



802-448-5595

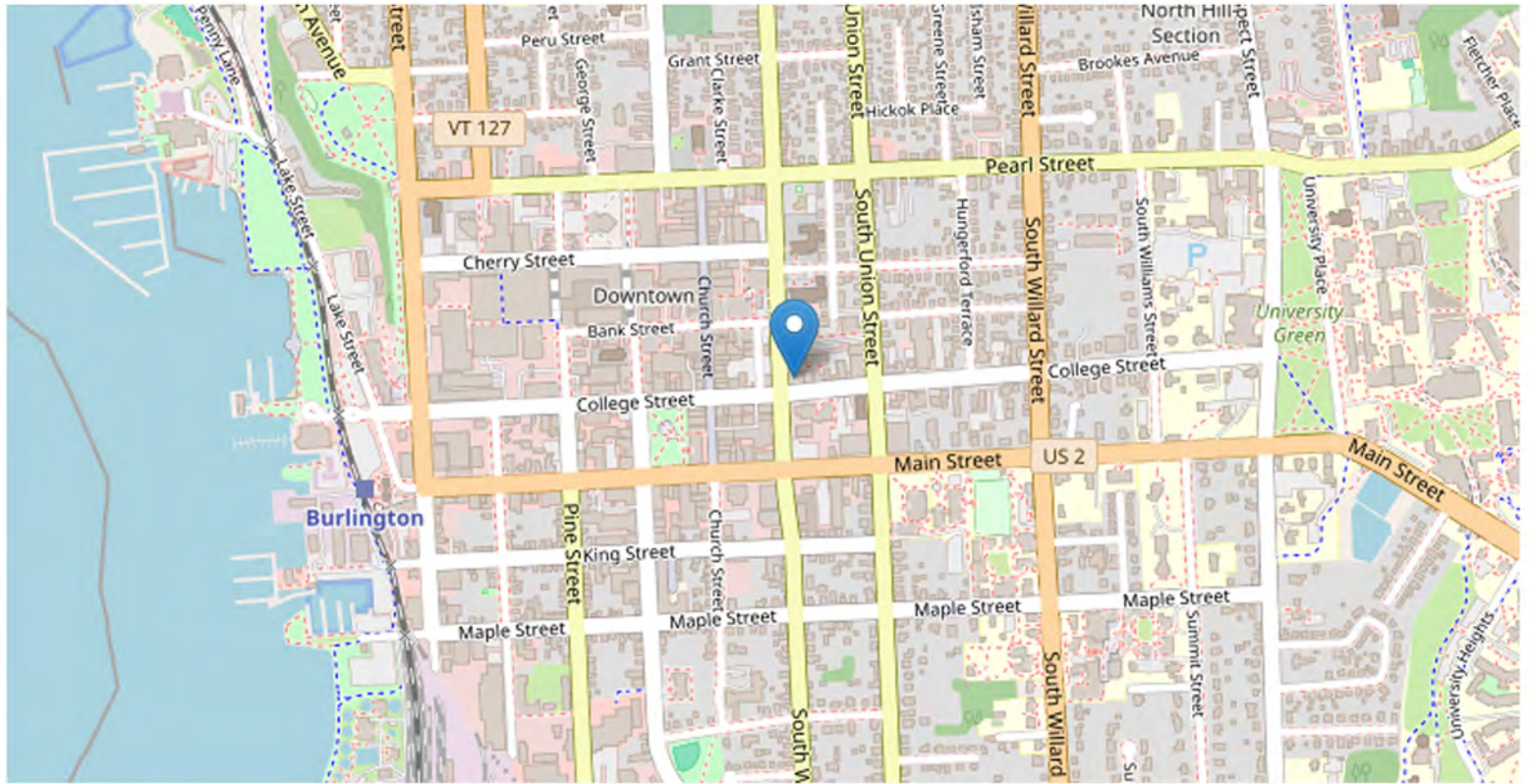
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19 Roosevelt Hwy Ste. 100

Colchester, VT 05446

FOR SALE

108 South Winooski Avenue
Burlington, Vermont 05401





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FlexRealty.com

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Colchester, VT 05446

FOR SALE

108 South Winooski Avenue
Burlington, Vermont 05401

PAYABLE TO:

MAIL TO:

Clerk Treasurer Office

City of Burlington Vermont

PO Box 22086

Albany, NY 12201-2086

TAX BILL

PARCEL ID	BILL DATE	TAX YEAR
049-3-162-000	06/03/2025	2024-2025

Location: 108 SOUTH WINOOSKI AVE

OWNER: L & M PROPERTIES LLC
17 LILAC LANE
SOUTH BURLINGTON VT 05403

SPAN # 114-035-17468 SCL CODE: 035
TOTAL PARCEL ACRES 0.22

FOR INCOME TAX PURPOSES

ASSESSED VALUE				NONHOMESTEAD			
REAL		1,562,300				1,562,300	
TOTAL TAXABLE VALUE						1,562,300	
GRAND LIST VALUES						15,623.00	
MUNICIPAL TAXES				EDUCATION TAXES			
TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES	TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
MUNICIPAL	0.8326	x15,623.00=	13,007.69				
REVISED LOCAL AGRMNT	0.0005	x15,623.00=	7.81				
				NON HOMESTEAD EDUCATION	1.5837	x15,623.00=	24,742.15
				1.3910 (state rate) / 87.83% (CLA) = 1.5837			
				Payments			
				1	09/12/2024		
				2	11/12/2024		
				3	03/12/2025		
				4	06/12/2025		
				TAX SUMMARY			
				Municipal + Education			
				TOTAL TAX			
				TOTAL STATE PAYMENT			
				TOTAL NET TAX DUE			

DETACH THE STUBS BELOW AND RETURN WITH YOUR PAYMENT

Clerk Treasurer Office
TAX YEAR 2024-2025

1ST PAYMENT DUE	
08/12/2024	
OWNER NAME	
L & M PROPERTIES LLC	
PARCEL ID	
049-3-162-000	
AMOUNT DUE	10226.50
AMOUNT PAID	Revised Bill

Clerk Treasurer Office
TAX YEAR 2024-2025

2ND PAYMENT DUE	
11/12/2024	
OWNER NAME	
L & M PROPERTIES LLC	
PARCEL ID	
049-3-162-000	
AMOUNT DUE	10226.50
AMOUNT PAID	Revised Bill

Clerk Treasurer Office
TAX YEAR 2024-2025

3RD PAYMENT DUE	
03/12/2025	
OWNER NAME	
L & M PROPERTIES LLC	
PARCEL ID	
049-3-162-000	
AMOUNT DUE	10226.50
AMOUNT PAID	Revised Bill

Clerk Treasurer Office
TAX YEAR 2024-2025

4TH PAYMENT DUE	
06/12/2025	
OWNER NAME	
L & M PROPERTIES LLC	
PARCEL ID	
049-3-162-000	
AMOUNT DUE	10226.50
AMOUNT PAID	Revised Bill

RAD:
270
OLD PID:
165445
State District:
3-03
CAD:
510
SPAN:
114.035-17468
Accessory Dwt
PriorID1c
00
PriorID2c
00
PriorID3c
00
Assessor Map
049.3-162-000

802-448-5595

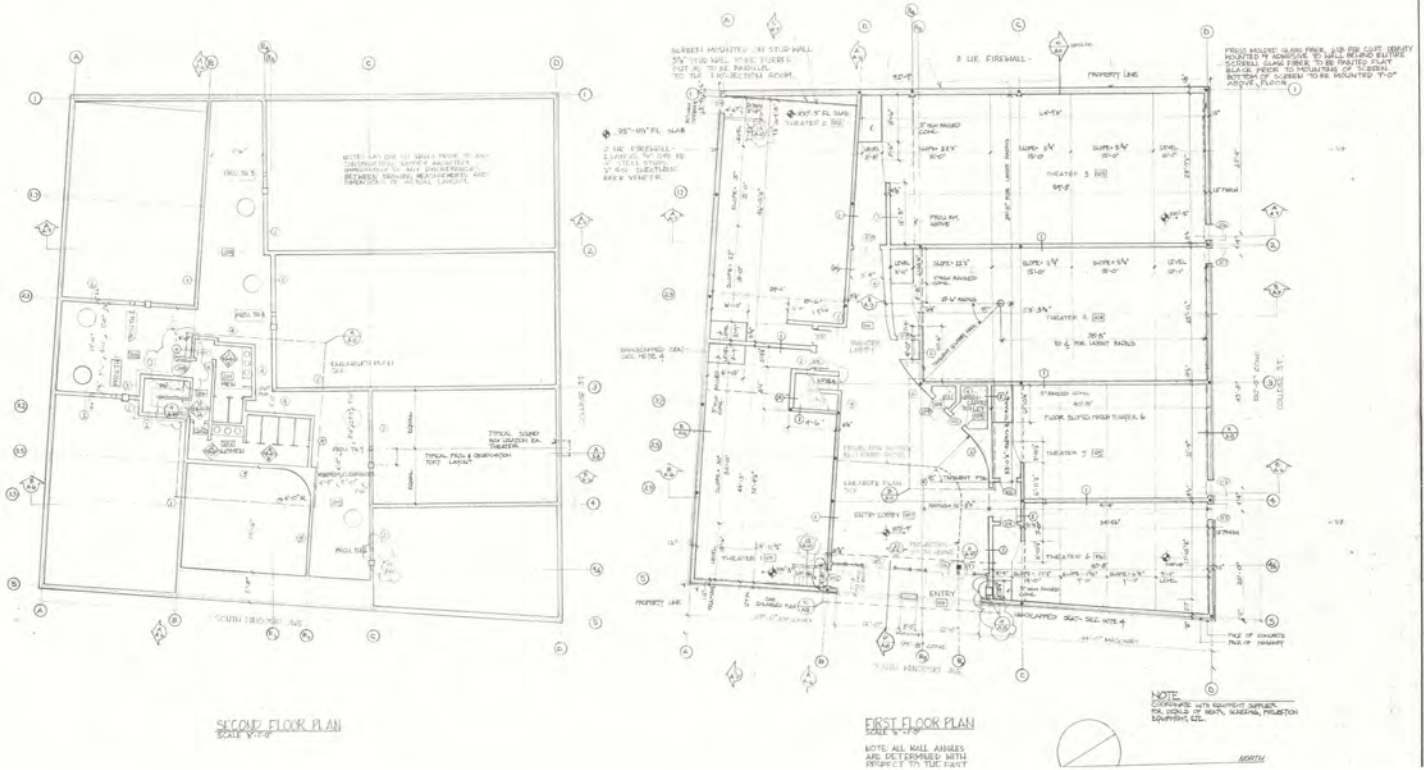
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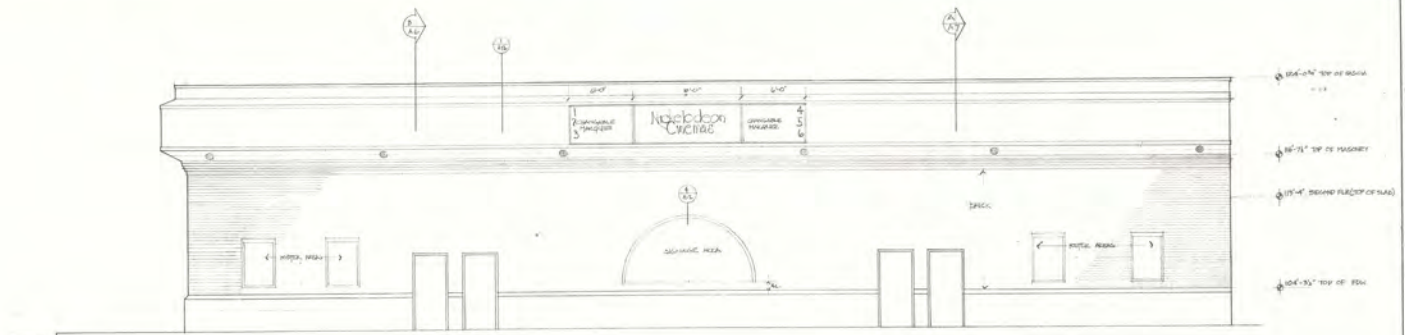
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19 Roosevelt Hwy Ste. 100

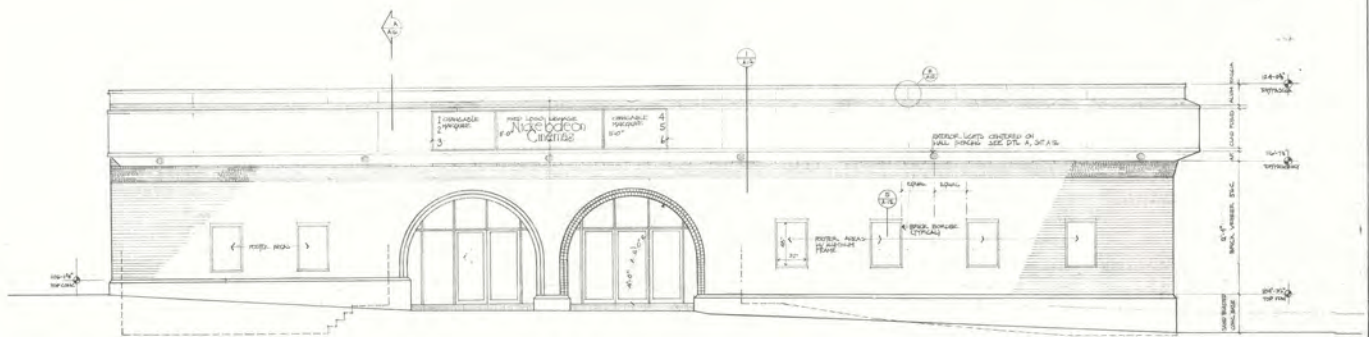
Colchester, VT 05446

FOR SALE

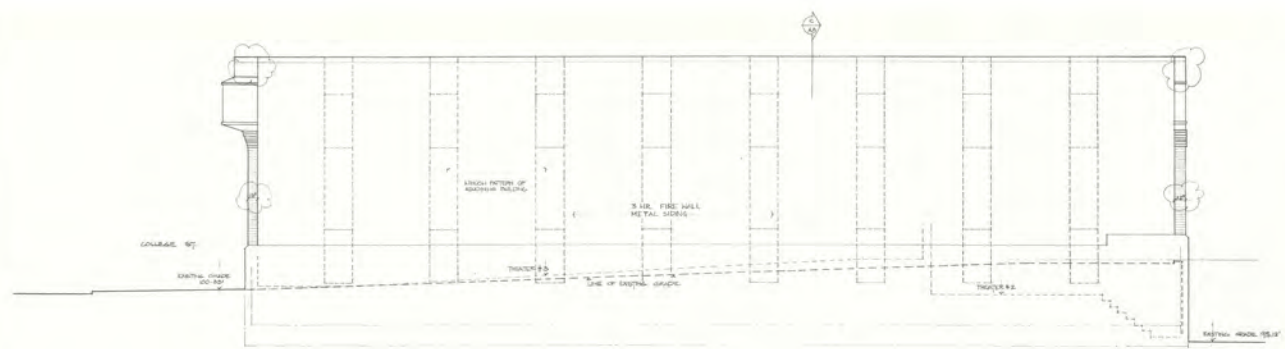
108 South Winooski Avenue
Burlington, Vermont 05401



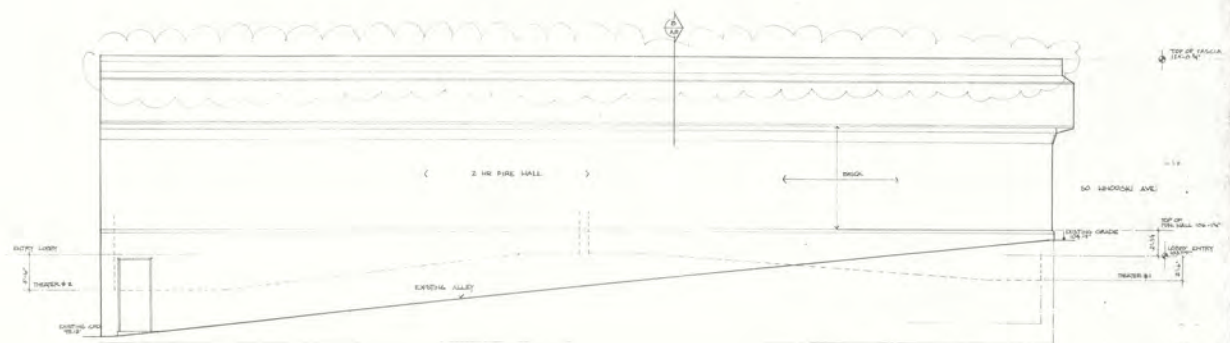
SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



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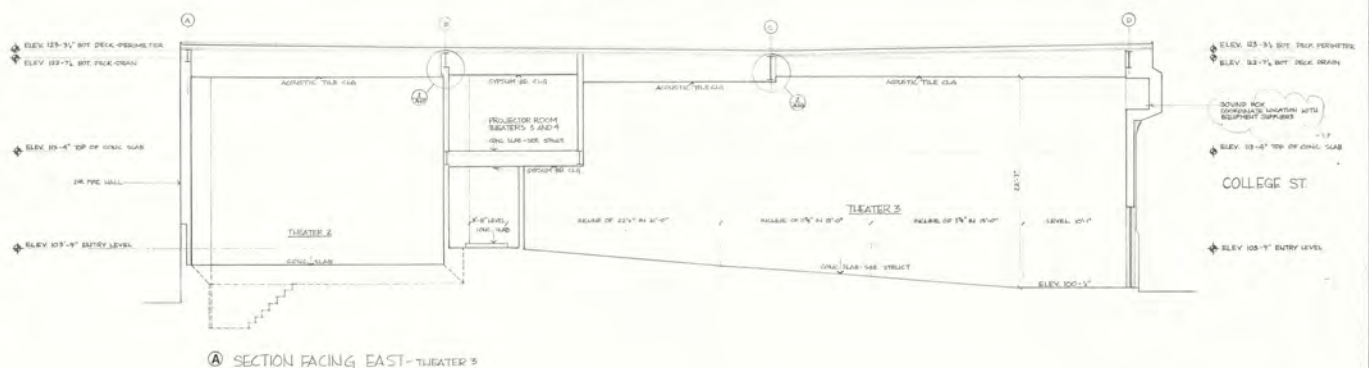
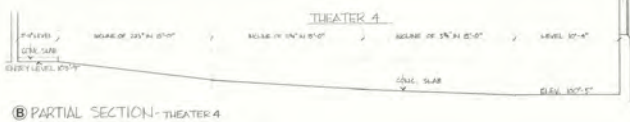
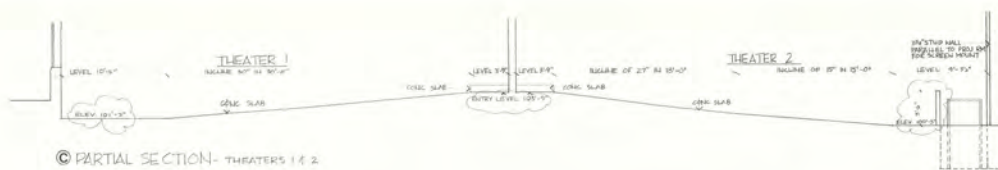
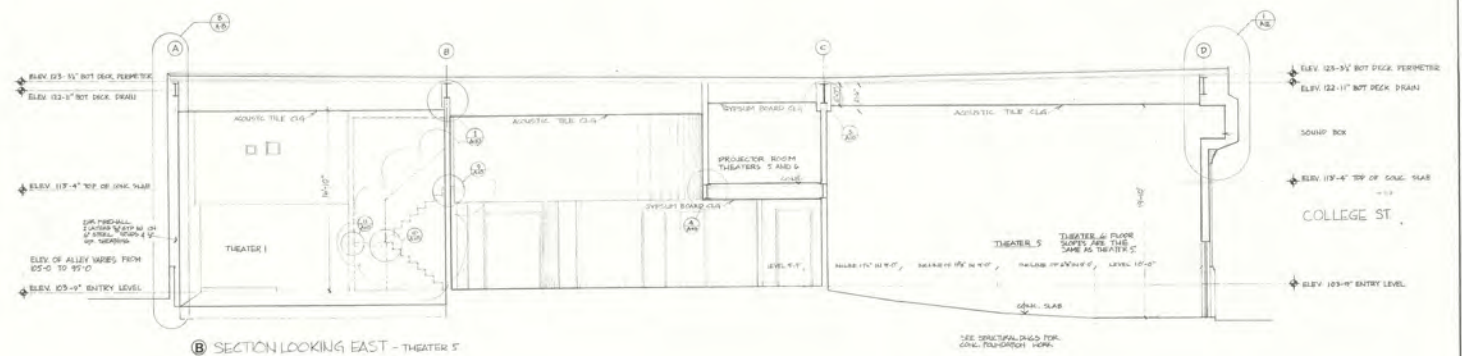
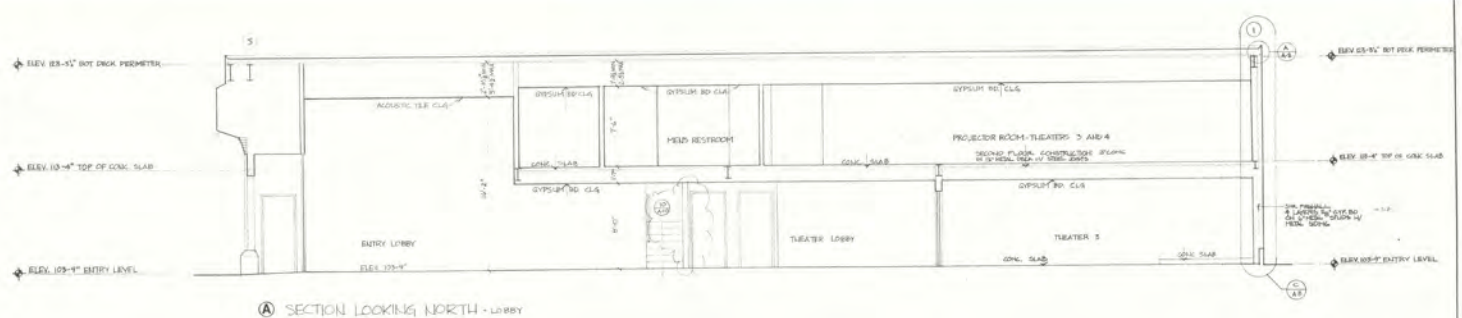
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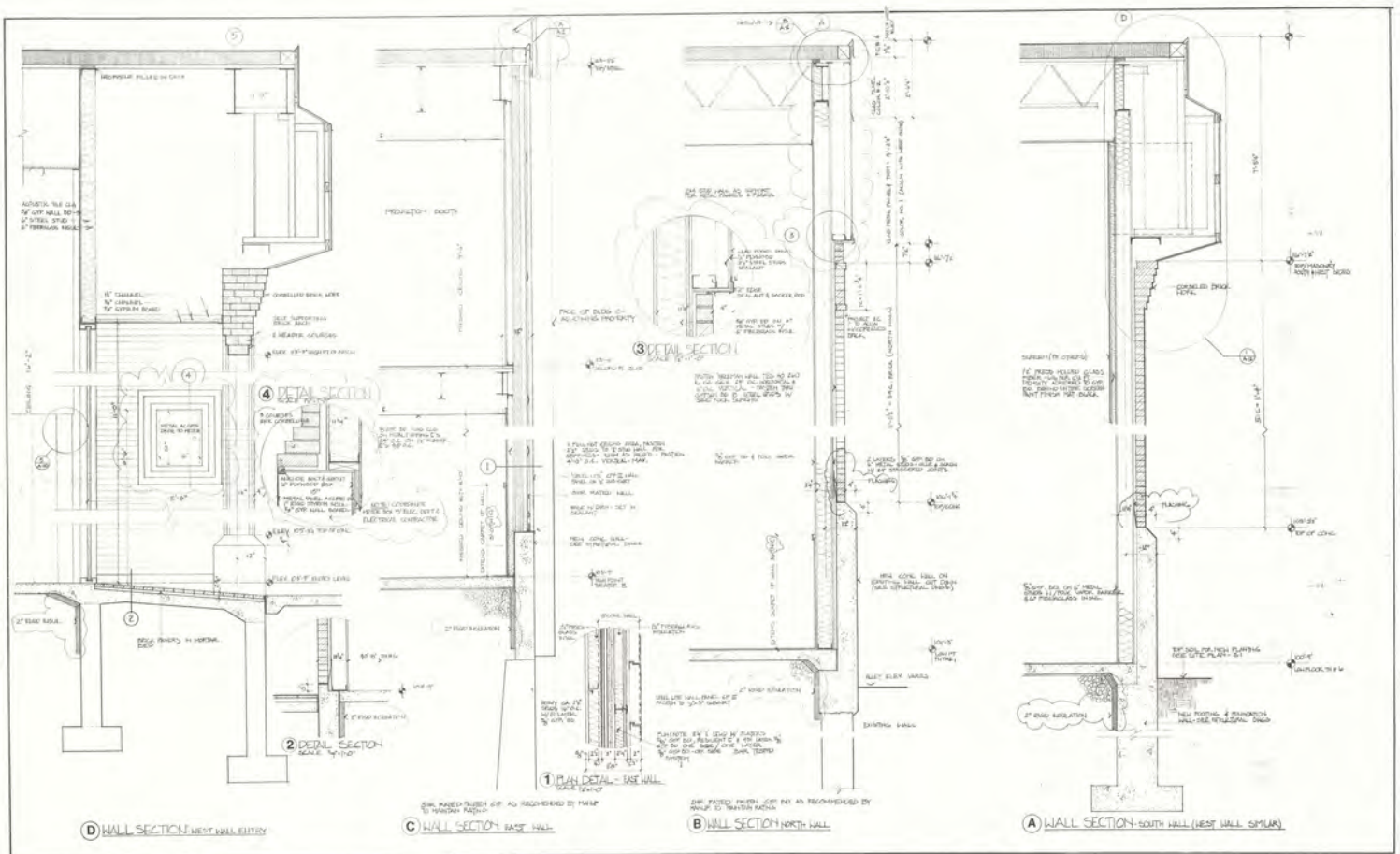
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FOR SALE

108 South Winooski Avenue
Burlington, Vermont 05401



J. G. ARCHITECTS, INC.
1775 WILLISTON ROAD
S. BURLINGTON, VERMONT



WALL SECTIONS
BURLINGTON THEATERS
PIZZAGALLI REALTY COMPANY

A-8

SCALE: 1/4" = 1'-0"

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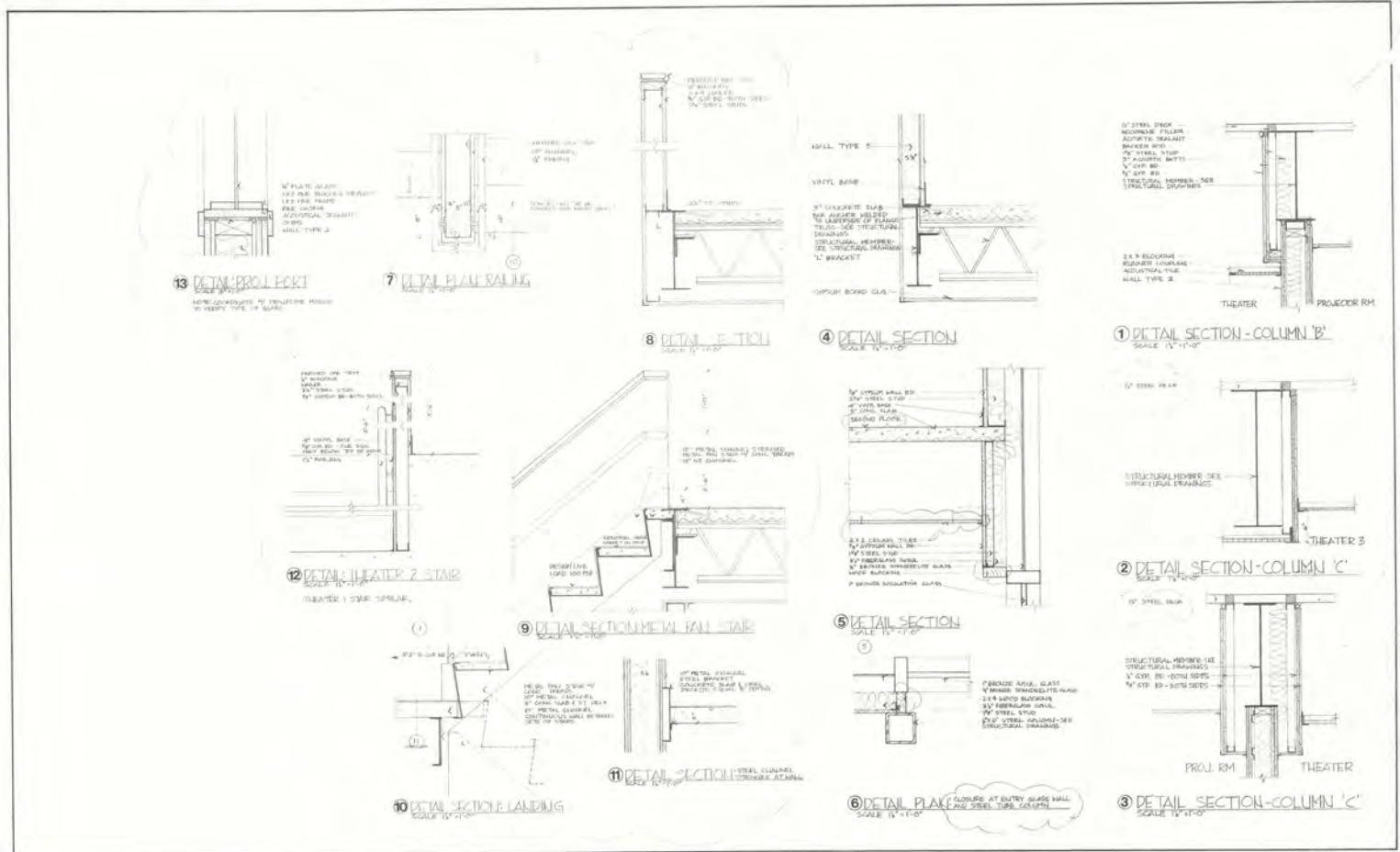
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19 Roosevelt Hwy Ste. 100

Colchester, VT 05446

FOR SALE

108 South Winooski Avenue
Burlington, Vermont 05401



J Q ARCHITECTS, INC.
1778 WILLISTON ROAD
BURLINGTON, VERMONT



INTERIOR DETAILS
BURLINGTON THEATERS
PIZZAGALLI REALTY COMPANY

A-10

802-448-5595

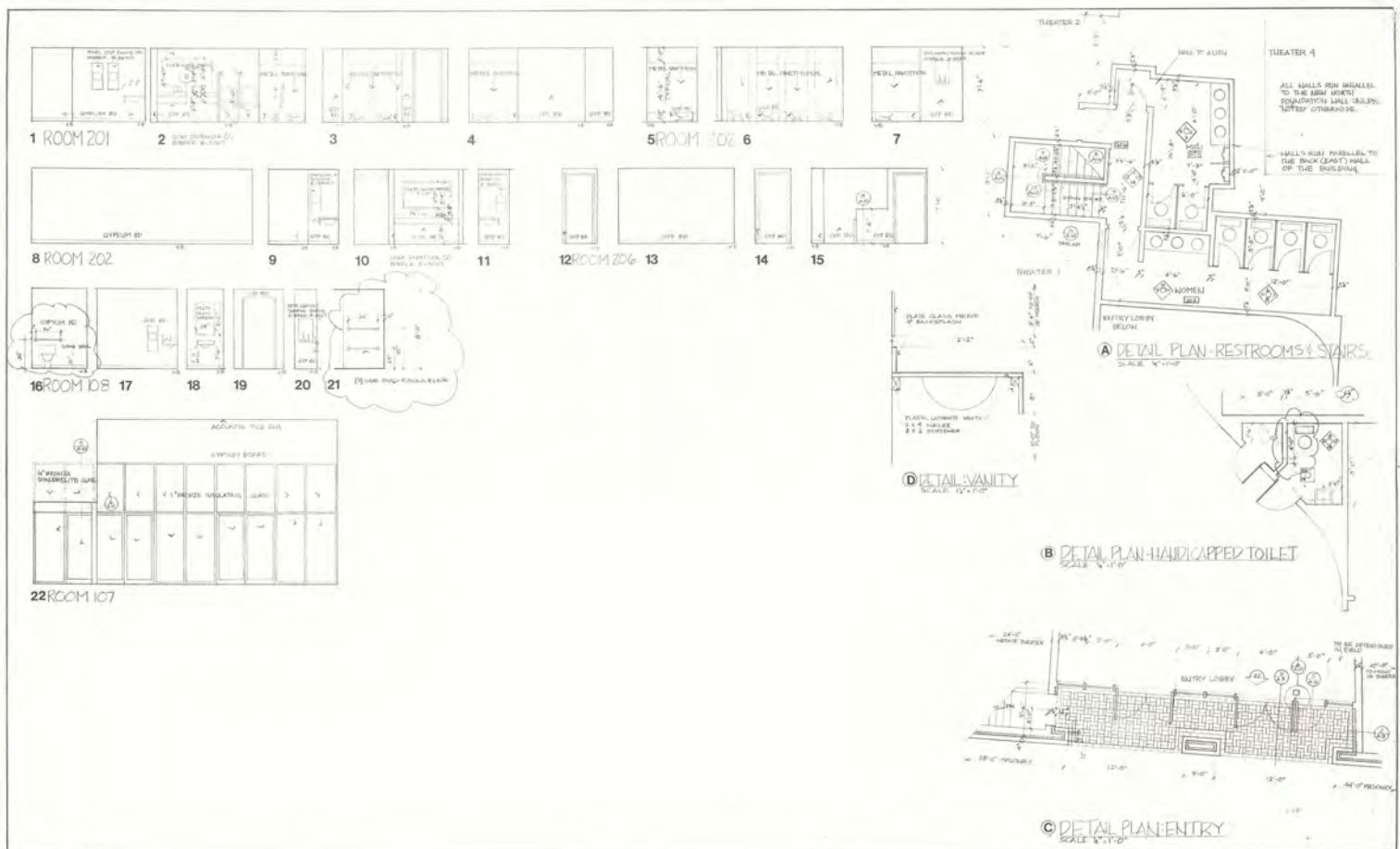
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19 Roosevelt Hwy Ste. 100

Colchester, VT 05446

FOR SALE

108 South Winooski Avenue
Burlington, Vermont 05401



J G ARCHITECTS, INC
1775 WILLISTON ROAD
BURLINGTON, VERMONT



INTERIOR WALL ELEVATIONS
BURLINGTON THEATERS
PIZZAGALLI REALTY COMPANY

A-11
1/11
1/11

802-448-5595

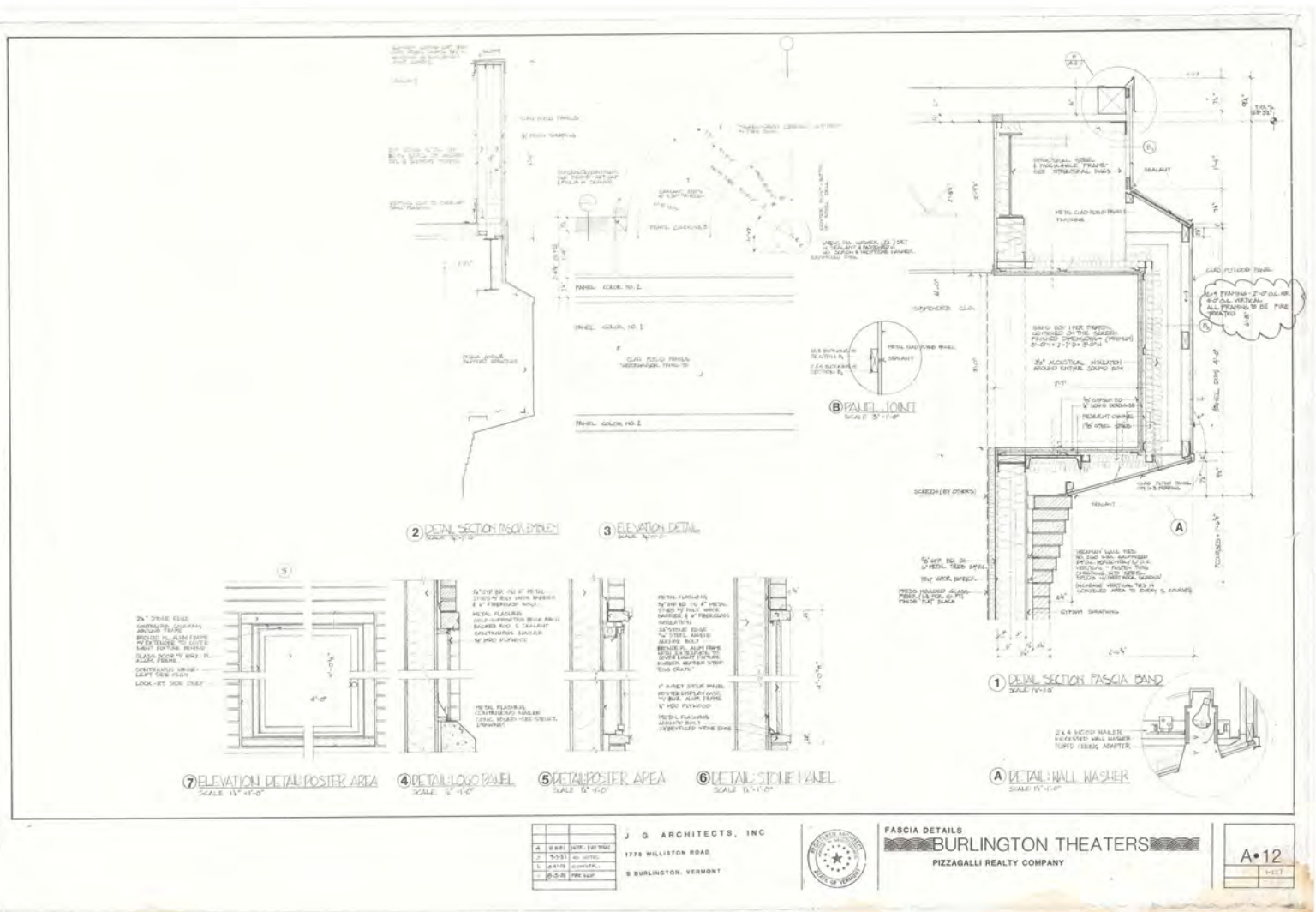
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19 Roosevelt Hwy Ste. 100

Colchester, VT 05446

FOR SALE

108 South Winooski Avenue
Burlington, Vermont 05401



1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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J. G. ARCHITECTS, INC.
1775 MILLISTON ROAD
BURLINGTON, VERMONT



FASCIA DETAILS
BURLINGTON THEATERS
PIZZAGALLI REALTY COMPANY

A-12

FOR SALE

108 South Winooski Avenue
Burlington, Vermont 05401

Specific to Form Districts

14.3

ARTICLE 14

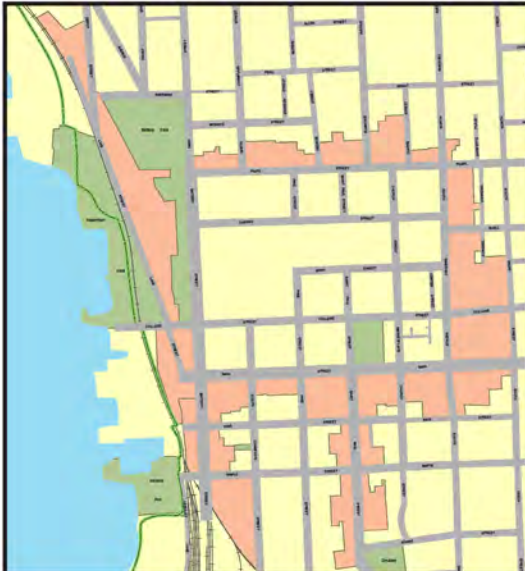
FD5

14.3.5 - FD5 - DOWNTOWN CENTER

14.3.5-A- INTENT

To enhance the vibrant urban center with a variety of high density building types that provide locally and regionally serving office, retail, service, hospitality, entertainment, and Civic functions, as well as a wide variety of urban housing choices. This district reinforces and extends the walkable nature of the adjacent downtown core with shallow front setbacks and active street frontages, and provides a transition between larger and smaller scale Buildings in adjacent districts.

Attached Buildings with little to no side Setback
Small to large footprints
Buildings at the Frontage line
3 to 10 stories
Multiple Buildings on a single lot
Outbuildings uncommon



14.3.5-B- ALLOWED BUILDING TYPES

BUILDING TYPE	STANDARDS
Rowhouses ¹	Section 14.4.7
Multi-Family: Small ¹	Section 14.4.8
Multi-Family: Large ¹	Section 14.4.9
Mixed-Use	Section 14.4.10
Perimeter	Section 14.4.11
Civic	Section 14.4.12

¹ Only permitted where a Shopfront Frontage Type is not required.

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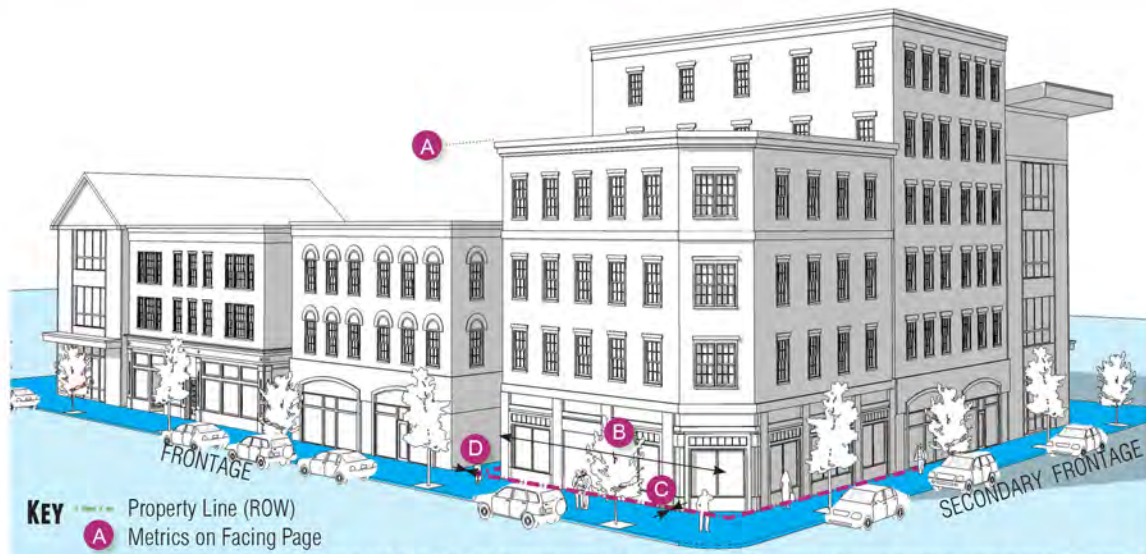
FOR SALE

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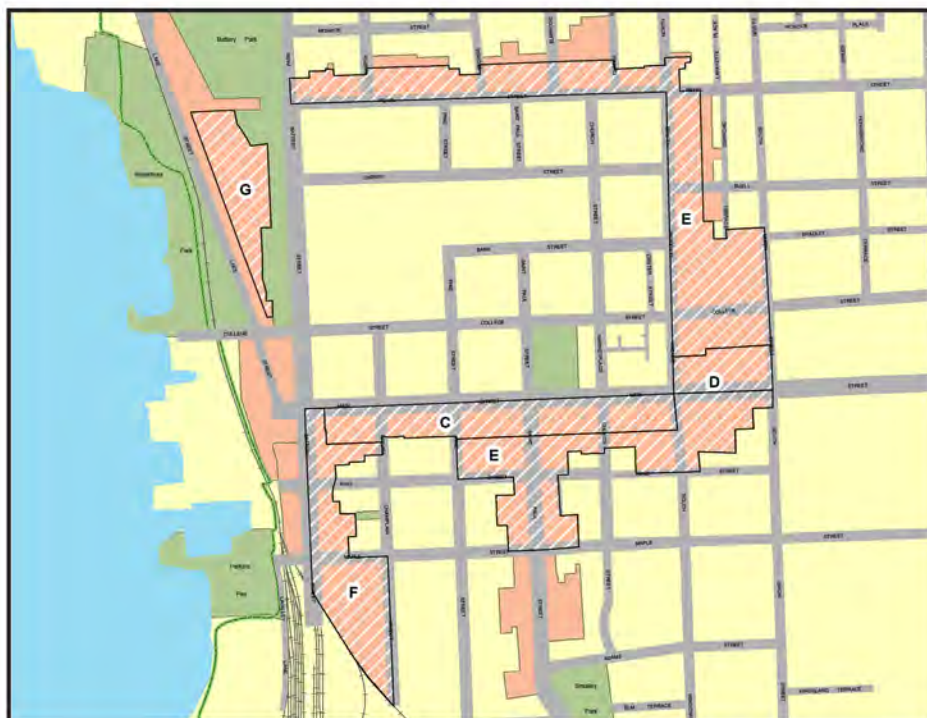
14 ARTICLE

14.3

Specific to Form Districts



THE DIAGRAM ABOVE IS FOR ILLUSTRATIVE PURPOSES ONLY. REFERENCES TO METRICS SHOWN THEREON SHALL HAVE REGULATORY EFFECT.



THE DIAGRAM ABOVE IS AN EXCERPT OF REGULATING PLAN SPECIAL REQUIREMENTS MAP 2 - SPECIFIC HEIGHT AREAS. (SEE SEC. 14.2.6)

FOR SALE

108 South Winooski Avenue
Burlington, Vermont 05401

Specific to Form Districts

14.3

ARTICLE 14

14.3.5-C- LOT OCCUPATION & BUILDING PLACEMENT

BUILDING DISPOSITION

Block Perimeter	2,000 ft. max.
Pervious Area	10% min.
Yard Type (see Section 14.6.3)	- Sideyard - Rearyard
Ground Floor Entries (linear distance along the Primary Frontage)	60-ft max.

FRONTAGE BUILDOUT & BUILDING SETBACK

Frontage Buildout	80% min. along both Primary and Secondary Frontages
-------------------	---

<u>Front Setback:</u> Principal Buildings	- 0-ft min.; 6-ft max, but in no event less than 12-ft from the curb.
--	---

Outbuildings	In third Lot Layer
--------------	--------------------

Front Setback Exceptions:

In no event shall any Building be set closer than 15-ft from the curb along Main St from S. Union to Battery St., and along S. Winooski Ave from King to Pearl St.

For additional exceptions and variations regarding front setbacks provided as part of a specific Frontage Type see Sec. 14.5.

Side Setback:

Principal Buildings	- 0-ft min. - 12-ft max. - 10-ft min. along a Form District boundary shared with a residential district.
---------------------	---

Outbuildings	- 0-ft min. or 3-ft min. on secondary frontage
--------------	--

Rear Setback:

Principal Buildings	- 0-ft min. or 15-ft from rear public Alley centerline - 10-ft min. along a Form District boundary shared with a residential district.
---------------------	---

Outbuildings	- 0-ft min. or 15-ft from rear public Alley centerline
--------------	--

MISCELLANEOUS

Any development in the area west of Battery Street, between and including Sherman to Maple streets extended, shall also be subject to the provisions of Burlington CDO Sec. 4.2.2 Downtown and Waterfront Official Map as may be applicable.

14.3.5-D- BUILDING HEIGHT & BULK

BUILDING HEIGHT

Principal Buildings	Subject to Administrative Review: • 3 Stories min. • 3 Stories max., not to exceed 35-ft in area "F" along Battery St.; otherwise, • 4 Stories max., not to exceed 45-ft; and, • 6 Stories max., not to exceed 65-ft in area "C" along Main St.
---------------------	---

Subject to DRB Review per Sec. 14.6.4 i:

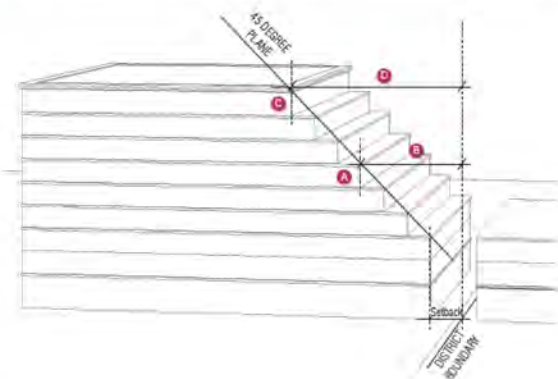
- see below¹

Outbuildings	2 Stories max. not to exceed 24-ft
--------------	------------------------------------

¹ Subject to Regulating Plan Special Requirements Map 2 (see Sec. 14.2.6), any Building with a Principal Frontage in the area identified as:

- "C" may be increased to 10 Stories not to exceed 105-ft.
- "D" may be increased to 8 Stories not to exceed 85-ft.
- "E" may be increased to 6 Stories not to exceed 65-ft.
- "F" may be increased to 5 Stories not to exceed 55-ft.
- "G" may be increased beyond 50-ft from the Lake St. Frontage Line in order to establish a second Frontage along Battery Park Extension of no more than 1 Story not to exceed 20-feet.

Additional height granted by the DRB per Sec. 14.6.5-d must not extend into a 45-degree angular plane projecting over the property measured from a height of 35 feet at any required side or rear setback along a Form District boundary shared with a residential district.



FOR SALE

108 South Winooski Avenue
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14 ARTICLE

14.3

Specific to Form Districts

14.3.5-D- BUILDING HEIGHT & BULK

BUILDING BULK (MAX AREA PER FLOOR)

Floors 1-5	100% of lot max.
Floors 6-8	80% of lot max.

14.3.5-E- PARKING, LOADING & SERVICE

ON-SITE PARKING

On-site parking shall be provided per the requirements of Sec. 14.6.7.

LOCATION ON THE LOT

All parking provided within a Principal Building (other than a Perimeter Building Type) shall be located:
Underground, at or above the second Story, and/or at-grade within the first Story where located in the Third Lot layer and separated from the street by an Active Street-level Use.

All Parking Structures, Garages, and Parking Areas shall be located in the Third Lot Layer behind a Principal Building Type.
Parking Lots are not permitted.

MISCELLANEOUS

See also Sec. 14.6.7 for additional requirements pertaining to parking and site design.

14.3.5-F- ENCROACHMENTS INTO REQUIRED SETBACKS

ENCROACHMENT TYPE	REAR
Awnings and Canopies ²	Not permitted
Balcony and Decks	4-ft max. encroachment
Other Architectural Features ⁴	4-ft max. encroachment
Landscaping	Permitted
Fences or freestanding walls	6-ft max. height
Driveways, Walkways	Permitted
Utility Structures	Permitted

¹ Subject to Frontage Type standards in Sec. 14.5.

² Subject to Awning and Canopy standards in Sec. 14.4.13 h.

³ Subject to Sign standards Art 7 of the BCDO.

⁴ Building eaves, roof overhangs, solar shades, and light shelves; bay windows, oriels, and vestibules that are less than ten feet wide; and, cornices, belt courses, window sills, buttresses, or other similar architectural features may encroach into a required setback provided that such extension does not encroach a property line.

14.3.5-G- ENCROACHMENTS - PUBLIC RIGHT-OF-WAY

(Along Primary and Secondary Frontages only)

ENCROACHMENT TYPE	PUBLIC ROW
Awnings ¹	Permitted
Canopies ¹	Permitted
Signs ²	Allowed
Other Architectural Features ³	4' max.

¹ Subject to Awning and Canopy standards in Sec. 14.4.13 h.

² With the exception of Freestanding Signs

³ Building eaves, roof overhangs, solar shades, and light shelves; bay windows, oriels, and vestibules that are less than ten feet wide; and, cornices, belt courses, window sills, buttresses, or other similar architectural features may encroach into the ROW provided they are a minimum of 10-ft above the Sidewalk.

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Specific to Form Districts

14.3

ARTICLE
14

14.3.5-H- USE TYPES

FD5

Uses not specifically listed, and that are not similar in nature and impact to a use that is listed, are not permitted.

RESIDENTIAL - GENERAL

Attached Dwellings	P
Single Detached Dwellings (only pre-existing Buildings originally designed and constructed for such purpose)	P

RESIDENTIAL - SPECIAL

Assisted Living	P
Boarding House ¹	P
Community House (Sec. 14.6.6.e)	P
Convalescent /Nursing Home	P
Group Home	P
Short Term Rental (See Ch. 18; Min. Housing)	P

SHORT-TERM ACCOMMODATIONS

Historic Inn (Sec. 14.6.6.c)	P
Lodging	P
Shelter	P

RETAIL - GENERAL

ATM	P
Automobile and RV Sales and Rental ²	P
Convenience Store	P
Fuel Service Station ² (Sec. 14.6.6.d)	CU
General Merchandise/Retail	P

RETAIL - OUTDOOR

Boat Sales/Rentals	P
Garden Supply Store	P
Open Air Markets	P

14.3.5-H- USE TYPES

FD5

OFFICE & SERVICE

Animal Grooming	P
Beauty Salon/Barber Shop/Spa	P
Car Wash	P
Crisis Counseling Center (Sec. 14.6.6.g)	P
Dry Cleaning Service	P
Funeral Home	P
Health Club/Studio	P
Laundromat	P
Mental Health Crisis Center	P
Office – General	P
Office – Medical	P
Office – Technical	P
Tailor Shop	P
Vehicle/Boat Repair/Service ²	P

HOSPITALITY/ ENTERTAINMENT/ RECREATION

Aquarium	P
Art Gallery/Studio	P
Bar, Tavern	P

KEY

Permitted Use	P
Conditional Use	CU

END NOTES

¹Must be owner-occupied.

² Exterior storage and display not permitted.

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14 ARTICLES

14.3

Specific In Form Districts

14.3.5-H- USE TYPES

FD5

HOSPITALITY/ ENTERTAINMENT/ RECREATION

Aquarium	P
Art Gallery/Studio	P
Bar, Tavern	P
Billiards, Bowling & Arcade	P
Cafe	P
Cinema	P
Club, Membership	P
Community Center	P
Conference/Convention Center	P
Museum	P
Performing Arts Center	P
Performing Arts Studio	P
Recreational Facility – Indoor	P
Restaurant	P
Restaurant – Take Out	P

MANUFACTURING/ PRODUCTION/ STORAGE

Boat Storage ²	P
Dental Lab	P
Food Processing	P
Manufacturing – Light ²	P
Manufacturing ²	P
Medical Lab	P
Production Studio	P
Photography Lab	P
Printing Plant	P
Research and Development Facility	P
Research Lab	P
Warehouse/Storage ²	P
Warehouse, Self-Storage ²	P

14.3.5-H- USE TYPES

FD5

EDUCATION & DAY CARE

Day Care – Adult	P
Daycare – All (Sec. 14.6.6.b)	P
School – Post-Secondary & Community College	P
School – Primary	P
School – Secondary	P
School, -Trade, or Professional	P

CIVIC

Courthouse	P
Fire Station	P
Library	P
Park	P
Police Station	P
Post Office	P
Worship, Place of	P

TRANSPORTATION & UTILITIES

Recycling Center – Small ² (2,000 sf or less)	P
Public Transit Terminal	P
Operations Center – Taxi/Bus ²	P
Parking Structure	P

KEY

Permitted Use	P
Conditional Use	CU

END NOTES

¹Must be owner-occupied.

² Exterior storage and display not permitted.