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From: Lou Courtney [<mailto:loumitchell@loumitchell.com>]

Sent: Saturday, July 14, 2018 10:57 AM

To: Ericka Burnett <EBurnett@cityofpensacola.com>

Subject: Old East Hill/ East Hill Animal Hospital issue

My name is Lou Mitchell Courtney and I have lived at 523 N 8th avenue for the last 21 years. I am opposed to the proposed code change by East Hill Animal Hospital (EHAH). There is no evidence this change is for the good of our community (and subsequently, other communities).

At the June Council meeting Council Member Spencer brought up questions about Dr Hall's business model. If she had a well thought out business model, why did she not pick an appropriate ZONE for her business? A quick search for 'how to open a dog boarding business' first bullet points include: 'make certain the property is zoned for your business' & 'pick an area easily accessible from a main road with plenty of parking'. Dr Hall considered neither of these issues when she purchased this property. Meanwhile, existing compatible businesses had their own, workable-within-our-restrictions, business models, which have not caused conflict. Residents who have bought and invested in property here knowing the standards they would be held to for restoring their historic homes and the zoning dictating schools their children would have to go to, have their own 'lifetime model' plan that is no less important than Dr Hall's loosely thrown together 'business model' which was not 'pre-approved' by the city- where in writing does it say that? Who makes important business decisions without getting things in writing? Even I, as an artist, have a business contract I require clients to sign for custom work.

The services EHAH requests to be granted as by-right

- a) are not permitted in C-1 areas
- b) are not permitted in historic preservation areas
- c) are not permitted in, and are incompatible with, residential areas & existing boutique type businesses.

Some of you may be tempted to side with this code change- let me remind you ZONING EXISTS FOR A REASON. It exists to protect residents and compatible businesses. It exists to prevent nuisance lawsuits. Even if you ignored the fact that Pensacola and most other cities do not allow this type of business in a C-1 zone, there is also the fact that this is a historic preservation district. On top of that, were you to allow this aggression there is no way this business could even moderately comply with the noise buffer requirements for businesses with outdoor areas for dogs. This type of business, with outdoor areas, are always located in

- a) Industrial C-3 areas
- b) in the County
- c) in the country

Never are they located in, directly up against, residential areas.

Let me point out that 3 of the supporting letters, all of which are properties adjacent to EHAH/Pensacola Pet Resort Too, have been VACANT for several years. Look at the code violation history for the property owner who stated they live in their house backing up to the vet clinic. See how many of the 47 times the officer went to investigate compliance they found them at their address (never). See where they send their child to school & you will know they do not live at this address any longer. The other property owner who spoke and 'has never had a problem with EHAH' has NEVER lived at that house and in fact the backside of the house burned 20 months ago and the electric meter was pulled at that time.

Our Old East Hill petition with 112 signatures was signed by RESIDENTS- people who live here- and this entire issue was painstakingly explained to them. We had over 80% support of the residents we spoke with. EHAH online petition has a photo of a cute puppy and asks people to sign 'in support of Dr Laura Hall'. No information was given regarding the actual issue at hand.