



Game Time Just Got Better!<sup>TM</sup>

April 25, 2019

Anderson Township Zoning Commission & Board or Trustees:

RE: RESOLUTION 2019-0422-01

CASE 1-2019 ANDERSON 8501 BEECHMONT AVE

**Buffalo Wings & Rings Real Estate, LLC on behalf of TP White and Sons & Feldy Boys, LLC**

Thank you for taking the time to meet with us on both March 25, 2019 & April 22, 2019 regarding our request to change zoning at the above revered property.

Whereas we appreciate the Resolution you have sent to us we find that we do not see issues with most of the conditions you have set in order to change the zoning, with the exception of #14 and #15. I have addressed the reasons below:

**#14** That the Building not exceed a maximum of 27' high.

**We would like to amend this to state; A 2 story building with hidden mechanicals.**

As our first step in the purchase process was to work on the zoning change. Currently, we do not have final plans completed and the height restriction may or may not work depending on final architectural drawings. By stating that it will be only a 2-story building, we hope this will satisfy the intent of the restriction.

**#15** That the twelve parking spaces to the south be eliminated, the detention basin be moved to the north, and the buffer area be expanded with additional landscaping.

**We would like to keep the twelve parking spaces and eliminate this restriction for the reasons stated below.**

During the zoning meeting our Director of Construction, Tom Davis misspoke regarding the number of parking spaces for the project. There is a total of 104 spaces for the entire project but **only 74** parking spaces are dedicated to the office space containing 20,000 SQFT. The remaining 30 will be dedicated to the small tenant who will obtain the front retail area. There was a big misunderstanding during the meeting of April 22 with thinking that the office building will have 104 spaces, where in fact its only 74. Ideally, we need 90 parking spaces for a 20,000 SQFT building, so we are already extremely tight. We have already given up space at the area adjacent to the residents by moving the green space to over 70 feet from property line while code only requires 35 feet. We also moved the building over 200 feet from property line to accommodate the residents and agreed to a 2-story building while code allows us 3. Agreed to add trees and buffers. Agreed to underground basin system to help with the water issue which will add an additional \$150,000 to the project. Different lighting system and many other accommodations. Eliminating the twelve parking spaces would put further pressure on the economics of the project making it impossible for us to move forward with the purchase of the property. We will be spending over \$4 Million on the building alone and not having enough parking spaces will force us to walk away from this deal.

We once again appreciate your consideration in the above items and thank you for taking the time to review our request for changes to the Resolution.

Sincerely,  
Nader Masadeh, CEO