

**REVISED PROPOSAL FOR CONDITIONAL USE COTTAGE, 9 GEORGE STREET, WINOOSKI, VERMONT.**

VALUES CALCULATED BY **CIVIL ENGINEERING ASSOCIATES INC.** OF SOUTH BURLINGTON, VERMONT

**EXISTING CONDITIONS:**

**SQUARE FEET:**

<b><u>LOT SIZE: 50' X 100'</u></b> according to deed:	5,000
AS MEASURED BY ENGINEERS	5,190
EXISTING HOUSE 28' X 32'	896
SHED AND DECK 12' X 24'	288
CONCRETE DRIVEWAY APPROX .	600
<b><u>TOTAL EXISTING COVERAGE</u></b>	<b><u>33%</u></b>

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**PROPOSED CHANGES:**

LOT SIZE	UNCHANGED	5,190	SF
EXISTING HOUSE	UNCHANGED	896	SF
CONSTRUCTION OF NEW 20' X 24' COTTAGE		480	SF
REMOVAL OF DECK	-144 S.F.	144	SF

RECONFIGURE DRIVEWAY TO ACCOMMODATE  
REQUIRED NUMBER OF PARKING SPACES  
2 FOR MAIN DWELLING AND ONE ADDITIONAL  
FOR ACCESSORY UNIT (SEE SITE PLAN)

**TOTAL PROPOSED COVERAGE**

**43%**

**CIVIL ENGINEERING ASSOCIATES OF SOUTH BURLINGTON, VERMONT HAS CREATED A SITE PLAN. PROPOSED CHANGES KEEP THE ENTIRE PROPERTY UNDER THE 50% COVERAGE RESTRICTIONS OF WINOOSKI CODE.**

**PROPOSED CHANGES WOULD INCLUDE RELOCATING FRONT PORCH ENTRANCE FROM DRIVEWAY SIDE OF BUILDING TO FRONT OF BUILDING TO ACCOMMODATE NEW PARKING CONFIGURATION. CODE COMPLIANT STAIRS, LANDING, GUARDS AND HANDRAILS TO BE INSTALLED.**

**RECONFIGURED DRIVEWAY WOULD EXTEND ONTO EXISTING FRONT LAWN TO THE WEST OF EXISTING AS WELL AS ONE TO TWO FEET TO THE EAST OF EXISTING. EXISTING DRIVEWAY IS LOCATED CLOSE TO PROPERTY LINE AND IS CONSIDERED AN EXISTING CONDITION AND SHOULD NOT INTERFERE WITH CHANGES.**

**PRIVACY FENCING TO BE INSTALLED AS NEEDED/REQUIRED BY CITY.**