

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, July 19, 2022, 5:00 PM MINUTES

Remote Meeting

Board Members Present: All members were remote. Brad Rabinowitz, AJ LaRosa, Brooks McArthur, Chase Taylor, Leo Sprinzen, and Sean McKenzie

Board Members Absent: Geoff Hand and Caitlin Halpert

Staff Members Present: All members were remote. Scott Gustin, Ryan Morrison, and Joseph Cava

Staff Members Absent: Mary O'Neil

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

1. **ZP-22-395; 97 Spear Street (I, Ward 8E) UVM State Agricultural College / Lani Ravin**
Amend the zoning permit for the Tarrant Multipurpose Events Center to include two phases and an extended construction timeframe. No changes to the approved construction. (Project Manager, Scott Gustin)
Lani Ravin: Sworn in.

AJ LaRosa: This is recommended for consent, is everyone okay with this?

Lani Ravin: I am okay with this; I have no issues with the staff recommendations.

Brooks McArthur: Motioned to approve and adopt staff recommendations. Leo Sprinzen 2nd. Vote 6-0. Motion carries.

V. Public Hearing

1. **ZP-22-184; 13 Lakeview Terrace (RM, Ward 3C) Jonathan Maguire**
Convert existing residence to establish short-term rental. *Reopened hearing to consider parking nonconformity rescheduled from June 7, 2022.* (Project Manager, Ryan Morrison)

Scott Gustin: The existing site has two parking spaces available which is a non-conformity with the change of use to two short-term rental units. Non-conformity with parking can be retained unless discontinued but cannot be expanded. Under Article 8, in relation to change of use, the City's position has always been minimal parking standards. Under this Article, parking non-conformity would be decreasing to allow for three parking spaces, because one of the units is owner occupied. This is the exception for four parking spaces that would be required if both units were rented out full time.

AJ LaRosa: Is there anyone in the audience who wishes to speak on this application? Hearing none, I move we close the public hearing.

VI. Other Business

1. ZAP-22-2; 203 South Cove Road (RL-W, Ward 5S) Stanley Weinberger / Christine Weinberger

Request for reconsideration of the DRB’s decision to grant an appeal for the administrative denial of ZP-22-148. (Project Manager, Ryan Morrison)

AJ LaRosa: I’m recused but why don’t we deliberate and come back to this item.

2. Annual organizational meeting

Nomination and election of Board chair, vice chair, ordinance committee members, and long range planning committee member

AJ LaRosa: Motioned to defer this to the August 2nd DRB meeting. Brooks McArthur 2nd. Vote 6-0. Motion carries.

VII. Adjournment

Hearing closed at 5:15 PM.



8-4-22

Bradford L. Rabinowitz, Chair of Development Review Board

Date



8-4-22

Joseph H. Cava, Permitting & Inspections Permit Technician

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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