



City of
Lawrence
Indiana

Address: 5426 Poindexter Dr
Parcel #: 4042767
Docket #: 25 LSV 15
Hearing Date: December 16, 2025
Council District #: 4 Jennings

Owner/Petitioner: BGP Development, LTD
PO Box 36399
Lawrence, IN 46236
317-823-6837
csears@poindexterexcavating.com

Agent: Joseph D. Calderon
11 S Meridian St
Indianapolis, IN 46204
317-231-7787
jcalderon@btlaw.com

Application:

Petitioner has constructed a facility for a landscaping/mowing contractor, which is permitted under the existing I1 zoning. Petitioner seeks a variance of Ch. 743, Art. 3, Sec. 06.U.5, and Table 743-306-2 of the City of Indianapolis Consolidated Zoning/Subdivision Ordinance to allow for outside storage in excess of 25% of the building square footage and within 500 feet of a protected district.

Analysis:

In February 2024 the BZA approved this business to develop the property with a gravel lot as a permanent surface for storage of their equipment.

The Ordinance allows the use of a landscaping contractor in 1-1 zoning districts; however, the limitation on amount of space that can be devoted to outside storage and the separation from protected districts is overly restrictive, considering that there is a transitional yard requirement of 50 feet which already provides effective protection between the light industrial and residential uses.



Summary of the Subject Property Zoning Standards

Current Zoning Designation:	I1
Surrounding Property Zoning	
North:	I1
South:	CS & D5II
East:	I1
West:	I1
Comprehensive Plan Land Use Designation:	
Current Land Use:	Industria
Compact Context Area:	Metro
Relevant Code Sections:	Ch. 743, Art. 3, Sec. 06.U.5 & Table 743-306-2

U. Outdoor Storage and Operations

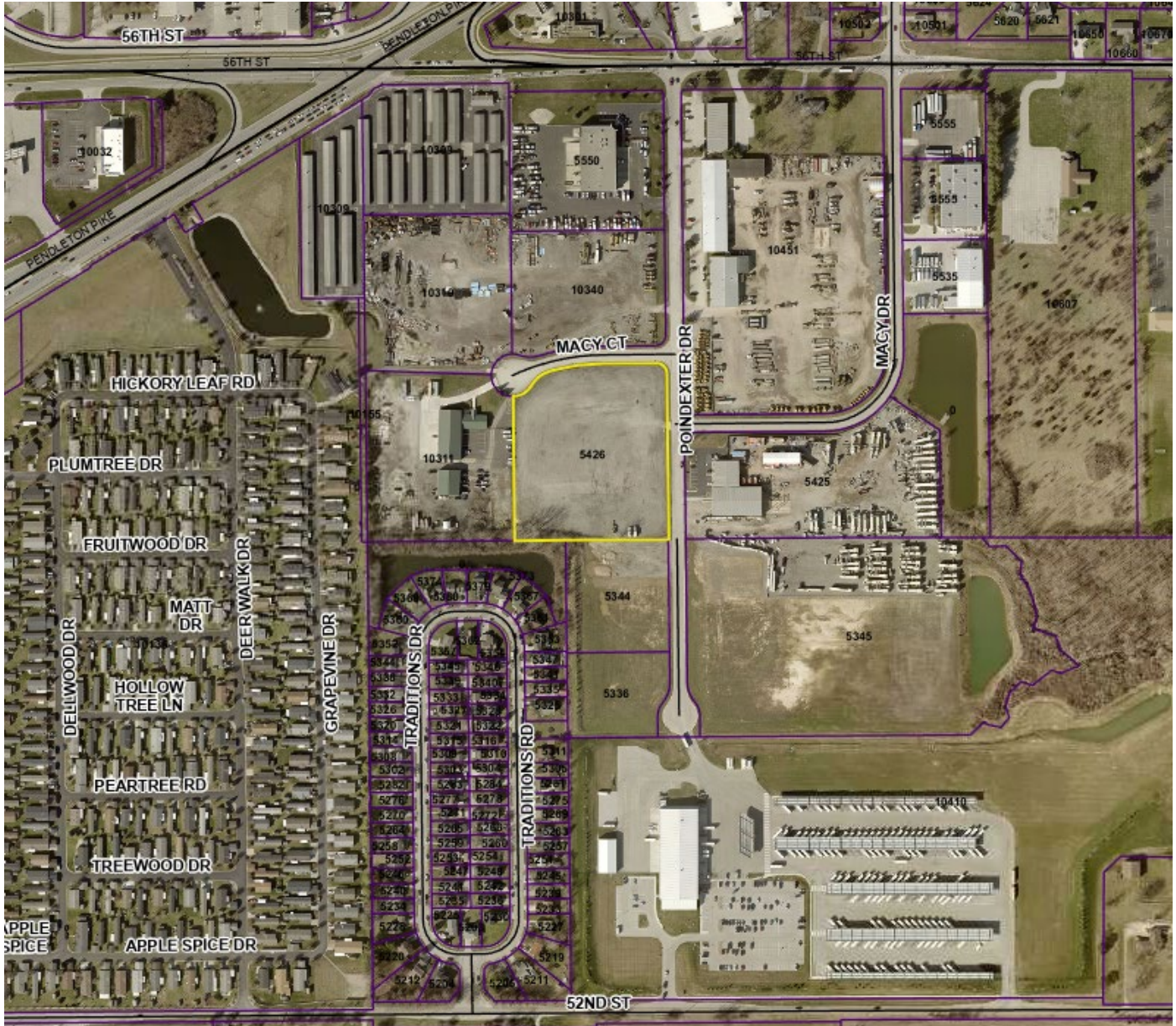
5. Outdoor storage and operations is permitted in the following districts as indicated in the Table 743-306-2 and shall not exceed the maximum limits indicated in Table 743-306-2 below:

Table 743-306-2: Maximum Outside Storage and Operations Permitted				
Zoning District	Outside Operations	Outside Storage	Maximum square footage of all outdoor storage and operations	Maximum height of storage near protected district [1]
C-5	Permitted	Only storage of inoperable vehicles awaiting repair is permitted	Storage limited to 25% of the total gross floor area of enclosed buildings; Outside operations not limited	10 feet with solid screening required and no storage higher than the screening
C-7	Permitted	Permitted	No limit	10 feet with solid screening required and no storage higher than the screening
I-1	Not permitted	Not permitted within 500 ft. of a protected district	Storage and operations limited to 25% of the total gross floor area of enclosed buildings	10 feet with solid screening required and no storage higher than the screening
I-2	Not permitted within 500 ft. of a protected district	Not permitted within 500 ft. of a protected district	Storage and operations limited to 25% of the total gross floor area of enclosed buildings	10 feet with solid screening required and no storage higher than the screening
I-3	Permitted	Permitted	No limit	10 feet with solid screening required and no storage higher than the screening
I-4	Permitted	Permitted	No limit	20 feet
Note: [1] In the Metro Context Area, within 500 feet; in the Compact Context Area, within 300 feet.				



City of
Lawrence
Indiana

Aerial:

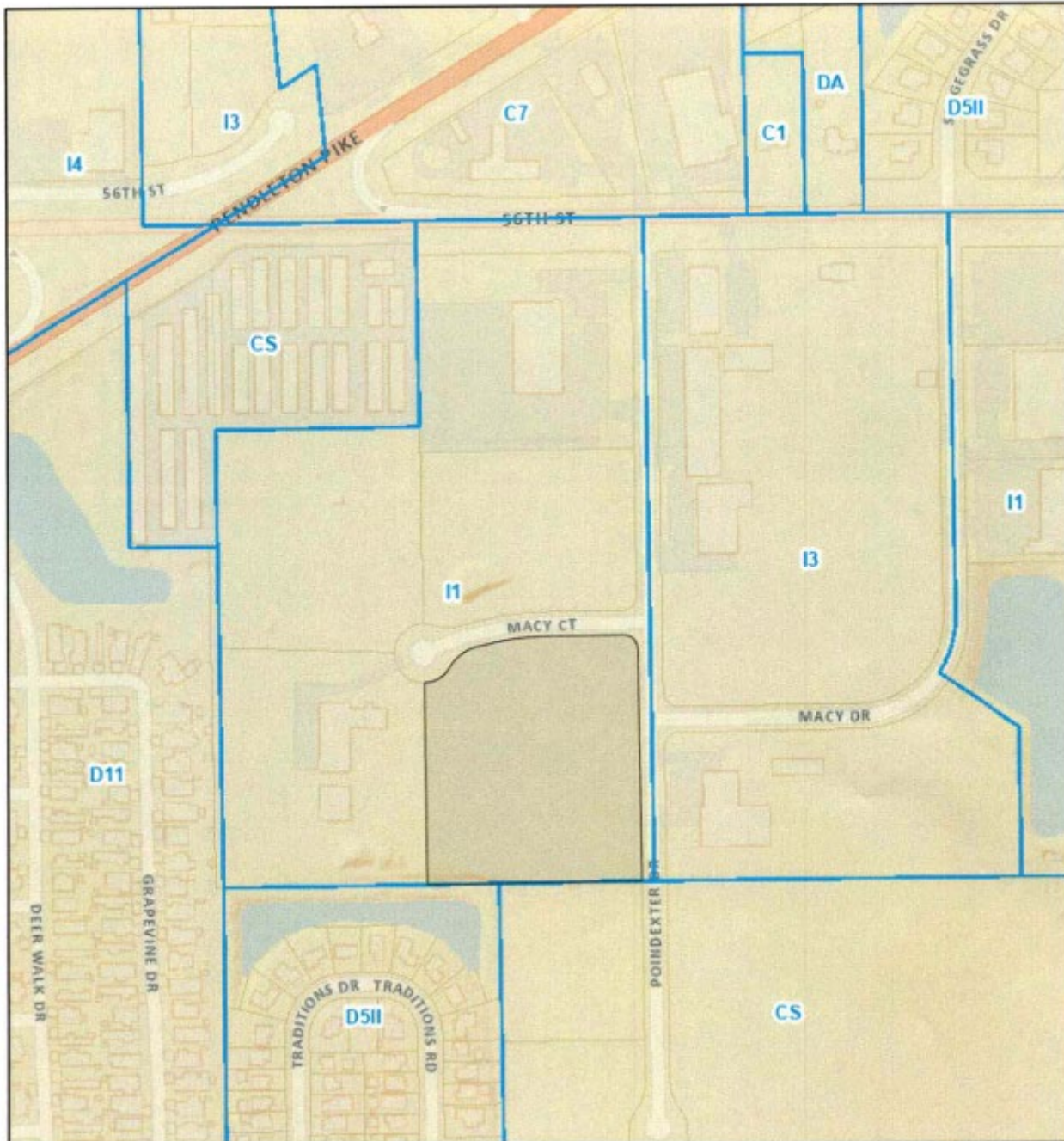




City of
Lawrence
Indiana

Zoning Base Map:

5426 Poindexter Drive Zoning Map



[illegible]



City of
Lawrence
Indiana





City of
Lawrence
Indiana

Elevation:

NEW BUILDING PROJECT FOR:
TURNER-SCAPES INC.
5416 POINDEXTER DRIVE
LAWRENCE, INDIANA 46235





Findings of Fact (as provided by applicant):

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 outdoor storage will be effectively screened from view and will not interfere with the use or enjoyment of any public street or sidewalk.

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 outdoor storage will be effectively screened from adjacent properties, and there is no shared access with the residential development to the south.

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

The Ordinance allows the use of a landscaping contractor in I-1 zoning districts; however, the limitation on amount of space that can be devoted to outside storage and the separation from protected districts is overly restrictive, considering that there is a transitional yard requirement of 50 feet which already provides effective protection between the light industrial and residential uses.