



City of
Burlington, Vermont
645 Pine Street

Zoning Determination – Findings

ZP #: 21-0853DT

Tax ID: 049-4-004-000

Issue Date: April 6, 2021

Decision: Affirmative

Property Address: 41 PINE PLACE

Description: Seeking determination as to whether the front yard parking is unenforceable zoning violation due to the 15 year statute of limitations

This determination is in regard to the above-referenced property, specifically your request that the City of Burlington recognize that the yard parking next to the east side of the driveway has been in place continuously for over 15 years. The City reviewed the following documents and evidence to form its determination:

- The City's zoning permit records
- 2008 Comprehensive Development Ordinance and as amended
- Affidavits from neighbors provided with the determination request
- Orthophotos of 2000, 2004, 2016, 2018, & 2019

Following review of these items, it is the determination of the Administrative Officer that the yard parking has been in place continuously for at least 15 years. There is no zoning permit on file permitting this yard parking. As such, it is in violation of the Comprehensive Development Ordinance; however, as the evidence demonstrates that it has been in place for more than 15 consecutive years, it is not presently subject to zoning enforcement action per Sec. 5.3.2, *Bianchi controlled uses, structures, and lots*, of the Comprehensive Development Ordinance.

This determination pertains only to the property at 41 Pine Place. It does not pertain to lands within the Pine Place right-of-way.

41 Pine Place

