



City of
Lawrence
Indiana

Address: 8630 Pendleton Pike
Parcel #: 4004863
Docket #: 25 LSV 13
Hearing Date: November 18, 2025
Council District #: 2 ~ Rick Wells

Petitioner: Mauricio Lopez-Giron
11665 Indian Creek Rd
Indianapolis, IN 46236
Lopez0675@hotmail.com

Agent: Cindy Thrasher
Ckthrasher69@yahoo.com
1368 Echo Bend St
Greenwood, IN 46142

Application:

Variance of Development Standards of the City of Indianapolis Consolidated Zoning / Subdivision Ordinance Table 744-201-3 to allow a reduced rear setback, 20' required, 6.7' proposed

Summary of the Subject Property Zoning Standards

Current Zoning Designation:	C5
Surrounding Property Zoning	
North:	D6
South:	C5
East:	C5
West:	C5
Comprehensive Plan Land Use Designation:	
Current Land Use:	Commercial
Compact Context Area:	Metro
Relevant Code Sections:	744-201-3



Table 744-201-3: Dimensional Standards for Districts C-1, C-3, C-4, C-5, C-7 and C-S

Dimensions apply to both Metro and Compact context areas unless indicated otherwise. Units are in feet unless indicated otherwise.

District	C-1	C-3	C-4	C-5	C-7	C-S
Standard						
Lot						
Minimum Street Frontage	50	50	50	50	50	50
Minimum Setbacks in Metro Context Area [1]						
Fronts Along Expressways and Freeways						
Minimum	10 from proposed ROW or existing ROW, whichever is greater					
Maximum	N/A	N/A	N/A	N/A	N/A	N/A
Fronts Along Primary and Secondary Thoroughfares, Collector or Local Streets						
Minimum	10 from proposed ROW or existing ROW, whichever is greater					
Maximum	85 from proposed ROW	85 from proposed ROW	N/A	N/A	N/A	85 from proposed ROW
Front Transitional Yard	20	20	20	20	20	20
Side and Rear Yard [2]	10	N/A	N/A	10	10	10
Side and Rear Transitional Yard	15	20	20	20	40	15
Transitional Yard Abuts an Alley	10	10	10	10	20	10



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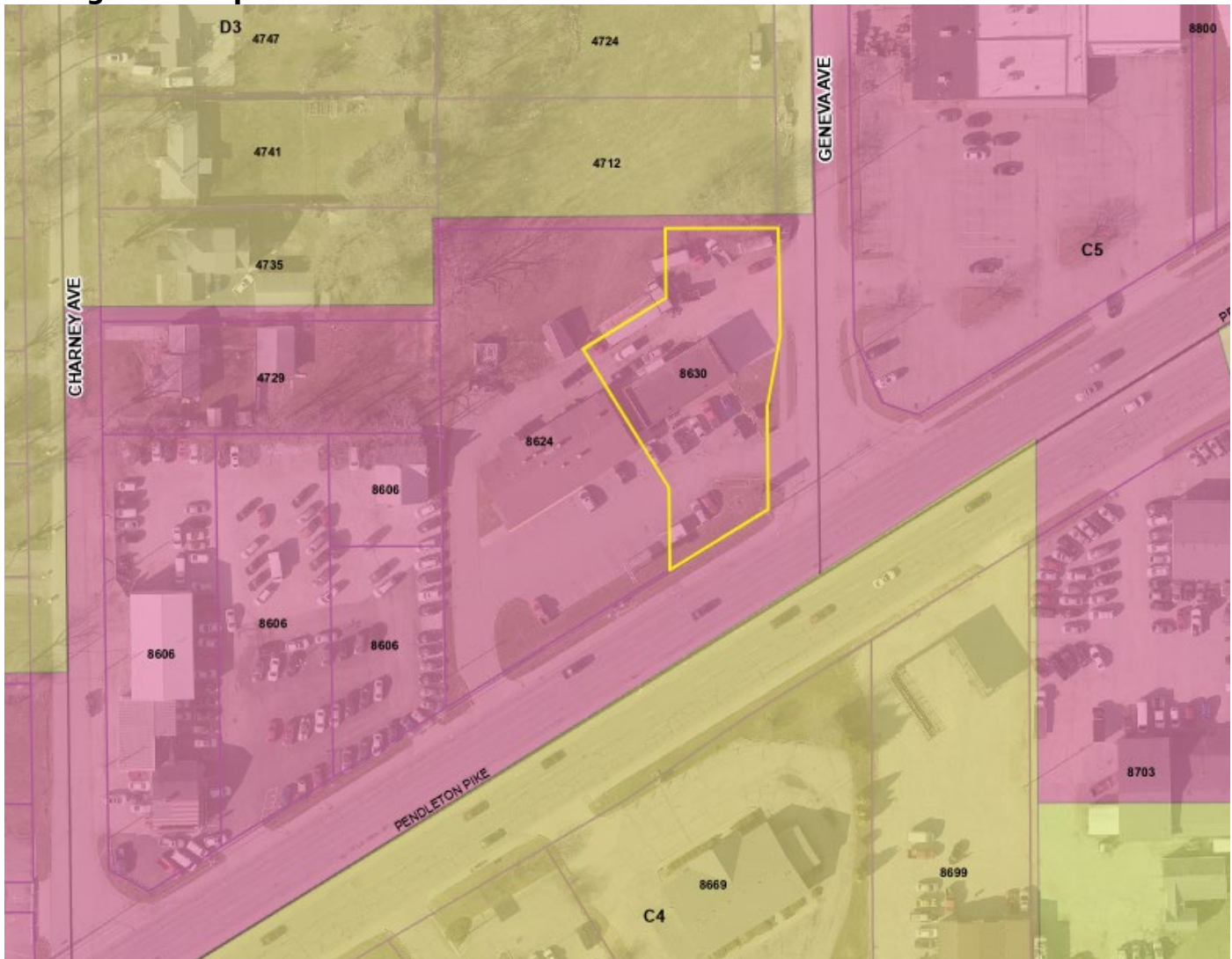
Aerial:





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Zoning Base Map:

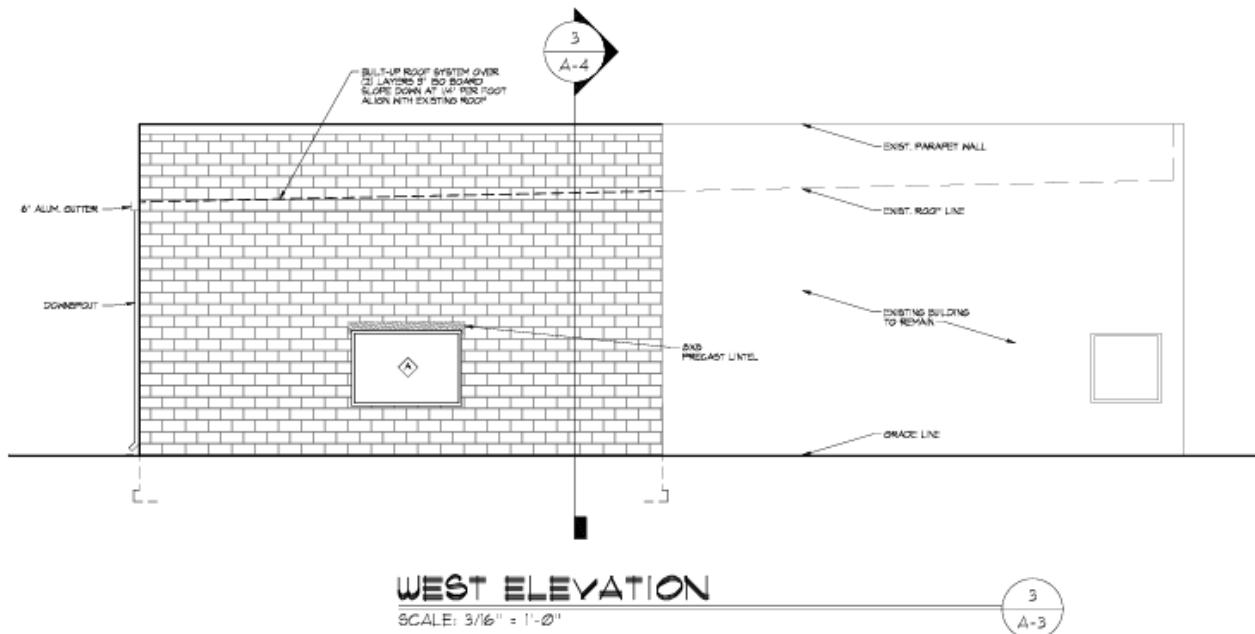
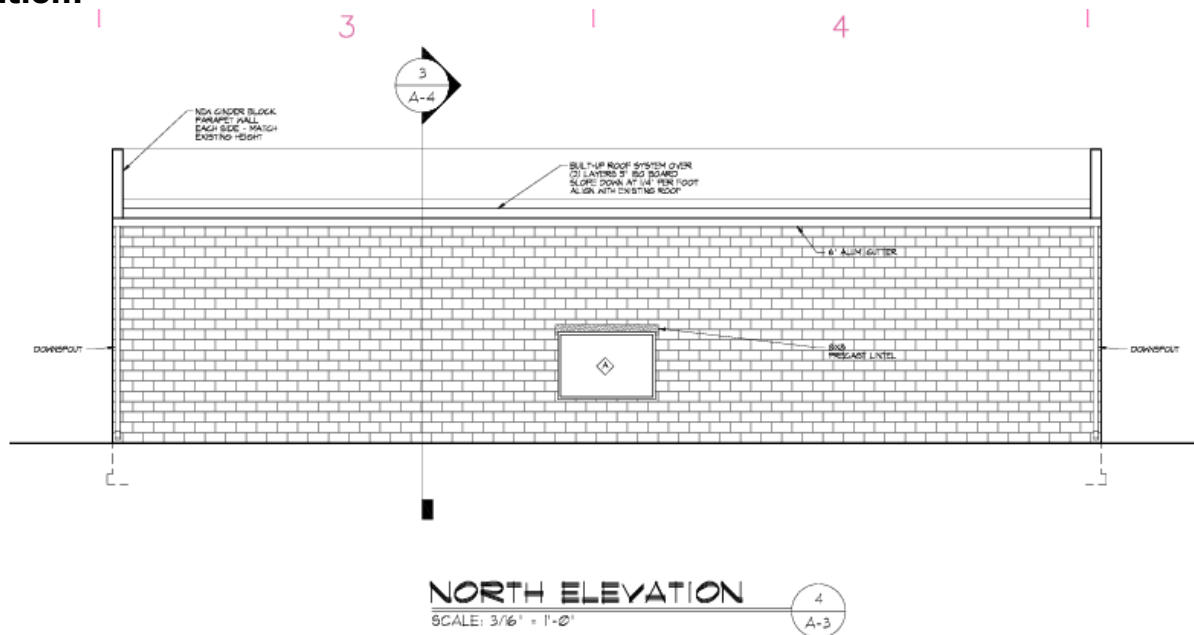


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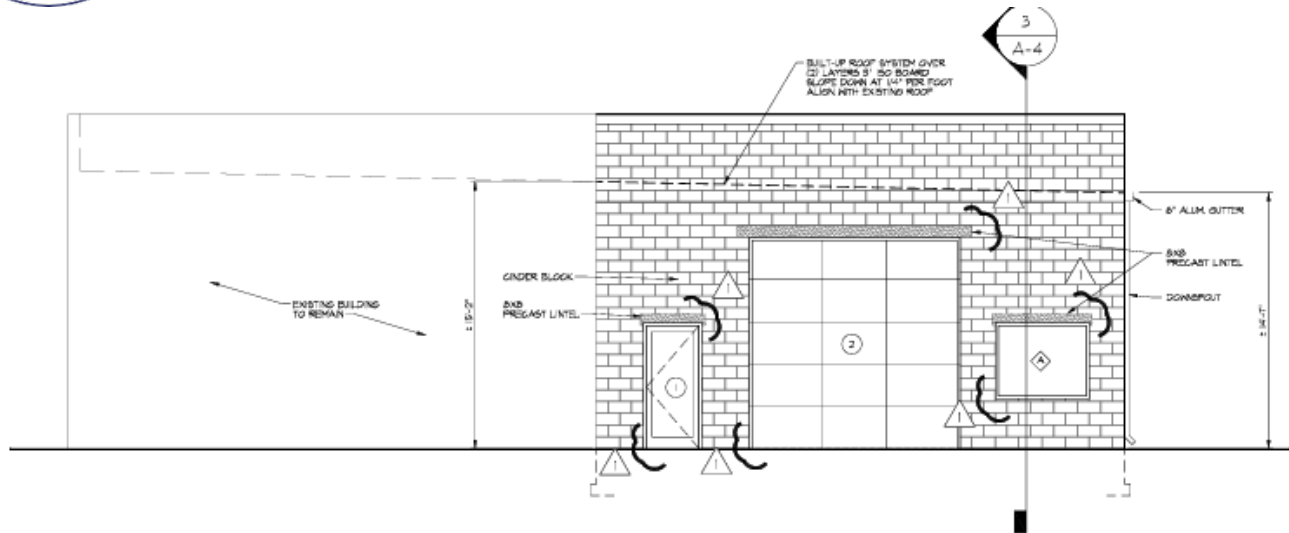
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Elevation:





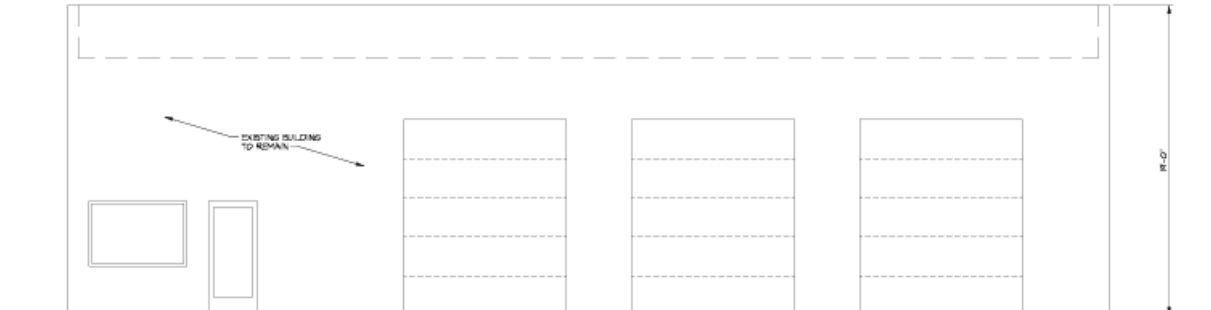
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EAST ELEVATION

SCALE: 3/16" = 1'-0"

2
A-3



NOTE:
FIELD VERIFY ALL DIMENSIONS.

SOUTH ELEVATION

SCALE: 3/16" = 1'-0"

1
A-3



Findings of Fact (as provided by applicant):

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 petitioner is wanting to expand the size of the existing building to be able to provide more service to the community. This expansion will not affect the community in a negative manner.
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: This business has been at this location for years. The building is being improved and will not negatively affect the value of the adjacent property.
3. THE STRICT APPLICATION OF THE TERMS OF THE ZONING ORDINANCE WILL RESULT IN PRACTICAL DIFFICULTIES IN THE USE OF THE PROPERTY BECAUSE: Due to the shape of the property and the location of the building, there is not enough space to expand to the northwest without encroaching into the setback without a variance.