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DEPARTMENT OF
PLANNING & ZONING

DALY & DALY, P.C.
Attorneys at Law
110 Main Street, 4th Floor, P.O. Box 69
Burlington, Vermont 05402-0069
phone: 802-658-6665
fax: 802-658-8565

Matthew T. Daly ***M. Cecilia Daly***

February 24, 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,

Thank you for speaking with me last week regarding J&S, LLC and its development plans for 16 Rose Street. I am writing to request a parking waiver for J&S, LLC ("J&S") in the event you and/or the DRB find parking at 16 Rose Street to be insufficient. J&S has entered into a parking sharing agreement with BPJS Management, LLC ("BPJS"). BPJS owns an abutting property located at 158 North street. BPJS is a property with 8 units and 10 parking spaces; leaving 2 surplus parking spaces. BPJS is willing and has agreed to share its surplus parking with J&S in order to allow tenants at 16 Rose Street to utilize parking at 158 North Street.

In addition to tenants at 16 Rose Street being authorized to use the 2 surplus parking spaces at 158 North Street, J&S 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 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.

We hope that these above stated factors adequately support J&S's request for a parking waiver. 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