

## Department of Planning and Zoning

149 Church Street  
Burlington, VT 05401

<http://www.burlingtonvt.gov/PZ/>

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*Elsie Tillotson, Department Secretary*



### MEMORANDUM

To: Development Review Board  
From: Mary O'Neil, AICP, Senior Planner *MO*  
Date: April 16, 2013  
RE: ZP 13-0830CA/CU 31 Rivermount Terrace

**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:** ZP 13-0830CA/CU  
**Location:** 31 Rivermount Terrace  
**Zone:** RL **Ward:** 7  
**Date application accepted:**  
**Applicant/ Owner:** Greg Jenkins  
**Request:** Conditional use for three bedroom bed and breakfast. Widen driveway to accommodate one additional parking space. Parking waiver request for one space. One parking space to be leased off site.

#### **Background:**

- **Zoning Permit 06-673BA;** replace brick stairs with wooden stairs, same size. Approved April 2006.
- **Zoning Permit 02-103;** replace wooden deck with patio. Approved August 2001.
- **Zoning Permit 01-405;** home occupation (mobile home loan broker) in the existing single family home. No exterior changes or signs included. Approved May 2001.
- **Non-Applicability of Zoning Permit Requirements:** repair of front brick steps. June 1989.

**Overview:** The applicant wishes to convert 3 of his four bedrooms to bed and breakfast use; 6 total employees are proposed. There exists a single width driveway at present; proposed to be expanded to accommodate additional parking.

**Recommendation:** Denial, per the following findings:

#### **I. Findings**

The programs and services of the City of Burlington are accessible to people with disabilities. For accessibility information call 865-7188 (for TTY users 865-7142).

**Article 3: Applications, Permits and Project Reviews**

**Part 5: Conditional Use and Major Impact Review**

**Sec. 3.5.6 (a) Conditional Use Review Standards**

*1. Capacity of existing or planned community facilities.*

The change of use to a bed and breakfast appears to pose no identified impact to the capacity of existing or planned community facilities. **Affirmative finding.**

*2. The character of the area affected as defined by the purpose or purposes of the zoning district(s) within which the project is located, and specifically stated policies and standards of the municipal development plan.*

This is an existing, developed residential neighborhood. The conversion of three bedrooms in a low density residential neighborhood to rental lodging suggests much greater intensity of use; particularly in regard to traffic, parking, and circulation. With so many rooms proposed to be let, the bed and breakfast use becomes the primary activity rather than the established single family residence. This challenges the very notion of low density residential use in an established neighborhood of single family homes.

**Adverse finding.**

*3. Traffic on roads and highways in the vicinity evaluated in terms of increased demand for parking, travel during peak commuter hours, safety, contributing to congestion, as opposed to complementing the flow of traffic and/or parking needs; if not in a commercial district, the impact of customer traffic and deliveries must be evaluated;*

The proposed rental of three bedrooms has the potential of introducing at least three more vehicles to the parking demand, which already has a requirement for 2 parking spaces for the existing single family residential use. The change of use will undoubtedly increase traffic and circulation within the neighborhood, and undoubtedly change the character with increased trip ends, a greater number of vehicles, and contribute toward overall neighborhood congestion. **Adverse finding.**

*4. Any standards or factors set forth in existing City bylaws and city and state ordinances;*

With the request is to change the use of the property to a Bed and Breakfast, the resultant increase in the number of non-related adults living in common suggests similar impacts that were intended to be addressed with the Functional Family provision of the ordinance. The expected increased in traffic, parking, and site activity expected with a greater intensity of use will likely have associated impacts.

**Adverse finding.**

*5. The utilization of renewable energy resources;*

See Section 6.2.2 (e), below.

and,

*In addition to the General Standards specified above, the DRB;*

*6. shall consider the cumulative impact of the proposed use. For purposes of residential construction, if an area is zoned for housing and a lot can accommodate the density, the cumulative impact of housing shall be considered negligible;*

This is a special category residential use, but the intensity of use proposed challenges the intent of low density residential use. Traffic, circulation, parking, and round-the-clock activity are the likely consequence rendering cumulative negative impact to the existing neighborhood. **Adverse finding.**

*7. in considering a request relating to a greater number of unrelated individuals residing in a dwelling unit within the RL, RL-W, RM and RM-W districts than is allowed as a permitted use, in addition to the criteria set forth in Subsection (a) hereof, no conditional use permit may be granted unless all facilities within the dwelling unit, including bathroom and kitchen*

*facilities are accessible to the occupants without passing through any bedroom. Additionally, each room proposed to be occupied as a bedroom must contain at least one hundred twenty (120) square feet. There must also be a parking area located on the premises at a location other than the front yard containing a minimum of one hundred eighty (180) square feet for each proposed adult of the dwelling unit in excess of the number of occupants allowed as a permitted use. All other green space standards must be observed.*

The change-of-use proposed is for a special residential use, and has different review criteria than identified within this standard.

*8. may control the location and number of vehicular access points to the property, including the erection of parking barriers.*

No change to existing. Not applicable.

*9. may limit the number, location and size of signs.*

Any signage will require a separate permit, and will be limited by the standards for this zoning district. Not applicable.

*10. may require suitable mitigation measures, including landscaping, where necessary to reduce noise and glare and to maintain the property in a character in keeping with the surrounding area.*

The applicant includes the proposal to expand the existing driveway to accommodate another parking space. Any headlight glare will likely affect only the subject property. **Affirmative finding as conditioned.**

*11. may specify a time limit for construction, alteration or enlargement of a structure to house a conditional use.*

Construction is typically limited by the zoning permit; i.e., one year to begin construction, two years to finish. **Affirmative finding as conditioned.**

*12. may specify hours of operation and/or construction to reduce the impact on surrounding properties.*

The applicant proposes being open 24 hours a day 7 days a week. The board, should it choose to entertain this proposal, is advised to consider the experience and impact to neighbors. If approved, arrivals are recommended to commence after 7:00 am and cease after 10:00 pm to preserve characteristic neighborhood quiet. Any limitations are at the discretion of the board. **Affirmative finding if conditioned.**

*13. may require that any future enlargement or alteration of the use return for review to the DRB to permit the specifying of new conditions.*

There can be no expansion of the proposed Bed and Breakfast under this ordinance, if approved, as footnote #4 in Appendix A informs that not more than 3 rooms may be let for that purpose in the RL district. Future regulations may allow for different circumstances. **Affirmative finding if conditioned.**

*14. may consider performance standards, should the proposed use merit such review.*

The applicant has requested a one-space parking waiver, and one off-site leased parking space toward the parking requirement for the proposed 3 bedroom Bed and Breakfast. It will be highly unlikely that city staff will be able to monitor the compliance of off-site parking leases (and continued parking compliance of the donating site). It will be equally challenging to understand how parking to serve the prospective guests will be reliably maintained for the duration of the use. Certainly on-street spaces will not be acceptable during the winter months, and there is a clear deficiency in the overall number provided. The surrounding neighborhood should not be

simply expected to absorb the extra spaces which are required, but not provided on-site. **Adverse finding.**

15. *may attach such additional reasonable conditions and safeguards, as it may deem necessary to implement the purposes of this chapter and the zoning regulations.*

If considered for approval, the board may attach conditions relative to the proposed off-site leased space: Distance to the proposed leased space, duration of lease agreement, length of required notice for cancellation and relocation, etc. **Affirmative finding if conditioned.**

**Article 4: Zoning Maps and Districts**

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

Zone	Max lot coverage	Minimum Building Setbacks			Height
		Front	Side	Rear	
RL	35%	Min/Max: Ave. of 2 adjacent lots on both sides +/- 5'	Min: 10% of lot width, but in no event less than 5'	25% of lot depth but in no event less than 20'.	Max 35'
31 Rivermount Terrace	12.6% existing; 14.56% proposed	Not applicable	Not applicable	Not applicable	Not applicable.

**Affirmative finding.**

**Sec. 4.4.5 (c) Permitted and Conditional Uses**

A Bed and Breakfast is a Conditional Use in the RL zoning district.

Appendix A – Use Table has 2 footnotes for Bed and Breakfast Use:

#4 : *...no more than 3 rooms permitted to be let in the RL district.*

The application proposes 3 bedrooms.

#6: *Must be owner occupied.*

The applicant lives at the subject property.

The property has previous been approved for a home occupation:

**Zoning Permit 01-405; home occupation (mobile home loan broker) in the existing single family home.** The applicant signaled in a March 27, 2013 email that the home occupation will be abandoned for this request.

**Affirmative finding.**

**Article 5: Citywide General Regulations**

**Sec. 5.1.1 Uses**

**(d) Conditional Uses**

*A conditional use is listed in any district where denoted by the letters “CU” in Appendix A – Use Table. Such uses may be permitted by the DRB only after review under the conditional use provisions provided in Article 3, Part 5, such further restrictions as the DRB may establish and such additional requirements as may be established by this ordinance such as but not limited to*

*dimensional and intensity imitations, performance and design standards, and parking requirements.*

A Bed and Breakfast is a Conditional Use in Appendix A, Use Table, for the RL District. The project meets the two footnote requirements; see Sec. 4.4.5(c), above. The application, however, does not meet the parking requirements for the proposed use. The proposed driveway expansion, as well, introduces another driveway lane that is challenging to identify as an access driveway, as it does not continue to a garage parking space or other established parking area. Although driveway expansions up to 18' has been allowed in previous decisions, the context of this request (to provide parking to lodging accommodations in an RL neighborhood) the proposed driveway expansion suggests front yard parking (see Article 8, Sec. 8.1.12, (c)). **Adverse finding.**

**Part 2: Dimensional Requirements**

See Section 4.4.5, Table 4.4.5-3, above. **Affirmative finding.**

**Sec. 5.2.3. Lot Coverage Requirements**

See Section 4.4.5, Table 4.4.5-3, above. **Affirmative finding.**

**Sec. 5.2.4. Buildable Area Calculation**

*For any properties two or more acres in size within any RCO, WRM, RM, WRL, or RL zoning district...*

31 Rivermount Terrace is not more than two acres in size. This standard does not apply.

**Sec. 5.2.5. Setbacks**

See Section 4.4.5, Table 4.4.5-3, above. **Affirmative finding.**

**Sec. 5.2.6, Building Height Limits.**

See Section 4.4.5, Table 4.4.5-3, above.

**Affirmative finding.**

**Sec. 5.2.7, Density and Intensity of Development Calculations**

The application is for a change-of-use to a specialty residential use. It is viewed the same as a single dwelling unit for intensity purposes.

**Affirmative finding.**

**Part 4: Special Use Regulations**

Not applicable.

**Article 6: Development Review Standards**

**Part 1: Land Division Design Standards**

Not applicable.

**Part 2: Site Plan Design Standards**

*(b) Topographical Alterations*

The applicant proposes cutting into an existing elevated grade and stone retaining wall to widen a driveway and create a new parking space for the proposed Bed and Breakfast. Alteration to the natural contour of the site should minimize grading, cut, fill and needs to take necessary measures to protect against erosion and future instability. The applicant proposes to remove the

wall, and grade to low slope. Groundcover is submitted as a method of stabilization. No construction details or specifics have been submitted. Any retaining wall over 3' will require approval of the building inspector. **Affirmative finding if conditioned.**

*(l) Parking and Circulation*

The application, as proposed, will require 2 parking spaces for the resident use and 3 for the Bed and Breakfast. As submitted, the proposal is 3 spaces deficient in parking. The applicant has requested to expand the driveway to provide one required space. A request for a one-space parking waiver is included as well as one off-site leased parking space.

The proposed location for the leased parking space is 138 Village Green. This application includes a 3 sentence agreement that includes a 10 day cancellation of the agreement. Before determining whether the Village Green property has sufficient parking for its own use, it is clear that the proposed lease does not meet the standard of endurance established by previous agreements: It is not an annual, automatically renewable lease with 90 days cancellation notice. Additionally, the spatial requirements for the applicant's 2008 Smart Car may be quite different from any future vehicle that will require parking, and is highly likely to be dimensionally deficient in that regard.

Zoning staff continues to struggle with Conditional Use approvals that have permitted off-site leases as it spurs a requirement to determine that the donation site has parking to spare; the the proposed space is dimensionally adequate, that it will be available for the duration of the proposed use, and that there is appropriate notice and replacement of the required parking if and when it is no longer available. It is not feasible for zoning or code enforcement to assure parking availability and to continue to monitor the compliance of permits approved with off-site lease arrangements associated with Conditional Uses. As proposed, the parking and circulation plan do not meet the standards of the Comprehensive Development Ordinance, nor is the proposed solution tenable for the anticipated duration of the conditional use. **Adverse finding.**

**Part 3: Architectural Design Standards**

Not applicable.

**Article 7: Signs**

Any signage will require a separate sign permit. Any signage will be required to meet the standards of this article and specific standards of the zoning district.

Not applicable.

**Article 8: Parking**

**Sec. 8.1.1 Purpose**

*It is the purpose of this article to:*

- (a) Ensure there are adequate parking and loading facilities to serve the use or uses of the property;*
- (b) Ensure that parking facilities are designed to provide proper circulation, reduce hazards to pedestrians, and protect the users of adjoining properties from nuisance caused by the noise, fumes, and glare of headlights which may result from the operation of vehicles parking off the street;*
- (c) Reduce congestion in the streets and contribute to traffic safety; and*

(d) Encourage alternate modes of travel that will reduce dependence upon the single-occupancy automobile.

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

Single family residential use (Neighborhood Parking District) requires 2 parking spaces. Bed and Breakfast (per room, in addition to single-family residence) 1 per room; 3 required. Total parking requirement: 5 parking spaces. 2 are provided on-site (one in the garage, one in the single-lane driveway.) The applicant proposes expanding his driveway to the full 18' in width to provide an additional parking space for a total of 3. Even if approved, there is still a deficiency of 2 parking spaces. The applicant has requested a one space waiver and approval of one off-site leased parking space at a neighbor's residence.

Bed and Breakfast establishments typically attract people arriving in a private vehicle. For three bedrooms, it would be anticipated that the majority of the time, 3 additional parking spaces would be required to meet the needs of the guests. A one space waiver may address the second space required of the single family residence; but the suggested off-site space will be difficult to establish its availability for the duration of the proposed use, and problematic from an enforcement capacity to monitor compliance and continued availability or renewal. In a cursory review of available parking at 138 Village Green (the identified site of a leased parking space), it appears that there is sufficient parking for the existing single family use (2 parking spaces identified in previous permits.) The third space, identified as the lease space, does not appear to meet required dimensional standards as the driveway narrows to 13'.

An additional problem in consideration of an off-site leased space is the continuous requirement to monitor compliance; both at the subject site and the leased site. Any change in circumstance, ownership, or cancellation will require additional review.

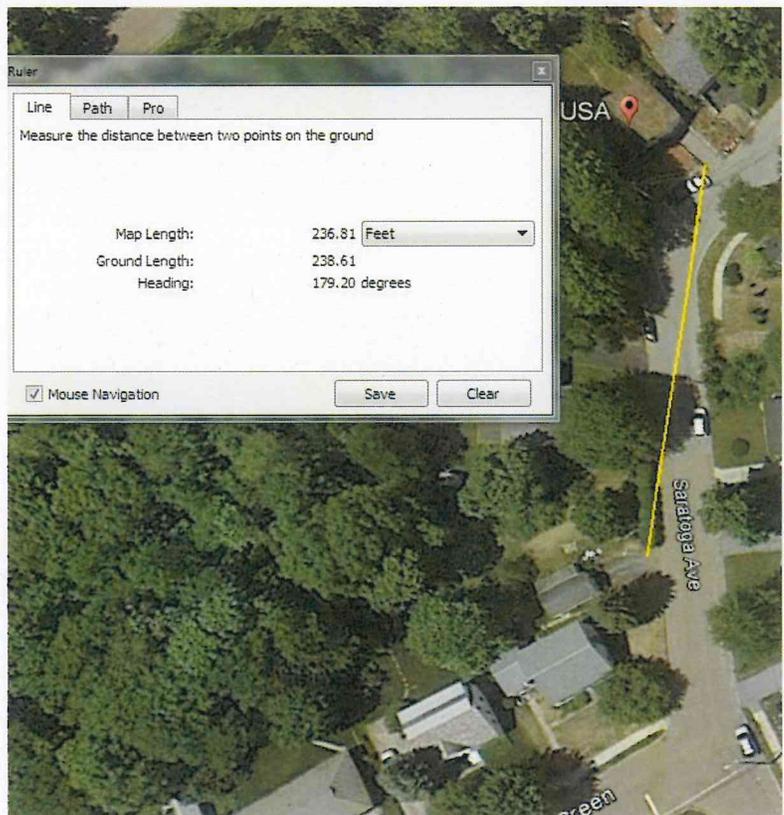
As submitted, the application is significantly deficient in parking; proposed solutions apparently insufficient. **Adverse finding.**

### Sec. 8.1.12 Limitations, Location, Use of Facilities

#### (a) Off-site parking facilities

1. *Neighborhood parking district. No more than 50% of the total required parking shall be provided at a distance greater than 600 feet from the use it is intended to serve. For residential uses, a minimum of 1 space per unit shall be provided on-site.*

The application is asking for a one space waiver and one space off-site. If these are considered for the owner's parking requirement, this standard is not met.



The parking distance measurement between the subject parcel and 138 Village Green (proposed leased space) is approximately 236 feet, which meets the distance standard.

**Adverse finding if off-site or waived spaces intended for owner's residential unit.**

**Sec. 8.1.12 (c) Front yard parking restricted**

*Required parking in all residential zoning districts shall not be located in a required front yard setback area abutting a public street, except alleys. This prohibition extends from the edge of the public right-of-way into the required front yard setback for the entire width of the property with the exception of a single access drive no more than eighteen feet or less in width.*

While the proposed driveway expansion is limited to 18' per this section, it cannot be viewed as an access drive as it does not connect to an existing parking space or to a garage.

Driveway expansion for existing single family residential use up to 18' has on occasion been considered. As submitted, the driveway expansion is intended for a special residential use to meet parking requirements for lodgers, and therefore may be interpreted as contrary to the character of the neighborhood. The DRB is requested to consider this expansion Front Yard Parking. **Adverse finding.**

**Table 8.2.5-1 Bicycle Parking Requirements**

Temporary lodging, include bed and breakfast: 1 per 20 rooms long term spaces, 2 per 20 rooms short term. The application, with 3 guest rooms, does not rise to the level to require bicycle parking.

Not applicable.

**Additional staff notes:**

1. The assessor's information folder for 31 Rivermount Terrace lists only 2 bedrooms within the single family dwelling. It is unclear how the application proposes renting 3 out of 4 bedrooms when the property record only identifies 2 bedrooms.
2. While the Development Review Board never entertains individual property covenant restrictions, it is noted that the warranty deed(s) for this parcel specifically identify restrictions that prohibit certain activities and limit uses. (Burlington Land Records, 1158:721, 156:175; waiver of restrictions (limited) 258:22.) The property owner is alerted to these restrictions, dated May 7, 1959 and recorded specifically in 156;175.

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# Department of Planning and Zoning

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[www.burlingtonvt.gov/pz](http://www.burlingtonvt.gov/pz)

# RECEIVE

MAR 18 2013

DEPARTMENT OF  
PLANNING & ZONING

## Home Occupation Application Questionnaire

Use this checklist for all applications for a home occupation - See Sec. 5.4.6 of the Zoning Ordinance. This questionnaire is provided to summarize details and is required to accompany a zoning permit application form and required fee (for either administrative approval or conditional use review).

### Please note:

- The specific requirements for home occupations can be found in Section 5.4.6 of the Comprehensive Development Ordinance which is available in its entirety on our website at [www.ci.burlington.vt.us/planning](http://www.ci.burlington.vt.us/planning)
- A 'Business Personal Property Registration Form' may be required to be submitted to the Assessors Office. This form is available at [www.ci.burlington.vt.us/assessor/businesses](http://www.ci.burlington.vt.us/assessor/businesses)

Name of Business Proposed: THE RIVERMOUNT

Type of Business Proposed: BED + BREAKFAST

Provide a detailed description of the proposed Home Occupation such as: activities involved; materials and equipment used; quantities of materials and equipment stored on-site; methods of operation; hours of operation. This may be done on a separate piece of paper and attached.

### Please respond to the following:

- How many persons will be involved or employed in the conduct of the proposed Home Occupation:  
Residents of premises: 1 Others 5 Total Number 6
- What type of product will be produced, serviced, or repaired in the conduct of your Home Occupation? (For example: repair of clocks or watches, making jewelry, etc.). Explain:  
MEALS + ROOM
- Describe any alterations to the home or premises that might be required to facilitate your Home Occupation:  
I MIGHT NEED TO WIDEN MY DRIVEWAY
- Describe what rooms will be used in the conduct of the Home Occupation and how these rooms will be used. (For example: garage will be used to store supplies; or den will contain desk and file cabinets, etc.). Indicate the gross floor area(s) that will be used in the conduct of the Home Occupation. Indicate the total gross floor areas of your house and include any accessory structure(s) to be used for the Home Occupation, (Ex. Garage).  
3 BEDROOMS FOR GUEST = 540' DOWNSTAIRS BED ROOM WILL CONTAIN PC + FILING CABINET LINENS WILL BE IN BATH ROOM TOTAL USABLE AREA IS 1870'
- Describe the mechanical and/or electrical equipment that will be necessary to conduct your business activity:  
NONE
- Describe how, where and in what amounts the material, supplies and/or equipment related to your Home Occupation will be displayed or stored:  
FOOD IN KITCHEN LINENS IN BATHROOM

PLEASE TURN OVER

7. Will people come to your home to obtain any product or utilize any service connected with the proposed Home Occupation activity? Yes  No

If yes, please explain in detail:

MAX TOTAL of GUESTS FOR A STAY WILL BE 5  
THIS WOULD BE TWO COUPLES + A SINGLE

8. Are any signs necessary or proposed relative to the Home Occupation?

Yes  No

If yes, you are required to file for a Sign Permit. An application form can be obtained at the Planning and Zoning Department or on our website.

9. If trucks or other equipment will be used in your Home Occupation, where will they be parked or stored?

NA

10. Will the Home Occupation involve the use of commercial vehicles for delivery of materials to or from the premises? Yes  No

If yes, please explain:

\_\_\_\_\_

11. How many parking spaces will be provided for the home occupation? 1 PLUS STREET  
Where will they be located? Indicate parking spaces on a site plan of this property as part of your application submission.

12. Is your proposed Home Occupation in conformance with the conditions, covenants and restrictions pertaining to your property? Yes  No

We suggest checking your deed for conditions, covenants and restrictions.

I have read and understand 'Sec 5.4.6 Home Occupations' under the City of Burlington Comprehensive Development Ordinance and believe that to the best of my knowledge my proposed Home Occupation would not violate any portion of said Ordinance:

Applicant's Signature: \_\_\_\_\_

Date: 3/9/13

Property Owner's Signature: \_\_\_\_\_

Date: 3/9/13

## Description of the proposed use

I am proposing that my single family residence located at 31 Rivermount Terrace have a change of use so that I may use 3 of my 4 bedrooms as rooms for charge. IE: a B&B

## Days & hours of operation

24/7 basically, but my posted hours will be 8am-8pm

## Number of employees

Just myself

## Parking and traffic analysis

Stage one: ASAP

So that I may fund stage 2, I need to be able to book two rooms. I seek the following variance. I have secured parking less than 100 yards for myself at the residence of Linda Deliduka located at 18 Village Green. I am the only permanent resident with a vehicle, also due to the tiny size of my car; I do not need much space to park. May I wave the second parking requirement for the owner as at this time there is no need.

Stage two: Spring/Summer 2013

Remove stone wall on North side of the driveway approximately 20' up to meet at an angle to the top 4 ½ of the retaining portion of the wall. Landscape and ground cover to match adjacent land.

Remove stone wall and dirt on South side of driveway to make an 18'x20' parking area. I do seek input for the type of substrate to use to expand the driveway

Stage three: 2014

5x7 parking on the Southern edge on my land for my Smart car.

There will be no daily or weekly deliveries of any kind associated with this business.

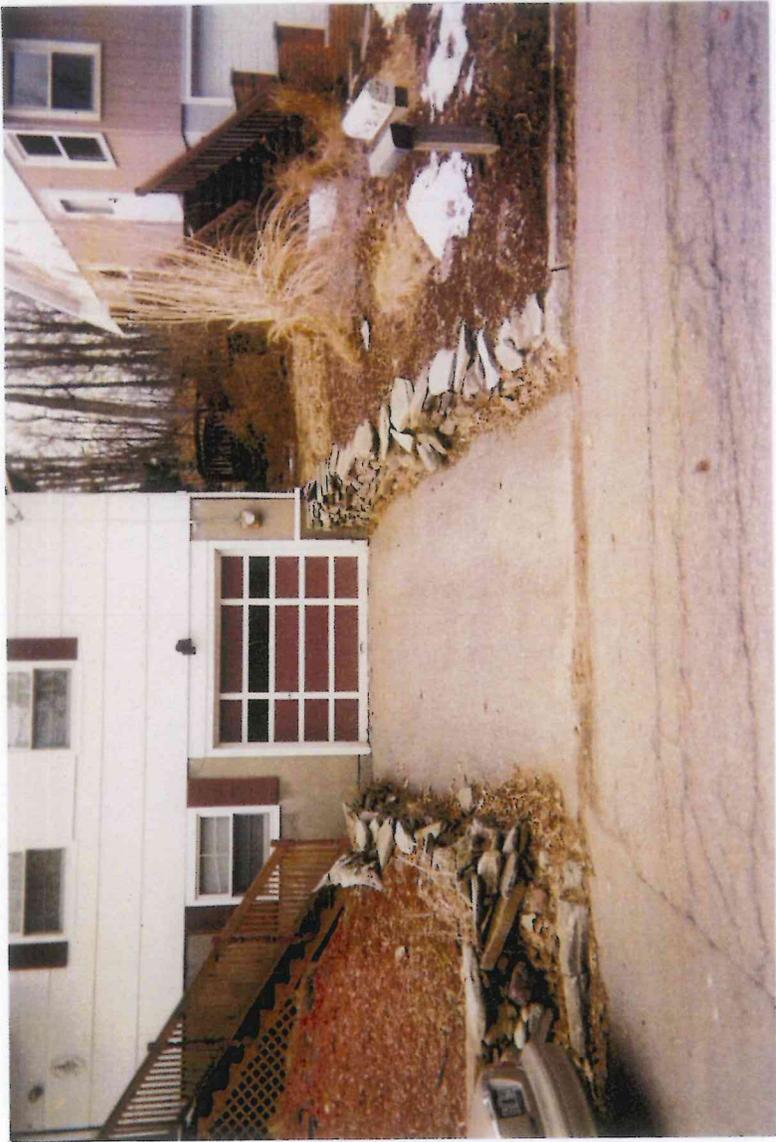
## Final thoughts.

I have published my plans on my local Front Porch Forum so that my neighbors can address concerns before I get to the review process. As of this writing I have not heard any concerns.

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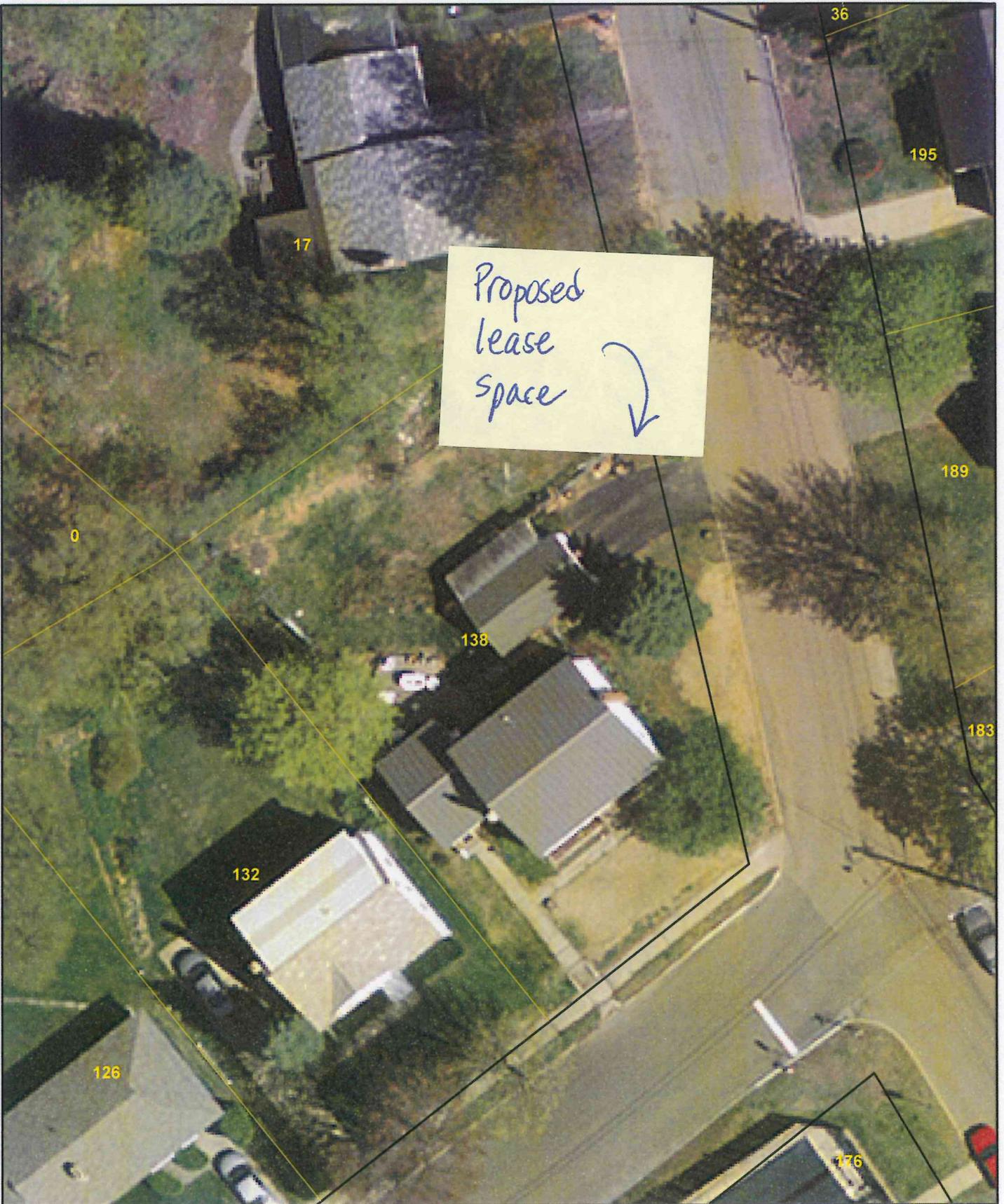
MAR 18 2013

DEPARTMENT OF  
PLANNING & ZONING









Proposed  
lease  
space



0 15 30 60 Feet

# 138 Village Green

Property lines are assumed only and are not considered accurate  
Produced by N. Anderson at City of Burlington Planning and Zoning

I, Linda Deliduka of 138 Village Green Burlington, VT. 05408, to be known as Linda, enter into the following agreement with Gregory Jenkins of 31 Rivermount Terrace Burlington VT 05408, to be known as Greg.

Greg may park his 2008 Smart anytime he has an overflow condition with the following provisions. Greg is fully responsible for any plowing or debris removal necessary to access the North side parking spot. Greg shall hold Linda harmless to any damage to his smart car while parked in said parking spot.

This agreement shall become fully null and void by either party with a 10 day written notice.

Linda Deliduka 3/23/2013  
Linda Deliduka Date

Gregory Jenkins 3/23/13  
Gregory Jenkins Date

\_\_\_\_\_  
Date

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MAR 25 2013

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PLANNING & ZONING



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MAR 25 2013  
DEPARTMENT OF  
PLANNING & ZONING

1 = 10

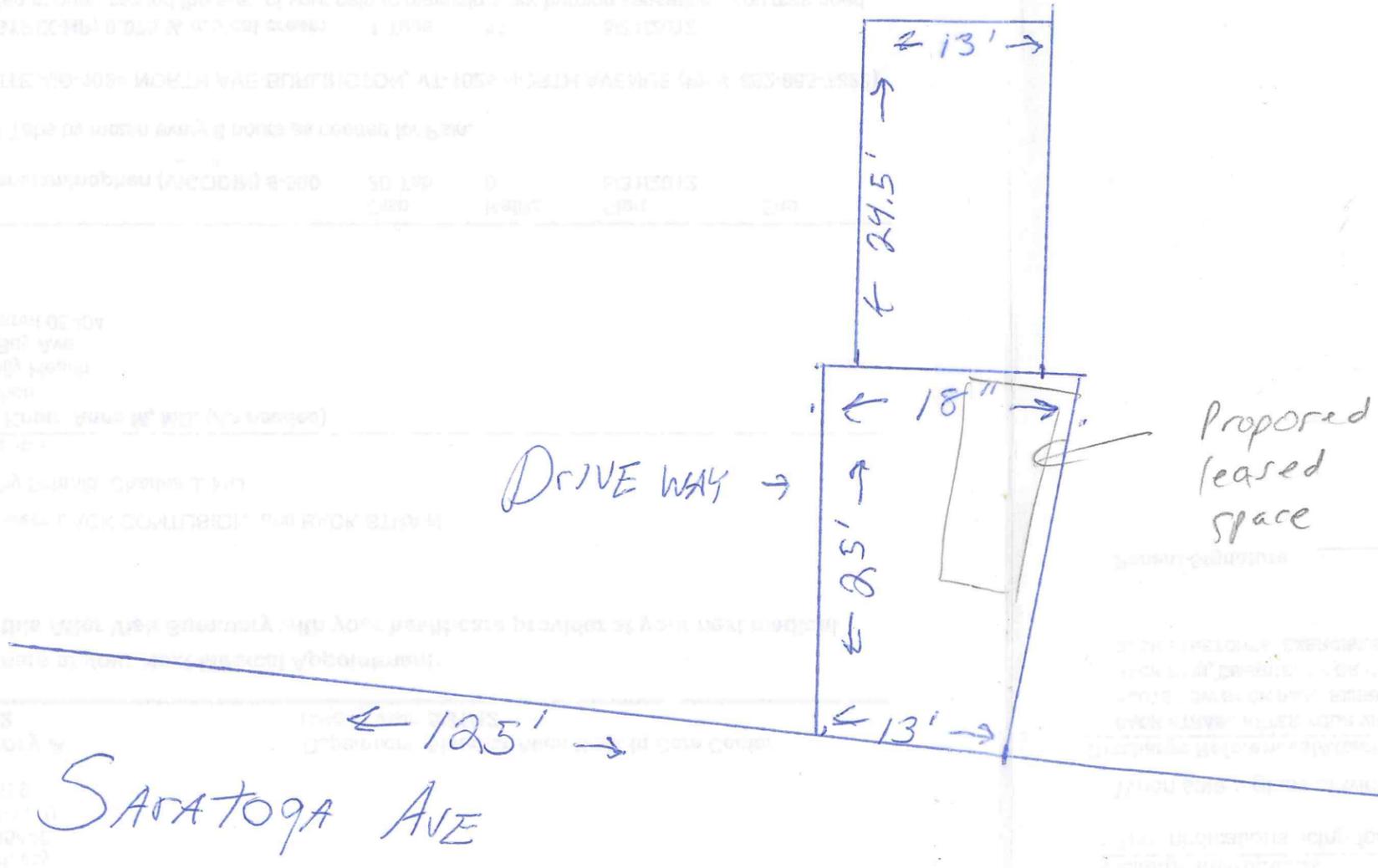
138 Village Green

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PLANNING & ZONING DEPARTMENT  
100 SOUTH BROADWAY, SUITE 100  
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SARATOGA AVE

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MAR 25 2013

DEPARTMENT OF PLANNING & ZONING

driveaway  
garage  
porch  
sidewalks  
addition

25 X 13 = 325 + 60 = 385 sq ft  
24.5 X 13 = 318 sq ft  
26 X 32 = 832 sq ft  
14 X 14 = 196  
187.5

110 ft

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JUL 09 1999

DEPT. OF PLANNING & ZONING

1918 sq ft  
187.5

Proposed Lease space

NOTE - ANY MODIFICATIONS OR DEVIATIONS FROM THESE PLANS REQUIRE ZONING APPROVAL PRIOR TO CONSTRUCTION. ALL ERRORS IN DIMENSIONS, PLANS OR DETAILS ARE FULLY THE RESPONSIBILITY OF THE APPLICANT/OWNER.

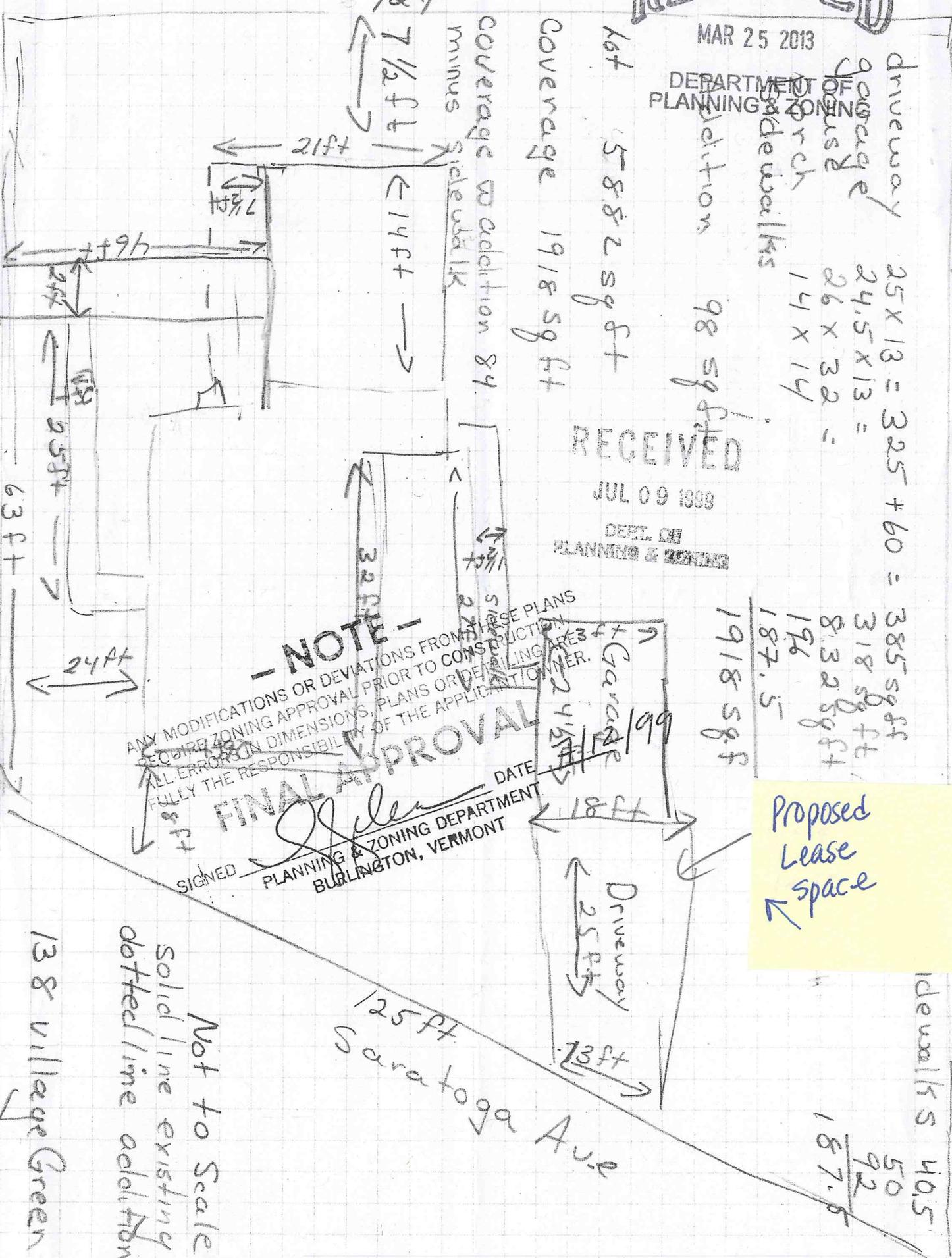
FINAL APPROVAL

SIGNED: [Signature] DATE: [Blank]  
PLANNING & ZONING DEPARTMENT  
BURLINGTON, VERMONT

125 ft  
Saratoga Ave

sidewalks 40.5  
50  
92  
187.5

village Green Sidewalk



Not to Scale  
solid line existing  
dotted line addition

138 village Green

lot 5852 sq ft  
coverage 1918 sq ft

coverage to addition 84  
minus sidewalk

129  
7 1/2 ft

21 ft  
14 ft  
7 1/2 ft

49 ft  
24 ft  
25 ft  
63 ft  
24 ft

Garage 199  
24 ft  
18 ft  
25 ft  
73 ft

18 ft  
25 ft  
73 ft  
Driveaway