

**ZONING PERMIT  
CERTIFICATE OF APPROPRIATENESS**

City of Burlington, Vermont  
Department of Planning and Zoning

Application Date: 12/23/2014

Appeal Expiration Date: 01/28/2015

**Project Location: 158 NORTH STREET**

District: NMU

Owner: BPJS Management LLC

Ward: 3

Address: C/O Bissonette Properties

Tax ID: 044-1-198-000

100 North Street

Burlington VT 05401

Project Type: Mixed Use - Change of Use

Project Description: Change of use from laundromat to residential, replace and install new windows. Also, incorporate site changes since COA 84-045 approved 1984.

Construction Cost:	\$2,500	Lot Size (Sq Ft):	11,550
Net New Habitable Sq Ft:	1,718.00	Net New # of Housing Units:	2
Existing % Lot Coverage:	50.10	Existing # of Parking Spaces:	13
Proposed % Lot Coverage:	62.50	Proposed # of Parking Spaces:	10
Net New % Lot Coverage:	12.40	Required # of Parking Spaces:	8

Zoning Permit #: 15-0700CA

Decision By: Administrative

Level of Review: 1

Decision: Approved w/ Pre-Release Conditions

See Requirements for Permit Release

Decision Date: ~~January 13, 2015~~ ✓

Project File: NA

Zoning Administrative Officer

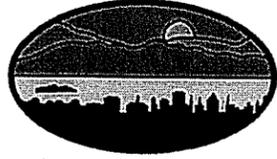
*An interested person may appeal a decision of the Zoning Administrator to the Development Review Board until 4 pm on January 28, 2015.*

Fee Type	Amount	Paid in Full	Balance Due: \$0.00
Application Fee:	\$80.00	Yes	Date Paid: _____
Development Review Fee:	\$0.00	NA	Check # _____
Impact Fee:	See Conditions of Approval		

Building Permit Required: Yes

Permit Received by: Steve Corfield

Date: 2/18/15



**Zoning Permit - COA Level I – Conditions of Approval**

ZP #: 15-0700CA

Tax ID: 044-1-198-000

City of  
Burlington, Vermont  
149 Church Street

Issue Date: January 13, 2015

Decision: Approved w/ Pre-Release  
Conditions

Property Address: 158 NORTH STREET

**Description:** Change of use from laundromat to residential, replace and install new windows. Also, incorporate site changes since COA 84-045 approved 1984.

**Project Permit Conditions:**

- Met  
2/2/15  
SG
1. Prior to release of the zoning permit, the site plan shall be revised to eliminate parking space 8 or 9 and to place the dumpster within one of these spaces. The dumpster shall be fully screened with fencing and gate. The plan revisions shall be subject to staff review and approval.
  2. At least **7 days prior to issuance of a certificate of occupancy**, impact fees based on the converted square footage shall be paid to the Department of Planning & Zoning per the impact fee table below.

Impact Fee Table:

Traffic	Fire	Police	Parks	Library	Schools	Total Due
\$0.00	\$39.51	\$0.00	\$537.73	\$764.51	\$1596.02	\$2937.77

**Standard Permit Conditions:**

1. **Other City, State or Federal Permits.** The owner is solely responsible for obtaining all other required City, state and federal approvals. Failure to do so may invalidate this Zoning Permit and result in enforcement actions.  
**Note:** All projects receiving a Zoning Permit also require a Construction Permit or written confirmation that a Construction Permit is not required from Department of Public Works-Inspection Services Division (DPW-ISD). All construction permits must be closed out by way of approved inspections by DPW-ISD before issuance of a Unified Certificate of Occupancy (UCO) by the Code Enforcement Office as per Condition 3, below.
2. **Time Limits.** This zoning permit shall become invalid unless work or action authorized by the permit is commenced by **January 13, 2016**. The owner shall complete the approved project and obtain a UCO (combined Zoning and Building certificates of occupancy, still applicable even if a zoning or building permit was not required) by **January 13, 2017**, or be subject to enforcement actions.

These time limits are binding upon the owner unless one of the following apply: a) longer or shorter time limits are specifically imposed by a condition of approval; or b) the time limits are

**Upright-Fence**



**Vinyl Privacy Dumpster Enclosure**

**RECEIVED**  
FEB - 6 2015

DEPARTMENT OF  
PLANNING & ZONING

**-- NOTE --**

ANY MODIFICATIONS OR DEVIATIONS FROM THESE PLANS  
REQUIRE ZONING APPROVAL PRIOR TO CONSTRUCTION.  
ALL ERRORS IN DIMENSIONS, PLANS OR DETAILING ARE  
FULLY THE RESPONSIBILITY OF THE APPLICANT/OWNER.

**FINAL APPROVAL**

SIGNED [Signature] DATE 2/4/15

[Signature] PLANNING & ZONING DEPARTMENT  
BURLINGTON, VERMONT

158 North St 15-0700CA

RECEIVED

FEB - 3 2015

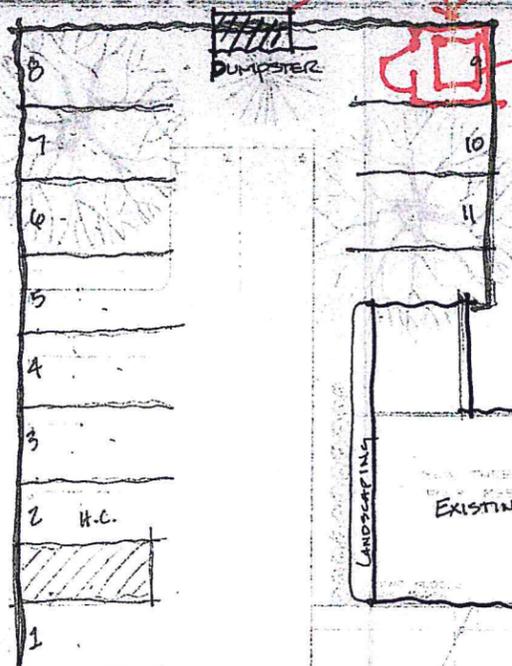
DEPARTMENT OF PLANNING

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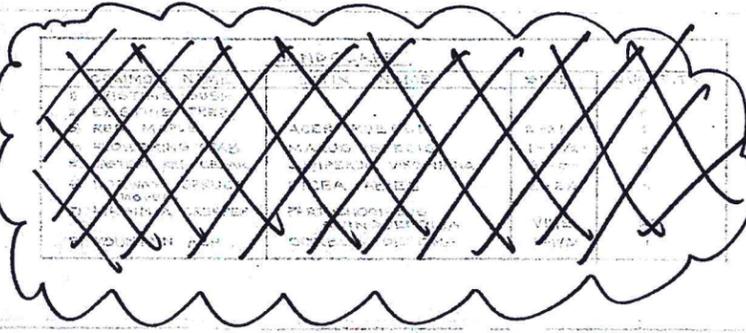
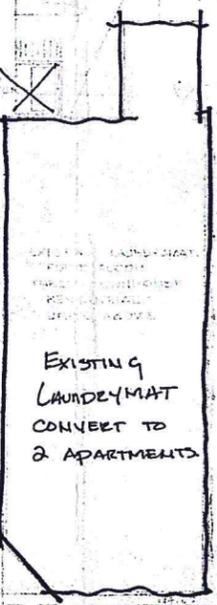
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SIGNED [Signature] DATE 2/4/15  
PLANNING & ZONING DEPARTMENT  
BURLINGTON, VERMONT



NEW DUMPSTER LOCATION

NO SITE CHANGES



G4 DESIGN STUDIOS  
77 COLLEGE ST., STE 2A  
BURLINGTON, VT

NEW EXISTING SITE PLAN

SCALE: 1"=10" DATE: 1/28/15

NOTES:  
1) POWER & OVERHEAD LINES DISTANCES EXTENDED  
2) WATER & SEWER DISTANCES EXTENDED  
3) SANITARY SEWER EXISTING & NEW LINES EXTENDED  
4) COMMUNITY SEWER AND OVERHEAD LINES EXTENDING WITH NEW LINE TO CITY CONNECTION POINT  
5) EXISTING ALLEYWAY SHOWN TO BE REMOVED  
6) TOTAL LOT SIZE  
7) SIDEWALK  
8) DRIVE CHERRYHOLE  
9) DRIVE & SIDEWALK  
10) EXISTING LOT COVERAGE

