

FILING CHECKLIST FOR VARIANCE PETITION Please read carefully

Your Variance Packet must be filed electronically via <u>permits@cityoflawrence.org</u> or in person with the Board Secretary, located at: Lawrence Government Center, 9001 E 59th St., Ste 205, Lawrence, IN 46216.

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

The initial packet must be filed thirty-five (35) days prior to the hearing date and include the following:

Your initial packet must include the following:

- a. Petition
- b. Findings of Fact
- c. Zoning Base Map (obtained thru Board Secretary) with subject property prominently marked
- d. Consent Form (if applicable)
- e. Set of Structural plans, including floor plans and elevations (if applicable)
- f. Site Plan (with landscaping, if applicable)
- q. Plot Plan
 - Must be drawn to a scale of 1"=30', 1"=20', 1"=10'. Indicate scale on plans.

Plot Plan must include:

- The North arrow
- Address of the site
- · All dimensions of the entire site
- Names, centerline and right-of-way widths of all street, alleys and easements (including: drainage easements, utility easements, etc)
- Location and horizontal dimensions of all structures, existing and proposed. Proposed structures indicated by cross-hatching. e.g. ////
- Use of each structure by labeling. (such as: residence, garage, existing shed, etc)
- Structures to be removed indicated by broken lines. e.g. - -
- Distance from front, rear and each side of property line to all structures. (This distance is measured from the point where the structure is nearest the property line.)
- Location of proposed or existing driveway and its width at the right-of-way (property) line. (Also show connection to street and alley.)
- Measurement of curb radius and/or taper.
- Locations, dimensions and use of any other paved areas.
- The name of legal ditches or streams on or adjacent to the site.
- Location, type (i.e. ground, pole, projected, wall or other) and dimensions of all signs. Include separate, elevation of proposed sign structures complete with all dimensions and drawn to scale.
- Location, size and type of all exiting and proposed trees and landscaping.

Legal Notice:

- a. The Legal Notice of Public Hearing must be mailed to neighboring property owners and the Lawrence Council Members (available from Board Secretary) at least ten (10) days prior to the hearing.
- b. A copy of the Legal Notice of Public Hearing must also be posted on the property of which the Variance is being applied for.

Once Legal Notice has been mailed to neighboring property owners the following documents will need to be submitted to the Board Secretary no less than https://documents.org/least-10.22 prior to the hearing:

- c. Affidavit of Legal Notice of Public Hearing
- d. List of neighbors and Council members notified



LAWRENCE BOARD OF ZONING APPEALS OF MARION COUNTY, INDIANA

PETITION FOR VARIANCE

			DOCKET #:	
DDRESS OF PREMISES AFFECTED:				
STREET A		CITY	STATE	ZIP
ME OF PETITIONER(S):			PHONE:	
TITIONER(S) E-MAIL:				
TITIONER(S) ADDRESS:				
STREET A	DDRESS		STATE	ZIP
ENT:			PHONE:	
GENT E-MAIL:				
GENT ADDRESS:				
STREET A	DDRESS	CITY	STATE	ZIP
AME OF OWNER(S):			PHONE:	
DIFFERENT FROM PETITIONER(S) WNER(S) E-MAIL:				
WNER(S) ADDRESS:				
STREET A	DDRESS	CITY	STATE	ZIP
/ARE THE PETITIONER(S) THE OWNER(S) O	F ONE HUNDERED PERCENT (1	00%) OF THE ARE IN	VOLVED IN THE PETITIC	NY?
S NO	TONE HONDERED FERCENT (I	0070) OF THE ARE IN	VOLVED IIV THE FETTILE	/IV:
GAL DESCRIPTION (CHECK ONE):				
COMPLETE METES & BOUNDS WITH			6	
PLATTED SITE WITHIN A RECORDED SUBDIVISION NAME:	ZORDINIZION MITH COLL OF I			
LOT NUMBER(S):				
THIS PROPERTY THE SUBJECT OF ANY COL	E ENFORCEMENT ACTION?	YES	NO	
AS THIS PROPERTY THE SUBJECT OF ANY F IF YES, LIST THE DOCKET NUMBER(, ,	YES	NO	
JRRENT ZONING:	TOWNSHIP:		ACREAGE:	
(ISTING USE OF THE SUBJECT PREMISES: _				
— HE VARIANCE REQUEST IS FOR A VARIANCE				
USE		NT STANDARDS		
USE AND DEVELOPMENT STANDAR ReZoning				

PROVIDE A <u>DETAILED DESCRIPTION</u> OF THE PROPOSED USE: STATE THE SPECIFIC ORDINANCE(S), STANDARDS(S), AND/OR

REGULATION(S) SOUGHT TO BE MODIFIED (ATTACH ADDITIONAL PAGES, JE NECESSARY).

The proposed use is commercial/retail in two buildings. Two variances to Lawrence Village PUD Ordinance are

- Section 2.2.5 Curb Cuts (Location) to allow two (2) curb cuts on the west side of a proposed development to be located within 100 feet of a public street intersection (100-feet separation required).
- Section3.3.7 (3.2.7) Required Building Line Standards to allow a Required Building Line of greater than 15 feet along the north side of East 56th Street (Required Building Line of 15 feet is required from the back of the street curb).



THE ABOVE INFORMATION, TO MY KNOWLEDGE AND BE	ELIEF, IS TRUE AND CORRECT.
Kevin D. Buchkeig	Α
SIGNATURE(S) OF PETITIONER(S) OR AGENT	SIGNATURE(S) OF OWNER(S) IF DIFFERENT THAN PETITIONER
Kevin G. Buchheit, Agent for Foamcraft, Inc.	Fort Harrison Reuse Authority by Keith Johnson, Executive Director

STATE OF INDIANA, COUNTY OF MARION, SS:

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th DAY OF DCtober 20 24

NOTARY PUBLIC John A. Ringham PRINTED NAME John A. Ringham

MY COMMISSION EXPIRES June 12, 2032 COUNTY OF RESIDENCE Marion





SIGNATURE(S) OF PETITIONER(S) OR AGENT	SIGNATURE(S) OF OWNER(S) IF DIFFERENT THAN PETITIONER
Kevin G. Buchheit, Agent for Foamcraft, Inc.	Fort Harrison Reuse Authority by Keith Johnson, Executive Director
	PUSSEL BROWN, BUANS
STATE OF INDIANA, COUNTY OF MARION, SS: SUBSCRIBED AND SWORN TO BEFORE ME THIS	th DAY OF October 20 24





DOCKET NO.:	

LAWRENCE BOARD OF ZONING APPEALS OF MARION COUNTY, INDIANA

CONSENT FORM

The undersigned	FHRA by Russell L.	Brown, Board President	being the owner(s) of the property
commonly known	as 9335 OTIS AVE; 9435 OTIS AVE; 93	330 E 56TH ST; 9440 E 56TH ST	hereby authorize(s)
	Vault LLP and Kevin G. Buchheit		to file land development
petitions necessa	ry for the aforementioned ac	ddress.	
This consent shal	l :		
remai	n in effect until revoked by	a written statement filed with the La	awrence Board of Zoning Appeals
OR			
☐ rema	n in effect until	, 20	
123			
Property Owner		Property Owner	
Date: 16/16	(24	Date:	
OTATE OF INIDIA			
STATE OF INDIA COUNTY OF M	,) SS:)	
COUNTY OF M	arion ary Public in and for said Coe execution of the foregoing) SS:) Dunty and State, appeared the Prop as his/her/their voluntary act and o	
COUNTY OF Months Before me, a Nota acknowledged the expressed thereir	arion ary Public in and for said Co e execution of the foregoing) punty and State, appeared the Prop	deed for the uses and purposes
COUNTY OF Months Before me, a Nota acknowledged the expressed thereir	arion ary Public in and for said Co e execution of the foregoing and notarial seal this 16	ounty and State, appeared the Prop as his/her/their voluntary act and o	deed for the uses and purposes
COUNTY OF ME Before me, a Note acknowledged the expressed therein Witness my hand	arion ary Public in and for said Co e execution of the foregoing and notarial seal this 16	ounty and State, appeared the Prop as his/her/their voluntary act and o	deed for the uses and purposes
Before me, a Note acknowledged the expressed therein Witness my hand	arion ary Public in and for said Co e execution of the foregoing and notarial seal this 16	ounty and State, appeared the Prop as his/her/their voluntary act and o	deed for the uses and purposes
Before me, a Note acknowledged the expressed therein Witness my hand	arion ary Public in and for said Co e execution of the foregoing and notarial seal this 16	ounty and State, appeared the Prop as his/her/their voluntary act and o	deed for the uses and purposes 4 Local
Before me, a Nota acknowledged the expressed therein Witness my hand My commission e 5/24/28 Marion	arion ary Public in and for said Co e execution of the foregoing and notarial seal this 16	ounty and State, appeared the Property as his/her/their voluntary act and declar and of the property of the pr	deed for the uses and purposes 4 Local



LAWRENCE BOARD OF ZONING APPEALS OF MARION COUNTY, INDIANA

PREPARING YOUR FINDINGS OF FACT

It is important to prepare your Findings of Fact properly. If your petition is granted, the Findings of Fact are adopted by the Lawrence Board of Zoning Appeals as the basis for granting the petition. If the petition granted is judicially reviewed by a court of law, these findings would be the primary evidence in the court's review. Therefore, the following suggestions are offered to assist you in your preparation:

Read each statement carefully before completing the finding. What you write after the word "because" in each of the findings must support the statement that introduces the finding.

Be sure that you understand the statements in the Findings of Fact. For example, if you do not know what the comprehensive plan recommendation is, do not try to complete the finding regarding the comprehensive plan until you learn what it is.

Do not use personal matters as reasons for findings. The findings must relate to the <u>property</u>, not to a person.

Check your spelling.

Use correct grammar. When in doubt, please get assistance.

Do not use pronouns (I, he, she, we or the possessives my, his, her, our) to describe yourself or the petitioner, i.e., the person or entity seeking the variance. Simply repeat the word "petitioner" or "petitioner's".

You may want to consider obtaining professional assistance if you are uncertain about how to proceed.



PETITION NO.:	

LAWRENCE BOARD OF ZONING APPEALS OF MARION COUNTY, INDIANA

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 proposed development generally aligns with the Lawrence Village Center Master Plan, existing development to the west and existing public rights-of-way influence the site design for the proposed development, the Fort Harrison Reuse Authority is guiding the design process through its plan review authority, and additional commercial will provide amenities to area Lawrence residents and visitors.

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 requested variances will allow for a new development that reflects the design of other nearby development, building off of existing infrastructure improvements and adding compatible commercial development to the existing mix of land uses in the village.

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

Site design is limited by existing development and the fact that the site is bound by public streets on the north, east and south sides and existing development on the west side and the site design evolved given those limitations and to accommodate infrastructure within the existing rights-of-way that prohibit compliance with some development standards.



DECISION

IT IS THEREFORE THE DECISION OF THIS BODY THAT THIS VARIANCE PETITION IS GRANTED, SUBJECT TO ANY CONDITIONS STATED IN THE MINUTES (WHICH CONDITIONS ARE INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DECISION).

Adopted this	day of	, 20
Chairman		
Vice-Chairman		
Member		
Member		
Member		

PROCEDURES FOR FILLING OUT THE LEGAL NOTICE OF PUBLIC HEARING AND THE AFFIDAVIT OF PUBLIC HEARING

As a petitioner seeking a variance, you must notify other interested parties and property owners. Your responsibilities and the procedures you must follow are set out in the Rules of Procedure of the Lawrence Board of Zoning Appeals. The procedures for notice are summarized below:

- 1. The Petitioner must prepare the LEGAL NOTICE OF PUBLIC HEARING for mailing. The notice must be sent by registered, certified or first-class mail at least ten (10) days before the date of hearing. The notice must be mailed to the owners of all adjacent parcels of land surrounding the subject property to a depth of two (2) property ownerships, but not exceeding 660 feet from the subject property. You can obtain all information on ownership of surrounding property from the Board of Zoning Appeals Secretary, 9001 E 59th St, Suite 205, (317-545-5566).
- 2. The LEGAL NOTICE OF PUBLIC HEARING must also be sent to appropriate neighborhood organizations. This information can be obtained from the Board of Zoning Appeals Secretary, 9001 E 59th St, Suite 205, (317-545-5566).
- 3. The LEGAL NOTICE OF PUBLIC HEARING must also be sent to all members of the Lawrence Common Council as well as the At-Large members of the Lawrence Common Council. This information can be obtained from the Board of Zoning Appeals Secretary, 9001 E 59th St, Suite 205, (317-545-5566).
- 4. A copy of the LEGAL NOTICE OF PUBLIC HEARING must be posted in a conspicuous place on the subject property at least ten (10) days before the hearing and remain there until final hearing of the petition.
- 5. The AFFIDAVIT OF NOTICE OF PUBLIC HEARING must be notarized and then filed in the office of the Lawrence Board of Zoning Appeals along with a copy of the LEGAL NOTICE OF PUBLIC HEARING within three (3) business days after mailing of the notices. These documents may be filed in person or mailed to the Lawrence Board of Zoning Appeals, Attn.: Board Secretary, 9001 E. 59TH Street, Suite 205, Lawrence, Indiana 46216. The affidavit must include the names and addresses of all property owners, neighborhood organizations and Lawrence City Councilors to whom the notice was sent.

NOTE: IF YOU FAIL TO FOLLOW THESE DIRECTIONS, THE SCHEDULED HEARING MAY BE POSTPONED.

LEGAL NOTICE OF PUBLIC HEARING

LAWRENCE BOARD OF ZONING APPEALS OF MARION COUNTY, INDIANA

Notice is hereby given that the undersigned has filed a petition with the Lawrence Board of Zoning Appeals of Marion County, Indiana, requesting the following:

	9335 OTIS AV	E; 9435 OTIS AVE; 9330 E 56TH ST; 9440 E 56TH S
Docket Number	Address of s	subject property
REQUEST:		
wo variances to Lawrence V		
		o (2) curb cuts on the west side of a proposed
		blic street intersection (100-feet separation require
		andards to allow a Required Building Line of grea at (Required Building Line of 15 feet is required fr
e back of the street curb).	ie of East John Street	t (Required Building Line of 13 feet is required if
LEGAL DESCRIPTION:		
LEGAL DESCRIPTION.		
Lots 1 2 3 and 4 Otis Pla	ace Subdivision (A2)	02200012847), a Re-plat of Lot 2 of the Final
Plat of Ft Benjamin Harris	son Branch Library I	Minor Plat per Instrument A202100150837.
Titte of Ft. Donjanim Francis		
This petition and all exhil	oits and plans filed	therewith may be examined in the Board's
office at the Lawrence G	overnment Center	, 9001 East 59th Street, Ste #205, between
the nours of 10:00 a.m. a	na 4:00 p.m., Mon the Secretary to t	day through Friday. Written objections to the he Lawrence Board of Zoning Appeals
before the hearing at the	above address ar	d such objections will be considered.
	he Lawrence Boai	d of Zoning Appeals regarding a pending
petition is prohibited.		
A public hearing will be h	eld at the Lawren	ce Government Center, 9001 E. 59 th Street or
Tuesday, November 19, 2024	, at 6:00 p.m	. All interested persons will be given an
opportunity to be heard i	n reference to the	matters set out in said petition. The hearing
may be continued from to	me to time as may	be found necessary. This notice is sent to e property included in said petition, pursuant
to the applicable Rules o	f Procedure.	s property included in said petition, pursuant
to the apphounts rules a	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
		DEVELOPER
PETITIONER		(if different from Petitioner)
1 1 1	/	(ii divisioni ii sini i sini ii sini i
Kan Il Bus	pheit	
THE TANK	mer	
Signature		Signature
Foamcraft, Inc. by Krieg DeVault LLP &	Kevin G. Buchheit Agent	
Poamcian, inc. by relieg bevault cer d	TCVIII OI Eddinion, rigorii	
Name Printed		Name Printed
40000 N. Manidian C	24 Cuite 200	
12800 N. Meridian S	51., Suite 300	
Street Address		Street Address
Carmel IN	46032	

Zip

State

City

State

Zip

AFFIDAVIT OF NOTICE OF PUBLIC HEARING

LAWRENCE BOARD OF ZONING APPEALS OF MARION COUNTY, INDIANA

I/We		do hereby certify that the
certified, reg	istered or first-class mail	sider Docket No was sent by to the last known address of each of the following
		om notice was required to be sent by the rules, e Board of Zoning Appeals of Marion County,
	OWNER'S NAME	<u>ADDRESS</u>
	(list attached)	
Said notices	were mailed by certified,	registered or first-class mail on the
·	, b	eing at least ten (10) days prior to the scheduled
public hearin hereto.	g, and that receipts for s	aid certified or registered mailings are attached
posted in a c posted on the	onspicuous place on the	uired by said rules, regulations and order to be property described in Petitioner's petition was, being at least ten ng.
		Detition and Assert
		Petitioner's Agent
STATE OF IN	DIANA)	
COUNTY OF) SS: MARION)	
Subscribed a 20	and sworn to before me th	nis day of,
My commissi	on expires:	
Notary Public	0	
County of res	sidence:	
		Printed Name

NOTICE

City of Lawrence Board of Zoning Appeals

Date of Hearing:

November 19, 2024

Location of Hearing: Lawrence Gov't Center 9001 E 59th St Assembly Room Time: 6:00 pm

Petition Number:

Petitioner:

Petition Address:

9335 OTIS AVE; 9435 OTIS AVE; 9330 E 56TH ST; 9440 E 56TH ST

Request for Petition:

Two (2) variances to Lawrence Village PUD Ordinance are being requested:

- 1. Section 2.2.5 Curb Cuts (Location) to allow two (2) curb cuts on the west side of a proposed development to be located within 100 feet of a public street intersection (100-feet separation required).
- 2. Section 3.3.7 (3.2.7) Required Building Line Standards to allow a Required Building Line of greater than 15 feet along the north side of East 56th Street (Required Building Line of 15 feet is required from the back of the street curb).

01/27/2022 02:56 PM
KATHERINE SWEENEY BELL
MARION COUNTY IN RECORDER
FEE: \$40.00
PAGES: 3
By: DG

PLAT

Subdivision/HPR	OTIS PLACE	· .
•	· · · · · · · · · · · · · · · · · · ·	
Legal Description	Re-Plat of Lot 2 of the Fina	l Plat Ft. Benjamin Harrison Branch
	Library Minor Plat per Instru	ument No. A202100150837
	SW 1/4 Section 5, T. 16 N.,	, R. 5 W.
Owner Fort	Harrison Reuse Authority	
Declaration		
Other 94	40 E 56 5 St & 93.	30 E56 4 5+ 9335 0112 9435 0113
Township Law	rence	Pages 3 (including cover sheet)
Cross Reference(s)	A202100150837	
	199900104504	
•		
Contact Person Anth	ony Syers	Phone Number 317-655-7777
Contact Person Anth		Phone Number 317-655-7777
	ers@cecinc.com	Phone Number <u>317-655-7777</u>
Email Address asye	ers@cecinc.com	Phone Number 317-655-7777
Email Address asye	ers@cecinc.com ck <u>X</u> (check one)	Phone Number 317-655-7777 Notary

Civil & Environmet pinebugh, pr 18206
333 Baldwin fload * 800-365-3284
412-42-3284-dincoom OTIS PLACE 56TH STREET AND LEE ROAD INGIANAPOLIS, INDIANA PLAT OTIS PLACE

A REPLAT OF LOTS OF FINAL PLAT

FT. BELJAMIN HARRISON

BRAUCH LIBRARY MINOR PLAT

BRANCH L THIS PLAT HOLDS THE BUSIS OF BEARNOS AS THE NORTH ROHT-OF-MAY UNE OF E. SISH, STREET AT S. 88"25"55" W. THE ORIGINAL PLAT, FINA, PLAT, FILE BELAMIN HARSSON BRANCH LIBRARY MINOR PLAT, HOLDS SHO MORTH LIRE AT S. 88"2" SO" 10' WIDE TELEPHONE EASEMENT LINE TABLE VICINITY MAP CURVE # RADIUS DELTA LENGTH CHL CHB ct 386.00 1970/1 13.44 13.44 5.28010/1 W cz 386.00 2280/0 17.06 17.06 5.2246/16 W c3 386.00 6200/0 57.46 57.44 5 17.235/1 W LINE # DIRECTION LOT 4 SANITARY SEWER EASEMENT LINE TABLE LOT 4 SANITARY SEWER EASEMENT CURVE TABLE LS N 13'04'44" W DIRECTION 219298 01/27/2022 02:56 PM
KATHERIME SWEENEY BELL
MARION COUNTY IN RECORDER
FEE: \$ 40.00
PAGEES. 3
PAGEES. 3 A202200012847 202 JAN 27 P 2: 11-LOT 1: 9440 EAST 56TH STREET
LOT 2: 9330 EAST 56TH STREET
LOT 3: 9335 OTS ARBIUE
LOT 4: 9435 GENEROSO-WAK
OTS AND TO THE OTS AND TO THE OTS AND TO THE OTS AND TO THE OTS AND ADDRESSES 88.32'37" W 180.49' A Re-plat of Lot 2 of the Final Plat Ft. Benjamin Harrison Branch Library Minor Plat as laid out in the plat thereof recorded as Instrument Number A202100150837 in the Office of the Recorder of Marion County, Indiana, situated in the Southwest Quarter of Section 5, Township 16 North, Range 5 East of the Second Principal Meridian in Lawrence Township, Marion County, Indiana LEGEND SET REBARS IN/ CEC CAP. -S 16'57'25" W 30.00' -S 33'09'08" W 23.43' SET REBARS W/ CEC CAPS 73'02'35" E 23.61" — POINT OF BEGINNING FD. CRIPE MAG SPIKE 0.5" NORTH FD. MAG WAL 0.6" NORTH & 0.5" WEST S 73'02'35" E 52.36' N/ CEC MASHER 01'27'23" W 66.83' ∽ A=103.18′ R=323.00′ CHB=S82'11'40°E CH=102.74′ 15' WIDE SANTARY -SEWER EASDAIDNT 2 00,00,00 E 124'45, S 88'25'56" W/204.09' N 88'25'56" E/204.56' 9440 LOT 1 0.760± ACRES 01'34'04" E 8.00' 9435 LOT 4 0.849± ACRES WARMBLE WIDTH INGRESS/EGRESS, UTILITY, AND STORM EASEMENT SET MAG NAW... 68.50 35.18' 7 16 10' WIDE UTILITY EASEMENT 326.10 [z 3] UTILITY UTILITY EASEMENT 47.741 N 01.34.04" W 170.78" E. 56TH STREET (PUBLIC RIGHT-OF-WHY) SOUTH R/W OTS AVE. 10' WIDE UNLITY
EASEMENT 88'25'56" W 141.75' 88'25'56" E 141.28' ~S 01'34'04" E 10.44' 97.62 9335 LOT 3 0.555± ACRES OTIS AVENUE (PUBLIC RIGHT-OF-WAY) (INSTR. #A20170131359) 141.12" -15' WIDE STORM SEWER EASEMENT LOT 1 MINOR PLAT MINOR PLAT INSTR. #A202100150837 2.414± ACRES VARWBLE WIDTH ACCESS EASEMENT

NORTH
NORTH
SATIR PLANE
BOT ZONE ERONOMES

Zoning Maps for Marion County, Indiana.

HOUSE THE STREET from fracuin November 16, 2023

D.

2021

Witness my seal and signature this 13th day of December,

FRVAL APPROVAL
PLAT CONTRETTE
MEDDALINA BOCAL HARRIT DENS
DESERVAÇÃO (METRO OLIVERO POLIVE DE PARTICAL DE PARTICA

A Re-plat of Lot 2 of the Final Plat Ft. Benjamin Harrison Branch Library Minor Plat as laid out in the plat thereof recorded as Instrument Number A202100150837 in the Office of the Recorder of Marion County, Indiana, situated in the Southwest Quarter of Section 5, Township 16 North, Range 5 East of the Second Principal Meridian in Lawrence Township, Marion County, Indiana

Commending the Scholard count of each Scholard bear country there colored by the Scholard country of t

Enforcement Covenant

Vertragata Independent Correlation: The Mathopation Development Correlation, it is exceed a set of the control of the Correlation of the Correlation and Administration of the Correlation and Administration of the Mathopation Development Correlation; provided that charged but the Independent Correlation (the Administration that exceeds for all proved it the Materipolation Development Correlation (the Correlation Development Correlation (the Correlation Correl The owner(s) of this parcel shall include the following covenant on the recorded plot, as per $\frac{1}{24} - 701$:

Site Distance Covenant

The objection No firsts, wol, heigh or sixth pointly that obstructs spirit has a section. So if yet the property of the proper The owner(s) of this parcel shall 741-702:

Storm Drainage Covenant (Drainage and Flood Control)

The owner(s) of this parcel shall include the following covenant on the recorded plat, as per section 741-705: It shall be the responsibility of the censer of any lot or parcel of lond within the ones of this piot to comply the times with the provious of the definings plan or approved for this plat by the City of handops, and the requirement of all devices permits leaved for this plat.

Sanitary Sewer Covenant

It shall be the responsibility of the enter of trip (of or proted of load with the one of this polit is of the control of the The owner(s) of this parcel shall include the following covenant on the recorded plat, as per 74:-704:

Owner's Certificate of Platting Statement of Declaration of Covenants

01/27/2022 02:56 PM
KATHERINE SWEENEY BELL
WARLON COUNTY IN RECORDER
FEE: \$ 40.00
PAGES: 3
PAGES: 3
PAGES: 3

A202200012847

The undersigned, Fost Horston Reuse Authority, the owner of record of the real estate described the third over the control that has lead of the last lead to t

This subdivision consists of 4 lots numbered 1 through 4 and shall be known as Otis Place, Addition to the City of Lawrence, Marion County, Indiana. The size of the lots are shown in feet and decimal feet.

n testimony whereof, witness the signoture Owners - Fort Harrison Reuse Authority This 20 day of January, 2022

Owner Representative Signature:

President, Fort Harrison

SS C County of Marion State of Indiana

Printed Name: Jeff Vest

 $\frac{1}{6}$ and acknowledged the execution of this voluntary act and deed and offixed his/her signature thereof. Before me, the undersigned, a Notery Public in and for soid County and State, personally appeared $\int c f f V \langle c f \rangle$ and ocknowledged the execution of thistoment as his/her valuatery act and deed and affixed his/her appearant betweet.

MOON PLOTE HEATHER D. Mileikan Printed Name Heather D. Millikan

Witness my hand and Notarial Seal this ZD day of Jak Max.M

11 21 2024 marien My Commission Expires:



1999-104504 Parcel Number 4045105

Owner: Fort Harrison Reuse

Source of Title

The purpose of this plot is to create Otte Place, on Addition to the City of Lowrence, Morian indiana. Otts Place is to be divided into 4 lats as laid out herein.

Zoning Information

he subject real estate is zoned

Reference Plot Petition 2021-PLI-079

I hereby alde that the whitin jet is true and correct to the best of my houselegge and belief and propered is survey involved used my finder approximate. There have been no disoper from the midster of lawry revealed by the other order-interesed survey, or any prior subolation faith my law the common that the common with the absolution put for subolation path will be set of all ot correct an explicitly 16, 165 do not the subolation control ordinance. Surveyor's Certificate

Anthony B. Syers
Registered Land Surveyor #20800124
asyers@cecinc.com
Prepared by Anthony B. Syers MASS.



offirm, under the penalties for perjury, that I have taken reasonable agre to redact each Social Security number in this document, unless required by law. Anthony B. Syers



ADDRESSES

