



City of
Lawrence
Indiana

FILING CHECKLIST FOR VARIANCE PETITION

Please read carefully

Your Variance Packet must be filed electronically via permits@cityoflawrence.org or in person with the Board Secretary, located at: Lawrence Government Center, 9001 E 59th 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: 10000 East 56th Street Indianapolis IN 46236
STREET ADDRESS CITY STATE ZIP

NAME OF PETITIONER(S): Aaron Johnson - WM Area Vice President PHONE: 248-534-3505

PETITIONER(S) E-MAIL: Ajohns14@wm.com

PETITIONER(S) ADDRESS: WM - Great Lakes Area Office 41100 Plymouth Rd., Suite 170, Plymouth, MI 48170
STREET ADDRESS CITY STATE ZIP

AGENT: Wade Banning PHONE: 317-707-3750

AGENT E-MAIL: wbanning@banning-eng.com

AGENT ADDRESS: 853 Columbia Road, Suite 101 Plainfield IN 46168
STREET ADDRESS CITY STATE ZIP

NAME OF OWNER(S): _____ PHONE: _____

IF DIFFERENT FROM PETITIONER(S)

OWNER(S) E-MAIL: _____

OWNER(S) ADDRESS: _____
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: I-4 TOWNSHIP: Lawrence ACREAGE: 32.3±

EXISTING USE OF THE SUBJECT PREMISES: Waste Management Transfer Station

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).

Waste Management (WM) intends to install a second scale for their 56th Street Transfer Station to improve the efficiency and safety for their trucks entering and exiting the site. The project will require the widening of their existing drive, installing a new entrance ramp, scale and exit ramp on the west side of the existing trailer and complete the required modifications to the existing trailer to accomplish this new construction. Additionally removing of trees, modification of the existing fence and gate, and grading will be completed to accomplish these improvements. WM is requesting a variance from the Development Standard I-4 Table 742-107-4 minimum side yard setback of 30'. WM is requesting that the minimum side yard setback be reduced to 5'.



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

Ramon J. Pherson
SIGNATURE(S) OF PETITIONER(S) OR AGENT

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

Michigan Oakland
STATE OF ~~INDIANA~~, COUNTY OF ~~MARION~~, SS:

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th DAY OF March, 2025

NOTARY PUBLIC Stephanie Langmeyer

PRINTED NAME Stephanie Langmeyer

MY COMMISSION EXPIRES 08/26/2031

COUNTY OF RESIDENCE Oakland





City of
Lawrence
Indiana

PETITION NO.: _____

LAWRENCE BOARD OF ZONING APPEALS
OF MARION COUNTY, INDIANA

CONSENT FORM

The undersigned, Aaron Johnson, WM Area Vice President, being the owner(s) of the property commonly known as Waste Management 56th Street Transfer Station, hereby authorize(s) Banning Engineering 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____.

Aaron J. Johnson
Property Owner

Property Owner

Date: 3/13/25

Date: _____

STATE OF ~~INDIANA~~ Michigan)
COUNTY OF Oakland) 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 13th day of March, 2025.

My commission expires:

08/26/2031

Stephanie Langmeyer
NOTARY PUBLIC

Oakland
County of Residence:

Stephanie Langmeyer
Printed Name



LAWRENCE BOARD OF ZONING APPEALS OF MARION COUNTY, INDIANA

PREPARING YOUR FINDINGS OF FACT

It is important to prepare your Findings of Fact properly. If your petition is granted, the Findings of Fact are adopted by the Lawrence Board of Zoning Appeals as the basis for granting the petition. If the petition granted is judicially reviewed by a court of law, these findings would be the primary evidence in the court's review. Therefore, the following suggestions are offered to assist you in your preparation:

Read each statement carefully before completing the finding. What you write after the word "because" in each of the findings must support the statement that introduces the finding.

Be sure that you understand the statements in the Findings of Fact. For example, if you do not know what the comprehensive plan recommendation is, do not try to complete the finding regarding the comprehensive plan until you learn what it is.

Do not use personal matters as reasons for findings. The findings must relate to the property, not to a person.

Check your spelling.

Use correct grammar. When in doubt, please get assistance.

Do not use pronouns (I, he, she, we or the possessives my, his, her, our) to describe yourself or the petitioner, i.e., the person or entity seeking the variance. Simply repeat the word "petitioner" or "petitioner's".

You may want to consider obtaining professional assistance if you are uncertain about how to proceed.



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 installation of the second scale will increase the size of the existing drive and provide the petitioner with an entrance scale and an exit scale, which will improve the efficiency of moving traffic, reduce the crossing of entrance traffic and exiting traffic and reduce the amount of stacking on 56th Street. These improvements will improve safety.

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 improvements are not changing the purpose of the existing conditions and will be contained within the existing fence that separates the two properties. So these improvements will not prevent the adjacent property owner from using their property as intended. The adjacent property is zoned I-3 and contains a box warehouse building. The addition of these improvements should not affect the adjacent properties value.

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

The intention of this project is to improve efficiency, but more importantly safety. The existing conditions on site dictate that the best way to improve the entrance is to add the new scale on the west side of the existing drive and encroach into the side yard setback. The proposed project would not be feasible if the terms of the zoning ordinance were used.



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

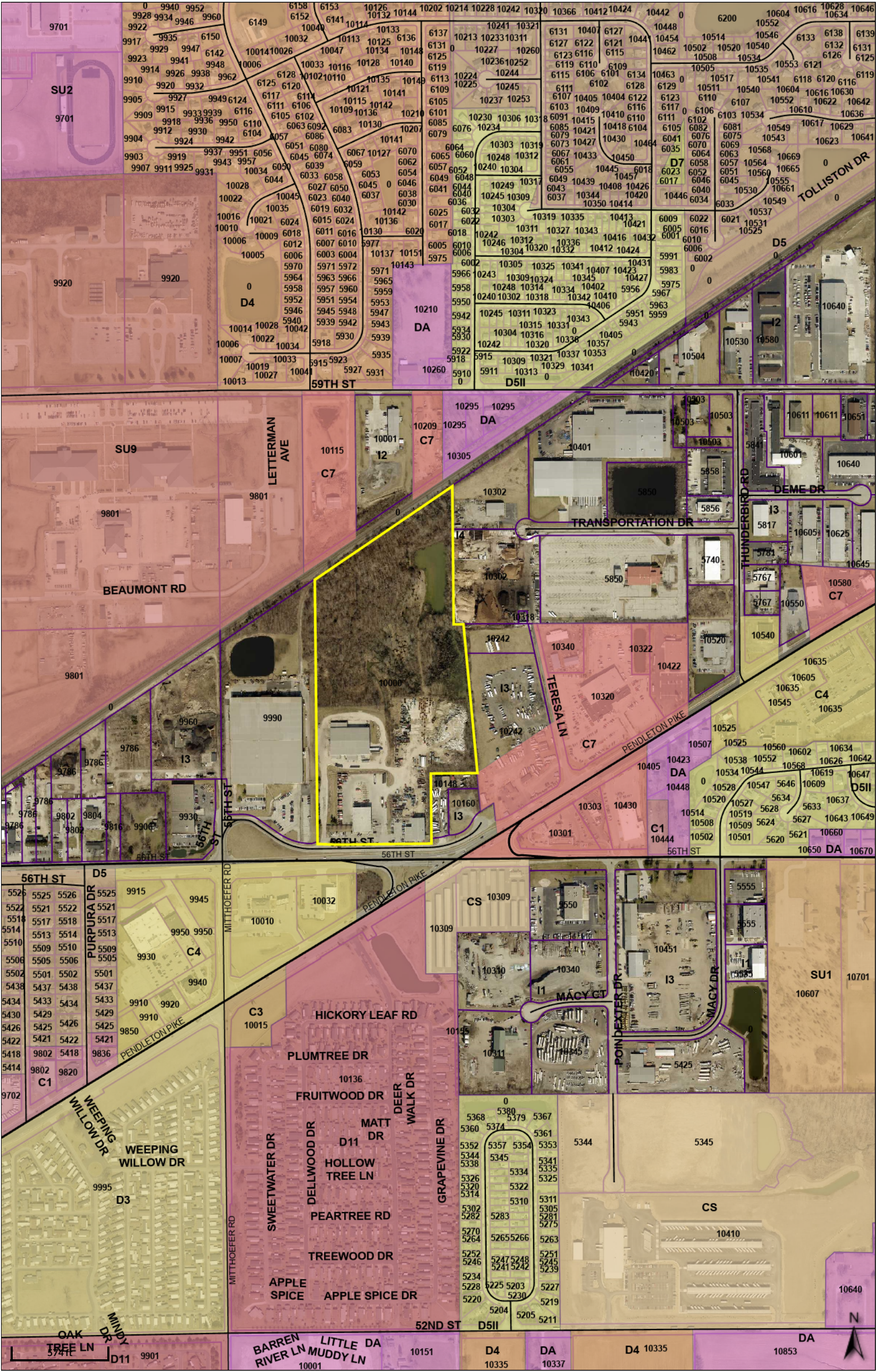
Member

Member

Land Description

Part of the Southwest Quarter of Section 4, Township 16 North, Range 5 East, in Marion County, Indiana, described as follows:

Commencing at a Harrison monument at the Southwest corner of the Southwest Quarter of Section 4; thence North 90 degrees 00 minutes 00 seconds East along the South line of said Section 4 (North line of Section 9) 540.76 feet; thence North 00 degrees 01 minute 16 seconds East 96.75 feet to the North line of 56th Street and the POINT OF BEGINNING; thence along said North line the following three (3) courses: 1) South 87 degrees 33 minutes 05 seconds East 114.40 feet; thence 2) North 89 degrees 56 minutes 37 seconds East 513.11 feet to a curve to the left having a radius which bears 440.66 feet; thence 3) Easterly along said curve 16.80 feet; thence North 00 degrees 06 minutes 31 seconds East parallel to said East line 407.30 feet to a 5/8 inch rebar; thence South 90 degrees 00 minutes 00 seconds East parallel to the South line of said Section 4, 264.37 feet to a 5/8 inch rebar; thence North 05 degrees 04 minutes 35 seconds West, 838.60 feet to a 5/8 inch rebar on the North line of the Southeast Quarter of the Southwest Quarter of said Section 4; thence North 89 degrees 44 minutes 25 seconds West along said North line, 43.58 feet to the Northwest corner of said Quarter; thence North 00 degrees 06 minutes 31 seconds East along the East line of the West Half of the Southwest Quarter, 788.42 feet to the South right-of-way of the C.C.C. and St. L. Railroad; thence along said South right-of-way South 56 degrees 37 minutes 03 seconds West, 949.09 feet to a 5/8 inch rebar; thence South 00 degrees 01 minute 16 seconds West parallel with the West line of the Southwest Quarter of Section 4, 1504.96 feet to the Point of Beginning.



Overview

Legend

Zoning

- C1
- C2
- C3
- C3 FF/W1
- C3 FW/FF
- C4
- C5
- C7
- CID
- CS
- D1
- D11
- D2
- D2 FF
- D2 FF/FW
- D3
- D4
- D5
- D5II
- D6
- D6II
- D7
- D8
- DA
- DP
- DS
- I1S
- I2S
- I2U
- I3S
- I3U
- I4S
- PK1
- SU1
- SU10 FF
- SU16
- SU18
- SU2
- SU2 FF
- SU2 W5
- SU3
- SU34
- SU39
- SU6
- SU7
- SU9
- SU9 W5

Parcels

Street Number

Centerlines

- LOCAL STREET; PRIMARY
- COLLECTOR; COLLECTOR/LOCAL STREET
- <Null>
- FREEWAY
- PRIMARY ARTERIAL
- SECONDARY ARTERIAL
- SECONDARY ARTERIAL (2 LANE)
- <all other values>

Parcel ID	490804120002000407	Alternate ID	4022856	Owner Address	WASTE MANAGEMENT OF INDIANA LLC
Sec/Twp/Rng	n/a	Class	3640500		10000 E 56TH ST
Property Address	10000 56TH ST LAWRENCE	Acres	32.638		INDIANAPOLIS, IN 46236-2812
District	n/a				
Brief Tax Description	PT SW1/4 SW1/4 S4 T16 R5 BEG 540.76' E & 96.75' NOF SW COR SE 114.4' E 513.11' N 407.18' E258.2' N 841.55' W 43.58' N 793.5' SW 946.07' S1504.82' TO BEG 32.638AC				
	(Note: Not to be used on legal documents)				