

**MINUTES OF THE LAWRENCE  
BOARD OF ZONING APPEALS  
May 17, 2022**

**MEMBERS PRESENT:** Rebecca Lightle, Trace Yates, JD Masur, Faith Alvarez, Chelle Carey and Chris Downs

**STAFF PRESENT:** Board Secretary Renea Rafala

**STAFF VIRTUAL:** Economic Development Director Dan Zuerner, City Engineer Sri Venugopalan

**COUNCIL PRESENT:** Maria Rusomaroff

Mrs. Lightle called the meeting to order at 6:00pm and announced a quorum was present.

**APPROVAL OF MINUTES FROM APRIL 19, 2022:** Mr. Masur motioned for approval of the April 19, 2022 meeting minutes. The motion was seconded by Mr. Yates and passed 5-0.

**SPECIAL REQUESTS, WAIVERS OR WITHDRAWALS:**

Request for Continuance with notice to June 21, 2022

**22-LUV-07 ~ 4351 N Shadeland Ave**

Variance of Use of the City of Indianapolis consolidated Zoning/Subdivision Ordinance Table 743-0; Permitted Uses C-4 to allow for a towing recovery business.

**Old Business:**

**22-LUV-06 ~ 12147 E 65<sup>th</sup> St**

Petitioners' attorney, Joseph D. Calderon, presented the petition for a Variance of Use of 743-2, Table 743-1 of the City of Indianapolis consolidated Zoning/Subdivision Ordinance to provide for a self-storage facility, including both indoor climate-controlled units as well as traditional outside accessed units on a parcel zoned C-3.

The following spoke in favor of the petition with the commitments proposed; City Councilor Maria Rusomaroff, HOA President Debbie Hughes of 12214 Meadowfield Cir and Director Zuerner.


After discussion the Board voted and approved the petition unanimously with the following commitments:

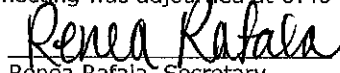
1. The development of the Subject Property shall be in substantial compliance with the site plan attached hereto as Exhibit "B".
2. The self-storage buildings fronting on Pendleton Pike shall be substantially the same as those shown on Exhibit "C" attached hereto.
3. Access to the self-storage units shall be limited to between 6:00 a.m. and 10:00 p.m. Regular office hours are 9:00 a.m. – 6:00 p.m. Monday through Saturday.
4. A landscaped berm shall be erected along the east property line of the Subject Property. The berm shall be a minimum of three feet (3') in height with a maximum 3:1 slope. Landscaping shall feature a mixture of evergreen trees, deciduous trees and hedges/bushes.
5. A six foot (6') wrought iron style aluminum fence shall be installed in the location as shown on the site plan, and around any retention pond on the Subject Property.
6. All retention ponds shall be maintained in good condition such that algae is removed promptly, and to minimize infestation by mosquitos.
7. All exterior lighting shall feature full cut off shields to divert lighting downward and minimize light spill.
8. Exiting the Subject Property shall be a right turn only onto Bearsdale Drive, with a raised median restricting left turn exits.
9. Free standing signs shall be limited to two (2) monument signs not exceeding six feet (6') in height, in the locations shown on the Site Plan.
10. All storage shall be inside the storage units. There shall be no outside storage of vehicles, boats, recreational vehicles, or any other similar item.
11. Developer/Owner will create a butterfly or pollinator garden area in or near one of the retention areas on the Subject Property by planting native, low maintenance flowers and grasses.
12. There will no business operations from the individual units allowed.

**New Business:**

None

There being no other business before the board the meeting was adjourned at 6:46 p.m.

  
Rebecca Lightle, Chairman

  
Renea Rafala, Secretary

These minutes are not intended to be verbatim. They are a summary of discussions held, with the exception of the motions. An audiotape is made which provides a detailed record.