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Date: July 9, 2026

Interested Party

RE: 26-LSV-13
9906 East 63rd Street

Dear Interested Party:

We represent Catherine Borkowski, the Petitioner in the above referenced variance case. Petitioner is the owner of property commonly known as 9906 East 63rd Street (the "Subject Property") and desires to split the existing parcel into two (2) lots in order to build a new residence on one of the lots. In order to split the Subject Property into two (2) lots as Petitioner desires, a variance is required regarding the minimum lots size applicable to the D-1 zoning district, which requires a lot to be a minimum of 24,000 square feet. The two (2) lots proposed to be created are 21,801 and 18,177 square feet, respectively. Aside from the square footage, each of the two (2) lots will meet all other applicable development standards. Consequently, we filed a Variance Petition on behalf of Petitioner.

A public hearing on Petitioner's Variance Petition is scheduled for 6:00 p.m. on Tuesday, July 21, 2026, in the public assembly room of the Lawrence Government Center, 9001 East 59th Street, Lawrence, Indiana 46216 before the City of Lawrence Board of Zoning Appeals. Additional details can be found on the enclosed Legal Notice, and for your convenience, we have included a copy of Petitioner's site development plan.

Of course, if you should have any questions concerning Petitioner's Variance Petition, please do not hesitate to contact me.

Sincerely,



Joseph D. Calderon, attorney for Petitioner,
Catherine Borkowski

Enclosure

cc: Renea Rafala
Mary Campbell

53657467.1

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-13

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 59th 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.

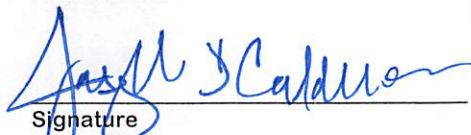
Contacting members of the Lawrence Board of Zoning Appeals regarding a pending petition is prohibited.

A public hearing will be held at the Lawrence Government Center, 9001 E. 59th 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

Joseph D. Calderon, Attorney for Petitioner,
Catherine Borkowski

Name Printed

Signature

Name Printed

11 South Meridian Street

Street Address

Street Address

Indianapolis IN 46204
City State Zip

City State Zip

Legal Description

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.

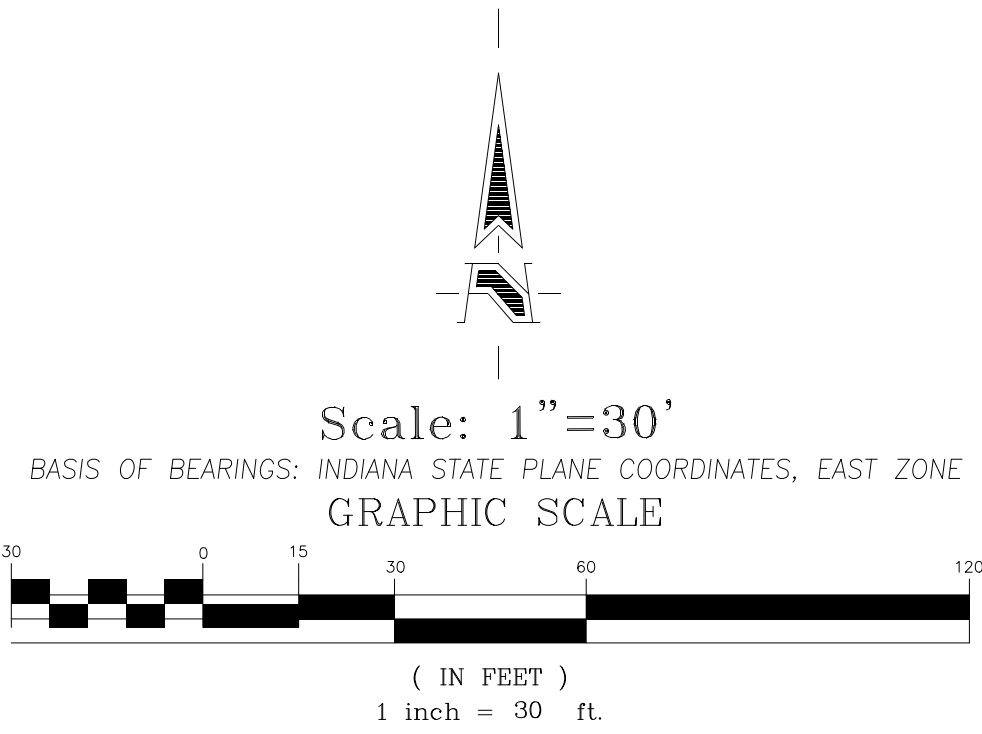
Subject to rights of the public for highway purposes in and to that portion of the real estate lying within the bounds of East 63rd St

BORKOWSKI'S SUBDIVISION

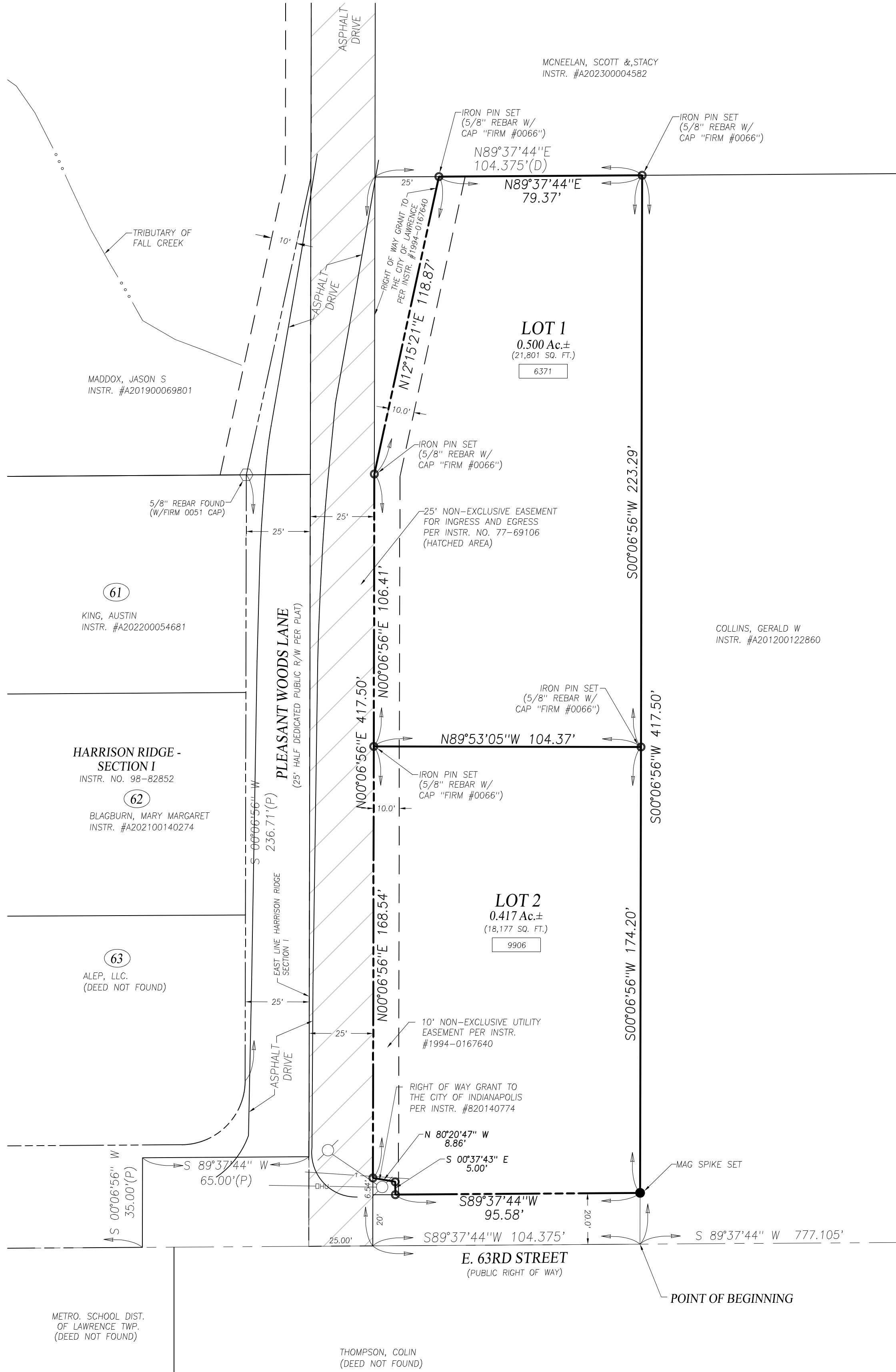
PART OF THE N.W 1/4 OF THE S.W. 1/4 SEC. 32,T.17N.,R.5.E.,

SECONDARY PLAT

PART OF THE N.W 1/4 OF THE S.W. 1/4 SEC. 32,T.17N.,R.5.E., CENTER TOWNSHIP, MARION COUNTY, INDIANA



LOT ADDRESSES:
Lot 1: 6371 Pleasant Woods Lane, Indianapolis, IN 46236
Lot 2: 9906 East 63rd Street, Indianapolis, IN 46236



LEGAL DESCRIPTION

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:

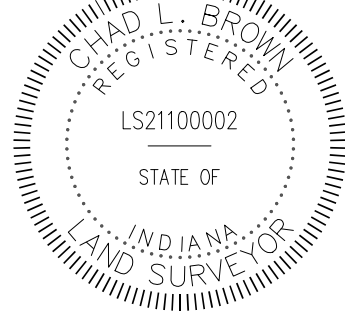
Beginning at a point on the South line of said Quarter Quarter Section at a distance of 777.105 feet West of the Southeast corner of said Quarter Quarter Section, said point being also on the Centerline of East 63rd Street as now located, running thence North parallel to the East line of Quarter Quarter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

This subdivision consists of 2 lots, Numbered 1 and 2 all inclusive, all as shown on the within plat. The size of each lot and width of the streets and alleys are shown in figures denoting feet and decimal parts thereof.

This plat is based on a survey prepared by Hahn Surveying Group, Inc. as Job No. 26-33983, dated May 7, 2026 and recorded as Instrument No. A202600038126 in the Office of the Recorder of Marion County, Indiana.

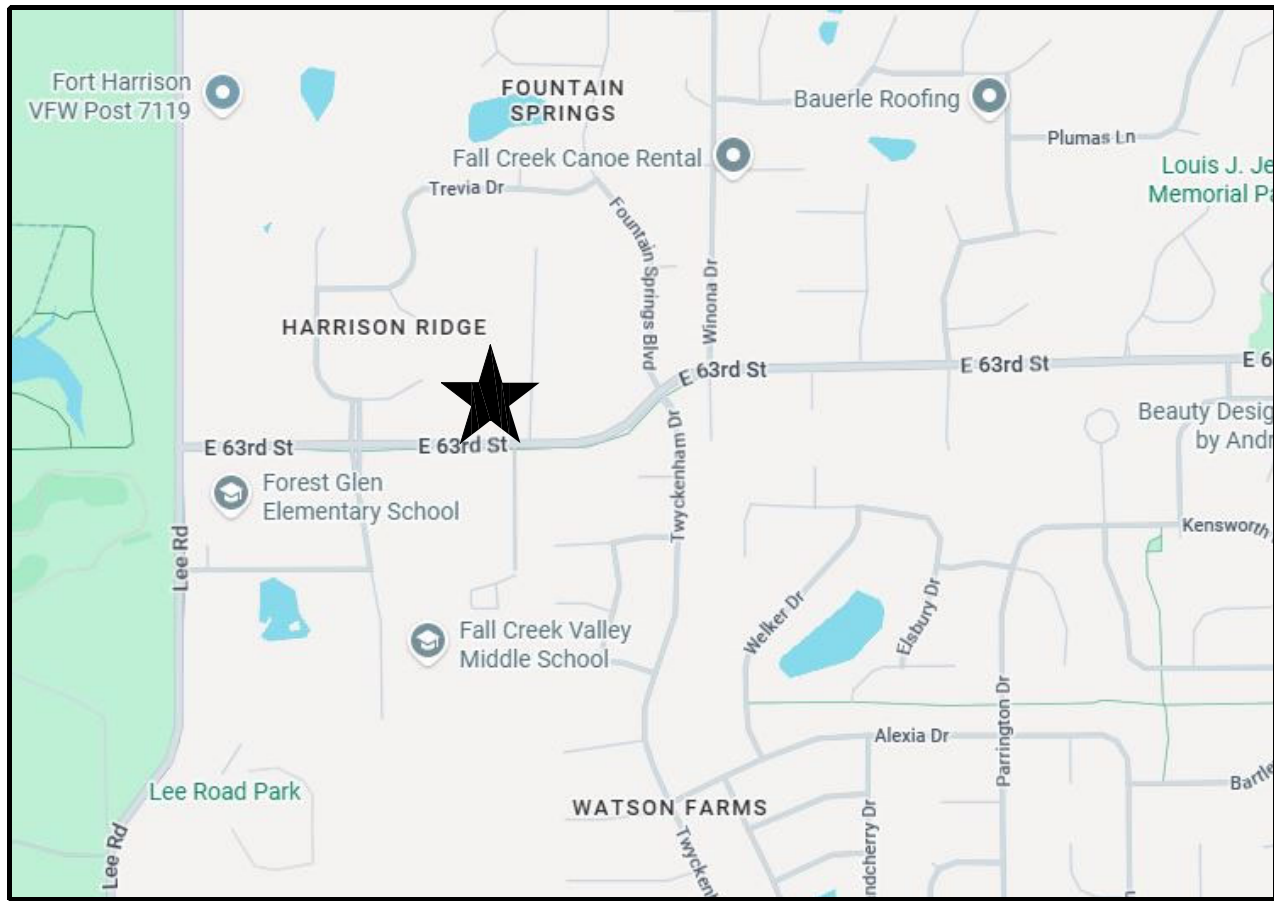
Witness my signature this 14th day of May, 2026.

Chad L. Brown
Chad L. Brown, Registered Land Surveyor No. L 521100002
State of Indiana



This Instrument was prepared by Chad L. Brown

I affirm under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law. - Chad L. Brown



VICINITY MAP

DECLARANT

The undersigned, Catherine Borkowski, the owner of record of the real estate described hereon, do hereby certify that it has laid off, platted and subdivided and does hereby lay off, plat and subdivide said real estate as shown hereon in accordance with the within plat.

This subdivision shall be known and designated as BORKOWSKI'S SUBDIVISION, PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 17 NORTH, RANGE 5 EAST, a subdivision for single family residences in Center Township, Marion County, Indiana.

Subject to the Standards and Specifications of the Citizens Energy Group, Sanitation Section.

Subject to the Standards and Specifications of the Department of Public Works, Sanitation Section.

Subject to the Standards and Specifications of the Department of Public Works, Drainage Section.

Subject to the Standards and Specifications of the Department of Public Works, Transportation Section.

Section 01. Enforcement Covenant

"Metropolitan Development Commission: The Metropolitan Development Commission, its successors and assigns shall have no right, power or authority to enforce any covenants, restrictions or other limitations contained herein other than those covenants, restrictions or limitations that expressly run in favor of the Metropolitan Development Commission; provided that nothing herein shall be construed to prevent the Metropolitan Development Commission from enforcing any provision of this article, or any conditions attached to approval of this plat by the Plat Committee."

Section 02. Sight Distance Covenant

"Sight obstruction: No fence, wall, hedge or shrub planting that obstructs sight lines at elevations between 2.5 feet and 9 feet above the street shall be placed or permitted to remain on any corner lot within the triangular area formed by the street right-of-way lines and a line connecting points 25 feet from the intersection of such street right-of-way lines, or in the case of a rounded property corner, from the intersection of the street right-of-way lines extended. The same sight line limitations shall apply to any lot within 10 feet from the intersection of a street right-of-way line with the edge of the driveway pavement or alley line. No tree shall be permitted to remain within such distances of such intersections unless the foliage is maintained at a sufficient height to prevent obstruction of the sight lines."

Section 03. Storm Drainage Covenant

"It shall be the responsibility of the owner of any lot or parcel of land within the area of this plat to comply at all times with the provisions of the drainage plan as approved for this plat by the City of Indianapolis and the requirements of all drainage permits issued for this plat."

Section 04. Sanitary Sewer Covenant

"It shall be the responsibility of the owner of any lot or parcel of land within the area of this plat to comply at all times with the provisions of the sanitary sewer construction approved by the municipality and the requirements of all sanitary sewer construction permits issued for this plat. Owner further covenants that no building, structure, tree or other obstruction shall be erected, maintained, or allowed to continue on the portion of the owner's real estate in which the easement is granted without express written permission, that is then duly recorded, and shall run with the real estate. The municipality and its agents shall have the right to ingress and egress, for temporary periods only, over the owner's real estate adjoining such easement and right-of-way, when necessary to construct, repair or maintain sanitary sewer facilities."

Section 05. Storm Water Best Management Practices Covenant 749

"This subdivision has been designed to include stormwater quality best management practices (BMPs) that must be maintained by the owner. An Operations and Maintenance Manual is available for the BMPs. Upon activation of the homeowner's association, it shall be the responsibility in perpetuity of the homeowner's association and the individual owners of any lot or parcel of land within the area of this plat, jointly and separately, to comply with the Operations and Maintenance Manual, fees and maintenance requirements."

All rights of way shown on the within plat not heretofore dedicated to the public are hereby dedicated.

Utility Covenant: Each lot in this subdivision is subject to an easement for utility services to the other lots in the subdivision on the within plat.

OWNERS CERTIFICATION

Owners of the lots in this subdivision shall take title to said lot, subject to the easements, covenants, and restrictions as shown on the within plat.

Dated this _____ day of _____, 2026.

(Owner) _____

STATE OF INDIANA)
JSS:
COUNTY OF MARION)

Before me, the undersigned Notary Public, in and for said County and State, personally appeared Jeffrey D. Cummings, owner, who acknowledged the execution of the foregoing as a voluntary act and deed for the purposes herein express and affixed his signature hereto.

Witness my hand and Notarial Seal this _____ day of _____, 2026.

Signature: _____

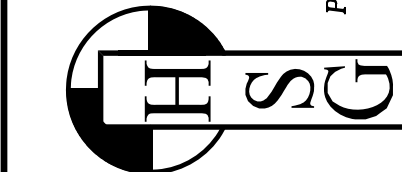
Printed Name: _____

My County of residence is: _____

My Commission expires: _____

BORKOWSKI'S SUBDIVISION
PART OF THE N.W 1/4 OF THE S.W. 1/4 SEC. 32,T.17N.,R.5.E.,
SECONDARY PLAT

HAHN SURVEYING GROUP, INC.
LAND SURVEYORS - Established in 1975
8925 N. MERIDIAN STREET, SUITE 120, INDIANAPOLIS, IN 46260
PHONE: (317) 846-0840 FAX: (317) 846-4288 E-MAIL: INFO@HAHNSURVEYING.COM
WEBSITE: www.hahnsurveying.com



SHEET

1 OF 1
JOB NO.
26-33983-001

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Hahn Surveying Group, Inc.

DWG. BY: JG
FW. BY: LK
CK. BY: CLB.

DATE:

REVISION DESCRIPTION:

NO:

BY: