

## Department of Planning and Zoning

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**TO:** Development Review Board  
**FROM:** Scott Gustin  
**DATE:** August 6, 2013  
**RE:** 14-0005HO; 110 Hyde 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.**

Zone: RM                      Ward: 2

Owner/Representative: Estate of James Byrd / Andrew Rianhard

**Request:** Establish home occupation for auto detailing within garage.

**Applicable Regulations:** Article 3 (Applications and Reviews), Article 4 (Zoning Maps & Districts), Article 5 (Citywide General Regulations), and Article 8 (Parking)

### **Background Information:**

The applicant is seeking approval for a home occupation automotive detailing business. The home occupation would take place within an existing garage. New garage doors are proposed to be installed to replace previously removed ones, and a driveway would be installed to access the garage.

Previous zoning actions for this property are noted below.

- 8/23/99, Approval to install vinyl siding on home. Retain wooden trim and windows.
- 6/6/93, Approval to remove garage chimney

**Recommendation: Open hearing, review material and table the application until all outstanding items are addressed in full.**

### **I. Findings**

#### **Article 3: Applications and Reviews**

##### **Part 5, Conditional Use & Major Impact Review:**

*(1) The capacity of existing or planned community facilities;*

The proposed home occupation will entail little, if any, additional impacts on community facilities currently serving the residence. **(Affirmative finding)**

*(2) The character of the area affected;*

The immediate neighborhood is exclusively residential with a mix of single family homes, duplexes, and multi-family homes. The duplex use on the subject property will remain unchanged, nor will there be any exterior building alterations to the residence. Exterior work associated with

this proposal is limited to installation of driveway strips and new garage doors. Insofar as the exterior changes are modest, and the home occupation is limited per Sec. 5.4.6 below, it may be found to have no significant impact on the character of the area affected. **(Affirmative finding)**

*(3) Traffic on roads and highways in the vicinity;*

Customers will come to the premises. Services will be by appointment only and will be limited to 1 customer at a time. No information has been provided as to how many appointments per day would be made. No days or hours of operation have been noted, so anticipated traffic impacts cannot yet be estimated. **(No finding possible)**

*(4) Bylaws then in effect;*

Outstanding items in this application preclude a finding of full conformity with applicable bylaws. **(No finding possible)**

*(5) Utilization of renewable energy resources;*

The application asserts that solar panels will be installed on the garage roof. No details have been provided. **(No finding possible)**

*(6) Cumulative impacts of the proposed use;*

The proposed home occupation may or may not generate significant traffic. Details are needed as noted above before a conclusion may be drawn. The applicant should also address whether there will be a waiting area for clients while their vehicles are being detailed. **(No finding possible)**

*(7) Functional family;*

This criterion does not apply to the subject permit request. **(Not applicable)**

*(8) Vehicular access points;*

The subject property contains a duplex and detached garage. There is no driveway, nor has there been one since before the 1978 orthophotos were taken. The applicant proposes to install a driveway to access the garage. The proposed driveway will provide sufficient access for the requested home occupation. **(Affirmative finding)**

*(9) Signs;*

A small sign for the home occupation is proposed; however, details are lacking. A separate zoning permit is required for outdoor signs. **(Affirmative finding if conditioned)**

*(10) Mitigation measures;*

The proposed home occupation will take place within an enclosed structure. The application does not include any new exterior ventilation. As proposed, it appears that the car detailing will not generate any perceptible noxious effects such as noise, glare, or emissions. A steam cleaner will be used for the detailing work. **(Affirmative finding)**

*(11) Time limits for construction;*

A construction schedule is proposed, and it takes place within the standard 2-year time frame for zoning permits. **(Affirmative finding)**

*(12) Hours of operation and construction;*

Proposed hours of operation are not specified and must be. Outside construction is very limited and need not be constrained beyond the provisions of the city's Noise Control Ordinance. **(No finding possible)**

*(13) Future enlargement or alterations;*

Any future enlargement or alterations of the home occupation will require additional permit review per the regulations in effect at that time.

*(14) Performance standards;*

See Sections 5.5.2 and 5.5.3 for outdoor lighting and stormwater, respectively.

*(15) Conditions and safeguards;*

Conditions of approval are not yet proposed.

#### **Article 4: Maps & Districts**

##### **Sec. 4.4.5, Residential Districts:**

###### ***(a) Purpose***

###### ***(3) Residential Medium Density (RM)***

The subject property is located in the RM zone. This zone is intended primarily for medium density residential development in the form of single and multi-family homes. The primary use will remain that of a duplex. **(Affirmative finding)**

###### ***(b) Dimensional Standards & Density***

Residential density will remain unchanged.

Lot coverage is presently nonconforming at 59.6%. The limit in the RM zone is 40%. In order to install the proposed driveway strips, an existing concrete walkway will be removed. As proposed, 270 square feet of concrete walkway will be removed, and 174 square feet of concrete driveway strips will be installed. Lot coverage will drop to 57.3%.

Building setbacks will remain unchanged. The proposed driveway strips will affect the left side yard setback. The site plan is drawn at a scale (1.72 mm = 1') that makes it effectively impossible to determine compliance with the side yard setback. The driveway leading to the left garage bay may, or may not, be compliant with the minimum side yard setback.

Building height will remain unchanged. **(No finding possible)**

###### ***(c) Permitted & Conditional Uses***

The duplex is a permitted use in the RM zone. The proposed home occupation may be conditionally permitted. **(Affirmative finding)**

###### ***(d) District Specific Regulations***

###### ***1. Setbacks***

No setback encroachments are being sought. **(Not applicable)**

###### ***2. Height***

No height bonuses are being sought. **(Not applicable)**

### **3. Lot Coverage**

No lot coverage bonuses are being sought. **(Not applicable)**

### **4. Accessory Residential Structures and Uses**

No new accessory structures are sought. **(Not applicable)**

### **5. Residential Density**

No exceptions to the occupancy limits of the duplex are sought. **(Not applicable)**

### **6. Uses**

No neighborhood commercial use is included in this proposal. **(Not applicable)**

### **7. Residential Development Bonuses**

No development bonuses are being sought. **(Not applicable)**

## **Article 5: Citywide General Regulations**

### **Part 4: Special Use Regulations**

#### **Sec. 5.4.6, Home Occupations**

*1. A home occupation shall be conducted solely by resident occupants plus no more than one additional full-time equivalent employee in RL and WRL districts and no more than two (2) full-time equivalent employees in other districts. The home occupation shall be conducted entirely within an existing dwelling unit and/or one enclosed accessory structure.*

The home occupation will be conducted by one resident occupant and one outside employee. The home occupation will take place entirely within the detached garage. **(Affirmative finding)**

*2. No more than thirty-five percent (35%) of the floor area of said residence, including accessory structures, up to a maximum of seven hundred fifty (750) square feet, whichever is less, shall be used for such purpose.*

The square footage figures provided are not complete. They note the 221.5 sf size of one of the two garage bays to be used for the home occupation. Assuming they are equal in size, the home occupation would take up 444 sf. The associated dwelling and accessory structure space totals 1,422 sf. If the 444 sf is correct, the home occupation would be a compliant 31.2% of the total floor area. Confirmation is needed as to the total square footage of the home occupation.

**(Affirmative finding if conditioned)**

*3. No home occupation shall require alterations, construction or equipment that would change the fire rating of the structure or the fire district in which the structure is located.*

The home occupation does not result in a change to the fire rating of the structure. **(Affirmative finding)**

*4. There shall be no outside storage of any kind related to the home occupation.*

No outside storage is proposed. **(Affirmative finding)**

*5. There shall be no exterior evidence of the conduct of a home occupation except for:*

*Occasional garage/lawn/yard type sales (up to twice a year not to exceed two (2) days each); and One non-illuminated attached parallel sign that shall not exceed two (2) square feet. No other signs shall be permitted.*

No garage/lawn/yard type sales are included in this proposal. A 2 sf exterior sign is proposed, but is subject to a separate zoning permit. **(Affirmative finding if conditioned)**

*6. No home occupation may increase vehicular traffic flow or parking by more than one additional vehicle at a time for customers or deliveries. All parking shall be located off-street and shall maintain the required front yard setback per Article 5.*

Customers will come to the premises and will be limited to 1 at a time per this criterion. The property has no parking under current conditions. As proposed, 2 legitimate parking spaces will be provided in the garage with newly provided driveway access. One of the spaces will serve the home occupation and one will serve the residence. The site plans depict 2 more parking spaces on the driveway strips. Doing so would increase the already nonconforming lot coverage and cannot be permitted. Only the 2 garage spaces may be used. In addition, the applicant needs to specify how many home occupation related vehicles would be on the premises at any one time. Do customers drop off a vehicle and leave? This might result in additional vehicles remaining on the site while another client comes to the premises. Thus, not only one customer at a time should be considered but also one vehicle at a time. **(Affirmative finding if conditioned)**

*7. No home occupation shall create sounds, noise, dust, vibration, smell, smoke, heat, humidity, glare, radiation, electrical interference, fire hazard or any other hazard, nuisance or unsightliness which is discernible from any adjacent dwelling unit.*

The home occupation as proposed will not generate any nuisance or unsightliness discernible from the exterior. The only exterior evidence of the home occupation will be the one sign. **(Affirmative finding)**

*8. The home occupation shall be clearly incidental and secondary to the use of the dwelling for residential purposes and shall not change the character thereof or adversely affect the uses permitted in the residential district of which it is a part.*

While the car detailing services will be provided by appointment only, no days or hours of operation have been provided, nor is there any indication of how many appointments per day there may be. Also it needs to be made clear whether vehicles remain on site for any length of time. Without this information, no finding can be made under this criterion. **(No finding possible)**

*9. Delivery of products and materials related to the home occupation by vehicles other than automobiles shall occur no more than once per day.*

Commercial delivery vehicles will service the home occupation and will come to the premises 2 times per week. **(Affirmative finding)**

*10. With the exception of one delivery per day, as specified in subparagraph (9), no more than one commercial vehicle shall be allowed on the premises at any one time; and*

No commercial vehicles are associated with the home occupation. **(Affirmative finding)**

*11. There shall be no sale of goods except for goods fabricated on the premises as part of an approved home occupation.*

Car detailing services will be provided onsite within the garage. No goods fabricated elsewhere will be sold as part of the home occupation. **(Affirmative finding)**

#### **Article 5: Citywide General Regulations**

##### ***Sec. 5.2.3, Lot Coverage Requirements***

See Sec. 4.4.5 (b) above.

##### ***Sec. 5.2.4, Buildable Area Calculation*** **(Not applicable)**

##### ***Sec. 5.2.5, Setbacks***

See Sec. 4.4.5 (b) above.

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

See Sec. 4.4.5 (b) above.

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

See Sec. 4.4.5 (b) above.

##### ***Sec. 5.4.8, Historic Buildings and Sites***

###### ***(b) Standards and Guidelines***

*1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*

The home and detached garage have both been surveyed and deemed eligible for inclusion in the Vermont Register of Historic Places. The home will remain unchanged; however, some alterations to the garage are proposed. The use of the garage will remain largely that of a garage with home occupation space inside. **(Affirmative finding)**

*2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

The photograph of the garage as it is today versus as it was in 1995 depicts substantial changes to the front façade. The 3 double doors and associated ornamentation have been removed and replaced with a single central door. Vinyl siding has also been installed. There is no zoning permit on file for any of these alterations. This is a serious concern as they could have been removed without proper lead-safe practices being utilized. The historic survey was conducted in 2002 and notes the original doors. The applicant asserts that the 3 original bays will be restored; however, details beyond a cutsheet for a steel garage door have not been provided. **(Affirmative finding as conditioned)**

*3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

Details for the proposed garage renovation are lacking. A complete and accurate elevation drawing is needed. The depicted steel garage door would likely be unacceptable under this criterion as it seeks to portray a falsely historic style. **(No finding possible)**

4. *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*

Not applicable.

5. *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

Without a complete and accurate building elevation drawing, no assessment per this criterion can be made. **(No finding possible)**

6. *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials recognizing that new technologies may provide an appropriate alternative in order to adapt to ever changing conditions and provide for an efficient contemporary use. Replacement of missing features will be substantiated by documentary and physical evidence.*

Without a complete and accurate building elevation drawing, no assessment per this criterion can be made. **(No finding possible)**

7. *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

**(Not applicable)**

8. *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

There are no known archeological resources on the property. **(Affirmative finding)**

9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.*

Without a complete and accurate building elevation drawing, no assessment per this criterion can be made. **(No finding possible)**

10. *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

See #9 above.

#### ***Sec. 5.5.1, Nuisance Regulations***

Nothing in the proposal appears to result in creating a nuisance under this criterion. **(Affirmative finding)**

#### ***Sec. 5.5.2, Outdoor Lighting***

Presumably, new outdoor lighting would be provided over the newly installed garage bays; however, no lighting information has been provided. If any new outdoor lighting is proposed, fixture locations and cutsheets must be provided. **(No finding possible)**

***Sec. 5.5.3, Stormwater and Erosion Control***

Earthwork associated with this proposal does not exceed 400 sf. Therefore, no erosion control plan is needed. **(Affirmative finding)**

**Article 8: Parking**

The duplex requires 4 parking spaces (2 per unit). The property has no parking and has not had any since before the 1978 orthophotos were taken. It is nonconforming. The proposed work includes provision of 1 residential space in the garage, thereby lessening the degree of nonconformity. The home occupation requires 1 parking space, and that space will be provided in the garage. As noted previously, parking on the driveway strips is prohibited as it would increase the degree of nonconforming lot coverage. **(Affirmative finding)**

**II. Conditions of Approval**

None offered at this time in light of the outstanding items in the findings above.

Andrew Rianhard  
7/30/13

110 Hyde Street- Driveway Addendum

This addendum is being submitted to hopefully clear up some obvious problems with the 110 Hyde Street home occupation proposal.

**Coverage requirement stopping the construction of a driveway:** In order to abide by this regulation, I would like to remove the cement walkway (which is already in need of repair) that begins at the gate and wraps around the building. This would be converted to grass. After measuring the walkway, it has approximately 369.8 sq. feet of area. However, a 5x20 foot section of this walkway is under the upstairs deck, so I assume this will not change the coverage. So by removing the walkway, this leaves approximately 269.8 square feet.

Instead of a driveway, I propose that 2 tire-wide, cement paths be built going from the entry gate back to the main garage. This would allow 2 cars to park on this path, and allow easier snow removal in comparison to stone. The average length of the tire paths would be 58 feet long. If both were 1.5 feet wide, it would be 174 square feet of cement added.

If possible, adding another two 1.5 foot wide cement paths that digress from the main path and lead to the left garage would be ideal, also freeing up 2 off-street parking spaces. My vehicle is 14 feet long, so I made the straight section behind the garage 15 feet long (45 sq. feet), and the slanted section adds approximately 34.9 square feet, for a total of 253.9 sq. feet of path added. If we also improve the landscaping of the property, I think the overall attractiveness of the yard will improve.

After drawing this proposed path, I see that a very tall truck (approx. 10 feet tall) could potentially hit the upper floor's deck. If insurance/others see this as a problem, either a curved path must be used, or build a straight path that goes directly to the left bay, instead of the center. What I'm hoping to hear is a general approval of maximum area for the paths to take up, and if cement can be used. An engineers drawing can be provided before any actual paths are constructed.

**Site Map Accuracy:** I realize that an engineer did not do my drawings and I apologize for this. However, we know that the house/garage are done perfectly to scale since they were taken from the town's records. My property lines use an extrapolated version of the town map's drawing, so it uses the same angles. The site map is within 95+% accurate to my best knowledge and skill.

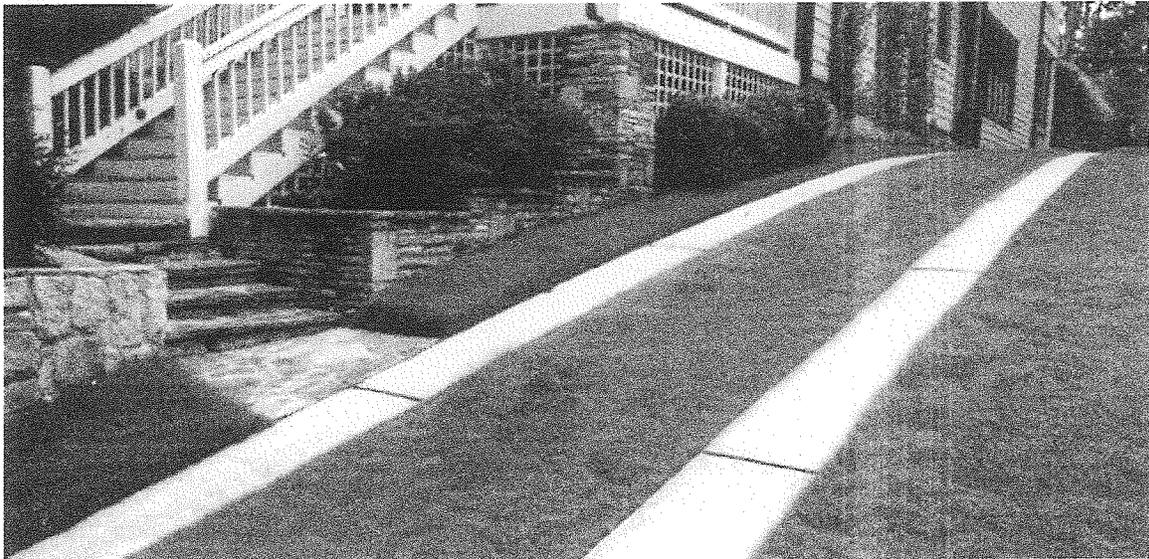
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JUL 30 2013

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Above: Current sidewalk



Above: Proposed driveway tracks

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JUL 30 2013

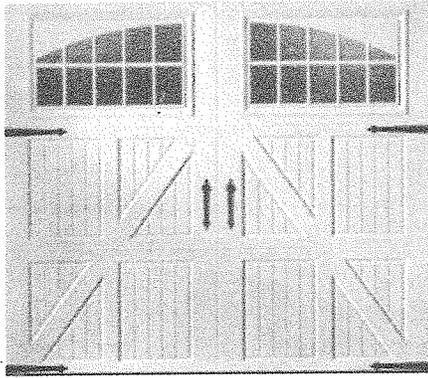
DEPARTMENT OF  
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S Burlington, VT

You're shopping a store in:

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We use your store location to provide current pricing and inventory. It'll also be the location for in-store pickups.



### ReliaBilt 8-ft x 7-ft 890 Series White Garage Door with Windows

Item #: 420697 | Model #: 123537

Be the first to

**\$1,120.60**

Get 5%\* Off Every Day or Special Financing\*\*  
Minimum Purchase Required

In-use/lifestyle images - garage door and garage door components included only

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#### Description

8-ft x 7-ft 890 Series White Garage Door with Windows

- Single-layer Carriage House design steel garage door
- Durable and maintenance-free
- Attractive window design to complement your home's exterior
- Windows provide natural light into your garage

#### Specifications

Overall Height (Inches)	84.0	Warranty	Lifetime limited
Overall Width (Inches)	96.0	R Value	0.0
Thickness (Inches)	2.0	Construction Type	Pan construction
Insulated	No	Hardware Finish	Black
Windows	Yes	Hardware Included	Yes
Type	Single	Window Material	Glass
Series	890	Spring Type	Torsion
Material	Steel	Decorative Hardware Included	Yes
Carriage House	Yes	Manufacturer Color/Finish	White
High Impact	No	Color/Finish Family	White

FREE

#### Parcel Shipping

Sent by carriers like UPS, FedEx, USPS, etc.

FREE

#### Store Pickup

Unavailable for This Order  
This option is not available for the item you've selected.

#### Lowe's Truck Delivery

Unavailable for This Order  
This option is not available for the item you've selected.

ReliaBilt 8-ft x 7-ft 890 Series White Garage Door with Windows \$1,120.60

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JUL 30 2013

DEPARTMENT OF  
PLANNING & ZONING

Andrew Rianhard  
Zealous Interiors  
7/26/13

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JUL 26 2013

**110 Hyde Street Additional Information**

DEPARTMENT OF  
PLANNING & ZONING

I do not plan on moving into 110 Hyde Street and starting any business operations right away. I understand that I need to either move into the house (my current lease ends May 30, 2013), or find the right person to move into the house and co-operate the business with me.

One of my main priorities is not having any complaints from the neighbors. If all property changes are made gradually and the overall appearance of the property improves, I believe this location will be accepted and attractive.

**Business Background:** I founded Zealous Interiors in February of 2009. The company makes quality interior goods such as replacement armrests, which are typically installed by the customer. We ship 99.9+% of our products. For education, I graduated from UVM in 2012 with concentrations in Entrepreneurship and Marketing.

**Property Schedule:** Which assumes we close in October 2013.

1. Improve interior of the house before any tenants move in (10/13)
2. Improve the landscaping before any tenants move in (10/13)
3. Tenants move in (Approx. 11/13)
4. Add garage doors to the garage (Approx. 4/14)
5. Insulate the garage (Approx. 6/14)
6. Add solar to power garage (it shares the meter with the bottom unit currently) (Approx. 7/14)
7. Start offering services by appointment only, abiding by maximum customer car(s) allowed (Approx. 8/14)
8. Remodel right bay into an office (Approx. 5/15)
9. Pave/add stone to driveway (Approx. 10/15)

**Changes/Additions to submitted proposal:**

- Have a total of 3 garage doors, not 2. This will preserve the most uniform/authentic look that the building previously had. The right bay will still be an office, but with a door on the right of the garage that is not seen from the street. A garage door will make moving inventory (bolts of fabric usually) easier. If I relocate to a larger facility, the office wouldn't need to be converted to be a third garage for a tenant, if we initially build it with the 3<sup>rd</sup> garage door.

- I would like to add underbody coatings to my service offerings, which slows/prevents rust of underbody parts. This would have to be done in an airtight space that has an inspected & approved ventilation system. Being airtight and insulated, the garage should emit very little to nearly zero noise. A popular franchised model of this is here: <http://www.ziebart.com/ziebart---home/protection/undercoating>. In Vermont, our rust/salt problem can deteriorate cars prematurely. For a car such as a Prius which has a high initial carbon footprint due to its manufacturing and precious metals, followed by low pollution per mile, we need to keep them on the road for as long as possible. Yes, putting the newest technology on the road is probably best, but we need low emission vehicles for the low-price, used car market as well. So for used car dealers, I want to detail and underbody coat their cars for pre-sale.

To support this, this article states, "Even if the electric car is driven for 90,000 miles and the owner stays away from coal-powered electricity, the car will cause just 24% less carbon-dioxide emission than its gas-powered cousin." <http://www.breitbart.com/Big-Government/2013/03/11/Average-Electric-Car-Produces-More-Carbon-Than-Gas-Powered-Car>

So total services are interior upholstery, detailing, and underbody coatings. Some services may work for me, while others do not, which is why I list so many options. Also, I'd rather focus on multiple services for low emission cars (slower turnover is better for this low parking situation) rather than one service for all cars.

#### **Backup Option:**

If the zoning board decides that I am not allowed to have customer cars on the property, I am hoping I will be given the option to bring up one or two alternative business ideas to see if I can get permission for those. I will have a small write-up prepared that describes them, if needed.

Thank you,  
Andrew Rianhard



# Department of Planning and Zoning

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Submitted by :

Andrew Rianhard  
(508) 930-8869  
Andrew@2-Interiors.com

## Home Occupation Application Questionnaire

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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 and required fee (for either administrative approval or conditional use review).

DEPARTMENT OF PLANNING & ZONING

### 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: Zealous Interiors

Type of Business Proposed: Eco-friendly auto detailing + auto upholstery

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 1 Total Number 2  
*^ I may eventually likely move into the house. The main operator of business will live on premises.*
- 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:  
I would like to offer auto detailing services, which are eco-friendly because I would only use steam. Please see attached document to see how they use a fraction of H<sub>2</sub>O compared other methods. I would also offer the installation of car interior parts, which I have manufactured for 4.25 years.
- Describe any alterations to the home or premises that might be required to facilitate your Home Occupation:  
We would like to convert the left bay back to a garage. Additionally:  
-make right garage and office w/ 2x1 sign (carved wood)  
-pave or add stone to driveway (narrow) -> possibly reduce cement around house for more grass  
-move hydrangea to front of house (making room for left garage)  
-garden on front + left of property to keep neighbors happy - Add solar to garage roof
- 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).  
The multi-family house will not be used for business. The right garage (221.5sq) will be a finished office. The middle for a tenants car. The left for auto detailing - customer. The 1st floor living area is 686 sq ft, 1/2 of basement is 266 sq ft, half garage = 270. Total = 1422. 35% = 497.7
- Describe the mechanical and/or electrical equipment that will be necessary to conduct your business activity:  
The right garage will have a computer and printer. The left garage will have the steam cleaner and vacuum.
- Describe how, where and in what amounts the material, supplies and/or equipment related to your Home Occupation will be displayed or stored:

Anything business related will be secured in the garage. I keep about 2-4 hydres of leather and 20 yards of suede in stock. The steam cleaner will be in the left garage.

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:  
This depends on how many cars are allowed to have on the property. For picking up local interior parts, I'd say 2 customers per week. I prefer to ship if it is more eco-friendly. We will not have opening hours, rather appointment only to control the amount of services allowed.

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. One sleek 2x1' sign.

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

We don't like trucks/service them. Only small cars. UPS comes about 2x a week. If it is cheaper for us, we may pick up from the UPS store. All equipment will be kept in the garage.

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:  
" " Please see above.

11. How many parking spaces will be provided for the home occupation? Garage = 1 for tenant Garage = 1 customer Driveway = 3 for resident  
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.  
Please see attached!

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:

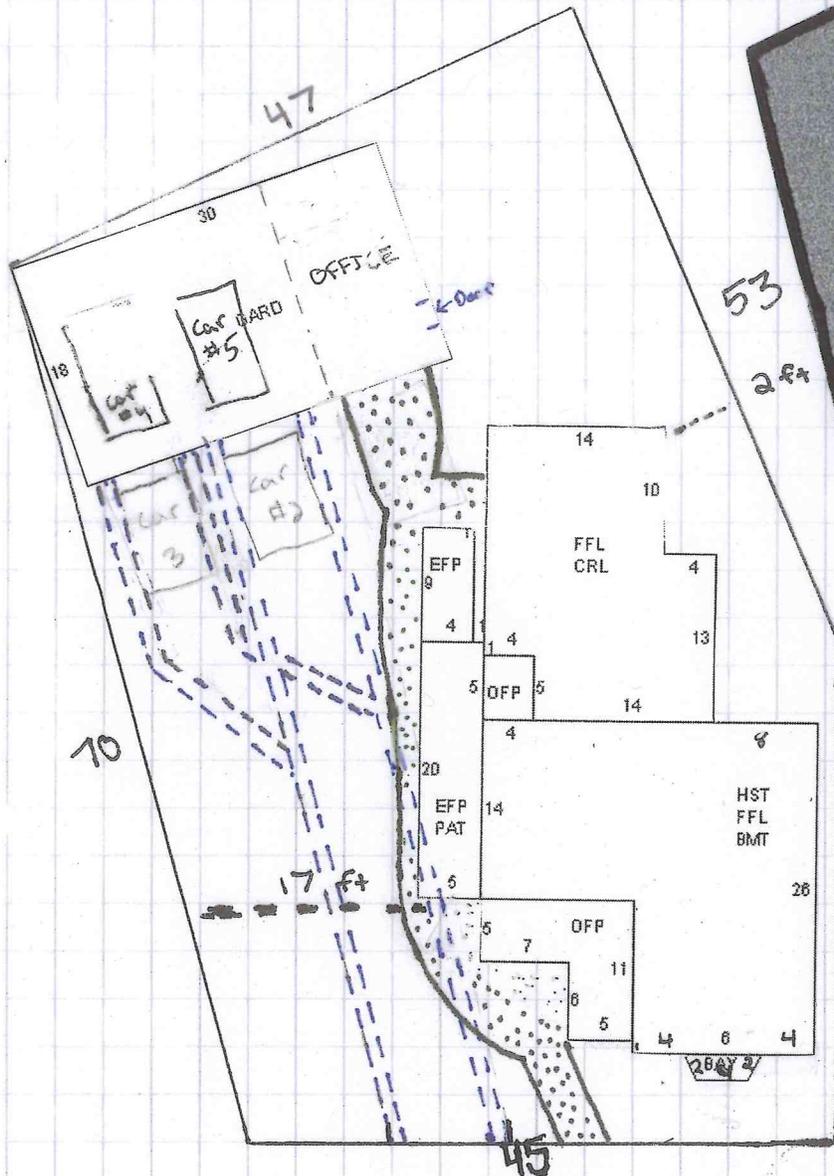
Applicant's Signature: Andy Piller

Date: 6/13/13

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

Date: \_\_\_\_\_

This idea is what I think could do well for my business, and is in line with our reputation/services. If say we can not have more than 1 new customer per day, I have other backup ideas!



1 ft = 1.72 mm  
 Blue: Proposed tracks  
 Green: current sidewalk

**RECEIVED**

JUL 30 2013

DEPARTMENT OF  
 PLANNING & ZONING

RECEIVED

JUL 11 2013

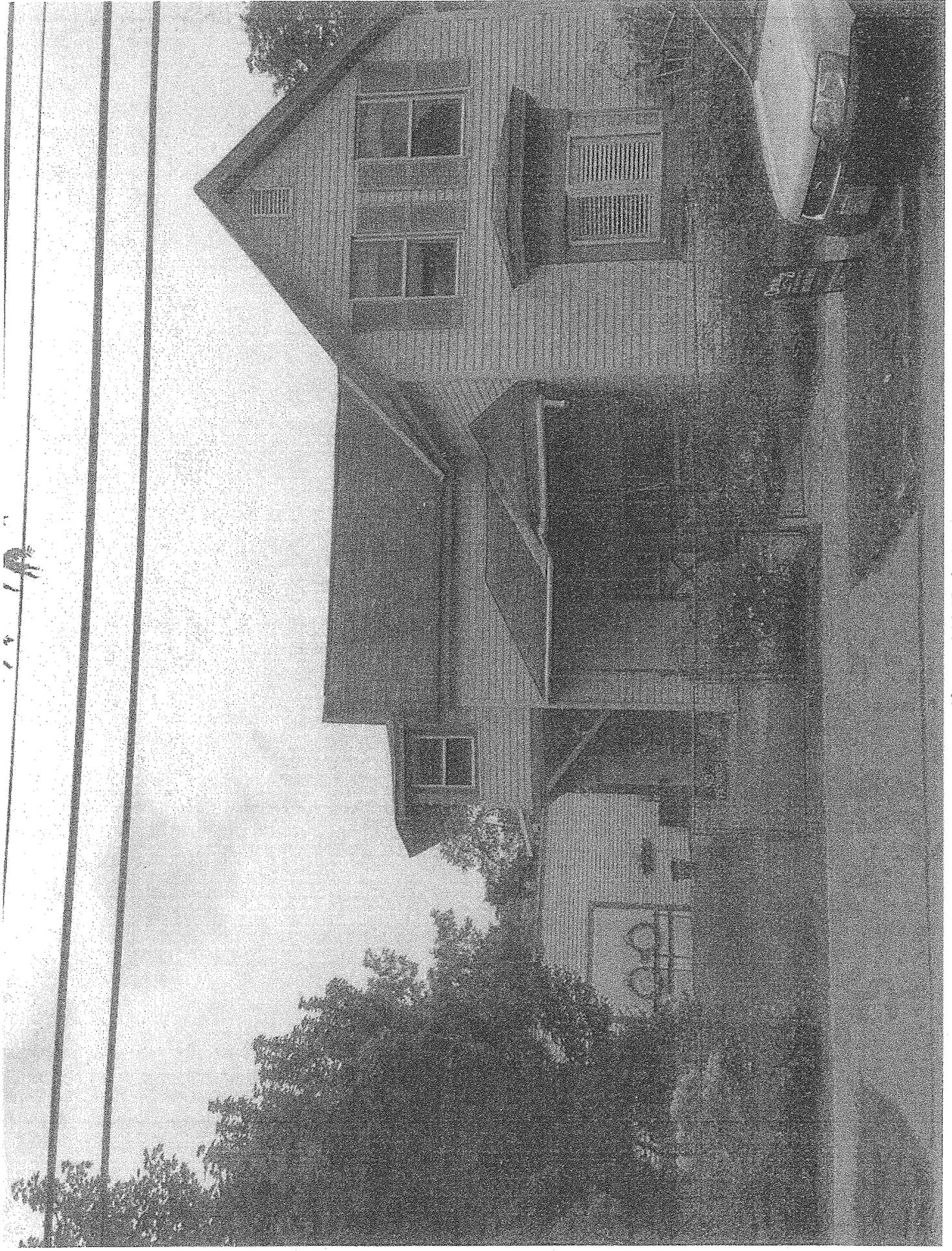
DEPARTMENT OF PLANNING & ZONING

Imagery ©2013 Google, Map data ©2013 Google - Edit in Google Map Maker

Above: Close up shot of 110 Hyde Street

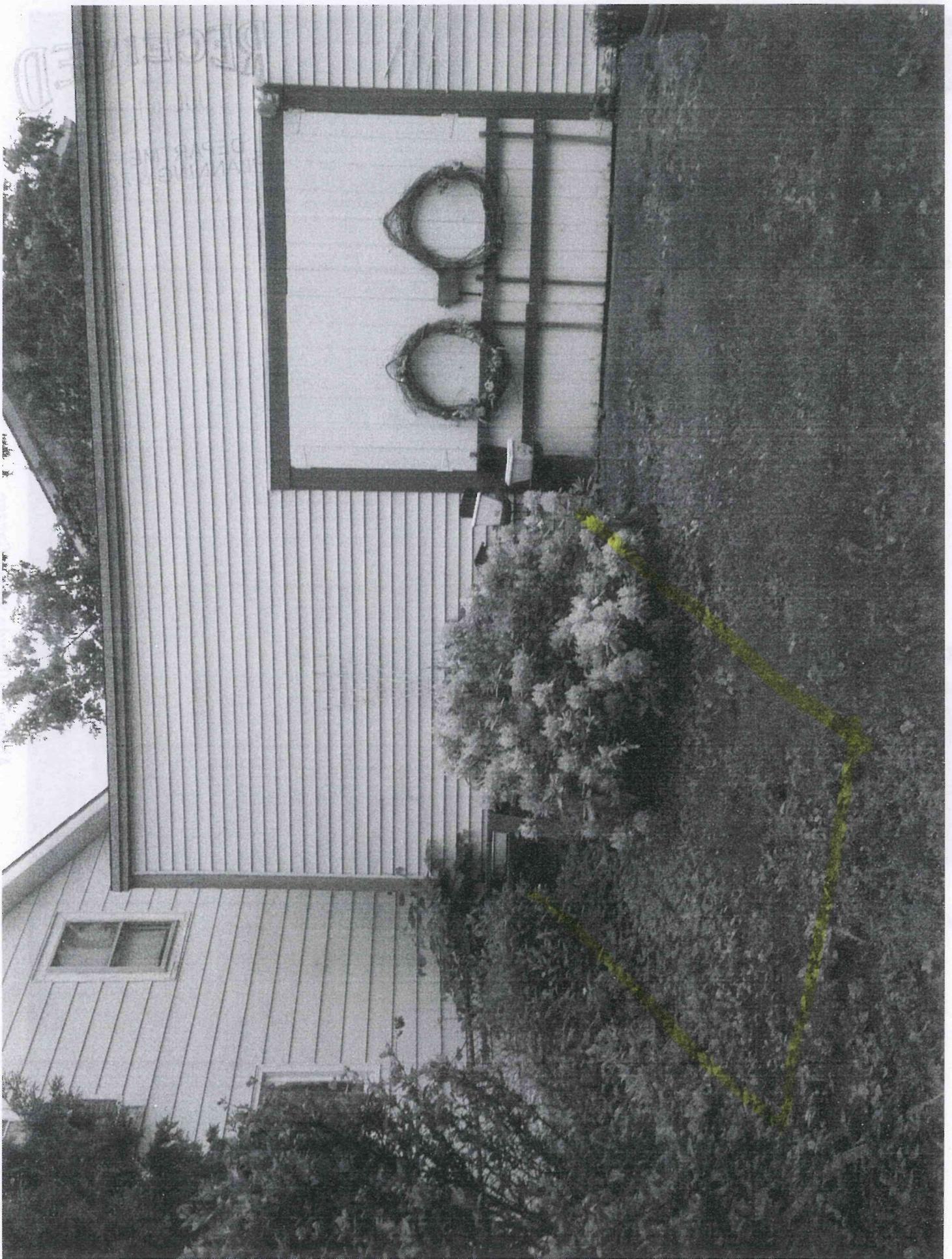


Address: 110 Hyde Street



Above: 110 Hyde Street

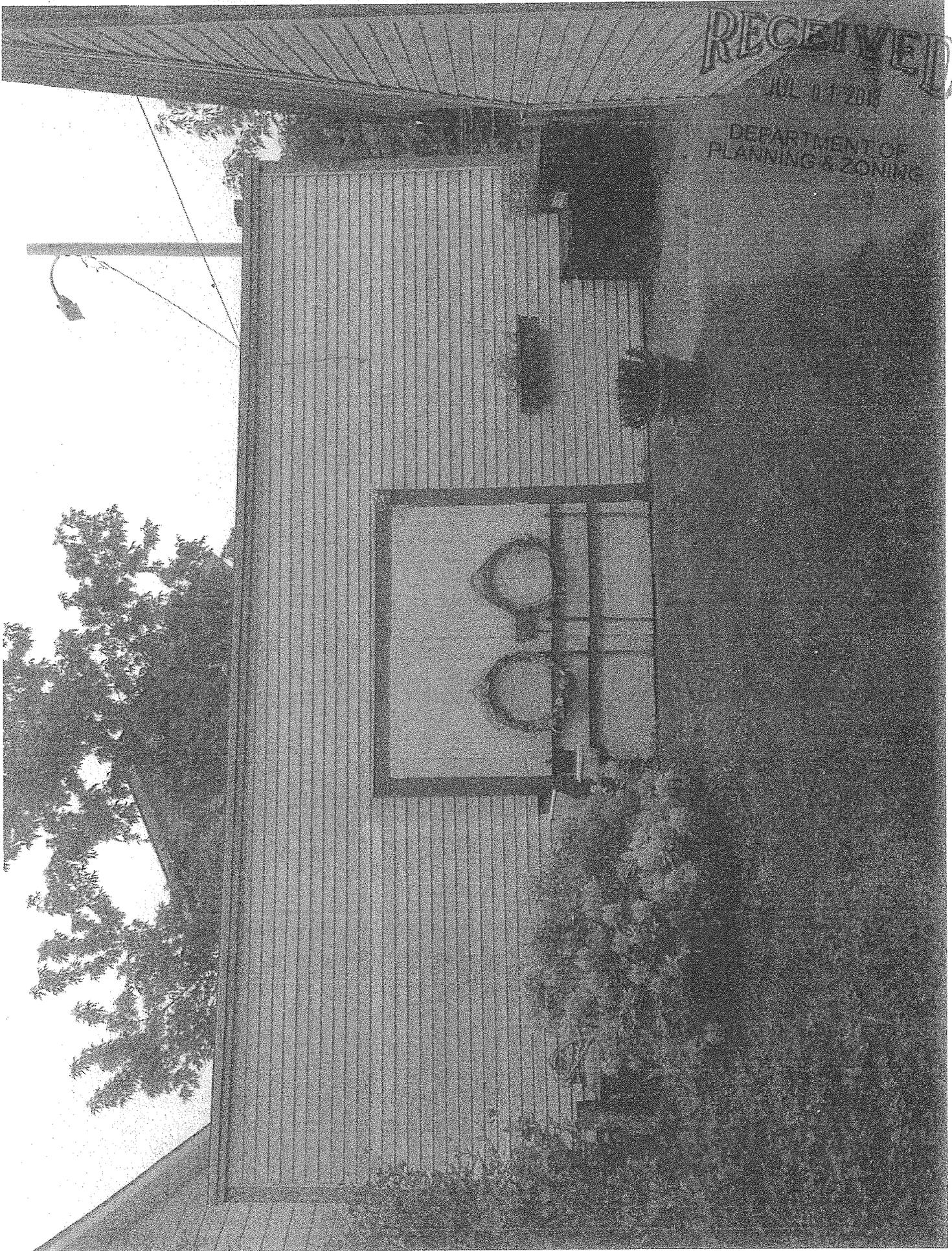
Current



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Above: 110 Hyde Street Garage

DATE

BLDG.#

BYRD, JAMES R  
L W H BARNEY &  
110 HYDE STREET  
BURLINGTON, VT  
1995



# 2002 VT Historic Sites + Structures Survey

## 110 Hyde Street, c. 1875

A 1 ½-story, tri-gable ell house with a street fronting gable (west) and a full two-story gable ell extending to the north. A hipped roof overhang fills the angle of the ell and shelters the primary entrance. A series of hip roof additions houses a staircase off the ell gable end. A one-story bay window projects from the front facade. The fenestration is 1/1 sash primarily, although the bay window's sash has been replaced with crank casement windows. The house is clad in aluminum siding.

### a. Garage, c. 1880

A 1-story, four bay, flat roof garage with wood clapboards and original hinged doors.

## 116 Hyde Street, c. 1870

A 1 ½-story, slate gable roof house with a one-story enclosed shed roof porch on the south facade. The gable roofed sidehall entrance is supported by metal trellises. The fenestration is 2/2 wood sash throughout and the building is clad in aluminum siding.

## 120 Hyde Street, c. 1880

A large, sprawling 2 ½-story, Queen Anne style house with a slate gable roof and a two-story bay window on the primary (west) facade. A two-story porch also occupies the northern section of the west facade and continues around to the north facade fronting Archibald Street. The bay window has intricate decorative wood siding that includes a band of imbricated shingles and on the second story of the bay and decorative wood paneling on the first story. The second level of the porch is supported by decorative turned posts with a spindlework valence between while the posts on the second level are plain squared columns. The building still retains its original wood clapboards and the fenestration is 1/1 sash throughout. A band of dentil molding is located at the cornice of the roof, porch and bay window roofs. The building has been drastically changed by the fact that its owner has connected this structure to another building fronting Archibald Street via a series of additions.