

January 23, 2007

Members of the Board of Zoning Appeals:

I am writing in support of the variance requested on behalf of Paw Patch for the property at 49th and College. I understand this will apply only to the above referenced business. The Meridian Kessler Neighborhood Association supports this as well.

Paw Patch will fit well with other tenants who have taken up residence in or near the building. I understand some concerns have arisen regarding parking, but those concerns would apply regardless of who the tenant would be. It is also my understanding that the planner assigned to the case is in support of the variance.

I urge you to approve the variance. If my schedule permits, I will be in attendance at the hearing.

Sincerely,

Joanne M. Sanders
Vice President,
City County Councillor at Large

January 22, 2007

To: The Metropolitan Zoning Board
Division Three
Indianapolis, IN

To Whom It May Concern:

I am writing this letter in lieu of my presence at the Public Hearing scheduled for 1:00 on January 23, 2007. I regret I am unable to attend due to work requirements, but want to "stand up" in full support of the request for variance for the Paw Patch to operate at 49th and College.

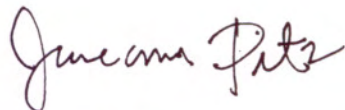
As a resident and a Board Member of Meridian Kessler Neighborhood Association (MKNA), I applaud the City's efforts to revitalize the "inner city"----the Fall Creek Development, the Maple Road/38th Street Project, downtown development and others. It is in this spirit of improvement that I ask the Zoning Board to approve the variance for 49th and College. It is, as most of us know, difficult at best to interest investors in areas that have suffered some slight deterioration. The College Corridor is a key focal point for future development and overall City improvement. We should all encourage and applaud those willing to "co-invest" with the City to provide a stable environment that supports economic growth and better community living.

The Paw Patch has been in business for over 20 years, and its owner is a resident of Meridian Kessler. They have proven to be good "citizens" at the corner of Kessler and College. Why not, then, at 49th & College? Parking is always going to be a challenge in our MKNA neighborhoods, but it is not an issue for its residents. In fact, we like the fact that we are not subjected to the huge parking lot structures omni-present in the suburbs. And as to the matter of "relief", the Paw Patch has handled it for 20 years, so their track record speaks for itself.

I am confident the Zoning Board Members will be able to see their way to support this request for variance.

Thank you for your consideration.

Sincerely,



Janeann Pitz
Resident & Board Member, MKNA
Infrastructure Committee Chair, MKNA

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From: Jackie@JackieNytes.com
To: dknzda@aol.com, rvaughn@tabberthahn.com, meridiankessler@aol.com, JMSANDER@indygov.org
Subject: RE: Paw Patch zoning
Date: Tue, 23 Jan 2007 9:39 AM

David,

I will try to show up at the BZA hearing this afternoon if my PERF Board meeting ends in a timely fashion, however, in the event that does not transpire, please share my sentiments with the members of the BZA.

I am supportive of the moving of the Paw Patch from 5897 No. College, at the SE corner of Kessler & College in Ryan Vaughn's district, to 661 East 49th SW corner of 49th & College which is in my district. There is strong support from the neighbors and from Meridian Kessler as a group and since they are the most likely to be affected by this relocation I place a high value on their stance.

I appreciate that the staff is recommending denial and are concerned about the adequacy of the parking. I recognize that the building has zero parking, but it would have zero parking for any uses that moved into the building. We put lots of operations in downtown that do not have enough parking right in front of them to support their needs, and we learn to live with it because we want to have some commercial activity. That seems to me to be the case here as well. This is a service that the neighborhood residents use and value. This is a commercial building that we want to retain as commercial. Of all the functions that might go in here, this business will have less parking demands than many others might have had. So at the end of the day, I believe we need to be grateful that a commercial establishment is willing to stay in the neighborhood, and we live with the limited parking.

Perhaps as we look ahead, the Meridian Kessler Neighborhood Association might want to develop some shared parking lots near a few of the intersections along College. This might be an appropriate task for the Neighborhood Association in conjunction with the city in order to support the commercial development we need along the College Corridor. It might be a perfect place to develop an Economic Improvement District for this purpose. In the mean time, I believe we should do all we can to support any commercial entity that is willing to stay in the area.

Jackie Nytes

City County Councillor, District 9

317.370.6184



**THE COUNCIL
CITY OF INDIANAPOLIS
MARION COUNTY**

January 23, 2007

Members of the BZA
Department of Metropolitan Development
Division of Planning
Current Planning Section

2007

RE: Cause Number: 2006-UV3-045

Dear Members of the BZA:

I am writing in support of the requested Variance of Use of the Commercial Zoning Ordinance to provide for a veterinarian, with overnight stay of animals for medical reason at 661 East 49th Street. The existing structure at the above noted address is currently an older vacant building. Reuse and revitalization of this structure will provide an added esthetic as well economic value to the immediately surrounding area. As noted in the staff's review, parking is an important issue and is properly a consideration when reviewing such request. However, having visited the location in person and relying upon the recommendation of the neighborhood association, I am convinced that sufficient parking exists to accommodate the limited use of the structure without imposing an undue burden on the surrounding neighborhood.

Additionally, it is of vital importance to the character and culture of the surrounding community to maintain those neighborhood businesses unique to our township. The Paw Patch is and continues to be a valuable business citizen of our community. The members of the Meridian-Kessler Neighborhood Association as well as other in the immediately surrounding area have grown to rely on the consistency in the quality of service provided by The Paw Patch. The potential loss of those services and the potential loss of a long-time neighborhood partnership are certainly not in the best interest of the community.

It is for the above reasons that I support the Variance of Use of the Commercial Zoning Ordinance to provide for a veterinarian, with overnight stay of animals for medical reason at 661 East 49th Street. Thank you for your consideration on this matter.

Sincerely,

M. Ryan Vaughn
City-County Councillor, District 3

RV/nsm