

In response to the May 14, 2020 request of Cindy Tyminski, AICP, Deputy Director of Zoning, 233 LLC provides the following list of differences between the Approved Variance Application (ZBA #7629) and the current Variance Application (#ZBA-20-00305).

- 1) As a result of a new FEMA regulation that treats AE zones like V zones within a certain distance from a V zone, the building is now entirely considered in a V Zone (referred to as “Coastal A”). Therefore, the foundation needed to be FEMA V Zone compliant and more flood resistant, which necessitated the removal of solid foundation walls, replacing them with concrete piers. It further required that the removal of the retaining walls near the front stair because, in the absence of foundation walls, it was not possible fill the area to create a raised landing. Further, the front stair is no longer a masonry staircase and now is a wood staircase with more steps because the staircase now has to go down to grade (as opposed to the raised landing).
- 2) The “bump out” on the southwestern side of the house has been modified to eliminate living space and include a chimney with narrower dimensions, resulting in less lot coverage.
- 3) The proposed rear stair landing is now slightly smaller, resulting in less lot coverage, because the spiral staircase to the roof has been removed.
- 4) The Applicant has developed a comprehensive landscaping plan with a vegetative buffer, The Approved Variance Application did not include a landscaping plan.
- 5) The windows are now different sizes with a different configuration.
- 6) The cupola now has a slight angle to its walls.
- 7) The siding was previously depicted as “painted cedar shingles” and is now depicted as “cedar siding.” The siding also previously did not cover the lower level because the foundation previously consisted of solid foundation walls with a stone veneer. With the required FEMA change to the foundation from solid foundation walls to concrete piers, the siding will now extend all the way down to grade, with a wider siding used to cover the lower level.
- 8) The roof material was previously specified as “cedar shingle” and is now specified as “metal roof.”