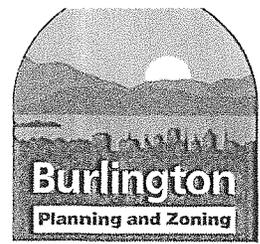


## Department of Planning and Zoning

149 Church Street  
Burlington, VT 05401  
http://www.ci.burlington.vt.us/planning/  
Telephone: (802) 865-7188  
(802) 865-7195 (FAX)  
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David E. White, AICP, Director  
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Jay Appleton, GIS Manager/Planner  
Scott Gustin, AICP, Senior Planner  
Mary O'Neil, AICP, Associate Planner  
Nic Anderson, Zoning Clerk  
Elsie Tillotson, Department Secretary



### MEMORANDUM

To: Development Review Board  
From: Mary O'Neil, Associate Planner *MO*  
Date: June 7, 2011  
RE: ZP 11-0816CU 103 Ferguson 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.**



File: 11-0816CU  
Location: 103 Ferguson Avenue  
Zone: RL Ward: 5  
Date application accepted: April 25, 2011  
Staff site visit: May 12, 2011.

**Applicant/ Owner:** Sandra Boyd, building owner / Sara Downes, daycare operator.

**Request:** Change of use from single family residence with a Family Day Care Home (up to six pre-school plus four school aged children) to single family residence with a Small Day Care Center serving 12 children (although use category would permit 20 full time children in total.)

#### Background:

- **Zoning Permit 11-0629HO**, Home daycare; limited to 6 children (Issued after-the-fact. Childcare service in operation for at least three years.) Approved March, 2011.
- **Zoning Permit 09-009FC**; 3' high wooden picket fence. Approved July 2008.
- **Zoning Permit 85-281**; Construct a 16' x 24' single care garage. Approved June 1985.

**Overview:** "Wish Upon A Star" daycare was recently approved as a family home day care center, providing childcare for not more than 6 children. This application is to request an additional 6 children, changing the use to a Small Day Care Center. While a family daycare is a permitted use in a single family home, a Small Daycare requires conditional use review by the DRB.

**Recommendation:** **Denial** of the request to change the use from a Family Day Care Home to a Small Day Care Center, 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 Review

### Sec. 3.5.6 Review Criteria

*The application and supporting documentation submitted for proposed development involving Conditional Use and/or Major Impact Review, including the plans contained therein, shall indicate how the proposed use and associated development will comply with the review criteria specified below:*

*(a) Conditional Use Review Standards: Approval shall be granted only if the DRB, after public notice and public hearing, determines that the proposed conditional use and associated development shall not result in an undue adverse effect on the following general standards:*

*1. The capacity of existing or planned community facilities;*

The applicant has not detailed what community facilities she may employ as part of her daycare facilities; however City resources such as libraries and parks should be amply able to absorb the additional 6 children proposed. There is the requirement for a state Wastewater System and Potable Water Supply permit as the proposed use includes greater intensity of water service. It is the applicant's obligation to insure compliance with all state and local wastewater permitting.

**Affirmative finding if conditioned.**

*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 a low-density residential area where the character of the area in terms of intensity of use is typical for single family homes (low), however also the area that daycare services are typically most desired.

Daycare facilities have a range of anticipated impacts dependent upon the number of children served. This proposal is to provide care for 12 children (which falls into the use category of a small day care center up to 20 children) which will have concomitant traffic, parking, and drop-off area implications. For the sheer number of trip ends, the frequency and intensity of drop-offs and pick-ups, and the likelihood that the pattern of vehicular activity will be more intense at two times during the day. At those peak periods, the proposed daycare will challenge the low density characteristics anticipated within a RL zone. While the Municipal Development Plan recommends opportunities to offer childcare facilities in all neighborhoods (Land Use Plan, p. I-25), it cautions that *Commercial uses, except authorized home occupations, should largely be excluded from residential areas except where they are part of a neighborhood activity center. The stability and quiet of low-density residential areas should be protected to the greatest extent possible.* (MDP, page I-24.) 103 Ferguson Avenue is in the RL zone, and not associated with a neighborhood activity center. The request to increase childcare services to a Small Day Care Center, with approval for care up to 20 children on this residential street, introduces a commercial use into the low density zone. The applicant has acknowledged, in her submission materials, the growth of her business which she proposes to expand within the RL zone; specifically to be avoided within the MDP and this standard. **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;*

This provision is the Achille's heel of the request to expand the daycare services to a greater number of children. Drop-off and pick-up is traditionally during the peak commuter hours, and requires by ordinance a safe drop-off area for the delivery of small children. Typical drop-off for the particular

use is not instantaneous, but will require minimally about 15 minutes per child, excluding any time for removing boots or putting on snow-suits, packing personal belongings and any craft items or projects. It is a time of transition for the child and information sharing between careprovider and parent. To multiple this scenario by 12 children forwarns of traffic and parking issues, with unavoidable street parking, intensity of vehicular activity, and no place for an assured safe location to transfer children from care to vehicle. Within a low density residential district, the proposed intensity of use and its characteric traffic and parking scenario, the request does not meet the requirements of this provision. **Adverse finding.**

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

As per the findings herein and as conditioned, the project does not appear to be in compliance with all applicable zoning bylaws. **Adverse finding.**

5. *The utilization of renewable energy resources;*

No part of the application prohibits the use of alternative energy solutions. **Affirmative finding.**  
*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;*

The request to increase the number of children within the daycare from 6 to twelve will immediately and effectively double the number of existing trip ends to the residence. In addition, the single width driveway (50' x 15") does not provide adequate parking for the single family residential use as well as required parking for the 2 additional employees noted in the submission application. The applicant has submitted a lease agreement with a neighboring property owner; however the location (across the street) would not satisfy the concern for safe drop-off or parent parking required by this provision of the ordinance, nor satisfy the entire parking requirement. **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. **Not applicable.***

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

There is an existing single lane driveway which will accommodate 2 cars in tandem. No other access points exist or are proposed. **Not applicable.**

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

No signs are included within the application. Any signage will require a separate permit.

**Affirmative finding if conditioned.**

*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 backyard is fenced, which presumably provides both an enclosure for the children, and a buffer for associated noise. The relatively small lot (5000 sq feet) and the proposed number of children (12) will challenge the capacity of the site due to the intensity of use within the quiet residential neighborhood. The applicant has not defined the age range of the children, and how many may be outdoors at any particular time. However, the number of children proposed challenges the adequacy of the lot size to accommodate recreational opportunities for the children. **No finding possible.**

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

No construction is proposed within this application; however a family member has inquired about construction of a potential mudroom addition that is not part of this application, but may affect the parking situation. **Not applicable within the submission request.**

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

The applicant has offered hours of operation as 7:30 a.m. to 5:30 p.m. Monday through Friday in supplemental submission materials. Footnote 13 in appendix A of the ordinance notes that hours of operation must be limited from 5:30 am to 11:00 pm. Daycare needs may (and frequently do) extend into longer hours. The nature of childcare frequently requires child drop off before 7:00 am.; while other parents cannot pick up until after 5:00 pm. There is the potential to have early and late traffic within the quiet of the residential zone. Whether the neighborhood is willing to accommodate the requisite extended activity is unknown, however neighborhood impacts may be anticipated; from increased traffic, backyard noise and increased demand for driveway turn-around and on-street parking. **Affirmative finding** for meeting limitation of hours within ordinance footnote.

*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.*

This is a requirement of the ordinance, as an expansion of a conditional use. **Affirmative finding.**

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

This is a difficult measure; either the neighborhood is able to accept and accommodate the increased traffic, street parking, noise, and intensity of use, or it is not. To balance the desire for neighborhood daycare with the associated implications of a Small Day Care Center is challenging, especially when impacts to the local environment may be significant. To limit the number of children is the easiest performance standard; however that would preclude approval of the greater use proposed. **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.*

Without adequate parking to accommodate the single family residence, employee and client parking, and a dedicated safe drop-off area, it appears improbable to identify reasonable conditions and safeguards for the request. **Adverse finding.**

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

### **Sec. 5.4.1 Small Day Care Center**

*In addition to the provisions of Art. 3 Part 5 for conditional uses, and applicable site and design review standards in Art. 6, [see Sec. 6.2.2, below] the following additional regulations shall be applicable to an application involving a small day care center:*

*(a) No playground equipment shall be located within the front yard;*

None currently exists, or is illustrated on the site plan. **Affirmative finding.**

*(b) No more than twenty (20) full-time children are to be served;*

Twelve are proposed, however this approval will allow for up to 20 children. **Affirmative finding.**

*(c) The site plan review shall insure adequate and safe drop-off and pickup space is provided and that traffic problems are not created;*

The existing driveway, per the submitted site plan, is 50' x 15', which does not include the entry stairs to the residence and barely provides enough parking for two vehicles. The requirement for a single family residence in a Neighborhood Parking zone is 2 parking spaces. Additional parking is required for the proposed use (1 parking space per 2 employees) With three employees, the parking requirement would be 2 parking spaces (single family home) + 2 (1 parking space for every 2 employees = 1.5 spaces) = 4. Currently there is space for only 2 vehicles, in tandem. The applicant has offered a lease agreement with the owner of 108 Ferguson Avenue, which is across the street (and driveway around the corner on Richardson Street.) The parking arrangement at the 103 Ferguson Avenue site is insufficient in number, and does not provide adequate access for each vehicle to move independently. The 108 Ferguson Avenue driveway (potential lease holder for 1 parking spot) has a 2 car garage and a driveway with sufficient to park 2 cars; so potentially capable of offering a single parking space to the applicant. However, this space could accommodate an employee but not reasonable to consider for client parking as crossing the street would present a safety issue for the children.

No area has been identified for safe drop-off. **Adverse finding.**

*(d) Any additions, signage, or site improvements shall be residential in character;*

**Not applicable.**

*(e) The facility shall be licensed or registered by the State of Vermont;*

The applicant is currently registered as a Home Daycare by the State of Vermont, and is seeking licensure. (See [www.BrightFutures.dcf.state.vt.us](http://www.BrightFutures.dcf.state.vt.us).) The state website notes that “**There are very few licensed homes.**” Licensure usually is accompanied by a requirement for successful securement of a Wastewater System and Potable Water Supply permit, which would be a requirement for any approval. **Affirmative finding as conditioned.**

*(f) No more than one residential unit may be converted for the creation of a single small day care center. Such a conversion shall be exempt from the requirements of Article 9, Part 2 – Housing Replacement;*

This request does not include the conversion of a residential unit. **Affirmative finding.**

and

(g) *The neighborhood is not overburdened with other day care centers.*

The state directory of licensed and registered daycares in the neighborhood is as follows:

Mary Barrett	39 Ferguson	Registered Home
Ellen Drolette	1085 Pine Street	Registered Home
Ann Tuttle	94 Richardson Street	Registered Home
Burlington City Kids	645 Pine Street Suite B	Licensed Daycare
Maybeline Cobeo	121 Ferguson	Registered Home
<b>Sara Downes (applicant)</b>	103 Ferguson Avenue	Registered Home

In addition, the following day cares are in the immediate area:

Stepping Stones	75 Hayward Street	Licensed Daycare
Christ the King PreSchool Daycare	136 Locust Street	Licensed Daycare

The applicant has offered information that there are existing 6 daycare homes in the neighborhood. It is acknowledged that there are existing daycares that are not registered or licensed, the number of which cannot be accurately assessed here. How to ascertain at what level is *overburdened* is difficult, as the parameter is subjective. When there is demand, the frequency of existence diminishes the burden. However, multiple daycares exist in the neighborhood and surrounding area. **No finding possible.**

## Article 6: Development Review Standards

### Part 2: Site Plan Design Standards

#### Sec. 6.2.2 Review

##### **(h) vehicular access**

There is a single-lane driveway for access to the site. This will not accommodate the 4 parking spaces required by ordinance for the proposed use. **Adverse finding.**

##### **(j) Pedestrian access**

It is not clear how the children will enter the residence. There is a front door, and a side door that enters from the existing driveway. How the children will be separated from the vehicle lane is unclear. **Adverse finding.**

##### **(k) Parking and circulation**

The site is not able to accommodate the required parking for the single family residence (2) plus the spaces required for the employees (2) as well as a safe drop-off area for the children. Additionally, the increased traffic with twice daily vehicular stops per child, anticipated curb-side parking, and driveway turn-around will make a very challenging streetscape in the low density residential zone. Add to this consideration that special events, like holiday activities, seasonal pursuits like apple picking, visits from Santa Claus or Easter Egg Hunts are likely to draw family members to the site to enjoy the events; resulting in additional parking demand. All are assuredly going to negatively impact the quiet residential character of the neighborhood. The DRB has most recently entertained an extended review over another Conditional Use on Ferguson Avenue (ZP 10-1069CU, 170 Ferguson Avenue), with repeated testimony from neighbors about the difficulty presented with more intense activity, particularly related to parking, traffic, safety, and vehicular collisions due to clients backing out of a single lane driveway. On this same street with comparable driveway and parking limitations but with a proposed more intense use, similar results may be anticipated. **Adverse finding.**

## Article 8: Parking

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

Single family detached structure in the Neighborhood parking district – 2 parking spaces  
Daycare, Small, 20 children or less, 1 parking space per 2 employees (3 proposed) = 1.5 or 2 spaces.  
Total required parking = **4 spaces**. 2 are provided on site and in tandem, off street. This does not consider the requirement for a safe drop-off area.

The applicant has submitted a lease agreement with the owner of 108 Fergeson Avenue for one parking space. This may be considered for an employee space, but not for parental parking or safe drop-off as it is located across the street and around the corner, presenting safety issues in vehicle loading and crossing the street for small children.

Another aspect of the use is related to holiday activities: If Santa comes to visit, family members often wish to attend to take photographs and partake of festivities. Similarly, events like apple or strawberry picking, Halloween, or Easter Egg hunts draw additional visitors and guests. There is no provision for accommodating the parking for these anticipated visits. The street cannot be expected to accommodate 10-20 additional vehicles when this occurs. **Adverse finding.**

### **Sec. 9.1.5 Existing Structures, Change or Expansion of Use**

*Whenever there is an alteration or conversion of a structure or a change or expansion of a use which increases the parking requirements, the total additional parking requirements for the alteration, conversion, change, or expansion shall be provided in accordance with the requirements of this Article. A waiver may be requested pursuant to the provisions of Sec. 8.1.15.*

This application is a request to change and expand the use to a Small Day Care Center, requiring additional parking. That parking has not been provided on site or assured at an appropriately safe off-site location given the client base (small children.) Even with allowance for the lease arrangement for one parking space for the additional employees, there is still a lack of one requirement parking space and safe drop-off area. There has been no request for a parking waiver. **Adverse finding.**

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

*(g) The distribution of parking spaces for any and all individual uses will be required to be arranged in such a way as to ensure optimal access and use by the patrons of such use(s).*

The site plan demonstrates space for only 2 tandem parking spaces, and does not provide a location for a safe drop-off for the children. The existing parking does not provide “optimal access” for the proposed use, as children may be required to walk up the driveway to enter through a side entrance, immediately within the driveway. The increased intensity of use further challenges the level of safety of the children and assurance of safe and supervised access to the site. **Adverse finding.**

### **If approval is considered by the DRB, the following conditions should be imposed:**

1. A state Wastewater System and Potable Water Supply permit shall be secured for the change in use. It is the applicant’s obligation to meet this requirement, which is usually partnered with the licensure for daycare providers with the Agency of Child Welfare.
2. **Prior to the release of the zoning permit**, leases consistent with this approval and conditions herein must be submitted to the City Attorney’s office for review and approval. If applicant cannot provide sufficient leases within 60 days of the date of this approval, the permit is deemed null and void.
3. Adequacy of lease(s): Given the use as approved and conditioned herein the leases for a one year duration are sufficient for 8.1.12 (a) 3 so long as the leases are automatically

renewable and expressly state within their terms that notice is required to the lessee and the city zoning office at least 60 days prior to any revocation or termination.

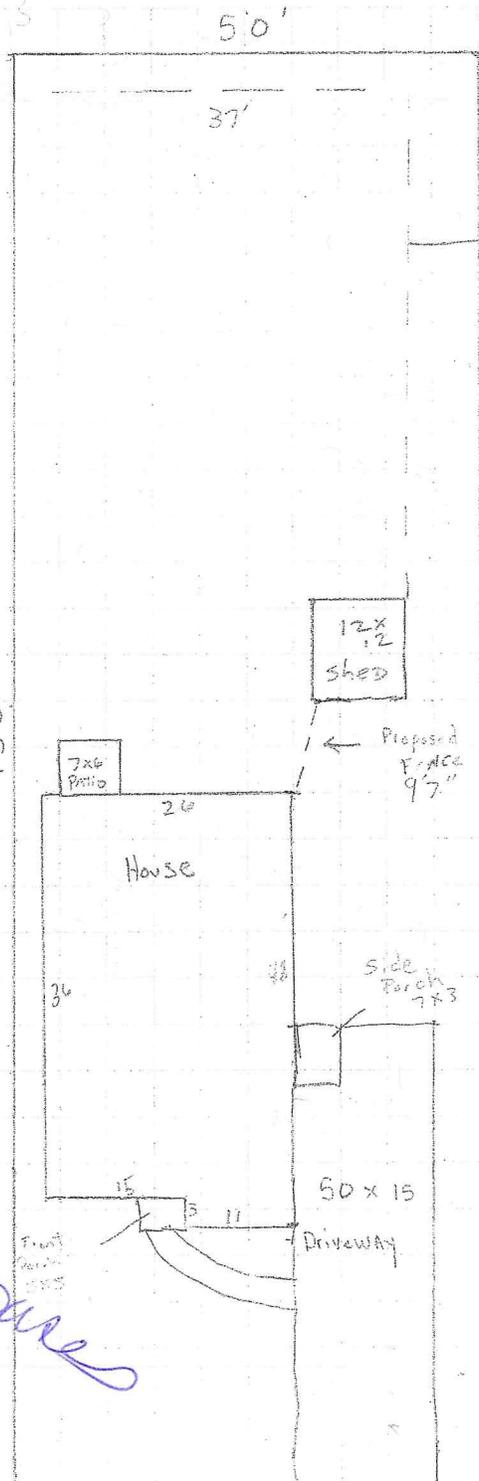
4. No signage is included within this approval, which will require a separate sign permit.

**NOTE: These are staff comments only. The Development Review Board, who may approve, table, modify, or deny projects, makes decisions.**

↓N

103 Ferguson St

6/26/0



*8 ft to maine driveway to bridge to hold fence 5 ft gap fence*

**RECEIVED**

JUL 03 2008

DEPARTMENT OF PLANNING & ZONING

**-- NOTE --**

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

**FINAL APPROVAL**

SIGNED \_\_\_\_\_ DATE *July*  
 PLANNING & ZONING DEPARTMENT  
 BURLINGTON, VERMONT

Ferguson Street

**RECEIVED**

APR 25 2011

DEPARTMENT OF PLANNING & ZONING

108 Ferguson Avenue

108 Ferguson

103 Ferguson





# Burlington Department of Planning and Zoning

149 Church Street, City Hall  
Burlington, VT 05401-8415  
[www.ci.burlington.vt.us/planning](http://www.ci.burlington.vt.us/planning)

RECEIVED  
APR 25 2011

PH: 802-865-7188 FAX: 802-865-7195 TTY: 802-865-7142

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: Wish Upon A Star Preschool

Type of Business Proposed: family childcare program

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:

1. How many persons will be involved or employed in the conduct of the proposed Home Occupation:  
Residents of premises: 1 Others 2 Total Number 3

2. 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:

\_\_\_\_\_

3. Describe any alterations to the home or premises that might be required to facilitate your Home Occupation:

\_\_\_\_\_

4. 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 lower level of the tri-level home will be used solely for daycare use, as well as the kitchen for meal times, and shed for some storage, the basement is also used for storage.

5. Describe the mechanical and/or electrical equipment that will be necessary to conduct your business activity:

\_\_\_\_\_

6. Describe how, where and in what amounts the material, supplies and/or equipment related to your Home Occupation will be displayed or stored:

\_\_\_\_\_

PLEASE TURN OVER

Sara Downes  
103 Ferguson Ave  
Burlington, VT 05401  
802-660-9127

RECEIVED  
MAY 20 2011

DEPARTMENT OF  
PLANNING & ZONING

May 6, 2011

Planning and Zoning  
City of Burlington  
149 Church Street  
Burlington, VT 05401

To Whom It May Concern:

Thank you for taking the time to review my request of expanding my Family childcare program. This letter will hopefully clarify and explain some important factors.

As of now I run a family childcare program in my home located at 103 Ferguson Ave. I have been registered with the State of Vermont Child Development Division for the past three years at this location. In the six years of running my program I have been in good standings with the Child Development Division and have never had a violation. My program has been rated by the Vermont Step Ahead Recognition program through the State of Vermont and is rated a **Three Star Program**. I have obtained my Child Development Associate Credentials through the CDA Council. **Wish Upon A Star Preschool is committed to giving high quality childcare in a home-like educational environment.**

Living in the south end of Burlington is very important to me. Being in the south end for six years and having my children in walking distance to Champlain School is extremely important to me. Being a single mother and being able to provide for my family without assistance through the state is very important value and commitment I have made for my family. With working from home enables me to do this.

Reasons for expanding the program from the way I am running it now (**six children to myself**) is only to increase the quality of care by licensing my family childcare program, which only means that it would go up in ratio by six more children at the most. It will still be consider a family childcare program and not a center base program. There are higher standards the state requires of a licensed family childcare program one being having **one additional adult while the ratios exceed the one adult to six children ration.**

Barbara A. Shatara  
P.O. Box 5526  
Burlington, VT 05402  
802.652.1842

RECEIVED

MAY 20 2011

DEPARTMENT OF  
PLANNING & ZONING

25 April 2011

Planning & Zoning  
City of Burlington  
149 Church Street  
Burlington, VT 05401

To Whom It May Concern:

Sara Downes, the childcare provider for our son, has applied to your department for an occupancy permit for the expansion of her preschool, Wish Upon a Star. In January of this year, our son began attending the preschool three days a week and has been full time there since February. My husband and I alternate dropping Leander off in the morning and picking him up at the end of the day. In the several months we have been doing this, we have never experienced problems with parking or traffic. Drop off and pick up times vary from day-to-day depending on our work schedules. Occasionally, we may meet another parent picking up children. I don't think I've ever run into more than one parent at a time. In the Summer, we will likely walk to Ms. Downes' Ferguson Avenue preschool, as we live within a mile of her home. If you have any further questions about our experiences, please don't hesitate to contact me.

Sincerely,



Barbara A. Shatara

**Christopher J. Leff  
Alison A. Maynard  
68 North Willard Street  
Burlington, VT 05401**

**RECEIVED**

MAY 20 2011

DEPARTMENT OF  
PLANNING & ZONING

April 27, 2011

Sara Downes  
103 Ferguson Avenue  
Burlington, VT 05401

Re: Parking

Dear Sara:

This letter confirms that parking when dropping off and picking up our daughter at your daycare/preschool has not been a problem. Our daughter, Aria Leff, has attended your daycare since January of this year, initially for a few days a week and now every weekday. There has always been ample parking on the street in front of your house when we drop her off (usually between 7:30 a.m. and 8:30 a.m.) and pick her up (usually between 4:30 p.m. and 5:30 p.m.). Even the presence of large amounts of snow this winter did not cause any parking concerns. We have not observed any problems related to parking or the flow of traffic around your house when dropping off or picking up our daughter.

Regards,



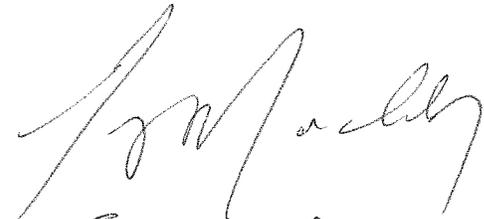
RECEIVED

MAY 20 2011

DEPARTMENT OF  
PLANNING & ZONING

**Lease for Parking Space located at 108 Ferguson**

I Greg Marchildon agree to allow Sara Downes to lease a parking space at no cost for the duration of her business. This space will be for her or her staff to park at during business hours.

  
Greg Marchildon  
660-8653

RECEIVED

MAY 20 2011

**We Support the expansion of Wish Upon A Star Preschool** DEPARTMENT OF  
PLANNING & ZONING

**In our neighborhood!**

Wish Upon A Star Preschool is a family childcare program that has been located at 103 Ferguson Ave for the past three years. It now serves six families and is looking to expand to 12 families. Operation hours are from 7:30 - 5:30 Monday through Friday.

By signing this petition you are agreeing that you feel that there will not be a negative impact to our neighborhood and that you have no concerns with parking issues.

Signature	Printed Name	Address
1. Joyce Phelps	Joyce Phelps	Ferguson Ave
2. Heidi LaBate	Heidi LaBate	86 Ferguson Ave
3. Marina Osmond	Marina Osmond	78 Ferguson Ave
4. Bernard Dubois	Bernard Dubois	79 Ferguson Ave
5. Richard Bleeck	Richard	Ferguson Ave
6. Fern Jean	Fern Jean	Ferguson Ave
7. Greg + Alre Marchildon	Greg + Alre Marchildon	108 Ferguson Ave
8. Jane Arnis	Jane Arnis	107 Ferguson Ave
9. Nancy + Donald	Nancy + Donald	96 Ferguson Ave
10.		

108 Ferguson Ave Lot 53'x100'

SIDEWALK

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

— INQUIRY —

# FINAL APPROVAL

SIGNED [Signature] DATE 8/11/2005  
PLANNING & ZONING DEPARTMENT  
BURLINGTON, VERMONT

RECEIVED

AUG 12 2005

DEPT. OF  
PLANNING & ZONING

Remove

Front Walk  
13' setback

stairs 3'3"



18' setback

3'

8'

return to  
greenspace

Existing House

11' setback

4'

Deck

5'-8" x 6'

23'

side  
door removed

13'

36'

58'

Fence

9'  
City

Property

17' Driveway

22'

New Garage

18'

24'

not to be used in  
covered area

27'

fence

20' setback

★ Site plan for 108 Ferguson  
Proposed location for 1 leased parking space.

Richardson St