

From: Chad McIntire [mailto:volarecm@hotmail.com]
Sent: Monday, May 18, 2020 8:23 PM
To: Kent, Katie
Cc: Frederick Sprouse
Subject: Written comments for May 21st hearing on 017-20-MOD

To: The Frisco Planning Commission
Re: Planning File # 017-20-MOD (Meeting scheduled for 5pm on 5/21)

Please enter our written comments (below) regarding 017-20-MOD into the official record and take them into consideration at the 5/21/20 hearing. We are objecting to the proposed plans for a zero lot line structure to be built at 310 E. Main St., Frisco for the following reasons.

- 1) A zero lot line configuration would cut off access to two doors located in a bump-in at 320 E. Main St (The Frisco Market Place). Those two doors are the only way to access a significant amount of storage space located under the stairs. There are also maintenance items under there (plumbing/utilities etc) that would no longer be accessible.
- 2) A zero lot line configuration would frustrate any fire mitigation efforts needed if something were to occur at either of the two properties. This is of particular concern due to the industrial ovens used by restaurants at both locations. Also, a ladder attached to the side of 320 E. Main Street, inside the bump-in, could no longer be used as a pathway to escape from the second floor if a fire were to occur. The escape path would be a dead end.
- 3) A zero lot line configuration would prevent the repair of any damages and maintenance items to be performed on either building on that adjoining side. Damage to 320 E. Main St. has already been noted and an unobstructed pathway to that side of the building is needed for analysis and repair of the possible compromises to the foundation of The Frisco Market Place as a result of the construction project.
- 4) A zero lot line configuration is not consistent with much of the current construction on Main St. and it will create multiple other problems, both known and unknown, for the Frisco Market Place owners and the new residents at 310 E. Main Street (snow removal and basic building maintenance and upkeep for example).

Thank you for your consideration. Can you please let us know that this information has been received?

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