

To: The Frisco Planning Commission

Re: Planning File # 017-20-MOD (Meeting scheduled for 5 p.m. on 5/21)

As a resident of Frisco Market Place for nearly two decades, I would like to have the following comments entered into the official record of the Town of Frisco Planning Commission proceeding on 5/21/2020. I would like to formally object to the proposed zero lot line structure to be built at 310 E. Main St., Frisco, CO.

My objections are:

1) A zero lot line structure would preclude access to two significant storage locations / utility closets located at the "bump in" at 320 Main Street (AKA The Frisco Marketplace). The only access for these two areas of our building is on the side of the building that the developer, MM Properties, LLC, is proposing for a zero lot line building. By approving a zero lot line structure to be built, the Planning Commission would be denying us access to these areas of our building.

2) A zero lot line structure would preclude the ability to maintain one full side of our building. Even during construction, the developer has already, without permission or approval, damaged 320 main street, by screwing through the clapboards and sheathing to support their access-limiting plywood wall, scored / damaged the stucco within the bump in, interrupted power and gas utilities, and disturbed the foundation under the staircase which has cracked the drywall and caused a roof leak. Allowing a zero lot line building would only further exacerbate an already untenable situation, which is in the midst of litigation.

3) A zero lot line structure would adversely impact fire mitigation efforts and safety by limiting access to a side of the building that acts as the "fire exit" for both residential units located on the second floor, above Bagali's Restaurant. This is of particular importance because Frisco Market Place is a mixed-use development, with both residential and commercial property located within. In it's current configuration, with a restaurant tenant with industrial ovens in use daily located below residential units, not having adequate "defensible space" should a fire break out is unconscionable.

4) A zero lot line structure is not in keeping with most structures built along main street, where there is at least 3 feet of space between adjacent buildings. A zero lot line construction will create numerous maintenance, snow removal and other known and unknown issues for Frisco Market Place and tenants of the new construction proposed by MM Properties, LLC.

Please consider these comments as the Planning Commission evaluates the Zero Lot Line request in Planning File no. 017-20-MOD

I would like these comments entered into the official record of these proceedings.

Andrew V. Schmit

(Represented by Fred Sprouse -Attorney at Law)

320 E. Main St. #201

Frisco, CO 80443