



Town of Plainfield

Board of Zoning Appeals

FOR OFFICE USE ONLY:

Petition BZA- _____ - _____

Public Hearing Date _____

Fees \$ _____

Date of Approval _____

1. NAME OF PROJECT: Mega Liquor & Smoke

2. ADDRESS OF PROJECT: 5975 Cambridge Way, Plainfield, IN 46168

3. APPLICANT/PROPERTY OWNER:

Applicant:

Name: Mega Indiana LLC

Address: 7106 Grape Road
Granger, IN 46530

Phone Number: 269-506-3085

Fax Number: _____

E-Mail: turnainc@yahoo.com

Owner:

Name: Black Diamon Properties LLC

Address: 5975 Cambridge Way
Plainfield, IN 46168

Phone Number: 317-752-5863

Fax Number: _____

E-Mail: _____

4. PROJECT INFORMATION:

Existing Use of Property: Package Liquor Store

Area in acres: _____ Current Zoning: _____

Request: _____ Use _____ Development Standard ☒ Special Exception _____ Admin. Appeal

Description of Request – include all applicable Ordinance Sections (use additional pages, if necessary): _____

Requesting a Special Exception for Mega Indiana LLC (Buyer) to continue operating as a Package Liquor Store

The undersigned, having been duly sworn on oath states the above information is true and correct as (s)he is informed and believes.

Signature of Applicant: Bhola Singh Date: 7-1-21

Printed Name & Title: Bhola Singh

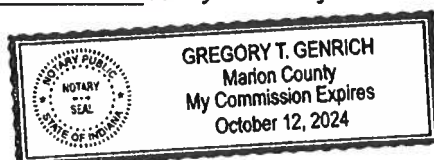
State of Indiana)
County of Hendricks) SS:

Subscribed and sworn to before me this 1st day of July, 2021.

Gregory T. Genrich
Notary Public Signature

Gregory T Genrich
Printed Name

Residing in Marion County My Commission expires October 12, 2024



Revised: 10/17/2011

Board of Zoning Appeal Checklist & Contact Information

(Please COMPLETE this form and file with the Petition for the Board of Zoning Appeals)

Checklist:

An application packet for a Petition to the Board of Zoning Appeals shall include the following items:

- ☐ Completed, Notarized Board of Zoning Appeals Petition.
- ☐ Legal Description of Property.
- ☐ Proof of Ownership (*Warranty Deed*).
- ☐ Authorization from Owner (*if Applicant is not the Owner*).
- ☐ List of Interested Parties (*This is a list of all persons or groups who own property within six-hundred (600) feet or two ownerships from the property, whichever is less.*)
- ☐ 9 copies of a "Letter of Intent" or "Detailed Description of Variance Request". If a Detailed Description is included on the face of the Application, simply provide 9 copies of the Application.
- ☐ 9 copies of proposed written Findings of Fact (*Note: findings are different for each type of request*).
- ☐ 9 **folded** copies of the Site Plan, Building Elevations, Landscape Plan, Sign Plan or Lighting Plan as necessary to demonstrate the variance or special exception being requested.
- ☐ a CD containing a digital copy of all plans in: (i) DWG format; and, (ii) either JPEG, TIFF or PDF format.
- ☐ Statement of Commitments (*if any*).
- ☐ Filing Fee (*Make checks payable to the Town of Plainfield – See Fee Schedule for applicable filing fee.*)

Contact Information

(Please provide contact information on person to be contacted regarding notices, additional filing requirements and staff comments.):

Attorney/Contact Person:

Name: Gregory T Genrich
Address: 445 N Pennsylvania Street, Suite 606
Indianapolis, IN 46204
Phone Number: 317-255-2424
Fax Number: 317-255-2401
E-Mail: greg.genrich@barlap.com

Project Engineer:

Name: _____
Address: _____
Phone Number: _____
Fax Number: _____
E-Mail: _____

BZA-____-_____

**FINDINGS OF FACT
FOR SPECIAL EXCEPTION
BY THE PLAINFIELD BOARD OF ZONING APPEALS**

Applicant: _____ Mega Indiana LLC _____

Address: _____ 5975 Cambridge Way, Plainfield, IN 46168 _____

1. The Special Exception Use will not be injurious to the public health, safety, comfort, community moral standards, convenience or general welfare because:

The Package Store has been in operation under the Current Owner for over 20 years at this location. They Buyer is an experience Package Store Operator with 18 package stores in Indiana .

2. The proposed use will not injure or adversely affect the adjacent area or property values therein because:

Property is Zoned General Business. Package Store is allowed in this zoning classification

3. The proposed use will be consistent with the character of the District, land uses authorized therein and the Town of Plainfield Comprehensive Plan because:

Package Store has been in operation at this location for over 20 years.

PLAINFIELD BOARD OF ZONING APPEALS

The SPECIAL EXCEPTION requested is hereby APPROVED this ____ day of _____, 20____.

TOWN OF PLAINFIELD

Department of Planning & Zoning

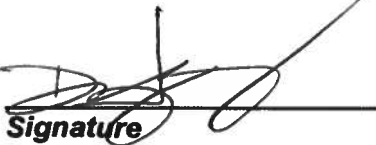
AUTHORIZATION FROM OWNER

The undersigned, Black Diamond Properties LLC, being the Owner of the property commonly known as 5975 Cambridge Way, Plainfield, IN 46168, hereby authorizes Mega Indiana LLC to file a Zone Map Change / Development Plan / Primary Plat / Secondary Plat / Vacation / Variance / Special Exception petition (circle all that apply) for the aforementioned address.

This consent shall:

☐ remain in effect until revoked by a written statement filed with the Department of Planning & Zoning.

☒ remain in effect until 9/1/2021.


Signature

Printed: Douglas E. Thompson

Title (if applicable): President

Date: _____

Signature

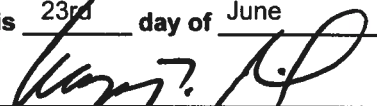
Printed: _____

Title (if applicable): _____

Date: _____

STATE OF INDIANA,
COUNTY OF Hendricks, SS:

Subscribed and Sworn to before
me this 23rd day of June, 2021.


Notary Public Signature

Gregory T Genrich

Printed

My Commission expires:

October 12, 2024.

County of Residence: Marion

STATE OF INDIANA,
COUNTY OF _____, SS:

Subscribed and Sworn to before
me this _____ day of _____, 20____.

Notary Public Signature

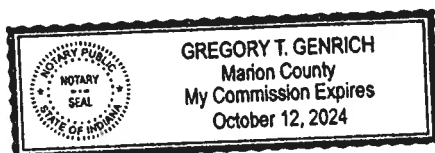
Printed

My Commission expires:

_____, 20____.

County of Residence: _____

BDDB01 4041193v1



Residing in _____ County My Commission expires _____

**Property Owners near
5975 Cambridge Way
Plainfield, IN 46168**

**Black Diamond Properties LLC
9650 Prairiewood Way
CARMEL, IN 46032**

**4EMGR
5002 DODGE ST STE 203
Omaha, NE 68132**

**GPS DEVELOPMENT LLC
2244 E PERRY RD
Plainfield, IN 46168**

**BARTLETT JOSEPH & DORIS TRUST
60602 Juniper Ln
La Quinta, CA 92253**

**North Pointe Development LLC
2244 E PERRY RD
Plainfield, IN 46168**

**82 PLAINFIELD LLC
3495 COOLIDGE RD
East Lansing, MI 48823**

**RED BUFFALO LLC
4310 SARATOGA PKWY Ste 600
Plainfield, IN 46168**

**BUBBLE LAND CAR WASH LLC
1504 SADLIER CIR SOUTH DR
Indianapolis, IN 46239**

**BADESHA BROTHERS INC
C/O MAKHAN BADESHA
PO BOX 635
Plainfield, IN 46168**

**Emro Marketing Co Delaware C Marathon
Petroleum Company
539 South Main St
Findlay, OH 45840**

**LFC GROUP,LLC
8655 BAY COLONY DR
Indianapolis, IN 46234**

**McDonalds Corp A Delaware Corp
6101 CAMBRIDGE WAY
Plainfield, IN 46168**

**B & O LLC
5107 Cambridge Way
Plainfield, IN 46168**

**AELINA LLC
C/o SHAILESH PATEL
1740 LAFAYETTE RD
Indianapolis, IN 46222**

**GANESHI LLC
6105 CAMBRIDGE WAY
Plainfield, IN 46168**