

Parking Waiver Request
Bing Enterprises, Ltd.
201 South Prospect Street
February 21, 2017

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DEPARTMENT OF
PLANNING & ZONING

By this Zoning Permit application, Applicant Bing Enterprises, Ltd. ("Bing Enterprises") requests a one-space parking waiver for its property located at 201 South Prospect Street (the "Property"). In support of this request, Bing Enterprises submits this narrative and the attached "Proposed Parking Layout Plan" prepared by Civil Engineering Associates, Inc. which depicts 23 spaces that comply with applicable dimensional and circulation requirements.

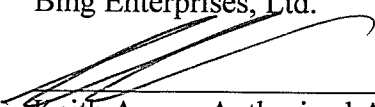
The Property contains a two-unit dwelling with six total bedrooms located in the Residential Low Density (RL) District. Bing Enterprises' adjacent parcel, 205 South Prospect Street, contains ten dwelling units. The Property and 205 South Prospect Street share a parking area with 23 parking spaces.

Bing Enterprises acquired the Property and 205 South Prospect Street from James & Andrea Crook on September 27, 1991. At the time that Bing Enterprises acquired both properties, 201 South Prospect Street contained two units (six bedrooms total) and 205 South Prospect Street contained ten units (ten bedrooms total), and the combined properties were served by 24 parking spaces. 22 parking spaces were located in the rear parking lot that serves the combined property, and 2 parking spaces were located in the front of the combined property. Bing Enterprises continued the use of 24 parking spaces at the combined property from 1991 to 2003. In May 2003, the City of Burlington asked Bing Enterprises to eliminate one of two parking spaces in the front of the property in order to create additional green space, and after a meeting attended by Stuart Bennett (counsel to Bing Enterprises), Keith Aaron, Phil Aaron, Jeanne Francis and Ray O'Connor, Bing Enterprises agreed to relinquish the space because 201 South Prospect Street and 205 South Prospect Street had sufficient parking for their needs even without the use of the additional space in the front of the property. Bing Enterprises also agreed to seed the relinquished parking space and cordon it off from the remaining parking space so that it would become and remain "green".

Accordingly, since May 2003, the Property and 205 South Prospect Street have been served by a total of 23 parking spaces; 22 parking spaces are located in the rear parking lot that serves the combined property, and 1 parking space is located in the front of the combined property. In that time, there have been no complaints alleging insufficient parking; in fact, in the more than 25 years that Bing Enterprises has owned and managed these properties, the parking lot has always had excess capacity. The units in 201 South Prospect Street, comprised on a 2 bedroom unit and a 4 bedroom unit, are typically rented to undergraduate college students, few of whom have cars. All of the units in 205 South Prospect Street are 1 bedroom units; the efficiency units are typically rented to senior citizens and the other units are typically rented to young couples with one car. Green Mountain Transit bus stops situated at the corner of South Prospect and Maple Street and at the corner South Prospect and Main Street are often used by tenants of both buildings. The typical tenant mix at the buildings results in only 18 parking spaces being used.

Bing Enterprises, Ltd.

By:


Keith Aaron, Authorized Agent