



City of
Lawrence
Indiana

Address: 5720 Wheeler Rd
Parcel #: 4038392
Docket #: 24 LSV 04
Hearing Date: April 15, 2025
Council District #: 3 ~ Freeman

Owner: MSD of Lawrence Township
Matt Miles
6501 Sunnyside Rd
Lawrence, IN 46236
317-423-8200
mattmiles@msdlt.k12.in.us

Petitioner: Schmidt Associates
Andrew Horton
415 Massachusetts Ave
Indianapolis, IN 46203
317-263-6226
ahorton@schmidt-arch.com

Application:

Variance of Development Standards of the Lawrence Village at the Fort PUD, Chapter 2, Section 2.13 Signage Standards to permit wall mounted signage to be illuminated.

The proposed installation is wall art that will be a metal panel with perforations in a pattern to depict historic Lawrence Township school buildings. The art is to be illuminated from behind. Dimensions are 10' tall x 34' wide x +/- 4" deep and will be located on the east side of the building facing Memorial Park Drive.

Opinion:

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

Recommendation:

It is our recommendation that this variance be approved.



Lawrence Village at the Fort

Preliminary Plan, Covenants and Development Standards

2.13.2

Signage can be connected to the building in the form of a WALL SIGN. The size of all wall signs shall be limited and shall not project more than six inches (6") beyond the canopy fascia area. Wall signs are the preferred mode of signage for Lawrence Village at the Fort.



WALL SIGNAGE

This photograph illustrates an example of appropriate wall signage. Wall signage should be attached to the development unit which it identifies.

Painted or printed signs on the exterior surface of any building, including paper signs, stickers or banners, are not permitted, except for grand openings. An exception to this standard is the painting of murals or large art pieces.

2.6.3 BUILDING LIGHTING (General).

Lighting may be provided to light building facades, signs, architectural details, storefronts and other key elements that provide interest, safety and comfort for both pedestrians and vehicles. Care should be taken to ensure that lighting is shielded towards the building itself. Light shielding should be implemented to reduce the amount of night sky lighting. In cases of mixed-land use, lights from commercial activities should be shielded from residential activities.

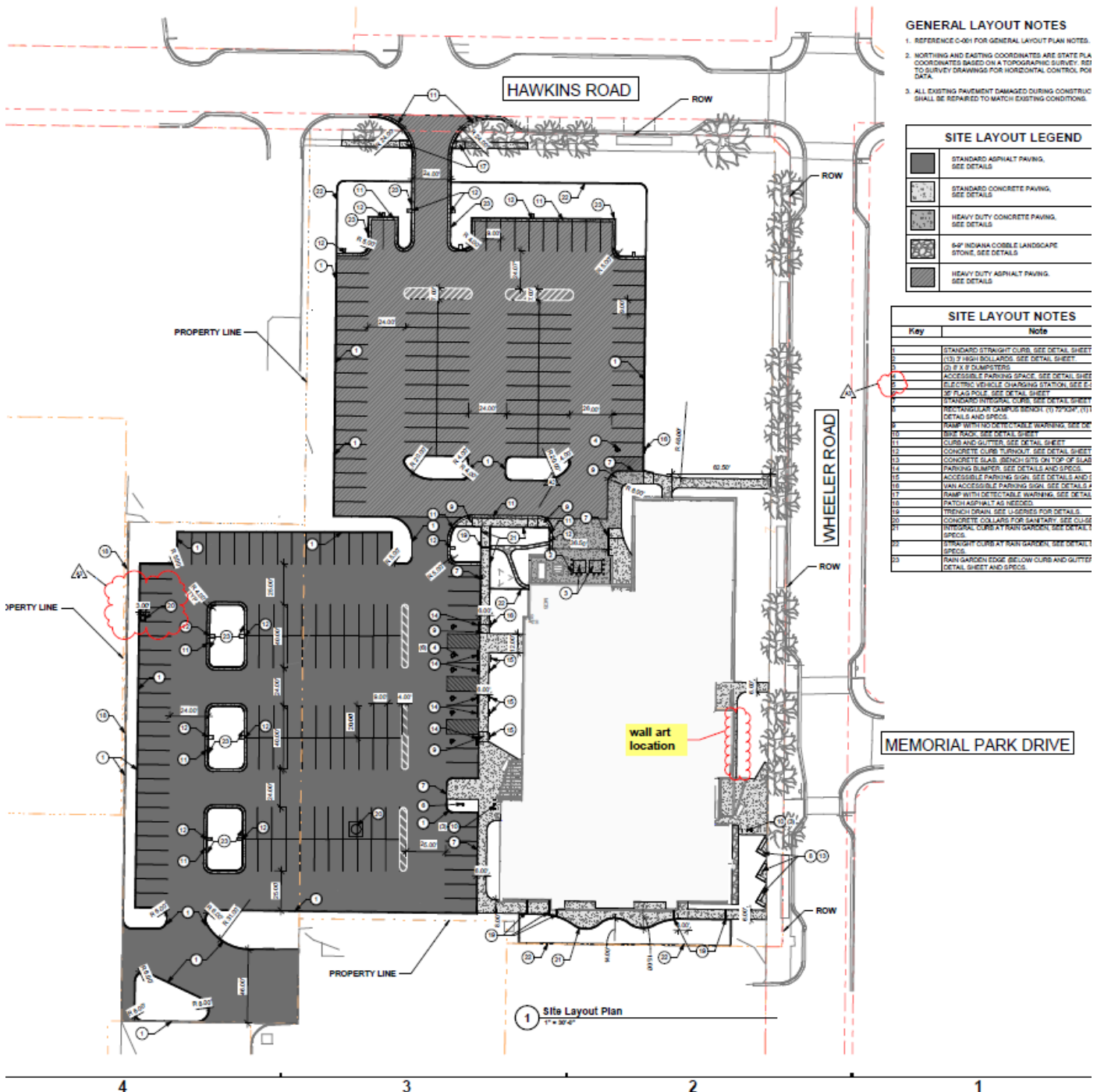
2.6.4. BUILDING LIGHTING (Output).

Interior Lighting shall be designed and installed such that the angle of maximum candela from each interior luminaire shall not exit through the windows. The interior lighting not necessary for emergency use shall be turned off each night after the business has closed and been vacated. After hours illumination is allowed for building entryways only.



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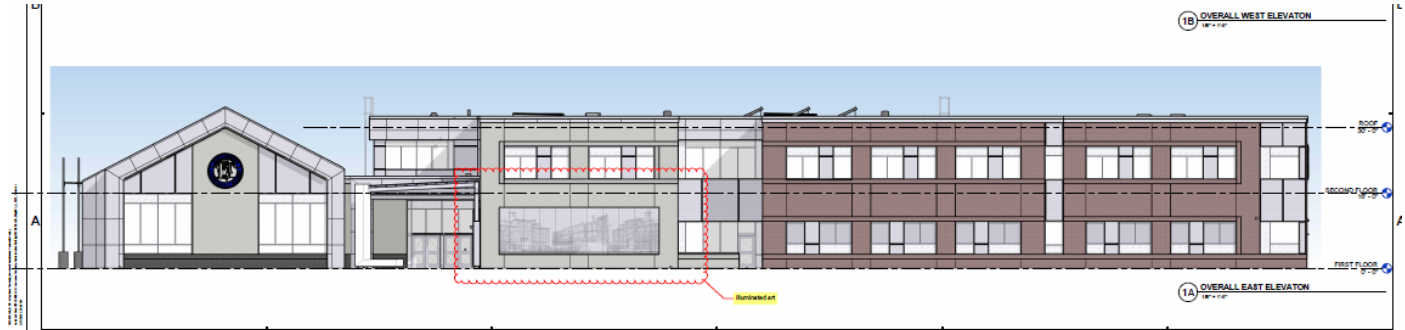
Site Plan:





City of
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Elevation:





Findings of Fact (as provided by applicant):

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 illumination of the artwork will not introduce glare or exceed the footcandle level at the property line of the existing street lighting in the area. The lighted artwork will not include any names or logos that would constitute a sign per G.O. 10, 2019 F. 2 of the Indianapolis ordinance.

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 illuminated artwork provides interest for the building and streetscape per the design guidelines of the village. The lighting effect of the artwork will not introduce glare or exceed the footcandle level at the property line of the existing street lighting in the area

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

Without lighting the artwork it would be difficult to see at night, eliminating a potential use time. The lighting of the artwork will provide for additional enjoyment after sunset and increase the pedestrian streetscape environment.