



City of
Lawrence
Indiana

Address: 6621 Olvey Street
Parcel #: 4002296
Docket #: 25 LUV 02
Hearing Date: February 18, 2025
Council District #: 5, Zach Cramer

Petitioner & Owner: April Brake
Serene Home Birth
2379 W 799 N
McCordsville, IN 46055
317-979-9616
serenehomebirth@gmail.com

Application:

Variance of Use of Table 743-1 (Use Table) to allow a medical office in the D5 zone (C1 minimum required).

Petitioner is requesting a variance to use the property, currently zoned for residential purposes, as a small midwifery consultation office. The office will host prenatal consultations, and postpartum care. All activities will occur indoors, with limited foot traffic and parking needs. Petitioner plans to retain the residential appearance of the property, improving the landscaping and the house itself to enhance its aesthetic and functional value. Specifically, petitioner seeks to modify the zoning ordinance restricting the use of residential properties to accommodate petitioners midwifery services while preserving the neighborhood's character.

Opinion and Recommendation:

It is the opinion of this review that the Petition for Variance of Use meets the requirements of the Finding of Fact.



Summary of the Subject Property Zoning Standards

| | |
|--|---------------------------------|
| Current Zoning Designation: | D5 |
| Surrounding Property Zoning | |
| North: | D5 |
| South: | D3 |
| East: | SU1 |
| West: | D5 |
| Comprehensive Plan Land Use Designation: | Village Mixed Use |
| Current Land Use: | Residential |
| Compact Context Area: | Compact |
| Relevant Code Sections: | 743-1 Use Table |

Table 743-1: USE TABLE

P = Permitted use
S = Special exception use
V= 'P' if Vacant for 5 consecutive years

A = Accessory use
T = Temporary use

| Zoning District | D-A | D-S | D-1 | D-2 | D-3 | D-4 | D-5 | D-5II | D-6 | D-6II | D-7 | D-8 | D-9 | D-10 | D-11 | C-1 | C-3 | C-4 | C-5 | C-7 | MU-1 | MU-2 | MU-3 | MU-4 | I-1 | I-2 | I-3 | I-4 | CBD-1 | CBD-2 | CBD-3 | Use-Specific Standards | |
|--|-----|-----|-----|-----|-----|-----|-----|-------|-----|-------|-----|-----|-----|------|------|-----|-----|-----|-----|-----|------|------|------|------|-----|-----|-----|-----|-------|-------|-------|---------------------------|---------------------------|
| LAND USE CATEGORY | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| PUBLIC, INSTITUTIONAL, RELIGIOUS AND CIVIC USES | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Community, Cultural and Educational Facilities | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Business, art, or other post-secondary proprietary school | | | | | | | | | | | | | | | | P | P | P | P | P | P | P | P | P | V | V | | | V | P | P | | |
| Club or Lodge | | | | | | | | | | | | | | | | P | P | P | P | P | P | P | | | | | | | | | P | Article III. Section 03.A | |
| Community Center | | | | | | | | | | | S | | S | S | | P | P | P | P | | P | P | P | | | | | | P | P | P | Article III. Section 03.B | |
| Day Care Center or Nursery School | | | | | | | | | S | S | S | S | A | A | A | P | P | P | A | A | A | P | P | P | P | P | P | A | A | P | P | P | Article III. Section 03.C |
| Greenway | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | Article III. Section 03.E | |
| Park or Playground | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | | |
| Museum, Library, or Art Gallery | | | | | | | | | | | | | | | | P | P | P | P | P | A | P | P | P | V | V | V | V | P | P | P | Article III. Section 03.D | |
| Public Safety Facility or Post Office | | | | | | | | | | | | | | | | | P | P | P | P | A | P | P | | P | P | P | P | P | P | P | Article III. Section 03.F | |
| Religious Uses | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | P | P | P | P | P | S | P | P | P | S | S | S | S | P | P | P | Article III. Section 03.G | |
| Schools: Elementary, Middle or High Schools | | | | | | | | | | | | | | | | P | P | P | | | | P | | | | | | | P | P | P | | |
| Vocational, technical, or industrial school or training facility | | | | | | | | | | | | | | | | | | P | P | P | | | | | P | P | P | P | | | | | |
| Health Care Facilities | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Hospital | | | | | | | | | | | | | | | | | P | P | P | P | | | | | | | | | | | | | |
| Medical or Dental Offices, Centers, or Clinics | | | | | | | | | | | | | | | | P | P | P | P | P | P | P | P | P | P | A | A | A | P | P | P | | |



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Aerial:





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Zoning Base Map:





Findings of Fact (as provided by applicant):

1. The grant will not be injurious to the public health, safety, morals, and general welfare of the community because:

Petitioner has a 10-year history of supporting women and infants and fostering strong family bonds in the community. The proposed use of 6621 Olvey St will allow us to serve clients in a welcoming, safe, and cozy environment. The property will retain its residential appearance, and improvements to the house and landscaping will enhance the neighborhood's aesthetics. Additionally, petitioner services contribute to community based care and general welfare by providing comprehensive and personalized compassionate care to families. There will be no hazardous or disruptive activities associated with our use of the property.

Petitioner midwifery company will operate with minimal impact on the surrounding neighborhood. Traffic to the property will be limited, as office hours are only two days a week, and most of the services are provided in the clients homes. Petitioner three employees are part-time and rarely present on the same day.

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 property is located in an area that already includes a mix of residential and commercial uses, and the midwifery office will blend seamlessly into this environment. By maintaining the residential look of the property and improving landscaping, petitioner aims to preserve and enhance the property's appearance, which will positively affect adjacent property values. Petitioner business involves limited foot traffic and operates during standard business hours, minimizing any potential disruption to neighbors. The office will generate minimal vehicle traffic, with a small number of client visits and part-time employees who rarely overlap.

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's location in a mixed residential-commercial area makes it uniquely suited for a small, community-focused business like the petitioners. Unlike purely residential properties, this property is adjacent to other commercial uses, making it compatible with our proposed use. The existing zoning ordinance does not fully account for the evolving needs of the area or the growing demand for providing comprehensive and personalized care to families desiring midwifery care.



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:

Strict adherence to the zoning ordinance would prevent petitioner from using this ideally located property to meet the needs of the petitioner clientele, who travel up to 45 minutes to access petitioner services. The hardship is unnecessary because our use of the property will have minimal impact on the neighborhood while providing a significant community benefit. Without this variance, petitioners would face difficulty finding a similarly suitable and centrally located property to serve our clients.

5. The grant does not interfere substantially with the comprehensive plan because:

The proposed use aligns with the mixed-use nature of the area and complements the comprehensive plan's goals of fostering community based services and economic development. By maintaining the residential character of the property and improving its condition, petitioner will enhance the neighborhood's appeal while supporting the area's long-term vision. Petitioner services address a critical need in the community, furthering the plan's objectives to improve the accessibility for midwifery services.



Business Plan:

MIDWIFERY SERVICES BUSINESS PLAN

This document outlines plans for the midwifery practice, including details about its opening, aesthetics, and operations.

OVERVIEW

The midwifery practice is set to launch in March 2025, following enhancements to the property's residential appearance. As we celebrate a decade in business, we are eager to establish a central location that will allow us to better serve our clients and positively influence the Lawrence Township community.

OPENING DATE

The midwifery practice is set to launch its new location in March 2025.

AESTHETIC GOALS

Our goal is to maintain the property's residential character while improving its aesthetic and functional appeal.

OPERATING HOURS

Operating hours will be on Tuesdays and Thursdays from 9:00 AM to 4:30 PM. Our office days are by appointment only.

CLIENT ENTRANCE

Clients will access the property via the Pendleton Pike entrance, with parking available at the rear and entry through the back of the home.

PARKING LOT

A gravel parking lot is scheduled for construction at the back of the property, with completion also targeted for March 2025. This approach is cost-effective and facilitates a potential return to residential use in the future if necessary.

TRASH DISPOSAL

Given the limited hours and low foot traffic, we will not require a dumpster; instead, we will arrange for private trash collection or transport waste to our home for disposal.

SIGNAGE

Currently, we do not have plans for signage, but any future installation will comply with Lawrence Township regulations.



317-979-9616



www.serenemidwifery.com



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