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FEB 27 2017

Adam Grundt, PhD
300 Main Street, #2 DEPARTMENT OF
Burlington, VT 05401 PLANNING & ZONING
(802) 683-7533
adam.grundt@gmail.com
Wednesday, February 22, 2017

Department of Planning and Zoning
149 Church Street, City Hall
Burlington, Vermont 05401-8415

To Whom It May Concern:

I am a licensed Doctoral-level psychologist currently practicing in Barre. I hope to practice from my home in Burlington if you allow me to rezone my apartment as a **Home Occupation**. I propose to repurpose my 15 x 11 bedroom to serve as a psychotherapy office beginning in July 2017. A map (created when the property was last appraised) is enclosed with rough dimensions. Total square footage is 648 sq. ft., which means that the Home Occupation would occupy roughly $(15 \times 11) / 648 \times 100 = 26\%$ of the total square footage.

I would plan to sleep in the living room. The home occupation would be secondary to my living in my home. The rezoning would not change the character of nor adversely affect the uses permitted in my residential district. There would be no need for deliveries to the home occupation under this proposal.

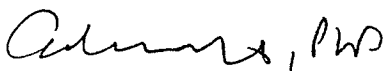
There would be no need for construction under my proposed change; Rearrangement of furniture will not affect the fire rating of the structure. There would be no need for outside storage related to the home occupation. Further, there would be no exterior signage except for a small paper sign on the door of unit #2. The psychotherapy activities of the home occupation will not produce any hazard, nuisance or unsightliness that is discernable.

I would plan to practice Monday through Friday from 9am through 7pm at latest. As the sole owner of Adam Grundt PLC, I am its only employee. I would plan to see one client at a time for my business with no overlap, and so I would need one parking space in the owner's lot on the property for parking. Parking spaces on the property are not assigned and the lot is mostly empty during Monday-Friday working hours.

I have enclosed a check for \$230 payable to the City of Burlington. This figure was quoted to me by the gentleman I spoke with over the phone regarding my situation.

I look forward to hearing from you regarding my proposed development. Should you have any questions, please do not hesitate to call or email.

Sincerely,



Adam Grundt, PhD
Licensed Psychologist-Doctorate

Captain Lyon Condominium Association
(VT registration no: 0050562)
300 Main Street, #2
Burlington, VT 05401
Wednesday, February 22, 2017

Department of Planning and Zoning
149 Church Street, City Hall
Burlington, Vermont 05401-8415

To Whom It May Concern:

Adam Grundt, owner of unit #2, has the right to engage in a home occupation. The Captain Lyon Condominium Association bylaws (5.4.1) state "the buildings and each unit therein shall be used solely for residential or home occupation purposes and no trade or business, except for home occupations, may be carried on therein."

He also has the right to two parking spaces in the common parking lot. The Captain Lyon Condominium Association bylaws (5.9) read: "A Unit Owner shall have the right to keep and maintain no more than two (2) registered vehicles on the property."

As the owner of unit #2, Adam Grundt has the right to engage in a home occupation and to two parking spaces on the property.

Sincerely,



Adam Grundt, President
Captain Lyon Condominium Association

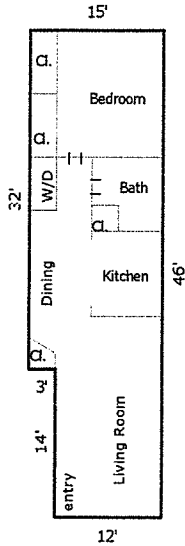
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SKETCH ADDENDUM

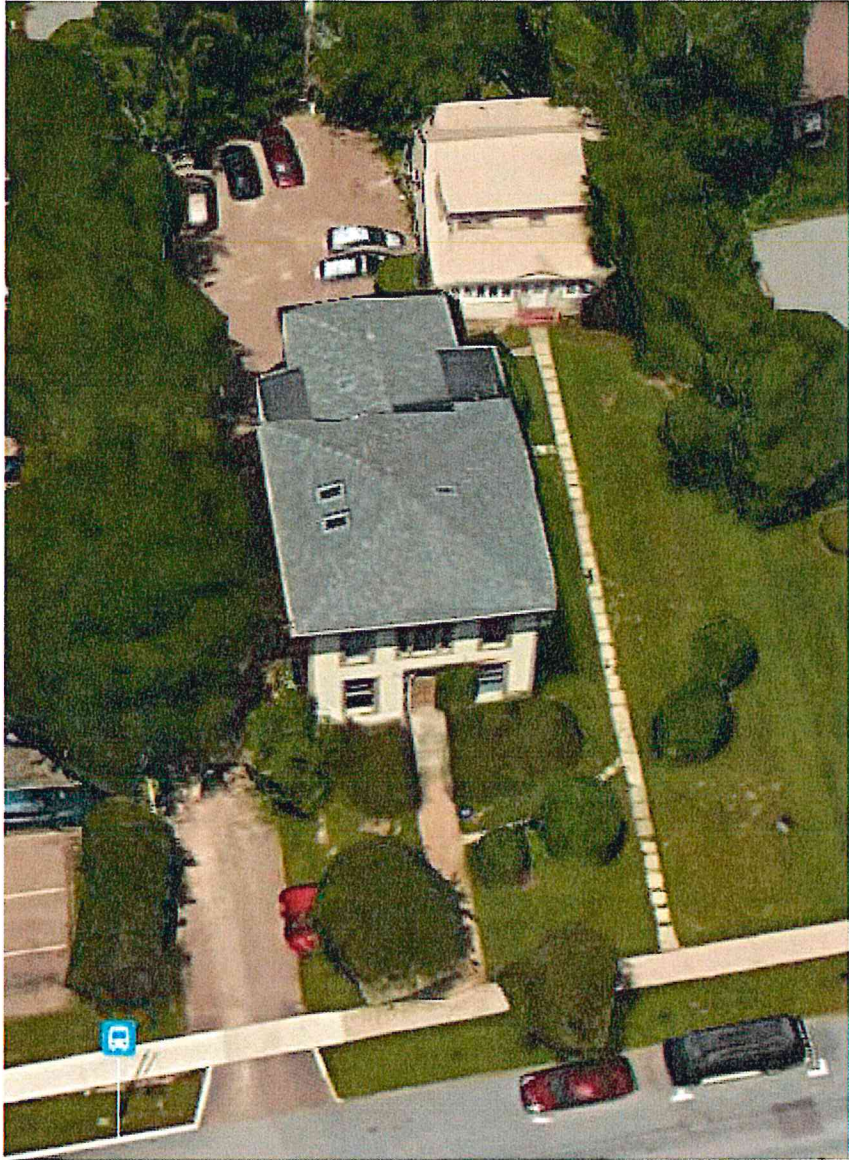
Borrower or Owner **Adam Grundt**
 Property Address **300 Main Street**
 City **Burlington** County **Chittenden** State **VT** Zip Code **05401**
 Client **Mortgage Financial, Inc.**

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Sketch by Apex Medra™
 Comments:

AREA CALCULATIONS SUMMARY				LIVING AREA BREAKDOWN		
Code	Description	Net Size	Net Totals	Breakdown		Subtotals
GLA1	First Floor	648.0	648.0	First Floor		
				32.0 x 15.0		480.0
				14.0 x 12.0		168.0
	Net LIVABLE Area	(rounded)	648	2 Items	(rounded)	648



Aerial view, 300 Main Street (courtesy Google Maps.)

Note parking area behind structure.