

## PARKING WAIVER or SETBACK RELIEF REQUEST

This “one car” parking waiver or setback requirement request is submitted with the zoning application to move a historic single family home (31' width and 28' length) presently situated at 106 East Allen Street, Winsooski to 395 Manhattan Drive in Burlington. The only zoning application ever filed for Manhattan Drive was for a fence. The lot size is small and recorded in the tax map as 3335 square feet. The previous lot coverage was 71% which was comprised of a large asphalt driveway, concrete patios, and porches. The zone is Residential Medium Density. The issue here is the property line tapers which causes the driveway setback to diminish from five feet to two feet along the length of two cars (38'). There are four methods of relieving the tapering setback: (1) face the 28' gable side end of the house towards the street, (2) receive a “one car” parking waiver, (3) recognize the existing drive has NOT been discontinued because the apron and access has been continuously used, and (4) allow the driveway to penetrate the setback because of a small lot and an existing single-family home being situated on the lot.



The parking district for this house is “Shared Use” and requires two parking spaces per unit. In this district, if this house was three units it would require only three parking spaces. Previously, the house provided three tight parking spots “back-to-back” on the west side of the house on the asphalt driveway. The driveway had a 0 foot setback to the property line (or equivalently did NOT have a side setback to the driveway). It is the applicant's position that because the apron has not been removed and the property has been accessed through the beginning of the existing driveway with equipment that the original driveway has NOT been discontinued. Therefore the hard 5' setback for the new driveway is NOT required. If the city does NOT agree with the applicant then a “one car” waiver is requested.

This section of Manhattan Drive is unique because it is the “edge” of the city that panoramically overlooks the Ethan Allen Homestead. There is ample street parking because of the few houses and driveways in this section of Manhattan Drive. The bike path access is on the corner approximately 100 yards away and around the corner from the bus path. The house is being moved and situated on the property in a manner consistent with the city's tradition of salvaging and maintaining historical content, opening green space, reducing intensity and creating sustainability. This single-family dwelling with three bedrooms would be ideal and affordable for a owner occupied family.



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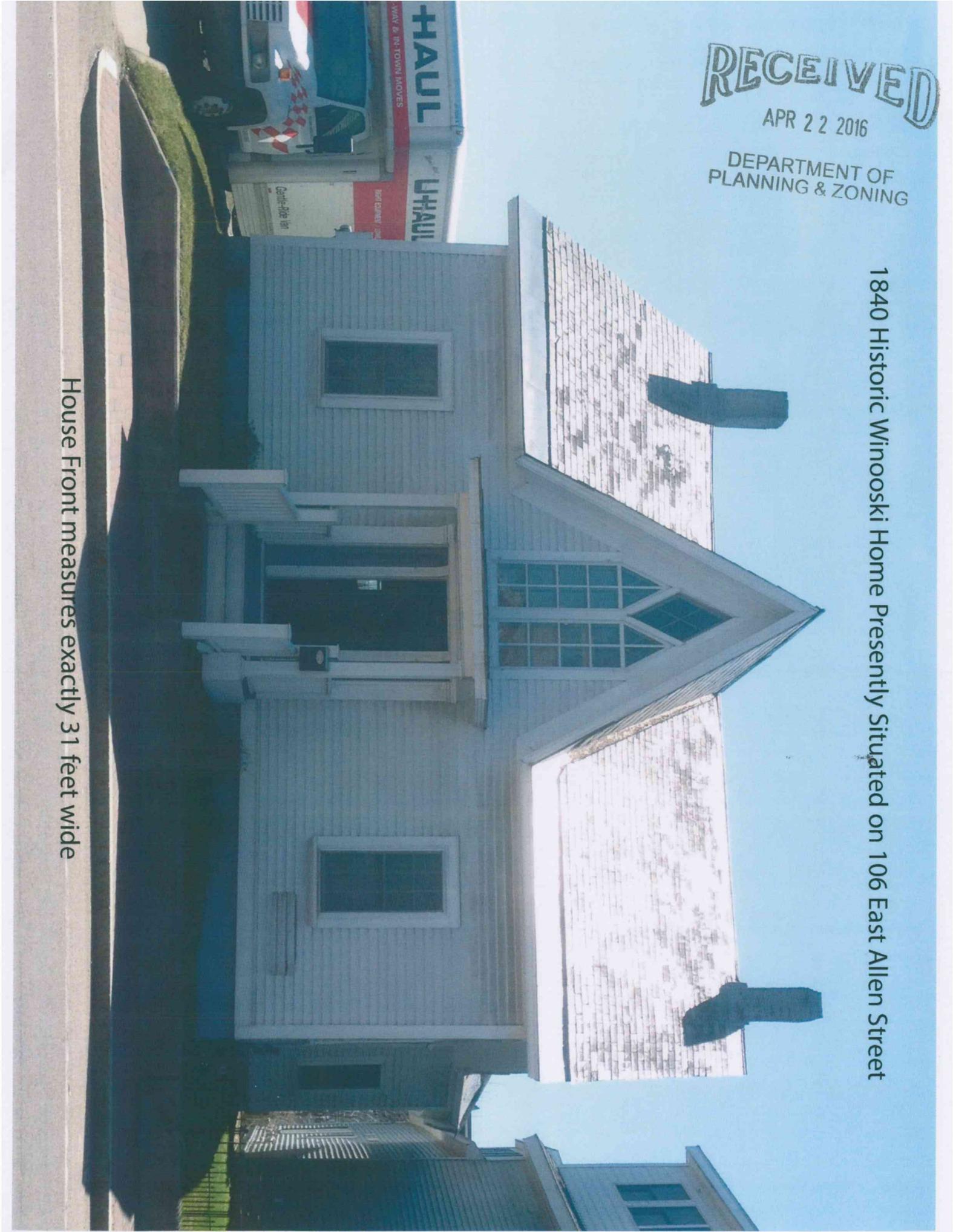
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1840 Historic Winooski Home Presently Situated on 106 East Allen Street

House Front measures exactly 31 feet wide

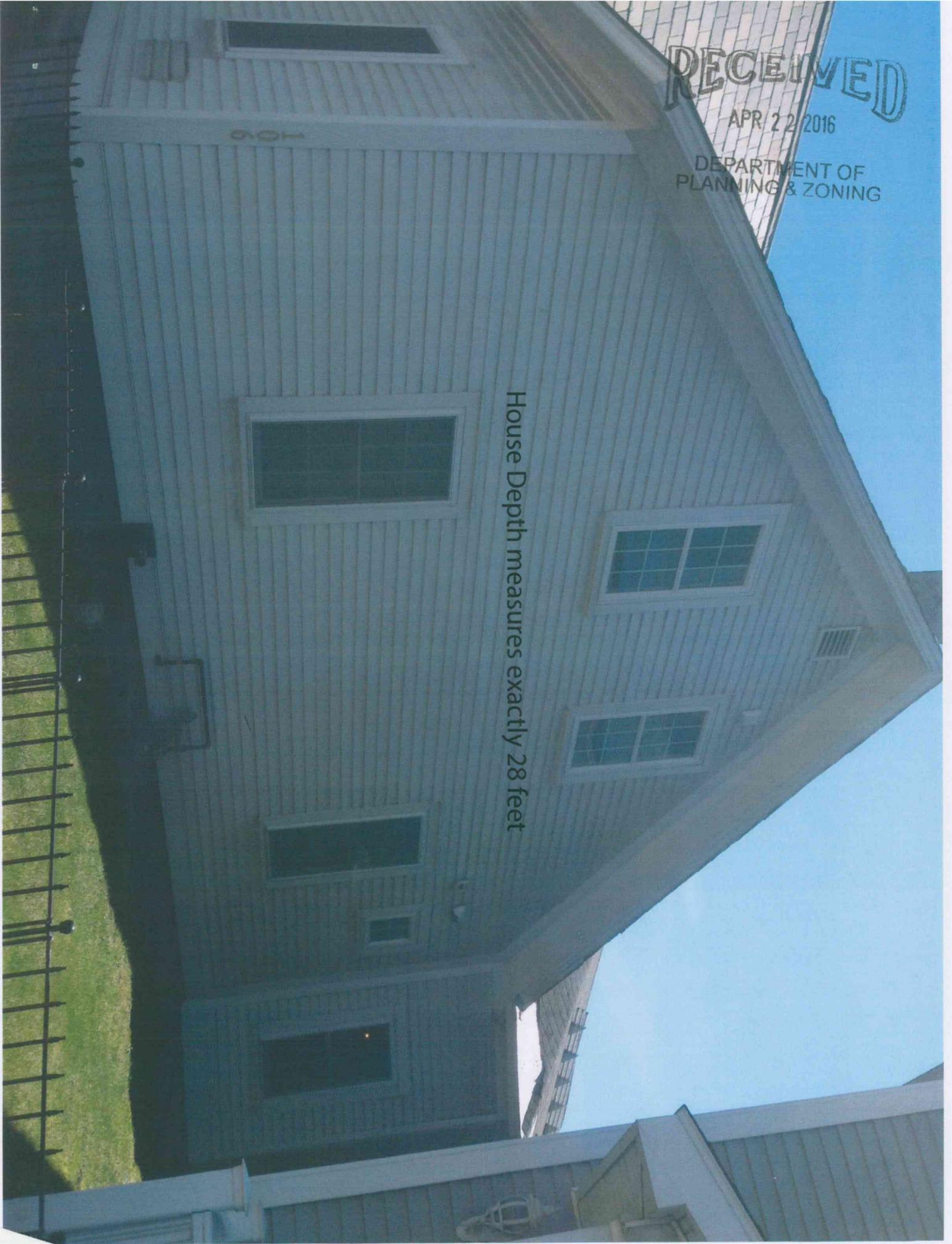


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House Depth measures exactly 28 feet



MANHATTAN DRIVE

48'

9'

COVERED PORCH

31'

2' EAST SIDE SET BACK

21'

HOUSE

28'

SETBACK

DRIVEWAY

12'

9.5'

75'S

93'S

SEE ATTACHED LOT COVERAGE CALCULATIONS

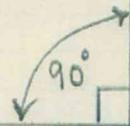


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35'



22-141 50 SHEETS  
22-142 100 SHEETS  
22-144 200 SHEETS



# 395 Manhattan Drive

## Proposed Lot Coverage

<u>Structure</u>	<u>Depth (ft)</u>	<u>Width (ft)</u>	<u>Area (sq.ft.)</u>	<u>% Coverage</u>
Main House	28	31	868	26.03%
Driveway - Parking #1 - Two 2' strips (Green Parking)	38	7	266	7.98%
Front Pathway	6	6	36	1.08%
		Totals	1134	35.08%

Lot Size: **3335**

Maximum lot coverage allowance is 40%

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