

Scott Gustin

From: ccburnsrealestate@gmail.com on behalf of Charles Burns <ccburns@c21jack.com>
Sent: Wednesday, April 01, 2015 4:30 PM
To: Scott Gustin
Subject: Fwd: 18-20 Weston

Hi Scott, Elsie suggested I send this request to you as Ken's email has the auto reply that he is away. Please let me know. Thanks, Chuck cell802-343-0462

----- Forwarded message -----

From: Charles Burns <ccburns@c21jack.com>
Date: Wed, Apr 1, 2015 at 4:23 PM
Subject: 18-20 Weston
To: klerner@burlingtonvt.gov

Hi Ken, We would like to postpone our hearing with the DRB until a later date. My attorney, Brian Hehir has not been able to communicate with Kim Sturtevant and we are still unsure of the actual violations. This is a follow up request from Brian Hehir's request earlier in the week to the Chairman of the DRB. Thank You and we look forward to hearing back. My Best, Chuck

--



Chuck Burns, Broker/REALTOR
The Burns Real Estate Team
Specializing in Apartment Sales
and Residential Homes

CENTURY 21 JACK ASSOCIATES
44 Shelburne Street
Burlington, VT 05401
Cell - 802-343-0462
Office 802-864-9856
www.c21jack.com

Agency Disclosure: The Vermont Real Estate Commission requires all real estate licensees to disclose Agency relationships with all real estate consumers. Our firm represents both Buyers and Sellers. Unless our firm has a Listing Agreement or a Buyer Broker Agreement with you, we do not have a broker/client relationship with you. We can assist you in the purchase of any Vermont property whether listed by our office, another agency or if it is for sale by owner. If you are a prospective buyer and we send you information concerning properties you may be interested in, we are doing so as the seller's agent or as a cooperating broker with agents who represent the seller. If you would like Buyer Representation the Burns Real Estate Team would be happy to discuss this option with you.

General Disclaimer: The data contained herein is for informational purposes only and is not represented to be error free. We have made every effort to obtain information regarding listings from sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

Notwithstanding any attachments of scanned and signed documents to the contrary, nothing contained herein constitutes nor is intended to constitute an offer, inducement, promise, or contract of any kind. Only signed documents are adequate to enter into a contract or to modify, amend, change or provide any required notice to a previously signed contract.

This is not a solicitation for your business if you already have a client relationship with another real estate agency.

To opt out of emails just reply with a request. Thank you the Burns Real Estate Team.

BRIAN P. HEHIR
ATTORNEY AT LAW
239 SOUTH UNION ST.
P.O. BOX 1052
BURLINGTON, VT 05402-1052

Brian@hehirlaw.com
www.hehirlaw.com

TEL 802-862-2006
FAX 802-862-2301

March 31, 2015

Chairperson
Development Review Board
City of Burlington
149 Church Street
Burlington, VT 05401

HAND DELIVERED

Re: 18-20 Weston Street, Notice of Violation 15-0830AP, Charles and Cynthia Burns

Dear Chairperson:

I represent the Burns in this appeal of an alleged zoning violation.

This is a request to continue the hearing set for Tuesday April 7 at 5:00pm.

The reason for this request is that I have been working with the City Attorney (Kim Sturtevant) to determine exactly which sections of the Ordinance are alleged to have been violated. At this time, it is unclear from the Notice of Violation and the attached Findings, which sections of the Ordinance are involved. Ms. Sturtevant says that her information will be forthcoming.

We would like the opportunity to prepare fully for the hearing and can do that when we know exactly which sections or provisions of the Ordinance must be addressed at the hearing.

It is also very likely that the owners and the City can agree to a settlement of this matter without the need for a hearing.

As such, we request that the hearing be continued for 60 days.

Thank you for your consideration.

Very truly yours,



Brian P. Hehir, Esq.

cc: Charles and Cynthia Burns

RECEIVED
MAR 31 2015
DEPARTMENT OF
PLANNING & ZONING

BRIAN P. HEHIR
ATTORNEY AT LAW
239 SOUTH UNION ST.
P.O. BOX 1052
BURLINGTON, VT 05402-1052

RECEIVED
MAR 11 2015

DEPARTMENT OF
PLANNING & ZONING

TEL 802-862-2006
FAX 802-862-2301

Brian@hehirlaw.com
www.hehirlaw.com

March 9, 2015

Development Review Board
City of Burlington
149 Church Street
Burlington, VT 05401

Re: Appeal of Charles and Cynthia Burns, 18-20 Weston Street.

Dear DRB Clerk:

Please find enclosed an appeal of a Notice of Appeal in response to Notice of Zoning Violation No. 279187. The Burns have previously filed an Appeal in this matter, dated February 24, 2015, and have paid the appeal fee. This supplements that previous filing.

Thank you for your assistance.

Very truly yours,



Brian P. Hehir, Esq.

enclosures

cc: Charles and Cynthia Burns

RECEIVED

MAR 11 2015

DEVELOPMENT REVIEW BOARD
DEPARTMENT OF
PLANNING & ZONING

CITY OF BURLINGTON

IN RE: 18-20 WESTON STREET

NOTICE OF APPEAL

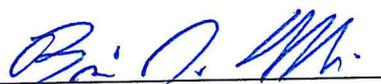
NOW COME Charles and Cynthia Burns, owners of 18-20 Weston Street, by and through their attorney, Brian P. Hehir, Esq., and pursuant to Article 12 of the Burlington Zoning Ordinance, hereby appeal to the Burlington Development Review Board a Notice of Zoning Violation dated February 12, 2014; this Notice of Appeal supplements an earlier appeal filed by Chuck Burns on February 24, 2015 (attached).

In support of their appeal, appellants state as follows:

- 1) Charles and Cynthia Burns reside in Charlotte, Vermont and own a duplex located at 18-20 Weston Street.
- 2) The regulatory provisions which apply to this appeal are contained in the Burlington Zoning Ordinance; the Notice of Zoning Violation fails to state which specific sections of the Ordinance appellants' property is alleged to violate.
- 3) Appellants request that the Notice of Violation be dismissed because the parking lot in question is a pre-existing nonconforming use, and the alleged uses complained of, have, upon information and belief, existed continuously for over 15 years.

Dated at Burlington, Vermont this 9th day of March, 2015.

By:


Brian P. Hehir, Esq., Attorney for
Charles and Cynthia Burns

RECEIVED

MAR 11 2015

RECEIVED

FEB 24 2015



Department of Planning and Zoning
149 Church Street, City Hall
Burlington, VT 05401
Phone: (802) 865-7188
Fax: (802) 865-7195
www.burlingtonvt.gov/pz

DEPARTMENT OF PLANNING & ZONING

Zoning Permit Application

Use this form for ALL zoning permit applications. See the relevant checklist for specific requirements.

PROJECT LOCATION ADDRESS: 18-20 Weston St.

PROPERTY OWNER*: Charles Burns

APPLICANT:

*If condominium unit, written approval from the Association is also required

POSTAL ADDRESS: 44 Shelburne St

POSTAL ADDRESS:

CITY, ST, ZIP: Burlington, Vt. 05401

CITY, ST, ZIP:

DAY PHONE: 864-9856 or 343-0462

DAY PHONE:

EMAIL: ccburns@c21jack.com

EMAIL:

SIGNATURE: Charles Burns

SIGNATURE:

I am the owner. In addition, I duly authorize the applicant (if noted) to act on my behalf for all matters pertaining to this zoning permit application.

Description of Proposed Project: Appeal of Zoning Violation # 279187

Existing Use of Property: [] Single Family [x] Multi Family: # 2 Units [] Other:

Proposed Use of Property: [] Single Family [] Multi Family: # Units [] Other:

- Does your project involve new construction, addition, alteration, renovation, or repair to a structure that is heated or cooled?
Will 400 sq ft or more of land be disturbed, exposed and/or developed?
For Single Family & Duplex, will total impervious area be 2500 sq ft or more?
Are you proposing any work within or above the public right of way?

Estimated Construction Cost (value)*: \$

(*Estimated cost a typical contractor would charge for all materials and labor, regardless of who physically completes the work)

Within 30 days of submission, the permit application will be reviewed for completeness, and, if complete, will be processed administratively or referred to a board for review. All permit approvals or denials are subject to an appeal period (15 days for administrative permit; 30 days for board permit).

Office Use Only: Zone, Eligible for Design Review?, Age of House, Lot Size, Type, SN, AW, FC, BA, COA1, COA2, COA3, CU, MA, VR, HO, SP, DT, MP, Check No., Amount Paid, Zoning Permit #

24/4454(a) SOL



CODE ENFORCEMENT OFFICE

645A Pine St, PO Box 849
Burlington, VT 05402-0849

VOICE (802) 863-0442

FAX: (802) 652-4221

RECEIVED

MAR 11 2015

**DEPARTMENT OF
PLANNING & ZONING**

February 12, 2015

Cynthia and Charles Burns
475 Meadowside Drive
Charlotte, VT 05445

RE: 18-20 Weston Street

Dear Mr. Burns:

As you may recall, I met with you at the Premises known as 18-20 Weston Street, on November 12, 2015. At that time we discussed the parking and the 2005 Drawing, storage in the garage and the occupancy at 18-20 Weston Street.

It has come to the attention of this office that the parking on the southern boundary continues; we have received several complaints. When I spoke with you in November you noted that a couple of the cars on the southern boundary belonged to your tenants at 12 Weston Street. You also mentioned you would inform those tenants not to park at 18-20 Weston Street; parking for 18-20 Weston Street is restricted by use of those tenants and guests, parking by 12 Weston Street results in a "private parking lot" situation; apparently your 12 Weston Street tenants are not listening to you and as the property owner, it is your responsibility to ensure compliance. If you wish to apply for a zoning permit to include a private parking lot at this Premise for your 12 Weston Street tenants, that is your right.

We also talked about storage within each of the garages. I noted to you that I had spoken to your maintenance person prior to our visit and he informed me two of the garages were being used for maintenance and storage relating to all your properties. In addition, you mentioned that you and your daughter were storing items in two of the garages. These garages are used in the parking requirement calculation and should be used for tenants at 18-20 Weston Street. It is permissible for 18-20 Weston Street tenants to use a partial of each of the garages for their personal storage, same scenario of a single family house, park in the garage and use part of the garage as storage – accessory to the garage. If you wish to apply for a zoning permit to include storage for off-site use and storage of maintenance equipment for all your properties, that is your right.

RECEIVED

MAR 11 2015

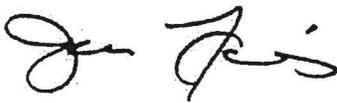
Cynthia and Charles Burns
Page 2

DEPARTMENT OF
PLANNING & ZONING

Our office, in consultation with Planning/Zoning staff and City Attorney's office are still occurring, thus citing use of premises inconsistent with the Family Definition of the Zoning Ordinance (CDO) has not been included in this notice of violation, however, if appropriate, may be part of a future notice of violation.

Attached is the formal notice of violation. Please feel free to call me at 864-8518 or e-mail me at jfrancis@burlingtonvt.gov when you are ready to discuss your options (within each noted timeframe, of course).

Sincerely,



Jeanne Francis
Zoning Specialist

Attachments: Notice of Violation for Premises located at 18-20 Weston Street.



CODE ENFORCEMENT OFFICE

645A Pine St, PO Box 849
Burlington, VT 05402-0849
VOICE (802) 863-0442
FAX: (802) 652-4221

NOTICE OF ZONING VIOLATION (NOV)

February 12, 2015

Mailed Certified Mail 7013 3020 0001 6717 6912
And FIRST CLASS MAIL

CHARLES C. & CYNTHIA D. BURNS
475 MEADOWSIDE DR
CHARLOTTE VT 05445

NOTICE OF VIOLATION AT:
18-20 WESTON ST, BURLINGTON, VT
TAX LOT #045-1-236-000

Zoning Violation# 279187

Dear Mr. and Mrs. Burns,

It has come to the attention of this office that a zoning violation exists at 18-20 Weston St.

Description of Violation:

1. Green space along southern boundary of property used as a "Private Parking Lot". Change of a conforming use to a non-conforming use, without zoning approval; and
2. Replacing green space with additional parking without zoning approval, an increase in lot coverage; and
3. Change of accessory use: parking allocated to duplex use as regulated in the CDO, to storage, that is not accessory to the duplex use, without zoning approval; and
4. Placement of trash recepticals in an unapproved area of property, without zoning approval; and
5. Exterior storage along the southern boundary of property, in excess of 16 sf, without zoning approval.

(See attached findings, photos, and 2005 plan)

Burlington Comprehensive Development Ordinance (CDO) Article(s): 2, 3, 5, 8, 12, 13 and 24 VSA §4451.

Please be advised that violations of the CDO are subject to fines of up to two hundred dollars (\$200.00) for each day that a violation continues. You may submit an application to attempt correction of the violation, however, be advised application and filing fees are subject to a fee increase for permits required to correct a violation (see Violation Details Remedy Options #2 and CDO Section 2.7.8).

This correspondence serves as a formal notice of a zoning violation pursuant to 24 V.S.A §4451. You have seven (7) days from receipt of this notice to cure the referenced violation. Additional warnings for the violation are not required and will not be forthcoming. In the event that the violation is not cured or remedied as provided for in this notice, the City will pursue enforcement of the violation as provided for by law.

This NOV is a decision of the Zoning Enforcement Officer, designee of the Burlington Zoning Administrator, may be appealed to the Development Review Board in accordance with the provisions of CDO Sections 2.7.11 and 12.2.2 provided that such appeal is filed within fifteen (15) days of the date of this NOV December 5, 2014, and accompanied by the appropriate fee in accordance with Sec. 3.2.4(a) of the CDO. Appeal fee and complete.

application shall be filed with the City's Planning and Zoning Office (City Hall, 149 Church Street) by 4 pm on February 27, 2015; an appeal shall not be perfected until the fee is received.

If you have any questions, please call me at (802) 864-8518 or email me at jfrancis@burlingtonvt.gov.

Sincerely,



Jeanne Francis
Zoning Compliance Officer

Enclosures: Violation Details

Cc: Land Records for Tax Lot # 045-1-236-000

FINDINGS

VIOLATION DETAILS

LOCATION: 18-20 Weston ST

DECISION DATE: February 12, 2015

**VIOLATION
DESCRIPTION:**

1. Green space along southern boundary of property used as a "Private Parking Lot". Change of a conforming use to a non-conforming use, without zoning approval; and
2. Replacing green space with additional parking without zoning approval, an increase in lot coverage; and
3. Change of accessory use: parking allocated to duplex use as regulated in the CDO, to storage that is not accessory to the duplex use, without zoning approval; and
4. Placement of trash recepticals in an unapproved area of property, without zoning approval; and
5. Exterior storage along the southern boundary of property, in excess of 16 sf, without zoning approval.

FINDINGS:

1. Green space along southern boundary of property used as a "Private Parking Lot". Change of a conforming use (lawn) to a non-conforming use (parking), without zoning approval:
Findings: Up to 3 vehicles found parked along the southern boundary of property. Owner admitted he allows parking for tenants at 12 Weston St. Spoke with tenants at 12 Weston Street, they admitted tenants park at 18 Weston St. in area I identified to them. No record of zoning approval to operate a private parking lot.
2. Replacing green space with additional parking without zoning approval, an increase in lot coverage:
Findings: Several site visits verified parking along the southern boundary of property. Photos from prior years show green space which has not been replaced with private parking. No record of permits on file.
3. Change in accessory use: garage (parking bays), allocated to the duplex use, as

regulated in the CDO, has changed to storage for maintenance and storage of all Burn properties; such use is not accessory to the duplex use, without zoning approval:

Findings: see attached photo.

4. Placement of trash recepticals in an unapproved area of property, without zoning approval; and
5. Exterior storage along the southern boundary of property, in excess of 16 sf, without zoning approval. **Findings:** see attached photo.
6. May 31, 2005 "Show Cause Letter" mailed to Owners Cynthia and Charles Burns citing an increase in parking area. Owner could not document a consistent 15 year use of parking along the southern boundry to "grandfather" parking on the southern boundary. Aerial photos were not clear but it did appear one car had been parking on the southern boundary. Owner worked and together agreed to the attached 2005 plan to remedy violation. Decision was not appealed. Notice of Violation was not sent.
7. 2005 City and Owner agreed to 4 existing parking spaces on the northern boundary and one on the southern border. Shrubs were planted in front of northern parking lot and west of the one space southern parking lot. Concrete curbs were placed to mark 4 parking spaces along the northern boundary.
8. November 21 2014 spoke with Owner Chuck Burns at property. At the time 3 vehicles were parked on the southern boundary. Mr. Burns noted 2 of the parking spaces were allocated to 12 Weston St. (property south of this property which is also owned by Mr. Burns) but would ask tenants to move them. At the same time Mr. Burns noted garages were being used by himself, his daughter, tenants, and maintenance space for his properties.
9. As of February 11, 2015, parking violations are repeated.

REMEDY OPTIONS:

Within seven (7) days from receipt of this notice you may cure the violation by:

1. To remedy #1 and #2 above by complying with attached 2005 drawing. All landscaping and barriers shall comply with the drawing. All areas destroyed to Premises from the illegal parking shall be **restored to its prior state (ie. lawn). Owner shall inform the Code Enforcement Office when violations have been removed so our office may verify compliance;**
2. **To remedy #3 above by removing storage in garages and replace with parking (garage spaces are used in calculating the parking required for the duplex;**
3. **To remedy #4: Relocate trash receptacles in front of parking space #1 as indicated on 2005 drawing;**
4. **To remedy #5 remove all exterior storage (ladders, boats, and wood) along the southern boundary; or**

2) - Obtaining approval from the City's Department of Planning and Zoning for a private parking lot, add coverage, change use of garage to accessory storage by others than tenants, site improvements (other than those indicated on 2005 drawing), and trash receptacle relocation, without an approved zoning permit (permit application **fee is doubled** if complete application is submitted within seven days from receipt of the NOV, **tripled** if a complete application is submitted 7-15 days from receipt of the NOV, **or triple plus \$75 per hour of Code Enforcement staff time** (up to \$500) if a completed application is submitted after 15 days from date of NOV receipt). See CDO Section 2.7.8. ***PLEASE NOTE:*** If the zoning permit request is denied, the violation is **NOT** cured. Owner shall be required to remove the violation as noted in #1 above or request

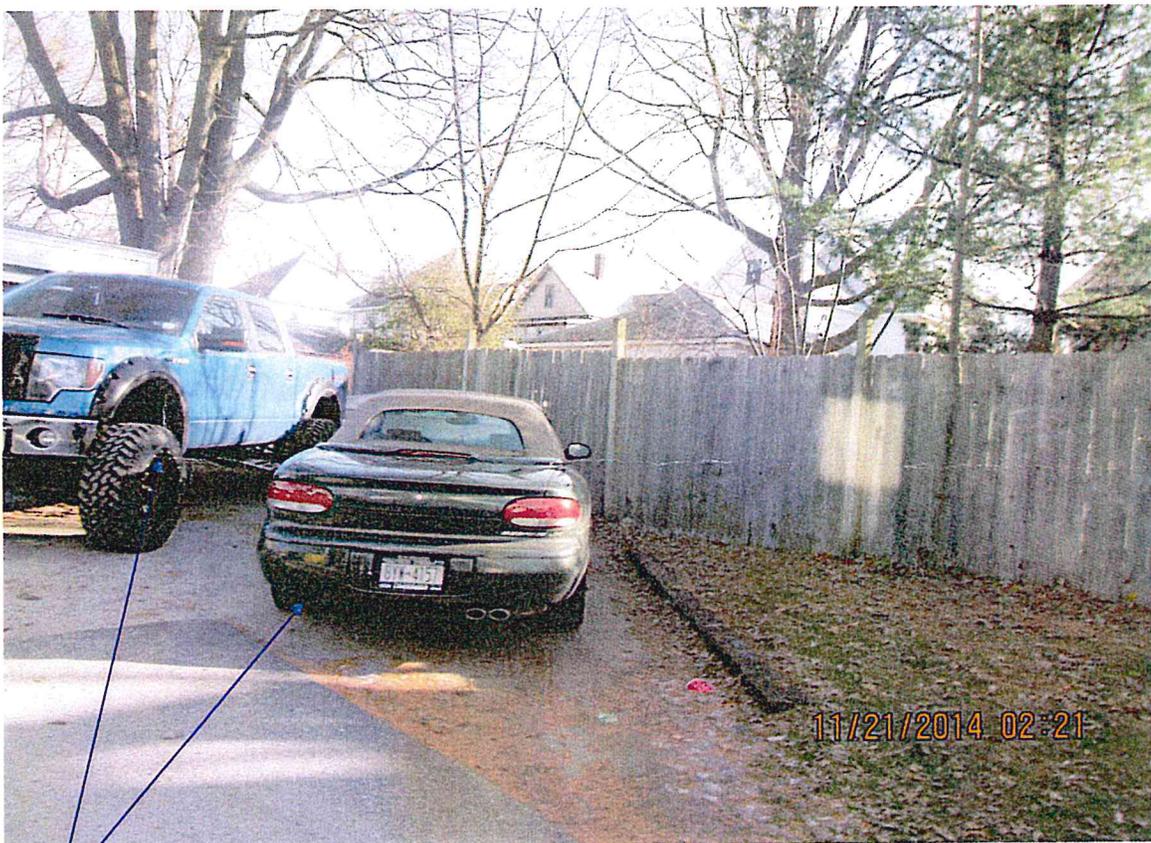
an agreement as noted in #3 below within five (5) business days from date of the permit denial to remedy the violation; or

3) - Entering into an Agreement with the City of Burlington to extend deadlines in which to come into compliance with the City's ordinance (**administrative fees required**).

APPEAL RIGHTS: You have the right to appeal the enforcement officer's decision that a zoning violation exists on your property to the Development Review Board in accordance with the provisions of Articles 2.7.11 and 12.2.2 of the CDO within fifteen (15) days **from the date of this notice**. **The deadline for filing an appeal is 4 pm on February 27, 2015.** Submit a complete application with ZV# and appropriate fee to the Department of Planning and Zoning, accompanied by a memo stating the ZV#, the owner's name and address, a brief description of the property with respect to which the appeal is taken, a reference to the regulatory provisions applicable to that appeal, the relief you are requesting, and the alleged grounds why such relief is believed proper under the circumstances. *Failure to appeal constitutes admission that the violation exists, and the decision of the enforcement officer shall be binding 24 V.S.A §4472(d).*

REGULATION CITATION: CDO Article(s): 2, 3, 5, 12 and 24 VSA §4451

PHOTOS



Parking exceeds agreed upon parking – see attached 2005 plan.



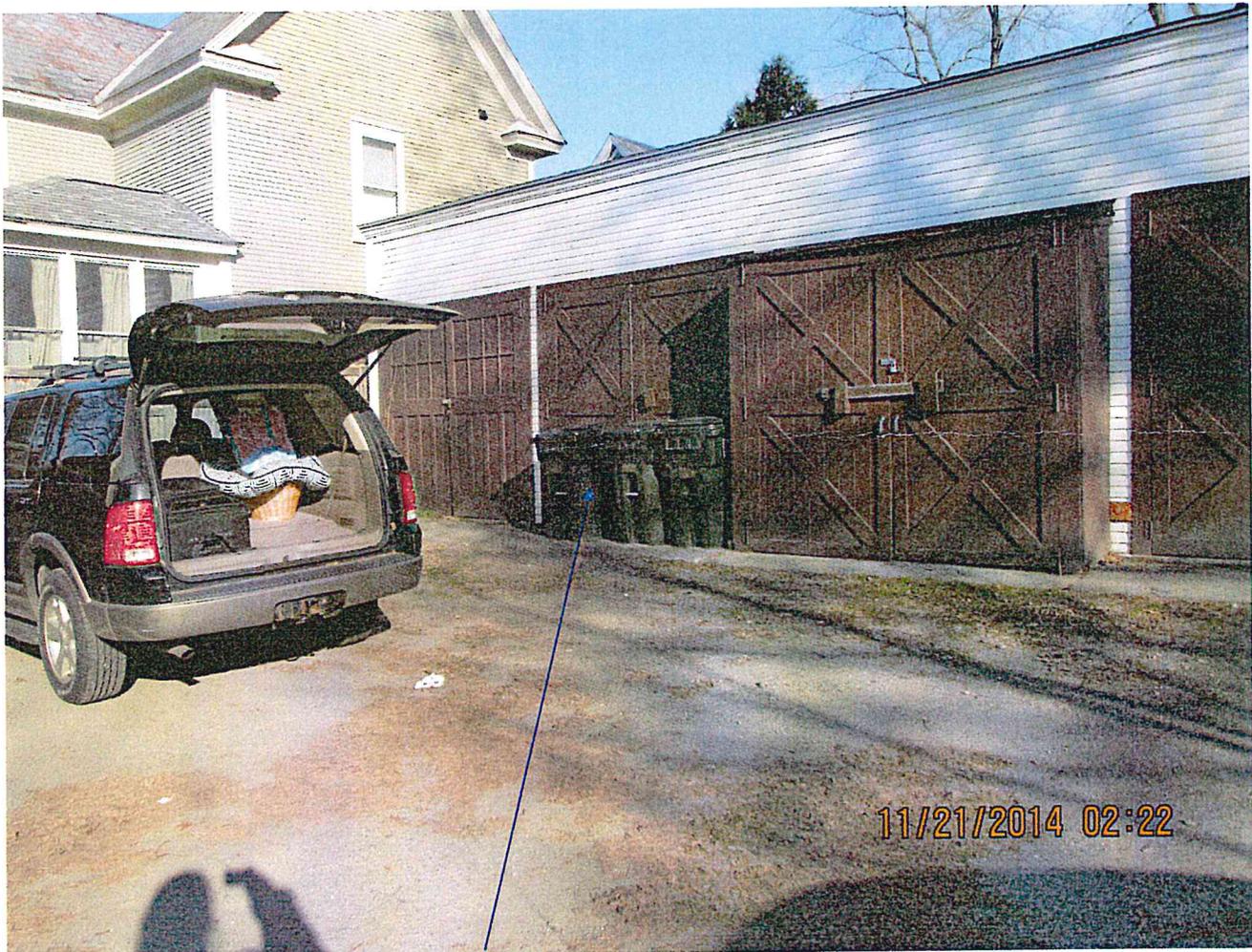
Southern boundary. Boats and other exterior materials exceeding 16' sf require zoning approval.



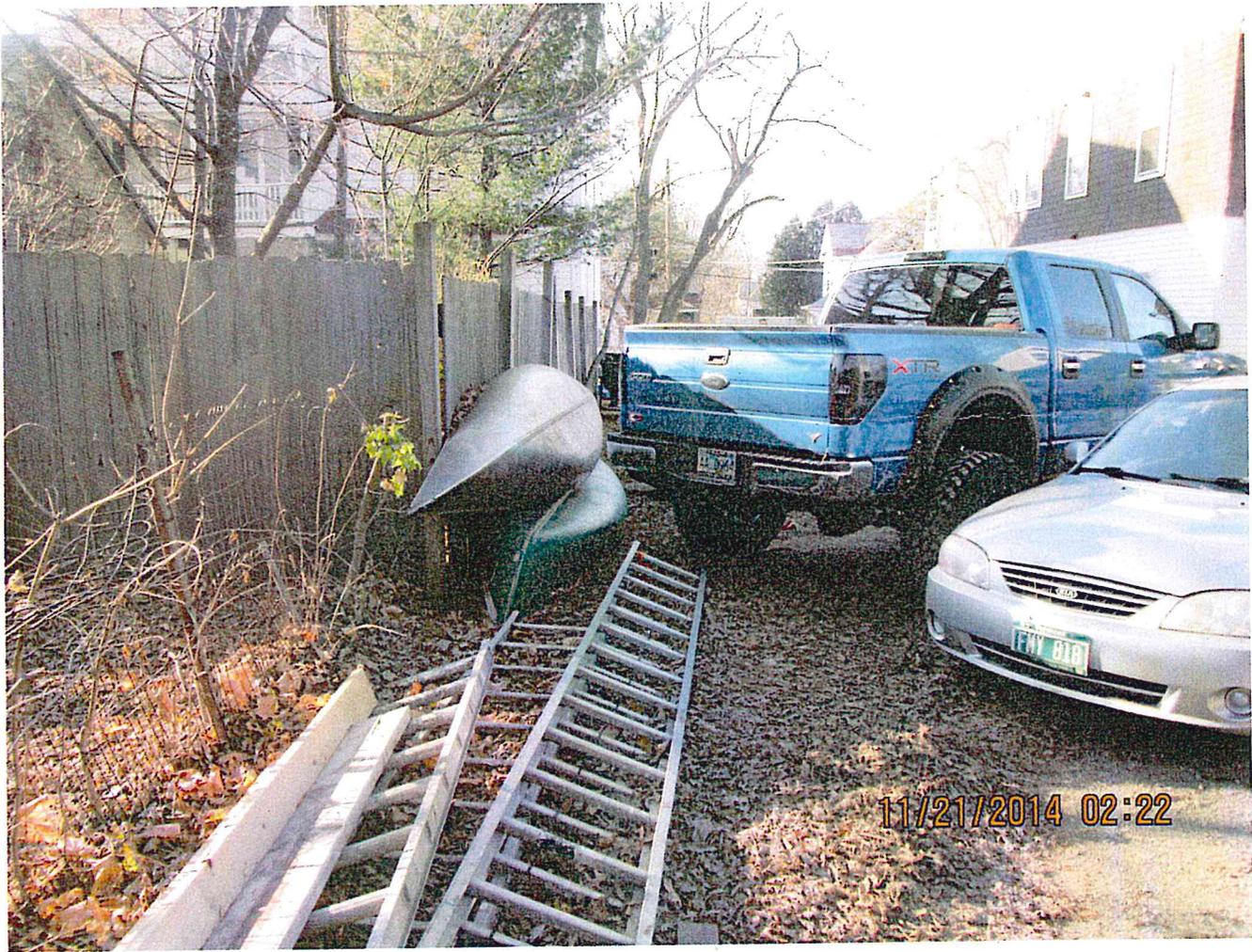
Southern parking area. In 2005 we agreed to one 9'x20' parking space (with barrier) surrounded by landscaping. Lately three vehicles have been using this area for parking. At least one vehicle belongs to a tenant at 12 Weston St (other than tenants of 18-20 Weston), thereby making this a private parking lot. See attached plan.



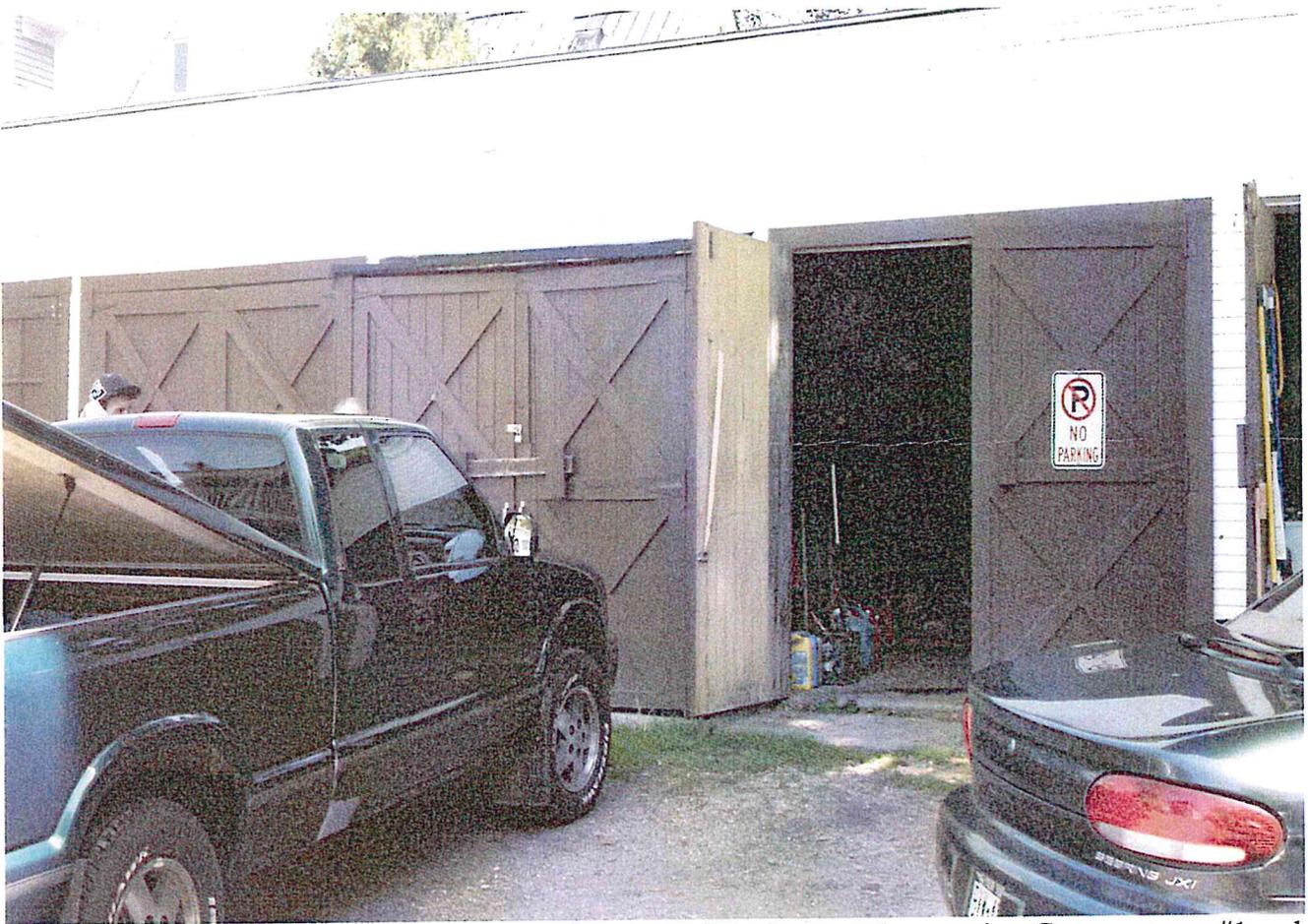
North parking lot – in 2005 we agreed to four 9'x20' parking spaces on the northern boundary with dumpster located in front (north) of parking space #1. Parking spaces were to be contained within a barrier to be reviewed and approved by our office. See attached plan.



Not an approved location for the trash receptacles. Garage units 1 and 2 are used for personal storage by owner – non conforming use would require zoning approval. The six garages are counted as part of the parking requirement for a duplex.



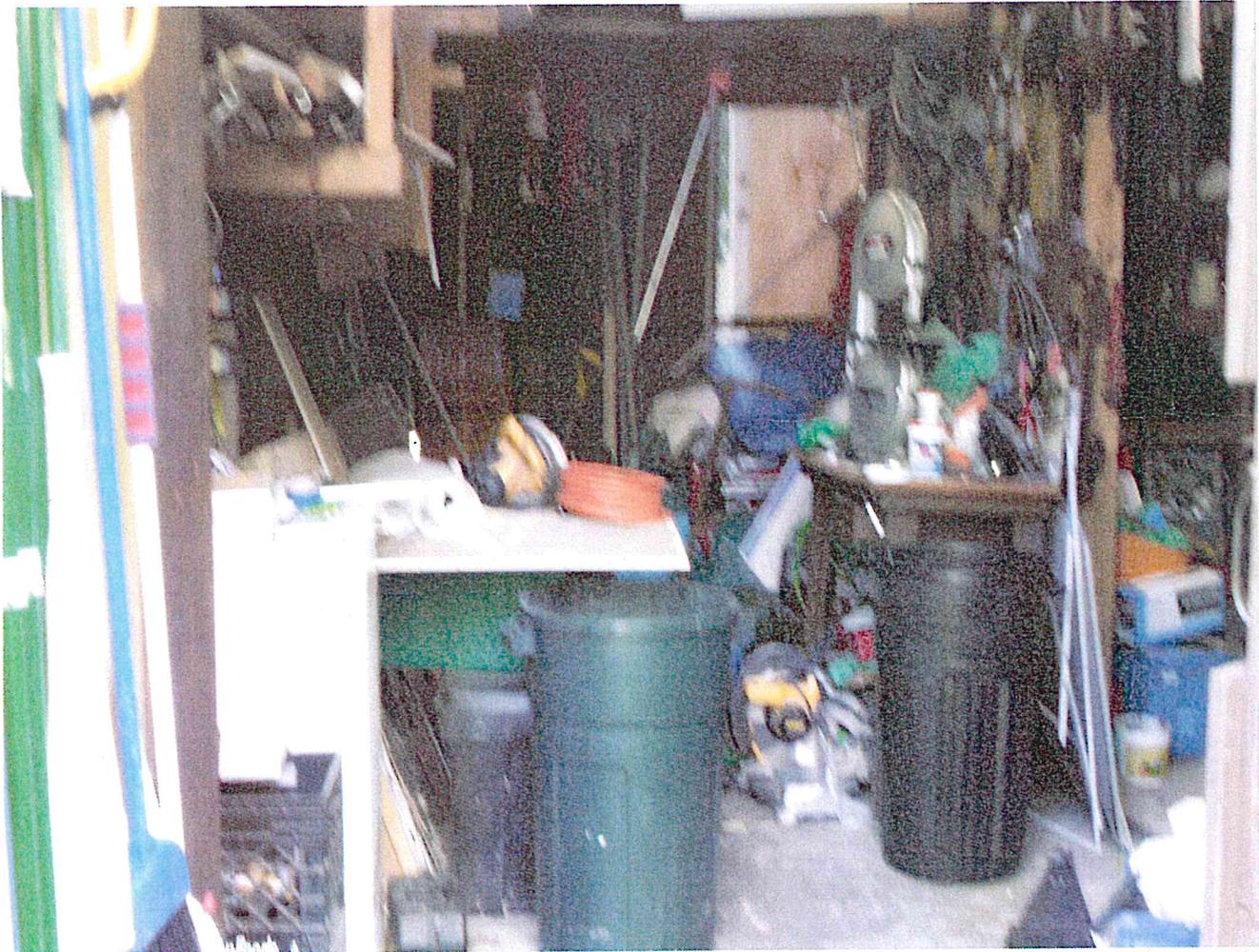
Exterior storage in excess of 16 sf along the southern boundary of property without a zoning permit.



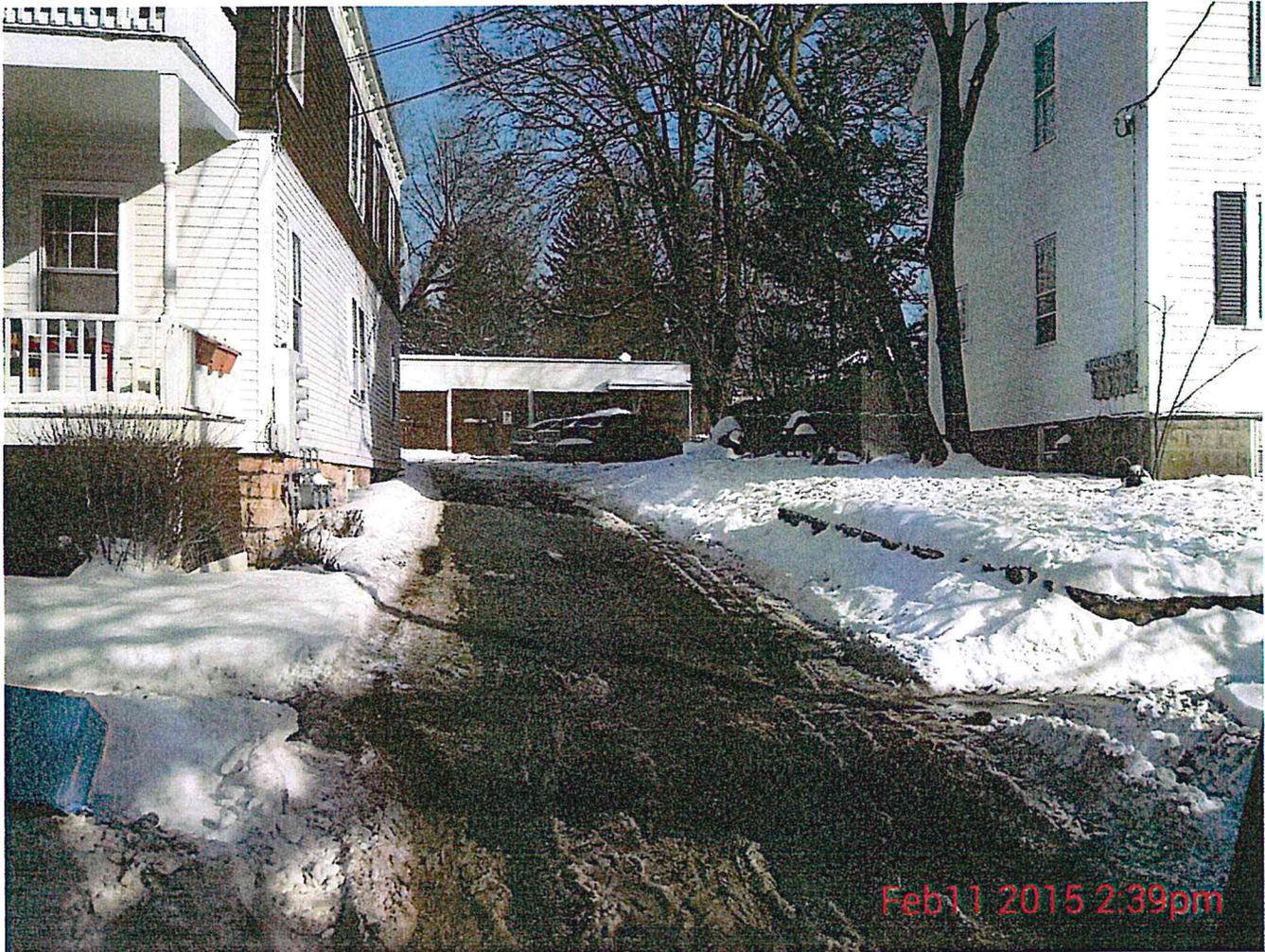
Storage of materials relating to repair and maintenance for other rental properties. Garage spaces #1 and 2 (southern edge of garage) are used for storage and maintenance space for all properties owned by Mr. Burns. Change of use from garage (conforming use) to private storage, without zoning approval.



Storage of materials relating to repair and maintenance for other rental properties. Garage spaces #1 and #2 (southern edge of garage) are used for storage and maintenance space for all properties owned by Mr. Burns. This is #2.

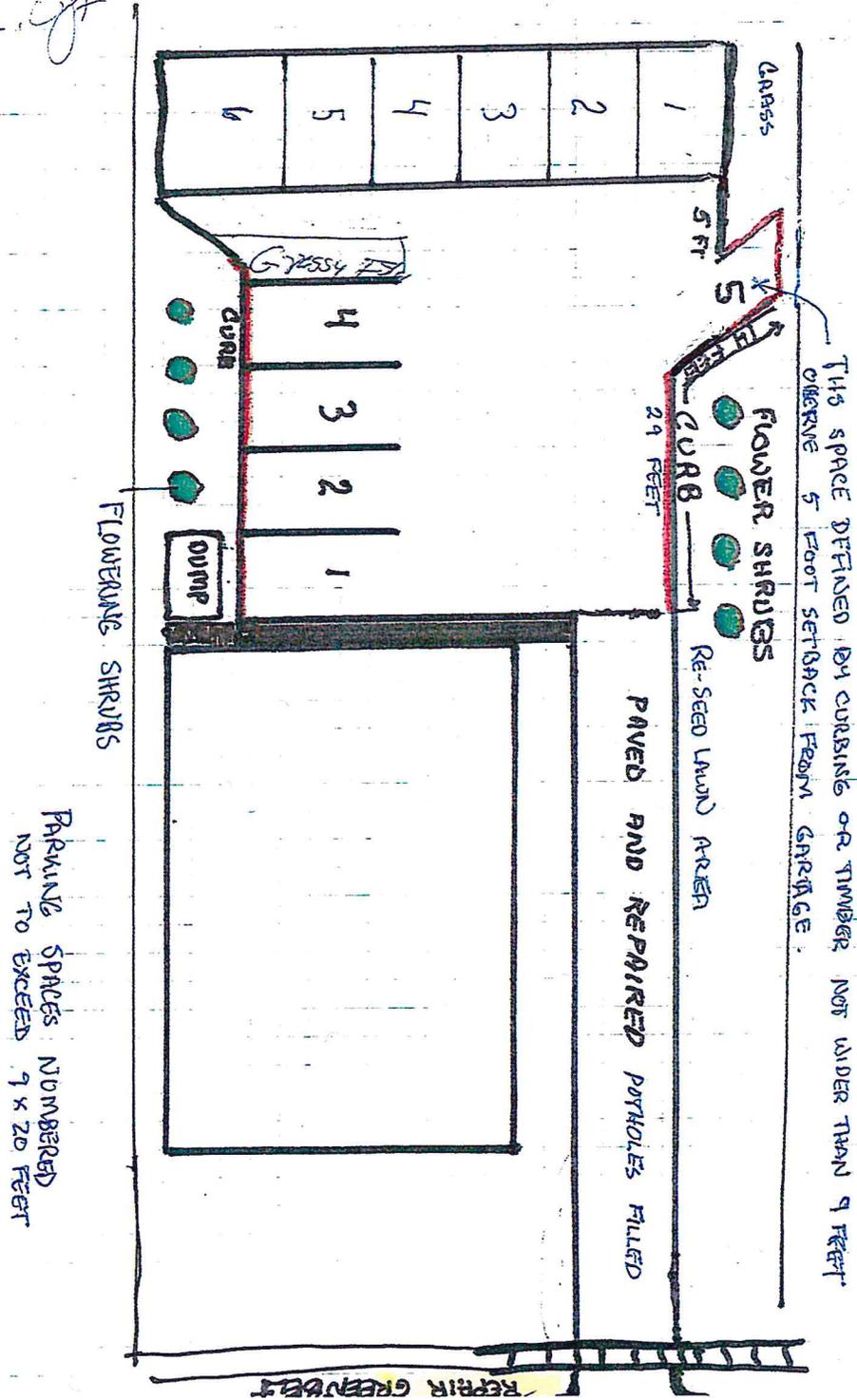


Unit #1. Maintenance personnel was present at the property in November and indicated units #1 and #2 were being used for storage of maintenance materials that are used for all Burn properties.



Today 3 vehicles parked along the southern boundary of 18-20 Weston Street.

2005 Plan Discussed with Mr. Burns
on site.



2005 Site Plan – parking spaces agreed to by Owner and City

EUGENE BERGMAN
Interim Director
865-5382

KATHLEEN BUTLER
Health Policy/Case Management Specialist
865-7510

JEANNE FRANCIS
Zoning Specialist
865-7544

Code Enforcement Administrators

GLORIA ALLEN
863-0442
SHIRLEY GILMAN
863-6247



CODE ENFORCEMENT OFFICE

645A Pine St, PO Box 849
Burlington, VT 05402-0849
FAX: (802) 652-4221

Code Enforcement Inspectors

GEORGE COUTRAYER
652-4235
MATTHEW PERRY
864-2156
FRANCES POLITI
865-7565
DONALD ROBEAR
865-7563
JOHN RYAN
865-7525

Zoning Inspector

TIMOTHY AHONEN
652-4222

June 13, 2005

Charles and Cynthia Burns
475 Meadowside Drive
Charlotte, VT 05445

RE: Functional Family Application

Dear Mr. and Mrs. Burns:

You have requested to apply for Functional Family status pursuant to the definition of "Family" in Article 30 of the Burlington Zoning Ordinance. In order for us to process your request our office needs you to complete the enclosed Functional Family Application and submit the information requested therein.

Our office will also need to conduct a site visit and interview the residents at the property individually. At the interview, we request the residents to have copies of the following documents available for the interviewer to review: voter registration, driver's license, motor vehicle registration and last years tax form.

The application will not be deemed complete until all of this information is obtained. Further, there may be additional information requested during our review of the application if additional issues arise.

Please do not hesitate to contact me with any questions.

Sincerely,

Jeanne Francis
Zoning Specialist

231170-00002 FF Appl. Ltr. Form 3-4-2005

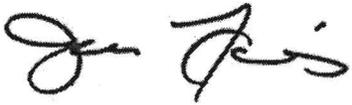
Information available in alternative media forms for people with disabilities.
For disability access information call (802) 865-7121 or (802) 863-0450 TTY.
An Equal Opportunity Employer

Cynthia and Charles Burns
Page 2

Our office, in consultation with Planning/Zoning staff and City Attorney's office are still occurring, thus citing use of premises inconsistent with the Family Definition of the Zoning Ordinance (CDO) has not been included in this notice of violation, however, if appropriate, may be part of a future notice of violation.

Attached is the formal notice of violation. Please feel free to call me at 864-8518 or e-mail me at jfrancis@burlingtonvt.gov when you are ready to discuss your options (within each noted timeframe, of course).

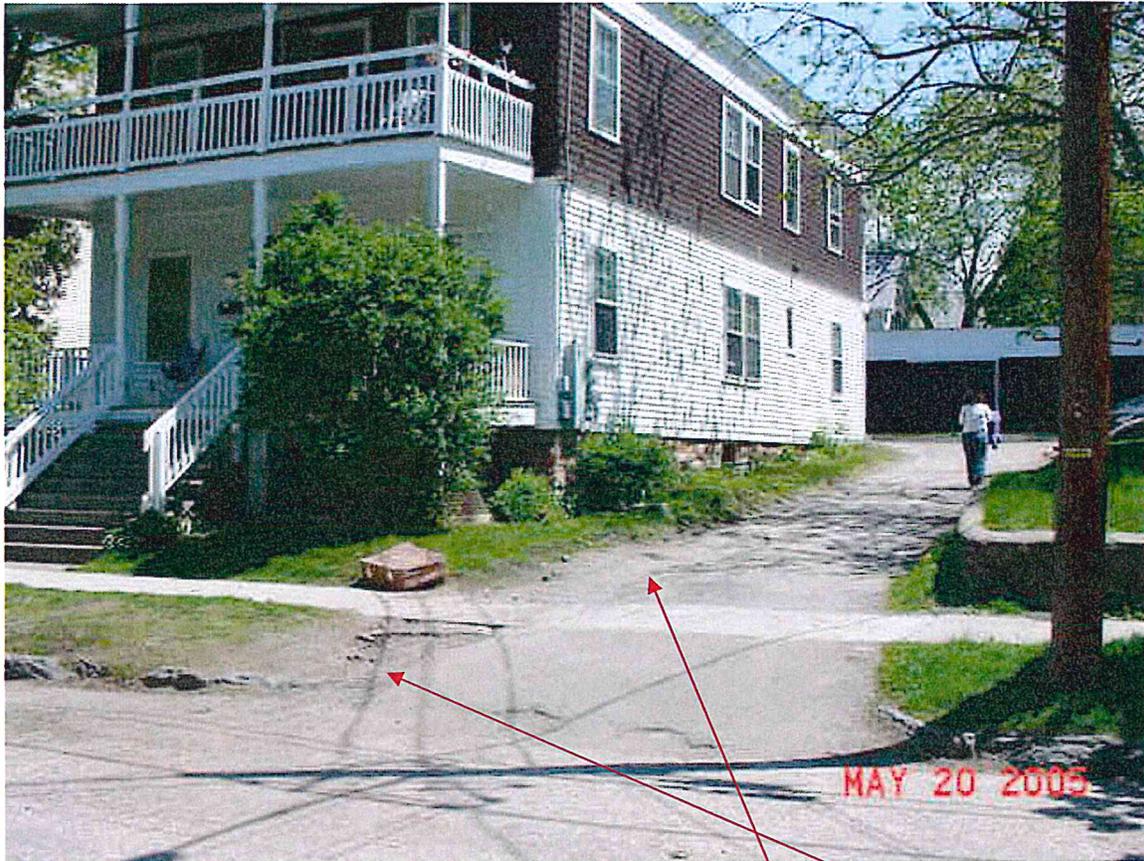
Sincerely,

A handwritten signature in black ink, appearing to read "Jeanne Francis". The signature is fluid and cursive, with the first name "Jeanne" and the last name "Francis" clearly distinguishable.

Jeanne Francis
Zoning Specialist

Attachments: Notice of Violation for Premises located at 18-20 Weston Street.

18-20 WESTON STREET MAY 20, 2005



The Driveway does not conform to the single width curb cut, the greenbelt is damaged. Curbing and greenbelt have been damaged by cars driving over the area.

18-20 WESTON STREET MAY 20, 2005

The



The Driveway does not conform to the single width curb cut, the greenbelt is damaged. Curbing and greenbelt have been damaged by cars driving over the area.

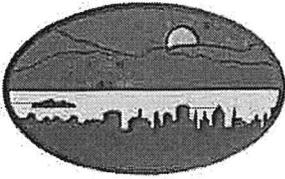
18-20 WESTON STREET MAY 20, 2005



The driveway area has allegedly been increased.

18-20 WESTON STREET MAY 20, 2005





ZONING PERMIT

BASIC

City of Burlington, Vermont
Department of Planning and Zoning

Application Date: 4/15/1998

Appeal Expiration Date: 5/2/1998

Project Location: 18 WESTON STREET

District: RL

Owner: Scott Rieley

Address: PO BOX 4279

BURLINGTON VT 05406

Ward: 1

Tax ID: 045-1-236-000

Project Type: Residential - Renovation/Facade

Project Description: Installation of a stair within the existing rear porch to the duplex. No additional coverage or change in use.

Construction Cost:	\$1,000	Lot Size (Sq Ft):	
Net New Habitable Sq Ft:	0.00	Net New # of Housing Units:	0
Existing % Lot Coverage:	0.00	Existing # of Parking Spaces:	0
Proposed % Lot Coverage:	0.00	Proposed # of Parking Spaces:	0
Net New % Lot Coverage:	0.00	Required # of Parking Spaces:	4

Zoning Permit #: 98-442

Decision By: Administrative

Level of Review: 1

Decision: Approved

See Conditions of Approval

Decision Date: April 17, 1998

Project File #: NA

Zoning Administrative Officer

An interested person may appeal a decision of the Zoning Administrator to the Development Review Board until 4 pm on May 2, 1998.

Fee Type	Amount	Paid in Full	Balance Due:
Application Fee:	\$25.00	Yes	\$25.00
Development Review Fee:	\$0.00	NA	Date Paid: _____
Impact Fee:	Not Applicable		Check # _____

Building Permit Required: **Yes**

Permit Received by: _____

Date: _____