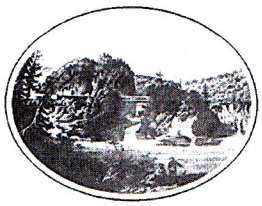
Winooski Valley Park District

Ethan Allen Homestead

Burlington, Vermont 05408

Tel: (802) 863-5744 Email: info@wvpd.org www.WVPD.org Fax: (802) 865-0647



Date: 1/6/15
To: David E. White, Director Burlington Planning and Zoning
From: Nick Warner, Executive Director, Winooski Valley Park District
Re: Request for a Zoning Provision to allow a small daycare center at Ethan Allen Homestead Museum

The Winooski Valley Park District (WVPD) is a regional parks management agency; a 501(c)(3) non-profit corporation; and is an incorporated Vermont Municipality. Funded by seven member towns, WVPD owns 18 conservation parks, with 1730 acres under management including 284 acres at the Ethan Allen Homestead in Burlington.

WVPD owns the Ethan Allen Homestead cabin, and Ethan Allen Museum "barn" building and property. WVPD leases part of the overall facilities to the Ethan Allen Museum, and cooperates on events and programs. The Museum "barn" facility is a shared use building that is used both by the WVPD and Ethan Allen Homestead Museum. It includes display areas, an event room "tavern", kitchen area, offices, and two classrooms that are used for a wide variety of programs for children. These programs include a four-week Conservation Day Camp, afterschool programming, snowshoe clinics, wildlife tracking classes multiple school groups, special events and rentals.

Current zoning for the Ethan Allen Homestead Park is RCO-A and RCO-C, which is entirely appropriate for the site. Thus, WVPD seeks to enact a provision in the existing zoning to ensure that a small daycare center program is an allowable use at the Ethan Allen Homestead Museum.

WVPD seeks to institute a small daycare center program that would have its' base at the Ethan Allen Homestead Museum. The program would:

- focus on forest ecology, conservation, and history;
- be an integral part of the WVPD and Museum educational programming mix;
- utilize the museum and the 284 acre park extensively;
- be held during the school year only;
- be licensed by the State of Vermont;
- will have a cap of twenty students.

The facility and grounds are ready for this proposed use:

- Existing classrooms, kitchen, and bathroom facilities are ready for use;
- There is ample parking in a plowed parking lot;

- Off-season use of the park is light, thus the impacts on the facility will be minimal;
- The building is up to code, has a sprinkler system, alarm system, and accessibility;
- The State of Vermont will inspect the building in early 2015 to ensure compliance with licensing requirements.

Sincerely,

Nick Warner
Executive Director,
Winooski Valley Park District

December 01, 2014

Ives Bradley
Department of Planning & Zoning
City Hall, Burlington, Vermont 05401

Dear Ives,

I understand that Amendment ZA-14-01 'Residential side/Rear Yard Setback Encroachments' which was approved in September of 2013 was not acted on for a year and therefore is no longer active. This amendment is affecting a project that we have already designed and engineered to add a second story (rather than replace a flat rubber roof again) on an existing house in the Old North End. Our existing structure is 2' from the property line that borders the Rose Street Co-op. The large red brick co-op building is actually on our property, but towers over our house, blocking the entire area where we are renovating on the back side of our property.

When we first shared our design plans with the Planning and Zoning office in September we never knew that there was any time frame on the amendment and that it would 'die' if not acted on by the City Council. Our architect did not understand this either, because when I came in early October to ask a few final questions before applying for my permit, I was told that the setback rule had reverted since the amendment was not acted upon.

I was advised to write you this letter to formally request that the Amendment be re-warned as it is something that clearly makes sense and should be enacted into the city law.

I can be reached by phone at 802.888.6868, or mkoch42@gmail.com, if you have any questions or would like to discuss the matter.

Thank you,

Matthew Koch