



## PERMITTING & INSPECTIONS

645 Pine Street, Ste. A | PO Box 849  
Burlington, VT 05402-0849

Housing: (802) 863-0442  
Trades: (802) 863-9094  
Zoning: (802) 865-7188

May 8, 2020

GERALD P. LECLAIR  
185 Patchen Rd  
South Burlington, Vt 05403

RE: 86-88 North Winooski Avenue Burlington, Vermont

Dear Owner,

According to our records, you are the owner of record of the above-referenced property. This letter is to inform you that the Permitting and Inspections Office has received the following complaint(s) regarding this property:

- **Garage falling down, possible Demolition By Neglect**

Our office has initiated an investigation regarding the complaint(s), however, as of this date; a final determination has not been made. Should you have any information or explanation that you believe will be useful to us during our investigation, please submit it to the Permitting and Inspections Office, **in written form, within the next ten (10) business days**.

Please note, while any information from you as the property owner is useful, the investigation will occur with or without the information. This letter is intended to give you notice of the alleged complaint(s) against your property and to provide you an opportunity to explain the condition and/or refute the allegation prior to a formal determination being issued.

Should you have questions, please do not hesitate to call me at 863-0442.

Sincerely,

A handwritten signature in black ink, appearing to read "William Ward".

William Ward  
Zoning Administrative Officer  
Code Compliance and Enforcement

KNOWN OWNERS OF PREMISES LOCATED AT 86-88 NORTH WINOOSKI AVENUE BURLINGTON, VT:

Information available in alternative media forms for people with disabilities.  
For disability access information call (802) 865-7121 or (802) 863-0450 TTY.  
An Equal Opportunity Employer



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### NOTICE OF ZONING VIOLATION (NOV 387538)

August 27, 2020

GERALD P. LECLAIR  
185 PATCHEN ROAD  
SOUTH BURLINGTON, VT 05403

Mailed Certified Mail #70173380000051248614  
And FIRST CLASS MAIL

**NOTICE OF VIOLATION AT:**  
86-88 NORTH WINOOSKI AVENUE,  
BURLINGTON, VT  
TAX LOT #044-3-260-000

Zoning Violation# 387538

Dear Owners,

It has come to the attention of this office that a zoning violation exists at 86-88 North Winooski Avenue.

**Description of Violation:** Demolition of historic structure without a zoning permit

Burlington Comprehensive Development Ordinance (CDO) Article(s): 2, 3, 5, 8, 12, and 24 VSA §4451.

Please be advised that violations of the CDO are subject to fines of up to two hundred dollars (\$200.00) for each day that a violation continues. You may submit an application to attempt correction of the violation, however, be advised application and filing fees are subject to a fee increase for permits required to correct a violation.

This correspondence serves as a formal notice of a zoning violation pursuant to 24 V.S.A §4451. You have seven (7) days from receipt of this notice to cure the referenced violation. Additional warnings for the violation are not required and will not be forthcoming. In the event that the violation is not cured or remedied as provided for in this notice, the City will pursue enforcement of the violation as provided for by law.

This Notice of Violation (NOV) may be appealed to the Burlington Development Review Board in accordance with the provisions of CDO Sections 2.7.12 and 12.2.2 provided that such appeal is filed within fifteen (15) days of the date of this NOV August 27, 2020, and accompanied by the appropriate fee in accordance with Sec. 3.2.4(a) of the CDO. Appeal fee and complete application shall be filed with the City's Zoning Office (645 Pine Street) by **4 pm on** ; an appeal shall not be perfected until the fee is received.

If you have any questions, please call Ted Miles or William Ward at (802) 863-0442.

Sincerely,

A handwritten signature in black ink, appearing to read "William Ward".

William Ward  
Zoning Administrative Officer

Sincerely,

A handwritten signature in black ink, appearing to read "Theodore Miles".

Theodore Miles  
Code Compliance Officer



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Zoning: (802) 865-7188

NOTICE OF ZONING VIOLATION (NOV 387538)

September 27, 2021

Mailed Certified Mail 70192280000140565518  
And FIRST CLASS MAIL

GERALD P. LECLAIR  
185 PATCHEN ROAD  
SOUTH BURLINGTON, VT 05403

**NOTICE OF VIOLATION AT:**  
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BURLINGTON, VT  
TAX LOT #044-3-260-000

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Sincerely,

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William Ward  
Zoning Administrative Officer

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Theodore Miles  
Code Compliance Officer