



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

DOCKET #: 26 LUV 11

ADDRESS OF PREMISES AFFECTED: 6420 N. Oaklandon Rd., Indpls., IN 46236
STREET ADDRESS CITY STATE ZIP

NAME OF PETITIONER(S): Alice & Dave Battas PHONE: 317-752-3458

PETITIONER(S) E-MAIL: alice.battas@gmail.com

PETITIONER(S) ADDRESS: 11425 Kayak Court, Indpls., IN 46236
STREET ADDRESS CITY STATE ZIP

AGENT: Megan Van Valer PHONE: 317-716-4974

AGENT E-MAIL: megan.vanvaler@talktotucker.com

AGENT ADDRESS: 3405 E. 86th St., Undpls., IN 46240
STREET ADDRESS CITY STATE ZIP

NAME OF OWNER(S): Michael & Heather Hewitt PHONE: 317-727-5942

IF DIFFERENT FROM PETITIONER(S)

OWNER(S) E-MAIL: mikehewitt0@gmail.com

OWNER(S) ADDRESS: 10980 Echo Dr., Indpls., IN 46236
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: Hanna's First SECTION: _____

LOT NUMBER(S): 1

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): 07 LUV 22

CURRENT ZONING: D5 TOWNSHIP: Lawrence ACREAGE: 0.19 AC

EXISTING USE OF THE SUBJECT PREMISES: Beauty Shop

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).
See attached page.

Variance of Use of Table 743-1 to allow an Art Gallery • Studio, Zoned D5 and requires C1 to be permitted.

The Proposed use is for an Art Gallery & Studio, providing the opportunity for Art Appreciation, inspiring growth and creativity for the individual as well as for the Lawrence Community as a whole by offering a rotating selection of local and traveling art work. Initially, the focus will be in 3-D and 2-D Art: sculptural & functional ceramic art; oil & watercolor paintings; paper & drawings. The vision is to expand in the future to include other mediums, such as jewelry, fabrics, wood working and mixed media experiences exhibits as well as to offer private lessons and small group workshops. My dream is to give back, inspire others, enhance and serve the City of Lawrence through Art, promoting general Art Enjoyment and Education.



City of
Lawrence
Indiana

PETITION NO.: 26 CUV II

LAWRENCE BOARD OF ZONING APPEALS
OF MARION COUNTY, INDIANA

CONSENT FORM

The undersigned, Heather & Mike Hewitt, being the owner(s) of the property commonly known as Hair Door, hereby authorize(s) Alice Batters 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____.

Heather Hewitt
Property Owner

[Signature]
Property Owner

Date: 6/17/26

Date: 6/17/26

STATE OF INDIANA)
COUNTY OF Hamilton) 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 17 day of June, 2026

My commission expires:

7-13-2032

[Signature]
NOTARY PUBLIC

Hamilton

County of Residence:

Laura S. Poetz
Printed Name





City of
Lawrence
Indiana

PETITION NO.: 26 LU 11

LAWRENCE BOARD OF ZONING APPEALS
OF MARION COUNTY, INDIANA

CONSENT FORM

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This consent shall:

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☐ remain in effect until _____, 20____.

Heather Hewitt

Property Owner

[Signature]

Property Owner

Date: 6/17/26

Date: 6/17/26

STATE OF INDIANA)

COUNTY OF _____)

) 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 _____ day of _____, 20____.

My commission expires:

NOTARY PUBLIC

County of Residence:

Printed Name



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

[Signature]
SIGNATURE(S) OF PETITIONER(S) OR AGENT

[Signature]
SIGNATURE(S) OF OWNER(S) IF DIFFERENT THAN PETITIONER

STATE OF INDIANA, COUNTY OF MARION, SS:

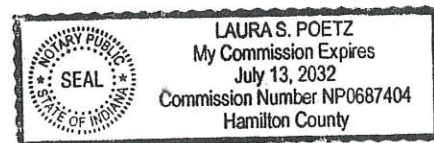
SUBSCRIBED AND SWORN TO BEFORE ME THIS 17 DAY OF June, 20 26

NOTARY PUBLIC [Signature]

PRINTED NAME Laura S Poetz

MY COMMISSION EXPIRES 7-13-2032

COUNTY OF RESIDENCE Hamilton





City of
Lawrence
Indiana

PETITION NO.: 26 CUV 11
6420 Oaklandon Rd

LAWRENCE BOARD OF ZONING APPEALS
OF MARION COUNTY, INDIANA

VARIANCE OF USE
FINDINGS OF FACT

1. The grant will not be injurious to the public health, safety, morals and general welfare of the community because:

The proposed use of an Art Gallery & Studio is consistent and similar with the use of the property across the street, 6421 Oaklandon. As such, the proposed use will have little to no impact on the streetscape, no impact on public health & safety, and furthermore, the proposed use is not morally objectionable nor will it have an adverse effect on welfare of the community.

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 use virtually already exists across the street, 6421 Oaklandon, and therefore, will not adversely affect the adjacent property's use or value.

3. The need for the variance arises from some condition peculiar to the property involved and the condition is not due to the general condition of the neighborhood because:

The property is zoned D5, whereas surrounding properties have been zoned SU1 and C3.

4. The strict application of the terms of the zoning ordinance constitutes an unusual or unnecessary hardship if applied to the property for which the variance is sought because:

Given the current zoning of the surrounding properties and their current uses in the immediate surrounding areas, the D5 zoning of this property negatively impacts the value of the parcel and causes the property to suffer unnecessary hardships, resulting in the unlikeness of the property being a desirable residential property.

5. The grant does not interfere substantially with the comprehensive plan because:

The proposed use does not negatively impact the 1992 comprehensive Plan nor do any other use appropriate for a parcel zoned C3.



City of
Lawrence
Indiana

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

Excerpted from a Warranty Deed recorded on December 12th, 2003 at Instr. No. 2003-02-03005 in the Marion County Recorder's Office:

Lot Numbered 1 in Hamra's First Addition to the Town of Oakdale, Marion County, Indiana, as per plat thereof recorded in Plat Book Numbered 10, Page 10, of the Recorder of Marion County, Indiana. Except as follows, to-wit:

Beginning at the Southwest corner of said Lot One (1); running thence North along the West line thereof 2.5 feet; thence East parallel to the South line of said Lot 25 feet; thence South 2.5 feet; thence West along the South line of said Lot 25 feet to the Point of Beginning.

[illegible]

To Alice Bataas

(the undersigned, a Resident) and Surveyors in the State of Indiana, hereby certify that the survey was performed wholly under my direction and control, and that my knowledge and belief was executed according to the survey standards set forth in Article 1, Rule 12 of the Title 165 Indiana Code, 1973, as amended.


D. Scott Bordone
Registered Land Surveyor No. 20100044, State of Indiana

Type of Survey: _____ Boundary Reassessment Survey
Class of Survey: _____ Suburban Survey [665 IAC] (1-2-7)
Field Work Completed: _____ June 16th, 2026

Alice Bates
Client:
Job Number: 2026-444
Address:
6470 Oaklawn road
Excavator of Survey:

Lawrence Township, Marion County
APO Jan 1st Enrich O. Haman's 1st Addition to the Town of Oakland
ST Ord. # Section 33, Twp. 12N, Range 8E

[illegible][illegible]

1. *Introduction*

A. Availability and condition of reference monuments

At the time this field work was completed, physical evidence in the lines and/or investments in the lines of occupation of the surveyed tract consisted of the following:

- [illegible]

C. *Curry and any ambiguity of the record described?*
The record descriptions for the adjoining parcels were identical and mathematically reviewed to evaluate the potential for gaps or overlaps. The reviewers indicate that the subject and adjoining lines coincide without conflict. See the Theory of Location for explanation.

D. *Measurement (Relative Positional Accuracy)*
The Relative Positional Accuracy of the corners of the subject tract established for this survey is within the specification for a Suburban survey (1 in 11,111) or better. The corners of the subject tract are established by four (4) iron pipe monuments. The monument that represents the southeast corner of the subject tract is measured to the location of any point on the same survey at the 95 percent confidence level.

Site Plan Details:

- Streets:** OAKLAND ROAD (top), 500' 18' 35" W (left), 500' 18' 35" W (right), 500' 18' 35" W (bottom).
- Buildings:**
 - EXISTING 31' DA BARNWOOD SHEDS (top right)
 - EXISTING 31' DA BARNWOOD SHEDS (middle right)
 - EXISTING 31' DA BARNWOOD SHEDS (bottom right)
 - EXISTING 31' DA BARNWOOD SHEDS (bottom left)
 - EXISTING 31' DA BARNWOOD SHEDS (middle left)
 - EXISTING 31' DA BARNWOOD SHEDS (top left)
- Parking Areas:**
 - 2 EXISTING 31' DA BARNWOOD SHEDS (top right)
 - 2 EXISTING 31' DA BARNWOOD SHEDS (middle right)
 - 2 EXISTING 31' DA BARNWOOD SHEDS (bottom right)
 - 2 EXISTING 31' DA BARNWOOD SHEDS (bottom left)
 - 2 EXISTING 31' DA BARNWOOD SHEDS (middle left)
 - 2 EXISTING 31' DA BARNWOOD SHEDS (top left)
- Other Features:**
 - 1" DA EXISTING DECOROUS TREE (top right)
 - 1" DA EXISTING DECOROUS TREE (middle right)
 - 1" DA EXISTING DECOROUS TREE (bottom right)
 - 1" DA EXISTING DECOROUS TREE (bottom left)
 - 1" DA EXISTING DECOROUS TREE (middle left)
 - 1" DA EXISTING DECOROUS TREE (top left)
- Notes:**
 - CONSENT TO EASEMENT FOR (top right)
 - CONSENT TO EASEMENT FOR (middle right)
 - CONSENT TO EASEMENT FOR (bottom right)
 - CONSENT TO EASEMENT FOR (bottom left)
 - CONSENT TO EASEMENT FOR (middle left)
 - CONSENT TO EASEMENT FOR (top left)

LEGEND

GRAPHIC SCALE

1 inch = 10 feet

Frequency	Percentage
Never	10%
Sometimes	40%
Often	30%
Very often	20%

1000

20