



City of
Lawrence
Indiana

Address: 6420 M Oaklandon Rd
Parcel #: 4002537
Docket #: 26 LUV 11
Hearing Date: 07/21/26
Council District #: 5 ~ Zach Cramer

Petitioner: Alice & Dave Battas
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11425 Kayak Ct
Indianapolis, IN 46236

Owner: Michael & Heather Hewitt
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10980 Echo Grove Ci
Lawrence, IN 46236

Agent: Megan Van Valer
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Megan.vanvaler@talktotucker.com
3405 E. 86th St
Indianapolis, IN 46240

Request:

The petitioner is requesting a Variance of Use from Table 743-1 to permit an Art Gallery/Studio. The property is zoned D5 where such use is permitted only in C1 zoning district.

Analysis:

The subject property is located within the Village Mixed Use land use designation identified in the City's Comprehensive Plan. This designation encourages a compatible mix of residential, commercial, office, and neighborhood-serving uses that contribute to a walkable, community-oriented environment.

Although an Art Gallery/Studio is not a permitted use within the D5 zoning district, the proposed use is consistent with the intent of the Village Mixed Use designation. Art galleries and studios are generally considered low-impact commercial uses, generating limited traffic, noise, and outdoor activity compared to many other commercial uses permitted in nearby commercial zoning districts.

The property is located adjacent to commercially zoned property (C3) and within an area containing a mixture of residential and commercial development. The proposed use



represents an appropriate transition between these land use patterns and is not anticipated to adversely affect neighboring residential properties.

The proposed Art Gallery/Studio is expected to operate primarily during normal business hours with limited customer traffic. The use does not involve manufacturing, outdoor storage, heavy equipment, or activities that would create excessive noise, odors, lighting, or other impacts typically associated with more intensive commercial operations.

Granting the requested variance would allow adaptive reuse of the property while supporting the Comprehensive Plan's vision of fostering neighborhood-scale commercial activity within designated mixed-use areas. The proposal is compatible with the surrounding area and represents a reasonable use of the property without altering the overall character of the neighborhood.

Staff further notes that approval of this request does not waive compliance with all applicable building, fire, accessibility, parking, signage, and permitting requirements.

Staff Recommendation:

Staff recommends APPROVAL of Docket No. 26-LUV-11.

Summary of the Subject Property Zoning Standards

Current Zoning Designation:	D5
Surrounding Property Zoning	
North:	SU1
South:	D5
East:	C3
West:	D5
Comprehensive Plan Land Use Designation:	
Current Land Use:	Village Mixed Use
Compact Context Area:	Compact

Previous Petitions:

79-Z-151

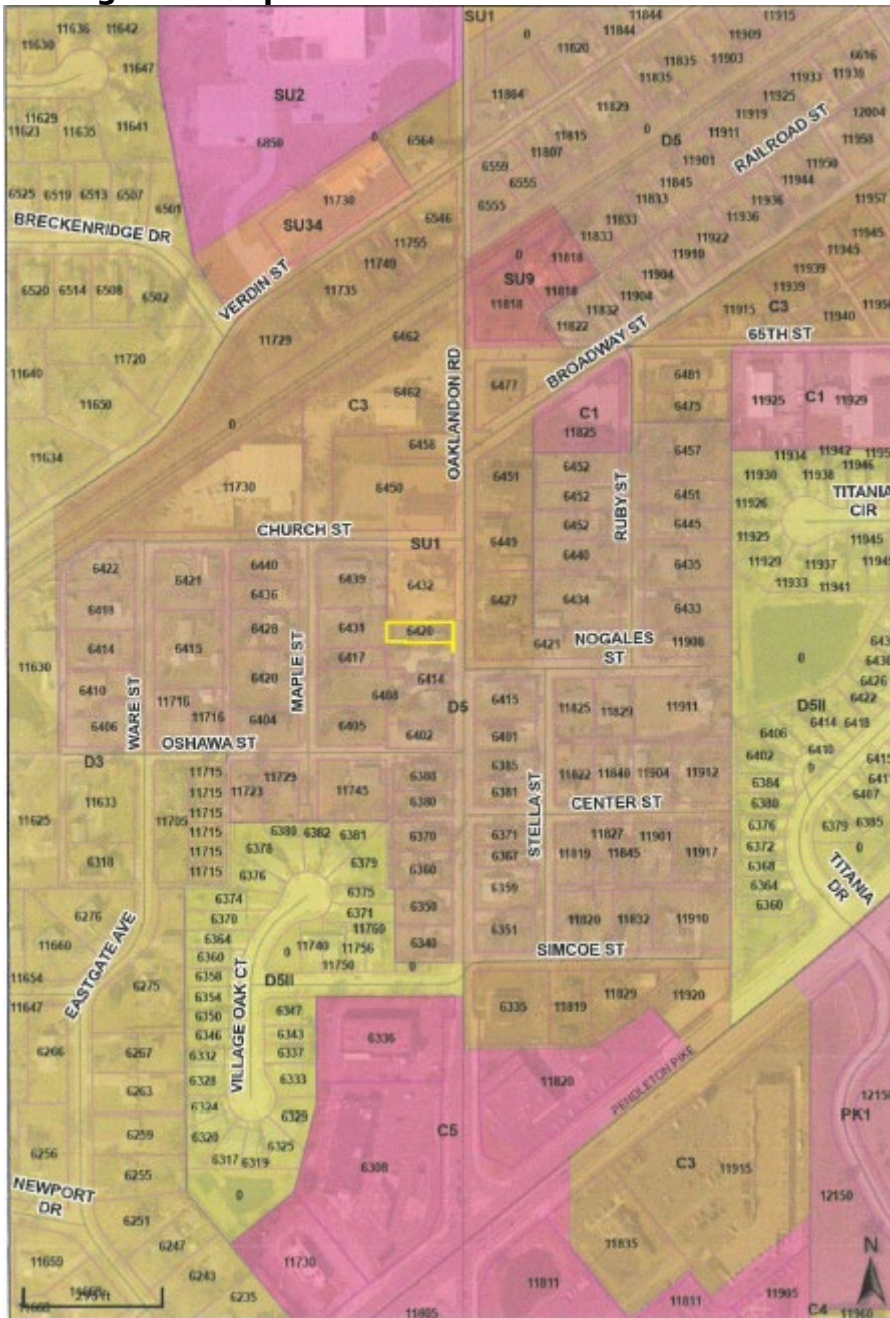
91-Z-29

2007 LUV 17 or 22?



City of Lawrence Indiana

Zoning Base Map:





City of
Lawrence
Indiana

Site Plan:

EXHIBIT "A"

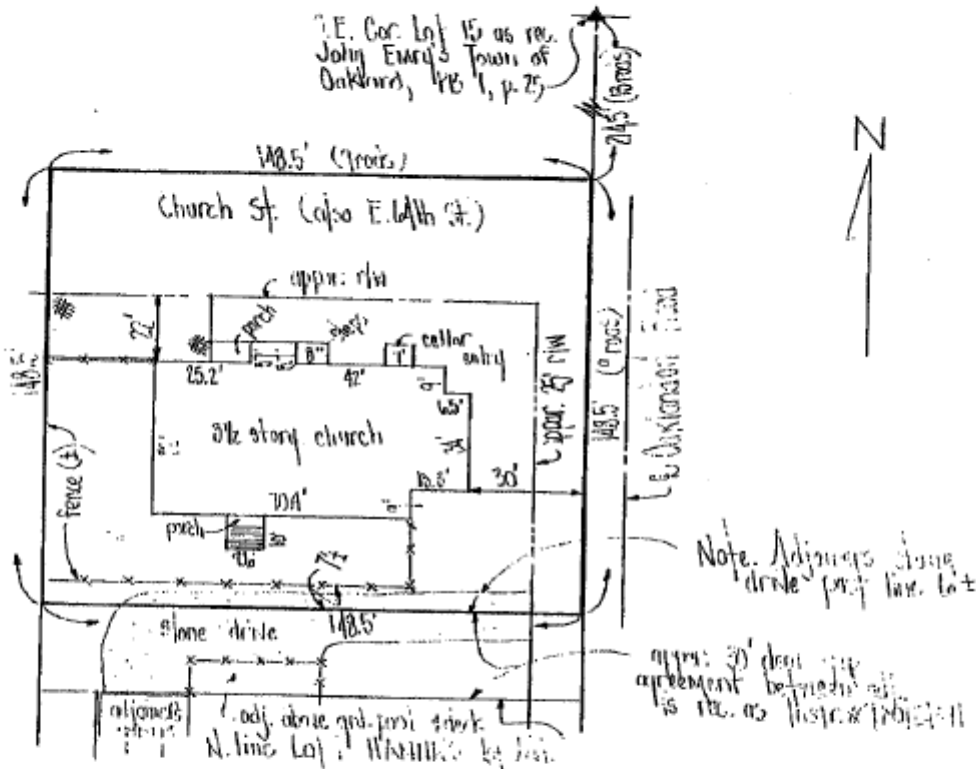
SURVEYOR LOCATION REPORT

THIS REPORT IS DESIGNED FOR USE BY A TITLE INSURANCE COMPANY WITH RESIDENTIAL LOAN POLICIES. NO CORNER MARKERS WERE SET AND THE LOCATION DATA HEREIN IS BASED ON LIMITED ACCURACY MEASUREMENTS. THEREFORE, NO LIABILITY WILL BE ASSUMED FOR ANY USE OF THIS DATA FOR CONSTRUCTION OF NEW IMPROVEMENTS OR FENCES.

This is to certify that the subject property does not ☒ lie within that Special Flood Hazard Area Zone "A". The accuracy is subject to map scale uncertainty and to any other uncertainty in location or elevation on Community Panel Number 180159 0040 D of the Flood Insurance Rate Maps, effective date 6/3/68.

PROPERTY ADDRESS: 6432 Oaklandon Road

See attached sheet for Legal Description



TITLE COMPANY: ENTERPRISE TITLE SERVICES OF INDIANA, INC.

LENDER: CITIZENS BANK

I hereby certify to the parties named above that the real estate described herein was inspected under my supervision on the date indicated and that to the best of my knowledge, this report conforms with the requirements contained in 65 IAC 1-12 for a SURVEYOR LOCATION REPORT.

PURCHASER: Andrew Y. & Tara L. Normington

CLIENT NO: 94-3643

CERTIFIED: 12/13/94



HAHN & ASSOCIATES, INC.
Engineers & Surveyors
2830 E. 90th Street • Indianapolis, IN 46240-3715

Richard A. O'Brien
RICHARD A. O'BRIAN
REGISTERED LAND SURVEYOR
INDIANA #880017

JOB NO: 94121116





Findings of Fact (as provided by applicant):

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.