

77-79 Monroe St – Short term rental

Article 8: Parking

Sec. 8.1.8, Minimum Off-Street Parking Requirements

The subject property is located within the neighborhood parking district. Within that district, duplexes require 4 onsite parking spaces (2 per dwelling unit). There is a single-width driveway onsite that contains room for 2 tandem parking spaces. **There is currently a 2-space “grandfathered” parking nonconformity.** The short term rental unit contains 2 bedrooms. The applicable parking standard is 1 space per bedroom. **The resultant parking requirement for the property remains unchanged at 4 spaces with two spaces actually present. Lacking an increase in parking requirement, the existing nonconformity may be retained.** **(Affirmative finding)**

85 Archibald St – Short term rental

Article 8: Parking

Sec. 8.1.8, Minimum Off-Street Parking Requirements

Single family dwellings in the Neighborhood Parking District require 2 parking spaces. “Bed & Breakfast” uses require 1 parking space per bedroom.

There is a single shared driveway for the property and serves both homes. There is room for two parking spaces in tandem arrangement. **This is a pre-existing nonconformity.** Use of the second home on the property as a 3-bedroom short term rental increases required parking by 1 space and requires a parking waiver. **(Affirmative finding as conditioned)**

Sec. 8.1.15, Waivers from Parking Requirements/Parking Management Plans

As this application is after-the-fact, the applicant has experience with actual parking demand for the short term rental. The entire unit is rented to guests – it is never rented by bedroom to separate guests. As such, parking demand with the short term rental is typically 1 space, sometimes 2 spaces, but never 3. Given this track record and the nature of the short term rental (whole unit, not individual bedrooms for separate guests), the 1-space parking waiver can reasonably be granted. **(Affirmative finding)**

322 North Winooski Ave – Recording Studio

Article 8: Parking

Sec. 8.1.8, Minimum Off-Street Parking Requirements

The recording studio requires 5 off-street parking spaces. There are only 3 parking spaces onsite. The 5-space requirement is the same as that for the previous bicycle sales/repair facility. That use received a 1-space parking waiver from the DRB. **The other space is a grandfathered nonconformity that had been carried over from the prior use. As there is no increase in the minimum parking requirement, that 1-space nonconformity may be carried over with this new use.** See Sec. 8.1.5 for the requested 1-space parking waiver. **(Affirmative finding)**

Sec. 8.1.5, Waivers from Parking Requirements/Parking Management Plans

The applicant has submitted a parking management plan that articulates the basis for a 1-space parking waiver. The property is readily accessible by foot and alternative transportation. Perhaps

more importantly, the business will be by appointment only. Only one client will be present at a time. The

management plan also refers to nearby after-hours parking that may be available. Without securing it by way of easement or deed, this off-site parking cannot be counted towards the minimum requirement, nor does it need to be with a 1-space waiver. **(Affirmative finding as conditioned)**

234-240 College St – Addition of 4 apartments for total of 23

Article 8: Parking

Sec. 8.1.8, Minimum Off-Street Parking Requirements

The property is located within the Downtown Parking District. There are presently 2 onsite parking spaces behind the building. These 2 spaces will be lost to the addition.

The 18 residential apartment units and 1 commercial (retail) unit presently requires 18 parking spaces (1 space per residential unit & 0 for the retail unit). With just 2 spaces onsite, there is a 16-space deficiency.

The 23 residential apartments require 23 parking spaces (1 space per unit). Sec. 8.1.5, Existing Structures – Change or Expansion of Use, requires that current parking requirements be applied for increased demand. The existing deficiency, however, may be carried over insofar as existing conditions are carried over. In other words, additional parking is required only for those changes/additions that result in a higher parking demand. The end result is that 7 parking spaces are needed (23 total based on total unit count, minus the pre-existing 16-space deficiency). The application notes that 5 offsite spaces will be provided. Two additional spaces are needed.

While not considered as part of the minimum off-street parking requirements, it bears noting that the site plan depicts the street space in front of the newly closed curb cut as a tenant drop-off spot (i.e. 15-minute parking space). Such designation is subject to the review and approval by the Public Works Commission. Also, this space currently serves as a CCTA bus stop. The applicant has been working with the Department of Public Works and CCTA to make this 15-minute designation and to move the CCTA bus stop to the corner. **(Affirmative finding as conditioned)**

110 Hyde St – New Home Occupation

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The duplex requires 4 parking spaces (2 per unit). The property has no parking and has not had any since before the 1978 orthophotos were taken. It is nonconforming. The proposed work includes provision of 1 residential space in the garage, thereby lessening the degree of nonconformity. The home occupation requires 1 parking space, and that space will be provided in the garage. As noted previously, parking on the driveway strips is prohibited as it would increase the degree of nonconforming lot coverage. **(Affirmative finding)**