



City of  
**Lawrence**  
Indiana

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**FILING CHECKLIST FOR REZONING PETITION**  
*Please read carefully*

All documents must be legible. All text documents must be typewritten or computer generated. All drawings, such as site plans, elevations, sign details, maps and surveys must be drawn to an appropriate scale, dimensioned and in ink.

Your ReZoning Packet must be filed electronically via [permits@cityoflawrence.org](mailto:permits@cityoflawrence.org) or in person at: Lawrence Government Center, 9001 E 59<sup>th</sup> St., Ste 205, Lawrence, IN 46216. In person filings will still require an electronic submittal.

Filing fees must be paid to receive a docket number. Any additional fees must be paid prior to the initial hearing.

**Your initial packet must include the following:**

- a. Completed Petition signed by the owner of the subject property or an authorized agent, notarized.
- b. One (1) copy of a general location or area map indicating (in a reproducible manner) the location of the property and the surrounding area. Maps created using internet mapping sites are acceptable.
- c. Legal description attached to the petition.
- d. Metes and bounds descriptions should include the perimeter survey, drawn to scale. - or - Recorded subdivision legal description includes lot number, section number, subdivision name, plat book number with page number and must include a plat map (plat maps are available in Room 741 of the City-County Building for a nominal charge).
- e. If the petition requests a C-S or D-P classification, a site plan must be filed. Plans must be legible and drawn to a scale of 1=10, 1=20, 1=30, or 1=40. Additional information may be required, but at the minimum, plans must include the information described on the site plan form. If the petition requests a D-P classification, a written development statement must also be submitted.
- f. If the "Statement of Commitments" forms are filed, forms must be signed by the current owner of record. Agents are not acceptable. Legible legal description must be included.
- g. Non-refundable filing fee. Consult the Rules of Procedure for the applicable fee amounts.
- h. On-site hearing notice sign. The On-Site Notice must be posted in a conspicuous location along each frontage of the affected property.
- i. Surrounding property owners. As part of the legal notice requirement, the petitioner is required to notify the owners of surrounding properties per the Rules of Procedure. Petitioners can request a list of those property owners requiring notice of their petition. The list of owners compiled will be provided to the petitioner via email on label form. Petitioners are still required to make copies of the legal notice and mail it to the list provided.

Contact person identified. This Contact Person is notified when additional information is required and receives the written Staff Report.

Name (print): Paul Puzzello

Address: 3801 N Meridian Street #902 Indianapolis, IN 46208

Daytime Phone: 317-504-7183

E-Mail Address: ppuzzello@gmail.com



CITY OF LAWRENCE COMMON COUNCIL  
OF MARION COUNTY, INDIANA  
PETITION FOR REZONING

DOCKET #: 24 ZON 01

ADDRESS OF PREMISES AFFECTED: 11950 E 65th Street, Indianapolis, IN 46236  
STREET ADDRESS CITY STATE ZIP

NAME OF PETITIONER(S): Stelor LLC PHONE: 317-362-7787

PETITIONER(S) E-MAIL: stelorconstructionindy@gmail.com

PETITIONER(S) ADDRESS: 13722 Diving Hawk Crossing, Fishers, IN 46055  
STREET ADDRESS CITY STATE ZIP

AGENT: (none) PHONE: \_\_\_\_\_

AGENT E-MAIL: \_\_\_\_\_

AGENT ADDRESS: \_\_\_\_\_  
STREET ADDRESS CITY STATE ZIP

NAME OF OWNER(S): (same) PHONE: \_\_\_\_\_  
IF DIFFERENT FROM PETITIONER(S)

OWNER(S) E-MAIL: \_\_\_\_\_

OWNER(S) ADDRESS: \_\_\_\_\_  
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: \_\_\_\_\_ SECTION: \_\_\_\_\_

LOT NUMBER(S): \_\_\_\_\_

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: \_\_\_\_\_ TOWNSHIP: \_\_\_\_\_ ACREAGE: \_\_\_\_\_

EXISTING USE OF THE SUBJECT PREMISES: former pet grooming shop

PROPOSED ZONING: D3

PROVIDE A DETAILED DESCRIPTION OF THE PROPOSED REQUEST: STATE THE SPECIFIC ORDINANCE(S), STANDARDS(S), AND/OR REGULATION(S) SOUGHT TO BE MODIFIED, IF ANY (ATTACH ADDITIONAL PAGES, IF NECESSARY).

Rezone the property from a C3 to a D3



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

**D P HUDDLESTUN**  
NOTARY PUBLIC - SEAL  
STATE OF INDIANA  
COMMISSION NUMBER NP0732606  
MY COMMISSION EXPIRES MAR. 24, 2029

STATE OF INDIANA, COUNTY OF MARION, SS:

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22 DAY OF July, 2022

NOTARY PUBLIC *[Signature]*

PRINTED NAME D P Huddleston

MY COMMISSION EXPIRES 3/24/2029

COUNTY OF RESIDENCE Hamilton



11950 E 65TH STREET

PROPERTY LOCATION MAP



0 100 200 ft  
CHURCH ST

## SURVEYOR LOCATION REPORT

This report was prepared only for:  
ATLANTIS TITLE SERVICES, INC (#2023-03-0013).

THIS REPORT IS DESIGNED FOR USE BY A TITLE INSURANCE COMPANY WITH RESIDENTIAL LOAN POLICIES. NO CORNER MARKERS WERE SET AND THE LOCATION DATA HEREIN IS BASED ON LIMITED ACCURACY MEASUREMENTS. THEREFORE, NO LIABILITY WILL BE ASSUMED FOR ANY USE OF THIS DATA FOR CONSTRUCTION OF NEW IMPROVEMENTS OR FENCES. THIS REPORT IS NOT INTENDED TO REPRESENT A SURVEY, NOR IS IT INTENDED TO BE USED BY AND/OR BENEFIT THE BORROWER(S).



PROPERTY ADDRESS: 11950 East 65th Street, Indianapolis, IN 46236

PROPERTY DESCRIPTION: Lot Number 25 in William F Comb's 1st Addition to the Town of Oakland (now Oaklandon), as per plat thereof recorded in Plat Book 1, Page 226, in the Office of the Recorder of Marion County, Indiana.

This is to certify that the subject property does not lie within that Special Flood Hazard Area Zone "A" or "AE". The accuracy is subject to map scale uncertainty and to any other uncertainty in location or elevation on Community Panel Number 18097C0089F of the Flood Insurance Rate Maps, effective date 04/19/2016.

BORROWER(S): Stefano Lorenzetto



### HAHN SURVEYING GROUP, INC.

Land Surveyors  
8925 N. Meridian Street, Suite 120  
Indianapolis, IN 46260  
PHONE: (317) 846-0840  
FAX: (317) 846-4298  
EMAIL: [orders@hahnsurveying.com](mailto:orders@hahnsurveying.com)  
[www.hahnsurveying.com](http://www.hahnsurveying.com)

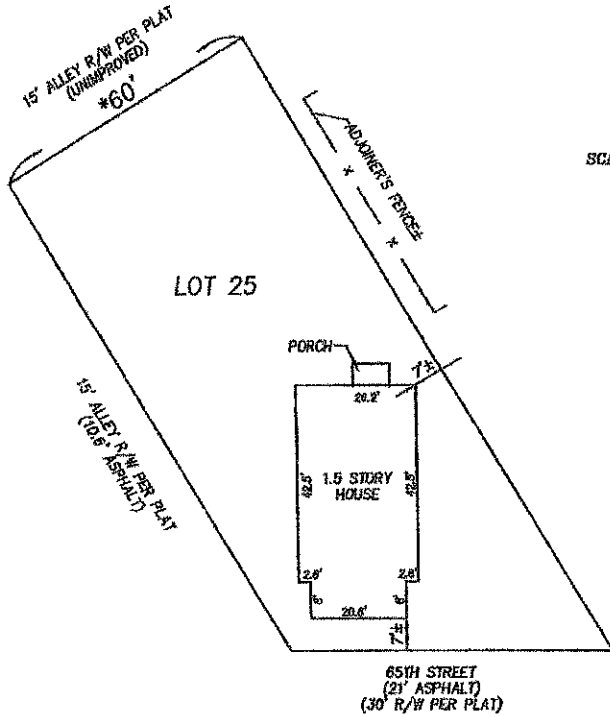
Job No: S23-16070  
Sheet 1 of 2

## SURVEYOR LOCATION REPORT

I hereby certify to the parties named above that the real estate described herein was inspected under my supervision on the date indicated and that to the best of my knowledge, this report conforms with the requirements contained in Sections 27 through 29 of 865 IAC 1-1-12 for a SURVEYOR LOCATION REPORT. Unless otherwise noted there is no visible evidence of possession lines found.

### LEGEND

R/W	RIGHT-OF-WAY
— x —	FENCE±



SCALE: 1"=80'

\* ONLY DIMENSION SHOWN ON RECORD PLAT FOR SUBJECT LOT

NOTE: FENCE LOCATIONS SHOWN ARE APPROXIMATE. AN ACCURATE BOUNDARY SURVEY IS REQUIRED TO DETERMINE EXACT LOCATIONS.

NOTE: DUE TO THE LACK OF QUALIFIED MONUMENTATION FOUND, THE ACCURACY OF THIS REPORT IS LIMITED TO 3±.

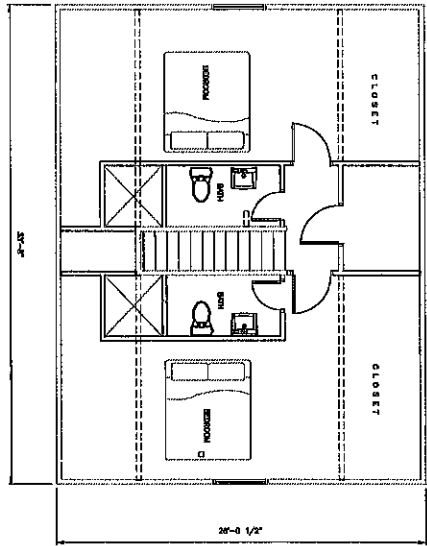


**Hahn Surveying Group, Inc.**  
 Land Surveyors  
 8925 N. Meridian Street, Suite 120  
 Indianapolis, IN 46260  
 PHONE: (317) 846-0840 / (317) 846-4119  
 FAX: (317) 846-4298 / (317) 582-0662  
 EMAIL: orders@hahnsurveying.com  
 www.hahnsurveying.com

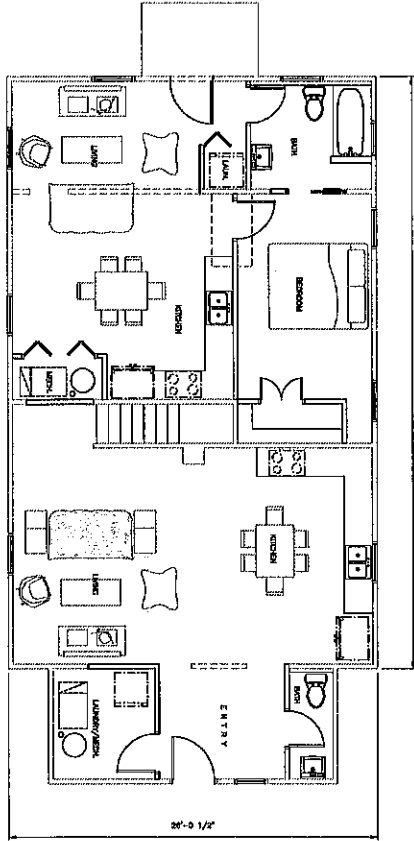


CERTIFIED: 03/15/2023

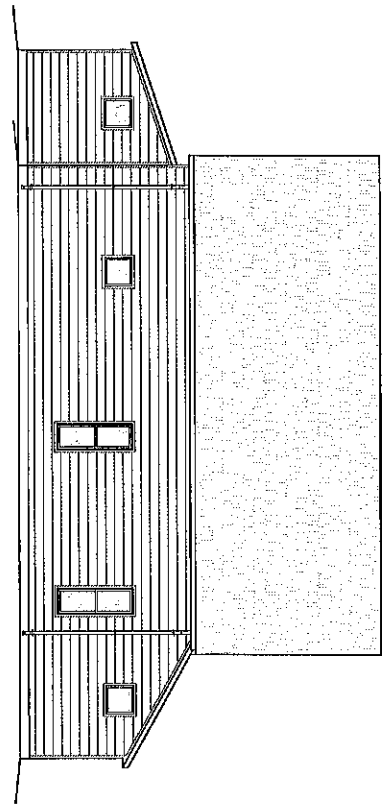
*Chad L. Brown*  
 Chad L. Brown  
 Registered Land Surveyor,  
 Indiana #21100002  
 Drawn By: JBC  
 Job No.: S23-16070  
 Sheet 2 of 2



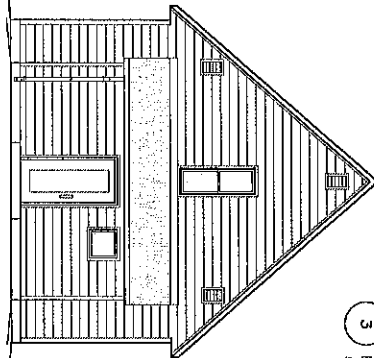
2 UPPER FLOOR PLAN  
SCALE: 1/4"=1'-0"



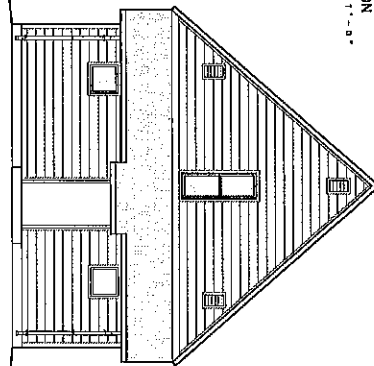
1 MAIN FLOOR PLAN  
SCALE: 1/4"=1'-0"



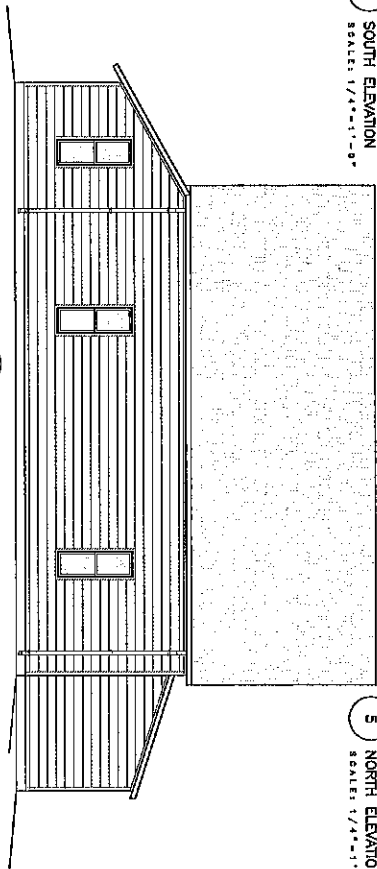
3 EAST ELEVATION  
SCALE: 1/4"=1'-0"



4 SOUTH ELEVATION  
SCALE: 1/4"=1'-0"



5 NORTH ELEVATION  
SCALE: 1/4"=1'-0"



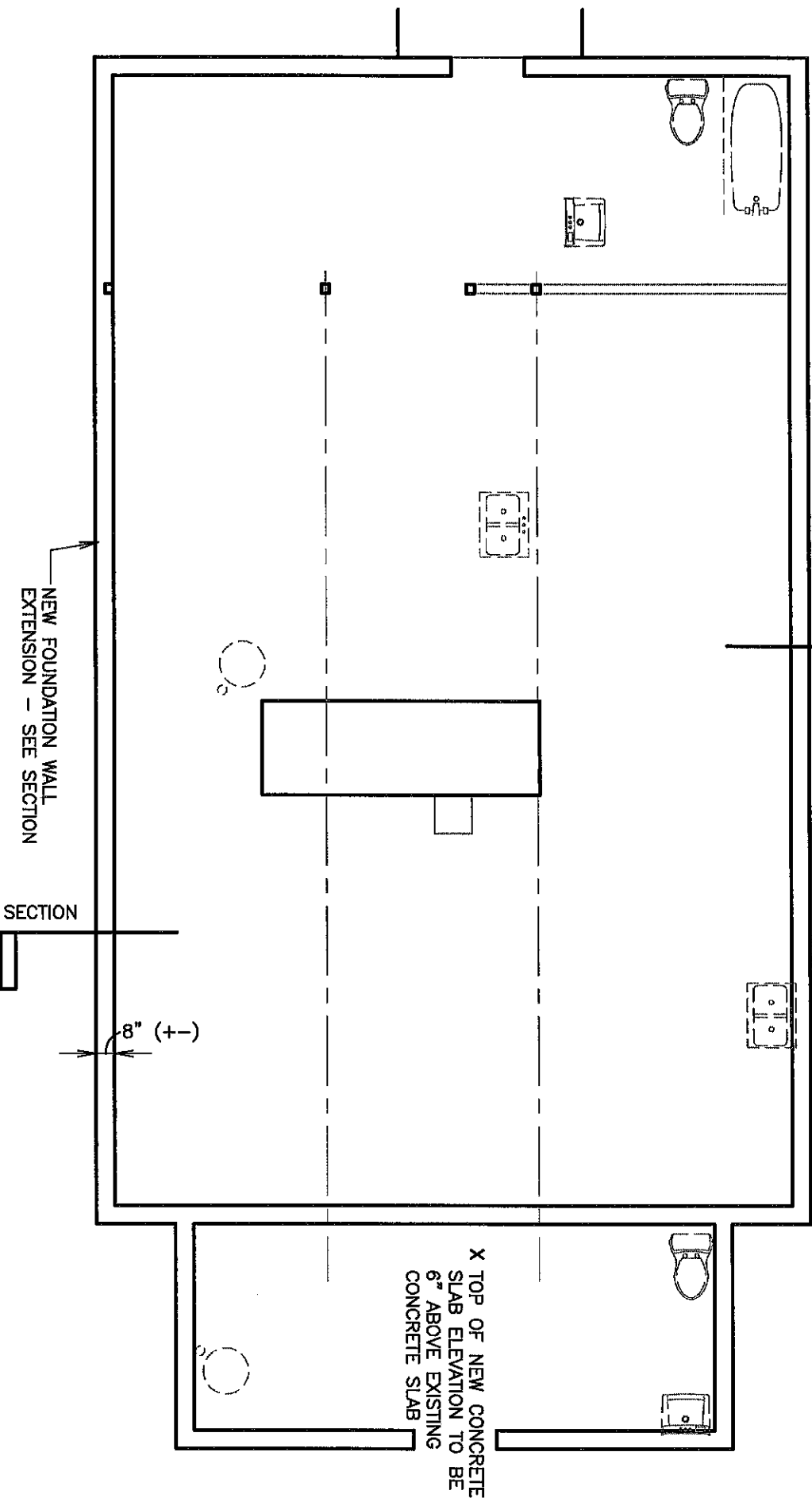
6 WEST ELEVATION  
SCALE: 1/4"=1'-0"

<p>SHEET NAME: PROPOSED FLOOR PLANS/ EXTERIOR ELEVATIONS</p> <p>DRAWING ISSUE DATE: 10 JUNE 2024</p>	<p>PROJECT NUMBER 1408</p> <p>DATE 10 JUNE 2024</p> <p>DESIGNED BY STEFANO LORENZETTO</p> <p>DRAWN BY STEFANO LORENZETTO</p>	<p>CERTIFICATION</p>	<p><b>HOUSE RENOVATION</b></p> <p>CLASS 2' CONSTRUCTION - STEFANO LORENZETTO</p>	<p>PUZZELLO ARCHITECTURE PRACTICE</p> <p>3961 N MIDWAY TERRACE, SUITE 102, INDIANAPOLIS, INDIANA 46208 317.406.7103 puzello@puzello.com www.puzello.com</p>
			<p>SHEET NUMBER <b>A1</b></p>	

1

# FOUNDATION PLAN

SCALE: 3/16" = 1'-0"



NEW FOUNDATION WALL  
EXTENSION - SEE SECTION

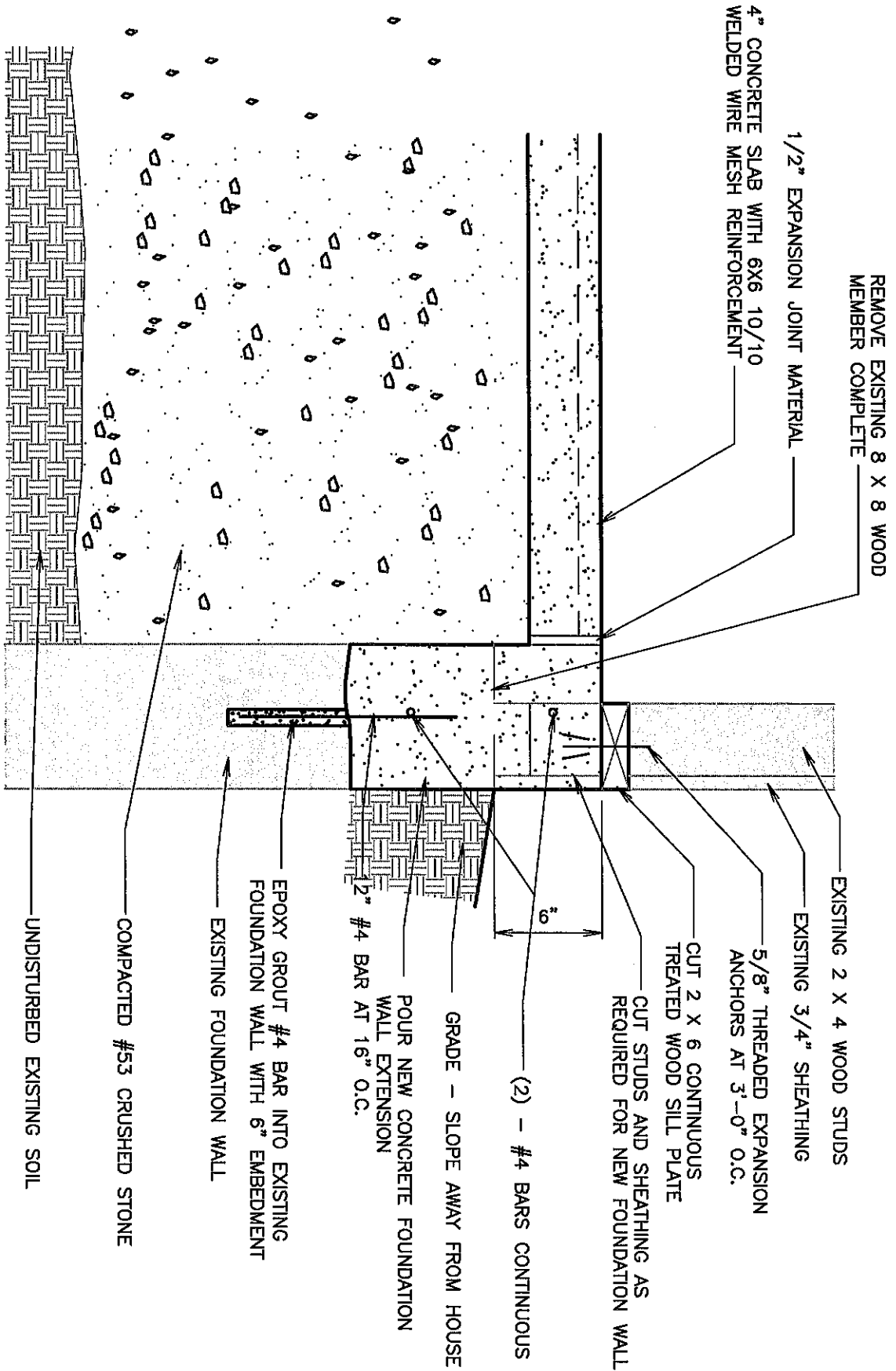
SECTION

SECTION

X TOP OF NEW CONCRETE  
SLAB ELEVATION TO BE  
6" ABOVE EXISTING  
CONCRETE SLAB

8" (+)





REMOVE EXISTING 8 X 8 WOOD MEMBER COMPLETE

1/2" EXPANSION JOINT MATERIAL

4" CONCRETE SLAB WITH 6X6 10/10 WELDED WIRE MESH REINFORCEMENT

EXISTING 2 X 4 WOOD STUDS

EXISTING 3/4" SHEATHING

5/8" THREADED EXPANSION ANCHORS AT 3'-0" O.C.

CUT 2 X 6 CONTINUOUS TREATED WOOD SILL PLATE

CUT STUDS AND SHEATHING AS REQUIRED FOR NEW FOUNDATION WALL

(2) - #4 BARS CONTINUOUS

GRADE - SLOPE AWAY FROM HOUSE

POUR NEW CONCRETE FOUNDATION WALL EXTENSION

12" #4 BAR AT 16" O.C.

EPOXY GROUT #4 BAR INTO EXISTING FOUNDATION WALL WITH 6" EMBEDMENT

EXISTING FOUNDATION WALL

COMPACTED #53 CRUSHED STONE

UNDISTURBED EXISTING SOIL

## Campbell, Mary

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**Subject:** External Sender | Lawrence Portal  
**Location:** Microsoft Teams Meeting

**Start:** Wed 7/24/2024 10:00 AM  
**End:** Wed 7/24/2024 10:30 AM

**Recurrence:** (none)

**Meeting Status:** Accepted

**Organizer:** Austin Azzaretti

**CAUTION:** External Sender

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## Microsoft Teams [Need help?](#)

### [Join the meeting now](#)

Meeting ID: 273 317 095 570

Passcode: cWoN6f

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For organizers: [Meeting options](#)

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# RECEIPT

Form Prescribed by the Indiana State Board of Accounts for the  
City of Lawrence, IN 2010  
General Form No. 203

**PAYMENT DATE**

07/30/2024

**COLLECTION STATION**

DPW Front Desk

phone 317.549.4804    controllersoffice@cityoflawrence.org

**RECEIPT NO.**

2024-00097942

**CASHIER**

Renea Rafala

PAYMENT CODE	RECEIPT DESCRIPTION	TRANSACTION AMOUNT									
Zoning	Zoning Variance Fees 11950 E 65th St ~ Rezone Petition #24ZON01 101-002-01 341.002 General Government Zoning Fees \$300.00	\$300.00									
	<table border="1"> <thead> <tr> <th colspan="3" data-bbox="334 646 451 676">Payments:</th> </tr> <tr> <th data-bbox="472 653 532 682">Type</th> <th data-bbox="613 653 678 682">Detail</th> <th data-bbox="1068 653 1161 682">Amount</th> </tr> </thead> <tbody> <tr> <td data-bbox="472 682 532 711">Check</td> <td data-bbox="613 682 678 711">980</td> <td data-bbox="1068 682 1161 711">\$300.00</td> </tr> </tbody> </table>	Payments:			Type	Detail	Amount	Check	980	\$300.00	
Payments:											
Type	Detail	Amount									
Check	980	\$300.00									
<b>Total Amount:</b>		<b>\$300.00</b>									

RECEIVED FROM: Stellor LLC