

## 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: April 4, 2017  
RE: ZP17-0791CA; 323-325 College Street

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**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:** ZP17-0791CA

**Location:** 323-325 College Street

**Zone:** RH **Ward:** 2

**Parking District:** Neighborhood

**Date application accepted:** February 16, 2017

**Applicant/ Owner:** Bruce Baker / 323 Green Castle LLC, Alpha Properties LLC, Peter C. Potts, Elizabeth Demas, Mary M Lee Carol B. Potts.

**Request:** Renovate existing ell for an additional 4 residential units; re-stripe parking for additional spaces. Requires DRB discretionary review of parking space dimensional standards silent in Article 8, Table 8.1.11-1. No change to coverage or setbacks.

#### **Background:**

- **Zoning Permit 17-0790CA;** Replace existing windows on rear ell with new clad wood windows. Approved March 2017.
- **Zoning Permit 11-0086;** Amendment to original approval issued November 3, 2010; specifically, site plan revisions, new access road, revised parking layout and substantially upgraded stormwater retention infrastructure. Approved July 2011.
- **Zoning Permit 11-0086 CA/MA;** Construct an attached building addition with 8 new dwelling units; convert the existing 5 unit building to a single unit with attached laundry/storage area; a net total of 9 dwelling units. (Re-arrangement of the number of units between buildings: 1 to be located in the existing structure; 8 in the new structure.) Demolish existing garage, expand parking area. Approved November, 2010.
- **Zoning Permit 04-496;** Move existing fence and install children's play equipment. Approved April 2004.
- **Zoning Permit 03-170;** Installation of fenced enclosure, 4' high green vinyl chain link. Approved, October 2002.
- **Zoning Permit 83-123;** Erect a 4' chain link fence along 75' of eastern property line and 125' along property line and 84' along northern property line. Approved April 1983.

- **Zoning Permit 80-962**; New doors, installation of a window where there was a door. Interior work. Approved May 1980.
- **Zoning Permit 79-146**; Install 70' of 4' chain link fencing. Approved May 1979.
- **ZBA request** to convert a three apartment house to five apartments; Approved November 1972.

**Overview:** 323-325 College Street is a 9 unit (connected) residential structure.

In 2011 a four story addition was constructed west of the existing structure, with 8 new dwelling units. The existing (5 unit) structure was converted to a single dwelling unit for a total of 9 units on site. The rear ell was then abandoned of dwelling units.

This application addresses the renovation of the rear ell and restoration of the four units vacated in 2010-11; re-striping of the parking, and a request for DRB approval for back-up length for parking spaces at a 30° angle (an option which is not defined in Table 8.1.11 of the Comprehensive Development Ordinance.) No change to coverage.

The application meets coverage and density standards of the ordinance; only the parking dimensional standards require the attention of the Board.

Window, door and siding replacement have been approved under separate zoning permits.

**Recommendation:** **Consent Approval**, per the following findings and conditions:

**I. Findings**

**Article 4: Zoning Maps and Districts**

**Section 4.4.3 Residential Districts**

<b>Table 4.4.5-2: Base Residential Density</b>	
<b>District</b>	<b>Maximum dwelling units per acre<sup>1</sup></b>
<b>High Density: RH</b>	40 units/acre
<b>323-325 College Street</b>	13 units/.7835 A = 16.59 units/acre, < 40

**Affirmative finding.**

**Table 4.4.5-3 Residential District Dimensional Standards**

No change to lot or coverage. Coverage remains below limitation as defined in these standards. (66.9% existing.)

**Affirmative finding.**

**Section 4.4.5 (d) 5. Residential Density**

**C. Residential Occupancy Limits**

*In all residential districts, the occupancy of any dwelling unit is limited to members of a family as defined in Article 13.*

Functional Family provisions of the ordinance shall apply to all new units. Not more than four unrelated adults may occupy any residential unit approved in the RH zoning district since December 26, 2012. (ZA-13-01.) **Affirmative finding as conditioned.**

**Article 8: Parking**

**Table 8.1.8-1 Minimum Off-Street Parking Requirements**

Multi-unit attached dwelling units in the Neighborhood Parking District require 2 parking spaces per unit. With 13 units, 26 parking spaces are required. 29 are proposed.

(The submitted site plan defines 30 spaces; however, the striped space in the rear is the identified pedestrian path to the entrance approved under the previous permit ZP11-0086CA/MA. It also acts as a loading area for the adjacent handicapped parking space.)

**Affirmative finding as conditioned.**

### **Section 8.1.9 Maximum Parking Spaces**

*The total number of parking spaces provided in all parking districts shall not be more than 125% of the minimum number of spaces required for the Neighborhood Parking District for any given use as required in Table 8.1.8-1.*

Required parking for 13 units is 26 spaces. 125% of 26 is 33 spaces. Only 29 are proposed; not in excess of the limitation defined in this standard. **Affirmative finding.**

### **Section 8.1.11 Parking Dimensional Requirements**

#### **Table 8.1.11-1 Minimum Parking Dimensions**

This table defines dimensional standards of parking spaces as well as required back-up length for each space, dependant upon the angle of the parking space. The table remains silent on vehicles parked at less than a 45° angle. This application requests parking spaces at 30° angle (which is not uncommon in other municipal parking ordinances.)

The language of this standard states:

*These standards shall be adhered to except in situations where a lesser standard is deemed necessary by the DRB due to site topography, location of existing or proposed structures, lot configuration, and/or the need to preserve existing trees and mature vegetation.*

Locally, The City of South Burlington includes a measurement for backup space for cars parked at a 30° angle, which the consulting engineers exercised for this project in creating the parking plan.

Fullerton and Los Angeles (California) parking regulations both include dimensional standards for cars parked at a 30° angle, specifically by way of aisle width, further defined by single loaded parking, one-way traffic circulation. Fullerton CA requires a 12' aisle width; Los Angeles establishes a minimum wall to wall bay width of 27.5 ft for 30° parking space (single loaded, one-way circulation.) The latter matches the dimension in the attached plan.

Both Fullerton and Los Angeles have smaller standard required parking space length (18' LA, 19' Fullerton; Burlington's is 20'.) The applicant here proposes an aisle width of approximately 10', with functional backup space of 18'. Considering Burlington's larger standard vehicular parking space requirement (20') the overall dimensions are consistent with parking standards established in different municipalities.

**Affirmative finding if acceptable to DRB.**

## **II. Conditions of Approval**

1. Functional Family provisions of the ordinance shall apply to all new units. Not more than four unrelated adults may occupy any new residential unit established since December 26, 2016.
2. The Parking Management Plan approved under ZP11-0086CA/MA shall remain in effect.
3. The pedestrian access aisle shall be maintained to the rear entrance, and not calculated as a surface parking space.
4. Standard Permit Conditions 1-15.

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