

Department of Planning and Zoning

149 Church Street
Burlington, VT 05401
Telephone:(802) 865-7188
(802) 865-7195 (FAX)
(802) 865-7142 (TTY)

*David White, AICP, Director
vacant, Assistant Director
vacant, Comprehensive Planner
Jay Appleton, GIS Manager
Scott Gustin, AICP, Senior Planner
Mary O'Neil, AICP, Senior Planner
Anita Wade, Zoning Clerk
Elsie Tillotson, Department Secretary*



TO: Development Review Board
FROM: Scott Gustin
DATE: July 21, 2015
RE: 14-0005HO; 110 Hyde Street

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Note: These are staff comments only; decisions on projects are made by the Development Review Board, which may approve, deny, table or modify any project. THE APPLICANT OR REPRESENTATIVE MUST ATTEND THE MEETING.

Zone: RM Ward: 2C

Owner/Representative: Andrew Rianhard

Request: Time extension request for zoning permit to establish home occupation for auto upholstery work (including convertible tops) within garage.

Applicable Regulations: Article 3 (Applications and Reviews)

Background Information:

The applicant is seeking a time extension to complete work associated with his approved home occupation automotive detailing business. The home occupation has been approved to take place within an existing garage with associated interior fit-up work. New garage doors are proposed to be installed to replace previously removed ones, and a driveway would be installed to access the garage.

Previous zoning actions for this property are noted below.

- 12/10/13, Approval to establish auto upholstery work home occupation with associated site and garage improvements.
- 8/23/99, Approval to install vinyl siding on home. Retain wooden trim and windows.
- 6/6/93, Approval to remove garage chimney

Recommendation: Consent approval as per, and subject to, the following findings and conditions:

I. Findings

Sec. 3.2.9, Zoning Permits

(d) Time Limit on Zoning Permits:

The zoning permit for this project was approved by the Development Review Board on December 10, 2013. From that date, the applicant had 1 year to commence construction. The project was to be completed by the end of the 2nd year, or per this criterion, request a 1-year time extension. The applicant started construction within the first year as required. The applicant is requesting a time

extension for completion of the project. This request has been made prior to expiration of the permit as required. No changes to the project are proposed. Extension by another year is acceptable. Construction must be complete by December 10, 2016. **(Affirmative finding as conditioned)**

II. Conditions of Approval

1. Except as specifically modified in this approval, all conditions of the original zoning permit approval dated December 10, 2013 shall remain in effect.
1. Standard permit conditions 1 -15 (including construction completion date no later than December 10, 2016).