

## Department of Permitting and Inspections

Zoning Division  
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### MEMORANDUM

To: Development Review Board  
From: Mary O'Neil, AICP, Principal Planner  
Date: January 5, 2021  
RE: ZP19-0202CA/MA; 44-50 Lakeside Avenue

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**Note: These are staff comments only. Decisions on projects are made by the Development Review Board, which may approve, deny, table or modify any project. THE APPLICANT OR REPRESENTATIVE MUST ATTEND THE MEETING.**

**File Number:** ZP19-0202CA/MA

**Zone:** E-LM **Ward:** 5S

**Date application accepted:** November 4, 2020 (prior to permit expiration date)

**Applicant/ Owner:** John Caulo, LandPlan / Lakeside Ovens, LLC

**Request:** Request for a one year time extension: Renovate buildings for assembly, office, and seasonal recreational use. Rework parking and circulation. Merge north and south lot.

**Original Permit approved:** November 14, 2018. (Under that ordinance, permits has a 2 year life.)

**Background:**

Permits below reflect several buildings on a 14.89-acre site that includes Buildings 32, 44, 50, a parking lot and at least 4 small waterfront "pavilions".

Previous zoning actions for this property:

- **ZP20-0820CA;** Demolish existing office building and replace with new 3-story office building on existing foundation. Add five parking spaces to overall parking count. July 2020.
- **Zoning Permit 20-0707CA;** Construction of seasonal bathhouse at the north end of site with two (2) toilet stalls and two (2) outdoor showers. March 2020.
- **Non-Applicability of Zoning Permit Requirements 19-0492NA;** rooftop solar. January 2019.
- **Zoning Permit 19-0202CA/MA;** renovate buildings for assembly, office, and seasonal recreational use. Rework parking and circulation. Merge north and south lots into one. November 2018.
- **Zoning Permit 19-0011CA;** new windows, exterior entry doors and roof for existing office building. Demolition of existing loading dock on east side of building; reduction of gross floor area. July 2018.
- **Zoning Permit 18-0865A;** Construct one storage structure to match others built under zoning permit 18-0232CA. Also, construct a pavilion and wooden gate within the existing chain link fence along the bike path. Establish a boat rental use associated with the structures. May 2018.

- **Zoning Permit 18-0232CA**; construct three outbuildings for storage, to be placed outside of lakeshore buffer. September 2017.
- **Zoning Permit 17-0315CA**: Renovation of interior commercial space for conversion to office use. [Building 32] September 2016.
- **Zoning Permit 13-0682CA**; install new gas piping on roof besides existing piping. Intall four new roof mounted exhaust fans. January 2013.
- **Zoning Permit 10-0144CA**; construct addition to link two existing commercial buildings. September 2009.
- **Zoning Permit 06-489CA**: Replace two windows, north facade with two new paired windows. Erect 12 ft x 5 ft 6 in. balcony, install door, west side. [Building 32] February 2006.
- **Zoning Permit 06-379CA**; Fit up for Coffee Enterprises. [Building 32] New steel egress door added to south elevation. December 2005.
- **Zoning Permit 05-171CU**; Change from office space to manufacturing space, add 800 amp of power, and add heat to entire building. October 2004. Permit relinquished.
- **Zoning Permit 96-283**; Installation of a seasonal dock for recreational use of blodgett employees. January 1996.
- **Zoning Permit 96-048 / MA96-007**; Installation of a seasonal dock for recreational use of Blodgett employees. August 1995.
- **Non-Applicability of Zoning Permit Requirements**; Blodgett no longer utilizing space with Blodgett Oven expanding into area. Use remains the same; storage, testing, sales, support offices. March 1991.
- **Zoning Permit 78-465**; Blodgett Supply Co. to erect a 12' high by 210' long block wall to enclose the loading platform, install three dock levelers and erect one office. December 1977.

**Overview:** Project continues to be under construction. Substantial completion expect by June 30, 2021.

**Recommended motion: Consent approval for a one year time extension,** per the following findings and conditions:

## **I. Findings**

### **Article 3: Applications, Permits and Project Reviews** **Section 3.2.9 Zoning Permits**

#### **(d) Time Limit on Zoning Permits:**

*Notwithstanding (e) and (f) below, a zoning permit shall become invalid unless the work or action authorized commences within one (1) year after the date of final decision. All work or action authorized there under shall be completed, and a Final Zoning Certificate of Occupancy received, within three (3) years of the date of decision unless a **written extension of time not to exceed one (1) year is granted in advance** by the administrative officer. **Extensions of time for a zoning permit issued in connection with a conditional use or variance shall require approval by the DRB after a public hearing.** Extensions of*

*time may be granted only when the work or action authorized under the zoning permit remains compliant with the current zoning regulations. Up to two (2) time extensions may be granted.*

DRB review is required for consideration of this time extension request, as the project was a Major Impact review. With the unusual circumstances of this last year and the impacts on the overall development community, a one year time extension is reasonable. The applicant has provided that construction activities continue, and completion is expected by June, 2021.

The project completion date, under a time extension, will be readjusted to November 14, 2021, unless further adjusted by a state or federal decision per Section 3.2.9 (f). **Affirmative finding.**

**II. Conditions of Approval**

1. All conditions of ZP19-0202CA/MA not herein altered shall remain in effect.
2. Standard Permit Conditions 1-15.

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