

Department of Permitting and Inspections

Zoning Division

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MEMORANDUM

To: Development Review Board
From: Scott Gustin, Principal Planner
Date: July 21, 2020
RE: ZP19-0980CA/MA, 110 Riverside Avenue

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 Number: ZP19-0980CA/MA

Zone: NAC-R **Ward:** 1

Date application accepted: June 12, 2019 (incomplete)

Date traffic study received: November 12, 2019

Applicant/ Owner: G4 Design Studio/Sisters and Brothers Investment Group / Joe Handy

Request: Reapplication to demolish existing c. 1935 former auto repair structure; construct new 4 story 57 unit apartment building with underground parking on 1.22 acre site. Height bonus exercised by providing Senior Housing. Originally approved with amended conditions, July 2, 2013. Two time extensions procured; permit expired without exercise.

NPA Review Date: May 8, 2019.

The Development Review Board considered this application at their November 19, 2019 meeting. The Board closed the public hearing, but upon deliberating the Board acted to re-open the public hearing to receive additional information relative to shoring work at the back of the property and as to stormwater. Additional information was provided, and the project plans were

revised slightly as well to relocate a dumpster enclosure out of the residential/NMU zone district setback.

The Development Review Board subsequently considered this application at the February 19, 2020 meeting. The Board again closed the public hearing and deliberated. Upon deliberation, the Board found the additional information to be insufficient and moved to re-open the public hearing to receive additional information as to:

- Current stormwater review based on current conditions;
- City Arborist comments as to trees affected by the project; and,
- City engineer review of the proposed shoring system.

This application has been pending since its July 16, 2019 review with the DRB. Per Sec. 3.2.5, *Completeness of Submission, Administrator's Action*, action may be deferred for up to 6 months. Up to two 3-month extensions may be granted by the Development Review Board. In re-opening the hearing in February 2020, the Board granted an initial extension of the timeline for review. The Coronavirus pandemic led to a declared state of emergency that suspended permit timelines for 90-days.

Between the initial 6 months, the first 3-month extension, and the 3-month timeline suspension due to the pandemic, July 2020 is the current time limit for consideration of this application. As noted above, a second (and final) 3-month extension may be granted by the Development Review Board. If the application lay dormant for the initial 3-month extension, a second extension may not be granted. Such is not the case here. The applicants have continued to work to address stormwater, trees, and the retaining wall. A second and final 3-month extension may be granted by the Development Review Board.