

BOARD OF ZONING APPEALS DIVISION III

March 19, 2024

Case Number: 2024-DV3-006

Property Address: 3805 South East Street (approximate address)

Location: Perry Township, Council District #23

Petitioner: S & L Properties Indianapolis East LLC, by Emily Bublitz

Current Zoning: C-5

Request: Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of an eating establishment with the location of a drive through and stacking spaces within the front yard of National Avenue without the required screening of a service unit (not permitted) and 120 parking spaces and zero bicycle parking (maximum 46 spaces permitted, three bicycle parking spaces required) and deficient landscaping.

Current Land Use: Vacant commercial building

Staff Recommendations: Staff has no recommendation for this petition

Staff Reviewer: Noah Stern, Associate Planner

PETITION HISTORY

- The petitioner is requesting a continuance to the April 16, 2024 BZA Division III hearing to revise the submitted site plan. In the case that there are any additions to the request, new mailed notice would be required.

STAFF RECOMMENDATION

- Staff has no recommendation for this petition.

PETITION OVERVIEW

- This petition is to be continued to the April 16, 2024 BZA Division III hearing.