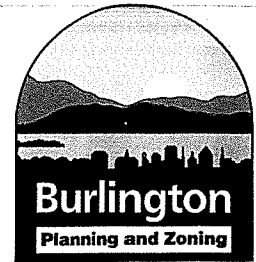


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MEMORANDUM

To: Development Review Board
From: Ryan Morrison, CFM, Associate Planner
Date: April 4, 2017
RE: ZP17-0801CA, 201 South Prospect Street

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.

File: ZP17-0801CA
Location: 201 South Prospect Street
Zone: RL **Ward:** 6S
Date application accepted: February 21, 2017
Applicant/ Owner: Bing Enterprises, Ltd.
Parking District: Neighborhood
Request: A 1- space parking waiver for a duplex & 10-plex shared parking area.

Applicable Regulations:
Article 8 (Parking)

Background Information:

The applicant requests a 1-space parking waiver for shared use parking between the duplex at 201 South Prospect Street and the neighboring 10-plex at 205 South Prospect St.

The applicant owns the two properties. There is a 22-space shared parking area that spans both properties in the rear. Additionally, one parking space is located in the front yard of 201 South Prospect St. When combined, the 12 residential units require 24 parking spaces. The applicant is requesting a parking waiver of one space in order to comply with the parking requirements of Article 8.

A determination as to the finished attic space in the duplex is handled separately via the administrative determination process.

Zoning Permit History:

- **Zoning Permit ZP 06-370CA;** Remove shed and debris, space to be used for boat storage during winter months. Denied February 15, 2006.
- **Zoning Permit ZP 07-661CA;** Remove carport. Parking within carport will remain as 2 surface parking spots. No change in lot coverage. Approved June 6, 2007.

- **Zoning Permit ZP 17-0253CA**; Replace 2 windows with 2 egress windows. Denied December 28, 2016. Appeal of administrative decision submitted January 11, 2017. Request to postpone DRB appeal hearing submitted February 21, 2017.

Recommendation: Certificate of Appropriateness **Consent approval**, as per, and subject to, the following findings and conditions:

I. Findings

Article 8: Parking

Table 8.1.8-1 Minimum Off Street Parking Requirements

A duplex requires 2 parking spaces per unit in the Neighborhood parking district. The property shares a parking lot with the 10-unit building at 205 South Prospect Street. Similarly, multi-unit attached dwellings require 2 parking spaces per unit. In total, the shared parking for both the duplex and 10-unit building next door requires a minimum of 24 spaces. The site plan identifies 23 spaces (22 in the shared parking lot and 1 in the front yard of 201 South Prospect St.). As part of this proposal, the applicant is requesting a parking waiver of 1 space. See Sec. 8.1.15 below. **Affirmative finding if waiver is approved.**

Table 8.1.11-1 Minimum Parking Dimensions

Angle of Parking Space	Width of Space	Length of Space	Width of Angled Space	Length of Angled Space	Minimum Back-Up Length
Compact Cars					
Parallel Parking	8.0'	20.0'	-	-	-
90° Angle	8.0'	18.0'	8.0'	18.0'	20.0'

The site plan identifies four parallel parking spaces at 8' x 20', and the remaining 90° angle parking spaces at 8½' x 18'. The solitary space in the front yard was previously acknowledged by the Zoning Administrator as an existing space during a zoning violation investigation for unpermitted parking area expansions. During that investigation, it was determined that the single front yard parking space had been extended to accommodate a second vehicle. One parking space was acknowledged, but the extension had to be removed as reflected in the current site plan. **Affirmative finding.**

Section 8.1.12 Limitations, Location, Use of Facilities

(h) Compact Car Parking

Compact parking spaces may be used in parking structures and lots. Up to fifteen (15%) percent of the total parking spaces in a parking garage may be designated for compact cars. Such spaces shall be signed or the space painted with the word "Compact Car Only".

The properties (201 & 205 South Prospect St.) are served by surface parking, not a parking garage. Therefore, there is no limitation on compact parking spaces. **Affirmative finding.**

Section 8.1.15 Waivers from Parking Requirements / Parking Management Plans

The total number of parking spaces required pursuant to this Article may be reduced to the extent that the applicant can demonstrate that the proposed development can be adequately served by a more efficient approach that more effectively satisfies the intent of this Article and the goals of the municipal development plan to reduce dependence on the single-passenger automobile.

Any waiver granted shall not exceed fifty percent (50%) of the required number of parking spaces except for the adaptive reuse of a historic building pursuant to Sec. 5.4.8 and ground floor retail uses in any Mixed Use district which may be waived by as much as one hundred percent (100%). Waivers shall only be granted by the DRB, or by the administrative officer pursuant to the provisions of Sec. 3.2.7 (a) 7.

The applicant requests a 1-space parking waiver. Rather than use 24 parking spaces, 23 spaces are requested (4% waiver). The waiver request is simple and reasonable. The applicant states that the units in 201 South Prospect Street consist of a 2 bedroom unit (which would increase to 4 bedrooms as a result of this permit) and a 4 bedroom unit, and that the 10 units in 205 South Prospect St. are all single bedroom units. The Assessor's records indicate that there are a total of 7 bedrooms in 205 South Prospect St., suggesting that three of the ten units are efficiency apartments. The applicant confirms this by stating "... *the efficiency units are typically rented to senior citizens and the other units are typically rented to young couples with one car.*"

There are Green Mountain Transit bus stops situated at the corner of South Prospect and Maple Street, and at the corner of South Prospect and Main Street. The applicant concludes by noting "*the typical tenant mix at the buildings results in only 18 parking spaces being used.*" Included in the submittal is a list of each unit within both buildings that identifies the correlating maximum number of bedrooms, residents, and vehicles per unit.

The applicant should be prepared to report back to the Planning & Zoning Department each year for 3 years as to the actual onsite parking demand. **Affirmative finding as conditioned.**

II. Conditions of Approval

1. A 1-space parking waiver is included in this approval. The applicant shall report back to the Planning & Zoning Department each year for three years to define the efficacy of the parking waiver.
2. Standard Permit Conditions 1-15.

