



**FILING CHECKLIST FOR VARIANCE PETITION**  
**Please read carefully**

Your Variance Packet must be filed electronically via [permits@cityoflawrence.org](mailto:permits@cityoflawrence.org) or in person with the Board Secretary, located at: Lawrence Government Center, 9001 E 59<sup>th</sup> St., Ste 205, Lawrence, IN 46216.

Filing fees must be paid to receive a docket number. Any additional fees must be paid prior to the initial hearing.

The initial packet must be filed thirty-five (35) days prior to the hearing date and include the following:

**Your initial packet must include the following:**

- a. Petition
- b. Findings of Fact
- c. Zoning Base Map (obtained thru Board Secretary) with subject property prominently marked
- d. Consent Form (if applicable)
- e. Set of Structural plans, including floor plans and elevations (if applicable)
- f. Site Plan (with landscaping, if applicable)
- g. Plot Plan

- Must be drawn to a scale of 1"=30', 1"=20', 1"=10'. Indicate scale on plans.

Plot Plan must include:

- The North arrow
- Address of the site
- All dimensions of the entire site
- Names, centerline and right-of-way widths of all street, alleys and easements (including: drainage easements, utility easements, etc)
- Location and horizontal dimensions of all structures, existing and proposed. Proposed structures indicated by cross-hatching. e.g. ////
- Use of each structure by labeling. (such as: residence, garage, existing shed, etc)
- Structures to be removed indicated by broken lines. e.g. - - - -
- Distance from front, rear and each side of property line to all structures. (This distance is measured from the point where the structure is nearest the property line.)
- Location of proposed or existing driveway and its width at the right-of-way (property) line. (Also show connection to street and alley.)
- Measurement of curb radius and/or taper.
- Locations, dimensions and use of any other paved areas.
- The name of legal ditches or streams on or adjacent to the site.
- Location, type (i.e. ground, pole, projected, wall or other) and dimensions of all signs. Include separate, elevation of proposed sign structures complete with all dimensions and drawn to scale.
- Location, size and type of all existing and proposed trees and landscaping.

**Legal Notice:**

- a. The Legal Notice of Public Hearing must be mailed to neighboring property owners and the Lawrence Council Members (available from Board Secretary) at least ten (10) days prior to the hearing.
- b. A copy of the Legal Notice of Public Hearing must also be posted on the property of which the Variance is being applied for.

Once Legal Notice has been mailed to neighboring property owners the following documents will need to be submitted to the Board Secretary no less than three (3) days prior to the hearing:

- c. Affidavit of Legal Notice of Public Hearing
- d. List of neighbors and Council members notified



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

DOCKET #: \_\_\_\_\_

ADDRESS OF PREMISES AFFECTED: 5405 North Post Road, Indianapolis, Indiana 46216  
STREET ADDRESS CITY STATE ZIP

NAME OF PETITIONER(S): Woda Cooper Companies, Inc. PHONE: 614-396-3222

PETITIONER(S) E-MAIL: gmustric@wodagroup.com

PETITIONER(S) ADDRESS: 500 South Front Street, 10th Floor, Columbus, Ohio 43215  
STREET ADDRESS CITY STATE ZIP

AGENT: N/A PHONE: \_\_\_\_\_

AGENT E-MAIL: \_\_\_\_\_

AGENT ADDRESS: \_\_\_\_\_  
STREET ADDRESS CITY STATE ZIP

NAME OF OWNER(S): Fort Harrison Reuse Authority PHONE: 317-377-3400

IF DIFFERENT FROM PETITIONER(S)

OWNER(S) E-MAIL: rbrown@clarkquinnlaw.com, heather@fhra.org

OWNER(S) ADDRESS: 9001 East 59th Street, Suite 202, Indianapolis, Indiana, 46216  
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: \_\_\_\_\_ SECTION: \_\_\_\_\_

LOT NUMBER(S): \_\_\_\_\_

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): \_\_\_\_\_

CURRENT ZONING: DP TOWNSHIP: Lawrence ACREAGE: 2.38+/-

EXISTING USE OF THE SUBJECT PREMISES: Vacant Land

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).

Please see the response attached.

**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).**

Woda Cooper Companies, Inc. is seeking a variance from the City of Indianapolis-Marion County Consolidated Zoning and Subdivision Ordinance and a variance of use from the Fort Harrison Reuse Authority (“FRHA”) Master ReUse Plan to take the property designated as light industrial and use it for a multi-family development that matches the D-8 zoning standards in the Indianapolis-Marion County Consolidated Zoning and Subdivision Ordinance as defined in Chapter 742, Article I, Section 03.

Woda Cooper Companies, Inc. is seeking a zoning variance to enable the development of a 30-unit general-occupancy residential community on a 2.38-acre parcel within the Harrison Centre commercial development in Lawrence, Indiana. Specifically, this request seeks to allow residential use consistent with D-8 zoning as defined in Chapter 742, Article I, Section 03 of the Indianapolis-Marion County Consolidated Zoning and Subdivision Ordinance. This infill site offers a unique opportunity to bring much-needed affordable housing to this community. The housing units will consist of attached townhomes in 6 separate buildings along with the mixed-use structure consisting of 4 live-work units (and 4 attached townhomes) in a building fronting along North Post Road.

This development promotes public health and safety by reducing isolation and housing instability among those seeking quality affordable housing. The development addresses a critical housing need and replaces a vacant lot with secure, managed housing featuring private parking and several amenities that serve the residents, including on-site playground, dog park, picnic area, and ample landscaping. Residents and staff will add passive surveillance and increase daytime activity in Harrison Centre, improving safety and vibrancy.

The proposed use compliments nearby commercial properties, including clinics, shops, and service businesses. An increase in the local population, especially one active during off-peak hours, will boost foot traffic without straining parking or traffic flow. On site parking to be provided at nearly 2 spaces per residence will ensure no adverse impact on neighboring uses.

A variance is needed as the current development plan calls for commercial or industrial uses. Industrial development would bring noise, congestion, and safety risks, potentially harming adjacent businesses. In contrast, this affordable housing development will fit well with the area and aligns with the Village Mixed-Use goals of the Indianapolis-Marion County Comprehensive Plan, particularly since the site is bordered with multiple existing commercial enterprises, and very little residential.

This development advances those goals by delivering compact, pedestrian-oriented housing at a compatible density of about 13 units per acre. While not in the formal Transit Oriented

Development overlay, it is within walking distance of the Purple Line BRT, further supporting transit connectivity and mixed-use neighborhood development.

We respectfully request the Board's approval to grant a variance from the City of Indianapolis-Marion County Consolidated Zoning and Subdivision Ordinance and a variance of use from the Fort Harrison Reuse Authority ("FRHA") Master ReUse Plan to take the property designated as light industrial and use it for a multi-family development that matches the D-8 zoning standards in the Indianapolis-Marion County Consolidated Zoning and Subdivision Ordinance as defined in Chapter 742, Article I, Section 03. This will enable the development of a vital, well integrated housing community that will support Lawrence's vibrant population, strengthen nearby businesses, and contribute to the city's long-term growth and livability.



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

SIGNATURE(S) OF PETITIONER(S) OR AGENT

SIGNATURE(S) OF OWNER(S) IF DIFFERENT THAN PETITIONER

STATE OF Ohio <sup>(VW)</sup> COUNTY OF Franklin <sup>(VW)</sup> SS:

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15 DAY OF June, 2026

NOTARY PUBLIC

PRINTED NAME

MY COMMISSION EXPIRES

COUNTY OF RESIDENCE



VALERIE WATSON

NOTARY PUBLIC  
STATE OF OHIO

My Commission Expires  
02/06/2030



Commitment No. NCS-1300219-INDY

**EXHIBIT A**

The Land referred to herein below is situated in the County of **Marion**, State of **Indiana**, and is described as follows:

That portion of land situate in the Northwest Quarter of Section 8, Township 16 North, Range 5 East of the Second Principal Meridian in Marion County Indiana being described as follows:

Considering the North line of said quarter section as bearing North 88 degrees 32 minutes 50 seconds East and all others bearing herein contained relative thereto:

Commencing at the Northwest corner of said quarter; thence on the West line of said quarter section South 00 degrees 09 minutes 24 seconds East 1349.46 feet; thence North 89 degrees 44 minutes 08 seconds East 63.92 feet to the East right of way line of post road being the Point of Beginning; thence on said East right of way line North 00 degrees 13 minutes 39 seconds West 315.33 feet to the South right of way line of HARRISON PARK DRIVE as described in Instrument Number [2000-0033395](#); thence on said South right of way line North 88 degrees 46 minutes 33 seconds East 326.35 feet to the West line of instrument number [1999-00166354](#); thence on said West line South 00 degrees 13 minutes 58 seconds East 320.80 feet; thence South 89 degrees 44 minutes 08 seconds West 326.33 feet to the Point of Beginning, containing 2.383 acres, more or less.

EXCEPT a part of the Northwest Quarter of Section 8, Township 16 North, Range 5 East, Marion County, Indiana, described as follows:

Commencing at the Northwest corner of said section; thence South 0 degrees 09 minutes 40 seconds East (assumed bearing) 1035.27 feet along the West line of said section; thence North 88 degrees 32 minutes 30 seconds East 54.96 feet to the Point of Beginning of this description, which point is at the intersection of the South boundary of HARRISON PARK DRIVE and the East boundary of post road; thence continuing North 88 degrees 32 minutes 30 seconds East 17.18 feet along the South boundary of said HARRISON PARK DRIVE; thence South 43 degrees 27 minutes 08 seconds West 25.08 feet to the East boundary of said post road; thence North 0 degrees 13 minutes 52 seconds East 17.77 feet along said East boundary to the Point of Beginning and containing 0.004 acres, more or less.

*This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

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