



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

DOCKET #: _____

ADDRESS OF PREMISES AFFECTED: 8364 Somerville Dr, Indianapolis, IN 46216
STREET ADDRESS CITY STATE ZIP

NAME OF PETITIONER(S): Lizzie Clugh and Ryan Pape of Archadeck of Northern Indianapolis PHONE: 317-428-9559

PETITIONER(S) E-MAIL: Lclugh@archadeck.net

PETITIONER(S) ADDRESS: 8126 Castleton Rd, Ste 2203, Indianapolis, IN 46250
STREET ADDRESS CITY STATE ZIP

AGENT: Lizzie Clugh and Ryan Pape of Archadeck of Northern Indianapolis PHONE: 317-428-9559

AGENT E-MAIL: Lclugh@archadeck.net

AGENT ADDRESS: 8126 Castleton Rd, Ste 2203, Indianapolis, IN 46250
STREET ADDRESS CITY STATE ZIP

NAME OF OWNER(S): Pamela Mollaun PHONE: 609-510-2303
IF DIFFERENT FROM PETITIONER(S)
OWNER(S) E-MAIL: pmollaun@gmail.com

OWNER(S) ADDRESS: 8364 Somerville Dr, Indianapolis, IN 46216
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: Boston Commons SECTION: 2
LOT NUMBER(S): 66

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: Res One Family Platted TOWNSHIP: Lawrence ACREAGE: .12

EXISTING USE OF THE SUBJECT PREMISES: Single Family Residential

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).

To allow the construction of a new 305 square foot composite deck on the rear of the home at 8364 Somerville Dr that will encroach on the existing 15' D, U & S Easement by 9'-6".



City of
Lawrence
Indiana

DOCKET NO.: _____

CITY OF LAWRENCE COMMON COUNCIL
OF MARION COUNTY, INDIANA

CONSENT FORM

The undersigned, Pamela Mollaun, being the owner(s) of the property
commonly known as 8364 Somerville Dr, Indianapolis, IN 46216, hereby authorize(s)
Lizzie Clugh and Ryan Pape of Archadeck of Northern Indianapolis 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 City of Lawrence Common Council

OR

☒ remain in effect until December 31, 20 25.

[Signature]
Property Owner

Property Owner

Date: 5/2/2025

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 2nd day of May, 20 25.

My commission expires:

03-15-2029

[Signature]
NOTARY PUBLIC

Marion
County of Residence:

Gary E Carter
Printed Name

GARY E CARTER
NOTARY PUBLIC - SEAL
STATE OF INDIANA
COMMISSION NUMBER NP0732410
MY COMMISSION EXPIRES MAR. 15, 2029



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

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

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

STATE OF INDIANA, COUNTY OF MARION, SS:

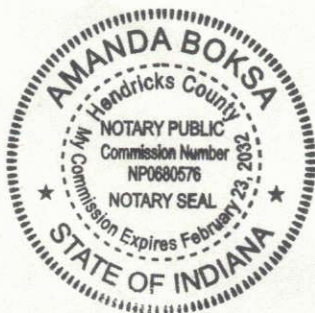
SUBSCRIBED AND SWORN TO BEFORE ME THIS 25th DAY OF April, 20 25

NOTARY PUBLIC *[Signature]*

PRINTED NAME Amanda M. Boksa

MY COMMISSION EXPIRES 02/23/2032

COUNTY OF RESIDENCE Hendricks





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

N/A
SIGNATURE(S) OF PETITIONER(S) OR AGENT

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

GARY E CARTER
NOTARY PUBLIC - SEAL
STATE OF INDIANA
COMMISSION NUMBER NP0732410
MY COMMISSION EXPIRES MAR. 15, 2029

STATE OF INDIANA, COUNTY OF MARION, SS:

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2nd DAY OF May, 20 25

NOTARY PUBLIC [Signature]

PRINTED NAME Gary E Carter

MY COMMISSION EXPIRES 03-15-29

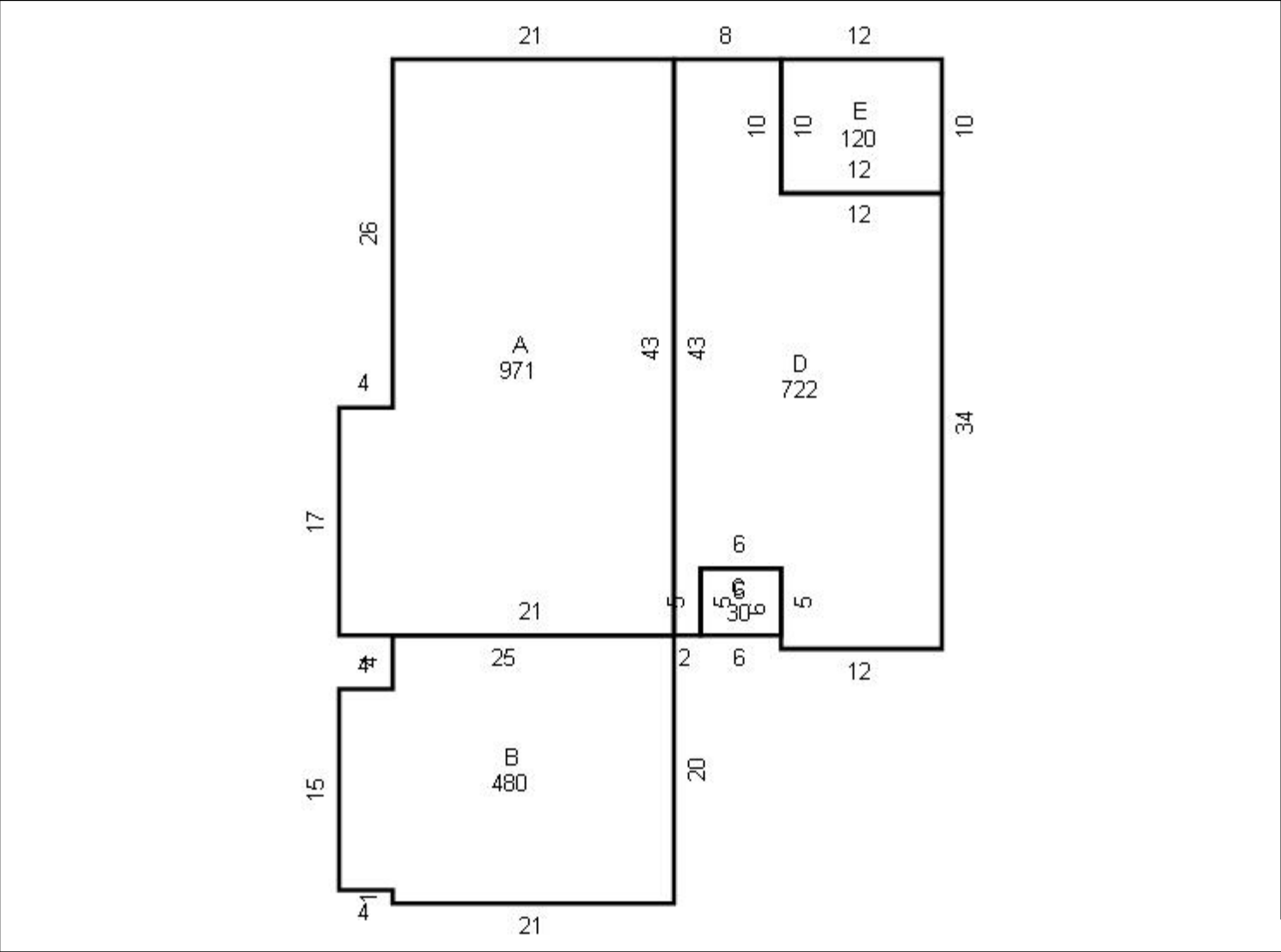
COUNTY OF RESIDENCE Marion

[illegible][illegible]

SKETCH/AREA TABLE ADDENDUM

SKETCH/AREA TABLE ADDENDUM

AREA CALCULATIONS SUMMARY



Name	Description	Size (Sqft)
	Total Sqft.	

PROJECT DESCRIPTION: DECK
CONSTRUCTION

LEGEND:

——— PROPERTY LINE
- - - EASEMENT
——— SET BACK
——— SILT FENCE

⇒ DRAINAGE FLOW
ARROW

EROSION CONTROL NOTES:

1. THE SILT FENCE IS NOT TO BE DISTURBED AND IS TO REMAIN THROUGHOUT THE ENTIRE CONSTRUCTION PROCESS.
2. CONTRACTOR TO PROVIDE WASTE CONTAINER AND SANITARY FACILITIES.
3. A CONCRETE WASHOUT AREA WILL BE PROVIDED AND IS TO REMAIN FOR THE DURATION OF THE CONCRETE CONSTRUCTION WORK.
4. LOCATE AND PROTECT EXISTING DRAINAGE STRUCTURES AND STREET INLETS FROM PROJECT EROSION AND SEDIMENT.

GENERAL NOTES:

PROPERTY LINES ARE SHOWN FOR REFERENCE ONLY. REFER TO RECORDED SURVEYS, PLATS AND OTHER OFFICIAL RECORDS DESCRIBING THE PROPERTY BOUNDARY FOR OFFICIAL BOUNDARY LINES.

THIS PLOT PLAN IS FOR THE PURPOSE OF OBTAINING CONSTRUCTION APPROVALS. THE INFORMATION SHOWN DOES NOT REPRESENT A RE-TRACEMENT SURVEY, BOUNDARY SURVEY, ROUTE SURVEY OR SURVEYOR'S LOCATION REPORT. THIS PLOT PLAN IS NOT TO BE USED FOR ESTABLISHING LEGAL PROPERTY LIMITS OR LINES.

SEED ALL
DISTURBED AREAS

SILT FENCE

DECK

15' D.U.&S.E.

EX. HOUSE

19' B.S.L.

15' D.U.&S.E.

PROPERTY LINE

N89° 26' 09"E

55.00'

SOMERVILLE DRIVE



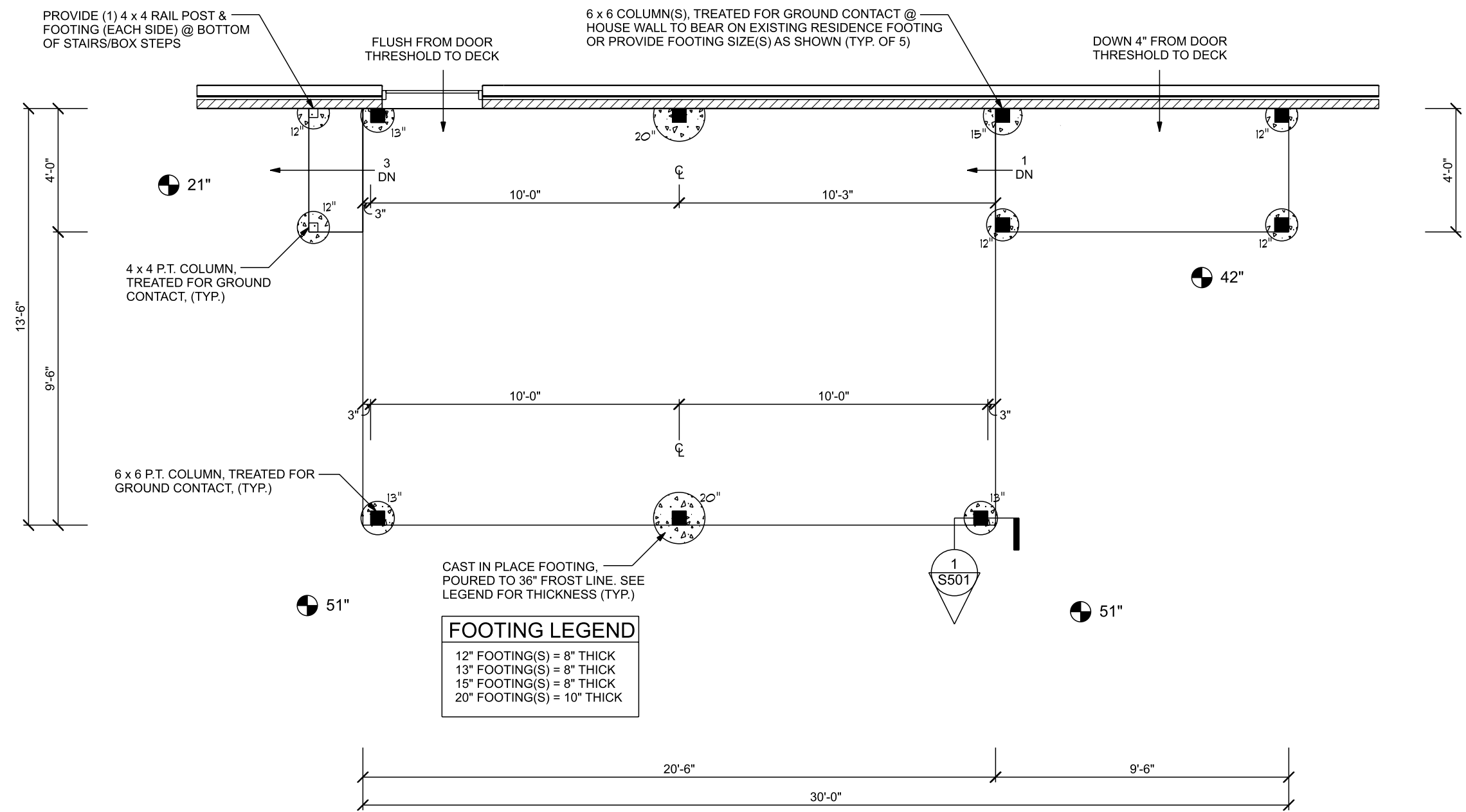
SCALE: 1"=20'


PLOT PLAN

8364 SOMERVILLE DRIVE
INDIANAPOLIS, IN 46212
DATE: 29-APR-2025
PAGE 1 OF 1

<div>archadeck®</div> <div>outdoor living</div>		<div>RMP Solutions, LLC.</div> <div>d.b.a. Archadeck of Northern Indianapolis</div>		<div>ALL CONSTRUCTION PLANS ARE PROVIDED AS IS. ARCHADECK FRANCHISING CORPORATION DISCLAIMS ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING MERCHANTABILITY OR FITNESS OF PURPOSE. ARCHADECK FRANCHISING CORPORATION IS NOT LIABLE FOR INCIDENTAL, SPECIAL, CONSEQUENTIAL, OR INDIRECT DAMAGES OF ANY KIND, INCLUDING, BUT NOT LIMITED TO, LOSS OF ANTICIPATED PROFITS, BUSINESS OPPORTUNITY OR OTHER ECONOMIC LOSS ARISING OUT OF THE USE OF SERVICES OR ANY CONSTRUCTION PLANS RECEIVED FROM ARCHADECK FRANCHISING CORPORATION, EVEN IF ARCHADECK FRANCHISING CORPORATION HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGE. IT IS THE BUILDER'S RESPONSIBILITY TO ENSURE THE ACCURACY, COMPLIANCE WITH APPLICABLE STATUTE(S) OR REGULATION(S), AND FITNESS OF PURPOSE OF ANY PLANS OR CONSTRUCTION INFORMATION RECEIVED FROM ARCHADECK FRANCHISING CORPORATION PRIOR TO THE USE THEREOF.</div> <div>ARCHADECK FRANCHISING CORPORATION IS NOT ENGAGED IN RENDERING PROFESSIONAL SERVICES OR ADVICE. USE OF ANY CONSTRUCTION INFORMATION PROVIDED BY ARCHADECK FRANCHISING CORPORATION IS SUBJECT TO THE ADDITIONAL DISCLAIMERS AND CAVEATS THAT MAY APPEAR THROUGHOUT THE CONSTRUCTION PLANS, CONTRACTS AND OTHER DOCUMENTS PROVIDED TO THE BUILDER AND CUSTOMER.</div>																																																																																																																																																																													
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#KB	- KING BEAM	MIN.	- MINIMUM																																																																																																																																																																														
#QJ	- QUAD JOIST	MOD.	- MODIFIED																																																																																																																																																																														
#RB	- RIDGE BEAM	N.T.S.	- NOT TO SCALE																																																																																																																																																																														
#RP	- ROOF PLATE	O.C.	- ON CENTER																																																																																																																																																																														
#TB	- TRIPLE BAND	OPT.	- OPTIONAL																																																																																																																																																																														
#TJ	- TRIPLE JOIST	O.S.B.	- ORIENTED STRAND BOARD																																																																																																																																																																														
ALT.	- ALTERNATE	P.L.	- POINT LOAD																																																																																																																																																																														
ALUM.	- ALUMINUM	P.L.F.	- POUNDS PER LINEAR FOOT																																																																																																																																																																														
APPROX.	- APPROXIMATE	P.S.F.	- POUNDS PER SQUARE FOOT																																																																																																																																																																														
BD.	- BOARD	P.S.I.	- POUNDS PER SQUARE INCH																																																																																																																																																																														
B.O.B.	- BOTTOM OF BEAM	P.S.L.	- PARALLEL STRAND LUMBER																																																																																																																																																																														
℄	- CENTER LINE	P.T.	- PRESSURE TREATED																																																																																																																																																																														
CJ	- CEILING JOIST	P.T.T.	- POUR TO TOP																																																																																																																																																																														
C.M.U.	- CONCRETE MASONRY UNIT	P.V.C.	- POLY VINYL CHLORIDE																																																																																																																																																																														
CONC.	- CONCRETE	RBD.	- RIDGE BOARD																																																																																																																																																																														
CONT.	- CONTINUOUS	REQD.	- REQUIRED																																																																																																																																																																														
DBL.	- DOUBLE	R.O.	- ROUGH OPENING																																																																																																																																																																														
DIA.	- DIAMETER	RSW	- RIDGE SUPPORT WALL																																																																																																																																																																														
DIM.	- DIMENSION	S.F.	- SQUARE FOOT/FEET																																																																																																																																																																														
D.L.	- DEAD LOAD	S.S.	- STAINLESS STEEL																																																																																																																																																																														
DN.	- DOWN	SQ.	- SQUARE																																																																																																																																																																														
DTL.	- DETAIL	T&G	- TONGUE & GROOVE																																																																																																																																																																														
ELEC.	- ELECTRICAL	T.O.B.	- TOP OF BEAM																																																																																																																																																																														
ELEV.	- ELEVATION (SEE T.O.D.)	T.O.C.	- TOP OF CONCRETE																																																																																																																																																																														
EQUIV.	- EQUIVALENT	T.O.D.	- TOP OF DECK																																																																																																																																																																														
EXT.	- EXTERIOR	TYP.	- TYPICAL																																																																																																																																																																														
FIN.	- FINISH	U.N.O.	- UNLESS NOTED OTHERWISE																																																																																																																																																																														
FLR.	- FLOOR	UPR.	- UPPER																																																																																																																																																																														
FND.	- FOUNDATION	W/	- WITH																																																																																																																																																																														
FT.	- FOOT/FEET	W/O	- WITHOUT																																																																																																																																																																														
F.V.	- FOUNDATION VENT																																																																																																																																																																																
<div>T.O.D. TAG</div> <div>XX"</div> <div>ELEVATION AT POINT OF TAG</div>	<div>DETAIL TAG</div> <div>DETAIL NUMBER</div> <div>SHEET</div> <div>AREA OF DETAIL</div>																																																																																																																																																																																
<div>STAIR TAG</div> <div># DN</div>	<div>SECTION TAG</div> <div>SECTION CUT PLANE</div> <div>DIRECTION OF VIEW</div>																																																																																																																																																																																
<div>NOTES:</div> <div>DESIGN CRITERIA:</div> <ul style="list-style-type: none">- THIS PROJECT HAS BEEN DESIGNED FOLLOWING THE REGULATIONS OF THE INDIANA IRC 2020- WORK TO MEET LOCAL, STATE AND APPLICABLE RULES AND REGULATIONS.- IN-GRADE DESIGN VALUES BASED ON AF&PA.- PROVIDE JOIST HANGERS @ ALL FLUSH FRAME CONDITIONS.- PRESUMPTIVE SAFE SOIL BEARING CAPACITY = 2000 PSF.- FROST LINE = 36".- CONNECTIONS TO EXISTING STRUCTURE FLASHED PER LOCAL CODE <div>LUMBER:</div> <ul style="list-style-type: none">- ALL FRAMING LUMBER TO BE #2 S.P. (SOUTHERN PINE) OR BETTER, TREATED FOR EXTERIOR USE, PER LOCAL CODE U.N.O.- ALL GLULAM ENGINEERED TYPE LUMBER TO BE TREATED FOR EXTERIOR USE: GLULAM STRESS CLASS (24F - 1.7E) P.S.I.- ALL LVL/MICROLLAM ENGINEERED TYPE LUMBER TO BE INTERIOR USE ONLY: LVL STRESS CLASS (2.0E, 2600Fb) P.S.I.- ALL PWT LVL ENGINEERED TYPE LUMBER TO BE TREATED FOR EXTERIOR USE: LVL STRESS CLASS (2.0E, 2800Fb) P.S.I.- ALL PSL ENGINEERED TYPE LUMBER TO BE TREATED FOR EXTERIOR USE: PSL STRESS CLASS (2.0E, 2900Fb) P.S.I. <div>CONCRETE:</div> <ul style="list-style-type: none">- MINIMUM 28 DAY COMPRESSIVE STRENGTH = 4000 PSI.				<div>SHEET INDEX</div> <div>S101 - FOUNDATION PLAN</div> <div>S103 - FRAMING PLAN</div> <div>S105 - FLOOR PLAN</div> <div>S501 - S503 DETAILS</div> <div>ENGINEER OF RECORD (AS APPLICABLE)</div>																																																																																																																																																																													
<div>FOR ANY QUESTIONS OR CONCERNS PLEASE CONTACT:</div> <div>RMP Solutions, LLC.</div> <div>5065 Brighton Drive</div> <div>Whitestown, IN. 46075</div> <div>PHONE: (260) 450-9369</div>		<div>DRAWINGS PREPARED BY: ARCHADECK FRANCHISING CORPORATION</div> <div>CONSTRUCTION & DRAFTING DEPARTMENT</div> <div>2426 OLD BRICK RD</div> <div>GLEN ALLEN, VA 23060</div> <div>© 2023 ARCHADECK FRANCHISING CORPORATION</div> <div>UNAUTHORIZED DUPLICATION IS A VIOLATION OF ALL APPLICABLE LAWS</div>																																																																																																																																																																															

EXISTING RESIDENCE





outdoor living

of Northern Indianapolis

PROJECT NAME AND ADDRESS

183-MOLLAUN-102963
8364 SOMERVILLE DR
INDIANAPOLIS, IN 46216
DRAWN BY: XMOG EXT: #231

Prepared by:
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SCALE: 1/4" = 1'-0"

ISSUE
MAY 7, 2025

REVISION: 1
MAY 12, 2025

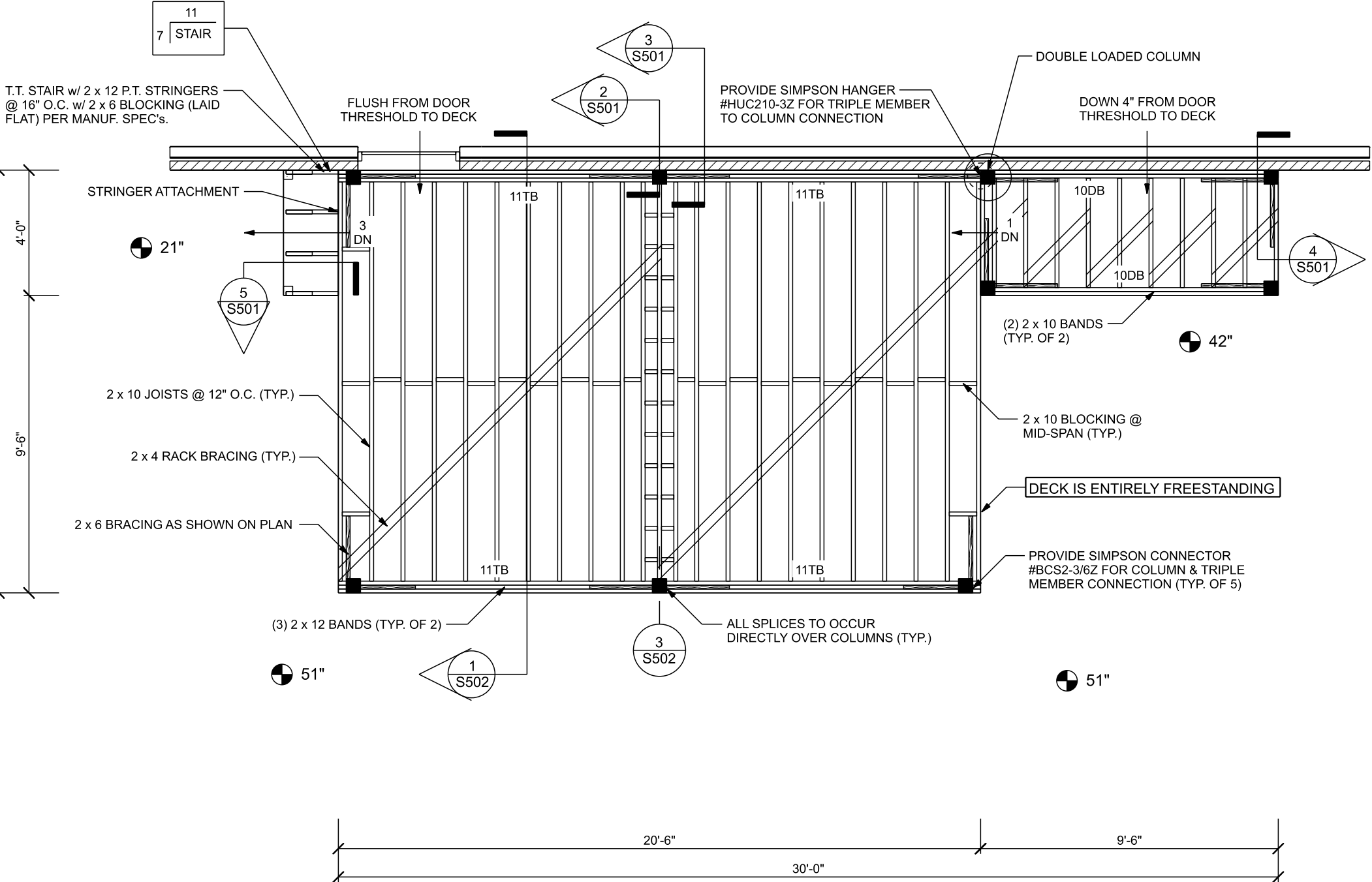
SHEET #

SHEET TITLE

FOUNDATION PLAN

S101

EXISTING RESIDENCE



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DATE

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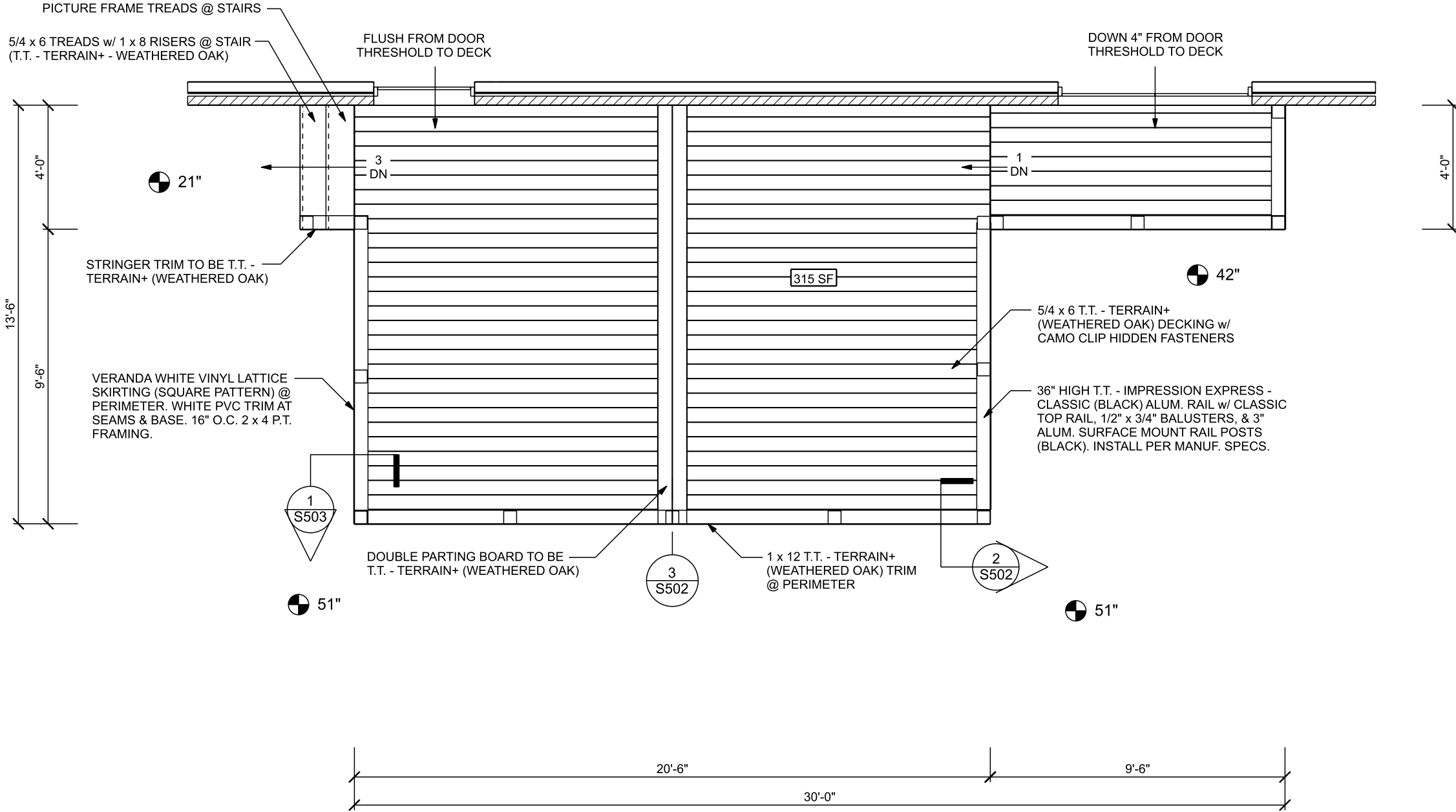
REVISION: 1
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SHEET # 133HS
SHEET TITLE

FRAMING PLAN

S103

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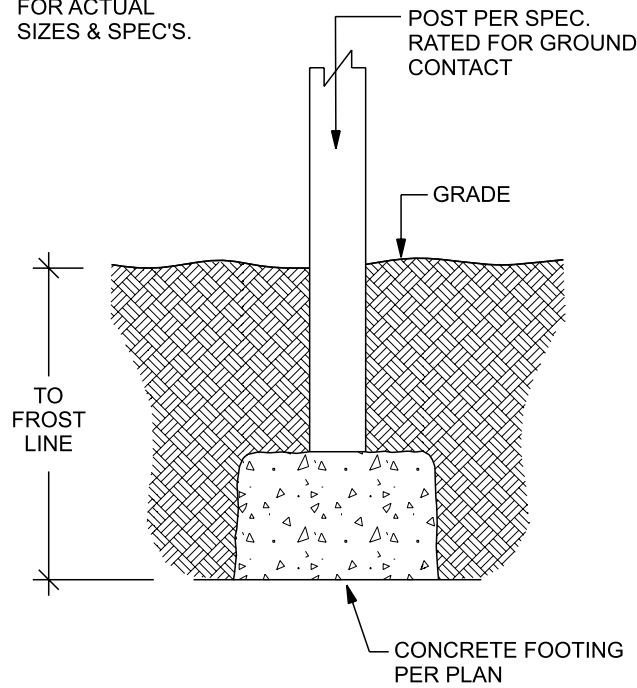
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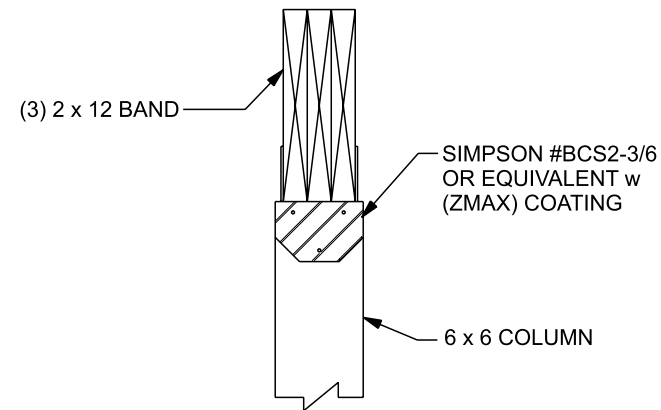
FLOOR PLAN

SHEET #
S105

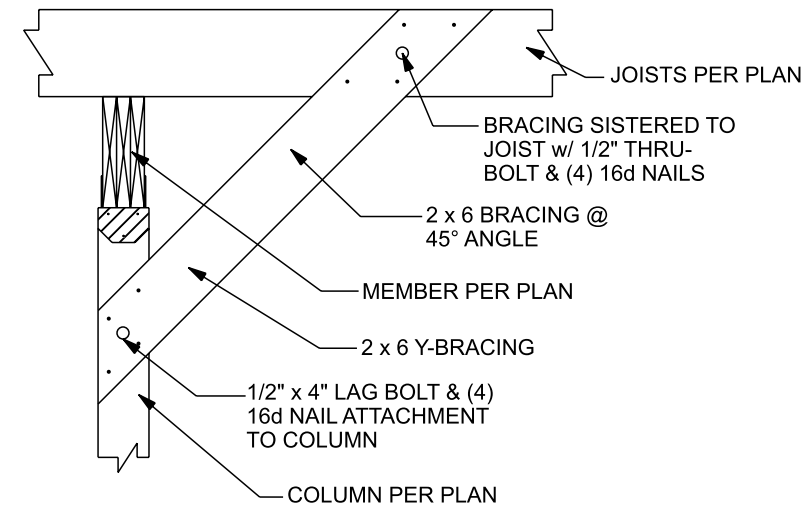
NOTE: SEE PLANS
FOR ACTUAL
SIZES & SPEC'S.



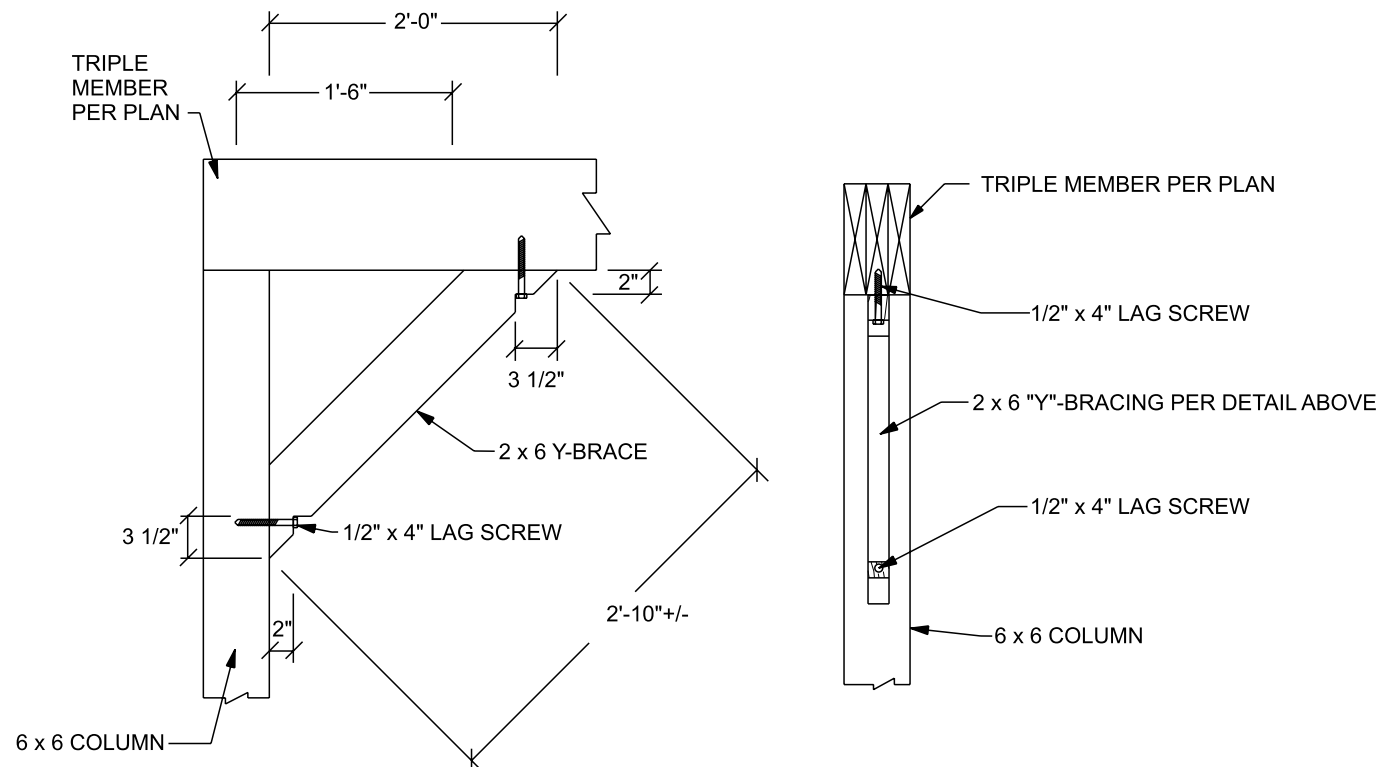
1
S501 DECK COLUMN TO CAST IN
PLACE CONCRETE FOOTING
SCALE: 3/4" = 1'-0"



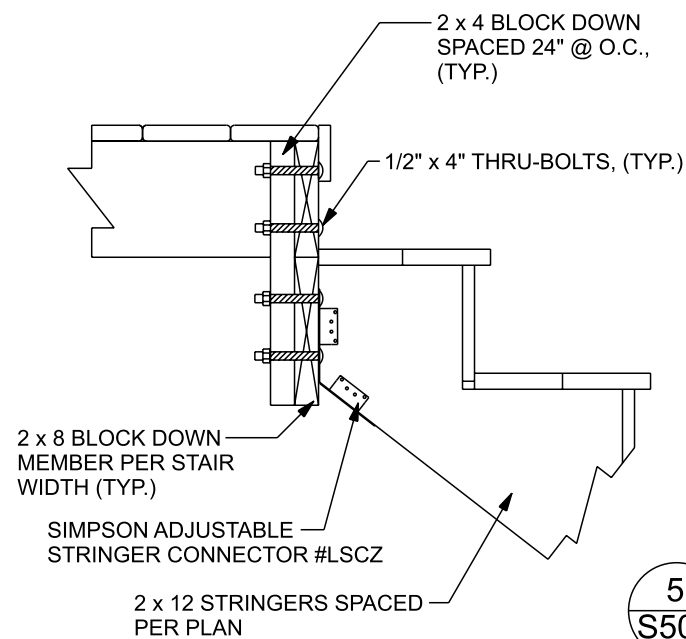
2
S501 TRIPLE BAND TO 6 x 6
COLUMN CONNECTION
SCALE: 1" = 1'-0"



4
S501 SLANT BRACING
SCALE: 3/4" = 1'-0"



3
S501 "Y" - BRACING @ TRIPLE MEMBER
SCALE: 3/4" = 1'-0"



5
S501 STRINGER ATTACHMENT
@ SINGLE MEMBER
SCALE: 1" = 1'-0"

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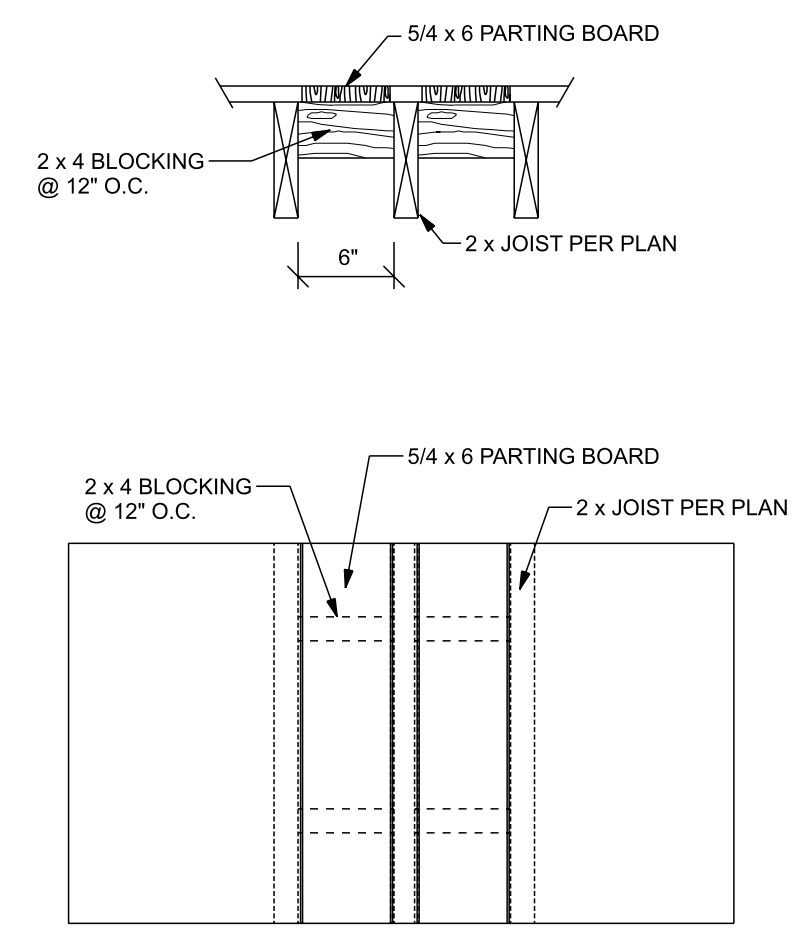
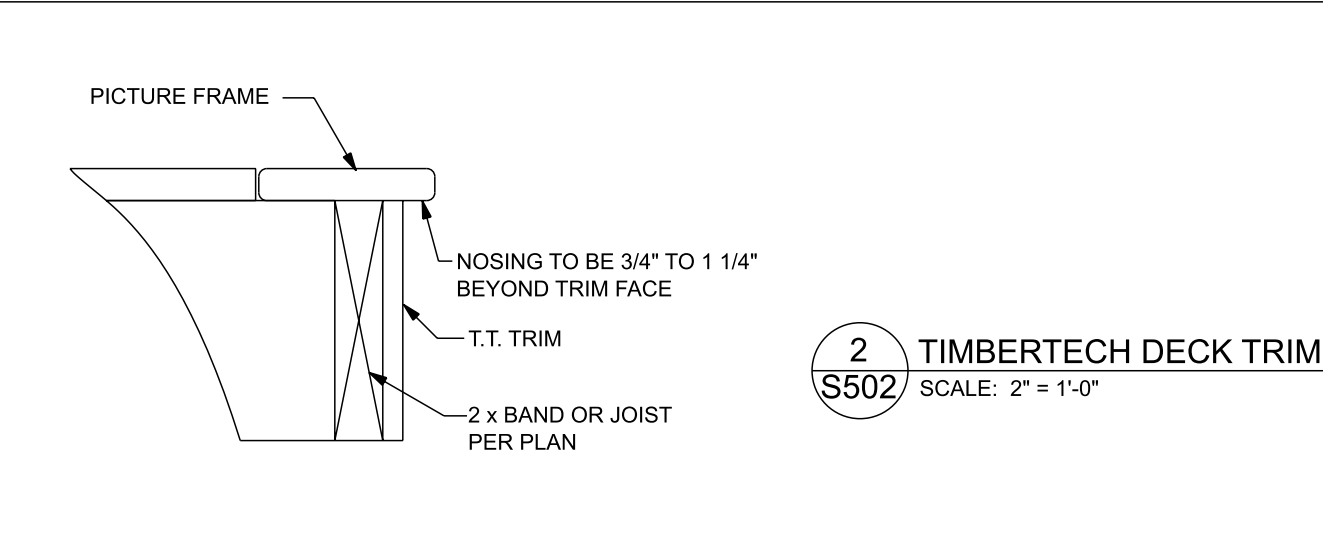
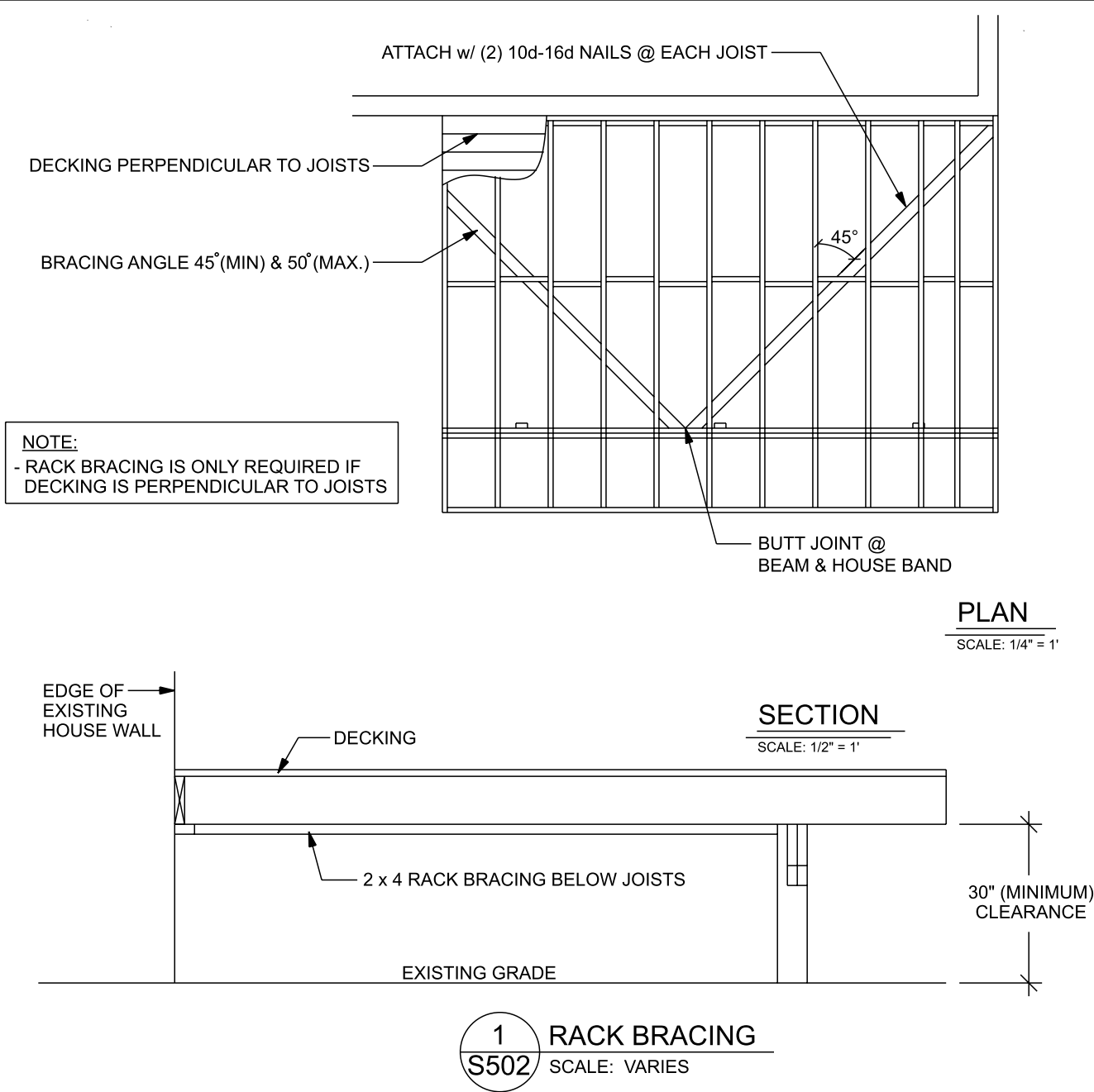
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SCALE: AS NOTED

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MAY 12, 2025

SHEET TITLE
DETAILS

SHEET #
S501

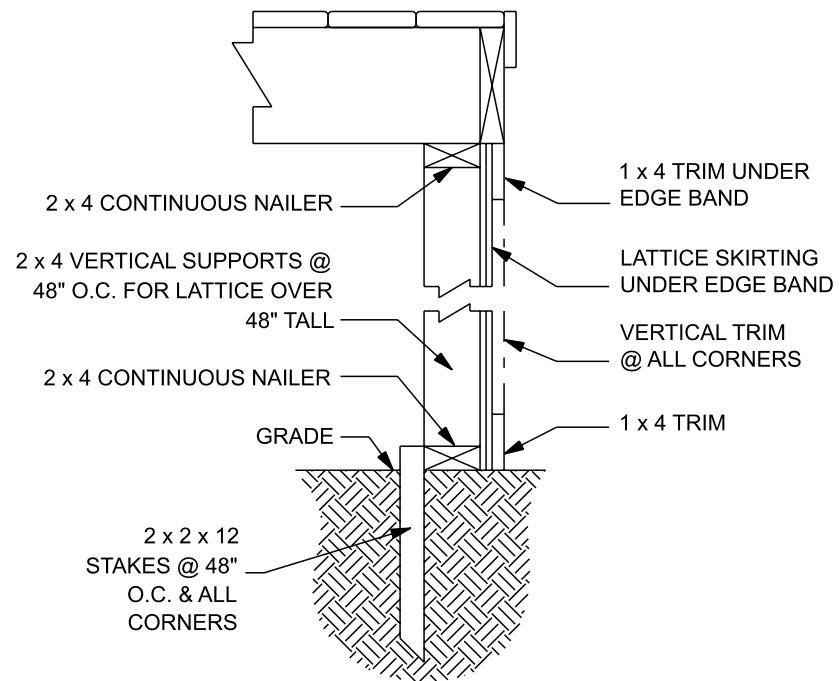


3 DOUBLE PARTING BOARD w/ FULL 5/4 x 6
S502 SCALE: 1" = 1'-0"

PROJECT NAME AND ADDRESS

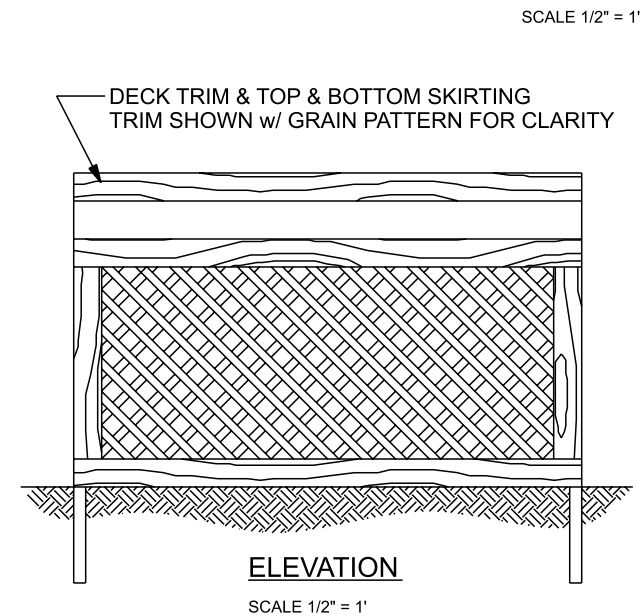
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LATTICE SKIRTING UNDER FRAMING

SCALE 1" = 1'



1 **DIAGONAL LATTICE UNDER FRAMING**
S503 SCALE: VARIES

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SHEET # SHEET TITLE

DETAILS

S503





