

292-294 Beacon Street, P&Z 22-167: Narrative by Applicant, Capital Equity Partners

We would like to extend the previously approved Variance (ZBA 2018-118) for a 6 month period from Dec 15 2022-June 15 2023). This project is set to enter the engineering phase and we are anticipating to start in the spring of 2020.

The original approval was under the previous zoning ordinance and included a Special Permit under SZO §7.11.1.c and §9.13 (which does not expire until June 2023) as well as a Variance under §5.5 and §8.5 to construct a new four-story wood frame structure with five dwelling units and underground parking. The board recently approved a 6-month extension in May 2022 from June 15, 2022 to Dec 15, 2022. Due to the delays previously experienced the project required all new engineering, this extension should allow engineering to be completed.

We are requesting an additional 6-month extension from Dec 15th 2022 to June 15th 2023. This should provide time to complete engineering and begin the project in the spring of 2023.