

## Department of Planning and Zoning

149 Church Street  
Burlington, VT 05401  
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Ryan Morrison, CFM, Associate Planner  
Anita Wade, Zoning Clerk  
Elsie Tillotson, Department Secretary



**TO:** Development Review Board  
**FROM:** Scott Gustin   
**DATE:** September 6, 2016  
**RE:** 14-0747SD; 1891 North Avenue

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**Note: These are staff comments only; decisions on projects are made by the Development Review Board, which may approve, deny, table or modify any project. THE APPLICANT OR REPRESENTATIVE MUST ATTEND THE MEETING.**

Zone: RL. Ward: 4

Owner/Applicant: Thomas P. Mitchell

**Request:** Time extension request to subdivide two lots into three lots, remove existing single family house, construct two duplexes and one single family home.

### **Applicable Regulations:**

Article 3 (Applications, Permits, & Project Review)

### **Background Information:**

The applicant is seeking approval for a 1-year time extension for a minor subdivision and construction of five new dwelling units (two duplexes and one single family home). No project changes are included in this extension request.

**Recommendation:** Consent approval as per, and subject to, the following findings and conditions:

### **I. Findings**

#### **Article 3: Applications and Reviews**

##### **Sec. 3.2.9, Zoning Permits**

##### **(d) Time Limit on Zoning Permits:**

This project was approved August 26, 2014. Activity associated with the permit was commenced within 1 year of approval as required. Work is not complete within two years as is typically required. The applicant submitted this extension request July 25, 2016 – before expiration of the zoning permit. Insofar as permit activity commenced within 1 year of the effective date of the zoning permit, and the extension request has been filed prior to expiration of the permit, the requested 1 year extension may be approved. Construction must be complete by August 26, 2017. **(Affirmative finding as conditioned)**

### **II. Conditions of Approval**

1. Except as specifically modified in this approval, all conditions of the original zoning permit (14-0747SD) shall remain in effect.

2. Standard permit conditions 1 -15 (including construction completion date no later than August 26, 2017).
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Burlington, VT 05401-8415
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www.burlingtonvt.gov/pz

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Time Extension Request

DEPARTMENT OF PLANNING & ZONING

Use this form to request a one year time extension on any valid zoning permit.

Permits that were administratively approved can have time extension requests administratively reviewed and there is no fee.
Permits that were reviewed by the Development Review Board, require a public meeting and there is a \$150 fee for this request to cover time and expenses for public notices.

PROJECT LOCATION ADDRESS: 1891 NO Ave
PROPERTY OWNER\*: Thomas M. Tidel
OWNER'S REPRESENTATIVE:
POSTAL ADDRESS: 27 Revere Ct
CITY, ST, ZIP: Burlington VT 05408
DAY PHONE: 802 353 4272
EMAIL: TMITCHBUILD@gmail.com
SIGNATURE: [Signature]

Zoning Permit Number: 14-0747SD

Summary of Approved Permit Description:

Summary of current status of project: Started need more time

- Please ask for assistance if you have any questions about filling out this form. Call the Planning and Zoning at 802-865-7188, or visit the office in the lower level of City Hall, 149 Church Street.

Office Use Only:
Check No. 2001 Amount Paid \$150. Zoning Permit # 14-0747SD

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