

BOARD OF ZONING APPEALS DIVISION III

July 21, 2026

Case Number: 2026-UV3-012
Address: 7801 East 88th Street (approximate address)
Location: Lawrence Township, Council District #4
Zoning: I-2
Petitioner: GF Ventures of Indiana LLC, by Karina Plasencia
Request: Variance of Use of the Consolidated Zoning and Subdivision Ordinance to provide for a Body Care Salon and Service use.
Current Land Use: Office Industrial
Staff Recommendations: Staff **recommends approval** of the request, subject to a commitment.
Staff Reviewer: Robert Uhlenhake, Senior Planner

PETITION HISTORY

This is the first public hearing for this petition.

STAFF RECOMMENDATION

Staff recommends **approval** of the request, subject to the following commitment:

1. The Variance grant shall be subject to the amended plan of operation, file dated July 13, 2026.

PETITION OVERVIEW

- ◇ This 0.98-acre site, zoned I-2-S, is developed with an approximately 9,400-square foot one-story structure, a paved parking lot consisting of 37 spaces, and an on-site dumpster. The parking lot is located to the east and rear (south) of the building. The building has landscaping along 88th Street and along both side lot lines. Greenbelt and drainage areas run along the rear property line. The on-site dumpster and a loading dock area are located at the rear of the building.
- ◇ The property is zoned I-2 to allow for industries that present minimal risk and typically do not create objectionable characteristics (such as dirt, noise, glare, heat, odor, etc.) that extend beyond the lot lines; this district is often a buffer between protected districts and heavier industrial areas. Similarly, the Comprehensive Plan recommends it to the Office/Industrial Mixed-Use typology to allow for light industrial, distribution, and office uses conducted within enclosed structures.
- ◇ This request would provide for a Body Care Salon and Service use on the property, which would not be permitted in an I-2 District. Per the amended plan of operation, the proposed use would be by appointment only and would be limited to 15 customers on site at any one time. All operations would be inside and would have a similar impact as surrounding office uses.

- ◇ Based on the past history and characteristics of this area, staff would support the proposed use of this property, and recommends approval of this request, subject to the above commitment.

GENERAL INFORMATION

Existing Zoning	I-2		
Existing Land Use	Office Industrial		
Comprehensive Plan	Office/Industrial Mixed-Use		
Surrounding Context		Zoning	Surrounding Context
	North:	I-2	Light Industrial
	South:	SU-1	Religious Use
	East:	I-2	Day care center
	West:	I-2	Light Industrial
Thoroughfare Plan			
	88 th Street	Local Street	50-foot existing and proposed right-of-way
Context Area	Metro		
Floodway / Floodway Fringe	No		
Overlay	No		
Wellfield Protection Area	No		
Site Plan	06/09/2026		
Plan of Operation (Amended)	07/13/2026		
Elevations	N/A		
Landscape Plan	N/A		
Findings of Fact	06/09/2026		

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

- Marion County Land Use Pattern Book

Pattern Book / Land Use Plan

- The Land Use Plan Pattern Book recommends this site to the Office/Industrial Mixed-Use (Business Park) is intended to provide for light industrial, distribution, and office uses conducted within enclosed structures and unlikely to create emissions of light, odor, noise, or vibrations. The typology is characterized by groups of buildings within office/warehouse parks. Examples of typical uses include warehousing, wholesaling, research and development facilities, testing and evaluation facilities, offices, education resource centers, assembly of high technology products, and conference centers. Industrial or truck traffic should be separated from local/residential traffic in this typology.

Red Line / Blue Line / Purple Line TOD Strategic Plan

- Not Applicable to the Site.

Neighborhood / Area Specific Plan

- Not Applicable to the Site.

Infill Housing Guidelines

- Not Applicable to the Site.

Indy Moves

(Thoroughfare Plan, Pedestrian Plan, Bicycle Master Plan, Greenways Master Plan)

- Not Applicable to the Site.

ZONING HISTORY

2025-DV3-033; 7857 East 88th Street (east of site), Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a building expansion resulting in a 38-foot rear transitional yard setback, without installation of the required frontage sidewalk, **granted**.

2016-DV1-029; 7802 E 88th Street (north of site), Variance of development standards of the Consolidated Zoning and Subdivision Ordinance, to provide for a parking lot, with a zero-foot front setback and an outdoor storage area comprising 205% of the building, **denied**.

2015-UV2-040; 7801 E 88th Street (subject site), Variance of use of the Industrial Zoning Ordinance to provide for general office uses, **approved**.

2014-UV2-001; 7857 East 88th Street (east of site), Variance of use of the Industrial Zoning Ordinance to provide for an expansion to a handicapped therapy center, with an accessory outdoor recreation area (not permitted), **approved**.

2012-UV1-027; 7739 E 88th Street (west of site), Variance of use of the Industrial Zoning Ordinance to provide for a vocational training café for individuals with autism and neurodevelopmental disorders, **approved**.

2010-UV1-013; 7901 E 88th Street (east of site), Variance of use of the Industrial Zoning Ordinance to provide for a handicapped / special needs therapy center, **approved**.

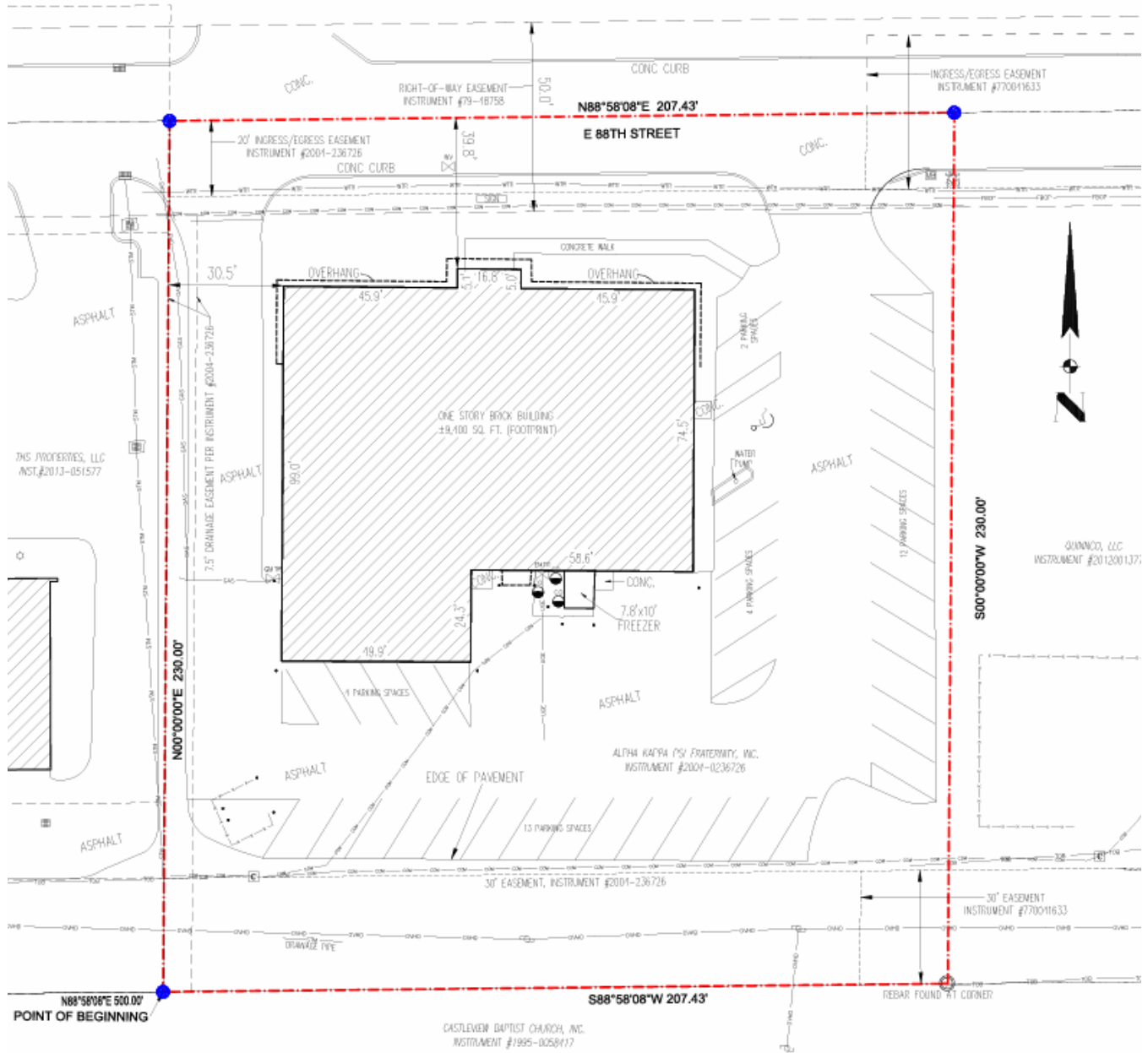
RU

EXHIBITS

2026-UV3-040; Aerial Map



2026-UV3-040; Site Plan



2026-UV3-040; Plan of Operation file dated July 13, 2026

PLAN OF OPERATION

Sutil Head Spa and Skin Care LLC
Trade Name: SUTIL
7801 E. 88th Street, Indianapolis, IN 46256
Prepared for Variance of Use Petition

Primary Use	Head spa and skin care spa with related retail sales
Accessory Uses	Small wellness cafe and small-scale product storage and order fulfillment area
Public Hours	Tuesday through Saturday, 9:00 a.m. to 6:00 p.m.
Maximum Customers	✓ Approximately 15 customers at one time, including cafe patrons

1. Description of the Proposed Use

SUTIL will operate as a head spa and skin care spa offering head spa services, facials, massage services, skin care treatments, relaxation services, and the retail sale of related skin care and wellness products. The business will operate within the existing building. No exterior expansion is proposed.

2. Proposed Facilities

The interior layout will include a reception and waiting area, head spa treatment rooms, facial rooms, massage rooms, relaxation areas, sauna, shower and cold-bath area, restrooms, laundry area, staff areas, retail space, a small wellness cafe, and a rear accessory storage and order fulfillment area. A proposed interior floor plan is attached as Appendix A.

3. Essential Oil Bar

The oil bar will provide a selection of essential-oil aromas for customers to choose from as part of their spa experience. Customers may also purchase small retail-size bottles. No bulk blending, manufacturing, or industrial processing is proposed.

4. Hours of Operation

Public hours: Tuesday through Saturday, 9:00 a.m. to 6:00 p.m.

Employee access for preparation, cleaning, and inventory: Tuesday through Saturday, 8:00 a.m. to 6:30 p.m.

The spa will operate primarily by appointment. Walk-in spa service is not anticipated.

5. Employees and Customer Capacity

The business is expected to open with approximately five employees and may grow to a maximum of approximately fifteen employees. The anticipated maximum number of customers on site at one time is approximately fifteen including cafe patrons. The business will not host large events, classes, or public assemblies.

6. Wellness Cafe

A small wellness cafe will be open to the public during the same hours as the spa. It will offer coffee, beverages, and light prepackaged refreshments. No cooking will take place on site. No alcoholic beverages will be sold. The cafe seating area is expected to include approximately five two-person tables and a small seating area.

7. Accessory Storage and Order Fulfillment

The rear portion of the building will contain an accessory storage and order fulfillment area of approximately 1,000 square feet. This area will support the spa and retail operations by storing skin care, beauty, and wellness products, packaging materials, and related inventory. Products may also be shipped to customers throughout the United States. This activity is secondary and incidental to the primary spa and retail use. Customer pickups from the rear storage area are not proposed.

8. Deliveries and Shipping

At the beginning of operations, the business anticipates preparing approximately fifty outgoing packages per day. Packages will generally be consolidated for one pickup or delivery run per business day during normal operating hours, using UPS.

similar parcel carriers, or small delivery vans. The business may also use its own small delivery vans. No semi-trucks, heavy freight activity, palletized industrial distribution, or overnight shipping activity is proposed.

9. Security

The facility will use security cameras, an alarm system, exterior lighting, and secured doors. These measures will support the safety of customers, employees, inventory, and the property.

10. Products and Materials Stored On Site

Ordinary commercial quantities of skin care products, beauty products, retail-size essential oils, packaging materials, and standard cleaning supplies will be stored on site. No bulk storage of hazardous, explosive, or industrial materials is proposed. Products and supplies will be stored and handled in accordance with applicable requirements.

11. Parking, Access, and Neighborhood Impact

The existing parking area is expected to be sufficient for customers and employees. No changes to the existing driveways, parking layout, or exterior access points are proposed. The business will not generate loud music, industrial machinery noise, or overnight activity. The proposed use is expected to have minimal impact on surrounding properties.

12. Compliance

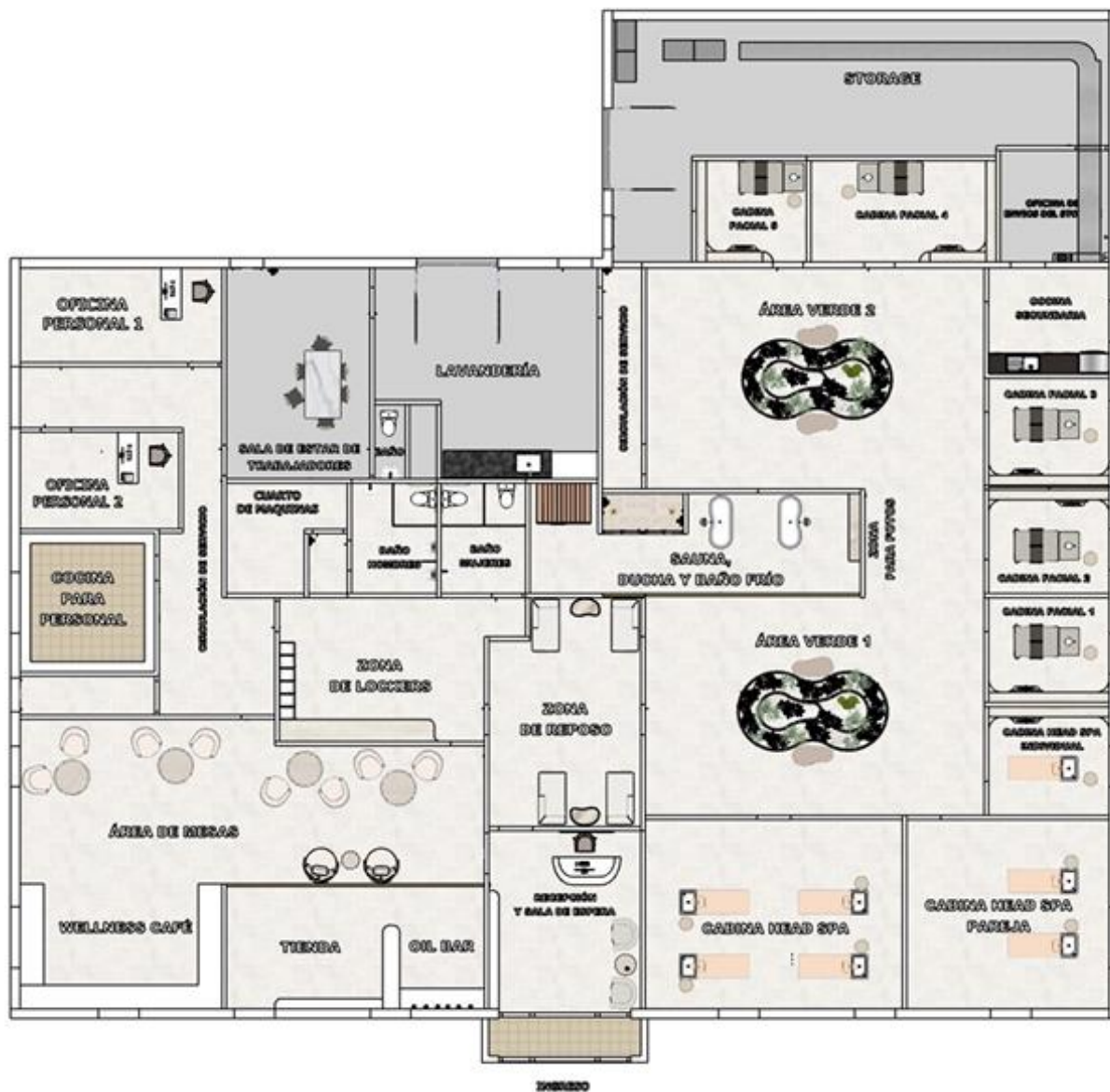
The business will obtain and maintain any licenses, permits, and inspections required for its services, cafe operations, and occupancy. The cafe and accessory fulfillment activities will remain limited in scale and subordinate to the primary spa and retail use.

Prepared for submission with the Variance of Use petition.

Approximate quantities and operational details may be refined during build-out, provided that the general character and scale of the proposed use remain consistent with this plan.

APPENDIX A

Proposed Interior Floor Plan - SUTIL



APPENDIX B

English Key for Proposed Interior Floor Plan

Spanish Label on Plan	English Meaning
Ingreso	Entrance
Recepcion y sala de espera	Reception and waiting area
Cabina head spa	Head spa treatment room
Cabina head spa pareja	Couples head spa treatment room
Cabina facial	Facial treatment room
Cabina masaje individual	Individual massage room
Cabina secundaria	Secondary treatment room
Sauna, ducha y baño frio	Sauna, shower, and cold-bath area
Zona de reposo	Relaxation area
Area verde	Indoor relaxation / green area
Oil bar	Essential-oil selection and small retail area
Tienda	Retail store
Wellness cafe	Small wellness cafe
Area de mesas	Cafe seating area
Storage	Accessory storage and order fulfillment area
Lavanderia	Laundry area
Cuarto de maquinas	Mechanical room
Zona de lockers	Locker area
Cocina para personal	Staff kitchen
Sala de estar de trabajadores	Employee break area
Oficina personal	Staff office
Bano hombres / baño mujeres	Men's restroom / women's restroom

2026-UV3-040; Findings of Fact

Petition Number _____

METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER
METROPOLITAN BOARD OF ZONING APPEALS, DIVISION _____
OF MARION COUNTY, INDIANA

**PETITION FOR VARIANCE OF USE
FINDINGS OF FACT**

Project: Sutil Spa

Property: 7801 E. 88th Street, Indianapolis, IN 46256

1. THE GRANT WILL NOT BE INJURIOUS TO THE PUBLIC HEALTH, SAFETY, MORALS, AND GENERAL WELFARE OF THE COMMUNITY BECAUSE

the proposed use will operate inside the existing building and will provide appointment-based head spa, facial, massage, skincare, retail, and accessory coffee and refreshment services. The use is low-impact and is not expected to generate excessive noise, traffic, odors, or other conditions that would adversely affect the surrounding area.

2. THE USE AND VALUE OF THE AREA ADJACENT TO THE PROPERTY INCLUDED IN THE VARIANCE WILL NOT BE AFFECTED IN A SUBSTANTIALLY ADVERSE MANNER BECAUSE

the proposed use will occupy and improve an existing building without an exterior expansion. The property will continue to be maintained as an active commercial site. Existing parking and access will be used.

3. THE NEED FOR THE VARIANCE ARISES FROM SOME CONDITION PECULIAR TO THE PROPERTY INVOLVED BECAUSE

the existing building and site are suited for a low-impact commercial service use, but the current zoning classification does not permit the proposed spa and related accessory uses by right. The variance is needed to allow a reasonable reuse of the existing building.

4. THE STRICT APPLICATION OF THE TERMS OF THE ZONING ORDINANCE CONSTITUTES AN UNUSUAL AND UNNECESSARY HARDSHIP IF APPLIED TO THE PROPERTY FOR WHICH THE VARIANCE IS SOUGHT BECAUSE

strict application of the current zoning restrictions would prevent the proposed reuse of the existing commercial building even though the business can operate without exterior expansion and with minimal impact on nearby properties. Granting the variance will allow productive use of the site while preserving the existing character of the property.

5. THE GRANT DOES NOT INTERFERE SUBSTANTIALLY WITH THE COMPREHENSIVE PLAN BECAUSE

the proposal reuses an existing building, maintains the property as an active employment-generating site, and does not require a change to the surrounding development pattern. The use is limited in scale and is expected to have minimal impact on neighboring properties and public infrastructure.

2026-UV3-040; Photographs



Subject site, looking south.



Subject site east parking lot, looking south



Adjacent office use to the west, looking southwest.



Adjacent office use to the east, looking southwest.