

LIAM AND LAURA MURPHY
140 WEXFORD LANE
CHARLOTTE
VERMONT
05445

RECEIVED

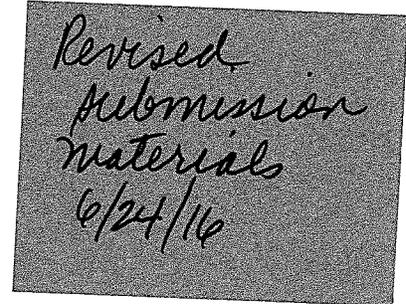
JUN 24 2016

DEPARTMENT OF
PLANNING & ZONING

June 22, 2016

HAND DELIVERY

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



Re: *Arthur Holbrook House, 75 Orchard Terrace*
REVISED Request parking waiver of one parking space

Dear Mary,

This letter is to substitute and replace our prior request for approval of a second dwelling unit and a waiver of the parking requirements.

This revised request is for a waiver of the parking requirement of the one (1) space required for the boarding house use based upon a proposed reduction of the permitted number of persons approved in the boarding house use from a maximum of four (4) to a maximum of two (2) persons.

As you know, my wife and I purchased 75 Orchard Terrace, Burlington, Vermont (the "Property") in August 2015. The Property is listed on the National Register of Historic Places as the "Arthur Holbrook House" in the Buell Street/Bradley Street Historic District. (See Exhibit 1). Our plan when purchasing was to restore the house and occupy it as our personal residence after we sell our current home in Charlotte. At the time of the purchase (and for almost the last two decades) the Property has been used as a single family house and our plan was to continue the rental as a single family house to 4 or fewer unrelated persons for a year or two.

In my first meeting with you, I became aware that when the City of Burlington adopted a complete revision of the Comprehensive Development Ordinance ("CDO") in January, 2008, single family residential uses were eliminated as permitted or conditional uses in the Residential High Density ("RH") zoning district in which the Property is located. The Property had been approved in the mid-1980s as a two unit with an apartment and as a boarding house for up to four persons and when such use was abandoned in the 1990s, no permit was issued for the change of use back to the single family use. Therefore, the City considered the approved use of the Property as a two unit dwelling with an apartment and boarding house and that a change of use to a single family home would be problematic.

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DEPARTMENT OF
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Following our first meeting, I researched the history of the Property, carefully reviewed the CDO and had numerous communications with you about how we might restore this historic to its original use as a single family house.

My research revealed that the Property was first subdivided as a building lot in 1901 and the listing in the Historic Register indicates that the house was constructed shortly thereafter in 1903. It was used and occupied as a single family home until 1984. In 1983 it was listed and sold in 1984 as a 4 bedroom single family house—see listing agreement from Assessor’s file—Exhibit 2.

The Property was purchased in 1984 by Monty who requested and obtained approval for a conversion of the Property to “one apartment and a boarding house for not more than four persons”. In that permit the existing use is listed as a single family home. Initially the application was denied on the basis of “Inadequate Parking.” See Zoning Permit #83-539—Exhibit 3. Thereafter, the permit was issued and conditioned on a requirement that off-site parking be provided. See Zoning Permit #83-539—Exhibit 3 (there are two different copies of the same permit for some reason with slight non-material differences—both are attached).

The permit was conditioned on a requirement that two off-site parking spaces be provided. Initially a five year agreement was provided for parking at 58-60 Buell Street. However, the Zoning Permit refers to parking at 18 Bradley Street and there is a letter in the zoning file from the owner of that Property. There is no evidence that any off-site parking was provided after 1988.

The Property was sold to Musser in October, 1994. According to Mr. Musser, in 1997 he discontinued the use of the separate apartment and boarding house and reverted the use to a single family house and he rented the Property as a 4 bedroom home.

Musser registered the Property as a 4 bedroom single family home every year from the time such requirement came into effect. Attached as Exhibit 4 is a copy of all the rental registration records available from the Department of Public Works.

When the parking lease terminated at the time that Musser purchased the Property in 1994, the conditions of the Zoning Permit #83-539 were violated.

Therefore, I suggested to you that in 1997, the Property reverted to its prior approved use as single family residence. At the time of the reversion and until 2008, a single family home was a permitted use in in the Residential High Density district and the Property would be in full compliance with such permitted use in terms of parking. In addition the Property has been used as a single family house for over 15 years (1997 to the present). Further, allowing the Property to revert to its pre-existing use as a single family residence would be beneficial as it changes the use from an apartment and boarding house with up to 4 rooms to a less intensive use as to parking.

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DEPARTMENT OF
PLANNING & ZONING

I also suggested that as a pre-existing non-conforming residential use, the Property could qualify for change of a non-conforming residential use under Section 5.3.4.2.

You disagreed and stated in an email on May 25, 2016

You would not return to a SFR because the permit conditions have not been met; you would simply be in violation of your permit conditions, and subject to enforcement. You need to find 2 more parking spaces, and arrange a long term lease, renewably annually. The City Attorney's office has a format that has been successful with other properties.

You aren't really a non-conforming residential use, as you hold a permit for the current use (which is permitted in the RH zoning district anyway.) You are simply not compliant with permit conditions.

Finally, you could apply for a 50% parking waiver to the DRB. Whether you choose to retain the Boarding House or change the use to a duplex, the parking requirement is the same."

Given your position, despite our hope to keep this historic house as a single family home, we have no option but to maintain the house as one dwelling and a boarding house and seek approval seek a parking waiver in order to be in compliance with the CDO.

We are seeking a 33% waiver of the parking requirements under Section 8.1.15 of the CDO. Table 8.1.8-1 of the CDO requires 2 spaces for the dwelling unit and one space of each two beds in a boarding house. The current approval of a boarding house with up to four persons required 2 additional off-site spaces so the reduction to a maximum of 2 persons in the boarding house would reduce the off-site parking requirement to 1 additional parking space for a total of 3 spaces. There are two parking spaces on site and we request a waiver of the one (1) additional space required for the boarding house use. We do not believe that any boarders will require parking in light the location of the house. We do not expect that any boarder will have a car. The house is in the central downtown area, next to City Market, near the College Street shuttle, public bus station and close to the CarShare Vermont location at the Fletcher Free Library. We will install a bike rack if the City wishes.

Further, a waiver is justified given the parking requirements in the surrounding neighborhood. I would note that the 2008 change in the CDO prohibiting single family residences in the Residential High Density district did not take into account the parking requirements for parcels in the Residential High Density District which are not in the Downtown Parking District. If this Property in the Residential High Density district was included as part of the adjacent Downtown Parking District, only one and one-half parking spaces (which means two parking spaces) would be required. However, this Property and the one property adjoining were specifically excluded from the Downtown Parking District:

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DEPARTMENT OF PLANNING & ZONING



At present each and every of the existing permitted uses in the Residential High Density zoning district require more than two parking spaces and thus every use of the Property requires either an off-site parking lease or a waiver. An off-site lease is impossible to obtain given the limited locations and the desire to not encumber such properties. Further an off-site lease is not a viable long term solution in light of the possible termination of the lease in the future. I would also note that the City does not offer any permits for overnight parking or parking for seven days a week in the nearby Cherry Street garage.

Accordingly, we respectfully request approval of a waiver of the parking requirements by one (1) space based upon a proposed reduction of the permitted number of persons approved in the boarding house use from a maximum of four (4) to a maximum of two (2) persons.

Please do not hesitate to contact me if you have any questions or comments. Thank you.

Very truly yours,

Liam L. Murphy
Liam L. Murphy

**BUELL STREET/BRADLEY STREET
HISTORIC DISTRICT**

Burlington

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Buell St./Bradley St. Historic District
Burlington, Chittenden Co., Vermont

Section number 7 Page 1

The Buell Street/Bradley Street rises to the east on a hillside between the central business district of Burlington and the University of Vermont campus at the top of the hill. Bounded on all four sides by busy through streets (Pearl, South Willard, College, and South Winooski), this quiet residential area includes three north-south streets (Orchard Terrace, Hungerford Terrace, and South Union Street) and two east-west streets (Buell and Bradley streets) running down it. The district's irregular, self-contained grid is spanned by Buell Street from west to east and by Hungerford Terrace from north to south, with only South Union Street extending through the boundaries formed by the older perimeter streets. Most of the homes in this exclusively residential district were built over a relatively short span of time, from 1890 to 1910, resulting in a remarkable homogeneity of style, material, lot size, and set back. Of the 143 buildings in the district, only six (modern garages) are non-contributing. The district retains its integrity of location, design, setting, workmanship, materials, feeling, and association.

Only the deep depression in the interior of the block bordered by Hungerford Terrace, Buell and South Union streets remains from the ravine that was filled in prior to the neighborhood's development. The district is more densely settled near the bottom of the hill where development occurred first. The houses lining Orchard Terrace, South Union Street, and the lower ends of Buell and Bradley Streets are set close both to the street and to each other, and include a number of duplexes. Their neighbors up the hill on Buell and Bradley streets and Hungerford Terrace were built almost exclusively as single-family dwellings, situated on larger lots and set back further from the street. The widest and most visually dominant of the streets is Buell, whose relatively large lots and progressively greater setbacks toward the top of the hill give it a more open character and whose orientation toward the lake makes it the heart of the district.

Aside from the subdivision of many houses into apartments and the use of vinyl siding, the district remains relatively unchanged from its original state around the turn of the century. The houses lining the streets of this residential neighborhood are smaller in scale and less varied and ambitious stylistically than those along the larger, more heavily travelled streets bordering the district. For the most part, the houses on Buell, Bradley, and South Union streets and Orchard Terrace were built in a late Queen Anne style. They rise two to two-and-one-half stories from redstone foundations and are capped by gable roofs with overhanging eaves and slate shingles, often containing a central, imbricated band. Nearly all the houses along these streets have single-story front porches with lattice work skirts, turned posts supporting shed roofs, and small pediments marking the entrances. Two-story bay windows occur on most houses and polygonal corner towers are not uncommon. Most roofs

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Buell St./Bradley St. Historic District
Burlington, Chittenden Co., Vermont

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have gabled dormers, many of which are faced with wood shingles. Below an eaves line that is often accentuated with a pent eave with wood shingles above, the clapboard and shingle-sided facades are irregularly fenestrated with 2/2 windows and an occasional multi-light stained glass window.

Exceptions to the Queen Anne style are found primarily on Hungerford Terrace, near the top of the district, which has Bungalow, English cottage, Dutch Colonial, and Colonial Revival style houses. Uniform setbacks and small lots characterize the district. Distances from the curb range from five to thirty-five feet but are unusually consistent by block, with Buell Street between South Willard and South Winooski streets showing the largest setbacks.

The Buell Street-Bradley Street Historic District is defined not only by common features within the neighborhood but also by dissimilarities from the bordering areas. The boundary streets of South Willard (east), Pearl (north), College (south), and South Winooski (west) are all busy through roads with a greater variety of lot sizes and setbacks. Architectural styles along these roads span from Federal to Colonial Revival styles, and from single-family houses to apartments to large churches. All of these border streets--especially South Winooski--have commercial activity, and conversion from residential to office space is common.

The district experienced its first era of change when the automobile became the preferred mode of transportation, and numerous small garages were added to backyards. A few were built in the earliest years, 1905 to 1915, but construction peaked between 1915 and 1930. It declined during the Depression and has remained at a low level since. Although many of these one bay structures with hinged double doors have been razed or heavily altered, some remain in their original form and are excellent examples of their type. Today nearly half the homes in the district have related garages. More recently, the district has undergone much apartment conversion as families moved to the suburbs and students from the nearby University of Vermont and Champlain College moved in. Signs of these changes are fire escapes, attic conversions, and rear additions; many side and back lawns are now used for tenant parking. Although several houses have been covered in vinyl siding and some have had vulnerable porch parts replaced, most of the homes in the district are in good condition.

From topography to setbacks, from foundations to rooftops, from construction dates to decorative elements, the Buell Street/Bradley Street Historic District is a homogeneous residential neighborhood that has retained its historic character.

United States Department of the Interior
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National Register of Historic Places Continuation Sheet

Buell St./Bradley St. Historic District
Burlington, Chittenden Co., Vermont

Section number 7 Page 6

a physician and surgeon with offices in the Y.M.C.A. building on College Street.

5. Ezra Horton House (69 Orchard Terrace), c.1901

This blockish 3 x 2 bay, 2 1/2 story Colonial Revival house sits on a redstone foundation and is capped by a pyramidal slate roof. A 1 story shed-roofed porch with columns and squared balusters over a lattice skirt extends across the front except for 2 feet at each edge. The central bay of the second story projects slightly and is topped by a hip-roofed dormer with paired windows. A smaller hip-roofed dormer with a single window is located centrally on both the north and south elevations. Windows are symmetrically placed in each bay and are 1/1. All windows have simple board surrounds. Clapboards cover the first story while the second story and dormers are shingled. The eaves of the second story and dormers feature plain, evenly placed brackets. The central front door is flanked by 3/4 length sidelights over molded panels all of which is surrounded by a simple board frame; the door itself has a large light.

A hip-roofed extension projects approximately five feet from the rear of the main block; this extension is set in from the edge of the main block six feet on each side. The notches thus formed contain porches; the narrow 1 story porch on the NW corner stretches ten feet beyond the rear of the house and is entered from a door in the extension and is completely surrounded by a balustrade with squared balusters and columns. The screen door for this porch has sunbursts in its corners. The rear entrance porch on the SW fills the notch and too, has columns and squared balusters. The chimney is interior, central, just to the rear of the ridge.

Ezra M. Horton, an attorney whose office was in the old Y.M.C.A., was the first resident.

5A. Garage (69 Orchard Terrace), c.1938-1942

This garage is a one bay, hip-roofed, clapboarded, asphalt-shingled structure. The double swinging doors each have two upper rows of four lights over four vertical panels. Small brackets underscore the eaves. Sanborn maps indicate that it was built between 1938-1942. It is a good example of its building type.

→ 6. Arthur Holbrook House (75 Orchard Terrace), 1902-1903

The single-family, Queen Anne style structure sits with its narrow two bay side facing east on Orchard Terrace. The rectangular house is three bays deep and 2 1/2 stories high. It is sided with clapboard, except for the oriel window and the gables, which are covered with

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clipped shingles. The house rests on a foundation of redstone and is capped with small grey and brownish-grey slate shingles on the hip roof.

The windows are 1/1 throughout except for a single light fixed sash next to the front door on the porch and a fixed sash with an integral border of stained glass on the right (north) side. An oriel window on the right corner of the building sits at a 45 degree angle and the pointed roof of its square tower stabs through main roof. One corner of the window is supported by a bracket in a sunburst pattern. The front door has three horizontal panels topped by a nearly square light of glass.

The right front half of the street facade is covered by a two story porch, the second floor being much smaller than the first. The first floor has turned posts and a valance. The second floor porch, nearly the same width but less than half the depth of the one below, is enclosed by a replacement 2 x 4 railing and topped by the same small valance as on the first floor. Another small entry porch attaches to the rear of the building and shares some of the same details.

Two chimneys project above the roof. A single-flue brick chimney rises near the right rear hip and a much newer stainless steel stack pierces the first floor left (south) sidewall and follows the sidewall up and around the eaves.

Two gables extend from the roof, one on the front (east) side and one on the left (south) side. Each contains a single double-hung window. The right (north) side has a small gabled dormer with a fixed sash single pane window.

This house was the home of Arthur Holbrook, manager at 39 College Street.

7. Mary Strong House (33 Buell Street), c. 1900

This is a 2 1/2 story, 3 x 4 bay blockish Queen Anne building capped by a truncated hip, slate roof. A 2 1/2 story bay window with a jutting, pedimented gable extends from the NW corner. Pedimented, gable-roofed dormers are found on all four sides; that in the front is larger and has a triple window while the others have single windows. A 1 story shed-roofed porch with a central pediment over the stairs, abacus-like turned posts, valance and squared balusters spans the front; the east (left) bay of this porch is clapboarded and contains stairs to a small second story porch with Doric columns on a shingled apron. A two bay side porch and a porch that extends across most of the rear have the same decorative details as the first story front porch, except that there are no pediments.

The eaves of the second story and the dormers have exposed rafter tails. The dormers, bay pediment, and bands from the top of the first floor to the second floor window sill line on the east side and the NW bay window have a curved clip shingle pattern. A band from the top of the first floor to the window sill line of the second floor front is straight shingled. The remainder of the building is clapboarded. Corner boards mark all edges.

EXHIBIT 2



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JUN 24 1986

DEPARTMENT OF PLANNING

11/10/83 Dep
B & B Kelly

NORTHWESTERN VERMONT BOARD OF REALTORS — RESIDENTIAL

62,900^{9/30}

Add: 75 Orchard Terrace, Burl		Area 01 Price \$ 64,900 Sign YES MLS # 13859	
Directions So. Winooski Ave, east on Buell, right onto Orchard Terrace		House Size irregular Style 2 story	
Lot Sz. F 47.87F x 52.55		Deed v. 243.676 Approx. Sq. Ft. 1400 Color red	
Rms	Appx. Sz.	B 1 2	Rms Appx. Sz.
LR	12.6 x 23.3	X	Ba 1 1/2
DR	10.6 x 14.2	X	BdR 10 x 11.2
KIt	8.6 x 5.2 + 5 x 11.5	X	BdR 11.8 x 9.4
KIt w/	Ran, DW	X	BdR 10 x 10
FR		X	BdR 10 x 8
Garage: NO Att/Det/Under		Total Rms 7 Total Bdrms 4	
Remarks: MINIMUM DEPOSIT \$3000. Walking distance to downtown. Mudroom off Kitchen		Water city Hot Water elec/O R 0	
Good loc. for professional office.		Sewer city Gas/Oil Co. VT Gas	
Occ. owners bus Ph. 862-7714		Driveway blacktop Electric Co. BELD	
How Show call for appt. morn & after 5 pref.		Zoning res R-75 Information Herein to be Accurate, but is not Warranted.	
Owner Thomas & Karen McLaughlin & Hartigan Ph. 863-3387		Occupancy negotiable	
L/O Desautels Real Estate, Inc Ph. 864-0900		Type Mortgage Bank	
L/A Mike Simoneau Ph. 862-5609		Taxes 629.72 yr July 1	
S-A O. 3% SA Code 130 Exp. 10/10/83 at midnight		Owner Assist W/Financing?	

LISTED DATE 7/10/83 EXPIRATION DATE 10/10/83
 BROKER NO. 130 12/12/83

ZONING PERMIT

Burlington, Vermont

Permit # 83-539

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R-JUN 24 2016

PROJECT LOCALE: 75 Orchard Terrace

ZONE _____

Applicant/owner: Joseph Monty

Address: R.D. 1, Shelburne

Existing use of property: S.F. Home

Telephone # _____

Estimated Cost: \$2,500

DEPARTMENT OF PLANNING & ZONING

DESCRIPTION: Convert building into one apartment and a boarding house for not more than four persons. No exterior changes.

TECHNICAL lot size 2515.6 sq. ft bldg. size 858 sq. ft 35 % lot coverage
parking and drive 400 sq. ft addition _____ sq. ft N/A

PARKING exist 2 proposed 4(2 off site) required 4 N/A

YARDS front OK side OK rear OK N/A

SIGNS type _____ height _____ area _____ N/A X
linear frontage _____ illuminated _____

DECISION approved denied referred to ZBA _____
denial reason _____

APPEALS An interested person may appeal the decision of the Zoning Administrator within 15 days of final action.

APPLICATION DATE 12/8/83 ~~12/23/83~~ APPEAL EXP. DATE 12/23/83

SIGNATURES APPLICANT Joseph G. Monty
ZONING ADMINISTRATOR _____

CERTIFICATE OF APPROPRIATENESS

COA # 83-120

LEVEL OF REVIEW I II _____ III _____

TYPE OF REVIEW siteplan _____ design subdivision _____

COMPLETE APPLICATION ~~12/23/83~~ 12/8/83 fee XNA

DISTRICT historic _____ innercity regional core _____ waterfront _____

DECISION DATE 12/8/83 DENIED APPROVED _____

~~APPROVED WITH CONDITION~~ Inadequate parking spaces.

APPEALS An interested person may appeal a decision of The Planning Commission to the Superior Court of the County in which is located the property at issue in the decision.

SIGNATURE Planning Director [Signature]

ZONING PERMIT

Burlington, Vermont

Permit # 83-539

PROJECT LOCALE 75 Orchard Terrace ZONE R-75
 Applicant/owner Joseph Monty
 Address R.D. 1, Shelburne Telephone No. 985-3049
 Existing use of property S.F. Home Estimated Cost \$2,500

DESCRIPTION Convert building into one apartment and a boarding house for not more than four persons. No exterior changes.

TECHNICAL lot size 2515.6 sq. ft bldg. size 858 sq. ft 35 % lot coverage
 parking and drive 400 sq. ft addition 0 sq. ft N/A

PARKING exist 2 proposed 4(2 off site) required 4 N/A

YARDS front OK side OK rear OK N/A

SIGNS type _____ height _____ area _____ N/A X
 linear frontage _____ illuminated _____

DECISION approved X 1/12/84 denied X referred to ZBA _____
 denial reason _____

APPEALS An interested person may appeal the decision of the Zoning Administrator within 15 days of final action.

APPLICATION DATE 12/8/83 1/12/84 APPEAL EXP. DATE 12/23/83 1/27/84

SIGNATURES APPLICANT Joseph E. Monty
 ZONING ADMINISTRATOR _____

CERTIFICATE OF APPROPRIATENESS

COA # 83-120

LEVEL OF REVIEW I X II III

TYPE OF REVIEW siteplan _____ design X subdivision _____

COMPLETE APPLICATION 12/8/83 fee XNA

DISTRICT historic _____ innercity X regional core _____ waterfront _____

DECISION DATE 12/8/83 DENIED X APPROVED X

X ~~XXXXXXXXXXXXXXXXXXXX~~ Inadequate parking spaces/ Approve as
 submitted on 1/12/84: Utilize parking available at Palmer's Funeral
 Home (18 Bradley Street) to fulfill parking requirement.

APPEALS An interested person may appeal a decision of The Planning Commission to the Superior Court of the County in which is located the property at issue in the decision.

[Handwritten signature]

ZONING PERMIT

Burlington, Vermont

Permit # 83-539

PROJECT LOCALITY R-75 Orchard Terrace ZONE R-75
Applicant/owner Joseph Monty
Address RD 11, Shelburne Telephone No. 985-3049
Existing use of property S.F. Home Estimated Cost \$2,500.00

DESCRIPTION Convert building into one apartment and a boarding house for not more than four persons. No exterior changes.

TECHNICAL lot size 2515.6 sq. ft bldg. size 858 sq. ft 35 % lot coverage
parking and drive 400 sq. ft addition sq. ft N/A

PARKING exist 2 proposed 4 (2 off site) required 4 N/A

YARDS front OK side OK rear OK N/A

SIGNS type _____ height _____ area _____ N/A X
linear frontage _____ illuminated _____

DECISION approved X denied _____ referred to ZBA _____
denial reason _____

APPEALS An interested person may appeal the decision of the Zoning Administrator within 15 days of final action.
APPLICATION DATE 1/12/84 APPEAL EXP. DATE 1/27/84

SIGNATURES APPLICANT [Signature]
ZONING ADMINISTRATOR [Signature]

CERTIFICATE OF APPROPRIATENESS

COA # 83-120A

LEVEL OF REVIEW I _____ X _____ II _____ III _____

TYPE OF REVIEW siteplan _____ design X subdivision _____

COMPLETE APPLICATION 12/8/83 fee NA

DISTRICT historic _____ innercity X regional core _____ waterfront _____

DECISION DATE 1/12/84 DENIED _____ APPROVED X

APPROVED WITH CONDITION Approved as submitted on 1/12/84 to utilize the parking space at Palmer's (18 Bradley Street) to satisfy parking requirement.

APPEALS An interested person may appeal a decision of The Planning Commission to the Superior Court of the County in which is located the property at issue in the decision.
[Signatures]

AGREEMENT BETWEEN

GENE RICHARDS

AND

JOSEPH AND SUZANNE MONTY

.....

GENE RICHARDS, OWNER OF PROPERTY LOCATED AT 58-60 BUELL STREET, BURLINGTON, VERMONT, (LESSOR) AGREES TO LEASE TO JOSEPH AND SUZANNE MONTY OF SHELBURNE, VERMONT, (LESSEE) TWO (2) PARKING SPACES LOCATED AT 58-60 BUELL STREET, BURLINGTON, VERMONT.

THIS LEASE IS VALID ONLY AT THE TIME WHEN THE LESSEE ACQUIRES LEGAL OWNERSHIP OF PROPERTY LOCATED AT 75 ORCHARD TERRACE, BURLINGTON, VERMONT. THE LESSOR AGREES TO LEASE THE TWO PARKING SPACES FOR FIVE (5) YEARS. THE MONTHLY RENT FOR THE ENTIRE FIVE YEARS WILL \$25.00 PER SPACE DUE BY THE 15TH OF THE MONTH.

AT THE END OF THE FIVE YEAR LEASE, THE LESSOR AGREES TO GIVE LESSEE FIRST RENEWAL OPTION FOR A ONE-YEAR TERM, RENEWABLE ON AN ANNUAL BASIS WITH A MAXIMUM INCREASE OF 5% ANNUALLY.

THE ATTACHED DRAFT (#A) OUTLINES THE TWO PARKING SPACES RESERVED AND LEASED TO THE LESSEE.

I AGREE TO THE FOLLOWING TERMS AND CONDITIONS,

<u><i>Maria B. ...</i></u> WITNESS	<u><i>Suzanne R. Monty</i></u> LESSEE	<u>12/2/83</u> DATE
<u><i>Ann M. ...</i></u> WITNESS	<u><i>Joseph B. Monty</i></u> LESSEE	<u>12/2/83</u> DATE
	<u><i>Gene Richards</i></u> LESSOR	<u>12/2/83</u> DATE

Gene Richards ~~III~~ Have two extra spaces
 dot over the second is which they are on
 I have 141 spaces in which go with my lot

[Signature]
 12/17/85

Buell St

58-60

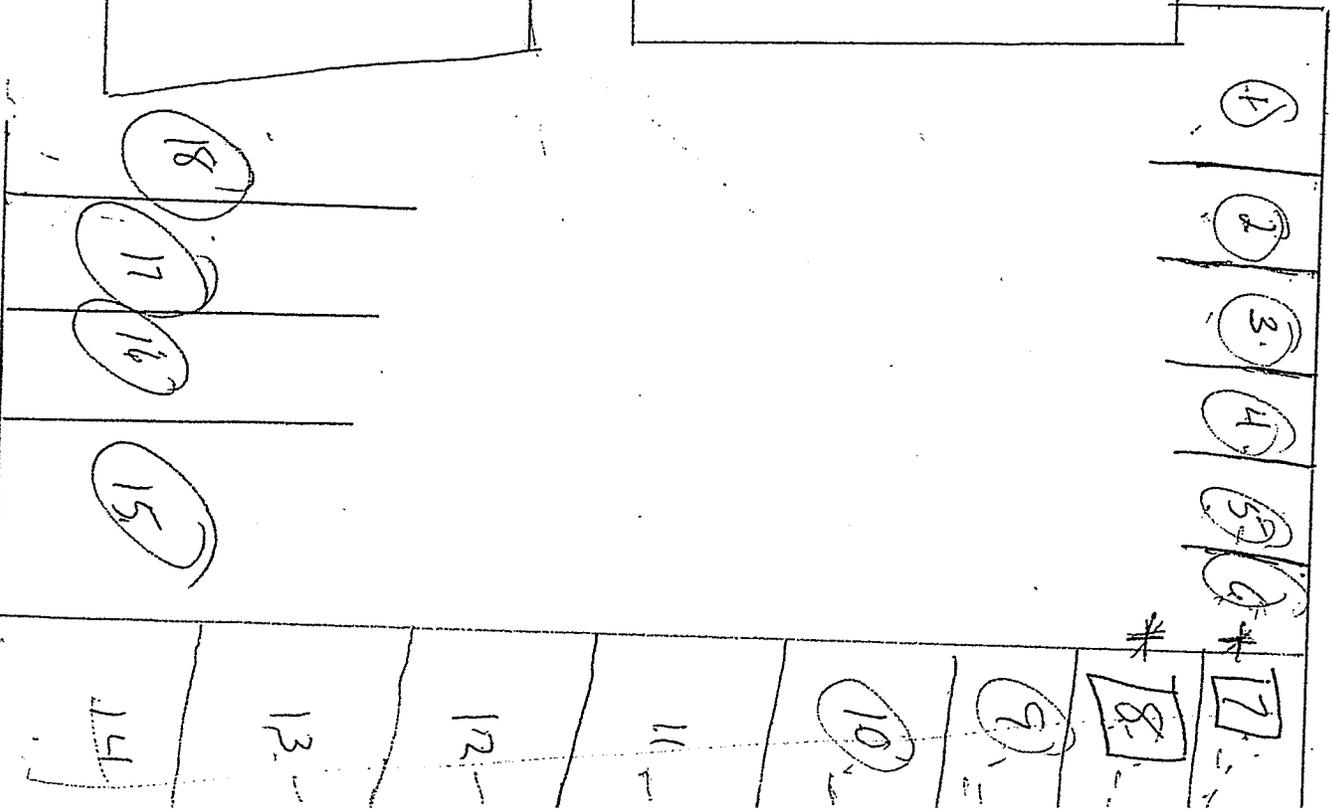
Gene Richards
~~4 APT House~~

7K8
 to be rented

2 APT

Sick
sheep

P
R
I
V
E
W
A
Y



To Whom It May Concern:

This is to confirm the availability of a parking space for purposes of off street winter parking at my 2 family home located at 18 Bradley St. in Burlington. If Joe + Suzanne Monty so choose, its theirs for the asking.

Hank Eltzer

