

July 28, 2014

Jonathan Stevens, Vice Chair  
Burlington Development Review Board  
City Hall  
149 Church Street  
Burlington, VT 05401

RECEIVED  
JUL 28 2014

DEPARTMENT OF  
PLANNING & ZONING

Re: 12 Weston Street Reconsideration

Dear Mr. Stevens and Participating Members of the Development Review Board:

This is a request that the Development Review Board reconsider its decision in the matter of 14-1172NA: 12 Weston Street because new information came to light during the hearing that two bedrooms are being added.

The house is being reconfigured to have seven bedrooms. Previously, as the attached tax assessor's records confirm, 12 Weston was a ten room house with five bedrooms.

The addition of bedrooms should trigger the applicability of our zoning regulations. The ordinance also provides in "Article 8: Parking, Section 8.1.7: Non-Conforming Residential Structure" that "one (1) parking space shall be provided for each additional room."

We request that you conduct a site visit in light of this new information and evidence.

It might also be noted that the definition of accessory apartment in Article 13 is the controlling ordinance language that should determine whether the third floor apartment is one or not.

Separate vs. combined utility bills have no bearing on this definition or its applicability. These were provided in response to the misguided investigation of the uncontested fact that two residential units have been in place since 1977. Ms. Francis' determination that 12 Weston is a duplex, as her testimony clarified, was nothing more than a determination that two residential units were in place, not a legal opinion on the question of duplex versus accessory apartment. Said determination should be weighted accordingly. She confirmed that two units had been in place without any consideration of whether one of those units was or might be, according to the ordinance, actually an accessory apartment.

Respectfully Submitted,

Michael Long, 55 Henry Street  
Caryn Long, 55 Henry Street  
Alex Friend, 53 Henry Street  
Mary Moynihan, 53 Henry Street  
Greg Hancock, 69 Henry Street  
Kari Hancock, 69 Henry Street  
Hamilton Davis, 26 Henry Street  
Candace Page, 26 Henry Street  
Matt Moore, 82 Henry Street  
Susan Moakley, 82 Henry Street  
Scott Richards, 96 Henry Street

Kathleen Donohue, 96 Henry Street  
Norman Williams, 381 South Union Street  
Peg Boyle Single, 58 Case Parkway  
Richard Single, 58 Case Parkway  
Paul Bierman, 86 Brookes Avenue  
Judy Rosenstreich, 30 Henry Street  
Sandra Wynne, 137 Mansfield Avenue  
Bret Findley, 148-150 Loomis Street  
Alexander Johnston, 148-150 Loomis Street  
Jesse Robbins, 23 Weston Street

**Property Summary**

Parcel ID	045-1-240-000	Address	12 WESTON ST	Owner(s)	BURNS CHARLES CHAUNCEY BURNS CYNTHIA D.
SPAN Number	114-035-15783	Land Use	2 Family		
Mailing Address	475 MEADOWSIDE DR, CHARLOTTE, VT 05445				

**Current Assessed Values**

Total Value	\$331,500	Building Value	\$207,300	Land Value	\$124,200	Yard Items	\$0
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**Current Property Taxes**

Total Property Taxes	\$8,348.48	HS-131	No	Pct Business	0	Pct Rental	0
		(https://secure.vermont.gov/hd/index#maincontent)					

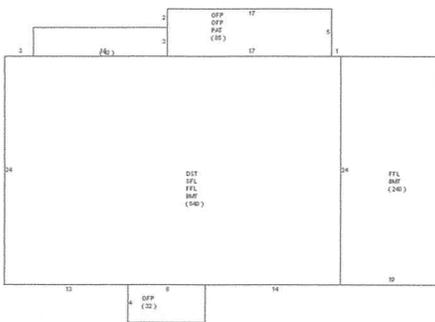
**Most Recent Sales Information**

Grantor	Sale Date	Sale Price	Book & Page
Gadue, Elizabeth L.	6/6/2014	\$500,000	1250-74
GADUE,ELIZABETH L	12/13/2007	\$0	1023-96

**Property Details**

Grade	AVERAGE PLUS	Heat Type	HOT WATER	Heat Fuel	GAS
Acres	0.0689	Gross Area	4,127	Finished Area	2,550
Building Type	COLONIAL	Year Built	1940	Units	2
Rooms	10	Bedrooms	5	Baths (Full/Half)	3 / 1
Zoning	RL	Foundation	CB	Depreciation	20.40 %

**Sketched Areas**



Card #	Area	Description	Gross Area	Finish Area
1	BMT	BASEMENT	1,080	
1	DST	DORMER STORY	840	63
1	FFL	1ST FLOOR	1,080	1,08
1	OFP	OPEN PORCH	202	
1	PAT	PATIO	85	
1	SFL	2ND FLOOR	840	84

(http://gis.ci.burlington.vt.us/AssessorSketchGif/5000/783001.gif)

**Image(s)**

1 of 2 Images



(http://gis.ci.burlington.vt.us/AssessorImages/5000/783001%231.JPG)

**Location Map**

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