

**From:** Scott Gustin <SGustin@burlingtonvt.gov>  
**Sent:** Thursday, July 29, 2021 2:31 PM  
**To:** Theodore Miles <TMiles@burlingtonvt.gov>  
**Subject:** FW: 230, 234, 236 Main St. Boundary line adjustment

FYI

Scott Gustin, AICP, CFM  
Principal Planner & Asst. Administrative Officer  
Dept. of Permitting & Inspections  
645 Pine Street  
Burlington, VT 05401  
(802) 865-7189

**From:** Scott Gustin  
**Sent:** Thursday, July 29, 2021 2:30 PM  
**To:** Jeff Nick <[jeff@jeffnick.com](mailto:jeff@jeffnick.com)>  
**Cc:** Ryan Nick <[RNick@jldavisrealty.com](mailto:RNick@jldavisrealty.com)>  
**Subject:** RE: 230, 234, 236 Main St. Boundary line adjustment

Hi Jeff,

There are a few things to consider here:

- What are all of the uses in the building (is it just the 3 noted below)? What's the square footage of the tattoo parlor? This all ties into parking requirements. This will affect the number of permissible spaces in the parking area.
- What is the resultant frontage buildout on the merged lot? 80% is the minimum.
- Accessory parking areas are limited to the 3<sup>rd</sup> lot layer. This is 20 ft. behind the front face of the building. A landscaped area and/or wall for screening is required, and 5 ft. minimum side and rear yard setbacks apply.

These are the basics. There's some additional detail, but see if you can conceptually make the merged properties fit into this box. All of the standards I'm referring to are in [Article 14](#) of the zoning regs.

Scott

Scott Gustin, AICP, CFM  
Principal Planner & Asst. Administrative Officer  
Dept. of Permitting & Inspections  
645 Pine Street  
Burlington, VT 05401  
(802) 865-7189

**From:** Jeff Nick [<mailto:jeff@jeffnick.com>]  
**Sent:** Tuesday, July 27, 2021 3:44 PM  
**To:** Scott Gustin <SGustin@burlingtonvt.gov>  
**Cc:** Ryan Nick <[RNick@jldavisrealty.com](mailto:RNick@jldavisrealty.com)>  
**Subject:** 230, 234, 236 Main St. Boundary line adjustment

[ WARNING ]: This email was sent from someone outside of the City of Burlington.

Scott,

Thanks for discussing this project with me today. We would like to merge the Mid-Town lot, 234 Main St. and 236 Main St. (see aerial attached) into one parcel while at the same time seek permission from the DRB to retain enough of the existing parking spaces to accommodate the 7 room rooming house at 234 Main St., plus two (2) apartments and the tattoo parlor at 236 Main St.. We are finding that the Tattoo parlor is generating both employee and customer parking needs while many of our residential tenants need the parking for their vehicles. By creating one lot we should be allowed to accommodate their parking needs on-site. Otherwise, finding off-site parking would create an unnecessary burden in terms of inconvenience and cost while taking up other limited parking resources downtown.

Our permit that allowed for the removal of the Motel required a complete "grass-over" of the parking spaces. (plan attached) Again we remain very concerned that this would become a homeless encampment in no time at all and we cannot let that happen when our tenant's safety is taken into account.

Let me know what parking calculations would apply here. Right now, we have three (3) spaces on the back side of the duplex building.

Thanks for your help in this matter.

Jeff Nick  
Nick & Morrissey Development  
29 Church Street, 3<sup>rd</sup> Floor  
Burlington, VT 05401  
Telephone: (802) 876-6923  
Email: [jeff@jeffnick.com](mailto:jeff@jeffnick.com)

Please note that this communication and any response to it will be maintained as a public record and may be subject to disclosure under the Vermont Public Records Act.