

Department of Planning and Zoning

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TO: Development Review Board
FROM: Scott Gustin
DATE: May 15, 2018
RE: 15-0922CA/CU; 451 Appletree Point Road
15-0923CA/CU; 465 Appletree Point Road

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.

Zone: RL-W Ward: 4N

Owner/Applicant: Al & Cheryl Senecal

Request: Time extension for construction of new single family homes with accessory apartments and related site improvements.

Applicable Regulations:

Article 3 (Applications, Permits, & Project Review)

Background Information:

The applicant is seeking approval for a 1-year time extension for two zoning permits: 15-0922CA/CU and 15-0923CA/CU. Both permits were reviewed and approved concurrently, and both time extensions are considered concurrently. The permits approved construction of new single family homes with accessory apartments and related site improvements and lot line adjustments at 451 and 465 Appletree Point Road. No project changes are included in this extension request.

Recommendation: Consent approval as per, and subject to, the following findings and conditions:

I. Findings

Article 3: Applications and Reviews

Sec. 3.2.9, Zoning Permits

(d) Time Limit on Zoning Permits:

The subject zoning permits were approved in their final form on May 3, 2016. Both permits were valid for a period of two years. Time extension requests were submitted March 26, 2018, before expiration of the 2-year permit timeframe. Construction activity has commenced and is well underway. It is not yet complete.

Insofar as construction activity commenced within 1 year of the effective date of the zoning permits, and the extension request has been filed prior to expiration of the permit, the requested 1

year extension may be approved. Construction must be complete by May 3, 2019. (**Affirmative finding as conditioned**)

II. Conditions of Approval

1. Except as specifically modified in this approval, all conditions of the original zoning permits (15-0922CA/CU and 15-0923CA/CU) shall remain in effect.
2. Standard permit conditions 1 -15 (including construction completion date no later than May 3, 2019).