

Board of Zoning Appeals Division III

April 21, 2026

Case Number:	2026-UV3-003
Property Address:	3305 North Arlington Avenue (<i>approximate address</i>)
Location:	Warren Township, Council District #9
Petitioner:	Simranjit Nagra
Current Zoning:	C-3
Request:	Variance of Use of the Consolidated Zoning and Subdivision Ordinance to permit a 120-square-foot expansion of an existing residential use (residential uses not permitted in a commercial district).
Current Land Use:	Developed, Single-Family Residence
Staff Recommendations:	Staff recommends approval of this petition.
Staff Reviewer:	Josh Levesque, Senior Planner

PETITION HISTORY

This is the first public hearing for this petition.

STAFF RECOMMENDATION

Staff recommends **approval** of this petition.

PETITION OVERVIEW

- 3305 North Arlington Street is a mid-block parcel just south of 33rd Street. It appears that a residential structure has existed on this property since 1950. The property is currently zoned C-3 and is surrounded by a variety of zoning districts and land uses. The adjacent northern property is also zoned C-3 and appears to have a single-family home. Further to the north is a C-S district occupied by an electrical contractor. To the east is a D-3 parcel and further east is another C-S district. The adjacent property to the south is another single-family home but further to the south is yet another C-S district.
- The petitioner's request is to expand an existing residential use to allow for the construction of a laundry room for the tenants onsite. This is shown in the plan of operations highlighted in the exhibit below. While this use does not comport with the current zoning district or the land-use plan, staff's analysis indicates this request is seeking minimal relief for a long-established use.
- Staff will also note that a Variance of Use, in this instance, is better practice than a rezoning. A Variance of Use here will allow for continued use of the residential property without disrupting the intent of the Land Use Plan. The Variance of Use will be tied to the residential use and any following uses must either follow the base zoning district or seek another variance.
- Based on the analysis presented above, staff recommends approval of this variance.

GENERAL INFORMATION

Existing Zoning	C-3	
Existing Land Use	Developed; Residential	
Comprehensive Plan	Community Commercial	
Surrounding Context	Zoning	Surrounding Context
North:	C-3 / CS	North: Residential / Heavy Commercial
South:	C-3 / CS	South: Residential / Community Commercial
East:	D-3 / CS	East: Undeveloped / Heavy Commercial
West:	D-4	West: Residential
Thoroughfare Plan		
Arlington Avenue	Primary Arterial	90-foot existing right-of-way and 75-foot proposed right-of-way
Context Area	Compact	
Floodway / Floodway Fringe	No	
Overlay	No	
Wellfield Protection Area	No	
Site Plan	2/22/2026	
Site Plan (Amended)	N/A	
Elevations	N/A	
Elevations (Amended)	N/A	
Landscape Plan	N/A	
Findings of Fact	2/22/2026	
Findings of Fact (Amended)	N/A	
C-S/D-P Statement	N/A	

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

- Marion County Land Use Plan Pattern Book (2019)

Pattern Book / Land Use Plan

- The Community Commercial typology provides for low-intensity commercial and office uses that serve nearby neighborhoods. These uses are usually in freestanding buildings or small, integrated centers. Examples include small-scale shops, personal services, professional and business services, grocery stores, drug stores, restaurants, and public gathering spaces.

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

ZONING HISTORY – SITE

N/A

ZONING HISTORY – VICINITY

2003ZON101; 3325 North Arlington Avenue (north of site), Rezoning of 3.339 acres from C-7 to CS, approved.

2019ZON043; 6147 East 34th Street (east of site), Rezoning of 4 acres from D-3 / CS to I-3, approved.

99-Z-197; 3231 North Arlington Avenue (south of site), Rezoning of 1.5 acres from C-3 to CS, approved.

67-V2-126; 3248 North Arlington (west of site), denied

68-V4-213; 3385 North Arlington (north of site), approved

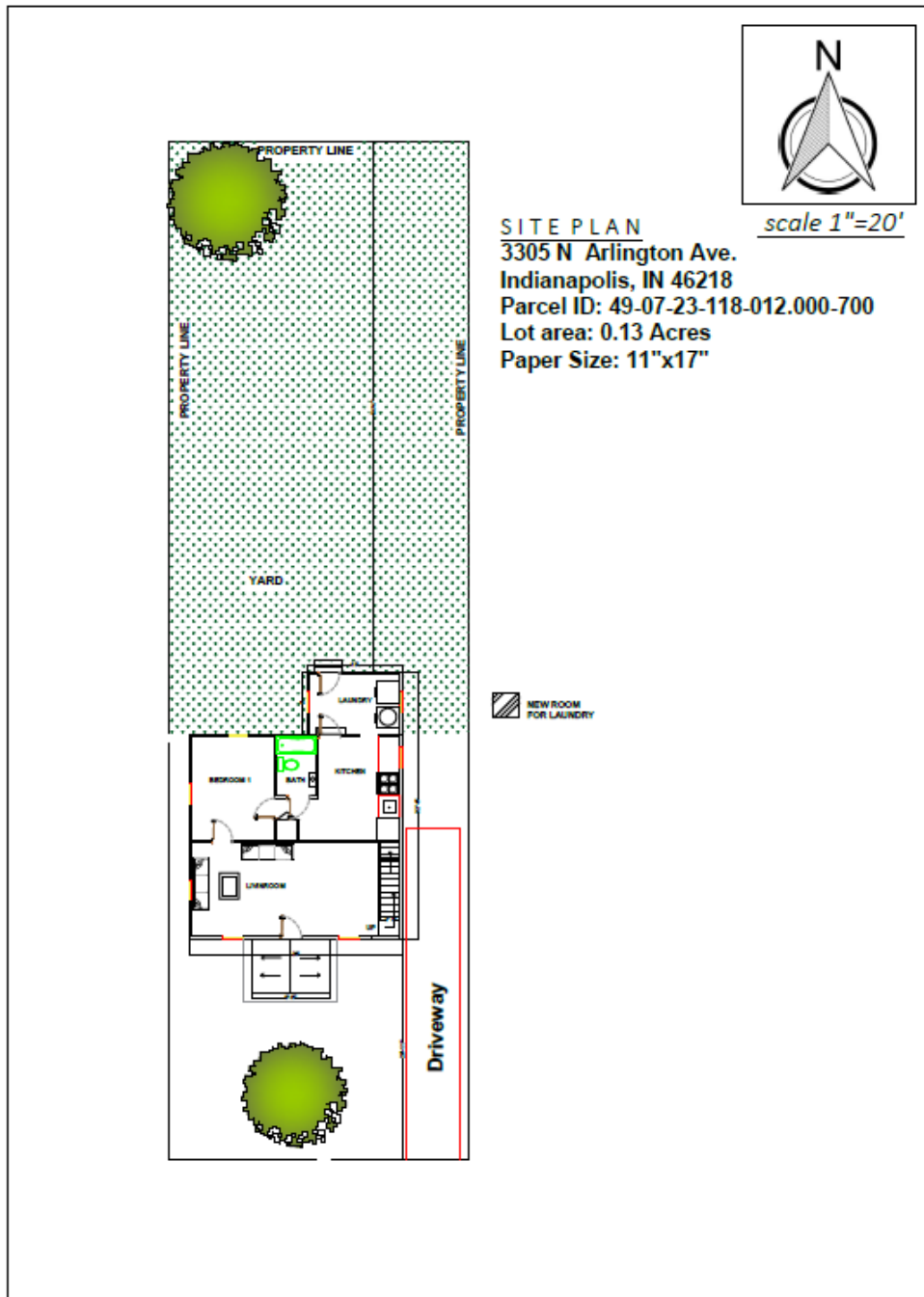
2018-UV1-005; 3320 North Arlington Avenue (west of site), Variance of Use and Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a home care office (not permitted), with a 55-foot wide parking area and access aisles with a four-foot front setback from Arlington Avenue, a zero-foot setback along 33rd Street and a two-foot west side setback (maximum 30-foot parking area, 18-foot front setback and four-foot west side setback required), **denied.**

EXHIBITS

2026UV3003; Aerial Map



2026UV3003; Site Plan





2026UV3003; Plan of Operations

To Levesque, Josh <Josh.Levesque@Indy.Gov>

CAUTION: This email originated from outside of the organization and contains an attachment. Unless you recognize the sender and know the contents are safe, do not open the attachment.

Hey Josh,

The intended use for the addition on the property 3305 Arlington Street is for it to be a laundry room for the residents of the home. It will only be used by the residents for their personal needs.

Thanks,
Simranjit

2026UV3003; Photographs



Photo 1: Subject parcel as seen from Arlington Avenue

2026UV3003; Photographs (continued)



Photo 2: Single-family residence directly north of subject site.

2026UV3003; Photographs (continued)



Photo 3: Single-family residence directly south of subject site.

2026UV3003; Photographs (continued)



Photo 4: Surrounding properties to the north on Arlington Avenue

2026UV3003; Photographs (continued)



Photo 5: Surrounding properties to the south on Arlington Avenue

2026UV3003; Photographs (continued)



Photo 6: Residential properties across the street on Arlington Avenue