



City of
Lawrence
Indiana

Address: 10000 E 56th Street
Parcel #: 4022856
Docket #: 25 LSV 05
Hearing Date: April 15, 2025
Council District #: #3 ~ Freeman

Petitioner/Owner: Waste Management
Aaron Johnson, Area Vice President
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Plymouth, MI 48170
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Agent: Banning Engineering
Wade Banning
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Plainfield, IN 46168
317-707-3750
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Application:

Variance from the Development Standard 1-4 Table 742-107-4 to allow a reduced side yard setback of 5' (30' required).

The intent is to install a second scale for their 56th Street Transfer Station to improve efficiency and safety for their trucks entering and exiting the site.

The project will require widening of their existing drive, installing a new entrance ramp, scale and exit ramp on the west side of the existing trailer and complete the required modifications to the existing trailer to accomplish this new construction. Additionally, removing of trees, modification of the existing fence and gate, and grading will be completed to accomplish these improvements.

Opinion:

It is the opinion of this review that the Petition for Variance of Development Standards meets the requirements of the Findings of Fact

Recommendation:

It is our recommendation that this variance be approved with the commitment that any tree removed will be replaced with the same diameter or equivalent.



Summary of the Subject Property Zoning Standards

Current Zoning Designation:	I3
Surrounding Property Zoning	
North:	I2 & C7
South:	C3
East:	I3 & C7
West:	I3
Comprehensive Plan Land Use Designation	
Current Land Use:	Heavy Industrial
Compact Context Area:	Metro
Relevant Code Sections:	Table 742-107-4

Previous Rezoning Petitions:

1968 Z 17
1970 Z 132
1987 Z 194
1989 Z 25

Previous Variance Petitions:

1995 LSE 01 ~ Special Exception Variance to allow for the operation of a medical/infectious waste container transfer facility. GRANTED WITH COMMITMENTS
2004 LSE 07 ~ Special Exception Variance to allow for the operation of a solid waste transfer station. DENIED



TABLE 742-107-4
I-4 DISTRICT
DIMENSIONAL STANDARDS

	COMPACT	METRO
LOT STANDARDS		
Minimum street frontage	35 ft.	75 ft.
SETBACKS		
Minimum depth front yard	See Table 744-201-6	See Table 744-201-6
Minimum front transitional yard	50 ft.	200 ft.
Minimum width of side yard	20 ft.	30 ft.
Minimum side transitional yard	50 ft.	150 ft.
Minimum depth of rear yard	20 ft.	30 ft.
Minimum rear transitional yard	50 ft.	150 ft.
BUILDING STANDARDS		
Maximum building height along transitional yard	35 ft.	35 ft.

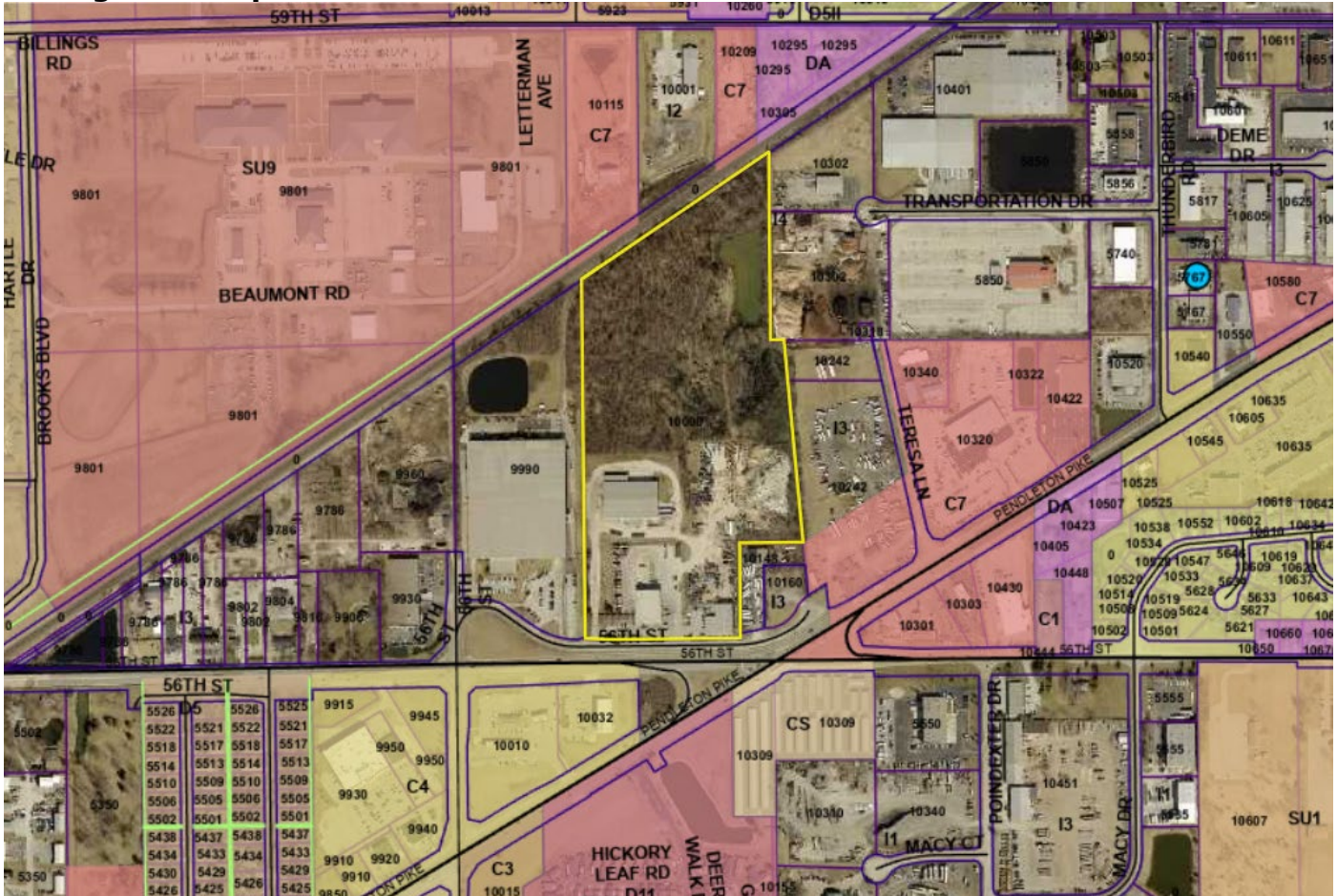
This Table is a summary of selected standards; refer to Chapter 744, Article II Lot and Building Dimensions, for additional regulations.

*In case of a discrepancy with this summary table, the master table in Chapter 744-II governs.



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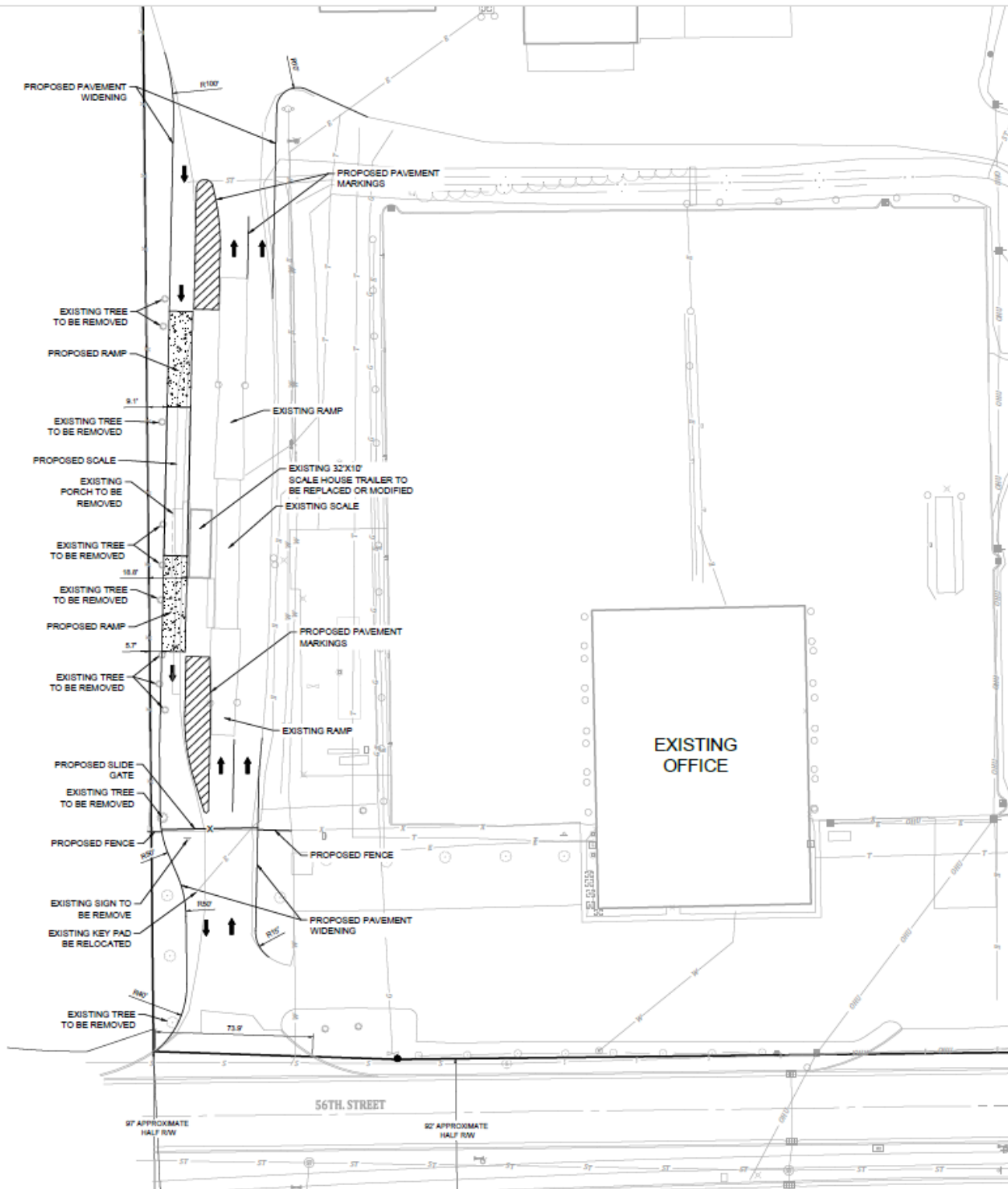
Zoning Base Map:





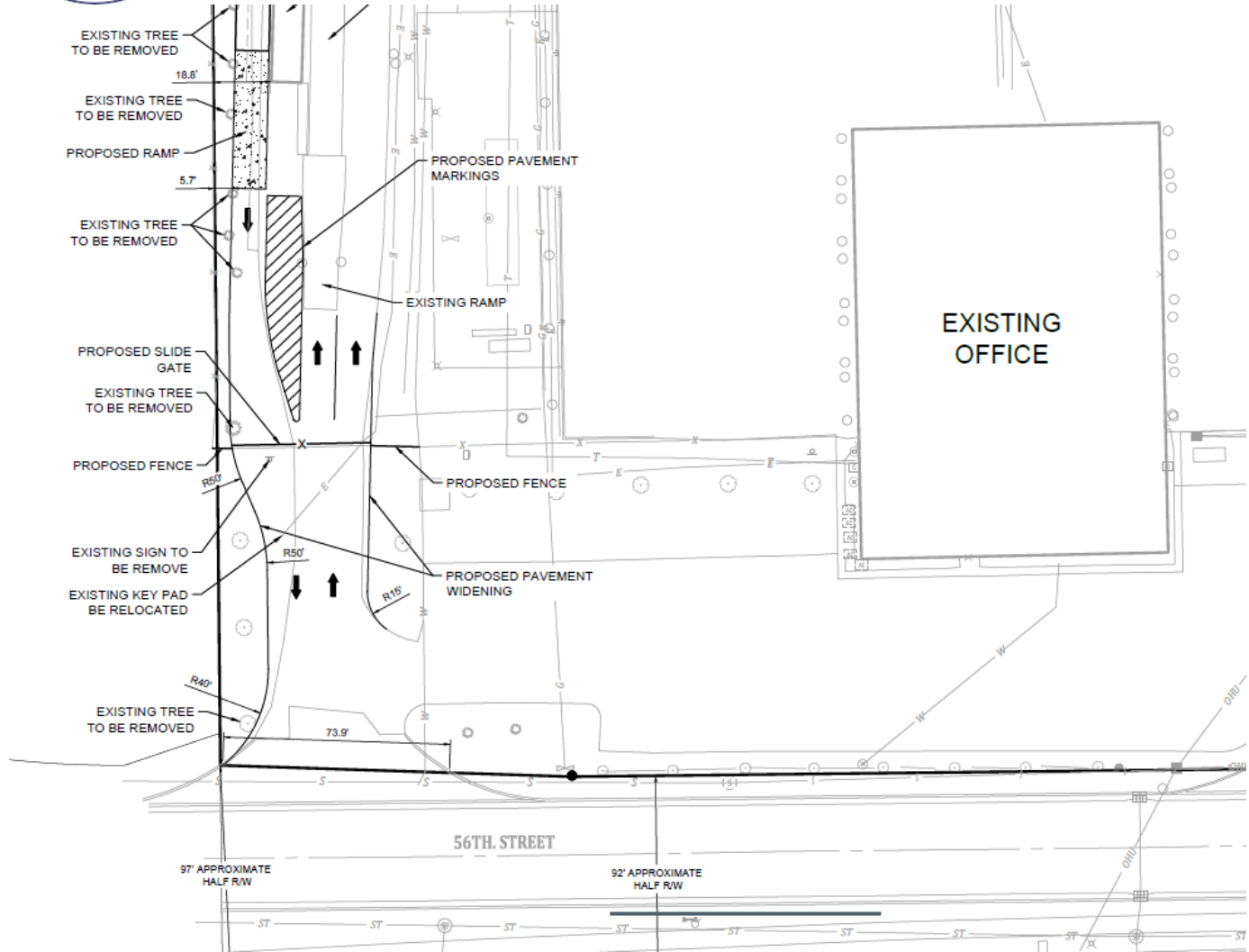
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Site Plan:



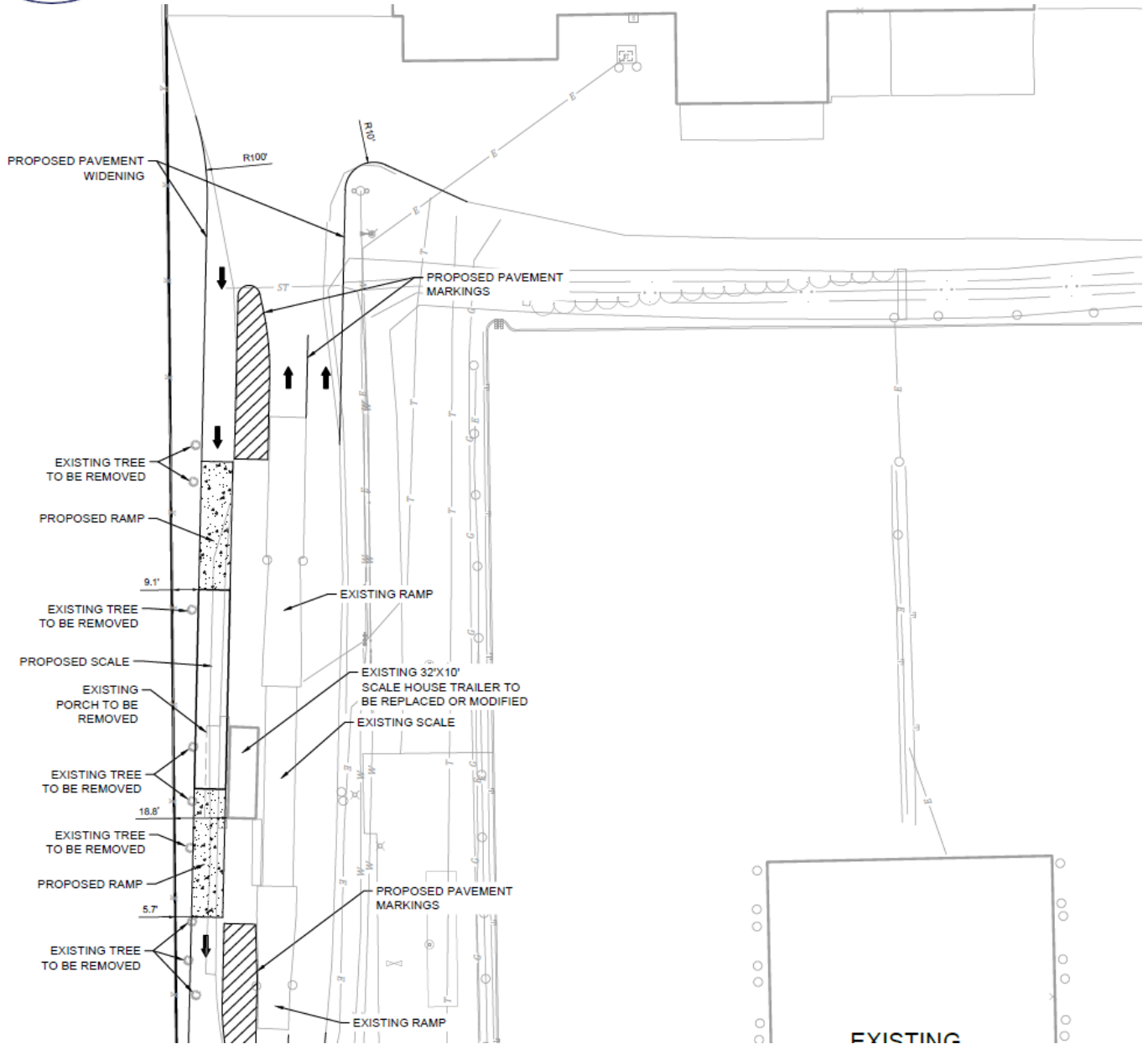


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Findings of Fact (as provided by applicant):

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 installation of the second scale will increase the size of the existing drive and provide the petitioner with an entrance scale and an exit scale, which will improve the efficiency of moving traffic, reduce the crossing of entrance traffic and exiting traffic and reduce the amount of stacking on 56th Street. These improvements will improve safety.

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 proposed improvements are not changing the purpose of the existing conditions and will be contained within the existing fence that separates the two properties. So these improvements will not prevent the adjacent property owner from using their property as intended. The adjacent property is zoned I-3 and contains a box warehouse building. The addition of these improvements should not affect the adjacent properties value.

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

The intention of this project is to improve efficiency, but more importantly safety. The existing conditions on site dictate that the best way to improve the entrance is to add the new scale on the west side of the existing drive and encroach into the side yard setback. The proposed project would not be feasible if the terms of the zoning ordinance were used.