

MEMORANDUM

FROM: David J. Keating, Zoning Enforcement Officer



TO: Jeremy Ginsberg, Planning and Zoning Director

DATE: May 18, 2020

RE: Ox Ridge Elementary School Phasing plan

Within the past week, the construction and phasing plans for the Ox Ridge Elementary School have been substantially modified in response to the extraordinary circumstances resulting from COVID-19. Instead of the original design, which involved knocking down a portion of the existing building to make way for the construction of a portion of the new building, the modified design will result in the existing building remaining almost fully intact while the replacement building is being constructed. Work was originally anticipated to start in June 2020, but has now been pushed back to November 2020. The time period of the overlap of the existing building remaining in use while the replacement building is being constructed will be reduced from almost two years per the original project design, down to slightly over one year (14-15 months).

Based on the revised plans and the modified construction schedule, the Building Coverage will temporarily exceed 25% of the lot area as allowed in the Municipal Use (MU) Zone, but that is acceptable to me as Zoning Enforcement Officer and does not need a variance from the Zoning Board of Appeals. The finished building and redevelopment of the site will result in Building Coverage of approximately 18.7% of the lot area.

The entire project is subject to Special Permit approval by the Planning and Zoning Commission. The Commission might choose to elaborate on the time period for the construction process and/or related matters.