



City of  
**Lawrence**  
Indiana

**FILING CHECKLIST FOR VARIANCE PETITION**

*Please read carefully*

Your Variance Packet must be filed electronically via [permits@cityoflawrence.org](mailto:permits@cityoflawrence.org) or in person with the Board Secretary, located at: Lawrence Government Center, 9001 E 59<sup>th</sup> St., Ste 205, Lawrence, IN 46216.

Filing fees must be paid to receive a docket number. Any additional fees must be paid prior to the initial hearing.

The initial packet must be filed thirty-five (35) days prior to the hearing date and include the following:

**Your initial packet must include the following:**

- a. Petition
  - b. Findings of Fact
  - c. Zoning Base Map (obtained thru Board Secretary) with subject property prominently marked
  - d. Consent Form (if applicable)
  - e. Set of Structural plans, including floor plans and elevations (if applicable)
  - f. Site Plan (with landscaping, if applicable)
  - g. Plot Plan
    - Must be drawn to a scale of 1"=30', 1"=20', 1"=10'. Indicate scale on plans.
- Plot Plan must include:
- The North arrow
  - Address of the site
  - All dimensions of the entire site
  - Names, centerline and right-of-way widths of all street, alleys and easements (including: drainage easements, utility easements, etc)
  - Location and horizontal dimensions of all structures, existing and proposed. Proposed structures indicated by cross-hatching. e.g. ////
  - Use of each structure by labeling. (such as: residence, garage, existing shed, etc)
  - Structures to be removed indicated by broken lines. e.g. - - - -
  - Distance from front, rear and each side of property line to all structures. (This distance is measured from the point where the structure is nearest the property line.)
  - Location of proposed or existing driveway and its width at the right-of-way (property) line. (Also show connection to street and alley.)
  - Measurement of curb radius and/or taper.
  - Locations, dimensions and use of any other paved areas.
  - The name of legal ditches or streams on or adjacent to the site.
  - Location, type (i.e. ground, pole, projected, wall or other) and dimensions of all signs. Include separate, elevation of proposed sign structures complete with all dimensions and drawn to scale.
  - Location, size and type of all existing and proposed trees and landscaping.

**Legal Notice:**

- a. The Legal Notice of Public Hearing must be mailed to neighboring property owners and the Lawrence Council Members (available from Board Secretary) at least ten (10) days prior to the hearing.
- b. A copy of the Legal Notice of Public Hearing must also be posted on the property of which the Variance is being applied for.

Once Legal Notice has been mailed to neighboring property owners the following documents will need to be submitted to the Board Secretary no less than three (3) days prior to the hearing:

- c. Affidavit of Legal Notice of Public Hearing
- d. List of neighbors and Council members notified

BOARD OF ZONING APPEALS  
9001 E. 59<sup>th</sup> Street, Suite 205 · Lawrence, IN 46216  
(317) 545-5566  
Email: [permits@cityoflawrence.org](mailto:permits@cityoflawrence.org)

53168380.1



City of  
**Lawrence**  
Indiana

PETITION NO.: \_\_\_\_\_

LAWRENCE BOARD OF ZONING APPEALS  
OF MARION COUNTY, INDIANA

CONSENT FORM

The undersigned, Catherine Borkowski, being the owner(s) of the property commonly known as 9906 East 63rd Street, hereby authorize(s) her attorneys, Barnes & Thornburg LLP, to file land development petitions necessary for the aforementioned address.

This consent shall:

☒ remain in effect until revoked by a written statement filed with the Lawrence Board of Zoning Appeals.

OR

☐ remain in effect until \_\_\_\_\_, 20\_\_\_\_.

Catherine Borkowski  
Property Owner Catherine Borkowski

\_\_\_\_\_  
Property Owner

Date: 6/16/2026

Date: \_\_\_\_\_

STATE OF INDIANA )  
COUNTY OF MARION ) SS:

Before me, a Notary Public in and for said County and State, appeared the Property Owner(s) herein, who acknowledged the execution of the foregoing as his/her/their voluntary act and deed for the uses and purposes expressed therein.

Witness my hand and notarial seal this 16<sup>th</sup> day of JUNE, 2026.

My commission expires:

OCTOBER 20, 2027

Michelle L. Dueringer  
NOTARY PUBLIC

MARION  
County of Residence:

MICHELLE L DUERINGER  
Printed Name



53155368.1



LAWRENCE BOARD OF ZONING APPEALS  
OF MARION COUNTY, INDIANA  
PETITION FOR VARIANCE

DOCKET #: \_\_\_\_\_

ADDRESS OF PREMISES AFFECTED: 9906 East 63rd Street Lawrence IN 46236  
STREET ADDRESS CITY STATE ZIP

NAME OF PETITIONER(S): Catherine Borkowski PHONE: (317) 840-5525

PETITIONER(S) E-MAIL: kate@arrowfiduciaryservices.com

PETITIONER(S) ADDRESS: 11715 Fox Rd., Ste. 400-225 Indianapolis IN 46236  
STREET ADDRESS CITY STATE ZIP

AGENT: Joseph D. Calderon, Barnes & Thornburg LLP PHONE: (317) 231-7787

AGENT E-MAIL: jcalderon@btlaw.com

AGENT ADDRESS: 11 South Meridian Street Indianapolis IN 46204  
STREET ADDRESS CITY STATE ZIP

NAME OF OWNER(S): \_\_\_\_\_ PHONE: \_\_\_\_\_

IF DIFFERENT FROM PETITIONER(S)

OWNER(S) E-MAIL: \_\_\_\_\_

OWNER(S) ADDRESS: \_\_\_\_\_  
STREET ADDRESS CITY STATE ZIP

IS/ARE THE PETITIONER(S) THE OWNER(S) OF ONE HUNDRED PERCENT (100%) OF THE ARE INVOLVED IN THE PETITION?

YES ☒ NO ☐

LEGAL DESCRIPTION (CHECK ONE):

\* ☒ COMPLETE METES & BOUNDS WITH LEGAL DESCRIPTION ATTACHED

☐ PLATTED SITE WITHIN A RECORDED SUBDIVISION WITH COPY OF PLAT MAP ATTACHED

SUBDIVISION NAME: \_\_\_\_\_ SECTION: \_\_\_\_\_

LOT NUMBER(S): \_\_\_\_\_

**\*To be platted**

IS THIS PROPERTY THE SUBJECT OF ANY CODE ENFORCEMENT ACTION? YES ☐ NO ☒

WAS THIS PROPERTY THE SUBJECT OF ANY PREVIOUS PETITION(S)? YES ☐ NO ☒

IF YES, LIST THE DOCKET NUMBER(S): \_\_\_\_\_

CURRENT ZONING: D-1 TOWNSHIP: Lawrence ACREAGE: 0.917

EXISTING USE OF THE SUBJECT PREMISES: Single Family Residential

THE VARIANCE REQUEST IS FOR A VARIANCE OF:

☐ USE

☐ USE AND DEVELOPMENT STANDARDS

☐ ReZoning

☒ DEVELOPMENT STANDARDS

☐ SPECIAL EXCEPTION

PROVIDE A DETAILED DESCRIPTION OF THE PROPOSED USE: STATE THE SPECIFIC ORDINANCE(S), STANDARDS(S), AND/OR REGULATION(S) SOUGHT TO BE MODIFIED (ATTACH ADDITIONAL PAGES, IF NECESSARY).

Petitioner has recently purchased a 0.917 acre property improved with a single family home. Petitioner desires to split the property into two parcels, and seeks a variance of Ch. 744, Art. II, Sec. 01.B., Table 744-201-1 to allow for one parcel to be 21,801 square feet and the other to be 18,177 square feet (minimum 24,000 s.f. lots required in D-1).



THE ABOVE INFORMATION, TO MY KNOWLEDGE AND BELIEF, IS TRUE AND CORRECT.

SIGNATURE(S) OF PETITIONER(S) OR AGENT

Joseph D. Calderon, attorney for Catherine Borkowski

SIGNATURE(S) OF OWNER(S) IF DIFFERENT THAN PETITIONER

STATE OF INDIANA, COUNTY OF MARION, SS:

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17<sup>th</sup> DAY OF June, 20 26

NOTARY PUBLIC Susan Losche

PRINTED NAME SUSAN LOSCHE

MY COMMISSION EXPIRES FEBRUARY 12, 2034

COUNTY OF RESIDENCE MARION

SUSAN LOSCHE  
Notary Public  
Marion County - State of Indiana  
Commission Number NP0710390  
My Commission Expires Feb 12, 2034



City of  
**Lawrence**  
Indiana

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PETITION NO.: \_\_\_\_\_

LAWRENCE BOARD OF ZONING APPEALS  
OF MARION COUNTY, INDIANA

VARIANCE OF DEVELOPMENT STANDARDS  
FINDINGS OF FACT

1. THE GRANT WILL NOT BE INJURIOUS TO THE PUBLIC HEALTH, SAFETY, MORALS AND GENERAL WELFARE OF THE COMMUNITY BECAUSE:

there will not be significant traffic or strain on existing infrastructure as a result of the variance to allow 2 lots. The variance to allow 2 lots would result in a density consistent with the area.

2. THE USE OR VALUE OF THE AREA ADJACENT TO THE PROPERTY INCLUDED IN THE VARIANCE WILL NOT BE AFFECTED IN A SUBSTANTIALLY ADVERSE MANNER BECAUSE:

the proposed lots would be consistent with the development pattern of adjacent properties and will not result in loss of use or visibility to or from any adjoining property.

3. THE STRICT APPLICATION OF THE TERMS OF THE ZONING ORDINANCE WILL RESULT IN PRACTICAL DIFFICULTIES IN THE USE OF THE PROPERTY BECAUSE

the subject property has an abundance of depth, resulting in a rear yard significantly larger than required. Other than lot square footage, each lot will meet all other development standards.



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**DECISION**

**IT IS THEREFORE THE DECISION OF THIS BODY THAT THIS VARIANCE PETITION IS GRANTED, SUBJECT TO ANY CONDITIONS STATED IN THE MINUTES (WHICH CONDITIONS ARE INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DECISION).**

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Vice-Chairman

\_\_\_\_\_  
Member

\_\_\_\_\_  
Member

\_\_\_\_\_  
Member

**PROCEDURES FOR FILLING OUT THE  
LEGAL NOTICE OF PUBLIC HEARING  
AND THE  
AFFIDAVIT OF PUBLIC HEARING**

As a petitioner seeking a variance, you must notify other interested parties and property owners. Your responsibilities and the procedures you must follow are set out in the Rules of Procedure of the Lawrence Board of Zoning Appeals. The procedures for notice are summarized below:

1. *The Petitioner* must prepare the LEGAL NOTICE OF PUBLIC HEARING for mailing. The notice must be sent by registered, certified or first-class mail at least ten (10) days before the date of hearing. The notice must be mailed to the owners of all adjacent parcels of land surrounding the subject property to a depth of two (2) property ownerships, but not exceeding 660 feet from the subject property. You can obtain all information on ownership of surrounding property from the Board of Zoning Appeals Secretary, 9001 E 59<sup>th</sup> St, Suite 205, (317-545-5566).
2. The LEGAL NOTICE OF PUBLIC HEARING must also be sent to appropriate neighborhood organizations. This information can be obtained from the Board of Zoning Appeals Secretary, 9001 E 59<sup>th</sup> St, Suite 205, (317-545-5566).
3. The LEGAL NOTICE OF PUBLIC HEARING must also be sent to all members of the Lawrence Common Council as well as the At-Large members of the Lawrence Common Council. This information can be obtained from the Board of Zoning Appeals Secretary, 9001 E 59<sup>th</sup> St, Suite 205, (317-545-5566).
4. A copy of the LEGAL NOTICE OF PUBLIC HEARING must be posted in a conspicuous place on the subject property at least ten (10) days before the hearing and remain there until final hearing of the petition.
5. The AFFIDAVIT OF NOTICE OF PUBLIC HEARING must be notarized and then filed in the office of the Lawrence Board of Zoning Appeals along with a copy of the LEGAL NOTICE OF PUBLIC HEARING within three (3) business days after mailing of the notices. These documents may be filed in person or mailed to the Lawrence Board of Zoning Appeals, Attn.: Board Secretary, 9001 E. 59<sup>TH</sup> Street, Suite 205, Lawrence, Indiana 46216. The affidavit must include the names and addresses of all property owners, neighborhood organizations and Lawrence City Councilors to whom the notice was sent.

**NOTE: IF YOU FAIL TO FOLLOW THESE DIRECTIONS,  
THE SCHEDULED HEARING MAY BE POSTPONED.**

## LEGAL NOTICE OF PUBLIC HEARING

### LAWRENCE BOARD OF ZONING APPEALS OF MARION COUNTY, INDIANA

Notice is hereby given that the undersigned has filed a petition with the Lawrence Board of Zoning Appeals of Marion County, Indiana, requesting the following:

26-LSV-

9906 East 63rd Street

Docket Number

Address of subject property

#### REQUEST:

To allow for a D-1 property to be split into two lots, each of which is less than the required 24,000 square feet.

#### LEGAL DESCRIPTION:

See Attached Legal Description

This petition and all exhibits and plans filed therewith may be examined in the Board's office at the Lawrence Government Center, 9001 East 59<sup>th</sup> Street, Ste #205, between the hours of 10:00 a.m. and 4:00 p.m., Monday through Friday. Written objections to the petition may be filed with the Secretary to the Lawrence Board of Zoning Appeals before the hearing at the above address and such objections will be considered.

Contacting members of the Lawrence Board of Zoning Appeals regarding a pending petition is prohibited.

A public hearing will be held at the Lawrence Government Center, 9001 E. 59<sup>th</sup> Street on Tuesday, July 21, 2026, at 6:00 p.m. All interested persons will be given an opportunity to be heard in reference to the matters set out in said petition. The hearing may be continued from time to time as may be found necessary. This notice is sent to you as an owner of property adjacent to the property included in said petition, pursuant to the applicable Rules of Procedure.

#### PETITIONER

#### DEVELOPER (if different from Petitioner)

Signature

Signature

Joseph D. Calderon, Attorney for Petitioner,  
Catherine Borkowski

Name Printed

Name Printed

11 South Meridian Street

Street Address

Street Address

Indianapolis IN 46204  
City State Zip

City State Zip



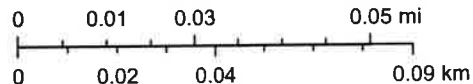
# 9906 East 63rd St-Zoning Map



6/17/2026

## Zoning

1:2,257



Esri, HERE, Garmin, INCREMENT P, NGA, USGS, City of Indianapolis & Marion County, IN

### **EXHIBIT A**

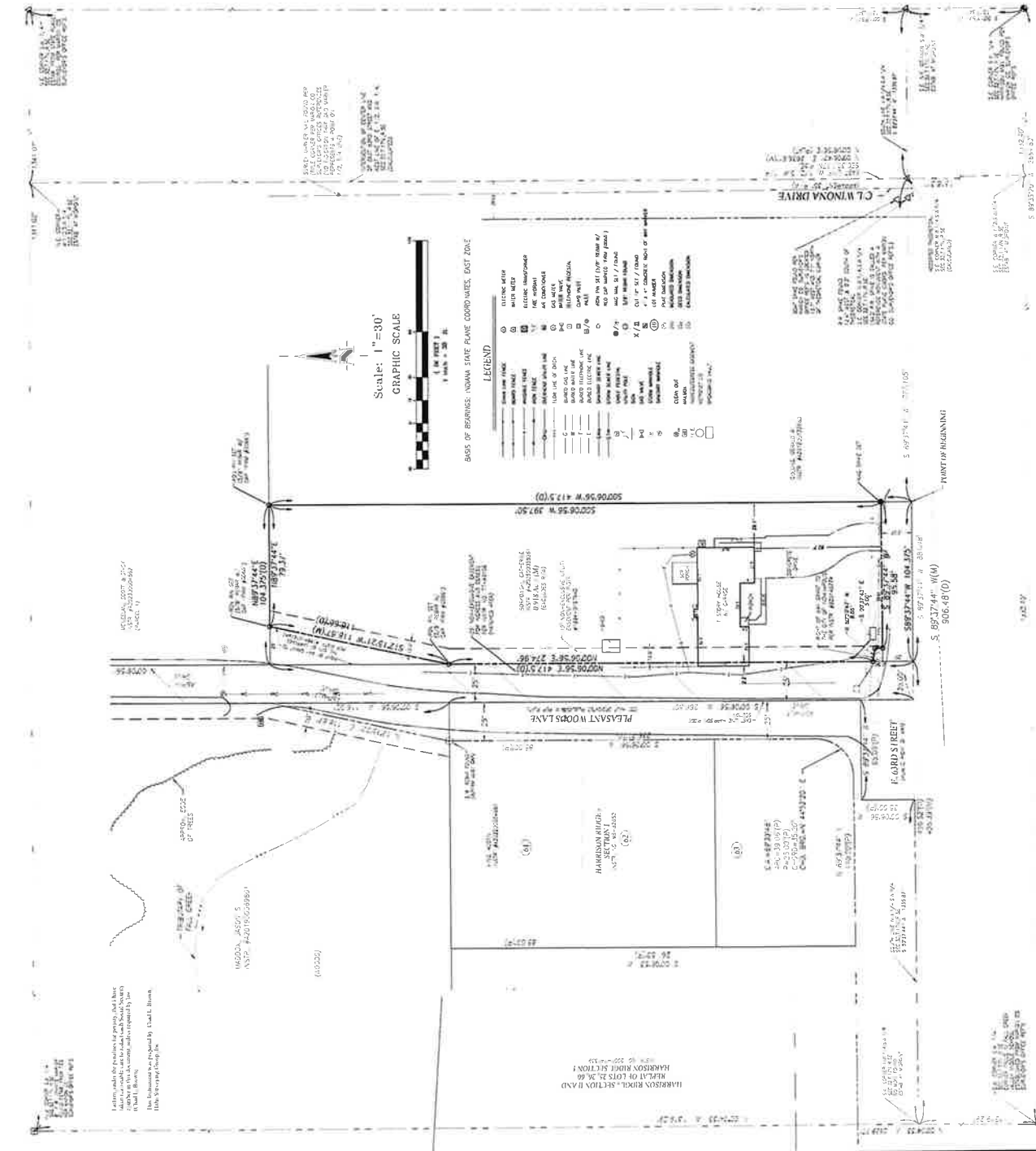
Part of the Northwest Quarter of the Southwest Quarter of Section 32, Township 17 North, Range 5 East of the Second Principal Meridian in Marion County, Indiana, more particularly described as follows:

Beginning at a point on the South line of said Quarter Quarter Section at a distance of 777.105 feet West of the Southeast corner of said Quarter Quarter Section, said point being also on the Centerline of East 63rd Street as now located, running thence North parallel to the East line of Quarter Quarter Section 417.5 feet to a point; thence West parallel to said South line 104.375 feet to a point; thence South parallel to said East line 417.5 feet to a point in said South line; thence East in and along said South line 104.375 feet to the place of beginning.

Subject to rights of the public for highway purposes in and to that portion of the real estate lying within the bounds of East 63rd St



BOUNDARY REITRACEMENT SURVEY  
9906 E. 63rd Street, Indianapolis, IN 46236

[illegible][illegible]



## A large, two-story house with a grey roof, white siding, and stone accents. The house features multiple windows, including a large bay window on the right side. The house is surrounded by a well-manic lawn and mature trees.

1 VICINITY MAP  
NO SCALE

[illegible]

OWNER

COVER SHEET

13222 STONY CREEK WAY  
MOBILEVILLE, INDIANA

**Pullar-Bohl Construction**  
5817 W 74TH STREET  
INDIANAPOLIS, INDIANA



DESIGN HRUS  
15233 STONY CREEK WAY  
NOBLESVILLE, INDIANA 46060  
TEL: 317.551.1111  
WWW.DESIGNHRUS.COM

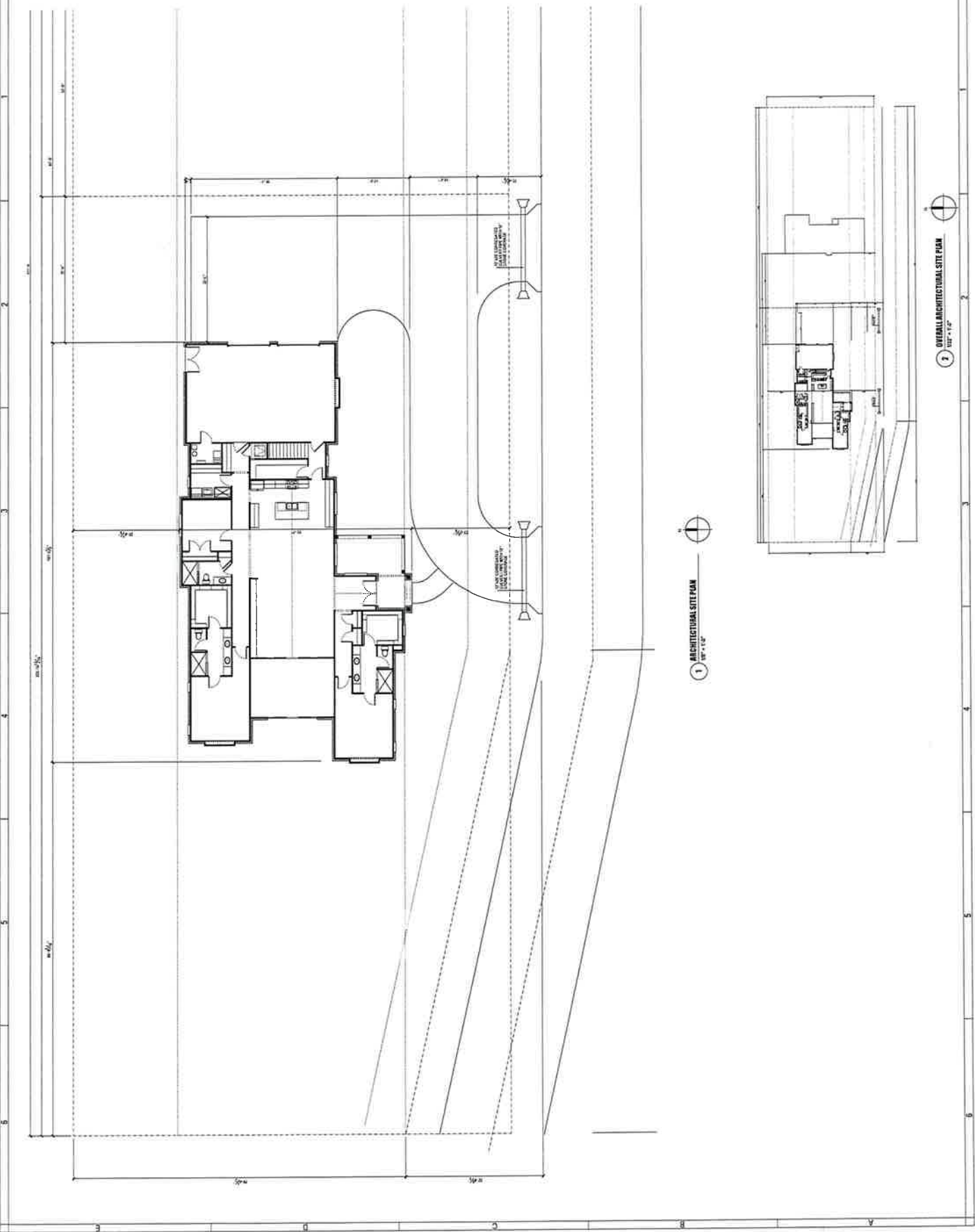


Patten Street Construction  
5817 W 7TH STREET  
INDIANAPOLIS, INDIANA 46206  
TEL: 317.551.1111  
WWW.PATTENSTREETCONSTRUCTION.COM

PROJECT: 9906 EAST 63RD STREET, INDIANAPOLIS, INDIANA  
OWNER: KATE BORKOWSKI  
ARCHITECT: DESIGN HRUS  
DATE: 10/1/2019  
SCALE: 1/8" = 1'-0"

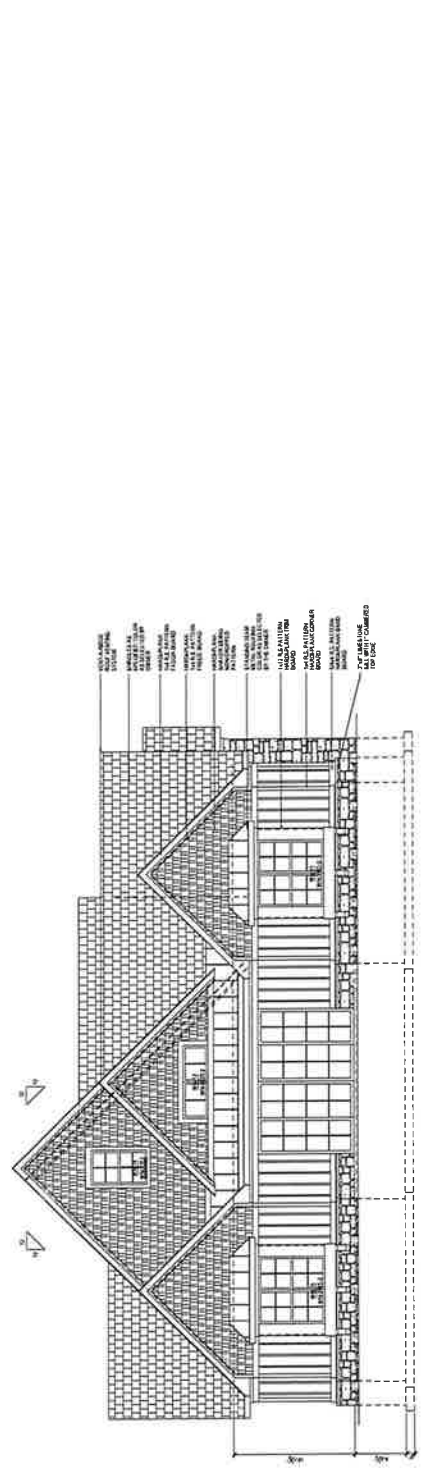
ARCHITECTURAL SITE PLAN  
A051

| NO. | DESCRIPTION | DATE      |
|-----|-------------|-----------|
| 1   | REVISION    | 10/1/2019 |
| 2   | REVISION    | 10/1/2019 |
| 3   | REVISION    | 10/1/2019 |
| 4   | REVISION    | 10/1/2019 |
| 5   | REVISION    | 10/1/2019 |
| 6   | REVISION    | 10/1/2019 |
| 7   | REVISION    | 10/1/2019 |
| 8   | REVISION    | 10/1/2019 |
| 9   | REVISION    | 10/1/2019 |
| 10  | REVISION    | 10/1/2019 |

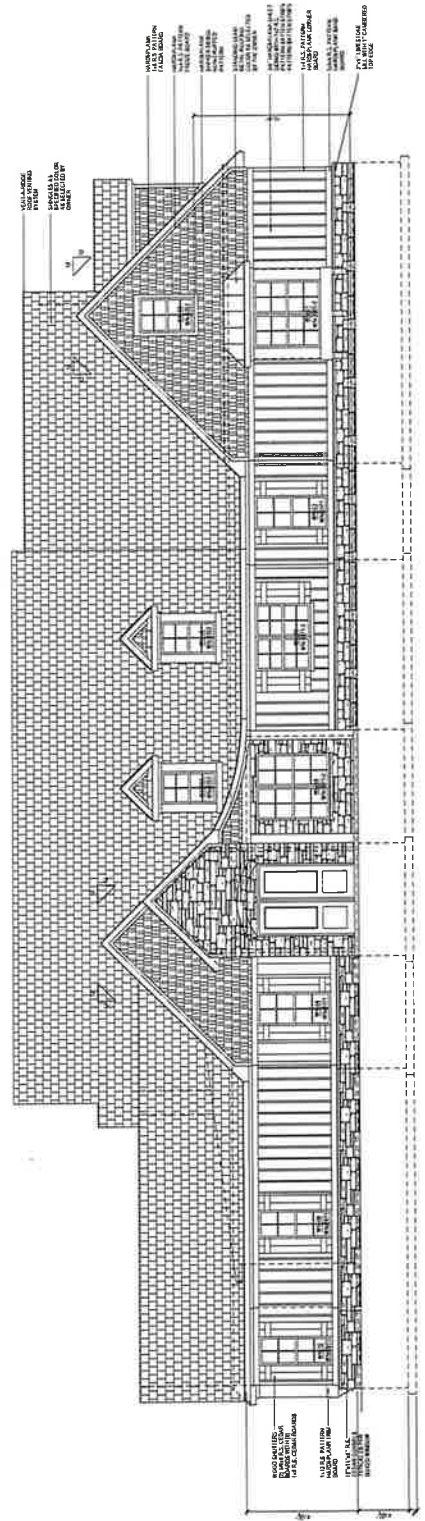


1 ARCHITECTURAL SITE PLAN  
1/8" = 1'-0"

2 OVERALL ARCHITECTURAL SITE PLAN  
1/8" = 1'-0"

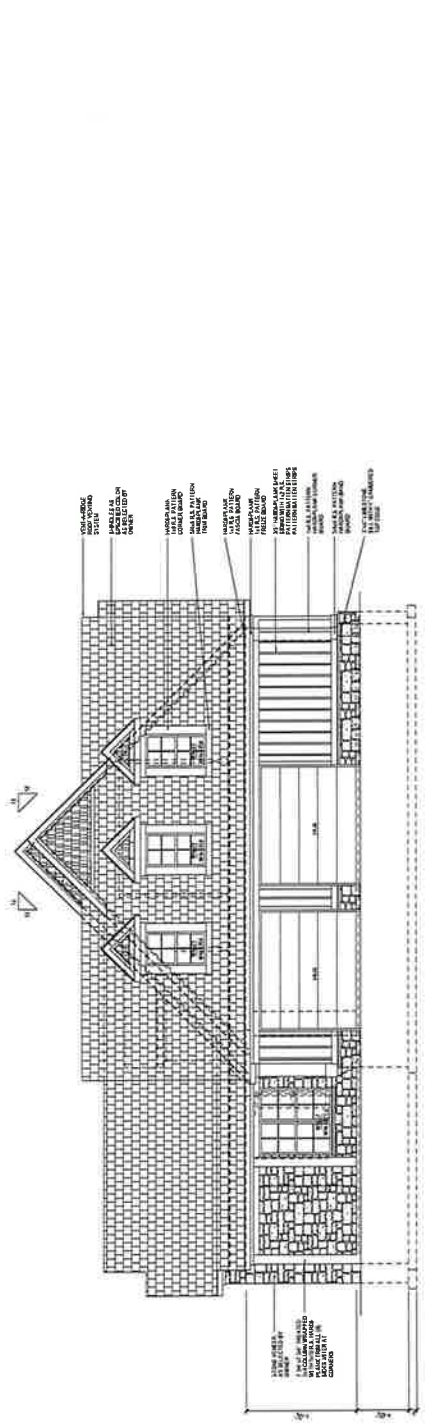


**1 LEFT SIDE ELEVATION**  
1/4" = 1'-0"

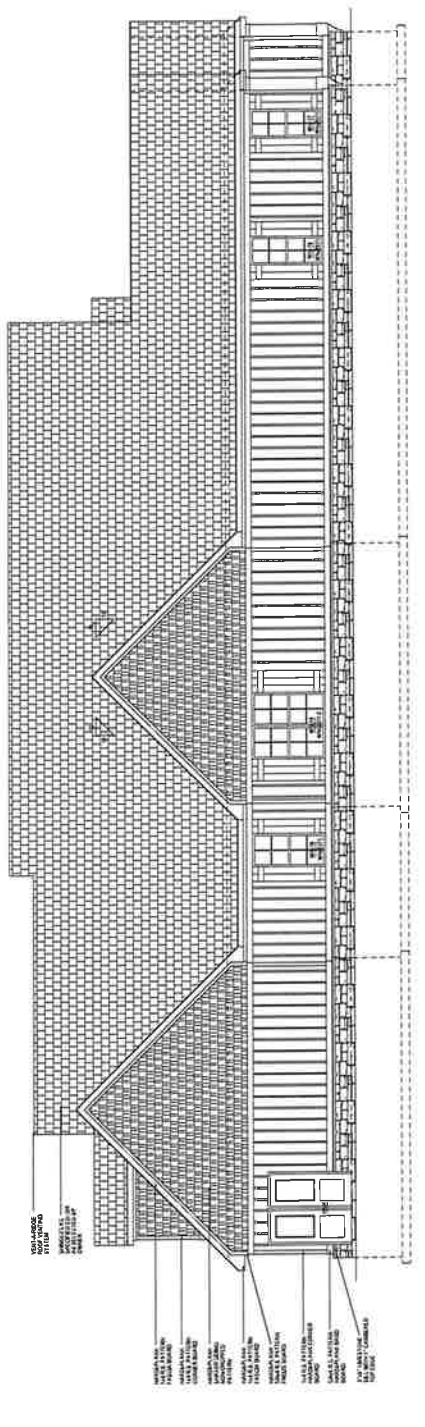


**1 FRONT ELEVATION**  
1/4" = 1'-0"





**RIGHT SIDE ELEVATION**  
1/8" = 1'-0"



**REAR ELEVATION**  
1/8" = 1'-0"





1 3D VIEW-5 LOOKING NORTHEAST  
NO SCALE



2 3D VIEW-7 LOOKING NORTHWEST  
NO SCALE



3 3D VIEW-6 LOOKING SOUTHEAST  
NO SCALE



4 3D VIEW-8 LOOKING SOUTHWEST  
NO SCALE