

September 12, 2022

Lanahan Residence
175-77 Prospect St
Burlington, VT 05401

re: zoning permit application

Accompanying this application is a site plan that shows the portion of the existing building that is proposed to be converted to a new residential unit. This portion of the building already includes finished bedrooms, living spaces and bathrooms (1 + 1/2 bath). This proposal requires the construction of a new kitchen to make a fully functional living unit.

Under the current zoning regulations, a total of 6 parking spaces are required. This property is served by two driveways, the southernmost one having two parking spaces in tandem, and serves the existing unit entered from that driveway. The northernmost driveway leads to a carriage barn which accommodates two spaces within the barn, and two tandem spaces in front. The two locations provide 6 parking spaces, which meets the requirement of 2 spaces/unit.

This application is being made under Section 4.4.5(d) District Specific Regulations 4.A. "Additional Unit to Multi-Family", which permits an additional unit to an existing duplex if approved in advance as a conditional use by the DRB.

Conditional use requirements are as follows:

Approval shall be granted only if the DRB, after public notice and public hearing, determines that the proposed conditional use and associated development shall not result in an undue adverse effect on each of the following general standards:

- 1. Existing or planned public utilities, facilities or services are capable of supporting the proposed use in addition to the existing uses in the area; **the addition of one unit by converting existing space in an already developed portion of the city will not impact any existing public utilities, facilities or services. The space already exists and has been in use for nearly fourteen years.***
- 2. The character of the area affected as defined by the purpose or purposes of the zoning district(s) within which the project is located, and specifically stated policies and standards of the municipal development plan; **there will be no difference in appearance as no exterior changes are being proposed, and therefore no effect on character of the area.***
- 3. The proposed use will not have nuisance impacts from noise, odor, dust, heat, and vibrations greater than typically generated by other permitted uses in the same zoning district; **the proposed change will not create any nuisance impacts of any kind.***
- 4. The transportation system is capable of supporting the proposed use in addition to the existing uses in the area. Evaluation factors include street designations and capacity; level of service and other performance measures; access to arterial roadways; connectivity; transit availability; parking and access; impacts on pedestrian, bicycle and transit circulation; safety for all modes; and adequate transportation demand management strategies; **the location is well served by existing transportation systems, the existing driveway connects directly to the City's street system, parking is being provided on-site.***
- 5. The utilization of renewable energy resources; **there will be no increase in energy resources, as the existing conditioned space is not being increased.***
- 6. Any standards or factors set forth in existing City bylaws and city and state ordinances; **there are no other standards or factors set forth in existing bylaws of which the applicant is aware would be in conflict.***

Accordingly, we respectfully request that this application be schedule for the next available DRB meeting.

Sincerely,

A handwritten signature in black ink that reads "Bob Duncan". The signature is written in a cursive, flowing style.

Bob Duncan, RA, AIA