

March 24, 2022

Planning Department
City Of Burlington Vermont
City Hall
Church Street
Burlington, Vermont 05401

RE: Request for Subdivision.

Planning Department,

The First Congregational Church of Burlington, United Church of Christ, located at 38 South Winooski Avenue has arranged to sell the former Manse to the Ronald McDonald House who have been renting the property for the past 40 years. The sale includes the building and land as shown on the attached Preliminary plat.

The parties are:

Seller: First Congregational Church of Burlington, Vermont, United Church of Christ
38 South Winooski Avenue
Burlington, Vermont 05401
President: Paul Hobbs (paulh@engineeringventures.com)

Buyer: Ronald McDonald House Charities Of Burlington, Vermont, Inc.
16 S Winooski Ave,
Burlington, VT 05401
Director: Kristine Bickford (kristine@rmhcv.org)

We request review and approval for subdividing the existing lot into two parcels. The existing buildings, walkways and driveways will remain unchanged. A separate agreement for use of the portion of the driveway used as exiting by the First Congregational church will be made between the parties.

The Final Plat drawing will be submitted to you as soon as we have a scheduled hearing date.

The proposed subdivision's conformance with planning and zoning criteria is addressed in the following pages.

Thank you for your time.


Douglas R Viehmann, AIA

Subdivision Criteria

Article 4 Zoning Maps and Districts:

Downtown Center FD-5 Zone, Downtown Transition North Mixed use District:

(a) Purpose: *To enhance the vibrant urban center with a variety of high density building types that provide locally and regionally serving office, retail, service, hospitality, entertainment, and Civic functions, as well as a wide variety of urban housing choices. This district reinforces and extends the walkable nature of the adjacent downtown core with shallow front setbacks and active street frontages, and provides a transition between larger and smaller scale Buildings in adjacent districts.*

The property is located in the FD-5 zone. The existing church building, outbuilding and associated parking will be situated on Lot 1. The existing Ronald McDonald House and associated parking will be situated on Lot 2. These lots will continue to provide green space adjacent to the city core and a landmark vista looking east along Cherry Street.

(b) Dimensional Standards and Density

Existing lot size: 2.31 acres

Frontage; S. Winooski - 462.88', Pearl St. - 209.74', Buell St. – 210.13', Orchard Terrace – 60.00'.

Proposed Lot 1: 1.40 acres

Frontage; South Winooski - 275.88', Buell Street – 210.13', Orchard Terrace – 60.00'.

Proposed Lot 2: 0.91 acres

Frontage; South Winooski – 187.00', Pearl Street - 209.74'.

Setbacks; No change proposed.

a) Zero foot side setback proposed at new lot line between lots 1 and 2 for garden storage shed. This building is shared by both parties. An agreement to continue this shared use is part of the sale.

b) Setback to residential use of 15' is not in compliance between the church buildings and two properties on Orchard terrace. This existing condition will remain unchanged.

Lot coverage; is allowed to be 100%. After subdivision, lot coverage will be closer to 50% as is existing.

Building heights; Both existing buildings are three stories and will remain unchanged.

Permitted and conditional uses.

Existing uses are in conformance with FD-5 criteria: Lot 1 = Place of Worship; Lot 2 = Community House.

Municipal infrastructure capacities; No changes proposed

Building changes; No Changes Proposed

Downtown Parking District; *Any structure or land use lawfully in existence prior to the adoption of this ordinance shall not be subject to the requirements of this Article as long as the kind or extent of use is not changed, and provided further that any parking facilities now serving such structures shall not in the future be reduced below such requirements.*

No Changes Proposed.

Vehicular Access; Lot 1, The First Congregational Church, will have an agreement with Lot 2, Ronald McDonald House, to use the north drive as an exit in order to continue the one way traffic on site that keeps exiting cars midway in the block between Pearl and Cherry streets.

Sec. 5.4.4 Community House

Community houses shall be considered a conditional use in any residential district and subject to all applicable provisions of Art 3, Part 5, and the site and design review standards in Art 6. 1.

The existing Community House on Lot 2 shall remain unchanged at this time.

Sec 6.1.2 (c) Arrangement of lots: *The size and arrangement of new lots shall reflect and perpetuate the existing development pattern of the surrounding neighborhood. Lots shall be created in such a way as to enable their development pursuant to the requirements of this ordinance, and ensure a clear transfer of title. Interior lot lines extending from a street should be perpendicular or radial to the street right-of-way line to the greatest extent feasible.*

The proposed lot line is approximately perpendicular to South Winooski Ave.

Sec 6.2.2 (d) Protection of Important Cultural Resources: *Burlington’s architectural and cultural heritage shall be protected through sensitive and respectful redevelopment, rehabilitation, and infill.*

Existing buildings date back to 1842. No changes to existing buildings proposed at this time.

Article 10: Subdivision Review; *For subdivisions that will create fewer than five (5) lots or dwelling units, and are not otherwise subject to consideration under Major Impact Review pursuant to the provisions of Article 3, Part 5 or Planned Unit Development pursuant to the provisions of Article 11, the applicant may request, and the DRB may authorize the hearings on preliminary and final subdivision plats to be combined into a single public hearing.*

The Proposed subdivision is for two lots and thus qualifies for a combined hearing.

Respectfully submitted;
Douglas R. Viehmann, AIA