



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

DOCKET #: _____
ADDRESS OF PREMISES AFFECTED: 11126 E. 46th St Indianapolis IN 46236
STREET ADDRESS CITY STATE ZIP

NAME OF PETITIONER(S): _____ PHONE: _____

PETITIONER(S) E-MAIL: _____

PETITIONER(S) ADDRESS: _____
STREET ADDRESS CITY STATE ZIP

AGENT: CFS Construction Corp PHONE: 317-625-7283

AGENT E-MAIL: cfconstructioncorp@gmail.com

AGENT ADDRESS: 8719 Catalina Dr. Indianapolis IN 46236
STREET ADDRESS CITY STATE ZIP

NAME OF OWNER(S): Miguel Mejia PHONE: 317-223-1228

IF DIFFERENT FROM PETITIONER(S)

OWNER(S) E-MAIL: _____

OWNER(S) ADDRESS: 10418 Plumas Ln Indianapolis IN 46236
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 *- Property Record Card*

☐ 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: DA TOWNSHIP: Lawrence ACREAGE: 5 acres

EXISTING USE OF THE SUBJECT PREMISES: Currently being used as a garage

THE VARIANCE REQUEST IS FOR A VARIANCE OF:

☐ USE ☒ 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 request for an addition to be added to the current garage to be used for family gatherings.



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

[Signature]
SIGNATURE(S) OF PETITIONER(S) OR AGENT

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

STATE OF INDIANA, COUNTY OF MARION, SS:

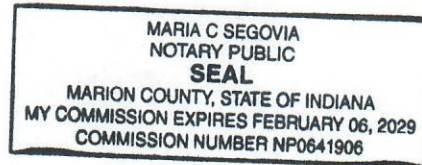
SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th DAY OF March, 20 25

NOTARY PUBLIC *[Signature]*

PRINTED NAME Maria C. Segovia

MY COMMISSION EXPIRES 2-6-2029

COUNTY OF RESIDENCE Marion





City of
Lawrence
Indiana

PETITION NO.: _____

LAWRENCE BOARD OF ZONING APPEALS
OF MARION COUNTY, INDIANA

CONSENT FORM

The undersigned, Miguel Mejia, being the owner(s) of the property
commonly known as 11126 E. 46th St, Indpls, IN 46236, hereby authorize(s)
CFS Construction Corp to file land development
petitions necessary for the aforementioned address.

This consent shall:

☒ remain in effect until revoked by a written statement filed with the Lawrence Board of Zoning Appeals.

OR

☐ remain in effect until _____, 20____.

Property Owner _____

Property Owner _____

Date: _____

03/26/25

Date: _____

STATE OF INDIANA)

COUNTY OF Marion)

SS:

Before me, a Notary Public in and for said County and State, appeared the Property Owner(s) herein, who
acknowledged the execution of the foregoing as his/her/their voluntary act and deed for the uses and purposes
expressed therein.

Witness my hand and notarial seal this 26th day of March, 2025.

My commission expires:

2-6-2029

Maria C Segovia

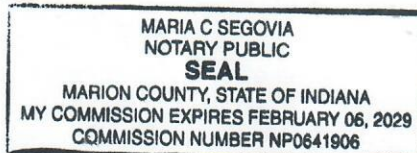
NOTARY PUBLIC

Marion

County of Residence:

Maria C. Segovia

Printed Name





City of
Lawrence
Indiana

PETITION NO.: _____

LAWRENCE BOARD OF ZONING APPEALS
OF MARION COUNTY, INDIANA

VARIANCE OF DEVELOPMENT STANDARDS
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 plans will be for an addition to the existing garage for the sole purpose to use family gatherings.

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 plans will be only located on the property located at 11126 E. 46th St., Indpls, IN and the addition will be built according to the standards for the City of Lawrence.

3. THE STRICT APPLICATION OF THE TERMS OF THE ZONING ORDINANCE WILL RESULT IN PRACTICAL DIFFICULTIES IN THE USE OF THE PROPERTY BECAUSE

Agent/Petitioner believes this will not effect the current zoning ordinance and believes this part is not applicable to the request.



City of
Lawrence
Indiana

DECISION

IT IS THEREFORE THE DECISION OF THIS BODY THAT THIS VARIANCE PETITION IS GRANTED, SUBJECT TO ANY CONDITIONS STATED IN THE MINUTES (WHICH CONDITIONS ARE INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DECISION).

Adopted this _____ day of _____, 20____

Chairman

Vice-Chairman

Member

Member

Member

Parcel Number 4001112	Owner's Name MEJIA-RODRIGUEZ, MIGUEL	Transfer or Ownership Date Feb 11, 2019 Feb 11, 2019 May 21, 2013	Grantor Keene Joseph - Feb 07, 2019 KEENE, JOSEPH & - Jan 01, 1900 Keene Joseph - Feb 11, 2013	Year 2024	Card 1 Valid Y Y N	Amount 229500.00 229500.00 400.00	Type Sale Straight Sale
County Marion, IN	Township LAWRENCE						
Corporation	District						
Map 0000000000	Address 10418 PLUMAS LN INDIANAPOLIS, IN 46236--001						
Alt Parcel 49-08-10-121-012.000-407							
Property Class 511							
Tax District 407							
Neighborhood 485677093-4-856m-093							
Property Address 11126 E 46TH ST INDIANAPOLIS, IN 46236							
Account 2787310	Page						
Book							
Legal PT SW1/4 SW1/4 S10 T16 R5 BEG 572' E OF SW COR N 33.00' TO P.O.B. N728.54' E 286' S 761.54' W 273.54' N 33' W 12.26' TO BEG 4.996 AC.							
Topography ☐ Level ☐ High ☐ Low ☐ Rolling ☐ Swampy	Pub. Utilities ☐ Water ☐ Sewer ☐ Gas ☐ Electricity	Street or Rd. ☒ Paved ☐ Unpaved ☐ Proposed ☐ Sidewalk ☐ Alley	Neighborhood ☐ Improving ☒ Static ☐ Declining ☐ Other ☐ Blighted				

Property Sub Class:

RES ONE FAMILY UNPLAT 0-9.99-511

PRINTED FROM MARION COUNTY, INDIANA

Memorandum

2014-2015 4045338 SPLIT FROM 4001112
NEW ACREAGE: 4.996 AC.

LAND DATA AND COMPUTATIONS

[illegible]

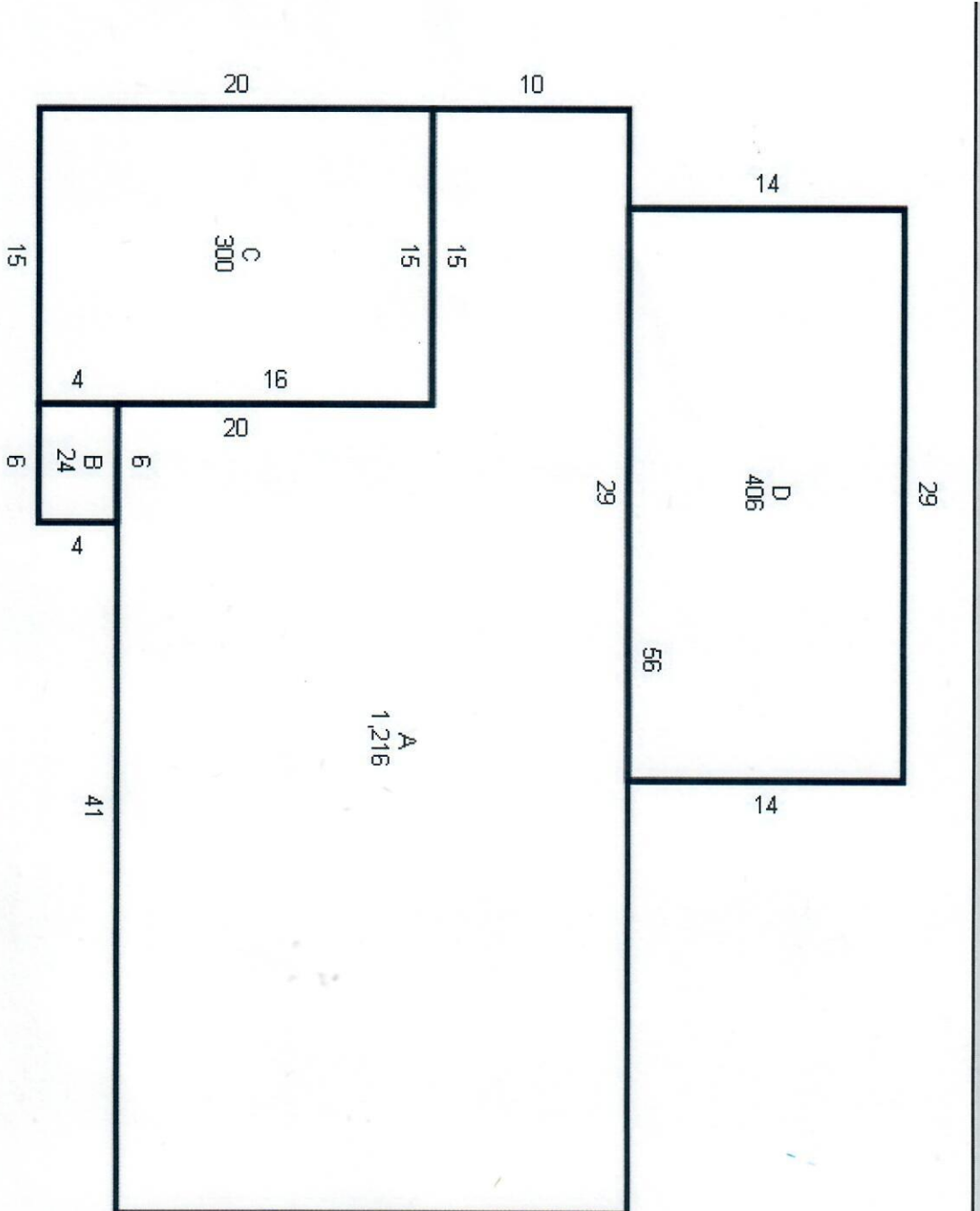
SKETCH/AREA TABLE ADDENDUM

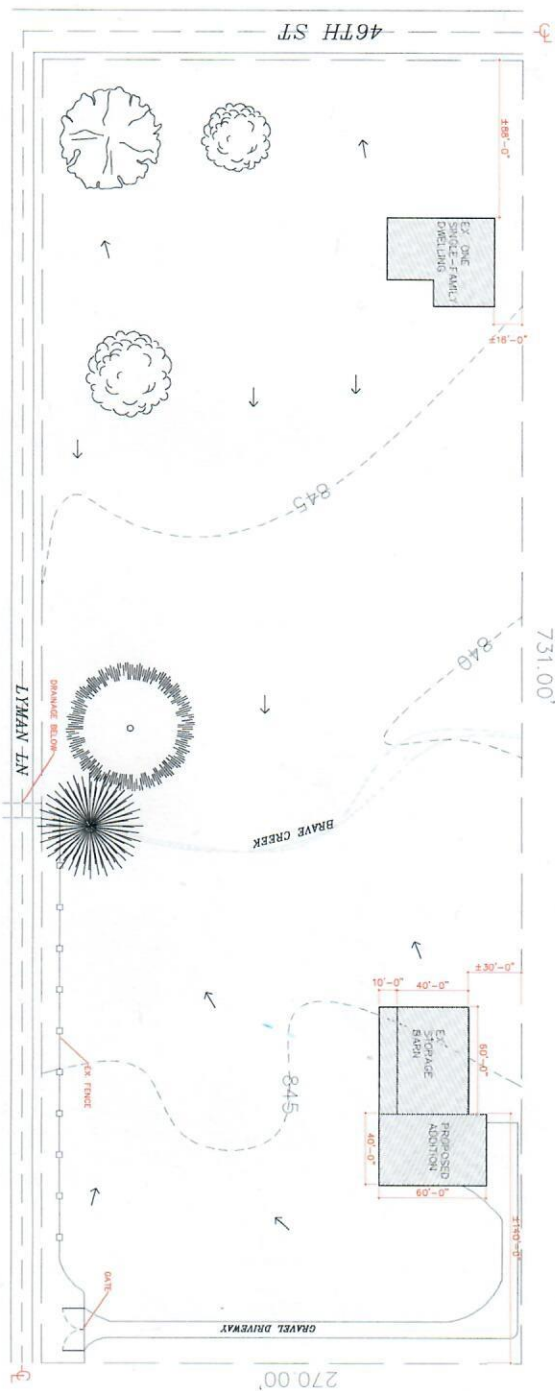
Parcel Number		
4001112		
Year	2024	Card 1
Property Address		
11126 E 46TH ST		

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SKETCH/AREA TABLE ADDENDUM

AREA CALCULATIONS SUMMARY

Name	Description	Size (Sqft)
Total Sqft.		
		



SITE DATA	
LOT AREA (DA)	
PARCEL SIZE- 213,290 SF	
PARCEL #4001112	
TOTAL BLD AREA	
EX. MAIN GARAGE AREA- 2,400 SF	
EX. FRONT PORCH AREA- 720 SF	
PROPOSED ADDITION- 2,400 SF	

NOT FOR CONSTRUCTION

1128 E 46TH
LABRAC, IN
DATE
PROJECT
NO. 2023-1
REVISION
DATE

LORENZO'S
CABIN



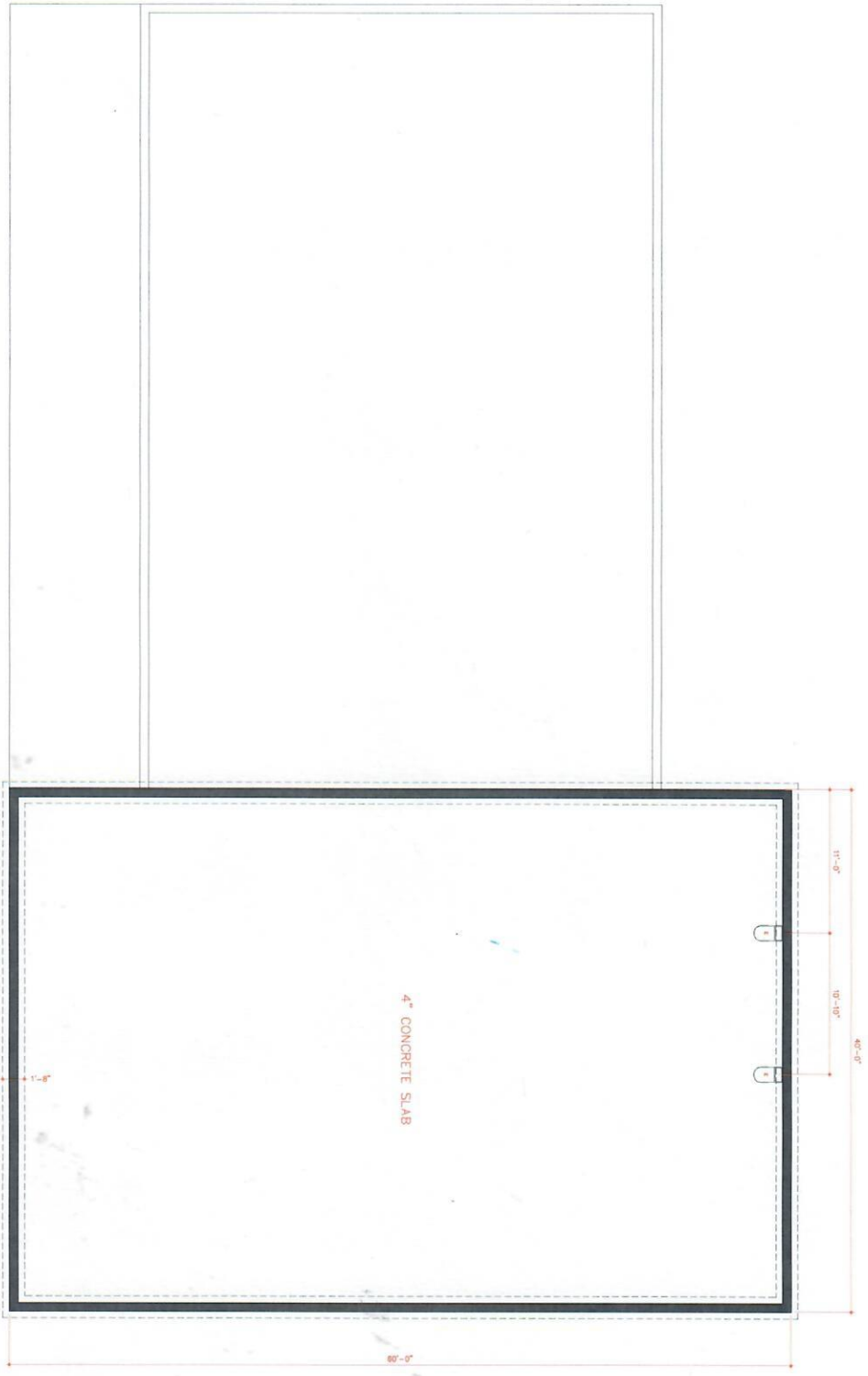
Drawn By: DM

C1

PLOT
PLAN

Scale: 1/32" = 1'-0"

1 FOUNDATION PLAN
SCALE 1/8" = 1'-0"



PROJECT
LORENZO'S
CABIN

1105 E. 45th
LAWRENCE, KS
66044
DATE
NO. 2025-3
SHEET
1 OF 1
2. HOUSE DATA EX
3. HOUSE DATA EX

NOT FOR CONSTRUCTION

PLOT
PLAN

SCALE 1/8" = 1'-0"

A1

DRAWN BY: DM



LORENZO'S
CABIN

11126 E 46TH
LAWRENCE, IN

NO	PROJECT NO	DATE

1. ALL DIMENSIONS SHOWN ARE TO F.O. STUD UNLESS OTHERWISE

2. HOUSE DATUM: $X_1 = 0^\circ - 0^\circ$

IN

CTIO

RU

NS⁺

CC

FOR

OT

N

MAIN
FLOOR

PLAN

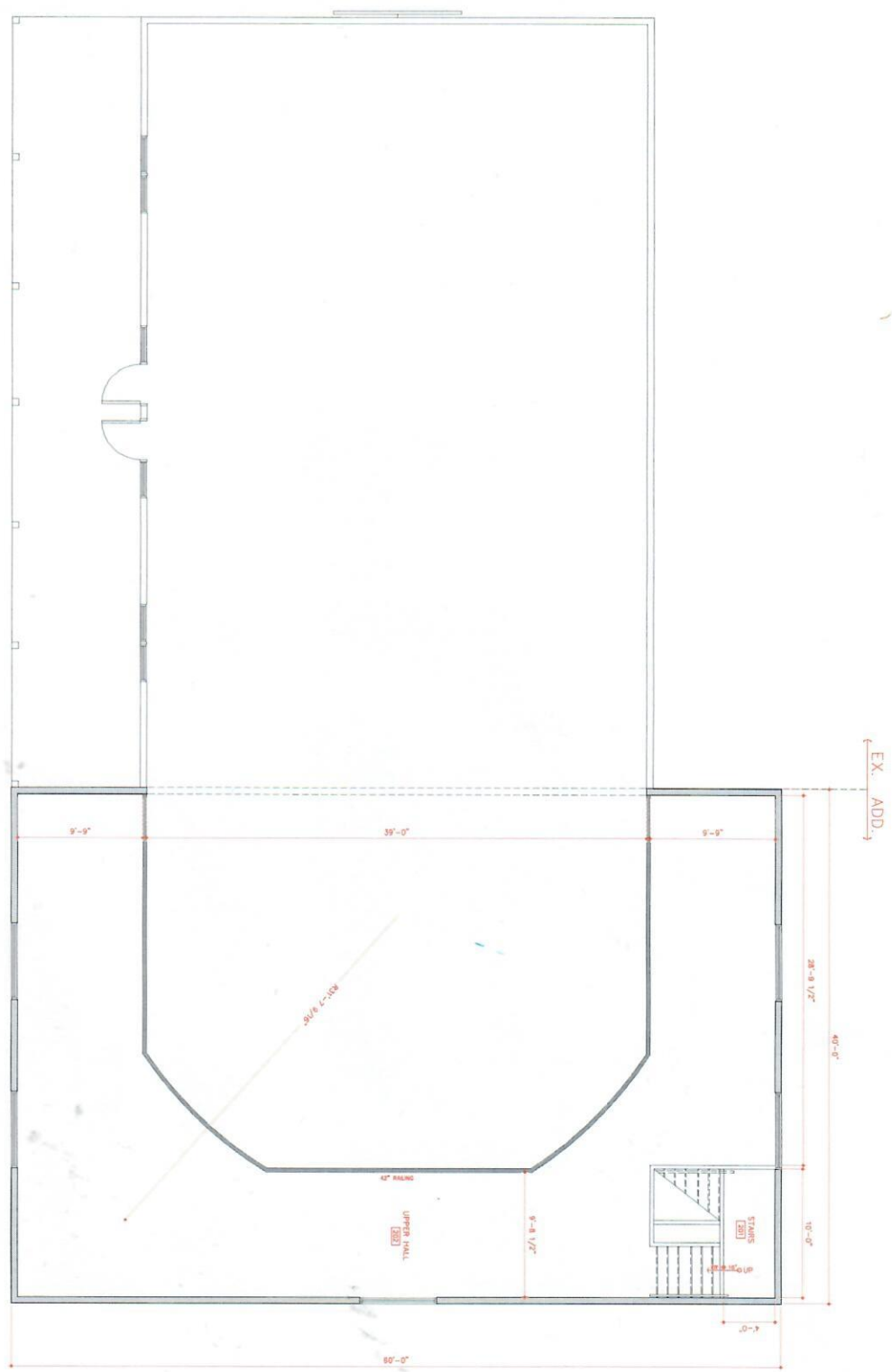
SCALE 1/4"=1'-0"

5

PM

1

1 UPPER FLOOR
SCALE 1/4"=1'-0"



PROJECT
LORENZO'S
CABIN

1125 E. 45TH
DANIELA, IN
INDIANAPOLIS, IN
NO. 100
DATE 02/11/25
BY JLM
1. ALL DIMENSIONS
SHOWN IN THIS
DRAWING ARE
UNLESS OTHERWISE
NOTED
2. HOUSE DATA: CX
C-0-3

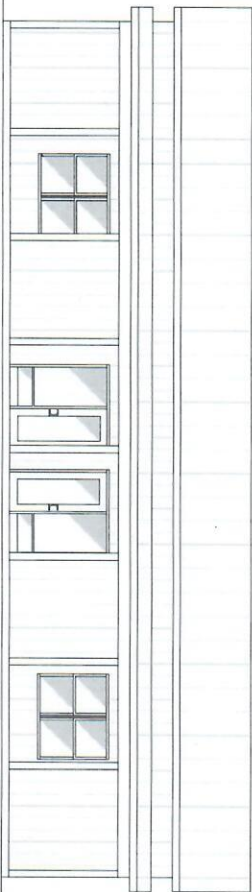
NOT FOR CONSTRUCTION

UPPER
FLOOR
PLAN

SCALE 1/4"=1'-0"

A3

Drawn By: DM



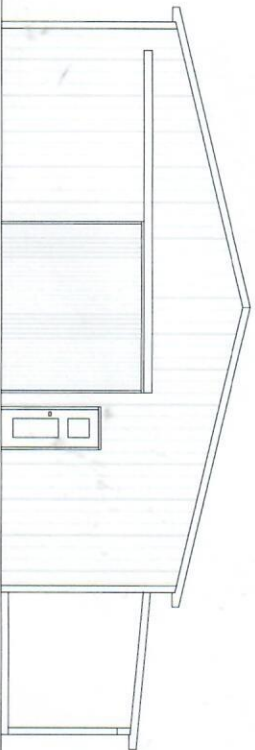
1 EAST ELEVATION
SCALE 1/4" = 1'-0"



2 NORTH ELEVATION
SCALE 1/4" = 1'-0"



3 WEST ELEVATION
SCALE 1/4" = 1'-0"



4 SOUTH ELEVATION
SCALE 1/4" = 1'-0"



PROJECT
LORENZO'S
CABIN

1100 E 48TH
LAKE CHARLES, IN
ARCHITECT
DATE
NO.
REVISION
DATE

NOT FOR CONSTRUCTION

EX
ELEVATIONS

SCALE 1/4" = 1'-0"

A4

Drawn By: DM



PROJECT
LORENZO'S
CABIN

1120 E 40TH
LAWRENCE, KS
ARCHITECT
NO. 0000000000
DATE
1. ALL DIMENSIONS
SHOWN TO
NEAREST
1/8" UNLESS
OTHERWISE
NOTED
2. HOUSE NUMBER: 1120 E 40TH

NOT FOR CONSTRUCTION

ELEVATIONS

SCALE 1/4"=1'-0"

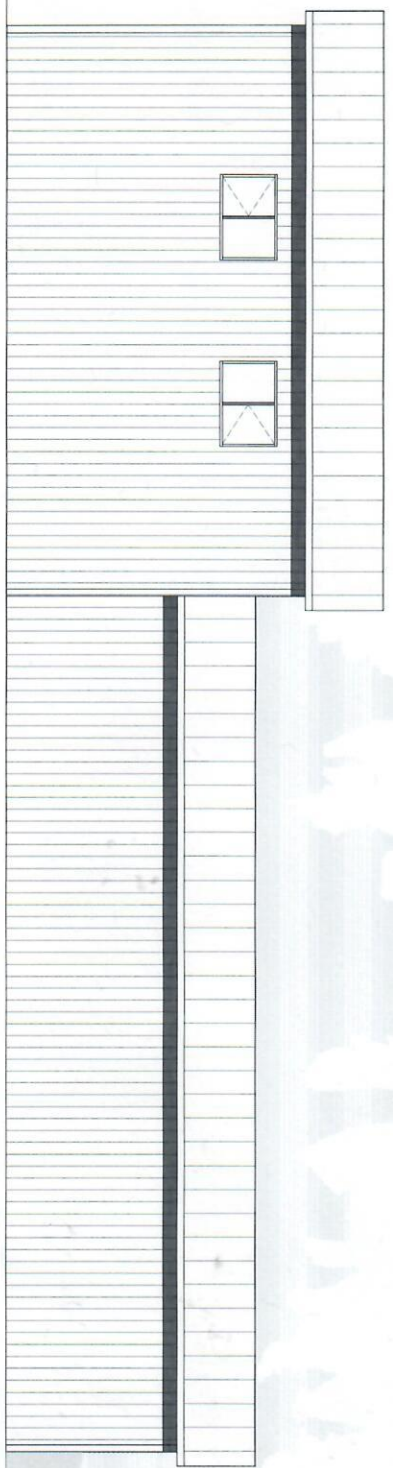
A5

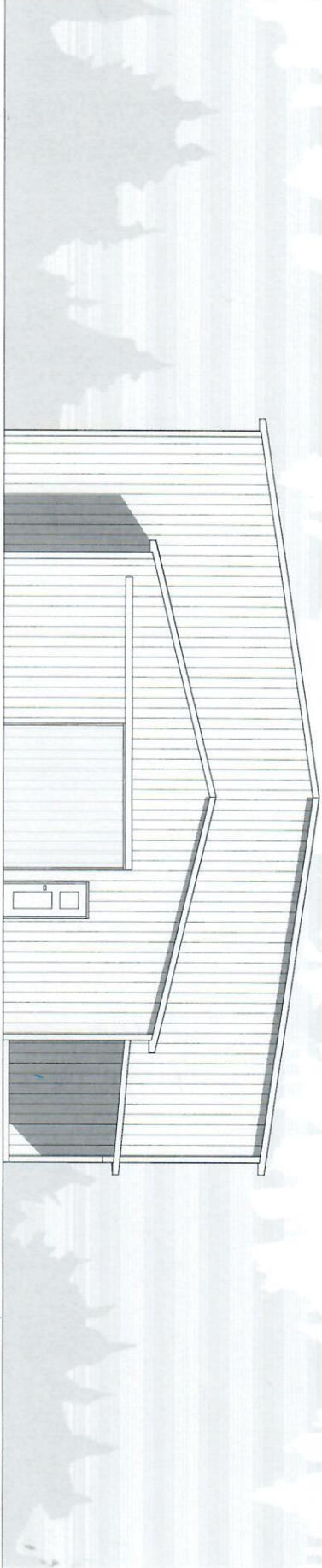
Drawn By: DM

1 EAST ELEVATION
SCALE 1/4"=1'-0"



2 WEST ELEVATION
SCALE 1/4"=1'-0"





1 SOUTH ELEVATION
SCALE 1/4" = 1'-0"



2 NORTH ELEVATION
SCALE 1/4" = 1'-0"



PROJECT
LORENZO'S
CABIN

1128 E. 45TH
LAWRENCE, KS
66044
ARCHITECT
DATE
REVISION
DATE
1. ALL DIMENSIONS
TO FACE UNLESS
NOTED
2. HOUSE DATA: KCF
6-1-2

NOT FOR CONSTRUCTION

ELEVATIONS

SCALE 1/4" = 1'-0"

A5.2

DATE: 11/11/2025