

COA # 2011-COA-045(HMP) 2011-VHP-005 2011-ZON-016	INDIANAPOLIS HISTORIC PRESERVATION COMMISSION STAFF REPORT	Hearing Date OCT. 5, 2011
426 E. 16th Street HERRON-MORTON PLACE		Continued from: September 7, 2011 July 6, 2011 June 1, 2011 May 4, 2011 Center Township Council District: 9 Jackie Nytes
Applicant mailing address:	Neighborhood Downtown Zoning Assistance, Inc. 618 E Market Street Indianapolis, IN 46202	
Owner:	Superstars, INC 3360 N Keystone Ave Indianapolis, IN 46218	
COMBINED CASE		
IHPC COA: 2011-COA-045(HMP)	<ul style="list-style-type: none"> • Demolish historic gasoline station. • Construct new gasoline station/convenience store. • Install free-standing canopy. • Install two ground signs. • Install dumpster enclosure. • Install privacy fence and barrier wall. 	
BZA Variances: 2011-VHP-005	Variances of Development Standards: <ul style="list-style-type: none"> • to carry out food service within 100 feet of a protected district. • to reduce required transitional yard setbacks (20 feet required) at both front yards (16th St & Central Ave). • to allow for ground signs with zero setback (15 feet required). • For construction within two clear sight triangle areas 	
Rezoning Request:	2011-ZON-016 <ul style="list-style-type: none"> • Rezone from C-4 to C-3. 	
STAFF RECOMMENDATION: Continue to the November 2, 2011 IHPC hearing		

STAFF COMMENTS

The applicant has requested a continuance to the November hearing to allow time to work on the plans.

Staff Reviewer: Meg Purnsley
