

## Department of Permitting & Inspections

Zoning Division  
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**TO:** Development Review Board  
**FROM:** Scott Gustin  
**DATE:** September 15, 2020  
**RE:** 17-1117CA/CU; 426 South Winooski Avenue

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**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.**

Zone: RM Ward: 6S

Owner/Applicant: Scott Mapes

**Request:** Time extension for zoning permit to demolish existing garage and construct new garage with accessory apartment

### **Applicable Regulations:**

Article 3 (Applications, Permits, & Project Reviews)

**Recommendation:** Consent approval as per, and subject to, the following findings and conditions.

### **Background Information:**

The applicant is seeking a second extension for zoning permit 17-1117CA/CU. That permit included approval to demolish an existing detached garage and to replace it with a new detached garage with an accessory apartment and related site improvements. An initial extension was granted August 12, 2019.

### **Article 3: Applications, Permits, and Project Reviews**

#### **Sec. 3.2.9, Zoning Permits**

##### *(d) Time Limit on Zoning Permits*

Work related to the subject permit commenced within 1 year of approval as required, and work is nearly, but not completely, done. Outstanding items as to building permit requirements remain. The zoning permit had a 2-year timespan – commence work within 1 year and complete it by the end of the 2<sup>nd</sup> year. The zoning permit was approved July 13, 2017, and work related to the permit was to be complete by July 13, 2019.

The work is mostly, but not entirely, complete. This second extension request was submitted June 10, 2020, prior to the July 13, 2020 expiration date of the permit.

This subsection enables the DRB to approve zoning permit extensions up to 1 year so long as the permitted work remains compliant with the current zoning regulations. Such is the case here. No

changes to the zoning code have occurred that would preclude the approved project. A second and final 1-year time extension for the zoning permit may be granted. (**Affirmative finding**)

## **II. Conditions of Approval**

1. All conditions of approval of zoning permit 17-1117CA/CU remain in effect, except that the permit expiration date is changed to July 13, 2021. No further time extensions of this zoning permit may be granted.