

PROJECT PERMIT APPLICATION NARRATIVE

RECEIVED
MAY 11 2017

To: Planning & Zoning

From: SMM

Re: Mapes 426 South Winooski
New Garage and Accessory Unit Permit Application

DEPARTMENT OF
PLANNING & ZONING

Date: 11 May 2017

Project Description:

The residence at 426 South Winooski was built in 1917. From what we understand, the Lines family (of Oasis Diner fame) bought the property from the builder and we purchased the house from the Lines' in 1994. At the time of purchase the existing garage was in need of repair. It is estimated to have been built around 1960 some time long after the house was built. The style and construction of the garage does not resemble the house. The garage is of cinder block foundation and is partially below grade. Since the cinder blocks were never filled with concrete, they have warped and cracked over time as has the concrete floor. We propose to demolish and replace the garage and add a second floor accessory one bedroom dwelling unit. The habitable area of the accessory unit will not exceed 592 SF. The new garage building will be built within the same foot print as the existing garage.

The new garage building will have a gambrel style roof with exposed cedar shakes siding on the second floor and a Boral clapboard siding and concrete foundation on the garage level. We plan to use the same light green clapboard paint and dark forest green window trim. The front or west face side of the building is intended to resemble a barn, with a faux second floor barn door and elevated transom windows so the focus from the street will not appear as though the garage contains a living unit.

The area between our house and the new garage building will be lowered in grade (1.5-2') to reduce the steep incline going west to east and will be finished off in pervious pavers to create a more user friendly patio area over the impervious asphalt surface that exists there now. The affect of the pervious paver improvement will result in a net reduction in overall impervious cover from 3,930 SF to 3,254 SF or 36.3% to 30%.

All new utilities (water, sewer, electric, cable and gas) will extend from the back of the primary structure 426 South Winooski which will limit site disturbances to the back of the existing house.

Sec. 5.4.5 Accessory Dwelling Units:

(a) Accessory Units, General Standards/Permitted Uses:

Where there is a primary structure on a lot which exists as an owner-occupied single family residence, one accessory dwelling unit, that is located within or appurtenant to such single family dwelling, shall be allowed as a permitted use if the provisions of this subsection are met. An accessory dwelling unit means an efficiency or one bedroom apartment that is clearly subordinate to the primary dwelling, and has facilities and provisions for independent living, including sleeping, food preparation, and sanitation. No accessory unit shall be inhabited by more than 2 adult occupants. An accessory unit shall not be counted as a dwelling unit for the purposes of density calculation. Additionally, there must be compliance with all the following:

1. The property has sufficient wastewater capacity as certified by the department of public works:

See letter from DPW dated 21 April 2017.

2. The unit does not consist of more than 30 percent of the total habitable floor area of the building, inclusive of the accessory dwelling unit:

The total habitable floor area does not exceed 30%. The accessory unit habitable area will not exceed 592 SF which is less than 30% of the total habitable floor of the primary structure, inclusive of accessory dwelling unit..

3. Applicable setback and coverage requirements are met:

Coverage and Setbacks are met.

4. One additional parking space which may be legally allocated to the accessory unit must be provided for the accessory unit:

One addition parking space is provided.

and,

5. A deed or instrument for the property shall be entered into the land records by the owner containing a reference to the permit granting the accessory unit prior to the issuance of the certificate of occupancy for the unit. Such reference shall identify the permit number and note that the property is subject to the permit and its terms and conditions including owner occupancy. No certificate of occupancy shall be issued for the unit unless the owner has recorded such a notice. *Agreed.*

(b) Conditional Use Approval for Accessory Units:

If any of the following are also proposed, conditional use approval, as well as development review provisions of Article 6 shall be required:

1. A new accessory structure: Yes.
2. An increase in the height or habitable floor area of the existing dwelling: No.
3. An increase in the dimensions of any parking area: No.

Sec. 3.5.6 Review Criteria

The application and supporting documentation submitted for proposed development involving Conditional Use and/or Major Impact Review, including the plans contained therein, shall indicate how the proposed use and associated development will comply with the review criteria specified below:

(a) Conditional Use Review Standards:

Approval shall be granted only if the DRB, after public notice and public hearing, determines that the proposed conditional use and associated development shall not result in an undue adverse effect on each of the following general standards:

1. Existing or planned public utilities, facilities or services are capable of supporting the proposed use in addition to the existing uses in the area:

The construction of a new garage and accessory one bedroom dwelling unit will not have an undue adverse effect on existing or planned public facilities.

2. The character of the area affected as defined by the purpose or purposes of the zoning district(s) within which the project is located, and specifically stated policies and standards of the municipal development plan:

The construction of a new garage and accessory one bedroom dwelling unit will not have an undue adverse effect on the character of the area.

3. The proposed use will not have nuisance impacts from noise, odor, dust, heat, and vibrations greater than typically generated by other permitted uses in the same zoning district:

The construction of a new garage and accessory one bedroom dwelling unit will not have any undue adverse nuisance impacts from noise, odor, dust, heat and/or vibrations.

4. The transportation system is capable of supporting the proposed use in addition to the existing uses in the area. Evaluation factors include street designations and capacity; level of service and other performance measures; access to arterial roadways; connectivity; transit availability; parking and access; impacts on pedestrian, bicycle and transit circulation; safety for all modes; and adequate transportation demand management strategies:

The construction of a new garage and accessory one bedroom dwelling unit will not have an undue adverse effect on any transportation systems.

and,

5. The utilization of renewable energy resources:

The construction of a new garage and accessory one bedroom dwelling unit will not have an undue adverse effect on the utilization of renewable energy resources. In fact we are exploring a solar roof top.

and,

6. Any standards or factors set forth in existing City bylaws and city and state ordinances:

The construction of a new garage and accessory one bedroom dwelling unit will not have an undue adverse effect on any standards or factors set forth in existing City bylaws and city and state ordinances.

Property Summary

Parcel ID	053-3-010-000	Address	426 SOUTH WINOOSKI AV	Owner(s)	MAPES STEPHANIE J MAPES SCOTT MICHAEL
SPAN Number	114-035-18375	Land Use	Single Family		
Mailing Address	426 SOUTH WINOOSKI AVENUE, BURLINGTON, VT 05401				

Current Assessed Values

Total Value	\$329,000	Building Value	\$168,800	Land Value	\$160,200	Yard Items	\$0
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Current Property Taxes

Total Property Taxes	\$8,258.20	HS-131	Yes	Pct Business	N/A	Pct Rental	N/A
	https://secure.vermont.gov/hd/index#maincontent						

(Tax years are based on the fiscal year calendar which run from July-June)

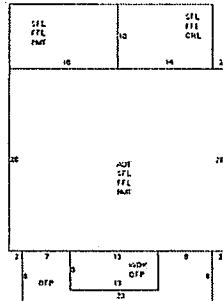
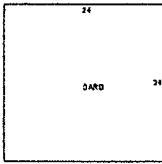
Most Recent Sales Information

Grantor	Sale Date	Sale Price	Book & Page
MAPES STEPHANIE J	10/5/1994	\$145,000	515-489
LINES GEORGE H &	9/8/1994	\$1	514-176
LINES GEORGE H &	6/16/1994	\$1	506-577

Property Details

Grade	AVERAGE PLUS	Heat Type	STEAM	Heat Fuel	GAS
Lot Sq. Feet	10,825	Gross Area	5,362	Finished Area	2,392
Building Type	COLONIAL	Year Built	1899	Units	1
Rooms	10	Bedrooms	3	Baths (Full/Half)	1 / 1
Zoning	RM	Foundation	BS	Depreciation	30.00 %

Sketched Areas



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Card #	Area	Description	Gross Area	Finish Area
1	AUF	ATTIC UNFIN	896	0
1	BMT	BASEMENT	1,056	0
1	CRL	CRAWL SPACE	140	0
1	FFL	1ST FLOOR	1,196	1,196
1	GARD	GARAGE DET	576	0
1	OFF	OPEN PORCH	224	0
1	SFL	2ND FLOOR	1,196	1,196
1	WDK	WOOD DECK	78	0

Additional unsketched basement finished area

Card #	Area	Finish Type	Alt. Pct.
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No unsketched areas listed

Image(s)

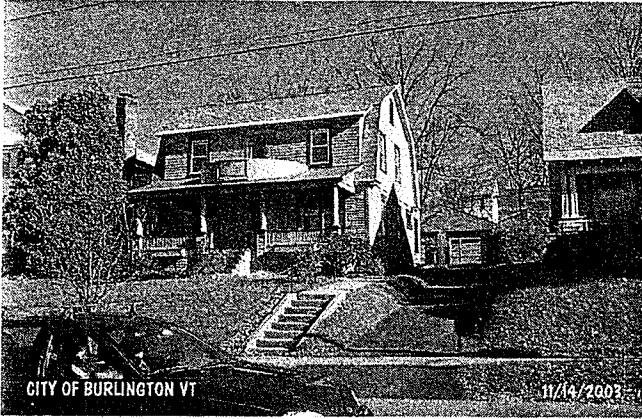


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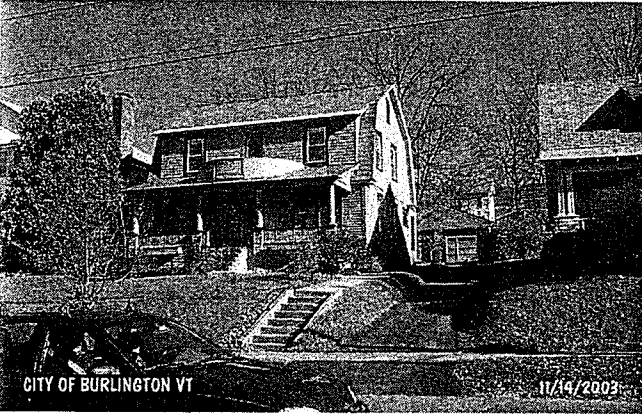
Location Map



783-442-6783, 672-2209-5871, 631-0681, 617-842-8176, 802-673-3811, 802-673-3811



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