

BOARD OF ZONING APPEALS DIVISION I

August 5, 2025

Case Number: 2025-DV1-033
Address: 5600 West Raymond Street (approximate address)
Location: Wayne Township, Council District #17
Zoning: I-3
Petitioner: ININDI02 GOOD 5600 W RAYMOND LLC, by Devin Cook
Request: Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the location of an unenclosed service area with a 19-foot western side yard setback (enclosure of service areas, 30-foot side yard setback required).

Current Land Use: Industrial beverage manufacturing facility.

Staff Recommendation: Staff recommends approval of this petition.

Staff Reviewer: Robert Uhlenhake, Senior Planner

PETITION HISTORY

This is the first hearing for this petition.

STAFF RECOMMENDATION

Staff recommends **approval** of this petition.

PETITION OVERVIEW

- ◇ The subject site is zoned I-3 and is currently improved with a beverage manufacturing facility. Other manufacturing and light to medium industrial uses surround the property. The Comprehensive Plan recommends light industrial uses for the site.
- ◇ The petitioner proposes to install an unenclosed, or open sided service area with a 19-foot west side setback, that will have a canopy to cover dumpsters.
- ◇ The dumpsters will contain tea waste from the tea manufacturing process. The waste is a moist, organic, compostable material, that will not create any dust plumes during collection or transport. The canopy is primarily needed to help limit rainwater from also collecting in the dumpsters.
- ◇ The proposed building site is currently buffered from the adjacent use to the west by an existing outdoor storage yard and parking lot, which creates separation between the adjoining uses.
- ◇ The request will have minimal impact because of its relative proposed location to adjacent structures and would not be out of context with the existing surrounding area. Adequate space would still be provided to mitigate any adverse impacts and provide the minimum area necessary for maintenance and emergency response.

GENERAL INFORMATION

Existing Zoning	I-3	
Existing Land Use	Beverage manufacturing facility	
Comprehensive Plan	Light Industrial	
Surrounding Context	Zoning	Surrounding Context
North:	I-3	Warehouse distribution
South:	I-3	Lite Industrial Warehouse
East:	I-3	Lite Industrial Warehouse
West:	I-3	Warehouse supplier
Thoroughfare Plan		
West Raymond Street	Local Street	80-foot existing and proposed right-of-way.
Context Area	Metro area	
Floodway / Floodway Fringe	No	
Overlay	N/A	
Wellfield Protection Area	No	
Site Plan	June 1, 2025	
Elevations	N/A	
Landscape Plan	N/A	
Findings of Fact	June 1, 2025	

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

- Marion County Land Use Plan Pattern Book (2019)

Pattern Book / Land Use Plan

- The Marion County Land Use Plan Pattern Book (2019) recommends Light Industrial development of the site.
- The Light Industrial typology provides for industrial, production, distribution, and repair uses conducted within enclosed structures and unlikely to create emissions of light, odor, noise, or vibrations. This typology is characterized by freestanding buildings or groups of buildings, often within industrial parks. Typical uses include warehousing, self-storage, assembly of parts, laboratories, wholesaling, and printing. Industrial or truck traffic should be separated from local/residential traffic.

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

2018-UV3-022; 2441 Production Drive (south of site), requested a Variance of Use and Development Standards to provide for an accessory apartment and to provide for a warehouse addition with an 11-foot side setback, **granted**.

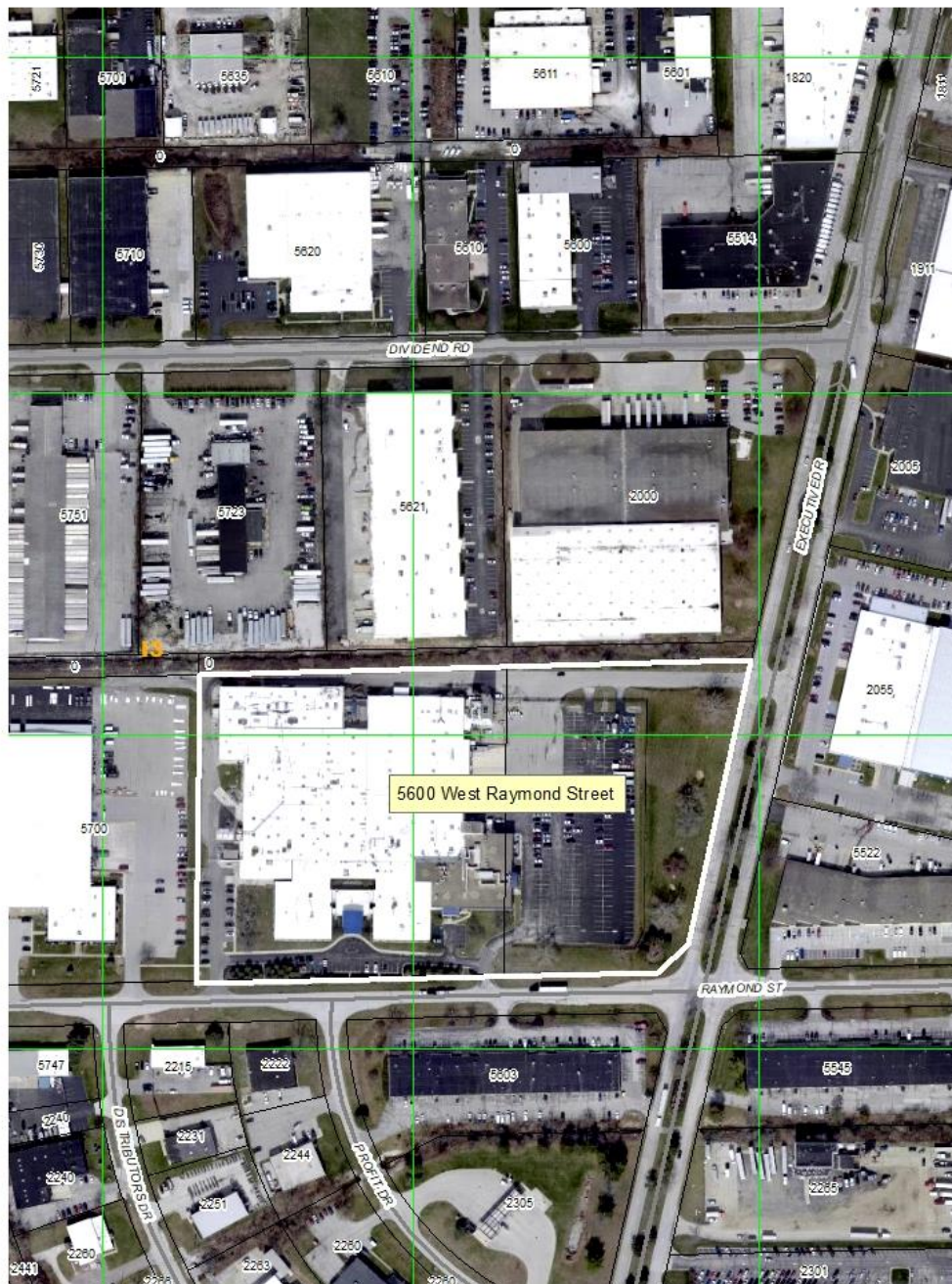
2012-DV1-012; 2020 Production Drive (west of site), requested a Variance of Development Standards to provide for a 4,400-square foot addition to an existing industrial building, creating a 20-foot front setback from Production Drive, **granted**.

2001-UV3-002; 5350 West Raymond Street (east of site), requested a Variance of Use to provide for the construction of a 7, 700 square foot warehouse for industrial uses and a variance of development standards to provide for the construction of 7, 700 square foot warehouse, with a ten-foot side yard setback, **granted**

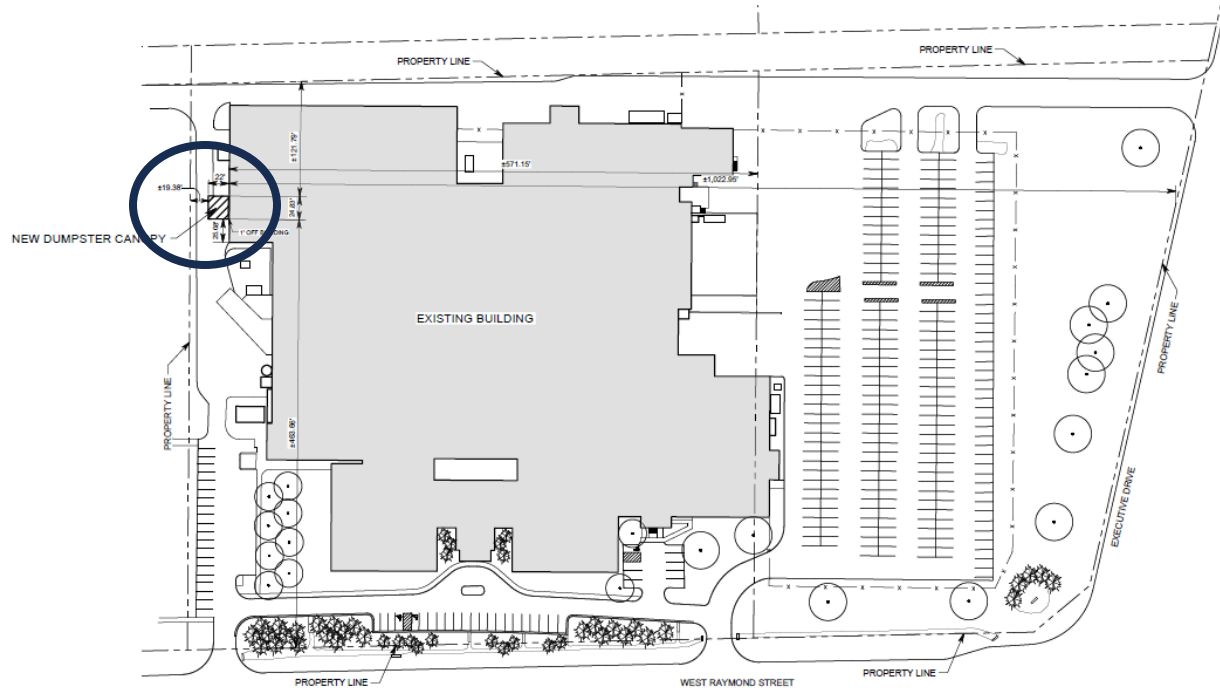
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EXHIBITS

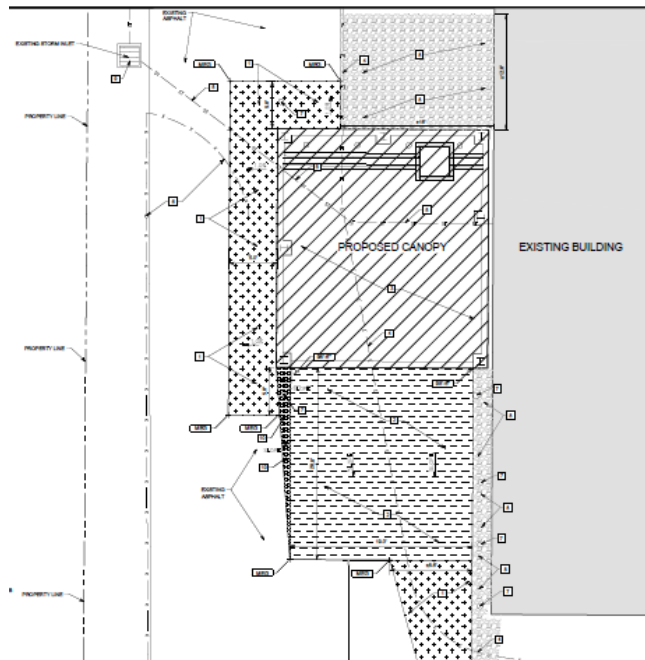
Location Map



Site Plan



OVERALL SITE PLAN



Close up site plan



Findings of Fact

Petition Number _____

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

PETITION FOR 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 proposed canopy will be wholly contained within the owner's property and will not introduce injurious entities or conditions to the adjacent property.

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 area adjacent to the property is also a light industrial facility, and the canopy addition to the owner's property will remain wholly contained within the owner's property lines.

3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property because:

The canopy will contain waste dumpsters integral to the function of the owner's plant, which if not installed, will prevent the plant from operating at full capacity and having a proper waste disposal area.

Photographs



Subject site, front office portion of facility, looking northeast.



Subject site west side of facility, looking north from front parking area.



Proposed canopy location with 17-foot side setback, looking north east.



Adjacent business to the west, outdoor storage yard, looking north.