

Posler, Kathryn

From: Daniel Erkkila <derkkila@cox.net>
Sent: Sunday, January 29, 2023 12:47 PM
To: Posler, Kathryn
Subject: Doggy Day Care and Pet Spa Case #956-PA-2022

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On January 21, 2023, we received a letter from Beus Gilbert McGroder PLCC regarding an amendment to the zoning near Los Portones townhomes (Case Number 956-PA-2022). The proposed amendment is said to be “minor” but it is most certainly not.

As residents of Los Portones townhomes (less than 100 yards from the proposed pet day care facility), we strongly oppose the requested “minor” amendment.

The current zoning of Employment Office is in the best interests of the residents of Los Portones. The current zoning is appropriate and should be sustained for the following reasons:

1. The current office complexes on both the east and west sides of Los Portones Drive provide no daytime or nighttime noise. They are offices that handle their business during the working day and close up in the early evening. This is appropriate for being near a residential area.
2. Dogs have two immutable characteristics; namely, they BARK and they SMELL. Current zoning keeps this from being a problem for Los Portones residents.
3. Los Portones townhomes HOA has strict regulations on the controlling of dog barking in the neighborhood. If we have a 20 or 30 or more dog kennel (yes, it is a kennel and not a “spa”) within a hundred yards of our residences, the constant barking will be uncontrollable.. I am sure if the Los Portones residents complain to the doggie day spa owner and ask for barking control, the proprietor will tell us to pound sand. The current zoning keeps businesses like a dog kennel from being a blight on our neighborhood.
4. The current office complexes cease business at a reasonable hour (around 5 to 6 PM).. Customers dropping off and picking up barking dogs is the proposed business. I am sure the proprietor will be open early in the morning until late in the evening to accommodate customers. The current zoning prevents this type of business activity and the associated noise and traffic after normal business hours.
5. During daylight hours the dogs will be in an “outdoor play area.” When dogs are left alone outdoors, they will bark constantly. As residents of Los Portones, we will have to listen to this cacophony all day long and into the night. Would you or the petitioner for the variance like all the noise and traffic a hundred yards from his or her home? We don’t think so.

Zoning is done for a reason. Giving amendments to the zoning currently in force will do nothing to enhance the neighborhood and will dramatically affect property values when potential home buyers find out they will have to live next door to a large dog kennel. This zoning amendment should not be approved. For once, abide by the existing zoning.

Dan and Susan Erkkila
Los Portones Townhomes Residents