

To whomever it may concern,

This letter is intended to give my intent and reasoning to add a covered garage structure that would connect my main dwelling to my accessory dwelling garage at 410 North Street Burlington Vermont. There are multiple reasons for my request that I will outline below.

The first reason for my request is related to improving snow removal for cars parked in my parking area on my property. Currently I have nowhere to push snow without damaging my neighbor's fence and therefore have the hardest time plowing in the winter. A covered garage would not require me to shovel this area reducing the amount of snow to be plowed in this difficult area.

The second reason for my request is that by combining my accessory structure with the main dwelling. It would make the property a duplex rather than a single family with an accessory dwelling. This would make it easier for me to add more housing space in Burlington with my current property.

About 2 years ago, I had very preliminary discussions with the zoning department and the building inspector about how to do this by adding a roof structure addition. We talked about how joining the two buildings would make the unit a duplex and how making a garage structure between them would work but no one had a definitive definition about what constitutes a structure. To understand better, I researched the definition of what constitutes a structure starting in the Burlington zoning ordinance. With further research I believe the plan attached meets all criteria to turn my current configuration into a duplex for the following reasons:

1. Burlington zoning regulations, as Sec. 13.1.2 Definitions says, "For the purpose of this ordinance certain terms and words are herein defined as follows: Unless defined to the contrary in Section 4303 of the Vermont Planning and Development Act as amended, or defined otherwise in this section, definitions contained in the building code of the City of Burlington, Sections 8-2 and 13-1 of the Code of Ordinances, as amended, incorporating the currently adopted edition of the American Insurance Association's "National Building Code"; and the National Fire Protection Association's "National Fire Code"; shall prevail.
2. Therefore deferring to the definition of the Fema national building code, their definition of a structure says, "A building with two or more outside rigid walls and a fully secured roof, that is affixed to a permanent site"

Assuming my interpretation of these regulations are correct, my proposed structure has two rigid walls and a secured roof that is affixed to a permanent site, so therefore it would constitute as a structure by the Burlington zoning ordinance.

Furthermore please note joining the two buildings into a duplex meets the requirements for a duplex as described below:

1. The parking dimensions are not changing or being restricted, so the property will still meet the minimum parking spaces for a duplex. The vertical clearance is 8' which is also above the minimum standard.

2. The lot area is 10,950 SF, which is greater than the 10,000 SF required area from increasing from a single family to a duplex.
3. Since the lot frontage is the same for single family and a duplex, I am not increasing the degree of non-conformity. Please note that I am aware this may trigger the need for conditional use approval.

If any of my assumptions are incorrect or if I'm missing any ordinances or standards, please let me know, as I'm happy to figure out solutions or go to the board if required.

Sincerely,  
Scott Goodwin