

Burlington Development Review Board

Department of Permitting & Inspections
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AJ LaRosa
Caitlin Halpert
Geoff Hand
Sean McKenzie
Brad Rabinowitz
Leo Sprinzen
Chase Taylor
Evan Gould, (Alternate)
Vacant, (Alternate)



BURLINGTON DEVELOPMENT REVIEW BOARD Tuesday, September 19, 2023, 5:00 PM MINUTES

Hybrid & In Person (at 645 Pine Street) Meeting

Board Members Present: AJ LaRosa, Geoff Hand, Sean McKenzie, and Evan Gould

Board Members Absent: Caitlin Halpert, Brad Rabinowitz, Leo Sprinzen, and Chase Taylor

Staff Members Present: Scott Gustin, Mary O'Neil, Garret King, and Joseph Cava

- I. Agenda**
- II. Communications**
- III. Minutes**
- IV. Consent**

1. ZPF-23-63; 16 South Winooski Avenue (FD5, Ward 8) Ronald McDonald House Charities / Kristine Bickford

Alternative compliance to replace existing four-foot-high fence with new 4.8-foot-high perimeter fencing. (Project Manager, Garret King)
Kristine Bickford: Sworn in.

AJ LaRosa: This item is recommended for consent approval. Are there any comments or questions from the board? Hearing none, are there any comments or questions from the public? Hearing none, would someone like to make a motion?

AJ LaRosa: Motioned to approve and adopt staff recommendations, Geoff Hand 2nd. Vote 4-0.
Motion carried.

2. ZP-23-298; 15 Hayward Street (RM, Ward 5) Sandra Delaney / Karen Miller

Driveway renovation to reconstruct retaining wall within two feet of property boundary line. (Project Manager, Mary O'Neil)
Sandra Delaney, owner, present, Karen Miller: Sworn in.

AJ LaRosa: This item is recommended for consent approval. Has the applicant had the chance to review the staff report and have any comments or questions?

Karen Miller: Yes, and I have no comments or questions.

AJ LaRosa: Are there any comments or questions from the board? Hearing none, are there any comments or questions from the public? Hearing none, would someone like to make a motion?

Geoff Hand: Motioned to approve and adopt staff recommendations, AJ LaRosa 2nd. Vote 4-0.
Motion carried.

V. Public Hearing

1. ZP-23-98; 41 Kingsland Terrace (RL, Ward 6) Deidre Donovan / Horace Mitchell

Conditional use approval to demolish existing garage to construct ADU. (Project Manager, Mary O'Neil)

Deidre Donovan, Horace "Binney" Mitchell, owners, present

Sean McKenzie: I would like to omit that I have a connection with the applicant, but I feel confident that I can act objectively on this matter.

AJ LaRosa: Is there concern from the other board members? Hearing none, can you walk us through this project?

Horace Mitchell: We would like to demolish the existing decaying garage to construct an ADU as an in-law apartment for relatives.

AJ LaRosa: There is a note in the staff report for a discretionary allowance. Does this application need to go before the Department of Public Works?

Mary O'Neil: Review by the Stormwater Administrator is required per Section 5.2.3 (b), *additional lot coverage over existing lot coverage* for the creation of an ADU. It relates to on-site management of stormwater runoff from the lot area of the ADU.

Geoff Hand: We have seen these requests before; removing an accessory structure for an ADU.

Mary O'Neil: During the initial documentation for Historic structures in the 1970s, accessory structures were omitted from historic registry nominations. Moving into the 1980s, however these accessory structures like garages, carriage barns, and other outbuildings were surveyed for inclusion in addition to the other primary structures as part of the context of the site. Some are more elaborate than others; but the regulatory requirement is for this analysis.

Geoff Hand: I believe there is a public benefit to evaluating these historic accessory structures and I feel confident with staff recommendations.

AJ LaRosa: Hearing no additional comments or questions, would someone like to make a motion?

Geoff Hand: Motioned to approve and adopt staff recommendations, AJ LaRosa 2nd. Vote 4-0.
Motion carried.

VI. Adjournment

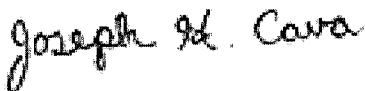
Hearing closed at 5:13 PM.



Alexander J. LaRosa, Chair of Development Review Board

10/17/23

Date



9-26-23

Joseph H. Cava, Permitting & Inspections Permit Technician

Date

Plans may be viewed upon request by contacting the Department of Permitting & Inspections between the hours of 8:00 a.m. and 4:30 p.m. Participation in the DRB proceeding is a prerequisite to the right to take any subsequent appeal. Please note that ANYTHING submitted to the Zoning office is considered public and cannot be kept confidential. This may not be the final order in which items will be heard. Please view final Agenda, at www.burlingtonvt.gov/dpi/drb/agendas or the office notice board, one week before the hearing for the order in which items will be heard.

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