

**Garrett Homes, LLC
317 US Route 1, York, ME
Tax Map 102, Lot 31**

Waiver Request 6.3.13.3

January 22, 2021

Town of York Zoning Ordinance

The following summarizes the requests for waivers of submittal requirements for the subject project, per the requirements in Section 6.3 of the Town of York Zoning Ordinance:

Section 6.3.13.3: If the site uses Route One as its access, all newly constructed buildings on site must show “best faces” toward Route One or an internal circulation road, and be well oriented to the site’s characteristics. The main pedestrian entrance must be on the “best face” of the building and be served by a sidewalk. This pedestrian entrance shall be open during business hours. Pedestrian entrances are permitted on other sides of the building, and all pedestrian entrances must be served by a sidewalk. No blank facades, service doors or loading areas are permitted on the side of the building facing Route One. No long continuous walls for the building facade are permitted; all building facades must be broken.

The proposed project for this site is to redevelop the existing 2 story, 10 unit Mic Mac Motel into a retail shopping center containing two buildings, one 7,288 square-foot building for an O’Reilly Auto Parts and one 5,512 square-foot building to be shared between a Sherwin Williams paint shop and one other retail or service space, with use to be determined at a later date.

A waiver is requested to allow the main entrances to the proposed buildings on site to be located on the building faces adjacent to the parking lot rather than the “best face” along Route 1. Below, a photo shows an example of another business located on Route 1, Atlantic Federal Credit Union, where the building entrance is not located on the “best face” of the building.

