



City of
Burlington, Vermont
645 Pine Street

Zoning Determination – Findings – Reconsideration

ZP #: 22-503

Tax ID: 058-1-115-000

Issue Date: November 2, 2022

Decision: Affirmative

Property Address:

Description: 89 Chestnut Terrace

This determination is in regard to the above-referenced property, specifically your request that the City of Burlington recognize that 89 Chestnut Terrace is a separate lot from that at 41 South Street. The City reviewed the following documents/evidence to form its determination:

- The City's zoning permit records
- The City's zoning and subdivision codes
- The City's tax parcel map
- The Sanborn maps
- The determination request by Zachary R. Berger

The foregoing items show conflicting evidence as to this matter. Specifically, the zoning permit records include a couple of surveys for boundary adjustments to the subject property. The surveys depict one lot, but the approved boundary adjustments did not include merger of 41 South Street and 89 Chestnut Terrace. The City's tax map depicts two separate lots (one for 89 Chestnut Terrace and another for 41 South Street). The property deeds and original subdivision plat for the south central section of Prospect Park depict two separate lots. The Sanborn maps depict two separate lots. There is nothing in the permit record indicating merger of the two lots. The noted boundary adjustment surveys appear to incorrectly depict two lots as one lot.

Based on review of these items, the Permitting & Inspections Department determines that 89 Chestnut Terrace and 41 South Street are two separate lots.

An interested person may appeal a decision of the Zoning Administrator to the Development Review Board within 15 days after the decision date per Sec. 12.2.2, *Appeals of Administrative Officer Decisions*. Appeals may be filed online at [burlingtonvt.viewpointcloud.com/categories/1098](https://www.burlingtonvt.viewpointcloud.com/categories/1098) or in-person at 645 Pine Street, Burlington, Vermont. <https://www.burlingtonvt.gov/DPI/Appealing-a-Zoning-Decision>