



Address: 9330 E 56<sup>th</sup> St, Parcel 4046382  
9440 E 56<sup>th</sup> St, Parcel 4046381  
9335 Otis Ave, Parcel 4046383  
9435 Otis Ave, Parcel 4046384  
Docket # 24-LSV-07  
Hearing Date: **November 19, 2024**  
Council District # #3, Sherron Freeman

Petitioner: Foamcraft Inc

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Owner: FHRA  
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**Application:**

Variance of Development Standards of the Lawrence Village PUD Ordinance Section 2.2.5 Curb Cuts (Location) to allow two (2) cuts on the west side of a proposed development to be located within 100 feet of a public street intersection (100-foot separation required). And, 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 E 56<sup>th</sup> St (Required Building Line of 15 feet is required from the back of the street curb).

**Opinion:**

It is the opinion of this review that the Petition for Variance of Development Standards meets the Finding of Fact Requirements.

**Recommendation:**

It is our recommendation that this variance be approved.

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Director of Economic Development, Keith Johnson



**Summary of the Subject Property Zoning Standards**

Current Zoning Designation:	DP
Surrounding Property Zoning	
North:	DP
South:	DP
East:	DP
West:	DP

Comprehensive Plan Land Use Designation:	
Current Land Use:	Village Mixed Use ~ Undeveloped
Compact Context Area:	Metro
Transit-Oriented Development Overlay	No
Relevant Code Sections:	2.2.5 Curb Cuts 3.3.7 (3.2.7) Required Building Line Standards

2.2.5. **CURB CUTS (Location).** No CURB CUTS shall be located within a distance of 100 feet of a PUBLIC STREET intersection.

**REQUIRED BUILDING LINE STANDARDS:**

3.2.7. All buildings shall locate at least 80% of its PUBLIC FACE on the described REQUIRED BUILDING LINE (2.3: General Site Planning Standards) as written below. It is noted that care should be taken to respect historical building setbacks when applicable. Special conditions might warrant variations from these standards. If so, application can be made to the ARCHITECTURAL REVIEW COMMISSION.

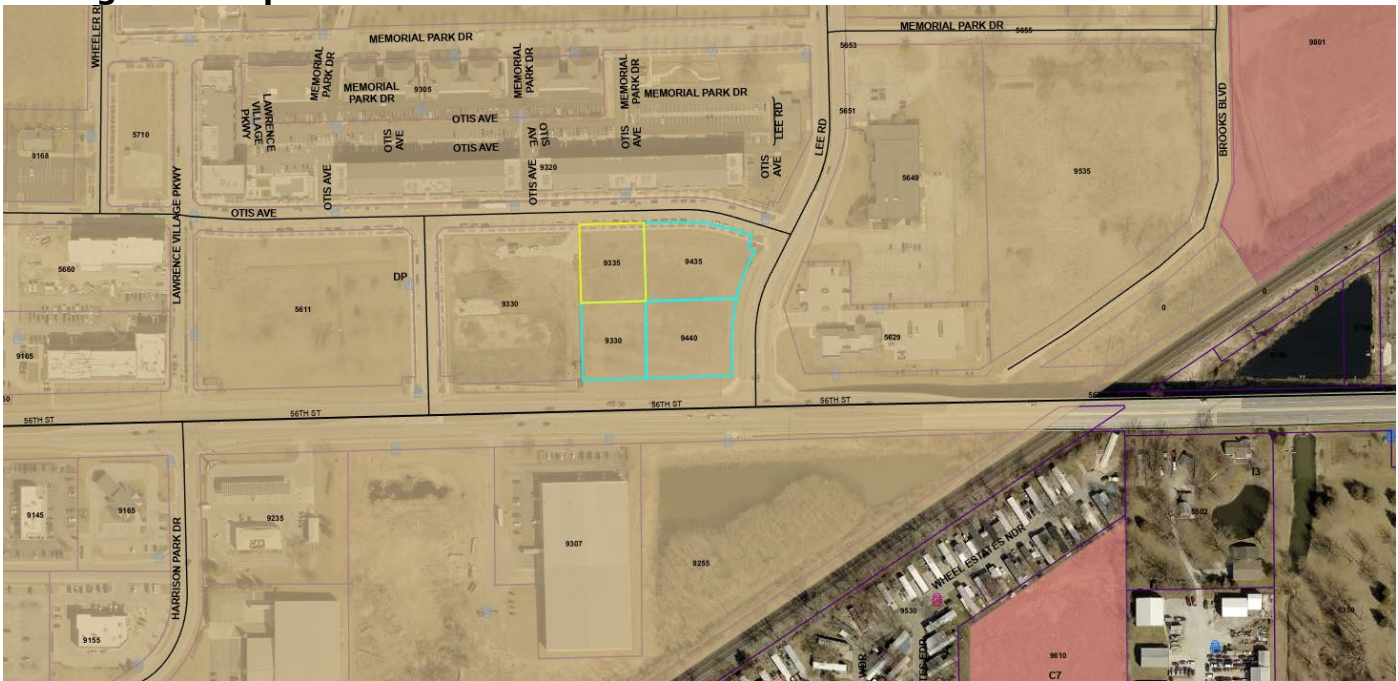


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**Aerial:**



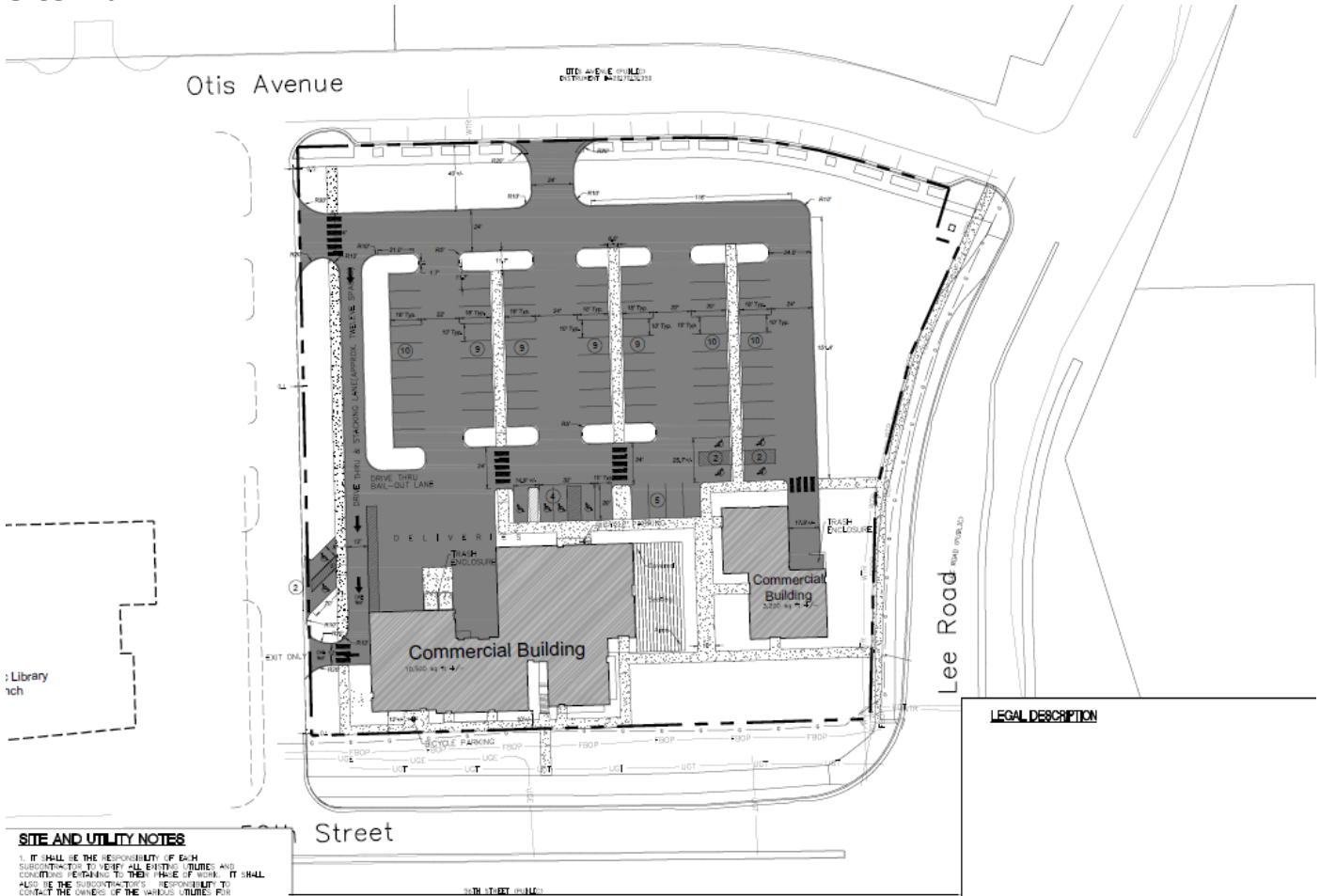
**Zoning Base Map:**







**Site Plan:**



**LEGAL DESCRIPTION**

**SITE AND UTILITY NOTES**

1. IT SHALL BE THE RESPONSIBILITY OF EACH SUBCONTRACTOR TO VERIFY ALL EXISTING UTILITIES AND CONDITIONS PERTAINING TO THEIR PORTION OF WORK. IT SHALL ALSO BE THE SUBCONTRACTORS' RESPONSIBILITY TO CONTACT THE OWNERS OF THE VARIOUS UTILITIES FOR



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**Elevation:**





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**Findings of Fact (as provided by applicant):**

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.  
Camcraft, Inc.