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Matthew T. Daly

M. Cecilia Daly

March 4, 2016

Ms. Mary O'Neil
Department of Planning and Zoning
City of Burlington
149 Church St.
Burlington, VT 05401

RE: 16 Rose Street/Parking

Dear Mary,

Please treat this as Applicant's follow up to the DRB hearing held this past Tuesday, March 2, 2016, regarding the above referenced property.

1. The Property is a Multi-Family Property

We respectfully ask that you and the DRB read the applicable regulation a bit differently than the way you have thus far (which has caused you to recommend denial based on insufficient parking). Specifically, we urge you to view the Applicant's 16 Rose Street property is neither a single family dwelling nor a duplex. When completed, it will actually be a three-unit multi-family property requiring one parking space for each unit. Under this reading and interpretation, parking should be sufficient for approval.

2. A Parking Waiver is in Order

In the alternative, we renew our request for a parking waiver based on the factors specified in my letter to you dated February 24, 2016 (attached for your reference and the DRB's). My prior letter accurately states that the property located at 158 North Street has a total of 10 parking spaces approved (see copy of approved parking plan signed and stamped by your office February 6, 2015). That property has a surplus of 2 spaces that can be utilized by residents of 16 Rose Street by agreement between the two property owners. The 16 Rose Street residents would access the lot at 158 North Street from the North Street entrance and then walk around the corner to Rose Street to their residences at #16 Rose Street.

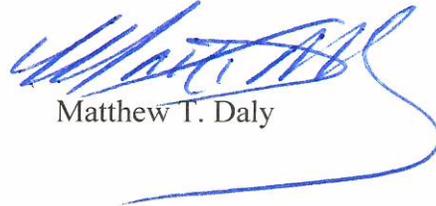
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As I explained in my 02/24/16 letter, J&S also intends to include a lease provision in its leases with tenants at 16 Rose Street that expressly states they may use only one parking space per unit at 16 Rose Street. Further, there is on-street parking available on Rose Street and there is an easily accessible bus station on North Street in close proximity to 16 Rose Street.

Based on the foregoing, we urge you and the DRB to find that there is sufficient parking at the subject property and that the DRB approve the project on Monday when it deliberates.

If there is any further information you or the DRB need regarding this request, please contact me at your convenience. Thank you.

Very truly yours,



Matthew T. Daly