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MAY - 6 2016

DEPARTMENT OF
PLANNING & ZONING





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DEPARTMENT OF

410 North Street
Garage Renovations

Scott Goodwin (Owner)
802-922-6336
410 North St.
Burlington, VT 05401

Permit Set
Revised 6/13/16

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JUN 13 2016

DEPARTMENT OF
PLANNING & ZONING

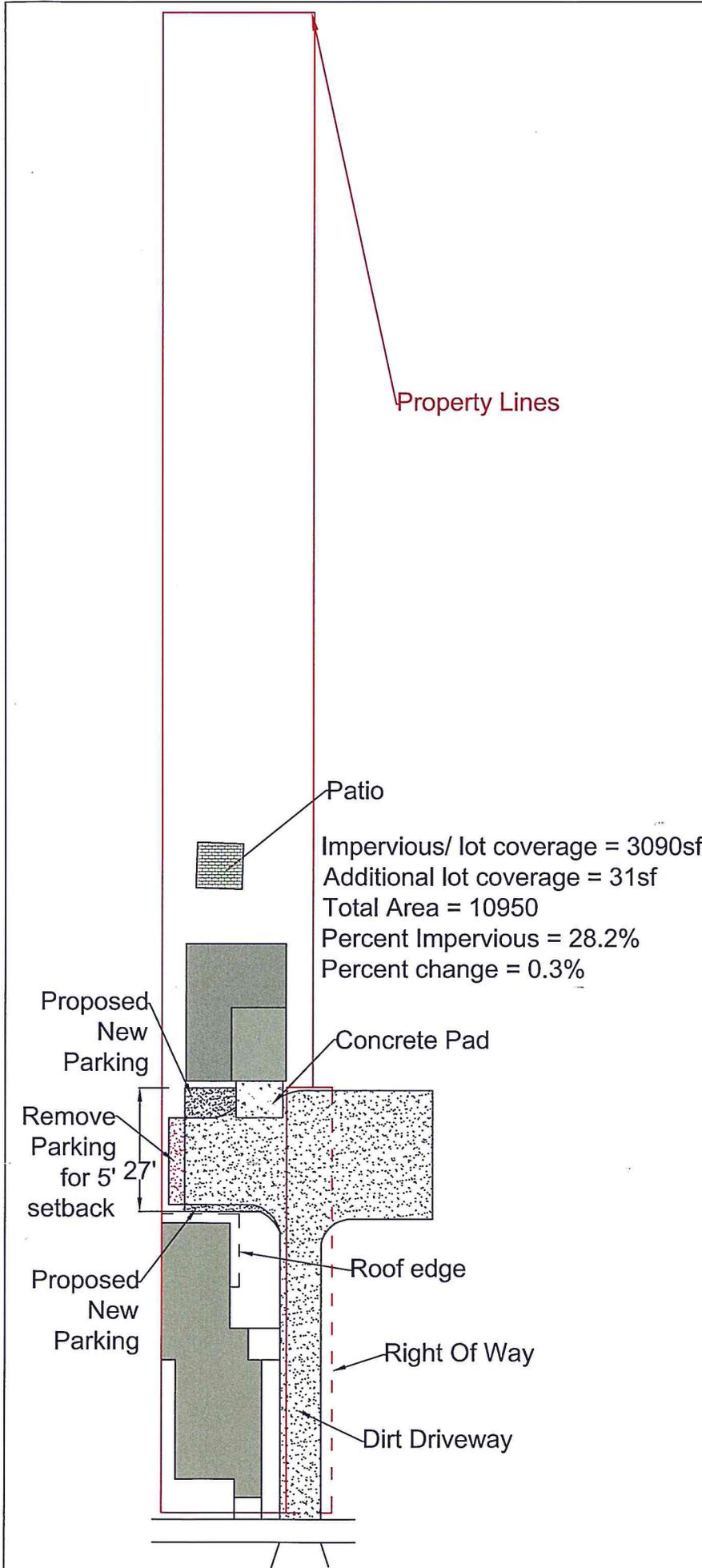


Proposed Site
Plan

SP-1

Date:
6/13/16

Scale:
1/2"=10'





Department of Planning and Zoning

149 Church Street, City Hall
Burlington, VT 05401-8415
Phone: (802) 865-7188
Fax: (802) 865-7195

www.burlingtonvt.gov/pz

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DEPARTMENT OF
PLANNING & ZONING

Zoning Permit Application

Use this form for ALL zoning permit applications. See the relevant checklist for specific requirements.

PROJECT LOCATION ADDRESS: 410 North Street, Burlington, VT 05401

PROPERTY

OWNER*: Scott Goodwin

*If condominium unit, written approval from the Association is also required

APPLICANT: Scott Goodwin

POSTAL ADDRESS: 410 North Street

CITY, ST, ZIP: Burlington, VT, 05401

DAY PHONE: 802-922-6336

EMAIL: Sagoodwi@uvm.edu

SIGNATURE: [Signature]

I am the owner. In addition, I duly authorize the applicant (if noted) to act on my behalf for all matters pertaining to this zoning permit application.

POSTAL ADDRESS: 410 North Street

CITY, ST, ZIP: Burlington, VT, 05401

DAY PHONE: 802-922-6336

EMAIL: Sagoodwi@uvm.edu

SIGNATURE: [Signature]

Description of Proposed Project: We will be turning the existing garage into an accessory dwelling. We will be adding gravel to expand the current parking configuration into 3 parking spaces. We will be adding 3 double hung wood windows. And adding a full kitchen and bathroom.

Existing Use of Property: [X] Single Family [] Multi Family: # ___ Units [] Other: ___

Proposed Use of Property: [X] Single Family [] Multi Family: # ___ Units [] Other: ___

- Does your project involve new construction, addition, alteration, renovation, or repair to a structure that is heated or cooled? Yes [X] No []
Will 400 sq ft or more of land be disturbed, exposed and/or developed? Yes [] No [X]
For Single Family & Duplex, will total impervious area be 2500 sq ft or more? Yes [] No [X]
Are you proposing any work within or above the public right of way? Yes [] No [X]

Estimated Construction Cost (value)*: \$ 21,000.00

(*Estimated cost a typical contractor would charge for all materials and labor, regardless of who physically completes the work)

Within 30 days of submission, the permit application will be reviewed for completeness, and, if complete, will be processed administratively or referred to a board for review. All permit approvals or denials are subject to an appeal period (15 days for administrative permit; 30 days for board permit).

Office Use Only: Zone: RL Eligible for Design Review? [X] Age of House 1690 Lot Size 10950
Type: SN AW FC BA COA 1 COA 2 COA 3 CU MA VR HO SP DT MP
Check No. 191 Amount Paid 40 Zoning Permit # 16-1229 A/C/M
192 150

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Re: Zoning Permit Application for the change of space of 410 North Street's garage from garage space to an accessory apartment.

I recently bought 410 north Street on May 2nd, 2016 and would like to turn the existing garage with an already renovated studio space into an accessory dwelling. The current property has 2 parking spaces in addition to a garage bay. To accommodate an exterior third parking space, we would like to add 140sf of gravel on the north and south side of the parking lot. This would increase our lot coverage from 26.4% to 27.7%, a total net increase of 1.3%. We are still leaving about half of the garage bay as the accessory dwelling would exceed 30% of the allowable livable space. This plan would make the accessory dwelling 429sf which would be about 25.7% of the total livable space on the property.

We are adding three 2' wide double hung wood windows. A toilet, bathtub/shower, bathroom sink, kitchen sink, and an electric oven will be added.

If you have any questions or concerns, please do not hesitate to call me. I am also very flexible and would be very willing to adjust anything to make this work.

Sincerely,
Scott Goodwin

Attachments: Zoning Permit Application
Check for \$80
Photographs of the Garage
Site and Architectural drawings

Cc: Sagoodwi@uvm.edu (802) 922-6336

Ryan Morrison

From: richard hillyard <pompeyhccc@hotmail.com>
Sent: Tuesday, June 07, 2016 2:20 PM
To: Ryan Morrison
Subject: 410 North Street

Thanks for inviting comments on the Permit Application for the subject property.

I have essentially two comments:

- 1).It is my understanding that windows from the proposed dwelling would be intrusive to neighboring properties and yards. This is an undesirable consequence of many "infill developments" in progress in the City and, in this case, is directly detrimental to the quality of life of long-term owner-occupier abutters.
- 2).It is not clear what the vehicular "traffic" impact will be. The driveway adjacent to the property is a private driveway, owned and maintained by a neighbor. Increased traffic and possible parking will create further disturbance and increase maintenance costs for someone else's driveway. If that is OK, is there a reciprocal tax credit to the driveway's owner in the proposal?

In summary, it seems that this is a poorly (selfishly) thought out proposal that will directly affect the quality of life of immediate abutters. Therefore I would recommend denial of this permit application in its current form.

Richard Hillyard
43, High Grove Court

Ryan Morrison

From: richard hillyard <pompeyhccc@hotmail.com>
Sent: Wednesday, June 08, 2016 7:55 AM
To: Ryan Morrison
Subject: Re: 410 North Street

Thanks Ryan,

Just one quibble with your "maintenance costs for a shared driveway" comment: If that driveway is the abutter's property, which apparently it is, is it fair that the City might be an "enabler" in increasing the cost of its maintenance without any recourse to the owner?

Thanks again,

Richard Hillyard

From: Ryan Morrison <rmorrison@burlingtonvt.gov>
Sent: Tuesday, June 7, 2016 4:20 PM
To: richard hillyard
Subject: RE: 410 North Street

Thank you for your comments. I will see to it that the DRB members will review your email. I feel that I can only comment on your second point below – our code requires 1 additional parking space for the proposed accessory dwelling unit, which would have to be out of the shared driveway easement. I cannot comment on the remainder of your second point. Maintenance costs for a shared driveway is between the users. I do not know about any tax credits that could be available either.

Your comments will be submitted to the DRB for their review in preparation for the June 21st public hearing. Thank you.

Ryan Morrison, CFM
Associate Planner
City of Burlington
802-865-7190

From: richard hillyard [mailto:pompeyhccc@hotmail.com]
Sent: Tuesday, June 07, 2016 2:20 PM
To: Ryan Morrison <rmorrison@burlingtonvt.gov>
Subject: 410 North Street

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Richard Hillyard
43, High Grove Court

Ryan Morrison

From: Gayle Goodwin <gayle.goodwin01@gmail.com>
Sent: Wednesday, June 08, 2016 11:21 AM
To: Ryan Morrison; Scott Goodwin; Brian Goodwin
Subject: Scott Goodwin - 410 North Street Accessory Apartment

Ryan,

This email is to let you know that I plan to remove myself from the deed associated with the home on 410 North Street in Burlington Vermont, so that my son Scott Goodwin will be the sole owner of the home and should be able to move forward with his plans for the accessory apartment on his property.

The plan is to have this completed before any construction begins on the accessory apartment.

Please let me know if you have any further questions or concerns.

--

Thanks,

Gayle Goodwin

Ryan Morrison

From: seren@together.net
Sent: Wednesday, June 08, 2016 3:25 PM
To: Ryan Morrison
Cc: Scott Gustin
Subject: 314184

Hello:

Is there any way I can see any public comments filed with respect to zoning application # 314184 for 410 North St? And if any revision has been made to the application?

Thank you,

Julia Lynam