

Burlington Development Review Board

Department of Permitting & Inspections
645 Pine Street
Burlington, VT 05401
www.burlingtonvt.gov/DPI/DRB
Telephone: (802) 865-7188
Fax: (802) 863-0466

AJ LaRosa
Caitlin Halpert
Geoff Hand
Sean McKenzie
Brad Rabinowitz
Leo Sprinzen
Miles Waite
Marina Campbell, (Alternate)
Evan Gould, (Alternate)



BURLINGTON DEVELOPMENT REVIEW BOARD Tuesday, June 17, 2025, 5:00 PM MINUTES

Hybrid & In Person (at 645 Pine Street) Meeting

Board Members Present: AJ LaRosa (Remote), Geoff Hand, Sean McKenzie, Brad Rabinowitz, Leo Sprinzen, Miles Waite, and Evan Gould

Board Members Absent: Caitlin Halpert and Marina Campbell

Staff Members Present: Mary O'Neil and Joseph Cava

Staff Members Absent: Scott Gustin and Garret King

- I. **Agenda**
- II. **Communications**
- III. **Minutes**
- IV. **Certificate of Appropriateness**

1. ZP-25-113; 43 Mansfield Avenue (RL, Ward 1) Daniel Gerges / Kaitlin Ostrander / Donna Church

Proposed demolition of existing one-story addition to construct a new two-story addition with associated site improvements. (Project Manager, Scott Gustin)
Donna Church and Daniel Gerges: Sworn in.

Miles Waite: I did the wastewater/water certification for this project. Do you foresee it being an issue?

AJ LaRosa: You can take a step back if you wish.

Miles Waite: Then I will abstain from this item.

AJ LaRosa: Can you tell us about this project and what it is that you would like to do?

Donna Church: The plans presented on the screen are of the existing house. We would like to demolish the existing one-story addition to construct a new two-story addition that wraps around the back of the house. Other proposals included in this project's scope is a driveway expansion and movement of the existing patio to accommodate the new remodel changes. The existing structure is historically listed. We raised the height of the rear addition on the house to create more livable space including new windows to accommodate egress. Other proposed changes include new landscaping.

AJ LaRosa: So you are increasing the height of the rear, but retaining the existing configuration of the front, historically listed structure?

Donna Church: Yes, Scott Gustin suggested recommendations for design changes to bring the project into greater conformity.

Brad Rabinowitz: Can you expand on the design changes?

Donna Church: The roof pitch was decreased to align with the existing roofline.

Brad Rabinowitz: It is difficult to create a new design that aligns with the older style while differentiating between the two.

Donna Church: Most of the neighboring buildings are taller than the existing structure, so this is why we created a taller addition to align with other buildings in the neighborhood.

Sean McKenzie: Can you expand on the six-inch reveal of the siding?

Donna Church: The proposed clapboard siding is wide, but the reveal will only be four inches.

Evan Gould: Can you expand on the removal of the existing cedars?

Daniel Gerges: This will involve neighborhood collaboration to create something that works for everyone.

Leo Sprinzen: Is it true that additions are subordinate to existing historically listed structures in the ordinance?

Mary O'Neil: Yes, in no event shall the Development Review Board (DRB) limit building height under the newly adopted Neighborhood Code regulations in the Comprehensive Development Ordinance (CDO).

AJ LaRosa: New additions shall not destroy or limit the integrity of the pre-existing historically listed structures. Are there any additional questions or comments from the board? Hearing none, are there any questions or comments from the public? Hearing no additional questions or comments, we will close the hearing on this item, and deliberate later on.

2. ZP-25-170; 196 South Willard Street (I, Ward 8) Purple Door Collaborative, LLC / Lars Cartwright

Proposed conversion of carriage barn to one new residential unit. (Project Manager, Mary O'Neil)

AJ LaRosa: Is anyone from the applicant team present?

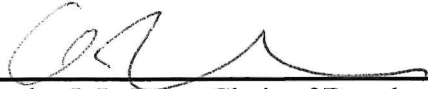
Mary O'Neil: I received an email and voicemail from the applicant team before the start of this meeting. They will be submitting revised documentation this week.

AJ LaRosa: Okay, would someone like to make a motion to continue this?

AJ LaRosa: Motioned to continue this item to a date to be determined, Geoff Hand 2nd. Vote 7-0. Motion carried.

V. Adjournment

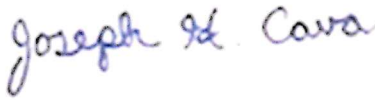
Hearing closed at 5:20 PM.



Alexander J. LaRosa, Chair of Development Review Board

7-1-25

Date



Joseph H. Cava, Permitting & Inspections Permit Technician

7-1-25

Date

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

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