

Department of Planning and Zoning

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TO: Development Review Board
FROM: Scott Gustin
DATE: June 5, 2018
RE: 15-0868CU; 404 College 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.

Zone: RH Ward: 1E

Owner/Representative: Dunlap Riehle

Request: Extend expiration date of zoning permit approving change in use from duplex to single residential unit and boarding house.

Applicable Regulations:

Article 3 (Applications, Permits, & Project Review)

Background Information:

The applicant is seeking approval for a second 1-year time extension to complete the construction associated with the change in use from a duplex to a single residential unit and boarding house. No changes to the project are included in this extension request.

Previous zoning actions for this property are noted below.

- Zoning Permit 77-752; to erect a 40' x 112' apartment house. This appears to be the incorrect address as the subject building was built in 1844.
- Zoning Permit 91-303; construct retaining wall. April 1991. Permit expired.
- Zoning Permit 95-391; fence. Approved April 27, 1995.
- Zoning Permit 01-333 / COA 02-11; Change of use from fraternity to duplex; each unit with four bedrooms. Approved March 8, 2001.
- Zoning Permit 06-464CA; Site modifications to previous approval (Zoning Permit 01-333 / COA 02-11) not to reduce parking. Approved March 20, 2006.
- Zoning Permit 06-465FC; fence and trash bin enclosure. Approved February 16, 2006.
- Zoning Permit 06-731CA; Revised parking configuration and construct patio and walkway. Parking to be white crushed gravel and patio and walkway to be slate. Approved June 6, 2006 (06/06/06)
- Zoning Permit 15-0868CU; Change of use from duplex to single residential unit and boarding house

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 zoning permit for this project was approved by the Development Review Board on May 4, 2015. Construction was commenced within 1 year as required. A second year is allowed for completion of construction; however, construction was not completed and a 1-year extension was granted June 6, 2017. The applicant is now seeking a 2nd time extension. Per this criterion, the applicant may request another 1-year time extension prior to expiration of the zoning permit. The request for extension was submitted April 16, 2018, prior to the May 4 expiration date. No changes to the project are proposed. Extension by an additional 1 year is acceptable. Construction must be complete by May 4, 2019. (**Affirmative finding**)

II. Conditions of Approval

1. Except as specifically modified in this approval, all conditions of the original zoning permit approval dated May 4, 2015 shall remain in effect.
2. Standard permit conditions 1 -15 (including construction completion date no later than May 4, 2019).