

Burlington Development Review Board

Department of Permitting & Inspections

645 Pine Street

Burlington, VT 05401

www.burlingtonvt.gov/DPI/DRB

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Geoff Hand

Sean McKenzie

Leo Sprinzen

Miles Waite

Marina Campbell, (Alternate)

Chase Taylor, (Alternate)



Development Review Board

Tuesday, October 21, 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>

Webinar ID: 832 2569 6227

Passcode: 969186

Telephone: US +1 929 205 6099 or +1 301 715 8592 or +1 312 626 6799 or +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799

1. Agenda

2. Communications

3. Minutes

4. Public Hearing

4.1.

**ZAP-25-6; 250 South Union Street (RM, Ward 6) 250 South Union, LLC / Cynthia Secondi
Proposed appeal of administrative approval of ZP-25-222 for existing retaining wall and additional parking. (Project Manager, Mary O'Neil)**

4.2.

**ZAP-25-7; 190-194 College Street (FD6, Ward 3) Pomerleau Family, LLC / Bridget Conry
Proposed appeal of administrative denial of ZPS-25-24 for retention of installed signage. (Project Manager, Scott Gustin)**

5. Certificate of Appropriateness

5.1.

**ZP-25-406; 153 Locust Terrace (RM, Ward 5) Margot Scharfe / Mark Hall
Proposed targeted demolition, renovations, and additions to existing house. (Project Manager, Mary O'Neil)**

5.2.

**ZP-25-488; 11 Driftwood Lane (RL, Ward 4) Tracy Russell / Andrew Russell / Michael Koch
Proposed replacement of existing seawall due to deteriorated condition and replace aluminum lake access stairs with stone. (Project Manager, Scott Gustin)**

5.3.

**ZP-25-456; 85 Lakeview Terrace (RM, Ward 2) Jovial King / Peter Kamitses / Kelley DesRoches
Proposed demolition of existing Accessory Dwelling Unit (ADU) to construct a new addition/renovation of
existing house. (Project Manager, Mary O’Neil)**

6. Adjournment

7. Informational and Non-Discrimination Statements

7.1.

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

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



1. ASPECTS OF PLAN ARE APPROXIMATE AND DERIVED FROM AERIAL PHOTOGRAPHY.
2. THIS PLAN IS NOT INTENDED TO BE A BOUNDARY SURVEY. PROPERTY LINES SHOWN ON THIS PLAN ARE BASED ON EXISTING EVIDENCE LOCATED IN THE FIELD AND TAX MAP INFORMATION FROM THE CITY OF BURLINGTON.
3. THE HORIZONTAL COORDINATE SYSTEM IS BASED ON NAD83 VERMONT STATE PLANE 4400 (US SURVEY FEET). ELEVATIONS ARE BASED ON NAVD88 (US SURVEY FEET). ELEVATIONS ONSITE WERE DOCUMENTED DURING THE SURVEY. GRADES OFFSITE ARE BASED ON 2014 STATE OF VERMONT LIDAR INFORMATION.
4. EXISTING CONDITIONS ARE BASED ON A TOPOGRAPHIC SURVEY COMPLETED BY KREBS & LANSING IN THE SPRING OF 2025.
5. UTILITIES ARE BASED ON VISIBLE STRUCTURES LOCATED DURING THE TOPOGRAPHIC SURVEY AND ARE NOT WARRANTED TO EXACT OR COMPLETE. CONTRACTOR SHALL CONTACT DIG SAFE AND OTHER NON-MEMBER UTILITIES PRIOR TO BEGINNING ANY EXCAVATION.
6. SETBACKS SHOWN ARE BASED ON CITY OF BURLINGTON ZONING REGULATIONS, PG. 4-34.

	IRON PIPE / CONCRETE MONUMENT FOUND
	EXISTING TREELINE
	EXISTING GRADE CONTOUR LINES (5 FOOT INTERVALS)
	EXISTING GRADE CONTOUR LINES (1 FOOT INTERVALS)
	APPROXIMATE PROPERTY LINES
	EXISTING STOCKADE FENCE
	EXISTING RAIL FENCE
	EXISTING SEWER LINE/MANHOLE
	EXISTING STORM LINE/MANHOLE/BASIN
	EXISTING OVERHEAD ELECTRIC LINE/ POWER POLE
	EXISTING UNDERGROUND POWER
	EXISTING WATER LINE/HYDRANT/VALVE /SHUTOFF
	EXISTING UNDERGROUND GAS SYSTEMS

EXISTING CONDITIONS:

- PARCEL AREA = ±26,770 S.F.
- BUILDING COVERAGE: ±4,410 S.F. (16.5%)
- NON-CONCRETE DECKS AND STAIRS: ±287 S.F.
- CONCRETE STAIRS: ±65 S.F.
- CONCRETE SIDEWALK: ±223 S.F.
- CONCRETE OTHER CORK: ±206 S.F.
- GRAVELED AREA: ±820 S.F.
- PAVED AREA: ±5,562 S.F.
- OVERALL IMPERVIOUS: ±11,573 S.F.
- PERCENT COVERAGE: 43.2%

Burlington, Vermont



164 Main Street, Suite 201
Colchester, Vermont 05446

OWNER/APPLICANT:

250 South Union LLC
688 Pine Street, Unit 2D
Burlington, Vermont 05401

PROPERTY INFORMATION:

Address: 250 South Union, Burlington Vermont
Parcel ID: 049-4-202-000
SPAN: 114-035-17752
Area: 0.62 Acres ($\pm 26,770$ s.f.)
Zoning: Residential - Medium Intensity (RM)

SETBACKS & COVERAGE:

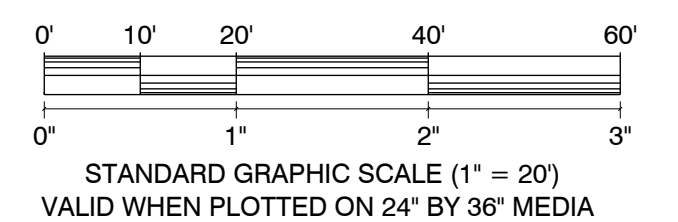
FRONT YARD SETBACK: 25'

SIDE YARD SETBACK: 6.6'

REAR YARD SETBACK: 15'

MAX LOT COVERAGE: 55% +
10% BONUS ALLOWANCE FOR
ACCESSORY RESIDENTIAL
FEATURES

STAMP:

[illegible]

DRAWING TITLE:

OVERALL PROPERTY PLAN
EXISTING CONDITIONS

DATE ISSUED: 04/11/25

DRAWN BY: GTC

CHECKED BY: GTD

PROJECT NO.: 25144

SCALE: 1" = 20'

DRAWING NO.:

REV. NO.:

C-0.00

1

Burlington, Vermont

ISSUED FOR PERMIT REVIEW
NOT FOR CONSTRUCTION

250 South Union LLC
688 Pine Street, Unit 2D
Burlington, Vermont 05401

Address: 250 South Union, Burlington Vermont
Parcel ID: 049-4-202-000
SPAN: 114-035-17752
Area: 0.62 Acres ($\pm 26,850$ s.f.)
Zoning: Residential - Medium Intensity (RM)

FRONT YARD SETBACK: 25'

SIDE YARD SETBACK: 6.6'

REAR YARD SETBACK: 15'

MAX LOT COVERAGE: 55% +
10% BONUS ALLOWANCE FOR
ACCESSORY RESIDENTIAL
FEATURES

STAMP



STANDARD GRAPHIC SCALE (1" = 20')
VALID WHEN PLOTTED ON 24" BY 36" MEDIA

[illegible]

DRAWING TITLE

PROPOSED SITE PLAN

DATE ISSUED: 04/11/25

DRAWN BY: CTD CHECKED BY: CTD

PROJECT NO.: 25144 SCALE: 1" = 20'

DRAWING NO.:	REV. NO.:
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C-1.00

2

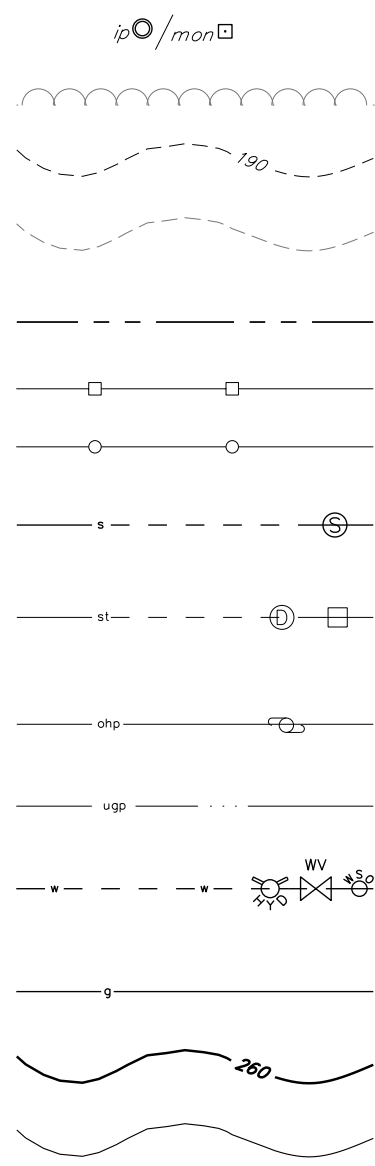
DWG NAME: 250-South-Union_Base.dwg

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NOTES:

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LEGEND



IRON PIPE / CONCRETE MONUMENT FOUND

EXISTING TREELINE

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EXISTING GRADE CONTOUR LINES (1 FOOT INTERVALS)

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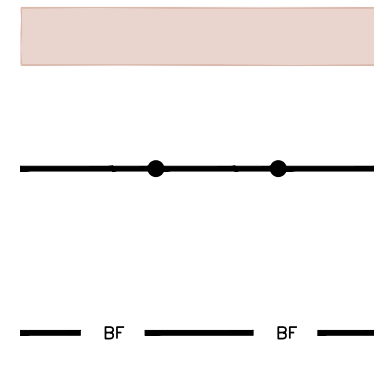
EXISTING UNDERGROUND POWER

EXISTING WATER LINE/HYDRANT/VALVE /SHUTOFF

EXISTING UNDERGROUND GAS SYSTEMS

PROPOSED GRADE CONTOUR LINES (5 FOOT INTERVALS)

PROPOSED GRADE CONTOUR LINES (1 FOOT INTERVALS)



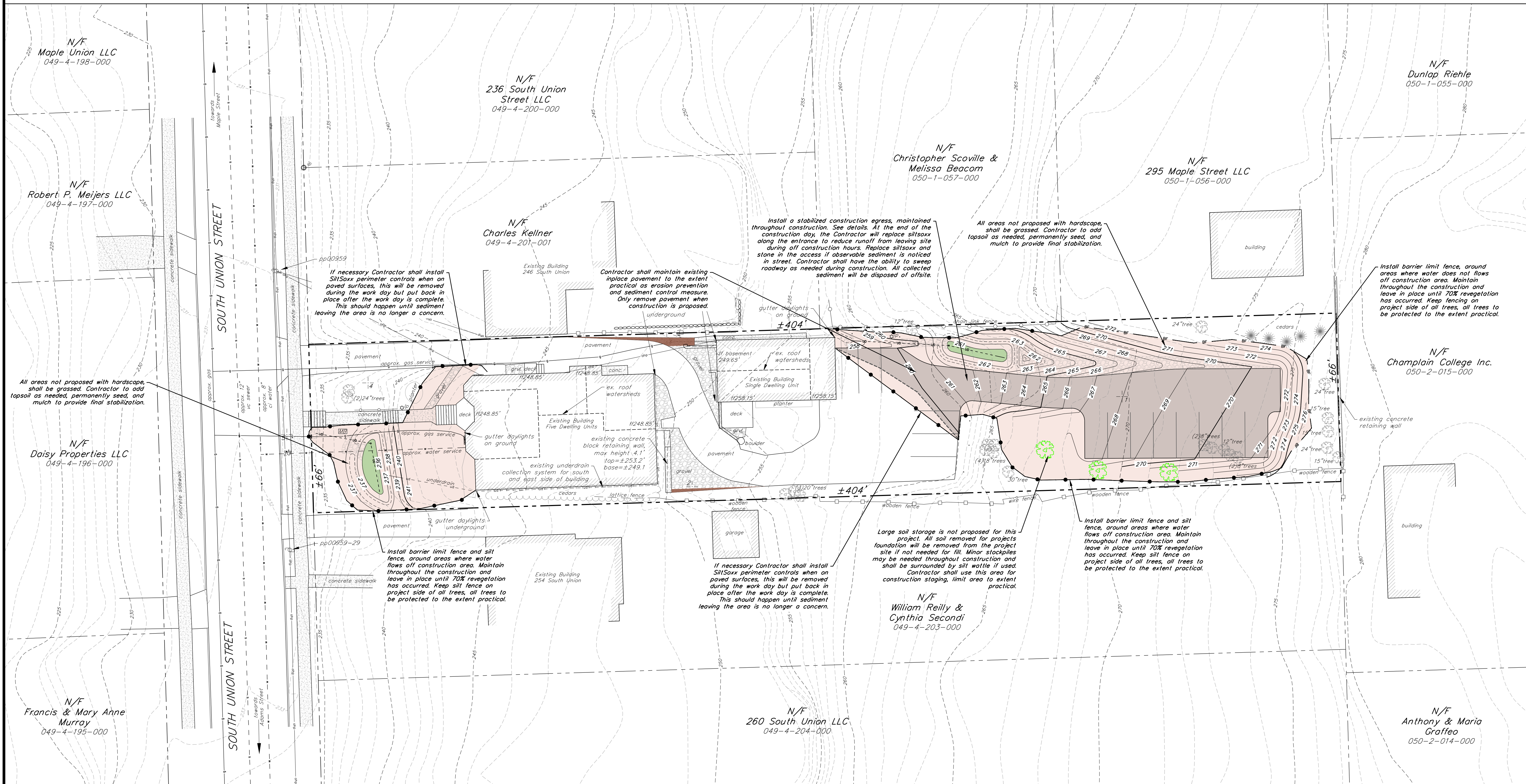
APPROXIMATE LIMITS OF DISTURBANCE (LOD)

PROPOSED EROSION PREVENTION AND SEDIMENT CONTROL SILT FENCE PERIMETER CONTROLS AND CONSTRUCTION LIMIT BARRIER FENCE

PROPOSED EROSION PREVENTION AND SEDIMENT CONTROL CONSTRUCTION LIMIT BARRIER FENCE

DISTURBED SOILS CALCULATION

- PROPOSED DISTURBED SOIL
- DISTURBANCES FOR CONSTRUCTION
 - PROPOSED DIRECT EXCAVATION WORK.
- SHOWN IN LIGHT BROWN ON PLAN = ±11,000 S.F. (±0.25 ACRES)



250 SOUTH UNION STREET

Burlington, Vermont



164 Main Street, Suite 201
Colchester, Vermont 05446

P: (802) 878-0375
www.krebsandlansing.com

ISSUED FOR PERMIT REVIEW
NOT FOR CONSTRUCTION

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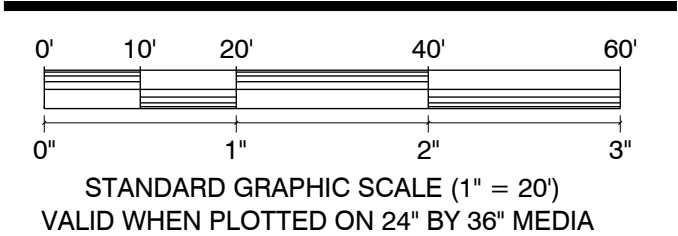
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SIDE YARD SETBACK: 6.6'

REAR YARD SETBACK: 15'

MAX LOT COVERAGE: 55% +
10% BONUS ALLOWANCE FOR
ACCESSORY RESIDENTIAL
FEATURES

STAMP:



REV. NO.	REVISIONS/COMMENTS	DATE
1.	Revisions for City SW and P&Z	07/08/25

DRAWING TITLE:

PROPOSED EROSION
PREVENTION AND SEDIMENT
CONTROL PLAN

DATE ISSUED: 05/19/25

DRAWN BY: GTD CHECKED BY: GTD

PROJECT NO.: 25144 SCALE: 1" = 20'

DRAWING NO.: REV. NO.:

C-1.01

1

DWG NAME: 250-South-Union_Base.dwg

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ALL DISTURBED AREAS BACK TO ORIGINAL CONDITION, INCLUDING BUT NOT LIMITED TO CURBING, SIDEWALKS, ROAD, PARKING AREAS, LANDSCAPING, SITE LIGHTING, ELECTRICAL, AND ETC. ALL ASPHALT SHALL BE SAW-CUT PRIOR TO PAVING.
2. THE METHODS AND MATERIALS OF CONSTRUCTION SHALL CONFORM TO THE LATEST STANDARDS OF THE STATE OF VERMONT AND CITY OF BURLINGTON. ALL WORK SHALL BE IN CONFORMANCE WITH ALL PERMITS AND APPROVALS ISSUED FOR THE PROJECT. IN CASE OF CONFLICT, THE MORE STRINGENT SPECIFICATION SHALL APPLY AS DIRECTED BY ENGINEER. ALL WORK SHALL BE DONE IN A WORKMANLIKE MANNER AND COMPLETED IN THE TIME SPECIFIED BY OWNER.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK AND MATERIALS SHOWN AND REQUIRED TO MAKE THE JOB COMPLETE. THESE DRAWINGS DO NOT SHOW EVERY FITTING OR APPURTENANCE. MATERIALS SHALL BE AS SPECIFIED ON THE DRAWINGS. MANUFACTURER'S PRODUCT SPECIFICATIONS SHALL BE SUBMITTED FOR ALL MATERIALS TO THE ENGINEER FOR APPROVAL PRIOR TO INSTALLATION.
4. THE LOCATION AND SIZE OF EXISTING UNDERGROUND UTILITIES IS NOT WARRANTED TO BE EXACT OR COMPLETE. THE CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES AND SHALL CONTACT THE AFFECTED UTILITY COMPANY, THE ENGINEER AND THE MUNICIPALITY PRIOR TO MAKING ANY HOOK UPS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL EXISTING UTILITIES AND THEIR UNINTERRUPTED SERVICES. ALL OFF-SITE BACKFILL, SHEETING, SHORING, DEWATERING, CLEARING AND GRUBBING, EROSION CONTROL, DUST CONTROL, TRAFFIC CONTROL, GRADING, AND ALL INCIDENTALS SHALL BE INCLUDED AS PART OF THE REQUIRED WORK.
5. THE CONTRACTOR SHALL VERIFY ALL TEMPORARY BENCH MARKS BEFORE USE.
6. THE WORKMEN AND PUBLIC SHALL BE PROTECTED BY THE CONTRACTOR FROM ANY AND ALL HAZARDS CONNECTED WITH THE CONSTRUCTION WORK. OPEN TRENCHES, MATERIALS, OR EQUIPMENT WITHIN THE WORKING LIMITS ARE TO BE GUARDED BY THE USE OF ADEQUATE BARRICADES OR FLAGMEN. ALL BARRICADES LEFT IN POSITION OVERNIGHT ARE TO BE PROPERLY LIGHTED. KEROSENE POTS ARE NOT ACCEPTABLE. WHEN WORK NARROWS THE USABLE PAVEMENT, FLAGMEN SHALL BE EMPLOYED TO AID THE FLOW OF TRAFFIC SO THAT THERE WILL BE NO UNDUE DELAYS. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE SAFETY OF ALL WORKMEN, THE GENERAL PUBLIC AND ALL DAMAGES TO PROPERTY OCCURRING FROM OR UPON THE WORK OCCASIONED BY NEGLIGENCE OR OTHERWISE GROWING OUT OF A FAILURE ON THE PART OF THE CONTRACTOR TO PROTECT PERSONS OR PROPERTY FROM HAZARDS OF OPEN TRENCHES, MATERIALS, OR EQUIPMENT AT ANY TIME OF THE DAY OR NIGHT WITHIN THE WORKING AREA. ALL WORK SHALL BE IN CONFORMANCE TO OSHA REGULATIONS, TITLE 19, PARTS 1926.651 AND 1926.652, AND APPLICABLE TO VOSHA REGULATIONS.
7. THE CONTRACTOR SHALL VERIFY ALL UTILITY INTERSECTIONS AND CONTACT ENGINEER AND OWNER WITH CONFLICTS.
8. THE CONTRACTOR SHALL CALL, DIG SAFE PRIOR TO ANY EXCAVATION.
9. THE CONTRACTOR SHALL COORDINATE FINAL LOCATION AND INVERTS FOR WATER, SEWER, AND STORM BUILDING CONNECTIONS WITH THE ARCHITECT, STRUCTURAL ENGINEER, AND MECHANICAL ENGINEER.
10. ALL STUMPS, ROCK, AND OTHER NON-APPROVED TRENCH BACKFILL MATERIAL DISCOVERED DURING CONSTRUCTION IS THE EXCLUSIVE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE PROPERTY AND DISPOSED OF IN A STATE APPROVED DISPOSAL LOCATION. ALL EXISTING SOILS REUSED FOR FILL SHALL CONFORM TO ALL APPLICABLE SECTIONS OF VTTRANS SPECIFICATIONS SECTION 203-EXCAVATION EMBANKMENTS. CONTRACTOR SHALL REVIEW SOIL INVESTIGATION REPORT AND SOIL LOGS PRIOR TO BID. ANY SOIL REUSED AS FILL UNDER ROADS AND APPLICABLE CONCRETE SIDEWALKS SHALL PASS A SUBGRADE PROOF ROLL WITH A LOADED TANDEM. FILL SOILS THAT DO NOT PASS A SUBGRADE PROOF ROLL SHALL BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
11. ALL PASSING SIEVE, PROCTOR, AND COMPACTION TESTING EXPENSES SHALL BE PAID BY OWNER. TESTING COORDINATION, ALL OTHER REQUIRED TESTING, AND EXPENSES FOR FAILED TESTS SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
12. THE CONTRACTOR SHALL CONTACT BURLINGTON ELECTRIC PRIOR TO ANY WORK IN THE VICINITY OF THE EXISTING ELECTRIC CONDUITS.
13. THIS PROJECT DOES WILL REQUIRE COVERAGE UNDER AN STATE OF VERMONT GENERAL CONSTRUCTION STORMWATER DISCHARGE PERMIT. THE PROJECT DOES REQUIRE AND HAS RECEIVED A PERMIT WITH THE CITY OF BURLINGTON BASED ON THEIR EROSION PREVENTION AND SEDIMENT CONTROL REGULATIONS. THAT PERMIT IS NUMBER " " ALL CONDITIONS OF THAT PERMIT AND THE REGULATIONS OUTLINED IN THE CITY OF BURLINGTON'S EPCSC REGULATIONS SHOULD BE FOLLOWED ON THIS JOB SITE. FURTHER, THE CONTRACTOR WILL FOLLOW THE RULES, REGULATIONS, AND DIRECTION OUTLINED IN THE STATE OF VERMONT "LOW RISK HANDBOOK FOR EROSION PREVENTION AND SEDIMENT CONTROL" FROM FEBRUARY 2020. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING, MAINTAINING AND REMOVING ALL EROSION AND SEDIMENT CONTROL DEVICES SHOWN ON THE PLANS OR DETAILS AND, TO THE MAXIMUM EXTENT PRACTICAL, TO MINIMIZE POTENTIAL CONTAMINATION OF STORMWATER RUNOFF FROM THE CONSTRUCTION ACTIVITIES.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL "AS-BUILT" MEASUREMENT AND DRAFTING REQUIREMENTS AS OUTLINED ON THE DETAIL SHEETS. ALL TRENCH EXCAVATIONS SHALL REMAIN OPEN UNTIL ALL AS-BUILT SURVEY SHOTS HAVE BEEN TAKEN. PROGRESS RECORD DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER AS INDICATED IN THE RECORD DRAWING SPECIFICATIONS.
15. SEE EROSION CONTROL AND LOGISTICS PLANS FOR LOCATIONS OF STAGING / STORAGE AREAS.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SIGNAGE AND CONSTRUCTION BARRIERS/SAFETY FENCING NECESSARY FOR PROVIDING SAFE VEHICULAR AND PEDESTRIAN ACCESS THROUGH OR AROUND THE SITE DURING CONSTRUCTION. CONTRACTOR SHALL COORDINATE THIS WITH THE CITY OF BURLINGTON AND THE CITY OF BURLINGTON DEPARTMENT OF PUBLIC WORKS.
17. DEFINITION OF "PRECONSTRUCTION EXCAVATION" FOR THESE CONTRACT DOCUMENTS SHALL BE: THE SITE CONTRACTOR SHALL EXPOSE UTILITIES AND OBTAIN ALL NECESSARY INFORMATION, INCLUDING BUT NOT LIMITED TO, INVERT ELEVATION, SIZE, DEPTH, PIPE TYPE, JOINT LOCATION, ETC. CONTRACTOR SHALL TRANSIT SURVEY THE LOCATION AND ELEVATIONS OF THE UTILITY. CONTRACTOR SHALL PROVIDE THE ENGINEER WITH SKETCHES INDICATING HORIZONTAL AND VERTICAL INFORMATION OF PIPE OR CONDUIT TYPE AND SIZE, CROSS-SECTION INFORMATION, CONCRETE ENCASEMENT INFORMATION (TOP AND BOTTOM ELEVATIONS, WIDTH, ETC.), JOINT LOCATION, ETC. OF EACH END OF EACH EXISTING UNDERGROUND UTILITY. EXISTING UTILITY OF HORIZONTAL ELEVATION IS WITHIN +1 FOOT, AND ACCURACY OF VERTICAL ELEVATION IS WITHIN 0.02 FT. (1/4"). COORDINATE ALL EXCAVATION WITH CITY, OWNER, AND ENGINEER. PRECONSTRUCTION EXCAVATIONS SHALL OCCUR PRIOR TO ORDERING STRUCTURES AND PRIOR TO UTILITY CONSTRUCTION TO FACILITATE REDESIGN AND/OR DESIGN CONFIRMATION.
18. THE LOCATION OF THE PRECONSTRUCTION EXCAVATION SYMBOLS DOES NOT NECESSARILY INDICATE THE LOCATION OF THE BURIED UTILITY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIND AND EXPOSE THE UTILITY.
19. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS OF IMPORTING AND PLACING TOPSOIL AND/OR COMPOST NECESSARY TO COMPLETE THE PROJECT. CONTRACTOR SHALL TEST TOPSOIL FOR APPROVAL BY THE OWNER AND ENGINEER.
20. ALL SEWER AND STORM PIPES SHALL BE PVC SDR 35 UNLESS OTHERWISE NOTED. ALL NEW SANITARY AND STORM PIPES SHALL BE LAID WITH A LASER TO ELEVATION AND SLOPE AS SHOWN ON THE PLANS.
21. CORE AND BOOT ALL EXISTING STRUCTURES UNLESS OTHERWISE NOTED.
22. ALL NEW CATCH BASINS AND SANITARY SEWER MANHOLE MUST HAVE ONE 6" PRECAST CONCRETE GRADE RING.
23. ALL WATERLINE PIPE SHALL BE DUCTILE IRON CLASS 52. ALL BENDS AND FITTINGS SHALL HAVE REDI-MIX CAST IN PLACE THRUST BLOCKS.
24. TEMPORARY GROUNDWATER, STORMWATER, AND SEWER BY-PASS PUMPING AND/OR DIVERSION IS THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL NECESSARY PUMPS AND EQUIPMENT TO PERFORM THE WORK. OVERNIGHT PUMPING IS NOT ALLOWED.
25. ALL SIDEWALKS SHALL HAVE 2% MAXIMUM CROSS SLOPE. ALL RAMPS AND STAIRS SHALL HAVE A LANDING AT THE BOTTOM WITH A MAXIMUM SLOPE OF 2% FOR 5 FEET.
26. CONTRACTOR TO PIN CONCRETE SIDEWALK/SLABS TO ALL CONTACT POINTS WITH STAIRS, BUILDING, BIKE SLAB, RETAINING WALLS, ETC.
27. CONTRACTOR SHALL MAINTAIN FULL OCCUPANCY AND FIRE DEPARTMENT ACCESS TO ALL SURROUNDING BUILDINGS. COORDINATE ALL TEMPORARY ACCESS WITH THE MUNICIPALITY.
28. BURIED NATURAL GAS IS SHOWN FOR ALIGNMENT PURPOSES ONLY. CONTACT VERMONT GAS SYSTEMS FOR DESIGN AND DETAILS OF NEW GAS LINE. CONTRACTOR SHALL BE RESPONSIBLE FOR THE EXCAVATION, BACKFILL, AND RESTORATION FOR THE CONSTRUCTION OF THE NATURAL GAS LINES. VERMONT GAS SYSTEMS WILL PROVIDE THE PIPING, LABOR TO INSTALL, AND TESTING FOR THE NEW GAS MAIN. COORDINATE WORK AND ALL GAS SHUT DOWN PROCEDURES WITH THE OWNER.
29. REMOVAL OF ALL EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR.
30. AT THE END OF THE PROJECT, CLEAN THE SUMPS OF ALL NEW AND EXISTING CATCH BASINS AND STORM MANHOLES WITHIN THE PROJECT LIMITS AND THOSE THAT HAVE COLLECTED PROJECT RELATED RUNOFF.
31. ELECTRICAL AND LIGHTING ARE SHOWN FOR ILLUSTRATIVE/COORDINATION PURPOSES ONLY. REFER TO ELECTRICAL PLANS AND SPECIFICATIONS FOR DESIGN.
32. SEE LANDSCAPE AND/OR STRUCTURAL PLANS FOR ALL RETAINING WALLS, UTILITY PADS, STAIRS, AND EXTERIOR CONCRETE AT DOORS.
33. REFER TO PLUMBING, MECHANICAL AND/OR FIRE PROTECTION PLANS FOR WATER, SEWER AND STORM DESIGN WITHIN FIVE FEET OF THE BUILDING.

EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PRACTICES SHALL BE IMPLEMENTED IN ALL AREAS WHERE THERE IS AN INCREASED RISK OF EROSION, AND WHERE THERE IS POTENTIAL FOR DISCHARGE OF STORMWATER RUNOFF (EITHER DIRECT OR INDIRECT) TO A WATER BODY.

EPSC MEASURES SHALL BE INSTALLED PRIOR TO ANY EARTH DISTURBING ACTIVITIES WITHIN A GIVEN DRAINAGE AREA WITH THE EXCEPTION OF LAND DISTURBANCE THAT MAY RESULT FROM ACCESSING THE AREA(S) WITH EQUIPMENT IN WHICH EPSC MEASURES ARE TO BE INSTALLED. THIS EXCEPTION INCLUDES LAND DISTURBANCE THAT MAY RESULT FROM ACCESS OF EQUIPMENT THAT IS NEEDED FOR EXPLORATION AND/OR EPSC MEASURE INSTALLATION PHASES OF THE PROJECT. TEMPORARY SEDIMENT BASINS, TEMPORARY SEDIMENT TRAPS, PERIMETER DIKES, TEMPORARY SEDIMENT BARRIERS, AND OTHER TEMPORARY MEASURES INTENDED TO TRAP SEDIMENT SHALL BE CONSTRUCTED AS A FIRST STEP IN ANY LAND DISTURBING ACTIVITY AND SHALL BE MADE FUNCTIONAL BEFORE UPSLOPE LAND DISTURBANCE TAKES PLACE WITH THE EXCEPTION OF THOSE ACTIVITIES STATED ABOVE. EARTH DISTURBANCE INCLUDES STUMPING AND GRUBBING OF CLEARED AREAS.

EPSC MEASURES SHALL BE INSTALLED PURSUANT TO THE EPSC PLAN, THE 2020 STATE OF VERMONT LOW RISK SITE HANDBOOK FOR EROSION PREVENTION AND SEDIMENT CONTROL, THE 2020 VERMONT EROSION PREVENTION AND SEDIMENT CONTROL STANDARDS AND SPECIFICATIONS, AND/OR ANY OTHER RELEVANT PROJECT PERMITS.

ALL PROPOSED CHANGES SHALL BE APPROVED BY THE ON-SITE PLAN COORDINATOR (OSPC) OR HIS/HER DESIGNEE PRIOR TO IMPLEMENTATION.

LOGGING ACTIVITIES SHALL BE CONDUCTED IN ACCORDANCE WITH ACCEPTABLE MANAGEMENT PRACTICES FOR MAINTAINING WATER QUALITY ON LOGGING JOBS IN VERMONT (AMPS, 2006).

PERMISSION MUST BE GRANTED BY VT DEC PRIOR TO USE OF ANY SUPPORT ACTIVITIES OCCURRING OUTSIDE OF THE APPROVED PROJECT BOUNDARIES.

ALL PARTIES ASSOCIATED WITH CONSTRUCTION ACTIVITIES WHO MEET EITHER OF THE FOLLOWING TWO CRITERIA OF "PRINCIPAL OPERATOR" MUST OBTAIN COVERAGE UNDER THE CONSTRUCTION STORMWATER DISCHARGE PERMIT FOR THE PROJECT PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES BY THAT OPERATOR:

A. THE PARTY HAS OPERATIONAL CONTROL OVER CONSTRUCTION PLANS AND SPECIFICATION, INCLUDING BUT NOT LIMITED TO THE ABILITY TO MAKE MODIFICATIONS TO THOSE PLANS AND SPECIFICATIONS; OR

B. THE PARTY HAS CONTINUOUS DAY-TO-DAY OPERATIONAL CONTROL OF THOSE ACTIVITIES AT THE PROJECT THAT ARE NECESSARY TO ENSURE COMPLIANCE WITH AN EPSC PLAN FOR THE SITE OR OTHER PERMIT CONDITIONS (E.G., THEY ARE AUTHORIZED TO DIRECT WORKERS AT A SITE TO CARRY OUT ACTIVITIES REQUIRED BY THE EPSC PLAN OR COMPLY WITH OTHER PERMIT CONDITIONS).

CITY OF BURLINGTON AND THE STATE OF VERMONT'S EROSION PREVENTION AND SEDIMENT CONTROL PLAN PERMITS SHALL BE POSTED IN A VISIBLE LOCATION AT THE CONSTRUCTION ENTRANCE THROUGHOUT CONSTRUCTION.

EXISTING VEGETATION SHALL BE PROTECTED AND MAINTAINED TO THE EXTENT PRACTICABLE. EXISTING PAVEMENT SHALL BE PRESERVED UNTIL REMOVAL IS REQUIRED FOR CONSTRUCTION, TO THE EXTENT PRACTICAL.

A VEGETATED BUFFER SHALL BE MAINTAINED FOR WATER BODIES WHERE FEASIBLE (E.G., WETLANDS AND STREAMS).

TO THE EXTENT PRACTICABLE, SURFACE FLOW SHALL BE DIVERTED AWAY FROM EXPOSED SOILS VIA DIVERSION BERMS, EARTH DIKES, PERIMETER DIKES/SWALES, TEMPORARY SWALES, WATER BARS, AND/OR CHECK DAMS.

RESOURCE AREAS (E.G., WETLANDS, STREAMS, RTE PLANT SPECIES) SHALL BE FLAGGED PRIOR TO ANY CONSTRUCTION RELATED ACTIVITIES OCCURRING WITHIN CLOSE PROXIMITY TO THOSE AREAS.

1. TYPICAL CITY OF BURLINGTON PARKING SPACE IS 9'-0" CENTER OF LINE TO CENTER OF LINE MARKED WITH 4" WIDE YELLOW OR WHITE PAINT.
2. ADA SPACE IS YELLOW/WHITE STENCIL, YELLOW/WHITE TRIM. COORDINATE EXACT REQUIREMENTS WITH CITY OF BURLINGTON.
3. PAINT FOR PAVEMENT MARKINGS SHALL BE HYDROPHAST WATERBORNE TRAFFIC PAINT BY FRANKLIN PAINT COMPANY. IT SHALL BE REFLECTIVE, VOC COMPLIANT FAST DRYING, 100% ACRYLIC WATERBORNE TRAFFIC PAINT. PAINT FOR STOP BARS AND CROSSWALKS SHALL BE WHITE ALL OTHER LINE STRIPING SHALL BE YELLOW. CONFIRM PAINT COLOR WITH CITY OF BURLINGTON AND OWNER.
4. TRAFFIC PAINT SHALL BE APPLIED WITH A UNIFORM THICKNESS AND AT A RATE SUCH THAT NO PAVEMENT IS VISIBLE AFTER DRYING. ADDITIONAL PAINT APPLICATION WILL BE REQUIRED IF UNDERLYING PAVEMENT IS VISIBLE.

1. ALL AREA DISTURBED AND ALL AREAS WITHIN THE CLEARING LIMITS SHALL BE GRADED AND COVERED WITH A MINIMUM OF 6" OF LOAM TOPSOIL. ADDITIONAL TOPSOIL DEPTHS AND SPECIFICATIONS MAY BE OUTLINED BY THE LANDSCAPE ARCHITECT FOR SPECIFIC AREAS. THE AREAS TO BE LOAMED SHALL BE FREE AND CLEAR OF ROOTS, WASTE MATERIAL AND OTHER DELETERIOUS MATERIAL. TOPSOIL SHALL BE SPREAD AND LIGHTLY COMPACTED TO A DEPTH OF 6". TOPSOIL SHALL BE APPROVED BY THE ENGINEER AND/OR LANDSCAPE ARCHITECT. ALL SIDE SLOPES ARE TO BE LOAMED.
2. ALL TURF ESTABLISHMENT SHALL BE IN ACCORDANCE WITH SECTION 651 OF THE VT STANDARD SPECIFICATIONS 2018 AND THE MUNICIPALITY SPECIFICATIONS. MULCHING SHALL FOLLOW SEEDING BY NO MORE THAN 24 HOURS.
3. ALL CUT SLOPES SHALL BE NO STEEPER THAN 2.0H ON 1.0V. ALL FILL SLOPES SHALL BE NO STEEPER THAN 2.0H ON 1.0V.
4. THE CONTRACTOR SHALL NOT DISTURB ANY GROUND BETWEEN OCTOBER 15TH BETWEEN APRIL 15TH WINTER MONTHS, UNLESS APPROVED BY THE ENGINEER.
5. TEMPORARY SILT FENCE SHALL BE ERECTED PRIOR TO ANY CLEARING OR CONSTRUCTION. FENCING MAY BE ERECTED IN PHASES, BUT IN NO CASE SHALL GROUND DISTURBANCE PROCEED FENCING. SPECIAL AREAS MAY BE DESIGNATED BY THE OWNER FOR PRESERVATION OF EXISTING TREES. THESE AREAS SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INSURE NO DAMAGE IS DONE TO DESIGNATED TREES.
6. EXISTING PLANTINGS ARE LOCATED IN GENERAL AREAS AS SHOWN ON THIS PLAN. CONTRACTOR SHALL PROTECT PLANTINGS SO AS NOT TO DAMAGE THESE OR THEIR ROOT SYSTEMS.
7. SLOPE STABILITY BASED UPON UNSATURATED SOIL CONDITIONS. IF DURING CONSTRUCTION SATURATED SOILS ARE ENCOUNTERED, CONTACT THE ENGINEER IMMEDIATELY.

1. THE CONTRACTOR TO TAKE SIEVE ANALYSIS OF GRAVEL AS SOON IT ARRIVES ON SITE OR REQUIRE QUARRY TO PROVIDE A CERTIFIED ANALYSIS FOR ENGINEERS REVIEW.
2. TRAVEL OVER GRAVEL WITH ANY VEHICLE TRACKING SOIL PRIOR TO PLACEMENT OF PAVEMENT IS PROHIBITED.
3. IF GRAVEL IS CONTAMINATED AFTER PLACEMENT, THE SITE CONTRACTOR SHALL BE RESPONSIBLE REMOVAL OF ALL CONTAMINATED GRAVEL AND PAYING FOR ALL RECOMMENDED SIEVE ANALYSIS AS DETERMINED BY THE ENGINEER.

ALL REFERENCES TO ROAD SHALL APPLY TO PARKING AREAS AS WELL.

NEW ROAD SHALL BE CONSTRUCTED TO THE LINE AND GRADE SHOWN ON THE DRAWINGS. THE ROAD AND UTILITY LOCATIONS SHALL BE AS TYPICALLY DETAILED UNLESS OTHERWISE SHOWN.

ALL ROAD AND PARKING CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH THE VERMONT AGENCY OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" 2018, HEREAFTER CALLED VERMONT HIGHWAY SPECIFICATIONS, SPECIFICATIONS FOUND ON THESE PLANS, AND CITY/TOWN SPECIFICATIONS. IN CASE OF CONFLICT, THE MORE STRINGENT SPECIFICATION SHALL APPLY AS DETERMINED BY THE ENGINEER. ALL GRAVEL AND STORM SEWER STRUCTURES SHALL BE APPROVED BY CITY ENGINEER.

THE CONTRACTOR SHALL FOLLOW VERMONT HIGHWAY SPECIFICATIONS (2018) SECTION 203.11 FOR PLACING AND SPREADING EMBANKMENTS.

FILL MATERIAL FOR ROAD EMBANKMENT SHALL BE APPROVED BY THE ENGINEER. SHALL BE PLACED IN 12" LIFTS, WETTED AND COMPACTED WITH SATISFACTORY COMPACTION EQUIPMENT TO 95% OF MAXIMUM DENSITY (STANDARD PROCTOR).

ROAD IN FILL SECTIONS SHALL BE PLACED AND COMPACTED A MINIMUM OF 3 FEET ABOVE TOP OF ANY UTILITY TO BE INSTALLED BEFORE TRENCH IS EXCAVATED FOR PIPE PLACEMENT. IN TRENCHES AND CUT SECTIONS, THE CONTRACTOR SHALL PROVIDE ALL NECESSARY SHEETING, SHORING AND BRACING TO MAINTAIN COMPLIANCE WITH ALL OSHA/VOLSHA REGULATIONS.

METHODS FOR CONSTRUCTION OF SUBGRADE SHALL CONFORM TO VERMONT HIGHWAY SPECIFICATIONS (2018) 203.12 OR AS DETERMINED BY THE ENGINEER.

ANY SUBGRADE OR SUBBASE DISTURBED BY CONTRACTOR, OR RENDERED UNSUITABLE BY CONSTRUCTION MACHINERY, SHALL BE REMOVED AND REPLACED WITH APPROVED GRANULAR BACKFILL AT THE CONTRACTOR'S EXPENSE. THE SUBGRADE SHALL BE COMPACTED TO ATTAIN AT LEAST 95% OF THE MAXIMUM DENSITY (STANDARD PROCTOR) BEFORE PLACING ROAD OR EMBANKMENT MATERIALS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF COMPACTION IN THE ROAD AND UTILITY TRENCHES.

10. SAND FILL SHALL CONFORM TO VERMONT HIGHWAY SPECIFICATIONS (2018) 703.03, TABLE 703.03A. GRANULAR BORROW SHALL CONFORM TO THE VERMONT HIGHWAY SPECIFICATIONS 703.04 GRANULAR BORROW, TABLE 703.04A.

11. GRAVEL SUBBASE FOR PAVEMENT SHALL CONFORM TO VERMONT HIGHWAY SPECIFICATIONS (2018) 704.05, TABLE 704.05A, COARSE.

12. LEVELING COURSE SHALL CONFORM TO VERMONT HIGHWAY SPECIFICATIONS (2018) 704.05, TABLE 704.05A, FINE. SHOULDERS SHALL CONFORM TO SECTION 704.12, AGGREGATE FOR SHOULDERS.

13. BITUMINOUS CONCRETE PAVEMENT SHALL CONFORM TO VERMONT HIGHWAY SPECIFICATIONS (2018) SECTION 404 AND 406. BINDER COURSE SHALL BE TYPE II, AND FINISH WEARING COURSE SHALL BE TYPE III OR IV. EACH COURSE PAVING TO BE PLACED FIRST YEAR, SURFACE COURSE TO BE PLACED THE SECOND OR THIRD YEAR, DETERMINED BY THE ENGINEER.

14. EMBANKMENT FILL FOR ROAD AND PARKING SHALL BE A SIEVE SPECIFICATION AS FOLLOWS:

<u>SIEVE</u>	<u>% FINER</u>
4"	100
2"	85-100
#4	60-100
#200	12 MAXIMUM

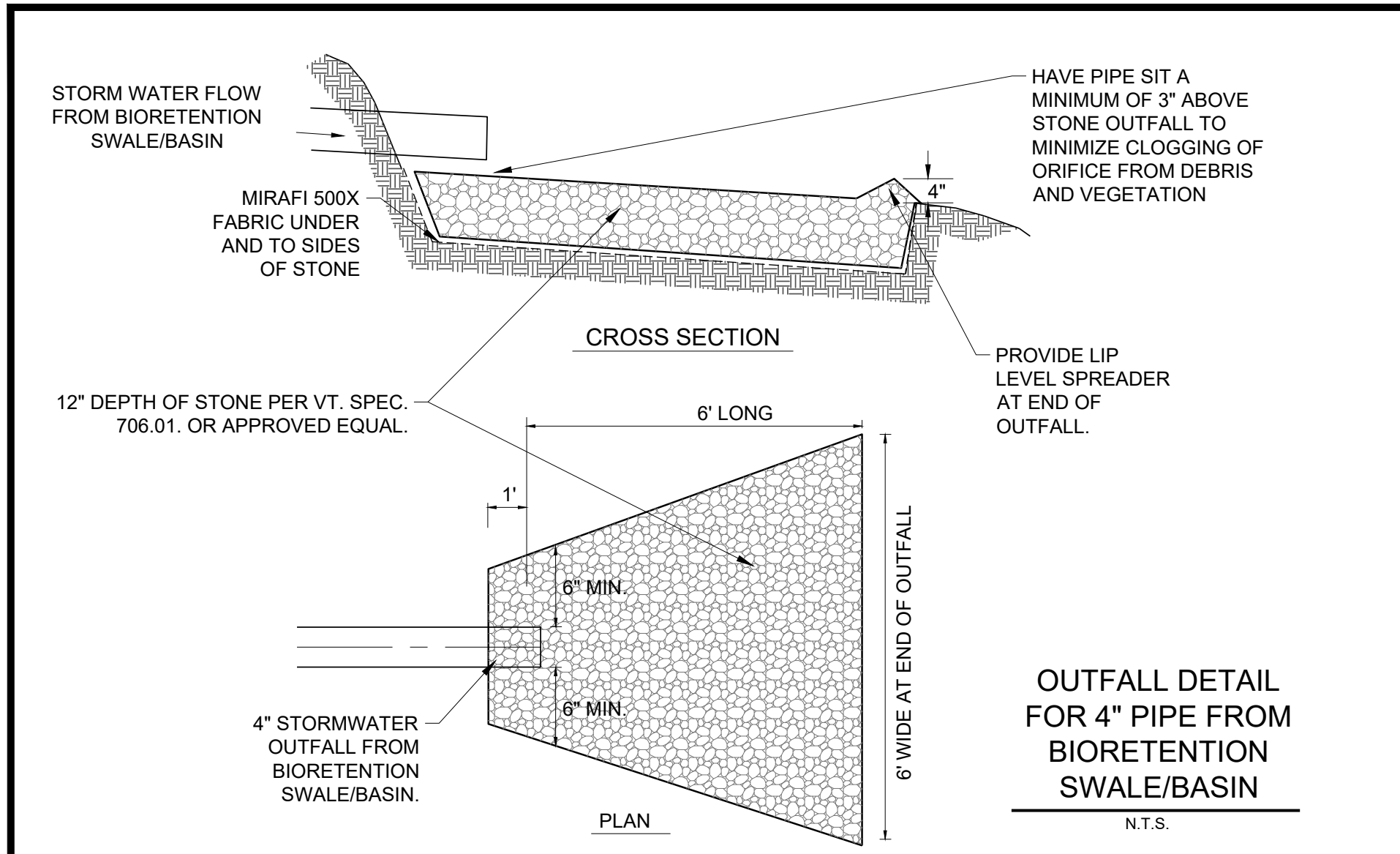
15. IF PROOF ROLL FAILS, CONTRACTOR SHALL REMOVE THE SITE SOIL AND REPLACE IT WITH SAND WITH THE ABOVE SPEC. UNTIL A PROOF ROLL CAN BE PLACED WITHOUT FAILING. ENGINEER WILL JUDGE PASS/FAILURE OF PROOF ROLL, THIS WILL BE PERFORMED WITHOUT FURTHER COSTS TO THE OWNER.

N.I.S.

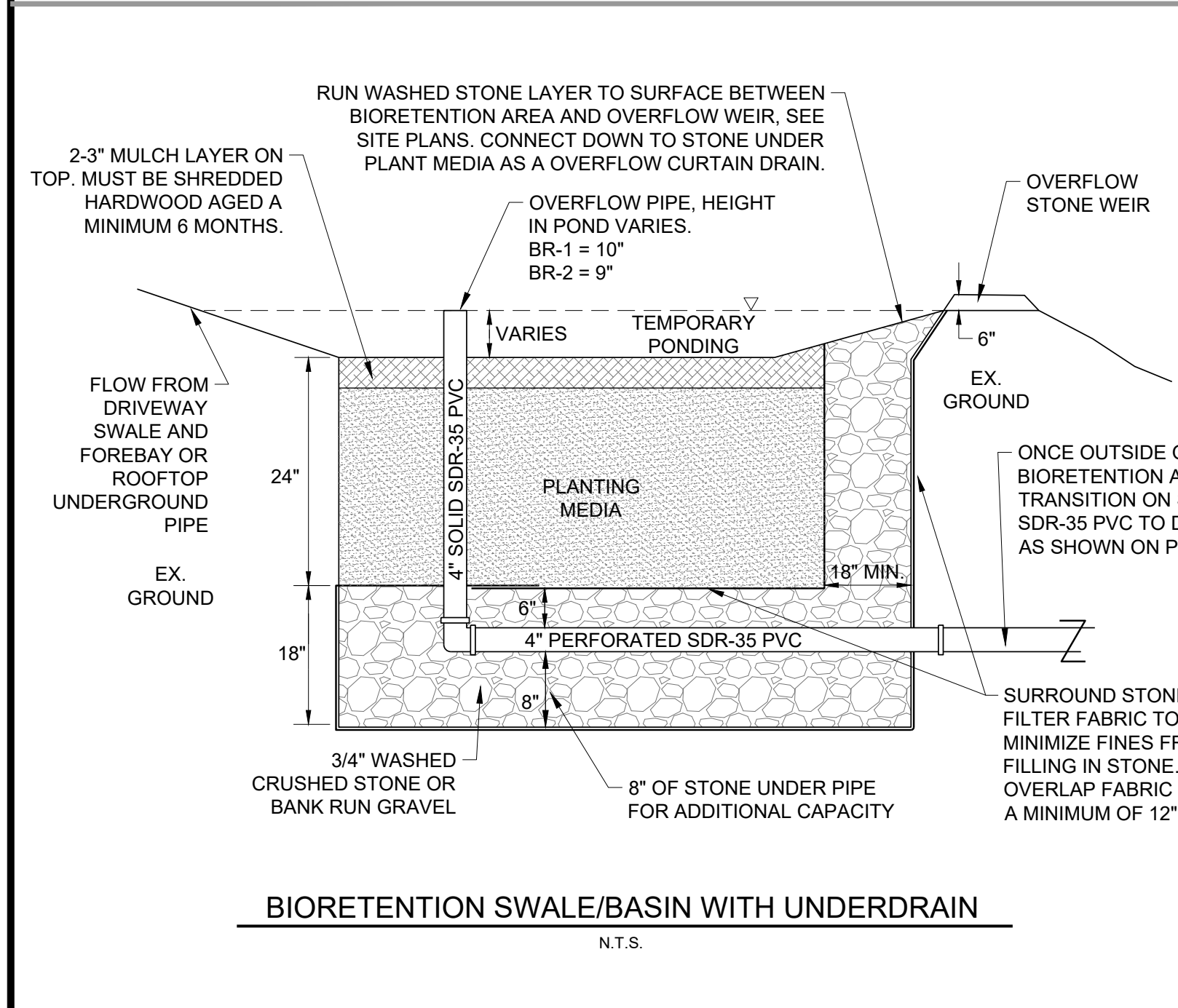
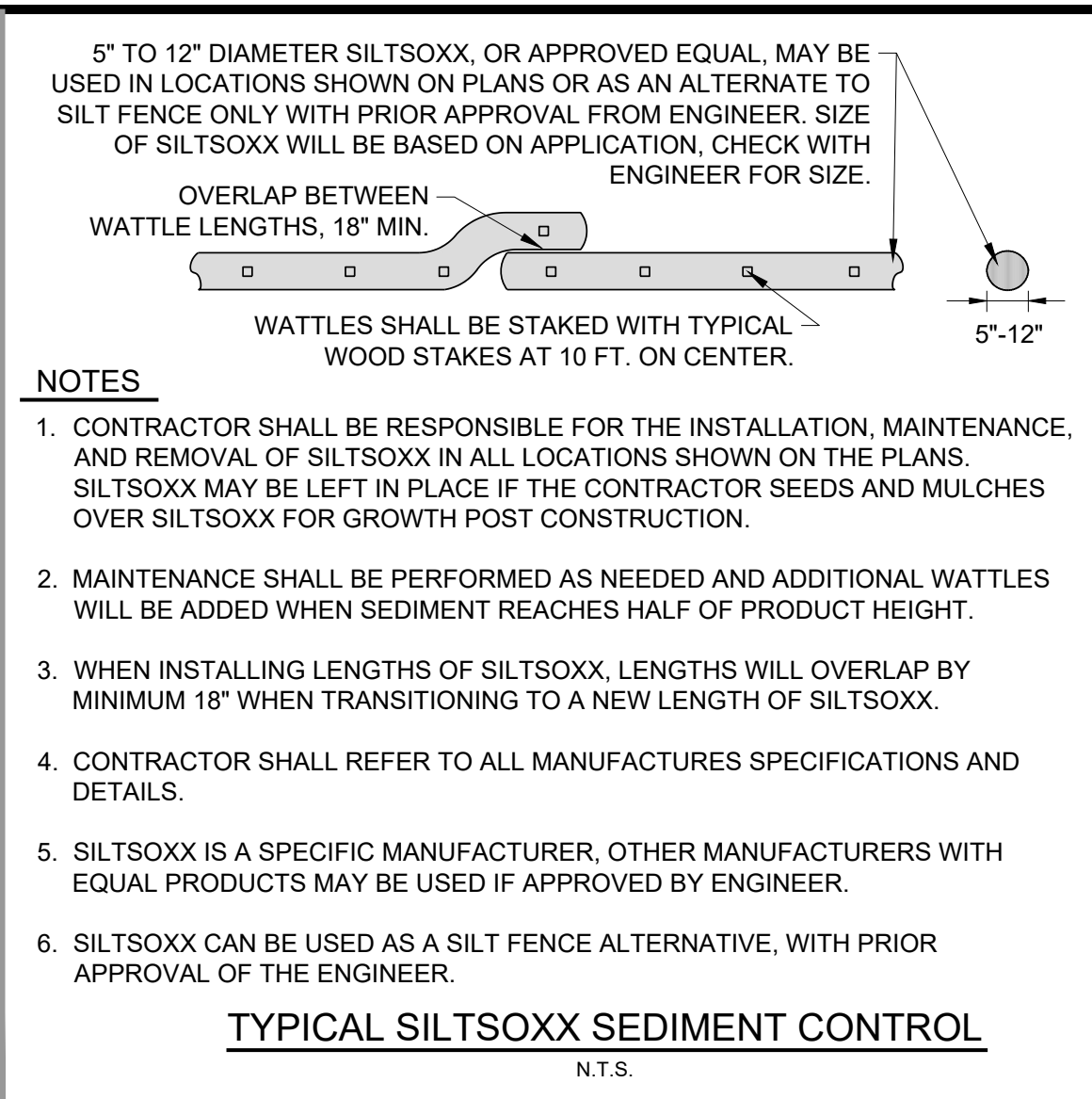
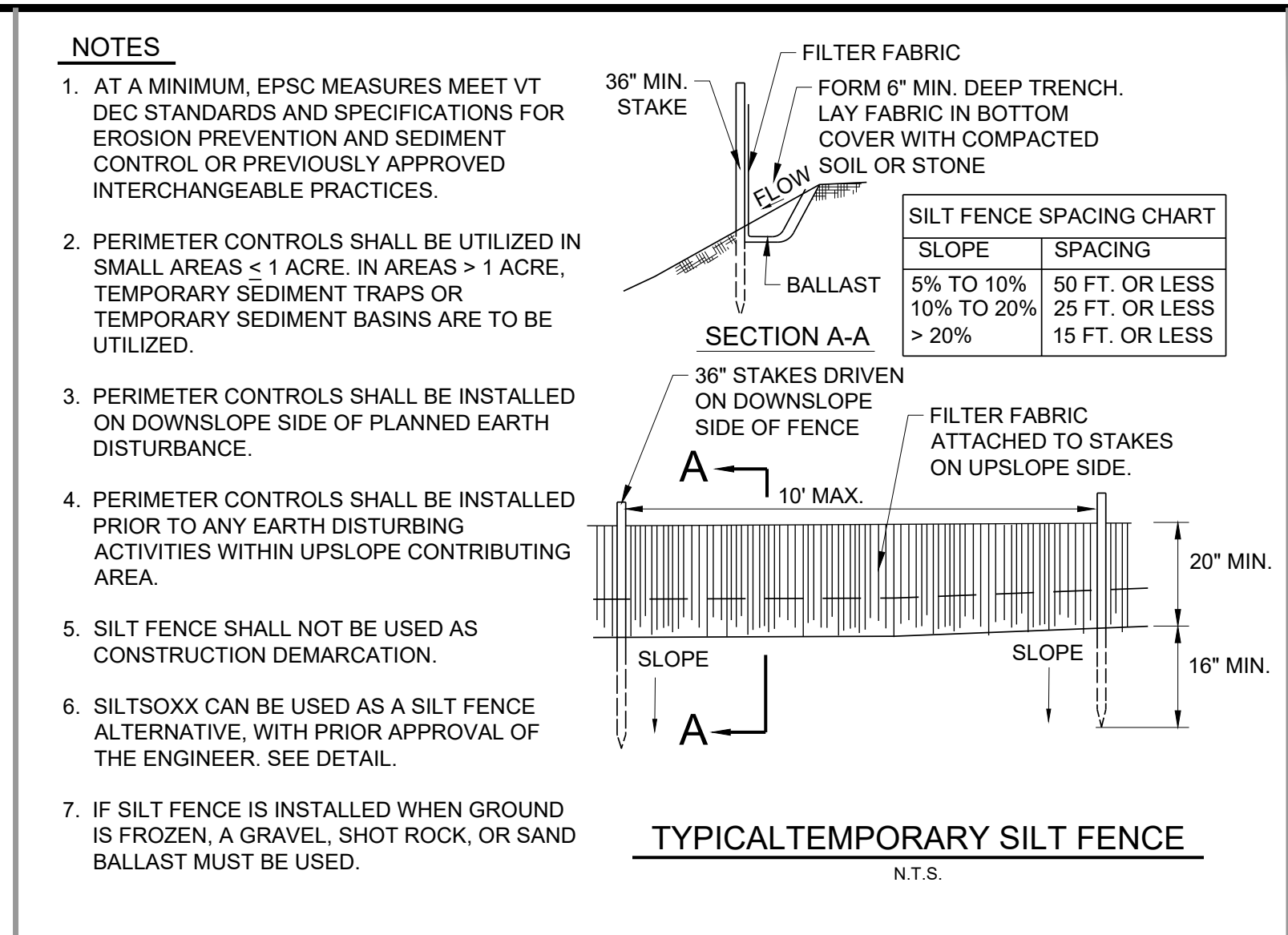
N.T.

MAX LOT COVERAGE: 60%

Q



- ### STORMWATER MAINTANCE NOTES
- A. FOREBAY PRE-TREATMENT AREAS:
1. MONITOR FOR ACCUMULATION OF SEDIMENT. CLEAN WHEN 50% FULL OR AS NEEDED.
 2. INSPECT AND REPAIR ANY NOTED EROSION.
- B. BIORETENTION SWALE/ BASIN WITH UNDERDRAIN
1. INSPECT FOR EROSION AND ACCUMULATED SEDIMENT WITHIN POND. REMOVE SEDIMENT AND REPAIR ANY EROSION AS NECESSARY.
 2. REMOVE ALL TRASH FROM THE BASIN.
 3. INSPECT UNDERDRAIN OUTFALL AND ORIFICE CAP. REMOVE ANY OBSTRUCTIONS STOPPING FLOW FROM CAP. KEEP AREA FREE OF DEBRIS/VEGETATION
- C. BROAD CRESTED WEIRS: LOCATED IN PONDS AND FOREBAYS FOR OVERFLOWS.
1. INSPECT REGULARLY FOR SIGNS OF EROSION OR DISPLACEMENT OF STONE. REPAIR AS NEEDED.
 2. INSPECT FOR DEBRIS/TRASH ACCUMULATION AND REMOVE AS NEEDED.
 3. MONITOR FOR EVIDENCE OF CONCENTRATED FLOW CHANNELS OR EROSION AT OUTLET. LEVEL STONE IF NEEDED TO RESTORE EVEN FLOW DISTRIBUTION.



BIORETENTION SOIL CHARACTERISTICS

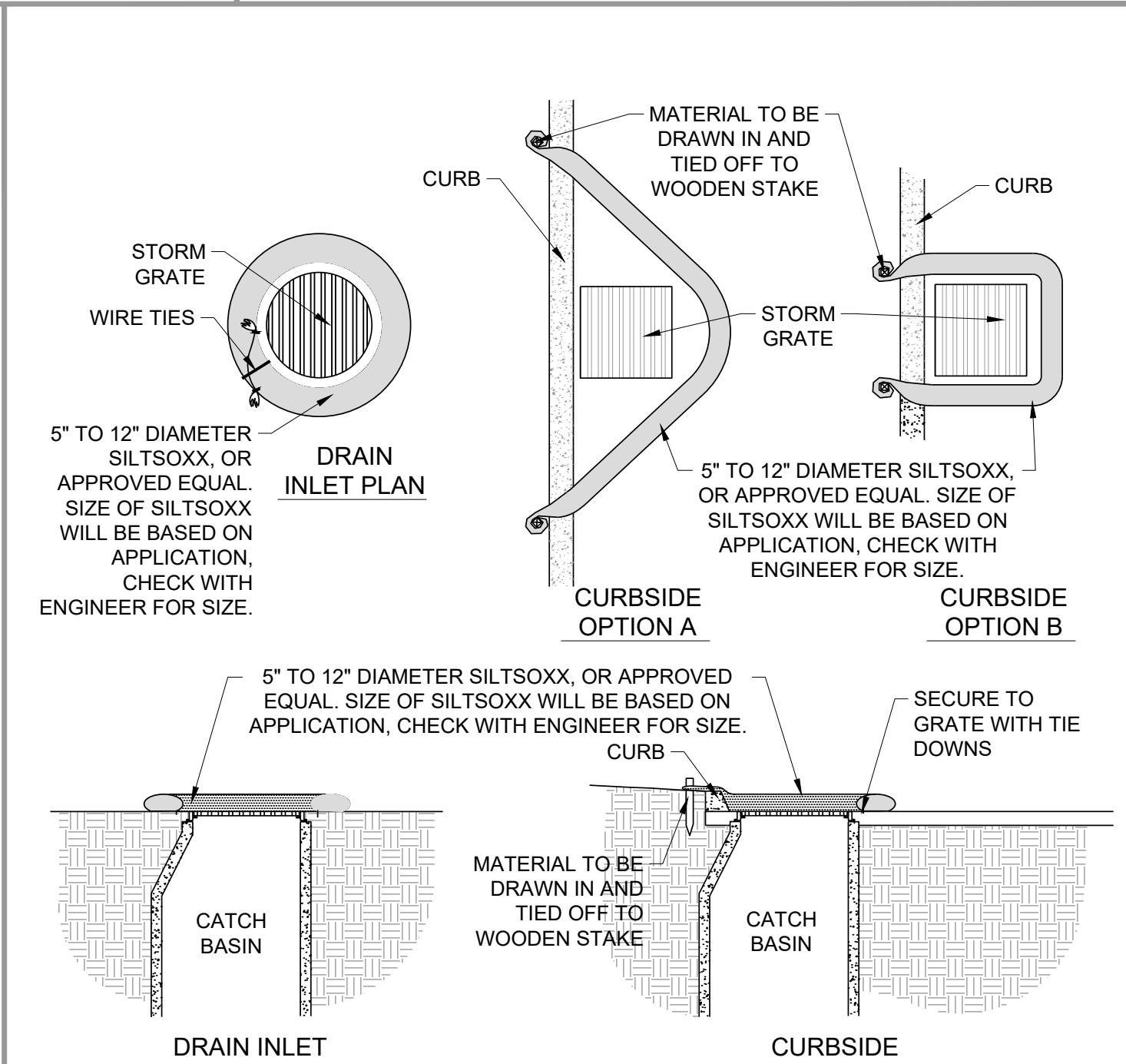
PARAMETER	VALUE
PH RANGE	5.2 TO 7.00
ORGANIC MATTER	3% MAXIMUM BY VOLUME
SOIL (LOAMY SAND, SANDY LOAM, OR LOAM)	
SAND	85% TO 88% PASSING BY WEIGHT
SILT	5% TO 12% PASSING BY WEIGHT
CLAY	0% TO 2% PASSING BY WEIGHT
MULCH	BARK MULCH - SUBMIT SAMPLE FOR APPROVAL
AVAILABLE PHOSPHORUS	0.2%

PLANT GUIDE FOR STORMWATER BIORETENTION AREAS

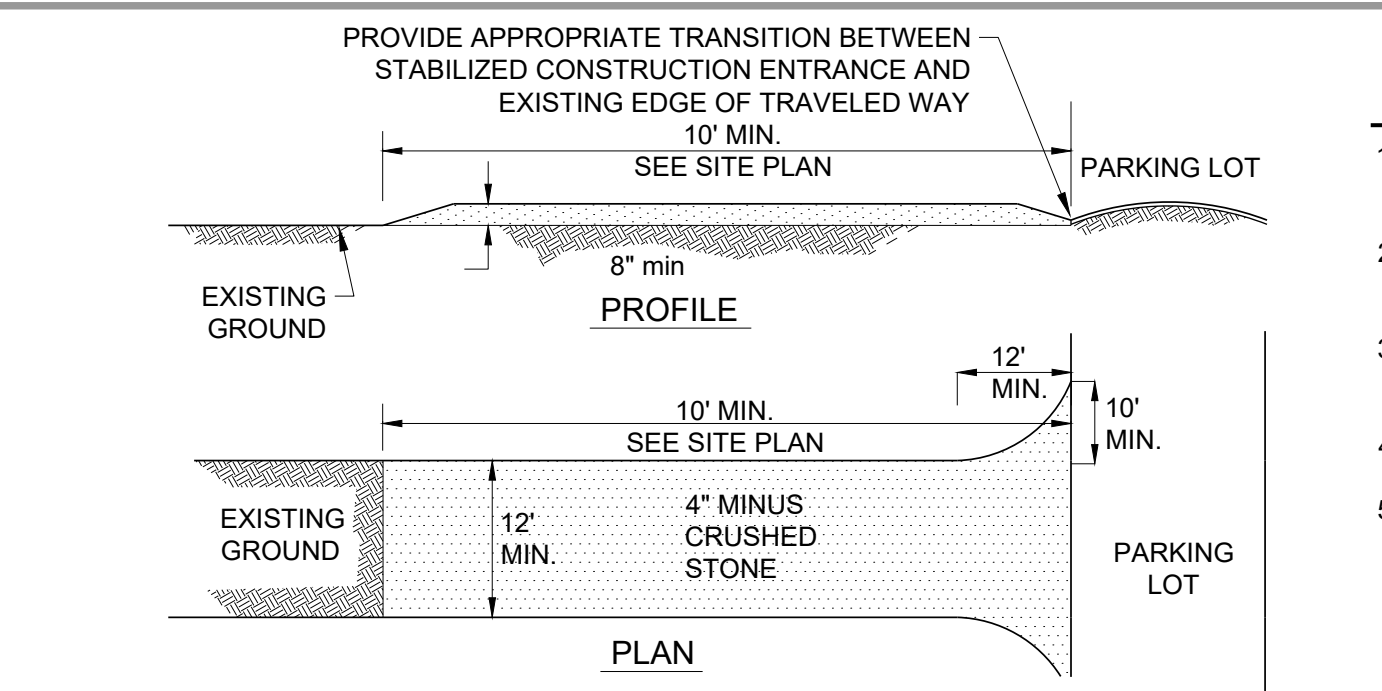
TREES	SHRUBS	HERBACEOUS SPECIES
ACER RUBRUM (RED MAPLE)	HAMAMELIS VIRGINIAN (WITCH HAZEL)	IRIS VERSICOLOR (BLUE FLAG)
JUNIPERUS VIRGINIATA (EASTERN RED CEDAR)	ILEX VERTICILLATA (WINTERBERRY)	LOBELIA CARDINALIS (CARDINAL FLOWER)
PLATANUS OCCIDENTALIS (SYCAMORE)	VIBERNUM DENTATUM (ARROWHEAD)	RUDBECKIA LACINIATA (CUTLEAF CONEFLOWER)
SALIX NIGRA (BLACK WILLOW)	ALNUS SERRULATA (BROOK-SIDE ALDER)	SCIRPUS CYPERINUS (WOOLGRASS)
PINUS RIGIDA (PITCH PINE)	CORNUS STOLONIFERA (REDOSEIER DOGWOOD)	SCIRPUS PUNGENS (THREE SQUARE BULRUSH)

FROM THIS LIST AT LEAST ONE TREE OR SHRUB PER 50 SQUARE FEET OF BIORETENTION AREA (MIN. 4 TOTAL) SHALL BE USED. PLEASE NOTE, BR-1 IS 93 S.F. AND BR-2 IS 110 S.F. THE PROJECT WILL USE A MINIMUM OF 4 SHRUBS IN EACH BIORETENTION AREA.

- IF HYDROSEEDING IS USED FOR TEMPORARY STABILIZATION MEASURES FOR TURF ESTABLISHMENT. SPECIFICATIONS ARE:
- HYDRO-SEED ADDITIVES:
- FERTILIZER: 19-19-19 75 LBS PER 1,000 GALLONS OF WATER
- LIME: 100 LBS. PER 1,000 GALLONS OF WATER
- MULCH: 300 LBS. PER 1,000 GALLONS OF WATER.
- TACIFER: 5 LBS. PER 1,000 GALLONS OF WATER.
1. AREAS HAVING SOIL COMPACTION AS A RESULT OF CONSTRUCTION SHALL HAVE ANY CRUSHED STONE REMOVED AND THE SUBGRADE SHALL BE ROTO-TILLED PRIOR TO PLACING TOPSOIL. REFER TO THE POST CONSTRUCTION SOIL DEPTH AND QUALITY REQUIREMENTS.
 2. IF HAND SEEDING, ONLY STRAW MULCH IS TO BE USED AND SECURED BY NETTING EITHER ORGANIC OR INORGANIC. IF INORGANIC IS USED, IT MUST BE REMOVED BEFORE THE FIRST MOWING.
 3. STARTER FERTILIZER SHALL BE APPLIED AT THE MANUFACTURER'S SUGGESTED RATE AT THE TIME OF SEEDING. FERTILIZER APPLICATION WILL NOT BE ALLOWED IN SENSITIVE AREAS AND ADJACENT TO DRAINAGE WAYS AS DETERMINED BY THE ENGINEER.
 4. WATERING IS TO BE DONE BY THE CONTRACTOR AND IS TO LAST FOR THE DURATION OF THE WARRANTY PERIOD TO MAINTAIN PROPER GROWTH. ALL APPARATUS NECESSARY TO APPLY THE WATER MUST BE FURNISHED BY THE CONTRACTOR (I.E. HOSES, SPRINKLERS, ETC.).
 5. STAKING OF ALL TOPSOILED AREAS TO CONTROL FOOT TRAFFIC WILL BE REQUIRED. UNLESS OTHERWISE SPECIFIED, ACCEPTABLE STAKING MATERIALS WILL BE GRADE STAKES AND TWINE OR STRING WITH FLAGGING ATTACHED FOR VISIBILITY.
 6. A GUARANTEE THROUGH THE FIRST MOWING IS REQUIRED WITH ANY SPARSE OR BARE AREAS LARGER THAN 1 SQ. FT. TO BE REDONE.
 7. THE CONTRACTOR IS RESPONSIBLE FOR THE FIRST MOWING. AFTER THE FIRST MOWING AND PRIOR TO THE OWNER TAKING RESPONSIBILITY FOR THE LAWN AREAS THE CONTRACTOR AND AN OWNER'S REPRESENTATIVE SHALL MEET TO INSPECT THE VEGETATION ESTABLISHMENT.
 8. CONTRACTOR IS RESPONSIBLE FOR ALL TOPSOIL TO COMPLETE THE PROJECT AS SHOWN. IF EXISTING VOLUME OF TOPSOIL IS INADEQUATE, THE CONTRACTOR, AT NO COST TO THE OWNER, SHALL PURCHASE OFFSITE APPROVED TOPSOIL AS NECESSARY.



- ### NOTES
1. ACCEPTABLE EPSC MEASURE DETAILS ARE PROVIDED BELOW.
 2. AT A MINIMUM, EPSC MEASURES MEET VT DEC STANDARDS AND SPECIFICATIONS FOR EROSION PREVENTION AND SEDIMENT CONTROL OR PREVIOUSLY APPROVED INTERCHANGEABLE PRACTICES.
 3. LIMITS OF DISTURBANCE (OR "CONSTRUCTION DEMARCATION") SHALL BE INSTALLED PRIOR TO ANY EARTH DISTURBING ACTIVITIES.
 4. BARRIER TAPE/ROPE: FOR USE WHERE PROPOSED DISTURBANCE BORDERS NON-WOODED, VEGETATED AREAS MORE THAN 100 FT FROM THE NEAREST WATER RESOURCE (STREAM, BROOK, LAKE, POND, WETLAND, ETC.). BARRIER TAPE IS HIGH VISIBILITY FIBERGLASS TAPE, MINIMUM 3" IN WIDTH COMMONLY USED IN SKI AREAS FOR DEMARCATING CLOSED AREAS. BARRIER TAPE AND ROPE SHOULD BE ATTACHED TO STAKES, AT A MINIMUM HEIGHT OF 4 FT FROM THE GROUND.
 5. MINIMUM 1 TO 2 ROWS OF MESH BARRIER TAPE TO BE INSTALLED ALONG CONSTRUCTION PERIMETER.
 6. EACH ROW OF BARRIER TAPE TO BE 3" WIDE MINIMUM.
 7. BARRIER TAPE TO BE ORANGE.
 8. SECURE BARRIER TAPE TO STAKES OR EXISTING TREE TRUNKS WITH BOTTOM ROW AT 4' DISTANCE FROM GROUND SURFACE (MINIMUM).
 9. MAINTAIN AND REPLACE AS NEEDED. REMOVE AT COMPLETION OF PROJECT PER OSPC.
 10. IN EVENT THE OSPC DETERMINES BARRIER TAPE IS NOT SUFFICIENT, REPLACE WITH ORANGE CONSTRUCTION FENCE OR SNOW FENCE.
-



- ### NOTES
1. CONTRACTOR SHALL STABILIZE CONSTRUCTION ENTRANCE AS REQUIRED TO PREVENT TRACKING OF SEDIMENT OFF-SITE.
 2. CONTRACTOR TO USE MIRAFI 500X UNDER STONE FOR TEMPORARY CONSTRUCTION ROADS.
 3. CRUSHED STONE SHALL BE ADDED OR REPLACED WHEN 80% OF THE VOIDS ARE FILLED WITH SEDIMENT.
 4. STONE SIZE SHALL BE 1-4".
 5. ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCE SHALL BE PIPED BENEATH ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES IS ALLOWED.
- ### STABILIZED CONSTRUCTION ENTRANCE
- N.T.S.

GUIDE TO MULCH MATERIALS, RATES, AND USES

	QUALITY STANDARDS	PER 1000 SQ. FT.	PER ACRE	DEPTH OF APPLICATION	REMARKS
WOOD CHIPS OR SHAVINGS	AIR-DRIED, FREE OF OBJECTIONABLE COARSE MATERIAL	500-900 LBS	10-20 TONS	2 - 7"	USED PRIMARILY AROUND SHRUB AND TREE PLANTINGS AND RECREATION TRAILS TO INHIBIT WEED COMPETITION. RESISTANT TO WIND BLOWING. DECOMPOSES SLOWLY.
WOOD FIBER CELLULOSE (PARTLY DIGESTED WOOD FIBERS)	MADE FROM NATURAL WOOD USUALLY WITH GREEN DYE AND DISPERSING AGENT	50 LBS	2,000 LBS.	-	APPLY WITH HYDROMULCHER. NO TIE DOWN REQUIRED. LESS EROSION CONTROL PROVIDED THAN 2 TONS OF HAY OR STRAW.
GRAVEL, CRUSHED STONE OR SLAG	WASHED, SIZE 2B OR 3A - 1/2"	9 CU. YDS.	405 CU. YDS.	3"	EXCELLENT MULCH FOR SHORT SLOPES AND AROUND PLANTS AND ORNAMENTALS. USE 2B WHERE SUBJECT TO TRAFFIC. (APPROXIMATELY 2,000 LBS./CU. YD.). FREQUENTLY USED OVER FILTER FABRIC FOR BETTER WEED CONTROL.
HAY OR STRAW	AIR-DRIED, FREE OF UNDESIRABLE SEEDS & COARSE MATERIALS	90-100 LBS 2-3 BALES	2 TONS (100-120 BALES)	COVER ABOUT 90% SURFACE	USE SMALL GRAIN STRAW WHERE MULCH IS MAINTAINED FOR MORE THAN THREE MONTHS. SUBJECT TO WIND BLOWING UNLESS ANCHORED. MOST COMMONLY USED MULCHING MATERIAL. PROVIDES THE BEST MICRO-ENVIRONMENTAL FOR GERMINATING SEEDS.
COMPOST	UP TO 3" PIECES, MODERATELY TO HIGHLY STABLE	3-9 CU. YDS.	134-402 CU. YDS.	1 - 3"	COARSER TEXTURED MULCHES MAY BE MORE EFFECTIVE IN REDUCING WEED GROWTH AND WIND EROSION.
EROSION CONTROL MIX	WELL-GRADED MIXTURE OF PARTICLE SIZES. ORGANIC CONTENT BETWEEN 80-100%. DRY WEIGHT. PARTICLE SIZE SHALL PASS 6" SCREEN (100%)	* SLOPES 3(HZ.):1(VERT.) OR FLATTER = 2 INCH DEPTH PLUS ADDITIONAL 1/2 INCH DEPTH PER 20 FT. OF SLOPE UP TO 100 FT. ** SLOPES BETWEEN 3(HZ.):1(VERT.) AND 2(HZ.):1(VERT.) = 4 INCH DEPTH PLUS ADDITIONAL 1/2 INCH PER 20 FT. OF SLOPE UP TO 100 FT. *** SLOPES STEEPER THAN 2(HZ.):1(VERT.) USE OF EROSION CONTROL MIX AND MULCH DEPTH TO BE REVIEWED AND APPROVED PRIOR TO USE BY OSPC OR EPSC SPECIALIST			COMPRISED OF SHREDDED BARK, STUMP GRINDINGS, COMPOSTED BARK, OR ACCEPTABLE MANUFACTURED PRODUCTS. MAY CONTAIN ROCK < 4" IN DIAMETER. ORGANICS SHALL BE FIBROUS AND ELONGATED. NO LARGE PORTIONS OF SILTS, CLAYS OR FINE SANDS.

NOTE: THIS MULCHING DETAIL IS FOR EROSION PREVENTION AND SEDIMENT CONTROL ONLY. THIS IS TO BE USED DURING CONSTRUCTION AS A BEST MANAGEMENT PRACTICE. LANDSCAPING MULCH IS DIFFERENT, SEE LANDSCAPE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION REGARDING LANDSCAPE MULCH.

- ### NOTES
1. CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE, AND REMOVAL OF SILT SOXX IN ALL LOCATIONS SHOWN ON THE PLANS.
 2. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND ADDITIONAL SILT SOXX WILL BE ADDED WHEN SEDIMENT REACHES HALF OF PRODUCT HEIGHT.
 3. WHEN INSTALLING LENGTHS OF SILT SOXX, LENGTHS WILL OVERLAP BY MINIMUM 2' WHEN TRANSITIONING TO A NEW LENGTH OF WATTLE.
 4. CONTRACTOR SHALL REFER TO ALL MANUFACTURES SPECIFICATIONS AND DETAILS.
 5. SILT SOXX IS A SPECIFIC MANUFACTURER, OTHER MANUFACTURERS WITH EQUAL PRODUCTS MAY BE USED IF APPROVED BY ENGINEER.
- ### SILT SOXX INLET PROTECTION
- N.T.S.
- PERMANENT SEED MIX SHALL BE USED AS EARLY AS PRACTICABLE BETWEEN 5/15 AND 9/15 AND SHALL MEET THE FOLLOWING CRITERIA:
- | SEED | % WEIGHT |
|---------------------|----------|
| CREEPING RED FESCUE | 40% |
| KENTUCKY BLUEGRASS | 30% |
| PERENNIAL RYEGRASS | 30% |
- TEMPORARY SEED MIX SHALL BE USED BETWEEN 9/16 AND 5/14 AND SHALL MEET THE FOLLOWING CRITERIA:
- | SEED | % WEIGHT | %GERMINATION |
|-----------------------|-----------|--------------|
| WINTER RYE | 80% MIN. | 85% MIN. |
| RED FESCUE (CREEPING) | 4% MIN. | 80% MIN. |
| PERENNIAL RYE GRASS | 3% MIN. | 90% MIN. |
| RED CLOVER | 3% MIN. | 90% MIN. |
| OTHER CROP GRASS | 0.5% MAX. | |
| NOXIOUS WEED SEED | 0.5% MAX. | |
| INERT MATTER | 1% MAX. | |
- ### SEEDING SPECIFICATIONS

250 SOUTH UNION STREET

Burlington, Vermont

KREBS & LANSING CONSULTING ENGINEERS

164 Main Street, Suite 201 P: (802) 878-0375
Colchester, Vermont 05446 www.krebsandlansing.com

ISSUED FOR PERMIT REVIEW NOT FOR CONSTRUCTION

OWNER/APPLICANT:

250 South Union LLC
688 Pine Street, Unit 2D
Burlington, Vermont 05401

PROPERTY INFORMATION:

Address: 250 South Union, Burlington Vermont
Parcel ID: 049-4-202-000
SPAN: 114-035-17752
Area: 0.62 Acres (±26,850 s.f.)
Zoning: Residential - Medium Intensity (RM)

SETBACKS & COVERAGE:

FRONT YARD SETBACK: 10.0'
SIDE YARD SETBACK: 5.5'
REAR YARD SETBACK: 15'
MAX LOT COVERAGE: 60%

STAMP:

REV. NO.	REVISIONS/COMMENTS	DATE
1.	Revisions for City SW and P&Z	07/08/25

DRAWING TITLE:

DETAILS

DATE ISSUED: 05/19/25

DRAWN BY: GTD CHECKED BY: GTD

PROJECT NO.: 25144 SCALE: N/A

DRAWING NO.: C-2.01 REV. NO.: 1

DWG NAME: 250-South-Union_Base.dwg



City of
Burlington, Vermont
645 Pine Street

Zoning Permit – Conditions of Approval

ZP #: 25-222

Tax ID: 049-4-202-000

Issue Date: August 19, 2025

Decision: Approved

Property Address: 250 South Union Street

Description: (After-the-Fact) Permitting for an existing retaining wall and addition of eight parking spots in back yard.

Project Permit Conditions:

1. **Prior to release of the zoning permit**, an Erosion Prevention and Sediment Control Plan shall be submitted, reviewed and approved by the Stormwater Program Engineer.
2. Maximum parking for 5 residential units is 15 parking spaces.

Standard Permit Conditions:

1. **Other City, State or Federal Permits.** The owner is solely responsible for obtaining all other required City, state and federal approvals. Failure to do so may invalidate this Zoning Permit and result in enforcement actions. Wastewater permits are issued by the State and are frequently required as a result of expansion or change in use.
Note: All projects receiving a Zoning Permit also require a Construction Permit or written confirmation that a Construction Permit is not required from the Department of Permitting & Inspections Trades Division. All construction permits must be closed out by way of approved inspections by Trades before issuance of a Zoning Certificate of Occupancy (ZCO) by the Zoning Division as per Condition 3, below. **Note: All projects involving earth disturbance of 400 square feet or more require a reviewed and approved erosion prevention and sediment control (EPSC) permit prior to the start of construction. This review is closed out by way of a completed EPSC Permit and an inspection by Stormwater Program staff or their designee before issuance of a ZCO as noted above.**
2. **Time Limits.** This zoning permit shall become invalid unless work or action authorized by the permit is commenced within 1 year of approval. The owner shall complete the approved project and obtain a ZCO (combined Zoning and Building certificates of occupancy, still applicable even if a zoning or building permit was not required) within 3 years or be subject to enforcement actions.

These time limits are binding upon the owner unless one of the following apply: a) longer or shorter time limits are specifically imposed by a condition of approval; or b) the time limits are tolled by additional state or federal permitting for the project or by an appeal; or c) an extension of time has been granted. An extension of time must be requested in writing PRIOR to the expiration of the permit. If the owner has enacted the permit and it lapses, the owner may be

responsible to obtain a new zoning permit, if required, which shall be subject to the current Comprehensive Development Ordinance (CDO).

3. **Zoning Certificate of Occupancy (ZCO):** It shall be unlawful to use or occupy (or allow the use or occupancy of) any land or structure or part thereof which has been created, changed, converted, or wholly or partly altered or enlarged in its use or structure without a ZCO.

If the project is partially completed, meets “prior to issuance of a ZCO” conditions of approval, meets all life and safety standards, and all municipal fees for the project are paid, a Temporary Zoning CO may be requested and issued. **Upon completion of the project**, applicant shall request and obtain a Final ZCO from the Zoning Division (located at 645 Pine Street). Additional information on how to request and obtain this ZCO is available at this office. **Failure to obtain a Zoning certificate of occupancy** places the property in violation of the CDO and is subject to enforcement.

In addition, **Failure to obtain a ZCO within the time limits above is subject to** “after the fact” fees ranging from \$75 - \$1500.

4. **Project Modifications.** The project shall be completed, operated, and maintained in accordance with: (a) the conditions of this permit and (b) the permit application, plans (which have been stamped “approved” and dated by the administrative officer), and exhibits on file with the Board or administrative officer and other material representations. In the event of any conflict, the terms and conditions of this permit shall supersede the approved plans and exhibits. The project shall not deviate from the approved plans or conditions of approval without prior written approval from the administrative officer.
5. **Property Inspection.** By acceptance of this permit, the owner authorizes City Officials and/or their authorized representatives, access to the subject property for the purpose of observing work in progress, inspecting and/or measuring the property or improvements until such time the project has been issued a Final ZCO.
6. **Completion and Maintenance of Improvements and Landscaping.** Owner or successor in interest is responsible for completing all improvements shown on approved plans. By acceptance of this permit, Owner agrees to maintain all improvements in a satisfactory condition. Any landscaping installed according to the approved plan which becomes diseased or dies shall be replaced by similar species and size no later than the first available planting season.
7. **Off-Site Drainage.** Issuance of this permit does not authorize the discharge of stormwater runoff or other surface drainage from the subject premises onto adjoining property or properties including but not limited to the public Right of Way.
8. **Errors.** The owner is solely responsible for the accuracy of all information contained in the Zoning Permit application. Any errors contained therein may invalidate the Zoning Permit and may result in enforcement action by the City.
9. **Transfer of Ownership. All zoning permits run with the land.** In the event of a transfer of ownership, partial or whole, of the subject premises, the transferee shall become permittee and subject to compliance with the terms and conditions of this permit.
10. **Violations/Penalties.** A violation of any of the conditions of this permit or of any provision of the CDO may result in enforcement actions, including but not limited to a penalty of up to two hundred dollars (\$200) per day, municipal tickets, and/or additional permitting fees.

11. **Incorporation and Reference of All Plans Presented.** This approval incorporates by reference all plans and drawings presented and all verbal representations by the applicant on the subject application to the extent that they are not in conflict with other stated conditions or regulations.
12. **For Properties Involved in Boundary Disputes.** Boundary disputes are not within the jurisdiction of the administrative officer or the Development Review Board. When an application is submitted and the boundary of the subject property is called into question, the boundary will be determined based upon the best evidence available, for instance a survey or other official document. If a permit is issued and contrary evidence is presented to the City after the fact, such as a survey or Superior Court ruling with respect to the boundary lines, the permit may be amended or revoked by the City.
If the permit is amended or revoked, owner shall bear all costs to remedy the situation, including removal of the structure(s) if necessary, that is if the structure(s) is/are unable to meet the requirements of the CDO and receive an amended permit in light of the actual boundary line.
13. **Damage to City Property.** The Owner is responsible for any damage to the City of Burlington's property, including but not limited to its right-of-way, sewer/water lines, etcetera, that occurs during the site improvements authorized by this permit. If damage occurs, the Owner shall restore the property to a condition equal to or better than the condition of the property prior to such damage.
14. **City Rights-of-Way and Ownership.** Permit approval does NOT authorize any work to be undertaken within the public ROW. Any work in the ROW can only occur with prior authorization by DPW and/or City Council, as required. Any work or improvements that are taken within the City's right of way does not diminish the City's ownership or authority regarding said right of way.
15. **Liquor License Required.** An approval of any use that includes the sale of alcoholic beverages is contingent upon the receipt of a liquor license from the City of Burlington or the State of Vermont, whichever is applicable.

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



GEODesign, Inc.
85 Granite Shed Lane
Montpelier, VT 05089
(802) 674-2033

August 15, 2025
File No. 1441-004.00

Mr. Andrew McNealus
Delta Properties
688 Pine St., Suite 2D
Burlington, VT 05401

Via Email: andrew@vtdelta.com

Re: Geotechnical Engineering Report
250 South Union Street – Retaining Wall and Proposed Grading
Burlington, Vermont

Dear Andrew:

GEODesign, Inc. (GEODesign) is pleased to submit our geotechnical engineering report for the existing retaining wall and grading for proposed parking and access drive improvements located at 250 South Union Street in Burlington, Vermont in accordance with our August 4, 2025 Proposal.

PURPOSE AND SCOPE

Delta Properties is proposing improvements to the access drive and parking area of the existing apartment buildings located at 250 South Union Street. Delta Properties has retained Krebs & Lansing to perform site civil engineering for the proposed project. We understand that the City of Burlington has requested a geotechnical engineering review of the existing concrete block retaining wall which was constructed by a former owner, and of the proposed grade changes on the site since it is within one of Burlington's 'steep slopes' districts.

GEODesign's services included performing a site reconnaissance visit to review the areas of proposed grading, characterizing the subsurface conditions within the vicinity of the existing concrete block retaining wall, and performing geotechnical engineering analyses regarding the suitability of the wall. We are providing our geotechnical opinion regarding the wall and grading herein.

PROJECT DESCRIPTION AND BACKGROUND

The project site is located at 250 South Union Street in Burlington, Vermont as depicted in Figures 1 and 2 in Appendix A. The proposed project consists of new, asphalt paved parking spaces in the eastern portion of the lot, and a new paved access drive linking with the existing parking area. Crushed stone located within 5 feet of the property boundary will also be removed and replaced

with mulch. As part of the project, we understand the City requires that the existing, non-permitted concrete block retaining wall receive a permit.

The existing retaining wall has a total height of about 4.1 feet and retains about 3 feet or less of material. No construction details, engineering, or other information was available for our review.

The parcel is located within a portion of the City-designated “Steep Slopes Overlay” within which we understand the City requires a geotechnical review of proposed grade changes and construction. The footprint of the proposed parking lot and surrounding area to be re-graded consists of gently sloping grass with scattered, mature trees. In general, proposed final grades will be cut below existing grades by about 4 feet or less. Isolated areas of proposed net filling of about 2 feet or less are located around two proposed bioretention stormwater treatment areas.

Available Information & Assumptions

The following information was used in preparing our report:

- Correspondence with you;
- A 6-page plan set dated July 8, 2025 prepared by Krebs & Lansing Consulting Engineers (K&L);
- Our experience with subsurface conditions of nearby projects; and,
- Topographical and soil information from the Vermont ANR Web Atlas.

We have not been provided with construction documentation or design information for the existing concrete block wall, and have assumed those details are not available.

Geology

Surficial geology mapped in the project vicinity on the VTANR On-line Atlas indicate pebbly marine sand is present on the project site, with beach gravel and glacial till nearby to the east

Soil types encountered in the subsurface explorations that GEODesign completed are most likely fill soils that may have been re-worked from the surficial pebbly marine sand as mapped on the VTANR On-Line Atlas mapping information; deeper soils that were encountered may be more consistent with glacial till, although the method of subsurface exploration was unable to confirm undisturbed soils. We expect that explorations which ended with refusal are likely on cobbles or boulders, not bedrock, as the explorations were performed by hand.

Subsurface Explorations

Two hand auger probes, HP-1 and HP-2, and four Dynamic Cone Penetrometer (DCP) soundings, DCP-1 through DCP-4, were performed in the vicinity of the concrete block wall, at the locations

shown on Figure 2 in Appendix A. Hand auger probe logs are included in Appendix B and plots of the DCP sounding results are included in Appendix C. GEODesign personnel performed all subsurface explorations.

Hand auger probes were performed with a T-handled bucket auger to create an approximately 3-inch diameter hole. This method recovers the soil in discrete increments of depth as it is advanced, then removed from the hole. However, the soil is completely disturbed and it is impossible to confirm transitions from fill to natural soils.

The DCP Test (DCP) consists of dropping an 8kg (~17.6 pound) hammer from a height of 575mm (22.6 inches) to drive a rod with a 20mm (0.8 inch) diameter conical point on the tip into the soil. The drive rods are advanced in 2- or 3-foot sections with the combination of blows and penetration recorded. The DCP penetration index (measured in millimeters per blow) can be correlated to a variety of soil properties, and changes in the index can be used to infer changes in stratigraphy.

SUBSURFACE CONDITIONS

A generalized subsurface profile is described below. All depths referenced in the descriptions are from below existing grades at the time of drilling. Refer to the hand auger logs in Appendix B and DCP plots in Appendix C for specific information at each exploration location.

Crushed Stone (Fill) – Crushed stone, approximately 1-inch minus in size, was observed on the surface at both HP-1 and HP-2 locations. The crushed stone was removed using a hand shovel prior to advancing the bucket auger. Crushed stone ranged from about 9- to 3-inches deep at HP-1 and HP-2, respectively.

Non-Engineered Fill – Below the crushed stone, auger probes encountered inferred non-engineered fill soils. This fill material was generally a silty, gravelly sand and contained various debris and roots. Hand auger probe HP-1 was terminated in this layer with refusal on an inferred cobble or coarse gravel.

Possible Glacial Till / Ablation Till – At location HP-2, a reddish-brown mixture of sand and silt with variable gravel content was recovered below about 3 feet deep. This material may be re-worked or a natural deposit; it is impossible to discern the transition to natural soil, if present, using this sampling method. DCP soundings DCP-2 through DCP-4 encountered an increasingly dense layer at around Elevation 242.5 to 242.7, and all three refused shortly thereafter. No samples were obtained from that depth, but the increasing density may indicate that glacial till or a denser, natural soil such as ablation till exists at that elevation. Confirming this transition or material type was not possible with hand equipment.

Groundwater

Groundwater was estimated to exist at least several feet below the retaining wall during our site visit. Very moist spoils were recovered from HP-2 from about 3 to 4 feet deep, although no free water was observed in the hole to a depth of 4 feet. DCP rods were observed to have very moist to wet soil on them after withdrawing from DCP-3, indicating very moist soil below 2.5' deep. Stabilized, conclusive groundwater measurements were not possible with this equipment.

Although not observed in our explorations, groundwater levels are likely to vary due to factors such as seasonal variations, temperature, rainfall, and other factors which differ from conditions at the time the data was obtained.

LABORATORY TESTING

Refer to Appendix D for laboratory testing results. Laboratory testing was performed in our in-house soils lab and consisted of two Washed Sieve Gradation tests (ASTM D6913).

GEOTECHNICAL ANALYSES & RECOMMENDATIONS

Retaining Wall Existing Conditions

While on site, we observed the following details regarding the existing concrete block retaining wall:

- The wall is composed of concrete blocks approximately 2' x 2' x 6' with a keyway in the bottom and south end, and matching key in the top and north end of each block;
- The wall consists of one to two courses of blocks, placed in a 'stack bond' pattern;
- Crushed stone is visible on the ground surface above and below the wall;
- The toe (lower corner of the bottom course of blocks) is visible at the ground surface;
- Nonwoven geotextile was observed below a 2- to 4- inch layer of crushed stone at the toe of the wall, extending outward (west) about 12" to 16" from the wall face;
- Nonwoven geotextile was observed in test excavations about 44" to 48" above (east of) the wall, at depths ranging from about 2- to 6- inches below the existing grade;
- The top surface of blocks ranged from about 1 to 3 degrees from level, pitched downhill; and,
- The west face of blocks ranged from about 2 to 4 degrees from plumb, overhanging the wall toe.

We did not excavate or expose the upper face of the wall and verify the extents of the crushed stone backfill. Instead, one DCP sounding (DCP-4) was advanced approximately 2 feet east of the wall, through the crushed stone backfill. Based on the penetration resistance, we expect about 2.8 feet of crushed stone above fill soils were encountered in that location.

Retaining Wall Stability

We computed the driving and resisting forces acting on the concrete blocks and conclude the wall including an assumed surcharge load of 250 pounds per square foot (psf), which is a standard pressure used for this type of analysis to account for a vehicle or material stockpiled placed above the wall. Based on the results of our analysis, the current configuration of the wall has a sufficient resisting force for both overturning (with a factor of safety > 2.0) and sliding (with a factor of safety > 1.5) forces.

We do not recommend placement of any additional fill within approximately 3 to 5 feet of the wall. If grades need to be raised in the future, additional analysis is recommended.

We understand that mulch backfill is proposed to replace some crushed stone on the south end of the wall. Mulch should be separated from remaining crushed stone by nonwoven geotextile (e.g., Mirafi 140N or equivalent).

Slope Stability

We understand the maximum angle of proposed cut slopes is a 2 Horizontal: 1 Vertical (2H:1V) and surfaces will be vegetated. Most proposed cut slopes are generally less than 6 feet high and slopes of this height and angle do not generally require a more rigorous stability analysis. In addition, the proposed grading will occur sufficiently far from nearby structures (about 20 to 40 feet) that slope stability is not of concern.

The proposed bioretention area to the north of the parking lot access drive will require new cut of about 6 feet in height at the toe of an existing slope. This grade change will result in a slope that is about 2H:1V and a total height of about 11-feet. No existing failures or instabilities were observed in this area, and we do not expect the additional height will lead to instabilities. Nearby existing infrastructure is limited to a chain-link fence, the posts of which we do not anticipate will be adversely affected by the proposed grading.

An existing wooden fence is close to and within some of the proposed cut area on the southeast portion of the proposed parking lot. We assume this fence will be removed, or re-set at the property line. If the fence is relocated to the property line, we do not expect the cut slope as-proposed to affect stability of the fence.

We understand that a layer of loam will be placed on cut slopes. Depending on the prevailing weather conditions and time that vegetation takes to become established, sloughing or erosion of this layer may be observed. If that occurs, regrading, re-seeding, and/or re-mulching the affected areas is recommended.

RECOMMENDED FOLLOW-THROUGH

If the proposed grading plans change or deviations are observed in the final construction within about 5 feet of the retaining wall, GEODesign should be contacted for a review.

LIMITATIONS

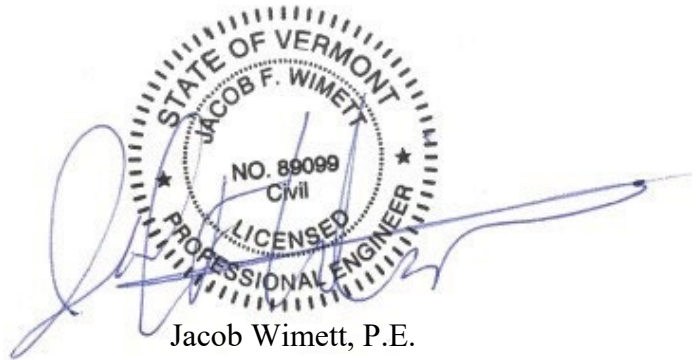
Limitations of this report are included in Appendix E.

Sincerely,

GEODesign, Inc.



Alan Baribault, P.E.
Senior Project Engineer



Jacob Wimett, P.E.
Principal

Appendices:	Appendix A	Figures
	Appendix B	Auger Probe Logs
	Appendix C	DCP Plots
	Appendix D	Laboratory Testing Results
	Appendix E	Limitations



GEODesign, Inc.
85 Granite Shed Lane
Unit #1
Montpelier, VT 05602
(802) 674-2033

APPENDIX A – FIGURES

- FIGURE 1 – SITE LOCATION
- FIGURE 2 – EXPLORATION LOCATION PLAN



GEO DESIGN

85 GRANITE SHED LANE
UNIT 1
MONTPELIER, VT 05602
802.674.2033
geocompanies.com



QUADRANGLE LOCATION

SITE LOCATION
250 SOUTH UNION STREET
BURLINGTON, VT

REFERENCE:
U.S.G.S. 7.5 MINUTE QUADRANGLE: BURLINGTON, VERMONT

SCALE IN FEET



PROJECT NO.	1441-004
DATE	AUGUST 14, 2025
FIGURE NO.	1

DRAWN BY:	AJB	REVIEWED BY:	AJB
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GEODesign, Inc.
85 Granite Shed Lane
Unit #1
Montpelier, VT 05602
(802) 674-2033

APPENDIX B – AUGER PROBE LOGS

GEO DESIGN

Geotechnical / Construction / Environmental Engineers and Scientists
85 Granite Shed Lane, Unit #1
Montpelier, VT 05602
Phone: 802-674-2033

BORING LOG

Project Name

250 South Union Street Wall
250 South Union Street
Burlington, Vermont

Boring No.: **HP-2**

Page No.: 1 of 1

File No.: 1441-004

Checked By: AJB

Boring Company: GeoDesign, Inc

Foreman: Alan Baribault

GeoDesign Rep.: Alan Baribault/Donavan Craven

Date Started: August 11, 2025 Date Finished: August 11, 2025

N. Coordinate: Not Available E. Coordinate: Not Available

Ground Surface Elevation (feet): 249

Station: _____ Offset: _____ ft

Casing: Sampler:

Hand-Auger

Groundwater Observations

Type: N/A Hand-Auger

I.D.:	in.	N/A in.
-------	-----	---------

Hammer Wt.:	N/A
-------------	-----

Hammer Fall:	N/A
--------------	-----

Rig Type: N/A

Hammer Type: _____

Date	Depth	Elev	Notes
------	-------	------	-------

(ft)	(ft)	
------	------	--

11/25, 11:00	3.0	246.0	Very moist cutt
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Depth (ft)	Casing Blows/ft	Sample Information									Strata Description		Symbol	Sample Description	
		Number	Type	Penetration (inches)	Recovery (inches)	Depth (ft)	Blows / 6 inch Interval				Coring Time (min./ft)	Moisture Content (%)		Depth & Elevation(feet)	Classification System: Modified Burmister
							0 - 6	6 - 12	12 - 18	18 - 24					
						0.2						Crushed Stone		Brown/ light brown fine to coarse SAND, some fine to coarse Gravel, little Silt, moist.	
						0.8						Fill w/ Gravel 248.8			
															Light brown fine to coarse SAND, little fine to coarse Gravel, little to some Silt, moist.
		S1				2.4						2.4	Possible Fill 246.6		S1 (2.4' - 2.7'): Light brown to coarse SAND and SILT, trace fine Gravel, moist.
												3	Possible Till 246.0		
		S2				3.5									S2 (3.5' - 4'): Reddish-brown fine to coarse SAND and SILT, trace fine to coarse Gravel, very moist.
												4	Bottom of Exploration at 4.0 ft 245.0		
5															

- | | |
|---------|--|
| Remarks | 1) Ground surface elevation based on taped measurements to site features and Sheet C-1.00 by Krebs & Lansing. |
| | 2) Advanced DCP-2 to 3' deep. Then removed ~2" crushed stone at surface using shovel prior to beginning hand auger advance. |
| | 3) Difficult auger advance in upper 6 to 8 inches due to coarse gravel; excavated to 8" deep using shovel. |
| | 4) Possible re-worked glacial till or ablation till encountered at about 2.4' deep. |
| | 5) End of HP advance at 4' deep. Continue with DCP-2, re-starting DCP at bottom of hole. No groundwater observed during DCP testing. |

Notes: 1) Stratification Lines Represent Approximate Boundary Between Material Types, Transitions May Be Gradual.
2) Water Level Readings Have Been Made At Times And Under Conditions Stated. Fluctuations Of Groundwater May Occur Due To Other Factors Than Those Present At The Time Measurements Were Made.

A.C. = After coring; N.R. = Not Recorded.

3) Sample Type Coding: A=Auger; C=Core; D=Driven; G=Grab; PS=Piston Sampler; SS=Split Barrel (Split Spoon); ST=Shelby Tube; Geo=GeoProbe V=Vane;

WOR/H=Weight of Rod/Hammer

4) Proportions Used: Trace = 1-10%; Little = 10-20%; Some = 20-35%; And = 35-50%

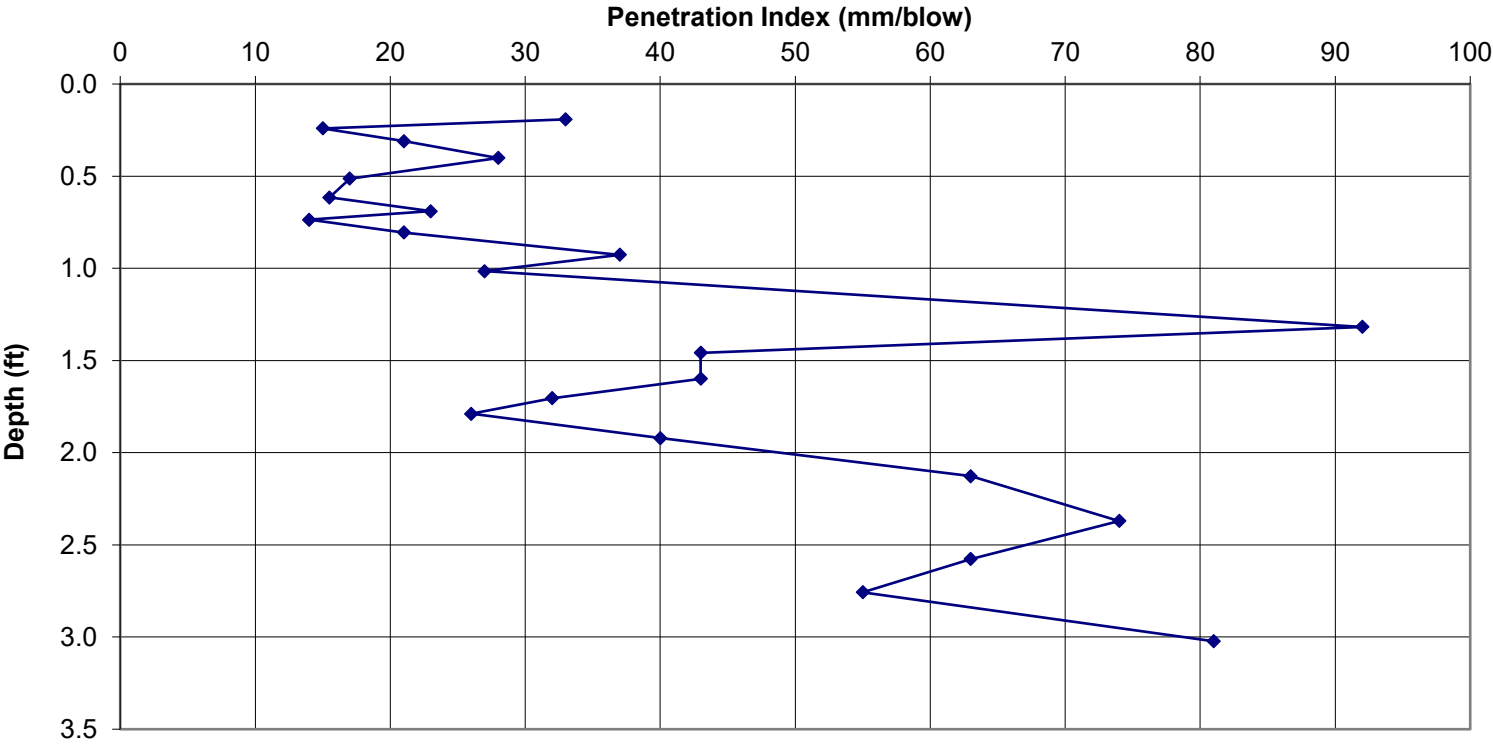
Boring No.: **HP-2**



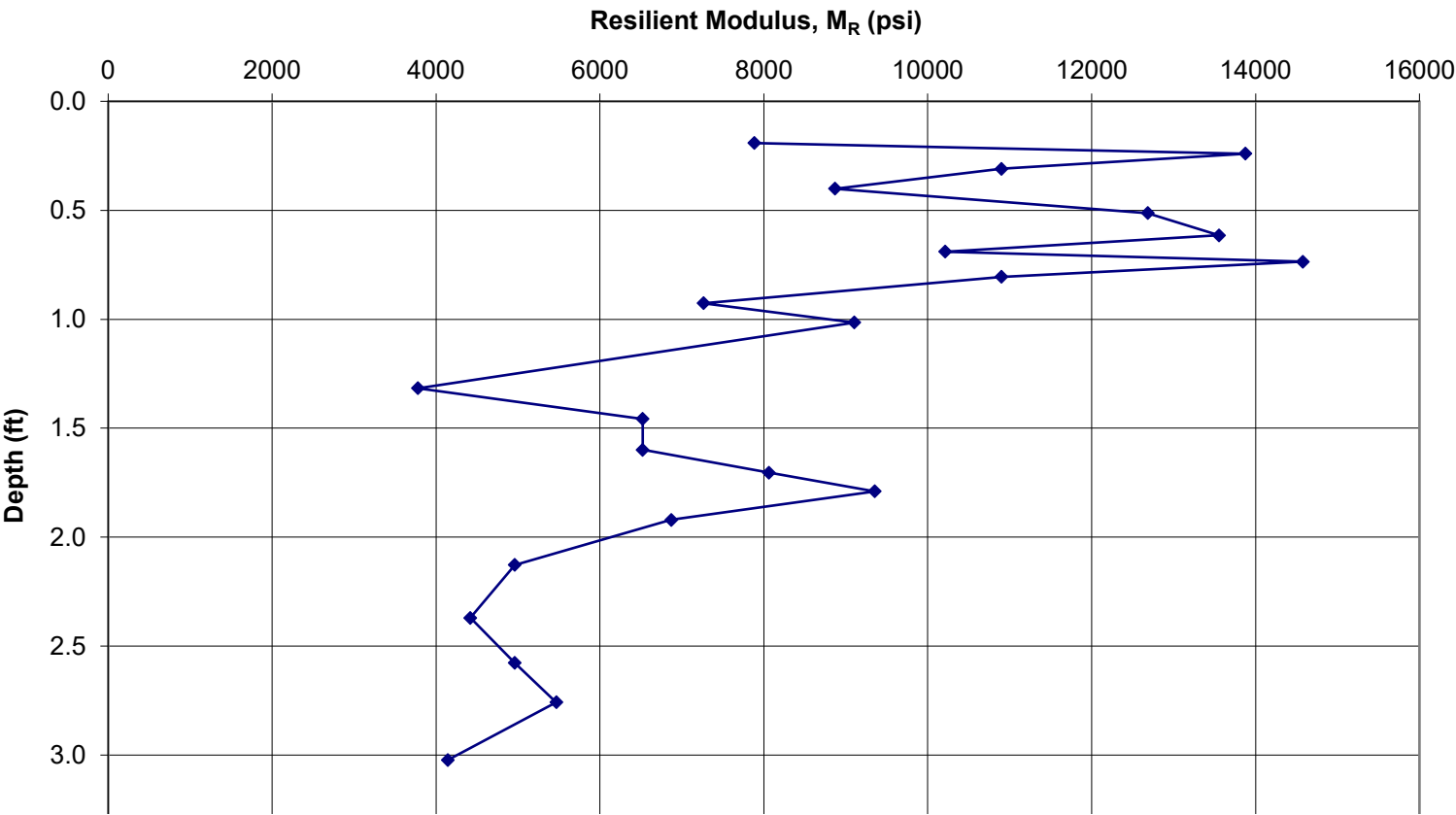
GEODesign, Inc.
85 Granite Shed Lane
Unit #1
Montpelier, VT 05602
(802) 674-2033

APPENDIX C – DYNAMIC CONE PENETROMETER SOUNDING PLOTS

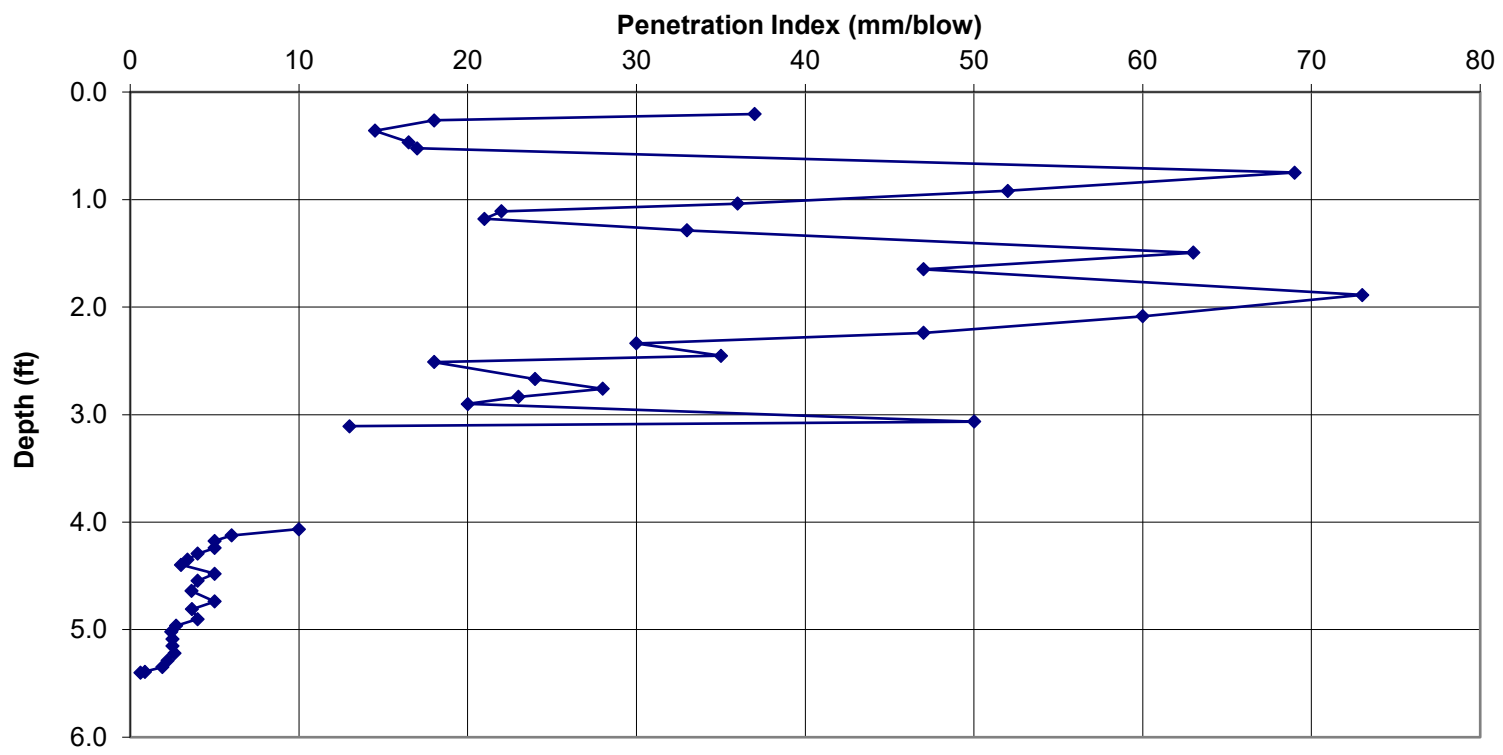
DCP-1 - Penetration Index vs. Depth



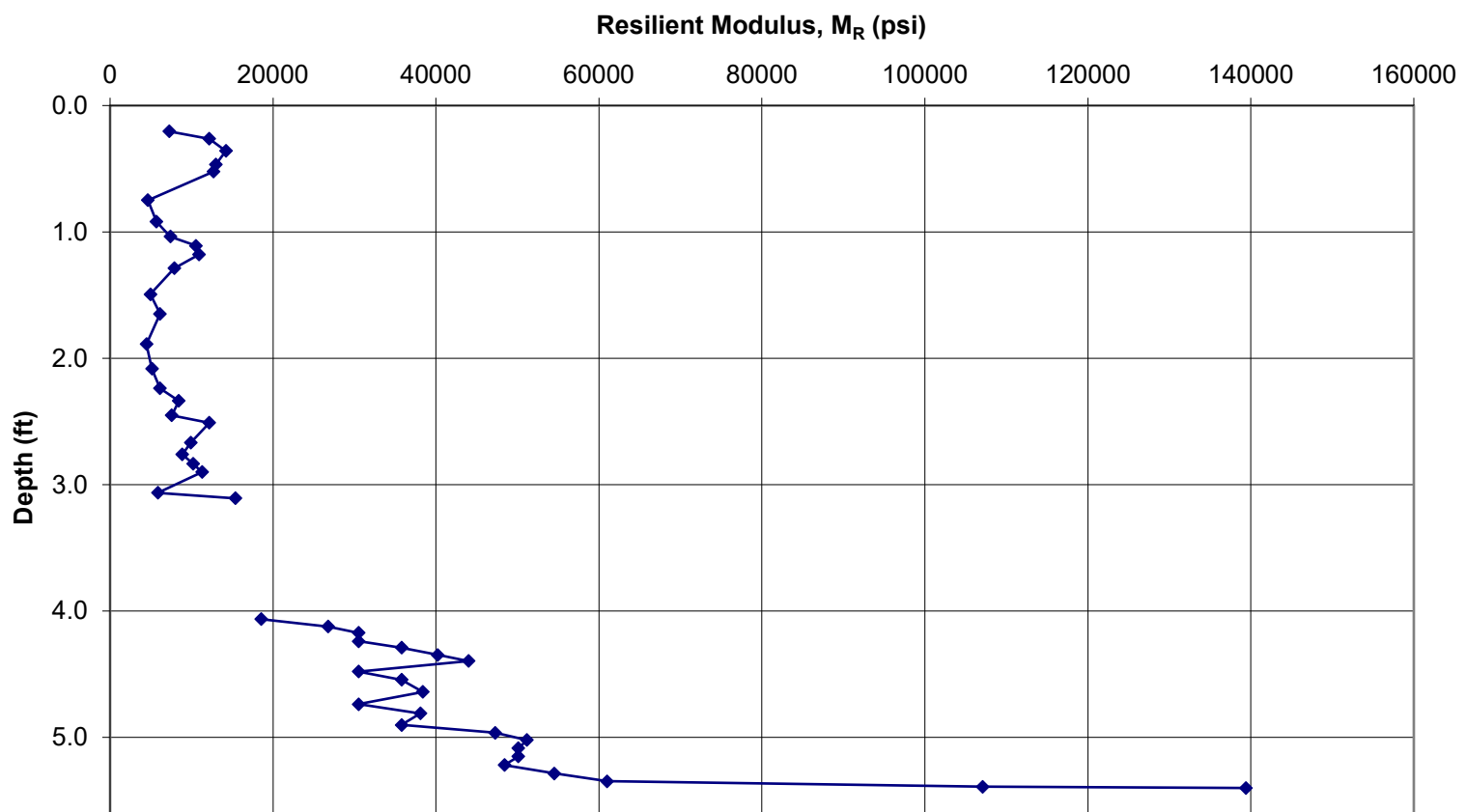
DCP-1 - Resilient Modulus vs. Depth



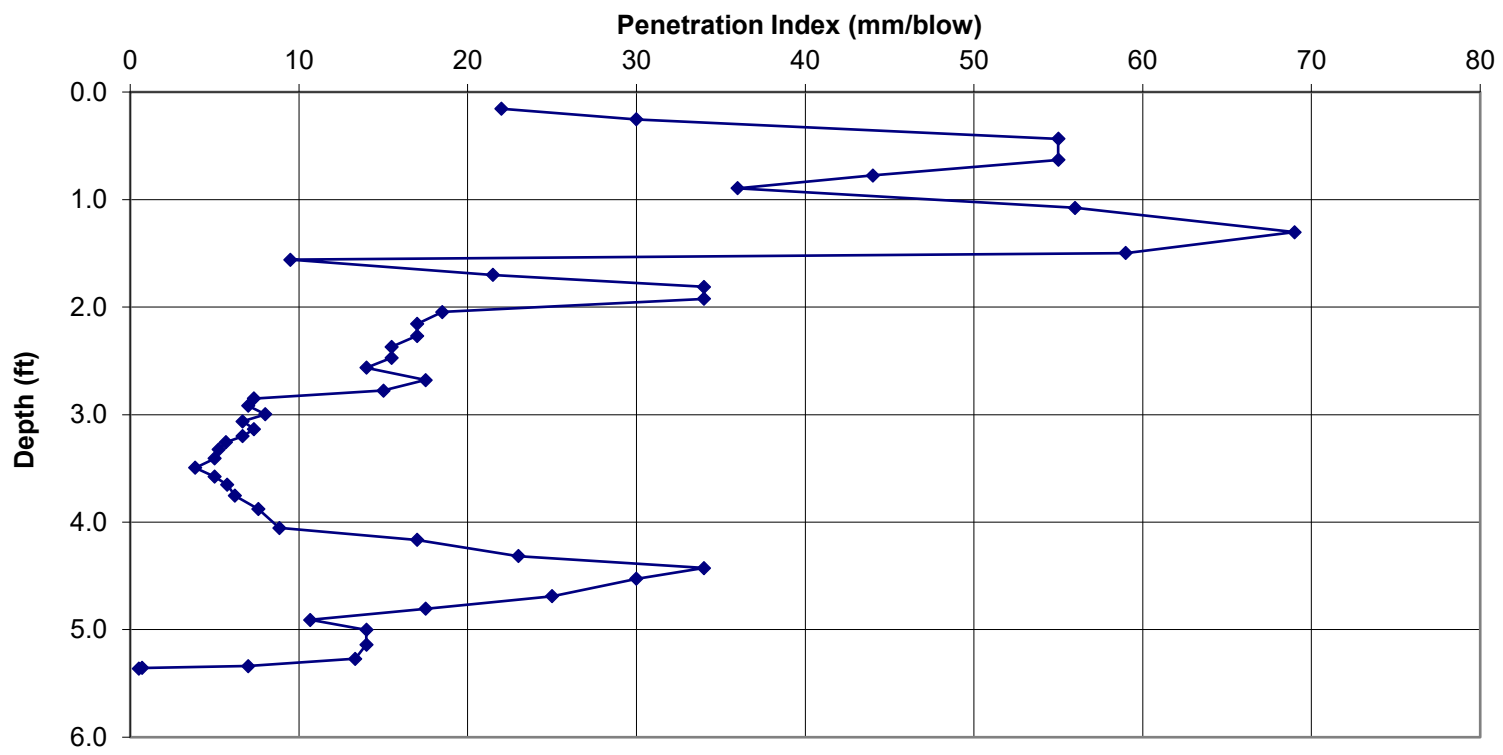
DCP-2 - Penetration Index vs. Depth



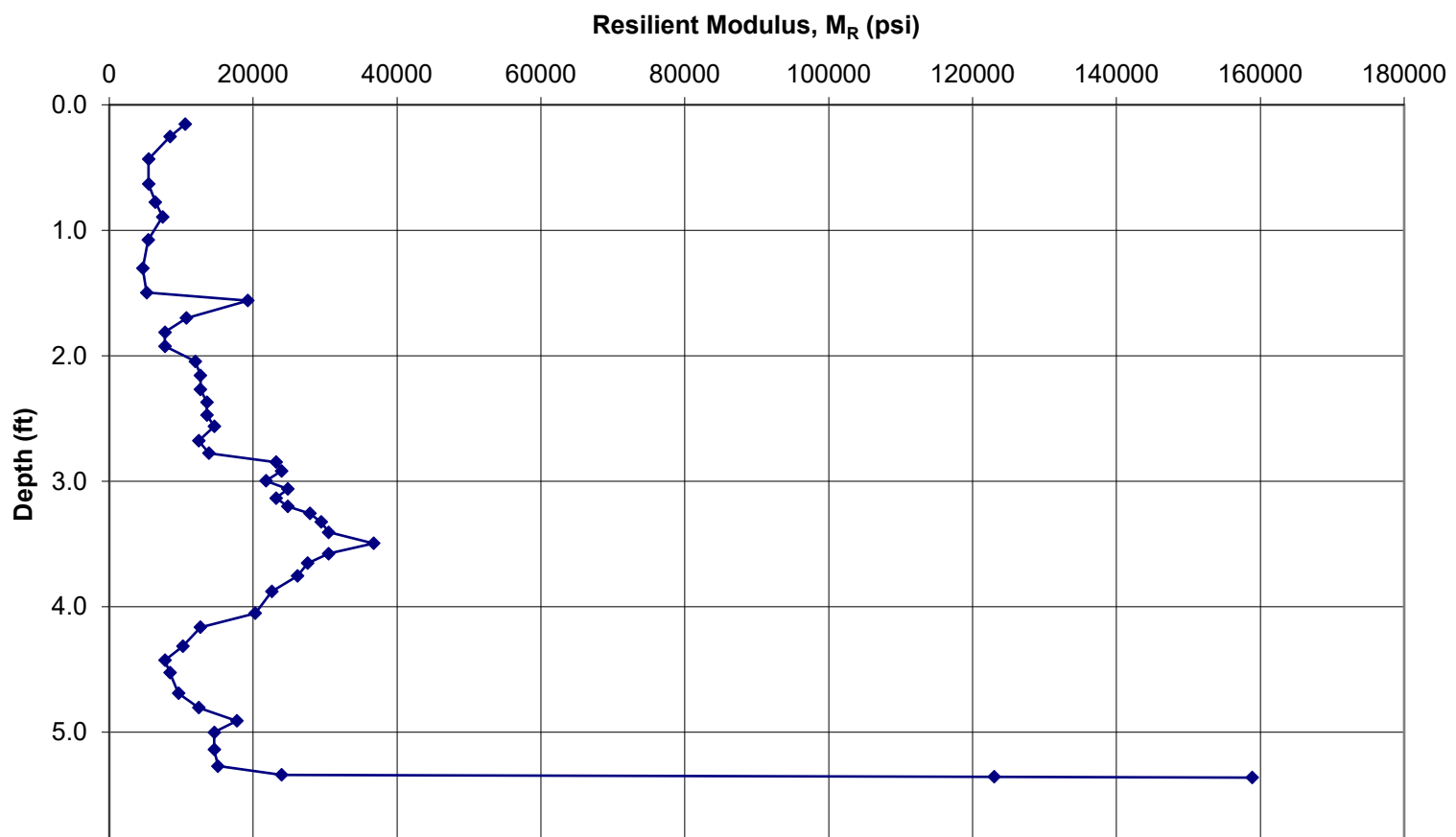
DCP-2 - Resilient Modulus vs. Depth



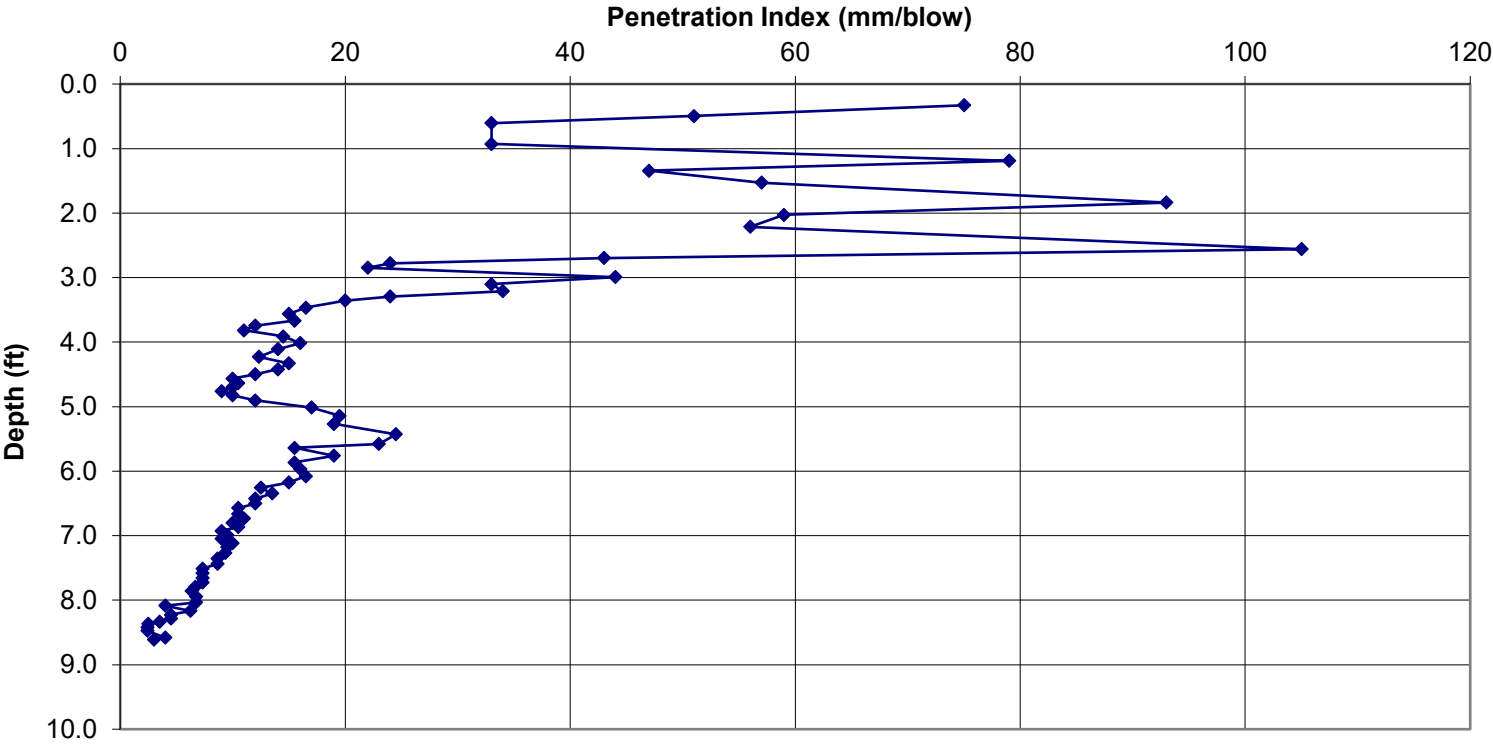
DCP-3 - Penetration Index vs. Depth



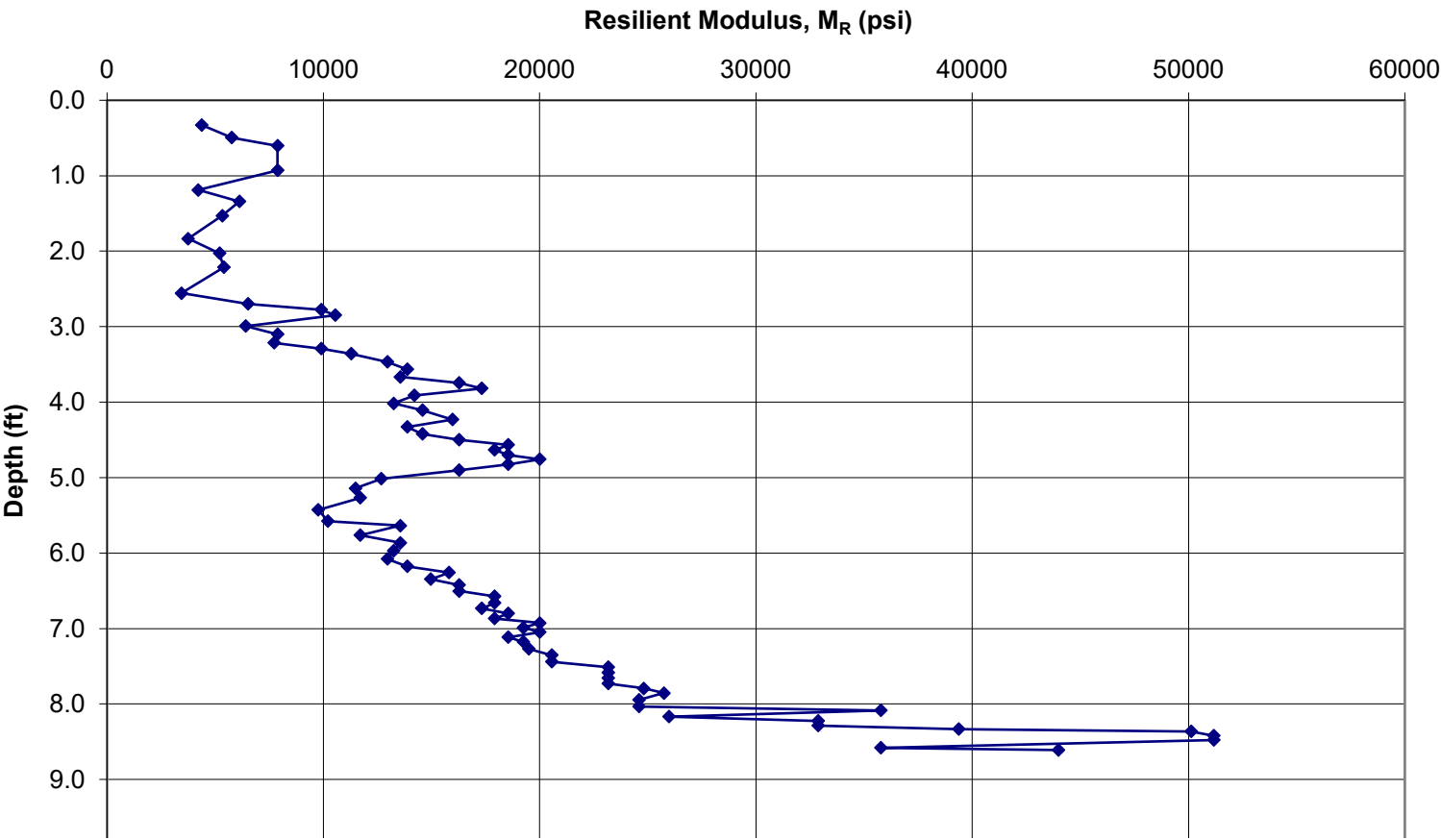
DCP-3 - Resilient Modulus vs. Depth



DCP-4 - Penetration Index vs. Depth



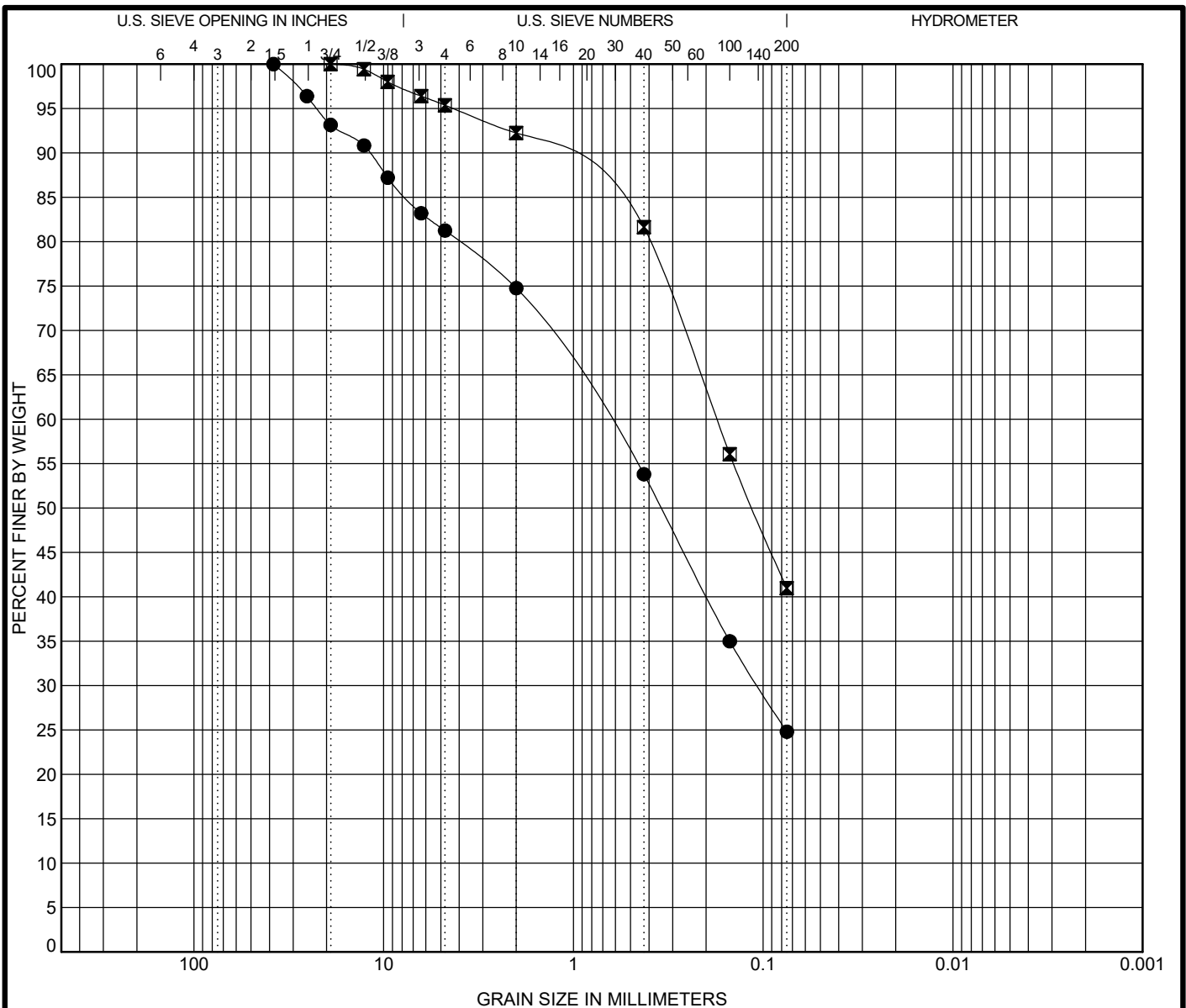
DCP-4 - Resilient Modulus vs. Depth





GEODesign, Inc.
85 Granite Shed Lane
Unit #1
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(802) 674-2033

APPENDIX D – LABORATORY TESTING RESULTS



COBBLES	GRAVEL		SAND			SILT OR CLAY
	coarse	fine	coarse	medium	fine	

Borehole No.	Sample No.	Depth (ft)	Moisture Content	D100	D60	D30	D10	%Gravel	%Sand	%Silt	%Clay	Fines based on % passing No. 4 sieve.
●	HP-1	2.6	18.8	38.1	0.672	0.107		19	56	25		31
✕	HP-2	2.5	15.3	19.05	0.176			5	54	41		43

Notes:
 1) Testing was performed in general accordance with ASTM D 6913 Method A.
 2) Samples undersized per ASTM D6913 minimum sample mass requirements.

GEO DESIGN

85 Granite Shed Lane
 Unit #1
 Montpelier, VT 05602
 Telephone: (802) 674-2033
 Fax: (802) 674-5943

GRAIN SIZE DISTRIBUTION

Project: 250 South Union Street Wall
 Location: Burlington, Vermont
 Number: 1441-004
 Tested By: DAC Reviewed By: AJB
 Date: 8/11/2025 to 8/13/2025



GEODesign, Inc.
85 Granite Shed Lane
Unit #1
Montpelier, VT 05602
(802) 674-2033

APPENDIX E – LIMITATIONS



GEODesign, Inc.
85 Granite Shed Lane
Unit #1
Montpelier, VT 05602
(802) 674-2033

Geotechnical Limitations

Explorations

1. The analyses and recommendations submitted in this report are based in part upon the data obtained from widely spaced subsurface explorations. The nature and extent of variations between these explorations may not become evident until construction. If variations then appear evident, it will be necessary to reevaluate the recommendations of this report.
2. The generalized soil profile described in the text is intended to convey trends in subsurface conditions. The boundaries between strata are approximate and idealized and have been developed by interpretations of widely spaced explorations and samples; actual soil transitions are probably more erratic. For specific information, refer to the exploration logs.
3. Water level readings and moisture conditions have been made in the explorations, and from the samples at times and under conditions stated on the logs. These data have been reviewed and interpretations have been made in the text of this report. However, it must be noted that fluctuations in the level of the groundwater and moisture condition may occur due to variations in rainfall, temperature, and other factors occurring since the time measurements were made.

Review

4. In the event that any changes in the nature, design or location of the proposed structures is planned, the conclusions and recommendations contained in this report shall not be considered valid unless the changes are reviewed and conclusions of this report modified or verified in writing by GEODesign, Inc. We recommend that we be provided the opportunity to review and comment on the finalized project design and relevant construction specifications in order that earthwork and foundation recommendations may be properly interpreted and implemented in the design and specifications.

Use of Report

5. This report has been prepared for the exclusive use of **Delta Properties** for specific application to the **250 South Union Street** project in **Burlington, Vermont**, as described in GEODesign's scope of services/ contract and related documents, in accordance with generally accepted soil and foundation engineering practices. No other warranty, express or implied, is made.
6. This report has been prepared for this specific project by GEODesign, Inc. This report is for design purposes only and is not sufficient to prepare an accurate bid. Contractors wishing a copy of the report may secure it with the understanding that its scope is limited to design considerations only, unless otherwise specified in the report.
7. Unless otherwise noted, the scope of our services did not include environmental assessment or investigation for the presence of hazardous or toxic materials in the soil, surface water, groundwater or air, on, below, or around this site.

Hi Joseph,

The application contains material deficiencies and should not be approved. A more detailed letter will follow, outlining issues such as:

- The survey submitted with the application is materially deficient.
- The application fails to address slope stability and surface water impacts caused by the newly installed slope, focusing only on the wall's structural stability.
- The current application fails to request removal of or address certain safety contingencies. The current driveway permit is contingent on the barn's retaining wall being limited to a maximum length. Burlington imposed this condition to ensure a minimum turning radius on the steepest section of the slope and a setback from the south property line (see 1968 permit files). To comply, the barn's original wall was shortened and remained that length until 2023, when it was extended without authorization to remove the contingencies tied to the driveway. No other applications have been granted to alter the driveway's originally-approved dimensions or layout.

Accordingly, the driveway in its present state is unauthorized, just like the new, western wall near the house, and new fill and regrading of the steepest slope on this property.

This filing is made to comply with the limited objection deadline. An environmental engineer's report is forthcoming but unlikely to arrive this week, given the summer holidays.

Best,

Cyndie

City of Burlington
Department of Permitting and Inspections
645 Pine Street
Burlington, VT 05401

December 30, 2024

Re: 250 South Union – Violation of Active Permit ZP-22-569

Dear Department of Permitting and Inspections:

Zoning Permit 22-569 is in violation for materially exceeding the 0.19% allowable coverage increase and modifying the driveway.

Zoning Permit 22-569 for 250 S. Union underrepresents the lot coverage increase by failing to account for an unpermitted deck that was installed between 2009 and 2013. It appears that the applicant re-submitted plans and coverage calculations from permit 08-879-CA/ZP-08-314, which do not contemplate a deck.

The permit also fails to represent that extending the barn's retaining wall reduces the 18'-20'-18' turning radii of the 10'-wide driveway mandated in previous site plans. As a result, the driveway no longer conforms with site plans concerning the driveway. ZP-22-569 did grant permission to modify the driveway.

Both issues present material defects with the information upon which the permits were granted. The length of the concrete retaining wall that ZP-22-569 seeks to replace was a result of needing to allow for a 20' turning radius up the driveway (a plan that did not specify the 20' turning radius around the barn with a setback was rejected). Prior to 1968, the retaining wall had been longer. It was shortened as part of a plan to install a 10'-wide driveway that winds uphill to a six-car parking area behind the barn. Any reconfiguration of the narrow winding driveway must account for stormwater runoff and slope failure risks.

Finally, Zoning Permit 22-569 authorized a 0.19% lot coverage increase with special permission to exceed 35% maximum coverage limit. Because the actual coverage of the lot was not presented in the application, the actual increase in lot coverage is more than what has been authorized by ZP-22-569.

Your attention to this matter is appreciated.

Best Regards,

Bill Reilly
254 S. Union St
522-0031
wjreilly7@gmail.com

Encl.

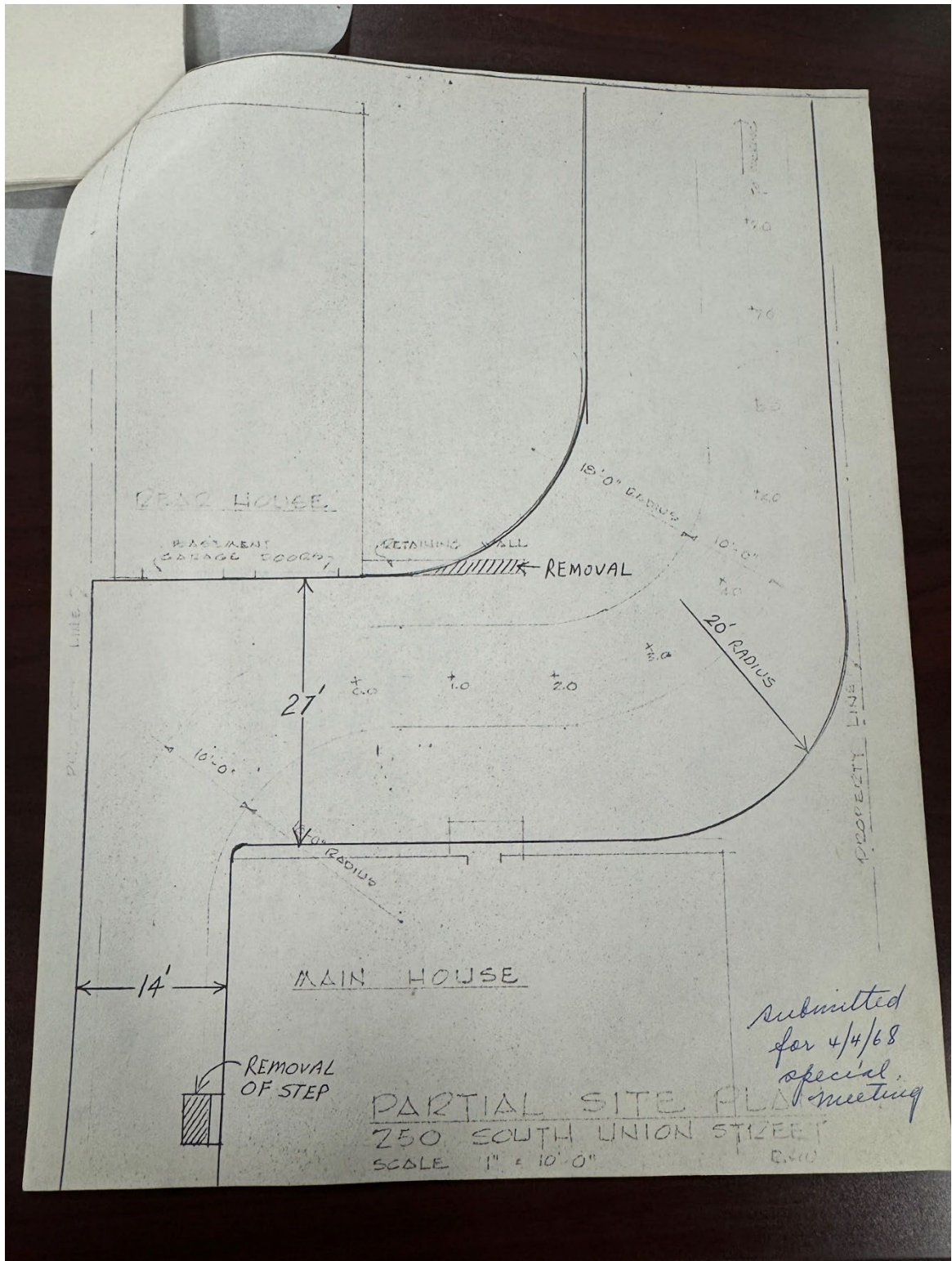
1. **July 2013.** Image submitted in support of 14-0053NA, showing unpermitted deck and raised slope. The repairs were likely due to pushing traffic southward to avoid new elevation supporting the unpermitted deck.



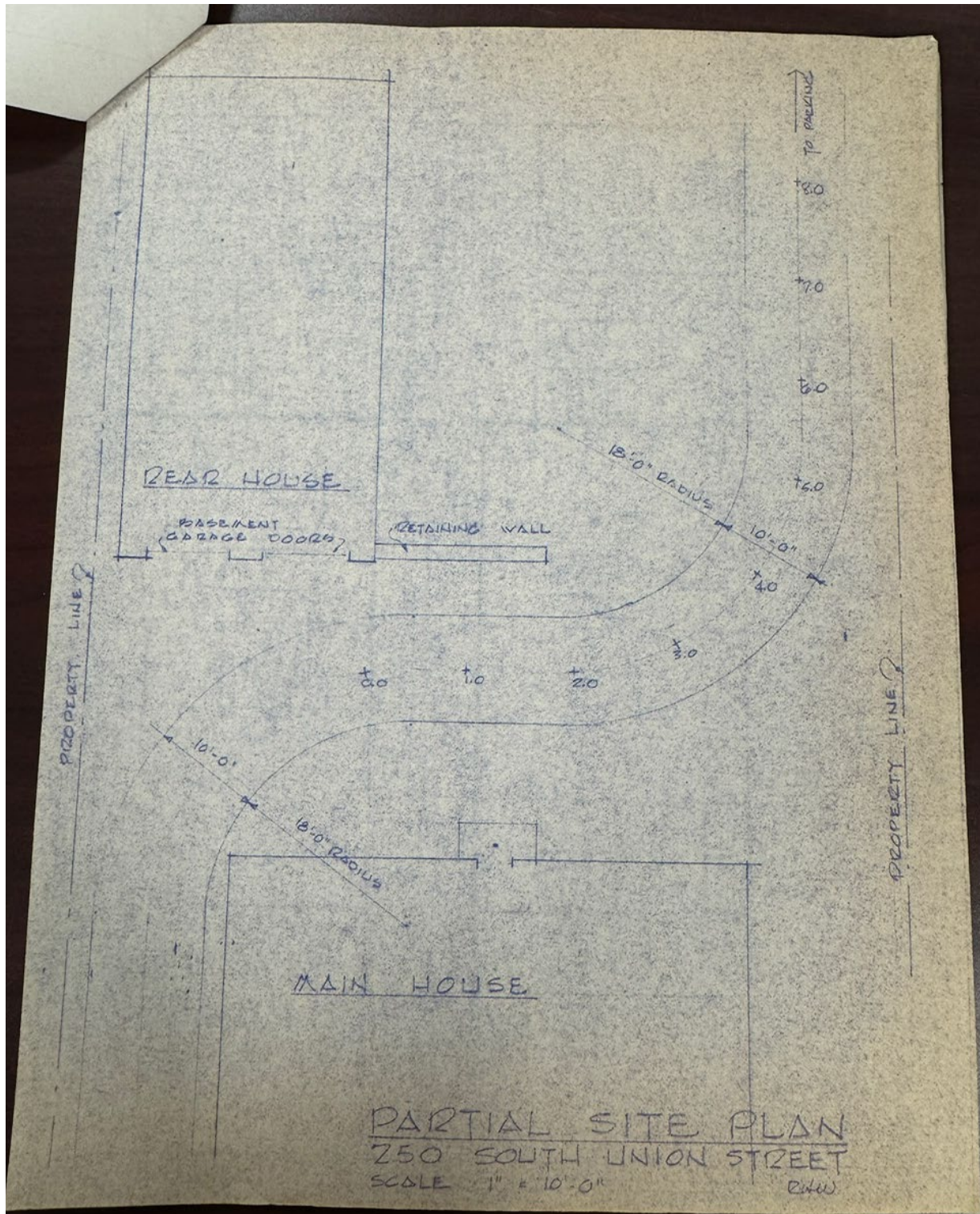
2. **Sometime After 2009 (after stair tower was installed) and Before July 2013.** Image submitted in support of 15-0979NA.



3. Site plan of driveway showing 18'-20'-18' turning radii for the 10' section of the driveway towards the parking area. Available at DPI archive, May 1968.



4. The following site plan, showing the driveway protruding further south was rejected. DPI Archives, March 1968.



City of Burlington Department of Permitting
and Inspections
645 Pine Street
Burlington, VT 05401

December 30, 2024

Re: 250 South Union Street - Recent Unpermitted Work Needs a Retaining Wall

Dear Department of Permitting and Inspections:

Recent unpermitted changes to the grade and slope of the driveway at 250 South Union do not comply with the City's ordinances concerning stormwater management and slope failure prevention.

Around June 2023, the southern side of 250's driveway was expanded to include the entire setback bordering 254 S. Union. Although the attendant issues are obvious to any reasonable person standing on our side of the fence, an environmental engineer also inspected the work and found that 250's slope leans against our fence, is eroding onto our property, and was regraded to divert water runoff away from 250 and towards 254. According to the engineer, our fence is damaged from serving as a makeshift retaining wall for 250's elevation change, and increased runoff damages our barn. 250's driveway needs a retaining wall, a curb, and regrading to correct stormwater flow, and prevent slope failure and further damage from erosion. *See* Ex. A. Until that happens, we cannot undertake repairs to our barn, driveway, or fence without 250's slope failing.

In June 2023, the driveway setback - which had been a lawn - was filled, paved and regraded to make a more useable parking area that diverts runoff away from 250 towards 254. As part of the project, the owner excavated to remove a tree and install a retaining wall (including three additional ~6' concrete bin blocks and geofabric) to support the slope fill bearing upon 250's primary dwelling. But nothing was put in place to support the hill bearing upon 254's property or to address the change in stormwater flow. *See* Photos at Ex. B. Video of a 15-yard load of hard pack driveway material being installed against our fence is available at: <https://tinyurl.com/yzcjjsjy>.

The property owner told me that the work did not require a permit because it was just maintenance and/or replacement-in-kind, and that the City had inspected and approved the final work.

This sounds incorrect as changes to hillside elevations and stormwater flows, substantial lot coverage increases and use changes, and new retaining walls - especially those abutting property lines - require permits. Further, the lawn bordering 250 and 254 has never been contemplated as part of any coverage calculation, any driveway plans or any parking areas, and every previous driveway site plan included a setback (and none included a retaining wall on the east side of the primary dwelling). Plus, that land appears to be part of Burlington's "Steep Slope Overlay District" raising specialized requirements.¹ *See* Site Plans at Ex. C.

¹ Zoning Ordinance § 5.2.4, designed to protect against risks from improper overdevelopment on hillsides, states that "any fills placed on a steep slope shall be property stabilized and, when necessary, supported by retaining walls" and that "finished grades shall be reasonably safe from slide, collapse, or similar failure."

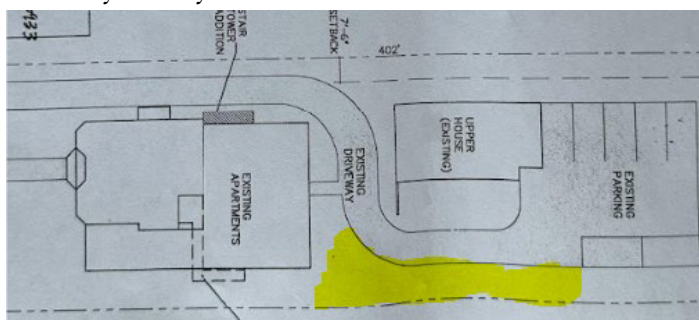
The driveway dates back to sometime after 1968, when DPI approved a special exception to convert the 24-bed Ethan Allen Nursing Home into a six-unit apartment complex “with the stipulation that the driveway conform to the partial site plan submitted to the Zoning Board.”²

When we purchased 254 from the Nowland sisters in 1979, the lots from 250-264 were level enough that you could easily drive a car straight across those four back lots. In 1992, the DPI conditionally approved asphalt repaving of 250’s existing driveway (the 1968 version) on the condition that 250 obtain from the Department of Public Works an approved stormwater drainage plan. CBP-1992-668. DPW has no records indicating that a stormwater plan was ever submitted – must less approved. Nevertheless, asphalt repaving took place, although it is unclear when the work actually happened; an inspection for the 1992 permit was completed in April 2012. Sometime after June 2009 a few bin blocks were installed to stop cars from rolling into the building. Ex. B at D. 5-6. Work under the pretext of a 2013 permit authorizing repair of the driveway’s “existing berms” ultimately resulted in a significant amount of additional unsupported fill being dumped on the hill as part of what DPI determined in 2022 was an illegal expansion. ZP-22-523.

After purchasing 250 in 2020, its current owners began using the setback as part of the driveway. They removed rock barriers protecting the lawn from traffic weight and stopped maintaining the grass, aiding erosion of the unpermitted gravel fill overtaking the lawn. Ex. B. In 2023 they further filled and regraded the setback, changing the elevation without considering risks attendant to such an improvement – slide, collapse and failure of an unsupported elevation.

Encumbering 254 with new responsibility for managing excess runoff and providing lateral and subadjacent support - including installing a retaining wall to stop further damage and commence repairs - rewards a string of bad actions and poorly-executed improvements by 250’s nonresident commercial property investors.

Thank you for your attention to this issue.



Best Regards,

Bill Reilly 254
South Union

Yellow shading shows area of 2023 improvements.

² See Zoning Administrator’s May 1, 1968 Letter, available at DPI archives. The conversion made 250’s recently-granted special variance to extend its footprint by 1600 sq ft for the purpose of offering 8 more beds to nursing home residents appear to be a pretext. The expansion was poorly executed. The State Register of Historic Places states that the primary dwelling, “has been grossly added to and extended.” The National Register states that this “compromises the original design of the building.” It also contributes to 250’s driveway issues, as the expansion ate up 45’x43’x33’ of the lot between the primary dwelling and barn. Accordingly, all of 250’s driveway issues are self-created – shortsighted overdevelopment of a narrow hillside.

EXHIBIT A

Engineer's Report

may occur to the adjacent garage on 254 S. Union Street property. Additionally based on visual inspection, it appears that the grade of the repaved driveway slopes down towards the south, resulting in an increase in stormwater run-off towards the 254 S. Union Street property (see attached photolog, page 5). This additional stormwater runoff may also be causing damage to the adjacent garage on 254 S. Union Street property as the foundation to this structure is an old concrete foundation with pre-existing cracks (see attached photolog, page 6).

ENGINEERING RECOMMENDATIONS

Based on our Site observations, we recommend that: 1) a retaining wall be constructed along the southern border of 250 S. Union Street (where the newly placed soil fill was placed) and the new retaining wall connect with the southern end of existing block wall. 2) the new soil fill should be regraded and pitched to the north to prevent stormwater runoff toward 254 S. Union Street, and 3) a curb or swale be installed along the south border of the newly paved driveway so all stormwater run-off from 250 S, Union Street flows east and north and remains on 250 S. Union Street property.

CLOSURE

We believe as part of the work, a new privacy fence should be installed to replace the fence that has been damaged by earth pressures from the soil fill pushing against it from 250 S. Union Street.

We trust this memorandum meets your needs currently. If you have any questions, please call Shawn Kelley at (413) 695-1816. (cell) or (802) 391-8514.

SPK:atl/spk

Encl. 250/254 S. Union Street – Site visit Photolog

P:\5900s\5920.00\Source Files\Memorandum\5920.00 250 S. Union, LLC 240530.docx



Photograph 2 – View of boundary fence (250 S Union side), looking south towards Union Street

MEMORANDUM

To: Alexander J. LaRosa, MSK Attorneys

From: Shawn P. Kelley, Ph.D., P.E.

File: 5920.00

Date: May 30, 2024

Re: 250 S. Union Street, LLC – Soil regrading and new driveway concern at 250 S. Union
cc: Street Cynthia Secondi and William Reilly, owners of 254 S. Union Street

Dear Mr. LaRosa,

Sanborn, Head & Associates, Inc. (Sanborn Head) has prepared this memorandum to MSK Attorneys (Client) to provide our engineering opinion regarding the soil regrading that occurred at 250 South (S.) Union Street (St.) in Burlington, Vermont (Site). This regrading is just north of the property boundary wooden stockade fence for the 254 S. Union St. property.

BACKGROUND

Based on correspondence with the Client and the owners of 254 S. Union Street (Parcel ID: 049-4-203-000), we understand that a series of driveway widening and surface regrading modifications were performed at 250 S. Union Street (Parcel ID: 049-4-202-000) between 2021 and 2023. As part of those modifications, a small concrete block retaining wall was installed to raise grade along the east side of the existing building at 250 S. Union (assumed to correct on-site drainage issues). As the new fill was placed, no soil retention system was built along the south border of 250 S. Union St. (i.e., along the north property boundary of 254 S. Union St). Along this property border is a wooden stockade fence and that fence is currently acting as an improper retention system for the soil fill at 250 S. Union Street.

The owners of 254 S. Union Street have reported to us that after the installation of the new fill at 250 S. Union street: 1) soil fill has eroded onto 254 S. Union Street property, 2) additional stormwater runoff has drained onto 254 S. Union Street property, and 3) the fence between 250 S. Union street and 254 S. Union Street property as experienced lateral displacement, is currently damaged, and cannot be repaired because soil fill is up against the fence.

ENGINEERING OPINION

Sanborn Head performed a Site visit on September 9, 2023 (see attached photolog), to visually inspect the site conditions of both properties and assess new fill erosion and surface water drainage features. Based on the Site reconnaissance, it was confirmed that regrading of driveway and the addition of soil fill has resulted in lateral displacement of the boundary fence between the two properties. The fence is currently being used as an improper retaining system for the new fill (see attached photolog, pages 1 to 4) and if left in the current condition, damage

250/254 S. Union Street - Site Visit Photolog



Photograph 1 – View of boundary fence (250 S. Union Side), looking southwest towards 254 S. Union Residence



Photograph 3 - View of boundary fence (250 S Union Side), looking north.



Photograph 6 - Northeast interior corner of garage at 254 S. Union Street



Photograph 6 - Zoomed in picture of the northeast interior corner of garage at 254 S. Union Street



Photograph 5 - View of regraded driveway at 250 S Union Street, looking west

EXHIBIT B

Photos

Site Work Before & After



Photograph 4 - View of boundary fence (254 S Union Side), looking north.

A. June 2023: Fill and Regrading of Driveway Pitches Runoff to 254; Retaining Wall Installed; Setback Lawn Paved



1. The Side Lawn after paving and regrading, August 2023.

Comparison

Before



2. August 2022.

- Pitching away from 254.
- Gully next to fence.
- Four bin blocks
- Tree
- Grassy; gravel is from erosion from parking lot.

After



3. August 2023.

- Pitching towards 254.
- No gully by fence; its filled
- Seven bin blocks. Possibly larger than original ones.
- Tree removed.
- Covered with hardpack.
- No setback

B. Significant Work Performed

Around June 2023, the southern side of 250's driveway was expanded to include the entire setback bordering 254 S. Union.

The setback, which had been a lawn, was filled, paved and regraded to make a more useable parking area that also diverts runoff away from 250 towards 254.

As part of the project, using a 10-ton excavator, the owner excavated the hill, removed a tree and installed a retaining wall. The new retaining wall includes three additional ~6' concrete bin blocks and geofabric.



4. June 6, 2023



5. June 6, 2023



6. June 9, 2023. Workers offloading a 15-yard load of hard pack driveway material along the border.

A video available at: <https://tinyurl.com/yzcjsjy>.

3. **Circa August 2020.** From sales listing, available at <https://www.tinyurl.com/y5a9v6xy>.

Parking barriers. Grass. Tree. Retaining wall north side of driveway for new slope elevation.



4. **Circa July 2013.** Submitted in support of 14-0053NA to “repair berm.” Applicant labeled “berm” on photo. Note hillside elevation changes and unpermitted deck on the carriage house. This deck was not included in any coverage calculations. Had it been, the property’s recorded coverage area would exceed the maximum 35% coverage limit.

Accordingly, active permit ZP-22-569 is incorrect. ZP-22-569 authorized 0.19% coverage increase with special permission to exceed 35% maximum coverage limit. But ZP-22-569 uses dimensions from 08-879-CA/ZP-08-314, which authorized an additional 64sf coverage for a stair tower on primary dwelling, bringing the total reported coverage to 34.99%. See 08-879-CA (Stating Driveway/walkway coverage: 5,124sf; Building Coverage: 4,236sf; Additional Coverage Allowed for Stair Tower: 64sf; Total coverage: 9,424; Lot Size: 26,933; Coverage: 34.99%).



C. Selected Outcomes (see also Addendum - Environmental Engineer's Report)

i. Erosion.



August 2024. Erosion; recommended retaining wall height. Put a shovel in the garden on our side, and the slope collapses.

ii. Parking - The lot is used for parking.



8. September 5, 2024. Parking.

5. **Sometime After 2009 and Before 2013.** Image over two years old submitted to DPI in April 2015 to show “recent” damage to chimneys. Presumably to obfuscate unpermitted improvements, such as the deck. *See 15-0979NA.*

Two bin blocks; perhaps a third on its side (or a keg). Tree is taller. Note hillside elevations.



6. **June 2009.** From Burlington City’s Property Records Website: property.burlingtonvt.gov.

No bin blocks. Bottom of window clearly visible. Tree has been topped; lawn chair in front of its stump; two leads growing.



D. Historical Images of the Side Yard Showing Creep of Driveway In Width and Pitch

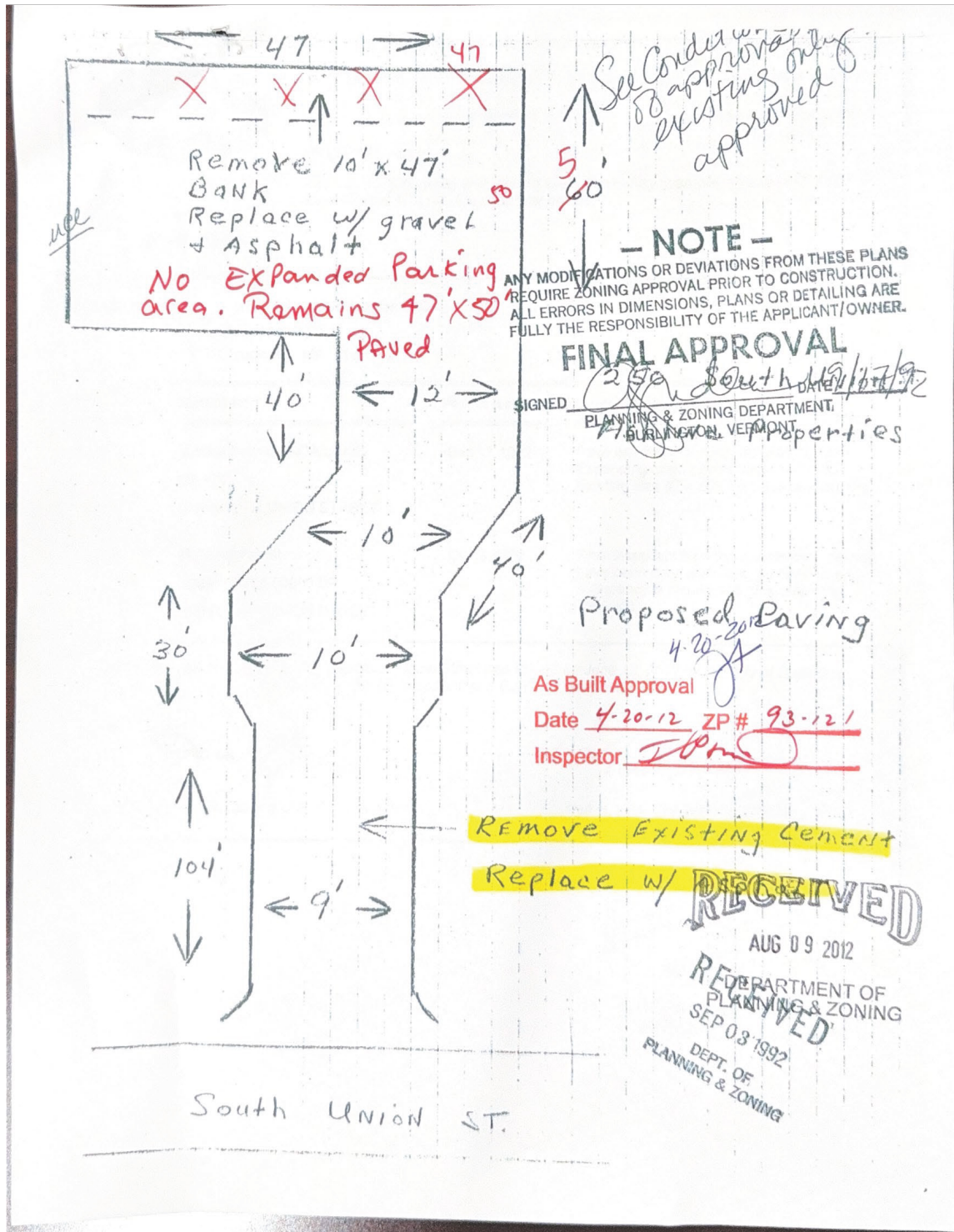
1. **August 2023.** Setback paved, elevated, regraded abutting fence; 3 additional bin blocks; tree removed; subsurface membrane installed; new bin blocks appear larger than previous ones.



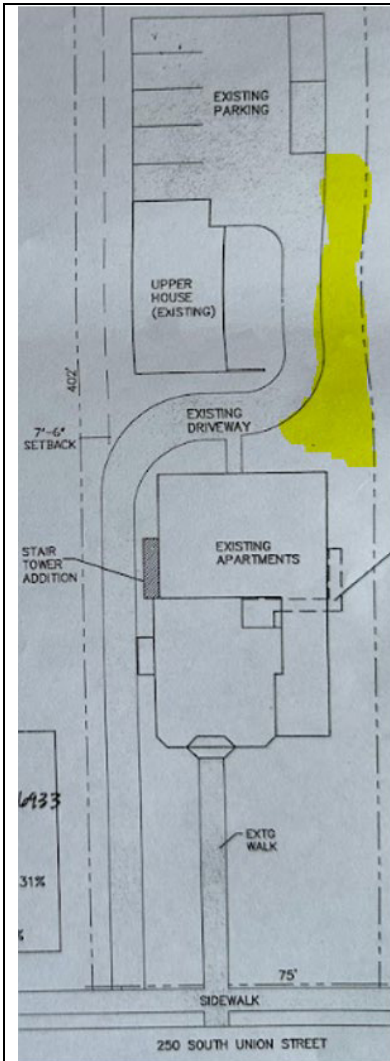
2. **August 2022.** Slope pitching north. Tree is 30'+. Parking barrier removed; gravel erosion from unpermitted expansion overtaking lawn.



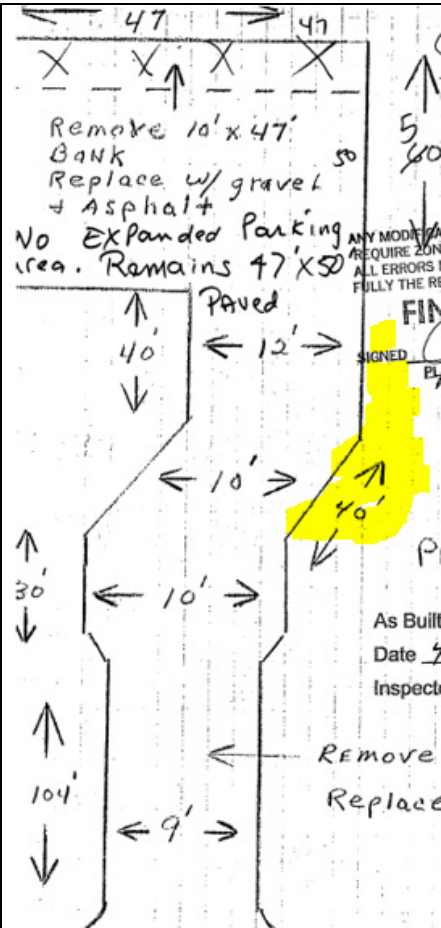
2. **1993 - Current.** Plans submitted in connection with permits issued in 1992 (93-121), 2012 as well as 2022.



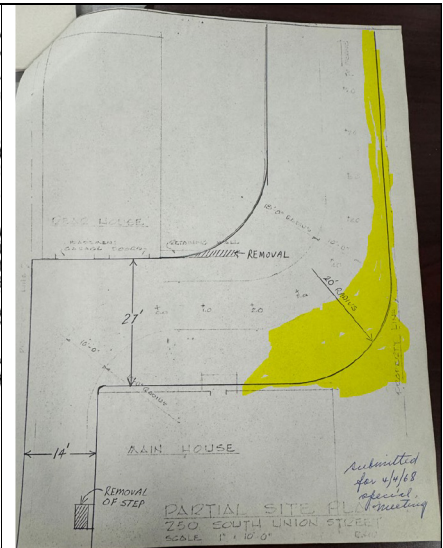
Site plans of 250 S. Union. Unshaded areas indicate lawn. Yellow highlighting shows location of the lawn that was paved and regraded as part of the June 2023 illegal driveway expansion. The left and middle were both submitted by 250's current owners in connection with recent permit applications.



From 2008. Selected portion of materials submitted in connection with ZP-22-569.



From 1993. Selected portion of materials submitted in connection with ZP-22-523.



From 1968. Original driveway site plan contemplated parking for six cars. No expansions, retaining walls or elevation changes to this plan have ever been approved.

3. **May 1968.** Site plan upon which stipulation for special exception to convert from a nursing home to a five-unit apartment complex was based. Available at DPI archive.

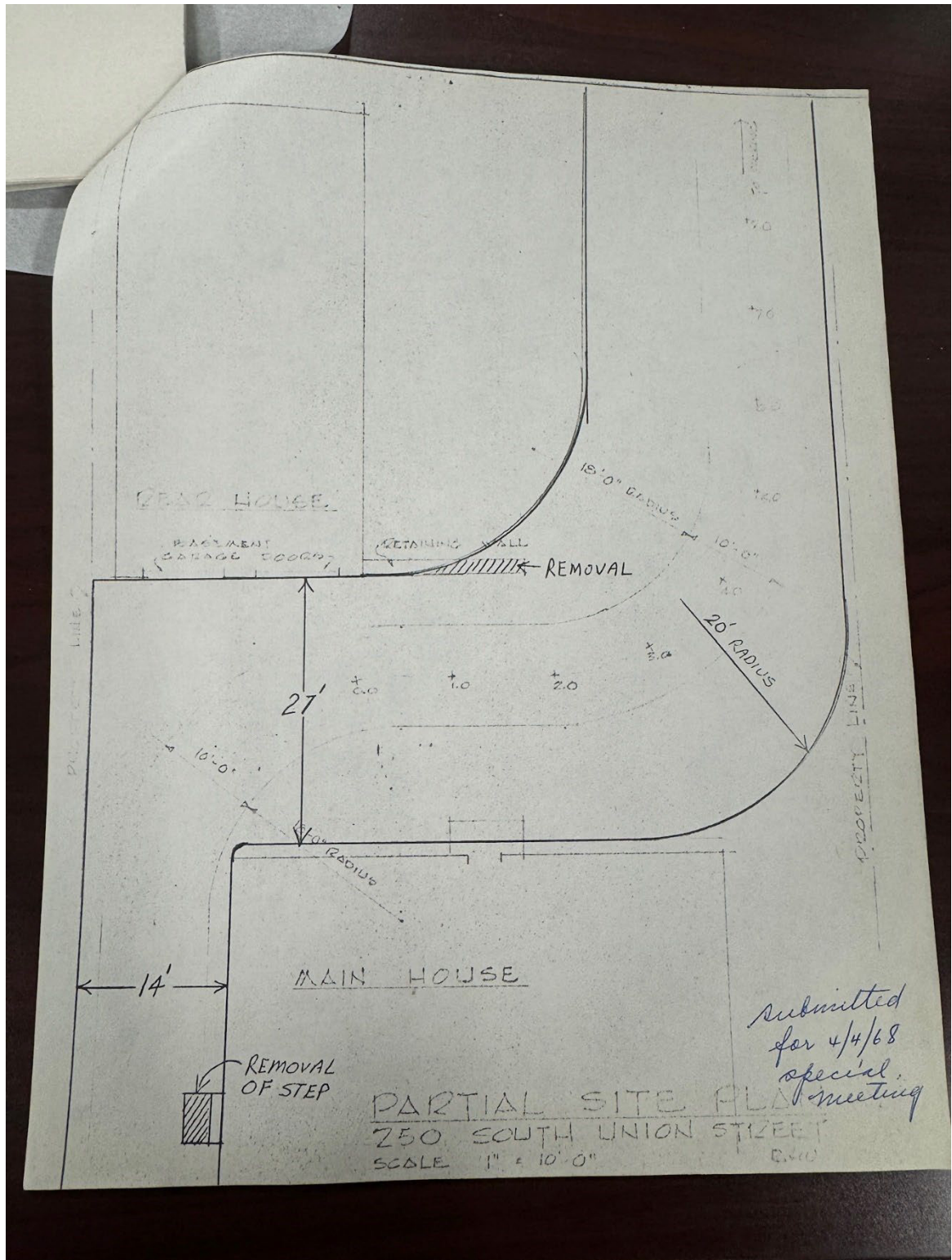
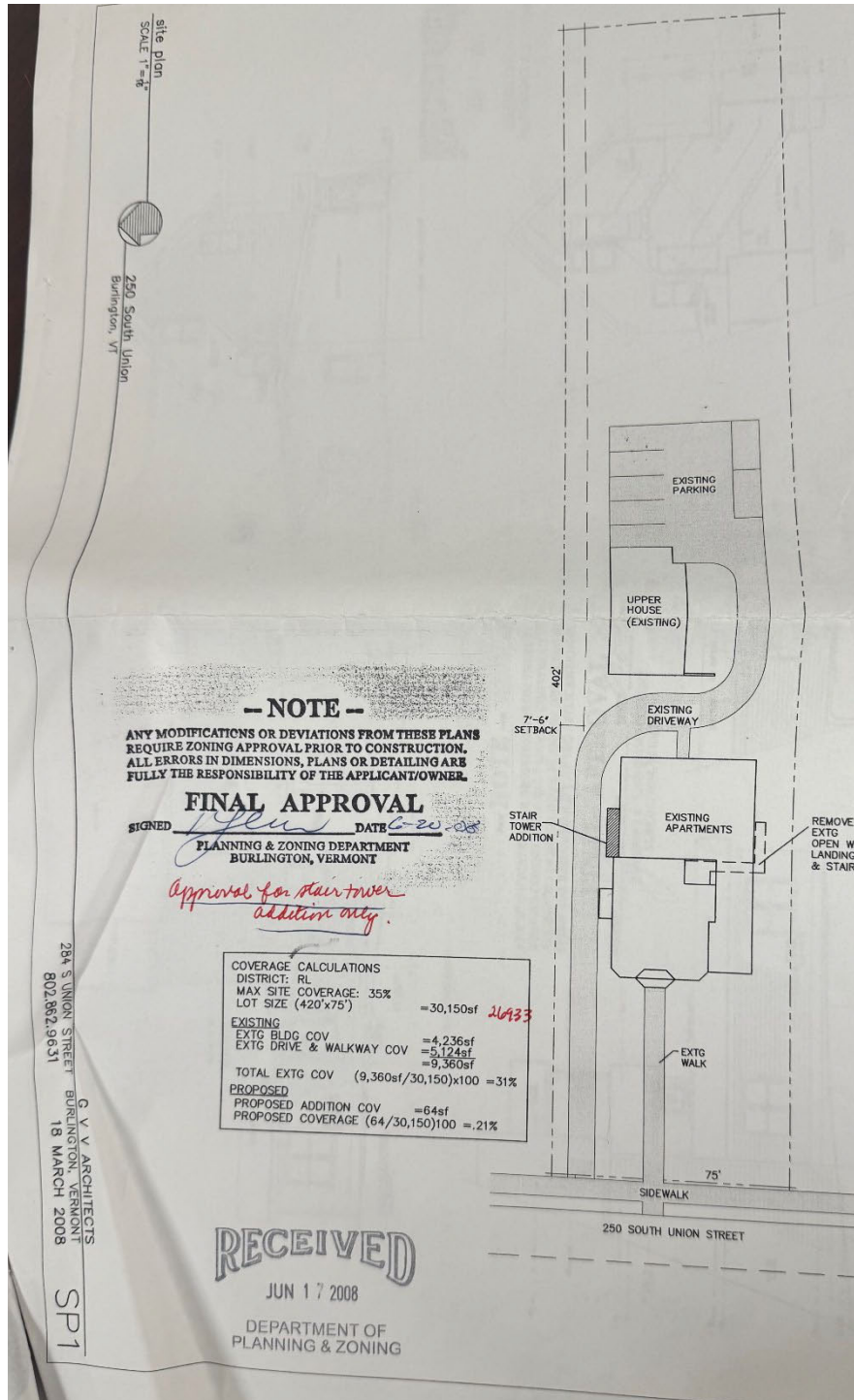


Exhibit C

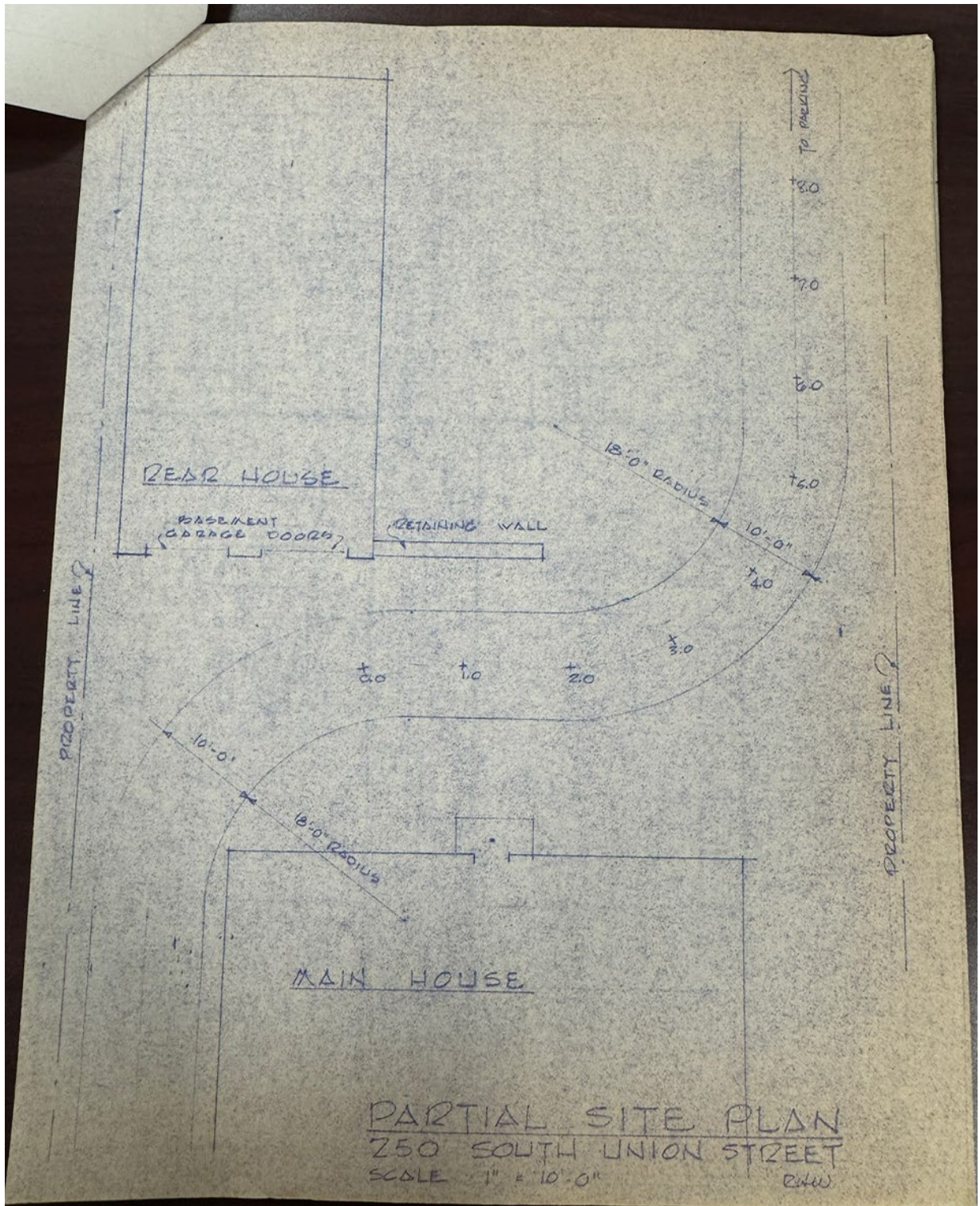
Site Plans

B. Historical Site Plans Showing 250's Driveway Do Not Contemplate Paving Setback, Grading or Changing Elevation.

1. 2008 - Current. Submitted as part of e.g. 08-897CA through ZP-22-569.



4. **March 1968.** This site plan was rejected, however it more clearly shows some of the markings that appear on the May 1968 approved site plan – particularly the setback from 254's border.



7. **Probably Winter/Spring 2007-2008.** Submitted in June 2008 support of 08-879-CA to remove fire escape and install a stair tower. authorized an additional 64sf coverage for a stair tower on primary dwelling, bringing the total reported coverage to 34.99%. *See* 08-879-CA (Stating Driveway/walkway coverage: 5,124sf; Building Coverage: 4,236sf; Additional Coverage Allowed for Stair Tower: 64sf; Total coverage: 9,424; Lot Size: 26,933; Coverage: 34.99%).

Note tree; even with snowdrifts, bottom of window visible.



- No older images showing the rear of 250 S. Union were located in DPI records beyond the above 2008/2008 image. *

MEMORANDUM

To: Cynthia Secondi
From: Shawn P. Kelley, Ph.D., P.E.
File: 5920.00
Date: October 10, 2025
Re: 250 S. Union Street, LLC – Review of Bowman memorandum

Sanborn, Head & Associates, Inc. (Sanborn Head) has prepared this memorandum in response to the review of a memorandum authored by Bowman dated October 10, 2025. This is our second memorandum on the above referenced property.

BACKGROUND

Please refer to our memorandum dated May 30, 2024 for a discussion of the background for this project and associated properties.

ENGINEERING OPINION

Sanborn Head provided an opinion of existing conditions at 250 South Union in our memorandum dated May 30, 2024. After review Bowman memo dated October 10, 2025, we are in agreement with their conclusions.

CLOSURE

We trust this memorandum meets your needs currently. If you have any questions, please call Shawn Kelley at (413) 695-1816. (cell) or (802) 391-8514.

SPK/spk

Encl. MEMO by Bowman dated October 10, 2025

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MEMO

To: Cynthia Secondi
From: Abby Dery, P.E.
Date: October 10, 2025
Re: 254 South Union Street, Burlington, VT

Summary

At your request, Bowman has conducted an Existing Conditions and Boundary Survey of your property at 254 South Union Street in Burlington, Vermont. Bowman has also reviewed the proposal approved as ZP-25-222 by 250 South Union Street to formalize their eastern parking area, provide stormwater treatment, and permit a previously unpermitted block retaining wall as they relate to surface runoff and its potential impact to your property at 254 South Union. Based on our review, we have suggested three additional Conditions of Approval for this application: 1) *Ensure roof gutters on structures at 250 S Union are in functioning condition*; 2) *In addition to removing fill and pulling grade away from existing fence, provide short retaining wall parallel to property line extending from the existing block wall 40-ft to the east*; and 3) *Snow storage areas are limited to those identified on approved plan. Snow storage shall not encroach upon or abut existing wooden stockade fence.*

Discussion

The topographic survey was conducted on April 11 and August 28, 2025. The resulting Existing Conditions Plan depicts readily apparent existing conditions at the time of the survey. Both an Overall Existing Conditions Plan (C1-01) and a 10-scale Existing Conditions Plan (C1-02) with contours at 0.5 ft intervals have been prepared.

Bowman reviewed the proposal put forward by 250 South Union Street to formalize their eastern parking area, provide stormwater treatment, and permit a previously unpermitted block retaining wall. The proposal has been reviewed as it relates to surface runoff and its potential impact to your property at 254 South Union. The plans, last revised 7/8/2025, were submitted to the City as part of the application that received administrative approval under ZP-25-222.

Based on review of existing topography and the proposed design, the runoff from existing or proposed paved surfaces on the 250 South Union proposal does not appear to be directed south toward your property. The existing driveway is generally sloped to direct runoff west and northward. With the new design, an effort is being made to direct the majority of runoff into two separate bioretention areas –

one along their northern property boundary and the other on the South Union Street side of the building. There is potential for rooftop runoff to enter your property if the existing gutter system is taxed or in disrepair, and from some non-paved areas that do slope toward your property.

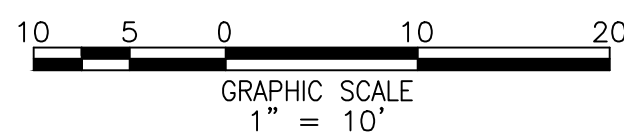
The existing grade shown on the ZP-25-22 plans along your northern boundary and their southern boundary between the building and your garage is more nuanced than depicted on the approved plans. Our understanding is that the applicant's driveway has been widened and a concrete block wall has been modified in recent years. The gravel fill placed south and west of the wider driveway gets close to the shared property line. The applicant has proposed to pull the grade north away from the property line and place a mulched slope in this area. We agree that removing some of this fill and pulling back the slope is warranted and would further recommend to place a short retaining wall with a 6" top reveal parallel to the property line. Grade the area between the retaining wall and the property line so the resulting slope is perpendicular to the property line versus sloping toward it. This would accomplish two things: 1) deter runoff coming down the driveway from running south toward 254, and 2) eliminate potential for mulch or soil wash-outs of the slope from larger storm events. A Retaining Wall Exhibit is attached to this Memo.

Our suggested requests to include in Conditions of Approval for 250 South Union application include:

- Ensure roof gutters on structures at 250 S Union are in functioning condition.
- In addition to removing fill and pulling grade away from existing fence, provide short retaining wall parallel to property line extending from the existing block wall 40-ft to the east.
- Snow storage areas are limited to those identified on approved plan. Snow storage shall not encroach upon or abut existing wooden stockade fence.

Attachments:

1. Retaining Wall Exhibit



PROPERTY LINE	
ADJOINING PROPERTY LINE	
SURVEY TOPOGRAPHY LIMITS	
TOPOGRAPHIC CONTOURS	124
LIDAR CONTOURS	124
EXISTING HEDGE	
EXISTING FENCE	X
LIQUID PROPANE OR NATURAL GAS	G
OVERHEAD POWER	OHE
EDGE OF PAVEMENT WITH SHADE	
EDGE OF GRAVEL WITH SHADE	
LANDSCAPED AREA	
EDGE OF CONCRETE WITH SHADE	
CONTROL POINT	
REBAR (FOUND)	
IRON PIPE (FOUND)	
MANHOLE (DRAIN, SEWER, WATER, UTILITY)	
METER (WATER, GAS, ELECTRIC)	
VALVE (WATER, GAS)	
CATCH BASIN	
YARD HYDRANT	
CURBSTOP	
UTILITY POLE	
GUY WIRE	
LIGHT POLE	
ELECTRIC BOX	
TELEPHONE PEDESTAL	
CABLE BOX	
ELECTRICAL OUTLET	
AC UNIT	
BOLLARD	
SIGN	
MAILBOX	

1. THE PURPOSE OF THE EXISTING CONDITIONS PLAN IS TO DEPICT READILY APPARENT PERTINENT EXISTING CONDITIONS AS OF 04/11/2025 ALONG WITH ADDITIONAL TOPOGRAPHIC SURVEY DATA COLLECTED ON 08/28/2025.
2. ORIENTATION SHOWN IS BASED UPON VERMONT GRID NORTH USING VTVRS CORRS STATION.
3. VERTICAL DATUM IS BASED ON NAVD88 (GEOID 18). A CARLSON BRX7 RTK GPS UNIT WAS EMPLOYED FOR THESE OBSERVATIONS.
4. COORDINATE SYSTEM IS BASED ON VERMONT STATE PLANE (U.S. SURVEY FEET).
5. THE LOCATION OF EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS SHOWN ARE BASED ON SURFACE EVIDENCE ENCOUNTERED AND WERE OBTAINED IN A MANNER CONSISTENT WITH THE ORDINARY STANDARD OF PROFESSIONAL CARE AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE DESIGN ENGINEER. ADDITIONAL UTILITIES NOT SHOWN MAY EXIST. ENGINEER SHALL BE NOTIFIED IF ANY DISCREPANCIES ARE ENCOUNTERED. ACTUAL LOCATION OF UNDERGROUND UTILITIES MAY VARY. DISASE MUST BE CONTACTED PRIOR TO ANY EXCAVATION. CALL 1-888-DIG SAFE (344-7233) OR CALL 811.
6. PERIMETER BOUNDARIES SHOWN HEREON ARE BASED ON BOUNDARY SURVEY CONDUCTED BY BOWMAN AND ILLUSTRATED ON PLAT ENTITLED LANDS OF REILLY AND SECONDATED 4/17/2025.
7. THIS PROPERTY IS LOCATED AT 254 SOUTH UNION STREET BURLINGTON, VT. THE TAX PARCEL I.D. IS 094-4-203-000. OWNERS OF RECORD ARE WILLIAM REILLY AND CYNTHIA SECONDI.

**RETAINING WALL EXHIBIT
BOWMAN
10/8/2025**

TCE, a BOWMAN Company
478 Blair Park Rd.
Williston, Vermont 05495
Phone: (802) 879-6331
www.tcevt.com
© 2004, Bowman Consulting Group, L.P.

EXISTING CONDITIONS
LANDS OF REILLY AND SECOND
254 SOUTH UNION ST., BURLINGTON, VT

25-026
PROJECT NUMBER

[illegible]

C1-02



June 28, 2024

VIA EMAIL AND FIRST CLASS MAIL

Alexander LaRosa
ajlarosa@mskvt.com
275 College Street
P.O. Box 4485
Burlington, VT 05406

Re: Response to May 30, 2024 Letter to 250 South Union, LLC

Dear Attorney LaRosa:

This letter is in response to your May 30, 2024 letter written on behalf of your clients William Reilly and Cyndie Secondi regarding damage they allege has occurred to their property located at 254 South Union Street. A detailed factual response is necessary to address the claims made in your letter because many of the facts as stated by you are inaccurate. Therefore, 250 South Union, LLC responds as follows:

It is denied that 250 South Union, LLC (“the Owner” or “the Premises”) has “consistently made improvements to [its] property that have increased the water flow downhill onto the property of 250 [sic] South Union Street.” The Owner purchased the Premises approximately four years ago, in late Fall 2020. The only work that has been performed by the Owner is the siding renovations to the carriage house in May 2023, and repair to the driveway in the first two weeks of June 2023. This work was performed subject to a permit and/or in communication with the City of Burlington when a permit was not required.

It is denied that “the added mass of these improvements, in particular the parking area which was regraded in June 2023 without a permit from the City of Burlington, has raised the land on 254 South Union street such as to alter the surface flow and drainage of water.” In fact, your clients wrote an initial complaint letter to the Owner in August of 2022 alleging similar issues—which was **before any work of any kind** was performed by the Owner after purchase of the Premises. The photos submitted with your clients’ August 2022 letter show the condition of the Premises at the time the Owner purchased it and for—at a minimum—the preceding approximately ten years. In addition, the allegations stated in the August 2022 letter are entirely inaccurate—no work had been performed, no changes had been made, no “recent regrading and widening” had occurred. There was no “new steep hill,” created and nothing had changed on the Premises—certainly since it was purchased by the Owner in Fall 2020 and also for many, many years before purchase. Approximately ten months after this initial complaint by your clients, the

REPLY TO: Burlington Office • WEBSITE: www.langrock.com • EMAIL: attorneys@langrock.com

MIDDLEBURY: 111 S. Pleasant Street, Middlebury, VT 05753 • (802) 388-6356 • Fax: (802) 388-6149
BURLINGTON: 210 College Street, Suite 400, Burlington, VT 05401 • (802) 864-0217 • Fax: (802) 864-0137

A Limited Liability Partnership Including a Professional Corporation

Owner did perform work, but all the work performed was subject to permits when required and did not change the grading, change water flow, or increase the paved area on the parcel.

In fact, in the process of responding to complaints made by your clients to the City, the Owner has been in close communication with the City, has complied with all permitting requirements. Indeed, the Owner restored the parcel to the required <35% coverage requirement by *removing* an unpermitted upper parking area, which had been most recently updated by prior owners a decade ago, and returning it to grass. The Owner has not paved any area that was not previously paved and has not changed the grade of any areas. The current paved area is exactly in compliance with the site plan on record with the City. The Owner has repaved only and exactly the pre-existing paved area and has not widened or re-graded the driveway. To respond with what has actually taken place—the Owner has (1) replaced and repaired the siding and some windows on the carriage house; (2) has repaired the retaining wall at the center of the property adjacent to the carriage house; (3) has removed gravel from the “upper parking area” and replaced it with top soil and grass—thereby removing an unpermitted parking area created by prior owners; and (4) has righted and restored the *existing* concrete barriers that run perpendicular to the Eastern boundary and your clients’ parcel.

Regarding the concrete barriers—you echo in your May 30, 2024 letter your client’s earlier August 2022 statement that the Owner had placed new concrete blocks “stacked against a tree approximately three feet from the building.” These blocks are not new—the Owner has tracked their existence back two prior ownership groups and believes they were added in the 1990’s when the driveway was installed as it currently appears. It is evident in your client’s photos that none of the conditions surrounding these blocks were “new”—there are weeds, grass, hostas, and other vegetation visible growing around the blocks and through the gravel around the blocks in the photos. In addition, the tree that you allege the blocks were stacked against was actually a “volunteer”—whose roots had grown around and displaced the blocks since they were initially placed there. To prepare this area for the driveway to be repaved and to fix the blocks that had toppled over in a northerly direction towards the main house, the Owner removed earth from around the concrete blocks, laid a new crushed gravel layer on which to re-place the concrete blocks, restored the blocks to their original location, removed crumbling blocks, and replaced them with new blocks as needed. Crushed pebble-sized gravel was then brought in to return the area around the concrete blocks to its preexisting grade. It is evident from before and after photos that there was no change to the grade around these blocks that would have any negative impact on your client’s parcel. Furthermore, the photos show that where there was gravel before work was performed, the gravel was replaced in the same location, same quantity, and same general type as before the blocks were straightened.

Beyond this factual response regarding the condition of the property *prior* to the work performed by the Owner in May and June 2023 and the condition *after* this work was performed, it must be added that the Owner has been working closely with the City throughout this process. The City issued a permit for the work performed and did not require a permit for the concrete blocks to be refurbished and put back the way they were. Inspectors from the City inspected the Premises and viewed before and after photos and were satisfied with the work performed and procedure undertaken by the Owner as to the permitting and City review. As a result, the City

closed out the complaint made by Mr. Reilly because the Owner was in compliance with City requirements. In fact, the Owner is well-versed in City permitting requirements and is aware that any actions that will change the flow of water are subject to significant review and extensive permitting. The Owner did not and would not take actions to change the flow of water in and around its parcel and given the close work between the Owner and the City, if the City thought otherwise, work would have been halted and significant permitting and review procedure required. This was not the case.

Your letter suggests that the impact of the Owner's work "can be readily seen and observed today by visual inspection" with regard to the condition of your client's fence. You state further, "[a]gain you took no action to resolve the issue when this was called to your attention." At the risk of being redundant, there was nothing to respond to at the time of your clients' August 2022 letter because the Owner had done nothing to change the property, had performed no work of any kind, and the photos submitted by your clients with their letter show the condition of the property for many, many years prior to when they are taken. In short, the statements in your clients' letter were so obviously inaccurate that there was nothing to resolve.

Beyond this, these same photos show that the condition of your clients' fence has not changed before and after the late Spring 2023 work was performed: it was already falling in various sections, had missing slats, and was generally in very poor condition long before the Owner purchased 250 South Union street in 2020. In addition, the Owner has many other photos and videos showing the condition of the Premises before and after work was performed. To blame the condition of your clients' fence, their wall, and garage damage on the Owner is simply not credible and does not reflect the facts, extremely limited work performed, or any of the other attendant circumstances—including that your client's property is *uphill* from 250 South Union. It also is worth noting that as the effects of climate change become more obvious, more significant and frequent heavy rains have occurred in Vermont, which may cause your client to perceive a change even when no changes to 250 South Union have occurred. If this is a factor here, while regrettable, it does not create any liability in the Owner of 250 South Union street.

Responding to the study performed by Sanborn Head, the study and the opinion of their engineer is only as credible as the facts relied on in forming such an opinion. It is clear in the engineer's report that the same inaccurate facts responded to above are relied on by the engineer. The report cites "soil regrading," "a series of driveway widening and surface regrading modifications . . . between 2021 and 2023. As part of those modifications, a small concrete block retaining wall was installed to raise grade along the east side of the existing building of 250 S. Union (assumed to correct on-side drainage issues)." The report continues, "As the new fill was placed, no soil retention system was built along the south border of 250 S. Union St." Because there was no soil regrading, there was no series of driveway widening and surface modifications, and the concrete block wall was not new and was not to address on-site drainage issues, the report is inapplicable and cannot be relied on.

Regarding the case law cited in your May 30, 2024 letter, much of it is distinguishable because the facts of those cases constitute very substantial and obvious changes to land and the flow of water—such as the installation of new culverts and diversion of large volumes of water from a quarry operation into a small stream. It is also evident that no doctrine of trespass applies

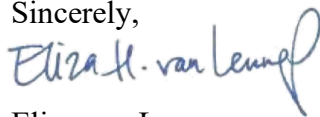
here—there has been no actual malice nor any intent by the Owner to enter your client's land—if that has occurred. Regarding the law of nuisance, any interference must be substantial and unreasonable, and it must be noted in that 254 South Union is the uphill land owner—not the downhill landowner. It is squarely denied that the work performed has altered the surface flow of water and that it has caused damage to 254 South Union Street. Given your client's inaccurate belief about what work was performed and when, it is evident that the true facts reflect that the Owner has complied with State and Municipal law, has not done work that would change or increase water flow to your client's parcel, and in fact has *increased* the permeable surface area of the 250 South Union Street parcel.

In addition, it is obvious that your clients have engaged in substantial trespass on the 250 South Union Street parcel on at least two occasions. The photos submitted along with your clients' August 2022 letter are clearly taken from the 250 South Union Street parcel, as were the photos submitted with the Sanborn Head study, in which their engineers evidently performed a "site visit" of 250 South Union Street without prior knowledge or permission of the owners. This is formal notice that these acts constitute trespass and are clearly in violation of the Owner's property rights—please ensure that your clients do not engage in any additional acts of trespass for any reason at any time. Tenants do not have the authority to override this notice should your clients seek permission from any resident on site to access the Premises.

In consideration of the above, 250 South Union, LLC denies any wrongdoing or responsibility for any undesirable conditions on your client's property. However, the Owner wishes to be a good neighbor, does not want to be in disputes with adjoining landowners, wishes to avoid the cost and inconvenience of litigation, and prefers to improve the property instead of incurring attorney costs. In consideration of these goals, 250 South Union, LLC suggests that you and 250 South Union, LLC representatives meet on the premises for a confidential conference so we can discuss these issues further with counsel present in hopes of achieving a solution. Please propose times in the next thirty days for this meeting.

Please contact me with any questions—I can be reached at 802-864-0217 x412 or by email at evanlennep@langrock.com.

Sincerely,



Eliza van Lennep
evanlennep@langrock.com

EVL:
2160638.1

Van.Lennep.to.LaRosa.2024.email

Hi AJ,

Apologies for my delay, I took some vacation in early September and have been trying to catch up. Here are some photos of the property before and after the work was performed under my clients' ownership. The photos with some brief explanation:

1. Photo #1 shows the upper parking area in the condition when my clients purchased the property.
2. Photo #2 shows the middle parking area prior to re-paving and the upper parking area after being seeded and returned to grass to comply with the existing permit for the property, mid-project in June 2023 (as explained on our call, my clients discovered that the prior owner had added in the upper parking area and that it was not permitted, so my clients removed that parking area and returned it to grass, only paving the area that had previously been paved below and was properly permitted)
3. Photo #3 shows the June 2024 condition of the upper parking area (now fully grass) and some of the re-paving on the existing parking area
4. Photo #4 shows the condition of the fence and the concrete blocks before any work was performed by my clients
5. Photo #5 shows the condition of the fence and the concrete blocks in the condition around the time of my clients' purchase of the property. The blocks had toppled off and fallen towards the fence before work was performed by my clients, which righted the blocks and removed any displaced ones.
6. Photo #6 shows the condition of the property in August 2020 before my clients purchased it
7. Photos #7 shows the fence and blocks after the blocks were squared up and replaced — the driveway itself between the parking area and the lower house was not repaved, only the area indicated above (below the grass area) was repaved in early summer 2023.

All work was performed by my clients starting in June 2023 and no work was performed before that time. The initial letter your clients sent to my clients dated August 30, 2022 titled "Re: Recent Improvements to the 250 S. Union Street Lot" was sent *before* any work was performed by my clients at all—all the photos they took and included in that letter show the "before" condition—the same as it had been for a decade or more at that time. All work performed as in-kind and was performed with the knowledge of and in communication with the City to ensure they were complying with existing permits and other requirements.

Thanks,
Eliza

Eliza H. van Lennep, Esq. (she/her)



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William Ward, Director
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
vacant, Associate Planner
Joseph Cava, Permit Technician
Collin Naheedy, Code Compliance Officer



TO: Development Review Board
FROM: Scott Gustin
DATE: October 21, 2025
RE: ZAP-25-7; 190-194 College 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: FD6 Ward: 3

Owner/Appellant: Pomerleau Family, LLC / Bridget Conry

Request: Appeal of administrative denial for ZPS-25-24 for retention of installed signage.

Overview:

The appellant is contesting the administrative denial of a sign permit application for several new signs for "Lucky You" at 190-194 College Street. The application was for blade, wall, and window signs. Only the window signs were found to be non-compliant with the sign standards of Article 7 in the Comprehensive Development Ordinance (CDO). Denial of the window signs is the basis of this appeal.

Recommendation: **Uphold administrative decision** based on the following findings:

I. Findings:

Zoning sign permit application ZPS-25-24 was initially submitted April 21, 2025. Following an initial assessment and notation of additional necessary application materials, it was made complete June 10, 2025.

Following completion of the application, it was reviewed for compliance with the sign standards of Article 7. The window sign lettering was found to be 12" tall. The applicant was informed June 10, 2025 of the 8" lettering standard for window signs per Sec. 7.2.14, *Window Sign*, of the CDO. No revisions to the application were made following several months of correspondence between zoning staff and the applicant. Ultimately, the application was denied September 2, 2025 per the following reasons:

Reasons for Denial:

The zoning permit application came into the Open Gov portal April 21st, 2025. To resolve the incomplete status of the application, staff sent comments to the applicant April 21st. The application was complete June 10th, 2025 and staff followed up to resolve the non-compliance on June 10th, 20th, April 4th, (s/be August 4th) August 14th, and August 25th, without any further submission materials received. The application is non-compliant due to the following:

Sec. 7.2.14: Window Sign

This Sign type has a single face, and is affixed directly onto or behind the glazing of a window and/or door on a Primary or Secondary Frontage, or elevation where no Frontage is available.

Specifications

Height, Lettering (max) 8-inches

The applicant has not revised the required application information and has not responded to the latest correspondence from zoning staff. The proposed window signs propose lettering that is 12 inches tall, greater than the maximum allowed 8 inches. Revisions have been requested and have not been provided. The proposed sign remains non-complaint. It cannot be approved. The application is, therefore, denied.

An appeal of the denial was filed within the 15-day appeal period on September 17, 2025.

The appeal asserts that the “Lucky You” window signs are designed as in integrated logo with hand-drawn 12” letters. The appeal also asserts that reducing any part would diminish the entire logo and would inhibit visibility. The appeal materials include a number of photos of other window signs downtown that seemingly exceed the 8” lettering standard.

The window sign standards of Sec. Sec. 7.2.14, *Window Sign*, of the CDO clearly note an 8” height limit for lettering. The assertion that the “Lucky You” lettering is the logo does not negate this standard. The appellants could seek alternative compliance per Sec. 7.1.11 of the CDO to allow an increase in lettering height of up to 20% but not the 12” height presently installed. As for other window signs that contain lettering in excess of 8,” the images provided by the appellant are mostly of signs that pre-date the current sign standards, such as Ecco, Trade Winds, Earth Prime Comics, Frog Hollow, etc.

There is no provision in the sign standards of Article 7 of the CDO to allow window sign lettering in excess of 8” height. The application was properly denied.

II. Recommended Motion:

Uphold the administrative decision.

ZPS#:25-24

The proposed window sign features two hand-drawn characters measuring 12 inches tall, designed as an integrated logo rather than standard 8-inch commercial lettering. This logo is a unique artwork, not a commercial typeface, and its elements function collectively; reducing any part would diminish the entire logo and impair visibility from cars driving on College Street. And under Sec. 7.2.14 the two logos cover less than 20% of the window area, less than 30% of total window area and are 4 to 7 feet above finished grade. The prior store's logo was similar in size on window. And there are multiple neighboring businesses on College and surrounding streets with window lettering exceeding the 8-inch maximum. We respectfully request a waiver to retain our current window logos, as they are not typeface letters.

New logo.
Red box same size.

Here is
previous
logo with
graphics.

Lucky You

o·pen.
Flagship Store









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Hrōg

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clothes for women & men

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Vermont









Cocktails

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City of
Burlington, Vermont
645 Pine Street

Zoning Permit – Reasons for Denial

ZPS #: 25-24

Tax ID: 049-3-149-000

Issue Date: 9/2/2025

Decision: Denied

Property Address: 190-194 College Street

Description: Proposed installation of new signage including one blade sign, three wall signs, two window signs, and one door sign.

Reasons for Denial:

The zoning permit application came into the Open Gov portal April 21st, 2025. To resolve the incomplete status of the application, staff sent comments to the applicant April 21st. The application was complete June 10th, 2025 and staff followed up to resolve the non-compliance on June 10th, 20th, April 4th, August 14th, and August 25th, without any further submission materials received. The application is non-compliant due to the following:

Sec. 7.2.14: Window Sign

This Sign type has a single face, and is affixed directly onto or behind the glazing of a window and/or door on a Primary or Secondary Frontage, or elevation where no Frontage is available.

Specifications

Height, Lettering (max) 8-inches

The applicant has not revised the required application information and has not responded to the latest correspondence from zoning staff. The proposed window signs propose lettering that is 12 inches tall, greater than the maximum allowed 8 inches. Revisions have been requested and have not been provided. The proposed sign remains non-complaint. It cannot be approved. The application is, therefore, denied.

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

Front Windows

LOGOS: (2) 39" w x 14-1/2" h, frosted vinyl.

DOOR VINYL: (1) 22" w x 3-1/2" h, full color digital print with matte lamination.



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Blade Sign

23" w x 25" h, double sided, 3mm composite aluminum panel, full color digital print, semi-gloss lamination, mounted to existing bracket.



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Small Facade Sign

20" w x 24" h, 6mm composite aluminum panel, full color digital print, semi-gloss lamination, mounted to brick.



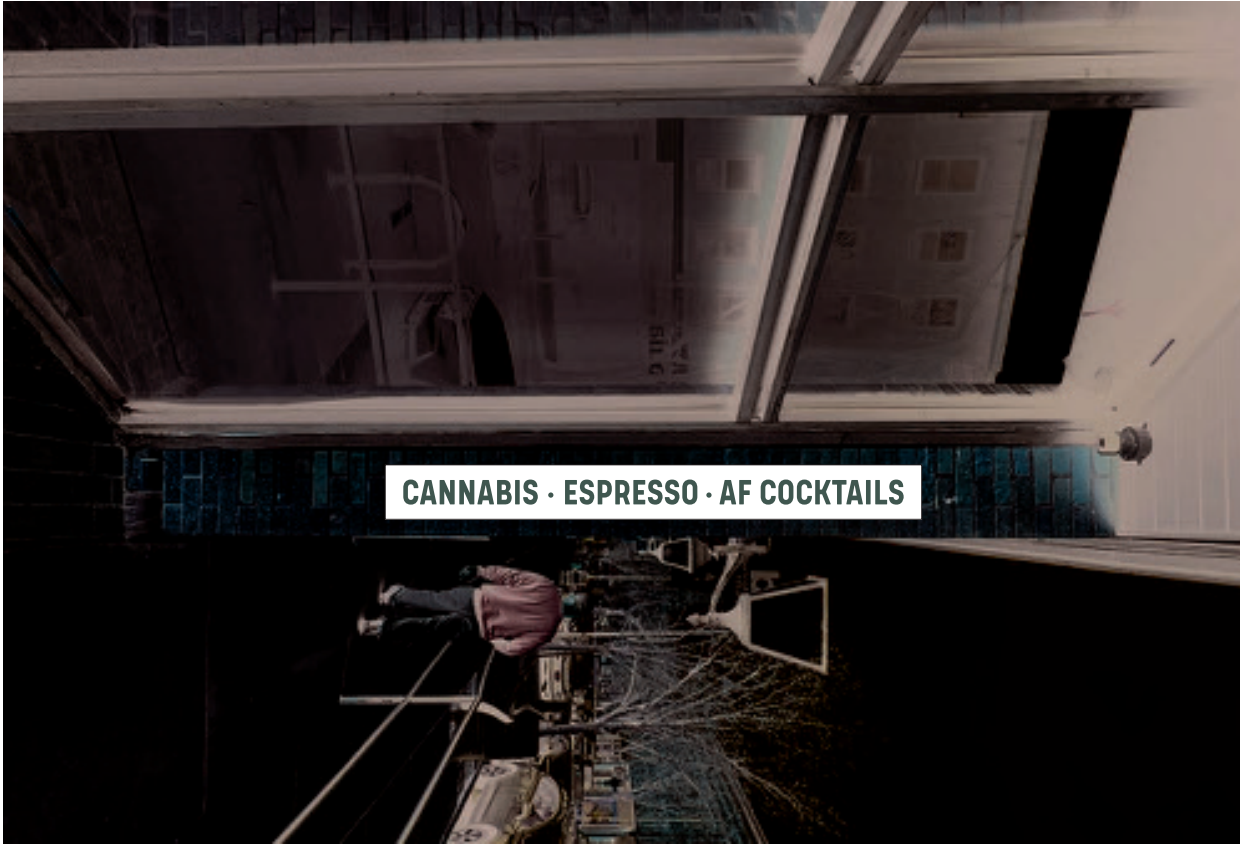
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Thin Signs - Option A

(2) 7'-1/2" w x 75" h, 3mm composite aluminum panel, full color digital print, semi-gloss lamination, mounted to brick.



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Department of Permitting and Inspections

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Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Vacant, Associate Planner
Collin Naheedy, Zoning Compliance Officer
Joseph Cava, Planning Technician



MEMORANDUM

To: Development Review Board
From: Mary O'Neil, AICP, Principal Planner
Date: October 21, 2025
RE: ZP-25-406; 153 Locust Terrace

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-25-406

Location: 153 Locust Terrace

Tax ID: 053-3-164-000

Zone: RM **Ward:** 5

Date application accepted: August 2, 2025

Applicant/ Owner: Mark Hall / Margo Scharfe, Jana Ford

Request: Proposed targeted demolition, renovations, and additions to existing single family home.



Background:

- **Zoning Permit ZP-21-245:** Replace 2 windows. February, 2021.
- **Zoning Permit ZP-18-70/18-0678CA;** replace front door. February 2018.

Overview: 153 Locust Terrace is an existing c. 1949 single family home that is proposed for expansion. The house was included within the 2007 Historic Sites and Structures Survey of New

Harlem / Five Sisters neighborhood as part of the southerly, post-war housing examples in the neighborhood.

The **Design Advisory Board** reviewed the application at their September 23, 2025 meeting and voted unanimously to recommend approval of the application.

Recommended motion: Certificate of Appropriateness approval, per the following Findings and Conditions:

I. Findings

Article 3: Applications, Permits and Project Reviews

This application exceeds the allowance for Administrative Review per Section 3.2.7 (a) (9. *Additions to single family homes in a design control district located 200 feet or more from the lakeshore and that are 50% or less of the existing gross floor area of the principal structure.*) Therefore DRB review is warranted.

Article 4: Zoning Maps and Districts

Sec. 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 neighborhoods 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 development patterns across the city. Parking shall be placed either behind, within, or to the side of 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-unit buildings in compact, walkable neighborhoods. Building heights typically range from two to three 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.*

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

District	Min. Lot Frontage ^{2,3,4}	Setbacks ^{1,6,7,8,9}			
		Front	Side	Rear	

	⁵ (linear feet)				Lot Coverage ^{1,10}
Residential Medium (RM)	30'	Min: Avg. of front setback 2 adjacent lots on both sides +/- 5 feet Max required: 25 ft	Min: 10% of lot width or avg. of side setback of 2 adjacent lots on both sides Max required: 20 ft	15 ft.	55%
153 Locust Terrace	Pre-existing	Pre-existing	Pre-existing non-conforming on north (new porch is conforming); No change on south. Condensers will meet minimum 5' setback requirement.	>15'	39.8%
- Details regarding the measurement of and exceptions to coverage and setback standards are found in Art 5. - The DRB may reduce the frontage requirements for lots fronting on cul-de-sacs, multiple streets, or corner lots to more closely reflect an existing neighborhood pattern. - Exceptions to frontage requirements for flag lots and small lot subdivisions are found in Sec. 5.2.2 - For lots in RL or RM with more than two primary buildings, the minimum lot frontage shall be 45'. - Average setback for front and side setbacks are calculated based on 4 adjacent lots, two on each side within the same block and on lots with the same frontage requirements. For the purposes of determining the required front setback only, among the comparative sample of four neighboring properties, one may be removed from the averaging calculation. - Where there are fewer than 2 adjacent lots on both sides within the same block having the same street frontage, the average side yard setback shall be calculated from the fewer number of lots. Where there are no adjacent lots, the side setback shall be 10% of the lot width. Refer to Sec. 5.2.5 for additional details. - A 75 ft setback shall be required from the ordinary high water mark of Lake Champlain and the Winooski River. Additional setbacks from the lakeshore and other water features may be applicable per the requirements of Sec 4.5.3 Riparian and Littoral Conservation Overlay Zone. - For properties in the RL and RM zones with frontage along Lake Champlain or the Winooski River, the front yard setback shall not be required to exceed 50 feet. - An additional ten per cent (10%) lot coverage may be permitted for accessory residential features per (d) 2C below.					

Affirmative finding.

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

District	Max Height & Stories ^{1,3, 5}	Max Dwelling Units per Structure ^{2,3}	Max. Principal Structure Footprint ^{3, 6, 7}	Max. Secondary Structure Footprint ^{3, 5, 6, 7}	Max. Linear Elevation before offset ⁴	Min. Distance between Structures on same lot
Residential Medium (RM)	35' 3 stories	4	1,800 sq.ft.	1,100 sq.ft.	50'	15'
153 Locust Terrace	27'	1	1510 sq. ft.	n/a	n/a	n/a

1. Details regarding the measurement of and exceptions to height limits are found in Art 5.
2. Minimum dwelling unit size is 350 sq.ft.
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 Table 4.4.5-3 or Article 11. Where an existing Principal Structure contains only an owner-occupied single detached dwelling and proposes to add one additional unit within the Principal Structure or in a Secondary Structure, see additional provisions in Sec. 4.4.5 (d) 4 D.
4. Required on all building Elevations. Minimum offset is 5 ft measured perpendicular to the building Elevation in excess of 50 linear feet.
5. Except as otherwise may be permitted in Article 11, PUD, a Secondary Structure shall be placed behind the Principal Structure.
6. Maximum Principal and Secondary Structure Footprint Standards shall not apply to the following Residential – Special Uses: Assisted Living, Community House, Convalescent/Nursing Home, Historic Inn.
7. The conversion to a Residential Use of an existing structure exceeding this standard as of January 1, 2025 shall be allowed.
8. Maximum Principal and Secondary Structure Footprint Standards shall not apply to Neighborhood Commercial Uses. See Sec. 4.4.5 (d) 3 iii for Neighborhood Commercial Use size limitations.

Affirmative finding.

(c) Permitted and Conditional Uses:

The principal land uses that may be permitted, or conditionally permitted pursuant to the requirements of Article 3, within the Residential districts shall be as defined in Appendix A – Use Table and as may be modified by district specific regulations in Sec. 4.4.5 (d).

Residential / Single family home is a permitted use in the RM zoning district.

Affirmative finding.

(d) District Specific Regulations:

The following regulations are district-specific exceptions, bonuses, and standards unique to the residential districts. They are in addition to, or may modify, city-wide standards as provided in Article 5 of this ordinance and district standards as provided above.

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. Pocket Neighborhoods

Not applicable.

B. Rowhouses

Not applicable.

2. Exceptions to Dimensional Standards

A. Encroachment into Side Setback for Residential Driveways

This is not a flag lot or exceptionally narrow lot. The driveway, as existing, is somewhat “skewed” from drive access from the north. This application will formalize and straighten the parking area. **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 Sec. 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 storm event onsite, subject to review and approval by the Stormwater Administrator.*

With the exception of the additional lot coverage allowances provided for under Article 9: Inclusionary and Replacement Housing, requirements for such additional lot coverage shall not be permitted for any development where other bonus provisions of this ordinance are applicable.

As proposed, lot coverage is conforming to Table 4.4.5-1. **Affirmative finding.**

D. Exceptions to Maximum Building Footprint Limit

- (i) *Except as provided for in (ii) below, existing structures legally existing as of January 1, 2024 in excess of the building footprint limits in Table 4.4.5-2 shall not be considered non-conforming. Such buildings shall only be allowed to be converted, adaptively reused, or enlarged, including for the purpose of adding additional units, within the limits this part or as otherwise permitted in Sec. 5.4.8 or Article 11.*
- (ii) *Single-family homes legally existing as of January 1, 2024 in excess of the building footprint limits in Table 4.4.5-2 may be expanded to 125% of the pre-existing footprint, as long as no additional units are added.*

The proposed building footprint is conforming to Table 4.4.5-2.

Affirmative finding.

3. Exception for Neighborhood Commercial Uses

Not applicable.

4. Miscellaneous Standards

A. Additions to Existing Residential Structures.

No request for an addition to an existing structure shall be considered or imply approval of an additional unit, unless requested specifically on the zoning permit application form.

The application proposes an expansion and rehabilitation of the existing single family home. No new units are proposed. **Affirmative finding.**

B. Accessory Residential Structures, Buildings, and Uses

An accessory structure, building, and/or use as defined in Article 13 and provided under Sec. 5.1.1 and 5.1.2 customarily incidental and subordinate to a principal residential structure, building and/or use, including but not limited to private garages, carriage houses, barns, storage sheds, tennis courts, swimming pools, cabanas for swimming pools and detached fireplaces may be permitted as follows:

- A. *Accessory structures or buildings shall meet the dimensional requirement set forth in the district in which they are located pursuant to Sec. 4.4.5(b) of this Article and related requirements in Art 5, Parts 1 and 2;*

The attached carport meets setback requirements of the zoning district. **Affirmative finding.**

- B. *Any accessory structure or building that is seventy-five percent (75%) or greater of the ground floor area of the principal structure or building shall be subject to the site plan and design review provisions of Art. 3, Part 4 and the applicable standards of Art 6;*

Not applicable.

- C. *Private garages shall be limited to as many stalls as there are bedrooms in the dwelling to which it is accessory, provided that the ground floor area is less than seventy-five percent (75%) of the ground floor area of the principal structure or building;*

Not applicable.

and

- D. *The outdoor overnight storage of commercial vehicles not otherwise associated with an approved home occupation or made available for the exclusive use of the residential occupants, or the outdoor storage of more than one unregistered vehicle, shall be prohibited. Any and all vehicles shall be stored in an approved parking space.*

The existing attached garage will be removed, with construction of a new carport to serve the residence.

Affirmative finding.

C. Residential Occupancy Limits.

Limits on residential occupancy have been statutorily eliminated.



D. Additional Unit on lot or within Owner-Occupied Single Detached Dwelling

Not applicable.

5. Residential Development Bonuses

No development bonuses are requested. Not applicable.

A. Residential Conversion Bonus

Not applicable.

B. Limitations on Residential Development Bonuses:

Not applicable.

(e) Effective Date.

The amendments to this Section 4.4.5 that allow for a secondary structure within RL and RM zones, except as may otherwise be allowed by Article 11, are effective November 1, 2024.

Article 5: Citywide General Regulations

Section 5.2.1 Existing Small Lots.

Not applicable.

Section 5.2.2 Required Frontage or Access

This is an existing developed lot. See Table 4.4.5-1.

Section 5.2.3 Lot Coverage Requirements

See Table 4.4.5-1.

Section 5.2.4 Buildable Area Calculation

The lot does not exceed 2 acres, so Building Area is not applicable.

The lot does fall within the Steep Slopes Overlay District; however the applicant has provided analysis and diagrams that illustrate the development area is outside the Steep Slopes area of consideration. Not applicable.

Section 5.2.5 Setbacks

See Table 4.4.5-1.

Section 5.2.6 Building Height Limits

See Table 4.4.5-2.

Section 5.2.7 Density and Intensity of Development Calculations

Density does not exceed the limitations of Table 4.4.5-2.

Part 3: Non Conformities

The driveway, as existing, is non-conforming to side yard setback. The application proposes “straightening” the alignment which will positively revise access towards conformity.

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.

The Five Sisters neighborhood (originally termed “New Harlem”) was surveyed as part of a Historic Sites and Structures Survey in 2007. The neighborhood timeline goes from earliest 20th century homes on the north end, to the post-war residences at the south, including this example.

While not listed on the State or National Register of Historic Places, the neighborhood in its entirety has been determined to be historically sensitive due to the architectural examples represented. It is therefore treated as eligible for listing.

(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.*

153 Locust Terrace was constructed as a single family residence; a use which continues.

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.*

The original design was a traditional, post-war structure with only modest articulation of features and spaces. The limited architectural features, however, are easily identifiable from this period as kit house, or contractor building plans common across the United States. This particular example is similar to a planset from Liberty Homes ("The Wellington") or Sears "The Hartford".) The Five Sisters neighborhood has extensive examples of kit house or builder homes, and the south end of the neighborhood rightly reflects the post-war period.



Liberty Homes Catalog
By Lewis Mfg. Co, Bay City Michigan. n.d.

This development proposal features an enhanced design; altering the appearance of the existing structure and altering the primary façade and roofline. The DAB was highly supportive of the proposal.

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 new design is artfully arranged and carefully detailed; however it does propose alteration of spatial features of the existing dwelling and adopts an enhanced entry door (“Rustic Gothic”) more common to earlier house plans like those along Caroline or Charlotte Street. The DAB was highly supportive of the plan.

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

No changes are identified that warrant retention. Not applicable.

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

The mere layout and appearance of the existing home defines post-war residential housing. This proposal is a significant deviation from the simplicity of the original design, and eliminates the distinctive “swooping” entry enclosure and lower pitched roof.

The DAB is highly supportive of the proposal.

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 application is not to address structural deterioration, but redesign of an existing single family residence to provide an efficient contemporary use.

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.*

No chemical treatments are proposed. Not applicable.

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

No archaeological resources have been identified at this location. This was farmland prior to residential development in the 1940s.

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.*

This is an entire redesign of the existing single family home; supported by the DAB.

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 significant alteration cannot be determined to be reversible; however the DAB found the design to be in keeping with the massing of the original house.

Affirmative finding per recommendation of the Design Advisory Board.

Section 5.4.9 Brownfield Remediation

153 Locust Terrace is not listed on DEC's list of brownfield sites. Not applicable.

Section 5.5.1 Nuisance Regulations

The renovation of this single family will not introduce any impacts that are not already associated with residential use. **Affirmative finding.**

Section 5.5.2 Outdoor Lighting

The submission includes LED fixture specifications that are residential in nature. **Affirmative finding.**

Section 5.5.4 Tree Removal

No tree removal has been defined within the application. A Google aerial image shows the area of the rear addition as grass. **Affirmative finding.**

Article 6: Development Review Standards

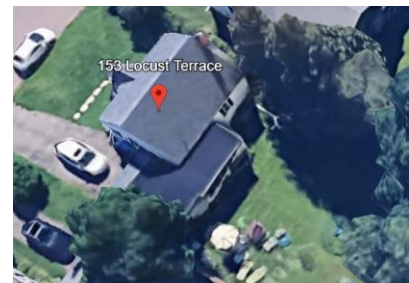
Part 1: Land Division Design Standards

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:

The landscape, existing terrain and any significant trees and vegetation shall be preserved in their natural state insofar as practicable in keeping with the objectives of the underlying zoning district. Development and site disturbance shall preserve watercourses, wetlands, steep slopes, flood-prone areas, rock outcroppings, wildlife habitat and travel corridors, specimen trees and contiguous stands of forest, and other sensitive ecological and geological areas insofar as practicable in keeping with the objectives of the underlying zoning district. Site plans shall provide suitable buffers from any proposed site improvements, and maintain continuity and contiguousness of greenspace while allowing reasonable development in support of the overall intent of the zoning district. Where any natural features are proposed to be removed or the topography altered, special attention shall be given to replace or mitigate the loss of such features. Any development occurring on parcels containing significant natural areas identified in the city's Open Space Protection Plan shall avoid disturbance to these natural areas and establish appropriate buffers that protect their natural functions.

Plantings are depicted for illustrative purposes on building models; however no landscaping plan has been provided and is required. **Affirmative finding as conditioned.**

(b) Topographical Alterations:

Alteration to the natural contour of the site shall minimize grading, cut, and fill, and shall take necessary measures to protect against erosion and future instability. Any grade changes shall be in keeping with the general appearance of neighboring developed areas. In areas where more intense levels of development are encouraged, development should seek to take advantage of topographical changes to hide and/or blend new construction into the landscape. Proposed design and construction details for any cut and fill, or retaining walls over 3-feet in height, or any height along the lakeshore, shall be subject to review and approval by the city engineer before receiving approval of the site plan.

This parcel falls partially within the Steep Slopes Overlay District, however the applicant has responded with a topo analysis and supporting information that determines the development area outside of the Steep Slopes review overlay. **Affirmative finding.**

(c) Protection of Important Public Views:

Distant terminal views of Lake Champlain and the mountains to the east and west, and important public and cultural landmarks, framed by public rights-of-way or viewed from public spaces shall be maintained through sensitive siting and design to the extent practicable. This shall not be construed to include views from exclusively private property.

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 (b).

(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.

Condensing units are proposed for the south elevation; plans have been revised to place them outside of the required setback.

A landscaping plan is required to better understand a planting schedule in relation to the building siting, solar access, and wind/shade break. **Affirmative finding as conditioned.**

(f) Brownfield Sites:

Where a proposed development involves a known or suspected brownfield, the site plan shall indicate areas of known or suspected contamination, and the applicant shall identify completed or planned remediation necessary to support the intended use(s).

The parcel is not listed on DEC's 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.

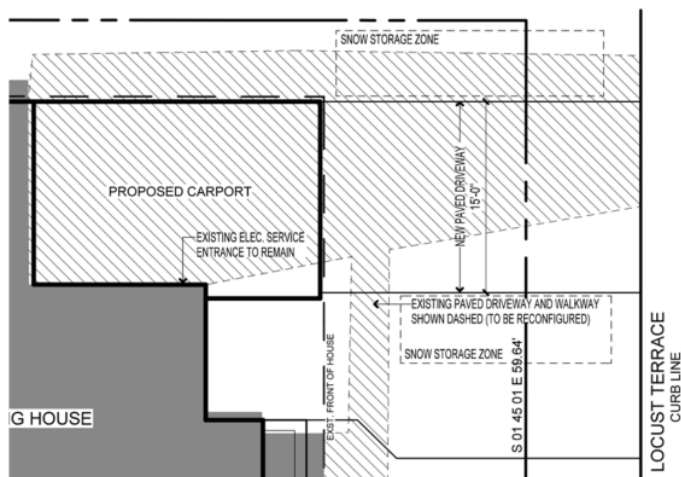
An Erosion Prevention and Sediment Control Plan has been submitted and approved by the Stormwater Engineer October 3, 2025.

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.

While the new entry stoop will not protect visitors/residents from inclement weather, entry under the carport will provide that relief.

An area for snow storage has been identified on revised plans.

Affirmative finding as conditioned.



(h) Building Location and Orientation:

The introduction of new buildings and additions shall be consistent with the intent of the district. New buildings and additions should be aligned with the front façade of neighboring buildings to reinforce the existing “street-edge,” or where necessary, located in such a way that complements existing natural features and landscapes. Buildings placed in mixed-use areas where high volumes

of pedestrian traffic are desired should seek to provide sufficient space (optimally 12-15 feet) between the curbline and the building face to facilitate the flow of pedestrian traffic. In such areas, architectural recesses and articulations at the street-level are particularly important, and can be used as an alternative to a complete building setback in order to maintain the existing street wall.

Principal buildings shall have their main entrance facing and clearly identifiable from the public street. The development of corner lots shall be subject to review by the city engineer regarding the adequacy of sight distances along the approaches to the intersection. To the extent practicable, development of corner lots in non-residential areas should try to place the building mass near the intersection and parallel to the street to help anchor the corner and take advantage of the high visibility location.

In residential areas, accessory buildings shall be located in such a way so as to be secondary and subordinate in scale and design to the principal structure. A parking structure – either attached or detached – shall be setback from the longest street-facing wall of the principal structure and be deferential yet consistent in character and design. Where a garage is not oriented towards the street (i.e. the garage doors face the rear or side yard), the street-facing garage wall shall have windows or doors or other features that break-up the mass into smaller elements, and be blended with the character of the residential portion of the structure.

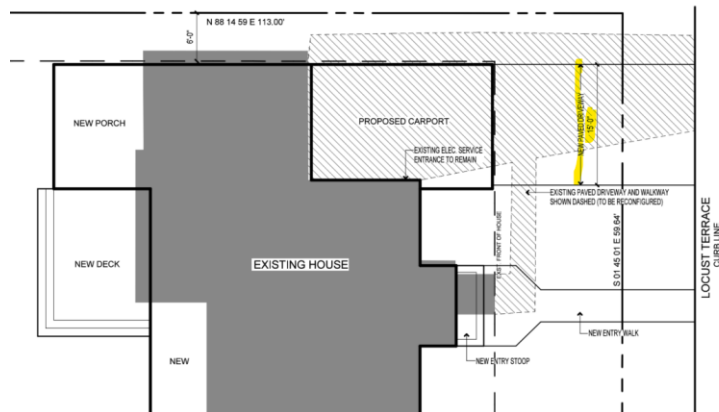
Where a garage is attached to a principal single-family or duplex residential structure and oriented to the street (i.e. the garage doors face the street) the following standards shall apply:

1. Except as provided in subsections 3, 4 and 5 below, a street-facing garage wall shall constitute no more than 50% of the width of the street-facing façade of the entire structure (including the garage portion), and shall not exceed 24-feet. In cases where a street-facing garage wall constitutes between 30%-50% of the street-facing façade, living space is encouraged above to integrate the garage more closely into the design and mass of the overall structure. In cases where the street-facing garage wall constitutes more than 50% of the width of the street-facing façade, living space above is required.
2. Each bay of the garage shall have a separate entrance door of no more than 10-feet in width.
3. Where the width of the street-facing façade of the residential portion of the structure is less than 14 feet, the street-facing garage portion may be allowed up to but not exceeding 14 feet in order to allow for a single garage bay.
4. Where a garage entrance is within a single roofline and wholly integrated into the overall design the front façade of the structure, it may constitute more than 50% of the width of the street-facing façade provided there is interior living space above, and the primary pedestrian entrance offers a clear and welcoming entrance from the street.
5. Enclosed space originally designed and constructed as a garage for vehicular parking but converted to living space may be converted back to enclosed vehicular parking provided there is no expansion of the building footprint necessary to complete the conversion.

The applicant proposes the demolition of the existing garage, and construction of a carport in its place. The driveway will be realigned with the access to the carport, and minimized from its current configuration. **Affirmative finding.**

(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.

There is an existing curb cut at 153 Locust Terrace. The submitted existing conditions site plan suggests that the driveway is angled, and will be realigned and limited to 15' in width.

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.



There are no sidewalks on the west side of Locust Terrace. The applicant provides for an improved pedestrian path from the public way directly to the front door. **Affirmative finding.**

(k) Accessibility for the Handicapped:

ADA compliance is under the jurisdiction of the building official.

(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.

Parking shall be laid out to provide ease in maneuvering of vehicles and so that vehicles do not have to back out onto city streets. Dimensions of spaces shall at a minimum meet the requirements as provided in Article 8. The perimeter of all parking areas shall be designed with anchored curb stops, landscaping, or other such physical barriers to prevent vehicles from encroaching into adjacent green spaces.

Surface parking and maneuvering areas should be shaded in an effort to reduce their effect on the local microclimate, air quality, and stormwater runoff with an objective of shading at least 30% of the parking lot. Shading should be distributed throughout the parking area to the greatest extent practical, including within the interior depending on the configuration. New or substantially improved parking areas with 15 or more parking spaces shall include a minimum of 1 shade tree per 5 parking spaces with a minimum caliper size of 2.5"-3" at planting. Up to a 30% waiver of the tree planting requirement

may be granted by the development review board if it is found that the standard requirement would prove impractical given physical site constraints and required compliance with minimum parking requirements. All new shade trees shall be: of a species appropriate for such planting environments, expected to provide a mature canopy of no less than 25-feet in diameter, and selected from an approved list maintained by the city arborist. Existing trees retained within 25-feet of the perimeter of the parking area (including public street trees), and with a minimum caliper size greater than 3-inches, may be counted towards the new tree planting requirement.

All parking areas shall provide a physical separation between moving and parked vehicles and pedestrians in a manner that minimizes conflicts and gives pedestrians a safe and unobstructed route to building entrance(s) or a public sidewalk.

The application proposes removal of the existing garage, with construction of a carport and realignment of the driveway. Surface parking will be provided. The limited parking capacity does not trigger additional tree planting for shade. **Affirmative finding.**

(m) Landscaping, Fences and Retaining Walls:

Landscaping shall be used to beautify the development site and to provide specific functions and benefits to the uses and buildings on the site. These include but are not limited to stormwater retention and erosion control, winter windbreaks and summer shade, recreational and habitat corridors, buffers and screening of parking areas, and creating privacy for and from adjacent property.

Existing trees shall be retained and incorporated into a landscape plan to the extent possible, and existing trees to be retained shall be protected during construction in accordance with specifications provided by the city arborist. Contiguous green space, both within the site and with adjacent properties, should be provided on a site whenever possible and be designed to provide wildlife travel corridors and habitat preservation, as well as enabling recreational access. If open space is intended to be publicly accessible, it shall be designed to maximize accessibility for all individuals including the disabled, encourage social interaction, and facilitate ease of maintenance. Along the street edge, landscaping shall be used to provide a visual buffer into parking areas from the public street and reinforce the streetscape.

*The selection of plant materials and planting sites should create a sustainable landscape, and consideration shall be given to factors such as hardiness, salt tolerance, disease resistance, invasiveness, root and canopy spread, underground and overhead utilities, soil conditions, and microclimates. The use of native plant materials is encouraged, and the use of plants considered invasive by VT Agency of Agriculture shall be prohibited. For more information on sustainable landscapes, applicants are encouraged to consult *Planting Sustainable Landscapes: A Guide for Plan Reviewers* prepared for the Vermont Department of Forests Parks and Recreation by the Vermont Chapter of the American Society of Landscape Architects.*

New or replacement street trees shall be provided consistent with the city's Street Tree Master Plan. All proposed street trees shall be selected and planted in accordance with specifications provided by the city arborist.

Fences may be placed within the required setback along a property line, but shall be setback sufficiently to provide for the maintenance of both sides of the fence without entering onto the adjacent property and shall present a finished side to the adjoining property and public street. Fences placed within a clear sight triangle shall adhere to the standards of Sec. 5.2.6 (c). Styles, materials, and dimensions of the proposed fence shall be compatible with the context of the neighborhood and the use of the property.

Retaining walls greater than 5 feet tall shall incorporate textured surfaces, terracing, and/or vegetation to avoid long monotonous unarticulated expanses and to minimize adverse visual impacts to neighboring properties. As with fences, retaining wall styles, materials, and dimensions shall be compatible with the context of the neighborhood and use of the property.

No landscaping plan has been provided, so the location or inclusion of retaining walls, fences, or similar features shall be defined in a submitted plan. **Affirmative finding as conditioned.**

(n) Public Plazas and Open Space:

Not applicable.

(o) Outdoor Lighting:

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

Residential-grade sconces are proposed within the carport and at building entrances.

Affirmative finding.

(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.

Condensing units have been relocated to observe the minimum side yard setback.

Trash/recycling is located within the carport. The mailbox location is presumed to be at the front entry, but is not identified on building elevations. **Affirmative finding as conditioned.**

Part 3: Architectural Design Standards

Sec. 6.3.2 Review Standards

(a) Relate development to its environment:

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

The following shall be considered:

1. Massing, Height and Scale:

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

In low and medium residential districts, the height and massing of existing residential buildings should be carefully considered when evaluating the compatibility of additions and infill development; however, no modifications by the DRB shall be made to projects which otherwise limit the allowable Principal Structure footprint, height, and number of units per building otherwise permitted by Tables 4.4.5-1 and 4.4.5-2.

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



Massing and scale aligns with the neighboring buildings. **Affirmative finding.**

The application proposes changes to the roof pitch and adding a central wall plane dormer on the primary façade. The removal of the garage and replacement with a carport “opens up” the façade. The alteration of the front entrance; currently within an asymmetrical protruding modified pavilion and under a canopy centralizes the building face and provides a visually arranged focus. The strong lines of the carport roofline balance the increased roof pitch.

2. Roofs and Rooflines.

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

Dormers shall not exceed the height of the ridgeline of the roof to which they are attached, and shall be set back a minimum of 1-foot from the edges of the underlying roofline. Individual dog house dormers shall be limited to 33% of the horizontal eave length of the principal roofline.

The designed centralized dormer is more of an articulation within the wall plane of the façade than a detached roof extension. It does not exceed the height of the ridgeline. Although more steeply pitched than the existing roof, it is easily transitional from the lower roofline of the southerly most residence and the higher roofline of the Cape on the north of the site.

Affirmative finding.



153 Locust Terrace (center)
147 Locust Terrace (left) and 159 Locust Terrace (right).

3. Building Openings

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

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

Window arrangement on the primary façade largely duplicates what currently exists, with the exception of the centralized 2nd story window in the new wall dormer. Building openings are arranged in consistent patterns, with the greatest effort at solar gain in the rear (west) elevation.

The principal entrance is clearly defined and readily identifiable.

No awnings are proposed.

Affirmative finding.



(b) Protection of Important Architectural Resources:

Burlington's architectural and cultural heritage shall be protected through sensitive and respectful redevelopment, rehabilitation, and infill. Where the proposed development involves buildings listed or eligible for listing on a state or national register of historic places, the applicant shall meet the applicable development and design standards pursuant to 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.

See Section 5.4.8.

(c) Protection of Important Public Views:

Not applicable.

(d) Provide an active and inviting street edge:

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

The plan retains the traditional materials of 3" reveal spruce bevel siding, a custom wood entry door stylistically common to other residences in the Five Sisters neighborhood; double hung windows, asphalt shingles and stone steps. **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.

153 Locust Terrace occupies lot #10 in the 1947 Thibault plan. It was sold to Carl and Mary Lacillade in 1949, and is typical of a post-war, minimal traditional house. As is common to many houses of this age, siding has been modified to composite (vinyl). Until 2007, this neighborhood was a non-design control area, so zoning permits were not needed for exterior alteration. **Affirmative finding.**

(f) Reduce energy utilization:

New structures should incorporate the best available technologies and materials in order to maximize energy efficient design. All new construction shall 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.

New structures should take advantage of solar access where available, and shall undertake efforts to reduce the impacts of shadows cast on adjacent buildings where practicable, in order to provide opportunities for the use of active and passive solar utilization.

Windows and doors will be required to meet Residential Building Energy Standards (RBES). Compressors are proposed. All new construction shall 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.

Redevelopment shall observe all applicable standards of building and life safety code as directed by the building official/fire marshal. **Affirmative finding as conditioned.**

Article 8: Parking

Zoning Amendment 22-07 removed minimum parking requirements.

Table 8.1.9 defines maximum parking for a single family home as 3 parking spaces. Only 2 are illustrated in the plan. **Affirmative finding.**

II. Conditions of Approval

1. The applicant has provided sufficient supporting analysis to determine that the development area is outside the Steep Slopes Overlay District, so the standards of Section 5.2.4 (b) do not apply.
2. A landscaping plan is required to better understand a planting schedule in relation to the building siting, solar access, and wind/shade break.
3. Condensing units needs to be wholly outside the required setback.
4. The location of the mailbox shall be identified.
5. All new construction shall 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
6. Standard Permit Conditions 1-15.

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



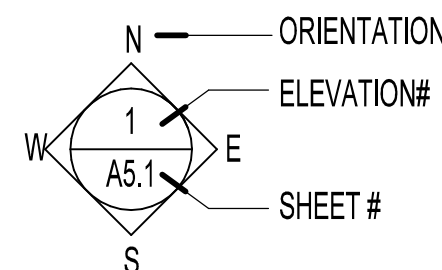
CLIMATIC DESIGN CRITERIA, ZONE 6, BURLINGTON VT

GROUND SNOW LOAD	BASIC WIND DESIGN SPEED MPH	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM				WINTER DESIGN TEMP	ICE SHIELD UNDERLAYMENT REQ'D
			WEATHERING	FROST LINE DEPTH	TERMITE	DECAY		
40 PSF	115 MPH EXP C	D	SEVERE	5'	SLIGHT	N	-10	YES

TABLE R402.1.2 INSULATION VALUES, PACKAGE 1
CEILING R49, WOOD WALL R20+5 OR R13+10, FLOOR R30, BASE R15/19

NOTATION SYMBOLS

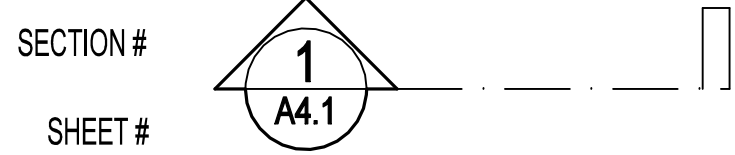
ROOM IDENTIFICATION	101	ROOM NUMBER (101)	INTERIOR ELEVATIONS
DOOR MARKS	102	DOOR NUMBER (102)	
WINDOW MARK	A	WINDOW TYPE (A)	SURFACE ELEVATION MARK



BUILDING ELEVATION TAG



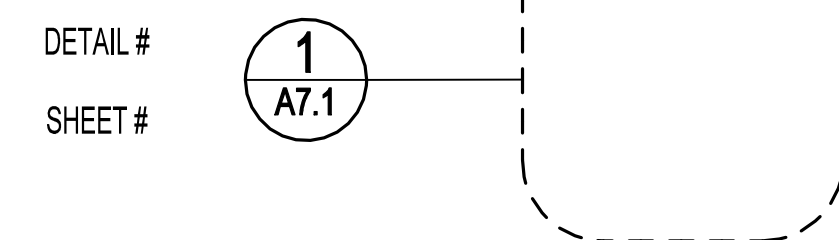
WALL SECTION TAG



BUILDING SECTION TAG



ENLARGED DETAIL TAG



GENERAL NOTES:

- All work to be done per the 2020 New York State Residential Building Code.
- Any lumber shall be SPF grade #2 u.n.o. LVL properties: Fb=2600 psi, E=1.9x10⁶ psi.
- All smoke alarms must be hard wired with battery backup. Detectors must be installed on every floor and in every bedroom. A CO detector must be installed on the first floor and in any room with a fireplace or open flame.
- All wood framing to be 5" minimum above finish grade.
- All headers on bearing walls shall be supported by on each side by at least (2) 2"x6" wall studs nailed together unless noted otherwise. All load bearing walls to be 2x6 at 16" on center.
- All joists (rafters) to be braced at third points and blocked at ends. Double joists under all tubs.
- Trusses brace per manufacturer's recommendations.
- Glazing shall have a maximum u-value of 0.32.
- 310.1 Egress windows shall have 5.7SF (min.) clear area, with sill height not greater than 44".
- Doors shall be ordered complete.
- Water supply and septic utilities are on-site.
- Dwelling / garage separation shall meet or exceed the requirements of IRC Table 302.
- Staircase notes R311.7: maximum open space is 4", minimum width to be 36", maximum riser ht 7 3/4", minimum tread depth 10" minimum headroom in any part is 6'-8". Spiral stairs if used see R311.7.10.1. Stairs must be illuminated w/ handrails on at least one side. Handrail ht 34" - 38".
- These plans are in compliance with Chapter 11 - Energy Efficiency - of the 2020 NYS Residential Building Code. See corresponding REScheck report.
- All work to be done by experienced builders and trades people, in a workmanlike manner and in accordance with standard construction practice.
- All flashing and/or weather sealing is by the builder and the sole responsibility of the builder. Use flashing and w/water barrier as required.

FOUNDATION NOTES:

- Global slope stability shall be the responsibility of the site contractor and home owner.
- Bearing capacity shall be 2,000 PSF or greater.
- Foundations to be placed on stable, non-saturated, self-draining insu-lu material. Rocks larger than 6" shall not left near the footings or used as backfill material.
- If unsuitable material is encountered at the footing depth 8" of #2, stone shall be placed below the footing. Ledger must be excavated to a uniform surface with 12" min compacted gravel between the footings and ledge rock (if applicable).
- 4" foundations drains with stone and fabric shall be installed.
- Walls shall not be backfilled prior to minimum 1 week cure period. Do not backfill full height until first floor deck has been framed in.
- Foundations and framing shall be protected against the effects of freezing conditions, including ice, window, and snow.

STRUCTURAL NOTES:

- Blocking for floor joists to be full depth at ends and spaced at 4'-8".
- Kitchen, bathroom, and unfinished basement power receptacles shall have GFI protection.
- At least one wall switch controlled lighting outlet shall be installed in habitable rooms.
- Junction boxes shall be supplied at conductor splice points.
- Access and working space shall be provided around electrical equipment per section 6305.
- All electrical work to be installed by qualified, experienced personnel in a workmanlike manner.
- System shall be grounded per code requirements.
- Posts supporting ridge beams and roof girders shall be full height, u.n.o.
- Open and vaulted gable walls shall be framed with full height LSL 2x6 studs extending from floor to roof, u.n.o.
- Sawn wood shall be good quality, random notes, No 1 or 2 grade.
- Wood Timber shall be air dried for 6 months (min.). Workmanship and water sealing shall be high quality. Seal and grain of timbers with U-C Coatings "Anchor Seal 2" or approved equal.
- When project includes insulated sheathing, fasten insulated sheathing with 16d nails, 6" edge 8" field spacing, and with 1 1/2" (min.) penetration into studs 2x6 at 16" o.c. exterior bearing wall), do not overdrive fasteners. Follow sheathing manufacturer's published best practices for the specified product.

ELECTRICAL NOTES:

- All work to be done per the 2017 National Electrical Code
- Kitchen, bathroom, and unfinished basement power receptacles shall have GFI protection.
- At least one wall switch controlled lighting outlet shall be installed in habitable rooms.
- Junction boxes shall be supplied at conductor splice points.
- Access and working space shall be provided around electrical equipment per section 6305.
- All electrical work to be installed by qualified, experienced personnel in a workmanlike manner.
- System shall be grounded per code requirements.
- Posts supporting ridge beams and roof girders shall be full height, u.n.o.
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- When project includes insulated sheathing, fasten insulated sheathing with 16d nails, 6" edge 8" field spacing, and with 1 1/2" (min.) penetration into studs 2x6 at 16" o.c. exterior bearing wall), do not overdrive fasteners. Follow sheathing manufacturer's published best practices for the specified product.

PLUMBING NOTES:

- All work to be done per the 2015 International Plumbing Code
- Plumbing fixtures shall conform to standards outlined in table p270.1
- All plumbing to be installed by qualified, experienced personnel in a workmanlike manner.
- Piping and related material shall conform to standards outlined in table p3002
- System shall be vented per section p3101 and arrangements per p3108.
- Provide cleanouts per P3005.2
- All toilet roughs to be 12" from face of finished wall, u.n.o.

VENTILATION NOTES:

- Where the air infiltration rate of a dwelling unit is 5 air changes per hour or less where tested with a blower door at a pressure of 0.2 inch w.c. (50 Pa) in accordance with Section M102.4.1.2, the dwelling unit shall be provided with whole-house mechanical ventilation in accordance with Section M1505.4.
- The whole-house mechanical ventilation system shall provide outdoor air at a continuous rate as determined in accordance with Table M1505.4.3(1) or Equation 15-1.
- Exception: The whole-house mechanical ventilation system is permitted to operate intermittently where the system has controls that enable operation for not less than 25 percent of each 4-hour segment and the ventilation rate prescribed in Table M1505.4.3(1) is multiplied by the factor determined in accordance with Table M1505.4.3(2).
- Exception: The whole-house mechanical ventilation system is permitted to operate intermittently where the system has controls that enable operation for not less than 25 percent of each 4-hour segment and the ventilation rate prescribed in Table M1505.4.3(1) is multiplied by the factor determined in accordance with Table M1505.4.3(2).

AREA TO BE EXHAUSTED	EXHAUST RATES
Kitchens	Mechanical exhaust capacity of 100cfm intermittent or 25cfm continuous
Bathrooms - Toilet Rooms	Mechanical exhaust capacity of 50 cfm intermittent or 20 cfm continuous

TABLE M1505.4.3(1) CONTINUOUS WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM AIRFLOW RATE REQUIREMENTS	
DWELLING UNIT FLOOR AREA (Square feet)	NUMBER OF BEDROOMS
	0-1 2-3 4-5 6-7 >7
< 1,500	30 45 60 75 90
1,501 - 3,000	45 60 75 90 105
3,001 - 4,500	60 75 90 105 120
4,501 - 6,000	75 90 105 120 135

TABLE M1505.4.3(2) INTERMITTENT WHOLE-HOUSE MECHANICAL VENTILATION RATE FACTORS: b	
RUN-TIME PERCENTAGE IN EACH 4-HOUR SEGMENT	NUMBER OF BEDROOMS
	25% 33% 50% 66% 75% 100%
Factor ^a	4 3 2 1.5 1.3 1.0

a. For ventilation system run time values between those given, the factors are permitted to be determined by interpolation.

b. Extrapolation beyond the table is prohibited

MAKEUP AIR NOTES:

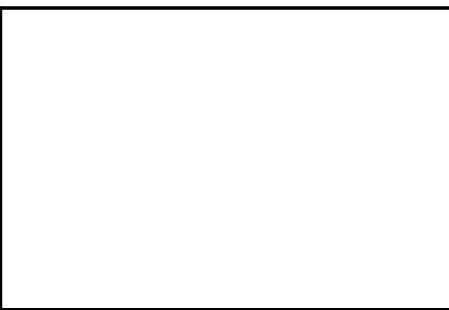
- Where one or more gas, liquid or solid fuel-burning appliance that is neither direct-vent nor uses a mechanical draft venting system is located within a dwelling unit's air barrier, each exhaust system capable of exhausting in excess of 400cfm (0.19m³/s) shall be mechanically or passively provided with makeup air at a rate approximately equal to the exhaust air rate. Such makeup air systems shall be equipped with not fewer than one damper.
- Exhaust makeup air shall be discharged into the same room in which the exhaust system is located or into rooms or duct systems that communicate through one or more permanent openings with the room in which such exhaust system is located. Such permanent openings shall have a net cross-sectional area not less than the required area of the makeup air supply openings.
- Where makeup air is required, makeup air dampers shall be gravity-type or an electrically operated damper that automatically opens when the exhaust system operates. Dampers shall be located to allow for access for inspection, service, repair, and replacement without removing permanent construction or any other ducts not connected to the damper. Gravity or barometric dampers shall not be used in passive makeup air systems except where the dampers are rated to provide the design makeup airflow at a pressure differential of 0.01 in. W.C. (3pa) or less.
- Factory-built or masonry fireplaces shall be equipped with an exterior air supply to ensure proper fuel combustion, unless the room is mechanically ventilated and controlled so that indoor pressure is neutral or positive
- The exterior air intake shall be capable of supplying all combustion air from the exterior of the dwelling. The exterior air intake, for other than listed factory-built fireplaces, shall not be located at an elevation higher than the firebox. The exterior air intake shall be covered with a corrosion-resistant screen of 1/4-inch mesh.
- The exterior air outlet shall be located in the back or side of the firebox chamber, or shall be located outside of the firebox, at the level of the hearth, and not greater than 24" from the firebox opening. The outlet shall be closeable and designed to prevent burning material from dropping into concealed combustible spaces.

INSULATION & FENESTRATION NOTES:

- The building thermal envelope shall meet the R-value requirements of the Vermont Residential Building Energy Efficiency StandardsTable
- All insulation to be installed per manufacturer's instructions. Blown insulation marked every 300SF
- Blower door test required. Air exchange rate shall be less than or equal to 3ACH50 in climate zones 3-8
- Exposed exterior insulation shall receive a protective covering extending 8" (min.) below grade.
- All floor insulation shall be installed in substantial contact with underside of subfloor
- AIR BARRIER / VAPOR RETARDER: a continuous air barrier / smart vapor retarder (Certaintee "Membrain" or approved equal) shall be installed on the interior face of all exterior wall and roof assemblies w/ air permeable insulation (fiberglass, mineral wool, or cellulose) provided no approved alternative air control / vapor control measures are taken. The approved air barrier / smart vapor retarder shall be installed per the manufacturer's instructions. Alternative measures may include the use of closed-cell spray polyurethane (CCSPF) insulation or exterior continuous rigid insulation with an installed R-value as required to control condensation. A 2x6 wall assembly in Climate Zone 6 shall have not less than R-11.25 CCSPF or continuous exterior rigid insulation to control condensation.
- Window and exterior door units shall be installed per the manufacturer's published best practices
- Penetrations in the building envelope shall be sealed with approved tape, gaskets, or sealant
- An approved air control mechanism shall be installed between the sill plate and top of foundation wall. Acceptable products include Conservation Technology "BG-series" structural gaskets, Protecto "Triple Guard Energy Sill Sealer" or Protecto "Premium Energy Sill Sealer".
- Slab perimeter insulation shall be R-10 unless the slab is heated. Perimeter insulation for heated slabs shall be not less than R-10, with R-10 continuous sub-slab insulation rated for ground contact.



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PROJECT:
RENOVATIONS & ADDITIONS TO
153 LOCUST TERRACE

LOCATION:
BURLINGTON, VT

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SHEET TITLE:

BUILDING DATA AND NOTES

SCALE:	AS NOTED
DATE:	
DRAWN:	HF
CHECKED:	MRH
REVISED:	

SHEET:
A1.0

REVIEW SET
AUGUST 1, 2025

PROJECT:
RENOVATIONS & ADDITIONS TO
153 LOCUST TERRACE

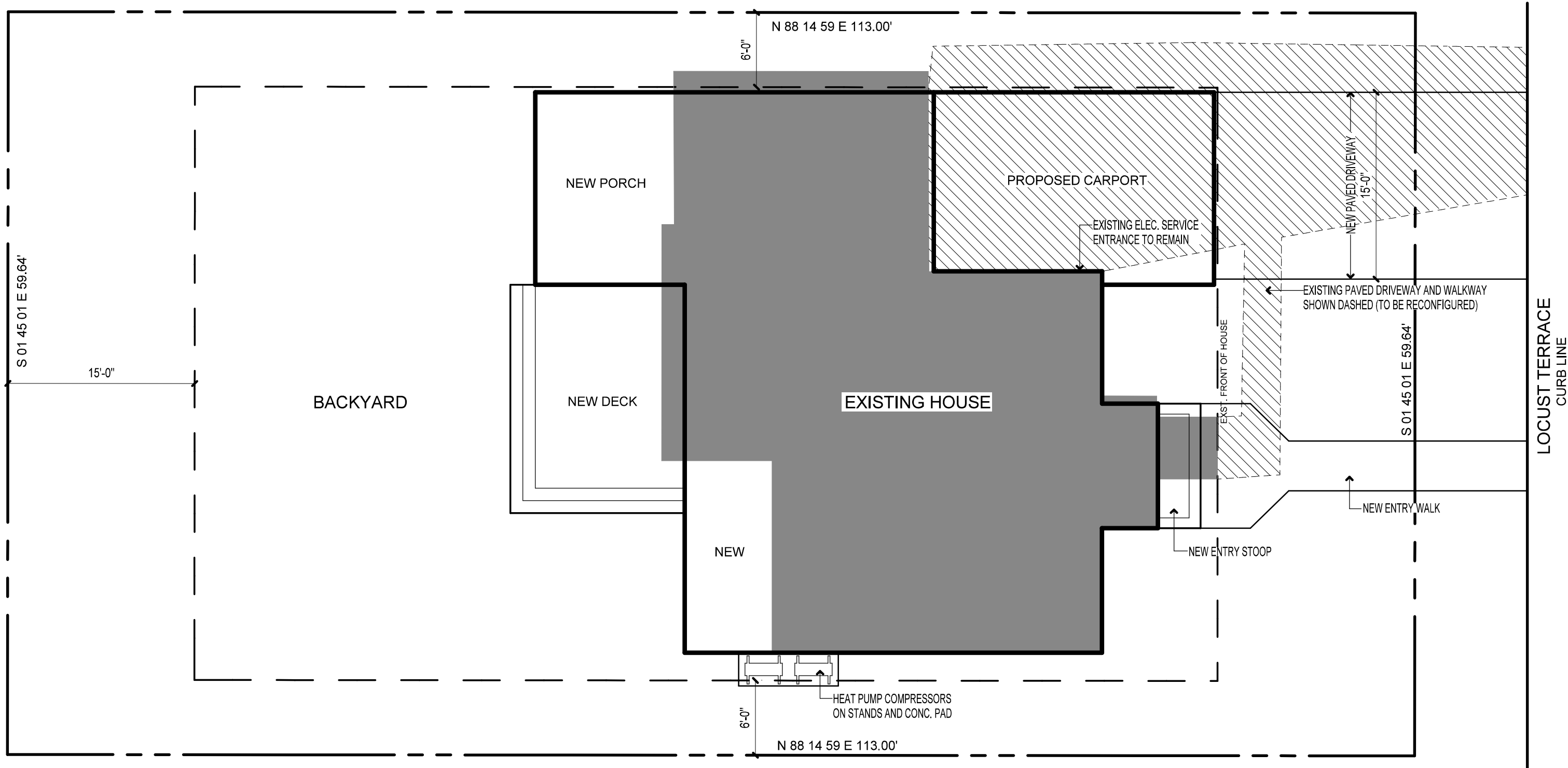
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BURLINGTON, VT

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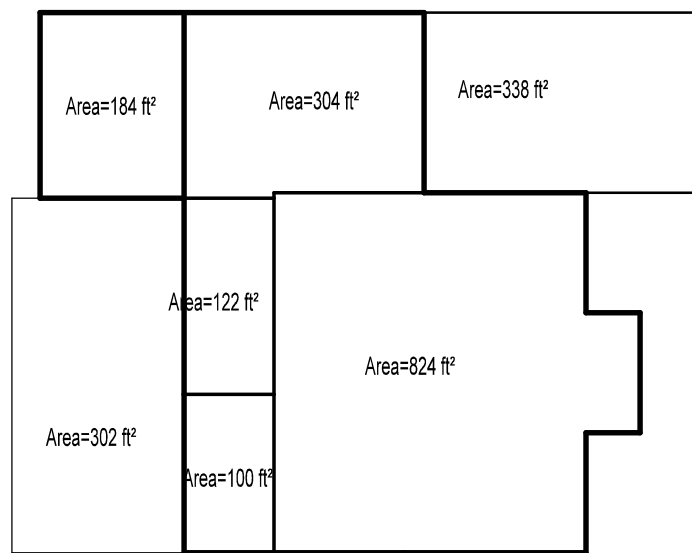
SHEET TITLE:
SITE PLAN &
MAIN LEVEL FLOOR PLAN

SCALE:	AS NOTED
DATE:	XXXXXXXXXX
DRAWN:	
CHECKED:	MRH
REVISED:	

SHEET:
A 1.1



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



PLAN NOTES:

- DEMOLISH AND PROPERLY DISPOSE OF EXISTING GARAGE, CONNECTOR, BACK PORCH, AND MAIN ROOF.
- COORDINATE ROOF REMOVAL WITH "WEATHER WINDOW" AND PROTECT EXISTING CONDITIONS AS NEEDED.
- PROVIDE NEW 200 AMP SERVICE OR GREATER BASED ON LOAD CALCULATIONS
- RECONFIGURE EXISTING HEATING AND A/C SYSTEM TO ACCOMMODATE NEW MAIN LEVEL LAYOUT
- PROVIDE HEAT PUMP HVAC SYSTEM AT UPPER LEVEL
- PROVIDE ELECTRIC FLOOR WARMING AT MUDROOM AND PRIMARY BATH
- PROVIDE DISTRIBUTED ERV EQUIPMENT (LUNOS)

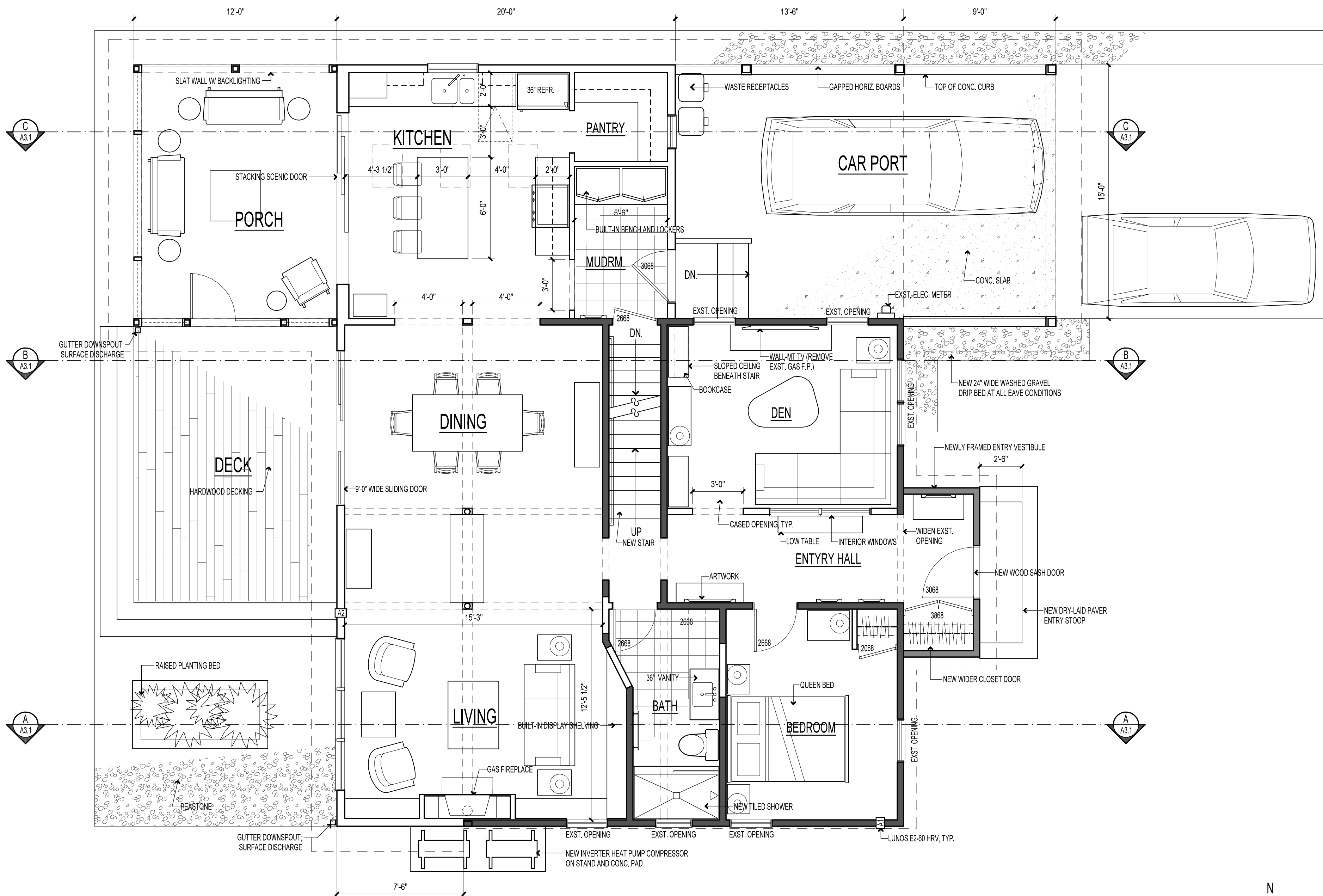
AREA CALCULATIONS:

MAIN LEVEL (EXISTING)	824SF
MAIN LEVEL (NEW)	404SF
UPPER LEVEL (NEW)	700SF
TOTAL CONDITIONED	1,928SF
PORCH	306SF
CARPORT	340SF
PATIO	302SF

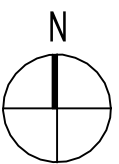
ZONING NOTES:

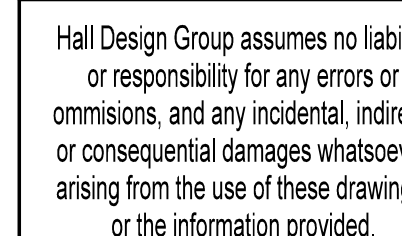
- DISTRICT: RESIDENTIAL MEDIUM (MR)
MIN. LOT FRONTAGE: 30'-0" (WITH EXCEPTIONS)
SETBACKS:
- FRONT: AVG. OF FRONT SETBACK 2 ADJACENT LOTS BOTH SIDES +/- 5'-0"
- SIDE: MIN. = 10% OF LOT WIDTH OR AVG. OF SIDE SETBACK OF 2 ADJACENT LOTS BOTH SIDES
- REAR: 15'-0"
LOT COVERAGE: 55%

Where there are fewer than 2 adjacent lots on both sides within the same block having the same street frontage, the average side yard setback shall be calculated from the fewer number of lots. Where there are no adjacent lots, the side setback shall be 10% of the lot width. Refer to Sec. 5.2.5 for additional details.



MAIN LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"





PROJECT:
RENOVATIONS & ADDITIONS TO
153 LOCUST
TERRACE

LOCATION:
BURLINGTON, VT

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SHEET TITLE:

BASEMENT & UPPER LEVEL FLOOR PLAN

SCALE:	AS NOTED
DATE:	XX/XX/XXXX
DRAWN:	
CHECKED:	MRH
REVISED:	

SHEET:

A 1.2



BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"

○ UPPER LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

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AUGUST 1, 2025

PROJECT:
RENOVATIONS & ADDITIONS TO
153 LOCUST
TERRACE

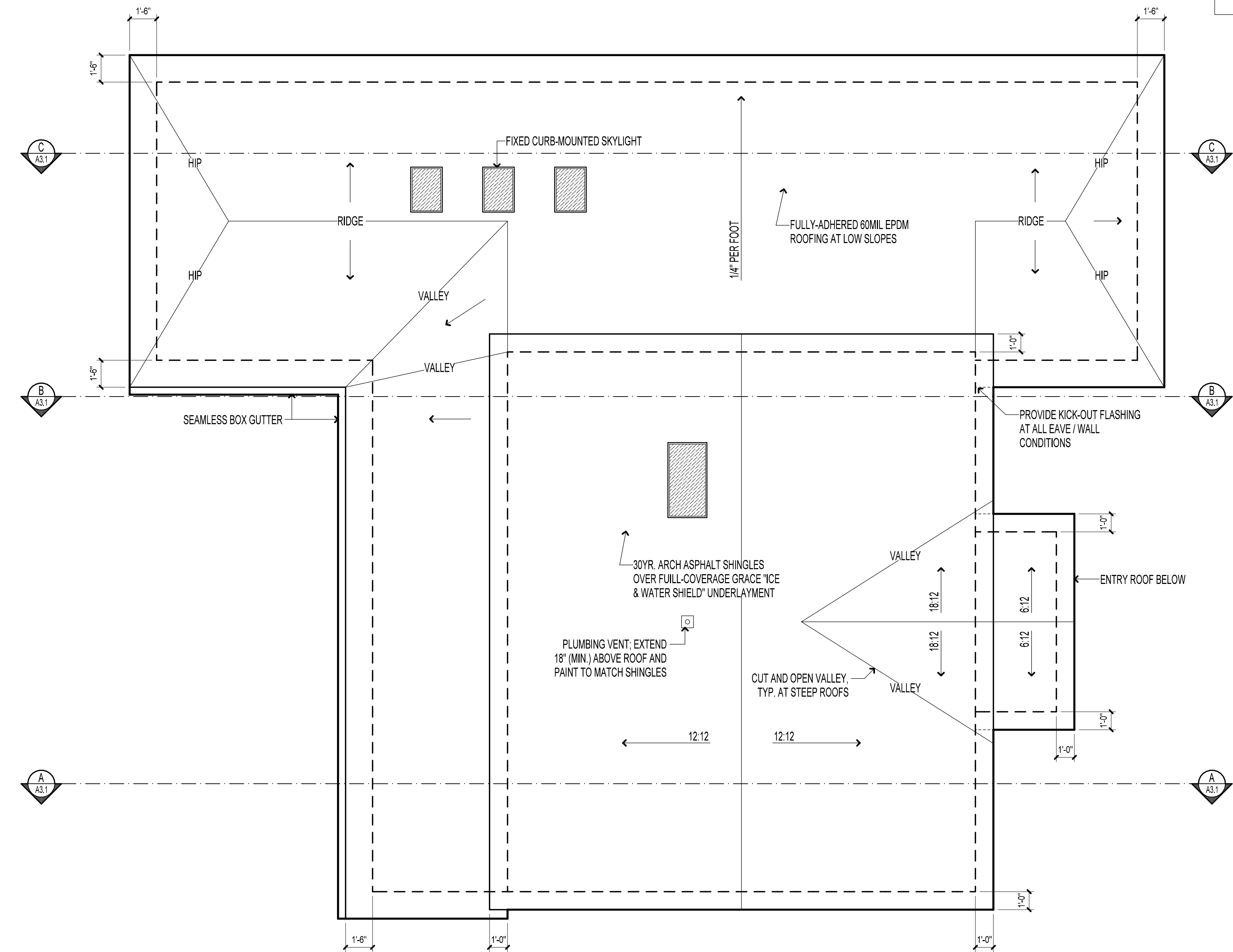
LOCATION:
BURLINGTON, VT

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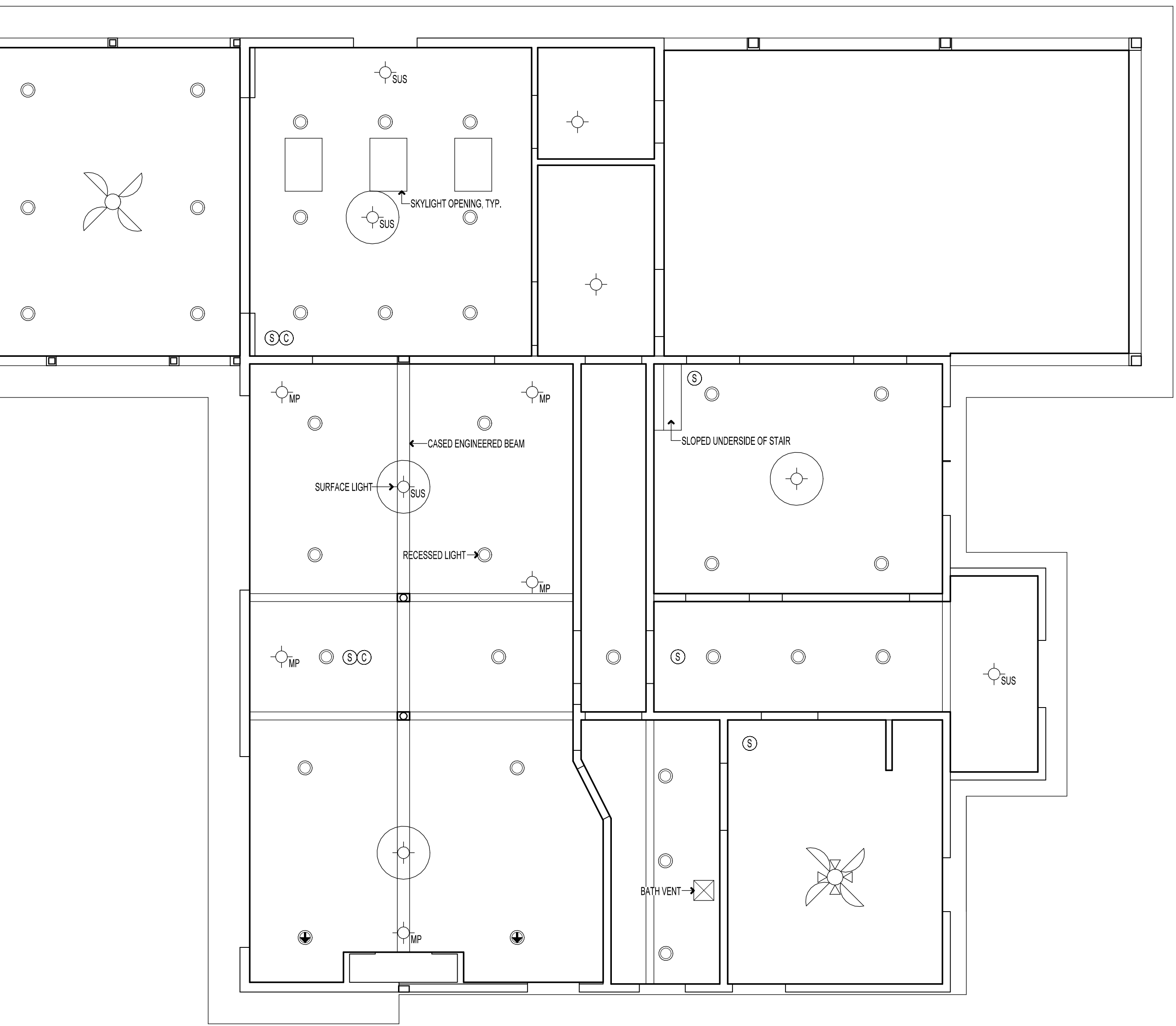
SHEET TITLE:
ROOF PLAN &
R.C.P.'S

SCALE:	AS NOTED
DATE:	XXXXXXXXXX
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REVISED:	

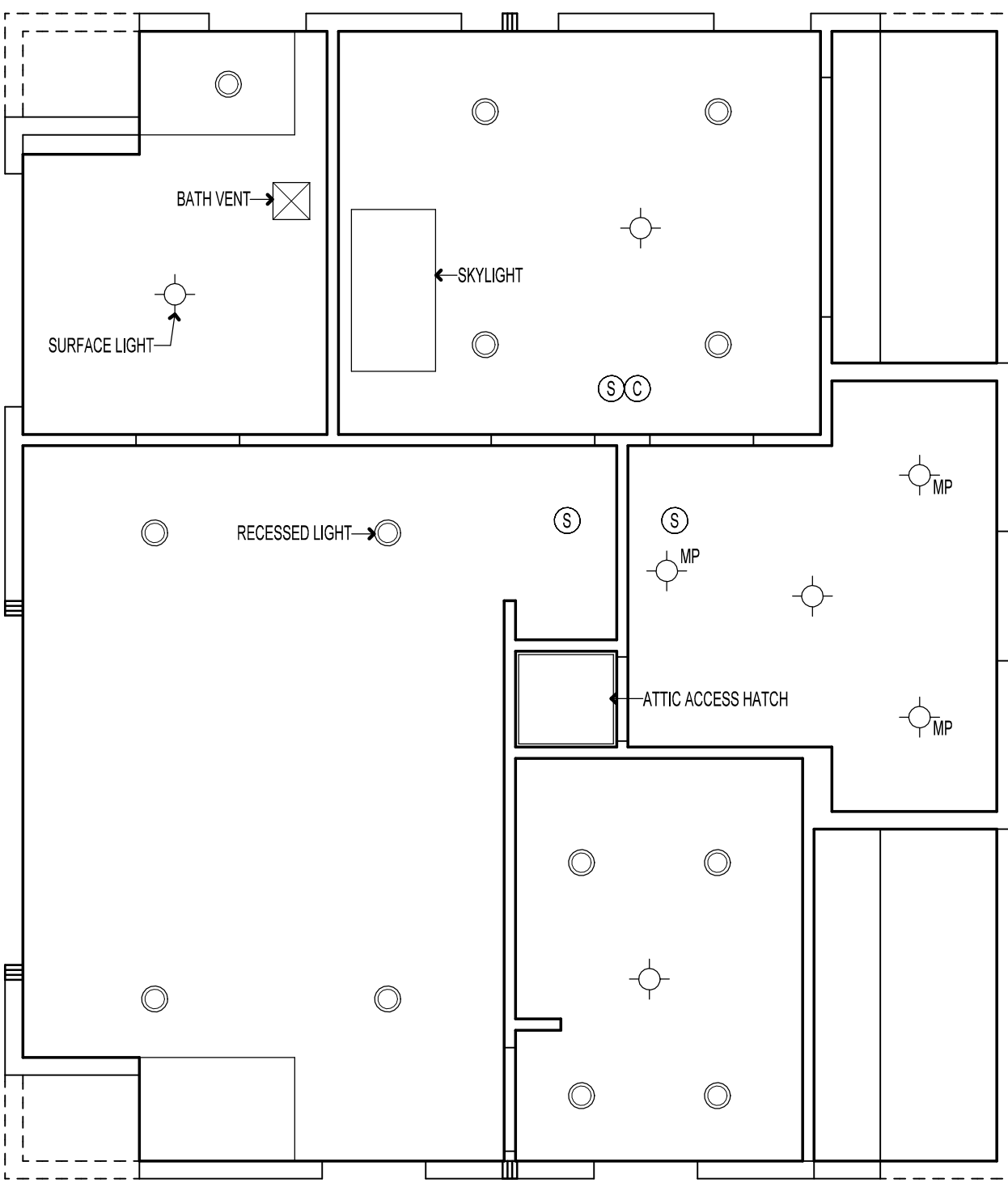
SHEET:
A 1.3



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



MAIN LEVEL R.C.P.
SCALE: 1/4" = 1'-0"



UPPER LEVEL R.C.P.
SCALE: 1/4" = 1'-0"

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REVIEW SET
AUGUST 1, 2025

PROJECT:
RENOVATIONS & ADDITIONS TO
153 LOCUST
TERRACE

LOCATION:
BURLINGTON, VT

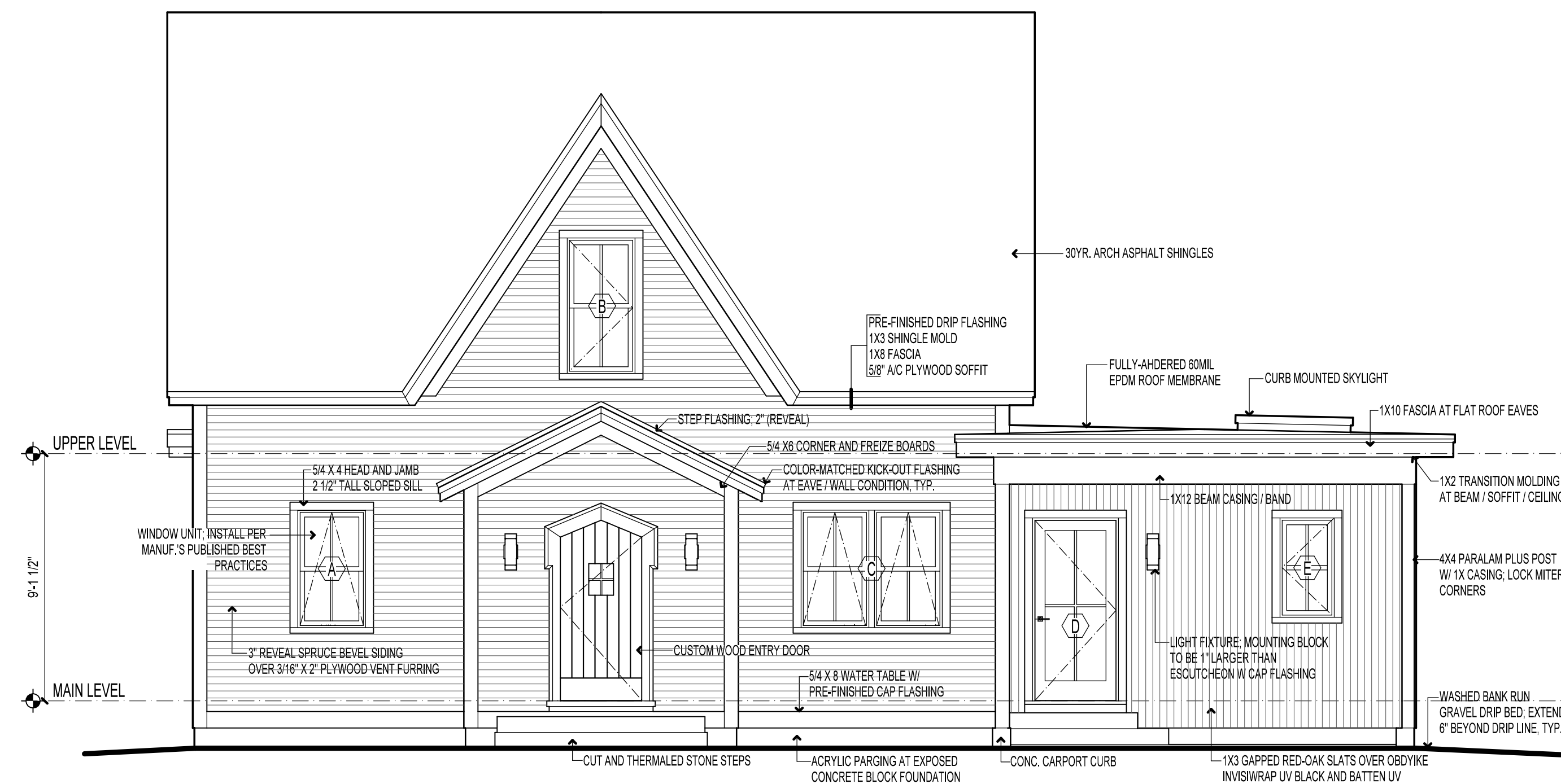
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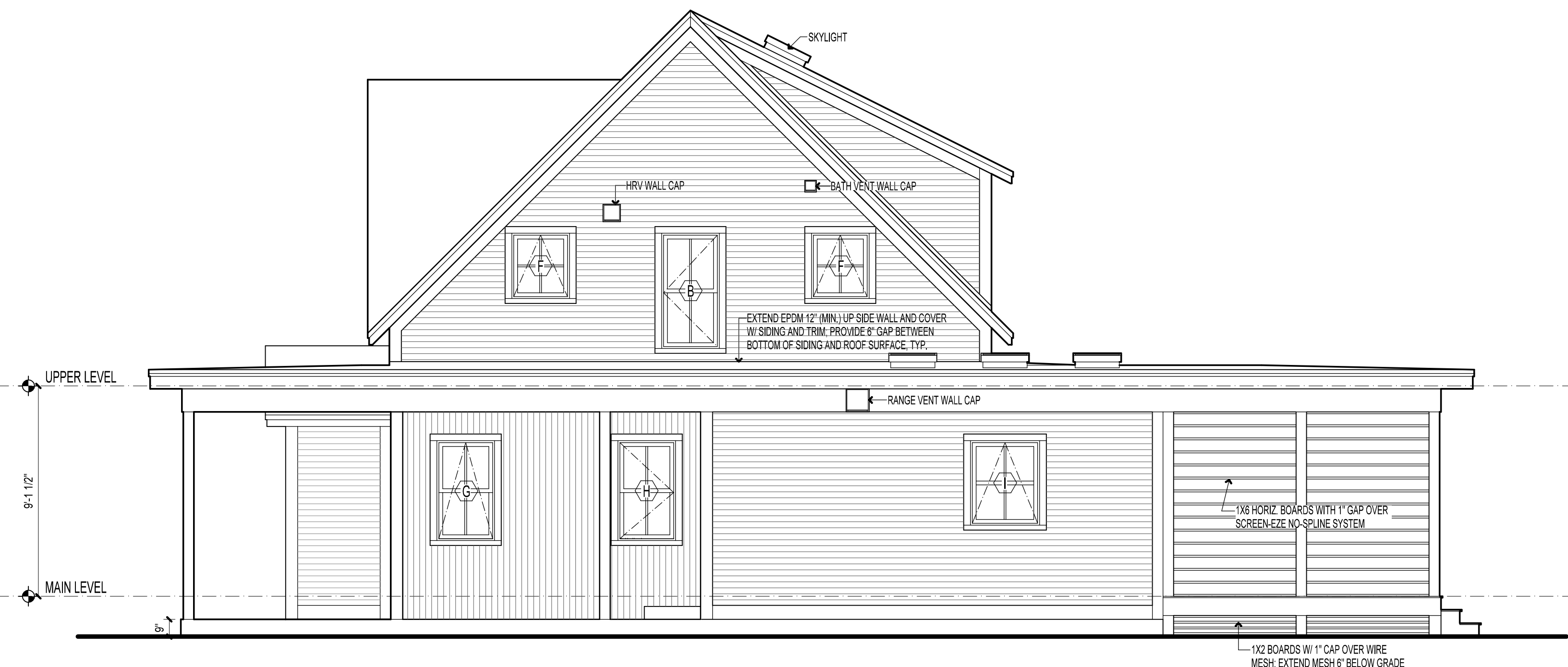
EXTERIOR
ELEVATIONS

SCALE:	AS NOTED
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CHECKED:	MRH
REVISED:	

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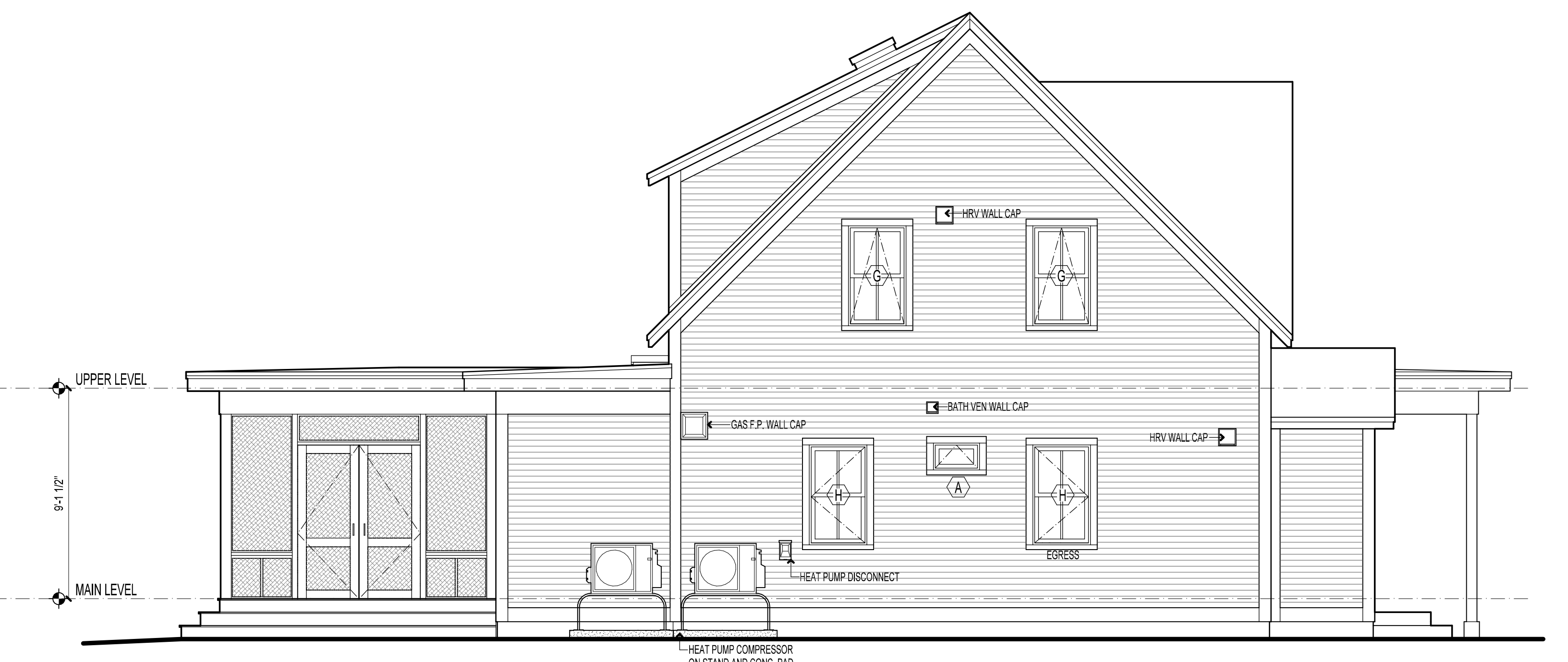
EAST ELEVATION
SCALE: 1/4" = 1'-0"



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

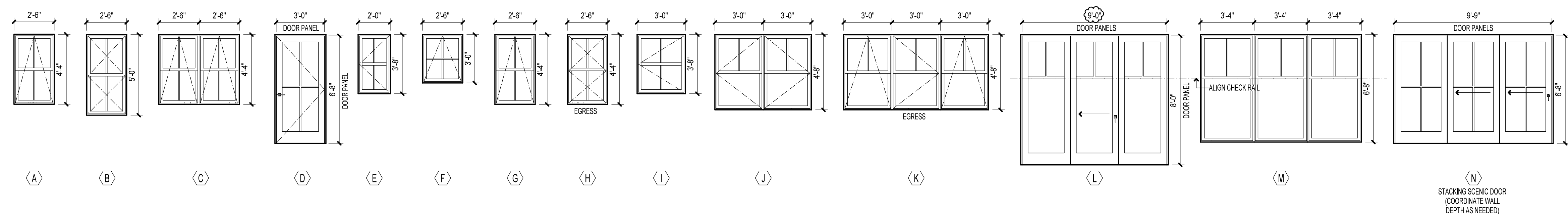


WEST ELEVATION
SCALE: 1/4" = 1'-0"



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

EXTERIOR WINDOW & DOOR PACKAGE



NOTES:

- DIMENSIONS INDICATED ARE FOR REFERENCE ONLY AND DO NOT CORRESPOND EXACTLY WITH A SPECIFIC UNIT. GC SHALL SUBMIT A WINDOW ORDER FOR REVIEW, AND SHALL BE RESPONSIBLE FOR DETERMINING THE ACTUAL ROUGH OPENING DIMENSIONS.
- UNLESS NOTED OTHERWISE, UNITS TO BE FIBERGLASS OR ALUMINUM CLAD WITH SIMULATED DIVIDED LITES. LOW-E GLASS, ARGON GAS
- EXTERIOR COLOR: "BLACK"
- INTERIOR COLOR: "REFINISHED WHITE"
- HARDWARE T.B.D.
- INSERT SCREENS W/ WOOD INTERIOR FRAMES ON OPERABLE UNITS
- UNLESS NOTED OTHERWISE, ALL FIXED / PICTURE UNITS TO BE IN-SASH (NOT DIRECT-SET)
- PREPARE ROUGH OPENINGS, INSTALL, AND FLASH UNITS ACCORDING TO MANUFACTURER'S BEST PRACTICES
- FILL VOID BETWEEN UNIT FRAME AND ROUGH OPENING WITH BACKER ROD AND CAULK OR CLOSED CELL LOW-EXPANDING FOAM SEALANT
- PROVIDE INTERIOR EXTENSION JAMBS, MATCHING WINDOW MATERIAL, AS REQUIRED

REVIEW SET
AUGUST 1, 2025

PROJECT:
RENOVATIONS & ADDITIONS TO
153 LOCUST
TERRACE

LOCATION:
BURLINGTON, VT

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SHEET TITLE:

EXTERIOR
PERSPECTIVES

SCALE:	AS NOTED
DATE:	XXXXXXXXXX
DRAWN:	
CHECKED:	MRH
REVISED:	

SHEET:
A 2.2



1 EXTERIOR PERSPECTIVE
NOT TO SCALE



2 EXTERIOR PERSPECTIVE
NOT TO SCALE



3 EXTERIOR PERSPECTIVE
NOT TO SCALE



4 EXTERIOR PERSPECTIVE
NOT TO SCALE

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REVIEW SET
AUGUST 1, 2025

PROJECT:
RENOVATIONS & ADDITIONS TO
153 LOCUST
TERRACE

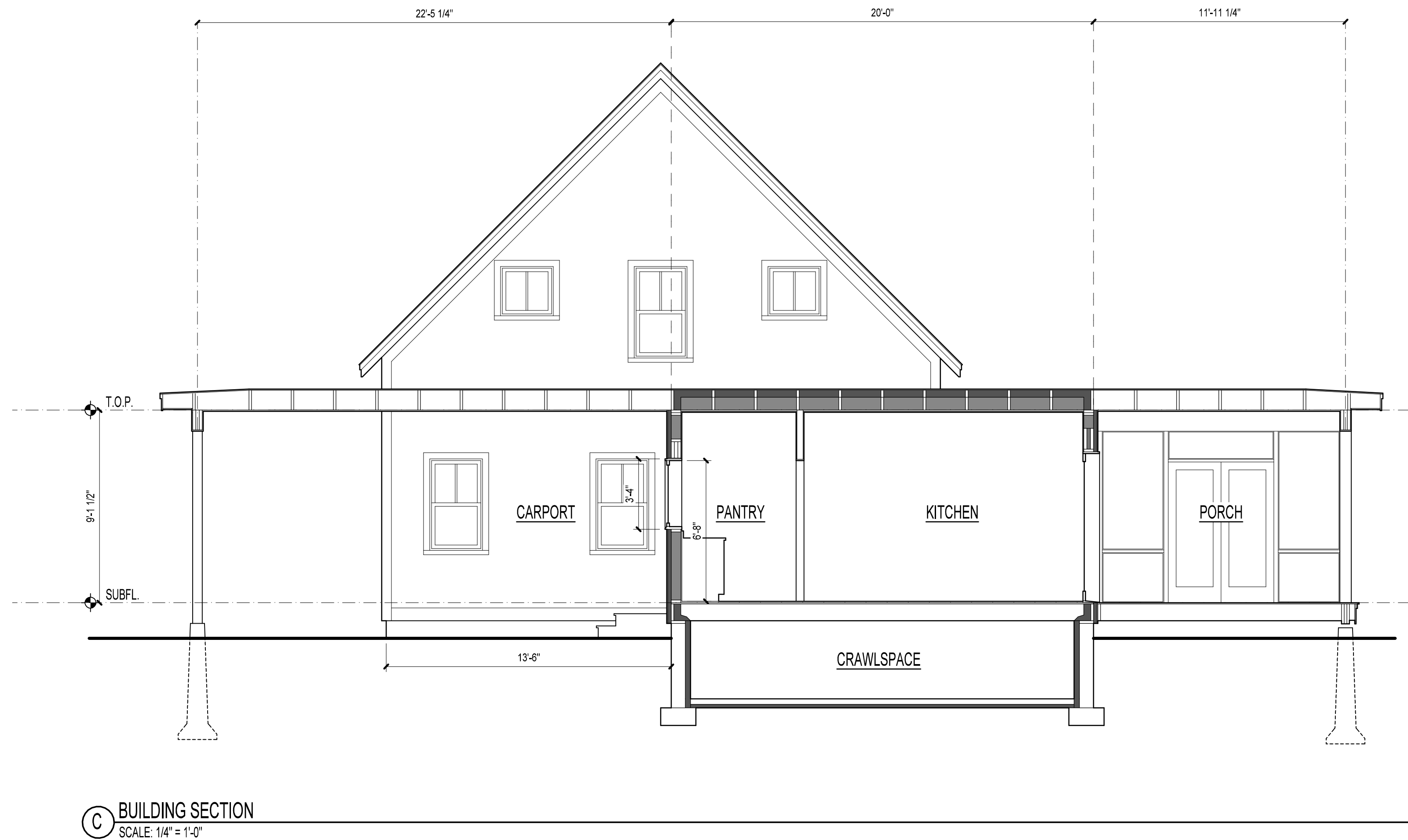
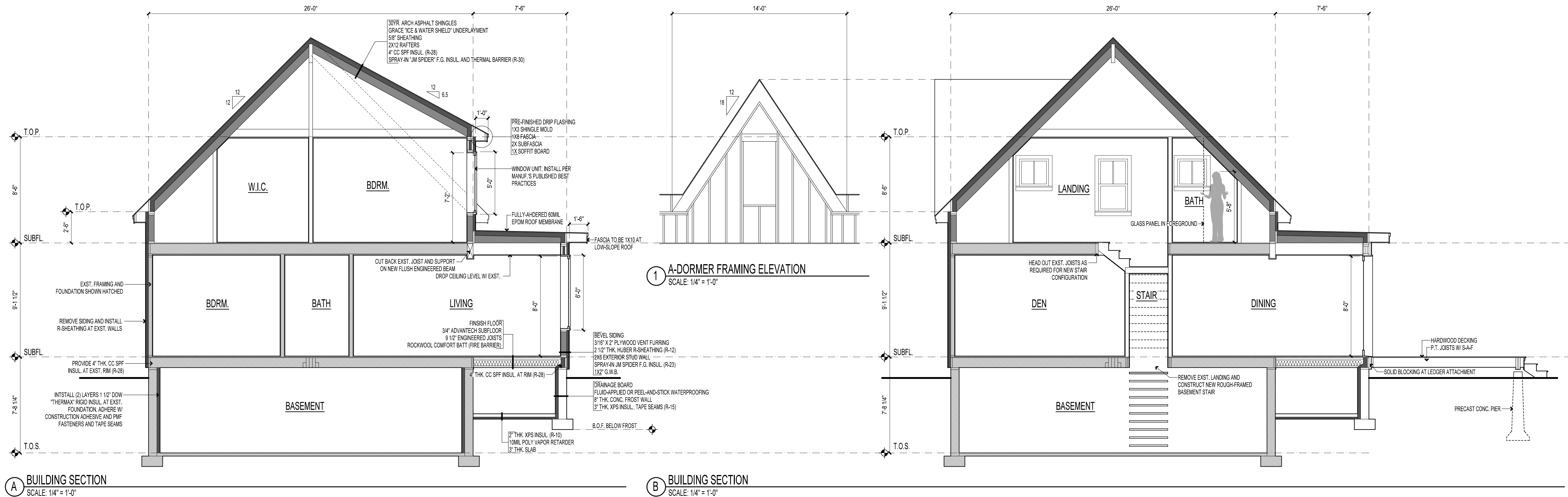
LOCATION:
BURLINGTON, VT

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SHEET TITLE:
**BUILDING
SECTIONS**

SCALE:	AS NOTED
DATE:	XXXXXXXXXX
DRAWN:	
CHECKED:	MRH
REVISED:	

SHEET:
A 3.1



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REVIEW SET
AUGUST 1, 2025

PROJECT:
RENOVATIONS & ADDITIONS TO
153 LOCUST
TERRACE

LOCATION:
BURLINGTON, VT

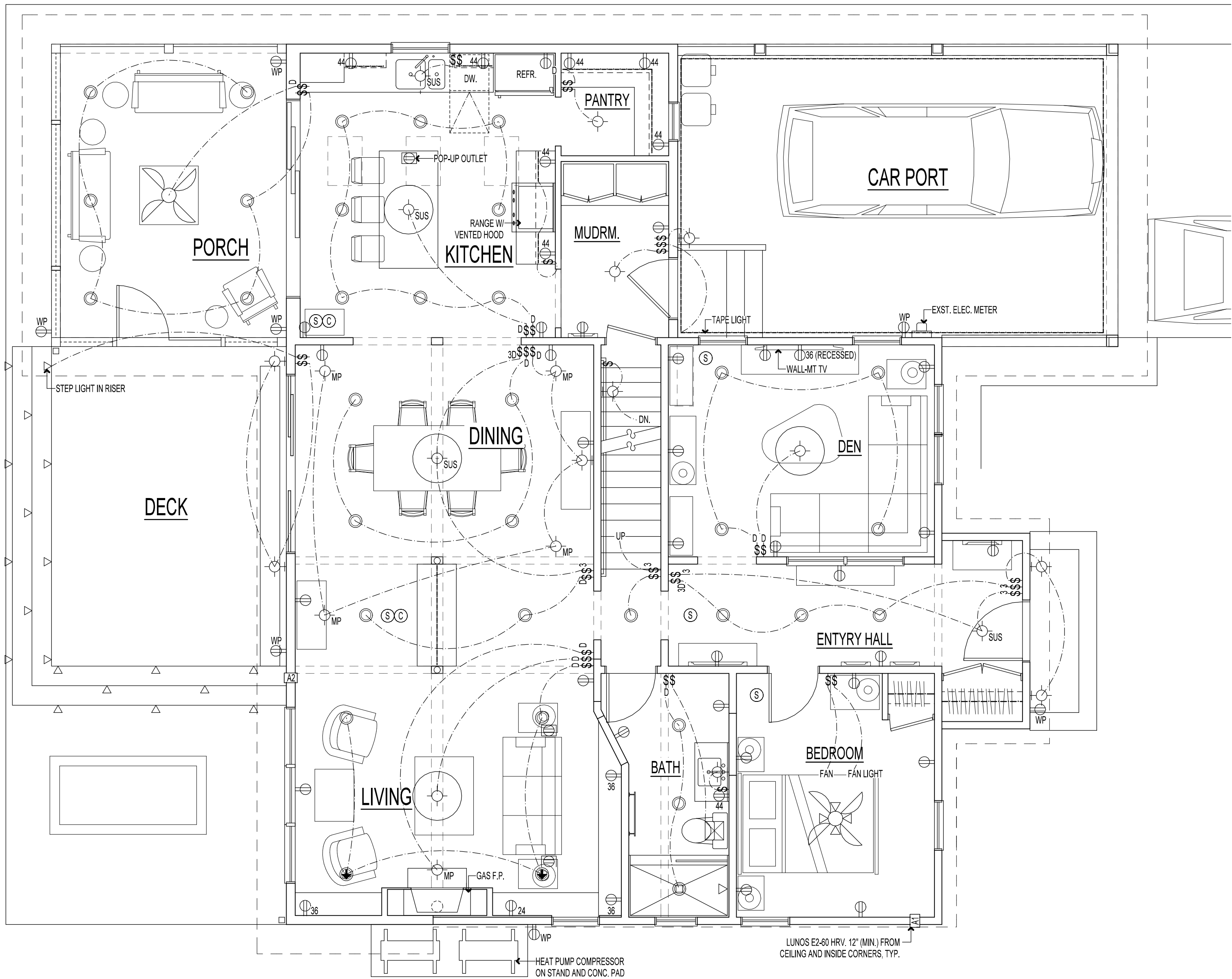
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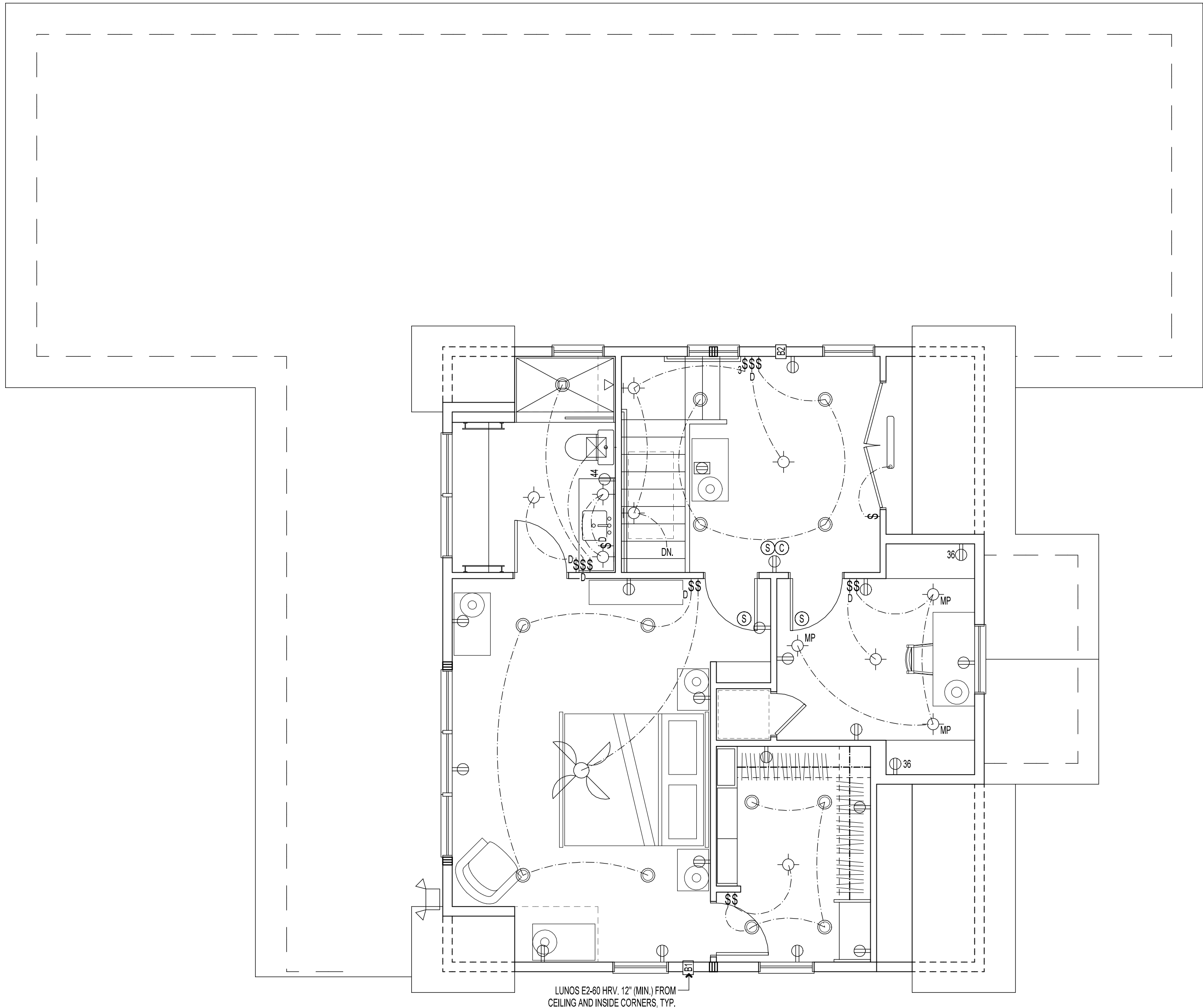
ELECTRICAL
PLANS

SCALE:	AS NOTED
DATE:	XXXXXXXXXX
DRAWN:	
CHECKED:	MRH
REVISED:	

SHEET:
E 1.1



MAIN LEVEL ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"



UPPER LEVEL ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

ELECTRICAL LEGEND		DUPLEX RECEPTACLE AT 18" A.F.F.		JMB SWITCH (CIRCUIT CLOSING WHEN DOOR OPENS)		RECESSED DOWNLIGHT FIXTURE (4" DIA., JUNO "WARMIDIM", UN.O.)		CEILING FAN (OPTIONAL LIGHT KIT SHOWN DASHED)		DATA JACK
		DUPLEX RECEPTACLE AT SPECIFIED HEIGHT A.F.F.		PILOT SWITCH (SWITCH GLOWS WHEN LIGHTS ARE ON)		RECESSED WALL WASHER FIXTURE		HARD-WIRED WIFI NODE		THERMOSTAT
		WATERPROOF DUPLEX RECEPTACLE		SURFACE MOUNTED LIGHT FIXTURE		RECESSED DIRECTIONAL FIXTURE				SMOKE DETECTOR
		DEDICATED DUPLEX RECEPTACLE		SUSPENDED LIGHT FIXTURE (ROD, CORD, OR CHAIN)		WRAP-AROUND LIGHT FIXTURE				CARBON MONOXIDE DETECTOR
		DUPLEX RECEPTACLE WITH USB CHARGER		SURFACE MOUNTED MONO-POINT FIXTURE		TAPE LIGHTING STRIP (W/AC INVIS-LED)				
		QUADPLEX RECEPTACLE		WALL MOUNTED LIGHT FIXTURE		TRACK LIGHTING				
		FLOOR / WORK SURFACE RECEPTACLE		WALL MOUNTED LIGHT FIXTURE, SWITCHED AT FIXTURE		FLOODLIGHT				
		SWITCHED DUPLEX RECEPTACLE (ONLY BOTTOM SWITCHED)		WALL MOUNTED ARTWORK LIGHT		FLUSH EXHAUST FAN				
		240 VOLT RECEPTACLE				FLUSH EXHAUST FAN W/ LIGHT KIT				
		SWITCH				RECESSED EXHAUST FAN / LIGHT KIT				
		THREE-POLE SWITCH (SWITCHED IN TWO LOCATIONS)								
		SWITCH WITH DIMMER								

NOTES:

- ALL BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE-PHASE, 15-AMPERE AND 20-AMPERE OUTLETS INSTALLED IN BATHROOMS, KITCHENS, LAUNDRY ROOMS, UTILITY ROOMS, WET BARS, GARAGES AND BOATHOUSES SHALL BE GROUND FAULT CIRCUIT INTERRUPTERS
- ALL BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE-PHASE, 15-AMPERE AND 20-AMPERE OUTLETS, INSTALLED IN FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS AND SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A COMBINATION TYPE ARC-FAULT CIRCUIT INTERRUPTER INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT.
- ALL 15-AMPERE AND 20-AMPERE RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT (SEE E4002.14 FOR EXCEPTIONS)
- DIMMER SWITCH LOCATIONS BY OWNER
- SWITCH STYLE / TYPE SELECTION BY OWNER
- OUTLET AND SWITCH PLATE SELECTION BY OWNER
- CONSULT WITH OWNER REGARDING ELECTRICAL VEHICLE CHARGING STATIONS

Hall Design Group assumes no liability or responsibility for any errors or omissions, and any incidental, indirect, or consequential damages whatsoever arising from the use of these drawings, or the information provided.



REVIEW SET
AUGUST 1, 2025

PROJECT:
RENOVATIONS & ADDITIONS TO
153 LOCUST TERRACE

LOCATION:
BURLINGTON, VT

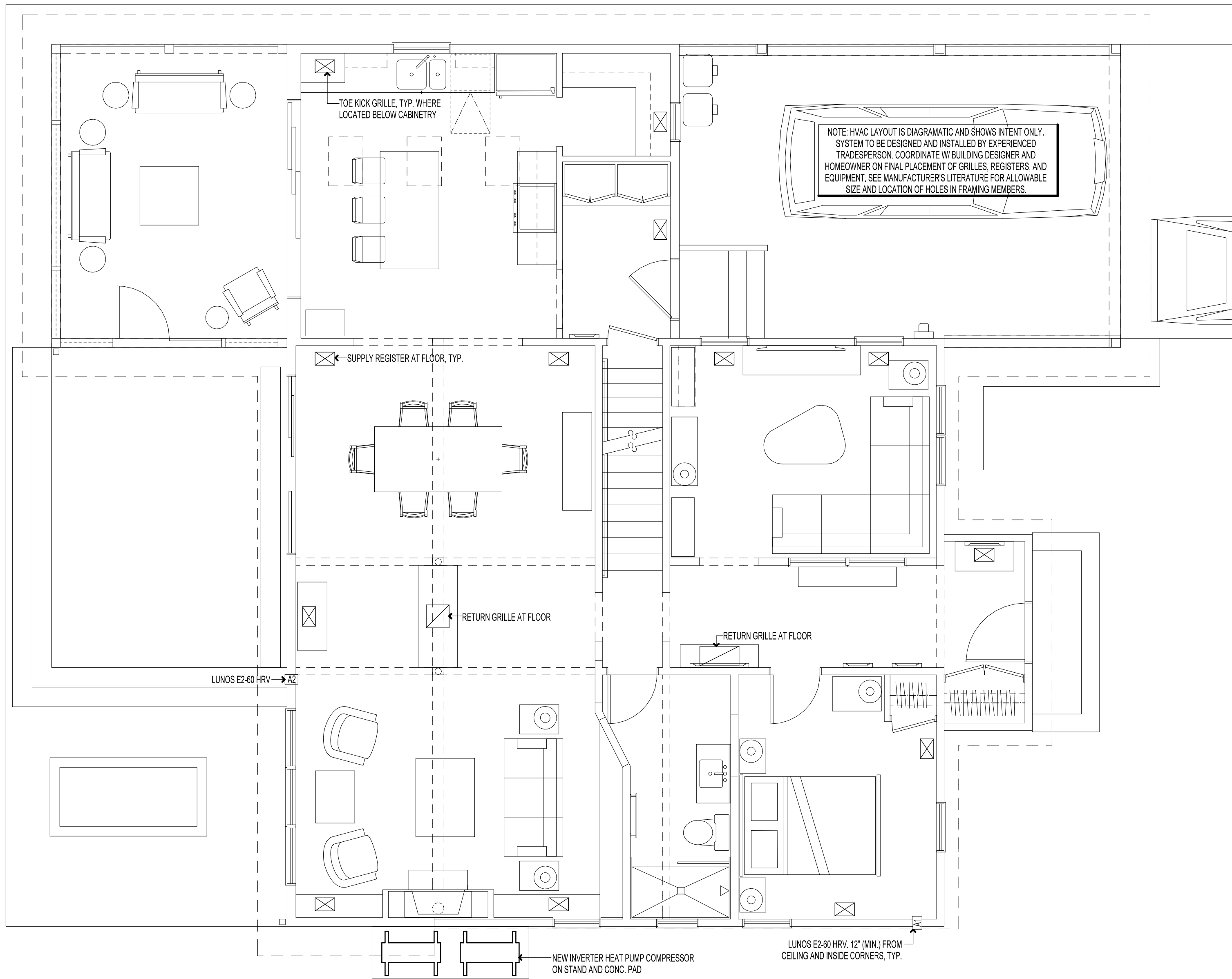
COPYRIGHT 2025 - HALL DESIGN GROUP

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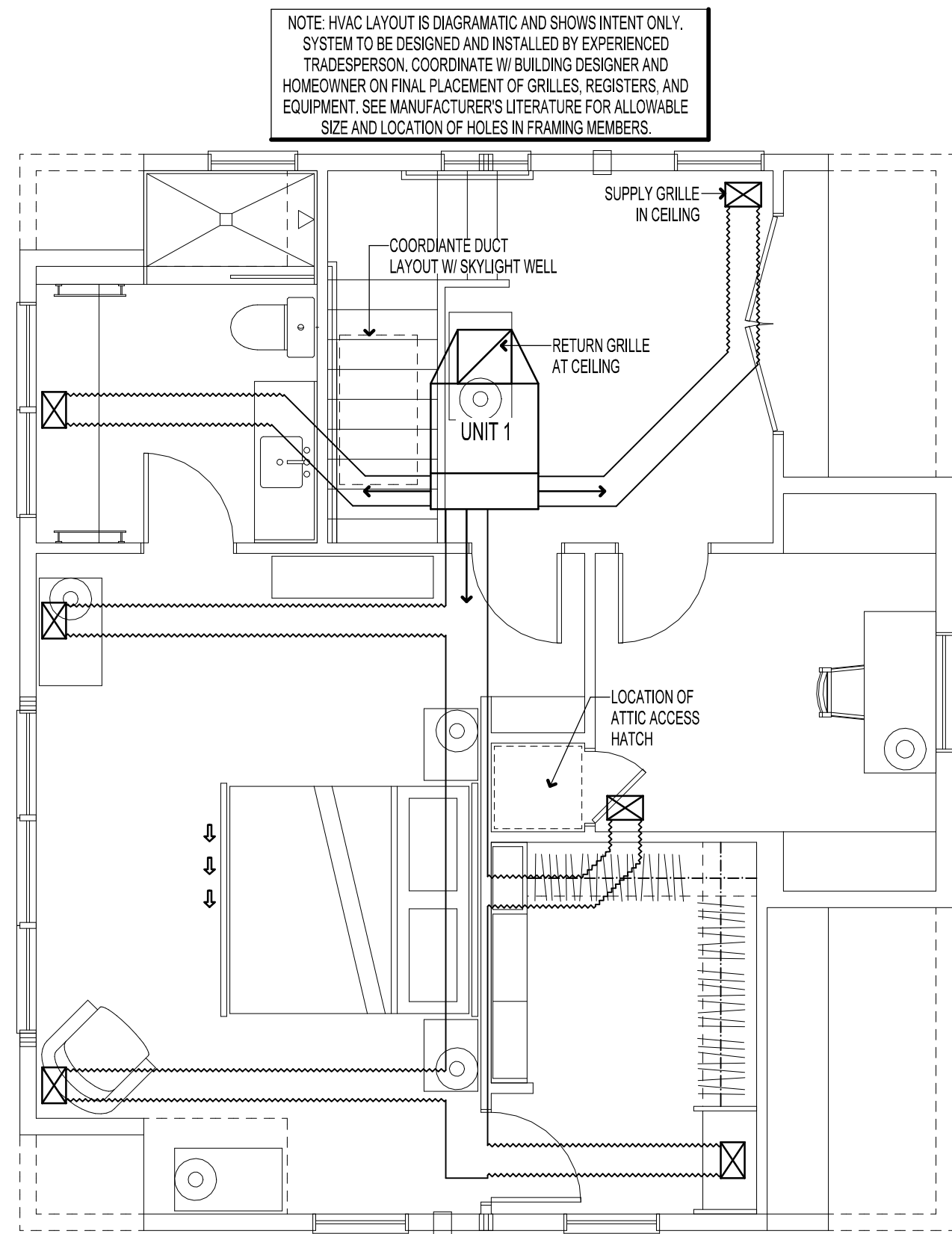
HVAC PLANS

SCALE:	AS NOTED
DATE:	XXXXXXXXXX
DRAWN:	
CHECKED:	MRH
REVISED:	

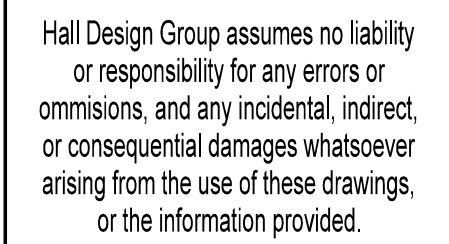
SHEET:
M 1.1



○ MAIN LEVEL HVAC PLAN
SCALE: 1/4" = 1'-0"



○ UPPER LEVEL HVAC PLAN
SCALE: 1/4" = 1'-0"



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REVIEW SET
AUGUST 1, 2025

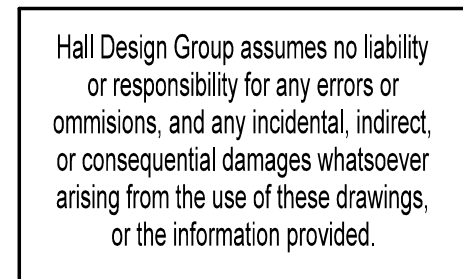
SHEET TITLE:

FOUNDATION
PLAN
&
DETAILS

SHEET:

S 1.1





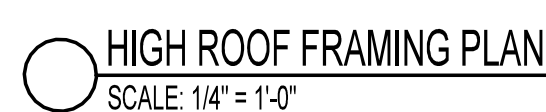
PROJECT:
RENOVATIONS & ADDITIONS TO
**153 LOCUST
TERRACE**

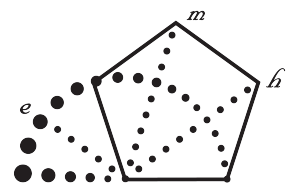
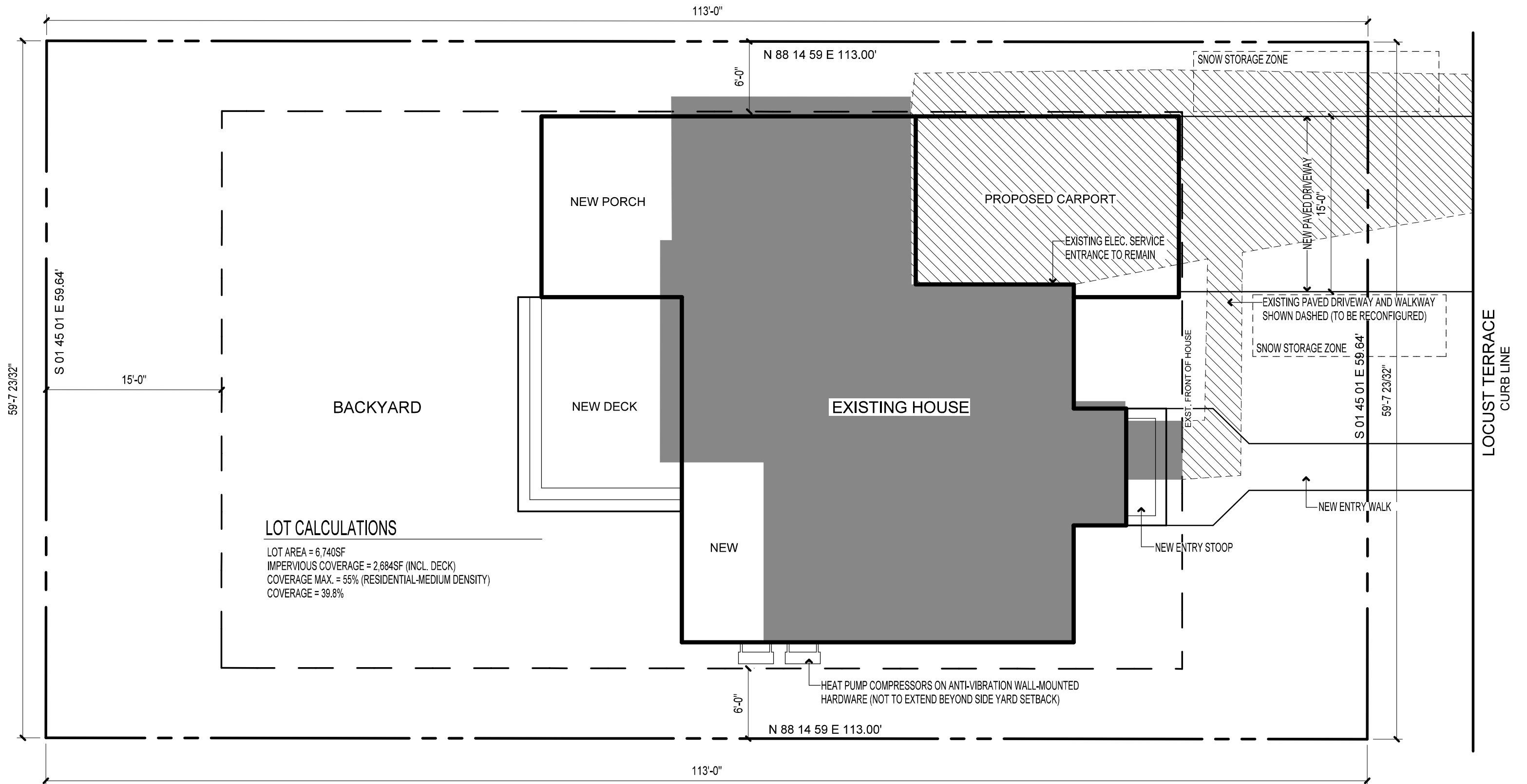
COPYRIGHT 2025 - HALL DESIGN GROUP

SHEET TITLE:

SCALE:	AS NOTED
DATE:	XX/XX/XXXX
DRAWN:	
CHECKED:	MRH
REVISED:	

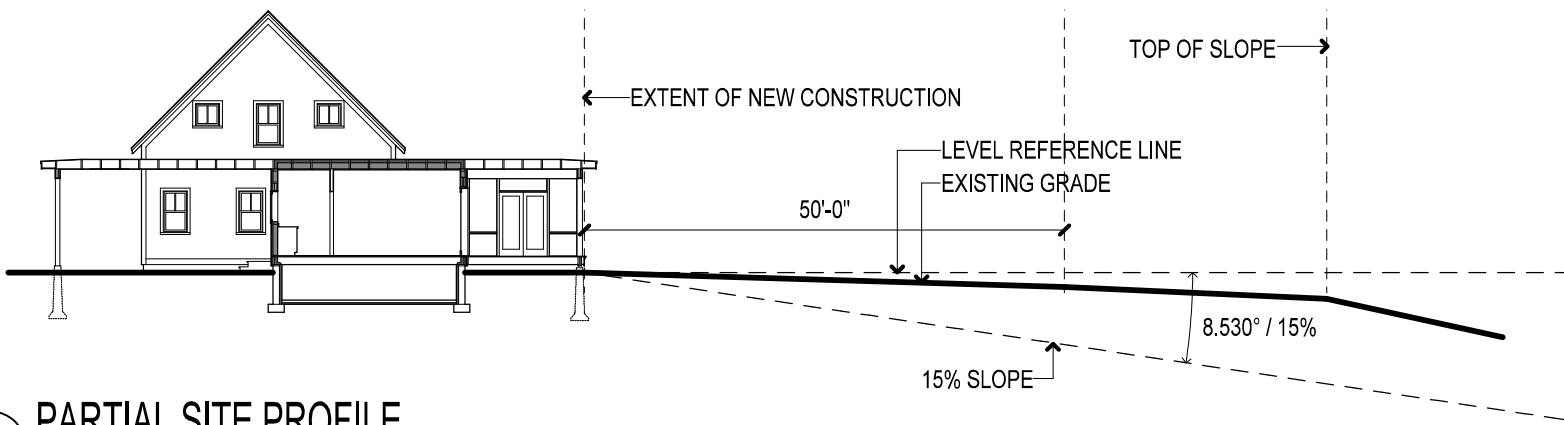
SHEET:
S 1.2





HALL DESIGN GROUP
 BUILDINGS. INTERIORS.
 PO BOX 182 ESSEX, NY 518-963-7620

For Review
 09/26/2025 12:51:19 PM



○ PARTIAL SITE PROFILE
SCALE: 1:20

SEPTEMBER 19, 2025

HALL DESIGN GROUP
BUILDINGS. INTERIORS.
PO BOX 182 ESSEX, NY 518-963-7620

For Review
09/19/2025 3:50:45 PM

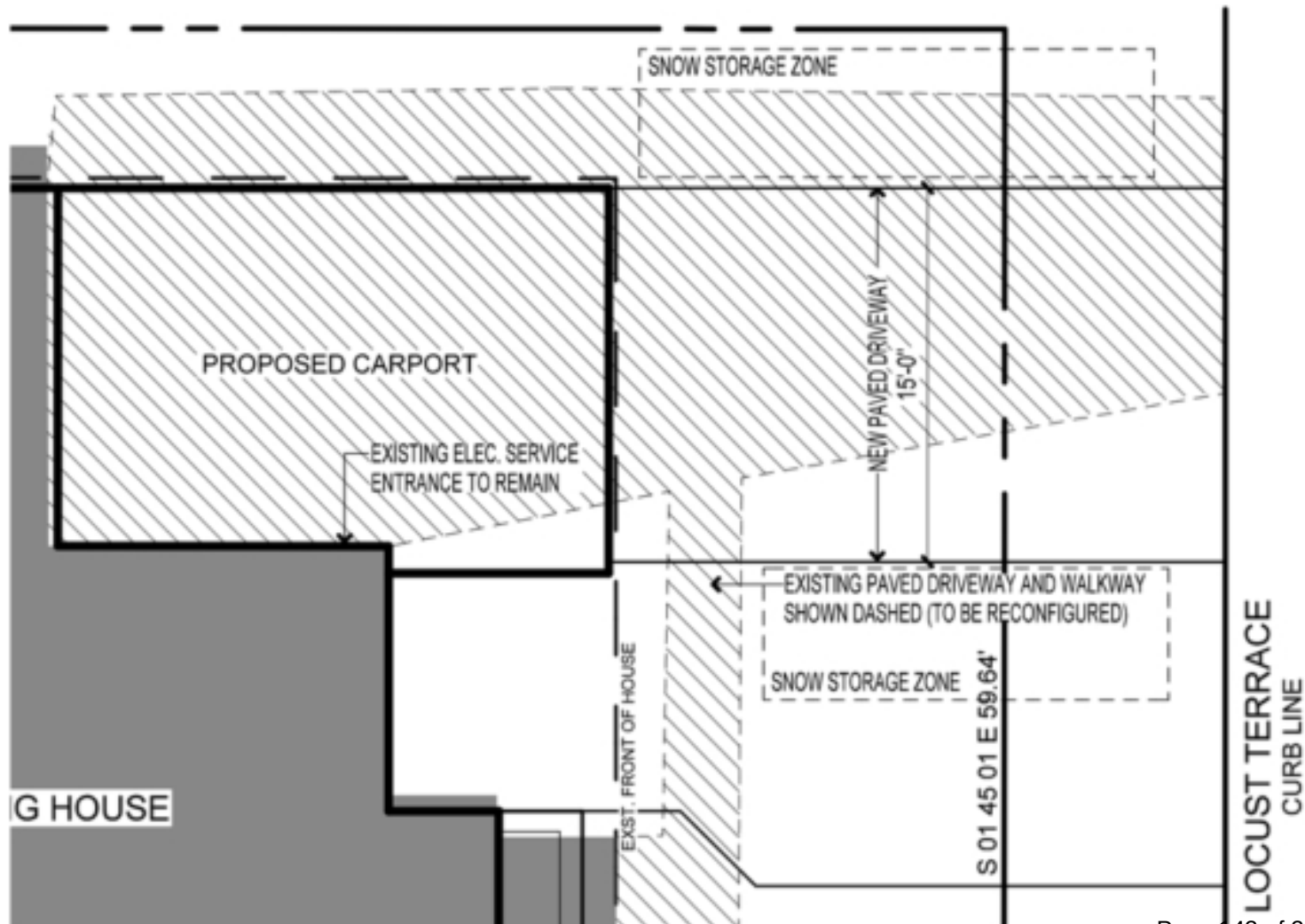
NEW

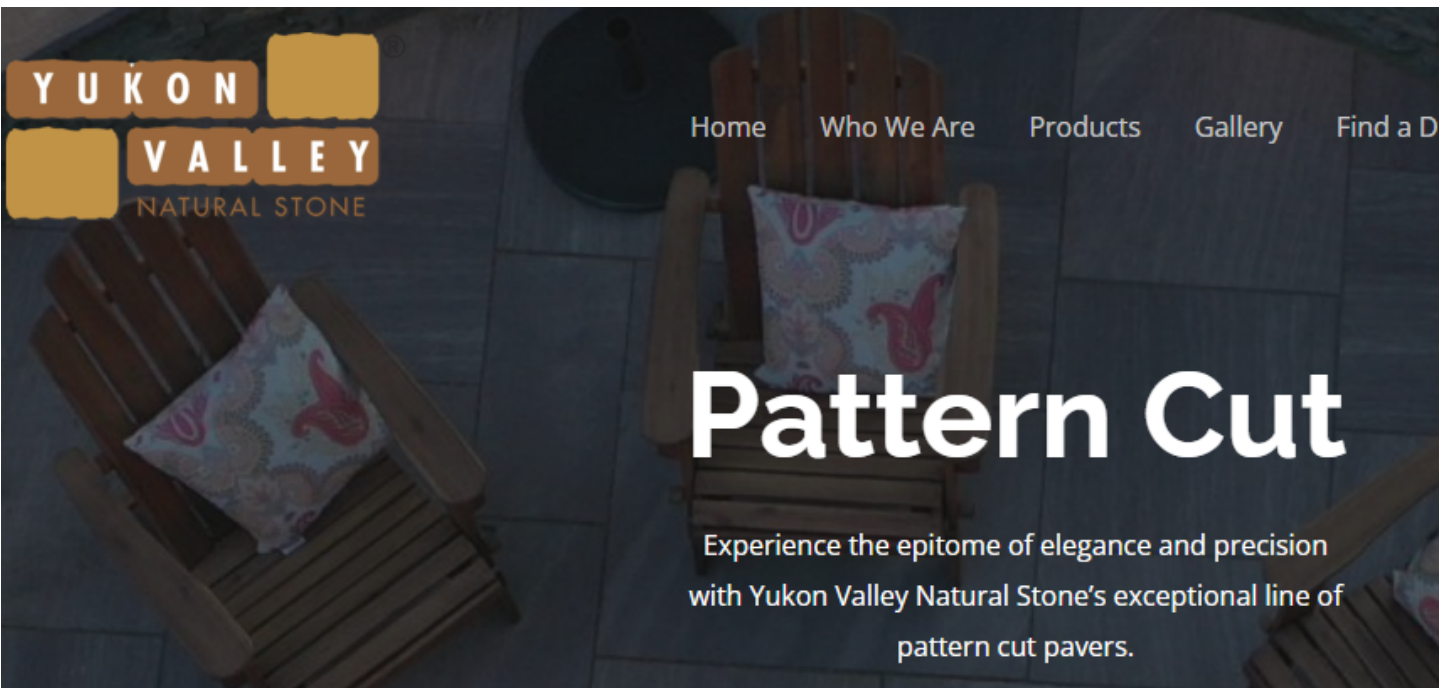
NEW ENTRY STOOP

6'-0"

HEAT PUMP COMPRESSORS ON ANTI-VIBRATION WALL-MOUNTED
HARDWARE (NOT TO EXTEND BEYOND SIDE YARD SETBACK)

N 88 14 59 E 113.00'





Pattern Cut

Experience the epitome of elegance and precision with Yukon Valley Natural Stone's exceptional line of pattern cut pavers.

NORTH COUNTRY COLLECTIONS



Chateau Limestone Pattern Cut

Individual Sizes: 12" x 12", 12" x 18", 12" x 24", 18" x 24", 18" x 18", 24" x 24", and 24" x 36"

Patio Pack Sizes: 12" x 12", 12 x 24", 24" x 24" and 24" x 36"

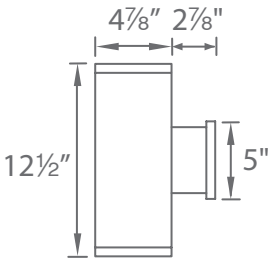
Thickness: 1.25"

Weight: 2,500 – 3,500 lbs per pallet

Coverage: Approximately 165 square feet per pallet for Patio Packs; 36 pieces per pallet for individual sizes.

A stunning blend of warm and cool gray tones.

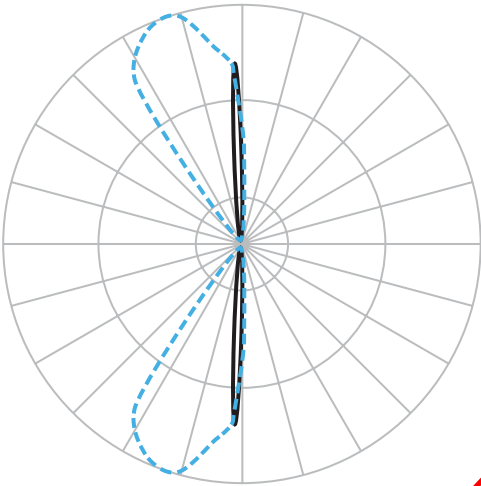
TUBE ARCHITECTURAL DS-WD05-U
Ultra Narrow Beam LED Wall Mounts



Fixture Type: []
Catalog Number: []
Project: []
Location: []

SPECIFICATIONS
Input: 120V - 277VAC 50/60Hz
Dimming: 0 - 10V Dimming: 100% - 20%
ELV 100% - 10% (120V only)
Standards: IP65 rated, ETL & cETL wet location listed
Operating Temp: -40°C to 40°C

PHOTOMETRY
Reads 0.2 footcandle at 15 feet distance



PRODUCT DESCRIPTION
Precise engineering using the latest energy efficient LED technology with a built-in ultra narrow beam precision optics. An appealing cylindrical profile perfect for accent lighting.

- FEATURES
• High performance facade LED wall mount light
• Can be mounted upwards or downwards
• Solid aluminum construction
• 80,000 hour rated life
• 5 year warranty

ORDERING NUMBER
Table with columns: Distribution, Diameter, Watt, Beam, Color Temp, CRI, Lumens, CBCP, Light Direction, Finish. Includes a red arrow pointing to the finish options.

DS-WD05-U B-
Example: DS-WD05-U30B-WT

Peace of mind,
for a lifetime



LIFESPAN[®] SOLID SELECT is a premium solid exterior trim product – offering a superior clean finish, outstanding performance, and the benefits of real wood.



LIFESPAN[®] is a registered trademark of the Tenon[®] Group of companies. All rights reserved.

www.lifespansolidselect.com



Now even easier to use

LIFESPAN® SOLID SELECT is the premium range of solid clear wood siding and trim boards with a limited lifetime warranty – now that preservative end sealing of end-cuts is no longer required for warranty, it is even easier to use. Further the period before completion of top coating is extended to one year, so you will have plenty of time to complete your job.

LIFESPAN® SOLID SELECT is protected against rot and termites with an EPA registered Light Organic Solvent Preservative (LOSP) which also includes water repellent and stabilizing additives for dimensional stability. Because LIFESPAN® SOLID SELECT is made from solid clear lengths of New Zealand grown Radiata pine and free of heartwood, the preservative treatment penetrates 100% through every piece.



**Limited
Lifetime
Warranty**



**Clear grade
lumber – no
finger-joints
or knots**



**Superior durability
against rot,
fungal attack
and insects**



**Resists
corrosion
to nails and
fastenings**



**FSC® Certified –
environmentally
responsible**



**Superior water
resistance**



**Long-term
termite
protection**



**Real wood –
a pleasure
to work with**



**EPA-approved
non-metallic
preservative**

We are so confident of the treatment that we can now confirm that all LIFESPAN® products, even our 5/4" boards do not require preservative end sealing of cuts and rips under our limited lifetime warranty. Of course as with all natural wood products we recommend, as good building practice, primer coating on any exterior facing cuts and rips to maintain optimum appearance.

LIFESPAN® SOLID SELECT is factory coated with two coats of PPG premium alkyd primer. This primer coating now has a 1 year re-coating guarantee. Further LIFESPAN® SOLID SELECT products are backed with an extended paint system guarantee. A top coat paint system with a 10-15 year guarantee is separately available from PPG Architectural Divisions. Details can be obtained from PPG Customer Support (1-800-441-9695).



LIFESPAN® SOLID SELECT

- Finished with 2 coats of premium alkyd primer NOW with a 1 year re-coating guarantee so you will have plenty of time to finish your job.
- Preservative end sealing of field cuts and rips not required.
- Extended top coat guarantee available from PPG Architectural Divisions
- Fully protected against rot and termites with Vacsol Azure LOSP treatment which is highly resistant to leaching.
- Dimensionally stable and resistant to moisture penetration.
- Limited lifetime warranty against rot and termites. Warranty is underwritten by Arch Wood Protection (NZ) Limited, a Lonza Company
- Safe for both exterior or interior use.



LIMITED LIFETIME WARRANTY AGAINST FUNGAL DECAY AND INSECT ATTACK

The LIFESPAN® SOLID SELECT range of treated wood products is supported by a limited lifetime warranty for protection against fungal decay and insect attack. Where any LIFESPAN® SOLID SELECT product used in the appropriate application becomes structurally or functionally unserviceable during the lifetime of the original consumer purchaser due to fungal decay or insect attack, then replacement of the material will be provided by the manufacturer. This Warranty is limited to the original consumer purchaser or "first owners".

The manufacturer's liability under this Warranty is limited to the replacement cost of the defective LIFESPAN® SOLID SELECT product only. It does not include any other costs including freight, labor costs, finishing costs, consequential damages, incidental damages, or special damages arising directly or indirectly from the LIFESPAN® SOLID SELECT product, however caused.

To be covered under the limited lifetime Warranty, the "first owner" must be the recorded or documented owner of the property at the time or within 12 months of the time the LIFESPAN® wood product is installed by the builder or contractor. In all other circumstances the limited lifetime LIFESPAN® SOLID SELECT Warranty is not transferable to subsequent owners of the property.

In order to claim on this Warranty, the "first owners" must provide, at the time of claim, proof of purchase. This is necessary so that Fletcher Wood Solutions can properly identify the product as a LIFESPAN® SOLID SELECT product. This could include original invoices or sales receipts, or any LIFESPAN® SOLID SELECT end tags. Fletcher Wood Solutions may require, as a condition of meeting any warranty

claim, to inspect the relevant installation. In addition to satisfying all other conditions, limitations, and requirements referenced in this Warranty, any claims under this Warranty are specifically excluded unless the following specific terms and conditions are also satisfied:

- Compliance with all applicable Building Codes and Standards
- Compliance with the appropriate Hazard Class or Use Category (UC3A and UC3B). See "Where You Can Use LIFESPAN® SOLID SELECT" under the "Handling and Installation" section on page 10.
- Handling and installation requirements. See the "Handling and Installation" requirements section on page 10.
- The LIFESPAN® SOLID SELECT must have been well maintained in service in accordance with standard building recommendations and practices.

Except for the foregoing, and to the maximum extent permitted by law, Tenon makes no other warranties, representations, or conditions, expressed or implied, as to or concerning LIFESPAN® SOLID SELECT including claims and complaints relating to priming, painting, resin bleed, environmental, or health and safety issues and any and all other representations, warranties, terms and conditions implied by any laws are excluded.

Fletcher Wood Solutions makes no claim that LIFESPAN® SOLID SELECT will protect non-LIFESPAN® products from insects, rot or fungi. For further information regarding the terms and conditions, please contact your LIFESPAN® SOLID SELECT supplier.

-FLETCHER-
WOOD SOLUTIONS

Fletcher Wood Solutions®
Dba Taupo Wood Solutions
99 Monroe Ave NW, Suite 601
Grand Rapids, MI 49503
Phone: 1.866.FSC.WOOD (1.866.372.9663)

www.lifespansolidselect.com



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Decentralized heat recovery ventilation system with quiet and efficient operation

BENEFITS

The e²60 offers quieter standard operating sound levels along with increased motor efficiency as compared to the e². Operating and wired in groups of 2 or 4, these fans provide continuous ventilation without the need for ductwork - installed directly in the exterior wall. The regenerative core is charged every 70 seconds for a standard fan and 50 seconds for a short fan, after which the fan reverses and the incoming air absorbs the stored heat on its way in. Creates a very quiet heat recovery ventilation system without the need for ducts and balancing, with specific fan efficiency that is second to none.

PRODUCT SPECIFICATIONS

The basic unit is a through wall fan, with a ceramic regenerative heat exchanger behind it. Operating and wired in pairs, these fans provide continuous ventilation without the need for duct-work and are installed directly in the exterior wall.

The fan's heat recovery is possible thanks to a ceramic core that is charged in a 70 second cycle for a standard fan and 50 seconds for a short fan. To learn about how LUNOS heat recovery works, watch our short video introduction to the LUNOS system.

For projects with walls thinner than 12" (eg with 2x6 framing), you may want to go with the Lunos e² short version. However, the short version comes with a slightly lower efficiency (~84%). Otherwise, furring the tube toward the interior is an option for your project to obtain the maximum (89%) efficiency in a shorter (ie 2x6) wall assembly.

Includes one transformer (110V-12V) and controller. Maximum four fans (two pairs) can be wired to one controller. Installation sleeve included – can be pre-installed in wall before insulating/during construction.

TECHNICAL SPECS

Ventilation Rates	5/10/15/20/25/35 CFM (depending on controller settings)
Heat Recovery Efficiency	89% per DIBT/DIN V 4701 at 27 m ³ /hr (~15 CFM)
Humidity Recovery	20-30% in winter

475 can only sell and ship LUNOS products within the United States.

475 High Performance Building Supply
info@foursevenfive.com (USA) | 800-995-6329

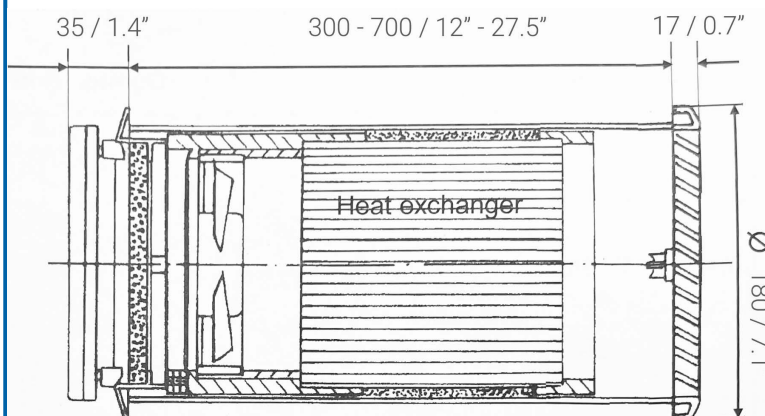
TECHNICAL SPECS (continued)

Ventilation System Efficiency	0.07 W/(m ³ /h) [0.12W/CFM]
Filter	G3 (MERV 5) comes with standard interior cover. MERV 13 available with Comfort Screen interior cover option.
Sound Level	from 18dB

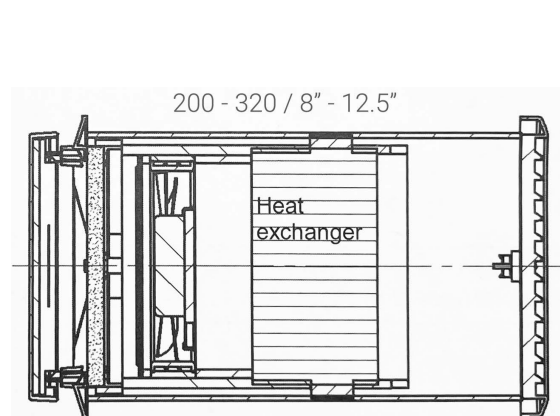
DIMENSIONS

Diameter Unit	5 7/8" (150 mm)
Exterior Diameter Tube	6 5/16" (160 mm)
Minimum Wall Thickness	short : 8" (200 mm) standard : 12" (300 mm)
Installation Tube (can be cut)	short: 8" to 12 1/2" (200 mm to 320 mm) standard: 11" to 19 3/4" (280 mm to 500 mm) extra long option: 19 3/4" to 27 1/2" (500 to 700 mm)
Fan Length	standard: 9 3/4" (248 mm) short: 6 3/4" (171 mm)
Inside Cover	7 1/16" x 7 1/16" (180 mm x 180 mm)
Outside Grill Diameter	7 1/16" (180 mm)

Lunos e²60 Fan Dimensions (mm / inches)



Standard fan and installed tube



Short fan and installed tube

APPLICATION

For bathrooms it is recommended to use the e⁶⁰ HRV. Using intermittent high efficiency exhaust fan is an option, but will decrease e²60 efficiency slightly during the time it is in operation. Or if the bathroom is located at an exterior wall, a pair of e²60 can be installed. The same principle can be applied to kitchens.

CODE COMPLIANCE (NEC/HAFS 70 Certification by NRTL)

Certified to UL 1815 Nonducted Heat Recovery Ventilators



INTERIOR AND EXTERIOR COVER OPTIONS

INTERIOR COVERS



Standard Interior Cover comes with MERV 5 filter that is washable and reusable. Cover also accommodates optional MERV 10 filtration.



Interior Sound Reduction Cover reduces sound insulation from exterior noise by 6 decibels, and comes standard with MERV 5 filter. Accommodates optional MERV 10 filter.



Comfort Screen with MERV 13 Filter is the option for the highest level particulate matter filtration. MERV 13 reduces PM 2.5 by up to 90%. PM 2.5 is the dominant particle size of particulates from wildfire smoke.

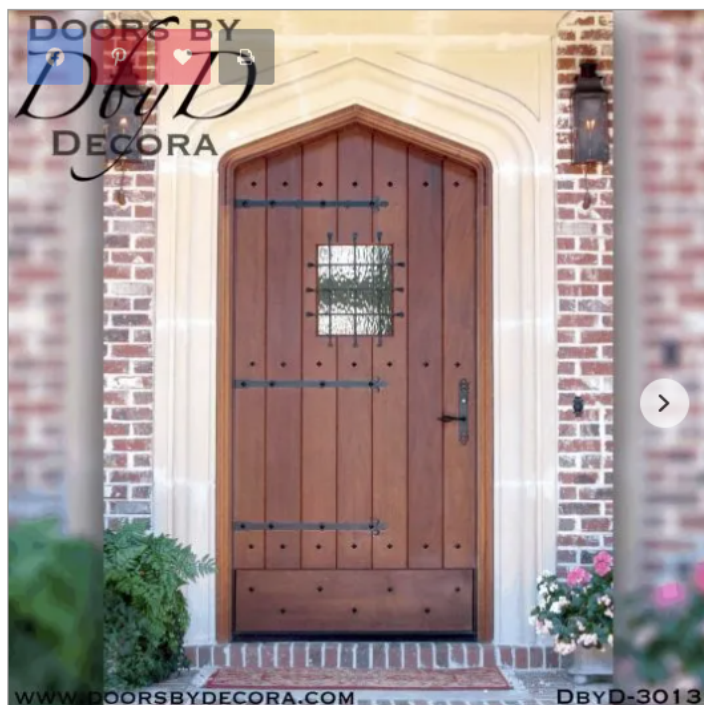
EXTERIOR GRILLS



Standard Exterior Grill is angled to shed rain, includes a bug screen and drip edge for any possible condensation that may occur during operation.



Exterior Hood with Sound Absorption offers durable, long-lasting protection for the Lunos system comes in aluminum (white or gray), and stainless steel options. Can be painted and reduces exterior noise by 6 decibels.

[Get a Quote](#)

Rustic Plank Gothic Speakeasy Mahogany Wood Front Door – DbyD-3013

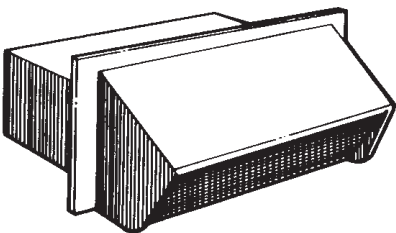
SKU: Rustic-3013

Category: Rustic Doors

PRODUCT DESCRIPTION

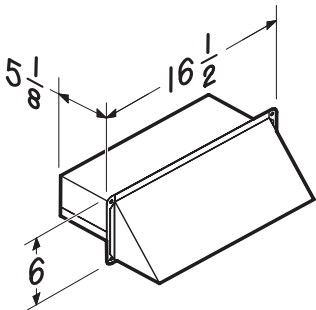
- Rustic Gothic Arch Plank Door
- 42" x 96" x 1 3/4" (as shown, any size available)
- Wood Species Shown: Mahogany (other wood species available)
- Glass Option Shown: [Water Glass](#)
- Stain Color: [Dark Walnut](#)
- Custom Wrought [Iron Grill](#)
- Hardware: Ornamental Strap Hinges and Clavos
- This door can be found on a home in Dothan, Alabama. When the homeowner came to us for the front door, the stone facade was already ordered. We had to build our unit to be an exact fit to their stone surround without ever seeing it. We worked closely with the stone maker by sending CAD drawings back and forth and at installation, everything was a perfect fit.
- Glass options include: clear, beveled, leaded, textured
- All glass options can be tempered and dual pane insulated
- All of our wooden doors are made from the finest hardwoods available. No engineered or "core" materials are used in the construction of our doors to ensure optimal performance and unmatched beauty and quality
- We are happy to finish any of our doors with our selections of stains or prime the unit so that it can be painted upon delivery. However, any door unit may also be purchased unfinished. Read our [Finishing & Maintenance Instructions](#)
- We offer factory pre-hanging with all of our door units. Doors may also be purchased as a slab if desired
- All of our doors can be sold cut for the hardware of your choice. Visit our selection of [hardware](#)
- If you are outside of our local service area, or would like to install your doors yourself, please read our [Install Instructions](#)
- [Warranty](#) information
- [FAQ](#)

WALL CAPS



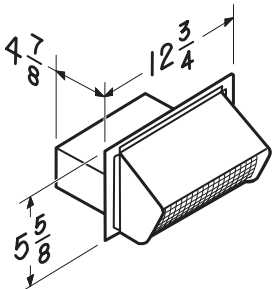
Model WC638

- For 3¼" x 14" duct
- Spring-loaded backdraft damper and bird screen
- 26 GA CRCQ Steel, black finish



Model 639

- For 3¼" x 10" duct
- Spring-loaded backdraft damper and bird screen
- 24 GA CRCQ Steel, black powder coat paint finish
- Do not use for dryer venting

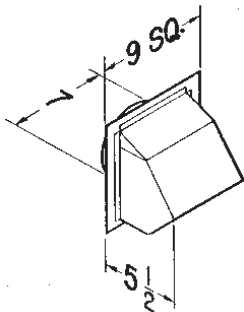


Model 649

- Same features as Model 639
- .025 Aluminum - natural finish

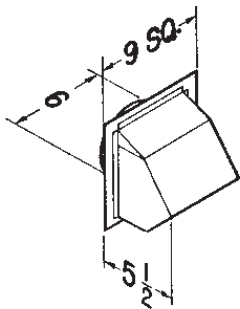
Model 647

- For 7" round duct
- Spring-loaded backdraft damper and bird screen
- .025 Aluminum - natural finish
- Do not use for dryer venting



Model 843BL

- For 6" round duct
- Spring-loaded backdraft damper and bird screen
- 22 GA CRCQ Steel, black powder coat paint finish
- Attachment collar 1¼" long
- Do not use for dryer venting



Model 641

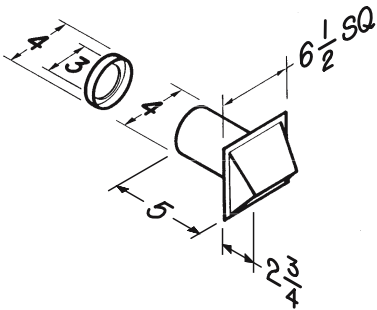
- Same features as Model 843BL
- .025 Aluminum - natural finish

Model 641FA

- Same features as Model 641
- Without backdraft damper
- Includes mesh screen
- Intended for make-up air inlet applications

Model 885BL

- For 3" or 4" round duct (4" to 3" transition included)
- Spring-loaded backdraft damper and bird screen
- 24 GA CRCQ Steel, black powder coat paint finish
- Do not use for dryer venting

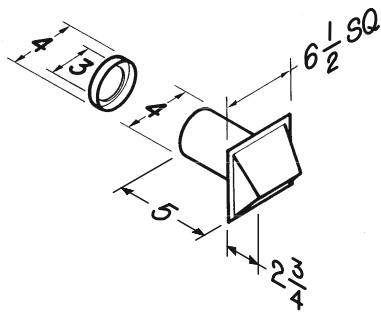


Broan-NuTone LLC Hartford, Wisconsin www.broan.com 800-558-1711

REFERENCE	QTY.	REMARKS	Project	
			Location	
			Architect	
			Engineer	
			Contractor	
			Submitted by	Date

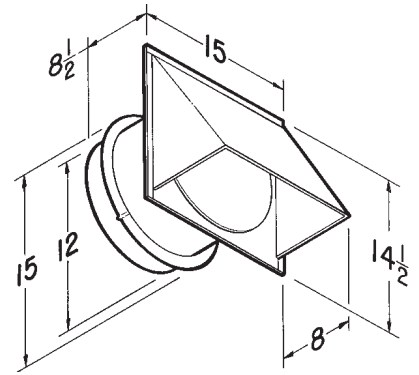
Model 885AL

- For 3" or 4" round duct (4" to 3" transition included)
- Spring-loaded backdraft damper and bird screen
- .025 Aluminum - natural finish
- Do not use for dryer venting



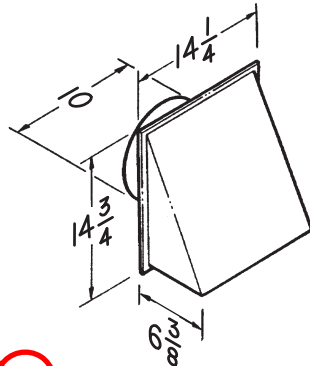
Model 613

- For 12" round duct
- High capacity
- Built-in backdraft damper and bird screen
- .025 Aluminum - natural finish



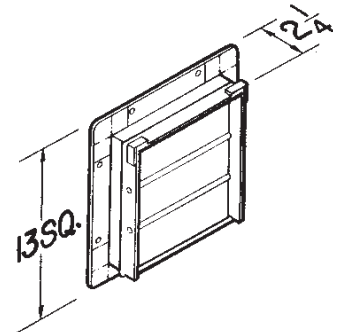
Model 610FA

- For 10" round duct
- .025 Aluminum - natural finish
- Attachment collar 3-3/8" long
- Without backdraft damper
- Includes mesh screen
- Intended for make-up air inlet applications



Model 441

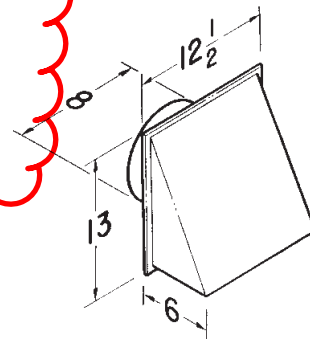
- Gravity dampers
- Collar with bird screen for attaching 10" round duct
- 24 GA CRCQ steel construction with aluminum louvers



RANGE VENT WALL CAP

Model 643

- For 8" round duct
- Built-in backdraft damper
- .025 Aluminum - natural finish
- Attachment collar 3-3/8" long

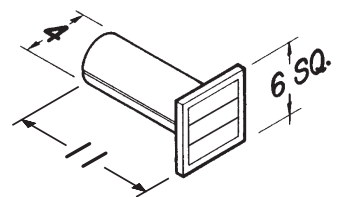


Model 648FA

- Same features as Model 643
- Without backdraft damper
- Includes mesh screen
- Intended for make-up air inlet applications

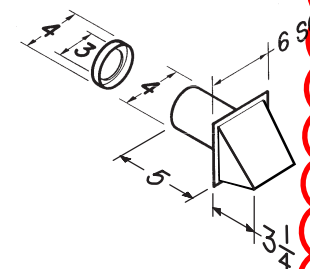
Model 450 Flexible Wall Ducting Kit

- Includes 5 ft. of 4", flexible, vinyl ducting, 4" diameter metal duct connector, 2 duct clamps, 4" to 3" reducer and a white polymeric louvered wall vent



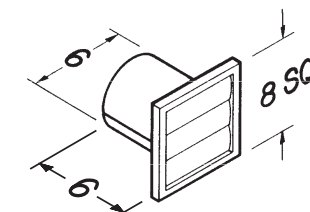
Model 642

- For 4" round duct (4" to 3" transition included)
- Built-in backdraft damper
- Aluminum - natural finish
- Do not use for dryer venting



Model 646

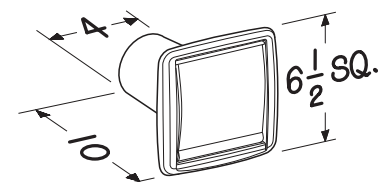
- For 6" round duct
- Polymeric construction - white finish



DRYER VENT WALL CAP

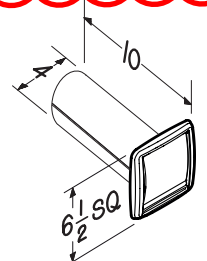
Model WC650

- White wall cap for 4" round duct - includes 4 mounting screws
- Engineered resin material for impact and UV resistance
- Weighted backdraft damper guards against wind, birds or lint build-up
- 4" diameter metal duct connector



Model WVK2A Flexible Wall Ducting Kit

- Includes 5 ft. of 4", flexible, 2-ply metallic laminate ducting, 10" long 4" diameter metal duct, 2 duct clamps, 4" to 3" reducer, an engineered resin material wall cap with white finish, and mounting screws
- Duct conforms to UL181 Class 1 air connector requirements
- Do not use for dryer venting



BROAN®

Broan-NuTone LLC Hartford, Wisconsin www.broan.com 800-558-1711

Fixed Skylight Systems

FCM Model



Solar-Powered
Remote-Controlled
Shade
Pre-Installed
for Total Light &
Climate Control

10
Years
Warranty
Page 14

Visually expand your space and transform your home with natural light and sky views.

- Low profile creates a clean, streamlined appearance on the roof
- Positioning allows for twice the natural light as vertical windows
- Includes a VELUX solar-powered skylight shade for total light control and improved indoor comfort
- Safety Glass is standard on all FCM models

Standard Sizes	1943	2222	2230	2234	2246	2270	2347	3030	3046
 0° - 60° 0.12 - 20.12	☐	☐	☒	☐	☐	☐	☐	☐	☐
Outside Curb (W-in. x H-in.)	22 ½ x 46 ½	25 ½ x 25 ½	25 ½ x 33 ½	25 ½ x 37 ½	25 ½ x 49 ½	25 ½ x 73 ½	25 ½ x 73 ½	33 ½ x 33 ½	33 ½ x 49 ½

Standard Sizes	3055	3171	3422	3434	3446	4622	4630	4646	4672
 0° - 60° 0.12 - 20.12	☐	☐	☐	☐	☐	☒	☐	☐	☐
Outside Curb (W-in. x H-in.)	33 ½ x 58 ½	35 x 75	37 ½ x 25 ½	37 ½ x 37 ½	37 ½ x 49 ½	49 ½ x 25 ½	49 ½ x 33 ½	49 ½ x 49 ½	49 ½ x 75 ½

Custom size FCM are available.

More Information >



Includes pre-installed
solar-powered shade
See page 15



Smartphone control and
automation available
See page 13



STATE OF VERMONT Division for Historic Preservation Montpelier, VT 05602 HISTORIC SITES & STRUCTURES SURVEY Individual Structure Survey Form		SURVEY NUMBER: 0402-5 Part of: ☒ District _____ ☐ Complex _____ Contributing ☒ Non-Contributing ☐ Listed on: State Register of Historic Places N National Register of Historic Places N	
COUNTY: Chittenden		CRITERIA: A ☐ B ☐ C ☐ D ☐	
TOWN: Burlington VILLAGE:		NEGATIVE FILE NUMBER:	
LOCATION: 153 Locust Terrace		COORDINATES: UTM (ZONE 18) E 0 N 0 VSP (NAD 83) E 443250.23413 N 218510.57216 E911 E N	
PROPERTY TYPE: House		PRESENT FORMAL NAME: Merrier House	
OWNER: Alma, Clifford & Robert Merrier ADDRESS:		COMMON NAME: Marrier House	
ACCESSIBILITY TO PUBLIC: Yes ☐ No ☒ Restricted ☐		ORIGINAL FORMAL NAME: Lacillade House	
HISTORIC CONTEXT: Physical Patterns of Communities		PRESENT USE: House	
SIGNIFICANCE: Architectural ☒ Historic ☒ Archeological ☐ Engineering ☐		ORIGINAL USE: House	
LEVEL OF SIGNIFICANCE: Local ☒ State ☐ National ☐		ARCHITECT/ENGINEER:	
PHYSICAL CONDITION OF STRUCTURE: Excellent ☐ Good ☒ Fair ☐ Poor ☐		BUILDER/CONTRACTOR:	
		STYLE: Colonial Revival;	
		PLAN:	
		DATE BUILT: 1949	

GENERAL DESCRIPTION:

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 ☐ Bonding Pattern:
 c. Iron ☐ Steel ☐ e. Other:

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

8. Appendages: Porches ☐ Towers ☐ Cupolas ☐ Dormers ☐ Chimneys ☒ Shed ☐
 Ells ☐ Wings ☐ Bay Window ☐ Other:

9. Roof Styles: Gable ☒ Hip ☐ Shed ☐ Flat ☐ Mansard ☐ Gambrel ☐ Jerkinhead ☐
 Saw Tooth ☐ With Monitor ☐ With Bellcast ☐ With Parapet ☐ With False Front ☐
 Other:

Number of Stories: 1.5 Entrance Location: center
 Number of Bays: 3x3 Approximate Dimensions: 26' x 30'

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

Additional Features:

door hood;

Additional Description:

RELATED STRUCTURES:

Garage - One-bay Garage; Garage - Attached Garage;

STATEMENT OF SIGNIFICANCE:

This house occupies Lot #10 as shown on the 1947 Thibault plan. Thibault sold the lot and a new house to Carl & Mary Lacillade in 1949. A good example of a post-war, minimal traditional house.

REFERENCES:

MAP: (Indicate North in Circle)

SURROUNDING ENVIRONMENT:

Open ☐

Woodland ☐

Scattered Buildings ☐

Moderately Built Up ☐

Densely Built Up ☒

Residential ☒

Commercial ☐

Agricultural ☐

Industrial ☐

Roadside Strip Development ☐

Designed Landscape Features ☐

Other:

RECORDED BY:

Devin Colman

ORGANIZATION:

City of Burlington

DATE RECORDED:

07/13/2007

LAST UPDATED:

10/13/2008



Survey 0402-5: 153 Locust Terrace
Burlington, VT. View southwest.
Photograph by Devin Colman, 9/5/2007
Digital image on file at VT Division for Historic Preservation

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
vacant, Associate Planner
Joseph Cava, Permit Technician
Collin Naheedy, Code Compliance Officer



TO: Development Review Board
FROM: Scott Gustin
DATE: October 21, 2025
RE: ZP-25-488; 11 Driftwood Lane

=====

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: 4N

Owner/Applicant: Andrew & Tracy Russell / Michael Koch

Request: Proposed replacement of existing seawall due to deteriorating condition. Proposal includes replacing existing aluminum lake access stairs with stone.

Applicable Regulations:

Article 4 (Maps & Districts), Article 5 (Citywide General Regulations), Article 6 (Development Criteria & Guidelines)

Background Information:

The applicant is seeking approval to reconstruct a stone block seawall along the lakeshore. Associated fill and grading work is also proposed behind the seawall. As the seawall is located partially below the 102' elevation, it is subject to review under the flood hazard area regulations in addition to dimensional and design review standards. As required, the project is subject to review and approval by the State National Floodplain Insurance Program Coordinator at VT DEC. Comments have been provided and find that the seawall is compliant with applicable flood hazard area standards.

Given the project location along the lakeshore, this application is subject to review by the Conservation Board. The Conservation Board reviewed this application at their October 6, 2025 meeting and recommended approval, subject to the following conditions:

1. Utilize jute EPSC materials (not plastic).
2. Keep soil stockpile out of the lake's flood zone.
3. Remove reference to fertilizer on the project plans.

The applicant is amenable to these conditions.

Previous zoning actions for this property are noted below.

- 12/22/15, Approval to finish space within the basement
- 5/12/16, Approval of exterior lighting and landscaping
- 8/22/14, Approval for two sets of stairs

- 7/22/14, Approval for two awnings
- 6/27/14, Approval to install pool, deck, and stairs
- 9/5/12, Approval to install boulder retaining wall in front of existing seawall
- 4/29/11, Approval for exterior building alterations
- 9/27/10, Approval to amend prior permits for site design changes
- 10/15/09, Approval for site and landscaping changes
- 11/18/08, Approval to demolish existing single family home and to construct new residence
- 8/11/88, Approval of addition on south side of house

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

I. Findings

Article 4: Maps & Districts

Sec. 4.4.5, Residential Districts:

(a) Purpose

(1) Residential Low Density (RL)

This district is intended for relatively low density residential development that includes a mix of housing types, generally including single family homes through quadplexes. The existing single family residence is consistent with this intent. No change in use is proposed. **(Affirmative finding)**

(b) Dimensional Standards

The subject property is accessed by a private road and has ~116' of frontage. It will not change, and the minimum required is 30.'

All setbacks remain unchanged. The northwestern end of the existing seawall extends onto Leddy Park property. The Parks & Recreation Department has made the following request as to dealing with the seawall encroachment:

- Contractor/homeowner agrees to remove the wood cap and cut the steel pilings that currently encroach on the Leddy parcel. This area to be armored with red quartzite rip rap to cover the top of the structural concrete retaining wall and tops of two steel pilings which will remain in place.
- Contractor/homeowner agrees to reassemble the short section of boulder retaining wall that is on the Leddy parcel for maximum structural integrity.
- Contractor/homeowner agrees to begin replacement of the boulder sea wall at/about the property line by structurally tying the two together by overlapping stones (avoiding continuous vertical seams/joints) as discussed onsite 10/14/2025.
- The City understands that, in order to minimize disturbance to an erosion prone slope, some infrastructure from 11 Driftwood will be left on City property. In the case of the original white steel pilings/wood cribbing wall, they will be buried and not visible. In the case of the boulder wall, it will be continuous across the boundary intersection to maximize structural integrity.

As a replacement of an existing seawall, the new seawall will not affect lot coverage.

Height of the replacement seawall will be similar to the existing seawall at about 6.’

The number of dwelling units remains unchanged at 1.

The footprint of the principal structure remains unchanged. **(Affirmative finding as conditioned)**

(c) Permitted & Conditional Uses

The seawall is accessory to the permitted single family home. **(Affirmative finding)**

(d) District Specific Regulations

1. Additional Residential Development Permitted

(Not applicable)

2. Exceptions to Dimensional Standards

(Not applicable)

3. Exception for Neighborhood Commercial Uses

(Not applicable)

4. Miscellaneous Standards

(Not applicable)

5. Residential Development Bonuses

(Not applicable)

Sec. 4.5.4, Natural Resource Protection Overlay District:

(a) District Specific Regulations: Special Flood Hazard Area

(7) Special Review Criteria

A. The danger to life and property...

The seawall will be placed within the lakeshore flood hazard area. Lakeshore flood dynamics are unlike those of river flood dynamics. The water does not flow at perceptible speeds and is not subject to constriction. Placement of the seawall within the lakeshore flood zone will have no impact on flood heights or velocities. **(Affirmative finding)**

B. The danger that material may be swept onto other lands...

The new seawall is to be constructed of Panton stone blocks and will be anchored into the ground. There is little danger that the structure will be swept away by flood waters. **(Affirmative finding)**

C. The proposed water supply and sanitation systems...

Not applicable.

D. The susceptibility of the proposed facility and its contents to flood damage...

The seawall is a protective measure against flood damage to the property. The potential for flooding damage to the seawall itself is minimal. **(Affirmative finding)**

E. The importance of the services provided...

The seawall is of little importance to the Burlington community; however, it will provide substantial protection to the private property that it will be located on. **(Affirmative finding)**

F. The availability of alternative locations...

The point of the seawall is to protect the property from flood damage. Its placement within the flood zone is key to this function. It's location within the floodplain is acceptable. **(Affirmative finding)**

G. The compatibility of the proposed use with existing development...

Seawalls are commonplace along Burlington's lakeshore. **(Affirmative finding)**

H. The relationship of the proposed use to the Municipal Development Plan...

The Municipal Development Plan does not address seawalls. It does speak to the development pattern of relatively low density residential development within the RL zone. The subject property contains a single family home. Insofar as homes along the lakeshore commonly have seawalls, the proposal can be found in compliance with the MDP. **(Affirmative finding)**

I. The safety of access to the property...

The new seawall will have no effect on the safety of access to the property during times of flood. **(Affirmative finding)**

J. The expected heights, velocity, duration, rate of rise...

The maximum regulatory flood elevation along the lakeshore is 102' above sea level. The seawall will have no impact on flood heights, velocity, duration, rate of rise, or sediment transport. **(Affirmative finding)**

K. Conformance with all other applicable requirements...

See Articles 4, 5, and 6 of these findings.

(c) District Specific Regulations: Riparian and Littoral Conservation Zone

The subject property is affected by the Riparian and Littoral Conservation Zone (250' width from the 95.5' lakeshore elevation). This overlay zone limits the clearing of vegetation and new stormwater outfalls. No tree removal is noted on the project plans. Existing trees will be protected from disturbance during construction. No new stormwater outfalls are proposed. The required stormwater measures and erosion prevention and sediment control plan have been provided to the city's stormwater program for review and approval. **(Affirmative finding as conditioned)**

Article 5: Citywide General Regulations

Sec. 5.2.3, Lot Coverage Requirements

No lot coverage exceptions are sought. **(Not applicable)**

Sec. 5.2.5, Setbacks

No setback encroachments are sought. **(Not applicable)**

Sec. 5.2.6, Building Height Limits

No exceptions to height limits are sought. **(Not applicable)**

Sec. 5.2.7, Density Calculations

Density is unaffected. **(Not applicable)**

Sec. 5.5.1, Nuisance Regulations

Nothing in the proposal appears to result in creating a nuisance under this criterion. **(Affirmative finding)**

Sec. 5.5.3, Stormwater and Erosion Control

As more than 400 sf of earth disturbance is proposed, a “small project erosion control” plan is required. This EPSC plan is subject to review and approval by the city stormwater program staff prior to construction. **(Affirmative finding as conditioned)**

Article 6: Development Review Standards

Part 1, Land Division Design Standards

Not applicable.

Part 2, Site Plan Design Standards

Sec. 6.2.2, Review Standards

(a) Protection of important natural features

The subject property is located along the Lake Champlain shoreline. The shoreline is an identified significant natural area. Much of the property is affected by the Natural Resource Protection Overlay District, specifically the riparian and littoral conservation zone, which stretches inland 250’ from the 100’ lakeshore elevation. As noted previously, no tree cutting is proposed, and existing trees will be protected during construction. **(Affirmative finding)**

(b) Topographical alterations

The property slopes down towards the lake with several retaining walls holding back the earth above the seawall. The proposed seawall will replace an existing seawall and will have no perceptible impact on existing grades. **(Affirmative finding)**

(c) Protection of important public views

The replacement seawall will not adversely impact public views across the lake and towards the Adirondacks. **(Affirmative finding)**

(d) Protection of important cultural resources

The property contains no known archaeological resources. Much of the lakeshore is archaeologically sensitive. If, during construction, artifacts are unearthed, it is the applicant’s responsibility to stop earthwork and to contact the Vermont Division for Historic Preservation for further guidance. **(Affirmative finding as conditioned)**

(e) Supporting the use of alternative energy

Not applicable.

(f) Brownfield sites

Not applicable.

(g) Provide for nature’s events

See Sec. 5.5.3.

(h) Building location and orientation

Not applicable.

(i) Vehicular access

Not applicable.

(j) Pedestrian access

Not applicable.

(k) Accessibility for the handicapped

Not applicable.

(l) Parking and circulation

Not applicable.

(m) Landscaping, fences, and retaining walls

As the seawall will be greater than 5' tall, it must include textured surfaces and/or landscaping. The proposed Panton stone blocks satisfy this requirement. **(Affirmative finding)**

(n) Public plazas and open space

Not applicable.

(o) Outdoor lighting

Not applicable.

(p) Integrate infrastructure into the design

Not applicable.

Part 3, Architectural Design Standards

Sec. 6.3.2, Review Standards

Not applicable.

II. Conditions of Approval

1. **Prior to release of the zoning permit**, the erosion prevention and sediment control plan shall be reviewed and approved by the city's stormwater program staff.
2. Regarding the northwestern end of the wall that extends onto Leddy Park:
 - a. Contractor/homeowner agrees to remove the wood cap and cut the steel pilings that currently encroach on the Leddy parcel. This area to be armored with red quartzite rip rap to cover the top of the structural concrete retaining wall and tops of two steel pilings which will remain in place.
 - b. Contractor/homeowner agrees to reassemble the short section of boulder retaining wall that is on the Leddy parcel for maximum structural integrity.
 - c. Contractor/homeowner agrees to begin replacement of the boulder sea wall at/about the property line by structurally tying the two together by overlapping stones (avoiding continuous vertical seams/joints) as discussed onsite 10/14/2025.
 - d. The City understands that, in order to minimize disturbance to an erosion prone slope, some infrastructure from 11 Driftwood will be left on City property. In the case of the original white steel pilings/wood cribbing wall, they will be buried and not visible. In the case of the boulder wall, it will be continuous across the boundary intersection to maximize structural integrity.

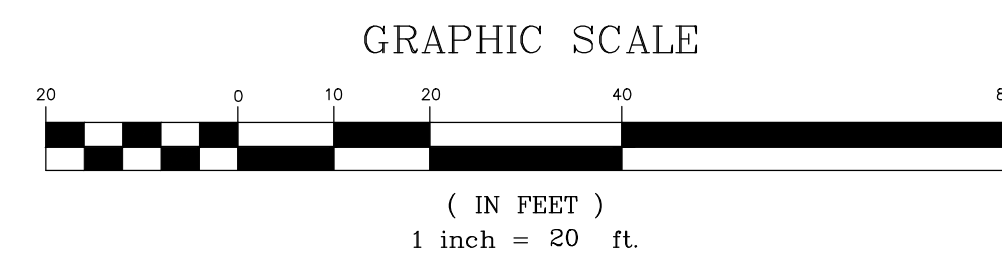
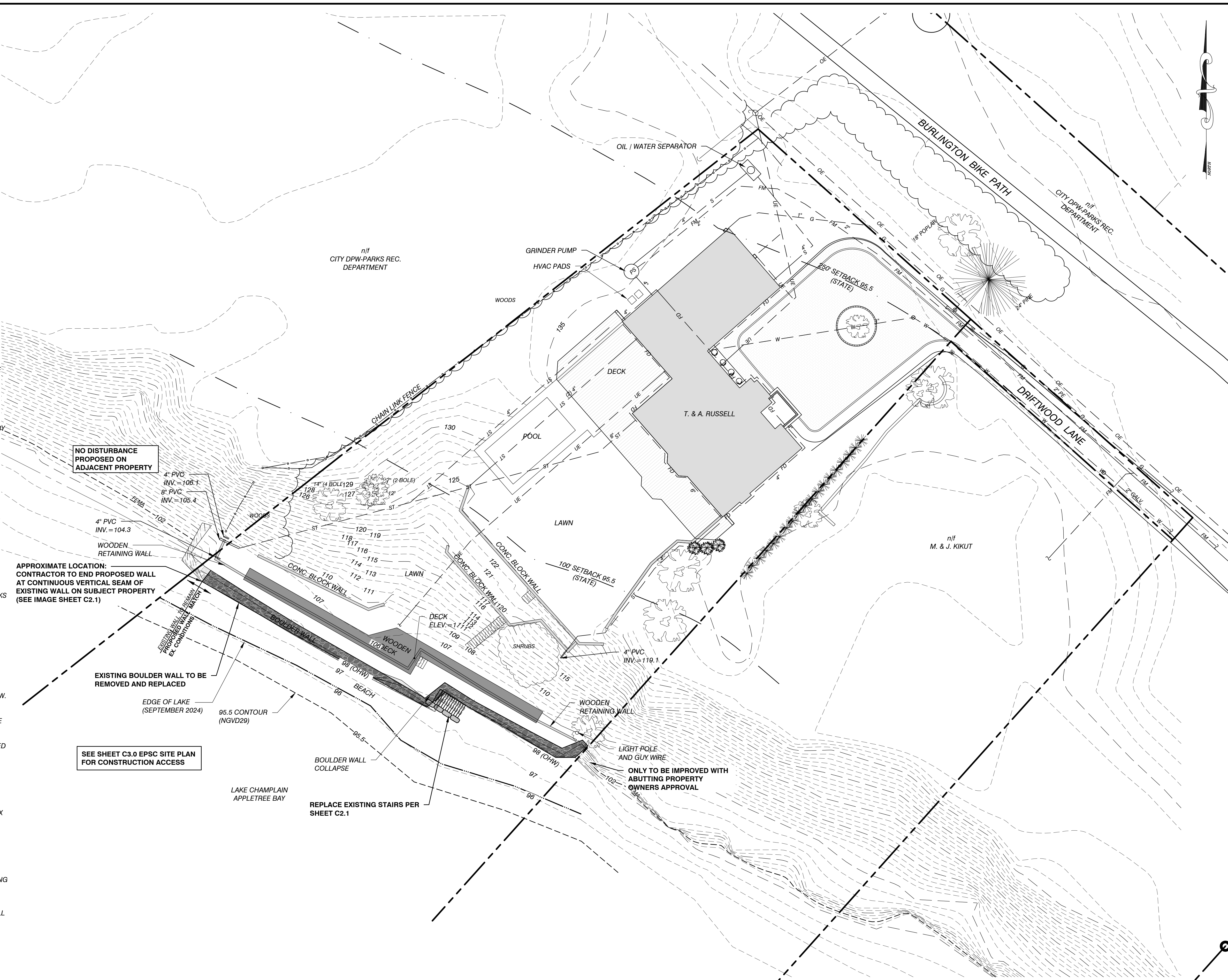
3. As recommended by the Conservation Board:
 - a. Utilize jute EPSC materials (not plastic).
 - b. Keep soil stockpile out of the lake's flood zone.
 - c. Remove reference to fertilizer on the project plans.
4. If, during construction, artifacts are unearthed, it is the applicant's responsibility to stop earthwork and to contact the Vermont Division for Historic Preservation for further guidance.
5. In all **Special Flood Hazard Areas** (including Floodway areas) such conditions require that:

All development:

 - (i) New construction and/or substantial improvements to structures shall be reasonably safe from flooding and be:
 1. Designed and adequately anchored to prevent flotation, collapse, or lateral movement during the occurrence of the base flood;
 2. Constructed of materials resistant to flood damage;
 3. Constructed by methods and practices that minimize flood damage; and
 4. Constructed with electrical, heating, ventilation, plumbing and air conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding;
 - (ii) All development shall be designed to minimize flood damage to the proposed development and to public facilities and utilities;
 - (iii) All development shall be designed to provide adequate surface drainage to reduce exposure to flood hazards;
 - (iv) All new construction and substantial improvements that have fully enclosed areas below the lowest floor shall:
 1. Be solely used for parking of vehicles, storage, or building access, and such a condition shall clearly be stated on any permits; and,
 2. Be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Such designs must be certified by a registered professional engineer or architect, or meet or exceed the following minimum criteria: A minimum of two openings of two walls having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided. The bottom of all openings shall be no higher than one foot above grade. Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters;
 - (v) All necessary permits shall be obtained from those governmental agencies from which approval is required by federal or state law.
6. The Applicant/Property Owner is responsible for obtaining all necessary Building Permits through the Department of Permitting & Inspections as well as other permit(s) as may be required.
7. Standard permit conditions 1-15.

	APPROXIMATE PROPERTY LINE
	APPROXIMATE SETBACK LINE
	EXISTING CONTOUR
	EXISTING FENCE
	EXISTING GRAVEL
	EXISTING PAVEMENT
	EXISTING OVERHEAD ELECTRIC
	EXISTING UNDERGROUND ELECTRIC
	EXISTING EDGE CEMENT
	EXISTING STORM
	EXISTING GRAVITY SEWER
	EXISTING WATER
	EDGE OF LAKE
	EXISTING SHUT OFF
	EXISTING UTILITY POLE
	EXISTING GUY WIRE/POLE
	EXISTING DECIDUOUS TREE
	EXISTING CONIFEROUS TREE
	EDGE OF BRUSH/WOODS

1. UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES LOCATED UPON OR ADJACENT TO THE SURVEYED PREMISES. EXISTING UTILITY LOCATIONS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL FIELD VERIFY ALL UTILITY CONFLICTS. ALL DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER. THE CONTRACTOR SHALL CONTACT DIG SAFE (888-344-7233) PRIOR TO ANY CONSTRUCTION. IN ADDITION, THE CONTRACTOR SHALL HIRE A PRIVATE UTILITY LOCATING FIRM TO LOCATE OWNER OWNED UNDERGROUND UTILITIES PRIOR TO START OF ANY EXCAVATION.
2. ALL EXISTING UTILITIES NOT INCORPORATED INTO THE FINAL DESIGN SHALL BE REMOVED OR ABANDONED AS INDICATED ON THE PLANS OR DIRECTED BY THE ENGINEER.
3. THE CONTRACTOR SHALL REPAIR/RESTORE ALL DISTURBED AREAS (ON OR OFF THE SITE) AS A DIRECT OR INDIRECT RESULT OF THE CONSTRUCTION.
4. ALL GRASSED AREAS SHALL BE MAINTAINED UNTIL FULL VEGETATION IS ESTABLISHED.
5. MAINTAIN ALL TREES OUTSIDE OF CONSTRUCTION LIMITS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK NECESSARY FOR COMPLETE AND OPERABLE FACILITIES AND UTILITIES.
7. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL ITEMS AND MATERIALS INCORPORATED INTO THE SITE WORK. WORK SHALL NOT BEGIN ON ANY ITEM UNTIL SHOP DRAWING APPROVAL IS GRANTED.
8. IN ADDITION TO THE REQUIREMENTS SET IN THESE PLANS AND SPECIFICATIONS, THE CONTRACTOR SHALL COMPLETE THE WORK IN ACCORDANCE WITH ALL PERMIT CONDITIONS AND ANY LOCAL PUBLIC WORKS STANDARDS.
9. THE TOLERANCE FOR FINISH GRADES FOR ALL PAVEMENT, WALKWAYS AND LAWN AREAS SHALL BE 0.1 FEET, UNLESS NOTED OTHERWISE. ALL EXISTING MANHOLE COVERS, VALVES, CURB STOPS AND OTHER ITEMS TO REMAIN SHALL BE ADJUSTED TO THE NEW FINISH GRADE.
10. ANY DEWATERING NECESSARY FOR THE COMPLETION OF THE SITEWORK SHALL BE CONSIDERED AS PART OF THE CONTRACT AND SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
11. THE CONTRACTOR SHALL COORDINATE ALL WORK WITHIN TOWN ROAD R.O.W. WITH TOWN AUTHORITIES.
12. THE CONTRACTOR SHALL INSTALL THE ELECTRICAL, CABLE AND TELEPHONE SERVICES IN ACCORDANCE WITH THE UTILITY COMPANIES REQUIREMENTS.
13. EXISTING PAVEMENT AND TREE STUMPS TO BE REMOVED SHALL BE DISPOSED OF AT AN APPROVED OFF-SITE LOCATION. ALL PAVEMENT CUTS SHALL BE MADE WITH A PAVEMENT SAW.
14. IF THERE ARE ANY CONFLICTS OR INCONSISTENCIES WITH THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR VERIFICATION BEFORE WORK CONTINUES ON THE ITEM IN QUESTION.
15. PROPERTY LINE INFORMATION IS APPROXIMATE AND BASED ON EXISTING TAX MAP INFORMATION. THIS PLAN IS NOT A BOUNDARY SURVEY AND IS NOT INTENDED TO BE USED AS ONE.
16. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING TESTING AND INSPECTION SERVICES INDICATED IN THE CONTRACT DOCUMENTS, TYPICAL FOR CONCRETE AND SOIL TESTING.
17. THE CONTRACTOR IS RESPONSIBLE FOR ALL LAYOUT AND FIELD ENGINEERING REQUIRED FOR COMPLETION OF THE PROJECT. CIVIL ENGINEERING ASSOCIATES WILL PROVIDE AN AUTOCAD FILE WHERE APPLICABLE.
18. THE OWNER SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ANY AND ALL SAFETY FENCES OR RAILS ABOVE EXISTING AND PROPOSED WALLS. THE OWNER SHALL VERIFY LOCAL, STATE AND INSURANCE REQUIREMENT GUIDELINES FOR THE INSTALLATION AND VERIFY ANY AND ALL PERMITTING REQUIREMENTS.



CIVIL ENGINEERING ASSOCIATES, INC.
10 MANSFIELD VIEW LANE, SOUTH BURLINGTON, VT 05403
P: 802-864-2323 FAX: 802-864-2271 web: www.cea-vt.com

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DRAWN

MAE

CHECKE

DSM

APPROV

CLIENT:

BIRDSEYE BUILDING

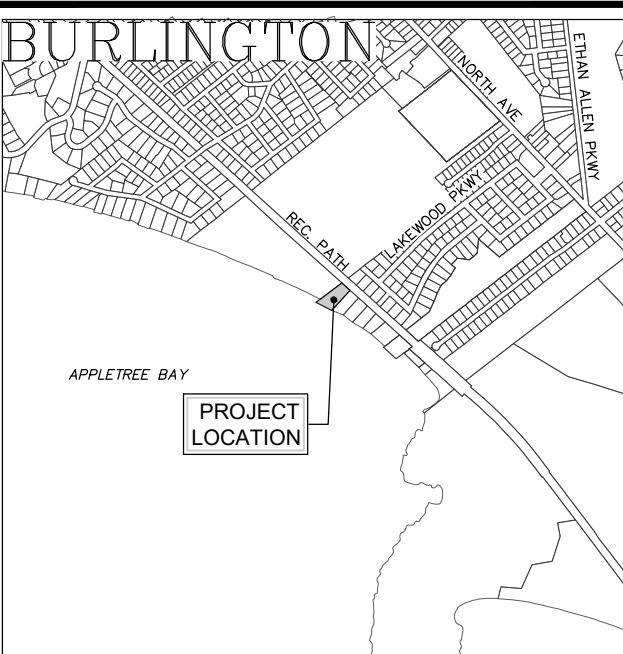
3104 HUNTINGTON ROAD
RICHMOND, VT 05447

PROJECT:

TRACY AND
ANDREW RUSSELL

*SHORELINE
RE-STABILIZATION*

11 DRIFTWOOD LANE
BURLINGTON, VERMONT



DATE	CHECKED	REVISION
02/13/25	MCK	ADDED EROSION CONTROL MEASURES
10/03/25	MCK	REVISED LIMITS OF CONSTRUCTION

**PROPOSED
CONDITIONS
PLAN**

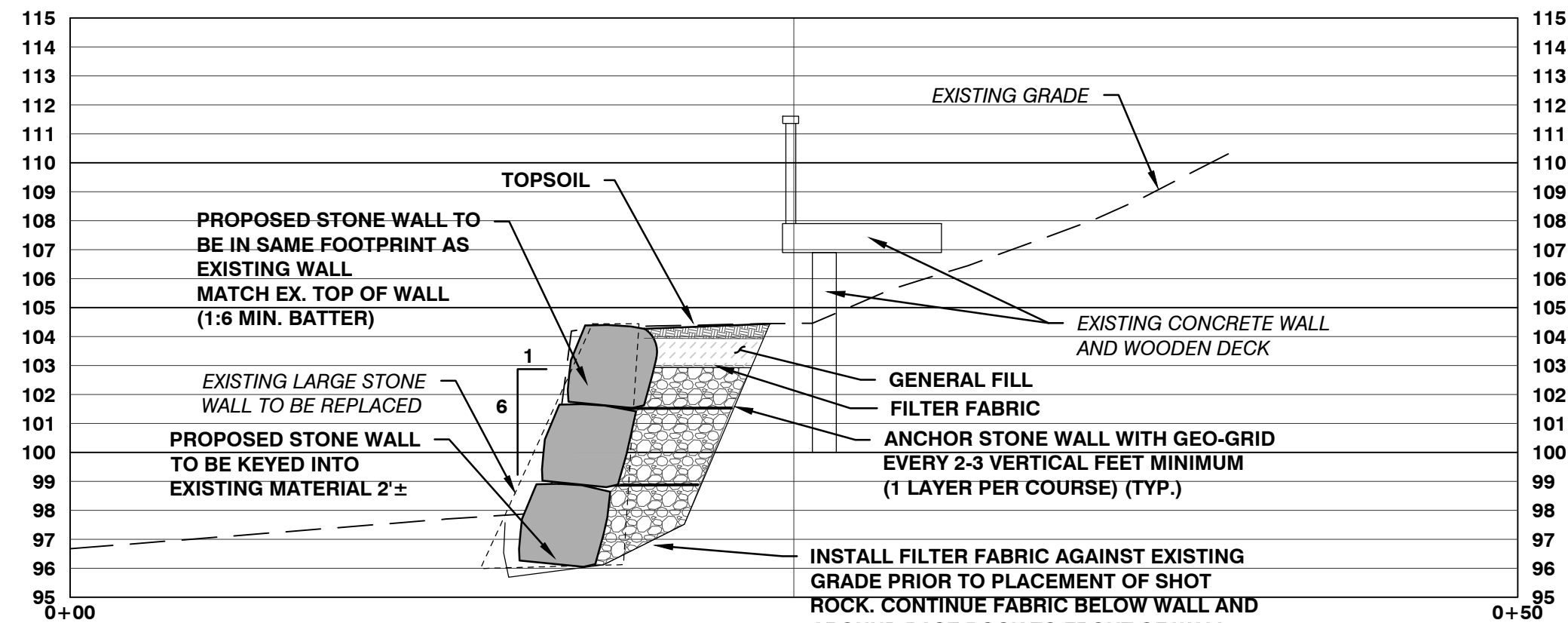
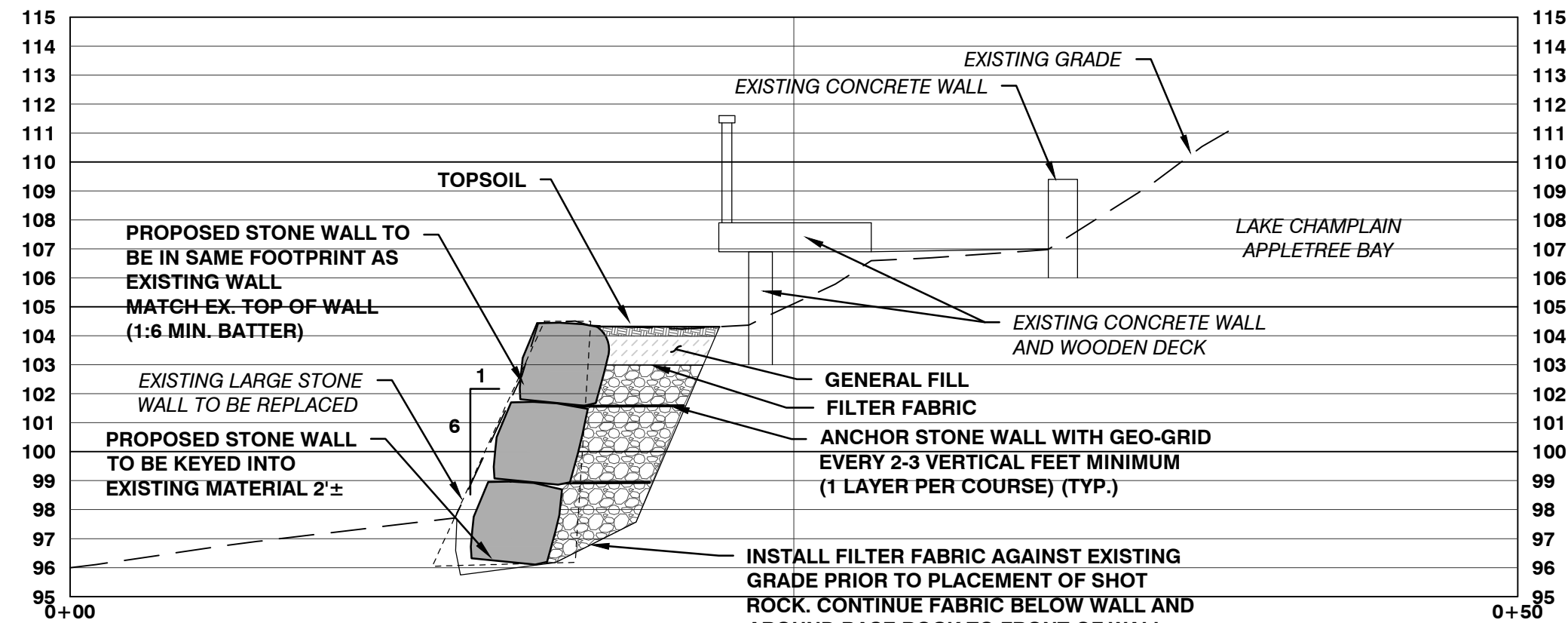
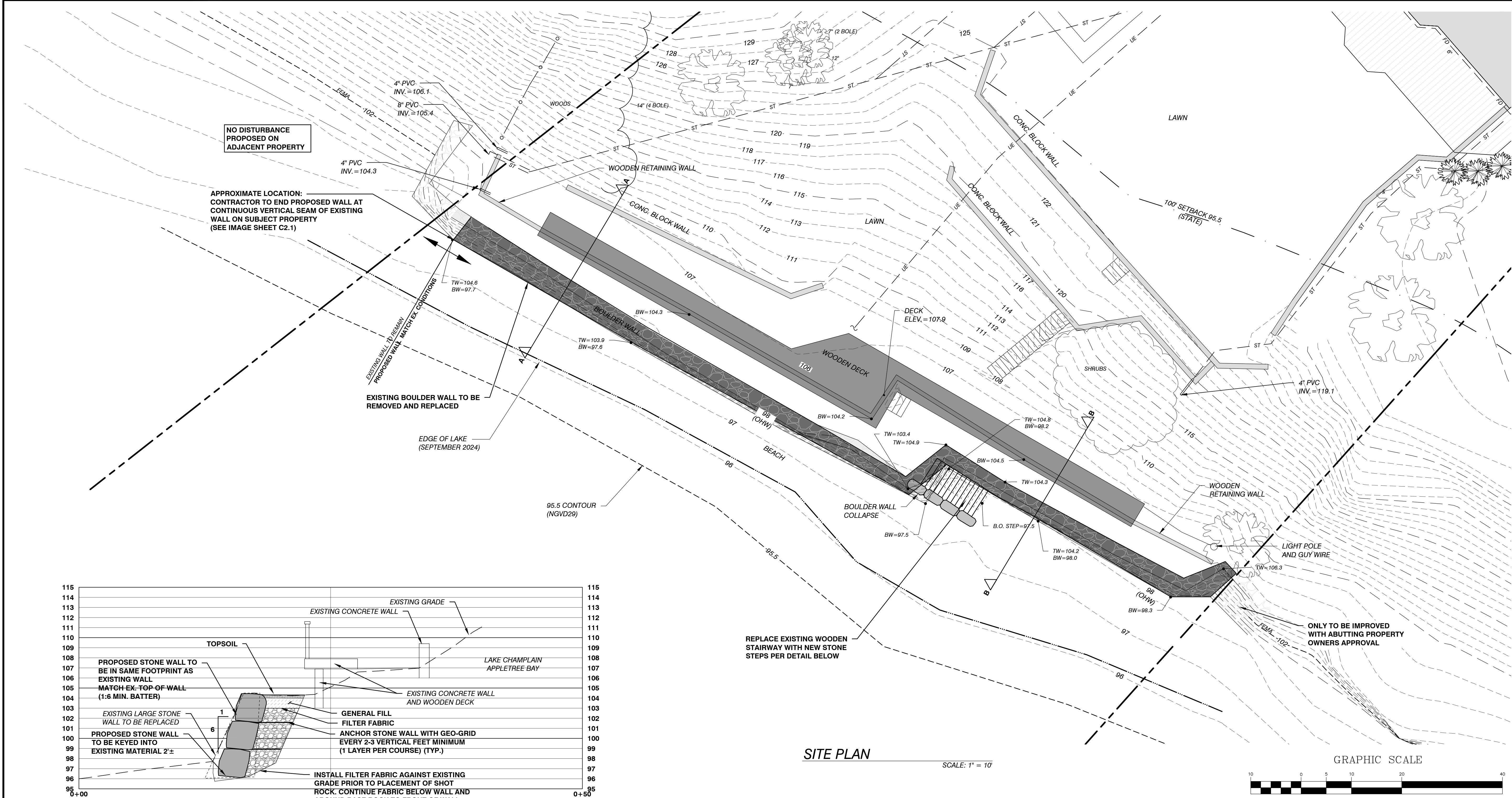
DATE
08/27/2025

SCALE
 $1'' = 20$

PROJ. NO.
24174

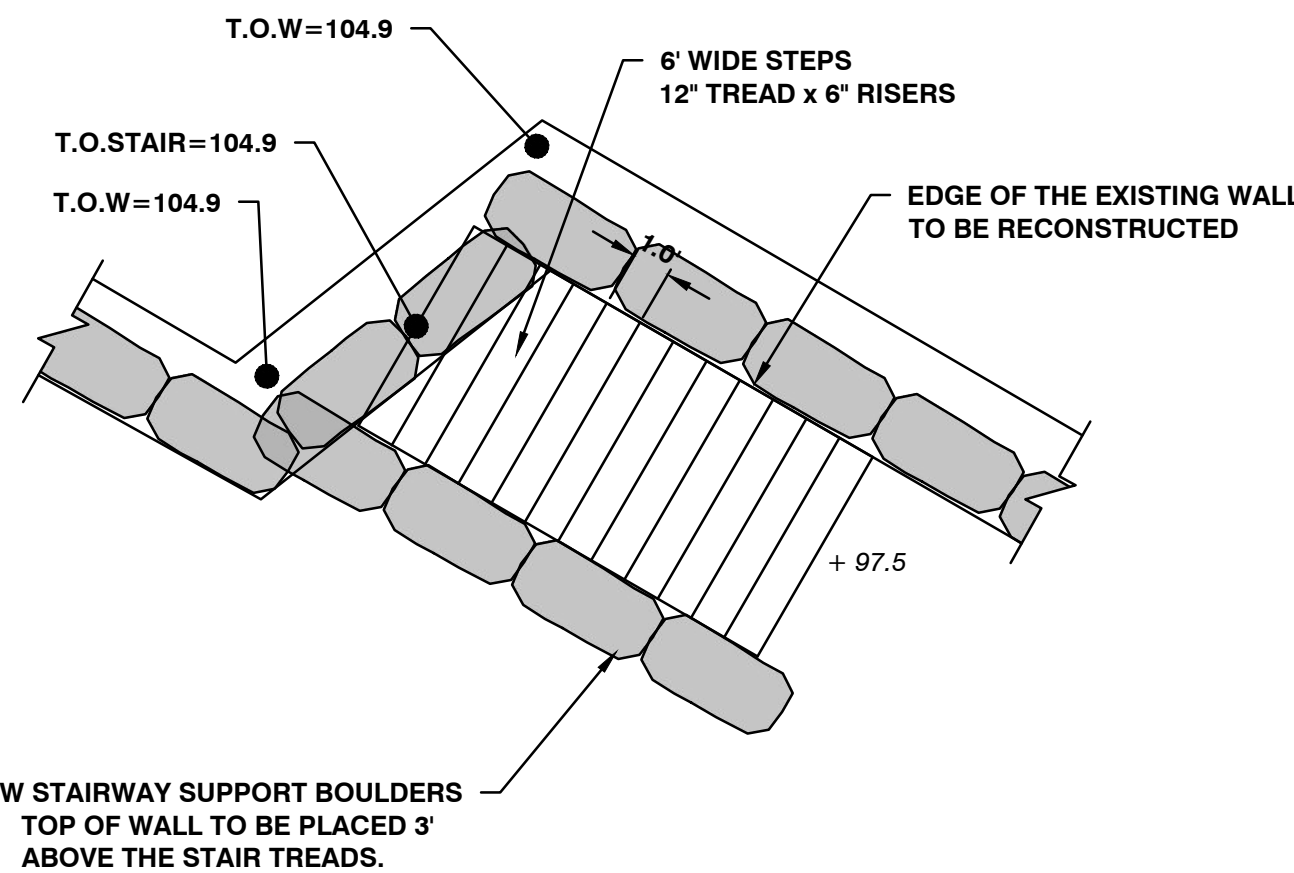
DRAWING NUMBER

C2.0



PROPOSED WALL SECTIONS

SCALE: 1" = 5'



STAIR DETAIL

SCALE: 1" = 5'



EXISTING WALL IMAGE

SCALE: NTS

SITE ENGINEER:



CIVIL ENGINEERING ASSOCIATES, INC.
10 MANSFIELD VIEW LANE, SOUTH BURLINGTON, VT 05403
P: 802-864-2323 FAX: 802-864-2271 web: www.caa-vt.com

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DRAWN
MAB
CHECKED
DSM
APPROVED
DSM

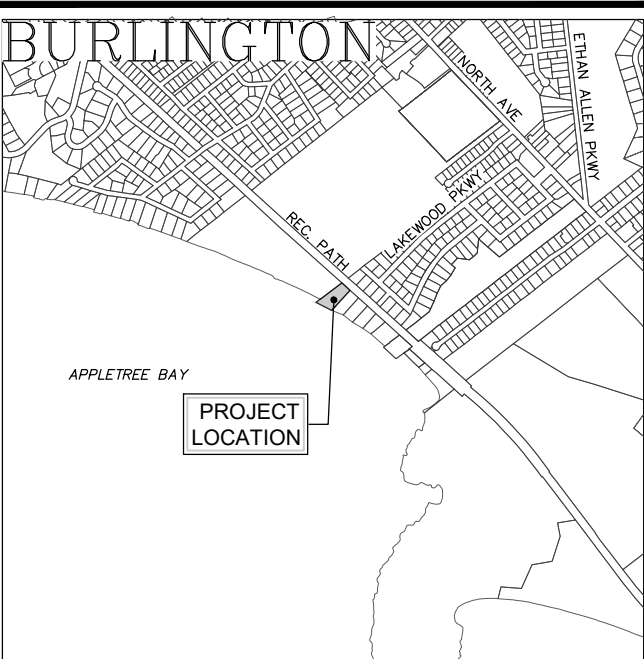
CLIENT:
BIRDSEYE BUILDING

3104 HUNTINGTON ROAD
RICHMOND, VT 05447

PROJECT:
**TRACY AND
ANDREW RUSSELL**

**SHORELINE
RE-STABILIZATION**

11 DRIFTWOOD LANE
BURLINGTON, VERMONT



DATE	CHECKED	REVISION
10/03/25	MCK	REVISED LIMITS OF CONSTRUCTION

**PROPOSED
CONDITIONS
PLAN**

DATE
08/27/2025
SCALE
1" = 10'
PROJ. NO.
24174
DRAWING NUMBER
C2.1

LEGEND

---	APPROXIMATE PROPERTY LINE
---	APPROXIMATE SETBACK LINE
100	EXISTING CONTOUR
○	EXISTING FENCE
---	EXISTING GRAVEL
---	EXISTING PAVEMENT
OE	EXISTING OVERHEAD ELECTRIC
UE	EXISTING UNDERGROUND ELECTRIC
FM	---
G	EXISTING GRAVEL
ST	EXISTING STORM
S	EXISTING GRAVITY SEWER
W	EXISTING WATER
---	EDGE OF LAKE
○	EXISTING SHUT OFF
○	EXISTING UTILITY POLE
○	EXISTING GUY WIRE/POLE
○	EXISTING DECIDUOUS TREE
○	EXISTING CONIFEROUS TREE
---	EDGE OF BRUSH/WOODS

EROSION CONTROL LEGEND

***	SILT FENCE
■■■■■	LIMITS OF DISTURBANCE
▨	TOPSOIL, SEED, AND MULCH
---	FLOATING SILT FENCE
←	DIRECTION OF STORMWATER FLOW
---	TREE PROTECTION

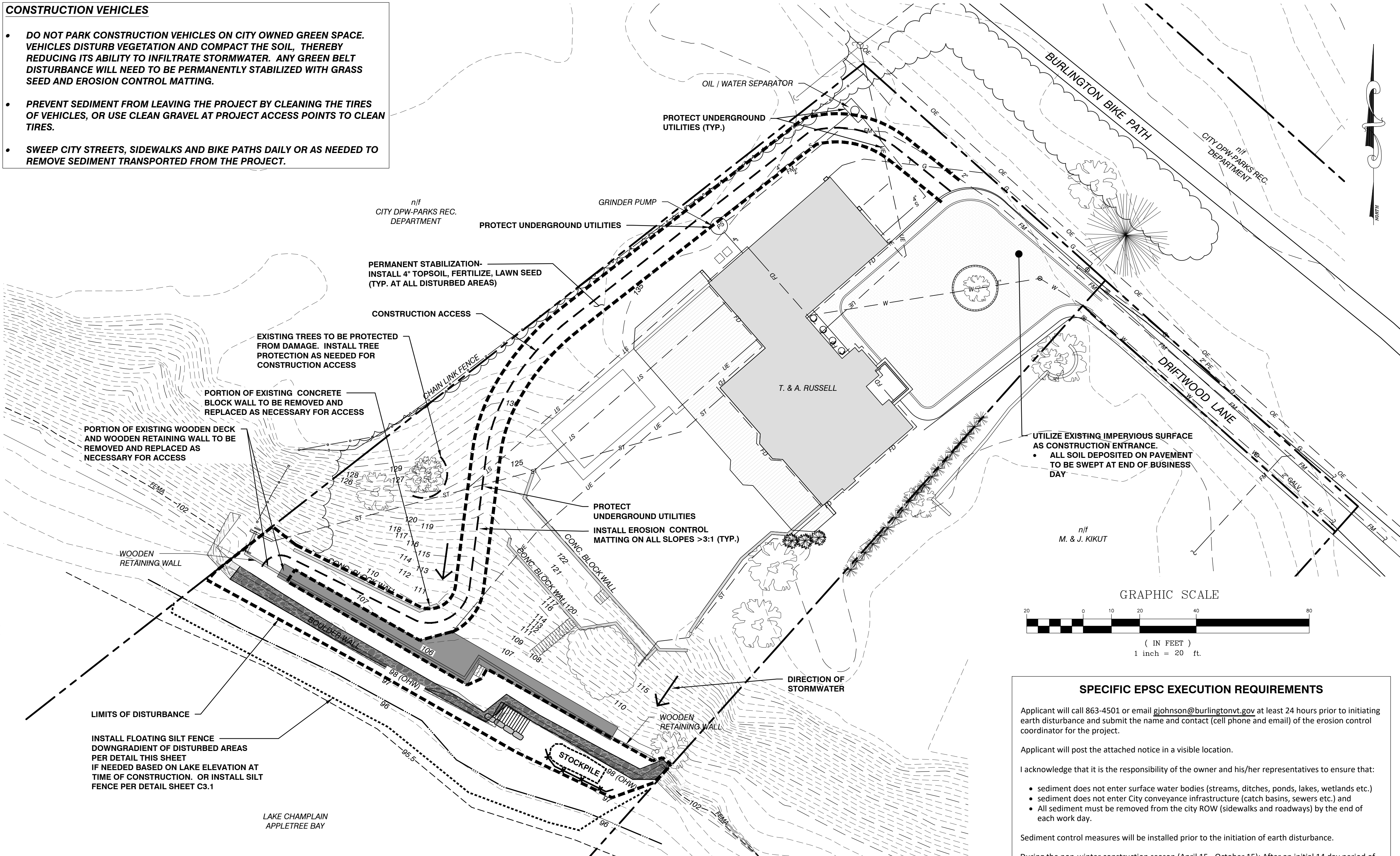
NOTES:

1. TOPSOIL, SEED AND MULCH ALL DISTURBED AREAS (TYP.)
2. INSTALL TEMPORARY STABILIZATION OF DISTURBED SOILS THROUGH THE INSTALLATION OF 1" OF HAY MULCH NO MORE THAN 7 DAYS AFTER WORK HAS CEASED IN A PARTICULAR AREA.
3. SLOPES >3:1 SHALL RECEIVE EROSION CONTROL MATTING.
4. SILT FENCE CONTRIBUTORY AREA TO BE LIMITED TO 1/4 ACRE / 100 L.F.
5. EROSION CONTROL MEASURES SHOWN ON PLANS ARE CONCEPTUAL. ADDITIONAL MEASURES MAY BE NECESSARY BASED ON SITE/WEATHER CONDITIONS DURING CONSTRUCTION.

EROSION CONTROL SHALL BE IN STRICT CONFORMITY WITH THE LATEST REVISION OF THE " LOW RISK SITE HANDBOOK FOR EROSION PREVENTION AND SEDIMENT CONTROL " AVAILABLE FROM THE VT DEC STORMWATER SECTION.

CONSTRUCTION VEHICLES

- DO NOT PARK CONSTRUCTION VEHICLES ON CITY OWNED GREEN SPACE. VEHICLES DISTURB VEGETATION AND COMPACT THE SOIL, THEREBY REDUCING ITS ABILITY TO INFILTRATE STORMWATER. ANY GREEN BELT DISTURBANCE WILL NEED TO BE PERMANENTLY STABILIZED WITH GRASS SEED AND EROSION CONTROL MATTING.
- PREVENT SEDIMENT FROM LEAVING THE PROJECT BY CLEANING THE TIRES OF VEHICLES, OR USE CLEAN GRAVEL AT PROJECT ACCESS POINTS TO CLEAN TIRES.
- SWEEP CITY STREETS, SIDEWALKS AND BIKE PATHS DAILY OR AS NEEDED TO REMOVE SEDIMENT TRANSPORTED FROM THE PROJECT.



SPECIFIC EPSC EXECUTION REQUIREMENTS

Applicant will call 863-4501 or email gjohnson@burlingtonvt.gov at least 24 hours prior to initiating earth disturbance and submit the name and contact (cell phone and email) of the erosion control coordinator for the project.

Applicant will post the attached notice in a visible location.

I acknowledge that it is the responsibility of the owner and his/her representatives to ensure that:

- sediment does not enter surface water bodies (streams, ditches, ponds, lakes, wetlands etc.)
- sediment does not enter City conveyance infrastructure (catch basins, sewers etc.) and
- All sediment must be removed from the city ROW (sidewalks and roadways) by the end of each work day.

Sediment control measures will be installed prior to the initiation of earth disturbance.

During the non-winter construction season (April 15 - October 15): After an initial 14 day period of initial disturbance, temporary or permanent stabilization (mulching, erosion control matting or tarps for stockpiles, or other approved method) of exposed areas and stockpiles will occur at the end of each work day unless:

- Earthwork is to continue in the area within the next 24 hours and there is NO liquid precipitation forecast for the next 24 hours; or
- If work is occurring in a self-contained excavation (no outlet) with a depth of 2 feet or greater (e.g. house foundation excavation or utility trenches.)

During the winter construction period from October 15 to April 15, any new disturbance must be temporarily or permanently stabilized (mulching, erosion control matting or tarps for stockpiles, or other approved method) will occur at the end of each work day unless:

- Earthwork is to continue in the area within the next 24 hours and there is NO liquid precipitation forecast for the next 24 hours; or
- If work is occurring in a self-contained excavation (no outlet) with a depth of 2 feet or greater (e.g. house foundation excavation or utility trenches)

The perimeter of the site and all BMPs will be inspected at the end of each workday to ensure that sediment will not leave the site. If sediment has travelled beyond the site boundary, it shall be swept up or otherwise removed and deposited on-site in an upgradient area at the end of each work day.

The owner and his/her representatives shall abide by the best management practices (BMPs) indicated in this plan and conditions and in the Vermont DEC Low Risk Site Handbook for Erosion Prevention and Sediment Control (2006). Contact 802-863-4501 for a hard copy or go to the web: http://vtwaterquality.org/stormwater/docs/construction/sw_low_risk_site_handbook.pdf

If soils will be exposed after October 15 and winter construction has not been permitted the project will notify DPW prior to October 15th and ensure that sediment control is installed PRIOR to soil freezing. If the project is completed during the winter months, an additional inspection will be required to ensure that the site is buttoned up for the winter.

Within 48 hours of reaching final grading, the exposed soil will be seeded and mulched or covered with erosion control matting (for slopes steeper than 3:1 or high wind prone areas). Erosion control matting is preferred.

The owner will contact DPW to schedule a stabilization inspection when site work is finished and stabilization measures (seeding and mulching or matting) have been installed.

SITE ENGINEER:



CIVIL ENGINEERING ASSOCIATES, INC.
10 MANSFIELD VIEW LANE, SOUTH BURLINGTON, VT 05403
P: 802-864-2323 FAX: 802-864-2271 web: www.caa-vt.com

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DRAWN

MAB

CHECKED

DSM

APPROVED

DSM

CLIENT:

BIRDSEYE BUILDING

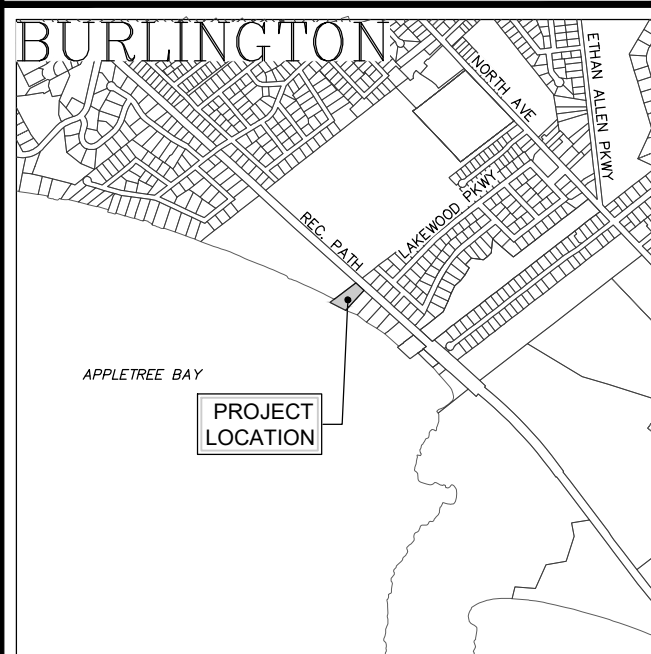
3104 HUNTINGTON ROAD
RICHMOND, VT 05447

PROJECT:

TRACY AND
ANDREW RUSSELL

SHORELINE
RE-STABILIZATION

11 DRIFTWOOD LANE
BURLINGTON, VERMONT



DATE	CHECKED	REVISION
10/03/25	MCK	REVISED LIMITS OF DISTURBANCE

EPSC SITE PLAN

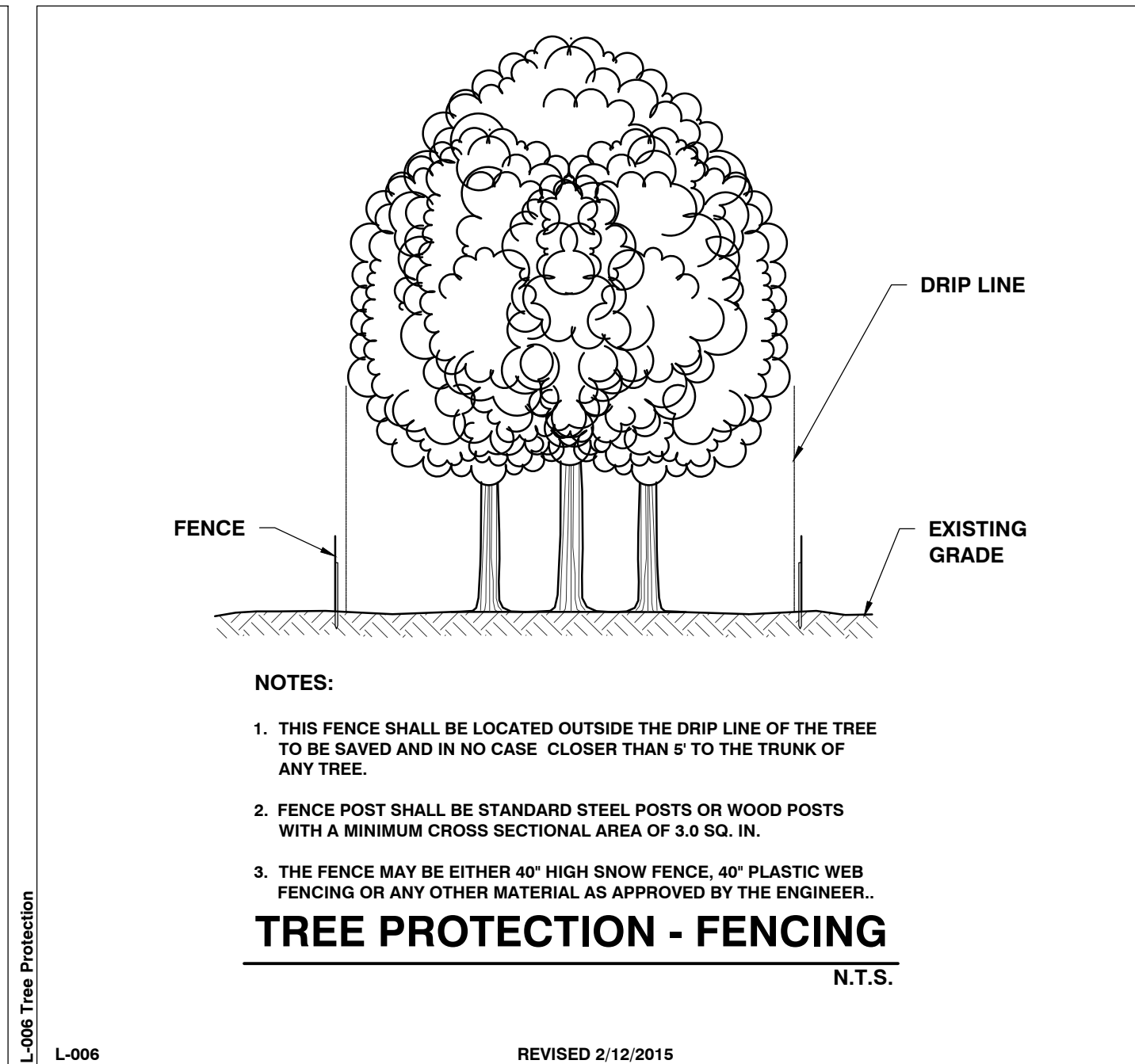
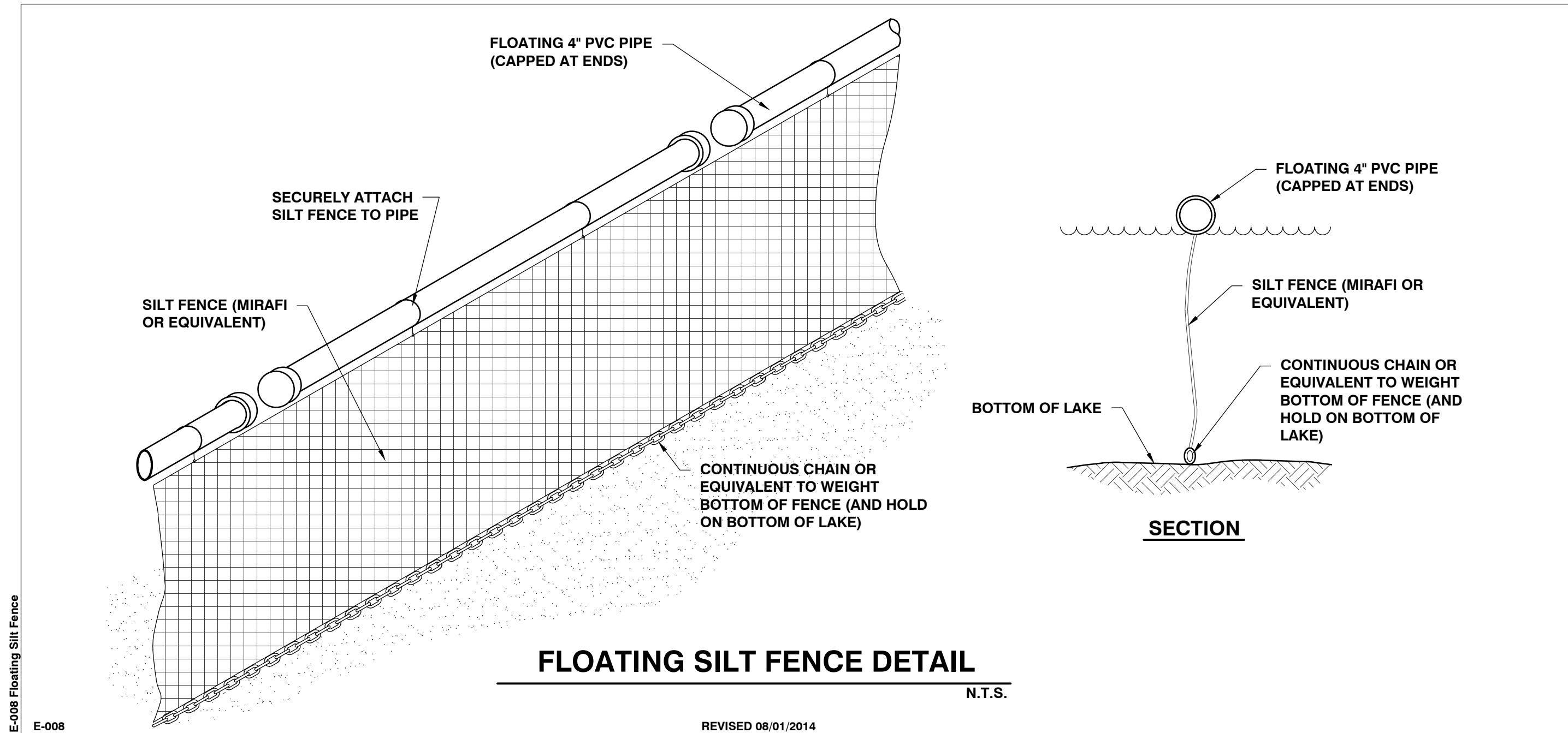
DATE
08/27/2025

SCALE
1" = 20'

PROJ. NO.
24174

DRAWING NUMBER

C3.0



NOTES:

1. THIS FENCE SHALL BE LOCATED OUTSIDE THE DRIP LINE OF THE TREE TO BE SAVED AND IN NO CASE CLOSER THAN 5' TO THE TRUNK OF ANY TREE.
2. FENCE POST SHALL BE STANDARD STEEL POSTS OR WOOD POSTS WITH A MINIMUM CROSS SECTIONAL AREA OF 3.0 SQ. IN.
3. THE FENCE MAY BE EITHER 40" HIGH SNOW FENCE, 40" PLASTIC WEB FENCING OR ANY OTHER MATERIAL AS APPROVED BY THE ENGINEER.

REVISIONS

REVISED 2/12/2015

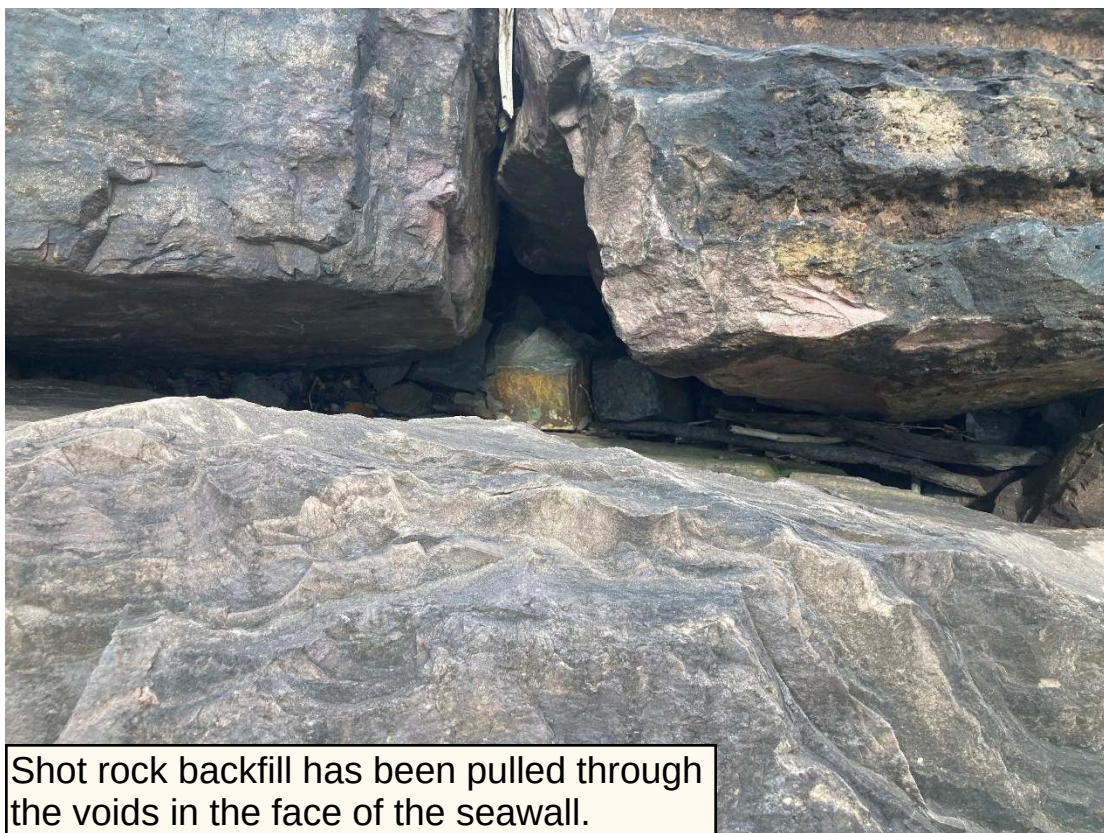
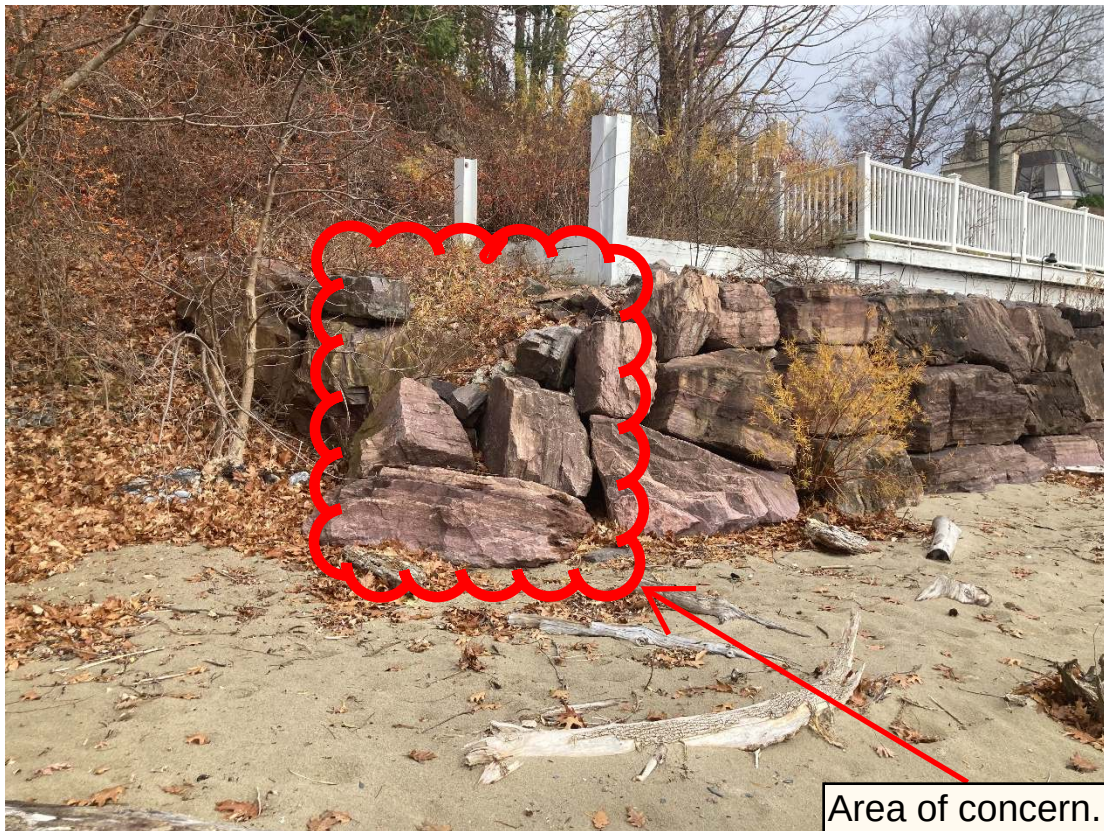
11 Driftwood Lane
Existing Conditions Photos (November, 2024)





Area of concern.









From: Jon Adams-Kollitz [REDACTED]
Sent: Wednesday, October 15, 2025 10:31 AM
To: [REDACTED]
Cc: Deryk Roach [REDACTED]; Sophie Sauvé [REDACTED]; Galen Hagen [REDACTED]; Scott Gustin [REDACTED]; Brett Combs [REDACTED]; Jack Milbank [REDACTED]
Subject: Re: 11 Driftwood Lane - replacement seawall

Hi Mike - Thanks to you and your team for taking the time to meet with us on site today. I have updated Permitting & Inspection Zoning Division Manager Scott Gustin on the results of our conversation and added him to this thread.

Scott and I agreed that it made sense to add a condition to your permit that describes what we agreed on this morning. Here's my go at summarizing that condition:

- Contractor/homeowner agrees to remove the wood cap and cut the steel pilings that currently encroach on the Leddy parcel. This area to be armored with red quartzite rip rap to cover the top of the structural concrete retaining wall and tops of two steel pilings which will remain in place
- Contractor/homeowner agrees to reassemble the short section of boulder retaining wall that is on the Leddy parcel for maximum structural integrity
- Contractor/homeowner agrees to begin replacement of the boulder sea wall at/about the property line by structurally tying the two together by overlapping stones (avoiding continuous vertical seams/joints) as discussed onsite 10/14/2025
- The City understands that, in order to minimize disturbance to an erosion prone slope, some infrastructure from 11 Driftwood will be left on City property. In the case of the original white steel pilings/wood cribbing wall, they will be buried and not visible. In the case of the boulder wall, it will be continuous across the boundary intersection to maximize structural integrity.

Feel free to suggest edits and or provide a drawing.

Best regards, Jon



Jon Adams-Kollitz

Parks Project Manager

Burlington Parks, Recreation & Waterfront

645 Pine Street Suite B, Burlington, VT 05401

Direct Line: (802) 233.1168



Vermont Department of Environmental Conservation
Watershed Management Division
1 National Life Drive, Main 2
Montpelier, VT 05620-3522



Scott Gustin
Principal Planner and Zoning Division Manager
Dept. of Permitting & Inspections
645 Pine Street
SGustin@BurlingtonVT.gov
Burlington, VT
(electronic communication)

9/30/2025

Dear Scott Gustin,

Thank you for sending on 9/18/25 the Flood Hazard Area permit application submittal for the seawall replacement at 11 Driftwood Lane in Burlington. The home is within the FEMA mapped Flood Hazard Area of Flood Zone AE of Lake Champlain with a mapped Base Flood Elevation (BFE) of 102' feet.

The application proposes rebuilding a seawall and staircase accessing the lake on the property. The seawall and staircase footprints below the BFE will remain largely unchanged.

The work of this project is partially below the BFE. The project appears to satisfy all requirements for development within a Flood Hazard Area under section 4.5.3(f)(8)(C)(i). The wall and staircase are reasonably safe from flooding, designed and adequately anchored and constructed of materials resistant to flood damage. Stone boulders will be keyed in to the bank and sufficiently anchored. The staircase is expanding in area below the BFE slightly, with flood-damage-resistant material (stone) sufficiently anchored, replacing the current staircase.

These comments are offered in support of the City of Burlington through Section 4.5.3(f)(5) and 24 VSA §4424. Where the City has additional, or more stringent standards, those standards apply.

Please let me know if you, or the applicant, have any questions.

Sincerely,

Rose Watts

River Corridor and Floodplain Manager
River Corridor & Floodplain Protection Program
(802)522-5386
Rose.watts@vermont.gov

Department of Permitting and Inspections

Zoning Division

645 Pine Street

Burlington, VT 05401

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

Telephone: (802) 865-7188

(802) 865-7195 (FAX)

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



MEMORANDUM

To: Development Review Board
From: Mary O'Neil, AICP, Principal Planner
Date: October 21, 2025
RE: 85 Lakeview Terrace: ZP-25-456

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-25-456

Location: 85 Lakeview Terrace

Zone: RM **Ward:** 2

Date application accepted: September 5, 2025

Applicant/ Owner: Kelley DesRoches / Jovial King

Request: Proposed demolition of existing detached Accessory Dwelling Unit (ADU) to construct a new addition/renovation of existing single family home.



Background:

- **Zoning Permit 17-0548CU / 16-847;** Change of use from single family home with ADU to single family home with one bedroom Bed and Breakfast rental when not occupied as accessory unit. December 2016.
- **Zoning Permit 14-442 / 14-1300CA/CU;** construct 2 story addition to existing single family home; remove existing shed and construct new accessory structure for accessory dwelling unit and storage. August 2014.

The programs and services of the City of Burlington are accessible to people with disabilities. For accessibility information call 865-7188 (for TTY users 865-7142).

- **Zoning Permit 08-267CA**; Enclose existing front porch and replace two attic windows at gable ends. **Denied**, January 2008.
- **Zoning Permit** to erect a 14' x 16' open deck and railing on the rear of existing house; demolish existing porch except the roof. Approved April 1975.

The **Design Advisory Board** reviewed the application at their September 23, 2025 meeting and voted to recommend approval of the application with the following guidance:

- The DAB recommends retention and restoration of the existing exterior siding, and
- Recommends a low wall on the front porch.



Recommended motion: Certificate of Appropriateness approval, per the following Findings and Conditions:

I. Findings

Article 4: Zoning Maps and Districts Sec. 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 neighborhoods 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 development patterns across the city. Parking shall be placed either behind, within, or to the side of 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-unit buildings in compact, walkable neighborhoods. Building heights typically range from two to three 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.

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

District	Min. Lot Frontage ^{2,3,4,5} (linear feet)	Setbacks ^{1,6,7,8,9}			Lot Coverage ^{1,10}
		Front	Side	Rear	
Residential Medium (RM)	30'	Min: Avg. of front setback 2 adjacent lots on both sides +/- 5 feet Max required: 25 ft	Min: 10% of lot width or avg. of side setback of 2 adjacent lots on both sides Max required: 20 ft	15 ft.	55%
85 Lakeview Terrace	Pre-existing 50'	Pre-existing	10% lot width = 5'	>15'	37.25%
- Details regarding the measurement of and exceptions to coverage and setback standards are found in Art 5. - The DRB may reduce the frontage requirements for lots fronting on cul-de-sacs, multiple streets, or corner lots to more closely reflect an existing neighborhood pattern. - Exceptions to frontage requirements for flag lots and small lot subdivisions are found in Sec. 5.2.2 - For lots in RL or RM with more than two primary buildings, the minimum lot frontage shall be 45'. - Average setback for front and side setbacks are calculated based on 4 adjacent lots, two on each side within the same block and on lots with the same frontage requirements. For the purposes of determining the required front setback only, among the comparative sample of four neighboring properties, one may be removed from the averaging calculation. - Where there are fewer than 2 adjacent lots on both sides within the same block having the same street frontage, the average side yard setback shall be calculated from the fewer number of lots. Where there are no adjacent lots, the side setback shall be 10% of the lot width. Refer to Sec. 5.2.5 for additional details. - A 75 ft setback shall be required from the ordinary high water mark of Lake Champlain and the Winooski River. Additional setbacks from the lakeshore and other water features may be applicable per the requirements of Sec 4.5.3 Riparian and Littoral Conservation Overlay Zone. - For properties in the RL and RM zones with frontage along Lake Champlain or the Winooski River, the front yard setback shall not be required to exceed 50 feet. - An additional ten per cent (10%) lot coverage may be permitted for accessory residential features per (d) 2C below.					

Affirmative finding.

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

District	Max Height & Stories ^{1,3, 5}	Max Dwelling Units per Structure ^{2,3}	Max. Principal Structure Footprint ^{3, 6, 7}	Max. Secondary Structure Footprint ^{3, 5, 6, 7}	Max. Linear Elevation before offset ⁴	Min. Distance between Structures on same lot
Residential Medium (RM)	35' 3 stories	4	1,800 sq.ft.	1,100 sq.ft.	50'	15'
85 Lakeview Terrace	Approx.. 27'	1	1781	n/a	n/a	n/a
- Details regarding the measurement of and exceptions to height limits are found in Art 5. - Minimum dwelling unit size is 350 sq.ft. - 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 Table 4.4.5-3 or Article 11. Where an existing Principal Structure contains only an owner-occupied single detached dwelling and proposes to add one additional unit within the Principal Structure or in a Secondary Structure, see additional provisions in Sec. 4.4.5 (d) 4 D. - Required on all building Elevations. Minimum offset is 5 ft measured perpendicular to the building Elevation in excess of 50 linear feet. - Except as otherwise may be permitted in Article 11, PUD, a Secondary Structure shall be placed behind the Principal Structure. - Maximum Principal and Secondary Structure Footprint Standards shall not apply to the following Residential – Special Uses: Assisted Living, Community House, Convalescent/Nursing Home, Historic Inn. - The conversion to a Residential Use of an existing structure exceeding this standard as of January 1, 2025 shall be allowed. - Maximum Principal and Secondary Structure Footprint Standards shall not apply to Neighborhood Commercial Uses. See Sec. 4.4.5 (d) 3 iii for Neighborhood Commercial Use size limitations.						

Affirmative finding.

(c) Permitted and Conditional Uses:

The principal land uses that may be permitted, or conditionally permitted pursuant to the requirements of Article 3, within the Residential districts shall be as defined in Appendix A – Use Table and as may be modified by district specific regulations in Sec. 4.4.5 (d).

Residential / Single family home is a permitted use in the RM zoning district.

Affirmative finding.

(d) District Specific Regulations:

The following regulations are district-specific exceptions, bonuses, and standards unique to the residential districts. They are in addition to, or may modify, city-wide standards as provided in Article 5 of this ordinance and district standards as provided above.

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. Pocket Neighborhoods

Not applicable.

B. Rowhouses

Not applicable.

2. Exceptions to Dimensional Standards

A. Encroachment into Side Setback for Residential Driveways

This is not a flag lot or exceptionally narrow lot. The driveway is depicted as formalized at approximately 11' in width, and meets the minimum 5' side yard setback. **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 Sec. 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 storm event onsite, subject to review and approval by the Stormwater Administrator.*

With the exception of the additional lot coverage allowances provided for under Article 9: Inclusionary and Replacement Housing, requirements for such additional lot coverage shall not be permitted for any development where other bonus provisions of this ordinance are applicable.

As proposed, lot coverage is conforming to Table 4.4.5-1. **Affirmative finding.**

D. Exceptions to Maximum Building Footprint Limit

- (i) *Except as provided for in (ii) below, existing structures legally existing as of January 1, 2024 in excess of the building footprint limits in Table 4.4.5-2 shall not be considered non-conforming. Such buildings shall only be allowed to be*

converted, adaptively reused, or enlarged, including for the purpose of adding additional units, within the limits this part or as otherwise permitted in Sec. 5.4.8 or Article 11.

- (ii) *Single-family homes legally existing as of January 1, 2024 in excess of the building footprint limits in Table 4.4.5-2 may be expanded to 125% of the pre-existing footprint, as long as no additional units are added.*

The proposed building footprint is conforming to Table 4.4.5-2.

Affirmative finding.

3. Exception for Neighborhood Commercial Uses

Not applicable.

4. Miscellaneous Standards

A. Additions to Existing Residential Structures.

No request for an addition to an existing structure shall be considered or imply approval of an additional unit, unless requested specifically on the zoning permit application form.

The application proposes an expansion and rehabilitation of the existing single family home. No new units are proposed. The existing detached accessory dwelling unit will be removed. **Affirmative finding.**

B. Accessory Residential Structures, Buildings, and Uses

An accessory structure, building, and/or use as defined in Article 13 and provided under Sec. 5.1.1 and 5.1.2 customarily incidental and subordinate to a principal residential structure, building and/or use, including but not limited to private garages, carriage houses, barns, storage sheds, tennis courts, swimming pools, cabanas for swimming pools and detached fireplaces may be permitted as follows:

- A. *Accessory structures or buildings shall meet the dimensional requirement set forth in the district in which they are located pursuant to Sec. 4.4.5(b) of this Article and related requirements in Art 5, Parts 1 and 2;*
- B. *Any accessory structure or building that is seventy-five percent (75%) or greater of the ground floor area of the principal structure or building shall be subject to the site plan and design review provisions of Art. 3, Part 4 and the applicable standards of Art 6;*

A greenhouse with deck is proposed. It does not exceed 75% of the ground floor area of the principal structure. **Affirmative finding.**

- C. *Private garages shall be limited to as many stalls as there are bedrooms in the dwelling to which it is accessory, provided that the ground floor area is less than*

seventy-five percent (75%) of the ground floor area of the principal structure or building;

Not applicable.

and

- D. The outdoor overnight storage of commercial vehicles not otherwise associated with an approved home occupation or made available for the exclusive use of the residential occupants, or the outdoor storage of more than one unregistered vehicle, shall be prohibited. Any and all vehicles shall be stored in an approved parking space.*

The driveway will accommodate two vehicles.

Affirmative finding.

C. Residential Occupancy Limits.

Limits on residential occupancy have been statutorily eliminated.

D. Additional Unit on lot or within Owner-Occupied Single Detached Dwelling

This application will eliminate the approved Accessory Dwelling Unit, in favor of new construction to expand the existing single family home. Housing Replacement will not apply, as ADUs do not count towards the residential density calculation.

Affirmative finding.

5. Residential Development Bonuses

No development bonuses are requested. Not applicable.

A. Residential Conversion Bonus

Not applicable.

B. Limitations on Residential Development Bonuses:

Not applicable.

(e) Effective Date.

The amendments to this Section 4.4.5 that allow for a secondary structure within RL and RM zones, except as may otherwise be allowed by Article 11, are effective November 1, 2024.

Article 5: Citywide General Regulations

Section 5.2.1 Existing Small Lots.

Not applicable.

Section 5.2.2 Required Frontage or Access

This is an existing developed lot. See Table 4.4.5-1.

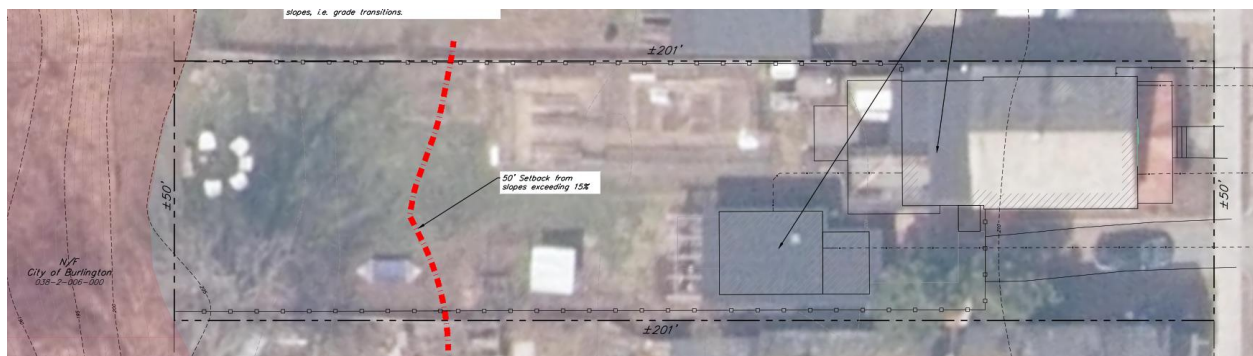
Section 5.2.3 Lot Coverage Requirements

See Table 4.4.5-1.

Section 5.2.4 Buildable Area Calculation

The lot does not exceed 2 acres, so Building Area is not applicable.

The lot does fall within the Steep Slopes Overlay District as depicted on Map 5.2.4-1. An engineering analysis provided by the applicant defines the top of the slope at the western property boundary; and the development area exceeding 50' from the top of the slope; effectively removing it from the standards of review for Steep Slopes. See attached analysis based on survey work of DeWolfe Engineering (2014) with Steep Slopes markers: Plan C 0-00. Not applicable for Steep Slopes or Buildable Area standards.



Section 5.2.5 Setbacks

See Table 4.4.5-1.

Section 5.2.6 Building Height Limits

See Table 4.4.5-2.

Section 5.2.7 Density and Intensity of Development Calculations

Density does not exceed the limitations of Table 4.4.5-2. **Affirmative finding.**

Part 3: Non Conformities

None identified.

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.

85 Lakeview Terrace was listed on the Vermont State Register in 2006; therefore the following standards apply:

(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.



Assessor Revaluation photo
1984-85

- 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.*

The structure was built for residential use, which is proposed to continue.

- 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.*

It is unknown when the existing clapboard siding was installed (1993 recorded asbestos shingles); however small-exposure horizontal siding would retain the visual characteristics of

the home. The DAB has recommended retention of the existing siding as consistent with the age of the house. They also support a low porch wall. Revised plans reflect the adoption of these recommendations.

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.*

Square wooden porch posts are inconsistent with the original design and materials of this home. Smaller reveal clapboard is recommended to retain material characteristics of the c. 1912 residence.

The DAB supports a lower porch wall.

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

No additional alterations are identified as significant.

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

See comments about porch posts, above.

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 DAB recommends retention of the existing clapboard siding; more consistent of sheathing of the period of construction.

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.*

No chemical or physical treatments are identified. Not applicable.

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

No archaeological resources have been identified at this location. Not applicable.

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.

The new addition is clearly differentiated from the old. The new massing is in large part set behind the historic home. The DAB recommends retention of the existing clapboard siding as it more closely aligns with historic materials of residential construction at the turn of the 20th century. Modern siding on the rear is anticipated.

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.*

Although unlikely the new addition may be considered reversible.

Affirmative finding..

Section 5.4.9 Brownfield Remediation

85 Lakeview Terrace is not listed on DEC's list of brownfield sites. Not applicable.

Section 5.5.1 Nuisance Regulations

The renovation of this single family will not introduce any impacts that are not already associated with residential use. **Affirmative finding.**

Section 5.5.2 Outdoor Lighting

The submission includes exterior lighting that is residential in nature. **Affirmative finding.**

Section 5.5.4 Tree Removal

The schematic landscape plan illustrates retention of westerly trees; continuation of existing gardens and the addition of more garden areas. **Affirmative finding.**

Article 6: Development Review Standards

Part 1: Land Division Standards

Not applicable.

Part 2: Site Plan Design Standards

Sec. 6.2.2 Review Standards

(a)Protection of Important Natural Features:

The landscape, existing terrain and any significant trees and vegetation shall be preserved in their natural state insofar as practicable in keeping with the objectives of the underlying zoning district. Development and site disturbance shall preserve watercourses, wetlands, steep slopes, flood-prone areas, rock outcroppings, wildlife habitat and travel corridors, specimen trees and contiguous stands of forest, and other sensitive ecological and geological areas insofar as practicable in keeping with the objectives of the underlying zoning district. Site plans shall provide suitable buffers from any proposed site improvements, and maintain continuity and contiguousness of greenspace while allowing reasonable development in support of the overall intent of the zoning district. Where any natural features are proposed to be removed or the

topography altered, special attention shall be given to replace or mitigate the loss of such features. Any development occurring on parcels containing significant natural areas identified in the city's Open Space Protection Plan shall avoid disturbance to these natural areas and establish appropriate buffers that protect their natural functions.

See Section 5.2.4 for analysis of Steep Slopes applicability.

(b) Topographical Alterations:

Alteration to the natural contour of the site shall minimize grading, cut, and fill, and shall take necessary measures to protect against erosion and future instability. Any grade changes shall be in keeping with the general appearance of neighboring developed areas. In areas where more intense levels of development are encouraged, development should seek to take advantage of topographical changes to hide and/or blend new construction into the landscape. Proposed design and construction details for any cut and fill, or retaining walls over 3-feet in height, or any height along the lakeshore, shall be subject to review and approval by the city engineer before receiving approval of the site plan.

No topographic changes are proposed. Engineering analysis of the site informs that the development area is more than 50' from the top of the slope, so Steep Slopes standards do not apply. **Affirmative finding.**

(c) Protection of Important Public Views:

Distant terminal views of Lake Champlain and the mountains to the east and west, and important public and cultural landmarks, framed by public rights-of-way or viewed from public spaces shall be maintained through sensitive siting and design to the extent practicable. This shall not be construed to include views from exclusively private property.

There are no protected important public views from this property. 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.

(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.

The new addition is oriented towards the west, where there are incomparable views and westerly exposure to sunlight. Similarly, the southern elevation has oversized windows to maximize nature solar gain. Skylights are proposed in the rear kitchen addition.

The proposed sauna will be powered by electricity; a renewable resource. **Affirmative finding as conditioned.**

(f) Brownfield Sites:

Where a proposed development involves a known or suspected brownfield, the site plan shall indicate areas of known or suspected contamination, and the applicant shall identify completed or planned remediation necessary to support the intended use(s).

85 Lakeview Terrace is not listed on Vermont's Department of Environmental Conservation list of 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.

An EPSC and Stormwater Plan are required.

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.

The existing front porch will be retained; continuing to provide an area of shelter from inclement weather. Snow storage is proposed next to the driveway. **Affirmative finding.**

(h) Building Location and Orientation:

The introduction of new buildings and additions shall be consistent with the intent of the district. New buildings and additions should be aligned with the front façade of neighboring buildings to reinforce the existing “street-edge,” or where necessary, located in such a way that complements existing natural features and landscapes. Principal buildings shall have their main entrance facing and clearly identifiable from the public street.

The existing entry will remain, and is clearly identifiable from the public street.



A secondary entrance is proposed on the south elevation, which will lead up to living area (convenient for bringing in wood) or down to the workout room.

In residential areas, accessory buildings shall be located in such a way so as to be secondary and subordinate in scale and design to the principal structure.

The rear greenhouse/shed is subordinate in scale and design to the principal structure.

Affirmative finding.

(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.

The curb cut is existing. The driveway, as illustrated on the schematic landscape plan, is approximately 11' in width and will utilize the existing curb cut. **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.

There is pedestrian access directly from the public sidewalk at the existing entry porch. There is an additional pedestrian path leading to the side/south entrance. **Affirmative finding.**

(k) Accessibility for the Handicapped:

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

ADA compliance is under the jurisdiction of the building official.

(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.

Parking shall be laid out to provide ease in maneuvering of vehicles and so that vehicles do not have to back out onto city streets. Dimensions of spaces shall at a minimum meet the requirements as provided in Article 8. The perimeter of all parking areas shall be designed with anchored curb stops, landscaping, or other such physical barriers to prevent vehicles from encroaching into adjacent green spaces.

Surface parking and maneuvering areas should be shaded in an effort to reduce their effect on the local microclimate, air quality, and stormwater runoff with an objective of shading at least 30% of the parking lot.

All parking areas shall provide a physical separation between moving and parked vehicles and pedestrians in a manner that minimizes conflicts and gives pedestrians a safe and unobstructed route to building entrance(s) or a public sidewalk.

Where bicycle parking is provided, access shall be provided along vehicular driveways or separate paths, with clearly marked signs indicating the location of parking areas. Where bicycle parking is located proximate to a building entrance, all shared walkways shall be of sufficient width to separate bicycles and pedestrians, and be clearly marked to avoid conflicts. All bicycle parking areas shall link directly to a pedestrian route to a building entrance. All bicycle parking shall be in conformance with applicable design & construction details as provided by the dept. of public works.

The plan illustrates two parking spaces in a defined driveway with an existing curb cut. Parking meets the minimum 5' setback from property lines.

Bicycle storage is available either in the basement or within the new shed/greenhouse structure at the rear of the lot. **Affirmative finding.**

(m) Landscaping, Fences and Retaining Walls:

Landscaping shall be used to beautify the development site and to provide specific functions and benefits to the uses and buildings on the site. These include but are not limited to stormwater retention and erosion control, winter windbreaks and summer shade, recreational and habitat corridors, buffers and screening of parking areas, and creating privacy for and from adjacent property.

Existing trees shall be retained and incorporated into a landscape plan to the extent possible, and existing trees to be retained shall be protected during construction in accordance with specifications provided by the city arborist. Contiguous green space, both within the site and with adjacent properties, should be provided on a site whenever possible and be designed to provide wildlife travel corridors and habitat preservation, as well as enabling recreational access. If open space is intended to be publicly accessible, it shall be designed to maximize accessibility for all individuals including the disabled, encourage social interaction, and facilitate ease of maintenance. Along the street edge, landscaping shall be used to provide a visual buffer into parking areas from the public street and reinforce the streetscape.

*The selection of plant materials and planting sites should create a sustainable landscape, and consideration shall be given to factors such as hardiness, salt tolerance, disease resistance, invasiveness, root and canopy spread, underground and overhead utilities, soil conditions, and microclimates. The use of native plant materials is encouraged, and the use of plants considered invasive by VT Agency of Agriculture shall be prohibited. For more information on sustainable landscapes, applicants are encouraged to consult *Planting Sustainable Landscapes: A Guide for Plan Reviewers* prepared for the Vermont Department of Forests Parks and Recreation by the Vermont Chapter of the American Society of Landscape Architects.*

New or replacement street trees shall be provided consistent with the city's Street Tree Master Plan. All proposed street trees shall be selected and planted in accordance with specifications provided by the city arborist.

Fences may be placed within the required setback along a property line, but shall be setback sufficiently to provide for the maintenance of both sides of the fence without entering onto the adjacent property and shall present a finished side to the adjoining property and public street. Fences placed within a clear sight triangle shall adhere to the standards of Sec. 5.2.6 (c). Styles, materials, and dimensions of the proposed fence shall be compatible with the context of the neighborhood and the use of the property.

Retaining walls greater than 5 feet tall shall incorporate textured surfaces, terracing, and/or vegetation to avoid long monotonous unarticulated expanses and to minimize adverse visual impacts to neighboring properties. As with fences, retaining wall styles, materials, and dimensions shall be compatible with the context of the neighborhood and use of the property.

A 6' privacy fence is proposed along the southerly property line. Gardens, including a raised bed are included within the Schematic Landscape plan L 1.1. **Affirmative finding.**

(n) Public Plazas and Open Space:

Not applicable.

(o) Outdoor Lighting:

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

Submission materials include specification sheets for wall sconces and downlights. Both are residential in nature. **Affirmative finding.**

(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.

The condensing units illustrated on the north elevation (SD-02; not illustrated on site plan) appear to be within the minimum required setback of 5' and must be moved to be compliant.

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.

An applicant narrative defines trash and recycling as located behind the 6' privacy fence; however they do not appear on the site plan. Both trash and recycling shall meet a minimum 5' setback from property lines, and be enclosed on all four 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.

Condensing units are required to meet minimum side yard setback of 5'. **Affirmative finding as conditioned.**

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:

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

In low and medium residential districts, the height and massing of existing residential buildings should be carefully considered when evaluating the compatibility of additions and infill development; however, no modifications by the DRB shall be made to projects which otherwise limit the allowable Principal Structure footprint, height, and number of units per building otherwise permitted by Tables 4.4.5-1 and 4.4.5-2.

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

monotonous repetition. (See also (d) Provide an active and inviting street edge below.)

The proposed addition does not exceed the height of the existing structure.

The two parts of the building are articulated in very different vocabularies. As the more modern addition is attached to the rear of the existing structure, it is stepped back a greater distance from the public way and therefore less visible. **Affirmative finding.**

2. Roofs and Rooflines.

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

Solar panels, light colored ballast or roof membranes, split roof clerestories, planted or "green" roof technologies (with a clearly articulated maintenance plan) and "gray water" collection are encouraged. Active rooftop uses are also encouraged to add to the visual complexity and activity of the city's skyline, and afford public access to otherwise unseen views of the city and surrounding landscape.

The application proposes a pitched roof connected to the primary house by a flat roofed connector. Lakeview Terrace has seen a number of rear additions in contrasting roof forms, of which this proposal is similar. **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.

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.

The existing front porch will provide shelter from inclement weather. The opportunity is lost at the east elevation of the new addition, where vertical windows (entirely unrelated to the existing building) are proposed. Each of these is proposed within “lost” space: a closet and a stairwell. Creating an entrance at this location, and finding a window that provides a counter-point to the existing house on the 2nd level would enliven the streetfront and enhance the design which currently is flat and uninteresting (particularly as it is proposed to be hidden behind a shed and fence.) Much improvement could be made to the design here.

The remainder of the addition predictably leans into westerly views and enhanced daylight. As a modern addition, it is notably divergent in style and materials.

(b) Protection of Important Architectural Resources:

Burlington’s architectural and cultural heritage shall be protected through sensitive and respectful redevelopment, rehabilitation, and infill. Where the proposed development involves buildings listed or eligible for listing on a state or national register of historic places, the applicant shall meet the applicable development and design standards pursuant to 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.

See Section 5.4.8 (b), below.

(c) Protection of Important Public Views:

Development shall preserve distant terminal views of Lake Champlain and the Adirondack Mountains and important public and cultural landmarks from public places and along east-west public rights-of-way to the extent practicable. This shall not be construed to include similar views from exclusively private property.

Sensitivity shall be used in the massing of proposed development such that light and air is allowed to penetrate and some views may be preserved. Alternatives that extend access to such views by allowing public access into and through the proposed development are encouraged. In no case shall development be permitted to span across the public rights-of-way in such corridors.

There are no protected public views here.

(d) Provide an active and inviting street edge:

Building facades shall be varied along the street edge by the integration of architectural features, building materials, or physical step-backs of the façade along its length. Large expanses of undifferentiated building wall shall be avoided. This may be accomplished by incorporating fenestration patterns, bays, horizontal and vertical façade articulations, the rhythm of openings and prominent architectural features such as porches, patios,

bays, articulated bases, stepping back an elevation relative to surrounding structures, and other street level details. The use of traditional facade components such as parapet caps, cornices, storefronts, awnings, canopies, transoms, kick plates, and recessed entries are highly encouraged. In areas where high volumes of pedestrian traffic are desired, the use of architectural recesses and articulations at the street-level are particularly important in order to facilitate the flow of pedestrian traffic.

As noted, the front porch will be maintained, with the inclusion of a half wall as recommended by the Design Advisory Board.

The new addition will be visible behind a 6' privacy fence, at the terminus of the driveway. The design vocabulary differs from the historic house, clearly differentiating one from the other. The asymmetry of the window arrangement and more modern sheathing materials signal a diversion from the more typical 19th century architectural language. **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.

The 1993 Survey of the property defined the siding as "Asbestos shingle", but the front porch had turned corner posts, a balustrade and porch skirt. By 2006 (when 83 Lakeview Terrace was listed on the Vermont State Register), the balustrade had been removed and decorative wood shingles had been added to the gable end. This application proposes repair and painting of the clapboard and shingles on the existing house, per the recommendation of the Design Advisory Board.

The original slate roof will be maintained. **Affirmative finding.**

(f) Reduce energy utilization:

New structures should incorporate the best available technologies and materials in order to maximize energy efficient design. All new construction shall 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.

New structures should take advantage of solar access where available, and shall undertake efforts to reduce the impacts of shadows cast on adjacent buildings where practicable, in order to provide opportunities for the use of active and passive solar utilization.

New windows and doors will be required to meet RBES standards. Large windows on the addition will maximize solar gain. **Affirmative finding.**

(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.

All building and life safety code as defined by the building official shall be applicable.

Affirmative finding as conditioned.

Article 8: Parking

Zoning Amendment 22-7 eliminated minimum parking requirements. The driveway will accommodate 2 parking spaces. **Affirmative finding.**

II. Conditions of Approval

1. Condensing units are required to meet minimum side yard setback of 5'.
2. Trash and recycling storage shall be illustrated on the site plan to confirm compliance with minimum setbacks, and will be enclosed on all four sides to prevent blowing trash.
3. New windows and doors will be required to meet RBES standards.
4. 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.

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1 ARCHITECTURAL SITE PLAN
SD-00 1" = 10'-0"



ZONING REVIEW NOTES

ZONING DISTRICT: RESIDENTIAL MEDIUM (RM);
OVERLAY DISTRICTS: DESIGN REVIEW

LOT SIZE: .227 ACRES (9,888sf)
ALLOWED LOT COVERAGE
RESIDENTIAL MEDIUM (RM): 55% COVERAGE/10% BONUS = 5,439sf/1,062sf
TABLE 4.4.5-1 (9) AN ADDITIONAL 10% LOT COVERAGE MAY BE PERMITTED
FOR ACCESSORY RESIDENTIAL FEATURES PER (4) 2c BELOW:
DECKS, PATIOS, PORCHES, TERRACES, TENNIS OR OUTDOOR GAME
COURTS, SWIMMING POOL APRONS, WALKWAYS, WINDOW WELLS
PRIMARY STRUCTURE MAX FOOTPRINT: 1,800sf

ALLOWED PRINCIPAL & SECONDARY STRUCTURES
RESIDENTIAL MEDIUM (RM): 35'/3 STORIES, 1,800 SF MAX PRIMARY, 1,100 SF MAX
SECONDARY
PROPOSED LOT COVERAGE
PRIMARY HOUSE = 1,781sf

SECONDARY:
SCREENED-IN PORCH = 175sf
SAUNA/GREENHOUSE/SHED = 415sf
TOTAL = 590sf

DRIVEWAY = 445sf
FRONT PORCH = 168sf
DECK = 275sf
PATIO = 115sf
IMPERVIOUS WALKWAYS = 316sf
TOTAL = 1,319sf

TOTAL PROPOSED LOT COVERAGE = 3,690sf

ZONING NOTES
1/4" = 1'-0"



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802.655.5020

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DATE REVISION DESCRIPTION

85 LAKEVIEW
TERRACE

BURLINGTON, VERMONT



ARCHITECTURAL SITE
PLAN

PROJECT NO: 2025013

DATE: 10/10/25

CHECKED BY: KD

DRAWN BY: KRI

SCALE: As indicated

SD-00



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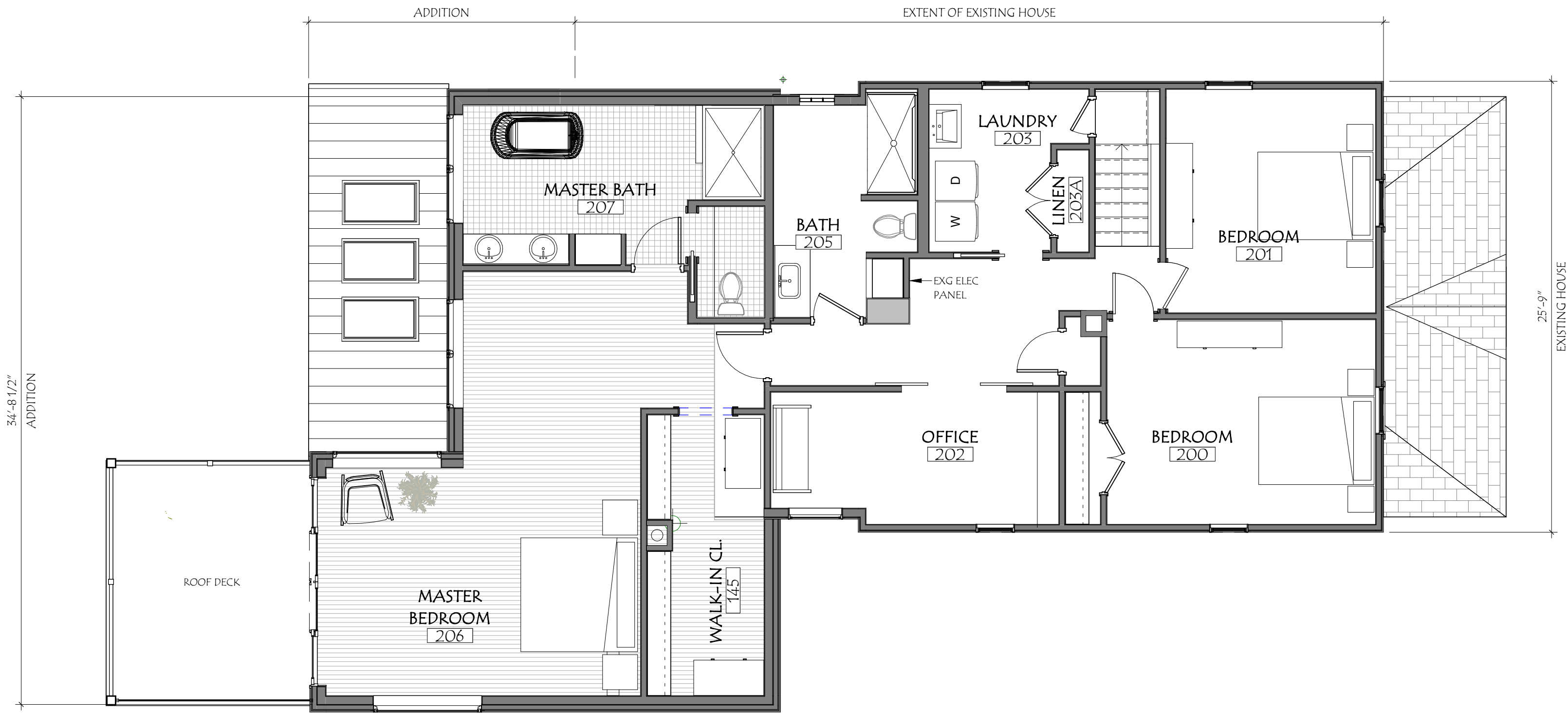
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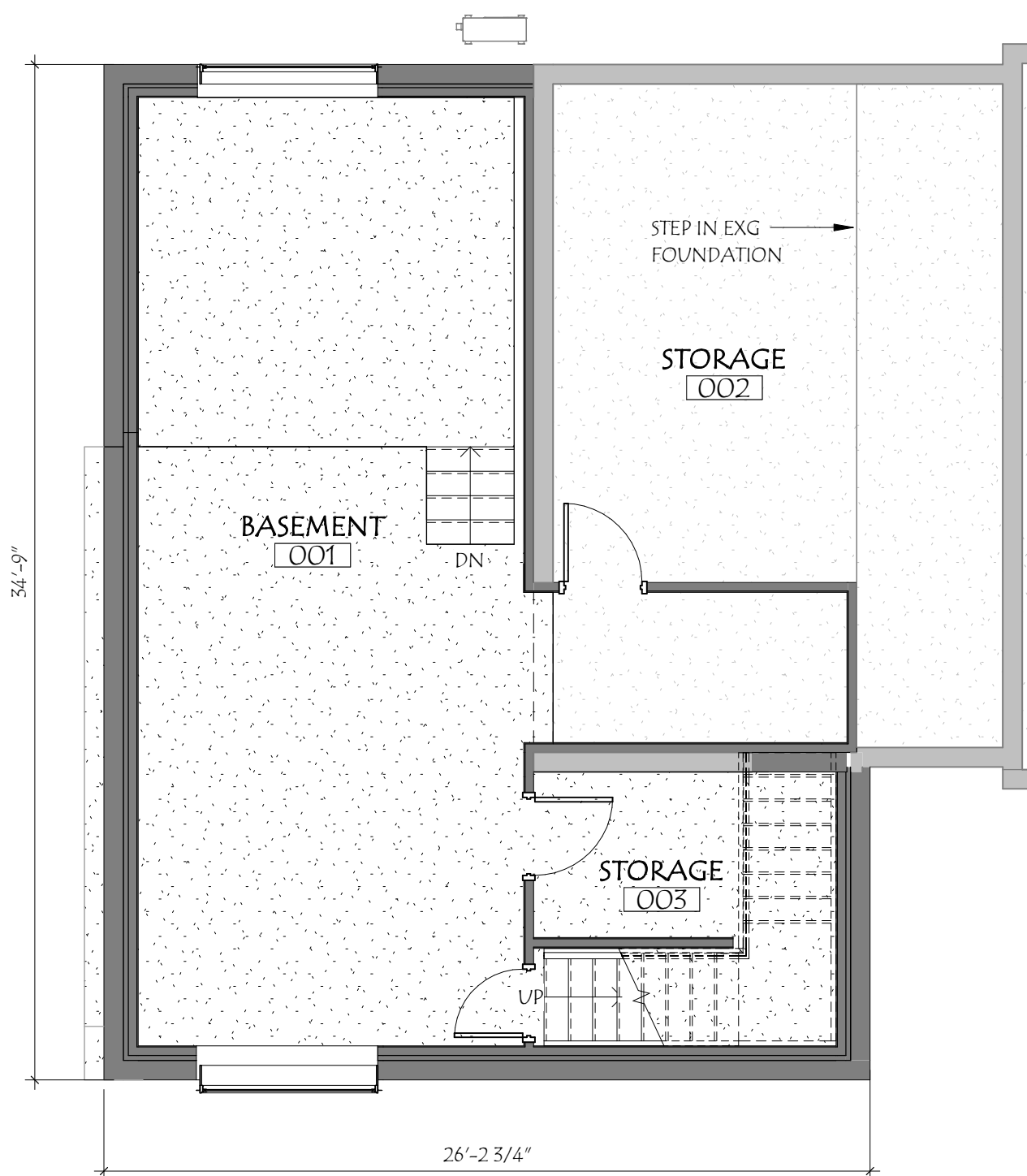
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STRUCTURAL ENGINEER
HARRIS STRUCTURAL ENGINEERING
ATTN: ANDREW P. HARRIS, P.E.
15 BRICKYARD ROAD
ESSEX JUNCTION, VT 05452
802.764.5954

GENERAL CONTRACTOR
CYPRESS WOODWORKS
ATTN: ALEXANDER J. MCKENZIE
150 STUART LANE
WATERBURY, VT 05676
802.338.0538



2 LEVEL 2 FLOOR PLAN
SD-01 3/16" = 1'-0"



3 BASEMENT FLOOR PLAN
SD-01 3/16" = 1'-0"



1 LEVEL 1 FLOOR PLAN
SD-01 3/16" = 1'-0"

DATE REVISION DESCRIPTION

85 LAKEVIEW TERRACE

BURLINGTON, VERMONT



PROPOSED FLOOR PLANS

PROJECT NO:	2025013
DATE:	10/10/25
CHECKED BY:	KD
DRAWN BY:	KRI
SCALE:	3/16" = 1'-0"

SD-01



38 Eastwood Drive
Suite 301
South Burlington, VT 05403
802.655.5020

wla-vt.com

OWNER
JOVIAL KING & PETER KAMITSES
85 LAKEVIEW TERRACE
BURLINGTON, VT 05401

ARCHITECT
WIEMANN LAMPHERE ARCHITECTS
ATTN: KELLEY DESROCHES, R.A., A.I.A.
38 EASTWOOD DRIVE, SUITE 301
SOUTH BURLINGTON, VT 05403
802.861.0444

CIVIL ENGINEER
KREBS & LANSING CONSULTING
ENGINEERS, INC
ATTN: GREG DIXON
164 MAIN ST
COLCHESTER, VT 05446
802.878.0375

LANDSCAPE ARCHITECT
KNAUF LANDSCAPE ARCHITECTURE
ATTN: CYNTHIA KNAUF
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WATERBURY, VT 05676
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1 EAST ELEVATION
SD-02 3/16" = 1'-0"



2 NORTH ELEVATION
SD-02 3/16" = 1'-0"



3 WEST ELEVATION
SD-02 3/16" = 1'-0"



4 SOUTH ELEVATION
SD-02 3/16" = 1'-0"

DATE REVISION DESCRIPTION

85 LAKEVIEW TERRACE

BURLINGTON, VERMONT

PROPOSED EXTERIOR ELEVATIONS

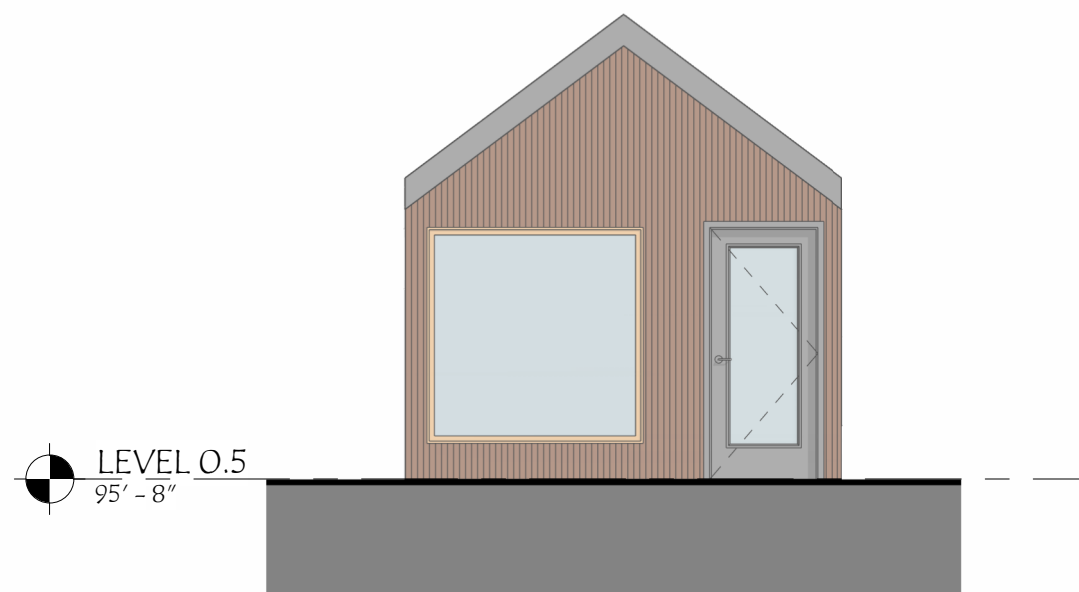
PROJECT NO: 2025013
DATE: 10/10/25
CHECKED BY: KD
DRAWN BY: KRI
SCALE: 3/16" = 1'-0"

SD-02

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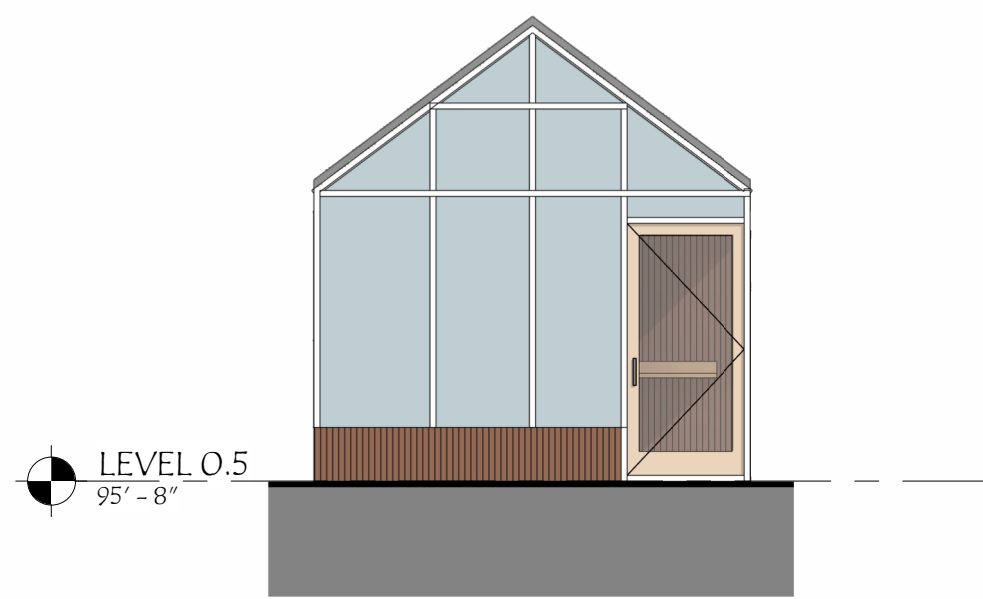
2 GREENHOUSE - NORTH ELEVATION
SD-03 3/16" = 1'-0"



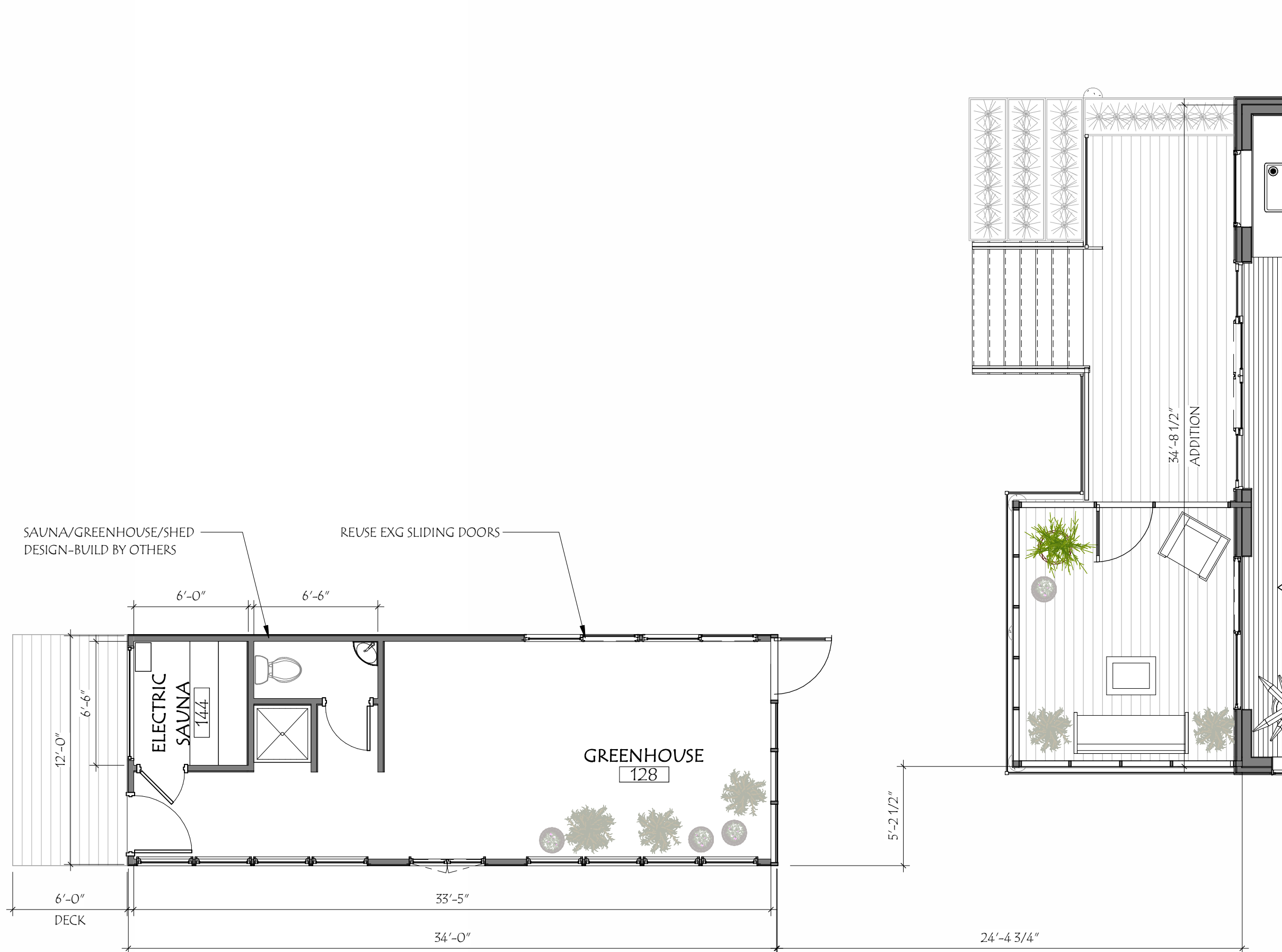
3 GREENHOUSE - WEST ELEVATION
SD-03 3/16" = 1'-0"



4 GREENHOUSE - SOUTH ELEVATION
SD-03 3/16" = 1'-0"



5 GREENHOUSE - EAST ELEVATION
SD-03 3/16" = 1'-0"



1 GREENHOUSE PLAN
SD-03 3/16" = 1'-0"



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ARCHITECT
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GENERAL CONTRACTOR
CYPRESS WOODWORKS
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WATERBURY, VT 05676
802.338.0538

#	DATE	REVISION DESCRIPTION
---	------	----------------------

85 LAKEVIEW TERRACE

BURLINGTON, VERMONT



PROPOSED GREENHOUSE PLAN & ELEVATIONS

PROJECT NO:	2025013
DATE:	10/10/25
CHECKED BY:	KD
DRAWN BY:	KRI
SCALE:	3/16" = 1'-0"

SD-03

Window Schedule								
Type Mark	Model	Manufacturer	Rough Height	Rough Width	Window Type	Cladding Material	Interior Material	Comments
BASEMENT								
I	ICATR7316	Marvin Windows and Doors	1' - 4 1/2"	6' - 1 1/2"	Casement Transom	Bronze	Prefinished White	
J	ICATR2116	Marvin Windows and Doors	1' - 4 1/2"	1' - 9 1/2"	Casement Transom	Bronze	Prefinished White	
LEVEL 0.5								
O9	MAWNCRK	Marvin Windows and Doors	1' - 8 3/4"	2' - 7 1/2"	Modern Awning Crank Out	HighDensityFiber-glass-Marvin-Ebo-ry	Aluminum-Marvin-ClearAnodized	
O9	MAWNCRK	Marvin Windows and Doors	1' - 8 3/4"	2' - 7 1/2"	Modern Awning Crank Out	HighDensityFiber-glass-Marvin-Ebo-ry	Aluminum-Marvin-ClearAnodized	
I	ICATR7316	Marvin Windows and Doors	1' - 4 1/2"	6' - 1 1/2"	Casement Transom	Bronze	Prefinished White	
J	ICATR2116	Marvin Windows and Doors	1' - 4 1/2"	1' - 9 1/2"	Casement Transom	Bronze	Prefinished White	
LEVEL 1								
L	ICATR7319	Marvin Windows and Doors	1' - 7 1/2"	6' - 2 1/2"	Casement Transom	Bronze	Prefinished White	
K	IAWN5719	Marvin Windows and Doors	1' - 7 3/4"	3' - 2 1/2"	Awning	Bronze	Prefinished White	
M	ICAP5771T	Marvin Windows and Doors	5' - 11 1/2"	3' - 1 1/2"	Casement Picture	Bronze	Prefinished White	
K	IAWN5719	Marvin Windows and Doors	1' - 7 3/4"	3' - 2 1/2"	Awning	Bronze	Prefinished White	
I	ICATR7316	Marvin Windows and Doors	1' - 4 1/2"	6' - 1 1/2"	Casement Transom	Bronze	Prefinished White	
G	ICAP7359	Marvin Windows and Doors	4' - 11 1/2"	6' - 1 1/2"	Casement Picture	Bronze	Prefinished White	
H	ICA2159	Marvin Windows and Doors	4' - 11 1/2"	1' - 9 1/2"	Casement	Bronze	Prefinished White	
J	ICATR2116	Marvin Windows and Doors	1' - 4 1/2"	1' - 9 1/2"	Casement Transom	Bronze	Prefinished White	
M	ICAP5771T	Marvin Windows and Doors	5' - 11 1/2"	3' - 1 1/2"	Casement Picture	Bronze	Prefinished White	
K	IAWN5719	Marvin Windows and Doors	1' - 7 3/4"	3' - 2 1/2"	Awning	Bronze	Prefinished White	
K	IAWN5719	Marvin Windows and Doors	1' - 7 3/4"	3' - 2 1/2"	Awning	Bronze	Prefinished White	
U	MAWNCRK	Marvin Windows and Doors	3' - 0 3/4"	4' - 1 1/2"	Modern Awning Crank Out	HighDensityFiber-glass-Marvin-Ebo-ry	Aluminum-Marvin-ClearAnodized	
O	SKLT2448	Marvin Windows and Doors	3' - 10 1/2"	1' - 10 1/2"	Skylight	Bronze	Prefinished White	
O	SKLT2448	Marvin Windows and Doors	3' - 10 1/2"	1' - 10 1/2"	Skylight	Bronze	Prefinished White	
O	SKLT2448	Marvin Windows and Doors	3' - 10 1/2"	1' - 10 1/2"	Skylight	Bronze	Prefinished White	
V	ICATR4916	Marvin Windows and Doors	1' - 4 1/2"	5' - 0 1/2"	Casement Transom	Bronze	Prefinished White	
W	ICA2159	Marvin Windows and Doors	6' - 6 1/2"	2' - 0"	Casement	Bronze	Prefinished White	
Y	ESDHP1620	Marvin Windows and Doors	1' - 7 5/8"	4' - 1"	Essential Double Hung Picture	Ultrex-Marvin-Eb-ony	Prefinished White	
LEVEL 2								
K	IAWN5719	Marvin Windows and Doors	1' - 7 3/4"	3' - 2 1/2"	Awning	Bronze	Prefinished White	
M	ICAP5771T	Marvin Windows and Doors	5' - 11 1/2"	3' - 1 1/2"	Casement Picture	Bronze	Prefinished White	
P	ICATR4916	Marvin Windows and Doors	1' - 4 1/2"	4' - 1 1/2"	Casement Transom	Bronze	Prefinished White	
Q	IAWN5723	Marvin Windows and Doors	1' - 11 3/4"	3' - 2 1/2"	Awning	Bronze	Prefinished White	
Q	IAWN5723	Marvin Windows and Doors	1' - 11 3/4"	3' - 2 1/2"	Awning	Bronze	Prefinished White	
S	ICAP7160	Marvin Windows and Doors	5' - 11 3/4"	6' - 3 1/2"	Casement Picture	Bronze	Prefinished White	
T	ICATR6019	Marvin Windows and Doors	1' - 7 3/4"	6' - 3 1/2"	Casement Transom	Bronze	Prefinished White	
F	ICAP7355	Marvin Windows and Doors	4' - 7 1/2"	6' - 2 1/2"	Casement Picture	Bronze	Prefinished White	
Q	IAWN5723	Marvin Windows and Doors	1' - 11 3/4"	3' - 2 1/2"	Awning	Bronze	Prefinished White	
F	ICAP7355	Marvin Windows and Doors	4' - 7 1/2"	6' - 2 1/2"	Casement Picture	Bronze	Prefinished White	
Q	IAWN5723	Marvin Windows and Doors	1' - 11 3/4"	3' - 2 1/2"	Awning	Bronze	Prefinished White	
L	ICATR7319	Marvin Windows and Doors	1' - 7 1/2"	6' - 2 1/2"	Casement Transom	Bronze	Prefinished White	
K	IAWN5719	Marvin Windows and Doors	1' - 7 3/4"	3' - 2 1/2"	Awning	Bronze	Prefinished White	
K	IAWN5719	Marvin Windows and Doors	1' - 7 3/4"	3' - 2 1/2"	Awning	Bronze	Prefinished White	
Z	ICATR4916	Marvin Windows and Doors	2' - 0 1/2"	5' - 0 1/2"	Casement Transom	Bronze	Prefinished White	
S	ICAP7160	Marvin Windows and Doors	5' - 11 3/4"	6' - 3 1/2"	Casement Picture	Bronze	Prefinished White	

DOOR SCHEDULE								
Door Number	Model	Manufacturer	Rough Height	Rough Width	Door Type	Interior Material	Cladding Material	Comments
LEVEL 0.5								
		Kawneer			x			
LEVEL 1								
104	USFDG2 12070	Marvin Windows and Doors	6' - 8 1/2"	12' - 0"	XXXXX	Wood-Marvin-Pine	Bronze	
105		Kawneer			x			
106	ISFD8068	Marvin Windows and Doors	6' - 8 1/2"	8' - 01/2"	Sliding French Slider	Prefinished White	Bronze	
LEVEL 2								
G32	USFDG2 12070	Marvin Windows and Doors	8' - 2 1/2"	12' - 0"	LLLLL	Wood-Marvin-Pine	Bronze	



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ATTN: ALEXANDER J. MCKENZIE
150 STUART LANE
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#	DATE	REVISION DESCRIPTION
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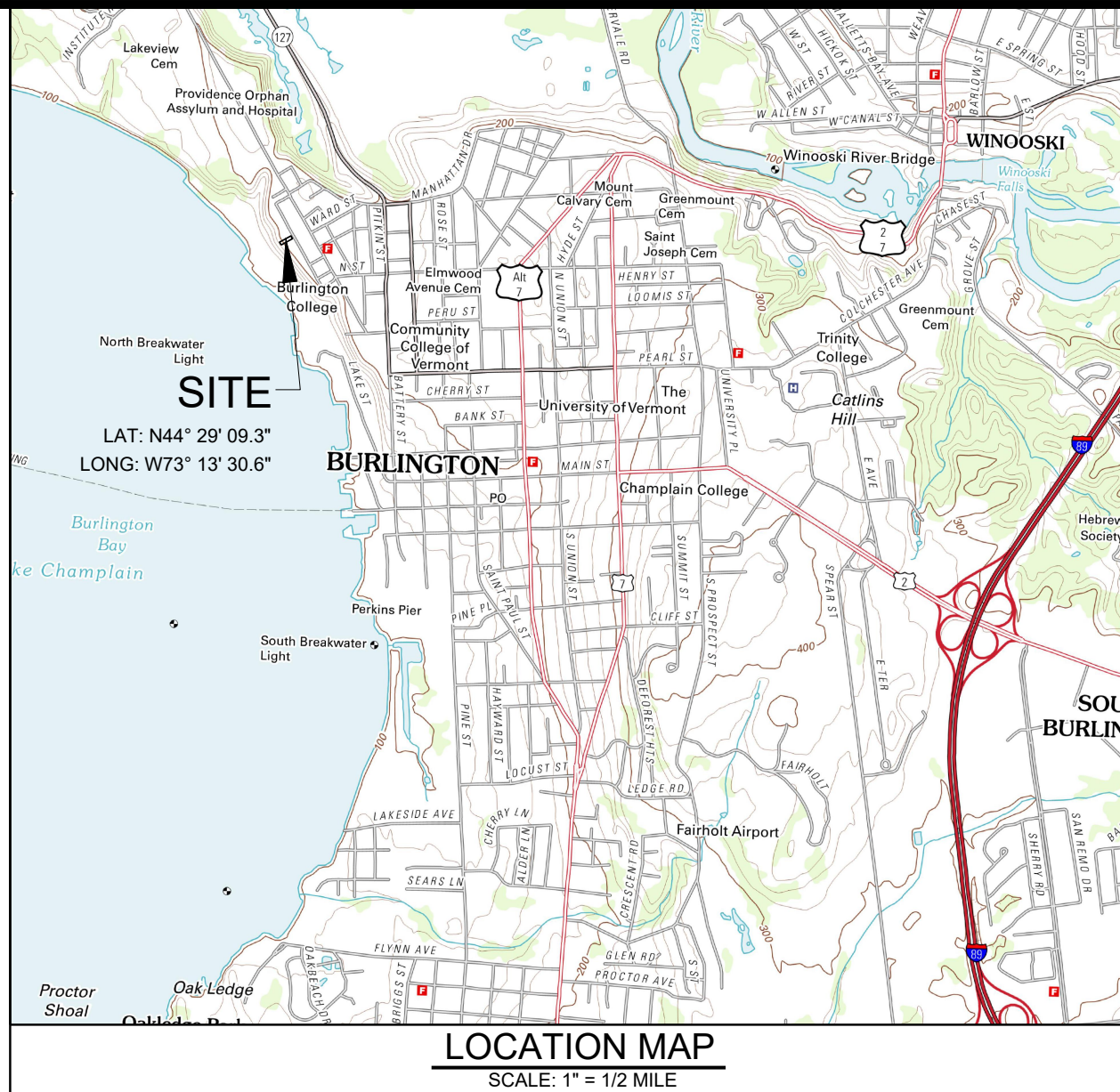
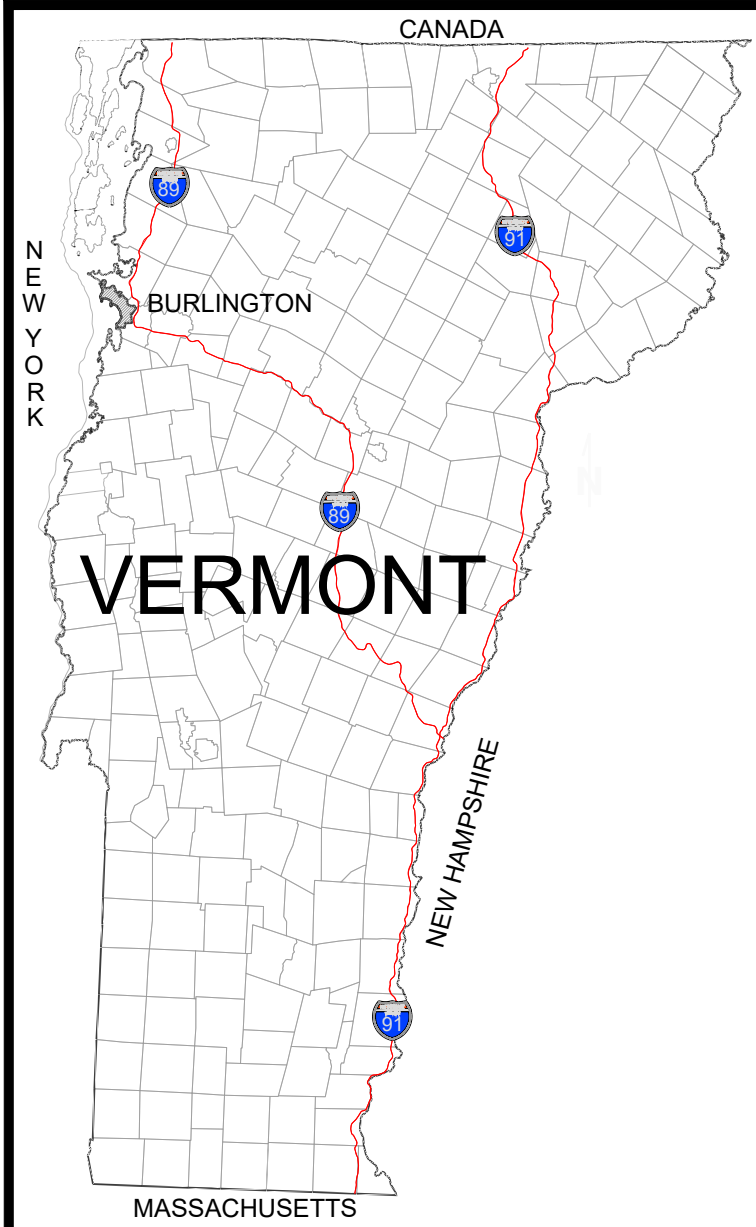
85 LAKEVIEW TERRACE

BURLINGTON, VERMONT

PRELIMINARY WINDOW AND DOOR SCHEDULES

PROJECT NO:	2025013
DATE:	10/10/25
CHECKED BY:	KD
DRAWN BY:	KRI
SCALE:	

SD-04

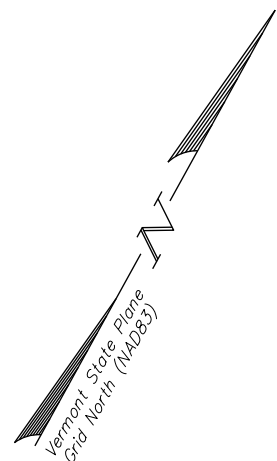


NOTES:

- ASPECTS OF PLAN ARE APPROXIMATE AND DERIVED FROM AERIAL PHOTOGRAPHY. ADDITIONALLY ALL LOCATIONS OF EXISTING INFRASTRUCTURE IS SHOWN APPROXIMATELY BASED ON A DESIGN PLAN TITLED "BUILDING ADDITION - 85 LAKEVIEW TERRACE" BY DEWOLFE ENGINEERING ASSOCIATES DATED SEPTEMBER 2014. KREBS AND LANSING DID NOT PERFORM A SURVEY ON THIS PROJECT.
- THIS PLAN IS NOT INTENDED TO BE A BOUNDARY SURVEY. PROPERTY LINES SHOWN ON THIS PLAN ARE BASED ON EXISTING EVIDENCE ON AERIAL PHOTOS AND TAX MAP INFORMATION FROM THE CITY OF BURLINGTON.
- THE HORIZONTAL COORDINATE SYSTEM IS BASED ON NAD83 VERMONT STATE PLANE 4400 (US SURVEY FEET). ELEVATIONS ARE BASED ON NAVD88 (US SURVEY FEET). ELEVATIONS ARE BASED ON 2014 STATE OF VERMONT LIDAR INFORMATION.
- UTILITIES ARE NOT WARRANTED TO EXACT OR COMPLETE. CONTRACTOR SHALL CONTACT DIG SAFE AND OTHER NON-MEMBER UTILITIES PRIOR TO BEGINNING ANY EXCAVATION.
- SETBACKS SHOWN ARE BASED ON CITY OF BURLINGTON ZONING REGULATIONS, PG. 4-34.

LEGEND

- EXISTING GRADE CONTOUR LINES (5 FOOT INTERVALS)
- EXISTING GRADE CONTOUR LINES (1 FOOT INTERVALS)
- APPROXIMATE PROPERTY LINES
- EXISTING SLOPES EXCEEDING 15%



85 LAKEVIEW TERRACE

Burlington, Vermont



ISSUED FOR PERMIT REVIEW
NOT FOR CONSTRUCTION

OWNER/APPLICANT:

Jovial King
85 Lakeview Terrace
Burlington, Vermont 05401

PROPERTY INFORMATION:

Address: 85 Lakeview Terrace, Burlington Vermont
Parcel ID: 043-3-020-000
SPAN: 114-035-14245
Area: 0.23 Acres (±10,050 s.f.)
Zoning: Residential - Medium Intensity (RM)

SETBACKS & COVERAGE:

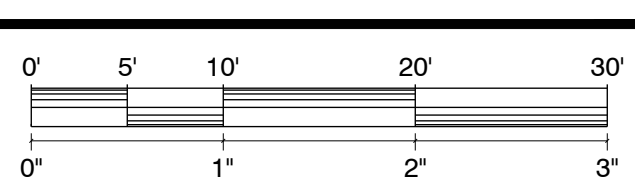
FRONT YARD SETBACK: 25'

SIDE YARD SETBACK: 6.6'

REAR YARD SETBACK: 15'

MAX LOT COVERAGE: 55% +
10% BONUS ALLOWANCE FOR
ACCESSORY RESIDENTIAL
FEATURES

STAMP:



STANDARD GRAPHIC SCALE (1" = 10')
VALID WHEN PLOTTED ON 24" BY 36" MEDIA

REV. NO.	REVISIONS/COMMENTS	DATE

DRAWING TITLE:

OVERALL PROPERTY PLAN
EXISTING CONDITIONS

DATE ISSUED: 10/08/25

DRAWN BY: GTD CHECKED BY: GTD

PROJECT NO.: 25287 SCALE: 1" = 10'

DRAWING NO.: REV. NO.:

C-0.00

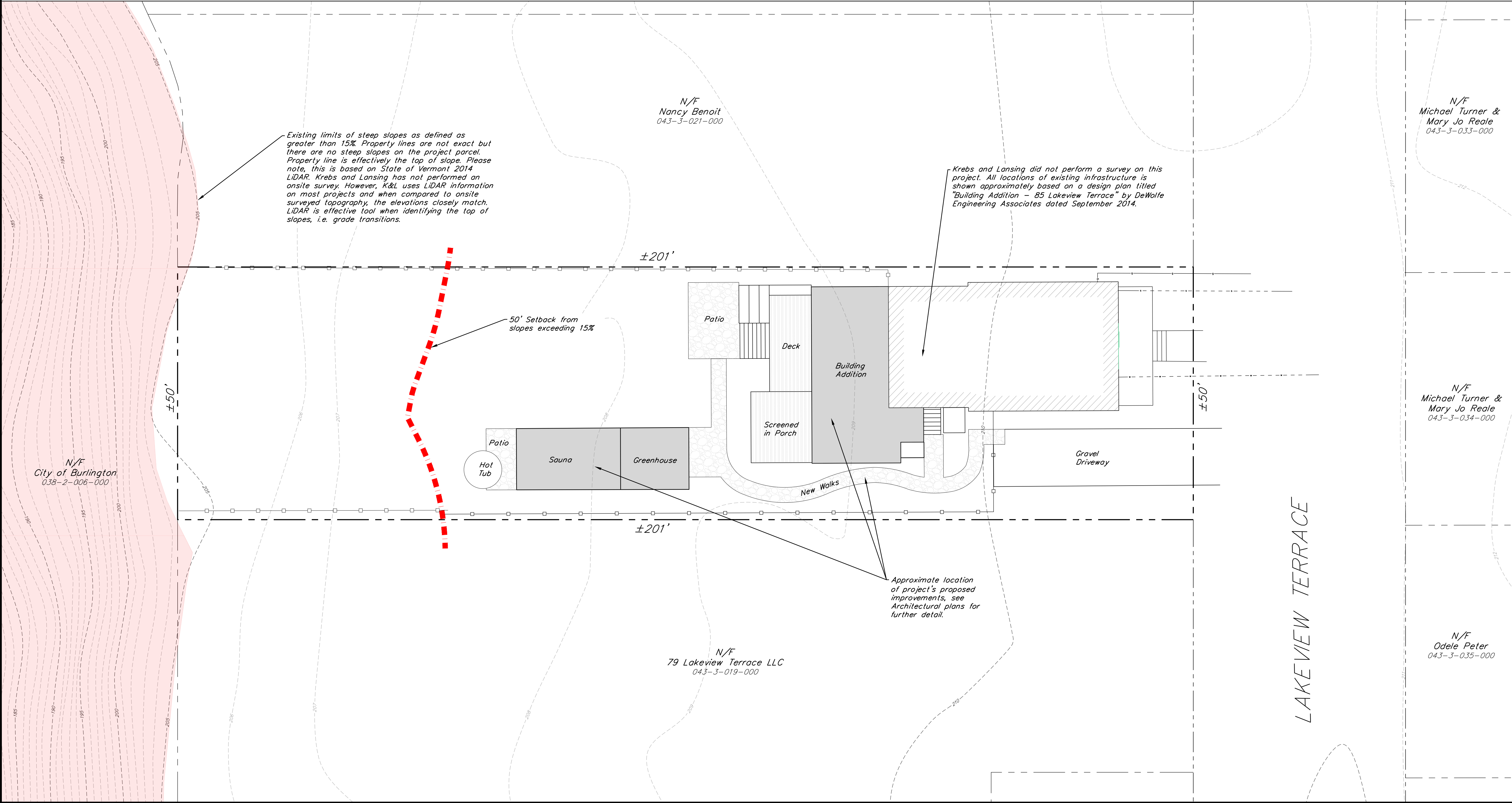
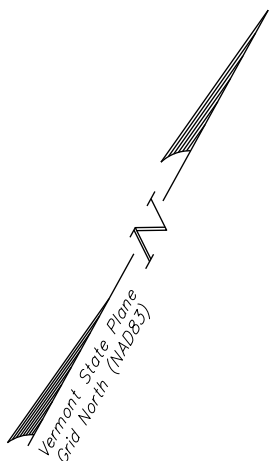
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NOTES:

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- SETBACKS SHOWN ARE BASED ON CITY OF BURLINGTON ZONING REGULATIONS, PG. 4-34.

LEGEND

- EXISTING GRADE CONTOUR LINES (5 FOOT INTERVALS)
- EXISTING GRADE CONTOUR LINES (1 FOOT INTERVALS)
- APPROXIMATE PROPERTY LINES
- EXISTING SLOPES EXCEEDING 15%



85 LAKEVIEW TERRACE

Burlington, Vermont



164 Main Street, Suite 201
Colchester, Vermont 05446
P: (802) 878-0375
www.krebsandlansing.com

ISSUED FOR PERMIT REVIEW
NOT FOR CONSTRUCTION

OWNER/APPLICANT:

Jovial King
85 Lakeview Terrace
Burlington, Vermont 05401

PROPERTY INFORMATION:

Address: 85 Lakeview Terrace, Burlington Vermont
Parcel ID: 043-3-020-000
SPAN: 114-035-14245
Area: 0.23 Acres ($\pm 10,050$ s.f.)
Zoning: Residential - Medium Intensity (RM)

SETBACKS & COVERAGE:

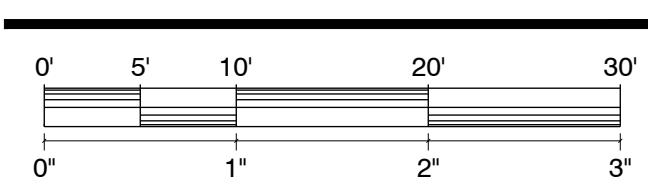
FRONT YARD SETBACK: 25'

SIDE YARD SETBACK: 6.6'

REAR YARD SETBACK: 15'

MAX LOT COVERAGE: 55% +
10% BONUS ALLOWANCE FOR
ACCESSORY RESIDENTIAL
FEATURES

STAMP:



REV. NO.	REVISIONS/COMMENTS	DATE

DRAWING TITLE:

PROPOSED
SITE PLAN

DATE ISSUED: 10/08/25

DRAWN BY: GTD

CHECKED BY: GTD

PROJECT NO.: 25287

SCALE: 1" = 10'

DRAWING NO.:

REV. NO.:

C-1.00

DWG NAME: 85-Lakeview-Terrace_Base.dwg



PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT NAME

Lakeview Terrace

Town, Vermont

Address

Schematic Landscape Plan

SHEET TITLE

REVISIONS:

DATE: 10.1.2025
SCALE: 1"=10'-0"
DRAWN BY: FRC

SHEET

L1.1

WAC LIGHTING

Ion 2" Round 5CCT

Remodel Downlight

Fixture Type: _____

Catalog Number: _____

Project: _____

Location: _____

Model	Beam	Color Temp & CRI	Lumens	CBCP	Finish
☐ R2DRDR	☐ F 35°	☐ 9CS 2700K/3000K/3500K/4000K/5000K - 90	695	2140	☐ WT White

Example: **R2DRDR-F9CS-WT**

DESCRIPTION

Minimum profile downlight with remote driver included for easy remodel or new construction installation.

FEATURES

- 5-CCT Switchable between 2700K and 5000K
- Sold as remodel, but new construction frame available
- Driver included
- 5 year warranty

SPECIFICATIONS

Construction	Die-cast Aluminum with 20-gauge Cold Rolled Steel Driver Box
Power:	9W
Input:	120 VAC, 50/60Hz
Dimming:	ELV: 100-10% , TRIAC: 100-5%
Light Source:	Integrated LED
Lens:	Frosted TIR Lens
Rated Life:	50,000 Hours
Mounting:	Heavy gauge retention clips secures fixture to ceiling
Cut Out:	3"
Finish:	Electrostatically Powder Coated: White
Ceiling Thickness:	1/2" - 1 1/2"
Operating Temp:	-4°F to 104°F (-20°C to 40°C)
Standards:	ETL, cETL, Title 24 JA8 Compliant, Airtight, IC

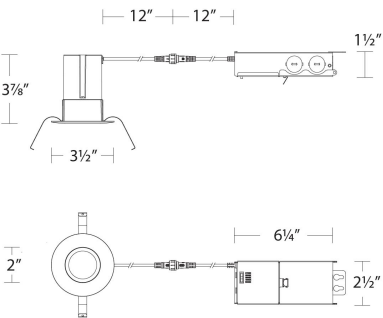


FINISHES:



White

LINE DRAWING



WAC LIGHTING

Ion 2" Round 5CCT

Remodel Downlight

Fixture Type:

Catalog Number:

Project:

Location:

ACCESSORIES

	Model	Description	Finish
	R2DRDN-FRAME	Ion 2"	

ZORON W4R

Round Wall Mount



Fixture Type:

Catalog Number:

Project:

Location:

PRODUCT DESCRIPTION

The Zoron series combines sleek aesthetics with exceptional performance. Compact and stylish enough for residential applications, yet powerful enough to be used commercially. With built-in color temperature selection and the option to be used either indoors or out, Zoron adapts to any setting. Regressed trims and specialized TIR optics provide both aesthetic appeal and glare control, making Zoron the perfect blend of form and function.

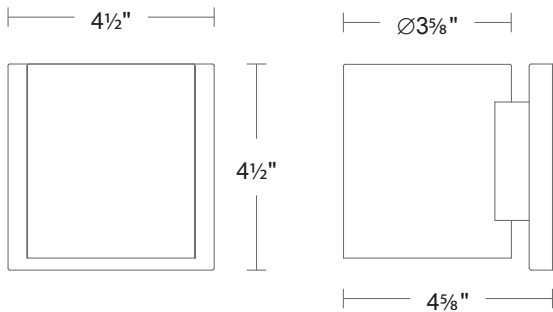
FEATURES

- Die-cast aluminum construction
- 5-CCT Switchable between 2700K and 5000K
- Suitable for indoor or outdoor use
- Low glare regressed trim with 25°+ shielding angle
- Driver concealed within the fixture

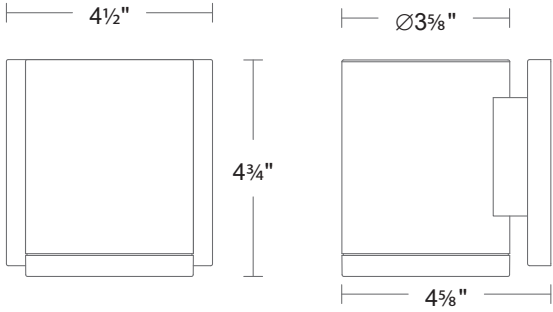
SPECIFICATIONS

Input:	Universal voltage 120V - 277VAC, 50/60Hz
Dimming:	ELV, TRIAC, 0-10V: 100-5%
Light Source:	Integrated LED
Finish:	Electrostatically powder coated: White, Black Injection molded polycarbonate: Black, Chrome, Gold, Haze, White
Standards:	UL, cUL, IP65, Title 24 JA8 Compliant, Wet Location Listed
Operating Temp:	-13°F to 122°F (-25°C to 50°C)

LINE DRAWING



Standard Trim



Arc Trim

ZORON W4R

Round Wall Mount



Standard Trim

Model	Power	Beam	Color Temp	CRI	Lumens	CBCP	Efficacy (lm/W)	Body Finish	Trim Finish	
W4R	15W	N Narrow 25°	CS	90	2700K	1015	2985	68	BK Black WT White	BK Black
					3000K	1060	3310	71		CH Chrome
					3500K	1100	3235	73		GL Gold
					4000K	1130	3330	75		HZ Haze
					5000K	1185	3485	79		WT White
		F Flood 45°	CS	90	2700K	1135	1945	76	BK Black WT White	BK Black
					3000K	1180	2025	79		CH Chrome
					3500K	1230	2105	82		GL Gold
					4000K	1265	2165	84		HZ Haze
					5000K	1325	2265	88		WT White

W4R-CS-___

Example: **W4R-FCS-WTHZ**

Arc Trim

Model	Power	Beam	Color Temp	CRI	Lumens	CBCP	Efficacy (lm/W)	Trim Finish*	
W4R	15W	N Narrow 25°	CS	90	2700K	910	3075	61	PBK Arc Black PWT Arc White
					3000K	945	3200	63	
					3500K	985	3330	66	
					4000K	1010	3425	67	
					5000K	1060	3585	71	
		F Flood 45°	CS	90	2700K	1065	1950	71	PBK Arc Black PWT Arc White
					3000K	1110	2035	74	
					3500K	1150	2115	77	
					4000K	1185	2175	79	
					5000K	1240	2275	83	

W4R-CS-P__

Example: **W4R-NCS-PBK**

*When ordering Arc trim, body finish will match trim finish.