

Department of Planning and Zoning

149 Church Street

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MEMORANDUM

To: Development Review Board
From: Mary O'Neil, AICP, Principal Planner
Date: November 8, 2017
RE: ZP18-0325CA, 181 Battery 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.

Zoning Permit Number: ZP18- 0325CA

Location: 181 Battery Street (Shanty on the Shore)

Zone: DW/DW-PT (This property is within the newly designated Form District 5 of the Form Based Code; but the application preceded the warning for the City Council Public Hearing and therefore is vested in the Comprehensive Development Ordinance prior to action to adopt Article 14.)

Ward: 5S

Date application accepted: September 25, 2017

Date of DRB Approval: October 17, 2017

Request to re-open received: October 27, 2017

Applicant/ Owner: SAS Architects, Bren Alvarez / Kim and Al Gobeille

Original Request: 500 sf addition to provide handicap accessible bathrooms and kitchen expansion; 1500 sf. deck addition.

Request: Reopen the hearing as there is new evidence that is relevant to DRB review.

Overview:

Subsequent to DRB review and approval of alterations to Shanty On the Shore, the applicant team completed a **boundary survey** of the property. The new survey firmly establishes defined boundary lines of the parcel and the area of Right-of Way; illustrating error in site plan facts that were presented during the original DRB review. The Department of Public Works has requested re-opening the hearing to admit the new information to correct and clarify the boundaries, and to establish veracity of property boundaries relative to ROW agreements.