

FINDINGS OF FACT  
BURLINGTON ZONING BOARD OF ADJUSTMENT

IN RE Application of Mid-Town Motel

Hearings were held April 1 and 8, 1986 before Board Chair Mary Gade and members Michael Long and James Coffrin. Considered was the request by the owners of the Mid-Town Motel in an R-40 zone to convert an existing commercial use to another calling for expansion of one apartment to make space for a small frozen dessert business and a walk-up/take-out window on the Main Street facade as per Section 10 (A)(10) of the Burlington Zoning Ordinance.

EVIDENCE PRESENTED

Mannie Lionni, architect, and Carmen Tognelli, owner of the property, approached the Board.

Mary Gade read into the record the applicant's written proposal.

"The applicant is proposing to extend the lower level office, apartment and storage area with a 20' x 14' addition to accommodate a relocated bedroom for the housekeeper's apartment. The existing bedroom on the southwest corner will be converted and equipped for a small 14' x 14' frozen dessert business. The public will be served through a new walk-up/take-out window on the Main Street facade.

"The new addition will be built underneath the existing motel units resulting in the loss of one parking space. There are currently a total of fifteen parking spaces. Ten of these spaces are leased for daytime use by the adjacent law offices. (Monday - Friday until 5:00 p.m.)

"Other lower level interior modifications include revised storage areas and a new employees' bathroom.

"The frozen dessert will be manufactured year round to supply a few local dealers and meet the walk-up/take-out window demand. The take-out window will be open April through October as well as special occasions such as First Night.


"Hours of operation will be Monday - Friday, 10:00 a.m. - 9:00 p.m. for the manufacturing portion of the business. Summer window hours will be 10:00 a.m. to 10:00 p.m., seven days a week.

"During the summer hours the business will require two full-time personnel (owners) as well as one additional full-time employee or two part-time employees.

"A small passenger vehicle will be used to make local deliveries. The business will receive weekly deliveries of whole milk and quarterly UPS deliveries of imported ingredients. The owner's passenger vehicle will be used to deliver locally."

Mr. Lionni presented a plan of the existing conditions and of the proposed changes. One parking space will be eliminated but Mrs. Tognelli clarified that it is not a real useable space.

The window will be on the lower level of the building.

The parking spaces have been found not to be needed by the Motel. They experience a lot of business that arrives by taxi, walks from the bus station. The spaces are rented during the day. 

Mrs. Tognelli has contacted the adjacent property owners and none had any objection.

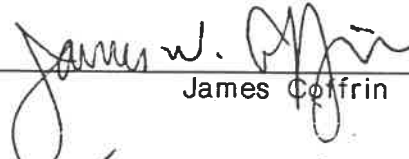
#### FINDINGS AND ORDER

The Board finds that the proposed use will not only not detract from the neighborhood but will be a considerable improvement. Therefore, the permit is GRANTED.

Dated at Burlington, VT this 21<sup>st</sup> day of May, 1986.

#### ZONING BOARD OF ADJUSTMENT

  
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Mary Gade, Chair

  
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James Coffrin

  
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Michael Long