

Department of Planning and Zoning

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MEMORANDUM

To: Development Review Board
From: Mary O'Neil, AICP, Senior Planner
Date: September 15, 2015
RE: ZP13-0019CA; 11 Lakeview Terrace

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.

File: ZP13-0019CA

Location: 11 Lakeview Terrace

Zone: RM **Ward:** 7

Date permit extension request accepted: August 11, 2015

Applicant/ Owner: David DelPiero and Heather Ferrell

Request: One-year time extension to renovate existing single family home including structural addition.

Background:

- One year time extension issued by the DRB October 7, 2014. Expiration date September 4, 2015.
- ZP13-0019CA; Renovate existing single family home including structural addition. Approved September 4, 2012. Permit expiration date September 4, 2014.
- There are no other zoning permits on file for this property.

Overview: Work has been underway to renovate and add an addition to the existing single family home on the very small and challenging lot (1919 sf.) No change in use is proposed: The property will remain a single family residence.

The zoning permit faced expiration September 4, 2015 without an extension (This time extension request submission preceded that date.)

The applicants believe they can complete the remaining work, which includes interior stairs, doors, plumbing, tiling; and exterior detail work within 3-4 months. Therefore they respectfully request a second time extension.

Recommendation: Consent approval, per the following findings and conditions:

I. Findings

Article 3: Applications, Permits and Project Reviews

The programs and services of the City of Burlington are accessible to people with disabilities. For accessibility information call 865-7188 (for TTY users 865-7142).

Section 3.2.9 (d)

Notwithstanding (e) and (f) below, a zoning permit shall become invalid unless the work or action authorized commences within one (1) year after the date of the final decision. All work or action authorized there under shall be completed, and a Final Zoning Certificate or Occupancy received, within two (2) years of the date of decision unless a written extension of time not to exceed one (1) year is granted in advance by the administrative officer. Extensions of time for a zoning permit issued in connection with a conditional use or variance shall require approval by the DRB after a public hearing.

As a Level II zoning permit application, the original permit was subject to review by the Development Review Board. A time extension request has been made in a timely fashion by the applicants to extend the life of their zoning permit. Precedent has established that up to three time extensions may be considered by the Board. This is the second request. Given the limited work remaining on a construction site that has presented unique challenges, a one year time extension is reasonable to complete the approved plan.

Affirmative finding.

II. Conditions of Approval

1. The owner(s) shall complete the approved project and obtain a UCO (combined Zoning and Building certificates of occupancy) by September 4, 2016 or be subject to enforcement action.
2. All conditions of ZP 13-0019CA not herein altered shall remain in effect.
3. Standard Permit Conditions 1-14.

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