

*B*ayberry Commons Apartments

December 23, 2016

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Scott Gustin, Senior Planner
Dept. of Planning & Zoning
149 Church Street
Burlington, VT 05401

DEPARTMENT OF
PLANNING & ZONING

RE: Final Plat Amendment – Bayberry Commons Apartments

Dear Scott,

Please consider this a formal request for Final Plat amendment review and approval for the following revisions to this project:

1. Relocation of the community recreation center and leasing office from the lower plateau to the upper plateau. More specifically, we would like to place it where building F, (a six plex) was approved to be built. Attached you will find revised architectural elevations of this building as well as a revised site/utility plan showing the building footprint, pool area, fence area etc and lastly a revised landscape plan for this building. From an architectural standpoint our goal is incorporate many of the existing and approved building elements of the other buildings into this one but at the same time make it different enough so that our residents and visitors know that it is not one of the apartment buildings.
2. We are proposing to make the remaining six plex buildings into 8 plex buildings by revising the grading in the rear of these buildings and making them walkouts. As discussed with you and Mary last week, you will see from the elevations and site/utility plan provided that we are not changing the height of these buildings rather we are changing the grade on the rear and sides of these buildings by removing the retaining walls on the side elevations between the sidewalk along Winterberry Land and the buildings and on the rear of the buildings. This change allows us to add two more “walk out” units to each of the three remaining six plex units. From a density standpoint these 6 units will take the place of the 6 units that were in the building where we are now proposing the community recreations center and leasing office.

3. Removing the community recreations center and leasing office from the lower plateau has left us with a large expanse of green space on the lower level. We have relocated the pavilion from the rear of building R and placed it in this green space. We will also be offering raised garden beds in this location as well, but mainly we want to keep it open as passive recreational space. The only other change is that we have turned the parking spaces along two sides of the green from parallel to perpendicular which will add 17 parking spaces. As you may recall, we were granted a parking waiver of 1.70 spaces per unit rather than the 2 spaces per unit as required. Adding these spaces will increase that to 1.88 spaces per unit.

Also attached is the application form and check. If you need any additional information please let me know. Thank you very much.



Patrick O'Brien
Project Manager

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