

Jeffrey L. Erickson

7456 Indian Lake Rd

Indianapolis, IN 46236

April 14, 2026

Lawrence Board of Zoning Appeals

Re: Docket No. 26 LSV 03 – Formal Objection to Proposed Outbuilding at 7442 Indian Lake Rd

Dear Members of the Board:

I am writing to formally object to the proposed construction of an additional barn/outbuilding at 7442 Indian Lake Road (Docket No. 26 LSV 03). Based on the information provided, the petitioner has not met the burden required for approval, and the request is inconsistent with both the applicable development standards and the established character of the surrounding area.

1. Failure to Meet Approval Standards / Burden of Proof Approval of a variance or development standard requires a clear demonstration that the request will not be injurious to the public health, safety, morals, and general welfare, and will not adversely affect the use and value of surrounding properties. Based on existing conditions and the nature of the proposed use, these standards have not been satisfied.

2. Incompatibility with Residential Character The addition of another large accessory structure is inconsistent with the intended residential character of the neighborhood. The scale, intensity, and cumulative effect of multiple outbuildings on a single parcel exceed what is customary and appropriate for similarly situated residential properties.

3. Over-Intensification of Use The subject property already contains multiple accessory structures. The proposed addition represents an over-intensification of land use that conflicts with reasonable expectations for density, spacing, and visual harmony. This level

of development is not consistent with surrounding properties and undermines neighborhood cohesion.

4. **Adverse Impact on Adjacent Properties** There is a reasonable and foreseeable negative impact on neighboring properties, including diminished property values, reduced marketability, and interference with quiet enjoyment. The presence of multiple outbuildings and associated activity creates conditions that are materially different from a typical residential environment.

5. **Expansion of Non-Residential / Operational Activity** There is evidence of ongoing mechanical or production-related activity on the property, including hovercraft construction. The addition of another structure would reasonably facilitate expansion of these activities, increasing noise, traffic, and operational intensity beyond what is appropriate for a residential zoning district.

6. **Light, Noise, and Environmental Impacts** Additional structures typically require exterior lighting and extended usage, contributing to light pollution and increased nighttime activity. Combined with increased mechanical use, this results in a measurable degradation of the surrounding residential environment.

7. **Undermining Consistent Enforcement and Setting Precedent** Granting this request would establish a precedent that weakens the consistent enforcement of zoning standards and neighborhood covenants. If approved, similar requests could follow, resulting in incremental erosion of the residential character the Board is charged with protecting.

Conclusion: The petitioner has not demonstrated that the proposed structure meets the required approval standards, nor that it will avoid adverse impacts on surrounding properties. For these reasons, I respectfully request that the Board deny the application for the proposed outbuilding at 7442 Indian Lake Road (Docket No. 26 LSV 03). Thank you for your time and consideration.

Sincerely,

Jeffrey L. Erickson