

Department of Planning and Zoning

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TO: Development Review Board
FROM: Scott Gustin *SG*
DATE: September 5, 2017
RE: 14-0747SD; 1891 North Avenue

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.

Zone: RL Ward: 4N

Owner/Applicant: Thomas P. Mitchell

Request: 2nd Time extension request to subdivide two lots into three lots, remove single family house, construct two duplexes and one single family home

Applicable Regulations:

Article 3 (Applications and Reviews)

Background Information:

The applicant is seeking approval for a second 1-year time extension for a minor subdivision and construction of five new dwelling units (two duplexes and one single family home). No project changes are included in this extension request.

Recommendation: Consent approval as per, and subject to, the following findings and conditions:

I. Findings

Article 3: Applications and Reviews

Sec. 3.2.9, Zoning Permits

(d) Time Limit on Zoning Permits:

This project was approved August 26, 2014. Activity associated with the permit was commenced within 1 year of approval as required. Work remained incomplete at two years, the original time limit on the permit. The applicant sought, and was granted, a 1-year time extension in August 2016. The applicant is now seeking a 2nd time extension. The applicant submitted this extension request July 28, 2016 – before expiration of the 1-year extension. Insofar as permit activity has commenced, and the extension request has been filed prior to expiration of the initial permit extension, the requested 1-year extension may be approved. Construction must be complete by August 26, 2018. **(Affirmative finding as conditioned)**

II. Conditions of Approval

1. Except as specifically modified in this approval, all conditions of the original zoning permit (14-0747SD) shall remain in effect.
2. Standard permit conditions 1 -15 (including construction completion date no later than August 26, 2018).