

ZBA: Support for granting variance to the Circle K at 1420 E. Stadium

To the members of the Zoning Board of Appeals:

I'm writing as an immediate residential neighbor to the south of the proposed redevelopment site for the Circle K at 1420 E. Stadium. I ask that the ZBA grant the variance to allow the new convenience store to be built into the residential buffer zone on the south end of the parcel.

This plan before you -- the result of over three years of various preliminary site plans, robust conversation between interested parties, neighborhood meetings, and public hearings -- provides a workable compromise for the neighborhood, directing the commercial activity toward Stadium Boulevard rather than toward the neighbors (as would have happened under a "by-right" proposal brought to Planning Commission that placed the new convenience store in the northeast corner of the parcel with its storefront facing to the southwest).

Additionally, the proposed site plan before you today moves the traffic and commercial activity further away from the residences, screens a few homes from light and noise, allows for more pedestrian visibility at the curb cut on Packard compared to other proposed site plans, and will present its welcome blank back wall to the residential neighbors rather than turning its back on the commercial stretch of Packard and Stadium.

Many thanks for your consideration of neighborhood viewpoints.

Kind regards,

Garrett Scott
1421 Iroquois Place
[REDACTED]

cc
Matt Kowalski
Mia Gale