

Burlington Development Review Board

Department of Permitting & Inspections

645 Pine Street

Burlington, VT 05401

www.burlingtonvt.gov/DPI/DRB

Telephone: (802) 865-7188

Fax (802) 863-0466

AJ LaRosa

Caitlin Halpert

Geoff Hand

Sean McKenzie

Brad Rabinowitz

Leo Sprinzen

Miles Waite

Marina Campbell, (Alternate)

Evan Gould, (Alternate)



Development Review Board

Wednesday, November 6, 2024, 5:00 PM

645 Pine Street, Front Conference Room or Remote on Zoom:

Please click the link below to join the webinar:

Zoom: <https://us02web.zoom.us/j/83225696227?pwd=SGQ0bTdnS000Wkc3c2J4WWw1dzMxUT09>

Webinar ID: 832 2569 6227

Passcode: 969186

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1. Agenda

2. Communications

3. Minutes

4. Public Hearing

4.1.

ZP-24-421; 176 South Winooski Avenue (FD5, Ward 8) Post Apartments Housing Limited Partnership / Eli Maroscher

Request for Alternative Compliance within the Form Code for placement of utility meter. (Project Manager, Mary O'Neil)

4.2.

ZAP-24-11; 62-64 Conger Avenue (RM, Ward 5) Serena Furnari / Benjamin Rickman / Rebecca Grannis

Appeal of administrative denial, ZP-24-362, for the proposed removal of existing chimneys. (Project Manager, Mary O'Neil)

4.3.

ZP-24-467; 365 South Winooski Avenue (RM, Ward 6) Robert Viskup / Lewis Creek Builders
Proposed variance request to replace the existing slate roof with a standing

seam metal roof to accommodate solar installation. (Project Manager, Garret King)

5. Certificate of Appropriateness

5.1.

ZP-24-415; 184-186 North Winooski Avenue (NMU, Ward 2) North Winooski Avenue 184, LLC / Aishath Deen-Brosseau

Proposed amendment to ZP-21-151 including façade and site changes. (Project Manager, Mary O’Neil)

6. Other Business

6.1.

ZP-24-148; 49-55 Chase Street (RL, Ward 1) Chase Street 49, LLC / Missa Aloisi
Request for time extension request for proposed subdivision and redevelopment. (Project Manager, Garret King)

7. Adjournment

8. Informational and Non-Discrimination Statements

8.1.

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.

The City of Burlington will not tolerate unlawful harassment or discrimination on the basis of political or religious affiliation, race, color, national origin, place of birth, ancestry, age, sex, sexual orientation, gender identity, marital status, veteran status, disability, HIV positive status, crime victim status or genetic information. The City is also committed to providing proper access to services, facilities, and employment opportunities. For accessibility information or alternative formats, please contact Human Resources Department at (802) 540-2505.

Department of Permitting and Inspections

Zoning Division

<https://www.burlingtonvt.gov/439/Zoning-Division>

645 Pine Street

Burlington, VT 05401

Telephone: (802) 865-7188

(802) 865-7195 (FAX)

William Ward, Director
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Garret King, Associate Planner
Steven Cormier, Zoning Compliance Officer
Joseph Cava, Planning Technician
Ted Boylan, Permit Administrator



MEMORANDUM

To: Development Review Board

From: Mary O'Neil, AICP, Principal Planner

RE: ZP-24-421

Location: 176 South Winooski Avenue

Date: November 6, 2024

Note: These are staff comments only. Decisions on projects are made by the Development Review Board, which may approve, deny, table or modify any project. THE APPLICANT OR REPRESENTATIVE MUST ATTEND THE MEETING.

File: ZP-24-421

Location: 176 South Winooski Avenue

Zone: FD5 Ward: 8

Date application accepted: September 10, 2024

Applicant/ Owner: Eli Maroscher & Taryn Barrett, Duncan Wiesniewski Architects / Champlain Housing Trust

Request: Alternative Compliance request to install gas meter on the primary façade of Post Apartments.



2

PERSPECTIVAL ELEVATION OF BUILDING FRONTAGE

Scale: Actual Size

- **ZPS-23-43**; proposed installation of temporary winter shelter freestanding yard sign. November 2023.
- **Zoning Permit 23-477**; proposed change of use for temporary establishment of emergency shelter. No site or exterior building changes proposed. October 2023.
- **Zoning Permit 23-15**; proposed demolition of existing building to construct a new mixed-use commercial/residential building. March 2023.
- **Non-applicability of Zoning Permit Requirements 12-0087NA**; repair of patio and replace rotted wood panels. July 2011.
- **Zoning Permit 12-0018CA**; add illumination to sign approved under ZP90-081. August 2011.
- **Zoning Permit 08-482CA**; remove exhaust fan from the back roof of building and install new exhaust fan and associated screening to the front roof. Install new replacement front door and install new replacement flag pole. February 2008.
- **Zoning Permit 02-304**; adding 120 sf to existing shed, total dimensions to be 10' x 20'. T-1-11 siding to be used on shed to match existing building. One parking space to be eliminated. February 2002.
- **Zoning Permit 96-188**; remove shrubs and grassed area south of the main entrance to the VFW, replacing with a patio area accessed from an existing door. Proposal includes adding a fence to enclose the area. October 1995.
- **Zoning Permit 91-448**; construction of a 12' x 12' single story addition to rear of existing Veterans of Foreign Wars building. June 1991.
- **Zoning Permit 90-081**; install 4 sf. non-illuminated sign on roof. March 1990.
- **Zoning Permit, Variance request for sign size**. Requested **denied** by Zoning Board of Adjustment March 28, 1990.
- **Zoning Permit 79-45**; construct new building to house VFW. (COA application 79-09.) February 1979 / April 1979.
- **No Permit required (n.p.r.)**; erect a temporary sign on the northwest corner of the building. June 1974.
- **Cease and desist order to Burlington Veteran's Club** relative to the use of the premises (owned by the City of Burlington and leased to the Burlington Veteran's Club) for a parking lot. September 1974.

Overview:

The demolition of the former VFW building to construct a new mixed-use commercial/residential building was approved in March of 2023 (permit extended in February 2024) as the building was temporarily used as an emergency shelter through the winter months. Within the Form Districts, review was subject to prescriptive standards for building disposition, arrangement, and street presence. Most of the Form Code standards fall within staff-reviewed

checklists, with requests for additional height, alternative materials, Alternative Compliance or Variances by DRB review.

The applicant/architects now request locating utility meters on the façade of the building; specifically prohibited by Article 14.

Although the applicant has provided several photos of meters observed on building facades in support of their request, none of the examples were reviewed under the adopted Form Code and are pre-existing installations.

The desire to eliminate visual clutter along pedestrian-experienced streetscapes (which by design brings building facades close to the front property line) was intentional within the Form Code, spurring the prohibition of meters, mechanical equipment, vents and other ancillary devices on facades.

Under the original zoning permit review, the applicant team was alerted during Technical Review, Design Advisory Board and Development Review of the Form Code standards; with acceptable utility location specifically and prescriptively defined within the Form Code.

A request for Alternative Compliance requires review and recommendation by the Design Advisory Board and a public hearing before the Development Review Board.

The **Design Advisory Board** reviewed the application at their October 8, 2024 meeting and voted to recommend allowance of the installation as proposed, citing the Form Code itself for creation of the conflict in locating the meter.

Recommended motion: Denial of request for Alternative Compliance relief for proposed utility meters on the façade of 176 South Winooski Avenue. The applicants identify the pre-existing brick sewer on the north and the constrained southerly drive access as creating unreasonable conflicts in meeting this prescribed standard; all of which were expected to be considered during the design and modeling of this building. From testimony at DAB, the applicants' choice appears a preference to avoid extending the gas service, and direct connection to the identified mechanical room at the front of the building.

I. Findings

Article 14: Plan BTV Downtown Code

Section 14.1.2: Intent

That Buildings and landscaping should contribute to the physical definition of streets as Civic places, and Buildings at and near the street level should be composed of human-scaled elements and details that promote pedestrian interest, comfort, and safety.

From the **Preamble, Form Based Code:**

P1. *Unlike conventional zoning regulations, form-based codes use the intended built form and physical characteristics of a place as the organizing principle or framework of the code, rather*

than one based on separating or concentrating land uses. A form-based approach helps to explain how buildings and structures relate to their lots, surrounding buildings and structures, and the street and other public rights-of-way...

In many cases, the defined physical form and character of a place or building will greatly influence the type or scale of a given use. This allows for a more simplified list of permitted and conditionally permitted uses. Burlington is using form-based codes to help achieve the overarching vision of planBTV-Downtown & Waterfront Master Plan to create a vibrant downtown that is welcoming to all.

Within the Preamble and the Intent portions of Article 14, the focus is on creating a pedestrian friendly, well designed Downtown urban environment. The Urban Design Standards are specific about allowances and prohibitions. Although there is some room for DRB discretionary review, the majority of the Form Code is prescriptive and reviewed under Checklists by staff. Based on the following Urban Design Standards, the requested placement of utility/gas meters on a façade is contrary to the intent of the highly prescriptive zoning district and in direct conflict with specified standards.

Adverse finding.

Section 14.4.13 Urban Design Standards

e) Walls

ii. The following items **are not permitted to project from a Facade**:

air conditioner and HVAC equipment; utility or gas meters; chimneys, vents, piping, ducts, and conduits external to the building; wind generation; and antennas, satellite dishes, and other telecommunications equipment. When placed on a side elevation, these items shall be concealed from view from the Frontage by landscaping, grills, screens, or other enclosures in a manner consistent with the overall architectural design of the Building.

The applicant team cites the building volume as consuming the width of the parcel, minimizing the pedestrian path on the south so that elevation may not be considered. They preclude the north elevation as “too visible”; contradictory when their preferred location is directly adjacent to an access ramp and the public sidewalk.

Adverse finding.

Section 14.6.8 Site and Landscape Standards

b) Site Standards:

ii. The following items are **prohibited in the First Lot Layer**: electrical transformers, exhaust vents, HVAC, and other mechanical equipment unless they are placed underground; **utility or gas meters**; solar collection devices and wind turbines; antennas, satellite dishes, and other telecommunications equipment; solid waste containers, swimming pools, dog houses and runs, hot tubs, and spas.

The request for Alternative Compliance would place the utility meter within the First Lot Layer (between the frontage line and the structure); specifically prohibited by this standard.

Adverse finding

Section 14.6.8 Site and Landscape Standards

iii. Ground level electrical transformers, HVAC, and other mechanical equipment; antennas, satellite dishes and other telecommunications equipment; and utility boxes and gas meters shall be designed so they do not encroach on walkways or parking areas, and shall be screened from view from any Public Frontage. They shall not be obstructed by landscaping or hardscape such that meter readers and maintenance personnel are unable to open or Access utilities devices.

The proposed location of the gas meters are at the base of an entrance ramp to the building, and immediate to the public sidewalk. Even if screening was proposed, meters can only be considered on secondary elevations (See Sections 14.4.13 (e), above.) The location is contrary to the Urban Design Standards (14.4.13) and the intent of the Form Code to organize new development into pedestrian friendly, carefully designed downtown development that promotes interest, vibrancy, comfort and safety. **Adverse finding.**

14.7.3 - Variation from the Form: Administrative Relief, DRB Alternative Compliance, and Variances

The planBTV Downtown Code is intended to result in By-Right approval where development occurs strictly in conformance with the requirements of the applicable Form District. In some instances, however, it may be necessary to vary the prescribed form in order to accommodate unique site and/or building circumstances in order to promote context-sensitive development. In such instances, an applicant may seek Administrative or Development Review Board approval for relief from the requirements as set forth below.



This image, in long view, illustrates the preferred location of the applicant. It also shows how the north elevation remains ripe for the gas meter installation on a secondary elevation and outside the first lot layer.

b) Alternative Compliance Granted by the Development Review Board.

Additional relief from the prescribed standards may be granted by the Development Review as provided below:

i. *DRB Alternative Compliance: Relief from any non-numerical standard, and any numerical standard by no more than 20% of such requirement or an additional 10% beyond any Administrative Relief permitted above, may be granted by the Development Review Board after review and recommendation by the Design Advisory Board and a Public Hearing. Decisions by the DRB regarding any Alternative Compliance granted shall be made in writing and upon affirmative findings that:*

A. *the relief sought is necessary in order to accommodate unique site and/or Building circumstances or opportunities;*

The applicant cites the brick sewer as precluding installation on the north elevation, and the constrained sidewalk on the south. There is an assertion that Vermont Gas will not install on a rear elevation, although no evidence was presented.

Early design accommodation, before South Winooski Avenue was paved would have provided a compliant gas meter connection; rather than a late request for relief. **Adverse finding.**

B. the relief if granted is the minimum necessary to achieve the desired result;

It is the applicant's preference to locate the meter on the front of the building to easily access the front mechanical room. The identified location is contrary to the desired result of the Code.

Adverse finding.

C. the property will otherwise be developed consistent the purpose of this ordinance, the intent of the Form District, the intent and purpose of the section that the relief is being sought, and all other applicable standards;

The project, as originally approved in March 2023 was compliant with the standards of the Form Code. The installation of a utility meter on the primary elevation of the building within the First Lot Layer is not consistent with the intent of the Form District, or the intent and purpose of the section where relief is sought. **Adverse finding.**

D. the relief if granted will not impose an undue adverse burden on existing or future development of adjacent properties;

Adverse burden on existing or future development of adjacent properties cannot be discerned. No finding possible.

and,

E. the relief if granted will yield a result equal to or better than strict compliance with the standard being relieved.

Installation of meters on the façade will not yield a result equal to or better than strict compliance with the standards. **Adverse finding.**

NOTE: These are staff comments only. The Development Review Board, who may approve, table, modify, or deny projects, makes decisions.



To: The Design Advisory Board

From: Kirsten Merriman Shapiro, Champlain Housing Trust

RE: ZP-24-421

Location: 176 South Winooski Avenue

Date: October 7, 2024

We are seeking relief for locating a gas meter on the lower front right corner of the primary facade to accommodate unique site circumstances. The owners and architect will be present at the DAB meeting to discuss and answer any questions. The following unique and challenging circumstances, rules, regulations, and existing conditions led to our proposed location of the gas meter.

The Back / East Side

Vermont Gas does not allow the meter on the back of the building. Additionally, the shallow lot does not accommodate a standard double loaded corridor and double loaded parking - the most efficient model for Multi-Family Housing. To fit on the site the units are shallow, and in two areas cantilever over the sidewalks on the upper floors. Also, the several parking spaces are designated compact with the sidewalk directly up against the building.

The Right / South End

Form Based Code encourages the lot layout to utilize one curb cut but requires a side yard setback as maximum of 12ft (not wide enough for a 2-lane drive aisle). This site has an existing curb cut and an adjacent easement with Community Health Centers of Burlington's Safe Harbor Clinic for access and egress to their existing parking. This allowed us to create one curb cut with two-way traffic plus the required sidewalk to access the parking at the back of the lot. The sidewalk is against the south façade and minimum width to meet ADA. If we were to locate a gas meter on this end of the building it would impede pedestrian traffic, there would no longer be a clear ADA path and create a dangerous maintenance situation for snow removal with an active gas connection.

The Left / North End

The Northwest end of the site is complicated by the existing City's Ravine Sewer, due to this active subterranean historic structure the Public Works Water Resources initially asked us to move the whole building to the east and south portion of the lot which would not comply at all with the intent of FBC. To comply with FBC and address the city's concerns regarding this infrastructure, the north part of the building is a slab on grade and the deeper foundation and basement is located on the southern part of the lot which is also closest for connecting to existing utility services. The basement is where the gas line will serve the hot water system for the residents. Placing the meter on the northwest corner while allowed by Vermont Gas and Form Based Code - the gas meter in this location would be more costly, and more technically difficult.

It would require a longer run for the gas line under the concrete slab of the 5-story building with an occupied office commercial space above the slab. It would be difficult if not impossible access for future repair. It would also require VT Gas to dig up a recently re-paved S. Winooski Avenue to provide a new service line from their main.

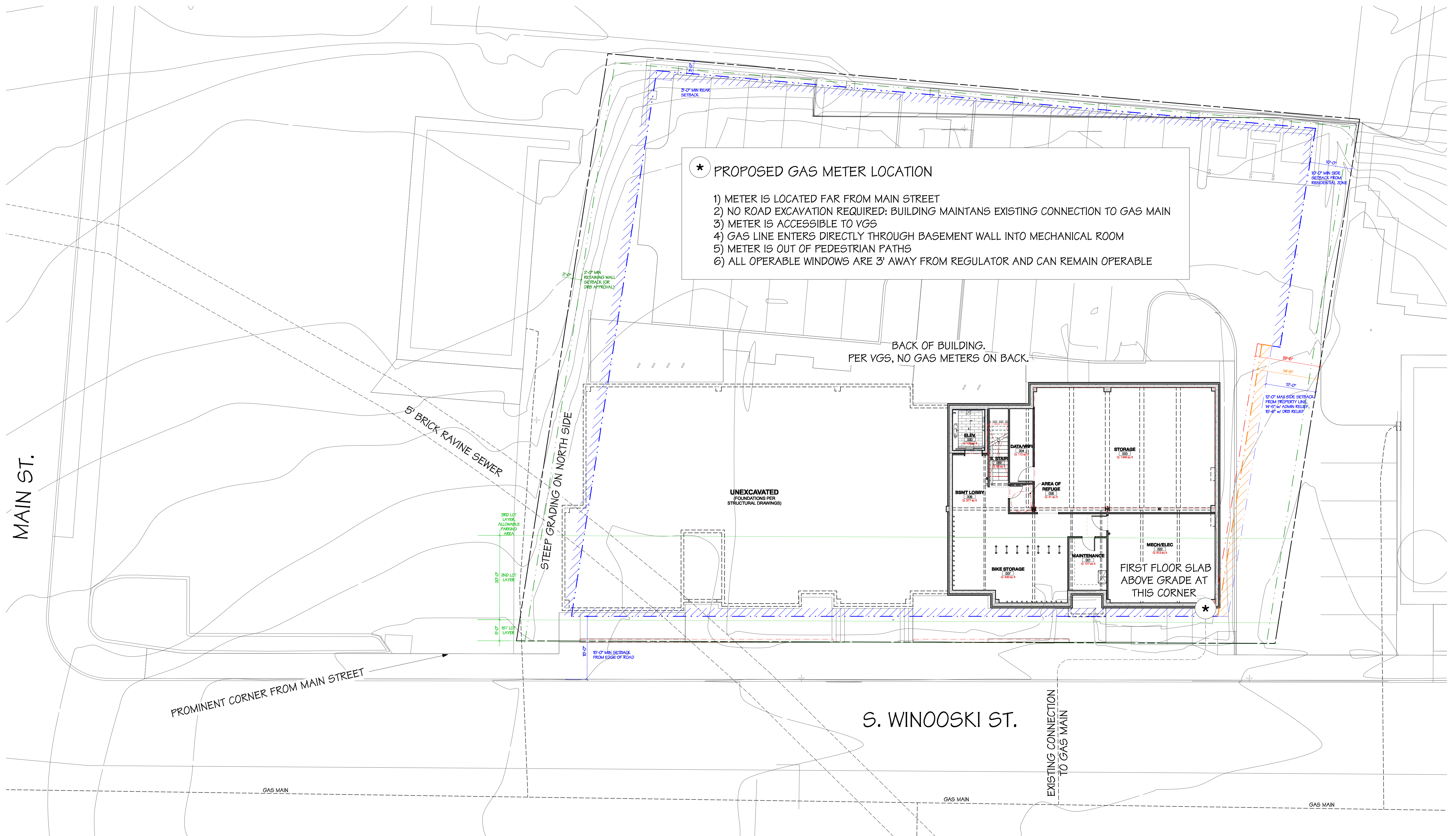
The Northwest corner was identified as the primary approach to the project and with the aesthetic responsibility to acknowledge downtown. Grades are higher and so is the corner of the building with an investment in a terracotta facade as a nod to the downtown clay brick (just a bit lighter weight where required over the ravine sewer). We believe locating a meter on the northwest corner would also be more highly visible in a less pleasing way than our proposed location and not consistent with the intent of the Form District.

The Front / West Side

The front of the building is along South Winooski Ave, a recently re-paved class 1 highway, is the proposed location for the gas meter. The existing gas stub from the main line comes off the street and toward the site nearer the southern end. Before entering the building, it must come up out of the ground and into the gas meter. We have proposed to utilize this existing infrastructure and locate the gas meter at the lowest topographical elevation possible and below the first-floor operating windows adjacent to the ADA ramp. It will be painted out to blend in with the foundation. We are open to screening ideas and suggestions whether it be natural, metal, or concrete but are concerned it would create more emphasis on the location rather than less.

We believe granting this project relief for locating a gas meter on the lower front right corner of the primary facade to accommodate unique site circumstances is appropriate. We have sought to locate the single gas meter for the building in a location with minimal impact. It is a single meter not a giant multiple meter pack. It is discretely located adjacent to the ADA ramp and will be painted out to blend in with the foundation. The property will otherwise be developed consistent the purpose of the FBC and the intent of the Form District. We do not believe by granting this relief the DAB would create an undue adverse burden on existing or future development of adjacent properties. We believe installation of the meter on the front façade as proposed will yield a result equal to or better than strict compliance with the standard given the unique set of site circumstances.

The owners and architect will be present at the DAB meeting to discuss and answer any questions. Thank you for your consideration.



1 GAS METER OPTIONS - SITE PLAN
Scale: 3/32" = 1'-0"

POST APARTMENTS

BURLINGTON, VERMONT

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A Professional Corporation

PERMIT DRAWING

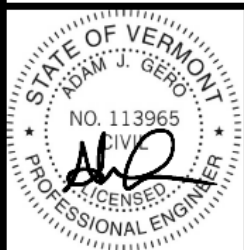
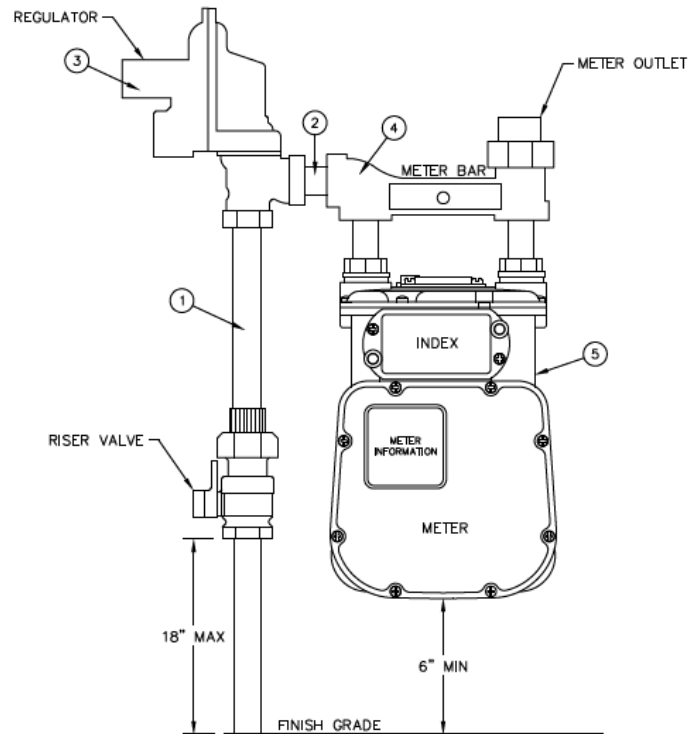
Duncan
Wisniewski
ARCHITECTURE
255 SOUTH CHAMPLAIN STREET
BURLINGTON, VERMONT 05401
T: 802.864.6693

DATE: 09.05.2024
DRAWN: TB, EM

P1

REGULATORS, METERS, PIPING & BARRICADES

Figure 9-2, AC 250 Single Meter Manifold Detail



Bill of Materials - AC-250 Single Meter Set			
Mark	Quantity	Size	Description
1	1	3/4"	Pipe Nipple, Carbon Steel, Galvanized, Sch. 40, ASTM-A53, Type E, Gr. B, 8-in length, MNPT both ends.
2	1	3/4"	Pipe Nipple, Carbon Steel, Galvanized, Sch. 40, ASTM-A53, Type E, Gr. B, 2-in length, MNPT both ends.
3	1	3/4" x 3/4"	Service Regulator, spring loaded, self operated, 1/8" x 3/16" Orifice, 100 PSI Maximum Inlet Pressure, 7" WC Outlet Set Point, full internal Relief With 1" NPT Vent with Screen. Cast Aluminum Body, FNPT x FNPT, 90° Orientation, Aluminum Orifice. Iron B42 or approved Equal.
4	1	3/4" x 1" x 3/4"	Meter Bar, Cast Iron ASTM-A126 Class B, with Malleable Iron Union Nuts ASTM-A47, 3/4" FNPT Inlet and 3/4" Integral Swells. 1" Insulated FNPT Outlet, Insulated Flat Gasket Union. A.Y. McDonalds 6624-F or Approved Equal.
5	1		Gas Meter, Die-Cast Aluminum Case, 7" WC Index, temperature Compensated, Molded Convuluted Diaphragms, 250 AC/FH Capacity, Elster-American AC-250 or Approved Equal.

85 Swett Street, So. Burlington, VT 05403 802-483-4511 www.vermontgas.com	DRAWING BY: VGS DATE: 2019 DESIGN BY: DJL DATE: 2019 REVIEWED BY: AJG DATE: 2019	DESIGN REVISIONS <table border="1"> <tr><th>INT.</th><th>DATE</th></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>	INT.	DATE									DRAWING SCALE: N.T.S. PROOF LINE 1 INCH DRAWING SCALE CHECK SCALE ACCURATE WHEN PROOF LINE MEASURES ONE INCH	VERMONT GAS SYSTEMS, INC. AC-250 SINGLE METER MANIFOLD DETAIL MEDIUM PRESSURE NATURAL GAS PIPELINE	DRAWING NO. D-3
	INT.	DATE													

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 Printed: 12/9/2019 1:01:07 PM

AC-250 Diaphragm Meter

The standard for measuring a variety of hydrocarbon gases at pressures up to 10 PSIG and flow rates up to 250 cubic feet per hour

Features

- Die-cast aluminum case
- Oil-impregnated, self-lubricating bushings
- Molded, convoluted diaphragms for smooth operation and long life
- Rigid, reinforced flag rods for positive alignment and sustained accuracy
- Graphite-filled phenolic valves to minimize wear
- Long-life, low friction, grommet seals
- Single coat polyester primer with high solids polyurethane top coat
- Security seals that indicate tampering

Advantages

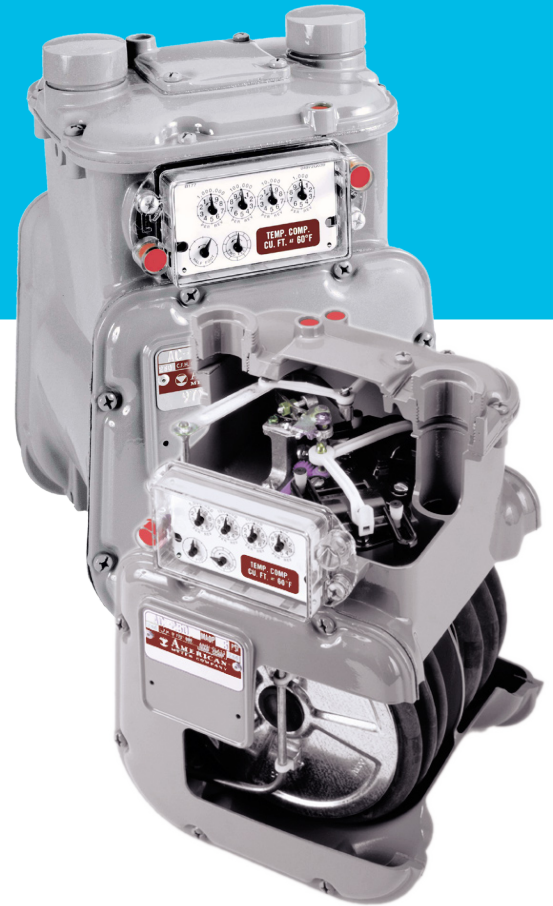
- Temperature compensation available from -30°F to 140°F (-34°C to 60°C)
- 250 SCFH (7.1 m³/h) (0.60 specific gravity gas) at 1/2-inch W.C. differential
- AMR/AMI compatibility
- Meets ANSI B109.1 specifications
- Measurement Canada accredited

Applications

The Elster American Meter class AC-250 is the industry's most cost-effective gas meter for residential and small commercial applications. It is unequalled for accuracy retention and for life cycle maintenance economies.

Options

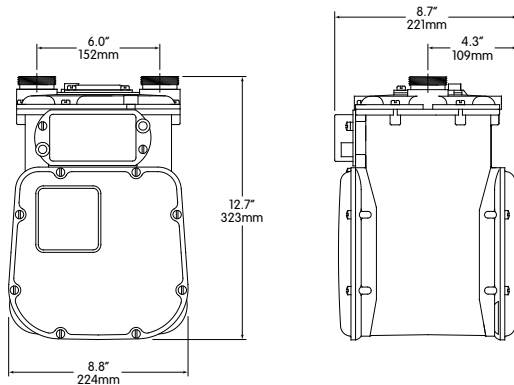
- Regular or Temperature Compensated
- Pointer or odometer index
- 1ft³, 2ft³, or 0.05m³ drive
- 10 LT, 20 LT, 30 LT, and other connection sizes
- 5 or 10 PSIG (345 or 690 mbar) Maximum Allowable Operating Pressure (MAOP)
- Pressure compensating indexes
- Standard or UV protected index covers
- Meter bars
- Connection sets
- Remote Volume Pulsers



elster
American Meter

AC-250 Diaphragm Meter

Weight = 12 lbs



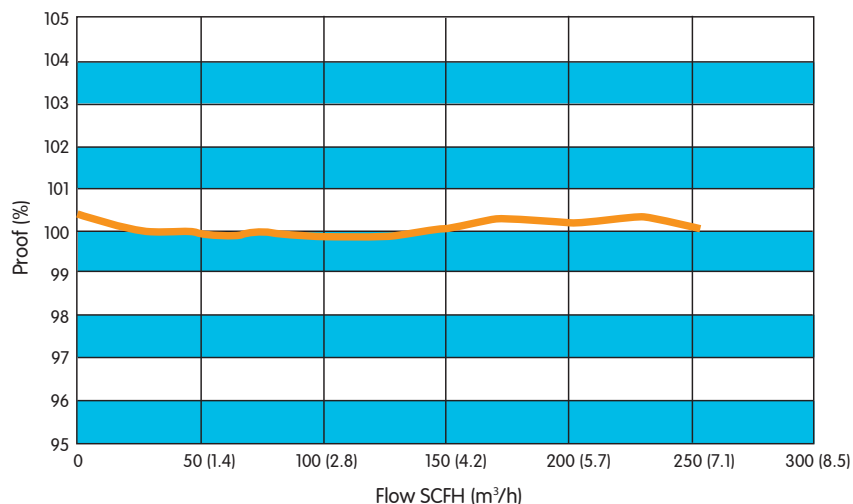
Capacities (0.60 specific gravity gas)

Line Pressure PSIG (mbar)	Differential Inches W.C. (mbar)	SCFH (m ³ /h)
0.25 (17)	1/2 (1.2)	250 ^{1,2} (7.1)
1 (69)	2 (5)	583 (16.5)
2 (138)	2 (5)	600 (17.0)
5 (345)	2 (5)	656 (18.8)
10 (690)	2 (5)	742 (21.0)

1 - Propane - 158 SCFH (4.5 m³/h)

2 - Butane - 138 SCFH (3.9 m³/h)

AC-250 Proof Curve



About Elster Group

A world leader in advanced metering infrastructure, integrated metering, and utilization solutions to the gas, electricity and water industries. Elster's metering and system solutions reflect over 170 years of knowledge and experience in measuring precious resources and energy.

Elster provides solutions and advanced technologies to help utilities more easily, efficiently and reliably obtain and use advanced metering intelligence to improve customer service, enhance operational efficiency, and increase revenues. Elster's AMI solutions enable utilities to cost-effectively generate, deliver, manage, and conserve the life-essential resources of gas, electricity, and water.

Elster has a staff of over 7,500 serving customers globally in North America, Central America, South America, Europe, Asia, Africa and the Middle East.

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Certification No. 006697

Elster American Meter
2221 Industrial Road
Nebraska City, NE
68410
USA

T +1 402 873 8200
F +1 402 873 7616

www.elster-americanmeter.com

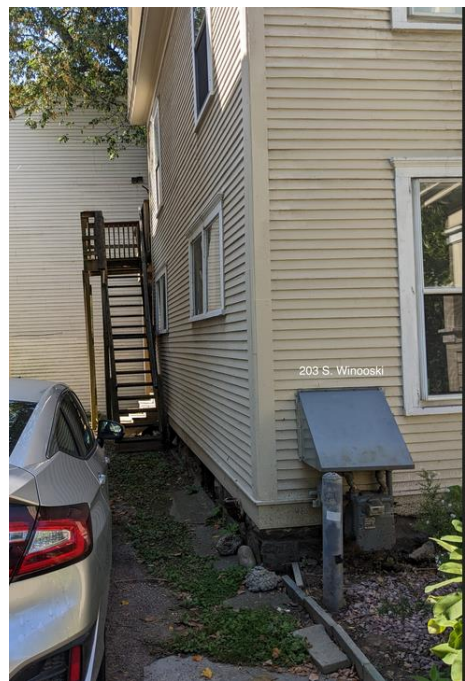
Elster Canadian Meter

T +1 905 634 4895
F +1 905 634 6705

www.elster-canadianmeter.com

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EAM-DS3535.6-EN-P - November 2008
Supersedes EAM-DS3535.5-EN-P





[WARNING]: This email was sent from someone outside of the City of Burlington.

Good Afternoon Mary,

Thanks for contacting Vermont Gas.

We would not put a meter on the rear of a building or back of a house. If we install a meter on the back and later if the customer decides to install a deck or fence then we have to move the service. And also, we would do that in rare instances where there is no other viable option.

If you have any further questions, please contact our office at 802-863-4511 or by email at customerservice@vermontgas.com.

Best Wishes,

Pooja Agrawala

Customer Care Specialist
85 Swift Street South Burlington, VT 05403

Phone: 802-863-4511

Fax: 802-863-8872

www.vgsvt.com

How was your experience?

Department of Permitting and Inspections

Zoning Division

645 Pine Street

Burlington, VT 05401

<https://www.burlingtonvt.gov/439/Zoning-Division>

Telephone: (802) 865-7188

(802) 865-7195 (FAX)

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MEMORANDUM

To: Development Review Board
From: Mary O'Neil, AICP, Principal Planner
Date: November 6, 2024
RE: 62-64 Conger Avenue

Note: These are staff comments only. Decisions on projects are made by the Development Review Board, which may approve, deny, table or modify any project. THE APPLICANT OR REPRESENTATIVE MUST ATTEND THE MEETING.

File: ZAP-24-11

Location: 62-64 Conger Avenue

Zone: RM **Ward:** 5

Date application accepted: September 19, 2024

Applicant/ Owner: Rebecca Grannis, jsw Design Build

Request: Appeal administrative denial for removal of historic chimneys.

Background:

- **Zoning Permit 24-362;** Removal of existing chimneys. Denied September 3, 2024.
- **Zoning Permit 24-348;** demolition of existing shed to replace with new shed. September 11, 2024.
- **Zoning Permit 23-203;** renovation of existing duplex including one-story addition. May 2023.
- **Zoning Permit 96-143;** replacing the existing aluminum siding with vinyl, enclosing the two front porches, adding windows on the north side of each (retaining the existing roof and footpring/floor/steps), and adding two gable end attic windows for the duplex. September 1995.
- **Zoning Permit 96-014 / 1995-281;** installation of window, second floor, on the north side of the existing duplex. Enclosing the north unit's porch in vinyl siding with windows. July 1995. Permit relinquished March 2021.

Overview: The applicant received a permit in May 2023 to renovate the existing duplex, with a new one story rear addition. In June of 2023, the applicant uploaded new building elevations in a request for an as-built change, and it was acknowledged that the original building elevations had excluded the chimneys. When staff ran by the building, it was confirmed that two chimneys were extant. The applicant asked about chimney removal (which was not in the original

application) and staff advised that the Standards and decision precedent would preclude their removal. Staff suggested a new application to include chimney removal and reconstruction above the ridgeline if that option was of interest.

62-64 Conger Avenue is a contributing resource within the Lakeside Historic District; listed on the National Register of Historic Places April 12, 1982.

On August 15, 2024 the applicant submitted an application to remove the chimneys. After explaining the precedent of decision making and other alternatives, the applicant remained firm in her resolve to request demolition with no reconstruction. The permit was administratively denied September 3, 2024.

An appeal of the administrative decision was submitted September 19, 2024. Although outside the 15 day appeal window, the appeal has been allowed to advance due to incorrect information provided by the zoning staff.

Recommended motion: Uphold administrative denial, and deny appeal to remove two historic chimneys at 62-64 Conger Avenue.

I. Findings

Section 5.4.8 Historic Buildings and Sites

(b) Standards and Guidelines

2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

62-64 Conger Avenue is resource #47, identified as dwelling type “C”. These examples, constructed 1899-1900 are the most extensive within the neighborhood presenting 21 dwelling units and defined as “the group most responsible for determining the architectural character



Image from National Register nomination; looking north from Harrison to Conger.
Subject property is third from the right.
The pattern of twin chimneys on each structure is clearly discernable.

of the community.”¹ The narrative defines the characteristics of this building type: *One and one-half story, plus attic, symmetrical wood frame duplex with a fieldstone foundation, clapboard siding, and a slate-shingle gable roof. The building measures approximately 42 x 22 feet, or six by two bays, across the front and side elevations, respectively ...a gable wall dormer with paired windows and a pediment projects through the eaves in the center of the front elevation....* ***The ridge of the roof is trisected by two interior, brick chimney stacks.***² The removal of the paired chimneys constitutes the loss of a defined and distinctive feature that contributes to the character of this building type, and is therefore contrary to this standard. **Adverse finding.**

5. ***Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.***

As articulated in the National Register nomination, the paired chimneys are a commonality to the building type most predominate in the Lakeside neighborhood. The chimneys themselves reflect a construction detail original to the workers’ homes and a physical example of the craftsmanship in this planned company housing community. The removal of the chimneys weakens the symmetry of the original design and erodes the historic character of this structure and by extension the historic district in its entirety. For these reasons the proposal is contrary to this standard. **Adverse finding.**

6. ***Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where possible, materials recognizing that new technologies may provide an appropriate alternative in order to adapt to ever changing conditions and provide for an efficient contemporary use.***

The paired chimneys are a characteristic feature of the homes within this company-built housing development. The removal of these character defining features, a constant within the Lakeside Historic District, is contrary to this standard.

Adverse finding.

¹ Courtney Fisher, “Lakeside Historic District,” National Register of Historic Places Nomination Form (Washington, DC: U.S. Department of the Interior, National Park Service, 1982), Continuation sheet 7-1.

² Ibid, Continuation sheet 7-3.



Looking across the playground to Central Avenue from Conger Avenue.
Note the characteristic double chimneys on the duplexes.
Photo taken by Courtney Fisher, May 1980 and part of the Lakeside Historic District nomination.

9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property.* The request for chimney removal follows a recent application /permit for alterations to this duplex (ZP-23-203). A failure to retain the chimneys during construction without a plan to rebuild them is a direct conflict with this standard and contrary to the precedent of decision on this matter. **Adverse finding.**

Section 6.2.2 Site Plan Design Standards

(d) Protection of Important Cultural Resources

Burlington's architectural and cultural heritage shall be protected through sensitive and respectful redevelopment, rehabilitation, and infill. Where the proposed development involves sites listed or eligible for listing on a state or National Register of Historic Places, the applicant shall meet the applicable development and design standards pursuant to Section 5.4.8 (b).

See above. **Adverse finding.**

Section 6.3.2 Architectural Design Standards

(b) Protection of Important Architectural Resources

Burlington's architectural and cultural heritage shall be protected through sensitive and respectful redevelopment, rehabilitation, and infill. Where the proposed development involves buildings listed or eligible for listing on a state or National Register of Historic Places, the applicant shall meet the applicable development and design standards pursuant to Section 5.4.8 (b).

See above. **Adverse finding.**

The seminal DRB decision relative to the treatment of chimneys on listed (or eligible) historic properties was **ZP-06-413CA; 63-69 Lakeside Avenue**. A property owner had removed three chimneys on a National Register listed structure within the Lakeside Historic District. The DRB denied the application for chimney removal (working under a previous zoning ordinance) finding the application non-compliant with Design Review Criteria; specifically *Relate Development to its Environment* (6.1.10 a; *Integrate special features with the design* (6.1.10 g, and *Protect Burlington's heritage* (6.1.10 i.)) The DRB required that the removed chimneys be reconstructed.

Since that decision, the *Comprehensive Development Ordinance* was adopted (January 2008) which included specific standards for the treatment of Historic Buildings and Sites: **Section 5.4.8**. Essential adopting the Secretary of the Interior's Standards, the *Standards and Guidelines* have provided the regulatory framework for review of alterations to historic properties.

Following the decision of the Development Review Board, applicants have regularly been advised of the regulatory provisions, the decision precedent, and options when considering chimney removal on a historic property. Within this very neighborhood, the chimneys at 45-47 Lakeside Avenue have been repointed/replaced above the ridgeline, as have the chimneys at 59-61 Central Avenue, 15 Catherine Street, Marion Street, and throughout the old North End.

The applicant was part of a professional panel advising the creation of *The City of Burlington Historic Buildings' Path to Net Zero Energy* (released October 2021.) Within that guidance document, homeowners are advised to check their chimneys for cracks, missing mortar, or damaged bricks; with the strategy for energy retrofit of chimneys being installation of a draft stopper.³ Overall, property owners are advised to assure that alterations and deep energy retrofit strategies do not negatively impact the historic character of the structure,⁴ something assured with the removal of twin chimneys within a historic district.

NOTE: These are staff comments only. The Development Review Board, who may approve, table, modify, or deny projects, makes decisions.

³ Jennifer Green, Katie Dorey et al, "City of Burlington Historic Buildings' Path to Net Zero Energy," Burlington's Certified Local Government Program and Burlington Electric, October 19, 2021, 22.

⁴ Ibid, 14.

Zoning Permit – Reasons for Denial



ZP # 24-362

Tax ID: 057-1-023-000

Issue Date: September 3, 2024

Decision: Denied

Property Address: 62-64 Conger Avenue

Description: Proposed removal of existing chimneys.

Reasons for Denial:

1. 62-64 Conger Avenue is a contributing resource within the **Lakeside Historic District** on the National Register of Historic Resources (listed April 12, 1982). Therefore, the standards of Section 5.4.8 apply.

2. From **Section 5.4.8 Historic Buildings and Sites**

(b) Standards and Guidelines

2. *The historic character of a property will be retained and preserved. **The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.***

62-64 Conger Avenue is resource #47, identified as dwelling type “C”. These examples, constructed 1899-1900 are the most extensive within the neighborhood presenting 21 dwelling units and defined as “the group most responsible for determining the architectural character of the community.”¹ The

narrative defines the characteristics of this building type: *One and one-half story, plus attic, symmetrical wood frame duplex with a fieldstone foundation, clapboard siding, and a slate-shingle gable roof. The building measures approximately 42 x 22 feet, or six by two bays, across the front and side elevations, respectively ...a gable wall dormer with paired windows and a pediment projects through the eaves in the center of the front elevation....The ridge of the roof is trisected by two interior, brick chimney stacks.”*²



Image from National Register nomination; looking north from Harrison to Conger.

Subject property is third from the right.

The pattern of twin chimneys on each structure is clearly discernable.

¹ Courtney Fisher, “Lakeside Historic District,” National Register of Historic Places Nomination Form (Washington, DC: U.S. Department of the Interior, National Park Service, 1982), Continuation sheet 7-1.

² Ibid, Continuation sheet 7-3.

The removal of the paired chimneys constitutes the loss of a defined and distinctive feature that contributes to the character of this building type, and is therefore contrary to this standard. **Adverse finding.**

5. ***Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.***

As articulated in the National Register nomination, the paired chimneys are a commonality to the building type most predominate in the Lakeside neighborhood. The chimneys themselves reflect a construction detail original to the workers' homes and a physical example of the craftsmanship in this planned company housing community. The removal of the chimneys weakens the symmetry of the original design and erodes the historic character of this structure and by extension the historic district in its entirety. For these reasons the proposal is contrary to this standard. **Adverse finding.**

6. ***Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where possible, materials recognizing that new technologies may provide an appropriate alternative in order to adapt to ever changing conditions and provide for an efficient contemporary use.***

The paired chimneys are a characteristic feature of the homes within this company-built housing development. The removal of these character defining features, a constant within the Lakeside Historic District, is contrary to this standard.

Adverse finding.



Looking across the playground to Central Avenue from Conger Avenue.

Note the characteristic double chimneys on the duplexes.

Photo taken by Courtney Fisher, May 1980 and part of the Lakeside Historic District nomination.

9. ***New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property.***

The request for chimney removal follows a recent application /permit for alterations to this duplex (ZP-23-203). A failure to retain the chimneys during construction without a plan to rebuild them is a direct conflict with this standard and contrary to the precedent of decision on this matter. **Adverse finding.**

3. Section 6.2.2 Site Plan Design Standards

(d) Protection of Important Cultural Resources

Burlington's architectural and cultural heritage shall be protected through sensitive and respectful redevelopment, rehabilitation, and infill. Where the proposed development involves sites listed or

eligible for listing on a state or National Register of Historic Places, the applicant shall meet the applicable development and design standards pursuant to Section 5.4.8 (b).
See above. **Adverse finding.**

4. Section 6.3.2 Architectural Design Standards

(b) Protection of Important Architectural Resources

Burlington's architectural and cultural heritage shall be protected through sensitive and respectful redevelopment, rehabilitation, and infill. Where the proposed development involves buildings listed or eligible for listing on a state or National Register of Historic Places, the applicant shall meet the applicable development and design standards pursuant to Section 5.4.8 (b).
See above. **Adverse finding.**

An interested person may appeal a decision of the Zoning Administrator to the Development Review Board within 15 days after the decision date per Sec. 12.2.2, *Appeals of Administrative Officer Decisions*. Appeals may be filed online at [burlingtonvt.viewpointcloud.com/categories/1098](https://www.burlingtonvt.gov/DPI/Appealing-a-Zoning-Decision) or in-person at 645 Pine Street, Burlington, Vermont.
<https://www.burlingtonvt.gov/DPI/Appealing-a-Zoning-Decision>

Dear Zoning Team,

We would like to formally request the city reconsider denying the removal of the chimneys at 62/64 Conger Ave. We make this request for several reasons: energy efficiency, financial burden and relevancy.

Firstly, energy efficiency. In order to reach Burlington's net zero goal, most of the existing housing stock will need significant weatherization and insulation upgrades. Having a chimney running through a building and penetrating the roof makes air sealing and roof flashing a challenge, creates a massive thermal bridge (putting further pressure on our heating and cooling requirements) as well as creating a long term maintenance and building durability struggle for the homeowners .

Secondly, financial burden. In this current project, we eliminated fossil fuels from the building, rendering the chimney completely useless. We were told we could remove the existing chimney altogether, however we would be required to build a faux chimney to meet historic guidelines for the neighborhood. We asked our trade partner to estimate the cost for this work. The scope came back as:

- Remove exterior portion of existing brick chimney
- Frame false chimney
- Install step and apron flashing on false chimney
- Subcontract mason for brick veneer and counter flashing

The estimate for this work came in at \$7,755.00 per chimney. With the cost of living rising and the effects of the pandemic on the supply chain, costs for labor and materials have continued to skyrocket over the last few years. Asking homeowners to improve their energy usage to meet net zero goals and then requiring them to pay such a significant amount for an aesthetic detail that is no longer relevant makes this work continue to feel like it is restricted to our higher income residents. That amount of money equates to a more significant piece of equipment such as a new ERV, heat pump, EV charger or heat pump water heater.

Thirdly, relevance, We understand and truly appreciate the importance of historic preservation. We work diligently to preserve and continue the historic design of these Lakeside duplexes. The duplexes in Lakeside look mostly the same with the exception of small details specific to each owners' personal style and price point at the time of renovations. These differences really give the neighborhood more character and individuality. In surveying the neighborhood, there are quite a number of houses that no longer have these chimneys and

even some that have just one. If you are not looking for a chimney, you often do not even notice the ones that are missing, or that some are different from the others. You notice the original slate roofs, the four over two historic windows, and the small reveal clapboard siding that has really come to define the houses in Lakeside. If the purpose is no longer relevant, we feel the aesthetic nature is also no longer relevant. The opportunity to put a false chimney on at some point in the future is also an easy and real possibility.

In summary, despite chimneys being a consistent part of the historical aesthetic within this neighborhood, we feel the other visual details stand out much more and the chimneys are not necessary and would not be visually missed. We feel the benefits of allowing them to be removed far outweigh the historical significance and respectfully ask you to allow the removal of the chimneys on this project.

Thank you.

September 19, 2024

Notice of Appeal

This notice of appeal is in regards to zoning permit request #ZP-24-362 for 62-64 Conger Avenue in Burlington, Vermont.

It is being filed by:

JSW Design Build (Linsey Brunner and Rebecca Grannis)
58 Conger Ave.
Burlington, VT

On behalf of:

Serena Furnari and Ben Rickman
64 Conger Ave.
Burlington, VT

Description of the property:

62-64 Conger Avenue is located within the Lakeside neighborhood which is listed on the National Register of Historic Resources. Built in 1899-1900, it is a 1½ story duplex fitting the historic characteristics of the neighborhood with wood clad windows, a slate shingle roof, and a gable dormer on the front. The current vinyl siding is covering the original wood clapboard siding. Historically all of the houses of this type also had 2 symmetrical brick chimneys that trisected the ridge of the roof. Our appeal is in regard to the relevance of these chimneys.

References to Regulatory Provisions:

Burlington Planning and Zoning staff cited the Burlington's Citywide General Regulations, Section 5.4.8 (b): Historic Buildings and Sites, "The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided", as a possible basis for retaining the chimneys.

In the Comprehensive Development Ordinance (CDO), Section 6.3.3 (b) it states "Where the proposed development involves buildings listed or eligible for listing on a state or national register of historic places, the applicant shall meet the applicable development and design standards pursuant to Sec. 5.4.8."

In the introduction for section 5.4.8 (b) it also states “These Standards are intended to be applied in a reasonable manner, taking into consideration economic and technical feasibility.” Also in the Comprehensive Development Ordinance (CDO), Section 6.3.2 (e) states “All development shall maximize the use of highly durable building materials that extend the life cycle of the building, and reduce maintenance, waste, and environmental impacts.”

Relief Requested:

We are asking that the retention of the original, or the replacement with a replica, of the chimneys at 62-64 Conger ave to not be required for this project.

Grounds why such requested relief is believed proper under the circumstances:

Based on the the language of Section 5.4.8 (b) from Burlington’s Citywide General Regulations and Section 6.3.2 (e) of the CDO, and the current RBES (Residential Building Energy Standards) we argue that with the climate in crisis and the cost of living continuing to increase, maintaining a nonfunctioning element purely for its historic aesthetic value feels a waste of materials and an excessive requirement of homeowners, some with limited income.

Although architectural elements can be historically valuable, we believe there needs to be a balance between preserving the past and looking to the future, and file this appeal with several arguments in mind: energy efficiency, financial burden, and relevancy.

Firstly, energy efficiency. In order to reach Burlington’s net zero goal, most of the existing housing stock will need significant weatherization and insulation upgrades. Having a chimney running through a building and penetrating the roof makes air sealing and roof flashing a challenge, creates a massive thermal bridge (putting further pressure on our heating and cooling requirements) as well as creating a long term maintenance and building durability struggle for the homeowners, especially when needing to continue to maintain a slate roof. Planning for a net zero future means making sure we are not overusing materials and that those materials serve a necessary function in prolonging the lifespan of the house and of the people living within it.

Secondly, financial burden. In this current project, we eliminated fossil fuels from the one half, rendering the chimney completely useless. Even if we had upgraded the fossil fuel utilities such as a gas boiler and/or water heater, modern versions of these appliances utilize direct venting typically out of a side wall. Atmospheric venting through a chimney is no longer the standard. We were told we could remove the existing chimney altogether, however we would be required to build a faux chimney to meet historic guidelines for the neighborhood. We asked our trade partner to estimate the cost for this work. The scope came back as:

- Removal of existing brick chimney above the roofline
- Frame false chimney
- Install step and apron flashing on false chimney
- Subcontract mason for brick veneer and counter flashing

The estimate for this work came in at \$7,755.00 per chimney. With the cost of living rising and the lingering effects of the pandemic on the supply chain, costs for labor and materials have continued to skyrocket over the last few years. Asking homeowners to improve their energy usage to meet net zero goals and then requiring them to pay such a significant amount for an unused aesthetic detail makes this work continue to feel like it is restricted to our higher income residents. That amount of money equates to a more functional piece of equipment towards energy improvements such as a new ERV, heat pump, EV charger or heat pump water heater.

Thirdly, relevance. We understand and truly appreciate the importance of historic preservation. Not only do we often work in Lakeside, we live here and strive to preserve and continue the historic design of these Lakeside duplexes. The duplexes in Lakeside look mostly the same with the exception of small details specific to each owners' personal style and price point at the time of renovations. These differences really give the neighborhood more character. A great example of this is the porches. It would be difficult to find a house in the neighborhood that still has the original style of front stoop. Although they no longer exist, the differences in style and function give an important sense of individuality among a cluster of houses built to look the same.

In surveying the neighborhood, there are quite a number of houses that no longer have chimneys and even some that have just one. Of the original 21 houses of dwelling type "C" (the same type as 62-64 Conger), 6 no longer have any chimneys. Of the 15 that still have both chimneys, 2 of them are known to have been removed completely and replaced with a plywood and masonry faux version. Of the original 4 houses of similar dwelling type "D", 3 have only 1 chimney remaining.

If you are not looking for a chimney, you often do not even notice the ones that are missing, or that some are different from the others. You notice the original slate roofs, the four over two historic windows (for dwelling type "C"), and the small reveal clapboard siding that has really come to define the houses in Lakeside. The chimneys in this neighborhood do not have the aesthetic importance that these other elements do. Therefore we believe that it is not necessary to maintain the chimneys.

We struggle to see how the original chimneys are a distinctive characteristic. They were very simple single-flue, square brick chimneys with no defining details in craftsmanship.

At this point the chimneys in Lakeside neighborhood vary in height, width, style, finish, brick type and color, and material.

We feel the chimneys could be added at any given time in the future; they are not a long-lived feature that would need to be changed like the roof, or windows. We would ask you to consider that if faux facade chimneys are accepted, why couldn't they be added back to the house at a later time if desired.

In closing, despite chimneys being a consistent part of the historical aesthetic within this neighborhood, we feel the other visual details stand out much more and the non-functioning/irrelevant chimneys would not be visually missed. We feel the benefits of allowing them to be removed far outweigh the historical character and respectfully ask you to allow for the removal of the chimneys.

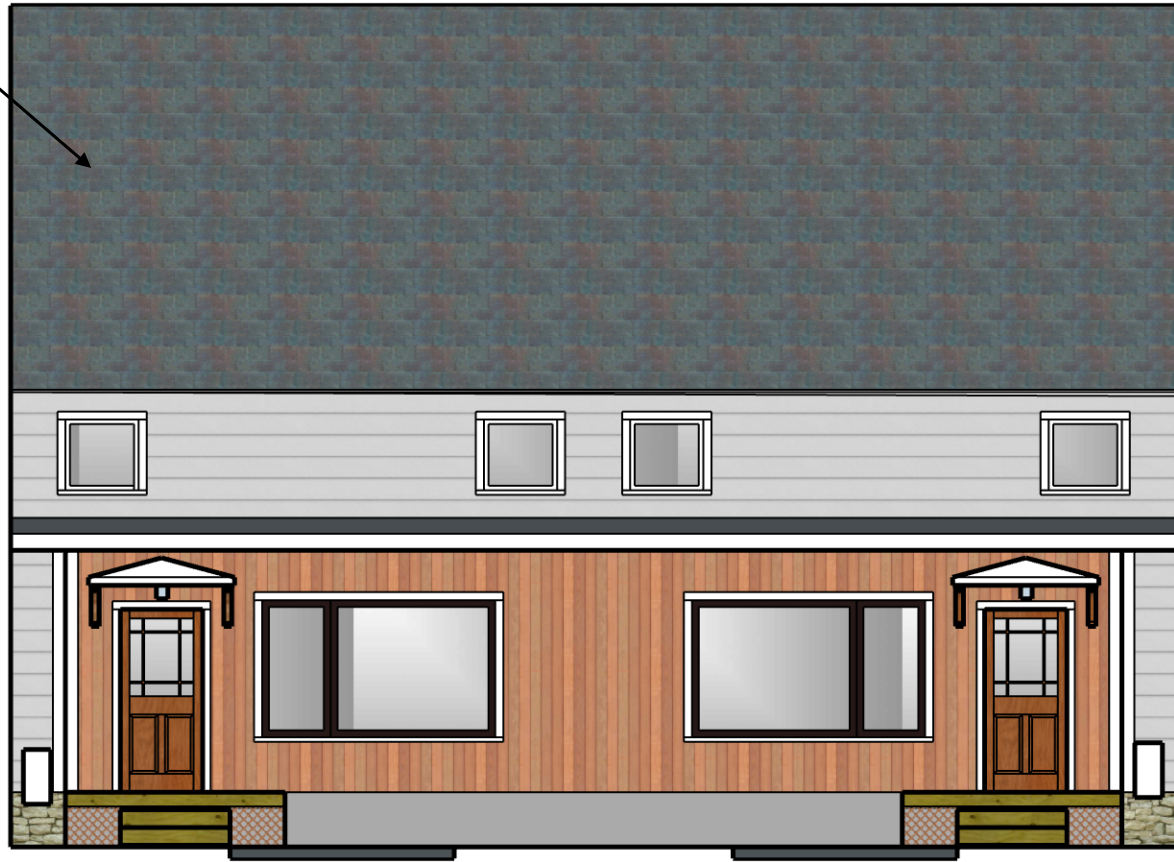
East Elevation Existing Conditions

Existing Slate Roof



East Elevation Proposed Conditions

Existing Slate Roof



1" = 7'



1" = 7'

(47)

62-64 Conger Avenue. Dwelling Type C. Same as No. 17. Variations: the entrance porches are one bay wide with imitation wrought iron posts and railings, and gable roofs. Alterations: aluminum siding.









Department of Permitting & Inspections

Zoning Division
645 Pine Street
Burlington, VT 05401
Telephone: (802) 865-7188

William Ward, Director
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Garret King, Associate Planner
Joseph Cava, Permit Technician
Ted Miles, Code Compliance Officer
Ted Boylan, DPI Administrator



TO: Development Review Board
FROM: Garret King
DATE: November 6th, 2024
RE: ZP-24-467; 365 South Winooski Avenue

=====

Note: These are staff comments only; decisions on projects are made by the Development Review Board, which may approve, deny, table or modify any project. THE APPLICANT OR REPRESENTATIVE MUST ATTEND THE MEETING.

Zone: RM Ward: 6

Owner/Applicant: Connie Lael & Robert Viskup / Lewis Creek Builders

Request: Proposed variance request to replace the existing slate roof with standing seam roof to accommodate solar installation.

Applicable Regulations:
Article 12 Variances and Appeals.

Background Information:

Contractors representing the owners of 365 South Winooski Avenue requesting a variance to remove the original slate roof and replace it with standing metal seam roofing. The application to remove the slate roof is driven by a desire to install solar on the roof of this home. This single family home with attached ADU is listed on the Vermont State Register of Historic Resources and is subject to the regulations of Sec. 5.4.8 Historic Buildings and Sites.



Previous zoning permit action:

- Zoning Permit 24-130; amendment to ZP-23-548 including movement of basement window and door. Proposal includes exterior reconfiguration of second floor.
- Zoning Permit 23-548; construction of a kitchen and bathroom addition. After-the-fact review of Accessory dwelling unit.
- Zoning Permit Roof/Siding 23-26; replacement of asphalt front porch roof with EDPM and snow guards. Proposal includes replacing rear asphalt roof with copper panels.
- Zoning permit 22-407; Replace the exterior wooden trim on several windows with PVC trim boards.
- Zoning Permit Roofing/Siding 22-6; Replacing existing wooden shingle siding with new fiber cement shingle siding.

- Zoning Permit 21-219; Replacement of front porch asphalt roof with EPDM. Addition of snow guards on front roof. Replacement of rear asphalt roof with copper panels.
- Zoning Permit 19-732; Install exterior lighting
- Zoning Permit 17-649; Remodeling porch and stairs at rear of house

Recommendation: **Variance Denial** as per, and subject to, the following findings and conditions:

Overview:

The applicant is requesting a variance to the Sec. 5.4.8 (b) with regards to the requirement of retaining a historical material. The applicant states “Seeking a variance to Section 5.4.8 (2), (5), (6), and (9) Historic Buildings and Sites, Section 6.2.2 Site Plan Design Standards, and Section 6.3.2 Architectural Design Standards under Sec 12.1.1 Variances”.

The Department of Permitting and Inspection does not regulate the installation of alternative energy devices, nor does it prohibit their installation. The Comprehensive Development Ordinance does regulate applications for alteration to historic building materials under Section 5.4.8. as allowed under statute §4414. The regulatory efforts to retain historic material integrity with listed resources is not mutually exclusive from the endeavors of Net Zero; there are typically alternatives that would preserve both goals. In this case, solar collection devices could be installed as free-standing rather than requiring the removal of a character-defining slate roof; or an alternate renewable energy resource could be pursued that would not forfeit the historic roofing material.

Under the earlier permit review, the contractors repeatedly asked to remove the slate roof without any opinion from a qualified slater that the slate had reached the end of its serviceable life, or without the indication that a solar array was desired. Removal of the slate roof was not included in the permit approval.

I. Findings

Article 12: Variance and Appeals

Sec. 12.1.1 Variances

*Use variances shall not be allowed under this ordinance. A variance from the provisions of this ordinance may be granted by the DRB, and a decision rendered in favor of the **request for a structure that is not primarily a renewable energy resource structure**, if all of the following facts are found and specified in its decision:*

The variance request is for the removal of a slate roof. The removal of the slate is to enable the applicant to install renewable energy equipment.

- (a) That there are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property, and that unnecessary hardship is due to such conditions, and not the circumstances or conditions generally created by the provisions of the zoning regulation in the neighborhood or district in which the property is located;*

The building has a slate roof which is common in the City of Burlington. Sec. 5.4.8 requires the retention of historic materials and repair of historic features before replacement. The retention of historical features/materials is common for many projects in the City that is not unique to this property. The property has available space in the rear yard

that could allow for a freestanding solar array that would not require the removal of the slate roof. **(Adverse Finding)**

- (b) *That because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of the zoning regulation and that the authorization of a variance is, therefore, necessary to enable the reasonable use of property;*

The applicant states that a slate roof with solar installed cannot be warrantied for any period of time, and without a warranty they cannot install a solar system. No evidence that ground mounted solar or any other renewable system could be implemented has been provided. There are potential alternatives that have not been explored that could be in conformance with the regulations of the Comprehensive Development Ordinance.

(Adverse Finding)

- (c) *The unnecessary hardship has not been created by the applicant;*

The applicant states that the required retention of the slate will prevent the installation of a solar array that will cause undue hardship. There are options unexplored by the applicant in the siting of the solar collection device. DPI does not prohibit alternative energy resources, but manages the retention of historic building features as allowed under Section 5.4.8. The applicant prefers the rooftop installation. The applicant has not demonstrated faithful examination of alternatives to the roof-top installation; at least one of which would be in conformance with the regulations. It really isn't "all or nothing"; the applicant has unexplored options for alternative energy that would be in conformance with the ordinance.

(Adverse Finding)

- (d) *That the variance, if authorized, will not alter the essential character of the neighborhood or district in which the property is located, substantially or permanently impair the appropriate use or development of adjacent property, reduce access to renewable energy resources, nor be detrimental to the public welfare;*

The essential character of the neighborhood will largely remain intact; however the visual intrusion of the panels from the public way will noticeably detract from the historic character of the neighborhood; and the loss of historic building materials is contrary to Section 5.4.8. A decision to issue a variance would set a precedent for allowing diminishment of historic character on listed buildings; opening the door for additional loss of historic fabric and character within Burlington's historic neighborhoods. As the protection of historic resources is within the sphere of public welfare in maintaining Civic pride and neighborhood character, the diminishment of historic integrity on a listed property is an erosion of historic character, and therefore detrimental to the entire city.

(Adverse finding)

- (e) *That the variance, if authorized, will represent the minimum variance that will afford relief and will represent the least deviation possible from the zoning regulation and from the municipal development plan;*

The project that is expected is requesting the removal of all the existing slate on the home. Without an indication that analysis of alternative installation methods were considered such as a freestanding solar array there is no way to know if the removal of all the slate is required to meet the performance goals of this project. **(Adverse finding)**

- (f) *The variance, if granted, will not result in either the extension of a non-complying situation or allow the initiation of a nonconforming use of land.*

If the variance is granted it will not result in the extension of a non-complying situation or allow for a nonconforming use of land. If this variance is allowed it will create set a precedent for allowing diminishment of historic character on listed buildings; opening the door for additional loss of historic fabric and character within Burlington's historic neighborhoods. **(Affirmative Finding)**

As the applicant has alluded to statutory allowances provided under §4413 "Limitations on Municipal Bylaws", the following section is also evident within state statute:

§4414 Zoning: permissible types of regulations

(F) Local historic districts and landmarks

(i) Bylaws may contain provisions for the establishment of historic districts and designation of historic landmarks. ...Bylaws may reference National and State Registers of Historic Places, properties and districts.

(ii) With respect to external appearances and other than normal maintenance, no structure within a designated historic district may be rehabilitated, substantially altered, restored, moved, demolished or changed, and no new structure within an historic district may be erected without approval of the plans therefor by the appropriate municipal panel. The panel shall consider the following in its review of plans submitted:

I. The historic or architectural significance of the structure, its distinctive characteristics, and its relationship to the historic significance of the surrounding area.

II. The relationship of the proposed changes in the exterior architectural features of the structure to the remainder of the structure and to the surrounding area.

III. The general compatibility of the proposed exterior design, arrangement, texture, and materials proposed to be used.

IV. Any other factors, including the environmental setting and aesthetic factors that the panel deems to be pertinent.

Burlington's Comprehensive Development Ordinance allows for the review of alterations to any historic structure, as defined in Section 5.4.8. Under ZP-24-375 The board...

II. Reasons for Denial

Per the adverse findings above.



To whom it may concern,

Acting as an agent of Robert Viskup and Connie Lael, Lewis Creek Builders (LCB) in partnership with Green Mountain Solar (GMS), is proposing the installation of a photovoltaic array on the roofs at 365 South Winooski Ave.

365 South Winooski Avenue is an early 1910's Dutch-Colonial Revival Single Family Home with an Accessory Dwelling Unit in the basement. The structure sits on a stone foundation with a mix of brick veneer and fiber cement siding. Similar to others on the block this structure massing is rectangular in shape with a moderately pitched gambrel roof with a shed dormer on the main facade. The home has gone through several minor aesthetic updates that have retained the historic character and retained timely materials.

Due to the current state and materials of the existing roof, a zoning variance to 5.4.8(b) is requested to accommodate a roof replacement to a solar-compatible material. Please see below the proposal and supporting documentation for the requested variance.

- Install solar on all roofs at 365 South Winooski Ave to accommodate current and future demand.
 - See attachment: *Viskup - Green Mountain Solar Proposal 10.07.24.pdf*
- Roof replacement to accommodate solar current and future demand.
 - The existing slate roof is proposed for replacement
 - See attachment: *365 South Winooski Ave Roof Assessment Letter from Major's Home Repairs*
 - The rear addition roofs have been previously approved as standing seam under ZP-24-130.
 - See Attachment: *ZP-24-130 365 South Winooski Ave*
 - Roof finish on existing roof is proposed to be replaced with standing seam roofing.
 - Seeking a variance to Section 5.4.8 (2), (5), (6), and (9) Historic Buildings and Sites, Section 6.2.2 Site Plan Design Standards, and Section 6.3.2 Architectural Design Standards under Sec. 12.1.1 Variances.
 - The current materials and condition of the slate roof inhibit the installation of solar installation and interfere with state statute 24 V.S.A. § 2291a.
 - See attachment: *365 S. Winooski Ave Aerial View.pdf*
 - See attachment: *Metal Roofing Data Sheet.pdf*
 - 12.1.1(a), and 12.1.1(b): It is unusually difficult and risks undue expense to the applicant to repair the existing roof conditions and install a solar system on a slate roof. Slate roofs are not able to be warrantied for any period of time (unlike metal which can be guaranteed for 30-40 years), which in addition to the added penetrations to attach a solar array creates undue risk to the client in continued repairs to the roof, and damage to the home interior.
 - GMS and other solar installers will not install or warranty a solar array on a slate roof. The City's own guide does not recommend placing solar on slate roofs.



- See attachment: *GMS Slate Roof Letter.pdf*
- 12.1.1(c): This hardship was not created by the applicant as the roof is estimated to be approx. 110 years of age based on public and land records of the home. The requirement of a slate roof will prevent the installation of a solar array at this property creating undue hardship for the applicant in achieving Net Zero Energy goals.
 - See attachment: *State Title 24 Chapter 2291a.pdf*
- 12.1.1(c): The utility service line to the house is 1/0 aluminum which typically provides only 100-120 amp service. The current electrical service needed to power the home and apartment is 150-200 amp service, as such this property is already underserved by the utility. To achieve the needs of the electrical load the owners of 365 South Winooski Ave, have to invest in sustainable energy and due to site conditions, the most feasible location is on the roof of the home.
- To achieve the need for expected future electrical load, solar is recommended on the property. The recommended locations to achieve maximum efficiency and input are on the existing and proposed roofs of the house. To achieve maximum efficiency and input as much of the roof needs to be utilized as possible and so on the rear roofs, a setback variance is requested to reduce the required ridge and side setback.
- 12.1.1(d): This proposal will not alter the essential character of the neighborhood as many neighboring homes have metal roofs, including historic homes such as 287-289 S Winooski Ave, 360-362 S Winooski Ave, 348 S Winooski Ave, and 55 Spruce Street.
- Replacement of the roof with standing seam panels is preferred due to its long-lasting warranty, ease of installation and repairs, durability, and compatibility with solar installation. Other products that can be warrantied, are compatible with a solar installation, and do not create additional hardship for applicants can be considered if necessary.

We, Lewis Creek Builders, have submitted this permit application and variance request on behalf of our clients, Robert Viskup and Connie Lael at 365 South Winooski, Burlington.

Thank you,

Layne Darfler
Lewis Creek Builders



System Quote and Investment Details for:

Lael-Viskup Project

c/o Layne Darfler

365 South Winooski Avenue, Burlington, VT 05401

Updated 10/7/2024 - Valid for 30 Days

Front & Back of Home

Included:

Construction of a 11.9 kW DC roof-mounted solar array consisting of:

- 28) Jinko Eagle 425W all-black solar modules
- 28) Enphase IQ 8M AC micro inverters
- Anodized aluminum rail mount system
- Enphase Envoy installed and configured with My Enlighten monitoring system
- All electrical service from array to service panel / grid
- Building and electrical permitting, fees, and inspections
- 12-year workmanship warranty by Green Mountain Solar
- 25-year product and 30-year efficiency warranty on panels guaranteed by Jinko
- 25-year warranty on inverters guaranteed by Enphase
- 5-year warranty on Envoy guaranteed by Enphase

**Does not include cost of utility installed solar meter. Transformer upgrades and solar tariff possible as well- utility dependent. These charges will be billed directly to the customer from your utility company.*

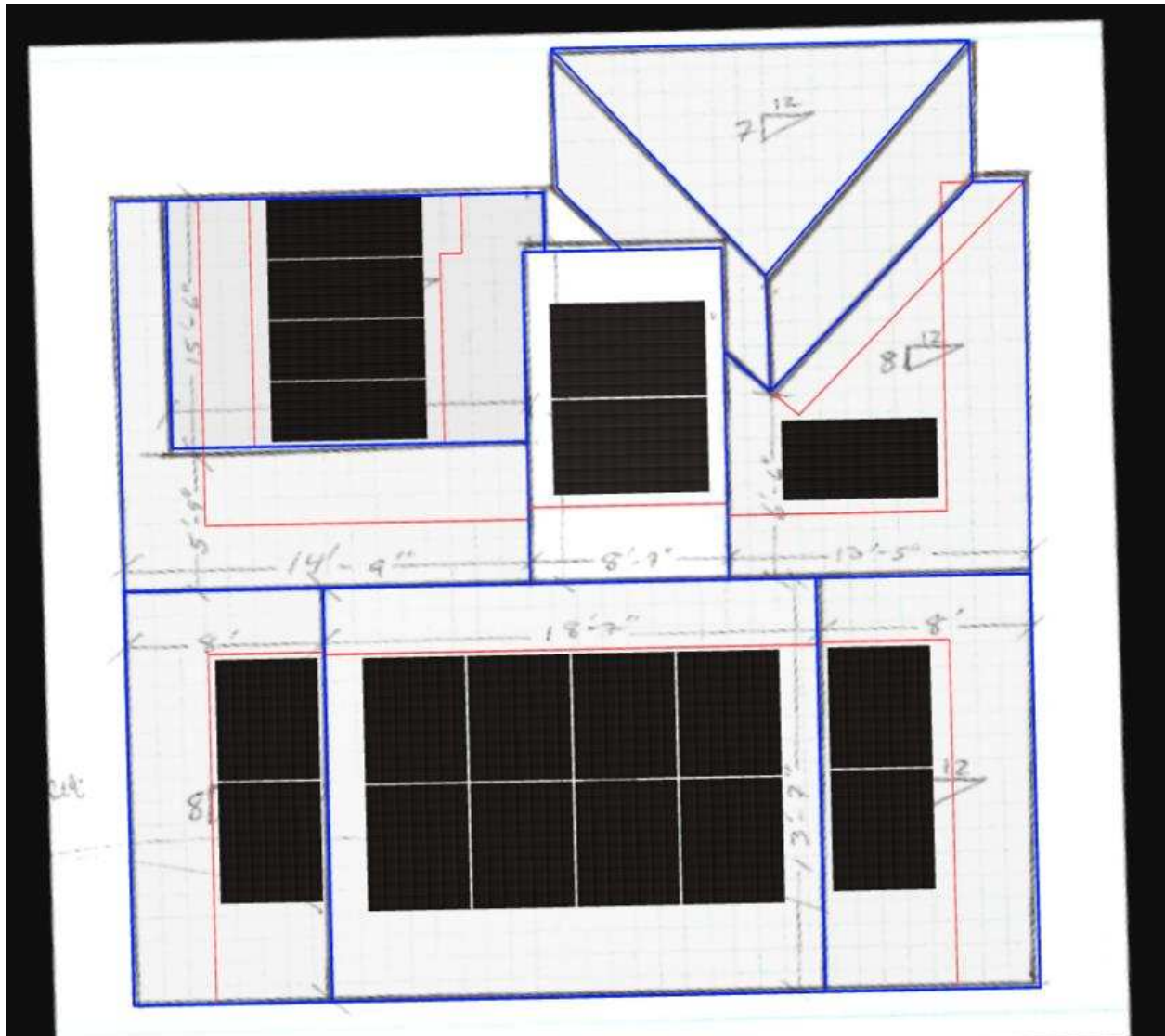
	System Information		
Annual Usage (kWh)	TBD		
Panel Count	28		
Array Output (DC Watts)	11,900		
Annual Production (kWh)	11,305		
Percentage of Electricity Usage Offset	TBD		
	15yr Home Equity Loan 6.25%	15yr Green Loan 7.75%	Client-Funded
Gross system cost (Paid to GMS)	\$ 40,088.00	\$ 40,088.00	\$ 40,088.00
Federal Tax Credit (30%) (Claimed by Client)	\$ 12,026.40	\$ 12,026.40	\$ 12,026.40
Net cost after recouping incentives	\$ 28,061.60	\$ 28,061.60	\$ 28,061.60
Initial Payment	\$343.72	\$271.24	
After Tax Credit payback	\$263.19	\$286.00	N/A

*Green Mountain Solar does not offer tax advice. Please consult with your accountant whether these tax benefits may apply to you.





Proposed System Layout:
365 South Winooski Avenue, Burlington, VT 05401
Front & Back of Home



Front of House



THE MOST DEPENDABLE SOLAR PRODUCT

EAGLE® 54 G6R

420-440 WATT • N-TYPE TOPCON

Positive power tolerance of 0~+3%

- NYSE-listed since 2010, Bloomberg Tier 1 manufacturer
- Top performance in the strictest 3rd party labs
- Automated manufacturing utilizing artificial intelligence
- Vertically integrated, tight controls on quality
- Premium solar factories in USA, Vietnam, and Malaysia

KEY FEATURES



Superior Aesthetics

Black backsheet and black frame create ideal look for residential applications.



N-Type Technology

N-type cells with Jinko's in-house TOPCon technology offers better performance and improved reliability.



Thick and Tough

Fire Type 1 rated module engineered with a thick frame, 3.2mm front side glass, and thick backsheet for added durability.



Shade Tolerant

Twin array design allows continued performance even with shading by trees or debris.



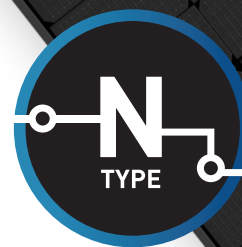
Protected Against All Environments

Certified to withstand humidity, heat, rain, marine environments, wind, hailstorms, and packed snow.



Warranty

25-year product and 30-year linear power warranty.

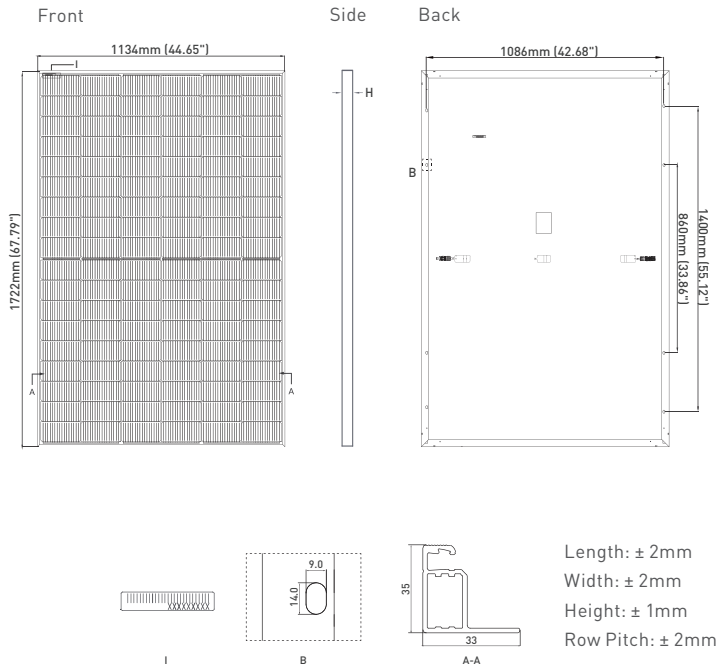


- ISO9001:2015 Quality Standards
- ISO14001:2015 Environmental Standards
- IEC61215, IEC61730 certified products

- ISO45001:2018 Occupational Health & Safety Standards
- UL61730 certified products



ENGINEERING DRAWINGS



MECHANICAL CHARACTERISTICS

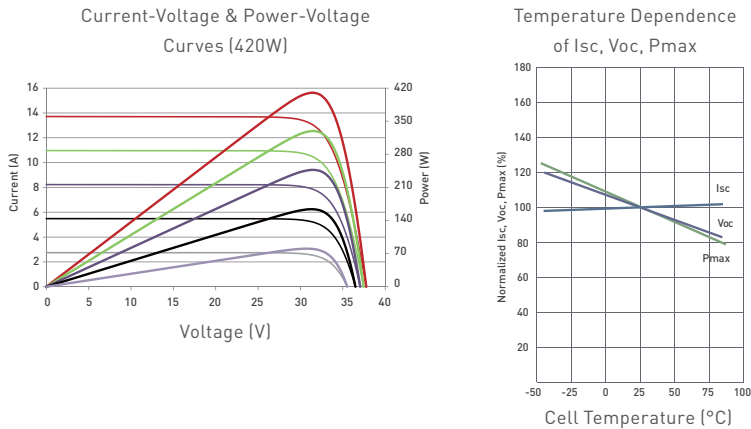
No. of Half Cells	108 (2 x 54)
Dimensions	1722 x 1134 x 35mm (67.79 x 44.65 x 1.38 inch)
Weight	21.0kg (46.3lbs)
Front Glass	3.2mm, Anti-Reflection Coating High Transmission, Low Iron, Tempered Glass
Frame	Anodized Aluminum Alloy
Junction Box	IP68 Rated
Output Cables	12 AWG, 1400mm (55.12in) or Customized Length
Connector	Staubli MC4
Fire Type	Type 1
Pressure Rating	5400Pa (Snow) & 2400Pa (Wind)*

*see Supplemental Installation Manual for higher wind pressure rating solutions

TEMPERATURE CHARACTERISTICS

Temperature Coefficients of Pmax	-0.29%/°C
Temperature Coefficients of Voc	-0.25%/°C
Temperature Coefficients of Isc	0.045%/°C
Nominal Operating Cell Temperature (NOCT)	45 $\pm$ 2°C

ELECTRICAL PERFORMANCE & TEMPERATURE DEPENDENCE



MAXIMUM RATINGS

Operating Temperature (°C)	-40°C~+85°C
Maximum System Voltage	1000VDC
Maximum Series Fuse Rating	25A

PACKAGING CONFIGURATION

(Two pallets = One stack)

31pcs/pallets, 62pcs/stack, 806pcs/40 HQ Container

WARRANTY

25-year product and 30-year linear power warranty

1st year degradation not to exceed 1%, each subsequent year not to exceed 0.4%, minimum power at year 30 is 87.4% or greater.

ELECTRICAL CHARACTERISTICS

Module Type	JKM420N-54HL4-B		JKM425N-54HL4-B		JKM430N-54HL4-B		JKM435N-54HL4-B		JKM440N-54HL4-B	
	STC	NOCT	STC	NOCT	STC	NOCT	STC	NOCT	STC	NOCT
Maximum Power [Pmax]	420Wp	316Wp	425Wp	320Wp	430Wp	323Wp	435Wp	327Wp	440Wp	331Wp
Maximum Power Voltage [Vmp]	32.16V	29.95V	32.37V	30.19V	32.58V	30.30V	32.78V	30.50V	32.99V	30.73V
Maximum Power Current [Imp]	13.06A	10.55A	13.13A	10.60A	13.20A	10.66A	13.27A	10.72A	13.34A	10.77A
Open-circuit Voltage [Voc]	38.74V	36.80V	38.95V	37.00V	39.16V	37.20V	39.36V	37.39V	39.57V	37.59V
Short-circuit Current [Isc]	13.51A	10.91A	13.58A	10.96A	13.65A	11.02A	13.72A	11.08A	13.80A	11.14A
Module Efficiency STC [%]	21.51%		21.76%		22.02%		22.28%		22.53%	

*STC: ☀ Irradiance 1000W/m²
NOCT: ☀ Irradiance 800W/m²

🌡 Cell Temperature 25°C
🌡 Ambient Temperature 20°C

☁ AM = 1.5
☁ AM = 1.5
🌀 Wind Speed 1m/s

*Power measurement tolerance: $\pm 3\%$

The company reserves the final right for explanation on any of the information presented hereby. JKM400-420N-54HL4-B-F4-US

BUILDING YOUR TRUST IN SOLAR. WWW.JINKOSOLAR.US



IQ8M and IQ8A Microinverters

Our newest IQ8 Microinverters are the industry's first microgrid-forming, software defined microinverters with split-phase power conversion capability to convert DC power to AC power efficiently. The brain of the semiconductor-based microinverter is our proprietary application specific integrated circuit (ASIC) which enables the microinverter to operate in grid-tied or off-grid modes. This chip is built in advanced 55nm technology with high speed digital logic and has superfast response times to changing loads and grid events, alleviating constraints on battery sizing for home energy systems.



Part of the Enphase Energy System, IQ8 Series Microinverters integrate with the IQ Battery, IQ Gateway, and the Enphase App monitoring and analysis software.



IQ8 Series Microinverters redefine reliability standards with more than one million cumulative hours of power-on testing, enabling an industry-leading limited warranty of up to 25 years.



Connect PV modules quickly and easily to IQ8 Series Microinverters using the included Q-DCC-2 adapter cable with plug-n-play MC4 connectors.



IQ8 Series Microinverters are UL listed as PV Rapid Shutdown Equipment and conform with various regulations, when installed according to manufacturer's instructions.

Easy to install

- Lightweight and compact with plug-n-play connectors
- Power Line Communication (PLC) between components
- Faster installation with simple two-wire cabling

High productivity and reliability

- Produce power even when the grid is down*
- More than one million cumulative hours of testing
- Class II double-insulated enclosure
- Optimized for the latest high-powered PV modules

Microgrid-forming

- Complies with the latest advanced grid support**
- Remote automatic updates for the latest grid requirements
- Configurable to support a wide range of grid profiles
- Meets CA Rule 21 (UL 1741-SA) and IEEE 1547:2018 (UL 1741-SB 3rd Ed.)

Note:

IQ8 Microinverters cannot be mixed together with previous generations of Enphase microinverters (IQ7 Series, IQ6 Series, etc) in the same system.

*Only when installed with IQ System Controller 2, meets UL 1741.

**IQ8M and IQ8A support split-phase, 240V installations only.

IQ8M and IQ8A Microinverters

INPUT DATA [DC]		I08M-72-2-US	I08A-72-2-US
Commonly used module pairings ¹	W	260 – 460	295 – 500
Module compatibility		54-cell / 108 half-cell, 60-cell / 120 half-cell, 66-cell / 132 half-cell and 72-cell / 144 half-cell	
MPPT voltage range	V	30 – 45	32 – 45
Operating range	V	16 – 58	
Min. / Max. start voltage	V	22 / 58	
Max. input DC voltage	V	60	
Max. continuous input DC current	A	12	
Max. input DC short-circuit current	A	25	
Max. module I _{sc}	A	20	
Overvoltage class DC port		II	
DC port backfeed current	mA	0	
PV array configuration		1 x 1 Ungrounded array; No additional DC side protection required; AC side protection requires max 20A per branch circuit	
OUTPUT DATA [AC]		I08M-72-2-US	I08A-72-2-US
Peak output power	VA	330	366
Max. continuous output power	VA	325	349
Nominal (L-L) voltage / range ²	V	240 / 211 – 264	
Max. continuous output current	A	1.35	1.45
Nominal frequency	Hz	60	
Extended frequency range	Hz	47 – 68	
AC short circuit fault current over 3 cycles	Arms	2	
Max. units per 20 A (L-L) branch circuit ³		11	
Total harmonic distortion		<5%	
Overvoltage class AC port		III	
AC port backfeed current	mA	30	
Power factor setting		1.0	
Grid-tied power factor (adjustable)		0.85 leading – 0.85 lagging	
Peak efficiency	%	97.8	97.7
CEC weighted efficiency	%	97.5	97
Night-time power consumption	mW	60	
MECHANICAL DATA			
Ambient temperature range		-40°C to +60°C (-40°F to +140°F)	
Relative humidity range		4% to 100% (condensing)	
DC Connector type		MC4	
Dimensions (H x W x D)		212 mm (8.3”) x 175 mm (6.9”) x 30.2 mm (1.2”)	
Weight		1.08 kg (2.38 lbs)	
Cooling		Natural convection – no fans	
Approved for wet locations		Yes	
Pollution degree		PD3	
Enclosure		Class II double-insulated, corrosion resistant polymeric enclosure	
Environ. category / UV exposure rating		NEMA Type 6 / outdoor	
COMPLIANCE			
Certifications	CA Rule 21 (UL 1741-SA), UL 62109-1, IEEE 1547:2018 (UL 1741-SB 3 rd Ed.), FCC Part 15 Class B, ICES-0003 Class B, CAN / CSA-C22.2 NO. 107.1-01 This product is UL Listed as PV Rapid Shutdown Equipment and conforms with NEC 2014, NEC 2017, and NEC 2020 section 690.12 and C22.1-2018 Rule 64-218 Rapid Shutdown of PV Systems, for AC and DC conductors, when installed according to manufacturer’s instructions.		

(1) Pairing PV modules with wattage above the limit may result in additional clipping losses. See the compatibility calculator at <https://link.enphase.com/module-compatibility>. (2) Nominal voltage range can be extended beyond nominal if required by the utility.

(3) Limits may vary. Refer to local requirements to define the number of microinverters per branch in your area.

Major's Home Repairs

159b River Rd
Essex Junction, Vermont
802-782-6843
majorshomerepairs@gmail.com

Major's Home Repairs

Ed Major
Owner

To whom it may concern:

On August 22nd, 2024, Major Home Repairs was invited to consult on a renovation being conducted by Lewis Creek Builders, on behalf of the property owners Robert Viskup and Connie Lael, at 365 South Winooski Avenue Burlington. The request included inspecting the current slate roof to evaluate the condition and repairs necessary to provide adequate roof protection as well as the viability of installing solar panels on the existing slate roof.

During our visit, we made the following observations:

- 365 South Winooski Avenue is an early 1910's Dutch-Colonial Revival Single Family Home with an Accessory Dwelling Unit in the basement. The roof is slated with a semi-weathering gray/green slate tile. This roof is mostly original with several areas where patches and/or repairs have been made.
- Slate roofing tiles showed signs of being previously removed and attempted repair. These tiles showed signs of significant deterioration and pitting as can be seen by in the attached photos. This is likely due to water and corrosion from the steel fasteners that were used. The standard conventional practice is to fasten slate tiles with copper nails which are non-corrosive and adjust to temperature changes.
- Over 40% of the existing roof shows signs of significant deterioration, this is typical of the slate variety installed in addition to the age of the slate tiles and the effects of the steel fasteners after the extended exposure.
- Existing fasteners are steel, which being nonconforming with standard and best practices, will continue to fail, causing further damage to the roof. To replace these fasteners, the entire roof would need to be removed and reinstalled with proper fasteners

The recommended course of action for a long-lasting roof would be a full replacement. Given the difficulty of accessing the rear side of the roof, in addition to the desire to add solar panels, my professional recommendation would be to replace the roof with a long-lasting, warrantee-able, and solar-compatible roof.

I have over 12 years of experience in the slate industry. I worked as a steeplejack for Yankee Steeplejack Company out of Harvard, MA from 2005-2017. We did historical restoration of church steeples and other hard-to-access structures which included lots of slate and copper work. Below is a reference if you are interested in knowing more about the work we did repairing historic churches and structures. I have continued to tackle slate and roof repairs over the past 7 years on my own and as Major Home Repairs.

Tom Evarts- Owner of Yankee SteepleJack Company

978-456-7339

<http://www.yankeetower.com/>

If there are any questions for me please contact me at:

802-782-6843

majorshomerepairs@gmail.com

Proposed new roofing material layout, proposed change to all metal roofing



E4 EAST EXTERIOR ELEVATION
1/2 in = 1 ft



Lewis Creek Builders
14 Morse Drive, Essex Junction, VT 05452
Find us on the web at :
www.LewisCreekBuilders.com

365 South Winooski Avenue
Burlington, VT 05401
**Connie Lael &
Robert Viskup**

**EAST
ELEVATION**

ISSUE DATE:
05-23-2024
SHEET #

2.1



E5 SOUTH EXTERIOR ELEVATION
1/2 in = 1 ft

PRINT DATE: 10/7/2024



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Burlington, VT 05401
**Connie Lael &
Robert Viskup**

**SOUTH
ELEVATION**

ISSUE DATE:
05-23-2024
SHEET #

2.2



Eq WEST EXTERIOR ELEVATION
1/2 in = 1 ft



LEWIS CREEK
BUILDERS
DESIGN • BUILD

Lewis Creek Builders

14 Morse Drive, Essex Junction, VT 05452

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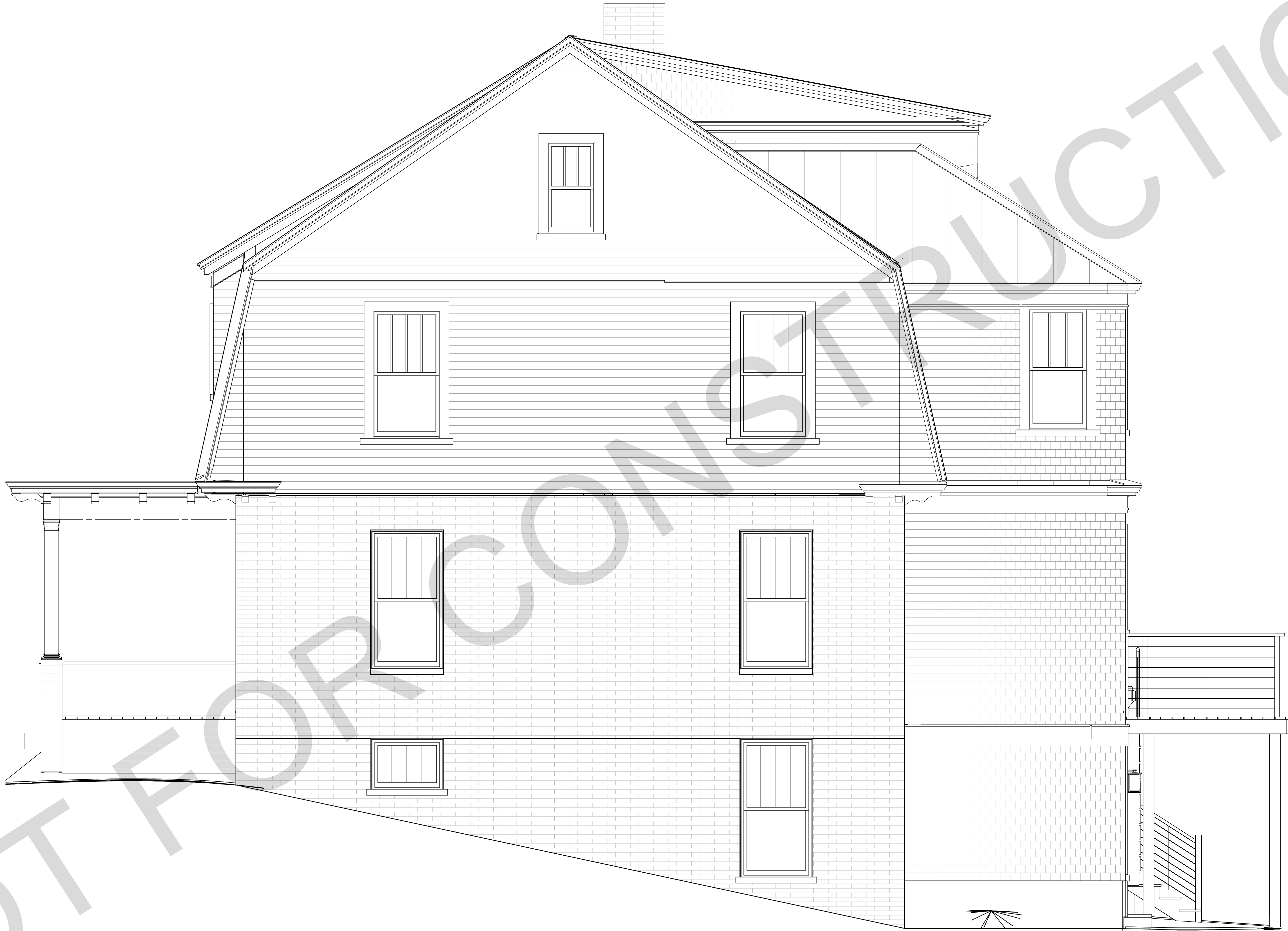
365 South Winooski Avenue
Burlington, VT 05401

**Connie Lael &
Robert Viskup**

**WEST
ELEVATION**

ISSUE DATE:
05-23-2024
SHEET #

2.3



E3 NORTH EXTERIOR ELEVATION
1/2 in = 1 ft

Existing roofing

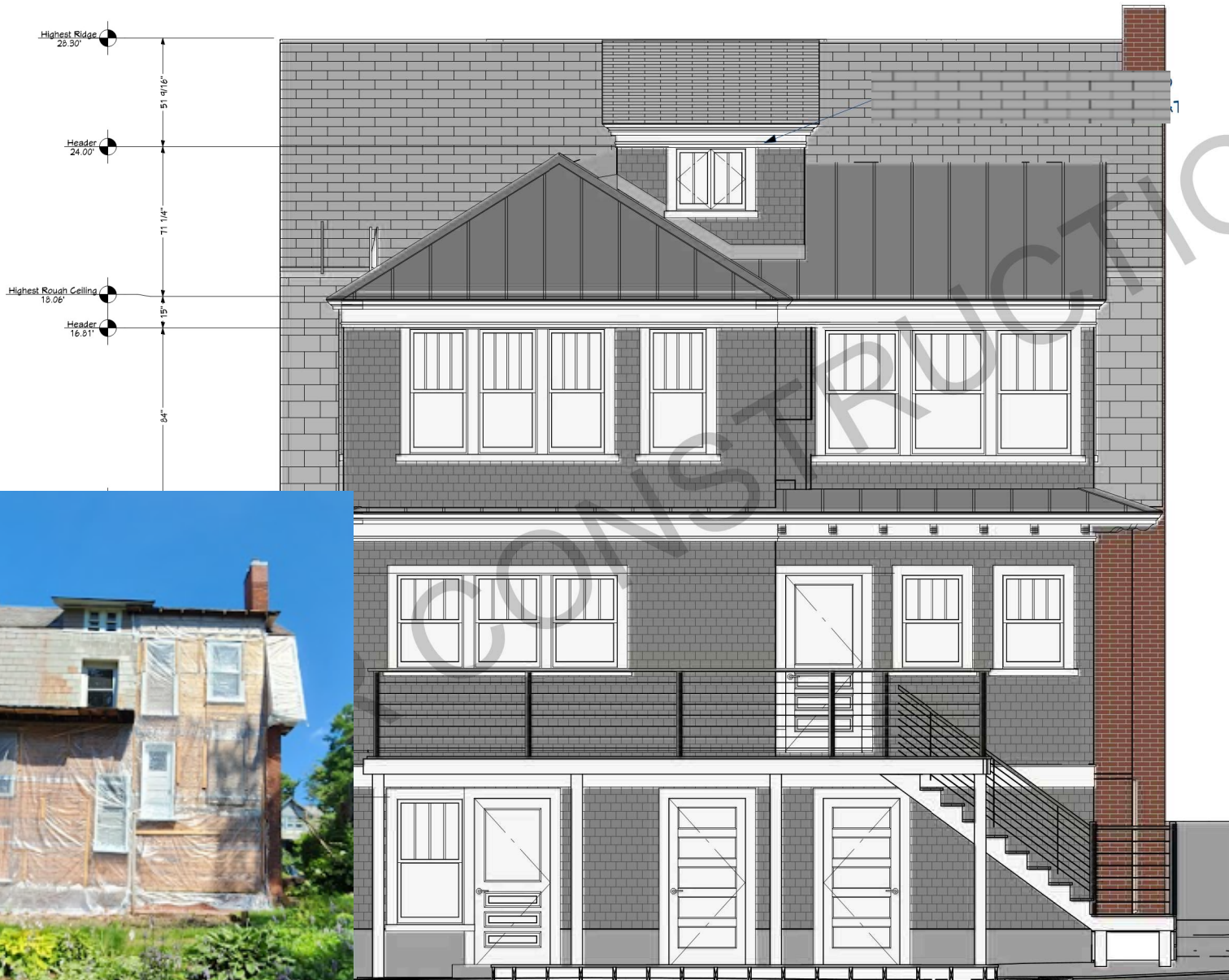


E4 EAST EXTERIOR ELEVATION
1/4 in = 1 ft

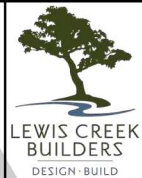
Existing

 LEWIS CREEK BUILDERS DESIGN-BUILD	
Lewis Creek Builders 14 Morse Drive, Essex Junction, VT 05452 Find us on the web at : www.LewisCreekBuilders.com	
365 South Winooski Avenue Burlington, VT 05401	CONNIE LAEL & ROBERT VISKUP
EAST EXTERIOR ELEVATION	
ISSUE DATE: TBD	
SHEET # 2.1	

PRINT



Approved under
ZP-24-130



Lewis Creek Builders
14 Morse Drive, Essex Junction, VT 05452
Find us on the web at:
www.LewisCreekBuilders.com

365 South Winooski Avenue
Burlington, VT 05401
**CONNIE LAEL &
ROBERT VISKUP**

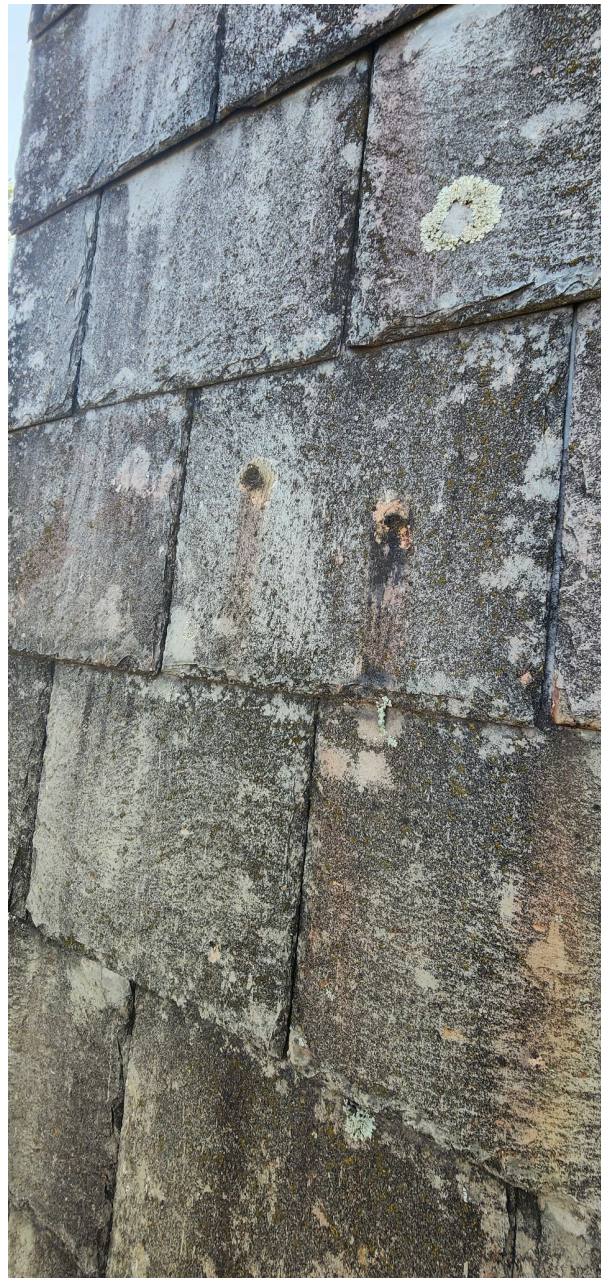
**WEST
EXTERIOR
ELEVATION**

ISSUE DATE:
TBD
SHEET #

3.2











M E T A L R O O F I N G

PRODUCT Catalog

Proposed roofing type

• ROOFING MACHINES

• ROOFING MATERIAL

• ACCESSORIES



“It’s all about the customer.”

To know Englert is to know the man who said those words, Herb Englert, and the vision behind the company. Whether you work with our salespeople or spec our products, when you deal with Englert, you understand the culture of our company and the heart of our business.

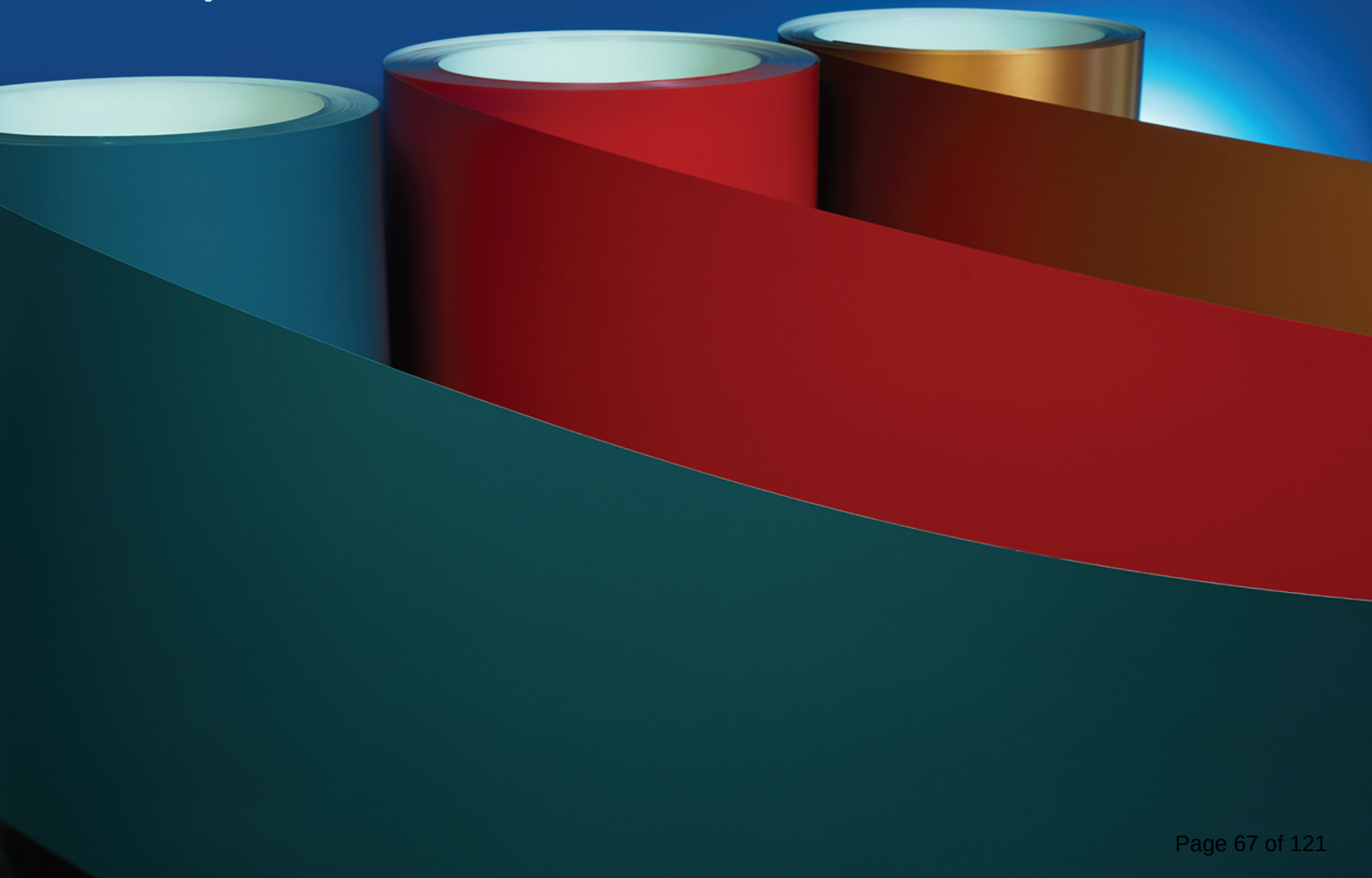
It revolves around our core belief that we’re not here to sell you roofing products, machines or accessories, we’re here to help you build your business. We’d love you to buy our products. But, to us, it’s more important that you buy into an ongoing business relationship that will help you build and grow your company.

We do this, as we have since 1966, with a commitment to innovation that continues to raise the bar – and eyebrows – in the building products industry. And we do it every day with our commitment to being your single source for seamless solutions.

After all, as my father Herb once said, “It’s all about the customer.” It still is.

Debbie Tripod

President
Englert, Inc.



Steel Roofing Coil 24" x 24 Gauge (.024) AZ-50 Galvalume/Kynar 500 Finish - Stocking

PART NO.	COLOR	PART NO.	COLOR
2424BD	Burgundy	2424PB	Pacific Blue
2424BW	Bone White	2424PG	Patina Green
2424CG	Charcoal Gray	2424RB	Royal Blue
2424CR	Colonial Red	2424SB	Slate Blue
2424DB	Dark Bronze	2424SG	Slate Gray
2424DG	Dove Gray	2424SS	Sandstone
2424DR	Deep Red	2424ST	Sierra Tan
2424EM	Everglade Moss	2424SW	Stone White
2424FG	Forest Green	2424SN	SunNet Blue
2424HG	Hartford Green	2424TC	Terracotta
2424HL	Hemlock Green	2424MC	Metallic Copper
2424MA	Mansard Brown	2424CH	Champagne
2424MB	Medium Bronze	2424PW	Prewheathered Galvalume
2424MT	Matte Black	06410A	Galvalume Plus



SPECIFICATIONS:

- Coil ID: 20"
- Approximate Coil Size 1,000 & 2,000 Sq. Ft.
- **CAUTION!** Metallic Copper, Champagne and Prewheathered Galvalume are directional paints. (Do not mix lots on one roof plane.)
- Galvalume Plus is AZ55 with a clear acrylic coating. (Aesthetics for Mill Finish products are not guaranteed.)

Steel Roofing Coil 22" x 24 Gauge (.024) AZ-50 Galvalume / Kynar 500 Finish - Standard, Non-Stocking

PART NO.	COLOR	PART NO.	COLOR
2422BD	Burgundy	2422PB	Pacific Blue
2422BW	Bone White	2422PG	Patina Green
2422CG	Charcoal Gray	2422RB	Royal Blue
2422CR	Colonial Red	2422SB	Slate Blue
2422DB	Dark Bronze	2422SG	Slate Gray
2422DG	Dove Gray	2422SS	Sandstone
2422DR	Deep Red	2422ST	Sierra Tan
2422EM	Everglade Moss	2422SW	Stone White
2422FG	Forest Green	2422SN	SunNet Blue
2422HG	Hartford Green	2422TC	Terracotta
2422HL	Hemlock Green	2422MC	Metallic Copper
2422MA	Mansard Brown	2422CH	Champagne
2422MB	Medium Bronze	2422PW	Prewheathered Galvalume
2422MT	Matte Black	06310A	Galvalume Plus



SPECIFICATIONS:

- Coil ID: 20"
- Approximate Coil Size 1,000 & 2,000 Sq. Ft.
- **CAUTION!** Metallic Copper, Champagne and Prewheathered Galvalume are directional paints. (Do not mix lots on one roof plane.)
- Galvalume Plus is AZ55 with a clear acrylic coating. (Aesthetics for Mill Finish products are not guaranteed.)



* Minimum ordering quantities may apply. Please consult with an Engler representative before ordering. Specifications subject to change without notice.

Steel Roofing Coil 20" x 24 Gauge (.024) AZ-50 Galvalume / Kynar 500 Finish - Stocking

PART NO.	COLOR	PART NO.	COLOR
2420BD	Burgundy	2420PB	Pacific Blue
2420BW	Bone White	2420PG	Patina Green
2420CG	Charcoal Gray	2420RB	Royal Blue
2420CR	Colonial Red	2420SB	Slate Blue
2420DB	Dark Bronze	2420SG	Slate Gray
2420DG	Dove Gray	2420SS	Sandstone
2420DR	Deep Red	2420ST	Sierra Tan
2420EM	Everglade Moss	2420SW	Stone White
2420FG	Forest Green	2420SN	SunNet Blue
2420HG	Hartford Green	2420TC	Terracotta
2420HL	Hemlock Green	2420MC	Metallic Copper
2420MA	Mansard Brown	2420CH	Champagne
2420MB	Medium Bronze	2420PW	Prewheathered Galvalume
2420MT	Matte Black	06411A	Galvalume Plus



SPECIFICATIONS:

- Coil ID: 20"
- Approximate Coil Size 1,000 & 2,000 Sq. Ft.
- **CAUTION!** Metallic Copper, Champagne and Prewheathered Galvalume are directional paints. (Do not mix lots on one roof plane.)
- Galvalume Plus is AZ55 with a clear acrylic coating. (Aesthetics for Mill Finish products are not guaranteed.)

Steel Roofing Coil 16" x 24 Gauge (.024) AZ-50 Galvalume / Kynar 500 Finish - Standard, Non-Stocking

PART NO.	COLOR	PART NO.	COLOR
2416BD	Burgundy	2416PB	Pacific Blue
2416BW	Bone White	2416PG	Patina Green
2416CG	Charcoal Gray	2416RB	Royal Blue
2416CR	Colonial Red	2416SB	Slate Blue
2416DB	Dark Bronze	2416SG	Slate Gray
2416DG	Dove Gray	2416SS	Sandstone
2416DR	Deep Red	2416ST	Sierra Tan
2416EM	Everglade Moss	2416SW	Stone White
2416FG	Forest Green	2416SN	SunNet Blue
2416HG	Hartford Green	2416TC	Terracotta
2416HL	Hemlock Green	2416MC	Metallic Copper
2416MA	Mansard Brown	2416CH	Champagne
2416MB	Medium Bronze	2416PW	Prewheathered Galvalume
2416MT	Matte Black	06513A	Galvalume Plus



SPECIFICATIONS:

- Coil ID: 20"
- 1,000 Sq. Ft. Minimum Order.
- Approximate Coil Size 1,000 & 2,000 Sq. Ft.
- **CAUTION!** Metallic Copper, Champagne and Prewheathered Galvalume are directional paints. (Do not mix lots on one roof plane.)
- Galvalume Plus is AZ55 with a clear acrylic coating. (Aesthetics for Mill Finish products are not guaranteed.)

* Minimum ordering quantities may apply. Please consult with an Englert representative before ordering. Specifications subject to change without notice.

Steel Roofing Coil 48-1/4" x 24 Gauge (.024) "Master Coil"

AZ-50 Galvalume / Kynar 500 Finish – Non-Stocking

PART NO.	COLOR	PART NO.	COLOR
2248BD	Burgundy	2248PB	Pacific Blue
2248BW	Bone White	2248PG	Patina Green
2248CG	Charcoal Gray	2248RB	Royal Blue
2248CR	Colonial Red	2248SB	Slate Blue
2248DB	Dark Bronze	2248SG	Slate Gray
2248DG	Dove Gray	2248SS	Sandstone
2248DR	Deep Red	2248ST	Sierra Tan
2248EM	Everglade Moss	2248SW	Stone White
2248FG	Forest Green	2248SN	SunNet Blue
2248HG	Hartford Green	2248TC	Terracotta
2248HL	Hemlock Green	2248MC	Metallic Copper
2248MA	Mansard Brown	2248CH	Champagne
2248MB	Medium Bronze	2248PW	Prewheathered Galvalume
2248MT	Matte Black	20483A	Galvalume Plus



SPECIFICATIONS:

- Coil ID: 20"
- Master Coil is sold by the pound.
- **CAUTION!** Metallic Copper, Champagne and Prewheathered Galvalume are directional paints. (Do not mix lots on one roof plane.)
- Galvalume Plus is AZ55 with a clear acrylic coating. (Aesthetics for Mill Finish products are not guaranteed.)

Steel Roofing Coil 20" x 26 Gauge (.018) AZ-50 Galvalume / Kynar 500 Finish – Non-Stocking

PART NO.	COLOR	PART NO.	COLOR
1820BD	Burgundy	1820PB	Pacific Blue
1820BW	Bone White	1820PG	Patina Green
1820CG	Charcoal Gray	1820RB	Royal Blue
1820CR	Colonial Red	1820SB	Slate Blue
1820DB	Dark Bronze	1820SG	Slate Gray
1820DG	Dove Gray	1820SS	Sandstone
1820DR	Deep Red	1820ST	Sierra Tan
1820EM	Everglade Moss	1820SW	Stone White
1820FG	Forest Green	1820SN	SunNet Blue
1820HG	Hartford Green	1820TC	Terracotta
1820HL	Hemlock Green	1820MC	Metallic Copper
1820MA	Mansard Brown	1820CH	Champagne
1820MB	Medium Bronze	1820PW	Prewheathered Galvalume
1820MT	Matte Black	06385A	Galvalume Plus



SPECIFICATIONS:

- Coil ID: 20"
- Master Coil is sold by the pound.
- **CAUTION!** Metallic Copper, Champagne and Prewheathered Galvalume are directional paints. (Do not mix lots on one roof plane.)
- Galvalume Plus is AZ55 with a clear acrylic coating. (Aesthetics for Mill Finish products are not guaranteed.)



* Minimum ordering quantities may apply. Please consult with an Englert representative before ordering. Specifications subject to change without notice.

Steel Roofing Coil 24" x 26 Gauge (.018) AZ-50 Galvalume / Kynar 500 Finish - Stocking

PART NO.	COLOR	PART NO.	COLOR
1824BD	Burgundy	1824PB	Pacific Blue
1824BW	Bone White	1824PG	Patina Green
1824CG	Charcoal Gray	1824RB	Royal Blue
1824CR	Colonial Red	1824SB	Slate Blue
1824DB	Dark Bronze	1824SG	Slate Gray
1824DG	Dove Gray	1824SS	Sandstone
1824DR	Deep Red	1824ST	Sierra Tan
1824EM	Everglade Moss	1824SW	Stone White
1824FG	Forest Green	1824SN	SunNet Blue
1824HG	Hartford Green	1824TC	Terracotta
1824HL	Hemlock Green	1824MC	Metallic Copper
1824MA	Mansard Brown	1824CH	Champagne
1824MB	Medium Bronze	1824PW	Prewheathered Galvalume
1824MT	Matte Black	06380A	Galvalume Plus



SPECIFICATIONS:

- Coil ID: 20"
- Approximate Coil Size 1,000 & 2,000 Sq. Ft.
- **CAUTION!** Metallic Copper, Champagne and Prewheathered Galvalume are directional paints. (Do not mix lots on one roof plane.)
- Galvalume Plus is AZ55 with a clear acrylic coating. (Aesthetics for Mill Finish products are not guaranteed.)

Steel Roofing Coil 48-1/4" x 26 Gauge (.018) "Master Coil" AZ-50 Galvalume / Kynar 500 Finish - Non-Stocking

PART NO.	COLOR	PART NO.	COLOR
2184BD	Burgundy	2184PB	Pacific Blue
2184BW	Bone White	2184PG	Patina Green
2184CG	Charcoal Gray	2184RB	Royal Blue
2184CR	Colonial Red	2184SB	Slate Blue
2184DB	Dark Bronze	2184SG	Slate Gray
2184DG	Dove Gray	2184SS	Sandstone
2184DR	Deep Red	2184ST	Sierra Tan
2184EM	Everglade Moss	2184SW	Stone White
2184FG	Forest Green	2184SN	SunNet Blue
2184HG	Hartford Green	2184TC	Terracotta
2184HL	Hemlock Green	2184MC	Metallic Copper
2184MA	Mansard Brown	2184CH	Champagne
2184MB	Medium Bronze	2184PW	Prewheathered Galvalume
2184MT	Matte Black	20484A	Galvalume Plus



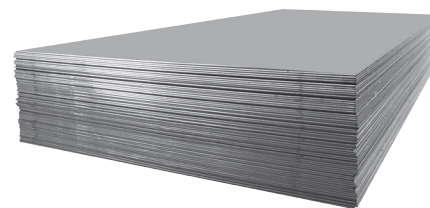
SPECIFICATIONS:

- Coil ID: 20"
- Master Coil is sold by the pound.
- **CAUTION!** Metallic Copper, Champagne and Prewheathered Galvalume are directional paints. (Do not mix lots on one roof plane.)
- Galvalume Plus is AZ55 with a clear acrylic coating. (Aesthetics for Mill Finish products are not guaranteed.)

* Minimum ordering quantities may apply. Please consult with an Englert representative before ordering. Specifications subject to change without notice.

Steel Sheets 4 x 10 x 24 Gauge (.024) AZ-50 Galvalume / Kynar 500 Finish – Stocking

PART NO.	COLOR	PART NO.	COLOR
2410BD	Burgundy	2410PB	Pacific Blue
2410BW	Bone White	2410PG	Patina Green
2410CG	Charcoal Gray	2410RB	Royal Blue
2410CR	Colonial Red	2410SB	Slate Blue
2410DB	Dark Bronze	2410SG	Slate Gray
2410DG	Dove Gray	2410SS	Sandstone
2410DR	Deep Red	2410ST	Sierra Tan
2410EM	Everglade Moss	2410SW	Stone White
2410FG	Forest Green	2410SN	SunNet Blue
2410HG	Hartford Green	2410TC	Terracotta
2410HL	Hemlock Green	2410MC	Metallic Copper
2410MA	Mansard Brown	2410CH	Champagne
2410MB	Medium Bronze	2410PW	Prewheathered Galvalume
2410MT	Matte Black	06201A	Galvalume Plus

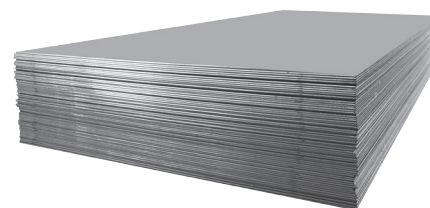


SPECIFICATIONS:

- 50 sheets to a skid.
- Sheets come standard with strippable clear film. (Except Galvalume Plus)
- Storage of sheets, see page 39.
- **CAUTION!** Metallic Copper, Champagne and Prewheathered Galvalume are directional paints. (Do not mix lots on one roof plan.)
- Galvalume Plus is AZ55 with a clear acrylic coating. (Aesthetics for Mill Finish products are not guaranteed.)

Steel Sheets 4 x 10 x 26 Gauge (.018) AZ-50 Galvalume / Kynar 500 Finish – Stocking

PART NO.	COLOR	PART NO.	COLOR
1810BD	Burgundy	1810PB	Pacific Blue
1810BW	Bone White	1810PG	Patina Green
1810CG	Charcoal Gray	1810RB	Royal Blue
1810CR	Colonial Red	1810SB	Slate Blue
1810DB	Dark Bronze	1810SG	Slate Gray
1810DG	Dove Gray	1810SS	Sandstone
1810DR	Deep Red	1810ST	Sierra Tan
1810EM	Everglade Moss	1810SW	Stone White
1810FG	Forest Green	1810SN	SunNet Blue
1810HG	Hartford Green	1810TC	Terracotta
1810HL	Hemlock Green	1810MC	Metallic Copper
1810MA	Mansard Brown	1810CH	Champagne
1810MB	Medium Bronze	1810PW	Prewheathered Galvalume
1810MT	Matte Black	06160A	Galvalume Plus



SPECIFICATIONS:

- 50 sheets to a skid.
- Sheets come standard with strippable clear film. (Except Galvalume Plus)
- Storage of sheets, see page 39.
- **CAUTION!** Metallic Copper, Champagne and Prewheathered Galvalume are directional paints.
- Galvalume Plus is AZ55 with a clear acrylic coating. (Aesthetics for Mill Finish products are not guaranteed.)



* Minimum ordering quantities may apply. Please consult with an Englert representative before ordering. Specifications subject to change without notice.

Aluminum Roofing Coil 24" x .032 #3105-H24 Alloy / Kynar 500 Finish - Stocking

PART NO.	COLOR	PART NO.	COLOR
2432BD	Burgundy	2432PB	Pacific Blue
2432BW	Bone White	2432PG	Patina Green
2432CG	Charcoal Gray	2432RB	Royal Blue
2432CR	Colonial Red	2432SB	Slate Blue
2432DB	Dark Bronze	2432SG	Slate Gray
2432DG	Dove Gray	2432SS	Sandstone
2432DR	Deep Red	2432ST	Sierra Tan
2432EM	Everglade Moss	2432SW	Stone White
2432FG	Forest Green	2432SN	SunNet Blue
2432HG	Hartford Green	2432TC	Terracotta
2432HL	Hemlock Green	2432MC	Metallic Copper
2432MA	Mansard Brown	2432CH	Champagne
2432MB	Medium Bronze	2432PW	Prewheathered Galvalume
2432MT	Matte Black		



SPECIFICATIONS:

- Coil ID: 20"
- Approximate Coil Size 1,000 & 2,000 Sq. Ft.
- **CAUTION!** Metallic Copper, Champagne and Prewheathered Galvalume are directional paints. (Do not mix lots on one roof plane.)

Aluminum Roofing Coil 20" x .032 #3105-H24 Alloy / Kynar 500 Finish - Stocking

PART NO.	COLOR	PART NO.	COLOR
3220BD	Burgundy	3220PB	Pacific Blue
3220BW	Bone White	3220PG	Patina Green
3220CG	Charcoal Gray	3220RB	Royal Blue
3220CR	Colonial Red	3220SB	Slate Blue
3220DB	Dark Bronze	3220SG	Slate Gray
3220DG	Dove Gray	3220SS	Sandstone
3220DR	Deep Red	3220ST	Sierra Tan
3220EM	Everglade Moss	3220SW	Stone White
3220FG	Forest Green	3220SN	SunNet Blue
3220HG	Hartford Green	3220TC	Terracotta
3220HL	Hemlock Green	3220MC	Metallic Copper
3220MA	Mansard Brown	3220CH	Champagne
3220MB	Medium Bronze	3220PW	Prewheathered Galvalume
3220MT	Matte Black		



SPECIFICATIONS:

- Coil ID: 20"
- Approximate Coil Size 1,000 & 2,000 Sq. Ft.
- **CAUTION!** Metallic Copper, Champagne and Prewheathered Galvalume are directional paints. (Do not mix lots on one roof plane.)

* Minimum ordering quantities may apply. Please consult with an Englert representative before ordering. Specifications subject to change without notice.

Aluminum Roofing Coil 16" x .032 #3105-H24 Alloy / Kynar 500 Finish – Stocking

PART NO.	COLOR	PART NO.	COLOR
3216BD	Burgundy	3216PB	Pacific Blue
3216BW	Bone White	3216PG	Patina Green
3216CG	Charcoal Gray	3216RB	Royal Blue
3216CR	Colonial Red	3216SB	Slate Blue
3216DB	Dark Bronze	3216SG	Slate Gray
3216DG	Dove Gray	3216SS	Sandstone
3216DR	Deep Red	3216ST	Sierra Tan
3216EM	Everglade Moss	3216SW	Stone White
3216FG	Forest Green	3216SN	SunNet Blue
3216HG	Hartford Green	3216TC	Terracotta
3216HL	Hemlock Green	3216MC	Metallic Copper
3216MA	Mansard Brown	3216CH	Champagne
3216MB	Medium Bronze	3216PW	Prewathered Galvalume
3216MT	Matte Black		



SPECIFICATIONS:

- Coil ID: 20"
- Approximate Coil Size 1,000 & 2,000 Sq. Ft.
- **CAUTION!** Metallic Copper, Champagne and Prewathered Galvalume are directional paints. (Do not mix lots on one roof plane.)

Aluminum Roofing Coil 24" x .040 #3105-H24 Alloy / Kynar 500 Finish – Standard, Non-Stocking

PART NO.	COLOR	PART NO.	COLOR
2440BD	Burgundy	2440PB	Pacific Blue
2440BW	Bone White	2440PG	Patina Green
2440CG	Charcoal Gray	2440RB	Royal Blue
2440CR	Colonial Red	2440SB	Slate Blue
2440DB	Dark Bronze	2440SG	Slate Gray
2440DG	Dove Gray	2440SS	Sandstone
2440DR	Deep Red	2440ST	Sierra Tan
2440EM	Everglade Moss	2440SW	Stone White
2440FG	Forest Green	2440SN	SunNet Blue
2440HG	Hartford Green	2440TC	Terracotta
2440HL	Hemlock Green	2440MC	Metallic Copper
2440MA	Mansard Brown	2440CH	Champagne
2440MB	Medium Bronze	2440PW	Prewathered Galvalume
2440MT	Matte Black		



SPECIFICATIONS:

- Coil ID: 20"
- Approximate Coil Size 1,000 & 2,000 Sq. Ft.
- **CAUTION!** Metallic Copper, Champagne and Prewathered Galvalume are directional paints. (Do not mix lots on one roof plane.)



* Minimum ordering quantities may apply. Please consult with an Englert representative before ordering. Specifications subject to change without notice.

Aluminum Roofing Coil 48-1/4" x .032 "Master Coil"

#3105-H24 Alloy / Kynar 500 Finish – Standard, Non-Stocking

PART NO.	COLOR	PART NO.	COLOR
2328BD	Burgundy	2328PB	Pacific Blue
2328BW	Bone White	2328PG	Patina Green
2328CG	Charcoal Gray	2328RB	Royal Blue
2328CR	Colonial Red	2328SB	Slate Blue
2328DB	Dark Bronze	2328SG	Slate Gray
2328DG	Dove Gray	2328SS	Sandstone
2328DR	Deep Red	2328ST	Sierra Tan
2328EM	Everglade Moss	2328SW	Stone White
2328FG	Forest Green	2328SN	SunNet Blue
2328HG	Hartford Green	2328TC	Terracotta
2328HL	Hemlock Green	2328MC	Metallic Copper
2328MA	Mansard Brown	2328CH	Champagne
2328MB	Medium Bronze	2328PW	Prewheathered Galvalume
2328MT	Matte Black		



SPECIFICATIONS:

- Coil ID: 20"
- Master Coil is sold by the pound.
- **CAUTION!** Metallic Copper, Champagne and Prewheathered Galvalume are directional paints. (Do not mix lots on one roof plane.)

Aluminum Roofing Coil 48-1/4" x .040 "Master Coil"

#3105-H24 Alloy / Kynar 500 Finish – Standard, Non-Stocking

PART NO.	COLOR	PART NO.	COLOR
2408BD	Burgundy	2408PB	Pacific Blue
2408BW	Bone White	2408PG	Patina Green
2408CG	Charcoal Gray	2408RB	Royal Blue
2408CR	Colonial Red	2408SB	Slate Blue
2408DB	Dark Bronze	2408SG	Slate Gray
2408DG	Dove Gray	2408SS	Sandstone
2408DR	Deep Red	2408ST	Sierra Tan
2408EM	Everglade Moss	2408SW	Stone White
2408FG	Forest Green	2408SN	SunNet Blue
2408HG	Hartford Green	2408TC	Terracotta
2408HL	Hemlock Green	2408MC	Metallic Copper
2408MA	Mansard Brown	2408CH	Champagne
2408MB	Medium Bronze	2408PW	Prewheathered Galvalume
2408MT	Matte Black		



SPECIFICATIONS:

- Coil ID: 20"
- Master Coil is sold by the pound.
- **CAUTION!** Metallic Copper, Champagne and Prewheathered Galvalume are directional paints. (Do not mix lots on one roof plane.)

* Minimum ordering quantities may apply. Please consult with an Englert representative before ordering. Specifications subject to change without notice.

Aluminum Roofing Coil 48" x .050 "Master Coil"

#3105-H24 Alloy / Kynar 500 Finish – Standard, Non-Stocking

PART NO.	COLOR	PART NO.	COLOR
2508BD	Burgundy	2508PB	Pacific Blue
2508BW	Bone White	2508PG	Patina Green
2508CG	Charcoal Gray	2508RB	Royal Blue
2508CR	Colonial Red	2508SB	Slate Blue
2508DB	Dark Bronze	2508SG	Slate Gray
2508DG	Dove Gray	2508SS	Sandstone
2508DR	Deep Red	2508ST	Sierra Tan
2508EM	Everglade Moss	2508SW	Stone White
2508FG	Forest Green	2508SN	SunNet Blue
2508HG	Hartford Green	2508TC	Terracotta
2508HL	Hemlock Green	2508MC	Metallic Copper
2508MA	Mansard Brown	2508CH	Champagne
2508MB	Medium Bronze	2508PW	Prewheathered Galvalume
2508MT	Matte Black		

**SPECIFICATIONS:**

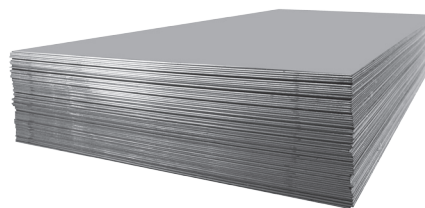
- Coil ID: 20"
- Master Coil is sold by the pound.
- Approximate Coil Size 1,000 & 2,000 Sq. Ft.
- **CAUTION!** Metallic Copper, Champagne and Prewheathered Galvalume are directional paints. (Do not mix lots on one roof plane.)



Aluminum Sheets 4 x 10 x .032

#3105-H24 Alloy / Kynar 500 Finish - Stocking

PART NO.	COLOR	PART NO.	COLOR
3210BD	Burgundy	3210PB	Pacific Blue
3210BW	Bone White	3210PG	Patina Green
3210CG	Charcoal Gray	3210RB	Royal Blue
3210CR	Colonial Red	3210SB	Slate Blue
3210DB	Dark Bronze	3210SG	Slate Gray
3210DG	Dove Gray	3210SS	Sandstone
3210DR	Deep Red	3210ST	Sierra Tan
3210EM	Everglade Moss	3210SW	Stone White
3210FG	Forest Green	3210SN	SunNet Blue
3210HG	Hartford Green	3210TC	Terracotta
3210HL	Hemlock Green	3210MC	Metallic Copper
3210MA	Mansard Brown	3210CH	Champagne
3210MB	Medium Bronze	3210PW	Prewheathered Galvalume
3210MT	Matte Black	00839A	Mill Finish



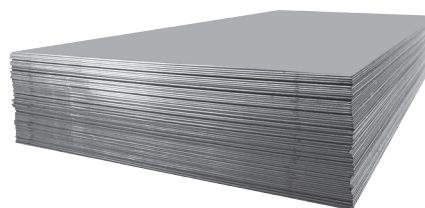
SPECIFICATIONS:

- 50 sheets to a skid.
- Sheets come standard with strippable clear film. (Except Mill Finish)
- Storage of sheets, see page 39.
- **CAUTION!** Metallic Copper, Champagne and Prewheathered Galvalume are directional paints. (Aesthetics for Mill Finish products are not guaranteed.)

Aluminum Sheets 4 x 10 x .040

#3105-H24 Alloy / Kynar 500 Finish - Standard, Non-Stocking

PART NO.	COLOR	PART NO.	COLOR
1040BD	Burgundy	1040PB	Pacific Blue
1040BW	Bone White	1040PG	Patina Green
1040CG	Charcoal Gray	1040RB	Royal Blue
1040CR	Colonial Red	1040SB	Slate Blue
1040DB	Dark Bronze	1040SG	Slate Gray
1040DG	Dove Gray	1040SS	Sandstone
1040DR	Deep Red	1040ST	Sierra Tan
1040EM	Everglade Moss	1040SW	Stone White
1040FG	Forest Green	1040SN	SunNet Blue
1040HG	Hartford Green	1040TC	Terracotta
1040HL	Hemlock Green	1040MC	Metallic Copper
1040MA	Mansard Brown	1040CH	Champagne
1040MB	Medium Bronze	1040PW	Prewheathered Galvalume
1040MT	Matte Black	00875A	Mill Finish



SPECIFICATIONS:

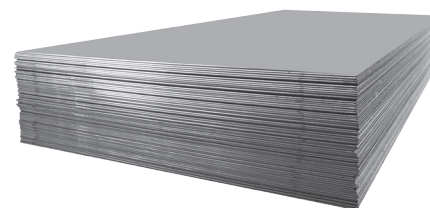
- 50 sheets to a skid.
- *Denotes in stock in that gauge and color.
- All other colors 100 sheet minimum.
- Sheets come standard with strippable clear film. (Except Mill Finish)
- Storage of sheets, see page 39.
- **CAUTION!** Metallic Copper, Champagne and Prewheathered Galvalume are directional paints. (Aesthetics for Mill Finish products are not guaranteed.)

* Minimum ordering quantities may apply. Please consult with an Englert representative before ordering. Specifications subject to change without notice.

Aluminum Sheets 4 x 10 x .050

#3105-H24 Alloy / Kynar 500 Finish – Standard, Non-Stocking

PART NO.	COLOR	PART NO.	COLOR
1050BD	Burgundy	1050PB	Pacific Blue
1050BW	Bone White	1050PG	Patina Green
1050CG	Charcoal Gray	1050RB	Royal Blue
1050CR	Colonial Red	1050SB	Slate Blue
1050DB	Dark Bronze	1050SG	Slate Gray
1050DG	Dove Gray	1050SS	Sandstone
1050DR	Deep Red	1050ST	Sierra Tan
1050EM	Everglade Moss	1050SW	Stone White
1050FG	Forest Green	1050SN	SunNet Blue
1050HG	Hartford Green	1050TC	Terracotta
1050HL	Hemlock Green	1050MC	Metallic Copper
1050MA	Mansard Brown	1050CH	Champagne
1050MB	Medium Bronze	1050PW	Prewheathered Galvalume
1050MT	Matte Black	00826A	Mill Finish

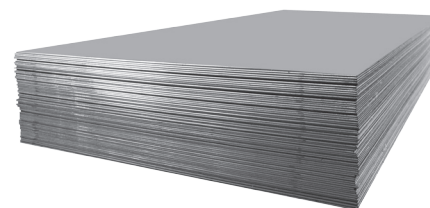
**SPECIFICATIONS:**

- 25 sheets to a skid.
- Sheets come standard with strippable clear film.
- Storage of sheets, see page 39.
- **CAUTION!** Metallic Copper, Champagne and Prewheathered Galvalume are directional paints. (Aesthetics for Mill Finish products are not guaranteed.)

Aluminum Sheets 4 x 10 x .063

#3105-H24 Alloy / Kynar 500 Finish – Standard, Non-Stocking

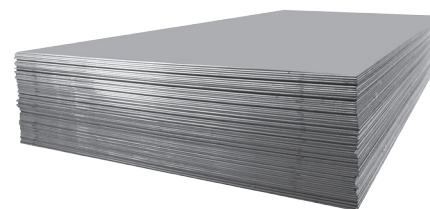
PART NO.	COLOR	PART NO.	COLOR
1063BD	Burgundy	1063PB	Pacific Blue
1063BW	Bone White	1063PG	Patina Green
1063CG	Charcoal Gray	1063RB	Royal Blue
1063CR	Colonial Red	1063SB	Slate Blue
1063DB	Dark Bronze	1063SG	Slate Gray
1063DG	Dove Gray	1063SS	Sandstone
1063DR	Deep Red	1063ST	Sierra Tan
1063EM	Everglade Moss	1063SW	Stone White
1063FG	Forest Green	1063SN	SunNet Blue
1063HG	Hartford Green	1063TC	Terracotta
1063HL	Hemlock Green	1063MC	Metallic Copper
1063MA	Mansard Brown	1063CH	Champagne
1063MB	Medium Bronze	1063PW	Prewheathered Galvalume
1063MT	Matte Black	1063MF	Mill Finish

**SPECIFICATIONS:**

- 25 sheets to a skid.
- Sheets come standard with strippable clear film.
- Storage of sheets, see page 39.
- **CAUTION!** Metallic Copper, Champagne and Prewheathered Galvalume are directional paints. (Aesthetics for Mill Finish products are not guaranteed.)

Copper Sheets

PART NO.	DESCRIPTION	AVAILABILITY
06203M	3 x 10 x 16 oz	Stock

**SPECIFICATIONS:**

- 65 sheets to a skid.
- 20 oz available through special request.
- Storage of sheets, see page 39. (Aesthetics for Mill Finish products are not guaranteed.)



* Minimum ordering quantities may apply. Please consult with an Englert representative before ordering. Specifications subject to change without notice.

Copper Coil

PART NO.	DESCRIPTION	AVAILABILITY
00677A	20" x 16 oz	Stock
00677L	24" x 16 oz	Stock

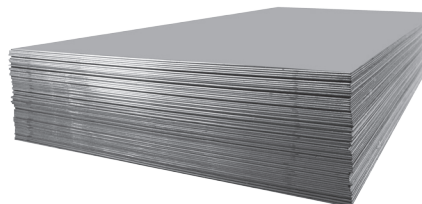


SPECIFICATIONS:

- Coil ID: 20"
- Coils range from 500 - 1000 LBS. (Aesthetics for Mill Finish products are not guaranteed.)

Zinc Sheets 39.4" x 10' .7mm/.8mm

PART NO.	DESCRIPTION	AVAILABILITY
ORZ0441	.7mm (24 gauge) Preweathered Blue-Grey	Stock
ORZ0461	.8mm (22 gauge) Preweathered Blue-Grey	Stock



SPECIFICATIONS:

- 25 sheets to a skid.
- Graphite Grey available through special request.
- Storage of sheets, see page 39. (Aesthetics for Mill Finish products are not guaranteed.)

Zinc Coil .7mm/.8mm

PART NO.	DESCRIPTION	AVAILABILITY
ORZ0442	39.4" x .7mm (24 gauge) Preweathered Blue-Grey	Stock
ORZ0451	19.7" x .7mm (24 gauge) Preweathered Blue-Grey	Stock
ORZ0462	39.4" x .8mm (22 gauge) Preweathered Blue-Grey	Stock
ORZ0471	19.7" x .8mm (22 gauge) Preweathered Blue-Grey	Stock



SPECIFICATIONS:

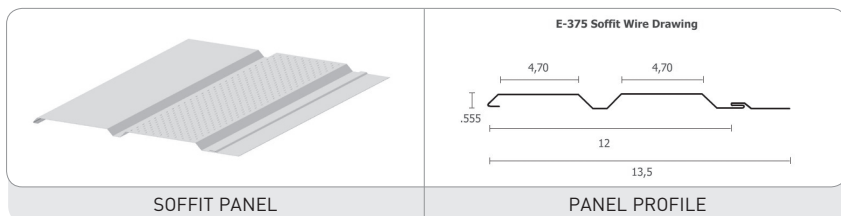
- Coil ID: 20"
- Approximate coil size 1100 LBS.
- Graphite Grey available through special request. (Aesthetics for Mill Finish products are not guaranteed.)

* Minimum ordering quantities may apply. Please consult with an Englert representative before ordering. Specifications subject to change without notice.

Englert E-375 Commercial Soffit Panel & J Channel

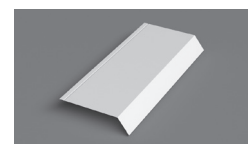
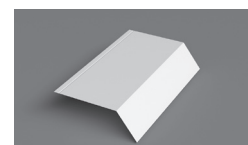
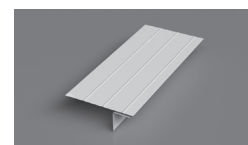
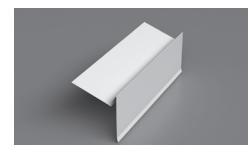
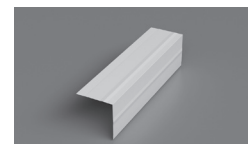
PART NO.	DESCRIPTION	BOX QUANTITY	AVAILABILITY
0038BW	.032" Soffit Panel/Bone White (Solid Face) (Aluminum)	12 pc. at 12'-0"	2-4 Weeks
0037BW	.032" Soffit Panel/Bone White (Perforated) (Aluminum)	12 pc. at 12'-0"	2-4 Weeks
0059BW	.032" x 3/8" J Channel (Aluminum)	25 pc. at 12'-0"	2-4 Weeks

Other lengths, colors and materials available by special quote.
See your local Englert representative for info.



Edge Metal

PART NO.	DESCRIPTION	COLOR	FT/BOX	AVAILABILITY
00278H	Standard Asphalt Drip Edge (Fascia cap 4" x 10')	Bright White	500	Stock
00278I	Standard Asphalt Drip Edge (Fascia cap 4" x 10')	Brown	500	Stock
00278D	Gravel Stop (5.75" x 10')	Bright White	120	Stock
00278E	Gravel Stop (5.75" x 10')	Brown	120	Stock
00278F	T Style Drip Edge (5.78" x 10')	Bright White	120	Stock
00278G	T Style Drip Edge (5.78" x 10')	Brown	120	Stock
00278B	Gutter Apron 6 Inch Drip Edge (6" x 10')	Bright White	300	Stock
00278C	Gutter Apron 6 Inch Drip Edge (6" x 10')	Brown	300	Stock
00279B	Gutter Apron 4.5 Inch Drip Edge (4.5" x 10')	Bright White	300	Stock
00279C	Gutter Apron 4.5 Inch Drip Edge (4.5" x 10')	Brown	300	Stock



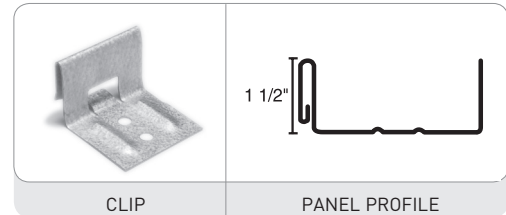
* Minimum ordering quantities may apply. Please consult with an Englert representative before ordering.
Specifications subject to change without notice.

About Clip Spacing...

This guide is intended to provide you with sufficient information so that you may choose the appropriate clip for our metal roof system. We have purposely omitted any reference to clip spacing as this element of roof design varies by panel width, panel material, seam style, substrate your fastening to, and building codes in the area your job is located. For more specific guidance on appropriate clip spacing for your particular job contact Englert for assistance at 1-800-610-1975.

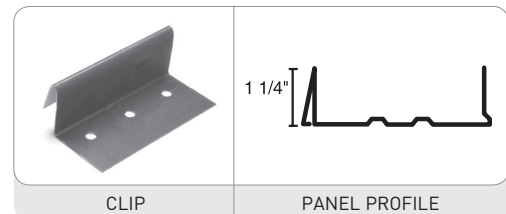
Series 1000

PART NO.	DESCRIPTION	RATINGS	BOX QUANTITY	AVAILABILITY
05074B	R Clip 1000 Universal, 24 Gauge Galvalume	UL	800 pcs.	Stock
05074C	R Clip 1000 Universal, 24 Gauge Stainless Steel	Not Rated	800 pcs.	4-6 Weeks



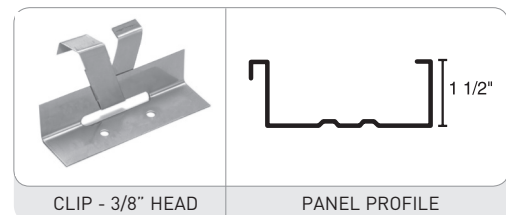
Series 1100

PART NO.	DESCRIPTION	RATINGS	BOX QUANTITY	AVAILABILITY
05079A	R Clip 1100 Universal, 24 Gauge Galvalume	UL	400	Stock
05079F	R Clip 1100 Universal, 24 Gauge Stainless Steel	Not Rated	400	4-6 Weeks



Series 1300

PART NO.	DESCRIPTION	RATINGS	BOX QUANTITY	AVAILABILITY
05845A	R Clip 1300 Floating, .015" Stainless Steel	Not Rated	250	Stock
05815A	R Clip 1300 Floating, .030" Stainless Steel	Florida Building Code Listed	250	Stock



(For use with Englert, New Tech, Rollformer & ESE Panel Shapes)

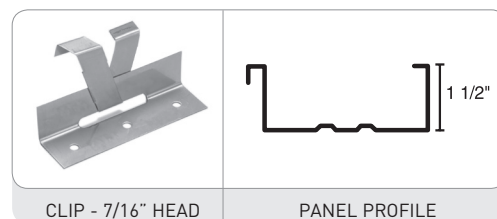
NOTE: These clips are designed for use with Englert Series Metal Roofing Systems. If you are using a similar profile and have not used our clips before, we encourage you to request a sample to check for fit before you place an order. **Contact your Englert sales representative for a sample today!**

* Minimum ordering quantities may apply. Please consult with an Englert representative before ordering. Specifications subject to change without notice.

Series 1300

PART NO.	DESCRIPTION	RATINGS	BOX QUANTITY	AVAILABILITY
05855A	R Clip 1300 Floating, .015" Stainless Steel	Not Rated	250	Stock

(For use with Knudson Panel Shapes)



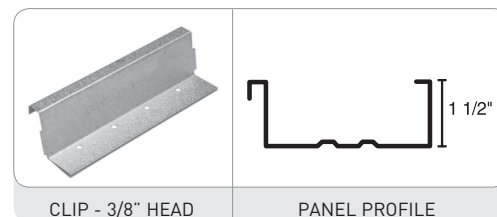
CLIP - 7/16" HEAD

PANEL PROFILE

Series 1300

PART NO.	DESCRIPTION	RATINGS	BOX QUANTITY	AVAILABILITY
05084D	R Clip 1300 Fixed, 24 Gauge Galvalume	UL/Florida Building Code Listed	250	Stock
05084E	R Clip 1300 Fixed, 24 Gauge Stainless Steel	Not Rated	250	Stock

(For use with Englert, New Tech, Rollformer & ESE Panel Shapes)



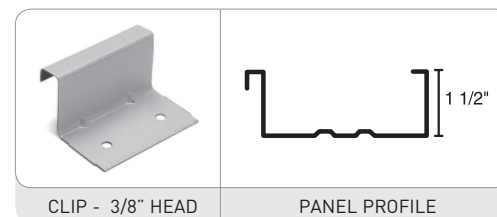
CLIP - 3/8" HEAD

PANEL PROFILE

Series 1300

PART NO.	DESCRIPTION	RATINGS	BOX QUANTITY	AVAILABILITY
05874A	R Clip 1300 Fixed, .018" Galvalume	Not Rated	800	Stock
05835A	R Clip 1300 Fixed, .015" Stainless Steel	Not Rated	800	Stock

(For use with Englert, New Tech, Rollformer & ESE Panel Shapes)



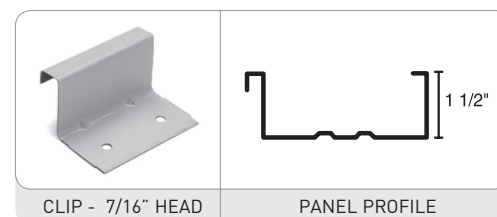
CLIP - 3/8" HEAD

PANEL PROFILE

Series 1300

PART NO.	DESCRIPTION	RATINGS	BOX QUANTITY	AVAILABILITY
05872A	R Clip 1300 Fixed, .018" Galvalume	Florida Building Code Listed	800	Stock
05837A	R Clip 1300 Fixed, .015" Stainless Steel	Not Rated	800	Stock

(For use with Knudson Panel Shapes)



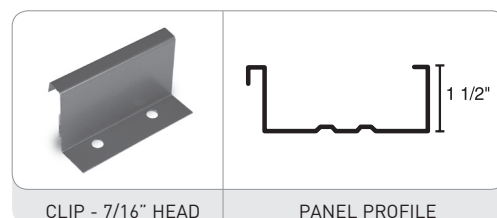
CLIP - 7/16" HEAD

PANEL PROFILE

Series 1300

PART NO.	DESCRIPTION	RATINGS	BOX QUANTITY	AVAILABILITY
05828J	R Clip 1300 Fixed, 24 Gauge Galvalume 3"	Florida Building Code Listed	500	4-6 Weeks

(For use with Zimmerman, Knudson, Schleich & Rollformer Panel Shapes)



CLIP - 7/16" HEAD

PANEL PROFILE

NOTE: These clips are designed for use with Englert Series Metal Roofing Systems. If you are using a similar profile and have not used our clips before, we encourage you to request a sample to check for fit before you place an order. **Contact your Englert sales representative for a sample today!**

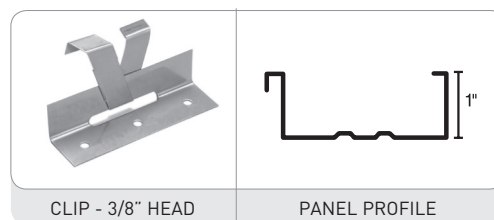


* Minimum ordering quantities may apply. Please consult with an Englert representative before ordering. Specifications subject to change without notice.

Series 1301

PART NO.	DESCRIPTION	RATINGS	BOX QUANTITY	AVAILABILITY
05839A	R Clip 1301 Floating, .015" Stainless Steel	Not Rated	250	Stock
05839B	R Clip 1301 Floating, .030" Stainless Steel	Not Rated	250	4-6 Weeks

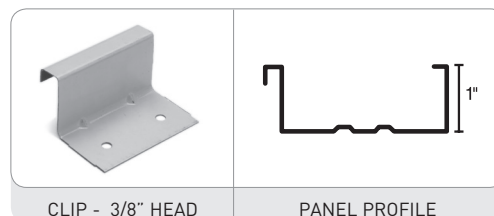
(For use with Englert, New Tech, Rollformer & ESE Panel Shapes)



Series 1301

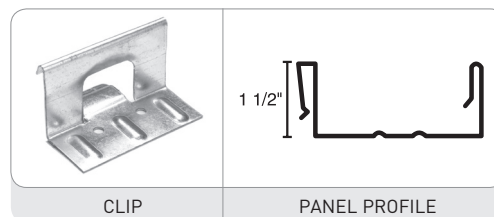
PART NO.	DESCRIPTION	RATINGS	BOX QUANTITY	AVAILABILITY
05875A	R Clip 1301 Fixed, .018" Galvalume	Not Rated	800	Stock
05833A	R Clip 1301 Fixed, .015" Stainless Steel	Not Rated	800	Stock

(For use with Englert, New Tech, Rollformer & ESE Panel Shapes)



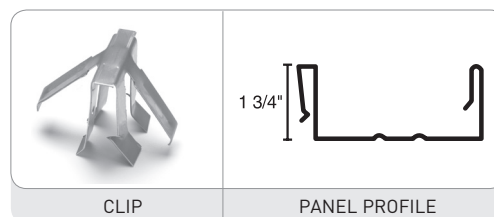
Series 1500

PART NO.	DESCRIPTION	RATINGS	BOX QUANTITY	AVAILABILITY
05828H	R Clip 1500 20 Gauge Galvanized	Not Rated	500	Stock
SP5999	R Clip 1500 18 Gauge Galvanized	UL/Florida Building Code Listed	250	4-6 Weeks



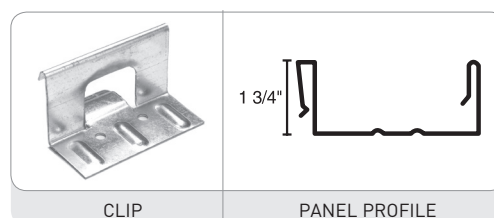
Series 2000

PART NO.	DESCRIPTION	RATINGS	BOX QUANTITY	AVAILABILITY
05079B	R Clip 2000 Butterfly Batten, 24 Gauge Stainless Steel	Not Rated	400	Stock



Series 2000

PART NO.	DESCRIPTION	RATINGS	BOX QUANTITY	AVAILABILITY
05076B	R Clip 2000 Universal, 18 Gauge Galvanized	UL	200	Stock
05076D	R Clip 2000 Universal, 18 Gauge Stainless Steel	Not Rated	200	4-6 Weeks



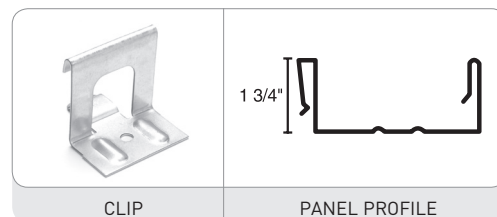
NOTE: These clips are designed for use with Englert Series Metal Roofing Systems. If you are using a similar profile and have not used our clips before, we encourage you to request a sample to check for fit before you place an order. **Contact your Englert sales representative for a sample today!**

* Minimum ordering quantities may apply. Please consult with an Englert representative before ordering. Specifications subject to change without notice.

ROOFING CLIPS – SERIES 1301, 1500 & 2000

Series 2000

PART NO.	DESCRIPTION	RATINGS	BOX QUANTITY	AVAILABILITY
05076C	R Clip 2000 Universal, 18 Gauge Galvanized	Not Rated	400	Stock
05077B	R Clip 2000 Universal, 20 Gauge Stainless Steel	Not Rated	400	4-6 Weeks

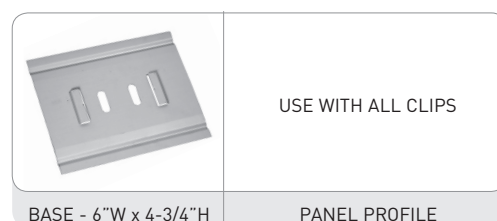


CLIP

PANEL PROFILE

Series 2000 Base Plate

PART NO.	DESCRIPTION	RATINGS	BOX QUANTITY	AVAILABILITY
05075C	R BASE 2000 Bearing Plate, 24 Gauge Galvalume	Not Rated	200	Stock



BASE - 6"W x 4-3/4"H

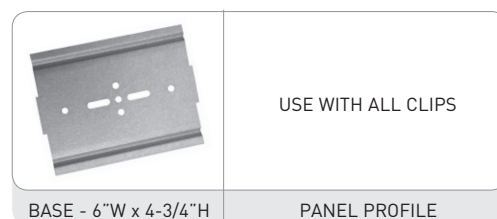
PANEL PROFILE

USE WITH ALL CLIPS

Universal Base Plate – All Clips

PART NO.	DESCRIPTION	RATINGS	BOX QUANTITY	AVAILABILITY
05075F	R BASE Universal, 24 Gauge Galvalume	Not Rated	200	Stock

Universal base can be used with any clip over ISO board insulation



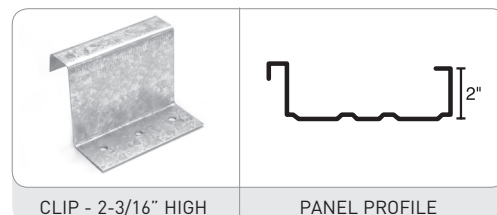
BASE - 6"W x 4-3/4"H

PANEL PROFILE

USE WITH ALL CLIPS

Series 2400

PART NO.	DESCRIPTION	RATINGS	BOX QUANTITY	AVAILABILITY
05890I	R Clip 2400 Fixed, 24 Gauge Galvalume	Not Rated	250	Stock
05890H	R Clip 2400 Fixed, 22 Gauge Galvalume	Not Rated	250	2-4 Weeks



CLIP - 2-3/16" HIGH

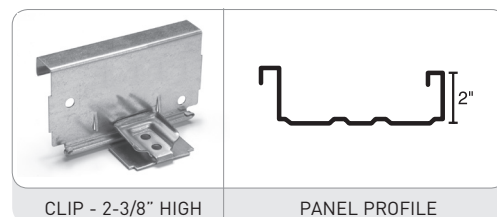
PANEL PROFILE

(Can also be used with Series 2500 Profile), (OK for Double Lock Seams)

Series 2500 Low Float

PART NO.	DESCRIPTION	RATINGS	BOX QUANTITY	AVAILABILITY
05082F	R Clip 2500 Low Floating, 22 Gauge Galvanized	UL	100	Stock

(Can also be used with Series 2400 Profile), (Not available in Stainless Steel), (Not for Double Lock Seams)



CLIP - 2-3/8" HIGH

PANEL PROFILE

NOTE: These clips are designed for use with Englert Series Metal Roofing Systems. If you are using a similar profile and have not used our clips before, we encourage you to request a sample to check for fit before you place an order. **Contact your Englert sales representative for a sample today!**

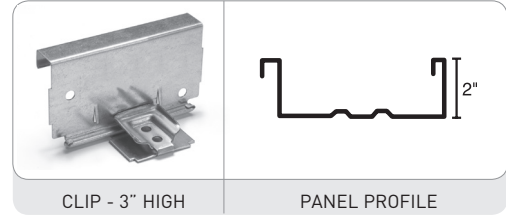


* Minimum ordering quantities may apply. Please consult with an Englert representative before ordering. Specifications subject to change without notice.

Series 2500 High Float

PART NO.	DESCRIPTION	RATINGS	BOX QUANTITY	AVAILABILITY
05082C	R Clip 2500 High Floating, 22 Gauge Galvanized	UL	100	2-4 Weeks

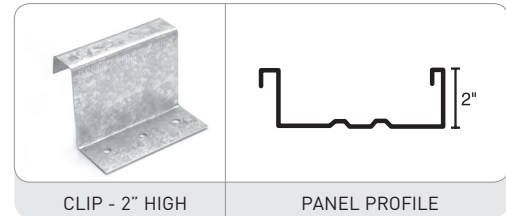
(Can also be used with Series 2400 Profile), (Not available in Stainless Steel), (Not for Double Lock Seams)



Series 2500

PART NO.	DESCRIPTION	RATINGS	BOX QUANTITY	AVAILABILITY
05083A	R Clip 2500 Fixed, Utility 22 Gauge Galvanized	Not Rated	400	2-4 Weeks

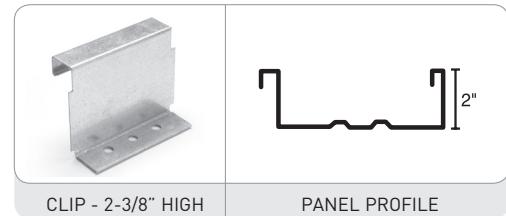
(Can also be used with Series 2400 Profile), (Not available in Stainless Steel), (OK for Double Lock Seams)



Series 2500

PART NO.	DESCRIPTION	RATINGS	BOX QUANTITY	AVAILABILITY
05081B	R Clip 2500 Low Fixed, 22 Gauge Galvanized	UL	250	2-4 Weeks

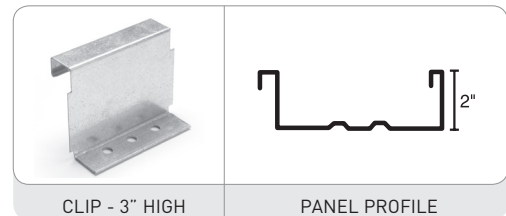
(Can also be used with Series 2400 Profile), (Not available in Stainless Steel), (Not for Double Lock Seams)



Series 2500

PART NO.	DESCRIPTION	RATINGS	BOX QUANTITY	AVAILABILITY
05081C	R Clip 2500 High Fixed, 22 Gauge Galvanized	UL	250	2-4 Weeks

(Can also be used with Series 2400 Profile), (Not available in Stainless Steel), (Not for Double Lock Seams)



NOTE: These clips are designed for use with Englert Series Metal Roofing Systems. If you are using a similar profile and have not used our clips before, we encourage you to request a sample to check for fit before you place an order. **Contact your Englert sales representative for a sample today!**

* Minimum ordering quantities may apply. Please consult with an Englert representative before ordering. Specifications subject to change without notice.

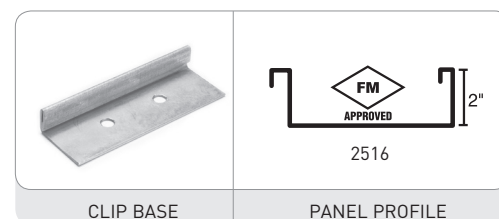
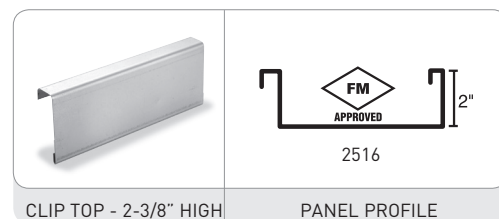
Series 2500/Series 2516 FM Approved

PART NO.	DESCRIPTION	RATINGS	BOX QUANTITY	AVAILABILITY
05082H	R Clip 2500/2516 Floating Top, 24 Gauge Stainless Steel	FM 90*	250	Stock
05082J	R Clip 2500/2516 Floating Top, 24 Gauge Galvalume	FM 75*	250	4-6 Weeks

* Only Series 2516 is FM Approved
(Use with 05082I), (OK for Double Lock Seams)

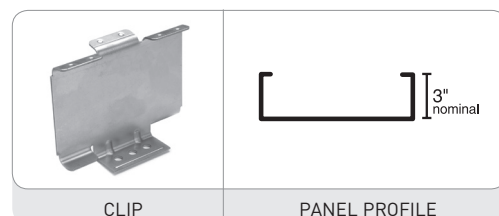
PART NO.	DESCRIPTION	RATINGS	BOX QUANTITY	AVAILABILITY
05082I	R Clip 2500/2516 Floating Base, 18 Gauge Galvanized	FM 75/90*	500	Stock
05082K	R Clip 2500 Floating Base, 18 Gauge Stainless Steel	Not Rated	500	4-6 Weeks

* Only Series 2516 is FM Approved
(Use with 05082H or 05082J), (OK for Double Lock Seams)



Series 3000

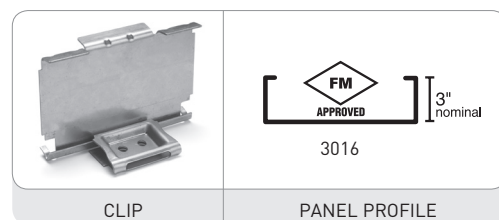
PART NO.	DESCRIPTION	RATINGS	BOX QUANTITY	AVAILABILITY
05085A	R Clip 3000 Fixed, .060" Galvanized	Not Rated	150	Stock
05085E	R Clip 3000 Fixed, .060" Stainless Steel	Not Rated	150	4-6 weeks



Series 3000/Series 3016 FM Approved

PART NO.	DESCRIPTION	RATINGS	BOX QUANTITY	AVAILABILITY
05085C	R Clip 3000/3016 Floating, .060" Galvanized	FM Rated*	100	4-6 Weeks
05085B	R Clip 3000 Floating Top, .060" Stainless Steel	Not Rated	100	4-6 Weeks

* Only Series 3016 is FM Approved



NOTE: These clips are designed for use with Englert Series Metal Roofing Systems. If you are using a similar profile and have not used our clips before, we encourage you to request a sample to check for fit before you place an order. **Contact your Englert sales representative for a sample today!**



* Minimum ordering quantities may apply. Please consult with an Englert representative before ordering. Specifications subject to change without notice.

Englert Approved -

Tube Sealants

PART NO.	COLOR	DESCRIPTION	TUBE SIZE	BOX QTY.	AVAILABILITY
----------	-------	-------------	-----------	----------	--------------

00319A Clear Geocel 2300 Tripolymer 10.3 oz. 24 Stock

Englert standard colors are available, but require minimum order.
Please contact your local Englert sales representative for details.



00319C White Geocel 2320 Tripolymer 10.3 oz. 24 Stock

Englert standard colors are available, but require minimum order.
Please contact your local Englert sales representative for details.



Englert Approved -

High Temperature Peel and Stick Roofing Underlayment

PART NO.	DESCRIPTION	ROLL QTY.	AVAILABILITY
----------	-------------	-----------	--------------

07050I MetalMan HT 40
[40 mil Peel & Stick Membrane] 200 Sq. Ft. Stock

07050P MetalMan HT 60
[60 mil Peel & Stick Membrane] 200 Sq. Ft. Stock

- FBC Approved



Englert Approved -

Roofing Underlayment Nail Down Vapor Barrier

PART NO.	DESCRIPTION	ROLL QTY.	AVAILABILITY
----------	-------------	-----------	--------------

07050J Premium Nailable Underlayment 1,000 Sq. Ft. Stock
[48" x 250']

- Required for Englert Weathertightness Warranty
- FBC Approved/Miami Dade Approved
- Synthetic Membrane - ASTM-D-226 Compliant



Englert Approved -

Hot Melt Seam Sealant for Metal Roof Rollforming

PART NO.	DESCRIPTION	UNIT	WT.	AVAILABILITY
----------	-------------	------	-----	--------------

00320H Pillows - HMT 3308-P 1 Box 25 Lbs. Stock

To be used with HMT-Proflex Unit in conjunction with your rollforming equipment

- 400 Lineal Ft/Lb at 1/8" Bead



* Minimum ordering quantities may apply. Please consult with an Englert representative before ordering.
Specifications subject to change without notice.

Department of Permitting and Inspections

Zoning Division

645 Pine Street

Burlington, VT 05401

<https://www.burlingtonvt.gov/DPI/Zoning-Permits>

Telephone: (802) 865-7188

(802) 865-7195 (FAX)

William Ward, Director
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Garret King, Associate Planner
Steven Cormier, Zoning Compliance Officer
Joseph Cava, Planning Technician
Ted Boylan, Permit Administrator



MEMORANDUM

To: Development Review Board

From: Mary O'Neil, AICP, Principal Planner

Date: November 6, 2024

RE: ZP-24-415; 184-186 North Winooski Avenue

Note: These are staff comments only. Decisions on projects are made by the Development Review Board, which may approve, deny, table or modify any project. THE APPLICANT OR REPRESENTATIVE MUST ATTEND THE MEETING.

File: ZP-24-415

Location: 184-186 North Winooski Avenue

Zone: NMU **Ward:** 2

Date application accepted: September 9, 2024

Applicant/ Owner: Brett and Aishath Brosseau

Request: After-the-fact review for construction deviations from ZP-21-151:

Remove garage and construct a 4 unit building; add parking, dumpster enclosure and bike shelter

Background:

- **Zoning Permit 21-0677CA;** remove existing garage and construct a four unit apartment building; add parking, dumpster enclosure and bike shelter. May 2021.
- **Zoning Permit 21-0548CA;** after the fact window replacement, wood to vinyl. December 2020.
- **Zoning Permit 21-0147CA;** replace roof on porch. August 2020.
- **Zoning Permit 19-0147CA;** replace wooden door with metal door. August 2018.
- **Zoning Permit 17-1080CA;** replace garage siding, doors, trim, and 2 new windows. May 2017.
- **Zoning Permit 78-0071;** enclosure front porch. July 1977.

Overview: In May of 2021, the DRB approved a plan to demolish an existing garage on a lot that contained a duplex, and to construct a four unit structure with parking/bike storage/dumpster enclosure (total of 6 units on-site.) Upon a failed Compliance Inspection August 13, 2024 due to deviations from the approved plan, the applicant now requests approval from the DRB for a list of changes.

Recommended motion:

- a. Require the construction of the extended entry canopy on north and west elevations, with recessed lighting.

- b. The horizontal banding at the 2nd floor level shall be installed so as to create a planar change on the south elevation, as originally approved.



- c. Require installation of the landscaping plan as originally approved.
- d. Require selection and installation of full-cut-off light fixtures.
- e. The condensing unit shall either be moved away from the front corner of the building, or more effectively screened so as not to be visible from the public way.
- f. Parking is limited to the identified 8 spaces on the approved 2021 plan. The additional asphalt shall be removed. Vehicular parking on green space is prohibited.
- g. Impact Fees shall be revised to include the additional gross floor area (with the elimination of the recessed decks.)

I. Findings

Article 2: Administrative Mechanisms

Section 2.7.8 Withhold Permit

The administrative officer is authorized to deny all zoning permits or certificates of occupancy for any property with an uncorrected zoning violation (i.e. notice of zoning violation and/or municipal complaint ticket has been issued and is not under appeal.) The administrative officer is also authorized to deny all zoning permits for any property with an expired zoning permit without a final certificate of occupancy.

Instead of withholding or denying a zoning permit, the administrative officer may grant such permit subject to the condition that the uncorrected zoning violation is corrected or the expired zoning permit is closed out with a final certificate of occupancy. Such actions) shall take place before the issuance of a final certificate of occupancy on the new permit.

The 2021 zoning permit remains open, and has no Certificate of Occupancy. If this application is successful in resolving the deviations in the plan, it will supersede the 2021 permit.

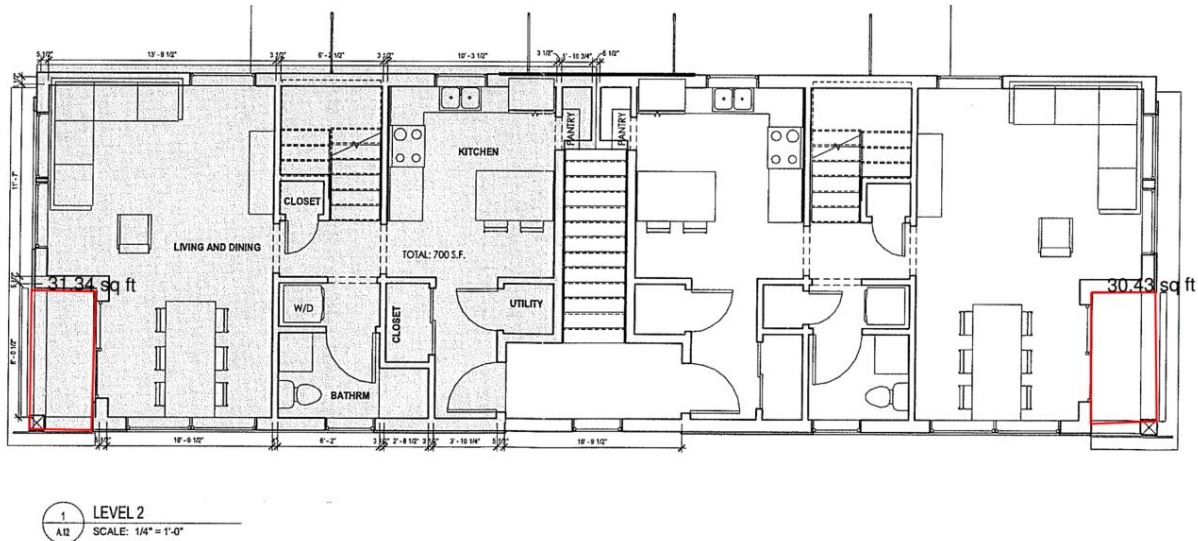
Affirmative finding as conditioned.

Article 3: Applications, Permits and Project Reviews

Part 3: Impact Fees

The Impact fees calculated for ZP-21-151 were based on the submitted floorplans in 2021. This application includes “filling in” formerly recessed porches on the west and east elevations of Level 2 with new habitable area, resulting in a net increase in gross floor area. At approximately 31 sf. feet each, Impact Fees for the additional 62 sq. ft. are assessed.

Affirmative finding as conditioned.



SF of Project **62**

Department	Residential	
	Rate	Fee
Traffic	0.240	14.88
Fire	0.271	16.80
Police	0.055	3.41
Parks	0.908	56.30
Library	0.562	34.84
Schools	1.173	72.73
Total	3.209	\$ 198.96

Section 3.3.8 Time and Place of Payment

Impact Fees must be paid to the city's chief administrative officer/city treasurer according to the following schedule:

(a) New Buildings: Impact fees must be paid at least seven (7) days prior to occupancy of a new building or any portion thereof.

An Impact Fee payment was made December 9, 2022; however was not accurate to the gross floor area measurement. An additional \$198.96 is owed for the infilled balconies.

Affirmative finding as conditioned.

Article 4: Zoning Maps and Districts

Section 4.4.2 Neighborhood Mixed Use Districts

(a) Purpose:

The Neighborhood Mixed Use districts promote development that combines non-residential and residential uses on a single site. These zones allow an increased intensity of development than would typically be found in the surrounding residential areas, and provides neighborhood oriented goods and services and employment opportunities within walking and biking distance. This development type will support transit use, provide a buffer between busy streets and residential neighborhoods, and provide new commercial and residential opportunities in the City. The emphasis of nonresidential uses should primarily be oriented to serving the needs of the surrounding residential neighborhoods and other neighborhood commercial uses.

Development is intended to consist primarily of businesses on the ground floor with housing and other non-residential uses on upper stories. The exception to this is the NAC – Cambrian Rise district that is intended to be more residential in nature than the other Neighborhood Mixed Use districts and thereby is expected to incorporate residential uses at the street level. Development is intended to be pedestrian-oriented with buildings oriented to the sidewalk, especially at corners. Parking is intended to be hidden from the street, since its appearance is out of character with the surrounding residential development and the desired orientation of the buildings.

Table 4.4.2 -1 Dimensional Standards and Density

Districts	Max. Intensity (floor area ratio ¹)	Max. Lot Coverage	Minimum Building Setbacks (feet)			Building Height (feet)
			Front ³	Side	Rear	
NMU	2.0 FAR	80%	0 ⁵	0 ²	0 ²	Min: 22', 2 stories Max: 35
184-186 North Winooski Avenue	.67 FAR	71.85	5.97'	5'5 ¾" To 3.14' from south property line	New building meets minimum 15' setback from residential district; parking set back 5'	34.76' to the mid-line of the rise of the roof, as measured from grade.*

					from property line.	*Applicant has incorrectly measured from the first floor level.
--	--	--	--	--	---------------------	---

1. Floor area ratio is described in Sec. 5.2.7. Measurement of and exceptions to height limits are found in Sec 5.2.6. Bonuses for additional FAR and height where available are described in section (d)3 below, and additional height, FAR and lot coverage is afforded by-right for inclusionary housing projects under Sec. 9.1.12. Actual maximum build out potential may be reduced by site plan and architectural design considerations of Art 6.
2. Structures shall be setback a minimum of 15-feet along any zoning district boundary line that abuts a residential zoning district. Lots of record existing as of September 9, 2015 that are split by neighborhood mixed use and residential zones are exempt from this district boundary setback.
3. Structures shall be setback a minimum of 12-feet from the curb on a public street.
4. Exceptions to maximum lot coverage are provided in (d)2.
5. Notwithstanding footnote 4, the NMU district at the intersection of Pine St. and Flynn Avenue shall have a minimum front yard setback of 10 feet.
6. Side and rear yard setbacks are applicable only to the periphery of the NAC-CR district and not to individual parcels within the district.
7. Front yard setbacks for buildings fronting on North Avenue shall be 20' min and 30' max.

Affirmative finding.

(c) Permitted and Conditional Uses:

The principal land uses that may be permitted, or conditionally permitted pursuant to the requirements of Article 3, within the Neighborhood Mixed Use districts shall be as defined in Appendix A – Use Table.

Multi-family, 3 units or more is a permitted use in the NMU zoning district. **Affirmative finding.**

(d) District Specific Regulations:

1. Ground Floor Residential Uses Restricted

Not applicable in NMU.

2. Exception to Maximum Lot Coverage in NAC District

Not applicable in NMU.

3. Development Bonuses/Additional Allowances

No additional bonuses are sought. Not applicable.

Article 5: Citywide General Regulations

Sec. 5.2.1 Reserved

Sec. 5.2.2 Required Frontage or Access

184-186 North Winooski Avenue has frontage on a public street. **Affirmative finding.**

Sec. 5.2.3 Lot Coverage Requirements

See Table 4.4.2-1, above.

(b) Exceptions to Lot Coverage:

In all districts, the following shall not be counted as lot coverage:

- 1. Lawns, gardens and unpaved landscaped areas;*
- 2. Drainage ways;*
- 3. Open play structure without roofs, sand boxes, or swings, not located on a paved surface;*
- 4. Fountains;*
- 5. Swimming pools (Note: aprons, decks and walks adjacent to swimming pools shall be considered as lot coverage);*
- 6. Fences;*
- 7. Retaining walls less than eighteen (18) inches in width across the top surface; if eighteen(18) inches or greater, the entire top surface shall be considered as lot coverage; and,*
- 8. Ramps for the disabled, for which the sole purpose is to provide access for the disabled, and which have no more than the minimum dimensions required to meet accessibility standards.*
- 9. For the purposes of lot coverage calculations, at-grade green roofs shall be counted as open space, and above-grade green roofs shall be counted as lot coverage. Partially at-grade green roofs shall be counted as lot coverage as follows:*
 - i. Intensive green roofs will be counted at 50% lot coverage of their total roof area.*
 - ii. Extensive green roofs will be counted at 75% lot coverage of their total roof area.*
 - iii. Walkways, equipment, and other un-vegetated areas within the green roof shall not receive lot coverage credit.*
 - iv. These lot coverage exceptions are contingent on continued maintenance and functionality of the green roof.*

There are ramps ascending to the northerly porch providing access to the new building. These are not included in the lot coverage calculations. These were originally approved to be covered walkways, but this application seeks to eliminate that canopy. For functional as well as aesthetic and safety reasons, the canopy should be installed for resident comfort, additional walkway lighting and to protect an accessible path from foul weather and snow accumulation. **Affirmative finding as conditioned.**

Sec. 5.2.4 Buildable Area Calculation & Steep Slopes Overlay District

(a) Buildable Area Calculation

Not applicable to NMU.

(b) Steep Slopes Overlay District

184-186 North Winooski Avenue is not within the Steep Slopes overlay. Not applicable.

Section 5.2.5 Setbacks

See Table 4.4.2-1, above.

Section 5.2.6 Building Height Limits

See Table 4.4.2-1, above.

Section 5.2.7 Density and Intensity of Development Calculations

In NMU, density/intensity is calculated by FAR. See Table 4.4.2-1, above.

Part 3: Non Conformities

Not applicable.

Sec. 5.4.8 Historic Buildings and Sites

Not applicable.

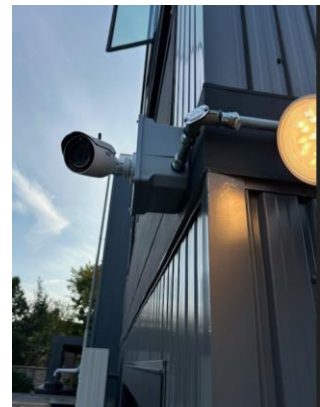
Section 5.4.9 Brownfields

184-186 North Winooski Avenue is not listed on the DEC's Brownfield web map. Not applicable.

Section 5.5.2 Outdoor Lighting

The application was originally approved with recessed lighting in the canopy above the ground floor entrances, and within the covered second-story decks. Both have largely been eliminated.

A fixture information sheet for motion activated floodlights (and photos showing their installation) were provided. The use of floodlights is prohibited unless approved by the DRB. (Section 5.5.2 (f) 7.) Those installed do not have baffles or other restraining shields to prevent glare and light trespass beyond the property. The applicant will need to show cause as to why cut-off fixtures cannot be used for the illumination needed. **Adverse finding.**

**Section 5.5.3 Stormwater and Erosion Control**

Project review was complete in September, 2022. **Affirmative finding.**

Article 6: Development Review Standards

Part 1: Land Division Design Standards

Not applicable.

Part 2: Site Plan Design Standards

Sec. 6.2.2 Review Standards

(a) Protection of Important Natural Features:

No important natural features were identified. Not applicable.

(b) Topographical Alterations:

No topographical alterations were proposed. Not applicable.

(c) Protection of Important Public Views:

There are no protected important public views from or through this site. Not applicable.

(d) Protection of Important Cultural Resources:

Not applicable.

(e) Supporting the Use of Renewable Energy Resources:

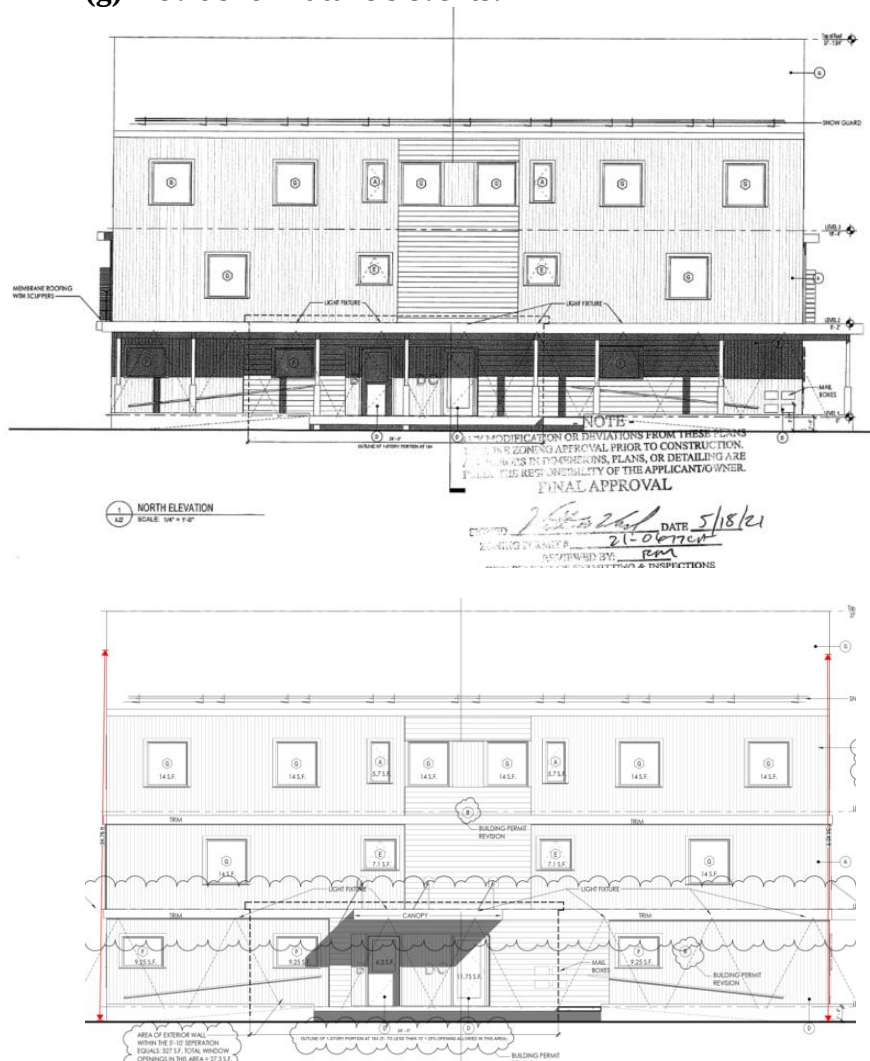
Although plans indicate the location of “Future Solar Panels”, no wind, water, solar, geothermal or other renewable energy resource was included within this application.

(f) Brownfield Sites:

Not applicable.



(g) Provide for nature's events:



Special attention shall be accorded to stormwater runoff so that neighboring properties and/or the public stormwater drainage system are not adversely affected. All development and site disturbance shall follow applicable city and state erosion and stormwater management guidelines in accordance with the requirements of Art 5, Sec 5.5.3.

A Stormwater and Erosion Prevention and Sediment Control Plan received approval in September 2022.

Design features which address the effects of rain, snow, and ice at building entrances, and to provisions for snow and ice removal or storage from circulation areas shall also be incorporated.

As originally approved, a canopy extended over the front walkway/ramp up to the north entrance, wrapping around to the front of the building. That has

been minimized to just above the north entrance itself, between the buildings. This shelter provided more than one benefit: It protected the entrance ramps from snow and/or ice, it sheltered residents from rain, snow and direct sunlight, and it introduced a horizontal feature that broke up the stark verticality of the new building. It is recommended for inclusion in the plan.

Affirmative finding as conditioned.

(h) Building Location and Orientation:

The second residential building has been constructed with the location and orientation as approved. **Affirmative finding.**

(i) Vehicular Access:

Vehicular access is by an established driveway shared with 190 North Winooski Avenue, connecting to an expanded parking area. **Affirmative finding.**

(j) Pedestrian Access:

Pedestrian access to the duplex is directly from the public sidewalk. Access to the four unit apartment building is both from the public sidewalk and between the buildings. **Affirmative finding.**



(k) Accessibility for the Handicapped:

Special attention shall be given to the location and integration of accessible routes, parking spaces, and ramps for the disabled. Special attention shall also be given to identifying accessible access points between buildings and parking areas, public streets and sidewalks. The federal Americans with Disabilities Act Accessibility Guidelines (ADAAG) shall be used as a guide in determining the adequacy of the proposed development in addressing the needs of the disabled.

ADA compliance is under the jurisdiction of the building official.

As noted, ramps have been constructed on both sides of the entry platform, but now remain uncovered as the continuous canopy has not been constructed. For purposes of access, it is recommended that the canopy, as originally approved, be constructed. **Affirmative finding as conditioned.**

(l) Parking and Circulation:

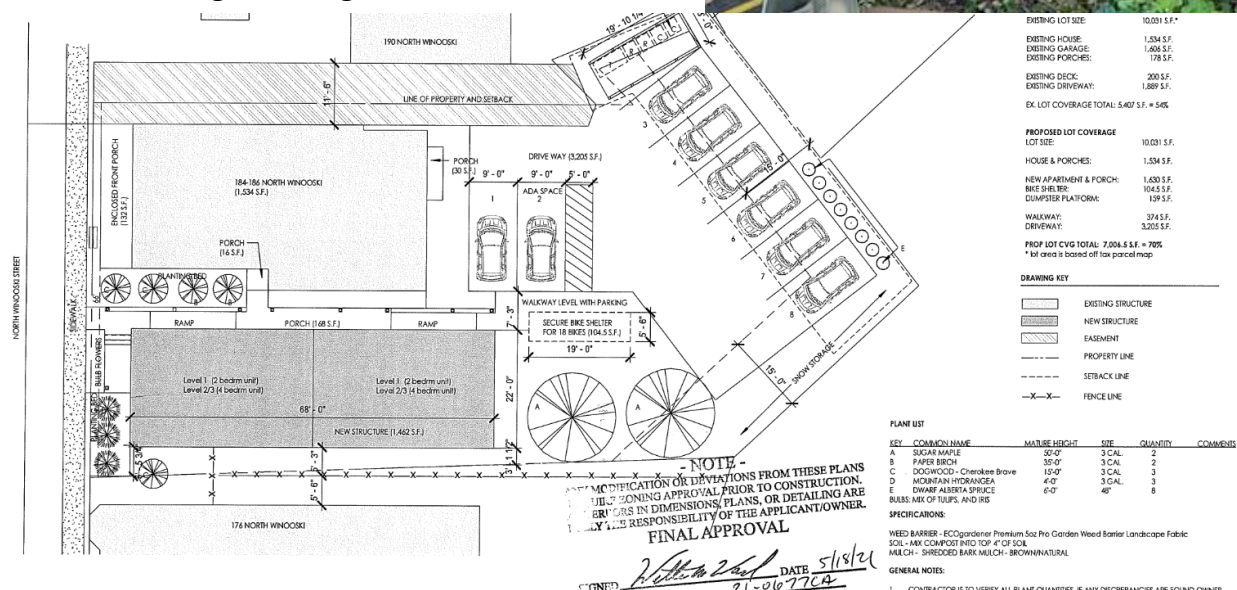
Parking is laid out as approved, but an additional vehicle is now parked where the approved site plan notes “snow storage”. This parking location, which encroaches onto green space, must be removed. **Affirmative finding as conditioned.**



(m) Landscaping, Fences and Retaining Walls:

This application provides an amended landscaping plan, which essentially eliminates the approved landscaping that was intended and designed to beautify the space and shield neighboring properties from headlight glare. The requested changes removed the screen of shrubs at the rear of the lot and instead propose a fabric screen hung from an old fence to functionally diminish the annoyance of headlight glare onto abutting residential property. As installed, it is ineffective, unattractive and not likely to endure. A landscaped buffer would provide a lasting, attractive screen beneficial to all properties and should be installed.

Two sugar maples had been approved for the rear of the new building, with dogwoods between the



buildings and hydrangeas in the front and on the side (with a bulb bed). Almost all have been eliminated in an effort to "budget engineer" the plan. Landscaping is one of the longest lasting enhancements to development; increasing curb appeal, augmenting property values, providing cooler temperatures, environmental benefits, and preventing erosion. It is not recommended for deduction at the last inspection. The landscaping plan, as approved in 2021, is recommended for complete installation. **Affirmative finding as conditioned.**

(n) Public Plazas and Open Space:

Where public open space is provided as an amenity to the site plan, it should be sited on the parcel to maximize solar exposure, with landscaping and hardscape (including fountains, sitting walls, public art, and street furniture) to encourage its use by the public in all seasons. Public plazas should be visually and physically accessible from public rights-of-ways and building entrances where appropriate and shall be designed to

maximize accessibility for all individuals, including the disabled and encourage social interaction.

Public space should be coordinated with the surrounding buildings without compromising safety and visibility. Public spaces should be surrounded by active uses that generate pedestrian traffic, and connect the space to major activity centers, streets, or corridors.

No public plaza is required; however the shared public areas on the lot are diminished with the elimination of most landscaping and structural shade. The installation of the landscaping plan, as approved, will provide a comfortable area on the south-east portion of the lot; a pleasant entry sheltered by attractive Dogwoods at the principal walkway, and a roof canopy over the walkway shelter for residents as they collect their mail. These important amenities are enhancements that enrich the shared, public areas of the development. **Affirmative finding as conditioned.**

(o) Outdoor Lighting:

Where exterior lighting is proposed the applicant shall meet the lighting performance standards as per Sec 5.5.2.

See Section 5.5.2. **Adverse finding** for installed floodlights.

(p) Integrate infrastructure into the design:

Exterior storage areas, machinery and equipment installations, service and loading areas, utility meters and structures, mailboxes, and similar accessory structures shall utilize setbacks, plantings, enclosures and other mitigation or screening methods to minimize their auditory and visual impact on the public street and neighboring properties to the extent practicable.

Utility and service enclosures and screening shall be coordinated with the design of the principal building, and should be grouped in a service court away from public view. On-site utilities shall be placed underground whenever practicable. Trash and recycling bins and dumpsters shall be located, within preferably, or behind buildings, enclosed on all four (4) sides to prevent blowing trash, and screened from public view.

Any development involving the installation of machinery or equipment which emits heat, vapor, fumes, vibration, or noise shall minimize, insofar as practicable, any adverse impact on neighboring properties and the environment pursuant to the requirements of Article 5, Part 5 Performance Standards.

Absent from approved plans is a large wall-hung condensing unit at the front (south/west) corner of the building. While there are 0' required side setbacks, the unit must be screened from public view. The installed screen proves to be inadequate. Relocation or more effective screening are required. **Affirmative finding as conditioned.**



Part 3: Architectural Design Standards
Sec. 6.3.2 Review Standards

(a) Relate development to its environment:

Proposed buildings and additions shall be appropriately scaled and proportioned for their function and with respect to the purpose of the zoning district. They should integrate harmoniously into the topography, and to the use, scale, and architectural details of existing buildings in the vicinity; however, such consideration shall not require building height to be more limited than otherwise allowed within an applicable zoning district or overlay zone per Article 4.

The following shall be considered:

1. Massing, Height and Scale:

While architectural styles or materials may vary within a streetscape, proposed development should maintain an overall scale similar to that of surrounding buildings, or provide a sensitive transition, where appropriate, to development of a dissimilar scale.

Buildings should maintain consistent massing and perceived building height at the street level, regardless of the overall bulk or height of the building. Buildings should maintain a relationship to the human scale through the use of architectural elements, variations of proportions and materials, and surface articulations. Large expanses of undifferentiated building wall along the public street or sidewalk shall be avoided. The apparent mass and scale of buildings shall be broken into smaller parts by articulating separate volumes reflecting existing patterns in the streetscape, and should be proportioned to appear more vertical than horizontal in order to avoid monotonous repetition. (See also (d) Provide an active and inviting street edge below.)

This new building is of significant mass. While there is some relationship to the abutting rear addition of another parcel, it remains notably larger than attendant buildings. Design features originally included in the 2021 plan helped to “soften” the vertical rise and ameliorate the scale, particularly as it relates to the existing duplex. Unfortunately, those devices have been eliminated: The strong horizontal element of the entrance canopy (which wrapped around from the north to the west elevation) visually tempered the building’s apparent mass. Similarly, a horizontal band on the south elevation above the 2nd floor level cast a shadow that helped to break up the quick vertical rise. This was eliminated in favor of a flat plane.



Second floor recessed decks (east and west elevations) have been eliminated in favor of “squaring out” the corners of the finished living space. These recesses and planar changes provided interest, resident amenity, and acted as a device to break up the vertical rise of the building. With these significant eliminations, the design proves unsuccessful in coercing the eye to a more compatible scale with buildings in the immediate area. See Plan A.21 as revised. **Affirmative finding as conditioned** (with construction of canopy and installation of 2nd level planar change on south elevation.)

2. **Roofs and Rooflines.**

New buildings should incorporate predominant roof forms and pitches within the existing neighborhood and appropriate to the context. Large expanses of undifferentiated roof forms shall be avoided. This can be achieved by incorporating dormers or some variation in the roof form to lessen the impact of the massing against the sky. While flat roofs can be a reasonable architectural solution, pitched roof forms and architectural elements that enhance the city’s skyline are strongly encouraged. Roof eaves, parapets, and cornices should be articulated as an architectural detail. Roof-top mechanicals shall be screened from view from the public street, and should be incorporated into and hidden within the roof structure whenever possible.

The building has been constructed with a gable front roof, as approved. The plans, however, measure roof height from the first floor level rather than the correct method: From the public sidewalk or public way. Staff has re-measured to the mid-line of the rise of the roof, and it is very close to the 35’ height limitation. **Affirmative finding.**

3. Building Openings

Principal entrances shall be clearly defined and readily identifiable from a public street whether by a door, a canopy, porch, or other prominent architectural or landscape features. People with physical challenges should be able to use the same entrance as everyone-else and shall be provided an “accessible route” to the building. Attention shall also be accorded to design features which provide protection from the effects of rain, snow, and ice at building entrances, and to provisions for snow and ice removal or storage.

Window openings shall maintain consistent patterns and proportions appropriate to the use. The window pattern should add variety and interest to the architecture, and be proportioned to appear more vertical than horizontal. Where awnings over windows or doors are used, the lowest edge of the awning shall be at least eight (8) feet above any pedestrian way, and shall not encroach into the public right-of-way without an encroachment permit issued by the dept. of public works.

Buildings placed on a side or rear property line where no setback is required shall contain neither doors nor windows along such façade so as not to restrict future development or re-development options of the adjacent property due to fire safety code restrictions. Otherwise they should be setback a minimum of 5-feet.

Windows are arranged as per the original approval. Setbacks for building openings are subject to Code review by the building official. **Affirmative finding as conditioned.**

(b) Protection of Important Architectural Resources:

Not applicable.

(c) Protection of Important Public Views:

Not applicable.

(d) Provide an active and inviting street edge:

Building facades shall be varied along the street edge by the integration of architectural features, building materials, or physical step-backs of the façade along its length. Large expanses of undifferentiated building wall shall be avoided. This may be accomplished by incorporating fenestration patterns, bays, horizontal and vertical façade articulations, the rhythm of openings and prominent architectural features such as porches, patios, bays, articulated bases, stepping back an elevation relative to surrounding structures, and other street level details. The use of traditional facade components such as parapet caps, cornices, storefronts, awnings, canopies, transoms, kick plates, and recessed entries are highly encouraged. In areas where high volumes of



pedestrian traffic are desired, the use of architectural recesses and articulations at the street-level are particularly important in order to facilitate the flow of pedestrian traffic.

Buildings in downtown districts that provide open space by way of building setbacks at the ground level shall utilize landscaping, street furniture, public art, sitting walls, fountains, etc. to maintain a sense of the existing street wall, define a sense of entry for the building and create a space that enhances the pedestrian's experience. Urban "open" space shall maximize accessibility for all individuals including the disabled, and encourage social interaction.

The minimization of the entry canopy has eliminated a spatial recess between the public sidewalk and the building entry; presenting a stark and uninviting reception. The west entry is exposed and bleak, lacking any sense of security or protection. For this reason, the full canopy, as originally approved, should be installed. **Affirmative finding as conditioned.**

(e) Quality of materials:

All development shall maximize the use of highly durable building materials that extend the life cycle of the building, and reduce maintenance, waste, and environmental impacts. Such materials are particularly important in certain highly trafficked locations such as along major streets, sidewalks, loading areas, and driveways. Efforts to incorporate the use of recycled content materials and building materials and products that are extracted and/or manufactured within the region are highly encouraged.

Although some modification to the arrangement of exterior materials has been made, the submission defines the continued use of Boral and metal siding as originally approved. **Affirmative finding.**

(f) Reduce energy utilization:

All new construction is required to meet the Guidelines for Energy Conservation, Section 8 of the City of Burlington Code of Ordinances. **Affirmative finding as conditioned.**

(g) Make advertising features complementary to the site:

Not applicable.

(h) Integrate infrastructure into the building design:

See Section 6.2.2 (p), above.

(I) Make spaces secure and safe:

Spaces shall be designed to facilitate building evacuation, accessibility by fire, police or other emergency personnel and equipment, and, to the extent feasible, provide for adequate and secure visibility for persons using and observing such spaces. Building

entrances/entry points shall be visible and adequately lit, and intercom systems for multi-family housing should be incorporated where possible, to maximize personal safety.

As noted, the entrance canopy with recessed lights is recommend for construction to provide a safe, well-lit and sheltered entry for residents. **Affirmative finding as conditioned.**

Article 8: Parking

ZP-21-0677CA was approved with 8 parking spaces and a bike shelter for 18 bicycles. The site plan shall be amended to remove a 9th parking space. Any parking on green space is prohibited. **Affirmative finding as conditioned.**

II. Conditions of Approval

1. The following Impact Fees shall be paid to acknowledge the infill of the balconies to create additional living space:

SF of Project **62**

Department	Residential	
	Rate	Fee
Traffic	0.240	14.88
Fire	0.271	16.80
Police	0.055	3.41
Parks	0.908	56.30
Library	0.562	34.84
Schools	1.173	72.73
Total	3.209	\$ 198.96

2. *Impact Fees must be paid to the city's chief administrative officer/city treasurer according to the following schedule:*
 - (a) *New Buildings: Impact fees must be paid at least seven (7) days prior to occupancy of a new building or any portion thereof.*
3. For functional as well as aesthetic reasons, the canopy over the south ramp, walkway and entrance that was originally approved should be installed for resident comfort and to protect an accessible path from foul weather and snow drift.
4. Parking shall be consistent with the approved site plan, providing 8 on-site parking spaces with no vehicles on greenspace.
5. The landscaping plan, as approved in 2021, is recommended for complete installation.
6. Standard Permit Conditions 1-15.

NOTE: These are staff comments only. The Development Review Board, who may approve, table, modify, or deny projects, makes decisions.

RECEIVED

APR 10 2021

BURLINGTON
PERMITTING & INSPECTIONS

ZONING DISTRICT: NMU
MAX INTENSITY: 2.0 F.A.R.
MAX. LOT COVERAGE = 80%
FRONT: 0'
SIDE: Min: 0' - FIRE CODE 5'
REAR: Min: 15' FOR ABUTTING RESIDENTIAL NEIGHBORHOODS

EXISTING LOT COVERAGE
EXISTING LOT SIZE: 10,031 S.F.*
EXISTING HOUSE: 1,534 S.F.
EXISTING GARAGE: 1,606 S.F.
EXISTING PORCHES: 178 S.F.
EXISTING DECK: 200 S.F.
EXISTING DRIVEWAY: 1,889 S.F.
EX. LOT COVERAGE TOTAL: 5,407 S.F. = 54%

PROPOSED LOT COVERAGE
LOT SIZE: 10,031 S.F.
HOUSE & PORCHES: 1,534 S.F.
NEW APARTMENT & PORCH: 1,630 S.F.
BIKE SHELTER: 104.5 S.F.
DUMPSTER PLATFORM: 159 S.F.
WALKWAY: 374 S.F.
DRIVEWAY: 3,205 S.F.

PROP LOT CVG TOTAL: 7,006.5 S.F. = 70%
* lot area is based off tax parcel map

DRAWING KEY

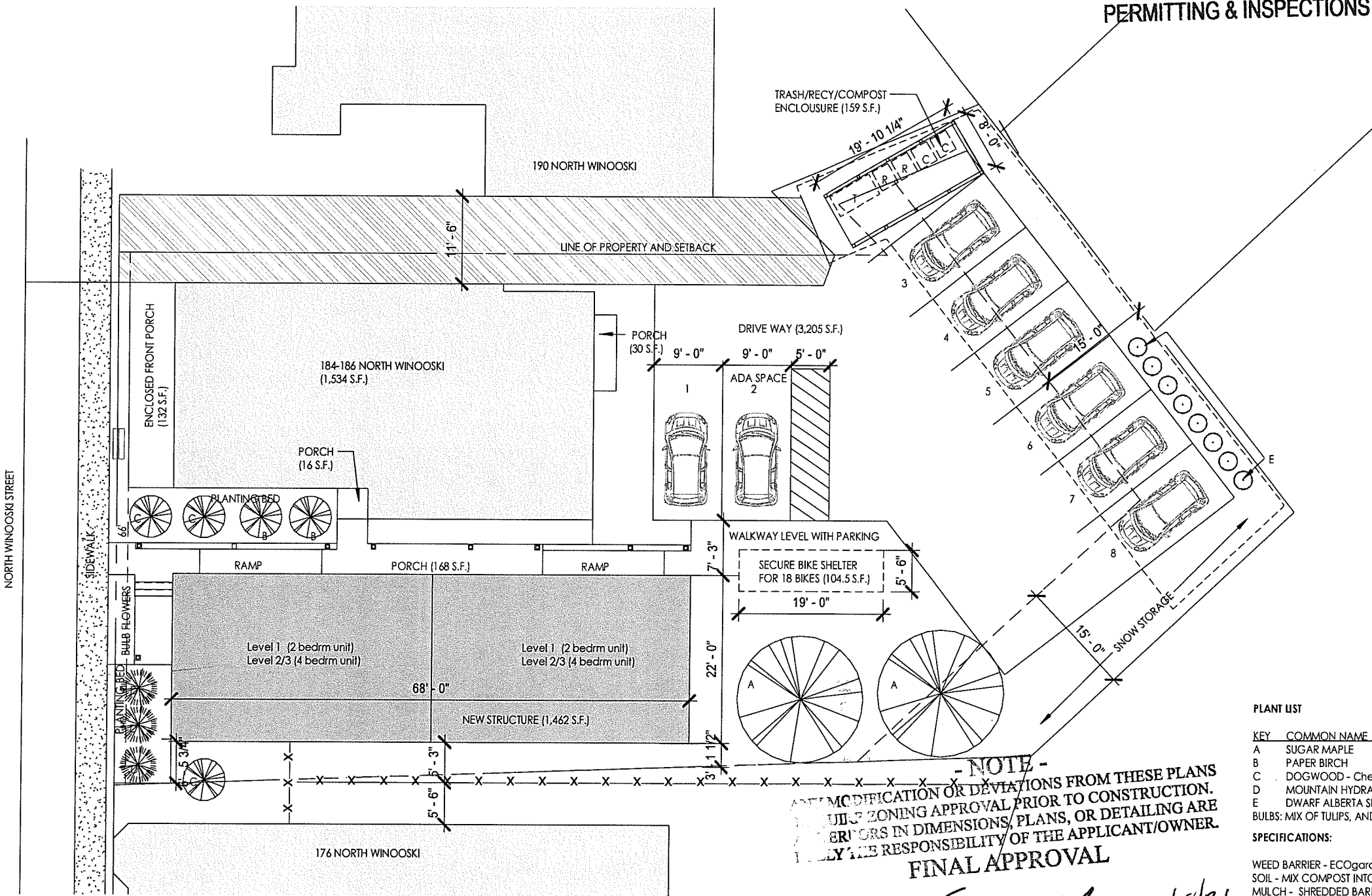
[Pattern]	EXISTING STRUCTURE
[Pattern]	NEW STRUCTURE
[Pattern]	EASEMENT
[Line]	PROPERTY LINE
[Line]	SETBACK LINE
[Line]	FENCE LINE

PLANT LIST

KEY	COMMON NAME	MATURE HEIGHT	SIZE	QUANTITY	COMMENTS
A	SUGAR MAPLE	50'-0"	3 CAL.	2	
B	PAPER BIRCH	35'-0"	3 CAL.	2	
C	DOGWOOD - Cherokee Brave	15'-0"	3 CAL.	3	
D	MOUNTAIN HYDRANGEA	4'-0"	3 GAL.	3	
E	DWARF ALBERTA SPRUCE	6'-0"	48"	8	
BULBS: MIX OF TULIPS, AND IRIS					

SPECIFICATIONS:
WEED BARRIER - ECOgardener Premium 5oz Pro Garden Weed Barrier Landscape Fabric
SOIL - MIX COMPOST INTO TOP 4" OF SOIL
MULCH - SHREDDED BARK MULCH - BROWN/NATURAL

- GENERAL NOTES:
- CONTRACTOR IS TO VERIFY ALL PLANT QUANTITIES. IF ANY DISCREPANCIES ARE FOUND OWNER OR OWNER'S REP. SHALL BE NOTIFIED.
 - FINAL PLANT PLACEMENT NEEDS TO BE APPROVED BY OWNER OR OWNER'S REP.
 - LANDSCAPER CAN MAKE SUBSTITUTIONS WITH OWNER'S WRITTEN APPROVAL.



NOTE -
ANY MODIFICATION OR DEVIATIONS FROM THESE PLANS
REQUIRE ZONING APPROVAL PRIOR TO CONSTRUCTION.
ERRORS IN DIMENSIONS, PLANS, OR DETAILING ARE
THE RESPONSIBILITY OF THE APPLICANT/OWNER.
FINAL APPROVAL

SIGNED: *William A. Zup* DATE: 5/18/21
ZONING PERMIT # 21-0677CA
REVIEWED BY: *rm*
DEPARTMENT OF PERMITTING & INSPECTIONS
BURLINGTON VERMONT

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184-186 NORTH WINOOSKI APT

BURLINGTON, VT

DAB REV.: 04/21/21
DRB REV.: 05/10/21

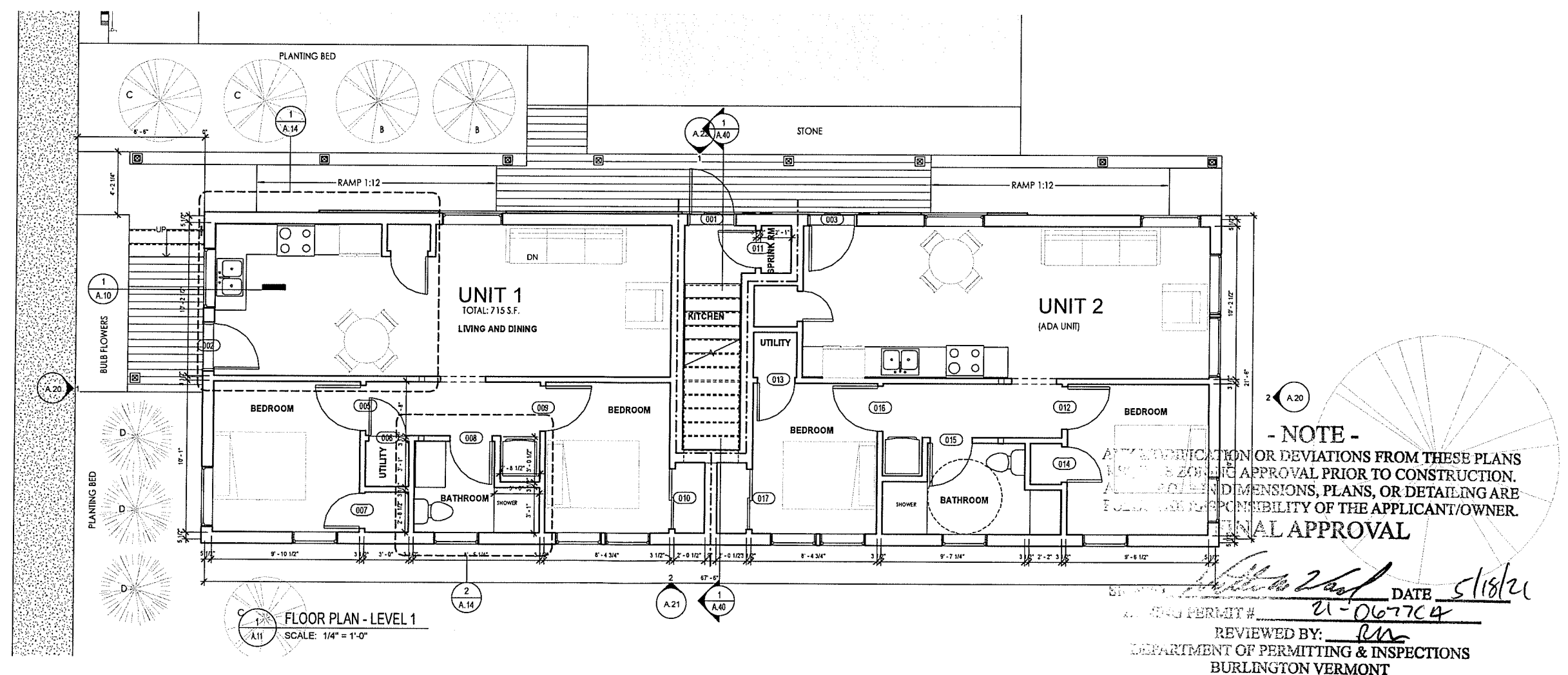
HINGE
architecture
431 Pine Street, Suite 314, Burlington, VT 05401
802.793.9840

DATE: 02/11/21
SCALE: As indicated
DRAWN BY: MA
CHECKED BY: MA
PHASE:

PROPOSED SITE PLAN

SHEET NO: A.02

RECEIVED
APR 10 2021
BURLINGTON
PERMITTING & INSPECTIONS



184-186 NORTH WINOOSKI APT

BURLINGTON, VT

HINGE
architecture
431 Pine Street, Suite 314, Burlington, VT 05401
802.793.9840

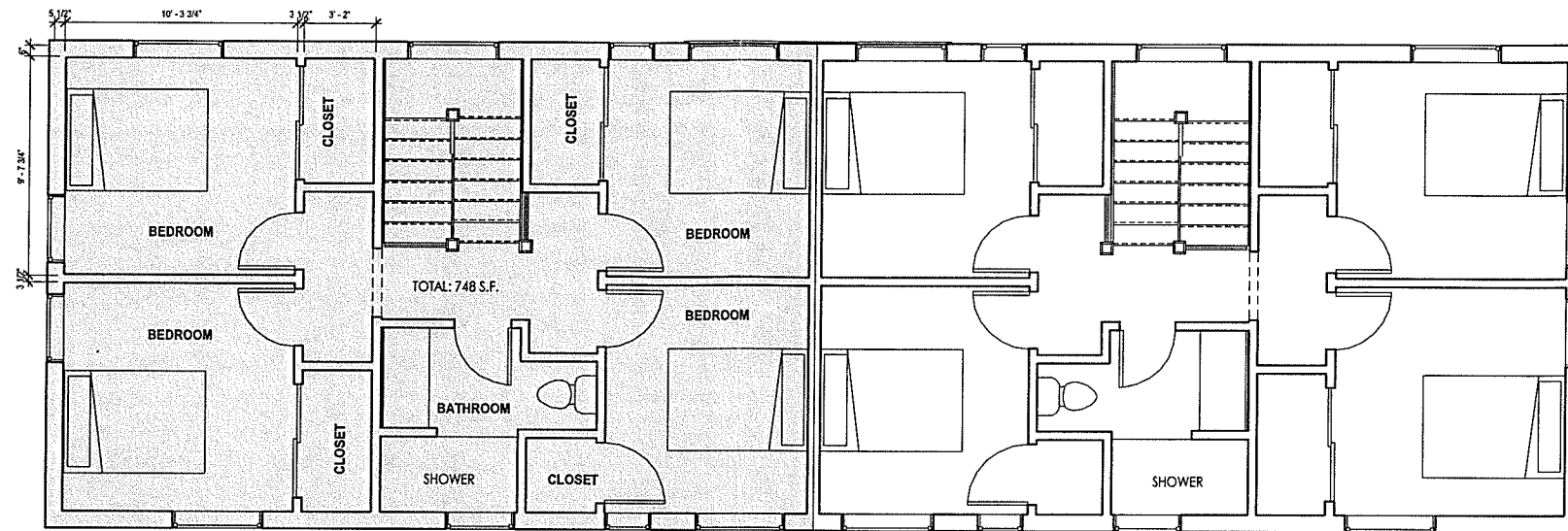
FOR PERMIT ONLY
DAB REV.: 04/21/21

DATE: 03/30/21
SCALE: 1/4" = 1'-0"
DRAWN BY: MA
CHECKED BY: Designer
PHASE:

FLOOR PLAN
LEVEL 1 (2
BED APT.)
SHEET NO: **A.11**

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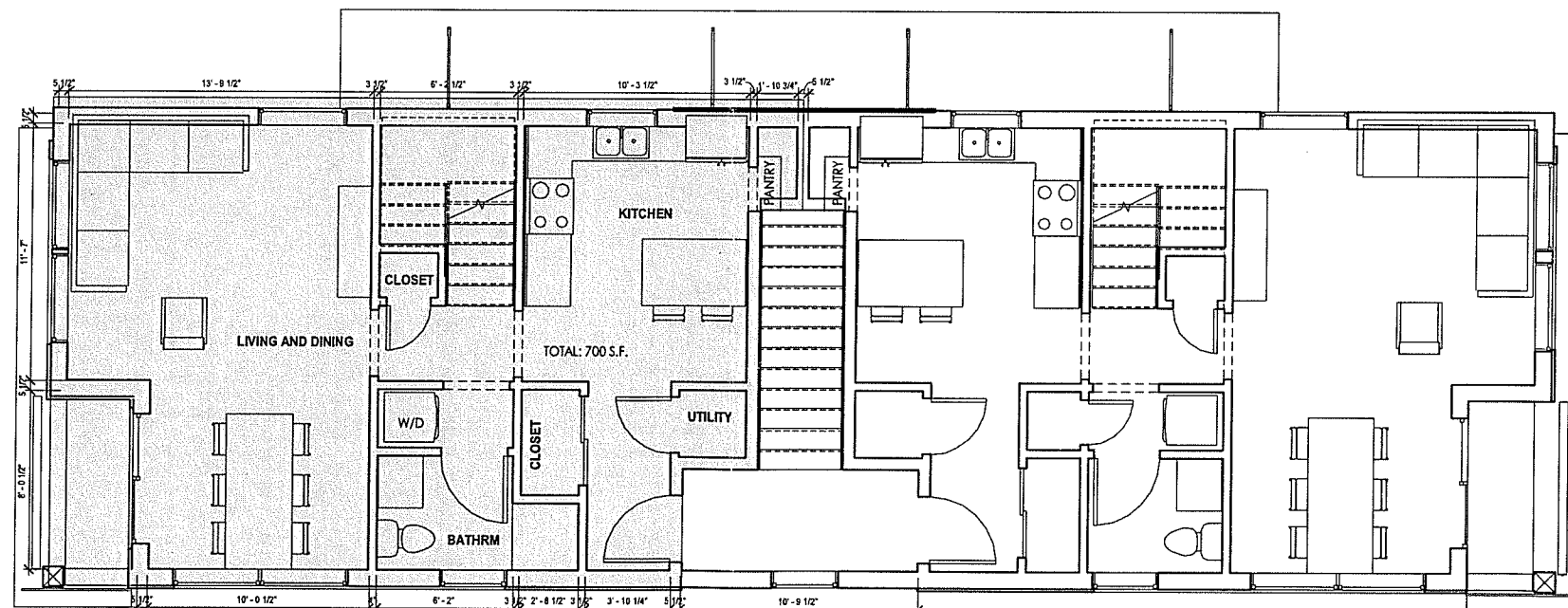


- NOTE -
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 ALL ERRORS IN DIMENSIONS, PLANS, OR DETAILING ARE
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FINAL APPROVAL

SIGNED William A. 2nd DATE 5/18/21
 ZONING PERMIT # 21-0677CR
 REVIEWED BY: RV
 DEPARTMENT OF PERMITTING & INSPECTIONS
 BURLINGTON VERMONT

2 LEVEL 3
 A12 SCALE: 1/4" = 1'-0"



1 LEVEL 2
 A12 SCALE: 1/4" = 1'-0"

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**BURLINGTON
 PERMITTING & INSPECTIONS**

GENERAL NOTES

1. ARCHITECTURAL DRAWINGS ARE FOR GENERAL INFORMATION ONLY. ARCHITECTURAL DRAWINGS DO NOT INCLUDE STRUCTURAL, MECHANICAL, OR ELECTRICAL CALCULATIONS. TECHNICAL INFORMATION OR COORDINATION, CONTRACTOR TO PROVIDE STRUCTURAL, MECHANICAL AND ELECTRICAL INFORMATION FOR PERMITTING AND CONSTRUCTION.
2. ALL CONSTRUCTION TO MEET OR EXCEED ALL LOCAL STATE AND FEDERAL CODES.
3. ALL DIMENSIONS TO BE VERIFIED IN FIELD BY OTHERS.
4. ALL DIMENSIONS ARE TO FACE OF GYPSUM BOARD OR CONCRETE UNLESS OTHERWISE NOTED.
5. CONTRACTOR SHALL COORDINATE ALL WATER, SEWER AND ELECTRICAL CONNECTIONS WITH SUB-CONTRACTOR.

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			SCALE: As indicated	DRAWN BY: Author	SHEET NO: A12
			CHECKED BY: Designer	PHASE:	

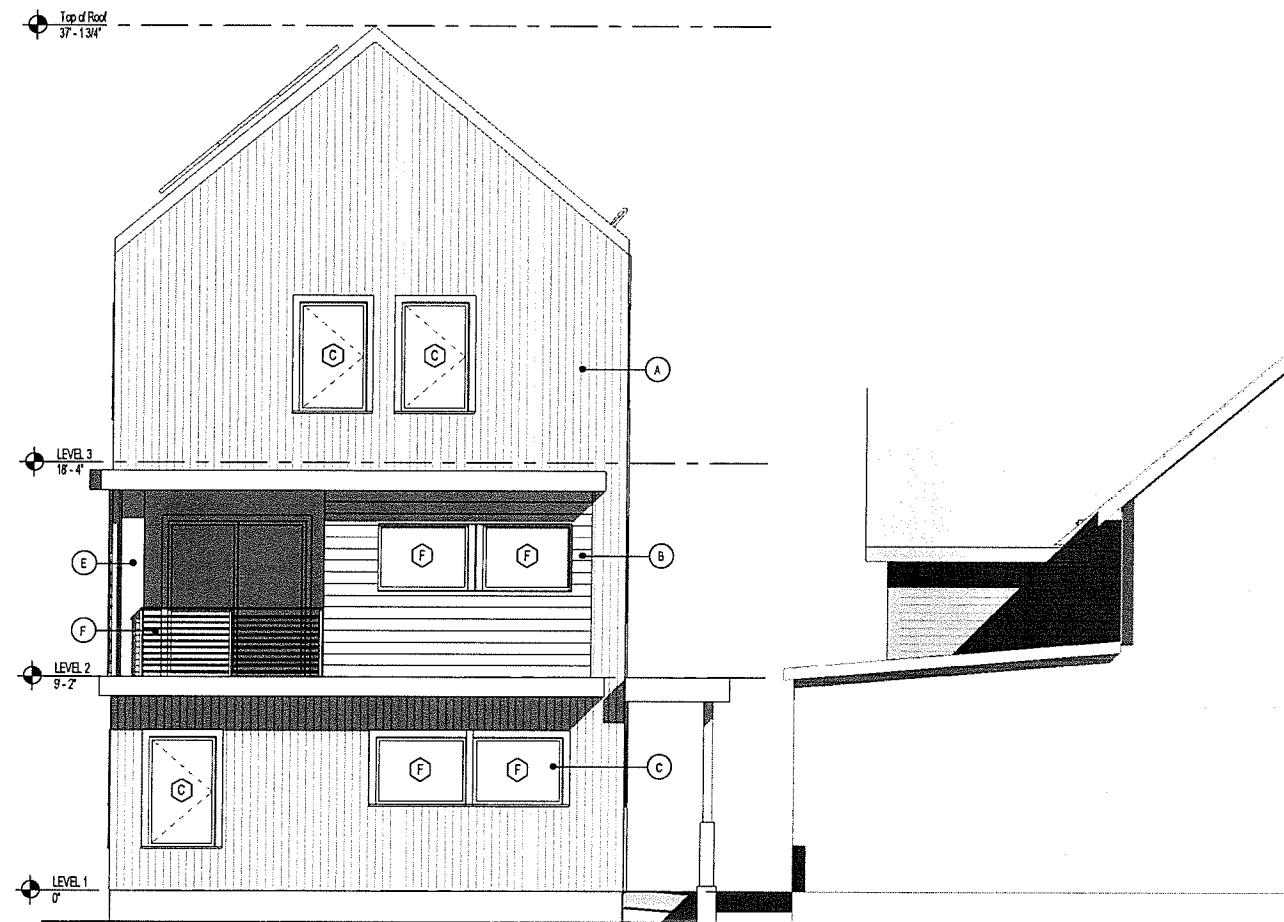
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FINAL APPROVAL

SIGNED William Z. Wolf DATE 5/18/21
ZONING PERMIT # 21-06776A
REVIEWED BY: RM
DEPARTMENT OF PERMITTING & INSPECTIONS
BURLINGTON VERMONT



2 EAST ELEVATION
A20 SCALE: 1/4" = 1'-0"

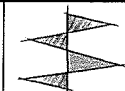


1 WEST ELEVATION
A20 SCALE: 1/4" = 1'-0"

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05/10/21

DATE: 2/12/21
SCALE: 1/4" = 1'-0"
DRAWN BY: MA
CHECKED BY: Designer
PHASE:

ELEVATIONS

SHEET NO:

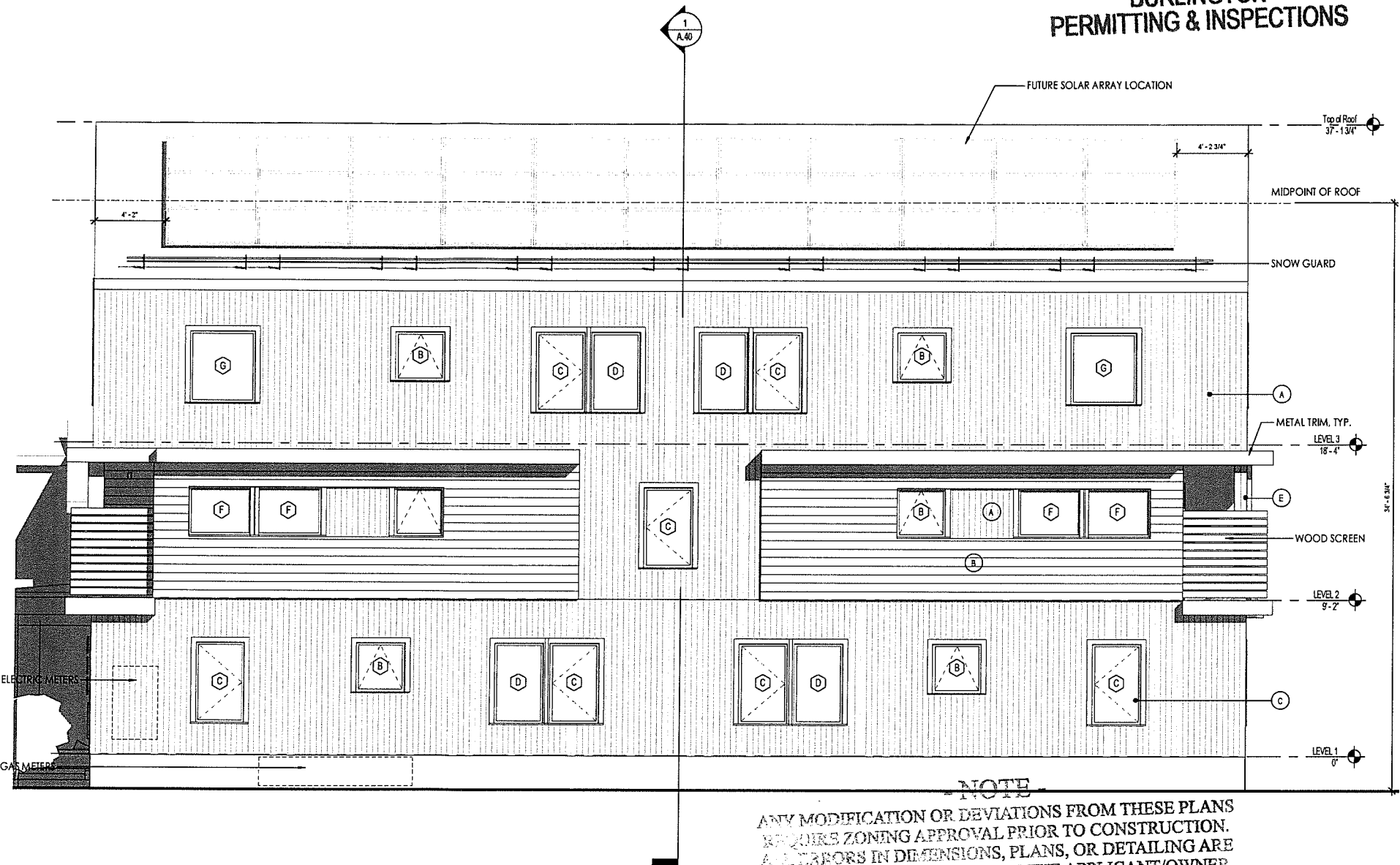
A.20

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APR 10 2021

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EXTERIOR MATERIAL KEY	
Key Value	Keynote Text
A	METAL SIDING
B	LAP SIDING - PAINT
C	VINYL CLAD WINDOW
D	ENTRY DOOR - ALUMINUM CLAD
E	CEDAR POST WITH METAL BASE
F	METAL GUARDRAIL WITH METAL STANCHION
G	ASPHALT ROOF



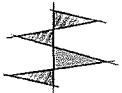
ANY MODIFICATION OR DEVIATIONS FROM THESE PLANS
REQUIRES ZONING APPROVAL PRIOR TO CONSTRUCTION.
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FINAL APPROVAL

SIGNED William J. Wolf DATE 5/18/21
ZONING PERMIT # 21-0677CA
REVIEWED BY: RM
DEPARTMENT OF PERMITTING & INSPECTIONS
BURLINGTON VERMONT

184-186 NORTH WINOOSKI APT

BURLINGTON, VT



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DRB REV.: 05/04/21
05/10/21

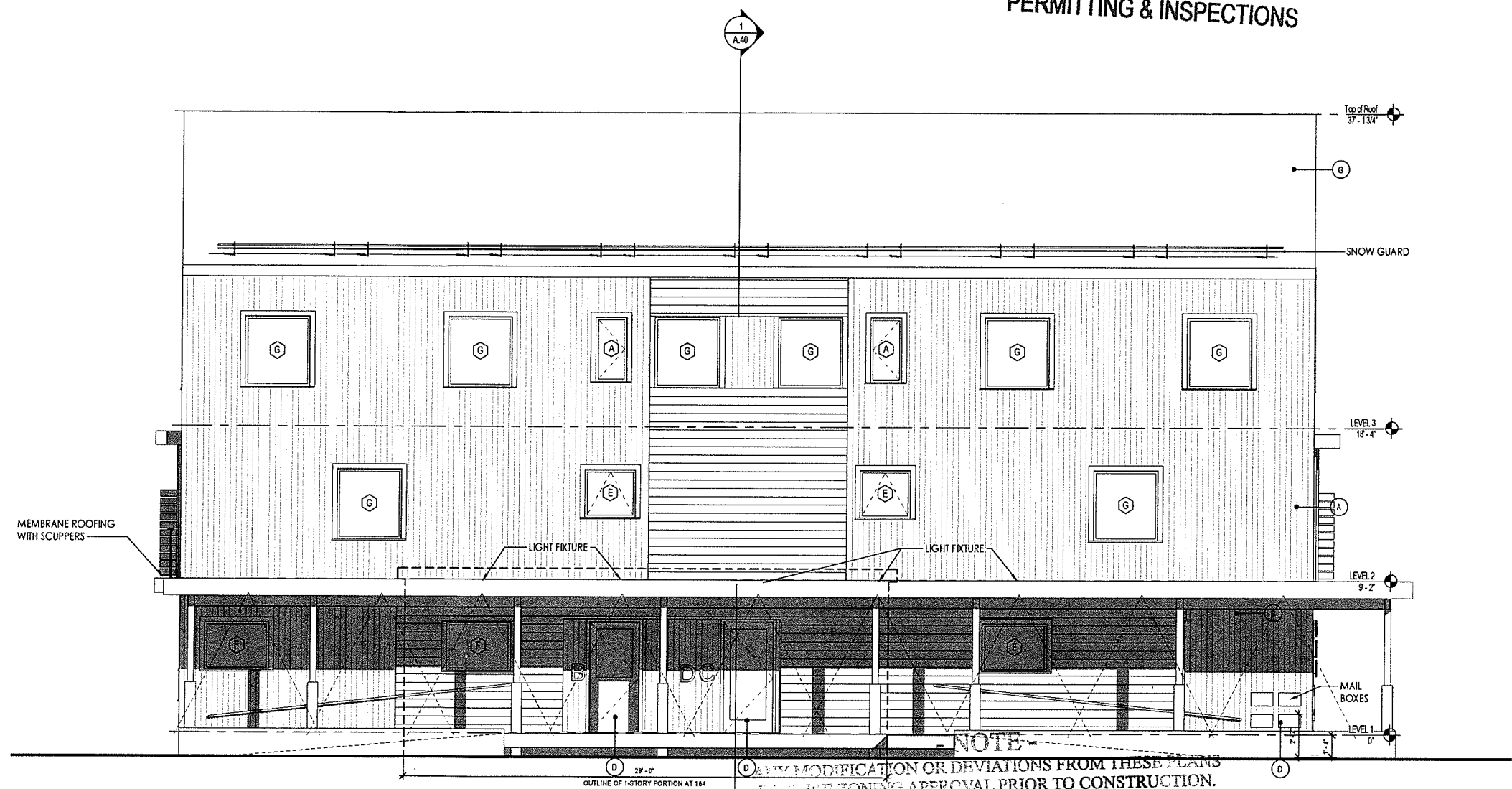
DATE: 02/12/21
SCALE: 1/4" = 1'-0"
DRAWN BY: MA
CHECKED BY: Designer
PHASE:

ELEVATIONS

SHEET NO:
A.21

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APR 10 2021
BURLINGTON
PERMITTING & INSPECTIONS

EXTERIOR MATERIAL KEY	
Key Value	Keynote Text
A	METAL SIDING
B	LAP SIDING - PAINT
C	VINYL CLAD WINDOW
D	ENTRY DOOR - ALUMINUM CLAD
E	CEDAR POST WITH METAL BASE
F	METAL GUARDRAIL WITH METAL STANCHION
G	ASPHALT ROOF



1 NORTH ELEVATION
A.22 SCALE: 1/4" = 1'-0"

NOTE: ANY MODIFICATION OR DEVIATIONS FROM THESE PLANS MUST BE ZONING APPROVAL PRIOR TO CONSTRUCTION. ALL CHANGES IN DIMENSIONS, PLANS, OR DETAILING ARE THE RESPONSIBILITY OF THE APPLICANT/OWNER.
FINAL APPROVAL

SIGNED: *[Signature]* DATE: 5/18/21
ZONING PERMIT #: 21-0677C
REVIEWED BY: RM
DEPARTMENT OF PERMITTING & INSPECTIONS
BURLINGTON VERMONT

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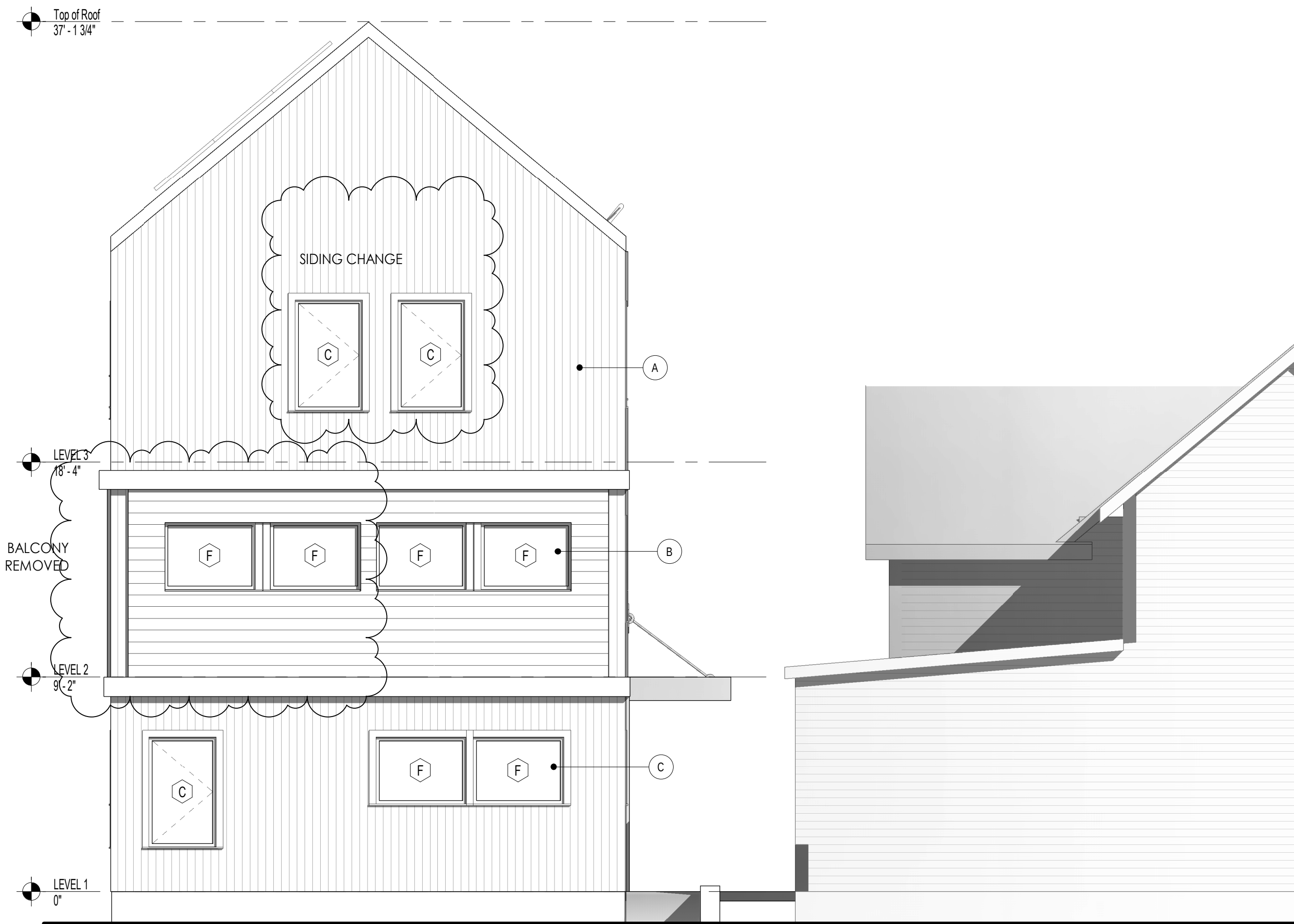
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FOR PERMIT ONLY	DATE: 01/13/21	ELEVATIONS SHEET NO: A.22
DAB REV.: 04/21/21	SCALE: 1/4" = 1'-0"	
DRB REV.: 05/04/21	DRAWN BY: Author	
	CHECKED BY: Designer	
PHASE:		



2 EAST ELEVATION
A.20 SCALE: 1/4" = 1'-0"



1 WEST ELEVATION
A.20 SCALE: 1/4" = 1'-0"

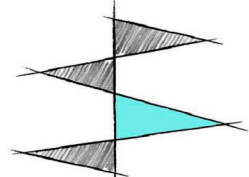
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DRB REV.: 05/04/21
05/10/21

DATE: 2/12/21

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

DRAWN BY: MA

CHECKED BY: Designer

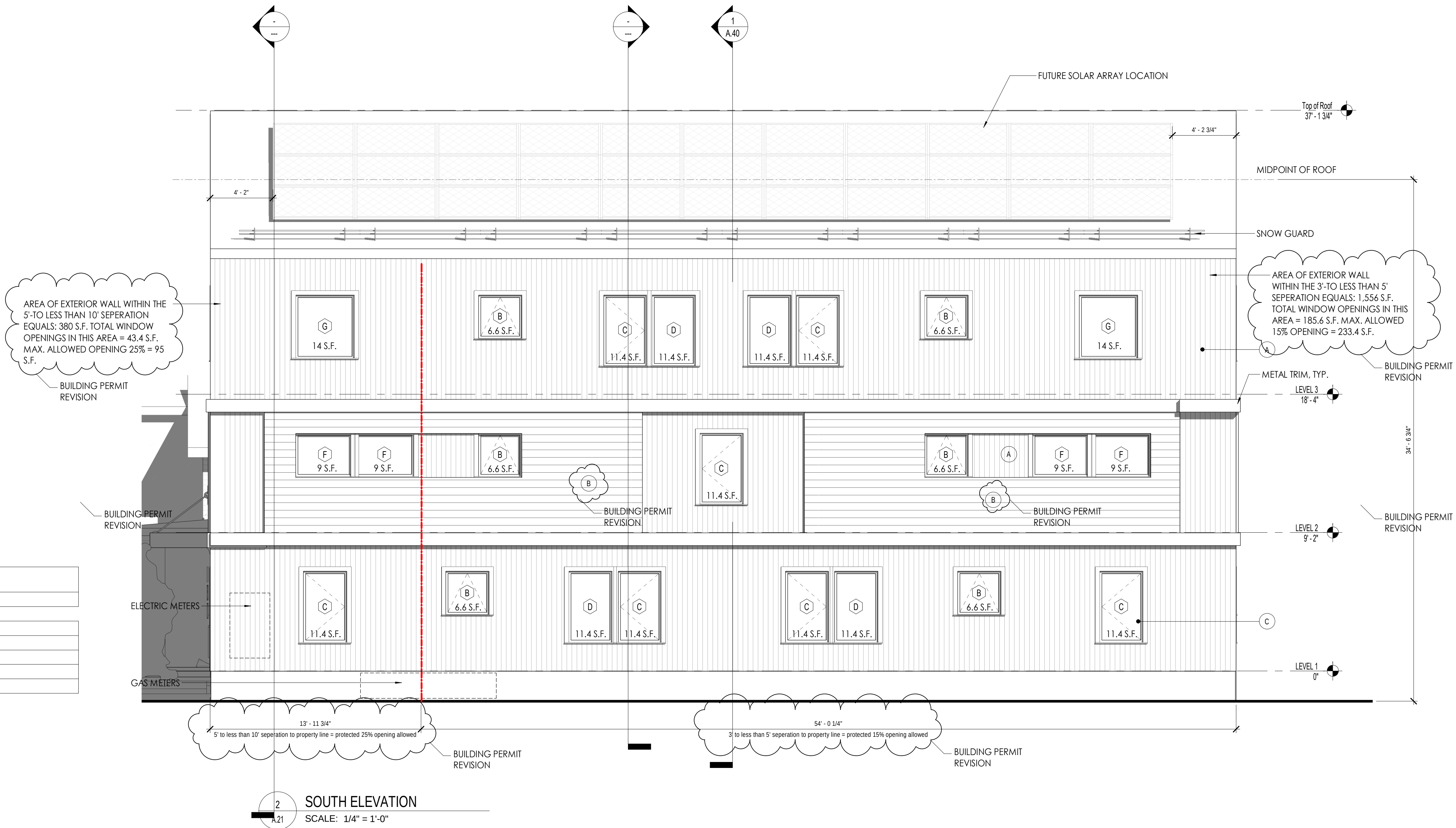
PHASE:

ELEVATIONS

SHEET NO:

A.20

EXTERIOR MATERIAL KEY	
Key Value	Keynote Text
A	METAL SIDING
B	BORAL 5" SIDING - PAINT
C	VINYL CLAD WINDOW
D	ENTRY DOOR - ALUMINUM CLAD
G	ASPHALT ROOF



9/19/2024 10:04:13 AM

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DAB REV.: 04/21/21

DRB REV.: 05/04/21
05/10/21

BUILDING: 07/07/22

PERMIT REV.

DATE: 02/12/21

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

DRAWN BY: MA

CHECKED BY: Designer

PHASE:

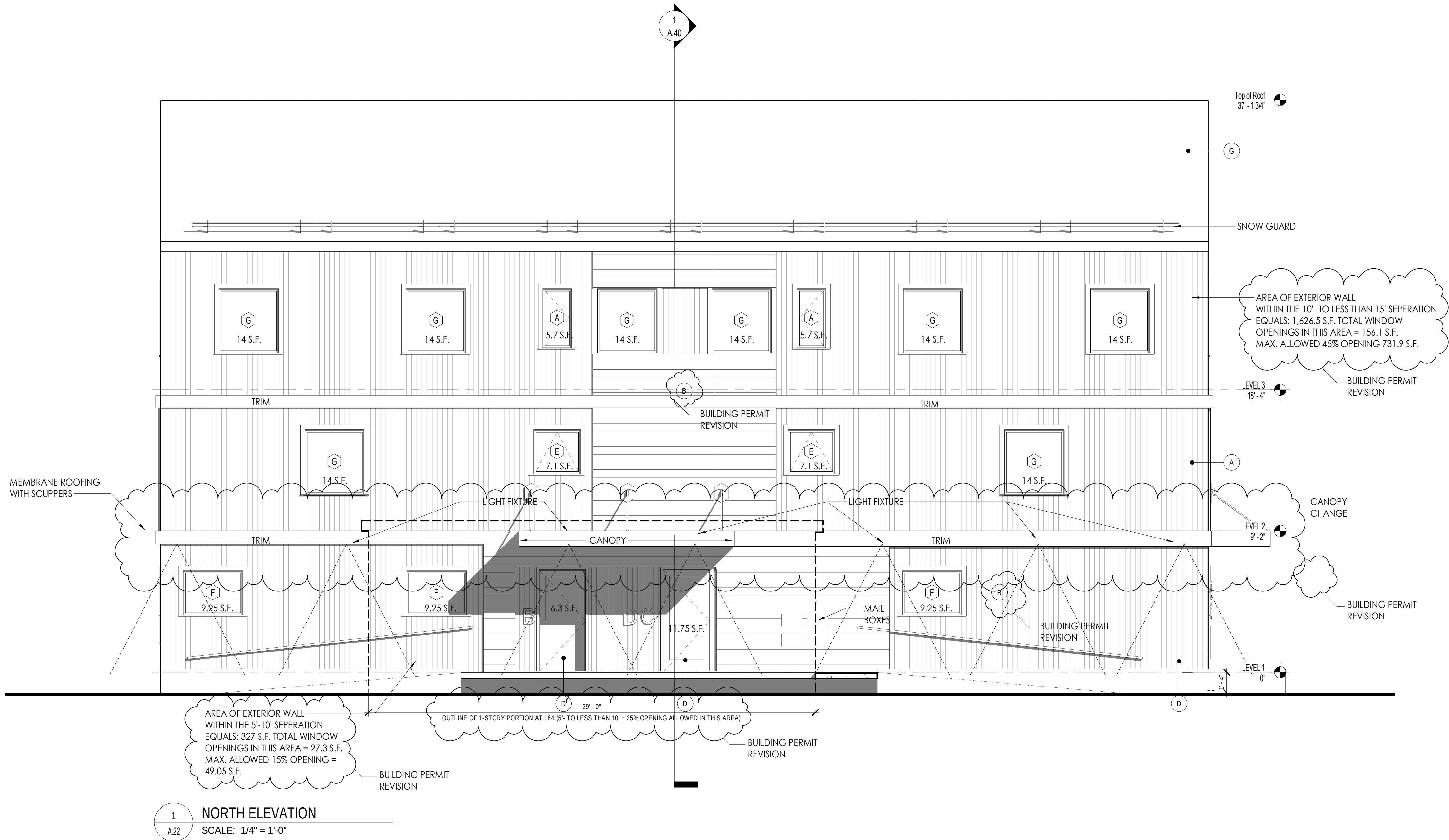
ELEVATIONS

SHEET NO:

A.21

Page 113 of 121

EXTERIOR MATERIAL KEY	
Key Value	Keynote Text
A	METAL SIDING
B	BORAL 5" SIDING - PAINT
C	VINYL CLAD WINDOW
D	ENTRY DOOR - ALUMINUM CLAD
G	ASPHALT ROOF



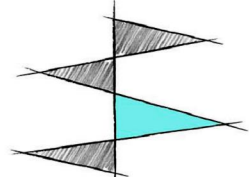
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DAB REV.: 04/21/21
DRB REV.: 05/04/21
BUILDING: 07/07/22
PERMIT REV.

DATE: 01/13/21

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

DRAWN BY: **Author**

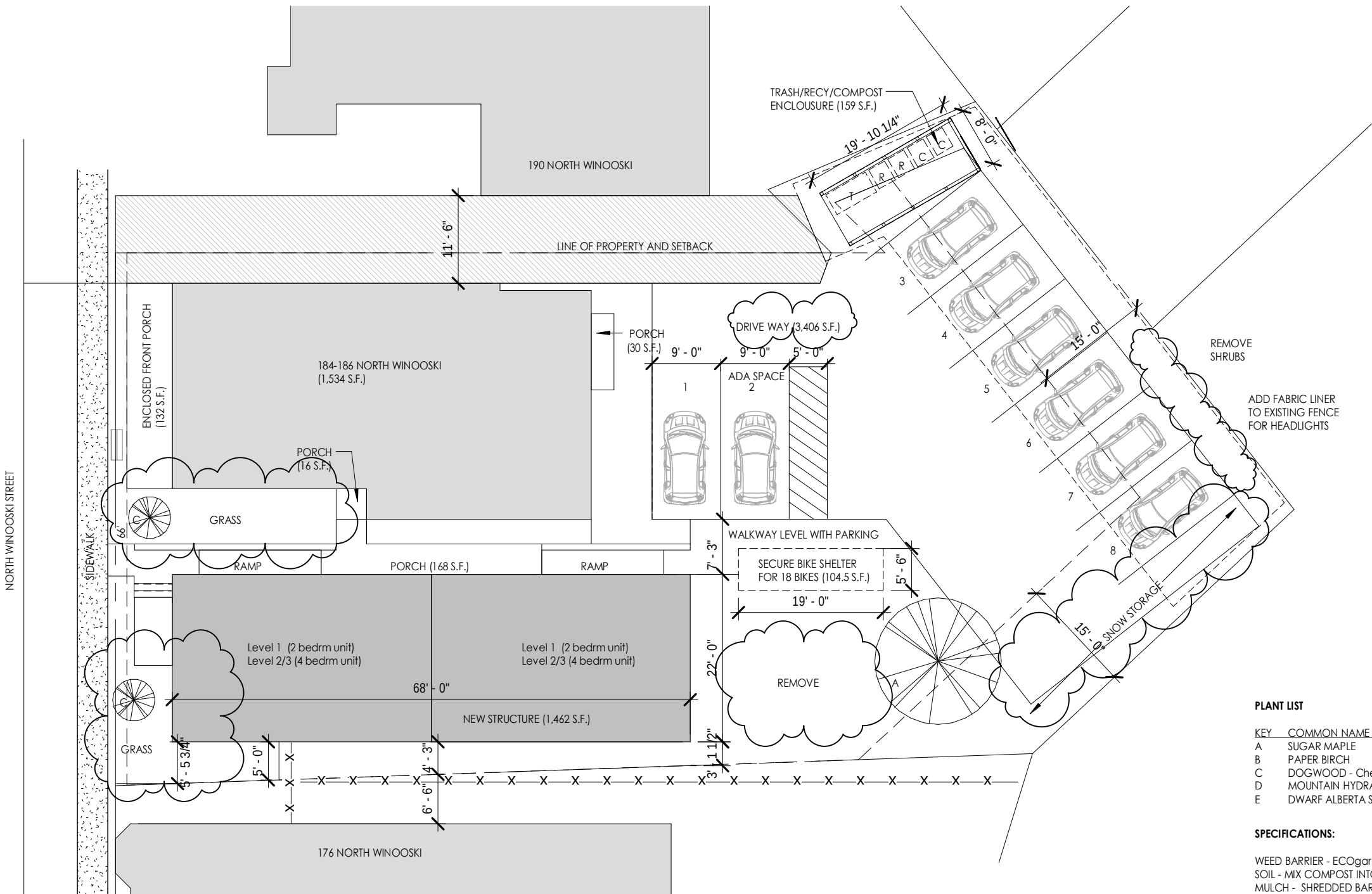
CHECKED BY: **Designer**

PHASE:

ELEVATIONS

SHEET NO:

A.22



ZONING DISTRICT: NMU

MAX INTENSITY: 2.0 F.A.R.
MAX. LOT COVERAGE = 80%

FRONT: 0'
SIDE: Min: 0' - FIRE CODE 5'
REAR: Min: 15' FOR ABUTTING RESIDENTIAL NEIGHBORHOODS

EXISTING LOT COVERAGE

EXISTING LOT SIZE: 10,031 S.F.*

EXISTING HOUSE: 1,534 S.F.
EXISTING GARAGE: 1,606 S.F.
EXISTING PORCHES: 178 S.F.

EXISTING DECK: 200 S.F.
EXISTING DRIVEWAY: 1,889 S.F.

EX. LOT COVERAGE TOTAL: 5,407 S.F. = 54%

PROPOSED LOT COVERAGE

LOT SIZE: 10,031 S.F.

HOUSE & PORCHES: 1,534 S.F.

NEW APARTMENT & PORCH: 1,630 S.F.
BIKE SHELTER: 104.5 S.F.
DUMPSTER PLATFORM: 159 S.F.

WALKWAY: 374 S.F.
DRIVEWAY: 3,406 S.F.

PROP LOT CVG TOTAL: 7,207.5 S.F. = 72%

* lot area is based off tax parcel map

DRAWING KEY

	EXISTING STRUCTURE
	NEW STRUCTURE
	EASEMENT
	PROPERTY LINE
	SETBACK LINE
	FENCE LINE

PLANT LIST

KEY	COMMON NAME	MATURE HEIGHT	SIZE	QUANTITY	COMMENTS
A	SUGAR MAPLE	50'-0"	3 CAL.	1	
B	PAPER BIRCH	35'-0"	3 CAL.	N/A	
C	DOGWOOD - Cherokee Brave	15'-0"	3 CAL.	2	
D	MOUNTAIN HYDRANGEA	4'-0"	3 GAL.	N/A	
E	DWARF ALBERTA SPRUCE	6'-0"	48"	N/A	

SPECIFICATIONS:

WEED BARRIER - ECOgardener Premium 5oz Pro Garden Weed Barrier Landscape Fabric
SOIL - MIX COMPOST INTO TOP 4" OF SOIL
MULCH - SHREDDED BARK MULCH - BROWN/NATURAL

GENERAL NOTES:

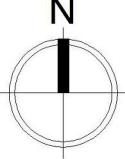
- CONTRACTOR IS TO VERIFY ALL PLANT QUANTITIES. IF ANY DISCREPANCIES ARE FOUND OWNER OR OWNER'S REP. SHALL BE NOTIFIED.
- FINAL PLANT PLACEMENT NEEDS TO BE APPROVED BY OWNER OR OWNER'S REP.
- LANDSCAPER CAN MAKE SUBSTITUTIONS WITH OWNER'S WRITTEN APPROVAL.

184-186 NORTH WINOOSKI APT

BURLINGTON, VT



DAB REV.: 04/21/21
DRB REV: 05/10/21
REVISION AS-BUILT: 09/16/24



DATE: 02/11/21
SCALE: As indicated
DRAWN BY: MA
CHECKED BY: MA
PHASE:

PROPOSED SITE PLAN
SHEET NO:
A.02





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resideo
IPCAM-WOC2 1080p HD WiFi Outdoor Video Camera
 SKU: IPCAM-WOC2

Increase Hardware and Subscription Services Sales

A high-definition outdoor camera, the IPCAM-WOC2 allows end users to capture crisp, clear videos of events and activities from Resideo Total Connect 2.0. With the simple QR code-based setup, this new camera line is faster and easier to install, which can increase your overall number of installs per day.

Select a Model:
 IPCAM-WOC2 1080p HD WiFi Outdoor Video Camera

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Discontinued

Roll over image to zoom
 Right click on thumbnail to save image





Luminator sensor with two weatherproof, corrosion-proof floodlights and round mounting plate. PRE-WIRED FOR EASY INSTALLATION. Both floods and sensor have universal ball swivels for easy tool-less adjustment. Lamps not supplied.

Color: Bronze

Weight: 1.2 lbs

Project:

Type:

Prepared By:

Date:

Technical Specifications

Compliance

UL Listed:

Suitable for wet locations

Electrical

Voltage:

120V AC 60Hz

Power Consumption:

1W

Wall Switch Manual Override:

Two flip logic prevents activation by momentary power outages. Override resets to auto after 6 hours or at dawn. No extra wiring needed.

Surge Protection:

Withstands up to 3000 volts

Switching Capacity:

300W incandescent @ 120 volts, 2.5 amps.

Sensor Specifications

Time Adjustment:

8 seconds to 10 minutes

Photo Control:

Deactivates lights during daylight. Fully adjustable for 24 hour operation or custom applications.

Detector Sensitivity:

Adjustable from 100% to 50%

Auto Test Logic:

5 minutes of test time when powered. Resets to auto mode without adjustment.

Sensor Housing:

Made of tough, corrosion resistant polycarbonate

Detection:

110° view

Construction

Floodlights:

Made of tough, corrosion-resistant polycarbonate. Accepts PAR-38 lamps, medium base, 150W max. Lamps not included.

Other

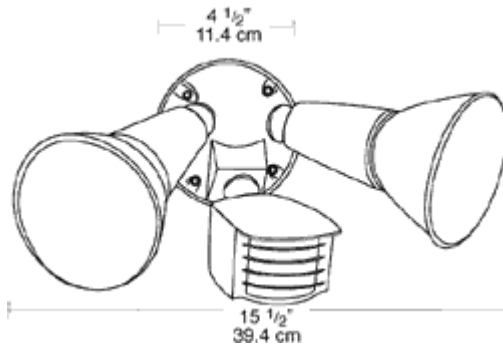
Warranty:

3-year sensor warranty

Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Dimensions



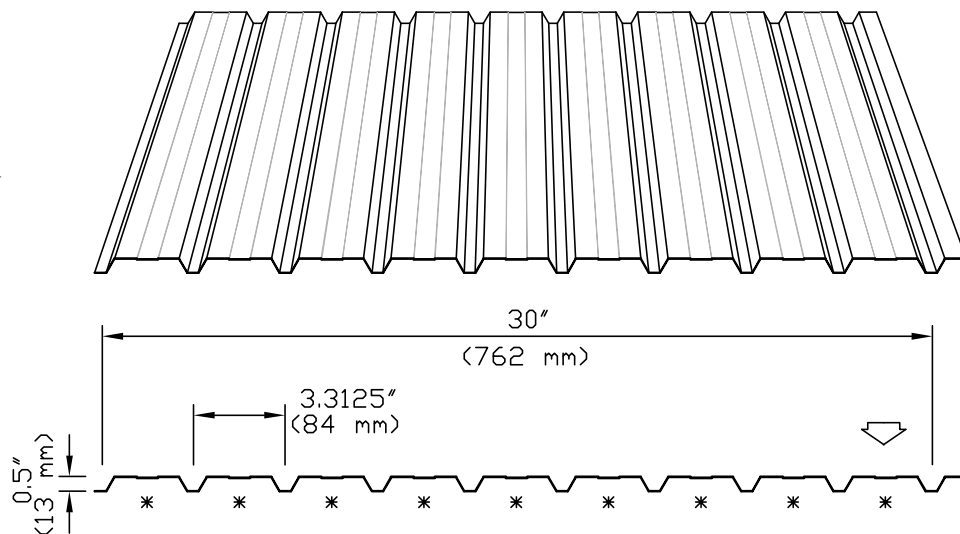
Features

- 300 Watt switching capacity
- Manual override
- Fully adjustable positioning
- 110° double look down lens
- Tough, vandal resistant lens and grill
- LS300 fits 1/2" standard threaded cover plates
- 3-Year Warranty

Ideal Roofing's Laurentian rib is a handsome and versatile siding profile; which can be used for residential or light commercial applications. The Laurentian Rib resembles the old fashion tongue and groove wood siding and is sure to beautify, enhance and protect your home or your commercial property.

The Laurentian rib's smooth and continuous pattern has been designed to make exposed fasteners only barely visible. Offering ½" (13mm) deep ribs, the "Laurentian rib" is formed in panels covering 30" (762mm) in width that can be custom cut to lengths up to 40 feet (12.2m) for fast and easy installation.

This panel is made with pre-painted galvanized (G-90) steel (.015"/0.38mm, .018"/0.38mm, .018"/0.45mm, .021"/0.54mm, or .026"/0.66mm) and comes in more than 20 durable and attractive "Perspectra **PLUS**™ Series / Weather XL™" colours (see your colour chart), to harmonize with any building or landscape design. Matching trims and flashings are available and can be bent to your specifications. (Details are available in your flashing brochure). Ideal Roofing also provides matching screws which ensure the most secure and lasting grip.



Laurentian Rib

AVAILABLE MATERIALS

Mill finish Galvanized Steel

- (ASTM-A653 SS grade 33, Z275 (G-90));
gauges: 30 (.015"/0.38mm thick),
28 (.018"/0.45mm thick),
26 (.021"/0.54mm thick),
24 (.026"/0.66mm thick).

Mill finish Galvalume Plus Steel

- (ASTM-A792 SS grade 33, AZ165);
gauges: 30 (.015"/0.38mm thick),
28 (.018"/0.45mm thick),
26 (.021"/0.54mm thick).

Pre-painted Galvanized Steel

- (ASTM-A653 SS grade 33, Z275 (G-90);
Perspectra **PLUS**™ Series / Weather XL™;
see colour chart;
gauges: 30 (.015"/0.38mm thick),
28 (.018"/0.45mm thick),
26 (.021"/0.54mm thick).

Aluminum Plain and Diamond Embossed

- gauge: 25 (.0175"/0.44mm thick)

Aluminum Pre-painted White

- gauge: 23 (.023"/0.58mm thick)

Minimum Yield Stress	Fy = 33,000.00 P.S.I. (228 Mpa)
Maximum Working Stress Fb	= 20,625.00 P.S.I. (144 Mpa)
Young's Modulus	(E) = 29,500,000.00 P.S.I. (203 Mpa)

UNIFORMLY DISTRIBUTED LOADS (psf/Kpa)								
Span Condition	Span In (mm)	30 gauge (.015" / 0.38mm)		28 gauge (.018" / 0.45mm)		26 gauge (.021" / 0.54 mm)		
		B	D	B	D	B	D	
S	24 (610)	53 (2.59)	50 (2.44)	62 (3.03)	62 (3.03)	76 (3.71)	82 (4.00)	
I	30 (762)	34 (1.66)	26 (1.27)	40 (1.95)	32 (1.56)	49 (2.39)	42 (2.05)	
N	36 (915)	24 (1.17)	15 (0.73)	27 (1.39)	18 (0.88)	34 (1.66)	24 (1.17)	
G	42 (1067)	17 (0.83)	9 (0.44)	20 (0.98)	12 (0.59)	25 (1.23)	15 (0.73)	
L	48 (1220)	13 (0.63)	6 (0.29)	15 (0.73)	8 (0.39)	19 (0.93)	10 (0.49)	
E	54 (1372)	10 (0.49)	4 (0.20)	12 (0.59)	5 (0.24)	15 (0.73)	7 (0.34)	
D	24 (610)	59 (2.88)	121 (5.90)	68 (3.32)	149 (7.23)	81 (3.96)	197 (9.62)	
O	30 (762)	38 (1.86)	62 (3.03)	43 (2.10)	77 (3.76)	52 (2.54)	101 (4.93)	
U	36 (915)	26 (1.27)	36 (1.76)	30 (1.46)	44 (2.15)	36 (1.76)	58 (2.83)	
B	42 (1067)	19 (0.93)	23 (1.13)	22 (1.07)	28 (1.37)	26 (1.27)	37 (1.81)	
L	48 (1220)	15 (0.73)	15 (0.73)	17 (0.83)	19 (0.93)	20 (0.98)	25 (1.22)	
E	54 (1372)	12 (0.59)	11 (0.54)	13 (0.63)	13 (0.63)	16 (0.78)	17 (0.83)	
T	24 (610)	73 (3.56)	95 (4.64)	85 (4.15)	118 (5.76)	101 (4.93)	155 (7.56)	
R	30 (762)	47 (2.29)	49 (2.39)	54 (2.64)	60 (2.93)	65 (3.17)	79 (3.86)	
I	36 (915)	33 (1.61)	28 (1.37)	38 (1.86)	35 (1.71)	45 (2.20)	46 (2.25)	
P	42 (1067)	24 (1.17)	18 (0.88)	28 (1.37)	22 (1.07)	33 (1.61)	29 (1.42)	
L	48 (1220)	18 (0.88)	12 (0.59)	21 (1.03)	15 (0.73)	25 (1.22)	19 (0.93)	
E	54 (1372)	15 (0.73)	8 (0.39)	17 (0.83)	10 (0.49)	20 (0.98)	14 (0.68)	

B = Load reduced for web crippling

D = Load capacity based on deflection L/180

*Stiffener ribs can be removed when specified by customer

Department of Permitting & Inspections

Zoning Division
645 Pine Street
Burlington, VT 05401
Telephone: (802) 865-7188

William Ward, Director
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Garret King, Associate Planner
Joseph Cava, Permit Technician
Steve Cormier, Code Compliance Officer
Ted Boylan, DPI Administrator



TO: Development Review Board
FROM: Garret King
DATE: November 6th, 2024
RE: ZP-24-148; 49-55 Chase Street

Dear Members of the DRB

The application for 49-55 Chase Street remains incomplete and still requires review by Conservation Board at this time, and therefore is requesting a three month time extension as allowed in Sec. 3.2.5 *Completeness of Submission, Administrators' Action*.

-Staff, Garret King