



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

DOCKET #: _____

ADDRESS OF PREMISES AFFECTED: 8101 Pendleton Pike, Indianapolis, IN 46226
STREET ADDRESS CITY STATE ZIP

NAME OF PETITIONER(S): Valvoline, LLC PHONE: 937.507.1820

PETITIONER(S) E-MAIL: Robin.Peck@valvoline.com

PETITIONER(S) ADDRESS: 100 Valvoline Way, Lexington, KY 40509
STREET ADDRESS CITY STATE ZIP

AGENT: Michael Mihalik, P.E. PHONE: 937.373.4814

AGENT E-MAIL: mike.mihalik@cesoinc.com

AGENT ADDRESS: 3601 Rigby Road, Suite 300, Dayton, OH 45342
STREET ADDRESS CITY STATE ZIP

NAME OF OWNER(S): Thomas Siffermann PHONE: 3179259011

IF DIFFERENT FROM PETITIONER(S)

OWNER(S) E-MAIL: tsiffermann@sandordev.com

OWNER(S) ADDRESS: 10689 N. Pennsylvania St, Suite 100 Indianapolis, IN 46280
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 [checked] NO []

LEGAL DESCRIPTION (CHECK ONE):

[checked] COMPLETE METES & BOUNDS WITH LEGAL DESCRIPTION ATTACHED See attached ALTA survey

[checked] PLATTED SITE WITHIN A RECORDED SUBDIVISION WITH COPY OF PLAT MAP ATTACHED SECTION: 18

SUBDIVISION NAME: Esquire Plaza

LOT NUMBER(S): Outlot

IS THIS PROPERTY THE SUBJECT OF ANY CODE ENFORCEMENT ACTION? YES [] NO [checked]

WAS THIS PROPERTY THE SUBJECT OF ANY PREVIOUS PETITION(S)? YES [] NO [checked]

IF YES, LIST THE DOCKET NUMBER(S): No

CURRENT ZONING: C4 TOWNSHIP: Lawrence ACREAGE: 0.492

EXISTING USE OF THE SUBJECT PREMISES: Vacant parking lot (outlot of Esquire Plaza)

THE VARIANCE REQUEST IS FOR A VARIANCE OF:

- [] USE [checked] DEVELOPMENT STANDARDS
[] USE AND DEVELOPMENT STANDARDS [] SPECIAL EXCEPTION
[] ReZoning

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).

The subject site proposes a new 2-bay Valvoline Instant Oil Change facility with associated site upgrades including grading, pavement, utilities, lighting, landscaping, and signage. The petitioner is seeking relief from the attached requirements provided by the Indianapolis Board and Neighborhood Services. Please also reference the petitioner's attached Findings of Fact for more information regarding each requested Variance. The (3) requested Variances are for relief of elements within the following Sections of the Indianapolis Marion County Zoning Ordinance:

- Sec. 744-301-F: Internal Walkways
- Sec 744-406-1-C: Design and Location of Stacking Spaces
- Sec 744-506: Transitional Yard and Edge Buffering



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

Michael J. Mihalik
Michael J. Mihalik
2026.04.13 14:01:02-04'00'
SIGNATURE(S) OF PETITIONER(S) OR AGENT

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

STATE OF INDIANA, COUNTY OF Hamilton ~~MARION~~, SS:

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13 DAY OF April, 2024

NOTARY PUBLIC [Signature]

PRINTED NAME Erin Lynn Bean

MY COMMISSION EXPIRES 11/3/27

COUNTY OF RESIDENCE Boone

