

## Burlington Planning Commission

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## PUBLIC HEARING NOTICE

### ***Burlington Comprehensive Development Ordinance***

**ZA-17-05 Permit Conversion of Former Single-Family Use Back to Single-Family Use**

**ZA-17-06 Rezone 168 Elmwood to NMU**

**ZA-17-07 Commissioner Terms**

Pursuant to 24 V.S.A. §4441 and §4444, notice is hereby given of a public hearing by the Burlington Planning Commission to hear comments on the following proposed amendments to the City of Burlington's *Comprehensive Development Ordinance* (CDO). The public hearing will take place on **Wednesday, November 9, 2016** beginning at 6:45pm in Conference Room 12, City Hall, 149 Church Street, Burlington, VT.

Pursuant to the requirements of 24 V.S.A. §4444(b):

**Statement of purpose:** This amendment is proposed to the Burlington CDO as follows:

- **ZA-17-05:** To permit the reconversion of single-family detached dwellings back to single-family uses in neighborhood mixed use and high density residential zones. This change is consistent with provisions in Sec. 4.4.5 D 6 A, which allows neighborhood commercial uses within a building originally designed and constructed for such a purpose, regardless of its present use.
- **ZA-17-06:** To change the zoning for the property located at 168 Elmwood from Residential Medium Density to Neighborhood Mixed Use.
- **ZA-17-07:** To bring the Comprehensive Development Ordinance into conformity with the City Charter regarding Planning Commissioner term lengths.

**Geographic areas affected:** the proposed amendments are applicable to the following areas in the City of Burlington:

- **ZA-17-05:** This amendment impacts parts of the City zoned for high density residential, which is primarily concentrated around the downtown core; the Battery Street Transition Zone; and for neighborhood mixed use districts which are located along North Street, and Winooski and Riverside Avenues, and to areas of neighborhood-serving uses off of North Avenue, Shelburne Street and Pine Street.
- **ZA-17-06:** This amendment applies only to the property located at 168 Elmwood Avenue, the location of the former Myers Furniture store.
- **ZA-17-07:** This amendment impacts the administrative sections of the Comprehensive Development Ordinance, and has no impact on any geographic areas of the City.

**List of section headings affected:**

- **ZA-17-05:** This amendment affects *Appendix A- Use Table* by adding footnote 29 and applying it to selected districts for the Single Detached Dwelling use.
- **ZA-17-06:** This amendment affects *Map 4.3.1-1 Base Zoning Districts* and *Map 4.4.2-1 Neighborhood Mixed Use Districts* by changing the property from R-H to NMU.
- **ZA-17-07:** This amendment changes *Section 2.2.2 Composition and Terms* to reflect change in Commissioner term length from four years to three years.

**The full text** of the *Burlington Comprehensive Development Ordinance* and the proposed amendment is available for review at the Department of Planning and Zoning, City Hall, 149 Church Street, Burlington Monday through Friday 8:00 a.m. to 4:30 p.m. or on the department's website at [www.burlingtonvt.gov/pz](http://www.burlingtonvt.gov/pz).