

Burlington Development Review Board

Department of Permitting & Inspections
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Burlington, VT 05401
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Development Review Board

Tuesday, June 3, 2025, 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>

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1. Agenda

2. Communications

3. Minutes

4. Consent

4.1.

**ZP-25-92; 24 Grant Street (RM, Ward 3) 24 Grant Street, LLC / Doug Viehmann
Post fire rehabilitation, creating one additional residential unit as allowed under
the Historic Building Rehabilitation Bonus. Project review under Planned Unit
Development (PUD) standards. (Project Manager, Mary O'Neil)**

5. Public Hearing

5.1.

**ZAP-25-3; 134 Archibald Street (NMU, Ward 2) 21 Bright, LLC / Adam Davis
Proposed appeal of administrative denial of ZP-25-94 to convert existing
building from commercial occupancy to mixed-use commercial/residential
occupancy. (Project Manager, Garret King)**

5.2.

**ZP-25-107; 120 Depot Street (RM, Ward 3) Andrea Trombley / Steve Trombley
Proposed variance request to allow for exception to existing height regulations.
(Project Manager, Scott Gustin)**

5.3.

**ZP-25-147; 168 Archibald Street (NMU, Ward 2) Hyde and Archibald Condominium / Kitter Spater
Proposed change in use from place of worship to bar/tavern. (Project Manager, Garret King)**

6. Certificate of Appropriateness

**6.1.
ZP-24-526; 72 Temple Street (RL, Ward 7) Green Mountain Habitat for Humanity
Continued review for additional after-the-fact tree removal and new plantings.
(Project Manager, Scott Gustin)**

7. Other Business

8. Adjournment

9. Informational and Non-Discrimination Statements

**9.1.
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.**

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Department of Permitting and Inspections

Zoning Division

645 Pine Street

Burlington, VT 05401

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

Telephone: (802) 865-7188

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William Ward, Director
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Garret King, Associate Planner
Vacant, Zoning Compliance Officer
Joseph Cava, Planning Technician



MEMORANDUM

To: Development Review Board
From: Mary O'Neil, AICP, Principal Planner
Date: ~~May 6, 2025~~; Rescheduled for June 3, 2025
RE: 24 Grant Street: ZP-25-92

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-25-92

Location: 24 Grant Street

Zone: RM **Ward:** 3

Parking District: Neighborhood

Date application accepted: March 18, 2025

Revised plans provided: April 8, 2025

Applicant/ Owner: Doug Viehmann, GVV Architects / Filipp Lagun

Request: Post fire renovations including the addition of one residential dwelling unit for a total of six in principal structure.

Renovations include community laundry in attic, sprinkler system, restoring wooden siding/trim, and window replacements.

Second building on site with 2 units and 6 carports to be unchanged.



Background:

- **Zoning Permit 86-590 / COA 83-0124A;** convert existing office to one residential unit. No exterior modifications and no change in lot coverage. Approved with conditions, December 1986.
- **Zoning Permit 83-038;** erect a freestanding sign. March 1983.
- **Zoning Permit 83-042 / COA 83-014;** convert accessory residential building (garage) to office space/conference room. Decreasing lot coverage to 62%. February 1983.
- **Zoning Permit (n.n.);** seeking a special exception to convert the first floor apartment into two apartments, making 5 apartments in the house. Approved April 1967.

Overview: An apartment fire on October 7, 2024 significantly damaged the (front) structure at 24 Grant Street, which housed 5 apartments. There exists a detached structure with 2 additional dwelling units, which was not damaged. This application seeks to renovate the front structure,

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adding one additional dwelling unit (for a total of 8 on site) utilizing the Historic Building Rehabilitation Bonus.) As there is more than one principal structure on site, this is a PUD review.

The **Design Advisory Board** reviewed the application at their April 8, 2025 meeting and voted unanimously to support the application.

Recommended motion: Consent approval of the Planned Unit Development/Historic Building Rehabilitation Bonus to allow creation of an additional unit; Certificate of Appropriateness for post-fire building rehabilitation.

I. Findings

Article 3: Applications, Permits and Project Reviews

Part 3: Impact Fees

Although a new dwelling unit is proposed (a typical trigger for Impact Fees), Impact fees are not assessed for this change as the change is occurring entirely within the existing building. (Section 3.3.3, Exemptions and Waivers, (a), 2.) The rear access stairs is similarly exempt (4. *addition to existing building for which the sole purpose is to provide additional means of egress e.g. stairs towers, etc.*) Not applicable.

Article 4: Zoning Maps and Districts

Section 4.4.5 Residential Districts

(a) Purpose

The Residential Districts are intended to control development in residential districts in order to create a safe, livable, and pedestrian friendly environment, while enabling neighborhood to evolve to meet the changing needs of households and the economy, and as a result of the climate emergency. They are also intended to create an inviting streetscape for residents and visitors. Development that places emphasis on architectural details and form is encouraged, where primary buildings and entrances are oriented to the sidewalk, and new buildings are interspersed within a wide range of historic structures and building facades designed for parking shall be secondary to the residential aspect of a structure.

*2. The Residential Medium Intensity (**Residential Medium, RM**) district is intended for residential development that includes a mix of housing types such as single family detached dwellings, with or without accessory dwelling units, duplex, triplex, quadplex, and multi-stories, and development generally results in moderately higher lot coverage as compared to the RL district. Neighborhoods within this district are typically walkable to downtown or other mixed-use areas of the city, and commercial uses within the district take the form of home-based businesses and the adaptive reuse of historic buildings for neighborhood-serving uses.*

The proposed conversion of the existing permitted five unit structure to a six unit structure is allowable under the Historic Building Rehabilitation Bonus (Section 5.5.4 (e)). As more than one principal structure exists, this is an de-facto existing PUD. The rear two-unit structure will remain unchanged. **Affirmative finding.**

(b) Dimensional Standards

Table 4.4.5-1 Lot Size, Frontage, Setback, and Lot Coverage Standards in Residential Districts

RM District	Min. lot frontage 30'	Front setback Min avg. of front setback 2 adjacent lots on both sides +/- 5'	Side Setback 7 Min. 10% of lot width or avg. of side setback of 2 adjacent lots on both sides	Rear: 15'	Lot Coverage 9 55%
Proposed 24 Grant	No change	No change	10% lot width No change	No change	71.9% existing 71.7% proposed 72% allowable under Historic Building Rehab Bonus, Sec. 5.4.8 (e), Table 5.4.8-1.

Affirmative finding.

Table 4.4.5-2 Principal & Secondary Structures Massing and Placement Standards in Residential Districts

RM District	Max Height & Stories 35', 3 stories	Max dwelling units per structure: 2, 3, 4 4 in principal structure, 4 in Secondary Structure.	Max. Principal Structure Footprint 3 1800 sf.	Max Secondary Structure Footprint 3 900 sf	Max Building face before providing offset: 50'	Min. Distance between structures on same lot 15'
24 Grant proposed	Height to mid- line of dormers approx.. 31.19'; < 35'. No change to secondary structure.	6 proposed in principal structure (increase allowable by Historic Building Rehab Bonus, Section 5.4.8 (e) ii. No change to units in Secondary structure.	Existing	Building orientation and location as existing. Separation between new egress stair tower and Secondary Structure approx.. 17.86'.		

2. Minimum dwelling unit size is 350 sf.

3. Within RL and RM zones, lots may have up to one (1) Principal and one (1) Secondary structure per lot, except as may otherwise be allowed by Article 11. THIS PROVISION DOES NOT TAKE EFFECT UNTIL 11.1.2024 as warned by City Council, ZA 24-04, Neighborhood Code 2A, Part 1.

4. Within the RM district, a maximum of four (4) dwelling units are permitted in a Principal structure, and a maximum of four (4) units in a Secondary structure.

Affirmative finding.

(c) Permitted and Conditional Uses:

Residential use, as modified by district specific regulations in Section 4.4.5 (d) is a permitted use. **Affirmative finding.**

(d) District Specific Regulations

1. Additional Residential Development – Permitted

In addition to any applicable development permitted according to Article 11 – Planned Unit Development, the following additional development types and intensities shall be allowed within the Residential Districts, subject to the following standards.

A. Reserved

Table 4.4.5-3 Reserved

B. Residential Development Bonuses

The following exceptions to maximum allowable residential standards in Tables 4.4.5-1 and 4.4.5-2 may be approved in any combination subject to maximum limits set forth in Table 4.4.5-6 at the discretion of the DRB. Any bonuses that are given pursuant to this ordinance now or in the future shall be regarded as an exception to the limits otherwise applicable.

i. Senior Housing Bonus

Not applicable.

ii. Residential Conversion Bonus

Not applicable.

iii. Limitations on Residential Development Bonuses

*The proposal employs the Historic Building Rehabilitation Bonus, which is blind to density provisions of Sec. 4.4.4 (b) and 4.4.5 (b). Lot coverage will not exceed the maximum of 72% (Table 4.4.5-6). **Affirmative finding.***

2. Exceptions to Dimensional Standards

A. Encroachment into Side Setback for Residential Driveways

*For purposes of enabling narrow or flag lots to create a driveway to provide a maximum of two tandem parking spaces, **or to access a parking area behind a principal structure**, driveways may encroach into a required side setback up to the property line. The maximum waiver from the side setback shall be the minimum necessary for the purposes of creating such a driveway or access to parking spaces. Applications for such waiver shall demonstrate that there will be no undue adverse impact on drainage, safety, light, and air, nor encroachment into a neighboring side yard. With such approval, the lot shall not be considered nonconforming due to the decreased setback.*

*The easterly driveway has been expanded onto the neighboring property at 16 Grant Street (differing from the 1983/1986 site plan approval) but has been in place more than 15 years. The earlier site plan approval positioned the easterly driveway entirely on the 24 Grant Street parcel with a limited setback. Shared driveway access is acceptable. **Affirmative finding.***

B. Encroachment into the Waterfront Setback

Not applicable.

C. Exceptions to Lot Coverage for Accessory Residential Features

In addition to lot coverage exemptions in Section 5.2.3 (b), within the RL and RM districts an additional ten (10) percent of lot coverage above the otherwise applicable

limit may be permitted for the following amenity features accessory to residential uses provided that such features shall at no time be enclosed:

- (i) Decks*
- (ii) Patios*
- (iii) Porches*
- (iv) Terraces*
- (v) Tennis or other outdoor game courts*
- (vi) Swimming Pool aprons*
- (vii) Walkways*
- (viii) Window wells and/or*
- (ix) Pervious pavement designed and maintained to infiltrate the 1 year / 24 hour stormwater event onsite, subject to review and approval by the Stormwater Administrator.*

The proposal includes several features subject to the bonus provision of this section: Open porches on the south and east and walkways. Lot coverage already exceeds the limitation of Table 4.4.5-1, even with this bonus. The plan profits from the additional lot coverage afforded under the Historic Building Rehabilitation Bonus. **Affirmative finding.**

3. Exception for Neighborhood Commercial Uses

Not applicable.

4. Miscellaneous Standards

A. Additions to Existing Residential Structures

The added dormers and rear exit stairs are part of the request to add one additional unit to the principal building. **Affirmative finding.**

B. Accessory Residential Structures, Buildings, and Uses

No change is proposed to the rear structure. Not applicable.

C. Residential Occupancy Limits

In all residential districts, the occupancy of any dwelling unit is limited to members of a family as defined in Article 13. Notwithstanding the following, the minimum square footage requirements shall be reduced by ten (10%) percent in situations where the residential premises are owner occupied.

Vermont statutory changes have eliminated provisions that have the effect of prohibiting unrelated occupants from residing in a single dwelling unit: (§4412 (14)). Not applicable.

Article 5: Citywide General Regulations

Part 1: Uses and Structures

Section 5.1.2 (a) Preexisting Structures

Both buildings are pre-existing. **Affirmative finding.**

Section 5.1.2 (b) Pre-existing Non-conforming Structures

No changes are proposed to the Secondary structure. Not applicable.

Section 5.1.2 (c) Principal Structures

More than one principal structure is permitted on a lot within a residential zoning district subject to the limits of Section 4.4.5 Residential Districts, or as otherwise authorized pursuant to the requirements of Article 11 – Planned Development. In all other districts, more than one principal structure may be permitted on any single lot.

More than one principal structure may be permitted subject to Article 11: Planned Unit Development. See Article 11, below.

Section 5.1.2 (d) Accessory Residential Structure or Buildings:

An accessory structure or building customarily incidental and subordinate to a principal residential use, structure, or building shall also be governed by the provisions of Section 4.4.5 (d) 4. B.

Not applicable.

Section 5.2.1 Reserved

Section 5.2.2 Required Frontage or Access

24 Grant Street has frontage on an accepted public street. **Affirmative finding.**

Section 5.2.3 Lot Coverage Requirements

See Table 4.4.5-1, above.

Section 5.2.4 Buildable Area Calculation and Steep Slopes Overlay

Buildable area does not apply as the property is not more than 2 acres.

24 Grant Street is not within the Steep Slopes overlay. Not applicable.

Section 5.2.5 Setbacks

(a) Setbacks required

See Table 4.4.5-1, above.

(b) Exceptions to Yard Setback Requirements:

The following projections into required yard setbacks may be permitted subject to the standards of Article 6 to ensure compatibility with neighboring properties:

1. Abutting Building with Doors or Windows

Not applicable.

2. Building and Site Features

An existing driveway (approved in 1983/1986 entirely within this parcel; however now a shared driveway) is placed within the setback, as allowed within these exceptions.

Affirmative finding.

3. Retaining Walls

Not applicable.

4. *Historic Building Features*

Not applicable.

5. *Accessory Structures and Parking Areas.* Accessory structures no more than fifteen (15) feet in height, parking areas, and driveways may project into a required side and rear yard setback provided they are no less than five (5) feet from a side or rear property line where such a setback is required.

No change is proposed to the Secondary structure or the parking areas. **Affirmative finding.**

7. *Driveways.* Common or shared driveways and walkways along shared property lines and associated parking areas, including those to serve residential lots and developments per Section 4.4.5 (d) f. A and Section 5.2.2 do not have to meet setback requirements along the shared property line. Other driveway encroachments may be permitted subject to Section 4.4.5 (d) 1. A.

The easterly driveway is a shared driveway with 16 Grant Street. **Affirmative finding.**

8. *Additional Exceptions for Non-conforming Structures under Section 5.3.5*

Not applicable.

Section 5.2.6 Building Height Limits

See Table 4.4.5-2, above.

Section 5.2.7 Density and Intensity of Development Calculations

Density caps are not applicable under the Historic Building Rehabilitation Bonus provisions.

See Section 5.4.8 (e), below.

Part 3: Non Conformities

The existing Secondary Structure is non-conforming to setback; no alteration is proposed.

Affirmative finding.

Sec. 5.4.8 Historic Buildings and Sites

The City seeks to preserve, maintain, and enhance those aspects of the city having historical, architectural, archaeological, and cultural merit. Specifically, these regulations seek to achieve the following goals:

To preserve, maintain and enhance Burlington's historic character, scale, architectural integrity, and cultural resources;

To foster the preservation of Burlington's historic and cultural resources as part of an attractive, vibrant, and livable community in which to live, work and visit;

To promote a sense of community based on understanding the city's historic growth and development, and maintaining the city's sense of place by protecting its historic and cultural resources; and,

To promote the adaptive re-use of historic buildings and sites.

(a) Applicability:

These regulations shall apply to all buildings and sites in the city that are listed, or eligible for listing, on the State or National Register of Historic Places.

24 Grant Street is listed on the Vermont State Register of Historic Places.

(b) Standards and Guidelines:

The following development standards, following the Secretary of the Interior's Standards for the Treatment of Historic Properties, shall be used in the review of all applications involving historic buildings and sites subject to the provisions of this section and the requirements for Design Review in Art 3, Part 4. The Secretary of the Interior's Standards are basic principles created to help preserve the distinctive character of a historic building and its site. They are a series of concepts about maintaining, repairing and replacing historic features, as well as designing new additions or making alterations. These Standards are intended to be applied in a reasonable manner, taking into consideration economic and technical feasibility.

1. *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*

24 Grant Street was constructed as a residence; a use that will continue. **Affirmative finding.**

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.*

Removal of the aluminum siding and restoration of the porch, siding, windows and roof will be positive steps in reclaiming/retaining historic character. **Affirmative finding.**

3. *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

The replacement front door is intended to replicate the historic double door damaged by the fire. **Affirmative finding.**

4. *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*

The fire damage in the rear ell requires significant restoration/rehabilitation to the structure. New construction there is warranted and welcomed. **Affirmative finding.**

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

The gable end archtop attic window is a distinctive feature that will be retained. **Affirmative 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. Replacement of missing features will be substantiated by documentary and physical evidence.*

The slate roof will be replaced on the primary structure, with asphalt shingles on the rear ell. **Affirmative finding as conditioned.**

7. *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

None identified.

8. *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

None identified.

9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.*

See previous comments. **Affirmative finding.**

10. *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

The fire loss that substantially damaged the structure precipitates the overall project. Plans define the efforts to restore the front portion of the structure (although the entire “t” shaped building dates to 1869) weigh favorably in the reconstruction of the rear portion of the building. The new stairtower at the north is a welcome addition to the project, providing a new residential unit and laundry facilities. **Affirmative finding.**

(e) Historic Building Rehabilitation Bonus:

In order to facilitate the rehabilitation and reuse of historic buildings in Residential and Institutional districts, development in excess of the limits set forth in Tables 4.4.4-1, 4.4.5-1 and 4.4.5-2 may be permitted by the DRB subject to all of the following conditions:

- i. *The principal building shall be listed or eligible for listing in the United States Department of the Interior's National Register of Historic Places or the Vermont State Register of Historic Places;*
24 Grant Street is listed on the Vermont State Register of Historic Places.
- ii. *The density limits of the underlying zoning district in Sec. 4.4.4(b) and 4.4.5(b) shall not apply. The extent of development shall instead be limited to an expansion up to a total of 125% of pre-application gross floor area of the qualifying principal building in (i) above;*
The application proposes increases the unit count in the front building from 5 units to six, with 1240 sq. ft. of new area in creating a new residential unit; less than the allowable 125% pre-application gross floor area. (Existing gfa 4012 sq. ft. 5252 gfa proposed. 125% = 5015 gfa.) **Affirmative finding.**
- iii. *The rehabilitation conforms to the requirements of Sec.5.4.8 (b) above*
See Section 5.4.8 (b), above;
- iv. *Neighborhood commercial uses may be permitted by the DRB subject to the applicable requirements of Sec. 4.4.5(d)(3);*
Not applicable.
and,
- v. *Lot coverage shall not exceed the figure established in Table 5.4.8-1:*

Table 5.4.8-1 Historic Building Rehabilitation Bonus

District	Maximum Coverage¹
RM, RM-W	Expansion up to the greater of 72% lot coverage or a total of 125% of pre-application principal building coverage.
1. The maximum lot coverages identified in this table are applied in Table 4.4.5-8 – Maximum Density, Lot Coverage and Building Heights with Bonuses	

The application proposes 71.7% lot coverage. **Affirmative finding.**

Section 5.4.9 Brownfield Remediation

Not applicable.

Part 5: Performance Standards

Section 5.5.1 Nuisance Regulations

All applications for a zoning permit shall be required to demonstrate compliance with the applicable nuisance regulations and performance standards pursuant to the requirements of the Burlington Code of Ordinances. All such standards shall be met and maintained for all uses, except for agriculture and forestry, in all districts, as determined or measured at the property line. In determining ongoing compliance, the burden of proof shall fall on the applicant, property owner, and/or all successors and assigns.

With the warned Neighborhood Code zoning amendment, the increased residential units are consistent with the intent of the regulation. Within a residential area, new residential units are not anticipated to introduce any new adverse impacts. **Affirmative finding.**

Section 5.5.2 Outdoor Lighting

No information has been provided about changes to lighting. If new fixtures are proposed, cut sheets and photometrics shall be provided for staff review. **Affirmative finding as conditioned.**

Section 5.5.3 Stormwater and Erosion Control

All new development and redevelopment projects that required a zoning permit shall be required to demonstrate compliance with the standards in Article 3, Stormwater and Erosion Control of Chapter 26 of the City Code of Ordinances: Wastewater, Stormwater, and Pollution Control.

The removal of a small concrete patio on the east does not cross the threshold of requiring an Erosion prevention and Sediment Control plan. Not applicable.

Section 5.5.4 Tree Removal

Not applicable.

Article 6: Development Review Standards

Part 1: Land Division Design Standards

No land division is proposed. Not applicable.

Part 2: Site Plan Design Standards

Sec. 6.2.1 Applicability.

These standards shall be satisfied for the approval of all development subject to the provisions of this ordinance found in Article 3, Section 3.4.2(1) – Site Plan Review

Sec. 6.2.2 Review Standards

(a) Protection of Important Natural Features:

There are no identified alterations to the existing landscaping. The last permit issuance (1986) required that an approved landscaping plan issued under COA 83-014A be implemented. The proposed site plan differs in that a westerly access drive has converted into a shared driveway, with continuous gravel between 16 Grant Street and this lot. The maximum lot coverage allowed under the Historic Building Rehabilitation Bonus is 72% (Table 5.4.8-1), which the application achieves. **Affirmative finding.**

(b) Topographical Alterations:

None identified.

(c) Protection of Important Public Views:

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

(d) Protection of Important Cultural Resources:

Burlington's architectural and cultural heritage shall be protected through sensitive and respectful redevelopment, rehabilitation, and infill. Archeological sites likely to yield information important to the city's or the region's pre-history or history shall be evaluated, documented, and avoided whenever feasible. 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 Sec. 5.4.8(b).

See Section 5.4.8, above.

(e) Supporting the Use of Renewable Energy Resources:

Where feasible, the site plan should be so designed as to take advantage of the site's inherent potential to utilize sources of renewable energy including direct sunlight, wind, or running water. The site plan should also incorporate site planning and landscaping decisions intended to minimize energy demand such as siting buildings to maximize solar access or the use of deciduous and coniferous trees to create shade and windbreak.

Buildings should, where appropriate within the context of the neighborhood development pattern, maximize their solar exposure by being oriented to maximize natural light and heat gain during winter months, and to minimize casting shadows into ground floor living space of a building on an adjacent property.

No change to the building's orientation is proposed. There is nothing within the proposal that would preclude the use of wind, water, solar, geothermal, or other renewable energy resource. **Affirmative finding.**

(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.

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.

Site work is not proposed (that would trigger Stormwater/EPSC review).

A new double-decker porch is proposed on the east elevation. The front porch will remain and is proposed to be restored. **Affirmative finding.**

(h) Building Location and Orientation:

No change to building orientation is proposed. Not applicable.

(i) Vehicular Access:

Curb cuts shall be arranged and limited in number to reduce congestion and improve traffic safety. A secondary access point from side roads is encouraged where possible to improve traffic flow and safety along major streets. The width and radius of curb cuts should be kept to the minimum width necessary, and sight triangles and sufficient turnarounds for vehicles shall be provided to reduce the potential for accidents at points of egress.

Driveways for commercial properties may require a traffic study to identify the impacts of the movement of traffic to and from the property, and design for safe access. Access for service and loading areas should be located behind buildings or otherwise screened from streets or public ways with landscaping or other barriers. Whether commercial or residential, shared driveways are encouraged, where possible and appropriate.

The approved 1983/1983 site plans illustrate two curb cuts, each leading to parking areas/garage. The proposed site plan modifies the 1983 plan by connecting the two vehicular areas. The east driveway is well defined, but the westerly access has created the equivalent of a shared driveway with 16 Grant Street. **Affirmative finding.**

(j) Pedestrian Access:

Pedestrians shall be provided one or more direct and unobstructed paths between a public sidewalk and the primary building entrance. Well defined pedestrian routes shall be provided through parking areas to primary building access points and be designed to provide a physical separation between vehicles and pedestrians in a manner that minimizes conflicts and improves safety. Where sidewalks and driveways meet, the sidewalk shall be clearly marked by differentiated ground materials and/or pavement markings.



Walkways are identified to the Grant Street primary frontage, to the easterly porch, to the westerly entrances, and to the proposed new northerly stair tower. **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 access is under the jurisdiction of the building official. After inquiry, an accessible unit will not be required. **Affirmative finding.**

(l) Parking and Circulation:

To the extent possible, parking should be placed at the side or rear of the lot and screened from view from surrounding properties and adjacent public rights of ways.

Attempts to link adjacent parking lots or provide shared parking areas which can serve neighboring properties simultaneously shall be strongly encouraged.

The approved 1983/1986 site plans include a parking area on the west with 5 spaces, a garage with 6 stalls (one storage), and two parking spaces in front of the garage.

The site plan has functionally changed in that the two access drives (east, west) have been connected in a gravel lane between the buildings; eliminating the 2 parking spaces in front of the garage, and expanding the gravel onto the 16 Grant Street parcel. Parking minimums are no longer applicable and shared access driveways are allowed. **Affirmative finding.**

(m) Landscaping, Fences and Retaining Walls:

The recent amended submission includes a landscaping plan, with perennial beds and evergreen boxwood installation. **Affirmative finding.**

(n) Public Plazas and Open Space:

There is no requirement for a public plaza; however PUD standards require outdoor areas for resident use. [Section 11.1.5 (g)] A new two story porch on the east as well as a rehabilitated front porch will add opportunities for resident enjoyment. Landscape enhancements, particularly flower beds will act towards meeting this requirement. **Affirmative finding.**

(o) Outdoor Lighting:

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

No information about proposed lighting fixtures has been provided, and is required. **Affirmative finding as conditioned.**

(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.

Mailbox location, utility connections and meters have been added to revised plans. Trash and recycling are proposed for the 6th garage bay, which was identified as owner storage in the 1983/1986 plan. **Affirmative finding.**

Part 3: Architectural Design Standards

Sec. 6.3.1 Applicability.

These standards are enacted and shall be satisfied for the approval of all development subject to the provisions of this ordinance found in Article 3, Section 3.4.2(b) – Design Review.

Sec. 6.3.2 Review Standards

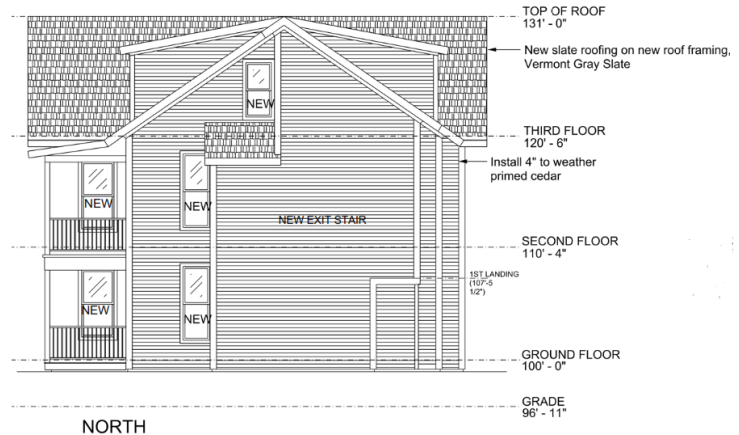
(a) Relate development to its environment:

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:

The limited massed changes include the addition of a rear exit stair on the north elevation. This is entirely compatible with the existing structure, located on a secondary elevation. The addition of dormers on the east/west on the rear addition facilitate upper floor living space; however for purposes of confirming acceptable building height (Section 5.2.6 (a) e.), the



measurement to the mid-line of the dormers as scaled on plans is compliant with height limitations of Table 4.4.5-2.¹ **Affirmative finding.**

2. Roofs and Rooflines.

The application proposes re-installation of a Vermont Strata Gray slate roof on the primary structure, while the rear addition will have asphalt shingles. See Plans A 2.1 and A 2.2. **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 affects 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.

¹ *Roofs with Dormers: Building height will be calculated to the midpoint of the rise of dormers that either individually or collectively exceed 50% of the width of the horizontal eave length of the roof. Dormers less than this width do not affect height calculation noted in A-C and E of the subsection.*

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.

Replacement windows are proposed for the rear/north addition and the gable-end of the historic home. The application proposes restoration of the existing windows on that portion of the structure. Plans define 1/1 windows there, while historic photos, current photos and the Vermont State Register listing illustrate a 2/2 fenestration pattern which shall be retained or duplicated. The architect assured at DAB that will be the case.



1967 Polaroid photo of 24 Grant Street.
Note fenestration pattern.

From floor plans, the alteration is proposed in support of living area on the third floor in the new 6th residential unit. The rehabilitation will include sprinklering. The attic window will be replaced to match the historic fenestration pattern. **Affirmative finding.**

(b) Protection of Important Architectural Resources:

Burlington's architectural and cultural heritage shall be protected through sensitive and respectful redevelopment, rehabilitation, 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 Sec. 5.4.8. The introduction of new buildings to a historic district listed on a state or national register of historic places shall make every effort to be compatible with nearby historic buildings.



PRE-FIRE VIEW FROM SOUTHEAST

11 GRANT ST

See Section 5.4.8, below.

(c) Protection of Important Public Views:

Not applicable.

(d) Provide an active and inviting street edge:

Plans propose removal of existing wide aluminum siding, with installation of composite trim and cornerboards (window trim to be restored at restored windows). Siding will be 4"

primed cedar, and the existing brackets are to be stripped and painted in place. Front porch balusters will be repainted, and a Vermont Gray slate roof will be installed on the historic main structure, with asphalt shingles on the rear (north) addition. A new fiberglass door will be installed at the Grant Street entrance. See Plan A2.1. **Affirmative finding.**

(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.

Owners of historic structures are encouraged to consult with an architectural historian in order to determine the most appropriate repair, restoration or replacement of historic building materials as outlined by the requirements of Art 5, Sec. 5.4.8.

See above.

(f) Reduce energy utilization:

All new construction is required to meet the Guidelines for Energy Efficient Construction pursuant to the requirements of Article VI. 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.

Renovations will include a sprinkler system and a rear access staircase. The plan shall adhere to all applicable building and life safety code requirements as defined by the building official and/or fire marshal. **Affirmative finding as conditioned.**

Article 8: Parking

There are no minimum parking standards with the adoption of ZA-22-07. The driveways and rear parking area are existing features. **Affirmative finding.**

Part 2: Bicycle Parking

Table 8.2.4-1 Bicycle Parking Requirements

Requirement, multi-unit: Long Term spaces: 1 per 2 bedrooms

Short Term spaces: 1 per 10 units.

Existing building, 10 bedrooms = 5 required Long Term bike parking spaces.

Secondary building, as existing (no changes.) Total LT spaces=5.

No short term spaces are required.

Bicycle storage shall be identified within the plan. **Affirmative finding as conditioned.**

Article 11: Planned Unit Development

Section 11.1.1 Intent.

The intent of this Article is to:

- (a) Promote the most appropriate use of land through flexibility of design and development of land;*
- (b) Facilitate the adequate and economical provision of streets and utilities;*
- (c) Preserve the natural and scenic qualities of open space;*
- (d) Provide for a variety of housing types;*
- (e) Provide a method of development for existing parcels which because of physical, topographical, or geological conditions could not otherwise be developed; and*
- (f) Achieve a high level of design quality and amenities.*

Section 11.1.2 Authority.

These regulations are enacted under the provisions of 24 V.S.A. Section 4417.

Section 11.1.3 General Requirements and Applicability.

With the exception of development subject to the requirements of Art 14, any development involving multiple lots, tracts or parcels of land to be developed as a single entity, or seeking to place multiple structures and/or uses on a single lot where not otherwise permitted, may be permitted as a PUD subject to the provisions of this Article.

A planned unit development may be permitted subject to minimum project size as follows in the following districts:

Districts	Minimum Project Size
-----------	----------------------

RH, RM, Downtown Waterfront – Public Trust District and Neighborhood Mixed Use, Institutional, E-LM	No minimum project size.
RL, RCO-R/G	2 acres or more

Affirmative finding.

Section 11.1.4 Modification of Regulations.

With the approval of the DRB after a public hearing, the following modifications of the requirements of the underlying zoning may be altered within a planned unit development:

- *minimum lot size, frontage, lot coverage, and setback requirements may be met as calculated across the entire project rather than on an individual lot-by-lot basis;*
See Table 4.4.5-1.
- *required setbacks may apply only to the periphery of the project rather than on an individual lot-by-lot basis;*
Proposal reflects existing non-conformity to setback for the Secondary structure. No additional change is proposed.
- *more than one principal use and more than one principal structure may be permitted on a single lot;*
More than one principal structure has existed since prior to 1983 when the garage was partially converted to commercial use.
- *one or more residential uses not otherwise permitted may be permitted;*
The applicant requests an additional unit in the principal building; increasing the unit count from 5 to 6; allowable under the Historic Rehabilitation Bonus of 5.4.8 (e).
and,
- *buildings may be of varied types including single detached, attached, duplex or apartment construction.*
With 6 units, the principal building is an apartment building. The rear building is a duplex.

Affirmative finding.

Any proposed modifications of regulations shall be listed in a statement accompanying the application submission and such modifications shall be subject to the provisions of Sec. 11.1.5 and Sec. 11.1.6.

Section 11.1.5 Approval Requirements.

The following requirements shall be met for the DRB to approve a planned unit development:

(a) The minimum project size requirements of Sec. 11.1.3 shall be met;

RM has no minimum project size. See **Section 11.1.3**, above.

(b) The minimum setbacks required for the district have been met at the periphery of the project;

See **Table 4.4.5-1**. Existing non-conformity to setback shall remain undisturbed.

(c) The project shall be subject to design review and site plan review of Article 3, Part 4;

See Articles 4, and 6, above.

(d) The project shall meet the requirements of Article 10 for subdivision review where applicable;

Not applicable.

(e) Density, frontage, and lot coverage requirements of the underlying zoning district have been met as calculated across the entire project;

See **Tables 4.4.5-1** and **4.4.5-2**, above.

(f) All other requirements of the underlying zoning district have been met as calculated across the entire project;

Reference is made to Article 4, Section 4.4.5 Residential Districts and Article 5, Historic Building Rehabilitation Bonus 5.4.8 (e).

(g) Open space or common land shall be assured and maintained in accordance with the conditions as prescribed by the DRB;

The existing yard surrounding the residences shall continue to provide open amenity space for tenants; enhanced by proposed landscaping additions and flower beds. The restored front porch and reconstructed two-story easterly porch will provide beautiful outside amenities to building residents. **Affirmative finding.**

(h) The development plan shall specify reasonable periods within which development of each phase of the planned unit development may be started and shall be completed. Deviation from the required amount of usable open space per dwelling unit may be allowed provided such deviation shall be provided for in other sections of the planned unit development;

No requested phasing schedule has been requested. The permit will have a three year life, and construction must commence within 1 year of decision. **Affirmative finding.**

(i) The intent as defined in Sec. 11.1.1 is met in a way not detrimental to the city's interests;

The application fulfills the intent of the Neighborhood Code in the creation of opportunities to create new housing. The Neighborhood Code Part 1 was adopted March 25, 2024. **Affirmative finding.**

and,

(j) The proposed development shall be consistent with the municipal development plan.

From 2019 planBTV: *Burlington's Comprehensive Plan*:

- ◆ *Re-evaluate zoning for RL and RM to ensure preservation of development patterns and design character, while enabling some evolution based on changing household needs. (3.2, Burlington as a Distinctive city.)*
- ◆ *Remove barriers and disincentives to housing production, and encourage infill/redevelopment of underutilized sites (8.1, Burlington as a Dynamic City)*
- ◆ *Expand stormwater management measures in new and existing development (1.3, Burlington as a Distinctive city.)*
- ◆ *Identify tools to support preservation and rehab of substandard housing units. (12.1, Burlington as in Inclusive city.)* **Affirmative finding.**

(k) *Any proposed accessory uses and facilities shall meet the requirements of Sec. 11.1.6 below.*

No accessory uses and/or facilities are proposed. Not applicable.

Affirmative finding.

Sec. 11.1.6 Non-Residential Facilities.

None are proposed. Not applicable.

II. Conditions of Approval

1. Information about any lighting fixtures shall be provided for staff review and approval.
2. Windows for the front building shall remain 2/2; the attic/gable window shall be restored or replaced to match the arch-top 2/2 window with shouldered architrave.
3. The entrance door fronting Grant Street is recommended to be replaced with a similar double door (*Center, double doors, single panel with round headed lights*) to maintain the Italianate style original to the entrance.
4. The front porch (with Eastlake motif) shall be retained/restored.
5. The location of 5 long term bicycle parking spaces shall be identified on the site plan/floor plan as appropriate.
6. All new construction is required to meet the Guidelines for Energy Efficient Construction pursuant to the requirements of Article VI. Energy Conservation, Section 8 of the City of Burlington Code of Ordinances.
7. A letter of adequate water and sewer capacity will be required from Burlington's Water Resources Division.
8. A state wastewater permit will be required. It is the owner's responsibility to secure that permit.
9. 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.

March 14, 2025

Scott Gustin
Zoning Division Manager
City of Burlington Zoning

RE: 24 Grant Street Application for PUD

G•V•V Architects is working with Filipp Lagun to restore the fire damaged property at 24 Grant Street and add one unit to the existing 5 unit building.

The existing property has two structures. The existing 5 unit Primary building was damaged by fire that consumed the roof and heavily damaged 3 of the 5 units toward the rear of the building. The secondary building, at the rear of the property was undamaged and has two units which are still currently occupied as well as a 6 bay carport of which one has been used to house the trash and recycling receptacles.

This project proposes to add a 6th unit and community laundry room under the new roof of the Primary building while restoring the slate roofing on the street face, and restoring the trim and siding to its pre-vinyl glory. Existing lot coverage exceeds allowable coverage in the medium density zone. We propose using the Historic Rehab Bonus to take advantage lot coverage allowance of 72% maximum under the Zoning ordinance section (4.4.5(d)(3). A sprinkler system will also be added and a new exit stair on the back serving basement through attic, 4 levels.

Per **10.1.8 (a)2**. See attached abutters list

Article 5 commentary:

5.1.2; Primary and Accessory structures are pre-existing with no major proposed changes other than slightly larger exit stair on rear of building and slight smaller porch on east side.

5.2.2; Lot Frontage of 103.55' meets the minimum for the district.

5.2.3; Existing lot coverage is 70.8% and proposed is 71.7%. This is comprised of 39.6% building coverage and 32.4% walks and drives. See Site plan for further breakdown.

5.2.4; No steep slopes on this site.

5.2.5; See site plan for setbacks. The existing primary building and proposed exit stair addition will not encroach into setbacks. The existing accessory building does encroach into the side and rear setbacks, no changes are proposed to that building.

5.2.6; The proposed roof structure will be the same height and slope as the original that was destroyed by fire. Total height measured to mid line of pitched roof per 5.2.6(a)2B is approximately 30'-6" above grade at the south side of the building and at the proposed dormers.

5.2.7; Density Calculation - Property is located in Medium Density zone which allows up to 8 units per lot in 2 building of 4 units each. PUD ordinance states no minimum lot size in the RM zone and allows for up to 40 units per acre. The existing lot is 12,045 sf or 0.276 acres X 40 = 11 units max. 8 units are proposed in two structures with 6 in the primary structure and 2 in the secondary structure.

5.3; Non-conformity – a. The nonconforming setback encroachment of the secondary structure has been an existing condition for many years and no change is proposed.

5.3.5; The existing Primary structure exceeds the 1800 maximum per table 4.4.5-2. The proposed footprint is slightly smaller than the existing. See site plan for more information.

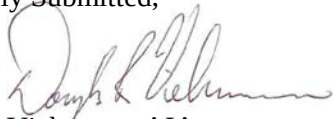
5.3.8; This application is for rebuilding after catastrophe (fire), see 5.3.5 above. Also base zoning allows two structure s with 4 units each. The existing primary structure had 5 units, we propose an increase to 6 units in the primary structure while maintaining the maximum 8 units per lot even though PUD's allow 40 units per acre or 11 units on this site

5.4.8(e); Historic Building Rehab Bonus. See attached State Historic Register pages. Note that when surveyed in 1978 the aluminum siding was in place. This project will restore the original look with repaired and new primed wood siding, restoration of the salvaged trim elements and restoration of the 13 double hung windows in the front section of the home. The windows will be made more energy efficient with exterior storms, modification from double hung to single hung, and new hardware. The new roof structure will support slate on the south (street) face. The front porch will be restored and the front door which was damaged during the fire and subsequent break-in will be replaced while maintaining the round topped sidelights.

The applicant asks that the proposed lot coverage of no more than 72% be approved based on the historic restoration proposed.

Conclusion: We are requesting a total of 8 units on the site as allowed under current zoning. The configuration of 6 units in the primary structure and 2 in the secondary is allowed under PUD permitting. Historic Rehab Bonus is being used to allow for up to 72% maximum coverage. Note the attached existing conditions Google Earth photograph with grassed areas within what our site plan shows as gravel drives. During construction these grass strips will be disturbed and take years to recover, hence the 72% maximum lot coverage shown.

Respectfully Submitted,



Douglas R. Viehmann, AIA

20-24 GRANT STREET AUTUMN 2021 PHOTOS



PRE-FIRE VIEW FROM SOUTHWEST



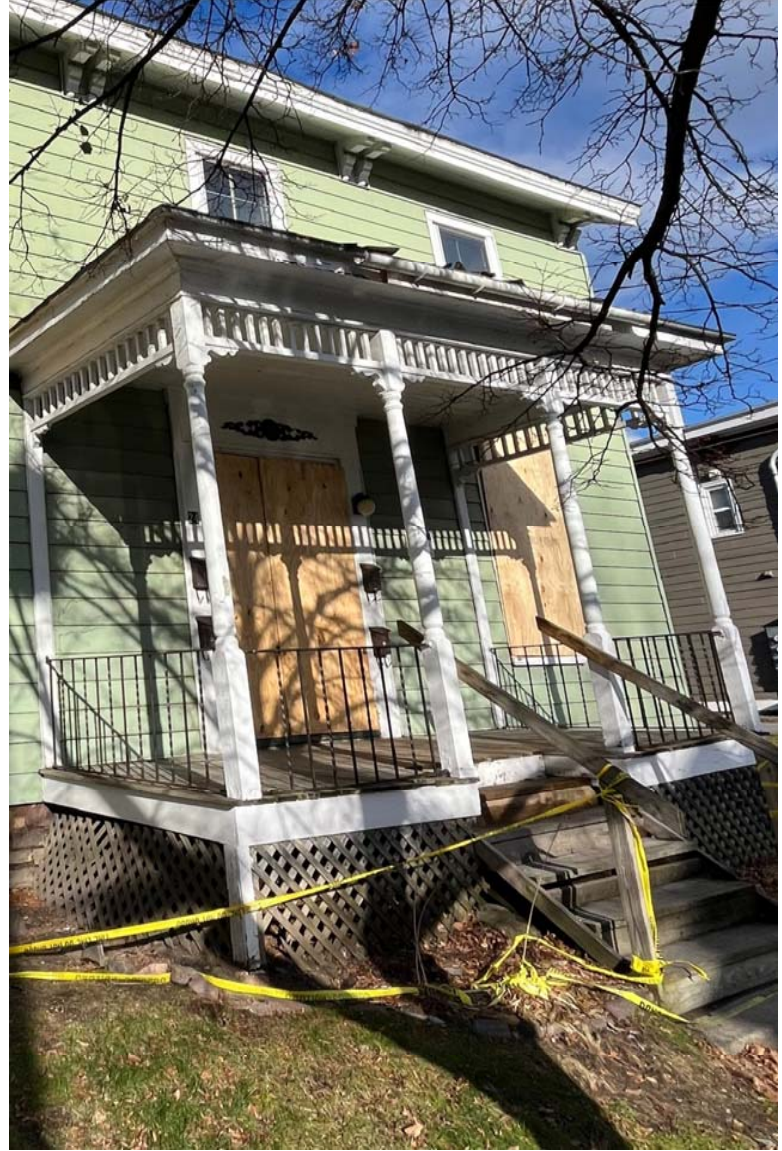
PRE-FIRE VIEW FROM SOUTHEAST



24 GRANT ST



ARCH TOP GLASS IN DOOR



EXISTING PORCH DETAILS

GRANT STREET NEIGHBORING PROPERTY PHOTOS



14 & 16 GRANT STREET



VIEW WEST FROM CLARK ST INTERSECTION



17-19 GRANT ST

11 GRANT ST



32-38 GRANT ST



NOTES:

24 Grant Street
Burlington, VT

GUILLOT VIVIAN VIEHMANN ARCHITECTS, INC. Burlington, VT 802.862.9631

DATE: 08 MAR 25
REVISED:

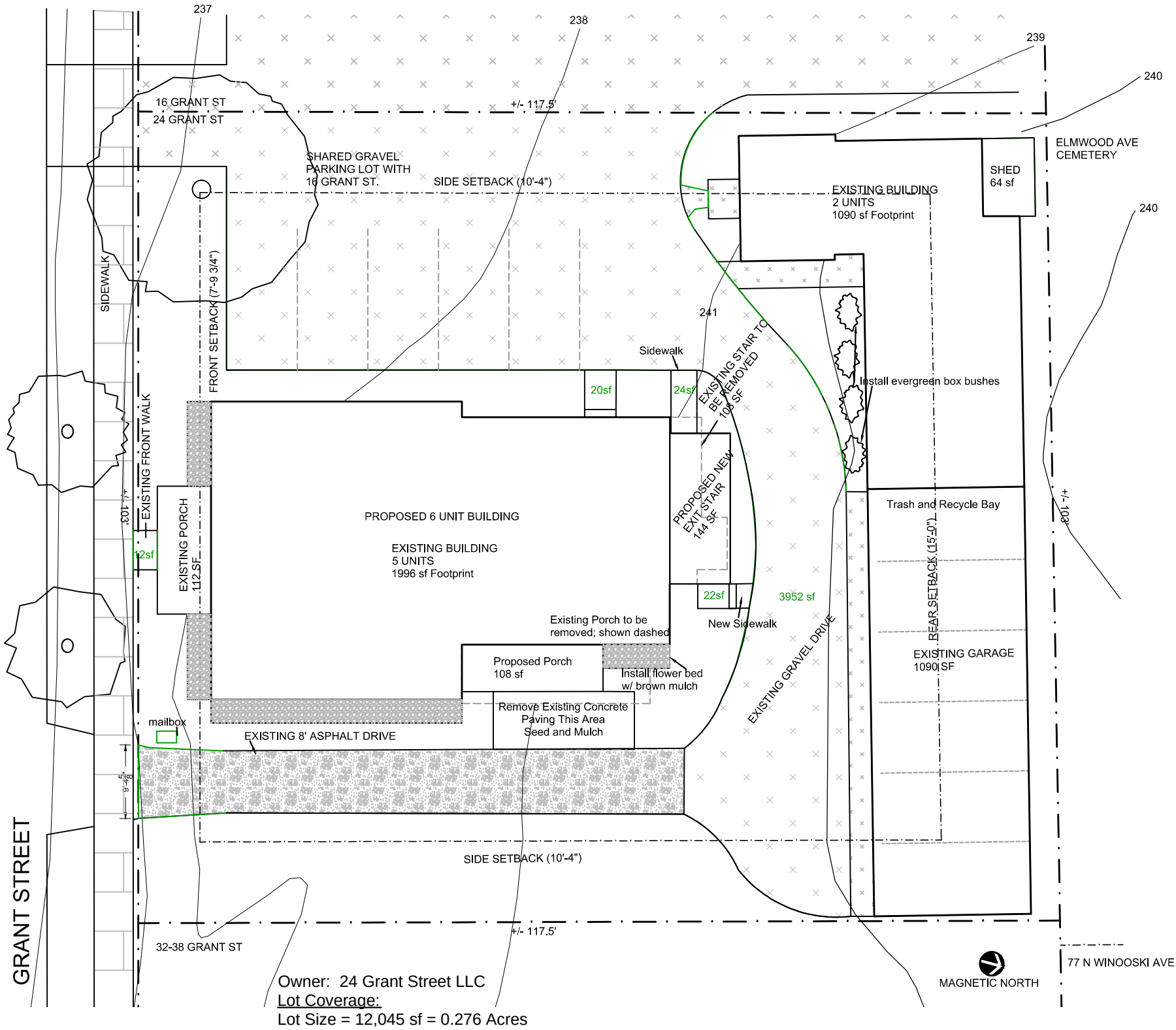
SCALE:
1/16" = 1'-0"

DRAWING:
Site Plan

SHEET:
SP

General Notes:

1. Straw wattles are to be placed around all stockpiled soils and downhill from excavation.
2. Seed disturbed areas and provide straw mat mulch.
3. Existing sewer connection to remain.
4. New water connection for sprinkler and domestic supply.



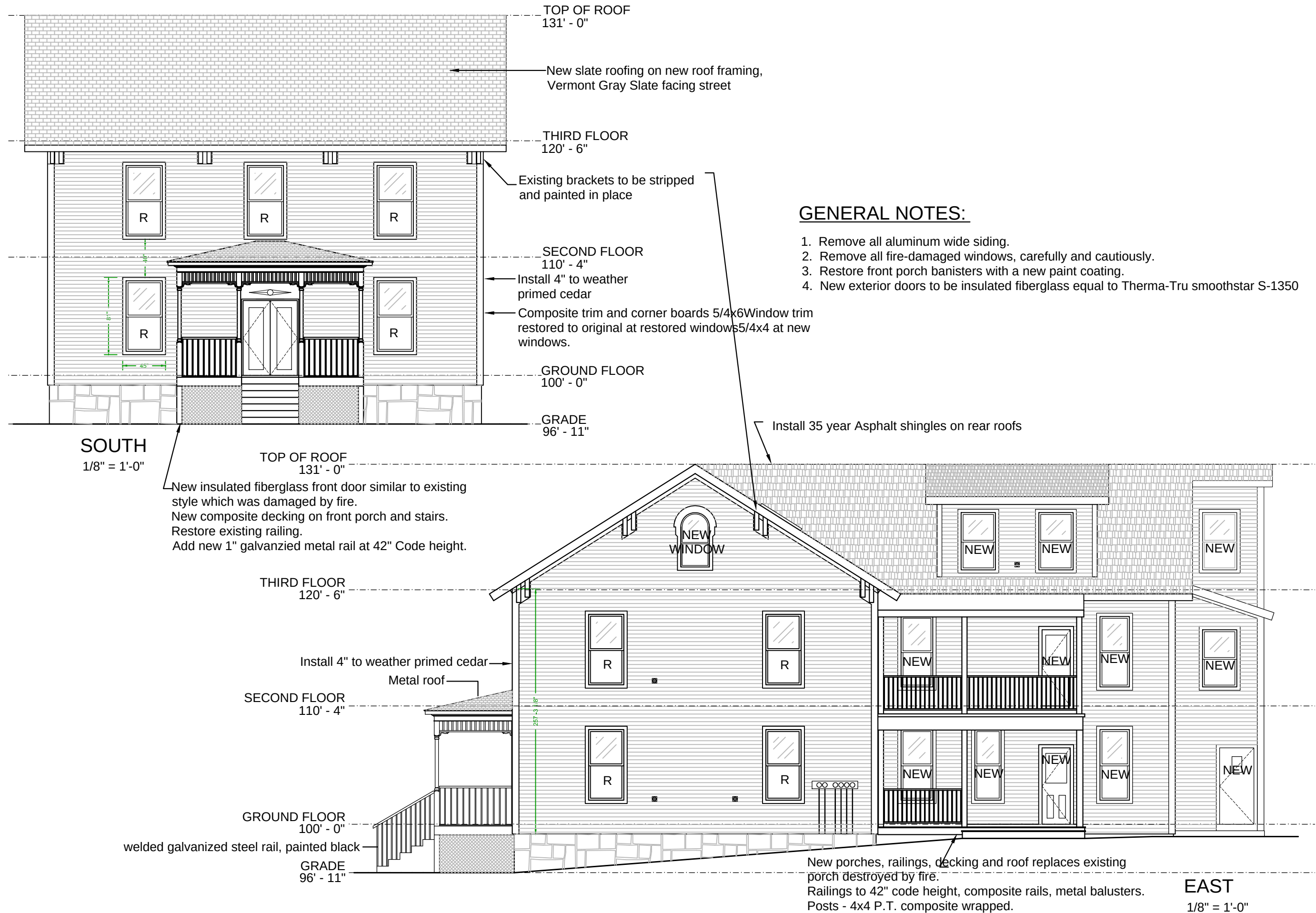
GUILLOT VIVIAN VIEHMANN ARCHITECTS, INC. BUILDING 1, VI 802.862.5631

REVISÉ:

DRAWING:
ELEVATIONS

A2.1

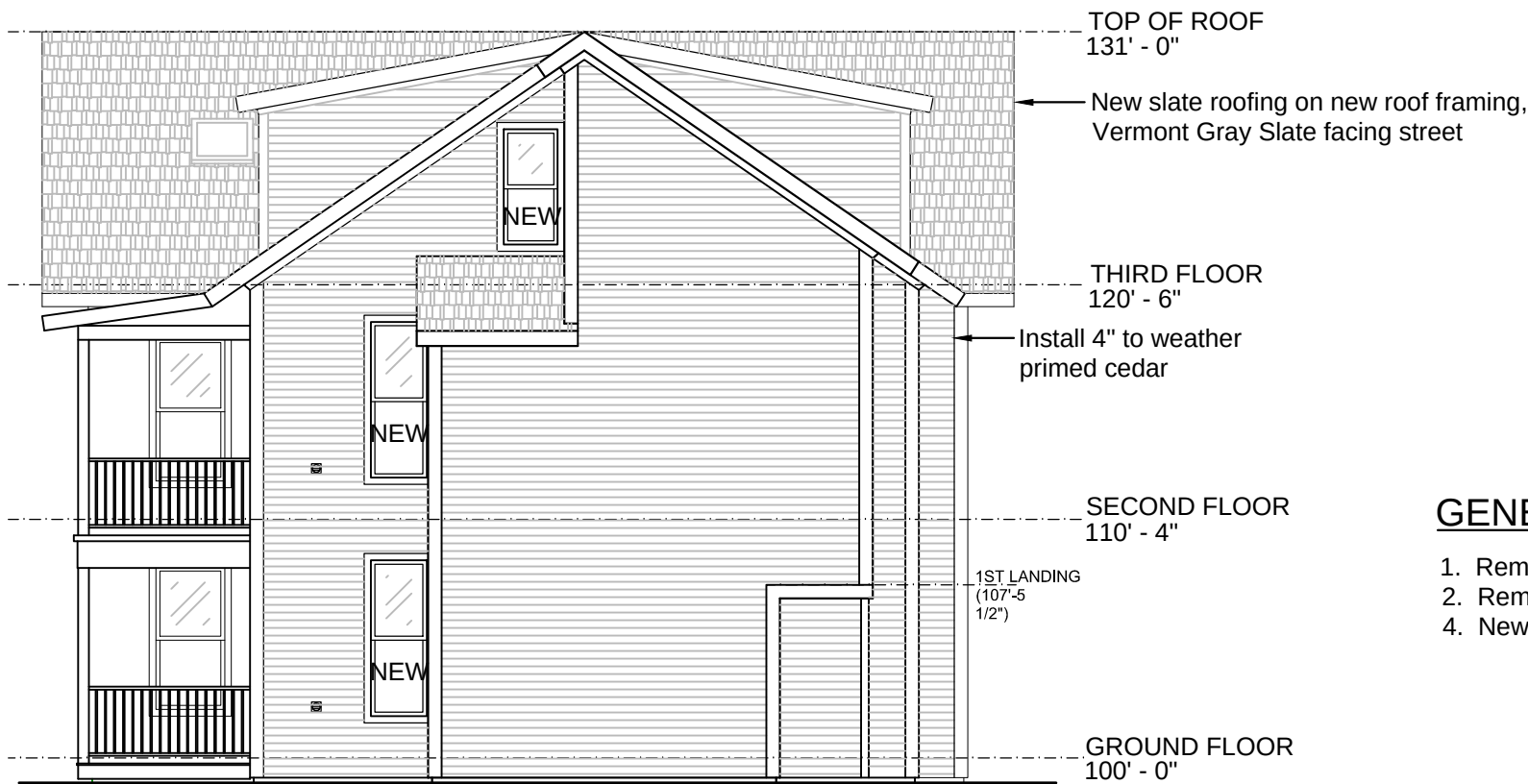
Page 33 of 93



NOTES:

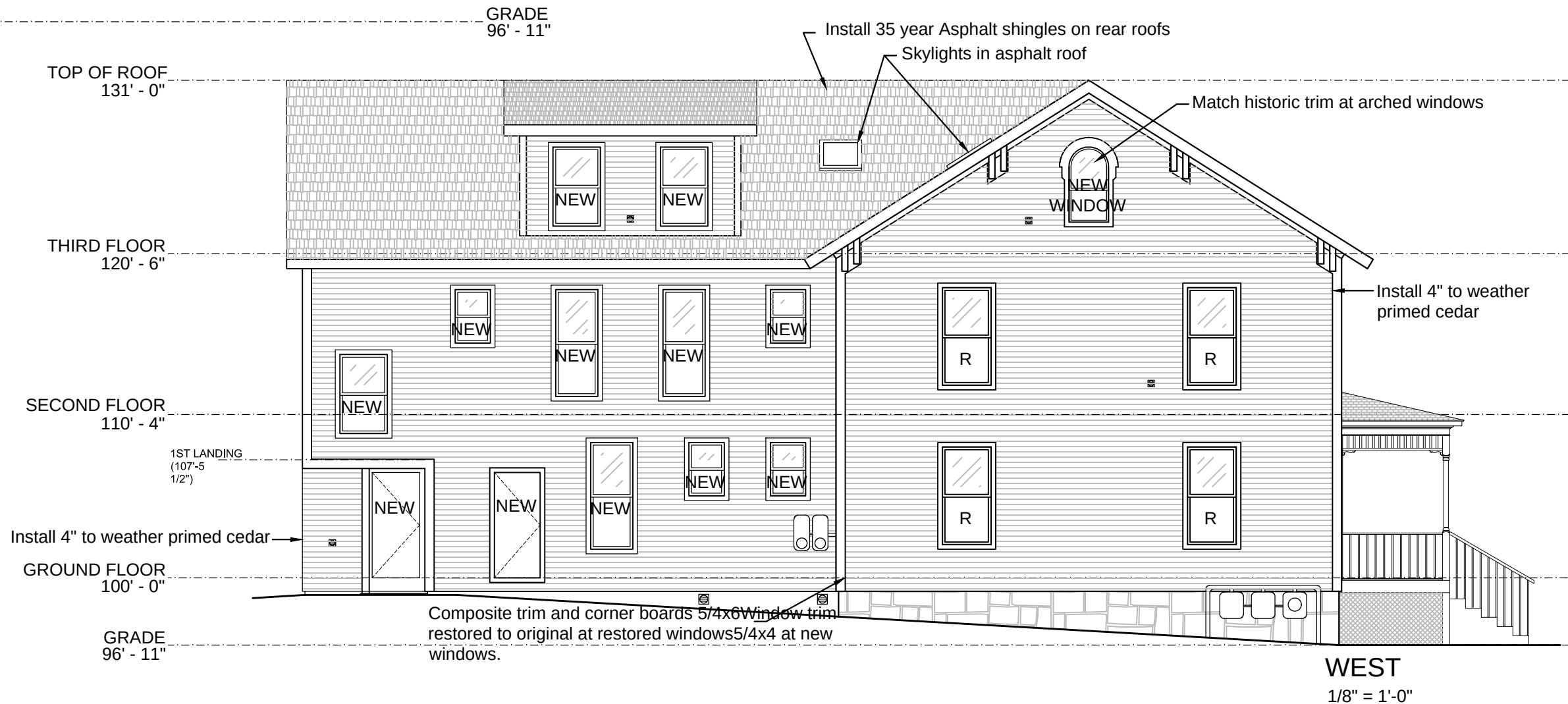
Achenbach Residence
64 BROADLAKE RD, COLCHESTER, VERMONT
GUILLOT VIVIAN VIEHMANN ARCHITECTS, INC. Burlington, VT 802.862.9631

DATE: 8 MAR 25
REVISED:
SCALE:
1/8" = 1'-0"
DRAWING:
ELEVATIONS
SHEET:
A2.2

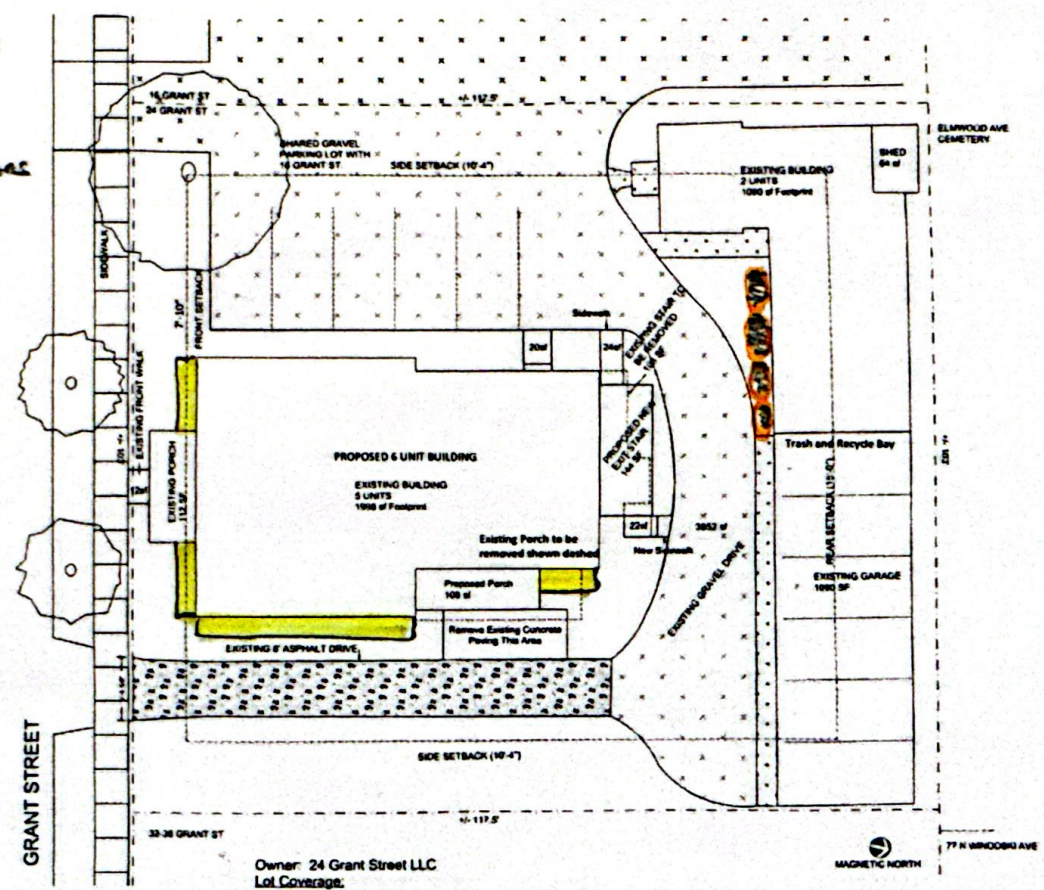


GENERAL NOTES:

1. Remove all aluminum wide siding.
2. Remove all fire-damaged windows, carefully and cautiously.
4. New exterior doors to be insulated fiberglass equal to Therma-Tru smoothstar S-1350



-  - Perennial flower beds w/ brown mulch
-  - Evergreen box bushes



- General Notes.
1. Straw wattles are to be placed around all stockpiled soils and downhill from excavation.
 2. Existing sewer connection to remain.
 3. New water connection for sprinkler and domestic supply.

Owner: 24 Grant Street LLC
 Lot Coverage:
 Lot Size = 12,045 sf = 0.276 Acres

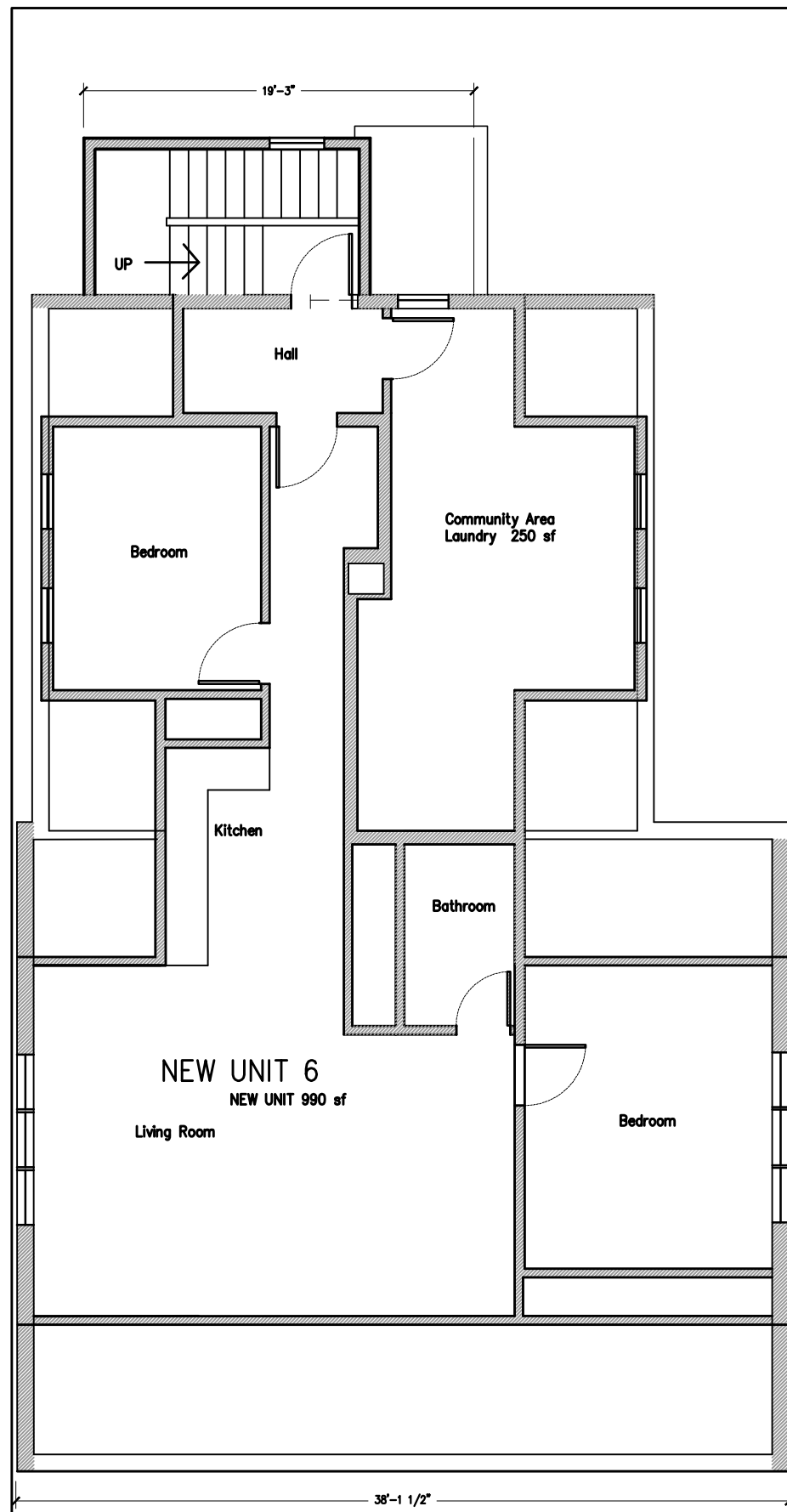
	Existing	Proposed
Primary Building:	2,104 sf	2,140 sf
Decks/Porches:	316 sf	232 sf
Secondary Building:	2,244 sf	2,244 sf
Total Buildings:	4,664 sf (39.4%)	4,616 sf (38.3%)
Walks & Drives:	3,998 sf (33.2%)	4,018 sf (33.4%)
Total Coverage:	8,660 sf (71.9%)	8,634 sf (71.7%)

DATE: 07 FEB 23
 PROVIDED:
 SCALE: 1/8" = 1'-0"
 DRAWING:
 Site Plan
 SHEET
 SP

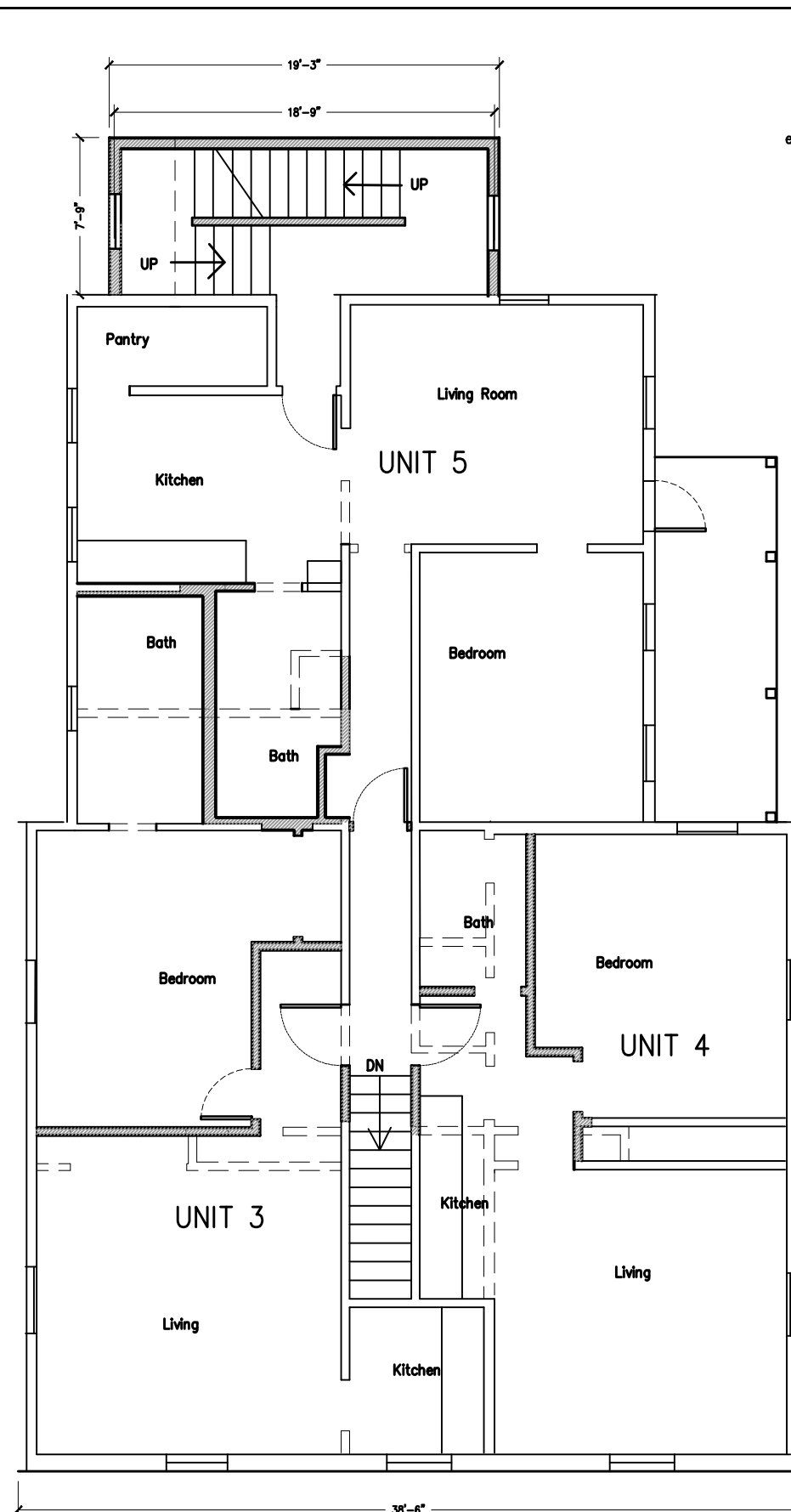
NOTES

 NORTH

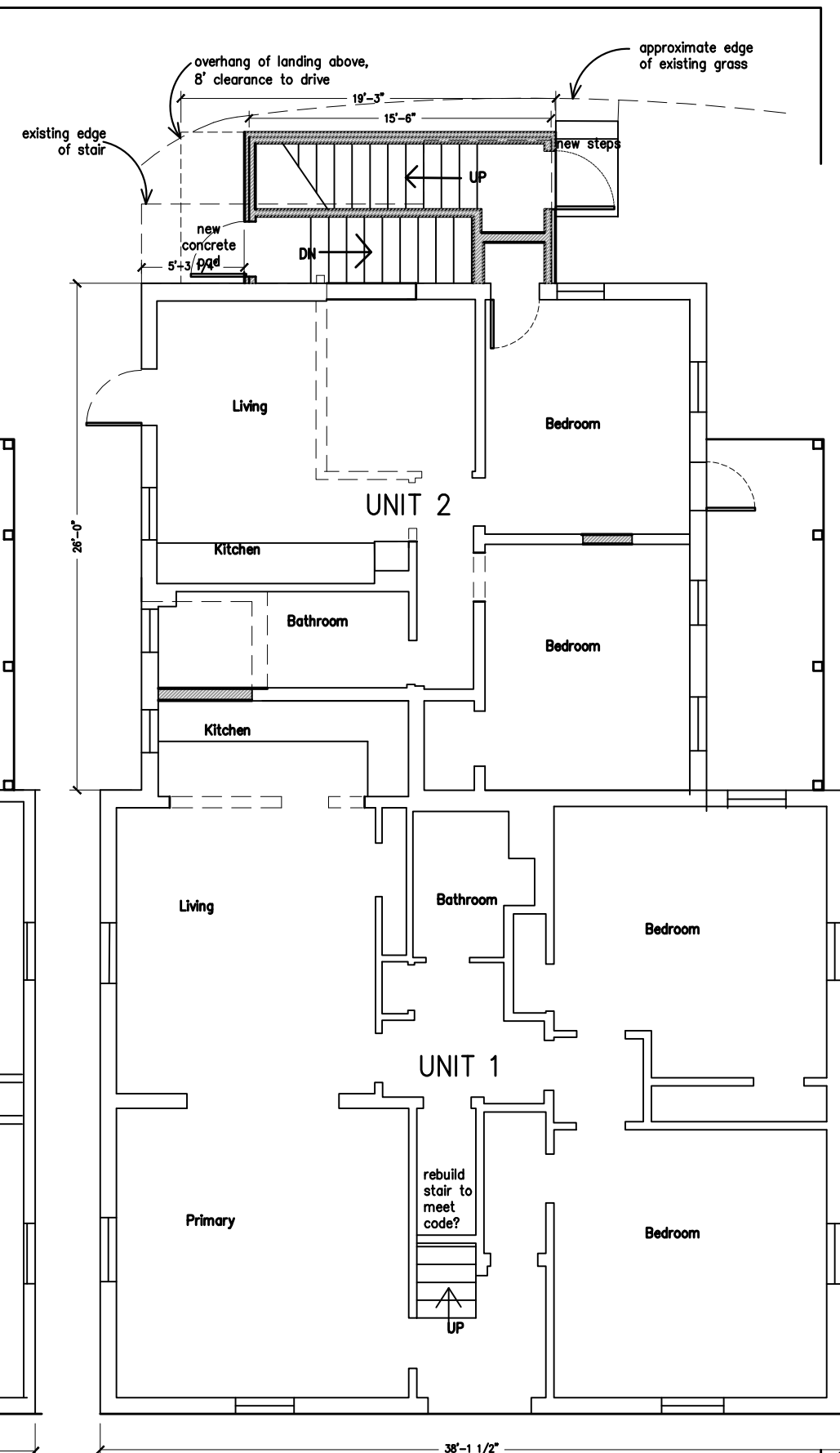
24 Grant Street
 Burlington, VT
 GAIL LOT VYANN VEHMANN ARCHITECTS INC. Burlington, VT 802.862.8831



① THIRD FLOOR PLAN
1/8" = 1'-0"



① SECOND FLOOR PLAN
1/8" = 1'-0"



① FIRST FLOOR PLAN
1/8" = 1'-0"

WALLS SHOWN DASHED
TO BE REMOVED

WALLS SHOWN HATCHED
ARE NEW

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authorization.

NOTES:

24 GRANT STREET
BURLINGTON, VERMONT

GUILLOT VIVIAN VIEHMANN ARCHITECTS, INC. Burlington, VT 802.862.9631

DATE: 1-9-25
REVISED:

SCALE:
1/8" = 1'-0"

DRAWING:
FLOOR PLANS

SHEET:
A1.0

OR SIMILAR INSULATED FIBERGLASS DOOR
SUCH AS THERMATRU OR TRUSTILE

Architectural™ Collection Fiberglass Exterior Door: 3/4 View Mahogany Camber Top 2-Panel Glass Panel

Model Overview



PROJECT TYPE New construction and replacement	MAINTENANCE LEVEL Minimal	WARRANTY Lifetime Warranty
COLORS & FINISHES 6 Finish Options 26 Paint Options	GLASS Decorative and energy efficient.	CONSTRUCTION Architectural Construction Plugless Frame Clip Assembly
MATERIALS 1 Woodgrain Option		



PRICING

Many options will influence the price of your door.
To get an estimate, contact your JELD-WEN dealer.

WHERE TO BUY (/WHERE-TO-BUY?
PID=148089)

GET HELP ON YOUR PROJECT (/EN-
US/GET-HELP?
PID=148089&JWCT_GETHELP=PRODUCTPAGE)

- Materials
- Colors & Finishes
- Glass
- Construction & Framing
- Energy & Sustainability

Hi there! How can I help you today?

Smooth-Pro™ Fiberglass Exterior Door: 1/2 View Twin 3-Light 2-Panel

Explore the options

On-screen colors/finishes vary from actual products.

See all options and features >

NO DIVIDED LIGHTS
CLEAR GLASS
INSULATED FIBERGLASS

Give Feedback

Reset

Exterior
(Left)



PRICING

Many options will influence the price of your door.
To get an estimate, contact your JELD-WEN dealer.

WHERE TO BUY (/WHERE-TO-BUY?
PID=147201)

GET HELP ON YOUR PROJECT (/EN-
US/GET-HELP?
PID=147201&JWCT_GETHELP=PRODUCTPAGE)

Model Overview

Pella® Lifestyle Series

Clad/Wood



OR SIMILAR CLAD WOOD WINDOWS SUCH AS
ANDERSEN 100 SERIES OR MARVIN ELEVATE

#1 performing wood window and patio door for the combination of energy, sound and value.¹

Triple-pane casement



Dual-pane double-hung window with Hidden Screen



- **Easy-to-learn Pella Steady Set® interior installation system**
Pella Steady Set Interior Installation System is a revolutionary, award-winning and safer way to install new construction windows.¹ The simple system is the fastest, most labor efficient wood window installation system with uncompromising quality.² Available on select windows.
- **Performance redefined**
You don't have to compromise on any aspect of performance. Available performance solutions offer an unbeatable combination of energy efficiency, sound control and value.³
- **ENERGY STAR® certified⁴**
Pella products offer energy-efficient options that will meet or exceed ENERGY STAR guidelines in all 50 states. Pella Lifestyle Series products with triple-pane glass have been awarded ENERGY STAR Most Efficient Mark in 2023.
- **Enhanced sound control**
Our patented, triple-pane design with Advanced Low-E glass allows for mixed glass thickness for enhanced sound dampening resulting in an average 52% noise reduction versus single-pane windows.⁵
- **Intentional design for improved durability**
Intentional jamb on sill design helps seal the end grain of the wood and elevates it off the rough opening, reducing the potential for moisture.
- **Durable 3-way corner joints**
Three-way corner joints are made up of mortise-and-tenon, metal fasteners and commercial adhesive for added strength and durability.
- **Quality exterior finishes**
EnduraClad® finish is a tough, protective aluminum finish for windows. The overlapping, watershed cladding resists chalking and fading. Our extruded aluminum-cladding delivers exceptional durability for sliding patio door exteriors.
- **Exclusive wood protection**
Pella's exclusive EnduraGuard® wood protection is applied after the pieces have been cut and milled, but prior to final assembly. It provides advanced protection against the effects of moisture, decay, stains from mold and mildew — as well as termite damage.
- **Time-tested innovations**
Create unique room-by-room solutions and achieve project goals with performance options and purposeful innovations like the Hidden Screen and integrated blinds and shades.
- **Best limited lifetime warranty⁶**
Pella Lifestyle Series products are covered by the best limited lifetime warranty in the industry for wood windows and patio doors.⁶
- **Testing beyond requirements**
At Pella, our products are tested beyond requirements to help ensure they have long-lasting performance and reduce call-backs for you.
- **Convenient & durable screens**
The revolutionary Hidden Screen appears when you open a double-hung window and folds away when it is closed. It provides a clear view when the window is closed and improves curb appeal year-round. The heavy-duty TuffScreen® by Phifer keeps bugs out and allows more fresh air in as one of the most durable screen options on the market. Available on sliding patio doors.

Available in these window and patio door styles:⁷



NEW WINDOWS, DBL HUNG

Special shape windows also available.

^{1,2,3,4,5,6,7} See back cover for disclosures.

Product Specifications

Window & Patio Door Styles		Performance Values				Performance Class & Grade		Max. Height		Max. Width		Min. Height		Min. Width		Frame/Install	
		U-Factor	SHGC	STC													
Awning	Dual-pane vent	0.25-0.34	0.19-0.51	25-28	LC30-LC50			59"		59"		17"		21"			
Awning	Triple-pane vent	0.20-0.28	0.15-0.41	31-37	R20-CW50			59"		59"		17"		21"			
Casement	Dual-pane vent	0.25-0.34	0.19-0.58	25-31	LC30-LC50			73"		35"		17"		17"			
Casement	Triple-pane vent	0.20-0.25	0.17-0.46	31-37	R20-CW50			73"		35"		17"		17"			
Fixed Casement	Dual-pane	0.23-0.35	0.20-0.57	29-32	LC30-LC50			73"		73"		17"		17"			
Fixed Casement	Triple-pane	0.19-0.27	0.15-0.49	33-37	R20-CW50			73"		73"		17"		17"			
Double-Hung	Dual-pane vent	0.25-0.34	0.20-0.48	27-31	LC30-LC50			84"		48"		35"		21"			
Hinged Patio Door	Dual-pane single door	0.26-0.32	0.18-0.48	31	LC50			96"		38"		80"		30"			
Hinged Patio Door	Triple-pane single door	0.23-0.28	0.12-0.34	34-36	LC55			96"		38"		80"		30"			
Hinged Patio Door	Dual-pane double door	0.25-0.29	0.18-0.48	30-32	LC50			96"		75"		80"		60"			
Hinged Patio Door	Triple-pane double door	0.22-0.26	0.14-0.38	34-36	LC55			96"		75"		80"		50"			
Sliding Patio Door	Dual-pane double-door vent (OX or XO)	0.26-0.31	0.20-0.51	28-31	R20-LC50			120"		120"		80"		60"			
Sliding Patio Door	Triple-pane double-door vent (OX or XO)	0.23-0.26	0.19-0.47	32-34	LC35-LC50			96"		96"		80"		60"			
Sliding Patio Door	Dual-pane triple-door vent (OXO)	0.26-0.31	0.20-0.51	-	R20-LC35			120"		180"		80"		90"			
Sliding Patio Door	Triple-pane triple-door vent (OXO)	0.23-0.26	0.19-0.47	-	LC35			96"		144"		80"		90"			
Sliding Patio Door	Dual-pane quadtriple-door vent (OXXO)	0.26-0.31	0.20-0.51	-	R20-LC35			120"		237"		80"		117"			
Sliding Patio Door	Triple-pane quadtriple-door vent (OXXO)	0.23-0.26	0.19-0.47	-	LC35			96"		189"		80"		117"			

Window sizes available in 1/4" increments
Special sizes available in dual- and triple-pane sliding patio doors. For more information regarding performance, visit pella.com/performance. For more information regarding frame and installation types, visit install.pella.com.

Window Hardware

Essential Collection

Select from popular designs and finishes to suit every style.

Fold-Away Crank

Cam-Action Lock

Finishes:

Champagne

White

Brown

Matte Black

Satin Nickel

Satin Brass

Patio Door Hardware

Essential Collection

Elevate your style and transform a home with elegant selections.

Hinged Patio Door Handle

Sliding Patio Door Handle

Finishes:

Champagne

White

Brown

Matte Black

Satin Nickel

Satin Brass

Colors

Prefinished Pine Interior Colors

We can prefinish pine in your choice of several paint and stain colors. Unfinished or primed and ready-to-paint are also available.

White

Bright White

Linen White

Natural Stain

Golden Oak Stain

Early American Stain

Provincial Stain

Black Stain

Our low-maintenance EnduraClad[®] exterior finish resists fading and helps protect windows and patio doors for years. Seacoast EnduraClad protective finish for coastal projects with high salt exposure is also available.

Aluminum-Clad Exterior Colors

Black

White

Brown

Fossil

Iron Ore

Porobello

Putty

Almond

Classic White

Brick Red

Hartford Green

Wolf Gray

Integrated Blinds & Shades

Integrated Blinds

Raise blinds up for an unobstructed view or tilt to let in just the right amount of light.

White

Poplar White

Bisque

Storm

Golden

Mocha

Black

Our best integrated fabric shades feature a white exterior fabric for a uniform look from the street. Integrated and accessible shades are available manual or motorized with Pella Insynctive technology.

Integrated Shades

Light-Filtering:

White

Silver

Maize

Cotton

Bamboo

Ash

Haven't landed on the final blind or shade color or selection? No problem. With our patented triple-pane design, you and your customer can make those decisions later in the schedule. Our triple-pane products come with all of the hardware to add a blind or shade straight from the factory or at a later time in the building or remodeling process.

Screens⁹

Hidden Screen

The Hidden Screen appears when you open a double-hung window and folds away when the window is closed. It allows 44% more natural light into your home when a window is closed than a standard screen.¹⁰ Hidden Screen carriage available in Black, White, Brown, Fossil and Iron Ore colors to match or complement the exterior cladding color choice.

Rolscreen[®]

Rolscreen soft-closing retractable screens roll out of sight when not in use. Available on casement and awning windows.

TuffScreen[™] by Phifer[®]

The heavy-duty vinyl-coated screen is tear, puncture and damage resistant, standing up to pets, children and harsh weather. The TuffScreen[™] by Phifer is 2.5x stronger than a standard screen.¹² Available on sliding patio doors.

⁹All trademarks are property of their respective owners.

InView[™]

InView flat screens let in 14% more light and are 8% more open for improved airflow when compared to the conventional fiberglass screen.¹¹

^{9, 10, 11}See back cover for disclosures.

Performance Packages

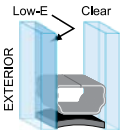
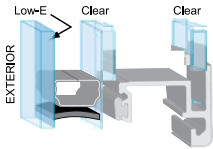
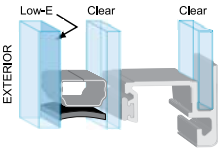
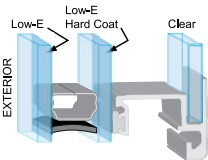
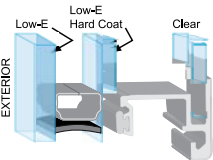
To make things easier, we've created performance packages.

Performance solutions offer an unbeatable combination of energy efficiency, sound control and value.¹ Create room-by-room solutions with the upgraded triple-pane glass design.

All values below are averages compared with single-pane windows.



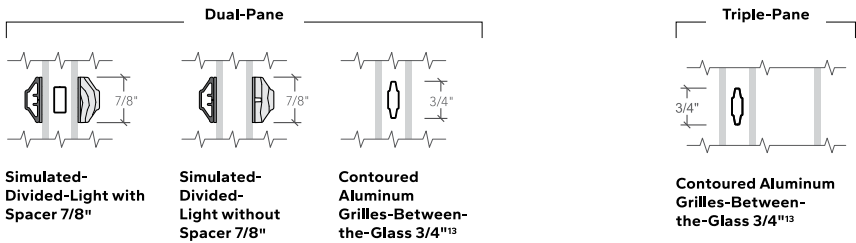
Pella® Lifestyle Series offers products awarded ENERGY STAR® Most Efficient for 2023.⁴

Base	Performance	Sound Control	Energy Efficiency	Ultimate Performance
	71% More Energy Efficient ¹⁰ + 34% Noise Reduction ⁵	52% Noise Reduction ⁵	83% More Energy Efficient ¹⁰	79% More Energy Efficient ¹⁰ + 52% Noise Reduction ⁵
 Advanced Low-E Two panes of insulating, energy-efficient glass and our most popular features and options.	 Advanced Low-E SunDefense Low-E or NaturalSun Low-E A triple-pane glass design for a combination of both improved energy efficiency and sound performance.	 Advanced Low-E, SunDefense Low-E or NaturalSun Low-E Sound-reduction glazing Triple-pane glass design featuring mixed glass thicknesses for enhanced sound dampening.	 AdvancedComfort A triple-pane glass design with upgraded AdvancedComfort Low-E glass for enhanced energy efficiency.	 AdvancedComfort Sound-reduction glazing A triple-pane glass design featuring mixed glass thicknesses with upgraded AdvancedComfort Low-E glass for enhanced energy efficiency.

Patented triple-pane glass design gives flexibility to add integrated blinds or shades without impacting performance.

Grilles

Choose the look of true divided light or make cleaning easier by selecting grilles-between-the-glass.



The Best Limited Lifetime Warranty in the Industry

We know your reputation matters and you stake your reputation on quality, dependable products. That's why we have the best limited lifetime warranty in the industry for wood windows and patio doors.⁶

¹ Compared to leading national wood window brands recommended installation methods for new construction windows.

² Comparing average install time and plumb/level/square measurements of leading national wood window brands when installed following the manufacturer's standard installation methods for new construction windows.

³ Performance solutions require upgrades to triple-pane, AdvancedComfort Low-E and mixed glass thickness. Based on comparing product quotes and published STC/OITC and U-Factor ratings of leading national wood window and patio door brands.

⁴ Some Pella products may not meet ENERGY STAR certification in Canada. For more information, contact your local Pella sales representative or go to nrcan.gc.ca/energy/products/categories/fenestration/13739.

⁵ Reduction in sound based on OITC ratings of Pella Lifestyle Series windows with respective performance package compared to a single-pane wood or vinyl window with an OITC of 19. Calculated by using the sound transmission loss values in the 80 to 4000 Hz range as measured in accordance with ASTM E-90(09). Actual results may vary.

⁶ Based on comparing written limited warranties of leading national wood window and wood patio door brands. See written limited warranty for details, including exceptions and limitations, at pella.com/warranty.

⁷ Double-hung windows available in dual-pane only.

⁸ Available with triple-pane products only.

⁹ Requires the Insynctive App on a smart device, an Insynctive Bridge and a wireless home router with internet connection.

¹⁰ Window energy efficiency calculated in a computer simulation using RESFEN 6.0 default parameters for a 2000 sq. foot new construction single-story home when Pella Lifestyle Series windows with the respective performance package are compared to a single-pane wood or vinyl window. The energy efficiency and actual savings will vary by location. The average window energy efficiency is based on a national average of 94 modeled cities across the country and weighting based on population. For more details see pella.com/methodology.

¹¹ Improved airflow is based on calculated screen cloth openness. Screen cloth transmittance was measured using an integrated sphere spectrophotometer.

¹² Based on the composite results of a 5-panel strength analysis comparing TuffScreen and standard screening.

¹³ Appearance of exterior grille color may vary depending on the Low-E insulating glass selection.

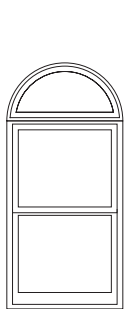


Combination Assemblies

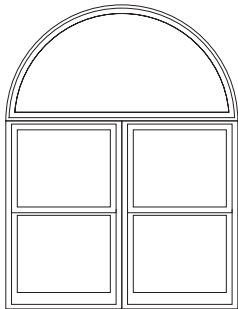
Combinations are a great way to create visual interest in any project. A combination is an assembly formed by two or more separate windows or doors whose frames are mullioned together by a direct or reinforcing mullion.

Pella window combinations are available in an endless variety of arrangements. Refer to Combinations Section for requirements, and limitations.

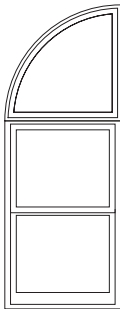
Contact your local Pella sales representative for more information.



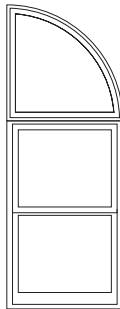
Half Circle over Single



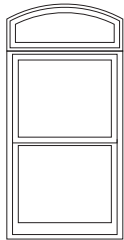
Half Circle over Two-Wide



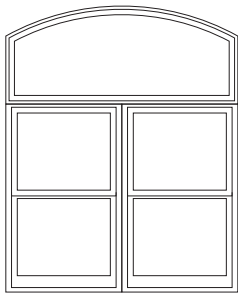
Left Quarter Circle over Single



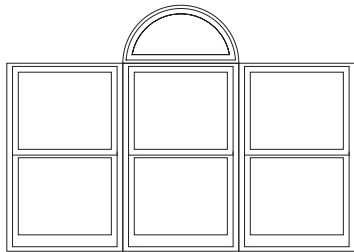
Right Quarter Circle over Single



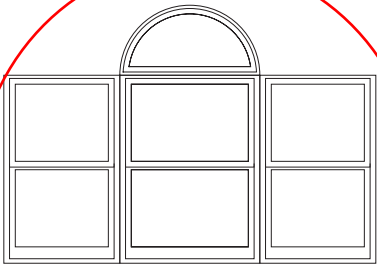
Arch Head over Single



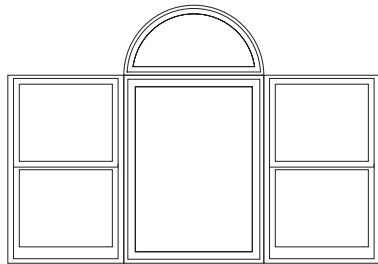
Arch Head over Two-Wide



Half Circle centered on Three-Wide Equal



Half Circle over Three-Wide Unequal



Half Circle over Center Fixed with Flankers

AT EAST AND WEST GABLES



Lifestyle Series Double-Hung

Glazing Performance - Total Unit

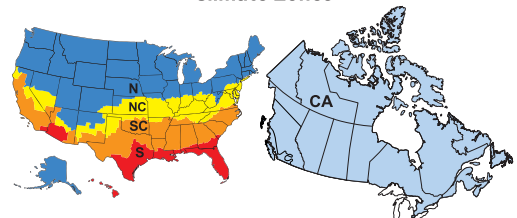
Glazing Thickness	Type of Glazing	NFRC Certified Product #	Glass (mm)		Gap Fill	Performance Values ₁				Shaded Areas Meet ENERGY STAR® Performance Criteria in Zones Shown					
			Ext.	Int.		U-Factor	SHGC	VLT	CR	U. S.				Canada ₂	
										Zone				ER	Zone
										Dual-Pane Vent					
11/16"	Advanced LowE IG	PEL-N-35-00514-00001	2.5	2.5	argon	0.30	0.30	0.56	56						
	with grilles-between-the-glass	PEL-N-35-00515-00001				0.30	0.27	0.50	56						
	with Simulated Divided Light	PEL-N-35-00516-00001				0.30	0.27	0.50	56						
11/16"	Advanced LowE IG	PEL-N-35-00517-00001	3	3	argon	0.30	0.30	0.56	55						
	with grilles-between-the-glass	PEL-N-35-00518-00001				0.30	0.27	0.50	55						
	with Simulated Divided Light	PEL-N-35-00519-00001				0.30	0.27	0.50	55						
11/16"	SunDefense™ Low-E IG	PEL-N-35-00550-00001	2.5	2.5	argon	0.29	0.22	0.52	56				S		
	with grilles-between-the-glass	PEL-N-35-00551-00001				0.29	0.20	0.47	56				S		
	with Simulated Divided Light	PEL-N-35-00552-00001				0.29	0.20	0.47	56				S		
11/16"	SunDefense Low-E IG	PEL-N-35-00553-00001	3	3	argon	0.29	0.22	0.52	55				S		
	with grilles-between-the-glass	PEL-N-35-00554-00001				0.29	0.20	0.46	55				S		
	with Simulated Divided Light	PEL-N-35-00555-00001				0.29	0.20	0.46	55				S		
11/16"	SunDefense+ Low-E IG	PEL-N-35-00568-00001	2.5	2.5	argon	0.25	0.22	0.51	45		NC	SC	S		
	with grilles-between-the-glass	PEL-N-35-00569-00001				0.25	0.20	0.46	45		NC	SC	S		
	with Simulated Divided Light	PEL-N-35-00570-00001				0.25	0.20	0.46	45		NC	SC	S		
11/16"	SunDefense+ Low-E IG	PEL-N-35-00571-00001	3	3	argon	0.25	0.22	0.51	44		NC	SC	S		
	with grilles-between-the-glass	PEL-N-35-00572-00001				0.25	0.20	0.45	44		NC	SC	S		
	with Simulated Divided Light	PEL-N-35-00573-00001				0.25	0.20	0.45	44		NC	SC	S		
11/16"	AdvancedComfort Low-E IG	PEL-N-35-00532-00001	2.5	2.5	argon	0.26	0.29	0.55	45						
	with grilles-between-the-glass	PEL-N-35-00533-00001				0.26	0.27	0.49	45						
	with Simulated Divided Light	PEL-N-35-00534-00001				0.26	0.27	0.49	45						
11/16"	AdvancedComfort Low-E IG	PEL-N-35-00535-00001	3	3	argon	0.26	0.29	0.55	44						
	with grilles-between-the-glass	PEL-N-35-00536-00001				0.26	0.26	0.49	44						
	with Simulated Divided Light	PEL-N-35-00537-00001				0.26	0.26	0.49	44						
11/16"	NaturalSun LowE IG	PEL-N-35-00478-00001	2.5	2.5	argon	0.30	0.56	0.64	55					34	CA
	with grilles-between-the-glass	PEL-N-35-00479-00001				0.30	0.50	0.57	55						
	with Simulated Divided Light	PEL-N-35-00480-00001				0.30	0.50	0.57	55						
11/16"	NaturalSun LowE IG	PEL-N-35-00481-00001	3	3	argon	0.30	0.55	0.63	54					34	CA
	with grilles-between-the-glass	PEL-N-35-00482-00001				0.30	0.49	0.57	54						
	with Simulated Divided Light	PEL-N-35-00483-00001				0.30	0.49	0.57	54						
11/16"	NaturalSun+ LowE IG	PEL-N-35-00496-00001	2.5	2.5	argon	0.26	0.51	0.63	44	N				35	CA
	with grilles-between-the-glass	PEL-N-35-00497-00001				0.26	0.46	0.56	44	N					
	with Simulated Divided Light	PEL-N-35-00498-00001				0.26	0.46	0.56	44	N					
11/16"	NaturalSun+ LowE IG	PEL-N-35-00499-00001	3	3	argon	0.26	0.50	0.62	43	N				35	CA
	with grilles-between-the-glass	PEL-N-35-00500-00001				0.26	0.45	0.55	43	N					
	with Simulated Divided Light	PEL-N-35-00501-00001				0.26	0.45	0.55	43	N					

R-Value = 1/U-Factor
SHGC = Solar Heat Gain Coefficient
VLT % = Visible Light Transmission
CR = Condensation Resistance
ER = Canadian Energy Rating

(1) Glazing performance values are calculated based on NFRC 100, NFRC 200 and NFRC 500. ENERGY STAR® values are updated to 2023 (version 7) criteria.

(2) The values shown are based on Canada's updated ENERGY STAR® 2020 initiative. Visit www.energystar.gov for Energy Star guidelines.

Climate Zones



Railings to be galvanized after welding is complete, rail for front stairs only.

236 **MOLDED STEEL & DUCTILE IRON HANDRAIL & ACCESSORIES**

SAME DAY SHIPPING!

237 **DUCTILE IRON HANDRAIL ACCESSORIES**

HANDRAIL & ACCESSORIES

HANDRAIL & ACCESSORIES

HANDRAIL & ACCESSORIES

ALL COMPONENTS FIT
45-905-8
45-905-19

ALL COMPONENTS FIT
45-905-8
45-905-19

ALL COMPONENTS FIT
45-905-8
45-905-19

MOLDED STEEL COVER RAIL

8 & 19 ft. Long!

WILL FIT OVER 1/2" OR 1" SQUARE, FLAT OR CHANNEL.

45-905-8 (8')
8' CAN SHIP
UPS OR FEDEX
-- 1-3/4" **\$20.18 (per 8')**
1 5/8" **\$18.47 (20+)**

45-905-19 (19')
-- 1-3/4" **\$47.79 (per 19')**
1 5/8" **\$46.49 (10+)**

DUCTILE IRON MOLDED VOLUTE

81-4429-V
1 1-5/8" **\$7.27 ea.**
-- 1-3/4" **\$6.89 (20+)**
± 1.05 lbs **\$6.68 (40+)**

DUCTILE IRON STRAIGHT LAMB'S TONGUE

81-4429-S
1 5" **\$7.98 ea.**
-- 5" **\$7.77 (15+)**
± 1.60 lbs **\$7.18 (30+)**

DUCTILE IRON PITCHED LAMB'S TONGUE FOR PITCHED MOLDED COVER RAIL

81-4429-B
1 1-1/16" **\$6.38 ea.**
-- 4" **\$5.97 (50+)**
± 1.30 lbs **\$5.59 (100+)**

DUCTILE IRON MOLDED SQUARE END

81-4429-N
1 5" **\$2.39 ea.**
-- 2-1/2" **\$2.28 (80+)**
± 0.35 lbs **\$2.07 (160+)**

DUCTILE IRON CHANNEL CORNER BEND

81-100-CC
1 4-1/2" **\$4.38 ea.**
-- 4-1/2" **\$4.08 (80+)**
± 0.50 lbs **\$3.89 (160+)**

DUCTILE IRON CORNER BEND

81-4429-C
1 5" **\$5.97 ea.**
-- 1-3/4" **\$5.59 (60+)**
± 1.01 lbs **\$5.39 (120+)**

DUCTILE IRON TERMINAL

13-05302-405
1 2-3/8" **\$3.37 ea.**
-- 1-3/4" **\$3.09 (25+)**
± 0.31 lbs

DUCTILE IRON SQUARE TERMINAL

13-05302-403
1 2-3/16" **\$5.49 ea.**
-- 3-3/4" **\$5.18 (25+)**
± 0.55 lbs

DUCTILE IRON MOLDED CORNER URN BASE

81-4429-UL
1 1-1/8" **\$7.37 ea.**
-- 1-1/2" sq. **\$7.07 (50+)**
± 0.15 lbs

DUCTILE IRON MOLDED CORNER PIECE

81-4429-T
1 5-3/8" **\$4.19 ea.**
-- 1-3/4" **\$3.89 (40+)**
± 0.75 lbs **\$3.57 (80+)**

DUCTILE IRON CENTER PIECE

13-05302-406
1 5-5/16" **\$2.28 ea.**
-- 2-3/16" **\$2.07 (80+)**
± 0.74 lbs

DUCTILE IRON MOLDED END URN BASE

81-4429-U
1 5" **\$7.07 ea.**
-- 1-5/8" **\$6.89 (100+)**
± 0.20 lbs **\$6.79 (200+)**

MALLEABLE IRON MOLDED CENTER URN BASE

81-4429-UC
1 1-15/16" **\$7.37 ea.**
-- 1-5/8" sq. **\$7.07 (100+)**
± 0.15 lbs **\$6.79 (200+)**

DUCTILE IRON MOLDED CORNER PIECE 50 PER BOX/37.5 LBS

81-4429-L
1 1-1/16" **\$4.09 ea.**
-- 3-7/8" **\$3.89 (50+)**
± 0.75 lbs **\$3.58 (100+)**

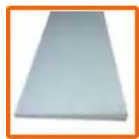
DUCTILE IRON MOLDED TERMINAL

81-4429-E
1 5" **\$4.19 ea.**
-- 3-3/4" **\$3.89 (60+)**
± 0.65 lbs **\$3.58 (120+)**

New and replacement siding where repairs are needed after aluminum siding is removed

1/2 in. x 6 in. x 192 in. Red Cedar Finger Joint Primed Bevel Siding

★★★★★ (23) Questions & Answers (18)



Hover Image to Zoom

Share Print

59

- Oil primed and ready to paint
- Naturally decay resistant
- Time tested and beautiful
- [View More Details](#)

Nominal Product Length (in.): 192

96

144

192

Unavailable at Williston

Delivering to 05495

Pickup Nearby

Today

In stock 68.8 mi away

FREE

Delivery

Unavailable

How much will you need?

Please note: calculations are estimates only

Calculate by:

☒ Length x Width

☐ Square Footage

Wall

Length:

Width:

ft.

+ Add Wall

Calculate

OR SIMILAR PRODUCT SUCH AS TREX

TimberTech
BY AZEK

AZEK
EXTERIORS

DECKING, RAILING, SIDING, TRIM & ACCESSORIES
PRODUCT GUIDE | 2024



New



Porch Collection in English Walnut®
Classic Composite Series Drink Rail

PORCH COLLECTION

Hardwoods & Stained Wood

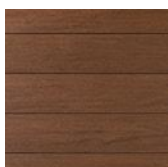
Bring all the real wood looks and performance benefits of TimberTech Advanced PVC Decking to your clients' porches. The innovative tongue-and-groove installation of our Porch Collection allows for smaller gaps between boards—delivering a traditional hardwood flooring look your clients will love.



SLATE GRAY



OYSTER®



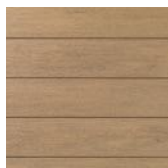
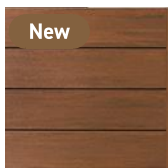
MAHOGANY



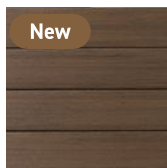
DARK HICKORY



COASTLINE®

WEATHERED
TEAK®

CYPRESS®

ENGLISH
WALNUT®

PRODUCT DESCRIPTION	TimberTech Model Number		
	10'	12'	16'
ADVANCED PVC PORCH			
1 x 4 T&G Porch Slate Gray	ADCP13510SG	ADCP13512SG	ADCP13516SG
1 x 4 T&G Porch Oyster	—	ADP13512OR	ADP13516OR
1 x 6 T&G Porch Mahogany	—	ADP15512MH	ADP15516MH
1 x 4 T&G Porch Mahogany	—	ADP13512MH	ADP13516MH
1 x 6 T&G Porch Dark Hickory	—	ADP15512DH	ADP15516DH
1 x 4 T&G Porch Dark Hickory	—	ADP13512DH	ADP13516DH
1 x 6 T&G Porch Coastline	—	ADP15512CS	ADP15516CS
1 x 4 T&G Porch Coastline	—	ADP13512CS	ADP13516CS
1 x 6 T&G Porch Weathered Teak	—	ADP15512WT	ADP15516WT
1 x 4 T&G Porch Weathered Teak	—	ADP13512WT	ADP13516WT
1 x 4 T&G Porch Cypress	—	ADP13512CY	ADP13516CY
1 x 6 T&G Porch Cypress	—	ADP15512CY	ADP15516CY
1 x 4 T&G Porch English Walnut	—	ADP13512EW	ADP13516EW
1 x 6 T&G Porch English Walnut	—	ADP15512EW	ADP15516EW

Extended lead times may apply to certain geographies.

MULTIWIDTH PORCH BOARDS

FOR DESIGN FLEXIBILITY

Standard-width (3.125") width boards available in all colors. Wide-width (5.5") porch boards available in Coastline, Cypress, Dark Hickory, English Walnut, Mahogany, and Weathered Teak for curated design options.

WUI-COMPLIANT

FOR HOMES IN FIRE ZONES

With WUI compliance, the Porch Collection is a better choice for homes in fire zones.

PROFILE OPTIONS

STANDARD

3.125"

T

1"

⊥

WIDE

5.5"

T

1"

⊥



Vintage Collection® In Coastline, RadianceRail® Express

The TimberTech Railing portfolio delivers enduringly beautiful designs as well as superior performance, whether choosing from our composite, PVC, or metal railing collections. Plus, lots of customization options mean it's easy to create a unique look.

COMPOSITE RAILING

A mix of high-performance polymers and recycled wood fibers for impressive durability, this collection offers the most customization and style options

HIGHLY DURABLE Resists cracking, splitting, and splintering

MOISTURE RESISTANT Protected from mold, mildew & rot

PREMIUM MATTE COLORS Protected by 25-year Limited Fade & Stain Warranty

RESEMBLES THE LOOK OF PAINTED WOOD

LOW MAINTENANCE Never needs painting or staining

MADE FROM UP TO 50% RECYCLED MATERIAL

OFFERS THE MOST CUSTOMIZATIONS & STYLES From modern to traditional



CLASSIC COMPOSITE SERIES

With several top rails and a universal bottom rail, the Classic Composite Series offers the most customization options, making mixing and matching components a breeze.

TOP RAIL PROFILES



DRINK RAIL

Compatible with full profile, Square-Shouldered boards. Not compatible with glass infill.



RADIANCERAIL®



PREMIER RAIL™



TRADEMARK RAIL™

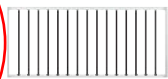
Only available in White and Matte White.



INFILL OPTIONS



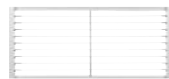
SOLID COMPOSITE BALUSTER



ALUMINUM



GLASS



CABLERAIL

COLOR OPTIONS



GLOSS WHITE



MATTE WHITE



MATTE ESPRESSO



MATTE BLACK

Matte colors also include a 25-Year Fade & Stain Limited Warranty



TruExterior®

Siding & Trim



SO AUTHENTIC. SO RELIABLE.
NOTHING COMPARES.



5/8 Trim Sizes		1X Trim Sizes		5/4 Trim Sizes		2X Trim Sizes	
Nominal	Actual	Nominal	Actual	Nominal	Actual	Nominal	Actual
—	—	—	—	—	—	2 x 2	1-1/2" x 1-1/2"
—	—	1 x 3	3/4" x 2-1/2"	5/4 x 3	1" x 2-1/2"	—	—
5/8 x 4	5/8" x 3-1/2"	1 x 4	3/4" x 3-1/2"	5/4 x 4	1" x 3-1/2"	2 x 4	1-1/2" x 3-1/2"
—	—	1 x 5	3/4" x 4-1/2"	5/4 x 5	1" x 4-1/2"	—	—
5/8 x 6	5/8" x 5-1/2"	1 x 6	3/4" x 5-1/2"	5/4 x 6	1" x 5-1/2"	2 x 6	1-1/2" x 5-1/2"
5/8 x 8	5/8" x 7-1/4"	1 x 8	3/4" x 7-1/4"	5/4 x 8	1" x 7-1/4"	2 x 8	1-1/2" x 7-1/4"
5/8 x 10	5/8" x 9-1/4"	1 x 10	3/4" x 9-1/4"	5/4 x 10	1" x 9-1/4"	2 x 10	1-1/2" x 9-1/4"
5/8 x 12	5/8" x 11-1/4"	1 x 12	3/4" x 11-1/4"	5/4 x 12	1" x 11-1/4"	2 x 12	1-1/2" x 11-1/4"

TruExterior Trim is reversible with woodgrain on one side and a smooth finish on the reverse. Available in a 16' length.

Reversible Smooth/Woodgrain Finish

BOARD-AND-BATTEN SIDING

Whether a Modern Farmhouse design or creating accents on a gable, board-and-batten is one of the hottest trends in home exterior design. And it's easy to create the board-and-batten look using just TruExterior Trim.

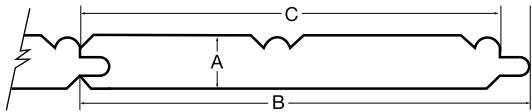


TruExterior Trim comes pre-primed and does require paint.



Pictured: Beaded Pattern

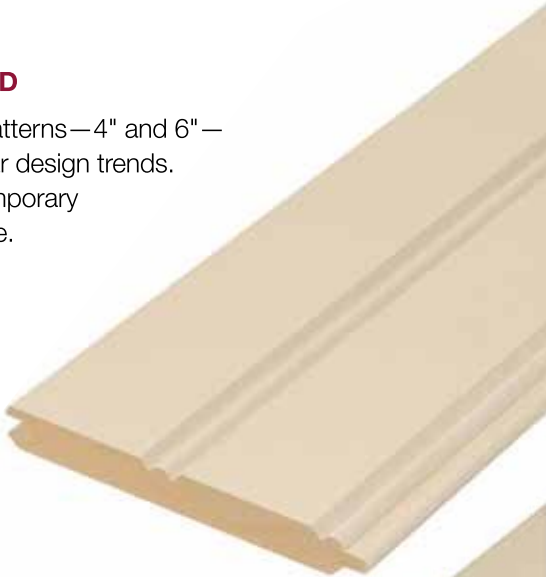
Nominal Size	Actual Thickness (A)	Actual Width (B)	Reveal (C)
5/8 x 4	5/8"	3-15/32"	3-5/32"
5/8 x 6	5/8"	5-5/16"	4-15/16"



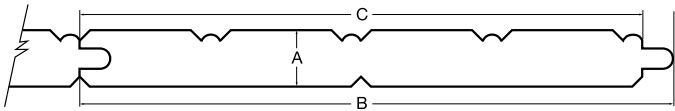
SINGLE BEADBOARD

Two distinct beaded patterns—4" and 6"—to suit the most popular design trends. Reversible for a contemporary “V-Groove” appearance.

Smooth Finish



Nominal Size	Actual Thickness (A)	Actual Width (B)	Reveal (C)
5/8 x 8	5/8"	6-9/16"	6-7/32"
5/8 x 12	5/8"	10-1/4"	9-29/32"



DOUBLE BEADBOARD

The same appearance as the single-profile products, but with twice the coverage. Reversible for a contemporary “V-Groove” appearance.

Smooth Finish



TruExterior Beadboard comes pre-primed and does require paint.

TruExterior Siding & Trim Reference Guide

SUSTAINABILITY

The sustainable properties of TruExterior Siding & Trim are a result of a combination of proprietary polymer chemistry and highly refined, recovered coal combustion products (fly ash).



- Contains a minimum of 70% recycled content—verified by SCS Global Services

CODE LISTINGS

TruExterior Siding & Trim have undergone rigorous internal and third-party testing to provide building officials, architects, contractors, specifiers, designers and others with reliable, high-performing products.

- California's Wildland-Urban Interface (WUI) listed—Beadboard and Trim
- Intertek CCRR-0300

Trim

5/8 Trim Sizes		1X Trim Sizes		5/4 Trim Sizes		2X Trim Sizes	
Nominal	Actual	Nominal	Actual	Nominal	Actual	Nominal	Actual
—	—	—	—	—	—	2 x 2	1-1/2" x 1-1/2"
—	—	1 x 3	3/4" x 2-1/2"	5/4 x 3	1" x 2-1/2"	—	—
5/8 x 4	5/8" x 3-1/2"	1 x 4	3/4" x 3-1/2"	5/4 x 4	1" x 3-1/2"	2 x 4	1-1/2" x 3-1/2"
—	—	1 x 5	3/4" x 4-1/2"	5/4 x 5	1" x 4-1/2"	—	—
5/8 x 6	5/8" x 5-1/2"	1 x 6	3/4" x 5-1/2"	5/4 x 6	1" x 5-1/2"	2 x 6	1-1/2" x 5-1/2"
5/8 x 8	5/8" x 7-1/4"	1 x 8	3/4" x 7-1/4"	5/4 x 8	1" x 7-1/4"	2 x 8	1-1/2" x 7-1/4"
5/8 x 10	5/8" x 9-1/4"	1 x 10	3/4" x 9-1/4"	5/4 x 10	1" x 9-1/4"	2 x 10	1-1/2" x 9-1/4"
5/8 x 12	5/8" x 11-1/4"	1 x 12	3/4" x 11-1/4"	5/4 x 12	1" x 11-1/4"	2 x 12	1-1/2" x 11-1/4"

Beadboard

Single		Double	
Nominal Size	Actual	Nominal	Actual
5/8 x 4	5/8" x 3-15/32"	5/8 x 8	5/8" x 6-9/16"
5/8 x 6	5/8" x 5-5/16"	5/8 x 12	5/8" x 10-1/4"

Accessories

Skirt Board		Window Pocket Rabbeted Trim		Siding Pocket Rabbeted Trim		Window and Siding Pocket Rabbeted Trim	
Nominal	Actual	Nominal	Actual	Nominal	Actual	Nominal	Actual
1 x 6	3/4" x 5-1/2"	5/4 x 4	1" x 3-1/2"	5/4 x 3	1" x 2-1/2"	5/4 x 4	1" x 3-1/2"
1 x 8	3/4" x 7-1/4"	5/4 x 6	1" x 5-1/2"	5/4 x 4	1" x 3-1/2"	5/4 x 6	1" x 5-1/2"
5/4 x 6	1" x 5-1/2"	5/4 x 8	1" x 7-1/4"	5/4 x 5	1" x 4-1/2"	5/4 x 8	1" x 7-1/4"
5/4 x 8	1" x 7-1/4"			5/4 x 6	1" x 5-1/2"		
				5/4 x 8	1" x 7-1/4"		

Note: All TruExterior Trim, Beadboard, and Accessory products are available in a standard 16' length.

Slate on South face of roof, facing Grant Street

HOME (HTTPS://VERMONTSLATECO.COM/) > SLATES (HTTPS://VERMONTSLATECO.COM/SLATE/) > VERMONT STRATA GRAY

Vermont Strata Gray

Vermont Strata Gray slate is a medium gray slate with black stripes. This medium to heavy-textured slate usually shows some buff and brown weathering. The random angles of the strata lines combined with the semi-weathering qualities provide heavy contrast through the roof.

[DOWNLOAD INFORMATION SHEET \(HTTPS://VERMONTSLATECO.COM/WP-CONTENT/UPLOADS/2015/09/VERMONT-STRATA-GRAY-PRODUCT-SHEET.PDF\)](https://vermontslateco.com/wp-content/uploads/2015/09/VERMONT-STRATA-GRAY-PRODUCT-SHEET.PDF)



ASTM Tests

	Value	ASTM Test Method	ASTM Grade
Modulus of Rupture	611 lbs. at 0.253 in	C-120-06	S1
Absorption	0.163%	C-121-06	S1
Weather Resistance	.0019 in.	C-217-94	S1

All Vermont Slate Company® roofing products meet or exceed ASTM C-406 S1 Standards

Image Gallery



(HTTPS://VERMONTSLATECO.COM/CONTENT/UPLOADS/2015/11/VERMONT-STRATA-GRAY-SLATE-HOUSE.JPG) (HTTPS://VERMONTSLATECO.COM/CONTENT/UPLOADS/2015/11/VERMONT-STRATA-GRAY-SLATE-ROOF-2.JPG) (HTTPS://VERMONTSLATECO.COM/CONTENT/UPLOADS/2015/11/VERMONT-STRATA-GRAY-SLATE-ROOF-3.JPG) (HTTPS://VERMONTSLATECO.COM/CONTENT/UPLOADS/2015/11/VERMONT-STRATA-GRAY-SLATE-2.JPG)

Certainteed Landmark or equal asphalt shingles
For north, east and west surfaces



LANDMARK® COLOR PALETTE



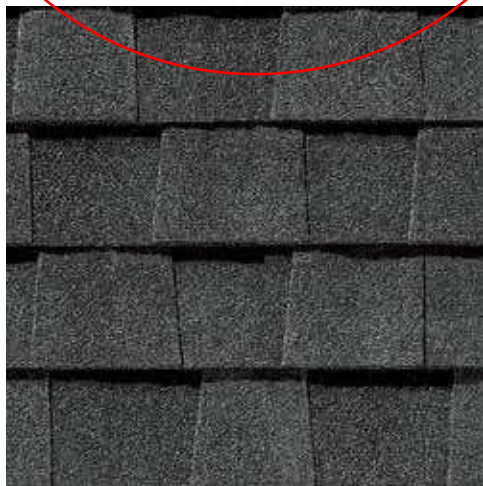
Cobblestone Gray



Georgetown Gray



Weathered Wood



Moiré Black



Charcoal Black



Heather Blend

LANDMARK® Solaris® CoolRoof COLOR PALETTE



Graphite
CRRP Product ID 0668-0155



Weathered Wood
CRRP Product ID 0668-0119



STATE OF VERMONT
Division for Historic Preservation
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
Individual Structure Survey Form

SURVEY NUMBER:

NEGATIVE FILE NUMBER:

78-A-164

UTM REFERENCES:

Zone/Easting/Northing

U.S.G.S. QUAD. MAP:

PRESENT FORMAL NAME:

ORIGINAL FORMAL NAME:

PRESENT USE: apartments

ORIGINAL USE: residence

ARCHITECT/ENGINEER:

BUILDER/CONTRACTOR:

PHYSICAL CONDITION OF STRUCTURE:

Excellent ☐ Good ☒

Fair ☐ Poor ☐

STYLE: Italianate

DATE BUILT:

1869

COUNTY: Chittenden

TOWN: Burlington

LOCATION:

24 Grant St.

COMMON NAME:

FUNCTIONAL TYPE: dwelling

OWNER: Iris B. Lash

ADDRESS: 245 Crescent Road

ACCESSIBILITY TO PUBLIC:

Yes ☐ No ☒ Restricted ☐

LEVEL OF SIGNIFICANCE:

Local ☒ State ☐ National ☐

GENERAL DESCRIPTION:

Structural System

1. Foundation: Stone ☒ Brick ☐ Concrete ☐ Concrete Block ☐

2. Wall Structure

a. Wood Frame: Post & Beam ☐ Balloon ☒

b. Load Bearing Masonry: Brick ☐ Stone ☐ Concrete ☐
Concrete Block ☐

c. Iron ☐ d. Steel ☐ e. Other:

3. Wall Covering: Clapboard ☐ Board & Batten ☐ Wood Shingle ☐
Shiplap ☐ Novelty ☐ Asbestos Shingle ☐ Sheet Metal ☐

Aluminum ☒ Asphalt Shingle ☐ Brick Veneer ☐ Stone Veneer ☐
Bonding Pattern: Other:

4. Roof Structure

a. Truss: Wood ☒ Iron ☐ Steel ☐ Concrete ☐

b. Other:

5. Roof Covering: Slate ☒ Wood Shingle ☐ Asphalt Shingle ☐
Sheet Metal ☐ Built Up ☐ Rolled ☐ Tile ☐ Other:

6. Engineering Structure:

7. Other:

Appendages: Porches ☒ Towers ☐ Cupolas ☐ Dormers ☐ Chimneys ☒
Sheds ☐ Ells ☒ Wings ☐ Bay Window ☐ Other:

Roof Style: Gable ☒ Hip ☐ Shed ☐ Flat ☐ Mansard ☐ Gambrel ☐

Jerkinhead ☐ Saw Tooth ☐ With Monitor ☐ With Bellcast ☐

With Parapet ☐ With False Front ☐ Other:

Number of Stories: 2½

Number of Bays:

Entrance Location:

Approximate Dimensions:

THREAT TO STRUCTURE:

No Threat ☐ Zoning ☐ Roads ☐

Development ☐ Deterioration ☐

Alteration ☐ Other:

LOCAL ATTITUDES:

Positive ☐ Negative ☐

Mixed ☐ Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

Massing - Gable sided orientation. Rectangular block with ell in rear. 1 x 3 bay front porch. 1 x 2 bay side porch on ell.

Penetration - 2/2 sash. Plain architrave. Round headed gable window with shouldered architrave.

Entrance - Center, double doors, single panel with round headed lights.

Enrichments - Turned posts, chamfered posts, spindle screen, paired brackets and an Eastlake motif over front door.

RELATED STRUCTURES: (Describe)

8 bay carriage shed with attached coachman's house.

STATEMENT OF SIGNIFICANCE:

This is similar in massing and plan to many Italianate houses throughout Burlington. Its gable sided street orientation is, however, different than these others. Distinguishing features include a double door entrance with round headed sidelights, bracketed eaves and an Eastlake detailed entrance porch.

It was the home of architect-builder William Townsend for thirty years (1869-99), and was undoubtedly designed and erected by Townsend. It maintains the modest, comfortable, middle class character of the street.

REFERENCES:

1869, 1890, Sanborn maps; directories

MAP: (Indicate North in Circle)



SURROUNDING ENVIRONMENT:

Open Land ☐ Woodland ☐
Scattered Buildings ☐
Moderately Built Up ☐
Densely Built Up ☒
Residential ☒ Commercial ☐
Agricultural ☐ Industrial ☐
Roadside Strip Development ☐
Other:

RECORDED BY:

C. Richard Morsbach

ORGANIZATION:

VT. Div. for Historic Preservation

DATE RECORDED:

6/29/78

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
Vacant, Code Compliance Officer
Vacant, DPI Administrator



TO: Development Review Board
FROM: Garret King
DATE: June 3, 2025
RE: ZAP-25-3; 134 Archibald Street

=====

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: NMU Ward: 2

Owner/Applicant: Adam Davis

Appellant: Adam Davis

Request: Appeal of zoning administrative denial (ZP-25-94) to change the use from commercial/business occupancy use to one residential dwelling unit with interior renovations.

Background Information:

The appellant is appealing an administrative denial of an application to change some existing commercial space into one residential dwelling unit. The 1005 commercial building would become mixed residential and commercial use. No exterior or site changes were proposed. The denial was issued April 14th 2025. The appeal was completed April 29th and is considered timely.

The appellant points to the use table in Appendix A allowing for residential boarding house use.

Recommendation: **Uphold administrative denial** as per the following findings.

I. Findings

The subject application was filed March 20th 2025, and the application was made complete on March 28th 2025. On April 3rd, staff informed the applicant of the problem with proposing a single dwelling unit within the existing commercial structure. Following subsequent correspondence, the applicant chose to move forward with the application as proposed on April 10th, 2025.

The application was administratively denied April 14th, 2025 per the following:

Appendix A-Use Table
Neighborhood Mixed Use NMU

	Urban Reserve	Recreation, Conservation & Open Space			Institutional	Residential				Downtown Mixed Use ¹	Downtown Form Districts (See Article 14)	Neighborhood Mixed Use				Enterprise	
USES	UR	RCO - A	RCO - RG	RCO - C	I	RL	RM	RH	RC	DW-PT ¹⁵	Downtown FDs	NMU	NAC	NAC-R	NAC-CR	E-AE	E-LM ¹⁴
RESIDENTIAL USES	UR	RCO - A ¹	RCO - RG	RCO - C	I	RL	RM	RH	RC	DW-PT ¹⁵	Downtown FDs	NMU	NAC	NAC-R	NAC-CR	E-AE	E-LM
Single Detached Dwelling	N	N ¹	N	N	Y	Y ²	Y ²	N ²⁰	N ²⁰	N		N ²⁰	N ²⁰	N ²⁰	N	N	N
Attached Dwellings - Duplex	N	N ¹	N	N	Y	Y ²	Y ²	Y	Y	N		Y ³	N	Y	N	N	N
Attached Dwellings - Multi-Family (3 or more)	N	N ¹	N	N	Y	Y ²	Y ²	Y	Y	N		Y	Y	Y	Y	N	N
RESIDENTIAL SPECIAL USES	UR	RCO - A	RCO - RG	RCO - C	I	RL	RM	RH	RC	DW-PT ¹⁵	Downtown FDs	NMU	NAC	NAC-R	NAC-CR	E-AE	E-LM
Assisted Living	N	N	N	N	CU	CU	Y	Y	Y	N		Y	Y	Y	Y	N	N
Boarding House ⁸ (4 persons or less)	N	N	N	N	CU	CU	Y	Y	Y	N		Y	Y	Y	N	N	N
Boarding House ⁸ (5 persons or more)	N	N	N	N	CU	CU	CU	CU	CU	N		CU	CU	CU	N	N	N
Community House (See Sec 5.4.4)	N	N	N	N	CU	CU	CU	CU	CU	N		CU	CU	CU	CU	N	N
Convalescent/Nursing Home	N	N	N	N	CU	CU	Y	Y	Y	N		Y	Y	Y	Y	N	N
Dormitory ⁵	N	N	N	N	CU	N	N	N	N	N		N ²⁵	CU	CU	N	N	N
Emergency Shelter ²¹	N	N	N	N	N	CU	CU	CU	CU	N		CU	CU	CU	CU	N	N
Group Home	N	N	N	N	Y	Y	Y	Y	Y	N		Y	Y	Y	Y	N	N
Historic Inn (See Sec 5.4.2)	N	N	N	N	CU	CU	CU	CU	CU	N		CU	Y	Y	Y	N	N
Mobile Home Park	N	N	N	N	N	CU	CU	N	N	N		N	N	N	N	N	N
Sorority/Fraternity ⁶	N	N	N	N	CU	N	N	N	N	N		N	N	N	N	N	N
Short Term Rental ¹³	N	N	N	N	Y	Y	Y	Y	Y	N		Y	Y	Y	Y	N	N

A single dwelling unit is not allowed within the NMU zoning district. Attached dwelling, multi-family (3 or more) is allowed.

Recommended Motion

Uphold the administrative denial.

134 Archibald Street / 21 Bright Street

ZAP-25-3

April 29, 2025

Original Application:

The application is to convert the use of existing commercial office space to multi-use office and residential for 1 dwelling unit.

The existing building exterior and site to remain as-is. Minor interior modifications will be necessary to create the dwelling unit involving upgrades to the existing bathroom and kitchen, and creating a large bedroom that complies with necessary egress and fire protection codes.

Appeal Narrative:

Upon denial of the original application, we as Architect/Agent reviewed the zoning regulations for Neighborhood Mixed Use and what use is permitted in this zone.

Based on initial review, a single dwelling unit is not permitted through administration. We accepted the denial and submitted the following appeal:

1. Adam Davis, J. Graham Goldsmith Architects, 7 Kilburn Street, Burlington VT.
2. I as Architect/Agent am representing the owner of 134 Archibald Street, known as 21 Bright Street, LLC. The building is an existing single story wood framed building, with storage loft, currently used as office space and commercial storage. The building as it stands offers an opportunity to create a habitable living unit for up to 7 residents without major construction and/or changes to the site.
3. We refer to the use-table, Appendix A for NMU (Neighborhood Mixed Use) where single family residential is not considered an allowable use.
4. We request approval with conditional use for use as a boarding house without owner occupancy in order to provide housing for temporary J1 Visa employees that will be in Burlington for 6 months of the year.
5. Given the NMU zone and surrounding area where there are several residential buildings, we hope to work through the Development Review Board an acceptable agreement that would allow housing to this existing structure for the sake of preserving an existing building while also

7 Kilburn Street, Burlington, VT 05401
86 Pocomo Road, Nantucket, MA 02554
201 Grenville Road, Hobe Sound, FL 33455
tel 800 862 4053 . fax 802 864 8267

www.jggarchitects.com

providing housing where there is limited housing available.

Please note, that the residents will be employed by the owner, to which I ask if they could be considered at owner occupied since they will be representing the business that owns this property.

It is our suggestion that under a Conditional Use Approval, that the residential aspect of the building could be determined as Group Housing for 5+ occupants.

Per zoning regulations, this requires owner occupancy, which as an LLC, the planned residents of 134 Archibald Street would be temporary employees. Housing can be contingent on employment.

Allowing residential use for this building does not add any additional burden to the already scarce available housing, in an already mostly residential area.

Attached, we have pictures of the existing property, as well as a local map showing said property and the single family homes surrounding it.

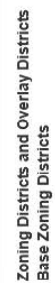
The owner is open to discussing possible options in hopes of a conditional approval for temporary housing for their seasonal J1 Visa employees.

Thank you,

Sincerely,

A handwritten signature in black ink, appearing to read 'Adam A. Davis', with a stylized, cursive script.

Adam A. Davis, AIA
J. Graham Goldsmith Architects



- [illegible]



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, Planning Technician
Steve Cormier, Code Compliance Officer
Vacant, DPI Administrator



TO: Development Review Board
FROM: Scott Gustin
DATE: June 3, 2025
RE: ZP-25-107; 120 Depot Street

=====

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: 3C

Owner/Applicant: Steve & Andrea Trombley

Request: Variance to allow for exception to existing height regulations.

Applicable Regulations:
Article 12 (Appeals and Variances)

Background Information:

The applicant is seeking a variance from the applicable height measurement methodology articulated in Sec. 5.2.6, *Building Height Limits*, (a) *Height Measurement*, 1. Specifically, the applicant is seeking to use the methodology articulated in subsection B (measurement of height based on average finished grade all around the building) rather than that articulated in subsection A (measurement of height of just the building's front façade). The Ordinance requires use of the subsection A methodology because any would-be building constructed on the lot would be within 50' of the front property line. The applicant is requesting use of the subsection B methodology because of the lot's exceptional topography, hence the variance application.

The noted standards for reference:

The maximum height of any building shall be measured as follows:

1. Starting Point: Building height shall be measured from:
 - A. a public sidewalk, alley, or other public way or space where the proposed building's street-facing façade is within a 50-foot horizontal distance of the lot's street frontage; or,
 - B. the average finished grade within a 10-foot horizontal distance of the building's street-facing façade where the proposed building is more than a 50-foot horizontal distance from the lot's street frontage.

Previous zoning actions for this property are as follows:

- 6/8/23, Denial of 60' height variance request
- 9/7/22, Denial of new single family home

- 8/4/21, Re-approval of 10' front yard setback variance
- 10/24/14, Approval of 10' front yard setback variance

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

I. Findings

Article 12: Variances and Appeals

Sec. 12.1.1 Variances

(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 subject property is a somewhat small 4,180 sf rectangle; however, it is uniquely steep. Taking setbacks into account, most of the building envelope is within the steep slope of the lot. The property is neighbored by through lots with frontage on Depot Street and North Avenue, hence the prior variance approval for the 10' front yard setback along Depot Street. Except for a small flat area at the top/eastern end of the lot, the property is uniformly steep. Any construction, anywhere on the slope will likely be challenging. **(Affirmative 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 10' front yard setback approved for this property previously requires building height measurement of the building's front façade (Sec. 5.2.6 {a} 1, A noted above). This provision assumes no, to moderate, grade change between the front of the building and the street. It has been used successfully in a number of projects, such as those along South Williams Street, to enable buildings to become taller as the topography descends from the street. The inverse is not true. The ascending topography of the subject lot requires either wholesale excavation of the slope or building up the slope. Sec. 6.2.2, *Review Standards*, (b) *Topographical Alterations*, requires that development minimize grading, cut, and fill of the natural contours of a site. Building with the slope is possible if the height measurement methodology of Sec. 5.2.6 (a) 1, B is used. **(Affirmative finding)**

(c) The unnecessary hardship has not been created by the applicant.

The hardship is created by the combination of the exceptional topography of the lot and the required height measurement methodology Sec. 5.2.6 (a) 1, A. **(Affirmative 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 subject property is located in a residential neighborhood. The requested variance would enable construction of a residence (under separate application). Use of the requested height measurement methodology would minimize disturbance to the slope and any potential impacts on neighboring properties. Access to renewable energy resources would remain unaffected. Would-be construction of a residence would not be detrimental to the public welfare in this residential area. **(Affirmative 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 plan.

The requested variance does not seek to exceed any dimensional limitations. It requests use of a different height measurement methodology than would be required otherwise. The requested height measurement methodology is available for use by construction further away from the front property line than in this case. **(Affirmative finding)**

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

Approval of the variance would enable construction of a residence compliant with height as measured per Sec. 5.2.6 (a) 1, B. The variance would not result in the extension of a non-complying situation. The would-be home is a conforming use of the property. **(Affirmative finding)**

II. Conditions of Approval

1. The variance approval is for use of the height measurement methodology of Sec. 5.2.6 (a) 1, B.
2. No development is included in this approval. All development is subject to a separate zoning permit and must meet all other dimensional requirements.
3. Per Sec. 12.1.3, Filing a Request, Public Hearing, and DRB Decision, this variance approval shall be valid for a period of 2 years.

Steve & Andrea Trombley

101 Collamer Circle
Shelburne, Vermont 05482
802-279-0278

15May25

Variance Narrative

Description of property:

The lot is a 0.10 ac. parcel with a steep slope facing west with access from Depot Street. A variance was previously granted for a 10 ft. setback at the front of the lot due to the nature of the lot and the inability to build on the lot without the reduced setback requirements.

Requested relief:

We are requesting a change from the current setback requirement of 50 Ft outlined in **Ordinance 5.2.6, (a) 1.B** to a 10 ft. setback. This will allow us to use the average perimeter height measurement rather than measuring from the street side only. This will allow us to meet the 35ft. height maximum and build a suitable, primarily above ground house. The current ordinances do not make accommodations for a very small lot with a steep slope. Without this variance it is nearly impossible to build a suitable above ground house as it would require excavation and soil retainage that , if possible at all, would cost an exorbitant amount and negatively impact the neighboring properties.

Note: The requested setback variance matches the setback variance that was previously approved for the site.

Goal of Variance:

To achieve a design that provides a home of sufficient size to accommodate our family, without the living space being predominantly below ground level. (See sketches provided) We have a special needs son that will be living with us for the foreseeable future. The original design was conceived with the intent to be as compact and space efficient as possible while serving both our need for a comfortable retirement home and our son's space requirements as a grown adult. Importantly, this location provides him with the ability to function somewhat independently without the need to drive, as it is near bus lines and is walking distance to most activities and services.

Additional positives with the higher overall height are the ability to mount the solar panels on the roof of the house rather than in the back yard on some sort of mounting structure, along with an increase in passive solar.

Sec. 12.1.1 Variance Responses

(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 unique nature of this lot, very small size and steeply pitched with the slope beginning very close to the western edge of the property make it nearly impossible to build a suitable above ground house with the current ordinances and the 35 ft. height limitation. The current ordinances do not make accommodation for a very small lot with a steep slope.

(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.

To build a suitable, primarily above ground house adhering to the current ordinances would require excavation and soil retainage efforts that, if it is possible at all, would cost an infeasible amount and negatively impact the neighboring properties views significantly, as well as requiring their approval for disrupting their properties and the required underground work on their properties..

c) The unnecessary hardship has not been created by the applicant.

The hardship relative to the new height regulations vs the regulations in place when we submitted our application is not a hardship created by the applicant.

(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.

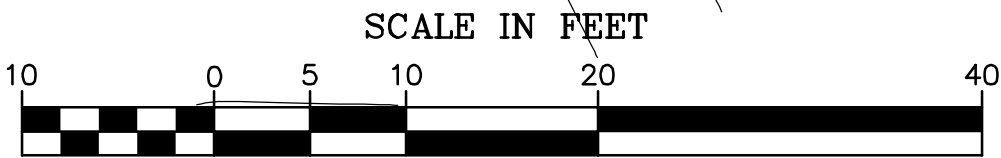
The variance from the new height calculation requirement would not alter the essential character of the neighborhood or district in which the subject property is located. The proposed design is similar in design approach to the new condo complex at 85North Ave. next door to our property.

(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 plan.

The requested setback variance is the maximum setback (ie. Minimum variance) that allows us to build a suitable above ground house and adhere to the 35 ft height requirement. Any larger setback requires a much more substantial excavation into the very steep slope at a great expense (if even possible) and causes the visual height of the building to be even higher.

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

The variance from the new height requirement would not result in the extension of a noncomplying situation or allow a nonconforming use of land. The variance would simply enable the construction of a single-family home that complies with the current height requirements.

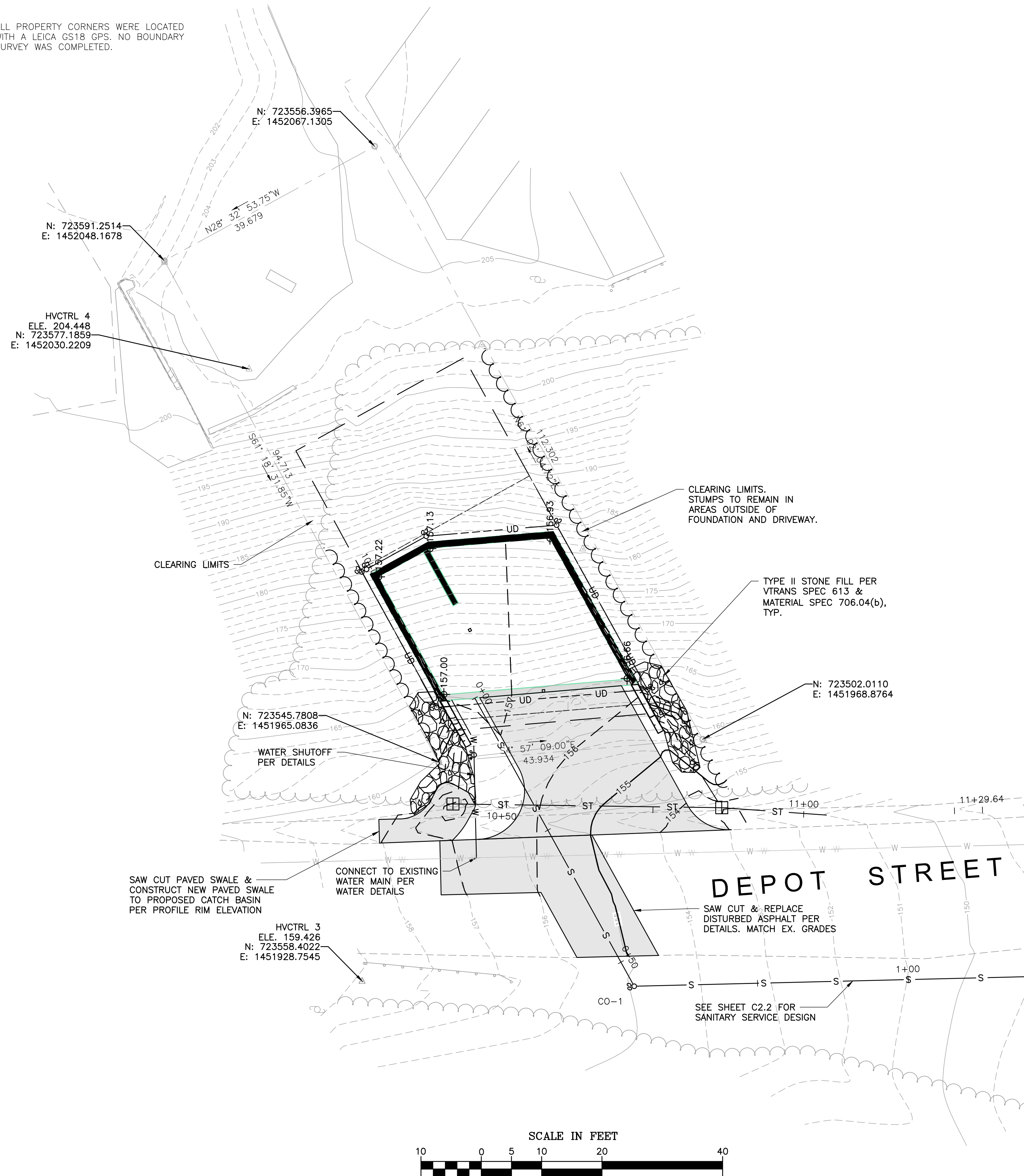


Today

SHEET NUMBER

C1.1

ALL PROPERTY CORNERS WERE LOCATED
WITH A LEICA GS18 GPS. NO BOUNDARY
SURVEY WAS COMPLETED.



PROGRESS PRINTS
NOT FOR CONSTRUCTION

Today

**DuBois
& King inc.**

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PROFESSIONAL SEAL

**NOT FOR
CONSTRUCTION
PRELIMINARY
PLANS**

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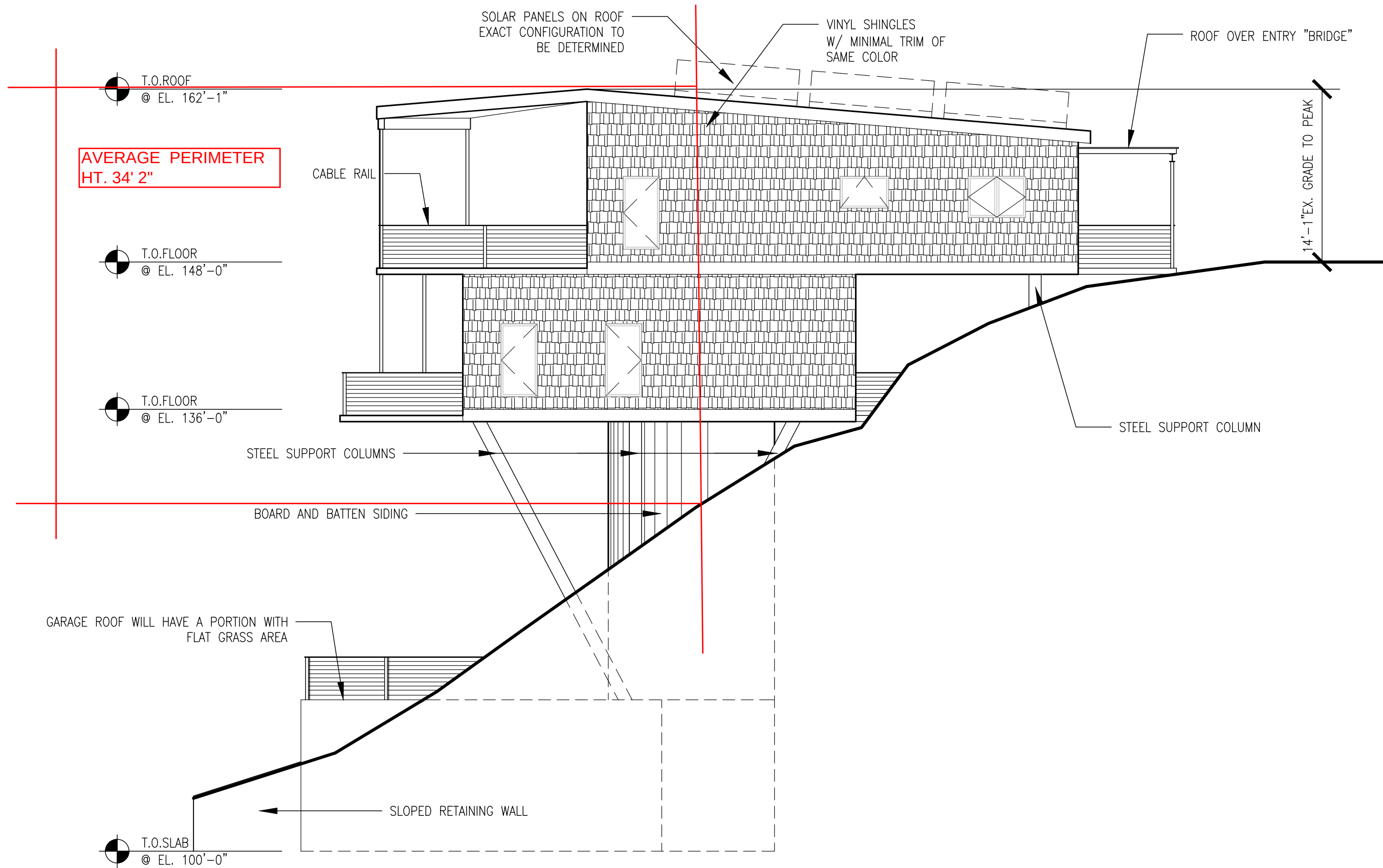
TROMBLEY SITE PLAN
DEPOT STREET, BURLINGTON, VT
LWI METALWORKS
STEVE TROMBLEY, PRESIDENT: steve@wiweld.com

PROPOSED SITE PLAN

DRAWN BY MAM	DATE 04/22/22
CHECKED BY LDC	D&K PROJECT # 827848P
PROJ. ENG. MAM	SCALE AS NOTED

SHEET NUMBER

C2.1



1 SOUTH ELEVATION
1/8" = 1'-0"

Revised 7.18.22
DRB set Not for Construction

JPF Architecture, PLLC
Dubois & King, Inc.

Architect:
Engineer:

TROMBLEY RESIDENCE
120 Depot Street
Burlington, Vermont

SOUTH
ELEVATION

DATE
5.12.22

SHEET NUMBER
A2.1

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
Vacant, Code Compliance Officer
Vacant, DPI Administrator



TO: Development Review Board
FROM: Garret King
DATE: June 3, 2025
RE: ZP-25-147; 168 Archibald Street

=====

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: NMU Ward: 2

Owner/Applicant: Briggs House LLC / Kitter Spater

Request: Proposed change in use from place of worship to create a Bar/Tavern.

Applicable Regulations:

Article 3 (Applications, Permits, and Project Reviews, Article 4 (Maps & Districts), Article 5 (Citywide General Regulations).

Background Information:

The applicant is proposing to convert the main floor and balcony space of the existing place of worship into a Bar/Tavern to allow for food, beverage, and event space. The new use of Bar/Tavern is allowed in the Neighborhood Mixed Use district as a Conditional Use and is therefore subject to Conditional Use review.

Prior zoning permit actions for this property.

- Zoning permit: ZP-23-270 Add gutters.
- Zoning Permit: ZP-23-407 Proposed renovation to convert portion of North Side of basement to a two-bedroom apartment.
- Zoning Permit: ZPW-23-160 Replace basement windows.
- Zoning Permit: ZP-06-119 Construct an eight foot section of fence, ten feet high, constructed of 1 x 4's for uprights in the (staggered) shadow pattern, pressure treated for horizontal length, painted barn red, for screening purposes.
- Zoning Permit: ZP-00-279 Construction of access ramp and entry door for the existing synagogue and funeral chapel fronting on Archibald and Hyde streets. Proposal includes installation of an exterior, Wall mounted, Cutoff fixture to light the ramp.

Recommendation: **Conditional Use Approval** as per, and subject to, the following findings and conditions:

I. Findings

Article 3: Applications, Permits, and Project Reviews

Part 3: Impact Fees

Sec. 3.3.5 Calculation of Impact Fee

Impact fees are calculated on the total gross square footage of the principal use of a building, including accessory uses.

The entire 1st/ground floor and the 2nd floor balcony area are proposed to change from the existing place of worship into a Bar/Tavern totaling a change in use of 3,868sf. A change of use is subject to impact fees totaling \$282.36 as calculated below. **(Affirmative finding as Conditioned)**

SF of Project	3868		FY 25: July 1, 2024 - June 30, 2025		
Department	Retail		Offices & Other		Change in Use
	Rate	Fee	Rate	Fee	Retail - Office&Other
Traffic	0.899	\$ 3,477.33	0.83	\$ 3,194.97	\$ 282.36
Fire	0.243	\$ 939.92	0.24	\$ 939.92	\$ -
Police	0.4124	\$ 1,595.16	0.43	\$ 1,655.50	\$ -
Parks	0.512	\$ 1,980.42	0.51	\$ 1,980.42	\$ -
Library	0	\$ -	0.00	\$ -	\$ -
Schools	0	\$ -	0.00	\$ -	\$ -
Total	2.0664	\$ 7,992.83	2.01	\$ 7,770.81	\$ 282.36

Part 5: Conditional Use and Major Impact Review

Sec. 3.5.2 Applicability

(a) *Conditional Use Review: Conditional Use Review shall be required for the approval of all development subject to the following provisions of this ordinance:*

1. *any use identified under Article 4 and Appendix A – Use Table as a “Conditional Use” or “CU;”*

As noted above, the proposed use of Bar/Tavern is noted as a conditional use in the Neighborhood Mixed Use district in the Appendix A-Use Table. **(Affirmative finding)**

Sec. 3.5.6 Review Criteria

(a) *Conditional Use Review Standards: Approval shall be granted only if the DRB, after public notice and public hearing, determines that the proposed conditional use and associated development shall not result in an undue adverse effect on each of the following general standards:*

- (1) *Existing or planned public utilities, facilities or services are capable of supporting the proposed use in addition to the existing uses in the area;*

The property is served by municipal water and wastewater service. A state wastewater permit may be needed and a related capacity letter issued by the city's Department of Public Works. The applicant is responsible for contacting VT DEC as to wastewater permitting. **(Affirmative finding as Conditioned)**

- (2) *The character of the area affected as defined by the purpose or purposes of the zoning district(s) within which the project is located, and specifically stated policies and standards of the municipal development plan;*

The Neighborhood Mixed Use district is intended to preserve and enhance the city's historically commercial areas while promoting additional development. The property is

located near other commercial and residential properties and will continue to add to the mix of uses in the neighborhood. **(Affirmative finding)**

- (3) *The proposed use will not have nuisance impacts from noise, odor, dust, heat, and vibrations greater than typically generated by other permitted uses in the same zoning district;*

The renovated space inside the building will be used to host performances and other social events with a maximum capacity of 151 patrons. Some noise is expected during these times but not more than is typical for these events. Hours are limited to prevent late night disturbances. **(Affirmative finding)**

- (4) *The transportation system is capable of supporting the proposed use in addition to the existing uses in the area. Evaluation factors include street designations and capacity; level of service and other performance measures; access to arterial roadways; connectivity; transit availability; parking and access; impacts on pedestrian, bicycle and transit circulation; safety for all modes; and adequate transportation demand management strategies; and,*

The property does not currently have any parking and no on-site parking is proposed. The property is located near several bus stops and arterial roadways with bike lanes to allow for pedestrians to easily navigate to the new business. With no parking for cars on site no traffic study is required. **(Affirmative finding)**

- (5) *The utilization of renewable energy resources; and,*

No proposed use of renewable energy is proposed. Renewable energy is not required for this application. **(Affirmative finding)**

- (6) *Any standards or factors set forth in existing City bylaws and city and state ordinances;*

The new use will be required to follow all other City and State regulations. **(Affirmative finding as Conditioned)**

Article 4: Zoning Maps and Districts

Sec. 4.4.2 Neighborhood Mixed Use Districts

(a). Purpose

The Neighborhood Mixed Use districts promote development that combines nonresidential 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.

2. *The Neighborhood Mixed Use (NMU) district is intended to preserve and enhance historically commercial areas while reinforcing the compact scale and development patterns within the city's older neighborhoods. Uses are intended to provide neighborhood oriented goods and services and employment opportunities within walking or biking distance of residential neighborhoods;*

The property is located in the NMU zoning district and is proposing additional commercial space to promote community events. The new commercial space will primarily be a food and beverage establishment that serves the local neighborhood but will also host larger events open to the community. The new use and proposed operation of the facility will support the goals of this zoning district. **(Affirmative finding)**

(b). Dimensional Standards

The proposal includes no exterior work. Dimensional characteristics will not change. **(Affirmative finding)**

(c). Permitted and Conditional Uses:

The Bar/Tavern proposed use is conditional in the Neighborhood Mixed Use district per the Appendix A-Use Table. **(Affirmative finding)**

(d). District Specific Regulations:

Not Applicable

Article 5: Citywide General Regulations

Sec. 5.2.3, Lot Coverage Requirements

See Sec. 4.4.2 (b) above

Sec. 5.2.4, Buildable Area Calculation

See Sec. 4.4.2 (b) above

Sec. 5.2.5, Setbacks

See Sec. 4.4.2 (b) above

Sec. 5.2.6, Building Height Limits

See Sec. 4.4.2 (b) above

Sec. 5.2.7, Density and Intensity of Development Calculations

See Sec. 4.4.2 (b) above

Sec. 5.5.1 Nuisance Regulations

The new use of the property will create a space that will allow for entertainment events for the public that may be both indoors and outdoors on the property. Exterior changes are not part of the proposal and will require additional permitting. The hours of operation will be 8am to 11pm for interior operations every day of the week. Hours of operation for outdoor performances will be limited to 4pm to 10pm on Thursday, 4pm to 10pm Friday, and noon to 10pm on Saturday. The property and new use of the property will have to conform to the nuisance and performance standards set forth in the Burlington Code of Ordinances, including the noise ordinance.

(Affirmative Findings as Conditioned)

Sec. 5.5.2 Outdoor Lighting

Not applicable

Sec. 5.5.3 Stormwater and erosion Control

Not applicable

II. Conditions of Approval

1. **Prior to release of the zoning permit**, the applicant shall provide written proof of sufficient wastewater capacity as certified by the Department of Public Works.
2. A state wastewater permit may be required. It is the applicant's responsibility to inquire with Vermont Dept. of Environmental Conservation, Essex Regional Office as to whether one is required or not.
3. Impact fees totaling \$282.36 shall be paid in full within 30 days of issuance of the building permit.
4. No exterior building and site work is included in this approval. Any exterior work may require additional zoning permits.
5. The hours of operation for outdoor performances are limited to the following unless additional permitting is approved:
 - a. Thursday 4-10 pm
 - b. Friday 4-10 pm
 - c. Saturday 12-10 pm
6. The hours of operation are limited to the following unless additional permitting is approved: Monday –Sunday 8am-11pm.
7. The property and new use of the property will have to conform to the nuisance and performance standards set forth in the Burlington Code of Ordinances.
8. Standard permit conditions 1-15.

A taste of Burlington at Archibald Hall

Draft: V.3

5.20.25

Mission:

Our mission is to create a vibrant, family-friendly gathering point that fosters community connections while celebrating and promoting the unique culture, food, drink, and heritage of Burlington and the Old North End. We aim to provide a welcoming space to come together, sample emerging food from local vendors, have a Vermont beverage, share experiences, and embrace the diverse spirit of our neighborhood, enhancing the quality of life for all residents and visitors.

Market Copy:

Come on over to Archibald Hall for a taste of Burlington! We'll have tasty food from emerging local vendors, Vermont drinks, and a chance to chat with neighbors. It's a fantastic way to meet new folks, reconnect with old, and soak in the unique vibe of Burlington and the Old North End. Plus, it's a great way to support local businesses and make our community a better place to live.

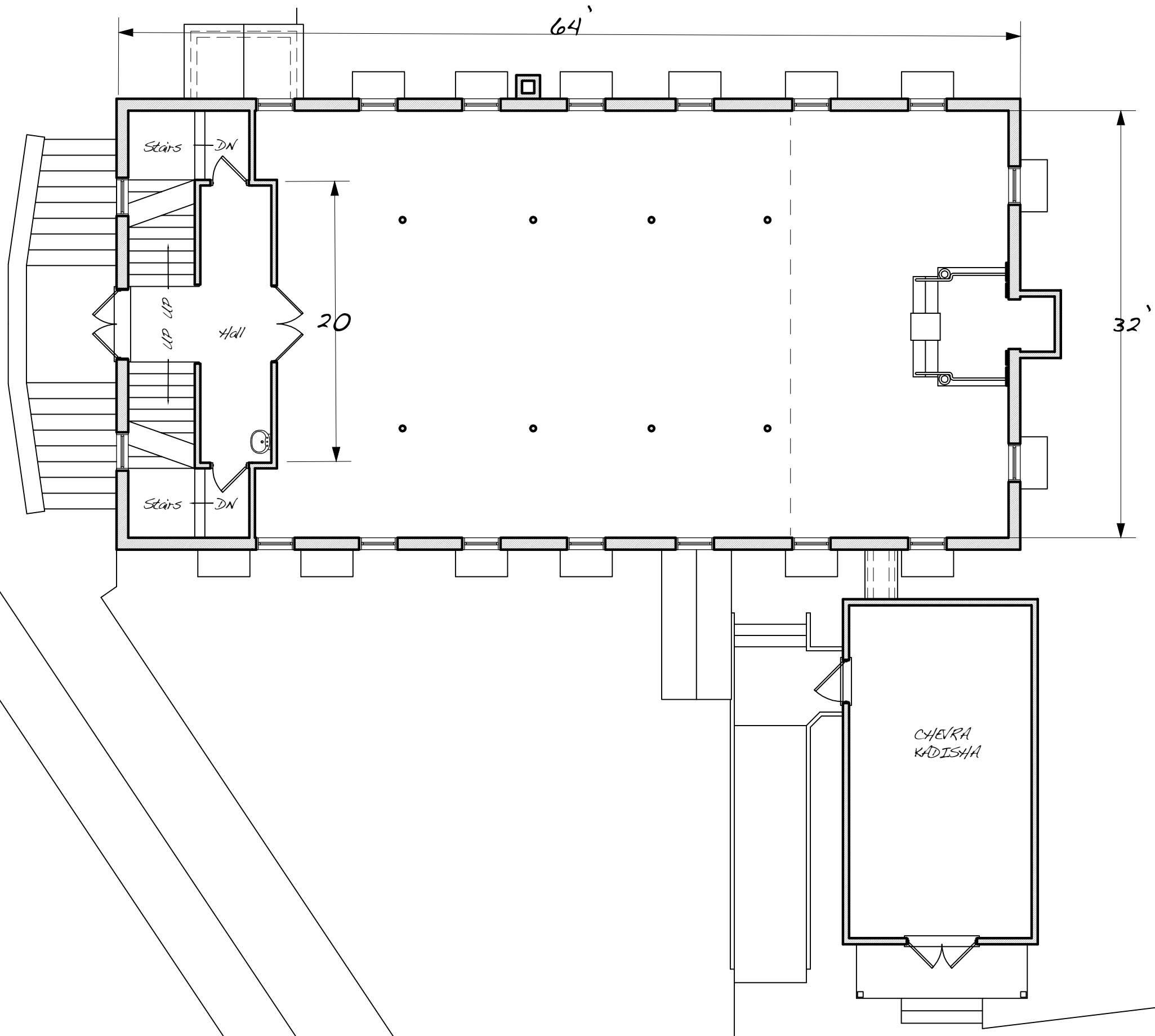
Outline of Intent:

- Days of operation – Start with 3 days (Friday – Sunday), add additional days, and expand hours based on demand.
 - Monday 8 am – 11 pm
 - Tuesday 8 am – 11 pm
 - Wednesday 8 am – 11 pm
 - Thursday 8 am – 11 pm
 - Friday 8 am – 11 pm
 - Saturday 8 am – 11 pm
 - Sunday 8 am – 11 pm
- Outdoor performance would be limited to:
 - Thursday 4-10 pm
 - Friday 4-10 pm
 - Saturday 12-10 pm

- Sunday 12- 8 pm
- Capacity: 102 downstairs, 49 on balcony
- Drink: Managed by Citizen Cider
 - VT-based companies that complement Citizen Cider
 - Focus on Farrell Distributing Brands
 - Focus on Cans
 - Beer: Fiddlehead, Frost, BBCO, etc
 - Spirits: Caldonia in cans
 - Wine: TBD
 - Kids and non-alcoholic alternatives
 - Coffee Vendor
- Food: Managed by Mother Land Food Collective (MLFC)
 MLFC, a local incubator program, supports emerging food vendors with a commercial kitchen, business and licensing assistance, and helps startups achieve their culinary goals. Archibald Hall would serve as their vending location.
 - Food Incubator: 5-6 small-format food vendors (~6 x 8' food stall)
 - Food prep at MLFC's commercial kitchen off-site
 - Other interested vendors
 - Sisters of Anarchy
 - North End Smoothies
 - Outpost for DoorDash drop and pickup orders
- Maveric of Vermont: [\(LINK\)](#) - small booth for sales of VT-oriented products
 - Pull from the lines they represent
- Balcony: *Keep it simple*
 - Create space for local art, thrift, and vintage market
- Outside: *Keep it simple*
 - Food, drinks, and games – Picnic tables and Adirondack chairs
- Transportation:
 - Bike rack at site
 - Promote walking and explore Old North End
 - #8 Bus Stop on Archibald and N. Willard – 50' from location

Flush out:

- Furniture design, food vendor booths, bar, and outdoor space
- Fundraiser for local events: Little League, Boys + Girls Club, Vermont Works for Women. Pick one per week.
- Art – Either who CC uses or find a few local options. Maybe upstairs is a revolving art or vintage market
- Entertainment – Once or twice a week, depending on how we can book it. Josh Panda, Talk to Tank, Axe Throw Day, Little League Day, bike repair with old spokes, TED Talk type speakers



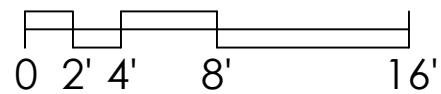
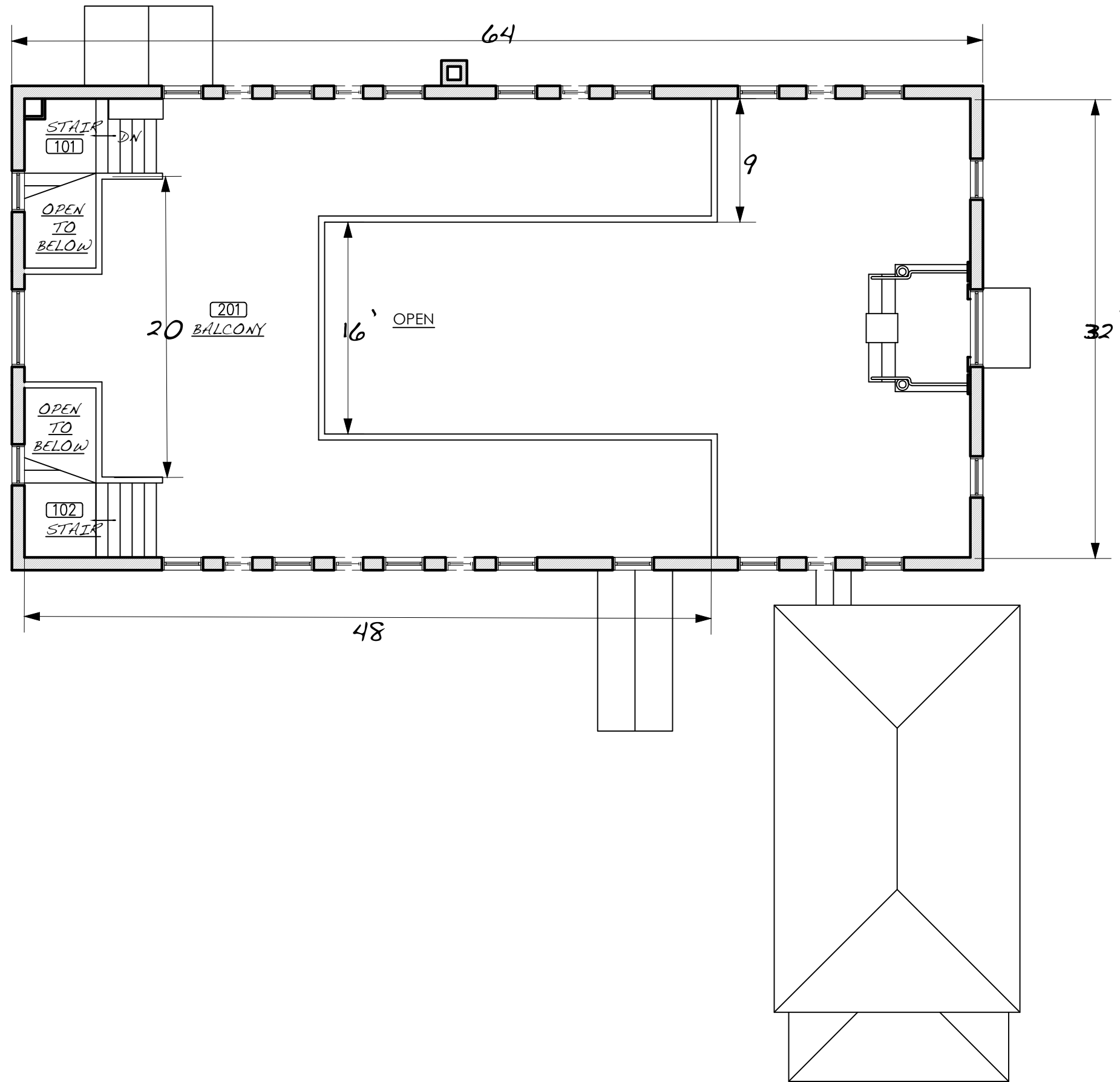
0 2' 4' 8' 16'

Archibald Place, Burlington, VT

1/8" = 1'-0"

Main Floor Plan 04/24/23

X1.1



Archibald Place , Burlington, VT

1/8" = 1'-0"

Existing Balcony Floor Plan 09/20/

X1.2

ARCHIBALD HALL

168 ARCHIBALD STREET, BURLINGTON, VERMONT



DATE: 05/07/25
SCALE: As indicated
DRAWN BY: MA
CHECKED BY: MA
PHASE: PERMITTING

CODE REVIEW
LIFE AND SAFETY
- LOWER LEVEL
SHEET NO:
A1.00

APPLICABLE CODES

LIST NOT INCLUSIVE OF ALL RELEVANT, APPLICABLE OR REFERENCED CODES

State Codes

- NFPA 1 FIRE CODE 2015 edition
- NFPA 101 LIFE SAFETY CODE 2015 edition
- INTERNATIONAL BUILDING CODE, IBC 2015 edition
- NATIONAL BOARD OF INSPECTION CODE 2015 edition
- NFPA 70 NATIONAL ELECTRICAL CODE 2020 edition
- ICC INTERNATIONAL PLUMBING CODE 2021 edition
- AMERICANS WITH DISABILITY ACT ACCESSIBLE STDRS 2010 edition

Federal Guidance

- 2010 ADA Standards for Accessible Design 2012 edition

CODE PLAN LEGEND

BUILDING FRONTAGE:

----- ACCESSIBLE PERIMETER

RATED CONSTRUCTION:

WALL/PARTITION

----- 1 HOUR RATING
----- 2 HOUR RATING

USE:

ASSEMBLY
STORAGE
RESIDENTIAL

OTHER:

----- CODE RELATED DISTANCE OR PATH OF TRAVEL

F.E. OR F.E.C. FIRE EXTINGUISHER (CABINET) LOCATION

A.P. FIRE ALARM ANNUNCIATOR PANEL

F.D.C. FIRE DEPARTMENT CONNECTION

EXIT EXIT EXIT EXIT SIGN LOCATION

OCC. NUMBER OF OCCUPANTS IN SPACE OR AREA

○→ NUMBER USING EGRESS COMPONENT

▲ EXIT AT GRADE

CODE SUMMARY

BUILDING IS NOT FULLY PROTECTED WITH AN NFPA-13 SPRINKLER SYSTEM

CONSTRUCTION TYPE: (NFPA 101) [IBC]

UNPROTECTED NON-COMBUSTIBLE [3B]

USE GROUP: (NFPA 101) [IBC]

ASSEMBLY: A A-2
RESIDENTIAL: R R

BUILDING AREA EXISTING / PROPOSED CODE MAX.

LARGEST FLOOR (A-2) 2,248 / 2,248 GSF 9,500 S.F.

OCCUPANCY:

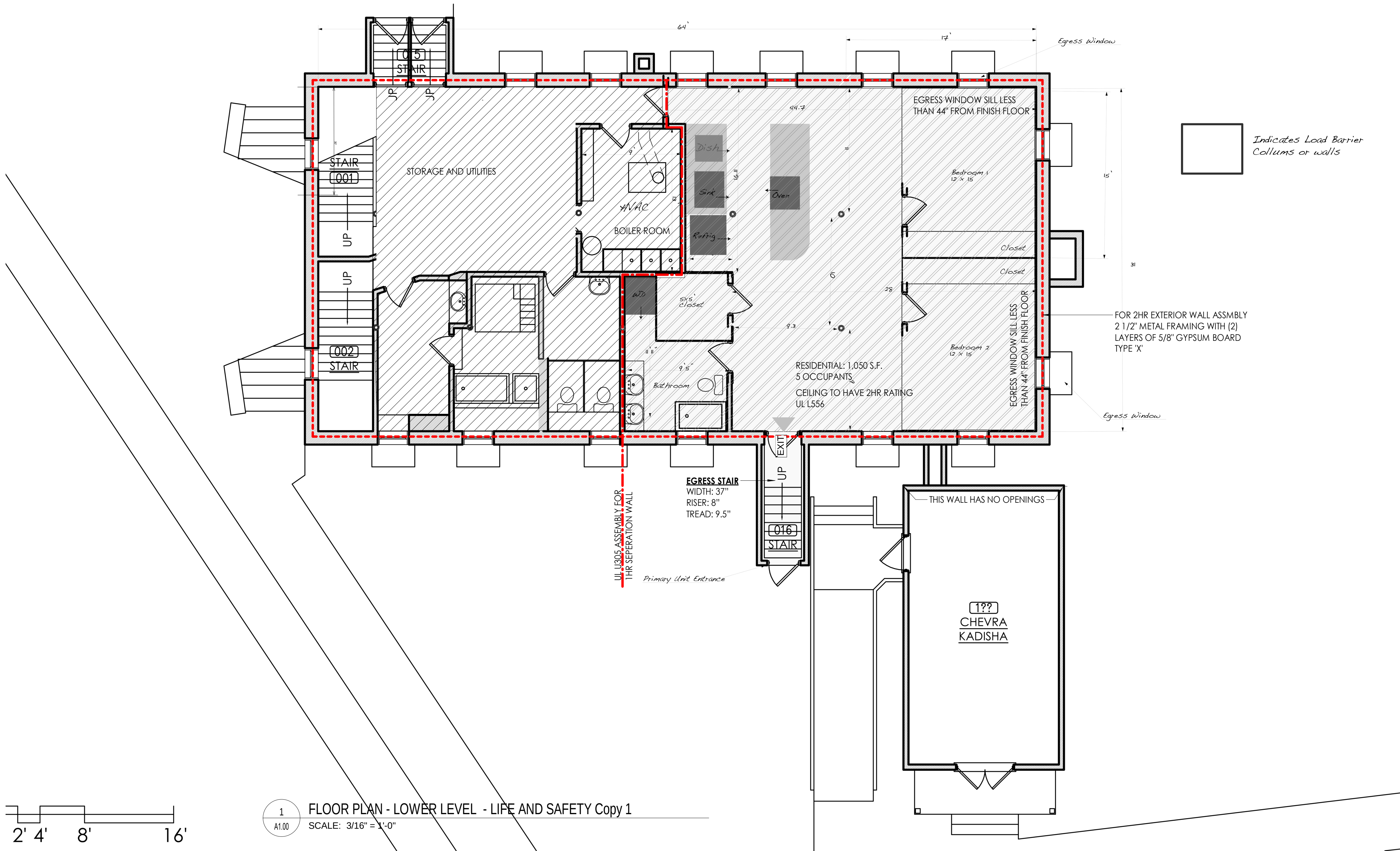
ASSEMBLY: 15 NET - LEVEL 1 (1,458 S.F.) 97 OCC. / MEZZANINE (610 S.F.) 40 OCC.
STORAGE BASEMENT: N/A
RESIDENTIAL: 200/GROSS
TOTAL OCCUPANTS:

FIRE RESISTANCE RATINGS (IN HOURS)

EXTERIOR BEARING WALLS: 2HR
INTERIOR BEARING WALLS: 0HR
ROOF CONSTRUCTION: 0HR
SEPERATION BETWEEN USES A-2 AND R: 2HR WALL / 2HR CEILING
SEPERATION BETWEEN USES R AND STORAGE: 1HR

TRAVEL DISTANCE

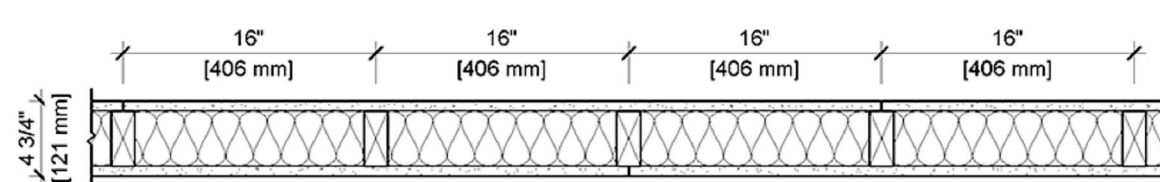
UNPROTECTED: MAX. TRAVEL DISTANCE = 200'-0"
DEAD END: MAX. = 20'-0"



1 FLOOR PLAN - LOWER LEVEL - LIFE AND SAFETY Copy 1
A1.00 SCALE: 3/16" = 1'-0"

GENERAL NOTES

- ARCHITECTURAL DRAWINGS ARE FOR GENERAL INFORMATION ONLY. ARCHITECTURAL DRAWINGS DO NOT INCLUDE STRUCTURAL, MECHANICAL, OR ELECTRICAL CALCULATIONS, TECHNICAL INFORMATION OR COORDINATION. REFER TO CIVIL, STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS.
- ALL CONSTRUCTION TO MEET OR EXCEED ALL LOCAL, STATE AND FEDERAL CODES.
- ANY PENETRATIONS THROUGH A RATED WALL SHALL BE FIRE CAULKED TO MAINTAIN RATING.
- ALL DIMENSIONS TO BE VERIFIED IN FIELD BY CONTRACTOR.
- ALL DIMENSIONS ARE TO FACE OF GYPSUM BOARD OR CONCRETE UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL COORDINATE ALL WATER, SEWER AND ELECTRICAL CONNECTIONS WITH SUB-CONTRACTOR.



UL U305

Interior Partition - Wood Stud (Load-Bearing)

ASSEMBLY DETAILS

Gypsum Panel: 1 layer 5/8" [15.9 mm] Sheetrock® EcoSmart Gypsum Panel (UL Type ULIX™)

Wood Studs: 1 layer 2" x 4" [38 x 89 mm] Wood Studs, 16" [406 mm] O.C.

Insulation: 1 layer 3-1/2" [89 mm] Fiberglass insulation

Gypsum Panel: 1 layer 5/8" [15.9 mm] Sheetrock® EcoSmart Gypsum Panel (UL Type ULIX™)

Fire Rating 1 hours System Thickness 4.75 in. STC 36

GA FILE NO. FC 5725

GENERIC

2 HOUR FIRE

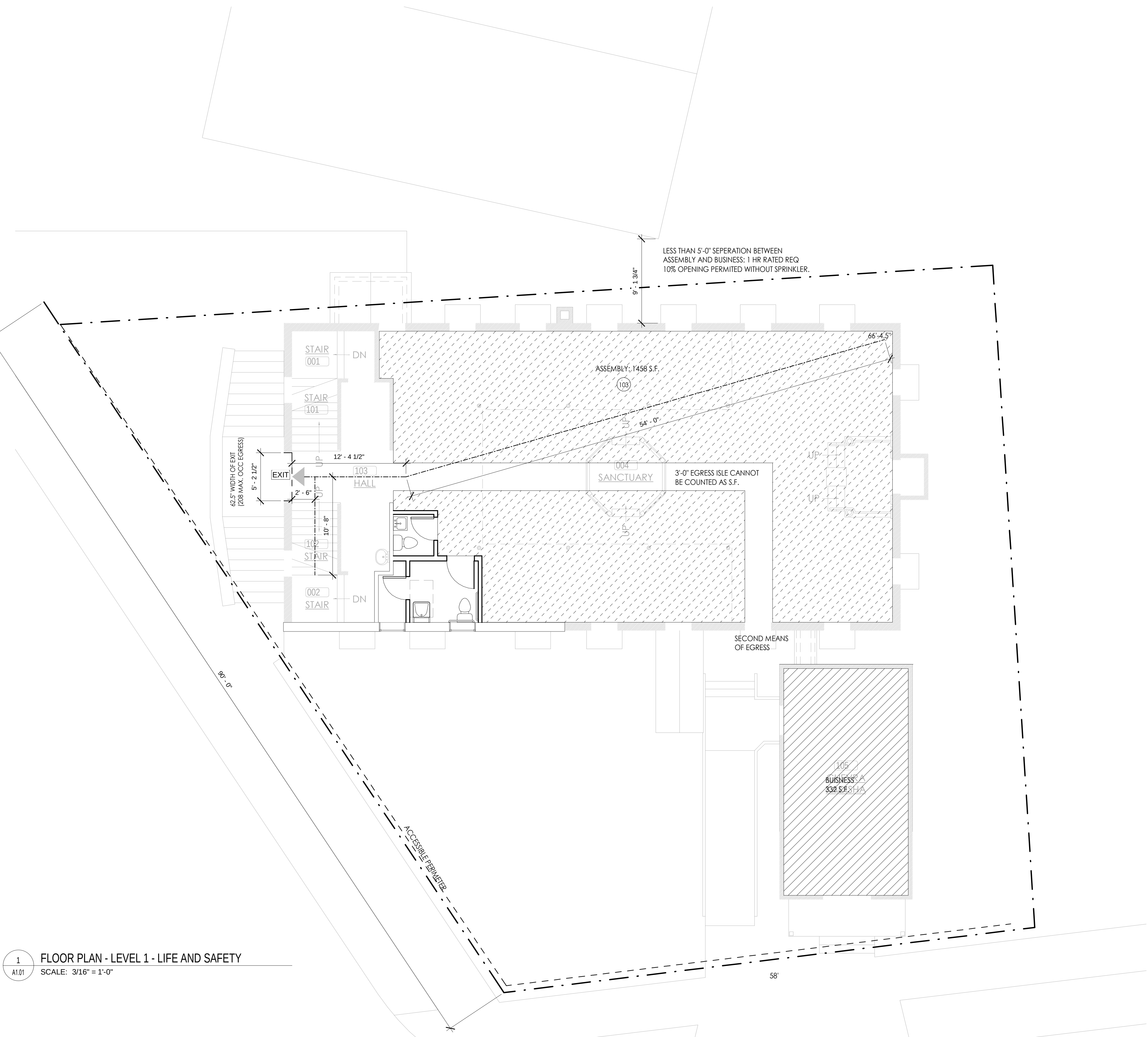
WOOD FLOOR, WOOD JOISTS, GYPSUM WALLBOARD, RIGID FURRING CHANNELS

Base layer 5/8" type X gypsum wallboard applied at right angles to 2 x 10 wood joists 24" o.c. with 1 1/4" Type W drywall screws 12" o.c. **Second layer** 5/8" type X gypsum wallboard applied at right angles to joists with 2" Type W drywall screws 12" o.c. Second layer joints offset 24" from base layer joints. **Third layer** 5/8" type X gypsum wallboard applied at right angles to joists with 2 1/2" Type W drywall screws 12" o.c. Third layer joints offset 12" from second layer joints. Hat-shaped rigid furring channels 24" o.c. applied at right angles to joists over third layer with two 2 1/2" long Type W drywall screws at each joist. **Face layer** 5/8" type X gypsum wallboard applied at right angles to furring channels with 1 1/8" Type S drywall screws 12" o.c. Wood joists supporting 3/4" T & G edge plywood floor applied at right angles to joists with 8d nails 6" o.c. at joints and 12" at intermediate joists. **Ceiling provides two-hour fire-resistance protection for wood framing.**



Approx. Ceiling Weight:
Fire Test:

12 psf
UL R4024, 00NK26545,
4-27-01,
UL Design L556

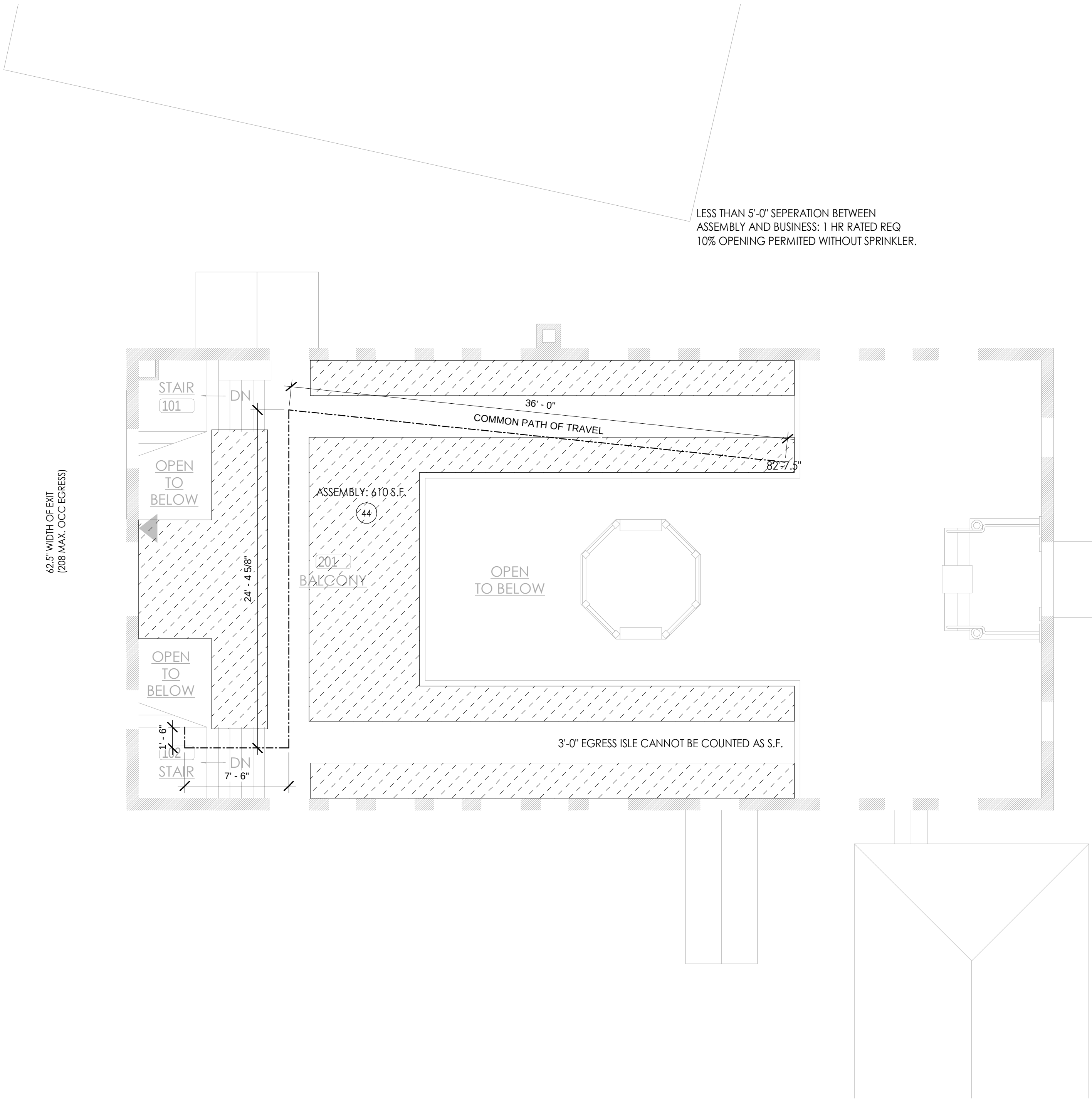


1 FLOOR PLAN - LEVEL 1 - LIFE AND SAFETY
A1.01 SCALE: 3/16" = 1'-0"

APPLICABLE CODES		LIST NOT INCLUSIVE OF ALL RELEVANT, APPLICABLE OR REFERENCED CODES
State Codes		
• NFPA 1 FIRE CODE		2015 edition
• NFPA 101 LIFE SAFETY CODE		2015 edition
• INTERNATIONAL BUILDING CODE, IBC		2015 edition
• NATIONAL BOARD OF INSPECTION CODE		2015 edition
• NFPA 70 NATIONAL ELECTRICAL CODE		2020 edition
• ICC INTERNATIONAL PLUMBING CODE		2021 edition
• AMERICANS WITH DISABILITY ACT ACCESSIBLE STDRS		2010 edition
Federal Guidance		
• 2010 ADA Standards for Accessible Design		2012 edition

CODE PLAN LEGEND	
BUILDING FRONTAGE:	
-----	ACCESSIBLE PERIMETER
RATED CONSTRUCTION:	
WALL/PARTITION	
-----	1 HOUR RATING
-----	2 HOUR RATING
USE:	
ASSEMBLY	
STORAGE	
RESIDENTIAL	
OTHER:	
-----	CODE RELATED DISTANCE OR PATH OF TRAVEL
F.E. OR F.E.C.	FIRE EXTINGUISHER (CABINET) LOCATION
A.P.	FIRE ALARM ANNUNCIATOR PANEL
F.D.C.	FIRE DEPARTMENT CONNECTION
EXIT	EXIT SIGN LOCATION
# OCC.	NUMBER OF OCCUPANTS IN SPACE OR AREA
→	NUMBER USING EGRESS COMPONENT
▲	EXIT AT GRADE

CODE SUMMARY		
BUILDING IS NOT FULLY PROTECTED WITH AN NFPA-13 SPRINKLER SYSTEM		
CONSTRUCTION TYPE:	(NFPA 101)	(IBC)
UNPROTECTED NON-COMBUSTIBLE		[3B]
USE GROUP:	(NFPA 101)	(IBC)
ASSEMBLY:	A	A-2
RESIDENTIAL	R	R
BUILDING AREA	EXISTING /PROPOSED	CODE MAX.
LARGEST FLOOR (A-2)	2,248 / 2,248 GSF	9,500 S.F.
OCCUPANCY:		
ASSEMBLY: 15 NET - LEVEL 1 (1,458 S.F) 97 OCC. / MEZZANINE (610 S.F.) 40 OCC.		
STORAGE BASEMENT: N/A		
RESIDENTIAL: 200/GROSS		
TOTAL OCCUPANTS:		
FIRE RESISTANCE RATINGS (IN HOURS)		
EXTERIOR BEARING WALLS:		2HR
INTERIOR BEARING WALLS:		0HR
ROOF CONSTRUCTION:		0HR
SEPERATION BETWEEN USES A-2 AND R:		2HR WALL / 2HR CEILING
SEPERATION BETWEEN USES R AND STORAGE:		1HR
TRAVEL DISTANCE		
UNPROTECTED:	MAX. TRAVEL DISTANCE = 200'-0"	
DEAD END:	MAX. = 20'-0"	



1 FLOOR PLAN - MEZZANINE - LIFE AND SAFETY
A1.02 SCALE: 3/16" = 1'-0"

APPLICABLE CODES

LIST NOT INCLUSIVE OF ALL RELEVANT, APPLICABLE OR REFERENCED CODES

State Codes		
• NFPA 1 FIRE CODE		2015 edition
• NFPA 101 LIFE SAFETY CODE		2015 edition
• INTERNATIONAL BUILDING CODE, IBC		2015 edition
• NATIONAL BOARD OF INSPECTION CODE		2015 edition
• NFPA 70 NATIONAL ELECTRICAL CODE		2020 edition
• ICC INTERNATIONAL PLUMBING CODE		2021 edition
• AMERICANS WITH DISABILITY ACT ACCESSIBLE STDRS		2010 edition
Federal Guidance		
• 2010 ADA Standards for Accessible Design		2012 edition

CODE PLAN LEGEND

BUILDING FRONTAGE:

----- ACCESSIBLE PERIMETER

RATED CONSTRUCTION:

	WALL/PARTITION
-----	1 HOUR RATING
-----	2 HOUR RATING

USE:

ASSEMBLY	
STORAGE	
RESIDENTIAL	

OTHER:

----- CODE RELATED DISTANCE OR PATH OF TRAVEL

F.E. OR F.E.C.	FIRE EXTINGUISHER (CABINET) LOCATION
A.P.	FIRE ALARM ANNUNCIATOR PANEL
F.D.C.	FIRE DEPARTMENT CONNECTION
EXIT EXIT EXIT	EXIT SIGN LOCATION
# OCC.	NUMBER OF OCCUPANTS IN SPACE OR AREA
○→	NUMBER USING EGRESS COMPONENT
▲	EXIT AT GRADE

CODE SUMMARY

BUILDING IS NOT FULLY PROTECTED WITH AN NFPA-13 SPRINKLER SYSTEM

CONSTRUCTION TYPE: (NFPA 101) [IBC]

UNPROTECTED NON-COMBUSTIBLE [3B]

USE GROUP: (NFPA 101) [IBC]

ASSEMBLY:	A	A-2
RESIDENTIAL	R	R

BUILDING AREA EXISTING /PROPOSED CODE MAX.

LARGEST FLOOR (A-2) 2,248 / 2,248 GSF 9,500 S.F.

OCCUPANCY:

ASSEMBLY: 15 NET - LEVEL 1 (1,458 S.F.) 97 OCC. / MEZZANINE (610 S.F.) 40 OCC.
STORAGE BASEMENT: N/A
RESIDENTIAL: 200/GROSS
TOTAL OCCUPANTS:

FIRE RESISTANCE RATINGS (IN HOURS)

EXTERIOR BEARING WALLS:	2HR
INTERIOR BEARING WALLS:	0HR
ROOF CONSTRUCTION:	0HR
SEPERATION BETWEEN USES A-2 AND R:	2HR WALL / 2HR CEILING
SEPERATION BETWEEN USES R AND STORAGE:	1HR

TRAVEL DISTANCE

UNPROTECTED: MAX. TRAVEL DISTANCE = 200'-0"
DEAD END: MAX. = 20'-0"

ARCHIBALD HALL

168 ARCHIBALD STREET, BURLINGTON, VERMONT



DATE: 05/07/25
SCALE: As indicated
DRAWN BY: Author
CHECKED BY: Designer
PHASE:

CODE REVIEW
LIFE & SAFETY

SHEET NO:

A1.02

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
vacant, DPI Administrator



TO: Development Review Board
FROM: Scott Gustin
DATE: June 3, 2025
RE: ZP-24-526; 72 Temple Street

=====

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: RL Ward: 7N

Owner/Applicant: Green Mountain Habitat for Humanity

Request: Amend ZP-24-526 for additional after-the-fact tree removal and new plantings.

Applicable Regulations:

Article 5 (Citywide General Regulations)

Background Information:

The applicant is seeking after-the-fact approval for tree clearing associated with construction of a new duplex home and related site improvements. A zoning permit for tree cutting was initially approved prior to any construction activity in February 2023. The approved duplex site plan depicted a building envelope within the approved extent of tree clearing. During construction, clearing extended beyond that originally approved along the western and eastern side property boundaries. New plantings are included in this application in order to mitigate loss of the previous vegetation.

The Development Review Board originally considered this application January 7, 2025. Significant public testimony centered on the extent of clearing that was done and on the need for stronger mitigation measures. The Board re-opened the public hearing and required that the applicant develop a revised, remedial planting plan with more substantial tree plantings along the north, west, and east sides of the property. The Board again reviewed this application February 18, 2025 and again decided to continue review. The Board required that the applicant resubmit a landscaping plan that has an existing conditions base plan at an appropriate scale that shows an accurate inventory of all existing trees and abutting property owner names, as well as the proposed tree planting plan. The Board required that the tree planting plan be revised with consideration for more evergreen trees along the eastern property boundary. The tree planting plan should be in alignment with the erosion control plan. A revised landscaping plan was provided and reviewed by the Board on May 6, 2025. The Board again continued review of the application and required that the applicant produce a revised landscaping plan that includes a 2.5" – 3" caliper for new trees, additional screening to the west and northwest, and inclusion of previously proposed (but since deleted) arborvitae. A revised landscaping plan addressing these items has been submitted.

Previous zoning actions for this property are noted below.

- 12/5/23, Approval to construct new duplex and associate site improvements
- 2/7/23, Approval for tree clearing
- 3/24/22, Approval of lot line adjustment with neighboring property
- 11/24/98, approval of lot line adjustment with neighboring property
- 7/16/85, Approval to construct new single family home (not built)

Recommendation: **Certificate of Appropriateness approval** as per, and subject to, the following findings and conditions:

I. Findings

Article 5: Citywide General Regulations

Sec. 5.5.4, Tree Removal

(a) Review criteria for zoning permit requests for tree removal

(1) Grounds for approval

Tree removal involving six (6) or more trees, each of ten (10) inches or greater in caliper or the removal of ten (10) or more trees, each of which is three (3) inches or greater in caliper during any consecutive twelve (12) month period may be permitted for any of the following reasons:

A. Removal of dead, diseased, or infested trees;

Not applicable.

B. Thinning of trees for the health of remaining trees according to recognized accepted forestry practices;

Not applicable.

C. Removal of trees that are a danger to life or property; or,

Not applicable.

D. As part of a development with an approved zoning permit.

The original tree clearing permit was approved in preparation for development of the lot. As there was ledge present, the applicant needed to accomplish this preliminary work on the heavily wooded lot to best create a plan for the new development. The zoning application for construction of a duplex was received shortly after approval of the tree cutting permit. The additional cutting that occurred during construction was directly related to construction of the duplex, driveway, and related site work.

The most recent landscape plan contains an additional row of arborvitae along the northwestern property line as well as several more along the western side boundary. New deciduous and evergreen trees remain as previously proposed, albeit with 2.5” – 3” caliper sizes noted as required. The proposed plantings contain deciduous and coniferous trees of native species, along with several varieties of shrubbery and ground cover. Slope stabilization measures are noted on the current plans. **(Affirmative finding)**

(2) Grounds for denial

Tree removal involving six (6) or more trees, each of ten (10) inches or greater in caliper or the removal of ten (10) or more trees, each of which is three (3) inches or greater in caliper during any consecutive twelve (12) month period may be denied if existing healthy trees are known to be:

A. Providing a significant privacy or aesthetic buffer or barrier between properties;

The lot to the west is vacant. The properties to the east contain homes with a shared vegetated area along the boundary line. The current planting plan includes 10 deciduous trees, 6 evergreen trees, and 10 arborvitae that are proposed around the perimeter of the development site in addition to previously proposed ground cover and shrubs. The proposed plantings enhance screening and lessen the impact of the clearing that was done.

(Affirmative finding)

B. Providing stabilization on slopes vulnerable to erosion;

There is an approved erosion prevention and sediment control plan for the construction activity. Additional plantings should help further stabilize sloped portions of the site.

(Affirmative finding)

C. Located within a riparian or littoral buffer;

72 Temple Street is not within the Natural Resource Protection Overlay zone; nor in the Riparian Littoral Overlay. **(Affirmative finding)**

D. Provide unique wildlife habitat;

The parcel does not fall within any of the Recreation, Conservation and Open Space Districts; or the Natural Resource Protection Overlay District. **(Affirmative finding)**

E. A rare northern Vermont tree species as listed by the Vermont Natural Heritage Program;

The original tree clearing application narrative defines poplar and pine trees onsite; neither of which are considered rare. **(Affirmative finding)**

or,

F. A significant element or, or significantly enhances, an historic site.

Not applicable.

II. Conditions of Approval

1. All plantings included in this permit shall be installed within 6 months of the date of permit approval.
2. Standard Conditions 1-15 (with zoning permit timeline limited to 6 months).

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
vacant, DPI Administrator



TO: Robin Pierce
FROM: Scott Gustin
DATE: May 8, 2025
RE: ZP-24-526; 72 Temple Street

=====

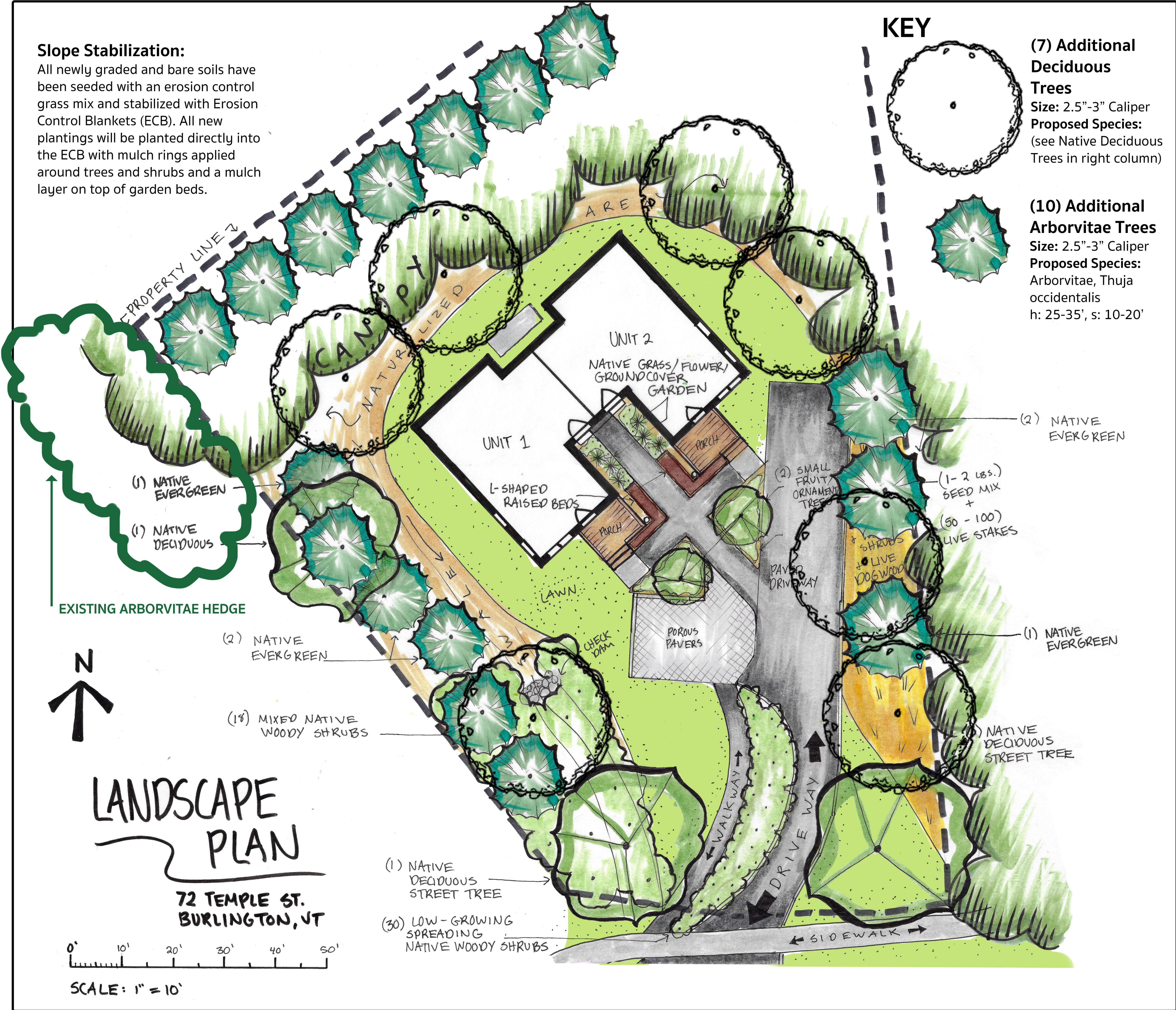
At its meeting May 6, 2025 the Development Review Board moved to reopen review of your after-the-fact tree cutting application for 72 Temple Street.

Motion: AJ LaRosa

In time for the June 3, 2025 DRB meeting, the applicant shall bring forward a revised landscaping plan that includes increasing the caliber of the planted trees to 2.5” – 3” for new trees, additional screening to the west and northwest, and the inclusion of the previously proposed arborvitae. The continued hearing will be limited to review of just these revisions.

Second: Leo Sprinzen

Vote: 6-0-0, motion carried.



PLANT LIST

(7) Native Deciduous Trees

Size: 2.5"-3" Caliper

Proposed species:

Red Maple, *Acer rubrum* - h: 40-70', s: 30-50'
Sugar Maple, *Acer saccharum* - h: 40-80', s: 30-60'
Linden/Basswood, *Tilia americana* - h: 50-80', s: 30-50'
Swamp White Oak, *Quercus bicolor* - h: 50-60', s: 40-50'
Red Oak, *Quercus rubra* - h: 60-70', s: 40-50'

(6) Native Evergreen Trees

Size: 2.5"-3" Caliper

Proposed species:

Balsam Fir, *Abies balsamea* - h: 50-70', s: 15-25'
White Spruce, *Picea glauca* - h: 40-60', s: 10-20'
N. White Cedar/Arborvitae, *Thuja occidentalis* - h: 25-35', s: 10-20'

(2) Small Fruit/Ornamental Trees

Proposed species:

Dwarf/Semi-dwarf Apple, Peach, Plum, Pear, Sweet Cherry, Crabapple
h (height): 12-15', s (spread): 12-15'
Kousa Dogwood, *Cornus kousa* - h: 15-20', s: 15-20'

Native Grasses/Flowers/Groundcovers

(6) Tall Flowering or Grass species:

Switchgrass, *Panicum virgatum* - h: 3-6', s: 2-3'
Big Bluestem, *Andropogon gerardii* - h: 4-6', s: 2-3'
Bergamot, *Monarda fistulosa* - h: 2-4', s: 2-3'
Anise Hyssop, *Agastache foeniculum* - h: 2-4', s: 1-3'
Culver's Root, *Veronicastrum virginicum* - h: 4-7', s: 2-4'
Blackeyed Susan, *Rudbeckia hirta* or other spp. - h: 2-3', s: 1-2'

(42) Groundcovers:

Wild Geranium/Cranesbill, *Geranium maculatum* - h: 1-2', s: 1-2'
Chives/Nodding Onion/Ornamental Onion, *Allium* spp. - h: 1-3', s: 6-12"
Moss Phlox/Creeping Phlox, *Phlox subulata/stolonifera* - h: 3-6", s: 1-2'
Barren Strawberry, *Waldsteinia ternata* - h: 3-6", s: 1-2'
Yarrow, *Achillea millefolium* - h: 2-3', s: 1-2'
Butterflyweed, *Asclepias tuberosa* - h: 1-2', s: 1-2'
Beardtongue, *Penstemon digitalis* - h: 3-4', s: 1-2'
Aromatic Aster, *Symphyotrichum oblongifolium* - h: 2-3', s: 1-2'

(18) Mixed Native Shrubs

Proposed species:

Red Osier Dogwood, *Swida/Cornus sericea* - h: 4-9', s: 4-9'
Black Chokeberry, *Aronia melanocarpa* - h: 3-6', s: 3-6'
Witchhazel, *Hamamelis virginiana* - h: 15', s: 15'
Shrubby Cinquefoil, *Dasiphora/Potentilla fruticosa* - h: 2-4', s: 3-5'
American Cranberrybush, *Viburnum trilobum* - h: 8-12', s: 6-12'
Wild Raisin/Witherod, *Viburnum cassinoides* - h: 5-10', s: 5-8'
Arrowwood, *Viburnum dentatum* - h: 6-10', s: 6-10'
Pussy Willow, *Salix discolor* - h: 6-15', s: 4-12'
Ninebark, *Physocarpus opulifolius* - h: 5-8', s: 4-6'

(30) Low-growing Spreading Shrubs

Proposed species:

Dwarf Fragrant Sumac, *Rhus aromatica 'Grow Low'* - h: 2-3', s: 6-8'
Lowbush Honeysuckle, *Diervilla lonicera* - h: 2-3', s: 3-4'
Black Chokeberry, *Aronia melanocarpa* - h: 3-6', s: 3-6'



Statement prepared by Ali Lanzetta, speaking for the owners of 3 Rockland St., unit B (Rockland Condominiums)

Re: DRB hearing June 3, 2025

We, the owners of 3b Rockland Street, would (again) like to see the 72 Temple Street applicant (Green Mountain Habitat for Humanity / GMHFH) design, submit, and, if approved, implement a more sincere and appropriate plan to address and repair the damage and hazards to our property caused by their permit violations and complete removal of what was supposed to be a "tree buffer" between our properties.

The new revised landscaping plan ("[72 Temple Street Landscaping Plan](#)") is **still inadequate**.

We see the new application now has a full cedar screen planned for the northern and western property boundaries, while our shared line, to the east, which is much, *much* closer to the new 72 Temple St. home, **has no additional trees planned**. While we are encouraged to see that the evergreen trees in the plan are specified, finally, as Thuja Occidentalis / Northern White Cedar, we are **not** satisfied with the **volume** of said plantings on our side of the property, the area where the most drastic clearing violation (the removal of the permitted "tree buffer") actually occurred.

We, the owners of Rockland Condominiums, would like to see a more explicit **cedar screen** planned for the eastern property boundary that more closely resembles the plans for the other two boundaries in terms of spacing and volume of arborvitaes.

At the last meeting, we requested that the applicant submit a new plan to address:

- a) **restoring year-round privacy** between the newly constructed home and our existing home,
- b) **controlling erosion and runoff** from the newly cleared uphill property, and
- c) **installing plantings that would actually help stabilize the slope** and the mature trees on our side of the line, which we've already begun to see failing as a result of their excessive clearing.

Another request we've made, repeatedly, is that the applicant make a **sincere effort** to work with us, the most dramatically affected parties, in a meaningful way to address our concerns.

None of the plans submitted by the applicant have done so, and this plan is no exception.

This applicant, GMHFH, has continually attempted to avoid taking real responsibility for all the damage they've caused by shirking their original permits, and has made it abundantly clear that they are uninterested in the concerns of the neighboring residents whose properties, homes, and lives have been so dramatically disrupted by their negligence and bold disregard for city codes and protocols. As we've said before, we feel they are wasting our and everyone's time and attention by repeatedly submitting clearly halfhearted plans to address and remediate the serious problems they've created for us and our properties. Habitat for Humanity, of all applicants, should be and do better than this.

We would like to see the DRB mandate the applicant submit a new plan that includes planting a full cedar screen (more arborvitaes, spaced appropriately for a screen—3-4" apart) on the eastern side of the property, similar to what they are now evidently planning for the other shared property lines.