

Department of Permitting and Inspections

645 Pine Street

Burlington, VT 05401

<https://www.burlingtonvt.gov/DPI>

Phone: (802) 865-7188

Fax: (802) 863-0466



Memorandum to: The Development Review Board
From: Mary C. O'Neil, AICP, Principal Planner
Date: May 2, 2022
RE: ZP 22-50, 83 Central Avenue, continued review

The Development Review Board originally reviewed a request for a Bed and Breakfast / Short Term Rental at 83 Central Avenue March 8, 2022. This is a single family home on a through-lot fronting both Central Avenue and Proctor Place. The DRB requested the applicant move all parking from Proctor Place to the Central Avenue driveway.

The applicant provided an updated site plan April 28, 2022 showing an expanded driveway (44' long, 22' wide; encroaching into a required side yard setback.) The new site plan was compared to the approved site plan of 1991, the Assessor's property database, and Google Earth images to understand lot coverage from the access easement from Proctor Place.

The 1991 approved plan did not include any coverage introduced by the access easement for properties on Proctor Place. The approved lot coverage in 1991 was 35%.

Staff's calculation of lot coverage inclusive of the Proctor Place gravel access drive, and necessary parking for the requested one bedroom Bed and Breakfast exceeds allowable lot coverage for the zoning district. Staff therefore recommends Denial of the application; based on the following standards:

1. Lot coverage exceeding allowable limits for the zoning district. (**Table 4.4.5-3, Residential District Dimensional Standards**, 45.91% proposed; 35% allowable for base coverage.)
2. Driveway exceeding allowable width. (22' proposed, 18' allowable. (**Section 8.1.12 (b)**)
3. Encroachment into a required setback. (**Section 5.2.5 (b) 5; Part 3 Non-conformity 5.3.3, Continuation**. The 1991 approved site plan recognized a 3' setback. The proposed plan has none.)
4. Failure to meet required parking for the proposed Bed and Breakfast (**Article 8, Table 8.1.8-1.**)