

Burlington Development Review Board

645 Pine Street, Burlington Permitting & Inspections
Burlington, VT 05401

www.burlingtonvt.gov/DPI/DRB

Telephone: (802) 865-7188

Fax (802) 863-0466

Brad Rabinowitz
AJ LaRosa
Springer Harris
Geoff Hand
Zoraya Hightower
Brooks McArthur
Kienan Christianson
Sean McKenzie, (Alternate)
Ravi Venkataraman, (Alternate)



BURLINGTON DEVELOPMENT REVIEW BOARD

Wednesday March 4th 2020, 5:00 PM

Contois Auditorium, City Hall

Draft Minutes

Board Members Present: Geoff Hand, AJ LaRosa, Brooks McArthur, Zoraya Hightower

Board Members Absent: Brad Rabinowitz, Springer Harris, Kienan Christianson, Ravi Venkataraman (Alt), Sean McKenzie (Alt)

Staff Present: Scott Gustin, Mary O'Neil, Ryan Morrison, Alison Davis

I. Agenda

AJ LaRosa: 36-38 South Union requested deferral

II. Communications

AJ LaRosa: No additional communications

III. Minutes

Minutes from February 19th will be reviewed during deliberation

IV. Consent

1. 20-0674CU; 50 Lakeside Ave (ELM, Ward 5S) Anchovy Holdings LLC

Change of use of mixed-use assembly space to trade school use (Project Manager: Ryan Morrison)

G. Hand: Recused from item

No quorum. Item moved to meeting on March 17, 2020 if no issue with applicant.

3-0-0

V. Public Hearing

1. 20-0362DT; 86 North Union (RM, Ward 2C) Diemer Apartments LLC

15-year determination of occupancy of dwelling by 6 unrelated adults (Project Manager: Scott Gustin)

Dan O'Rourke, Mike Diemer, Jill Diemer, and appeared on behalf of determination

D. O'Rourke: Requests item public hearing to be continuance to March 17th meeting due to absences of Board members

AJ LaRosa: Asks for considerations from City Attorney and the Board

AJL: Motion

2nd: BM

2. 20-0658CU; 36-38 South Union (RH, Ward 8E) Paul and Karen Mayer

The programs and services of the City of Burlington are accessible to people with disabilities. Individuals who require special arrangements to participate are encouraged to contact the Zoning Division at least 72 hours in advance so that proper accommodations can be arranged. For information call 865-7188 (TTY users: 865-7142).

Printed on 100% Recycled Paper

Change of use from duplex to hostel (Project Manager: Scott Gustin)
Requested deferral to May 19th meeting

G. Hand: Motion
B. McArthur: Seconds motion

VI. Certificate of Appropriateness

1. 20-0656CA; 70 Pearl Street (FD5, Ward 3C) Bove

Revisit parking waiver issued (Project Manager: Scott Gustin)

John Alden, Roger Dickinson, Rick Bove

Seeking adjustment to rooms in combined hotel and apt building

Revised parking waiver

Not changing building footprint, just changing the room sizes

No longer an issue with number of parking spaces

30 available parking spaces for city parking use 8am-5pm

Staff report is correct to our project changes

Here to clarify and answer questions

AJ: Asks roger to walk through calculations

Roger: walks Board through spreadsheet of parking space calculations

Requesting 1 parking space per senior unit, instead of 2 required per unit

Total of 85 spaces without shared parking

Discusses time fluxuations of parking need and different uses

Explains shared parking calculations

AJ: Asks to clarify parking calculation table

MO: hotel room count going down by 15 rooms, increasing senior housing

Discretionary review for height in the form code

Asking for one additional foot in hotel height to accommodate insulation

AJ: closes public hearing

VII. Adjournment

Adjourns public meeting at 5:30 pm

Plans may be viewed at the Department of Permitting & Inspections, (645 Pine Street, Burlington), between the hours of 8:00 a.m. and 4:30 p.m. Participation in the DRB proceeding is a prerequisite to the right to take any subsequent appeal. Please note that ANYTHING submitted to the Zoning office is considered public and cannot be kept confidential. This may not be the final order in which items will be heard. Please view final Agenda, at www.burlingtonvt.gov/pz/dr/Agendas or the office notice board, one week before the hearing for the order in which items will be heard.

The City of Burlington will not tolerate unlawful harassment or discrimination on the basis of political or religious affiliation, race, color, national origin, place of birth, ancestry, age, sex, sexual orientation, gender identity, marital status, veteran status, disability, HIV positive status, crime victim status or genetic information. The City is also committed to providing proper access to services, facilities, and employment opportunities. For accessibility information or alternative formats, please contact Human Resources Department at (802) 540-2505.