



April 11th, 2022

David Gilman
211 South Ritter Avenue, Suite H
Indianapolis, IN 46219

RE: #2022-UV2-005

Dear Mr. Gilman:

The Broad Ripple Village Association would like to thank you for attending its Land Use and Development Committee meeting regarding the variance petition filed for the property located at 6360 Guildford Avenue.

The BRVA Land Use and Development Committee voted unanimously at its March 22, 2022 meeting to support the proposed petition, providing the attached statement of commitments is recorded and incorporated into the approval.

Please use this letter at the hearing before the Metropolitan Board of Zoning Appeals. If you have any questions, please contact Jordan Dillon, Executive Director for the BRVA at 317-251-2782 or by email to jordan@brva.org.

Sincerely yours,

A handwritten signature in black ink that reads 'Karen Valiquett'.

Karen Valiquett, LUD Chairwoman

**Broad Ripple Village Association
818 Broad Ripple Avenue
Indianapolis, IN 46220**



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Karen Valiquett, LUD Chairwoman

**Broad Ripple Village Association
818 Broad Ripple Avenue
Indianapolis, IN 46220**

PROPOSED COMMITMENTS

6360 Guilford Avenue

2022-UV2-005

April 4, 2022, Amended

1. The proposed surface lot shall be for the petitioner's private use and not for the public.
2. The variance of use for a surface lot shall be for a 5-year period to allow the petitioner time to file for a site development plan for the subject parcel. The variance shall run exclusively with the petitioner.
3. A site development plan shall be approved by public hearing, prior to the expiration of the 5-year period or an extension to continue the use as a surface lot is approved by public hearing.
4. The petitioner shall provide existing employees and new hires incentives to move to the Broad Ripple area to support their business growth plan and to minimize the need for off-street parking for its employees and customers.
5. The parking surface shall be of a permeable pavement or petitioner shall use best practices to manage stormwater run-off, as recommended by the Department of Public Works, Stormwater Section.
6. The exterior masonry wall shall allow for decorative artwork. Such artwork shall be submitted to the BRVA and City Planning for review and comments, prior to a final decision.
7. The benches and tables proposed along Guilford and Main Street shall be similar to the exhibits provided to the BRVA and made part of the variance petition 2022-UV2-005.

8. The petitioner shall have a maintenance plan for all equipment and landscape plantings, including ground cover. The landscape area shall be always maintained in good condition.
9. The petitioner shall have a detailed landscape plan and lighting plan for the site development.
10. The petitioner shall install a security camera or similar protection device to adequately cover the parking lot area. The petitioner is encouraged to participate in the IMPD 911 software program for emergency notifications.