

## David Hawkins

---

**Subject:** FW: 1801 Rufe snow  
**Attachments:** File0001.PDF

**From:** Frank Roszell  
**Sent:** Saturday, May 13, 2017 2:34 PM  
**To:** David Hawkins  
**Subject:** Fw: 1801 Rufe snow

Please forward this email to the Zoning Board as evidence of my continued effort to answer all concerns of 5 residents, of which only one butts up against the property.

----- Forwarded Message -----

**From:** Frank Roszell  
**To:** David Theobald Eric Butcher; Shauna Gore  
**Sent:** Saturday, May 13, 2017 2:27 PM  
**Subject:** 1801 Rufe snow

I reviewed my answer to you and I think I left out a critical part of the equation (see the attached )first page of the unified development code which specifies instructions for the zoning of neighborhood services district which is what that property is zoned as of know. Read the first paragraph very carefully especially were refers to a plan development . PD is know for 6000 sq ft. building. I am simply trying to amended the PD for the size of the building and not change the zoning. If you read paragraph one it does not limit how many 6000 square foot buildings can go on a piece of property. The 2001 Pd did that and i am trying to go back closer to the original plan for a 9,600 square foot ,1997 foot print. The code does not say only one 6000 square ft. building per lot. I think the original intent of the 6000 square foot limitation was to stop restaurants from going in with a building bigger than 6000 Sq ft.

You heard my architect say that he has had two other people come to him for designs and nothing resulted in a construction over the years. I am not trying to jam anything, in fact I'm carefully designing the building to optimize and beautify the area. To attract good tenants the facility and the area has to be top notch.

Please all of you go down and look at those trees you're talking about which are nothing but scrubs and eyesore. I don't care what they look like on paper. Feel free to access my property and take a look for yourself.