

DeCarlo Brown

From: Chris Duplantis <duplantis.chris@gmail.com>
Sent: Thursday, March 16, 2023 7:00 PM
To: Christopher DiMatteo
Cc: geoff@civcon.com; DeCarlo Brown
Subject: Re: Bristol Pointe 2- building/street frontage question
Attachments: York Zoning Ordinance - Page 61.pdf

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Mr. Di Matteo,

That frontage breakdown was due to the main entrance which is used for commercial, office and residential purposes. As such, I did not count it as solely commercial and deducted its length from the frontage calculation. I do believe that note (#29) should read that less than 50% of the street frontage is office space (or in this case, over 50% commercial). Please see attached PDF of the Zoning Ordinance referencing the 50% limitation for businesses / offices, shown at the bottom of the page under 'Office Use Category (YVC-1 & YVC-2)'. Let me know if you have any other questions or concerns as you go through everything.

Thanks and have a great day!

Chris Duplantis
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On Thu, Mar 16, 2023 at 6:25 PM Christopher DiMatteo <cdimatteo@longmeadowpla.com> wrote:

Good evening,

I found on the plans references to street frontage as it relates to the building façade.

The site plan's note #29 states that the commercial use is less than 50% of the street frontage and the Master/Landscape Plan denotes with a dimension line that states "82.25% COMMERCIAL FRONTAGE". Can you explain the difference in percentages?

And can you tell me the section of the ordinance that requires this?

Thanks!

Chris

Christopher Di Matteo

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