



## BREESE ARCHITECTS

11 Beach St. Vineyard Haven, MA 02568

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1/15/09

Commission Members:

As you may know last July 4<sup>th</sup> there was a fire on Main Street that destroyed the building known as "Café Moxie". After the fire, the property Owners were left with the task of rebuilding and Breese Architects Inc. was retained in November of 2008. The proposed new building includes a Restaurant on the ground floor and one bedroom Apartments on both the Second and Third Floors. This proposal adds less than 2000 square feet of additional space to the new building over and above the square footage of the old building.

The Owners were granted a Foundation Permit from the Town of Tisbury in early November. The foundation was excavated and the slab has been poured. Forms for the concrete walls are in place and ready to be poured next Tuesday, weather permitting. The building inspector has agreed to let Island Woodworks, Inc. build the foundation, install the first floor framing and underlayment, and back-fill the site. During that process, the Construction Drawings would be completed by our office in order to submit for a Building Permit.

The time line for the new building is to have the foundation completed and the first floor frame installed to cap the basement by the end of January. At that point we are on hold until the building is approved by the MVC and ZBA. If the permitting process were complete now we would have just 5 months to finish. The construction process will restrict the use of Center Street while the work is being completed. Mike Ryan is confident that Island Woodworks, Inc. could complete the Restaurant Interior and the full building shell in time for the July 4<sup>th</sup> opening, on the one-year anniversary of the fire.

At this point, the design has been approved by the Owners and Breese Architects Inc. is working towards completing the Construction Documents. We are presenting this letter on behalf of the Owners as a hardship case. We ask that the MVC permit us to proceed with our current schedule for design and construction.

Respectfully,

Peter Breese, Architect