

Department of Planning and Zoning

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TO: Development Review Board
FROM: Scott Gustin
DATE: September 18, 2018
RE: 14-0747SD; 1891 North Avenue

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 Ward: 4N

Owner/Applicant: Thomas P. Mitchell

Request: 3rd Time extension request to subdivide two lots into three lots, remove existing single family house, construct two duplexes and one single family home.

Applicable Regulations:

Article 3 (Applications, Permits, & Project Review)

Background Information:

The applicant is seeking approval for a third 1-year time extension for a minor subdivision and construction of five new dwelling units (two duplexes and one single family home). 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 application for a time extension for a subdivision approval is subject to review by the Development Review Board. The request for an extension was filed in a timely manner prior to expiration of the second time extension and is eligible for consideration under this standard. The subdivision approval included construction work and was valid for a period of 2 years. Since the subdivision was approved in August 2014, the mylar has been signed and recorded in land records. Insofar as the extension request has been filed prior to expiration of the permit, the requested 1-year extension may be approved. This extension is the third and final one that may be granted. **(Affirmative finding as conditioned)**

II. Conditions of Approval

1. Except as specifically modified in this approval, all conditions of the original zoning permit (14-0747SD) shall remain in effect.
2. This 1-year extension makes the subdivision approval valid until August 26, 2019.
3. This extension is the 3rd and final one that may be granted.