

■ T H O M A S ■
BEERY
■ ARCHITECTS, INC. ■

December 04, 2017

City of Powell
47 Hall Street
Powell, Ohio 43065-8357

ATTENTION: Planning & Zoning Commission

Re: Armita Plaza
Application to Amend the Final Development Plan
Permit # 2016-0632
170 West Olentangy Street
Powell, Ohio 43065

Members:

We are seeking to amend the Final Development Plan for the Armita Plaza retail center at 170 West Olentangy Street. At the time of bidding the project, the general contractor established a cost of construction which was used to gain financing. After the financing was in place, the selected general contractor went out of business forcing the owner to seek another contractor. Construction commenced and it became apparent the original estimates were inadequate and additional funds were sought from the financing bank but were denied. Also, the additional construction costs would force the required leasing fees for prospective tenants to levels exceeding the norm for the area. For these reasons we are seeking to amend the Final Development Plan in the following ways:

- On the elevations facing the parking lot, we propose in lieu of the sloped roofs to install parapet walls. As shown on the accompanying documentation, the parapet walls will be high enough to screen the roof-top HVAC units.

We hope you understand the position of the owner and the reasons for our request. Your consideration is greatly appreciated.

Thank you.

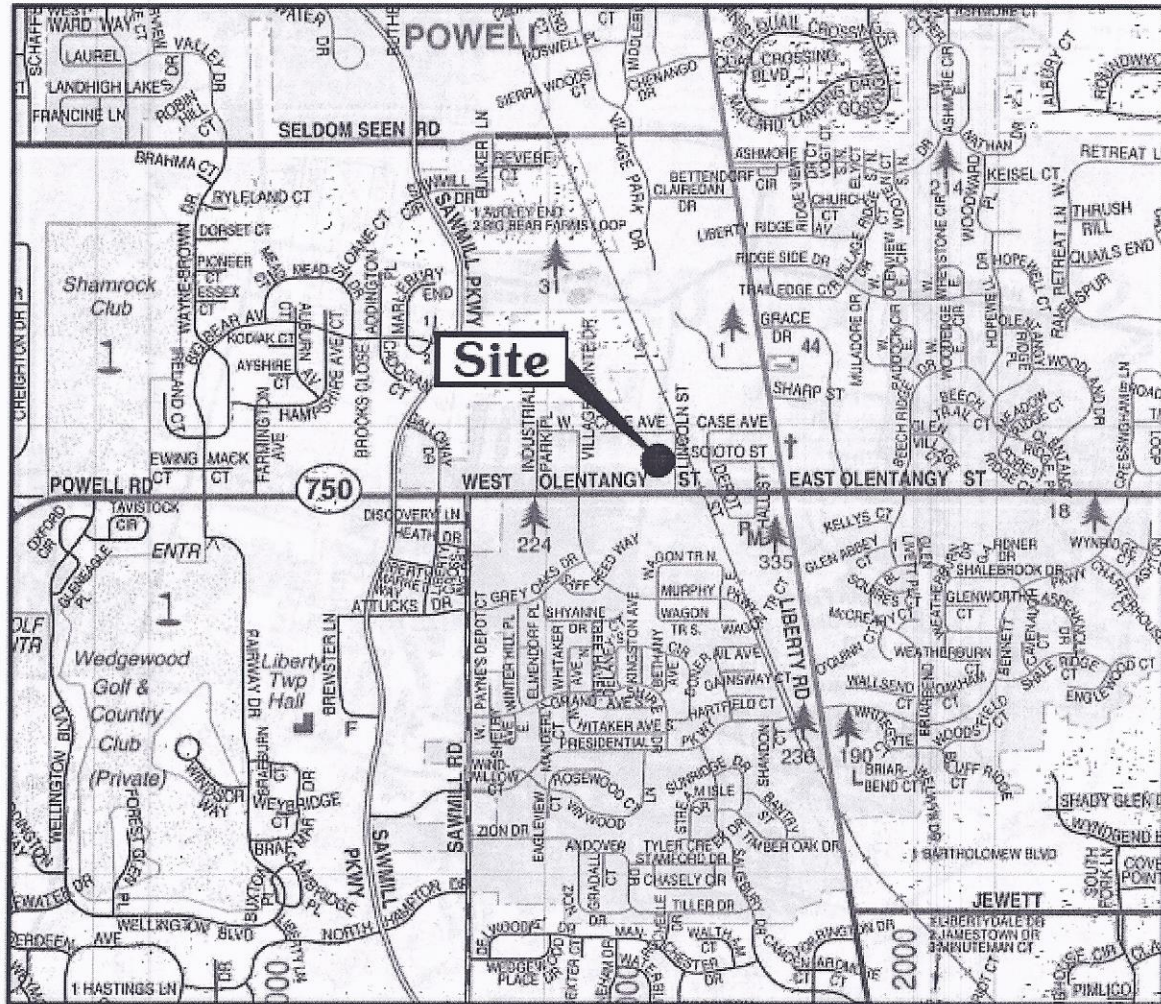
Respectfully submitted,
THOMAS BEERY ARCHITECTS, INC.



Thomas Beery
Architect

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Armita Plaza: Vicinity Map



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