

**MINUTES OF THE LAWRENCE  
BOARD OF ZONING APPEALS  
June 21, 2022**

**MEMBERS PRESENT:** Rebecca Lightle, Tom Crouch, JD Masur, Faith Alvarez and Chris Downs

**STAFF PRESENT:** Board Secretary Renea Rafala

**STAFF VIRTUAL:** Chief of Staff David Hofmann, Chief of Police Gary Woodruff, Economic Development Director Dan Zuerner (via zoom) and City Engineer Sri Venugopalan (via zoom)

**COUNCIL PRESENT:** Rick Wells (via zoom) and Tyrrell Giles (via zoom)

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

**APPROVAL OF MINUTES FROM MAY 17, 2022:** Mr. Masur motioned for approval of the May 17, 2022 meeting minutes. The motion was seconded by Mrs. Lightle and passed 2-0.

**SPECIAL REQUESTS, WAIVERS OR WITHDRAWALS:** None

**Old Business:**

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

Petitioners' agent, David Gilman, presented the case for a 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.

Councilor Giles expressed his concerns about the impact the development may bring and would like to see something that would better support the quality of life in this area.

Councilor Wells expressed his support of the relocation from his district. His main concerns were that there be restrooms and requested signage of the rates and charges.

Tony Fesi of 7221-7223 Faris St has concerns about this type of business possibly inviting crime and chemicals seeping into the ground from wrecked vehicles.

Joan Carter owns 12 units on Faris St and was originally not happy about the project. Now she's not 100% opposed. With the landscaping plan it will not affect her properties as much.

Director Zuerner commented that Staff worked with the Petitioner to make changes on the layout of the project to make it more appealing. The project will not impact traffic and should help with crime in the area because the building will be staffed 24/7/365.

Director Venugopalan stated with the current C4 zoning and what would be allowed the possibility of a high traffic impact from another development is possible. He noted the main entrance would be on Shadeland and therefore not cause an increase of traffic on Faris.

Agent Gilman reported this property has been vacant for 20 years and the area needs new development along with redevelopment. Shadeland is not a desired location for retail because there are much more attractive sites along Pendleton Pike. Spill containment is a high priority and Zore's has a spill response plan in place.

After discussion the Board voted and approved the petition 3-1 with the following commitments:

1. Landscaping will include a dedicated area for a pollinator/butterfly garden.
2. Vehicles will only be stored in fenced area.
3. Granted to this owner only. If the property is sold the new owner will need to apply for a variance.

**New Business:**

**22-LUV-08 ~ 4801 Franklin Rd**

Petitioners' Attorney, Joe Calderon, presented the case for a Variance of Use of the City of Indianapolis consolidated Zoning/Subdivision Ordinance Table 743-1 to allow for Auto Detailing (Automobile and Light Vehicle Wash) and continued use of Automobile, Motorcycle and Light Vehicle Service or Repair at the Subject Property.

Michael Lady, 4981 Franklin Rd, questioned the scope of the renovation. Mr. Calderon responded it would be roofing, replacement of broken windows, painting the building, fixing the parking lot and landscaping.

Director Zuerner supports this petition with the commitments outlined in the Staff Report.

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

1. The development of the Subject Property shall be in substantial compliance with the plan of operation filed with petition
2. The proposed operator of the business permitted by this variance ("Operator"), shall undertake the following improvements to the Subject Property, all within ninety (90) days following the approval of Variance 22-LUV-08:
  - a. The parking lot in front of the building shall be repaired, coated, sealed and striped.
  - b. Operator shall add landscaping to the edges of the parking lot on Franklin Road and 48<sup>th</sup> Street pursuant to a plan approved by the City of Lawrence Zoning Administrator and will maintain thereafter.
3. The building fronting closest to Franklin Road shall be repainted to a neutral gray color
4. All parking at the Subject Property shall be within the newly striped spaces.

5. The existing shadow box fences extending from the side of the building and wrapping around the rear property line shall be freshly painted or retained and maintained thereafter in good condition.
6. This variance is granted to this petitioner only.

**22-LSV-09 ~ 4518 Franklin Rd**

Petitioner, Frank Speck, presented the case for a Variance of Development Standards of the City of Indianapolis consolidated Zoning/Subdivision Ordinance Table 744-510-2; Maximum fence and wall height from 6 feet to 8 feet.

Director Zuerner supports the request. The petitioner made commitments to the Redevelopment Commission to fence the property.

After discussion the Board voted and approved the petition 4-0 with no commitments.

There being no other business before the board the meeting was adjourned at 7:50 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.