

## 2008 Greater Allisonville Community Council

**Petition 2008-UV2-001: 7001 Hawthorne Park Drive.** On February 12, 2008, the Board of Directors of the Greater Allisonville Community Council (“GACC”) met in public session and heard a presentation by attorney Cameron Clark representing petitioner, N3 Real Estate, LLC in regard to the captioned petition. Following a discussion the Board of GACC voted to “SUPPORT” this petition with the following commitments:

1. No Electronic Variable Message Sign (EVMS) at site
2. No Billboard on site
3. Downcast exterior lighting

Landscape plan as approved by Binford Redevelopment and Growth (BRAG). Petition approved.

**Petition 2008-UV2-002: 5880 East 71<sup>st</sup> Street.** On February 12, 2008, the Board of Directors of the Greater Allisonville Community Council (“GACC”) met in public session and heard a presentation by Judy Weerts Hall, AIC Variance of Use of Commercial Zoning Ordinance to provide for automobile sales (not permitted), and to provide for approx. 19,500 square feet of outdoor display and storage (maximum 200 feet of outdoor display and storage area permitted). Following a discussion the Board of GACC voted to “OPPOSE” this petition. Please note that the board was sympathetic to the plight of the petitioner and respects the existing long-established business however approval of this petition would set a precedent for other used car lots along Binford Boulevard. Petition denied.

**Petition 2008-DV3-003: 4801 East 70<sup>th</sup> Street.** T-Mobile LLC. Variance of Development Standards to provide for a wireless communications facility affixed to a telephone pole, extending the height of the pole by 15 feet (not permitted), and with an approx. 25-square foot equipment cabinet located on the ground within the right of way of 70<sup>th</sup> Street (not permitted). **GACC voted no opposition to this petition on February 12, 2008.** Petition approved.

**Petition 2008-UV2-001: 7001 Hawthorne Park Drive.** Variance of Use of the Industrial Zoning Ordinance to legally establish stone and marble fabrication and to provide for the retail sale of boats, the assembly and repair of boars and custom boat, auto, and aircraft paint detailing (not permitted). GACC voted to support this petition. Petition approved.

**Petition 2008-ZON-054: 4026 East 82<sup>nd</sup> Street.** KRG Rivers Edge, LLC. Staff Planner: Paul Lambie. Re-zoning of 14.801 acres to provide for community-regional commercial uses. Tim Ochs, attorney. GACC voted support. Petition approved.

**Petition 2008-UV1-1019: 7002 North Keystone Avenue.** Jin K. Lee. A Variance of use and development standards of the Commercial Zoning Ordinance to provide for a dry-cleaning and laundry business (not permitted) in an existing building with a tailoring shop (permitted by petition 2003-UV2-034). GACC voted support. Petition approved.

**Petition 2008-SE3-006. 7480 North Keystone Avenue.** Dromtonpa Buddhist Center, Inc. Special Exception of the Dwelling Districts Zoning Ordinance to provide for a religious use within an existing single-family dwelling, with parking and an existing stone drive. Petitioner: Jack Topham. GACC voted in opposition. Petition denied.

**Petition 2008-APP-120: 2602 Ruth Drive.** Approval to modify conditions of rezoning petition 73-Z-250, to terminate said conditions, and to provide for a second access from the

subject property to River Road (previous conditions prohibited building within 75 feet of the property line of Keystone Avenue, limited access onto River Road and Keystone Avenue, limited restaurant uses to indoor operations, and prohibited automobile sales and outdoor sales with the exception of nursery products). GACC opposed. Petition withdrawn.

**White Diamond Nightclub.** Former Bob Evans on Allisonville and (roughly) 82<sup>nd</sup> Street. No petition required. Information meeting with manager.

**Petition 2007-DV1-006: 6055, 6101, 6111 and 6165 North Keystone Avenue:**

BY TIMOTHY E OCHS - VARIANCE OF DEVELOPMENT STANDARDS of the Sign Regulations to provide for: a) an 18.33-foot tall, 86.5-square foot building entry pole sign with an approximately 300-foot front setback from 62nd Street, being within 220 feet of another freestanding sign (minimum 300-foot separation required). b) An 18.33-foot tall, 86.5-square foot building entry pole sign with an approximately 400-foot front setback from Keystone Avenue, being the sixth freestanding sign along Keystone Avenue (maximum four freestanding signs permitted along approximately 1,430 feet of street frontage for an integrated center), and resulting in a total sign area of 1,242 square feet for freestanding signs 8555 RIVER RD integrated center with greater than 1,100 square feet of street frontage). GACC voted in support. Petition approved.

**Petition 2007-UV1-025: 6524 Dover Road:** Larry Rockafellow. VARIANCE OF USE AND DEVELOPMENT STANDARDS of the Dwelling Districts Zoning Ordinance to legally establish a 1,536-square foot detached accessory building on a lot without a primary use (not permitted), on a 0.689 acre lot (minimum one acre required), with a 120-foot lot width at the required front setback line (minimum 150-foot lot width required). No quorum GACC could not take a position. Petition was approved.

**Petition 2008-DV1-009** VARIANCE OF DEVELOPMENT STANDARDS of the Sign Regulations to provide for a 47.875-foot tall, 672-square foot electronic variable message advertising sign (maximum 40-foot height permitted, electronic variable message signs not permitted as a component of advertising signs). Lamar Advertising, by Thomas Michael Quinn. GACC opposed. . Variance denied by the MDC on August 20<sup>th</sup>.

**Petition 2008-HOV-036: 4026 E 82ND ST.** KRG RIVERS EDGE LLC BY TIMOTHY E OCHS VARIANCE OF DEVELOPMENT STANDARDS of the Commercial Zoning Ordinance to provide for a gourmet wine and grocery store, with the sale of alcohol within approximately 25 feet of a protected district (minimum 100-foot separation required), within a 1,600 square foot tenant space in an integrated center. GACC voted in support. Petition approved.

**Petition 2008-ZON-062 8340 Kelly Lane** REZONING. Indianapolis Power and Light; by Eugene Valanzano, requests re-zoning of 1.145 acres, from the C-S District , to the SU18 classification to provide for a power substation. GACC did not hear this petition. Petition denied by MDC on August 20<sup>th</sup>.

**Petition 2008-HOV-038: 5110 E 70<sup>TH</sup>.** KATHY CARDWELL & DAVID HUNTER BY SMITH BROTHERS BUILDERS. Variance OF DEVELOPMENT STANDARDS of the Dwelling Districts Zoning Ordinance to provide for the construction of a 660-square foot attached garage, resulting in an accessory use area of 2,473 square feet or 119.76 percent of the total living area of the primary structure (maximum 2,065 square feet or 99.99 percent of the total living area of the primary dwelling permitted).

**Fall, 2008. New liquor licenses were being sought at the following locations:**

Target Store at Glendale Mall.

Circle K at 7024 North Keystone.

Circle K at 8190 Allisonville Road.

Circle K at 6201 North Keystone.

After a presentation by a representative from the Target Store and attorney, Jeff McKean, the GACC board voted to “Not Oppose” the Target Store liquor license.

A representative from Mac’s Convenience Stores presented rationale for the three Circle K applications. The GACC board voted to oppose these petitions at the October 20<sup>th</sup> Alcohol Board hearing. Ultimately, the three Circle K permits were withdrawn.