



## Broad Ripple Village Association

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317.251.2782 | info@brva.org | brva.org

December 11, 2013

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Mr. Michael Rabinowitch  
Wooden & McLaughlin, LLP  
One Indiana Square, Suite 1800  
Indianapolis, IN 46204

Regarding: Petition #2013-CZN-821 / 2013-CVR-821

Dear Mr. Rabinowitch:

The Broad Ripple Village Association would like to thank you and your clients Mr. Tom Willey and Mr. Scott Lindenberg for their many appearance before the Land Use and Development Committee to explain the proposal for 5915 and 5925 College Avenue. It is understood you plan to remove the present houses and replace them with a 5,721 square foot two story building located on the north side of the property with parking access and availability on the south side of the property and in back of the building.

As you are aware, the LU&DC voted to support this request with the following stipulations to be added as commitments to the zoning and variance changes.

- There will be adjustable lighting around the property, kept low at night.
- The dumpster will be enclosed.
- Parking on the property will be available after daytime hours of business for use by the general public and other establishments in the area.
- That your clients agree not to lease to a tenant operating a bar, restaurant or tavern as defined by City ordinance.

It has come to our attention that your clients have requested a reduction in the intensity of usage by seeking a C-2 zoning category instead of C-3-C. The BRVA is mindful that some adjacent property owners have legitimate concerns about commercial creep further north on College Ave. BRVA's support is based in part on the fact that the proposed commercial development completes a commercial node at a key Village gateway intersection. Support of this specific project should not be construed as blanket encouragement of or support for mid-block teardowns of residential structures or used as a precedent for support of any future commercial rezoning proposals north of Kessler on College Ave.

Please use this letter from the BRVA at your hearing before the Metropolitan Development Commission on Thursday, January 9 at 1:00 p.m. It would also be appreciated if you would convey to your tenants the many happenings of the association and the work that they do for the Broad Ripple community. If you have any questions regarding this information I can be reached at the BRVA office, 317-251-2782 or by email to info@brva.org.

Sincerely,

A handwritten signature in blue ink that reads "Brooke" followed by a stylized flourish.

Brooke Klejnot, BRVA  
Executive Director

Cc: Michael Clust, DMD  
Senior Planner