

From: Marge Schmuckal
To: Kandi Talbot
Date: Tue, Mar 16, 2004 10:28 AM
Subject: Re: Application #2004-0040

Rice St

354-A-003

Kandi,

I guess that I am not following your logic. I am assuming this is a change of use from warehouse/industrial use to general/business offices. And that is why there is a requirement of site plan review. All the uses in the building (including the past approved industrial warehouse use) must be included for purposes of parking. The uses would breakdown as such:

offices: 9,010 divided by 400 = 22.525 or 23 spaces required
Industrial: 46,294 " by 1000 = 46.3 or 46 spaces required

a total of 69 parking spaces are required. I have only counted 27 spaces on the submitted site plan. I have no narrative of uses attached to my site plan application. Was there something else submitted other than a site plan from David Lloyd?

Results: They are short on parking.

Marge

>>> Kandi Talbot 03/11 11:57 AM >>>
Marge,

I have talked to John Shields. He has said that this industrial building at Rice Street is currently vacant. Capricorn Products is going to use 9,010 sq. ft. for their business. There are approximately 28 parking spaces. Even if you calculate the use as office, it appears they meet their parking. The rest of the building is vacant, so that is not included in the parking calculation, right? Just want to make sure the parking is okay with this application. Thanks.

Kandi