

BOARD OF ZONING APPEALS DIVISION III

July 15, 2025

Case Number: 2025-UV3-011
Address: 2003 Woodcrest Road (approximate address)
Location: Perry Township, Council District #23
Zoning: D-2
Petitioner: Alexis Lively
Request: Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of a pet grooming operations as a home occupation (not permitted).

Current Land Use: Single Family Dwelling

Staff Reviewer: Robert Uhlenhake, Senior Planner

PETITION HISTORY

This petition was continued for cause at the request of the petitioner, from the June 17, 2025 hearing, to the July 15, 2025 hearing.

STAFF RECOMMENDATION

Staff recommends **denial** of this petition.

PETITION OVERVIEW

- ◇ The request would provide for the operation of a pet grooming operation, typically a C-3 use, as a home occupation.
- ◇ The purpose of the D-2 district is intended for suburban areas of the county. There is no specific requirement other than carrying out the single-family low-density patterns expressed by the Comprehensive Land Use Plan. The D-2 district has a typical density of 1.9 units per gross acre.
- ◇ The Comprehensive Plan recommends suburban neighborhood uses for the subject site. The proposed use would be permitted in the C-3, Neighborhood Commercial Zoning District. The C-3 district is designed to permit the development of a complete range of retail sales and personal, professional, and business services required to meet the demand of a fully developed residential neighborhood. It does not make provisions for those businesses that draw customers in significant numbers from well beyond a neighborhood boundary.
- ◇ Given the increase in intensity between the existing zoning and the proposed use, even with minimal customers, there would still be an increase of traffic that would be an increase over the normal traffic patterns of a residential neighborhood. Approval of this request would facilitate the intrusion of a commercial use into an established residential neighborhood.

- ◇ Any deviation from the minimum standards should be related to the property, and not to the individual's needs. There is no inherent practical difficulty caused by the terms of the Ordinance upon the subject site. The site can continue to be used as a single-family dwelling with permitted home occupations without the need for a variance, and the proposed use could be located in an appropriately zoned commercial district.
- ◇ The strict application of the terms of the zoning ordinance does not constitute a hardship, nor does the site possess a practical difficulty, since the site is zoned D-3 and could continue to be used as permitted, by right, in the D-3 zoning classification. Any practical difficulty is self-imposed by the desire to use the site for operation of a pet grooming operation.

GENERAL INFORMATION

Existing Zoning	D-2	
Existing Land Use	Single Family Dwellings	
Comprehensive Plan	Suburban Neighborhood	
Overlay	No	
Surrounding Context	<u>Zoning</u>	Surrounding Context
	North: D-2	Single-family dwelling
	South: D-2	Single-family dwelling
	East: D-2	Single-family dwelling
	West: D-2	Single-family dwelling
Thoroughfare Plan		
	Woodcrest Road	Local Street 50-foot existing and proposed right-of-way.
Context Area	Metro	
Floodway / Floodway Fringe	500-year	
Wellfield Protection Area	No	
Elevations	N/A	
Commitments	N/A	
Landscape Plan	N/A	
Plan of Operations	January 24, 2025	
Site Plan	January 24, 2025	
Findings of Fact	January 24, 2025	

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

- The Comprehensive Plan recommends Suburban Neighborhood uses.

Pattern Book / Land Use Plan

- The Marion County Land Use Plan Pattern Book recommends the Suburban typology for this site. This typology is predominantly made up of single-family housing but is interspersed with attached and multifamily housing where appropriate. This typology should be supported by a variety of neighborhood-serving businesses, institutions, and amenities.

- Natural Corridors and natural features such as stream corridors, wetlands, and woodlands should be treated as focal points or organizing systems for development. Streets should be well-connected, and amenities should be treated as landmarks that enhance navigability of the development. This typology generally has a residential density of 1 to 5 dwelling units per acre, but a higher density is recommended if the development is within a quarter mile of a frequent transit line, greenway, or park.

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

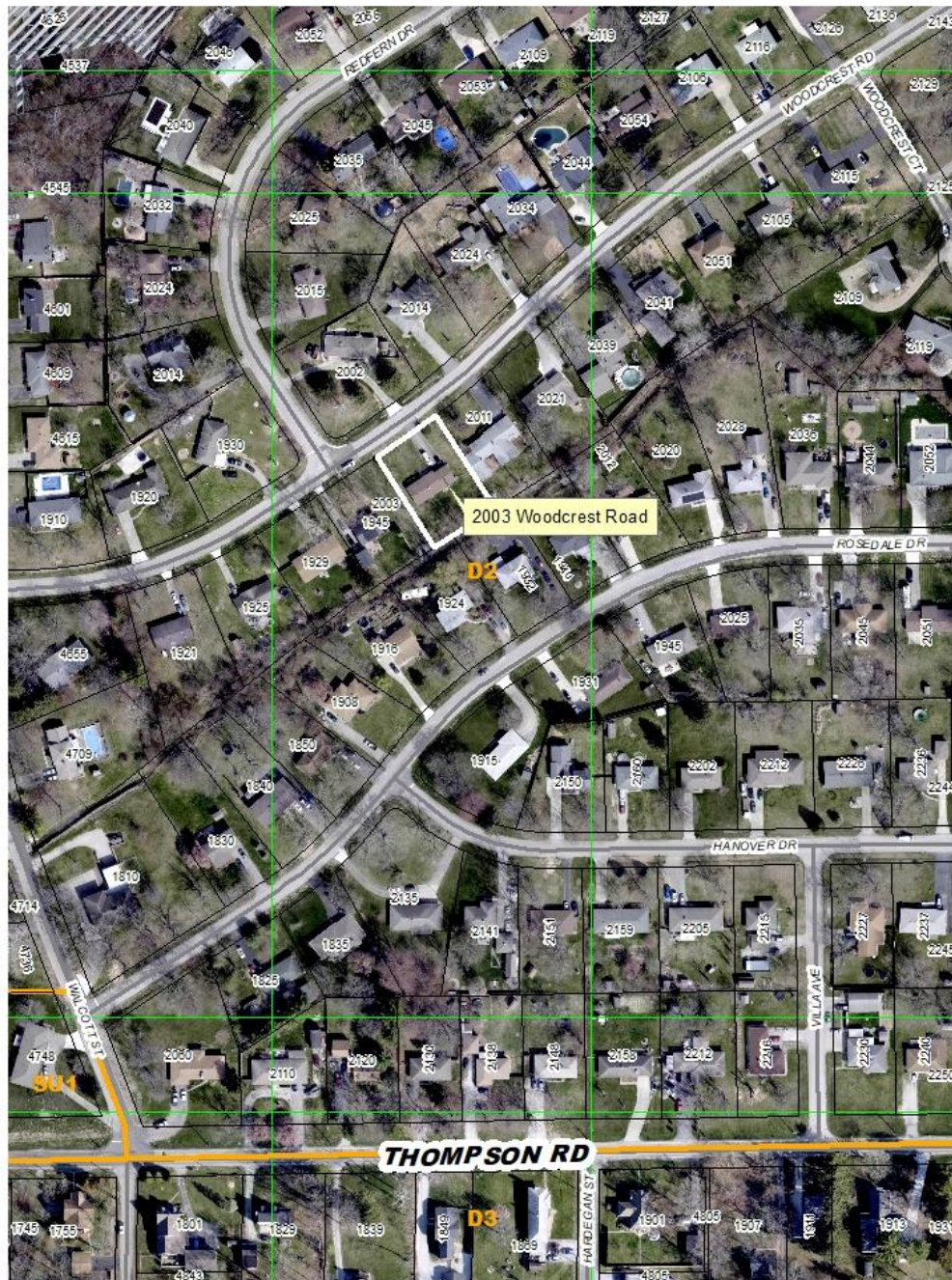
2018-HOV-004; 4622 Walcott Street (west of site), requested a variance of development standards to legally establish a five-foot side setback, and a 12-foot aggregate side setback, **granted**.

2002-DV1-002; 1920 Woodcrest Road (west of site), requested a variance of development standards to provide for the outdoor parking of a 14-foot commercial vehicle, adjacent to the west side of the dwelling, **temporarily granted for 17 months**.

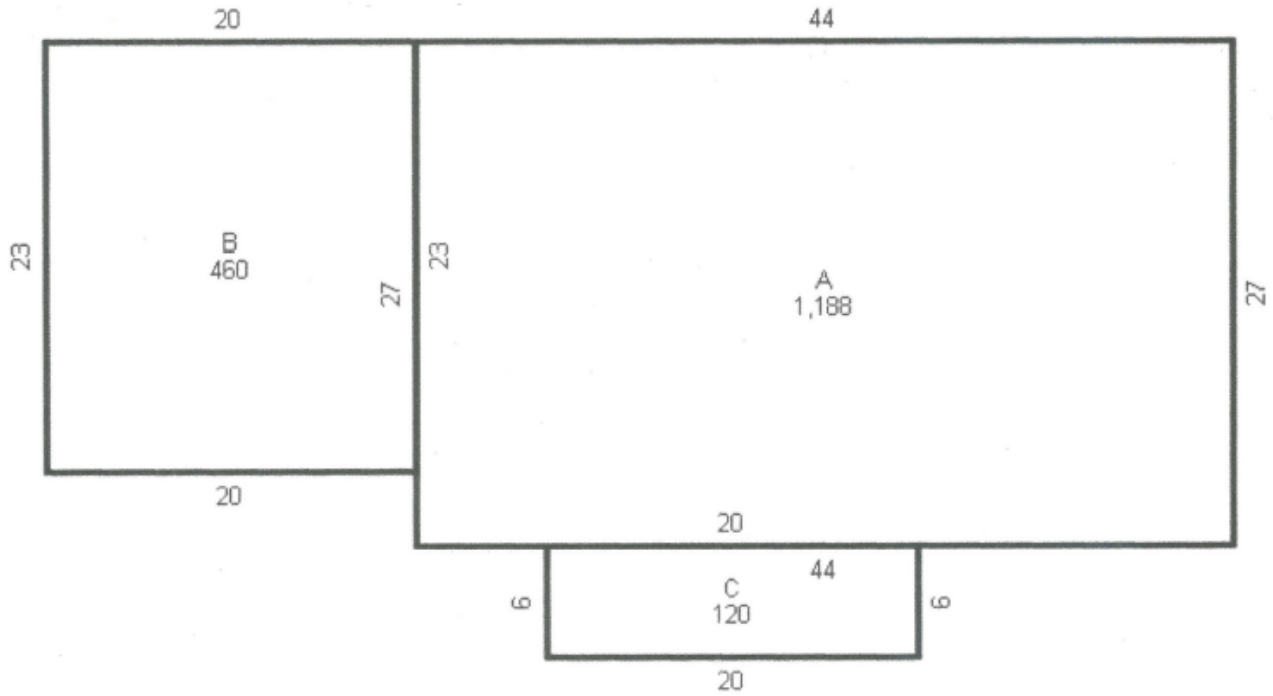
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EXHIBITS

Location Map



Site Plans



Plan Of Operation

The Dog House Pet Salon

Plan of Operation

- One on one pet grooming salon
- owner/operator only employee
- low traffic in home salon
- clientele is community based
- appointments for pet grooming rotate every 6-8+ weeks
- word of mouth and social media advertisement

Pet grooming consists of baths, nail trimming, brushing, and drying. Each pet on average takes 2 hours to complete from start to finish.

Hours of Operation: 9am-5pm Monday-Friday, some weekends may apply.

Salon is located in attached Garage, closed and away from the public.

Guests are allowed to enter *only* if their pet is being serviced, pick up/drop off.

Products used in the salon are shipped regularly through Amazon or other usual shipping methods.

Waste for the salon is regular gray water connected to the homes plumbing and city systems; as well as typical garbage.

I am the only employee for the foreseeable future, should I have an employee, they may park in my 4 car driveway, behind my 1 personal vehicle, leaving space for clientele to come and go.

The salon is monitored by cameras inside, as well as outside in the front driveway area. Vehicles are monitored by camera surveillance and recorded for insurance and safety purposes.

Pets Vaccination Records are kept on file and updated as needed to ensure the most recent information is logged.

Hazardous materials used would be disinfecting solutions such as KennelSol, or Oxivir. These products are used to prevent the spread of many illnesses related to both canine, feline, equestrian, and human. Disinfectant protocols are always followed as the label on the bottle states to prevent any serious harm or injury.

Findings of Fact

Petition Number _____

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER
METROPOLITAN BOARD OF ZONING APPEALS, Division _____ 3
OF MARION COUNTY, INDIANA**

PETITION FOR VARIANCE OF USE

FINDINGS OF FACT

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

Permitting a residential pet grooming business will not be injurious to the public health, safety, morals, and general welfare of the community because by providing convenient access to pet grooming services promotes responsible pet ownership and encourages regular veterinary care and hygiene practices, contributing to a cleaner and healthier environment to the community.

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 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 property will retain its primary residential character. The pet grooming business will operate on a small scale, servicing a limited number of pets daily. Business hours will be restricted to standard weekday hours, and limited weekends, thereby minimizing potential disruptions to the community.

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

The need for the variance arises from some condition peculiar to the property involved because a pet grooming business is not permitted in a residential zone without a variance.

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

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 a pet grooming business is not permitted in D-2 zoning.

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

The grant does not interfere substantially with the comprehensive plan because a pet grooming business does not promote unnecessary traffic. The pet grooming business is a small shop that services a limited amount of clients per day during standard business hours of operation.

Photographs



Subject site single family dwelling, looking south



Adjacent single family dwellings to the east, looking south.



Adjacent single family dwelling to the north.



Adjacent single family dwelling to the west, looking south.