

## **CRITERIA FOR SUBMISSION TO ARCOM/LPC**

**INCLUDED IN ARCOM/LPC REVIEW:** (Please note: if project is not a landmark, only those proposed variance requests which can be seen from the street will be subject to this procedure)

- Variance to cubic content
- New construction with variances (except in the R-C district where the only variance requested is for a single family home on a non-conforming lot)
- Reconstruction where proposed demolition exceeds 50% of cubic volume
- Additions over 300 sf with at least 3 variances per modification
- Variances which deviate from Worth Avenue Design Guidelines
- Relocation of houses involving variances
- Variances involving changes to lot coverage or landscaped open space in excess of allowable
- Beach cabanas in excess of the square footage allowable
- Point of measurement variances where proposed structure is taller than neighboring structures
- Variances to maximum stories permitted
- Any other project unique or unusual in nature that may be referred by the Mayor and Town Council or the Staff

## **NOT REQUIRING ARCOM/LPC REVIEW (OPTIONAL)**

- 2<sup>nd</sup> story additions over existing 1<sup>st</sup> stories or infill additions
- Subdivision of property resulting in non-conformities or non-conforming lots
- Signs/gates/walls/awnings/air conditioning and pool equipment/dock variances
- Variance requests which exceed lot, yard & bulk requirements by 25% or less