



May 9, 2014

Interested Parties, (Please share with your neighborhood and networks as appropriate)

Yesterday, Midtown Indianapolis, Inc., Butler Tarkington Neighborhood Association, and Meridian Kessler Neighborhood Association entered into an agreement with Mr. Jesse Singh, Owner of Capitol Tire and Quick Lube at 202 West 38th Street.

In exchange for our support for a six-month continuance, and a commitment to reevaluate our opposition of Mr. Singh's request for a variance to permit a storage facility for his used tires he has agreed to a complete remedy of all outstanding violations by June 1st including but not limited to:

- Removal of the illegal 'lean to' structure and any other non-permitted tire storage on site
- Stop working on vehicles in the parking lot
- Move and properly enclose the dumpster
- Pay all outstanding fees (for 18 outstanding violations)
- He will satisfy the case pending before the Marion County Prosecutor
- He will retain ownership of the D-5 lot, maintain its residential zoning, and if sold in the future he will agree to remove the proposed structure, if ultimately approved later.
- He will operate "violation free" for a period of no less than 6 months from the point of compliance (anticipated June 1, 2014)

If there is absolute compliance with the above, we will reconsider his request for a variance to properly reconstruct the storage unit with permits. Mr. Singh has indicated that he must store some tires temporarily on the site in the interim. We indicated that such storage must comply with the parameters of the C-3 zoning ordinance only.

We ask that you help us enforce these commitments in the interim. Be watchful for violations, take pictures, and reach out. We were clear that the compliance must be absolute.

He has owned the property for 10 years and is responsible for 42 enforcement cases on the site in that time, including 4 cases, which were referred for prosecution for failure to comply or pay, between 2006-2013.

We understand he will face difficulties operating without the extra storage for 6 months and are grateful he is willing to demonstrate his commitment to comply and begin building trust with our community. We acknowledge that he has made a number of improvements up to this point. However, we are clear that anything less than compliance with the ordinance at this stage is unacceptable.

Mr. Singh has owned the property since 2004. He introduced the tire shop use, ultimately requested and received rezoning of the property in 2007 from D-5 to C-3 with a variance for the tire shop. **He has not operated within the confines of the C-3 zoning since it was granted in 2007.** Our interest is in ending the blight. We are optimistic that this arrangement will and can end the blight and are committed to working with him to assist with properly securing permits and other assistance proactively in the future.

I am happy to answer any questions that you have and thank you for your assistance in helping us end blight in our community. Stay tuned for more of our efforts to eradicate blight around Midtown.

Sincerely,

Michael McKillip
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