

Burlington Development Review Board

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Missa Aloisi
Israel Smith
A. J. LaRosa
Alexandra Zipparo (Alt.)
Jim Drummond (Alt.)



BURLINGTON DEVELOPMENT REVIEW BOARD Tuesday, January 20, 2015, 5:00 p.m. Contois Auditorium, City Hall, 149 Church Street, Burlington, VT Minutes

Board member present: Austin Hart (Chair), Jonathan Stevens, Brad Rabinowitz, Alexander LaRosa, Jim Drummond, and Ali Zipparo (via phone).

Board members absent: Michael Long, Israel Smith, Missa Aloisi.

Staff members present: Ken Lerner, Scott Gustin.

I. Agenda

No changes.

II. Communications

None.

III. Minutes

January 6, 2015 minutes in packet. Board members instructed to bring comments or changes to the deliberative for discussion.

IV. Public Hearing

1. 15-0536CA: 284 EAST AVE (I/RL, Ward 1) University of Vermont

Appeal of administrative zoning permit denial to relocate access to property.

Appellants represented by Lani Ravin and Bill Nedde present and sworn in.

A Hart recused.

J Stevens instructed staff to summarize the appeal.

K Lerner said that it's disturbing that UVM authorized work to take place outside of an approved permit. After the work was done, they requested an as-built approval. It could not be approved. The subsequent permit application was denied due to a lack of EPSC plan and an increase in nonconforming lot coverage.

S Gustin noted the newly submitted information to address the EPSC and lot coverage problems. DRB could uphold the denial as valid and require a new zoning permit, or they could acknowledge the revised information and grant the permit request.

K Lerner noted preference to grant the permit for a shorter process.

Lani Ravin, prefers to obtain the permit tonight. A more streamlined permit procedure. J Stevens, confirm that you submitted the new information. L Ravin said yes. The EPSC is acceptable and the lot coverage figures show an overall reduction.

Sharon Bushor has question about lot coverage. What was thought to be over lot coverage but has now been found to be less?

Bill Nedde, project engineer, responded to S Bushor and handed out a color-coded site plan depicting new coverage and coverage to be removed. SP-1.0 is the original site plan approval. C-2 is the site plan in front of DRB for approval tonight. Sheet A-1 depicts differences between original and revised

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site plans. There are two major differences. Differences are mainly related to walkways removed or widened.

L Ravin said that lot coverage will be less than what it is today. Whether lot coverage is calculated per lot or collectively is irrelevant.

(Lost A Zipparo on phone at 5:20 PM.)

S Bushor asked if nonconformity could simply be lessened or if it has to be brought into full conformity. K Lerner responded that nonconformity may be lessened without coming into full conformity. J Stevens concurred.

J Stevens closed the public hearing.

V. Certificate of Appropriateness

1. 15-0055CA: 15 CONGER AVE (WRL, Ward 5) David Maynard et al / Patrice Stratmann

Replace existing garage with new single family dwelling. *Continued review.*

Applicants Frank von Turkovich, Patrice Stratmann, and David Maynard present and sworn in.

Frank von Turkovich overviewed the application and changes thereto.

A Hart, have you seen staff comments? Do you have any concerns? F von Turkovich, yes, we've revised them and have no concerns. We can live with the proposed conditions.

A Hart, the driveway was to be narrowed to 18'. Is that acceptable? F von Turkovich, yes.

A Hart closed the hearing.

VI. Adjournment 5:28 pm.

Deliberation at 5:30 PM Tuesday January 20, 2015.

A. Hart - Chair, Development Review Board

Date

Scott Gustin, AICP, Senior Planner