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VIA Hand Delivery

February 19, 2018

DEPARTMENT OF
PLANNING & ZONING

City of Burlington Development Review Board
Department of Planning & Zoning
City Hall
Burlington, VT 05401

Re: Request for Continuance of Hearing Scheduled for February 20, 2018

Application: ZP18-0641CU, Conditional Use Approval for addition of a third residential unit to a two-unit structure

Location: 206 East Avenue

Applicant: 206 East Avenue, LLC (Joel Rippa), represented by Liam Murphy, MSK

Dear Development Review Board Members:

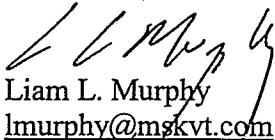
We are writing on behalf of Applicant 206 East Avenue, LLC to request a continuance of the hearing scheduled for Tuesday, February 20, 2018 regarding the above-referenced application.

We are requesting a continuance to give the Applicant reasonable time to respond to several issues raised in the Memorandum of staff comments received on the afternoon of Thursday, February 15th, including one issue that is highly dependent on pre-1962 historical facts.

We understand that the DRB meets on the first and third Tuesday of every month, and would ask that this hearing be rescheduled for any time *after* the first March 2018 meeting.

Please let us know if you have any questions or comments, and thank you for your consideration.

Very truly yours,


Liam L. Murphy
lmurphy@mskvt.com

cc: Joel Rippa

Mary O'Neil

From: Bushor, Sharon F. <Sharon.Bushor@uvmhealth.org>
Sent: Monday, February 19, 2018 7:37 PM
To: Mary O'Neil
Subject: 206 East Ave

Hi Mary, I will not be able to attend the DRB meeting slated for tomorrow 2/20/2018 at 5. I left you a phone message and wanted to follow up with this e-mail. I would speak in favor of your recommendation to deny this request. Points that you made that I would like to emphasize are: 1. Article 3 Zoning Permit required.... No supporting documentation has been submitted to prove that this property was a legal duplex prior to Jan. 1,2007.

2. Property is in an RL zone and is intended for single family and duplex dwellings. Triplex is not an intended use in this district.

3. Maximum Dwelling units per acre is exceeded if the third unit is approved.

4. The parking as it exists has no approved site plan on file. Most importantly this property has paved its front yard to accommodate a parking space which destroys the continuous green frontage seen on most of the other properties on this side of the street. Also the sea of pavement surrounding this property does not enhance the character of the neighborhood and far exceeds the required 6 spaces for a three unit structure.

Thank you for presenting my comments to the DRB. I can be reached until 4:30 at 802-847-3523. Please leave a message and I will return your phone call.

Sharon Bushor, Ward I City Councilor

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