



City of  
Burlington, Vermont  
645 Pine Street

## Zoning Permit – Reasons for Denial

ZP #: 22-505

Tax ID: 044-1-094-000

Issue Date: October 31, 2022

Decision: Denied

Property Address: 170 Park Street

**Description:** Install gravel extension to existing driveway and rear parking area.

### **Reasons for Denial:**

1. The proposed work increases lot coverage beyond the permissible limit. The property is located within the Residential – Medium Density zone. Within that zone, up to 40% standard lot coverage is allowed. An additional 10% is allowed for open air amenities like open porches, decks, and patios. The most recent site plan approval for the property depicts 43% total lot coverage, including 39.3% standard lot coverage and 3.7% open air amenity coverage (front porch). As proposed, total lot coverage would increase to 46.7%.

Assuming the new, adjusted site plan for this application depicting a smaller house footprint is correct, existing standard lot coverage is 36.8% and the porch remains 3.7% for a total of 40.5%. As proposed standard lot coverage would increase to 43%. The porch brings total coverage to 46.7%. The proposed lot coverage exceeds the permissible limit and cannot be approved.

An interested person may appeal a decision of the Zoning Administrator to the Development Review Board within 15 days after the decision date per Sec. 12.2.2, *Appeals of Administrative Officer Decisions*. Appeals may be filed online at [burlingtonvt.viewpointcloud.com/categories/1098](https://www.burlingtonvt.viewpointcloud.com/categories/1098) or in-person at 645 Pine Street, Burlington, Vermont. <https://www.burlingtonvt.gov/DPI/Appealing-a-Zoning-Decision>