

26 Waterview Way

Tue 1/26/2021 7:39 PM

Please be advised that this project will need to go back to the Planning Board for approval. The new zoning application before me has changed since the Board approved the application. In addition to the house lift, which was not part of the original board application seeking variances, the new proposal also has other revisions, such as the addition of a kitchen on the 3rd floor. Since this is a multi family residence, a kitchen cannot be added to a floor without seeking another Board approval for the project.

To further explain, this house could not technically be approved at the board without lifting, as the final construction costs presented to the building department exceed the 50% threshold to renovate without lifting. However, since the application to the Board did not show a lifted house, they did not have the full presentation before them when they did the review. Since multiple variances were requested, the application they saw is not now a true representation of the final house which has been submitted to me now. A straight house lift is permitted without Board appearance; however, the proposed variances require another Board appearance in conjunction with the lift.

Please contact Candace to see about getting scheduled to come before the Board with any proposed changes. I believe all the variances will be the same as presented last time. Please contact me if you have any additional questions. Thanks,

Mary Tangolics, RA, PP, CFM
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