

Department of Planning and Zoning

149 Church Street, City Hall
Burlington, VT 05401-8415
Phone: (802) 865-7188
Fax: (802) 865-7195

www.burlingtonvt.gov/pz

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SEP 24 2015

DEPARTMENT OF PLANNING & ZONING

Zoning Permit Application

Use this form for ALL zoning permit applications. See the relevant checklist for specific requirements.

PROJECT LOCATION ADDRESS: 38 Wright Avenue, Burlington, VT

PROPERTY OWNER\*: Krowar Dev.

APPLICANT: Kelli Brown-

\*If condominium unit, written approval from the Association is also required

POSTAL ADDRESS: PO Box 1297

POSTAL ADDRESS: Same

CITY, ST, ZIP: Williston VT 05495

CITY, ST, ZIP:

DAY PHONE: 802 503 5651

DAY PHONE: Same

EMAIL: arcovt@comcast.net

EMAIL: Same

SIGNATURE: Kelli E Brown Pres.

SIGNATURE: Kelli E Brown

I am the owner. In addition, I duly authorize the applicant (if noted) to act on my behalf for all matters pertaining to this zoning permit application.

Description of Proposed Project: Construction of approx 6' retaining wall on existing grade for shoreline protection, erosion prevention, flood water protection.

Existing Use of Property: [ ] Single Family [X] Multi Family: # 3 Units [ ] Other:

Proposed Use of Property: [ ] Single Family [X] Multi Family: # 3 Units [ ] Other:

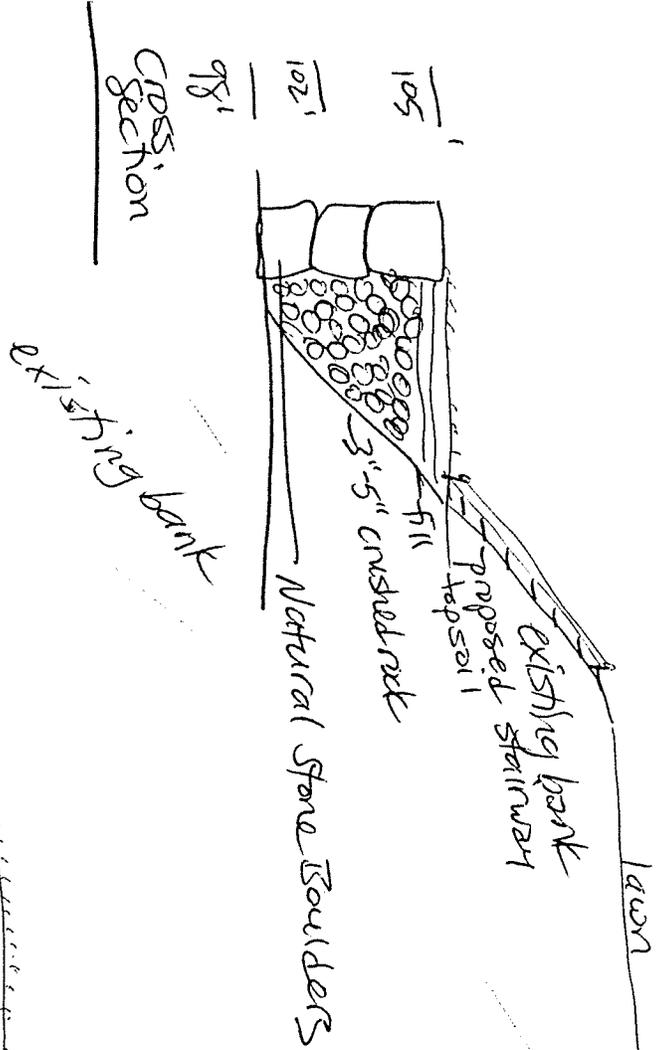
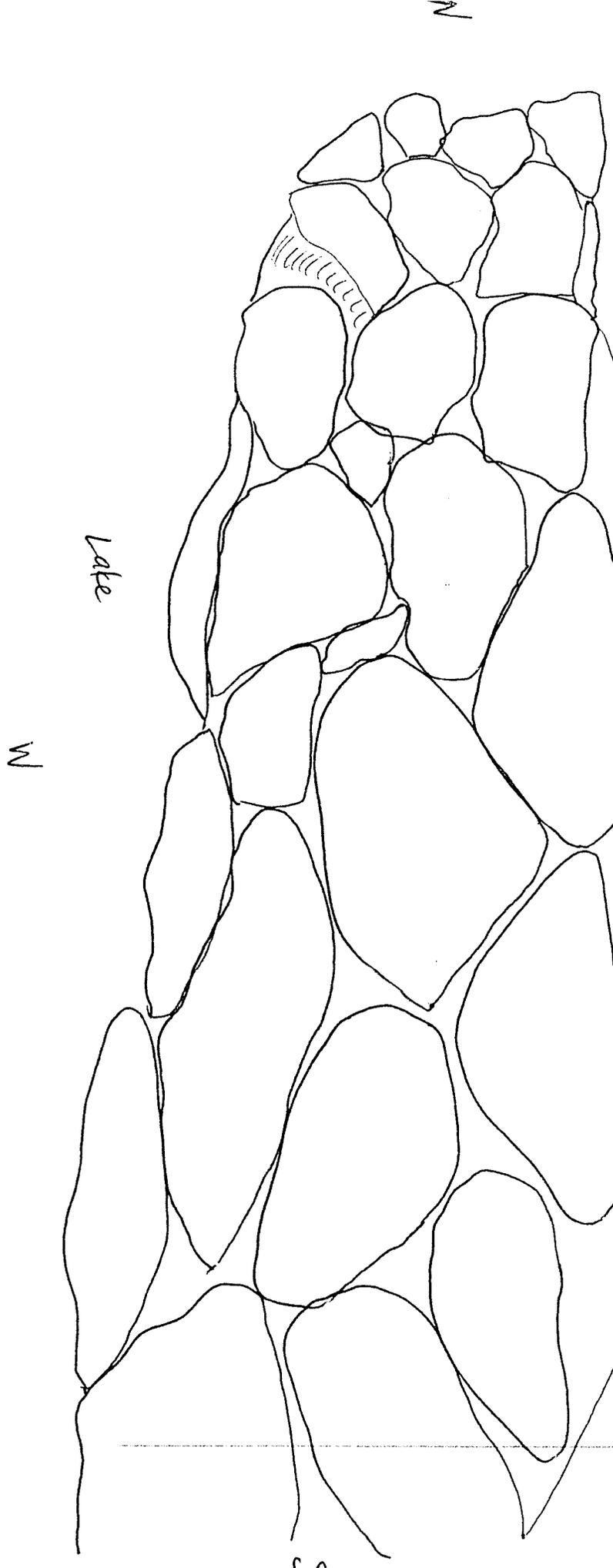
- Does your project involve new construction, addition, alteration, renovation, or repair to a structure that is heated or cooled? Yes [ ] No [X]
Will 400 sq ft or more of land be disturbed, exposed and/or developed? Yes [X] No [ ]
For Single Family & Duplex, will total impervious area be 2500 sq ft or more? Yes [ ] No [X]
Are you proposing any work within or above the public right of way? Yes [ ] No [X]

Estimated Construction Cost (value)\*: \$20,000.-

(\*Estimated cost a typical contractor would charge for all materials and labor, regardless of who physically completes the work)

Within 30 days of submission, the permit application will be reviewed for completeness, and, if complete, will be processed administratively or referred to a board for review. All permit approvals or denials are subject to an appeal period (15 days for administrative permit; 30 days for board permit). A building (and/or electrical, mechanical, plumbing, curb cut) permit will also be required. Contact the Department of Public Works at 802-863-9094 to inquire. Please ask for assistance if you have any questions about filling out this form. Call the Planning and Zoning at 802-865-7188, or visit the office in the lower level of City Hall, 149 Church Street.

Office Use Only: Zone: RL Eligible for Design Review? 4 Age of House 1900 Lot Size 15812
Type: SN AW FC BA COA 1 COA 2 COA 3 CU MA VR HO SP DT MP
Check No. 6047 Amount Paid 150 Zoning Permit # 16-0405CH



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38 Wright Ave.  
Burlington, VT

N

W

Lake

CROSS  
SECTION

existing bank

Natural Stone Boulders

3" - 5" crushed rock

existing bank  
proposed  
stairway

LAWN

3" path

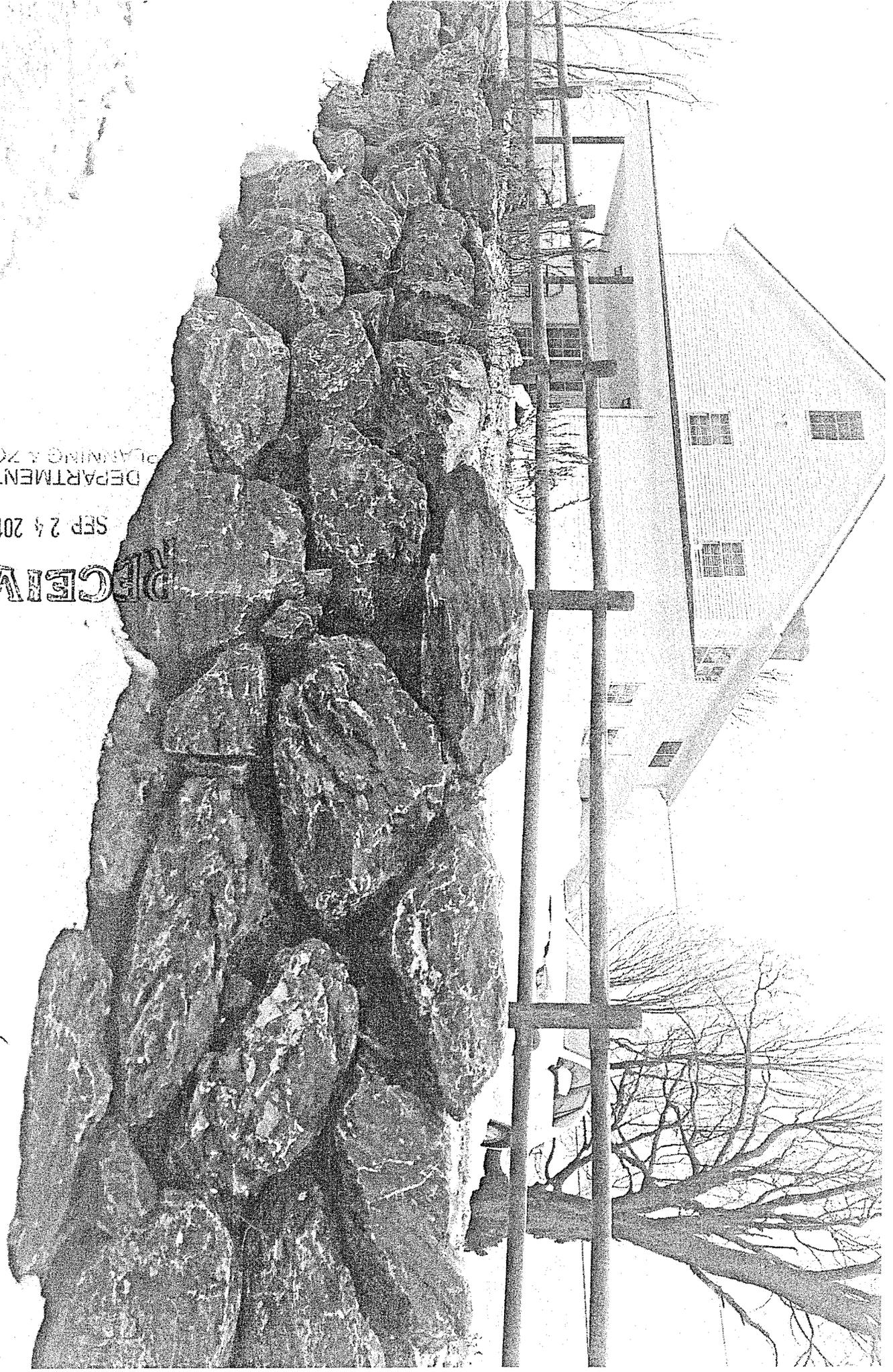
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(Likeness)



Google Maps Google Maps



Imagery ©2015 Google, Map data ©2015 Google 50 ft

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# Google Maps Google Maps



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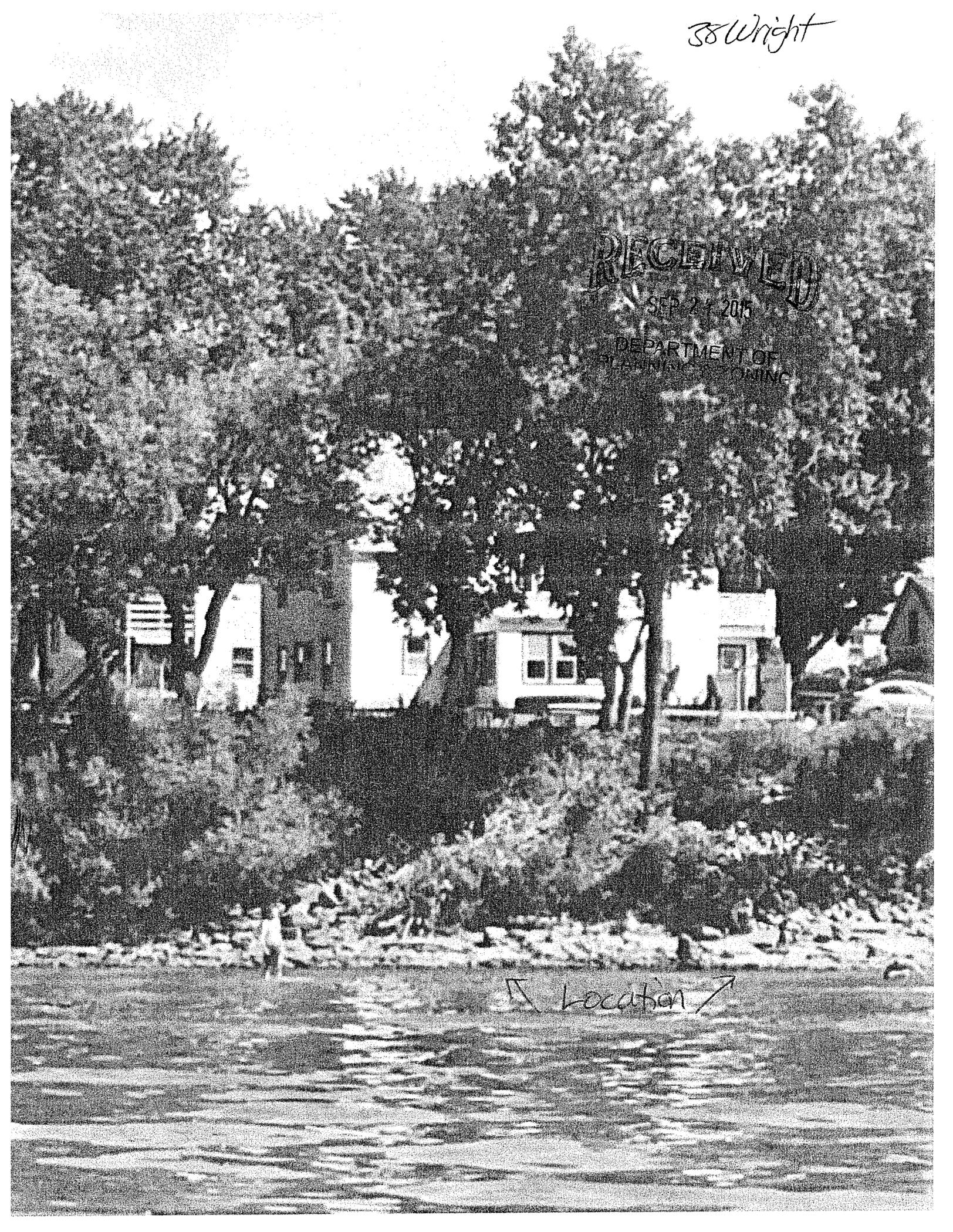
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↖ location ↗



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(Likeness) @bke

**LEGEND**

- Subject Tract Boundary
- Existing Grade Contour (NAVD88)
- +101.00 Spot Grade (NAVD88)
- N/F Now or Formerly

**SURVEY NOTES**

1. North orientation is based on survey grade RTK (Real Time Kinematic) GPS observations made on 7/18/11. The transmitting base station used was the UVM CORS (Continuously Operating Reference Station) station. The resultant horizontal datum is NAD 83 (CORS).
2. The vertical datum is NAVD88, using the geoid model G03U12.
3. The Flood Insurance Rate Map (FIRM) for this parcel is Panel 50007C0253D, effective July 18, 2011. The Base Flood Elevation for this parcel has been calculated to be 101.6 (NAVD88) as shown in the FEMA Flood Insurance Study, Summary of Stillwater Elevation Table (this elevation is 102.0 in NGVD29, the former FEMA FIRM datum).
4. The property lines, easements, and other real property descriptions provided in this permit application are for the use of the City of Burlington only. They do not define legal rights or meet legal requirements for a land survey as described in 26 V.S.A. Section 2502(4), and shall not be used in lieu of a survey as the basis of any land transfer or establishment of any property right.
5. This is NOT a survey and should in no way be construed or used as such. Any property lines depicted hereon are based SOLELY on the City of Burlington Tax Map. The applicant is responsible for ensuring that proposed construction remains on the subject parcel. The purpose of this plan is to satisfy the requirements of a City of Burlington Conditional Use Application for the purposes of constructing a stone retaining wall within the Natural Resource Protection Overlay District.
6. This application does in no way waive or attempt to remove flood insurance requirements from the subject structure and/or proposed improvements, if any.

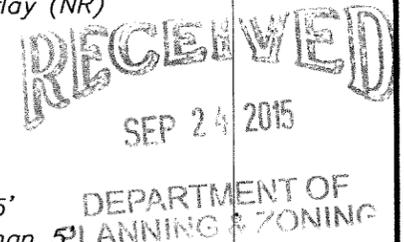
**ZONING NOTES**

38 Wright Avenue  
 Zoning District: Waterfront Residential Low Density (RL-W)  
 Natural Resource Protection Overlay (NR)  
 (Special Flood Hazard Area)

Minimum Frontage	60'
Minimum Lot Size	6,000 SF
Max. Lot Coverage	35%
Front Setback	Avg. of 2 adjacent lots; ±5'
Side Setback	10% of lot width, no less than 5'
Rear Setback	25% of lot depth, no less than 20'
Waterfront	75' from mean high water
Max. Height	35'

\*All measurements based on distance and or area calculated from the City of Burlington Tax Map

Summary of Proposed Project:  
 Construction of approximately 6' high crushed rock retaining wall on existing grade for purposes of shoreline erosion prevention and flood water protection. No changes to, or construction of, any structures (interior or exterior) are proposed at this time.



**SITE PLAN**  
 SHOWING LANDS OF  
**BROVAR**  
**DEVELOPMENT**  
**CO., INC**

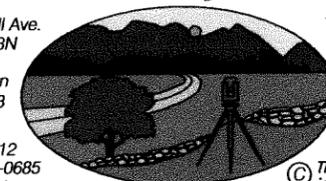
**38 WRIGHT AVENUE**  
**BURLINGTON, VT**

1"=20' 7/9/2015

**Button Professional**  
 Land Surveyors, PC

20 Kimball Ave.  
 Suite 203N  
 South Burlington  
 VT 05403

1 Lake Street  
 St. Albans, VT  
 05478  
 524-8555



863-1812  
 1-800-570-0685  
 info@bpc.com

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**WRIGHT AVE**

**LAKE CHAMPLAIN**

