



Design-build | General Contracting | Construction Management | PM

October 22, 2024

To Whom It May Concern

Re: 3739 N. Kitley Avenue rezoning to C-7

Patrium LLC is a construction management company that strives to build the American dream by innovating in the multifamily and commercial sector. We are a family business started by two brothers in 2018, both proud products of Indianapolis Public Schools, and count IU and Purdue as alma maters.

As a family-owned company, we have succeeded in creating new jobs and fostering economic growth within the city. Our further growth and job provision to the local community, however, is inhibited by the current zoning restrictions of our premises at 3739 N. Kitley Avenue.

This lot was empty for years before we took over in 2018. We want to put it to use to significantly decrease material and equipment storage costs, add parking space to our main office (just two doors down), decrease our logistical burden, which will then allow us to expand and hire more office and field staff.

We implore the City of Indianapolis to permit the rezoning of 3739 N. Kitley Avenue from its current designation to C-7, allowing Patrium LLC much-needed space to grow, while further contributing to the local economy.

By signing this petition, you join the Warren Township Development Association in support of the rezoning. You join the support for local business development and stronger job markets for the friendly people of Indianapolis, Indiana.

By signing this petition, it will show the City of Indianapolis that as a local resident you agree with the attached petition and current site plan to ensure the integrity of the neighborhood and the community.

Thank you for your support,

Steve Sandoval
Vice President | Patrium LLC



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Petition signatures

We, Patrium LLC, implore the City of Indianapolis to permit the rezoning of 3739 N. Kitley Avenue from its current designation to C-7, allowing us much-needed space to grow, while further contributing to the local economy.

By signing this petition, it will show the City of Indianapolis that as a local resident you agree with the attached petition and current site plan to ensure the integrity of the neighborhood and the community.

Name	Address	Signature	Date
Elysa Shelton	3720 N. Kitley Ave		10-23-24
Marvin Johnson	6210 mass ave.		10-23-24
Austin Rivers	6710 mass Ave		10-23-24

WARREN TOWNSHIP DEVELOPMENT ASSOCIATION

2024-ZON-050

3739 N Kitley Avenue

Dear Staff Planner M Iraheta and MDC Hearing Examiner,

Please forgive my tardiness in submitting our letter of **support**. I was confused on the hearing date for the above petition.

The Warren Township Development Association met on September 5, 2024, and heard this petition. Patrium LLC has maintained this large property very well, in its current state. Mr. Gomez, with Patrium assures us the future plans on this parcel will include landscape screening for the neighbors on the south. This parcel currently abuts C-7 zone and is across the street from I-2 and I-3 zones.

The WTDA board voted unanimously to **support** this petition.

Respectfully submitted,

Ron Phillips, President
Warren Township Development Association