

Burlington Development Review Board

Department of Permitting & Inspections
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Brad Rabinowitz
AJ LaRosa
Geoff Hand
Brooks McArthur
Caitlin Halpert
Chase Taylor
Leo Sprinzen
Sean McKenzie, (Alternate)



BURLINGTON DEVELOPMENT REVIEW BOARD

Tuesday, May 3, 2022, 5:00 PM

Minutes

Board Members Present: All members were remote. Brad Rabinowitz, Geoff Hand, Brooks McArthur, Caitlin Halpert, Chase Taylor, Leo Sprinzen

Board Members Absent: Sean McKenzie, AJ LaRosa

Staff Members Present: Scott Gustin, Mary O'Neil, Ryan Morrison, and Joseph Cava

- I. Agenda
- II. Communications
- III. Minutes
- IV. Consent

1. **ZP-22-146; 275-277 Flynn Avenue (RL, Ward 5S) 275 Flynn Avenue Properties, LLC / Kurt Schueler**

Establish bed and breakfast (short-term rental) uses within the existing duplex. (Project Manager, Ryan Morrison)
Kurt Schueler: Sworn in.

Brad: This was recommended as a consent item, is this okay with you?

Kurt: Yes

Brooks: Motioned to approve. Caitlin 2nd. All in favor, but Geoff who was against because the parking hasn't been resolved to conform to zoning. Approved.

V. **Public Hearing**

1. **ZP-22-50; 83 Central Avenue (RL-W, Ward 5S) Andrea Noonan**

Establish a bed and breakfast (short-term rental) within existing residence. *Continued hearing for relocation of parking.* (Project Manager, Mary O'Neil)
Andrea Noonan, Giovanna Jenanga: Sworn in.

Brad: Did you see the staff report with the lot coverages?

Giovanna: My daughter, Andrea, is confused because she is not adding anything to the existing site plan.

Mary: Scott, can you bring up a picture of the site plan? It is not a full site plan due to neighbor's deeded use of the existing driveway as a right-of-way and egress. The driveway is already at max coverage capacity and is insufficient for more than two parking spaces in addition to a permit that was filed for an accessibility ramp.

Brad: If this is a deeded access for parking wouldn't this have been evident in the permit from 1991?

Mary: I calculated even less gravel coverage for the property using a different source than the site plan.

Brad: Before anything can be done, Andrea needs to come back in compliance with the City of Burlington. Did this driveway easement exist in the 1991? Mary, what does this do to the status of the property in terms of the existing driveway and easement?

Mary: The coverage calculation did not include the access area in the back of the lot. The dimensions of the driveway under the ramp doesn't match the existing lot coverage. The challenge is bringing the driveway into conformity.

Giovanna: Andrea doesn't need to use the driveway in the back.

Brad: The problem is the lot coverage from 1991 doesn't match the existing lot coverage today.

Giovanna: The driveway that is 18 feet wide already exists, and it was inherited by the previous owners. What is the difference between parking that is side by side for family versus visitors?

Brad: The problem is the right-of-way that was approved is different from the right-of-way that exists. Mary, is there a problem if we continue this at a later date?

Mary: There is no problem.

Brad: I recommend Andrea work with Mary to revise her site plan to resolve the driveway discrepancies.

Brad: Do we need a motion to continue this item?

Scott: Yes.

Geoff: Motioned to continue this to the June 7th DRB meeting. Brooks 2nd. All in favor. Approved.

VI. Other Business

1. Training Workshop with the Vermont League of Cities & Towns

Presentation followed by Board Q&A with Susan E. Senning, Esq., Staff Attorney

VII. Adjournment 5:30 PM



Bradford L. Rabinowitz, Chair of Development Review Board

June 29, 2022

Date



Joseph H. Cava, Permitting & Inspections Permit Technician

6-16-22

Date

Plans may be viewed upon request by contacting the Department of Permitting & Inspections 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/dpi/drb/agendas or the office notice board, one week before the hearing for the order in which items will be heard.

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