

**MINUTES OF THE LAWRENCE
BOARD OF ZONING APPEALS
OCTOBER 15, 2024**

MEMBERS PRESENT: Rebecca Lightle, Faith Alvarez, Eugene West, and Chelle Carey

STAFF PRESENT: Board Secretary Renea Rafala

COUNCIL PRESENT: Betty Robinson, At-large; Carlos Jennings, District 4; Kristie Krone, District 6; Liz Masur, At-large

Mrs. Lightle called the meeting to order at 6:00pm and announced a quorum was present.

APPROVAL OF MINUTES FROM JUNE 18, 2024: Mr. West motioned for approval, the motion was seconded by Ms. Carey and passed unanimously.

SPECIAL REQUESTS, WAIVERS OR WITHDRAWALS:

Petitioner request continuance to 11/19/24

24-LSE-03 ~ 4330 N Post Rd

Special Exception of the Commercial Zoning Ordinance to allow Use from SU-1 (Table 742-101-1: Primary Zoning Districts, Special Use (SU) Districts) to MU-2 (Table 742-101-1: Primary Zoning Districts, Mixed Used Districts).

The Petitioner proposed Mixed-Use (MU-2) Special Exception allows for a complementary Community-Centric Business Model Social Enterprise.

The Special Exception is intended to meet the daily needs for the surrounding neighborhoods, and include, small social spaces that serve as neighborhood gathering places.

City request continuance to 11/19/24

24-LSES-06 ~ 4700 N Post Rd

A Special Exception and Variance of Development Standards of the Zoning Ordinance is requested to provide for the redevelopment of an existing developed property that would allow for construction and operation of an Extra-Large Retail Sales/Service Facility.

AutoZone Development, LLC, proposes to construct a 32,500 square foot facility for the sale of automotive parts and will require the following:

1. Special Exception to allow 32,500 square feet. Chapter 742, Section 07, Table 742-207-1 "Commercial and Industrial Use Limitations" (retail greater than 20,000 square foot not permitted).
2. Variance of Development Standards of Table 744-702-2 "Private Frontage Design Standards", for which relief is being sought:
 - a. Driveway Width ~ 24 feet allowed. Request to allow shared driveway measuring 36 feet to remain. No modifications to the existing driveway are proposed. No new driveway(s) are being proposed.
 - b. Surface Parking Limits ~ The required parking frontage limit of 40% along the front building line will be exceeded. The proposed parking frontage width is 70%.
 - c. Front Building Line ~ 0 feet to 25 feet setback is allowed with 60% front building line coverage. Proposed building setback is 95.5 feet at the southwestern building corner and 105.4 feet at the northwestern building corner from the front property line.
 - i. In addition, relief from the requirement of 60% front building line coverage is requested.

Old Business: none

New Business:

24-LSV-04 ~ 10751 Birch Tree Ct

Ms. Black requested a Variance of Development Standards of the City of Indianapolis Consolidated Zoning/Subdivision Ordinance, Table 742-103-4, D-2 District Dimensional Standards, to allow a rear setback of 20' (25' required).

City of Lawrence, Ms. Rafala, recommends approval.

After discussion the Board voted unanimously to approve.

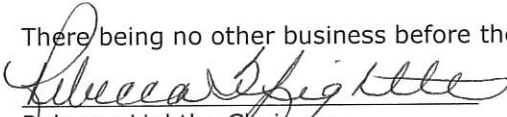
24-LSV-05 ~ 10825 E 63rd St

Mr. Hyde from American Sunspace requested a Variance of Development Standards of the City of Indianapolis Consolidated Zoning/Subdivision Ordinance, Table 742-103-1, DA District Dimensional Standards, to reduce the minimum open space requirement to 79% (85% required).

City of Lawrence, Ms. Rafala, recommends approval.

After discussion the Board voted unanimously to approve.

There being no other business before the board the meeting was adjourned at 6:20 p.m.


Rebecca Lightle, Chairman


Renea Rafala, Secretary

These minutes are not intended to be verbatim. They are a summary of discussions held, except for the motions. An audiotape is made which provides a detailed record.