

Burlington Development Review Board

Department of Permitting & Inspections

645 Pine Street

Burlington, VT 05401

www.burlingtonvt.gov/DPI/DRB

Telephone: (802) 865-7188

Fax: (802) 863-0466

Caitlin Halpert
Evan Gould
Geoff Hand
Sean McKenzie
Miles Waite
Chase Taylor
Marina Campbell, (Alternate)



Tuesday, August 4, 2026, 5:00 PM

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

Please click the link below to join the webinar:

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

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1. Agenda

2. Communications

3. Minutes

4. Consent

- 4.1. ZP-26-252; 865 South Prospect Street (RL, Ward 6) Stephanie Seguno**
Proposed commercial kitchen home occupation. (Project Manager, Kirk Dressing)

5. Public Hearing

- 5.1. ZP-26-293; 227 North Champlain St (RM, Ward 2) Tyler Bolles**
Proposed replacement of an existing garage with a two-story accessory dwelling unit.

6. Certificate of Appropriateness

- 6.1. ZP-26-28; 45 Howard Street (RM, Ward 5) Sarah Schiesser / Thomas Wironen / Robert Hale**
Proposed construction of an addition to the west side of existing single-family home. Original historic home will be repainted and repaired in kind. (Project Manager, Mary O'Neil)
- 6.2. ZP-26-216; 124-126 North Avenue (RC, Ward 2) Katie Chaucer / Michael Chaucer**
Proposed demolition of existing duplex to construct a new four-story 16 unit residential building. (Project Manager, Mary O'Neil)

7. Other Business

- 7.1. 802 Homes Presentation**
Discussion and consideration of potential bylaw change for administrative review

8. Adjournment

9. Informational and Non-Discrimination Statements

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. The programs and services of the City of Burlington are accessible to people with disabilities. Individuals who require special arrangements, auxiliary aid, service for effective communication, or a modification of policies or procedures to participate in a program, service, or activity of the City of Burlington, should contact the office of the Title II Burlington ADA Coordinator at 802-865-7000 as soon as possible but no later than 48 hours before the scheduled event.

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
Kirk Dressing, Associate Planner
Joseph Cava, Permit Technician
Matt Clark, Code Compliance Officer



TO: Development Review Board
FROM: Kirk Dressing
DATE: August 4, 2026
RE: ZP-26-252; 865 South Prospect Street

=====

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

Zone: RL Ward: 6

Owner/Applicant: Stephanie Seguino

Request: Proposed establishment of a commercial kitchen (bakery) home occupation within existing kitchen.

Applicable Regulations:

Article 3 (Applications, Permits, & Project Reviews), Article 5 (Citywide General Regulations)

Background Information:

The applicant is requesting approval to establish a bakery home occupation business. The property is a single detached dwelling unit and is located in a residential zone. The home occupation is subject to conditional use review. No site or exterior building changes are proposed.

Previous zoning actions for this property are noted below.

- ZP-26-211 (05/2026) – Approval for proposed installation of an outdoor sauna.
- ZP-1997-226 (05/1997) – Approval for construction of an open rear deck, 11'X 26', for the existing single family home.
- ZP-1996-479 (09/1996) – Approval for window changes to the front of the existing single family home that include make one window smaller and one larger for an interior renovation.

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

I. Findings

Article 3: Applications, Permits, and Reviews

Part 5, Conditional Use & Major Impact Review:

Section 3.5.6 (a) Conditional Use Review Standards

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

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

The proposed home occupation is small in scale and will not increase demand on existing or planned public utilities. **(Affirmative finding)**

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

The subject property is located within the Residential Low Intensity zone and is in a neighborhood characterized predominantly by other single detached dwelling units on similarly sized lots. No exterior changes are proposed for the home occupation, and only one resident employee is proposed. There will be little, if any, evidence of the home occupation as perceived from the neighborhood. **(Affirmative finding)**

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

Baking activities will take place within the existing kitchen. No impacts from noise, dust, heat, or vibrations are anticipated. Baking produces an aroma, however, the activity will take place within the existing kitchen, and odor impacts outside the building will be limited. **(Affirmative finding)**

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

Traffic impacts, if any, are expected to be minimal. Just one employee, a resident of the property, will work the home occupation, and there will be no on-site pickup. No commercial vehicle deliveries are anticipated. **(Affirmative finding)**

and,

5. *The utilization of renewable energy resources;*

Nothing within the application will preclude the use of wind, solar, geothermal, or other renewable energy resource. **(Affirmative finding)**

and,

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

The home occupation will be subject to any applicable city or state requirements. **(Affirmative finding as conditioned)**

Article 5: Citywide General Regulations

Sec. 5.4.6, Home Occupations

Pursuant to the requirements of 24 VSA 4412(4), it is the intent of these regulations to provide for the use of a minor portion of a dwelling unit for a home occupation and to ensure

compatibility with other permitted uses and with the residential character of the neighborhood. Such a home occupation must clearly be secondary or incidental to the principal residential use, and so located and conducted that the average neighbor, under normal circumstances, would not otherwise be aware of its existence.

(b) Conditional Use Review:

All home occupations not otherwise eligible for administrative approval above shall require review and approval by the DRB pursuant to the requirements of Art. 3, Part 5. In addition to the conditional use criteria, the following criteria must be met for any home occupation:

1. *A home occupation shall be conducted solely by resident occupants plus no more than one additional full-time equivalent employee in RL districts, and no more than two (2) full-time equivalent employees in other districts. The home occupation shall be conducted entirely within an existing dwelling unit and/or one enclosed accessory structure;*

The home occupation will be operated solely by one resident occupant. **(Affirmative finding)**

2. *No more than thirty-five per cent (35%) of the floor area of said residence, including accessory structures, up to a maximum of seven hundred fifty (750) square feet, whichever is less, shall be used for such purpose;*

The home occupation will occupy up to ±121.5 sf in the first level of the principal structure; ±4.76% of the 2,552 sf total floor area of the dwelling unit. **(Affirmative finding)**

3. *No home occupation shall require alterations, construction or equipment that would change the fire rating of the structure or the fire district in which the structure is located;*

No construction, equipment or alterations are proposed. **(Affirmative finding)**

4. *There shall be no outside storage of any kind related to the home occupation;*

No outside storage is proposed. **(Affirmative finding)**

5. *There shall be no exterior evidence of the conduct of a home occupation except for:*

- A. *Occasional garage/lawn/yard type sales (up to twice a year not to exceed two (2) days each);*

None proposed. **(Affirmative finding)**

and

- B. *One non-illuminated attached parallel sign that shall not exceed two (2) square feet. No other signs shall be permitted.*

None proposed. **(Affirmative finding)**

6. *No home occupation may increase vehicular traffic flow or parking by more than one additional vehicle at a time for customers or deliveries. All parking shall be located off-street and shall maintain the required front yard setback;*

No substantial increase in vehicular traffic flow or parking are proposed. There will be no onsite retail activity or deliveries. The existing driveway provides off-street parking for at least one vehicle. **(Affirmative finding)**

7. *No home occupation shall create sounds, noise, dust, vibration, smell, smoke, heat, humidity, glare, radiation, electrical interference, fire hazard or any other hazard, nuisance or unsightliness which is discernible from any adjacent dwelling unit;*

See Sec. 3.5.6 (a) 3 above.

8. *The home occupation shall be clearly incidental and secondary to the use of the dwelling for residential purposes and shall not change the character thereof or adversely affect the uses permitted in the residential district of which it is a part.*

As proposed, the home occupation will be inconsequential to the residential district in which it is located. **(Affirmative finding)**

9. *Delivery of products and materials related to the home occupation by vehicles other than automobiles shall occur no more than once per day;*

No commercial vehicle deliveries are proposed. **(Affirmative finding)**

10. *With the exception of one delivery per day, as specified in subparagraph (9), no more than one (1) commercial vehicle shall be allowed on the premises at any one time;*

See criterion 9 above.

and

11. *There shall be no sale of goods except for goods fabricated on the premises as part of an approved home occupation.*

No retail activities will take place onsite. **(Affirmative finding)**

II. Conditions of Approval

1. It is the applicant's responsibility to comply with any applicable city or state requirements related to the proposed baking business.
2. Standard Conditions 1-15.



Department of Permitting and Inspections

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Home Occupation Application Questionnaire

Use this checklist for all applications for a home occupation. See Sec. 5.4.6 of the Zoning Ordinance. This questionnaire is provided to summarize details and is required to accompany a zoning permit application form and required fee (for either administrative approval or conditional use review).

Please note:

1. The specific requirements for home occupations can be found in Section 5.4.6 of the Comprehensive Development Ordinance which is available in its entirety on our website at www.burlingtonvt.gov/PZ
2. A 'Business Personal Property Registration Form' may be required to be submitted to the Assessor's Office. This form is available at www.burlingtonvt.gov/assessor/businesses

Name of Business Proposed: Café Napoli (the business exists, I would be

Type of Business Proposed: coffee shop doing some baking for the cafe

Provide a detailed description of the proposed Home Occupation such as: activities involved; materials and equipment used; quantities of materials and equipment stored on-site; methods of operation; hours of operation. This may be done on a separate piece of paper and attached.

Please respond to the following:

1. How many persons will be involved or employed in the conduct of the proposed Home Occupation:
Residents of premises: 1 Others Total Number 1
2. What type of product will be produced, serviced, or repaired in the conduct of your Home Occupation? (For example: repair of clocks or watches, making jewelry, etc.). Explain:
Baked goods -
3. Describe any alterations to the home or premises that might be required to facilitate your Home Occupation:
None
4. Describe what rooms will be used in the conduct of the Home Occupation and how these rooms will be used. (For example: garage will be used to store supplies; or den will contain desk and file cabinets, etc.). Indicate the gross floor area(s) that will be used in the conduct of the Home Occupation. Indicate the total gross floor areas of your house and include any accessory structure(s) to be used for the Home Occupation, (Ex. Garage).
Kitchen - 100 sq ft House: 2000 sq ft
5. Describe the mechanical and/or electrical equipment that will be necessary to conduct your business activity:
existing equipment - oven, dishwasher, stove, mixer, refrigerator
6. Describe how, where and in what amounts the material, supplies and/or equipment related to your Home Occupation will be displayed or stored:
Storage in cupboards in kitchen. I will be baking 1-2 cakes per week - so small amt of supplies

PLEASE TURN OVER

7. Will people come to your home to obtain any product or utilize any service connected with the proposed Home Occupation activity? Yes _____ No ☒ ✓
If yes, please explain in detail:

8. Are any signs necessary or proposed relative to the Home Occupation?
Yes _____ No ☒ ✓
If yes, you are required to file for a Sign Permit. An application form can be obtained at the Planning and Zoning Department or on our website.
9. If trucks or other equipment will be used in your Home Occupation, where will they be parked or stored?
N/A
10. Will the Home Occupation involve the use of commercial vehicles for delivery of materials to or from the premises? Yes _____ No ☒ ✓
If yes, please explain:

11. How many parking spaces will be provided for the home occupation? 1 spot in driveway for me
Where will they be located? Indicate parking spaces on a site plan of this property as part of your application submission.
12. Is your proposed Home Occupation in conformance with the conditions, covenants and restrictions pertaining to your property? Yes ☒ ✓ No _____
We suggest checking your deed for conditions, covenants and restrictions.

I have read and understand 'Sec 5.4.6 Home Occupations' under the City of Burlington Comprehensive Development Ordinance and believe that to the best of my knowledge my proposed Home Occupation would not violate any portion of said Ordinance:

Applicant's Signature: Stephanie Agnew
Date: 5/31/26

Property Owner's Signature: Stephanie Agnew
Date: 5/31/26

13.5 ft

Window

microwave

oven

fridge

Sink

Stove

9 ft



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802.865.7195 (Fax)

William Ward, Director
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Kirk Dressing, Associate Planner
Matt Clark, Code Compliance Officer
Joseph Cava, Planning Technician



MEMORANDUM

To: Development Review Board
From: Mary O'Neil, AICP, Principal Planner
Date: August 4, 2026
RE: 227 North Champlain Street: ZP-26-293

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-26-293

Location: 227 North Champlain Street

Tax ID: 044-1-128-000

Zone: RM **Ward:** 2

Date application accepted: June 16, 2026

Applicant/ Owner: Kate Lasko & Tyler Bolles

Request: Proposed replacement of an existing garage with a two-story Accessory Dwelling Unit (ADU) including studio/hobby space and additional living space.



Background:

- **Zoning Permit 20-825 / 21-0541CA;** Replace three-bay window on first floor and double hung window on second floor. December 2020.
- **Zoning Permit 17-810 / 18-0525CA;** Heat pump with piping. December 2017.
- **Zoning Permit 11-350 / 11-0987CA;** Remove front concrete steps and relace with new composite steps, new metal railing and new central porch posts. June 2011.
- **Non-Applicability of Zoning Permit Requirements 09-807NA;** Remove and replace 2 wood windows with new wood tilt-pack sash kits to match existing size, location and muntin configuration. May 2009.

Overview: 227 North Champlain Street is a c. 1930 Single family Bungalow constructed by Hauke, with a c. 1942 detached accessory structure/garage. This application proposes the demolition of the detached structure/garage with erection of a two story ADU that includes storage. Both the house and garage are listed on the Vermont State Register of Historic Resources.

The Design Advisory Board reviewed the project plans July 14, 2026, and voted unanimously to support the application and recommend approval.

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

I. Findings

Article 3: Applications, Permits and Project Reviews

Sec. 3.5.2 Applicability

(a)Conditional Use Review:

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

- 1. any use identified under Article 4 and Appendix A – Use Table as a “Conditional Use” or “CU;”*
- 2. any Special Use specifically identified as being subject to conditional use review under Article 5, Part 3;*

Demolition of any listed historic resource required Conditional Use Review per Section 5.4.8 (d)
2.

Sec. 3.5.6 Review Criteria

The application and supporting documentation submitted for proposed development involving Conditional Use and/or Major Impact Review, including the plans contained therein, shall indicate how the proposed use and associated development will comply with the review criteria specified below:

(a)Conditional Use Review Standards:

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

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

The addition of an accessory dwelling unit is anticipated to have little to no discernable impact on planned public utilities, facilities or services. Water Resources will provide a letter of adequate water and sewer capacity to assure public infrastructure is capable of absorbing new demand.

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

The Purpose of the Zoning District, as defined under Section 4.4.5 (a) 2. Includes the anticipation of accessory dwelling units.

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

The addition of one new dwelling unit in a residential district is not expected to generate any nuisance impacts that are not already present and associated with residential living.

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

North Champlain Street is an accepted public street, with sidewalks for pedestrian mobility and adjacent to other arterial roadways to assure ease of circulation and connectivity. Green Mt. Transit has both the City Loop and North Avenue routes available at the intersection of North Street; two blocks from this development. Additionally, standard painted bike lanes will be added along Manhattan Drive. This high-traffic corridor connects the Old North End to the North Avenue bike corridor, offering a safer path for cyclists in a busy area.

and,

5. *The utilization of renewable energy resources;*

The Thermal Energy Ordinance applies to this new structure.

Plans define the use of compressors and a heat pump system.

and,

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

See above.

Affirmative finding as conditioned.

(C) Conditions of Approval:

In addition to imposing conditions of approval necessary to satisfy the General Standards specified in (a) or (b) above, the DRB may also impose additional conditions of approval relative to any of the following:

1. *Mitigation measures, including but not limited to screening, landscaping, where necessary to reduce noise and glare and to maintain the property in a character in keeping with the surrounding area.*

There is nothing within the application that merits mitigation measures. Submission of a landscaping plan is a condition of approval.

2. *Time limits for construction.*

Zoning permits have a three-year life.

3. *Hours of operation and/or construction to reduce the impacts on surrounding properties.*

There are no limitations on residential use. Hours of construction are limited to 7:30 am – 5:30 pm Monday-Friday. Saturday hours of construction as limited to interior work. No construction activities shall occur on Sundays.

4. *That any future enlargement or alteration of the use return for review to the DRB to permit the specifying of new conditions;*

This is a condition of approval.

and,

5. *Such additional reasonable performance standards, conditions and safeguards, as it may deem necessary to implement the purposes of this chapter and the zoning regulations.*

Any additional reasonable performance standards are at the discretion of the Development Review Board.

Affirmative finding as conditioned.

Article 4: Zoning Maps and Districts

Section 4.4.5 Residential Districts

(a) Purpose

The Residential Districts are intended to control development in residential districts in order to create a safe, livable, and pedestrian friendly environment, while enabling 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.*

(b) Dimensional Standards

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 ^{1,5,6,7,8,9}			Lot Coverage ^{1,9}
		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%
227 North Champlain St.			10% of lot width: 3.7'	43.31'	49.8%
	Pre-existing 37'	No change			

1. Details regarding the measurement of and exceptions to coverage and setback standards are found in Art 5.
2. 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.
3. Exceptions to frontage requirements for flag lots and small lot subdivisions are found in Sec. 5.2.2
4. For lots in RL or RM with more than two primary buildings, the minimum lot frontage shall be 45'.
5. 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.
6. 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.
7. 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.
8. Reserved.
9. 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'
227 North Champlain St.	2 stories	1/each structure	Pre-existing	596 sq. ft.	Not applicable	29.09'
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).

Single family residential use, with an accessory dwelling unit is a permissible 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

Not applicable.

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.

Although there are eligible components that qualify as “bonus” amenities, the project remains within the allowable base coverage limitation for the zoning district. **Affirmative finding.**

D. Exceptions to Maximum Building Footprint Limit

The proposed new residential building does not exceed the 1,100 sq.ft. maximum for Secondary Structures. See Table 4.4.5-2, above. **Affirmative finding.**

3. Exception for Neighborhood Commercial Uses

Not applicable.

4. Miscellaneous Standards

A. Additions to Existing Residential Structures.

Not applicable.

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 proposed structure is compliant with the dimensional standards of Secondary Structures in Table 4.4.5-2. **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.*

While the use is accessory (ADU), the structure itself is compliant with the allowable footprint of a Secondary Structure, intended specifically for the creation of new dwelling units. This review includes site plan and design review provisions. **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;*

The proposed development is not a garage. 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.*

Not applicable.

C. Residential Occupancy Limits.

Residential Occupancy Limits have been struck down by the Vermont Legislature under Art 47.

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

Where an existing Principal Structure in any Residential Zoning District contains only an owner-occupied Single Detached Dwelling, and an applicant proposes to add a

*single additional dwelling unit within the Principal Structure **or within a detached Secondary Structure on the same lot as the owner-occupied home**, the application shall be subject to administrative review and approval according to Sec.3.2.7 (a) 13, and exempt from paying impact fees, according to Sec. 3.3.1., except where otherwise required.*

The Estimated Cost of Construction exceeds \$29,000, the threshold for review by the Development Review Board. Conditional Use review applies as well, due to the garage's inclusion on the Vermont State Register.

Impact Fees shall not be required per this provision. **Affirmative finding.**

5. Residential Development Bonuses

No development bonuses are sought. Not applicable.

A. Housing for Older Persons and Individuals with Disabilities Bonus

Not applicable.

B. Residential Conversion Bonus

Not applicable.

C. 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

PART 2: Dimensional Requirements

Sec. 5.2.1 Reserved

Sec. 5.2.2 Required Frontage or Access

227 North Champlain Street is compliant with required lot frontage, and has existing access onto a public street. **Affirmative finding.**

Sec. 5.2.3 Lot Coverage Requirements

See Table 4.4.5-1.

(a) Calculating Lot Coverage:

See Table 4.4.5-1.

(b) Exceptions to Lot Coverage:

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

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

While several components of the plan are eligible for eligible lot coverage exemptions, the plan remains compliant with the overall limitations for the zoning district. **Affirmative finding.**

Section 5.2.4 Buildable Area Calculation & Steep Slopes Overlay District

(a) Buildable Area Calculation

The parcel does not exceed 2 acres; therefore, not subject to Buildable Area standards. Not applicable.

(b) Steep Slopes Overlay District

The parcel is not within the Steep Slopes Overlay. 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 Calculations

See Table 4.4.5-2.

Section 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.

(b) 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.

227 North Champlain Street, and its garage, are listed on the Vermont State Register of Historic Resources.

(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.*

The principal use is residential, which will continue. The accessory building (1942 garage) will be demolished and replaced with a new residential structure. The existing garage is typically

styled for its era, and was utilized in the past to support a furniture repair and then plumbing business. The new building, although significantly larger than the existing house or garage, is encouraged by the Neighborhood Code. **Affirmative finding.**

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

The historic home will remain. The replacement accessory building is notably larger than the garage or house. The early bungalow remains identifiable in its character. **Affirmative finding.**

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

The new development will certainly reflect modern construction in massing, materials and site location. **Affirmative finding.**

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

None identified.

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

The 1942 garage is sheathed in novelty siding; a material that was common for its period. It was utilized on barns, garages, cottages and small residential buildings and clearly identifies a period of construction. Its use was fairly ubiquitous; its retention unreasonable given the proposed building demolition with new construction. **Affirmative finding.**

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

The building demolition is not related to material failure, but a desire to create additional living space and an accessory dwelling unit; encouraged by the Neighborhood Code in creation of housing. **Affirmative finding.**

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 proposed. **Affirmative finding.**

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. **Affirmative finding.**

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 work will markedly be differentiated from the old. Spatial relationships will be altered with the significantly larger structure; however, it is set back from the street and the existing house. The materials have not been chosen to be compatible with the existing home, but are intentionally of a modern vocabulary. **Affirmative finding.**

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

While unlikely, the new building could be removed in the future without impairing the existing single-family home. **Affirmative finding.**

(d) Demolition of Historic Buildings:

The purpose of this subsection is:

- *To discourage the demolition of a historic building, and allow full consideration of alternatives to demolition, including rehabilitation, adaptive reuse, resale, or relocation;*
- *Provide a procedure and criteria regarding the consideration of a proposal for the demolition of a historic building; and,*
- *To ensure that the community is compensated for the permanent loss of a historic resource by a redevelopment of clear and substantial benefit to the community, region or state.*

1. Application for Demolition.

For demolition applications involving a historic building, the applicant shall submit the following materials in addition to the submission requirements specified in Art. 3:

- A. *A report from a licensed engineer or architect who is experienced in rehabilitation of historic structures regarding the soundness of the structure and its suitability for rehabilitation;*
- B. *A statement addressing compliance with each applicable review standard for demolition;*

- C. *Where a case for economic hardship is claimed, an economic feasibility report prepared by an architect, developer, or appraiser, or other person experienced in the rehabilitation and adaptive reuse of historic structures that addresses:*
 - (i) *the estimated market value of the property on which the structure lies, both before and after demolition or removal; and,*
 - (ii) *the feasibility of rehabilitation or reuse of the structure proposed for demolition or partial demolition;*
- D. *A redevelopment plan for the site, and a statement of the effect of the proposed redevelopment on the architectural and historical qualities of other structures and the character of the neighborhood around the sites; and,*
- E. *Elevations, drawings, plans, statements, and other materials which satisfy the submission requirements specified in Art. 3, for any replacement structure or structures to be erected or constructed pursuant to a development plan.*

The existing principal structure will remain. This application is for the demolition of an accessory building that is identified on the Vermont State Register narrative. While acknowledged, it is not identified to be of single importance or of a standard high enough to warrant examination by a structural engineer or architect; nor to require documentation by HABS or HAER standards.

The application includes a redevelopment plan to construct a new structure with additional living space and an accessory dwelling unit. The latter is highly encouraged by the zoning ordinance. **Affirmative finding.**

2. Standards for Review of Demolition.

*Demolition of a historic structure shall only be approved by the DRB pursuant to the provisions of Art. 3, Part 5 for **Conditional Use Review** and in accordance with the following standards:*

- A. *The structure proposed for demolition is structurally unsound despite ongoing efforts by the owner to properly maintain the structure; or,*
- B. *The structure cannot be rehabilitated or reused on site as part of any economically beneficial use of the property in conformance with the intent and requirements of the underlying zoning district; and, the structure cannot be practicably moved to another site within the district; or,*
- C. *The proposed redevelopment of the site will provide a substantial community-wide benefit that outweighs the historic or architectural significance of the building proposed for demolition.*

And all of the following:

- D. The demolition and redevelopment proposal mitigates to the greatest extent practical any impact to the historical importance of other structures located on the property and adjacent properties;*
- E. All historically and architecturally important design, features, construction techniques, examples of craftsmanship and materials have been properly documented using the applicable standards of the Historic American Building Survey (HABS) and made available to historians, architectural historians and others interested in Burlington's architectural history;*
and,
- F. The applicant has agreed to redevelop the site after demolition pursuant to an approved redevelopment plan which provides for a replacement structure(s).*
 - (i) Such a plan shall be compatible with the historical integrity and enhances the architectural character of the immediate area, neighborhood, and district;*
 - (ii) Such plans must include an acceptable timetable and guarantees which may include performance bonds/letters of credit for demolition and completion of the project; and,*
 - (iii) The time between demolition and commencement of new construction generally shall not exceed six (6) months.*

This requirement may be waived if the applicant agrees to deed restrict the property to provide for open space or recreational uses where such a restriction constitutes a greater benefit to the community than the property's redevelopment.

The applicant and design team have provided the following narrative about the structure proposed for demolition:

The existing detached, oversized one-car garage was built in 1942, replacing the original one-car garage, according to the listing on the state's registry of historic places. It is sided with novelty siding on three walls, and the south wall is newer with T111 siding. The south wall was repaired due to significant rot, and there is existing rot in the framing, sill and siding. The frost walls are cracking and tilting, and crumbling in places. The slab is also cracked and crumbling. Of note is that the current structure is about half the size of the original 1942 structure. According to our elderly neighbor who lived in the house next door for decades (and is mentioned in the registry listing), a fire destroyed the front half of the building, and the building was modified to be roughly half as long. This is evident from the frost walls and slab visible in front of the garage, which was the original footprint. Building the proposed two-story structure will require a new foundation, and building a second story on the existing garage would require complicated, extensive concrete repair and modification to the current structure to support a second story.

As noted, this is not a principal structure, but an accessory residential structure proposed for demolition to facilitate the creation of a new dwelling unit. The existing garage receives a cursory mention in the Vermont State Register narrative as a replacement building after removal of a barn in 1942. It was utilized to support a furniture repair business, and then a plumbing contractor. It is not the principal structure at 227 North Champlain Street.

While of interest as to the style of building and materials common to its era, it does not encapsulate distinction of such significance to warrant extensive recording to national standards nor intensive examination of the building's historic merit. Photo images, which have been provided, will be sufficient to record the building prior to its removal. **Affirmative finding with DRB concurrence.**

3. Deconstruction: Salvage and Reuse of Historic Building Materials.

The applicant shall be encouraged to sell or reclaim a structure and all historic building materials, or permit others to salvage them and to provide an opportunity for others to purchase or reclaim the building or its materials for future use. An applicant may be required to advertise the availability of the structure and materials for sale or salvage in a local newspaper on at least three (3) occasions prior to demolition.

The owner may offer the accessory building and/or its materials for reclamation, inasmuch as is reasonably and safely possible. As an accessory building on the property, advertising in a local newspaper is not required. **Affirmative finding.**

Article 6: Development Review Standards

Part 1: Land Division Design Standards

No land division is proposed. Not applicable.

Part 2: Site plan Design Standards

Sec. 6.2.2 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.

No natural features are identified on the site plan. The replacement structure is approximately in the same location as the existing garage. **Affirmative finding.**

(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 changes to topography are identified on the plans. The degree of ground disturbance will require an Erosion Prevention and Sediment Control Plan. **Affirmative finding as conditioned.**

(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 or through this parcel. Not applicable.

(d) Protection of Important Cultural Resources:

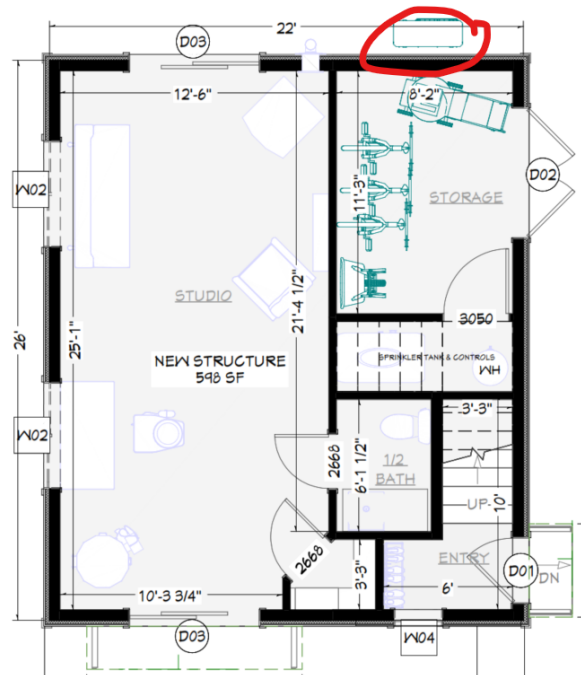
Burlington's architectural and cultural heritage shall be protected through sensitive and respectful redevelopment, rehabilitation, and infill. Archeological sites likely to yield information important to the city's or the region's pre-history or history shall be evaluated, documented, and avoided whenever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

(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.



Floor plans define installation of a wood stove and a second floor airhandler. A compressor is illustrated on Sheet 4, west elevation; and the Sheet 5, floor plan.

Burlington's Thermal Heating Ordinance ([Article V: Thermal Heating Systems](#)) applies to the new building. **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).

227 North Champlain Street is not listed on DEC's Brownfield list. Not applicable.

(g) Provide for nature's events:

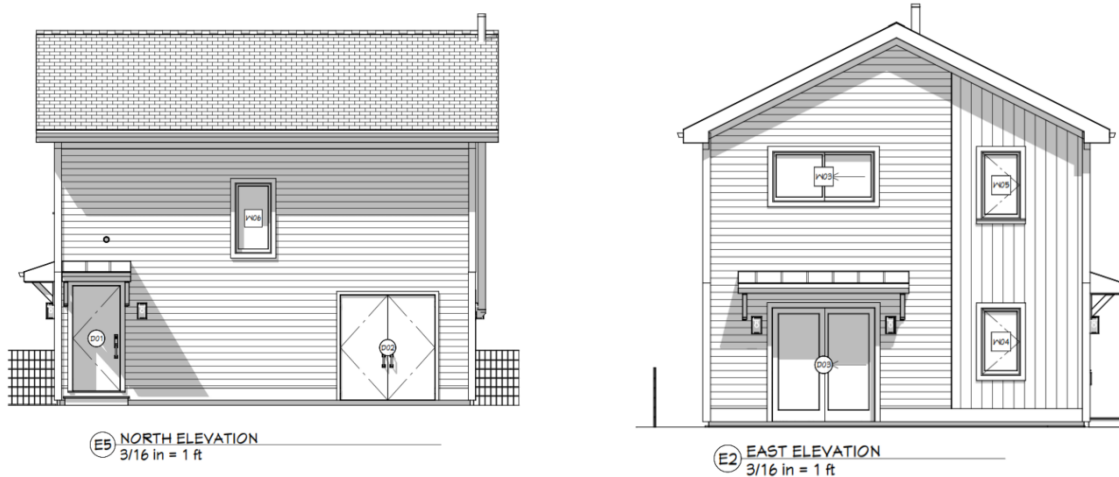
Special attention shall be accorded to stormwater runoff so that neighboring properties and/or the public stormwater drainage system are not adversely affected. All

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 is 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.

A small canopy is illustrated over the door on the north elevation. Another is above the double doors on the east. **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.

*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 proposed building is substantially larger/taller than the principal structure; however, it is located further from the street than the existing home. The recently adopted Neighborhood Code has expansive allowances for secondary structures, including a prohibition on limiting building height from the defined dimensions of Section 4.4.5. With the changing regulations, our

neighborhoods will see more of these oversized dwellings in proximity to more modest early 20th century residences. **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.

Whether commercial or residential, shared driveways are encouraged, where possible and appropriate.

No change is proposed to 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 a public sidewalk along this side of North Champlain Street.

The ADU is in the approximate area of the existing garage, which is at the terminus of a paved driveway, with a fenced area of patio in front of it. **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 officials. It is recommended that the unit at least meet Vermont's "Visitability" standards. **Affirmative finding.**

(l) Parking and Circulation:

To the extent possible, parking should be placed at the side or rear of the lot and shall be screened from view from surrounding properties and adjacent public rights of ways. Where street-level parking is provided within an existing structure, the cars shall be screened from the sidewalk and the area shall be activated with landscaping, public art,

or other design amenities. Parking areas of more than 20 spaces should be broken into smaller areas separated by landscaping.

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

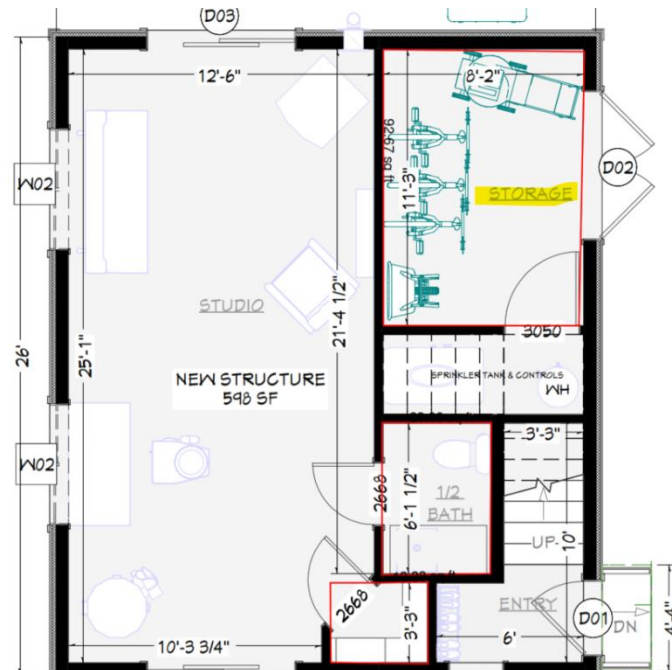
Parking shall be laid out to provide ease in maneuvering of vehicles and so that vehicles do not have to back out onto city streets. Dimensions of spaces shall at a minimum meet the requirements as provided in Article 8. The perimeter of all parking areas shall be designed with anchored curb stops, landscaping,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

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 existing driveway will be utilized for parking for both the principal residence and the ADU. Bicycle parking will be located within the storage area of the new structure. **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.

No landscaping plan has been provided, and is required.

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 (d). Styles, materials, and dimensions of the proposed fence shall be compatible with the context of the neighborhood and the use of the property.

There is an existing fence along the south boundary line, which is proposed to be retained.

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 retaining walls are included in the plan. **Affirmative finding as conditioned.**

(n) Public Plazas and Open Space:

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

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

New structures and additions to existing structures shall be shaped to reduce shadows on public plazas and other publicly accessible spaces. In determining the impact of shadows, the following factors shall be taken into account: the mass of area shaded, the duration of shading, and the importance of sunlight to the utility of the type of open space being shadowed. Proposed development shall be considered for solar impact based the sun angle during the Vernal and Autumnal equinox.

The existing concrete patio in front of the ADU will provide a place for outdoor gathering, as will the remainder of the back yard. Photographs show an existing garden area as well.

Affirmative finding.

(o) Outdoor Lighting:

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

Although building elevations show light fixtures adjacent to entries, fixture and illumination information has not been provided and must be. **Affirmative finding as conditioned.**

(p) Integrate infrastructure into the design:

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

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

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

Floor plans show trash within the storage room. An air handler is illustrated on the interior/second floor; a condensing unit at the west elevation. The location of the mailbox for the ADU is illustrated on the east elevation. The applicant must connect with the fire marshal to establish an E-911 address for the new residential unit. **Affirmative finding as conditioned.**

Part 3: Architectural Design Standards

Sec. 6.3.2 Review Standards

(b) 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:

b. **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. Where the zoning encourages greater intensity and larger scale buildings in high density residential and non-residential zoning districts, buildings that are over 3-stories should provide a transition by employing design elements that reduce the apparent building mass from the street level. Taller buildings and elements are most appropriate where they provide a focal point of a terminal view, anchor a street corner, frame view corridors, or relate to larger scaled structures.

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 adoption of the Neighborhood Code has provided great allowances for new residential development. While the height and massing of this new structure does not reflect the the immediate neighborhood pattern of smaller, modest residential buildings, the above caveat prohibits implementation of compatibility standards relative to height and proportion. The new development notably exceeds the height of the existing principal structure.

There are some 2 story buildings in the vicinity (and a large addition to the south of this parcel) that bring some familiarity to the proposal. **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.

A gable roof is proposed; a common archetype on the street. No solar panels are proposed.

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.

A double door will face the streetfront, while an additional entry is located to the side/north. Snow storage is not defined, but the driveway/patio area is remaining as existing so the storage solution should not be impacted.

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.

Windows are arranged in a manner that defines the interior use. There are differing styles and other than the south and west elevation elevations, arranged in no apparent pattern. The close proximity to the property line (3.7') may induce the building official to limit opening size or reduce building openings to meet fire code.

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.

Setbacks are required in this zoning district; however, the manner in which the setback is defined per Table 4.4.5 -1 allows development 3.7' (10% property width) from the property line which may trigger additional building code requirements. **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, above.

I 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 important protected public views from or through this property. 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 I 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 east elevation (street front) has a mix of sheathing materials to provide interest. Building openings, although irregular in shape are arranged in a logical pattern. The entrance to the upstairs ADU space is located on the side/north elevation, but is visible as one traverses the patio area. **Affirmative finding.**

I 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.

Submission materials define the intended use of LP Smartside Nickel Gap and lap siding. This is a common sheathing material used in new construction. The existing 1942 garage, with novelty siding will be demolished. **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.

Burlington's [Thermal Energy Ordinance](#) is applicable to this new structure. The applicant is encouraged to work with Burlington Electric Department early to define a method to compliance or arrange for a calculation for the Carbon Pollution Impact Fee as applicable. **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).

(b) 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.

Light fixtures are illustrated at building entries; however, fixture and illumination levels have not been defined.

The building official will determine if any changes need to be made to satisfy life safety code with the close proximity to the southerly property line.

The new development shall comply with all applicable building and life safety code as defined by the building official and/or fire marshal. **Affirmative finding as conditioned.**

Article 8: Parking

There are no minimum parking standards with the adoption of ZA 22-07.

Section 8.1.9 Maximum Off-Street Parking Requirements

Within the Neighborhood Parking District, the maximum parking allowance is 3 vehicular parking spaces. The existing driveway can accommodate 2 cars.

Affirmative finding.

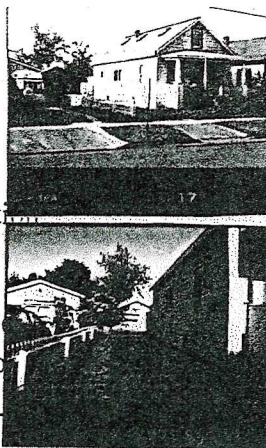
II. Conditions of Approval

1. An Erosion Prevention and Sediment Control plan shall be provided for review and approval by the Stormwater Engineer.
2. Light fixture and illumination information shall be provided for staff review and approval.
3. A Landscaping Plan shall be provided.
4. The new structure shall comply with Burlington's [Thermal Energy Ordinance](#); Article 8-5 of the Code of Ordinances.
5. The applicant shall confer with the fire marshal's office to establish an E-911 address for the new residential unit.
6. Hours of construction are limited to 7:30 am – 5:30 pm Monday-Friday. Saturday hours of construction as limited to interior work. No construction activities shall occur on Sundays.
7. 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.

STATE OF VERMONT
Division for Historic Preservation
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES
Individual Structure Survey Form



SURVEY NUMBER:

NEGATIVE FILE NUMBER: 95-A-3, #17

UTM REFERENCES: 95-A-5, #11
Zone/Easting/Northing

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

PRESENT FORMAL NAME:

ORIGINAL FORMAL NAME:

PRESENT USE: Single Family Dwelling

ORIGINAL USE: Single Family Dwelling

ARCHITECT/ENGINEER:

BUILDER/CONTRACTOR:

Hauke

PHYSICAL CONDITION OF STRUCTURE:

Excellent ☐ Good ☐ Fair ☒ Poor ☐

STYLE: Bungalow

DATE BUILT: c.1930

COUNTY: Chittenden

TOWN: Burlington

LOCATION:

227 North Champlain Street

COMMON NAME:

PROPERTY TYPE: Dwelling

OWNER: Crawford, Jeffrey & Karen

ADDRESS: 227 North Champlain Street

ACCESSIBILITY TO PUBLIC:

YES ☐ No ☒ Restricted ☐

GENERAL DESCRIPTION:

Structural System

1. Foundation: Stone ☐ Brick ☐ Concrete ☒ Concrete Block ☐
2. Wall Structure
 - a. Wood Frame: Post & Beam ☐ Balloon ☒
 - b. Load Bearing Masonry: Brick ☐ Stone ☐ Concrete ☐ Concrete Block ☐
 - c. Iron ☐ d. Steel ☐ e. Other: _____
3. Wall Covering: Clapboard ☐ Board and Batten ☐ Wood Shingle ☐ Shiplap ☐ Novelty ☐
Asbestos Shingle ☐ Sheet Metal ☐ Aluminum ☒ Asphalt Siding ☐
Brick Veneer ☐ Stone Veneer ☐ Vinyl ☐ Masonite ☐
4. Roof Structure:
 - a. Truss: Wood ☒ Iron ☐ Steel ☐ Concrete ☐
 - b. Other: _____
5. Roof Covering: Slate ☐ Wood Shingle ☐ Asphalt Shingle ☒ Sheet Metal ☐
Built Up ☐ Rolled ☐ Tile ☐ Other: _____
6. Engineering Structure:
7. Other:

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

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

Number of Stories: 1.5 Number of Bays: 3x3
Approximate Dimensions: 20'x24' Entrance Location: Gable, center

SIGNIFICANCE: Architectural ☒

Historic ☐

Archeological ☐

Historic Contexts:

Level of Significance:

Local ☐

State ☒

National ☐

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

(227 North Champlain)

One of three homes on the street built after 1930 (#229 & 209), this is a simplified version of a bungalow cottage that has been renovated over time. Now covered in wide reveal aluminum siding, the open bungalow style front porch has a solid railing between half-height battered posts resting on square piers. The large transomed front windows on either side of the middle entrance have 2/2 storm sash. The rear porch was added in 1942.

RELATED STRUCTURES: (Describe)

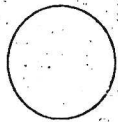
Barn: In 1942 the large rear detached story and a half structure for a furniture repair business replaced the earlier one car garage. Soon afterwards it became Ralph LaMay's plumbing business. It has an overhead door and is covered in novelty siding.

STATEMENT OF SIGNIFICANCE:

This home was constructed for James Collier, a gardener. It was probably once identical to the home next door (#229), as they were both built the same year. A next door neighbor indicated that the homes were built by William Hauke and sold for \$2500 each; land, garage and house.

REFERENCES:

Sanborn Insurance Maps, Beers Maps and Burlington Directories

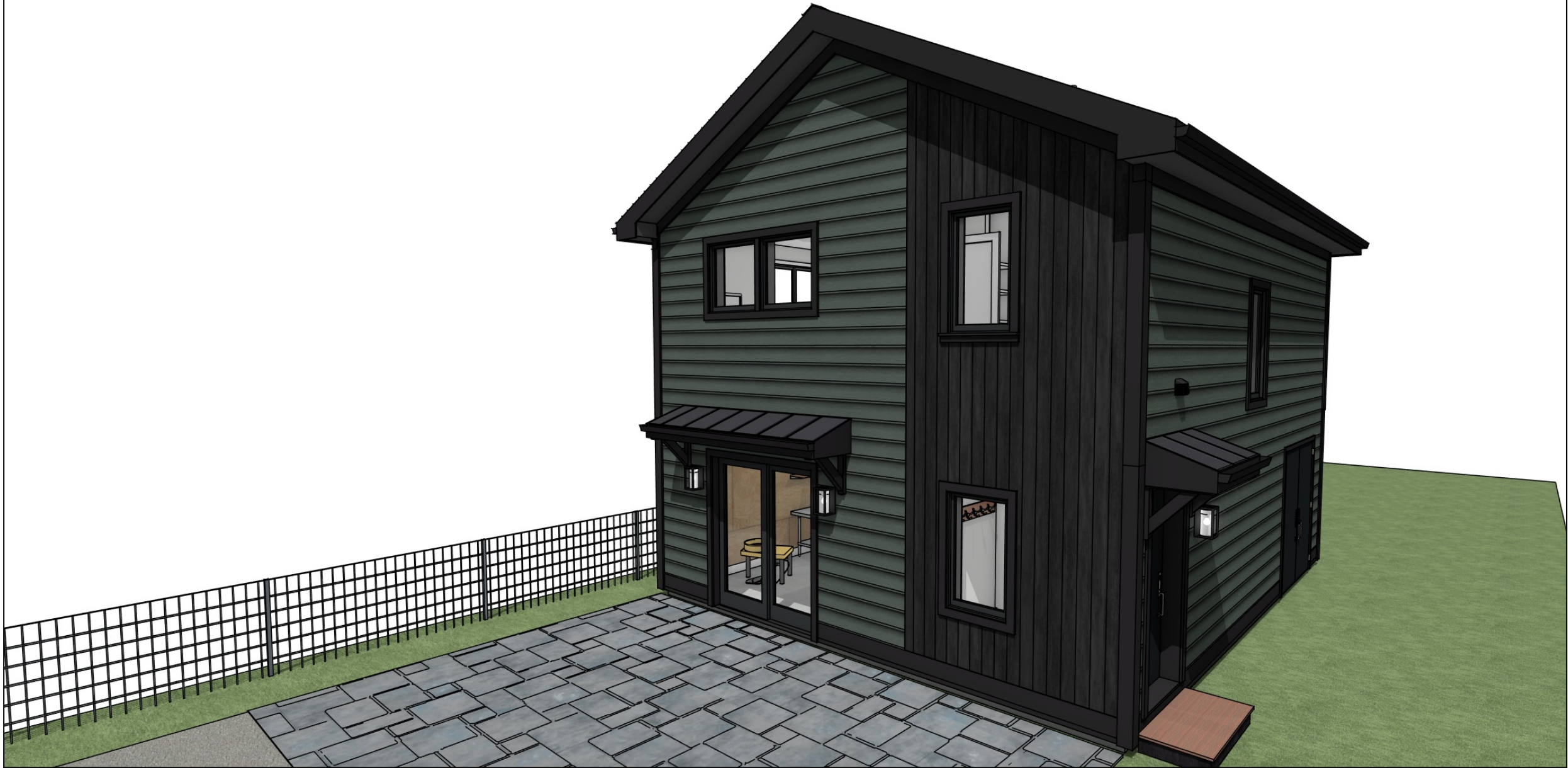
MAP: (Indicate North in Circle)**SURROUNDING ENVIRONMENT:**

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

RECORDED BY: Glynis A. Jordan

ORGANIZATION: City of Burlington

DATE RECORDED: April 27, 1995



PROJECT NOTES:

THIS PLAN HAS BEEN PREPARED TO MEET PROFESSIONAL STANDARDS AND PRACTICES. BUILDING CODE REQUIREMENTS MAY VARY WITH LOCATION AND CHANGE OVER TIME. BEFORE STARTING CONSTRUCTION THE CONTRACTOR MUST REVIEW ALL DIMENSIONS AND DETAILS TO INSURE THEY MEET CURRENT REQUIREMENTS. THE CONTRACTOR ASSUMES FULL RESPONSIBILITY TO VERIFY THE CONDITIONS, DIMENSIONS, AND STRUCTURAL DETAILS OF THE BUILDING, AND ASSUMES FULL LIABILITY FOR ANY PROBLEMS THAT MAY ARISE DUE TO POSSIBLE ERRORS ON THESE PLANS. ALL FEDERAL, STATE AND LOCAL CODES, ORDINANCES, REGULATIONS, ETC., SHALL BE CONSIDERED AS PART OF SPECIFICATIONS FOR THIS BUILDING AND SHALL TAKE PRECEDENCE OVER ANYTHING SHOWN, DESCRIBED OR IMPLIED WHERE SAME ARE AT VARIANCE. USE OF THESE PLANS CONSTITUTES COMPLIANCE WITH THE ABOVE TERMS. THESE PLANS HAVE BEEN GENERATED FOR THE CLIENTS LISTED IN THE PROJECT NAME AND ARE NOT TO BE USED, REPRODUCED, COPIED, OR DISTRIBUTED FOR ANY OTHER PROJECT WITHOUT WRITTEN PERMISSION FROM AND OR COMPENSATION. ANY ATTACHED ENGINEERING OR LOCAL BUILDING AUTHORITY NOTATIONS SUPERSEDE AND OVERRIDE MATERIALS, FASTENING, NAILING SCHEDULES AND CONSTRUCTION PROCEDURES PRESENTED BELOW AND OR IN PLAN, SECTION OR DETAIL VIEWS.

227 N. CHAMPLAIN ST.
NEW GARAGE/ADU

DRAWING SYMBOL LEGEND:

	CABINET		DETAIL CALLOUT
	DOOR NUMBER		ELEVATION CALLOUT
	FINISH		ELEVATION MARKER
	FIXTURE		SECTION CALLOUT
	KEYNOTE		
	REVISION MARKER		
	WINDOW NUMBER		

PROJECT INFORMATION

PROJECT DESCRIPTION:
NEW ACCESSORY STRUCTURE

JURISDICTION:
BURLINGTON, VT

OCCUPANCY/USE:
ACCESSORY STRUCTURE

PROJECT DATA:
ADDITION: XX SF
RENOVATION: XX SF

SHEET INDEX

TITLE	SHEET
PROJECT SUMMARY	1
EXISTING SITE PLAN	2
PROPOSED SITE PLAN	3
PROPOSED ELEVATIONS	4
PROPOSED PLAN	5
PROPOSED PLAN	6
ELEVATIONS	7
ELEVATIONS	8
WINDOW & DOOR SCHEDULE	9
EXT. MATERIALS	10
PRELIMINARY ELECTRICAL PLAN	11
INTERIOR RENDERINGS	12
INTERIOR RENDERINGS	13

DRAWING LOG/REVISIONS

#	DATE	DESCRIPTION	INITIALS

CATALYST
DESIGN STUDIO

ARCHITECTURAL DESIGN & CONSULTING

(413) 537-1287
CATALYSTDESIGNSTUDIOVT@GMAIL.COM

227 N. Champlain St.
Burlington, VT 05401

Kate Lasko &
Tyler Bolles

PROJECT SUMMARY

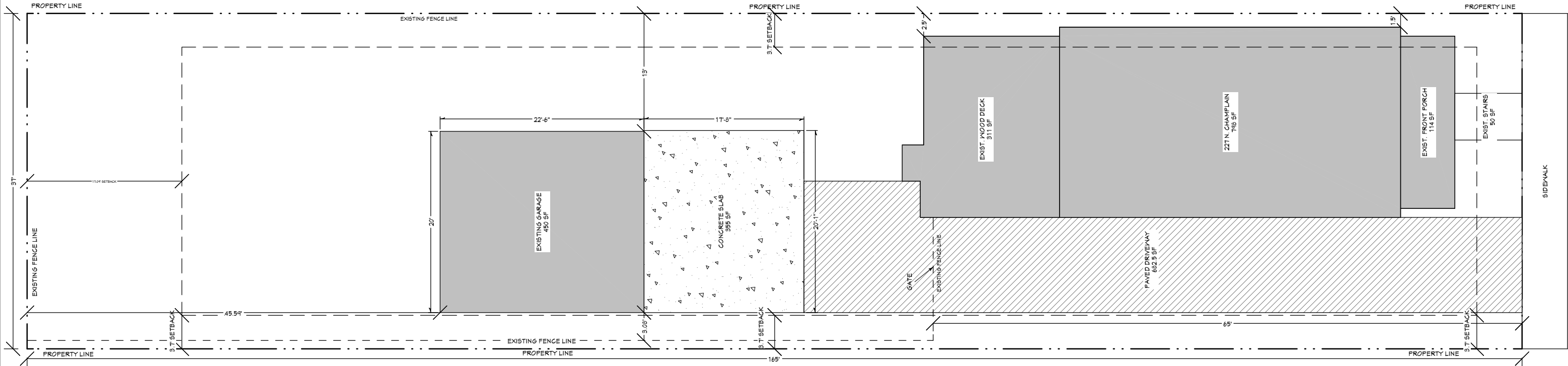
SHEET #

1

PRINT DATE: 6/15/2026

LOT COVERAGE		
	EXISTING	
LOT SIZE	6,264 SF	
HOUSE	798 SF	
GARAGE	450 SF	
DECKS/PORCHES/STAIRS	475 SF	
DRIVEWAY	898.5 SF	
SLAB	357 SF	
TOTAL	2,978.5 SF	
% COVERAGE	47.5%	

TOTAL LOT COVERAGE ALLOWED: 3,444 SF
TOTAL AVAILABLE FOR ADU: 915 SF



○ SITE PLAN
3/32 in = 1 ft

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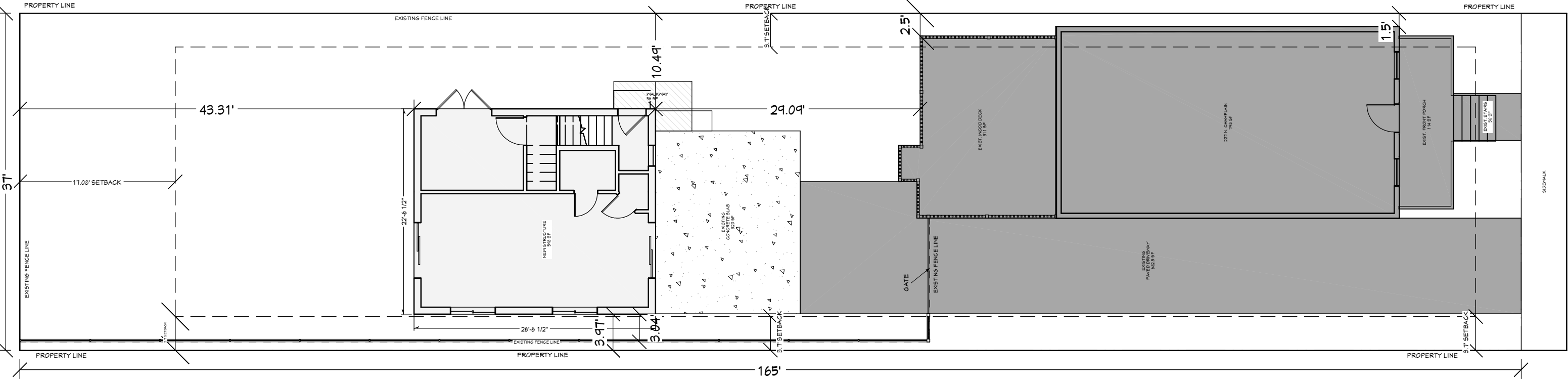
EXISTING SITE PLAN

SHEET #

2

PRINT DATE: 6/15/2026

LOT COVERAGE		
	EXISTING	PROPOSED
LOT SIZE	6,264 SF	6,264 SF
HOUSE	798 SF	798 SF
GARAGE	450 SF	598 SF
DECKS/PORCHES/STAIRS	475 SF	475 SF
DRIVEWAY	898.5 SF	898.5 SF
SLAB/WALKWAY	357 SF	356 SF
TOTAL	2,978.5 SF	3,125.5 SF
% COVERAGE	47.5%	49.8%



PROPOSED SITE PLAN
3/32 in = 1 ft

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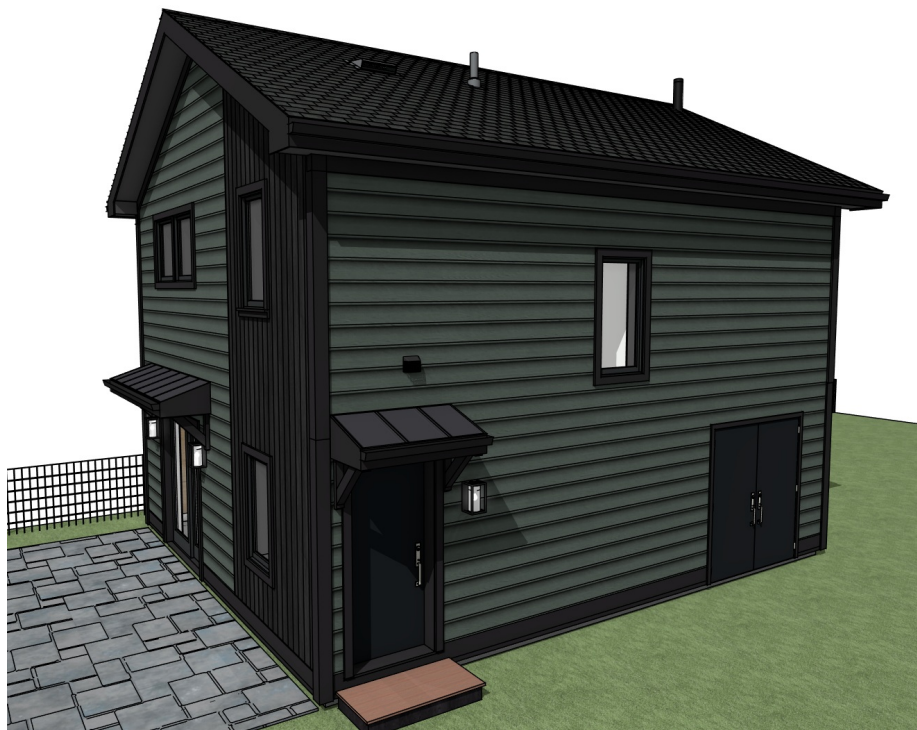
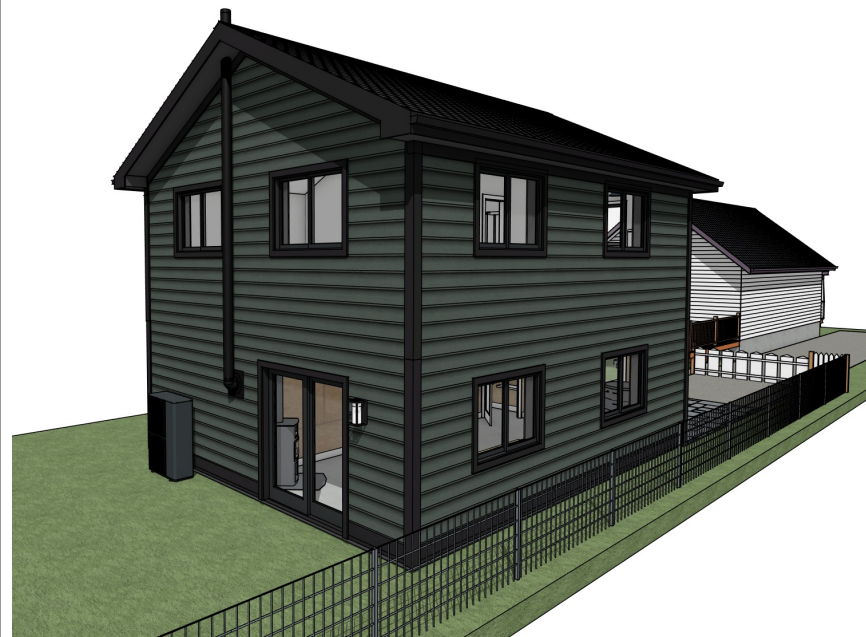
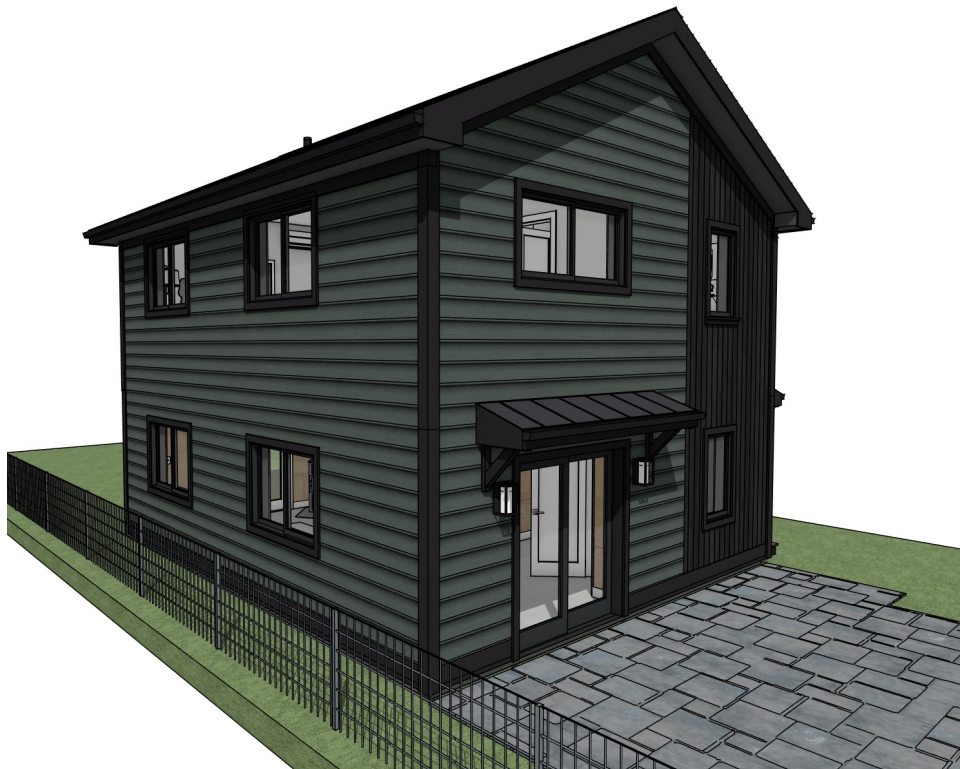
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PROPOSED SITE PLAN

SHEET #

3

PRINT DATE: 6/15/2026



E1 STREET ELEVATION
3/16 in = 1 ft

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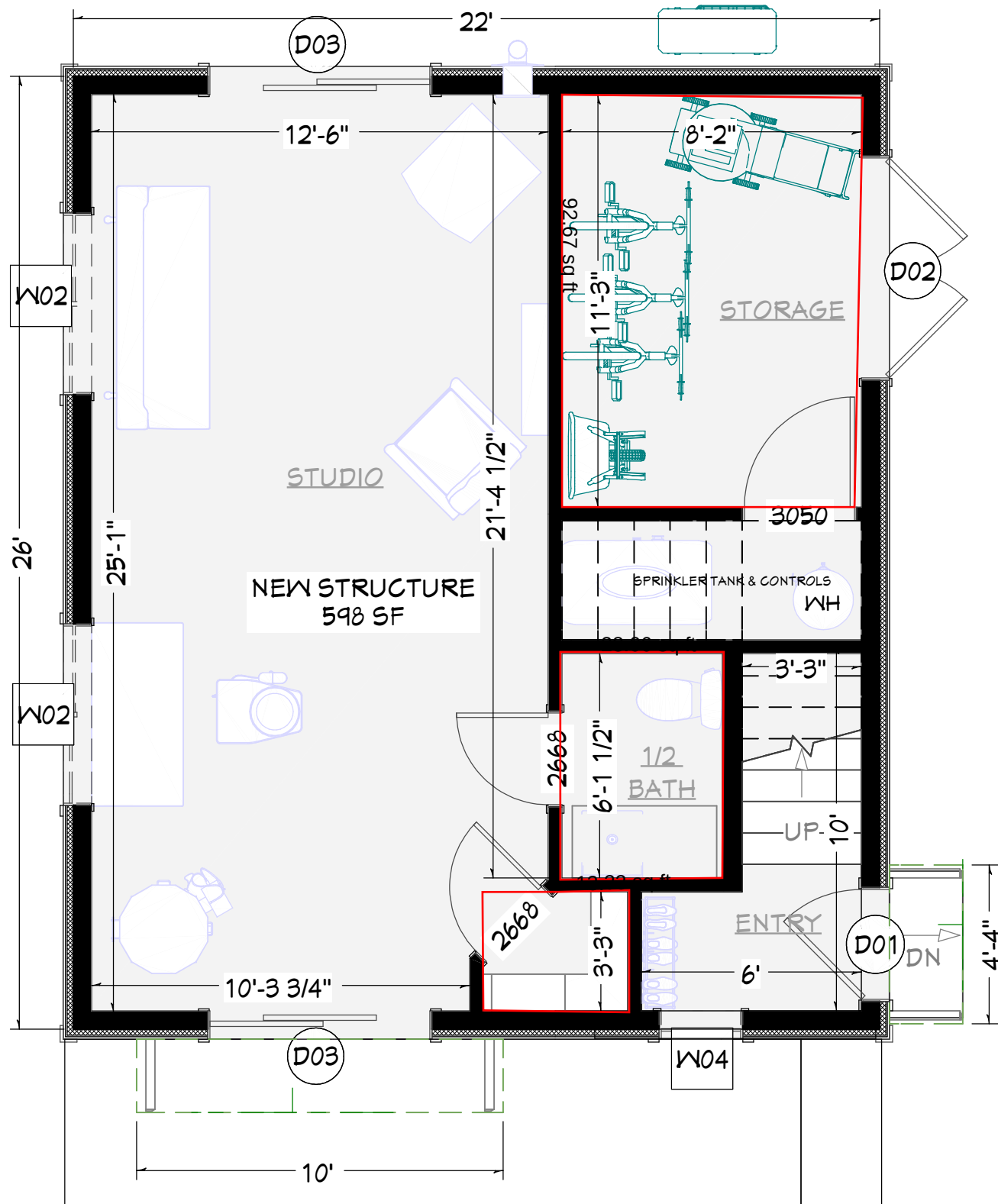
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PROPOSED ELEVATIONS

SHEET #

4

PRINT DATE: 6/15/2026



○ FIRST FLOOR
1/4 in = 1 ft



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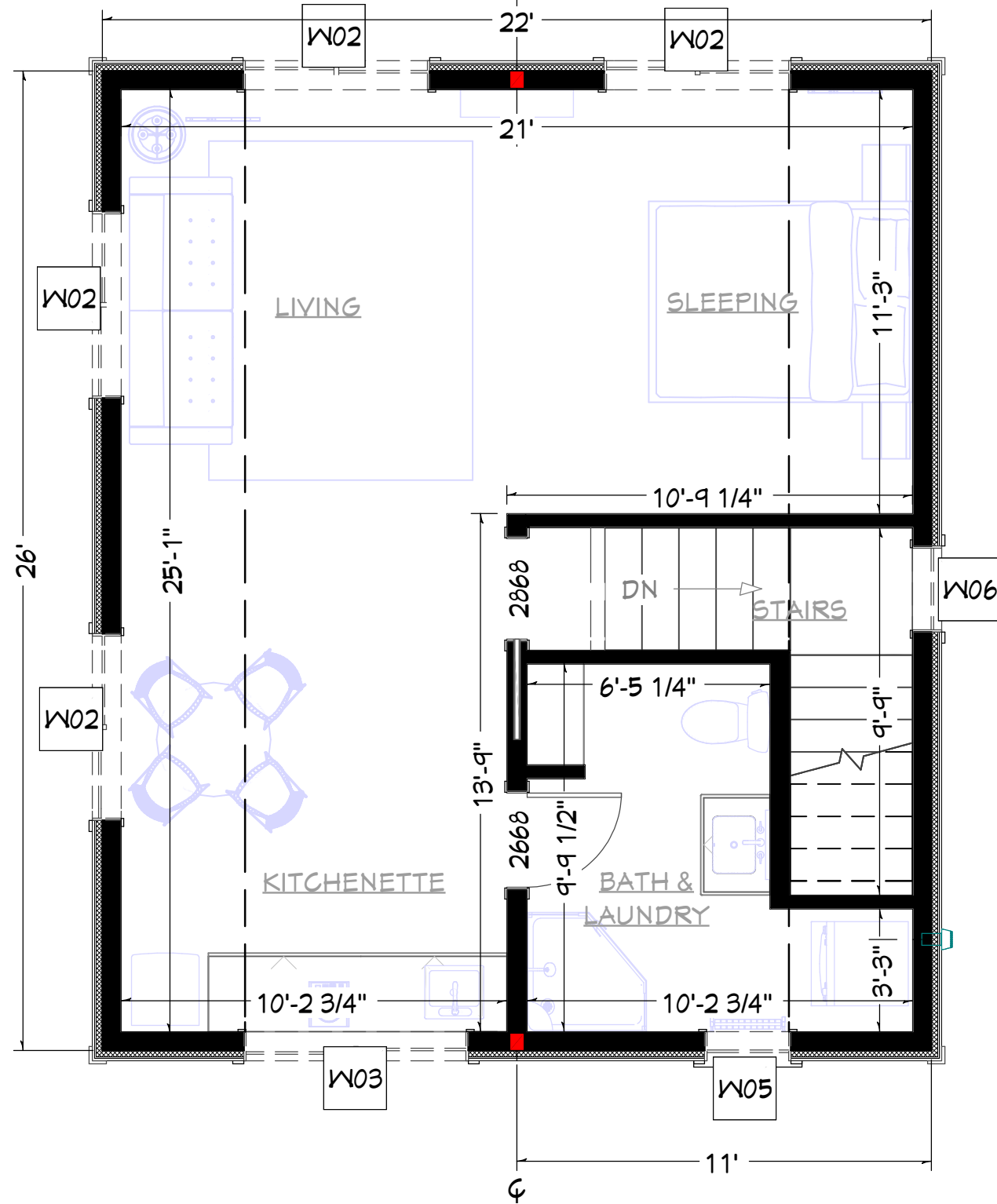
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Tyler Bolles**

PROPOSED PLAN

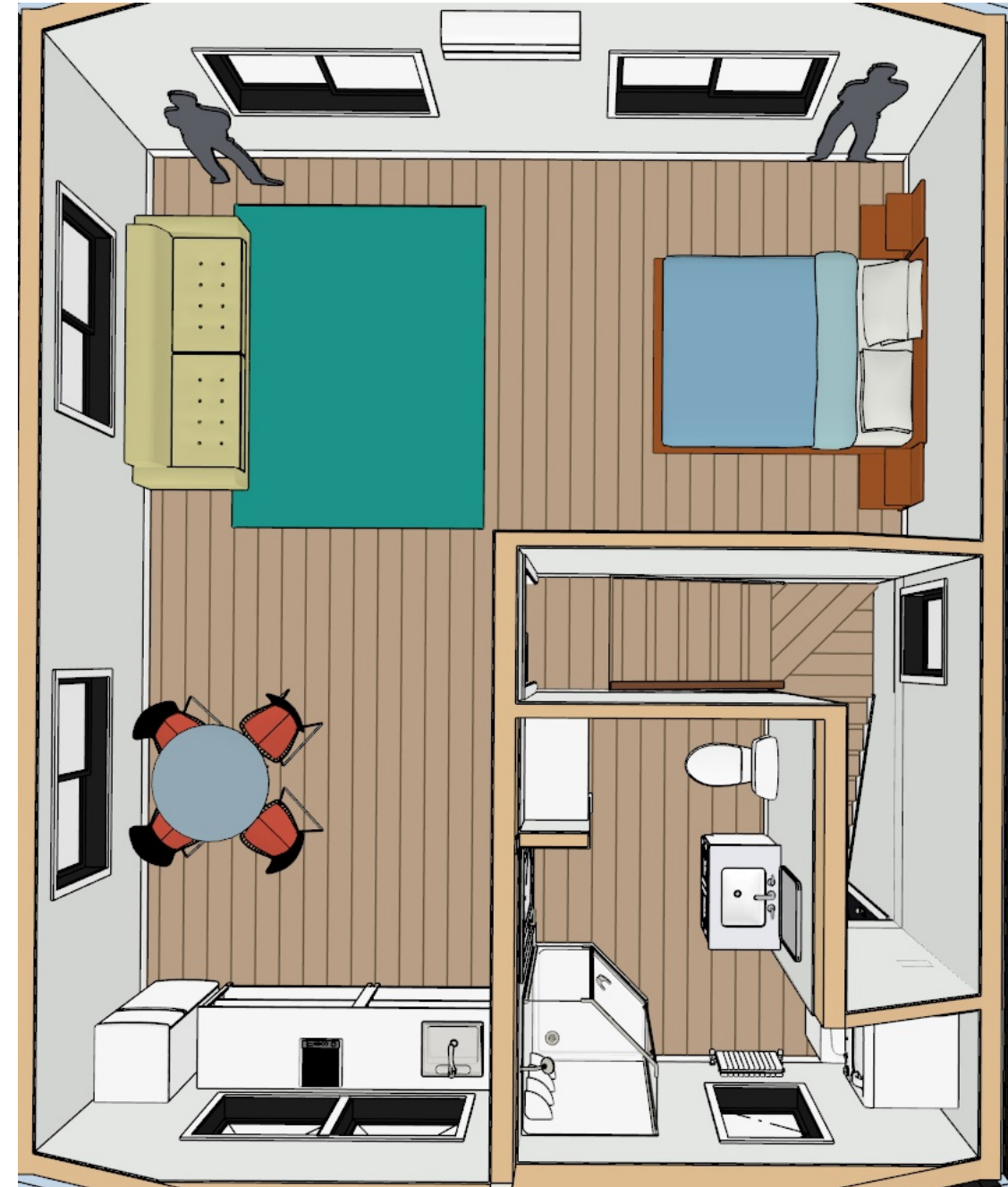
SHEET #

5

PRINT DATE: 6/15/2026



○ FIRST FLOOR
1/4 in = 1 ft



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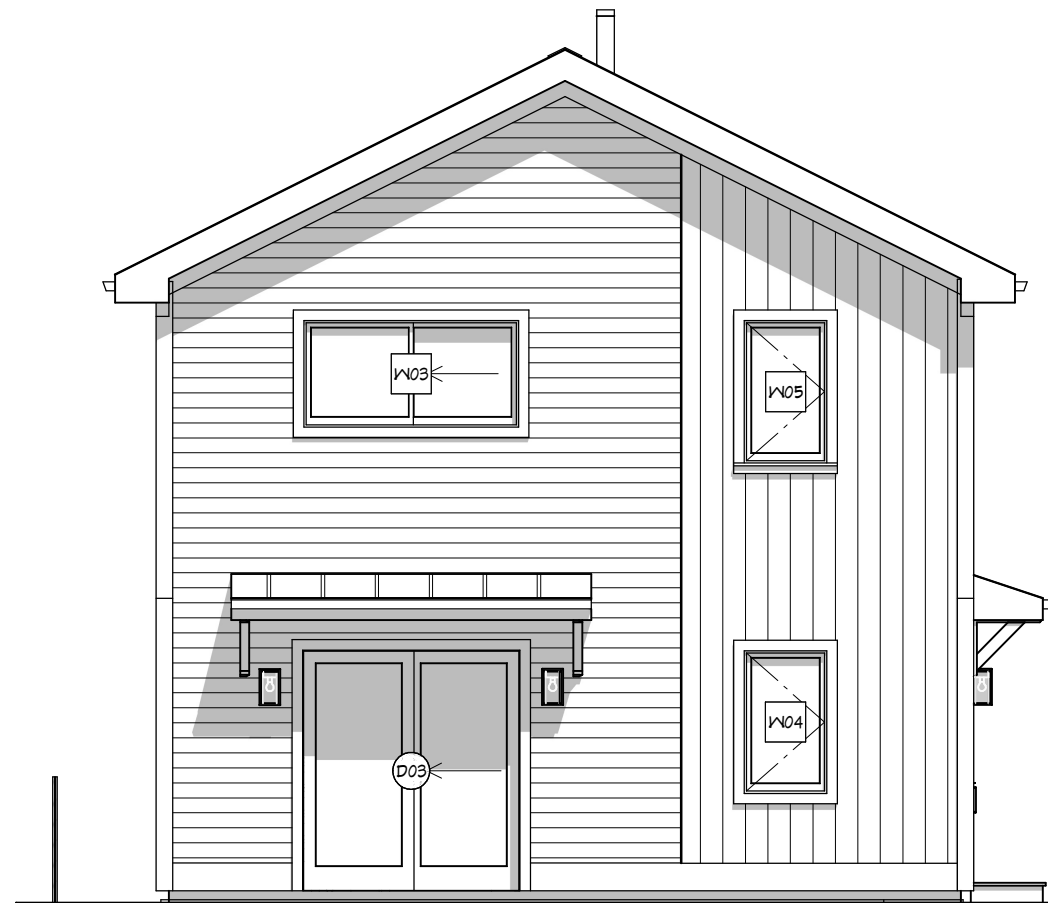
**Kate Lasko &
Tyler Bolles**

PROPOSED PLAN

SHEET #

6

PRINT DATE: 6/15/2026



E2 EAST ELEVATION
3/16 in = 1 ft



E4 WEST ELEVATION
3/16 in = 1 ft

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CATALYSTDESIGNSTUDIOVT@GMAIL.COM

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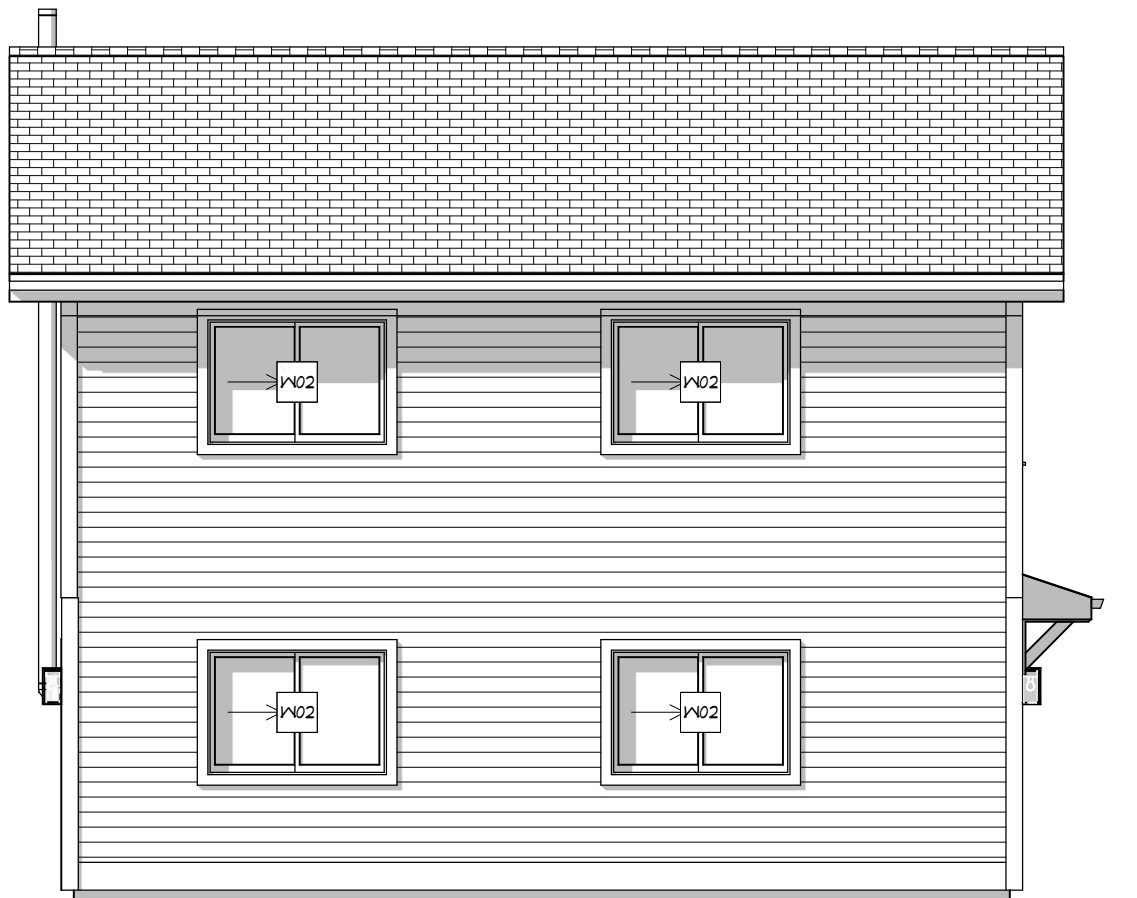
**Kate Lasko &
Tyler Bolles**

ELEVATIONS

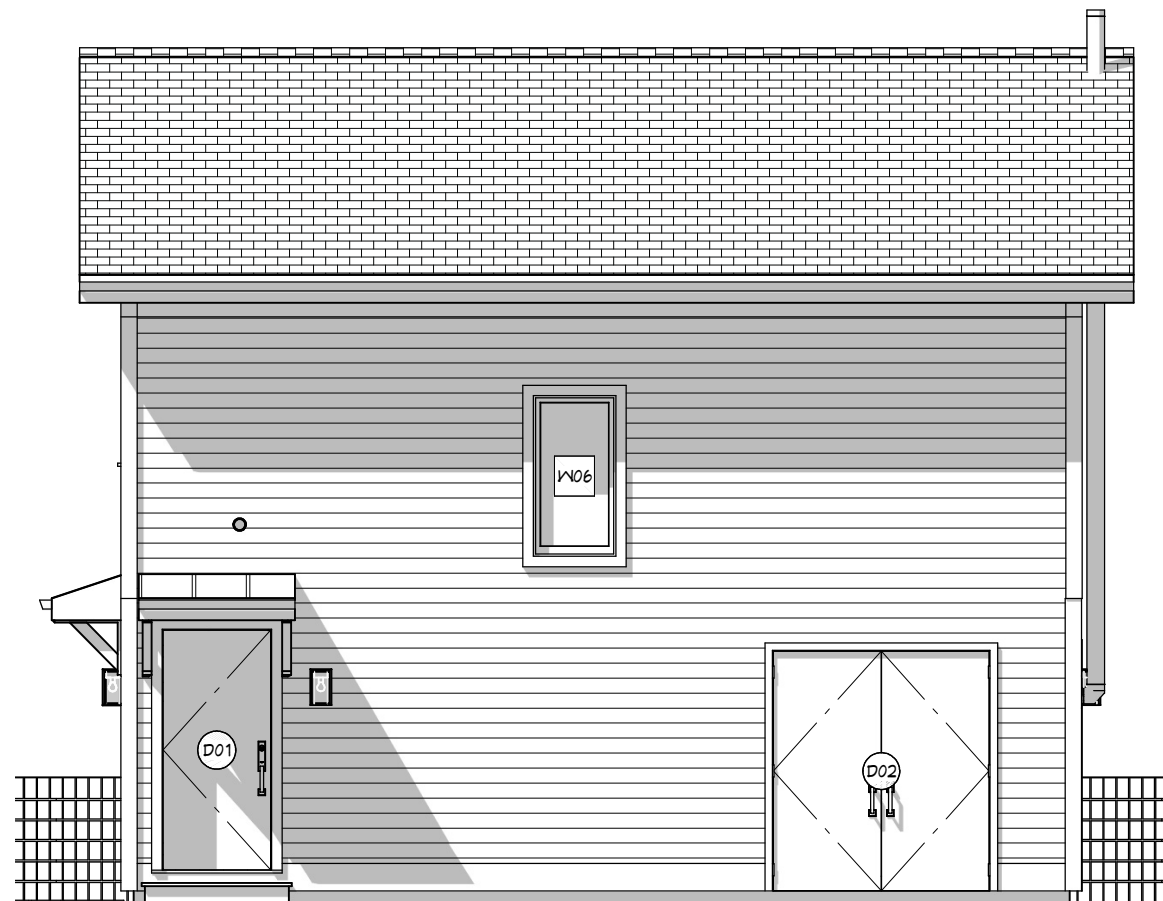
SHEET #

7

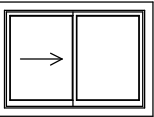
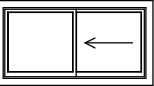
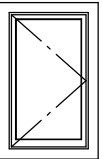
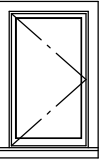
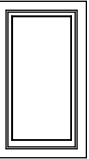
PRINT DATE: 6/15/2026



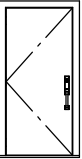
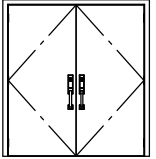
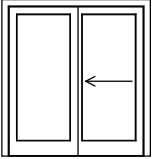
E3 SOUTH ELEVATION
3/16 in = 1 ft



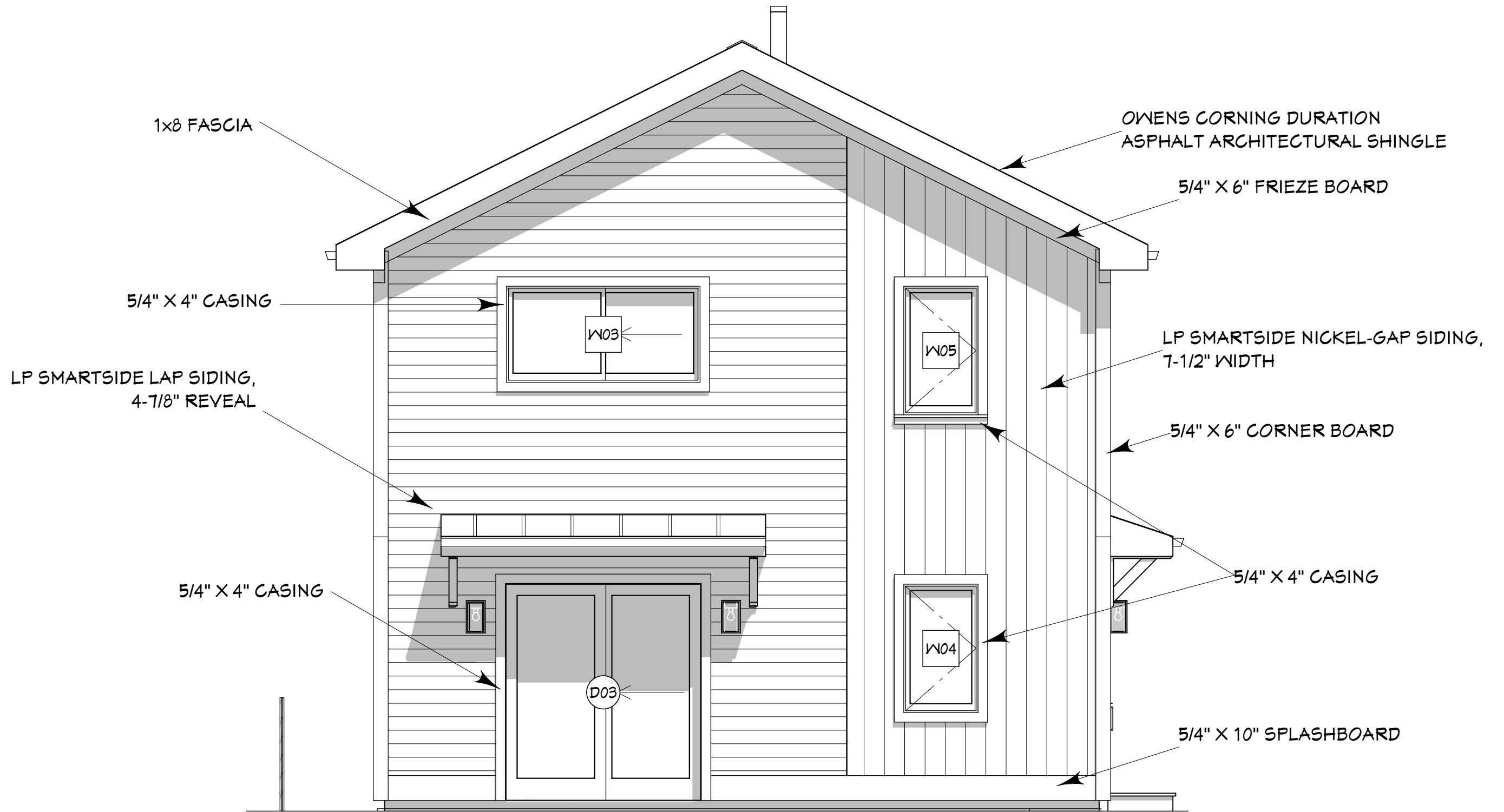
E5 NORTH ELEVATION
3/16 in = 1 ft

WINDOW SCHEDULE										
3D EXTERIOR ELEVATION	NUMBER	LABEL	QTY	WIDTH	HEIGHT	BOTTOM	DESCRIPTION	EGRESS	TEMPERED	COMMENTS
	W02	LS 5036	6	59 1/2"	41 1/2"	38 1/2"	LEFT SLIDING	YES		
	W03	RS 6030	1	71 1/2"	35 1/2"	44 1/2"	RIGHT SLIDING			
	W04	SC 2440	1	27 1/2"	47 1/2"	32 1/2"	SINGLE CASEMENT-HR			
	W05	SC 2440	1	27 1/2"	47 1/2"	32 1/2"	SINGLE CASEMENT-HR		YES	
	W06	FX 2446	1	27 1/2"	53 1/2"	1 1/2"	FIXED GLASS		YES	

ALL WINDOW UNITS:
FIBERGLASS INT./EXT.
INSULATED DOUBLE-PANE GLASS
FINISH- BLACK EXT./WHITE INT.

EXTERIOR DOOR SCHEDULE						
3D EXTERIOR ELEVATION	NUMBER	QTY	WIDTH	HEIGHT	DESCRIPTION	COMMENTS
	D01	1	36"	80"	EXT. HINGED-SLAB	
	D02	1	72"	80"	EXT. DOUBLE HINGED-SLAB	
	D03	2	72"	80"	EXT. SLIDER-GLASS PANEL	

ALL EXT. DOOR UNITS:
FIBERGLASS, PRIMED & PAINTED
1-3/4" THICK
INSULATED DOUBLE-PANE GLASS (WHERE APPLICABLE)



(E2) EAST ELEVATION
5/16 in = 1 ft

CATALYST
DESIGN STUDIO

ARCHITECTURAL DESIGN & CONSULTING

(413) 537-1287
CATALYSTDESIGNSTUDIOVT@GMAIL.COM

227 N. Champlain St.
Burlington, VT 05401

**Kate Lasko &
Tyler Bolles**

EXT. MATERIALS

SHEET #

10

PRINT DATE: 6/15/2026

227 North Champlain Street

Re: 5.4.8 (d) Submission with photos from Design team 7.23.2026:

The existing detached, oversized one-car garage was built in 1942, replacing the original one-car garage, according to the listing on the state's registry of historic places. It is sided with novelty siding on three walls, and the south wall is newer with T111 siding. The south wall was repaired due to significant rot, and there is existing rot in the framing, sill and siding. The frost walls are cracking and tilting, and crumbling in places. The slab is also cracked and crumbling. Of note is that the current structure is about half the size of the original 1942 structure. According to our elderly neighbor who lived in the house next door for decades (and is mentioned in the registry listing), a fire destroyed the front half of the building, and the building was modified to be roughly half as long. This is evident from the frost walls and slab visible in front of the garage, which was the original footprint. Building the proposed two-story structure will require a new foundation, and building a second story on the existing garage would require complicated, extensive concrete repair and modification to the current structure to support a second story.

NICKEL GAP SIDING

Brushed Smooth

Products:

LP® SmartSide® ExpertFinish® Nickel Gap Siding

DESIGNED & RATED FOR EXTERIOR USE

May be attached direct to studs; see application instructions for fastening and installation requirements

Substrate:

- Features engineered wood strand technology with precisely-sized, shaped, and layered wood strands from Aspen logs
- Made using LP's proprietary SmartGuard® process, which includes industrial-grade resins, water-resistant waxes, zinc borate, and a resin-saturated overlay



Sustainability Info:

- Made with wood, a renewable resource, vetted through strict Sustainable Forestry Initiative® (SFI®) standards



Additional Info:

- Tongue-and-groove design allows for siding to be stacked and tapped into place for easy installation
- Features include a nominal 1/2" thickness and 7" reveal
- Can be installed vertically or horizontally
- Install with LP® Nickel Gap Flashing (100 pcs/box; only available in primed) or comparable alternative to support a complete system

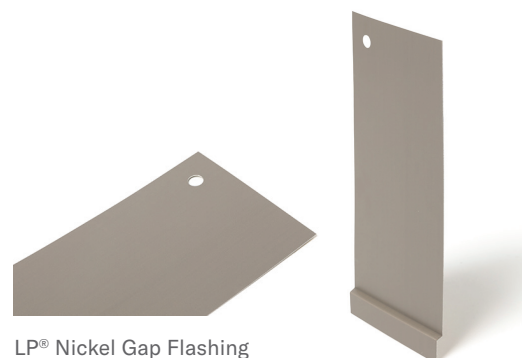


Summit Blue

Profile allows for "nickel-sized" horizontal spacing between boards, accommodating a gap range of 1/16" to 1/8" after installation.

Application Instructions:

LPCorp.com/Literature



LP® Nickel Gap Flashing

Innovative Design

LP® SmartSide® Nickel Gap Siding features locking flanges with a fastener groove that hides nails.



ExpertFinish® Color Specifications and PIDs:



COLOR	LENGTH	ACTUAL WIDTH	THICKNESS	MAX SPAN RATING	WEIGHT	PID
Snowscape White	16 ft. (192 in.) (4.9 m)	7.88 in (200 mm)	0.495 in. (12.6 mm)	24 in.	1.5 PSF	46574
Sand Dunes	16 ft. (192 in.) (4.9 m)	7.88 in (200 mm)	0.495 in. (12.6 mm)	24 in.	1.5 PSF	46573
Desert Stone	16 ft. (192 in.) (4.9 m)	7.88 in (200 mm)	0.495 in. (12.6 mm)	24 in.	1.5 PSF	46565
Quarry Gray	16 ft. (192 in.) (4.9 m)	7.88 in (200 mm)	0.495 in. (12.6 mm)	24 in.	1.5 PSF	46570
Prairie Clay	16 ft. (192 in.) (4.9 m)	7.88 in (200 mm)	0.495 in. (12.6 mm)	24 in.	1.5 PSF	46569
Terra Brown	16 ft. (192 in.) (4.9 m)	7.88 in (200 mm)	0.495 in. (12.6 mm)	24 in.	1.5 PSF	46576
Harvest Honey	16 ft. (192 in.) (4.9 m)	7.88 in (200 mm)	0.495 in. (12.6 mm)	24 in.	1.5 PSF	46567
Timberland Suede	16 ft. (192 in.) (4.9 m)	7.88 in (200 mm)	0.495 in. (12.6 mm)	24 in.	1.5 PSF	46577
Garden Sage	16 ft. (192 in.) (4.9 m)	7.88 in (200 mm)	0.495 in. (12.6 mm)	24 in.	1.5 PSF	46566
Redwood Red	16 ft. (192 in.) (4.9 m)	7.88 in (200 mm)	0.495 in. (12.6 mm)	24 in.	1.5 PSF	46572
Tundra Gray	16 ft. (192 in.) (4.9 m)	7.88 in (200 mm)	0.495 in. (12.6 mm)	24 in.	1.5 PSF	46578
Summit Blue	16 ft. (192 in.) (4.9 m)	7.88 in (200 mm)	0.495 in. (12.6 mm)	24 in.	1.5 PSF	46575
Rapids Blue	16 ft. (192 in.) (4.9 m)	7.88 in (200 mm)	0.495 in. (12.6 mm)	24 in.	1.5 PSF	46571
Cavern Steel	16 ft. (192 in.) (4.9 m)	7.88 in (200 mm)	0.495 in. (12.6 mm)	24 in.	1.5 PSF	46564
Midnight Shadow	16 ft. (192 in.) (4.9 m)	7.88 in (200 mm)	0.495 in. (12.6 mm)	24 in.	1.5 PSF	46568
Abyss Black	16 ft. (192 in.) (4.9 m)	7.88 in (200 mm)	0.495 in. (12.6 mm)	24 in.	1.5 PSF	46563
Washed White	16 ft. (192 in.) (4.9 m)	7.88 in (200 mm)	0.495 in. (12.6 mm)	24 in.	1.5 PSF	46743
Smoky Slate	16 ft. (192 in.) (4.9 m)	7.88 in (200 mm)	0.495 in. (12.6 mm)	24 in.	1.5 PSF	46741
Bonsai Black	16 ft. (192 in.) (4.9 m)	7.88 in (200 mm)	0.495 in. (12.6 mm)	24 in.	1.5 PSF	46739
Weathered Walnut	16 ft. (192 in.) (4.9 m)	7.88 in (200 mm)	0.495 in. (12.6 mm)	24 in.	1.5 PSF	46737
Aged Amber	16 ft. (192 in.) (4.9 m)	7.88 in (200 mm)	0.495 in. (12.6 mm)	24 in.	1.5 PSF	46735
Saffron Cedar	16 ft. (192 in.) (4.9 m)	7.88 in (200 mm)	0.495 in. (12.6 mm)	24 in.	1.5 PSF	46733

NEW NATURALS COLLECTION™
NICKEL GAP SIDING

PRODUCT	LENGTH	ACTUAL WIDTH	THICKNESS	WEIGHT	PID
LP® Nickel Gap Flashing	10 in. (254 mm)	4 in. (101.6 mm)	0.024 in. (0.61 mm)	9.4 LBS 100 pcs/box	46180

See LPCorp.com for product, warranty, and installation details. Metric units are rounded. PSF = Pounds Per Square Foot
Contact your LP Sales Rep for product availability.
All colors shown are representative and may not be an exact match.

LAP SIDING

Brushed Smooth

Products:

LP® SmartSide® 38 Series Lap Siding

LP® SmartSide® ExpertFinish® 38 Series Lap Joint Siding

DESIGNED & RATED FOR EXTERIOR USE

May be attached direct to studs; see application instructions for fastening and installation requirements

APA-Certified Lap Siding



Substrate:

- Features engineered wood strand technology with precisely-sized, shaped, and layered wood strands from Aspen logs
- Made using LP's proprietary SmartGuard® process, which includes industrial-grade resins, water-resistant waxes, zinc borate, and a resin-saturated overlay



Application Instructions:

LP Corp.com/Literature



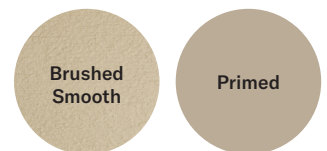
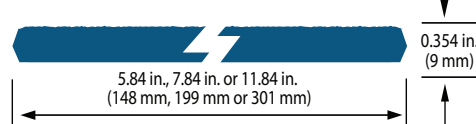
Sustainability Info:

- ASTM-Verified Carbon Negative
- Made with wood, a renewable resource, vetted through strict Sustainable Forestry Initiative® (SFI®) standards



Primed Specifications and PIDs:

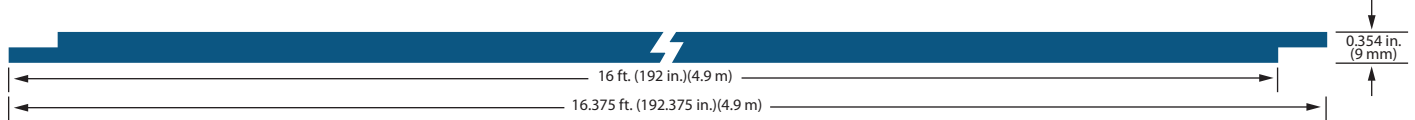
38 SERIES BRUSHED SMOOTH LAP



PRODUCT	LENGTH	ACTUAL WIDTH	THICKNESS	MAX SPAN RATING	WEIGHT	PID
38 Series Brushed Smooth Lap	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45989
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45990
	16 ft. (192 in.) (4.9 m)	11.84 in. (301 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45991

ExpertFinish® Color Specifications and PIDs:

38 SERIES EXPERTFINISH® BRUSHED SMOOTH LAP JOINT SIDING



COLOR	LENGTH	ACTUAL WIDTH	THICKNESS	MAX SPAN RATING	WEIGHT	PID
Snowscape White	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45683
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45667
Sand Dunes	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45682
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45666
Desert Stone	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45674
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45658
Quarry Gray	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45679
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45663
Prairie Clay	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45678
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45662
Terra Brown	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45685
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45669
Harvest Honey	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45676
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45660
Timberland Suede	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45686
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45670
Garden Sage	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45675
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45659
Redwood Red	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45681
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45665
Tundra Gray	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45687
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45671
Summit Blue	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45684
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45668
Rapids Blue	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45680
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45664
Cavern Steel	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45673
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45657
Midnight Shadow	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45677
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45661
Abyss Black	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45672
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45656
Washed White	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	46725
Smoky Slate	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	46724
Bonsai Black	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	46723
Weathered Walnut	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	46722
Aged Amber	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	46721
Saffron Cedar	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	46720

See LPCorp.com for product, warranty, and installation details. Metric units are rounded. PSF = Pounds Per Square Foot
Contact your LP Sales Rep for product availability.
All colors shown are representative and may not be an exact match.





















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
Kirk Dressing, Associate Planner
Collin Naheedy, Zoning Compliance Officer
Joseph Cava, Planning Technician



MEMORANDUM

To: Development Review Board
From: Mary O'Neil, AICP, Principal Planner
Date: July 21, 2026
RE: ZP-26-28; 45 Howard 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.

File: ZP-26-28

Location: 45 Howard Street

Zone: RM **Ward:** 5

Date application accepted: January 23, 2026

First DAB Review: February 24, 2026 (Tabled)

Applicant/ Owner: Robert Hale, Wildbranch Builders; Gabriel Stadecker AIA / Sarah Schiesser and Thomas Wironen

Request: Addition to existing single-family home.



Background:

- **Zoning Permit 25-265;** Construction of addition to existing residence including one additional bedroom, one additional half-bath, modifying an existing bathroom, and remodeling existing kitchen and garage. Application withdrawn July 2025.
- **Zoning Permit ZPF-23-29;** Replacing Wired Fence with Wooden Fence and adding a fence across the yard. May 2023.
- **Zoning Permit n.n.;** install a hearth and chimney to accommodate a wood stove. Chimney to extend above roofline approximately 4'. June 1982.
- **Zoning Permit 78-125;** construct wire fence on 2 sides of property; rear line to match and connect to neighbor. October 1978.

Overview: 45 Howard Street is an existing single-family home, constructed by noted local builder John Roberts and listed on the Vermont State Register of Historic Resources. The application proposes a westerly addition with no increase in residential units.

As the addition is greater than 50% of the existing gross floor area, Development Review Board is required.

The project was first reviewed by the **Design Advisory Board** February 24, 2026, when the DAB voted to Table the application. New plans were uploaded June 2, 2026, and reviewed by the Design Advisory Board at their July 14, 2026. The Board voted unanimously to recommend approval.

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

I. Findings

Article 4: Zoning Maps and Districts

Section 4.4.5 Residential Districts

(a) Purpose

The Residential Districts are intended to control development in residential districts in order to create a safe, livable, and pedestrian friendly environment, while enabling 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.

(b) Dimensional Standards

Table 4.4.5-1

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 ^{1,5,6,7,8,9}			Lot Coverage ^{1,9}
		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%
45 Howard St.	Existing 88' Howard 86.55' Hayward St.	20.5-30.5' allowance based on Howard St. abutter Addition set behind existing building plane	28' (west) ➤ 10% lot width requirement	N/A	29%

1. Details regarding the measurement of and exceptions to coverage and setback standards are found in Art 5.
2. 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.
3. Exceptions to frontage requirements for flag lots and small lot subdivisions are found in Sec. 5.2.2
4. For lots in RL or RM with more than two primary buildings, the minimum lot frontage shall be 45'.
5. 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.
6. 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.
7. 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.
8. Reserved.
9. 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'
45 Howard	22'	1	1,530	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).

No change of use is proposed. A single-family home is a permitted use in the RM.

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

Not applicable.

2. Exceptions to Dimensional Standards

A. Encroachment into Side Setback for Residential Driveways

Not applicable.

B. Encroachment into the Waterfront Setback

Not applicable.

(i) Replacement of Existing Structure

Not applicable.

(i) Averaging of Setbacks of Existing Structures

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.

There are features subject to these exceptions; however, the plan remains under allowable lot coverage as proposed. **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.*

The existing building has a 826 sq. ft. footprint; less than the 1,800 limitation.

- (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 new building footprint remains less than the 1,800 cap, at 1,530. Sq. ft.

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. Not applicable.

B. Accessory Residential Structures, Buildings, and Uses

No new accessory residential structures are requested. Not applicable.

C. Residential Occupancy Limits.

Occupancy limits have been struck down by the Vermont Legislature under The Home Act (S.100/Act 47). Not applicable.

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

An additional unit is not requested. Not applicable.

5. Residential Development Bonuses

No development bonuses are sought. Not applicable.

A. Residential Conversion Bonus

Not applicable.

B. Limitations on Residential Development Bonuses:

No residential development bonuses are sought. Not applicable.

Article 5: Citywide General Regulations

Section 5.2.3 Lot Coverage Requirements

See Table 4.4.5-1, above.

Section 5.2.4 Buildable Area Calculation & Steep Slopes Overlay

The parcel does not exceed 2 or more acres in size. Buildable Area does not apply.
The lot is not within the Steep Slopes Overlay. Not applicable.

Section 5.2.5 Setbacks

See Table 4.4.5-1, above.

Section 5.2.6 Building Height Limits

See Table 4.4.5-2, above.

Section 5.2.7 Density Calculations

See Table 4.4.5-2, above.

Section 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.

45 Howard Street is listed on the Vermont State Register of Historic Resources.

(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.*

The property was designed and built as a single-family residence; a 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.*

45 Howard Street is a signature residential model developed by a regionally well-known carpenter/builder named John Roberts. Any alteration or addition requires attentive examination to assure compatibility and sympathetic treatment. The revised plans have successfully appended a significant addition to a listed historic structure, including substantial exposure on a primary streetfront elevation. The addition reads as “new” but the employment of similar volumes, orientation, window alignment and materials make for a compatible and readable supplement to the home.

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 tenderness of the design details has sensitively addressed the priority of the original home while facilitating the extra living space. No historical confusion about construction dates is anticipated. No conjectural features from other properties are included.

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

None identified.

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

To its credit, the new addition does not attempt to duplicate Robert’s distinctive ornamentation, but with a sensitive hand makes reference to the massing, materials and arrangement of the original in creating new volume. This is always challenging.

The differentiation between old and new is discernable.

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 proposes repair and painting of the original residence as part of this plan. The roof of the existing home will be incorporated into the addition roof (Plan sheet 4).

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.

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

There have been no identified archaeological resources at this site. 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 work is readably differentiated from the historic structure. The new work is compatible with the historic materials, size, scale, proportion and massing of the Robert's house.

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.*

While unlikely, it is easily conceivable that the addition could be removed in the future without significant loss of historic fabric.

Affirmative finding.

Section 5.4.9 Brownfields

Not applicable.

Section 5.5.2 Outdoor Lighting

The application lacks lighting information, which shall be provided to staff for review and approval prior to release of the zoning permit. **Affirmative finding as conditioned.**

Article 6: Development Review Standards

Part 1: Land Division Design Standards

Sec. 6.1.1 Applicability.

These standards are enacted to apply to all development subject to the provisions of this ordinance found in Art. 10 – Subdivisions or Art. 11 – Planned Development involving the subdivision of land, or an adjustment or reconfiguration of lot lines.

No change in existing lot lines, or subdivision of land is included. 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.

This parcel was originally a double lot, which now presents with a large westerly side yard where the addition is proposed. A mature Walnut tree will be retained.

Affirmative finding.

(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.

The site plan defines an area of approximately 776 sq. ft. of disturbance. An Erosion Prevention and Sediment Control Plan is required for review and approval by the Stormwater Engineering division. Submittals define *all finish grades shall be smooth and uniform.* **Affirmative finding.**

(c) Protection of Important Public Views:

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

(d) Protection of Important Cultural Resources:

Burlington's architectural and cultural heritage shall be protected through sensitive and respectful redevelopment, rehabilitation, and infill. Archeological sites likely to yield information important to the city's or the region's pre-history or history shall be evaluated, documented, and avoided whenever feasible. Where the proposed development involves sites listed or eligible for listing on a state or national register of historic places, the applicant shall meet the applicable development and design standards pursuant to Sec. 5.4.8(b).

See Section 5.4.8, below.

(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.

Although a corner lot, the existing building's orientation is to the north. The new addition will include a pedestrian entry on the north, and a deck off the south entry. No part of the application precludes the use of wind, water, solar, geothermal or other renewable energy system. **Affirmative finding.**

(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).

45 Howard is not listed on the Department of Environmental Conservation's 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 Erosion Prevention and Sediment Control Plan is 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.

No roof cover is provided off the new northerly entrance, nor the southerly deck entry. A canopy is recommended to provide a modicum of shelter from inclement weather.

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.

The principal entrance will remain as existing; facing Howard Street. The revised plans provide a structural connector to a larger volume on the west. A new entry is introduced there, fronting Howard Street as well. In orientation and massing, the proposed addition complements the existing house and completes the street wall.

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 existing driveway/parking area will be retained and formalized. **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.

Two stone pedestrian paths have been introduced between the driveway and the home.
Affirmative finding.

(k) Accessibility for the Handicapped:

While not required for single family homes, “Visitability” standards are encouraged. ADA compliance is under the jurisdiction of the building official. **Affirmative finding.**

(l) Parking and Circulation:

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

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

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.

The submission does not define any changes to the existing surface parking.
Affirmative finding.

(m) Landscaping, Fences and Retaining Walls:

No fences or retaining walls are proposed. An existing, mature tree in the west shall will be retained. The site plan A 101. defines the intent or existence of gardens in the north/west of the yard. **Affirmative finding.**

(n) Public Plazas and Open Space:

There is no requirement for a public plaza or 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.

While an electrical wiring plan has been provided, fixture information and light levels have not. Both are required to ascertain acceptable exterior light levels.
Affirmative finding as conditioned.

(p) Integrate infrastructure into the design:

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

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

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

Utility connections, mechanical equipment, meters, mailboxes, trash and recycling storage must be illustrated on the site plan and/or building elevations as appropriate. Screening may be required. **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 revised plans introduce a building addition that is broken into two separate volumes, with the westerly-most deferential in design to the original Roberts house. The middle section acts as an interstitial connector that functionally and architecturally expands the home's living area. Materials are consistent and compatible. In height, volume and proportion, the new work is understandably a modern appendage but sensitive to the existing historic structure. **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.

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.

While the connector is eaves-front, it introduces nicely a matching pitch gable roof on the westerly addition. **Affirmative finding.**

3. Building Openings

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

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

The existing front entry door will be retained. Additional access points are provided on the north and south. A small entry deck is provided on the north, with a more private deck at the south elevation. **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, below.

(c) Protection of Important Public Views:

There are no protected important public views from or through this site. 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 is sensitive to the arrangement of windows, maintaining a consistency in alignment across each building elevation. Segmenting the massing eases the new plan; sensitively appending new living space. **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 existing historic house will be repaired and painted. Pre-primed hemlock siding is proposed, with a standing seam metal roof on the addition. **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.

No solar is proposed for the development. Shadow cast is not a concern as the addition, as orientated, will not impact neighboring properties.

The applicant will be required to file the required Residential Building Energy Standards form relative to window and door installation as well as roof insulation. **Affirmative finding as conditioned.**

(g) Make advertising features complementary to the site:

No signage is proposed. 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.

Exterior lighting information is required. The applicant shall meet all building code and life safety standards as defined by the building official and/or fire marshal. **Affirmative finding as conditioned.**

Article 8: Parking

ZA 22-07 eliminated minimum parking requirements.

Section 8.1.9 Maximum On-Site Parking Spaces

Table 8.1.9-1 limits on-site parking for a single-family home to 3 spaces. The existing parking / driveway area scales to about 13' x 21': an oversized single parking space.

Affirmative finding.

II. Conditions of Approval

1. An Erosion Prevention and Sediment Control Plan is required for review and approval by the Stormwater Engineering division.
2. A canopy is recommended at building entrances to shelter residents from inclement weather.
3. All new construction is required to meet the Guidelines for Energy Efficient Construction pursuant to the requirements of Article VI. Energy Conservation, Section 8 of the City of Burlington Code of Ordinances.
4. A plan for exterior lighting with fixture information shall be provided.
5. Utility connections, mechanical equipment, meters, mailboxes, trash and recycling storage must be illustrated or defined on the site plan and/or building elevations as appropriate. Screening may be required.
6. The applicant will be required to file the required Residential Building Energy Standards form relative to window and door installation as well as roof insulation.
7. The applicant shall meet all building code and life safety standards as defined by the building official and/or fire marshal.
8. 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.



Front of House - West facing



Side yard showing area of new addition



Side of home viewed from Hayward St. - North Facing



Rear/Side of home viewed from Hayward St. - Northeast Facing



RENDERING
FOR ILLUSTRATION ONLY

45 HOWARD STREET

GENERAL NOTES:

THIS PLAN SET, COMBINED WITH THE BUILDING CONTRACT, PROVIDES BUILDING DETAILS FOR THE RESIDENTIAL PROJECT. THE BUILDER SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH RESIDENTIAL BUILDING AND LOCAL CODES. CONTRACTOR SHALL BE RESPONSIBLE AND BEAR ANY FINES OR PENALTIES FOR CODE, ORDINANCE, REGULATION OR BUILDING PROCESS VIOLATIONS. INSURANCES SHALL BE IN FORCE THROUGHOUT THE DURATION OF THE BUILDING PROJECT.

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER/DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES. CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS). ALL TRADES SHALL MAINTAIN A CLEAN WORK SITE AT THE END OF EACH WORK DAY.

PLEASE SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.

OWNER: _____

PROJECT: _____

ADDRESS: _____

LEGAL: _____

FIRE DISTRICT: _____

WATER/SEWER: _____

STORM WATER PERMIT: _____

BUILDING PERMIT: _____

DESIGNER: _____

DESIGN CONSULTANT: _____

BUILDER: _____

SITE DISTURBANCE: _____

ENGINEERING: _____

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WILD BRANCH BUILDERS
Design + Build
3679 N. Cambridge Road - Jeffersonville, VT 05464
802.338.8519
wildbranchbuilders.com

45 Howard Street
Burlington, VT 05401
SCHIESSER-WIRONEN

PROJECT SUMMARY

SCALE @ 24" X 36"
DATE: 7/28/26
DRAWN BY: R. HALE

SHEET NUMBER
1

PROJECT STATISTICS:

LOT SIZE: 7,356.75 SQ/FT
ANTICIPATED DISTURBED AREA: 780 SQ/FT
ROOF: 1552 SQ/FT
FRONT/REAR HEIGHT: 25'-6"
LIVABLE SF: 2377.5 SQ/FT
FIRST: 1337 SQ/FT
SECOND: 1040.5 SQ/FT
UNFINISHED BASEMENT: N/A
DECKS: 215 SQ/FT
LOT COVERAGE: 2,122 SQ/FT (28.84%)
ROOF: 1552 SQ/FT
SHED: 120 SQ/FT
DRIVEWAY: 450 SQ/FT

EXISTING LOT COVERAGE: 1,688 SQ/FT (22.94%)
ROOF: 968 SQ/FT
SHED: 120 SQ/FT
DRIVEWAY: 600 SQ/FT

SITE PLAN NOTES

SOIL: *2,000 PSF ALLOWABLE (ASSUMED) TO BE AT TIME OF EXCAVATION. SHALLOW AND MODERATELY DEEP, WELL-DRAINED SANDY SOIL. THE PERMEABILITY IS ESTIMATED TO BE GOOD.

FROST DEPTH: 5'-0"
SNOW LOAD: 40 LBS/SQ. FT.
SEISMIC ZONE: C
WIND: 76 MPH (90 MPH 3 SEC GUST)
EXPOSURE C

SITE SURVEY TO VERIFY PIN LOCATIONS AND HOME LOCATION PRIOR TO EXCAVATION. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES. ALL FINISH GRADES SHALL BE SMOOTH AND UNIFORM

MARKED TREES SHALL BE REMOVED PRIOR TO SITE WORK.

CALL BEFORE YOU DIG: 800.428.4950

PROJECT NARRATIVE

THE PROJECT SITE LOCATION IS 45 HOWARD STREET, BURLINGTON, VERMONT, CHITTENDEN COUNTY. PARCEL ID 053-3-080-000. THE PROPOSED PROJECT INCLUDES AN ADDITION TO THE EXISTING HISTORIC HOME AND A PARTIAL RENOVATION OF THAT SPACE.

EROSION CONTROL NOTES: TO BE IN ACCORDANCE WITH BURLINGTON REQUIREMENTS

- 1. INSTALL SILT FENCE PRIOR TO ANY EXCAVATION OR CONSTRUCTION
- 2. MINIMIZE SITE DISTURBANCE BY TIGHT CONTROL OF EXCAVATION LIMITS.
- 3. ALL EXPOSED SOIL SHALL BE MULCHED WITH STRAW OR WOOD CHIPS TO MINIMIZE SOIL EROSION. NO SOIL SHALL BE LEFT IN AN EXPOSED CONDITION. IT IS RECOMMENDED THAT A STOCK PILE OF THIS MATERIAL ON SITE FOR QUICK APPLICATION.
- 4. STRIP SWALES SHALL OVERFLOW ONTO NATIVE UNDISTURBED GROUND. NO SITE DISTURBANCE BELOW SWALES.

GRADING NOTES:

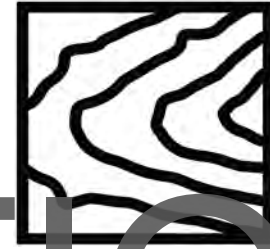
- 1. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.
- 2. ALL FINISH GRADES SHALL BE SMOOTH AND UNIFORM.
- 3. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.
- 4. FINAL GRADE TO CONVEY SURFACE DRAINAGE TOWARD ROCK CHANNELS AND DISPERSION TRENCHES.
- 5. AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL AND STRIPPED OF TOPSOIL.
- 6. PLACE FILL SLOPES WITH A GRADIENT STEEPER THAT 3:1 IN LIFTS NOT TO EXCEED 8 INCHES, AND MAKE SURE EACH LIFT IS PROPERLY COMPACTED.

LANDSCAPE NOTES:

- 1 OWNER RESPONSIBLE FOR LANDSCAPING - SUCH AS LAWN, TREES, SHRUBS, ETC

SITE & DISTURBANCE PLAN

1"=12'



WILD BRANCH BUILDERS
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45 Howard Street
Burlington, VT 05401
SCHIESSER-WIRONEN

SITE & DISTURBANCE
PLAN

SCALE @ 24" X 36"
DATE: 7/28/26
DRAWN BY: R. HALE

SHEET NUMBER
2



FRONT ELEVATION
1/4"=1'



REAR ELEVATION
1/4"=1'

SHEET NUMBER

3

SCALE @ 24" X 36"

DATE: 7/28/26

DRAWN BY: R. HALE

FRONT ELEVATIONS

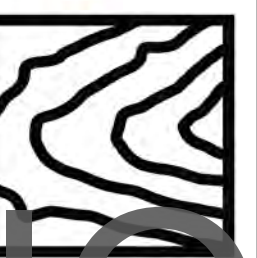
45 Howard Street
Burlington, VT 05401
SCHIESSER-WIRONEN

WILD BRANCH BUILDERS
Design + Build

Jeffersonville, VT 05464

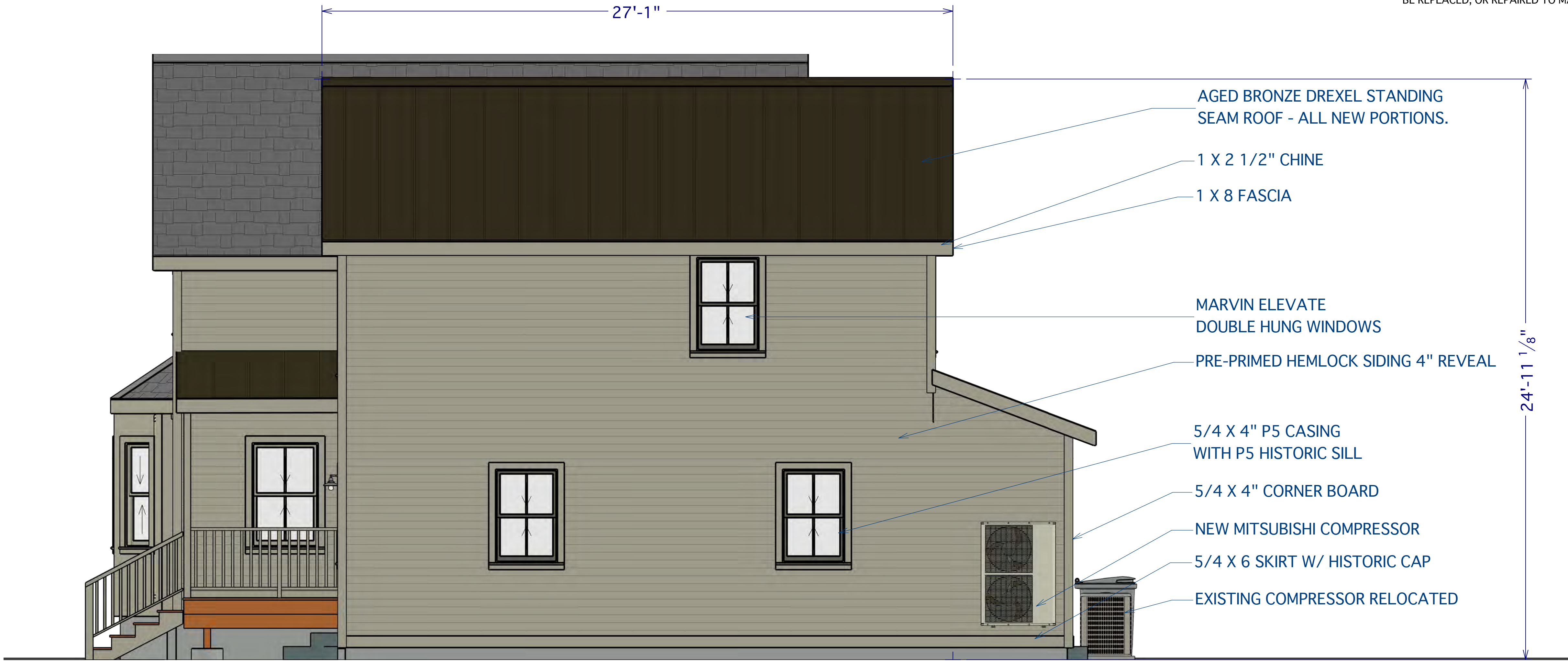
wildbranchbuilders.com

3679 N. Cambridge Road
802.338.8519



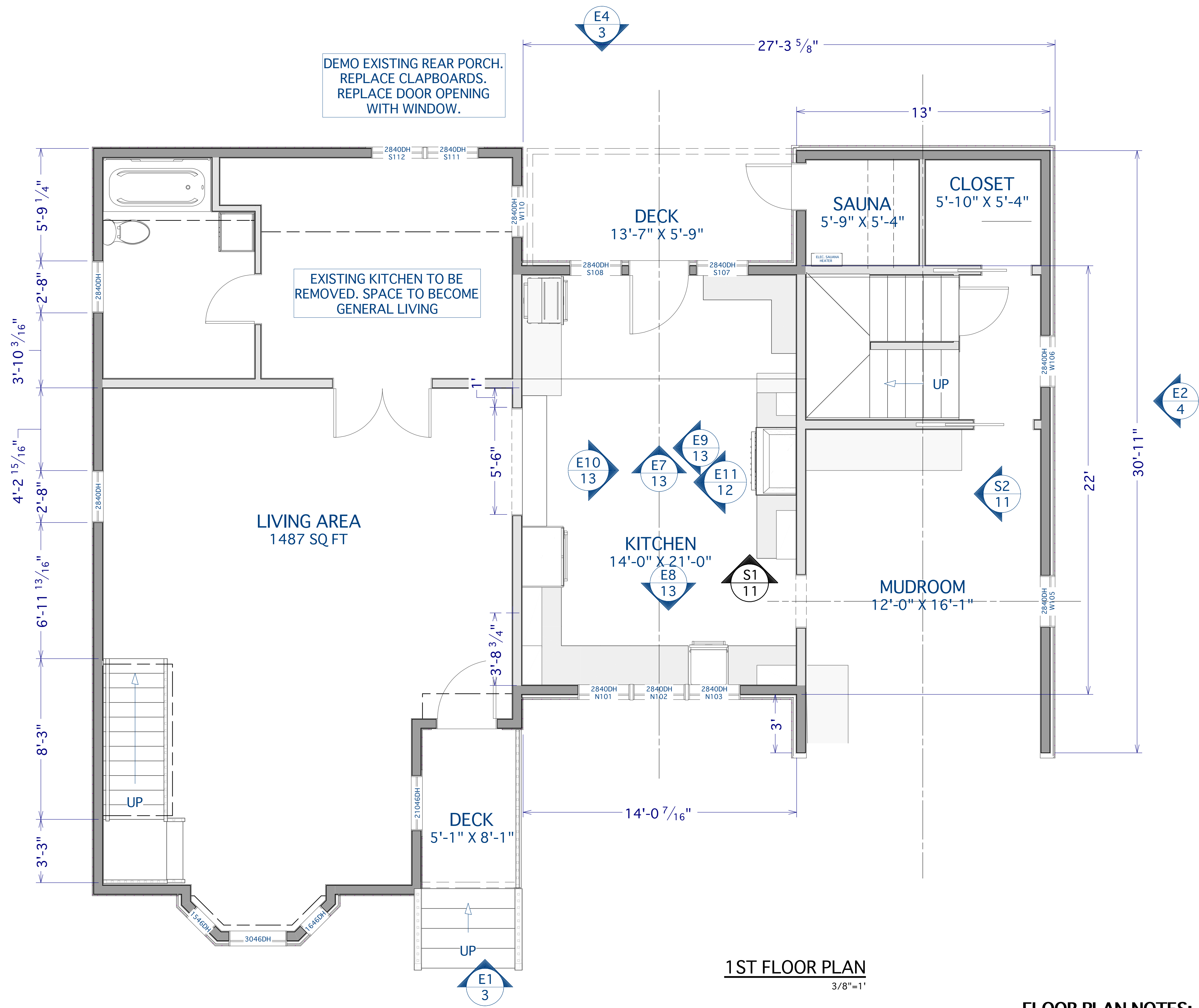
NOT FOR CONSTRUCTION

- EXTERIOR NOTES:
- EXISTING HOME FINISHES
 - CLAPBOARDS: FARROW AND BALL - FRENCH GRAY
 - TRIM, WINDOW FRAMES: FARROW AND BALL - FRENCH GRAY (NO.18)
 - HISTORIC ACCENT DETAILS: FARROW AND BALL - LIME WHITE (NO.1)
 - ADDITION FINISHES
 - SIDING: TBD.
 - TRIM, WINDOW FRAMES: TBD
 - ALL CUTS TO BE SEALED PRIOR TO INSTALLATION
 - ANY ROT OR DAMAGED TRIM, SIDING OR DETAILS ON EXISTING HOME MUST BE REPLACED, OR REPAIRED TO MATCH EXISTING CONDITIONS.



WEST - SIDE ELEVATION

1/4"=1'



L

U

1000000

DATE: 11/28/20

1000000

MAIN FLOOR PLAN

45 Howard Street
Burlington, VT 05401

SCHIESSEN-WIKUNEN

WILD BRANCH BUILDERS

507 S N. Cambridge Road
Jennersville, VT 05464
802.338.8519
wildbranchbuilders.com

FLOOR PLAN NOTES:

1. WALL DIMENSIONS ARE TO THE FRAMING.
DIMENSIONS TO OPENINGS ARE TO THE
CENTER.

2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS).

NOT FOR CONSTRUCTION

1. CONSTRUCTION SHALL CONFORM TO CURRENT VERMONT BUILDING ENERGY STANDARDS, AND MEET THE RBES REQUIREMENTS.
2. ALL EXHAUST FANS TO BE VENTED DIRECTLY TO THE EXTERIOR. ALL PENETRATIONS OF THE BUILDING ENVELOPE SHALL BE SEALED WITH CAULK OR FOAM.
3. PROVIDE CRAWLSPACE VENTING TO MEET LOCAL CODE REQUIREMENTS INSULATE ALL ACCESS DOORS/ HATCHES TO CRAWL SPACES AND ATTICS TO THE EQUIVALENT RATING OF THE WALL, FLOOR OR CEILING THROUGH WHICH THEY PENETRATE.
4. MINIMUM INSULATION:

ATTIC/CEILING	R-60
WALLS	R-28
FLOORS (EXP.)	R-49

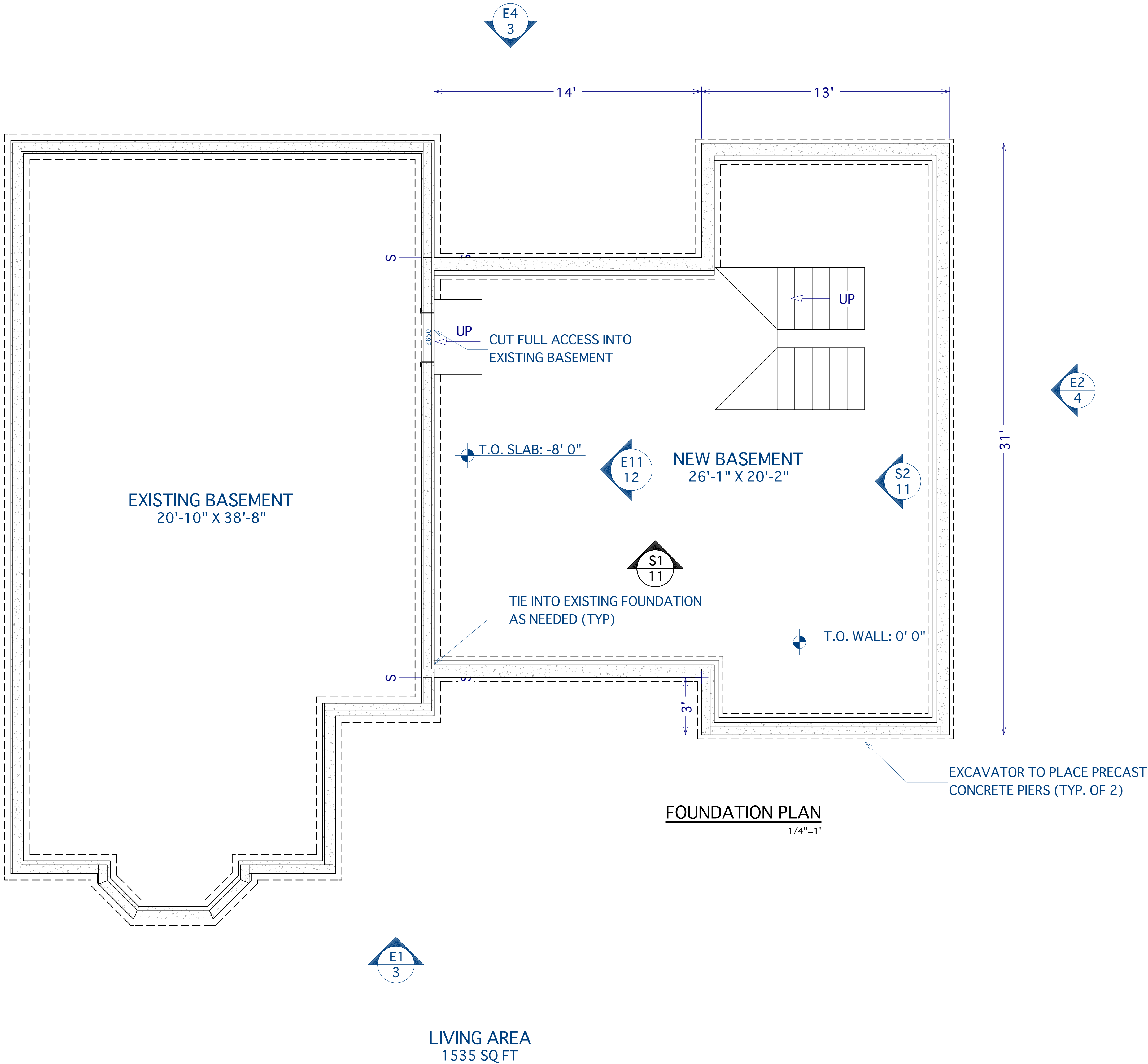
1. PROVIDE PHOTOGRAPHIC DOCUMENTATION OF ALL WALL CAVITIES PRIOR TO INSULATION AND DRYWALL.
2. ALL WINDOW OPENINGS MUST BE INSPECTED PRIOR TO INSTALLATION BY DESIGNATED PERSONEL FOR THE FOLLOWING
 - A . INSULLATED HEADER.
 - B . PITCHED AND FLASHED WINDOW SILL PAN.
 - C . PROPER ROUGH OPENING SIZE.
3. ALL WINDOWS MUST BE INSPECTED AFTER INSTALLATION AND BEFORE DRYWALL INSTALLATION BY DESIGNATED PERSONEL FOR THE FOLLOWING
 - A . PROPER FLASHING TECHNIQUE
 - B . PROPER SPRAY FOAM INSULATION AROUND WINDOW.
4. DUTIES OF THE CONTRACTOR/PROJECT MANAGER INCLUDE, BUT ARE NOT LIMITED TO:
 - A. NOTIFY INSPECTOR THAT WORK IS READY FOR INSPECTION AT LEAST 48 HOURS BEFORE THE INSPECTION IS REQUIRED.
 - B. MAINTAIN ACCESS TO WORK REQUIRING INSPECTION UNTIL IT HAS BEEN OBSERVED AND INDICATED TO BE IN CONFORMANCE BY THE INSPECTOR AND APPROVED.
 - C. PROVIDE THE INSPECTOR WITH ACCESS TO APPROVED PERMIT DRAWINGS AND SPECIFICATIONS AT THE JOB SITE.
 - D. MAINTAIN JOB-SITE COPIES OF ALL REPORTS SUBMITTED BY THE SPECIAL INSPECTOR.
 - E. MAINTAIN A GENERALLY CLEAN AND TIDY WORKSITE.



1. WALL DIMENSIONS ARE TO THE FRAMING.
DIMENSIONS TO OPENINGS ARE TO THE
CENTER.
2. CONTRACTOR SHALL VERIFY ALL
DIMENSIONS AND IS RESPONSIBLE FOR ALL
DIMENSIONS (INCLUDING ROUGH OPENINGS).

FOUNDATION NOTES

1. FOUNDATIONS TO BEAR A MINIMUM OF 60" BELOW FINISH GRADE
2. ALL ANCHOR BOLTS TO BE 5/8" DIA X 10 @ 32" O/C UNO.
3. ALL REINFORCING STEEL SHALL BE ASTM A-615, GRADE 60
4. ALL REINFORCING STEEL TO OVERLAP A MINIMUM OF 24" FOR SPLICES FOR #4 BARS & 36" FOR #5 BARS
5. PROVIDE CORNER BARS TO MATCH CONTINUOUS STEEL
6. MINIMUM ALLOWABLE CONCRETE COMPRESSIVE STRENGTH SHALL BE 3,000 PSI (DESIGNED AS 2,500 PSI) AT 26 DAYS. MAXIMUM AGGREGATE SIZE IS 1". MAXIMUM AIR ENTRAINMENT IS 3%. CEMENT SHOULD BE TYPE 1 OR 2
7. SOIL BEARING CAPACITY ASSUMED TO BE 2,000 PSF. IF SOIL CONDITIONS VARY FROM THIS, THE PROJECT ENGINEER MUST BE NOTIFIED. ALL FOOTINGS MUST BEAR ON UNDISTURBED SOIL. ALL SLOPES MUST BE STABILIZED
8. ADJACENT GROUND SURFACES SHALL BE SLOPED AWAY FROM STRUCTURE DRAINAGE OF SURROUNDING AREA SHALL ALSO BE PROVIDED TO PREVENT ACCUMULATION OF SOIL AND EROSION OF SOIL NEAR FOOTINGS
9. UNIFORM SOIL CONDITIONS, MUST BE PROVIDED UNDER SLAB AND FOOTINGS. CUT/FILL OR NON-UNIFORM SOIL CONDITIONS SHOULD BE EXCAVATED AND REPLACED W/ UNIFORM ENGINEERED FILL MATERIAL TO MINIMIZE DIFFERENTIAL MOVEMENT
10. THE TOPS OF FOUNDATION WALLS SHALL EXTEND A MINIMUM OF 6" ABOVE THE ADJACENT FINISH GRADE



FOUNDATION PLAN

45 Howard Street
Burlington, VT 05401
SCHIESSER-WIRONEN

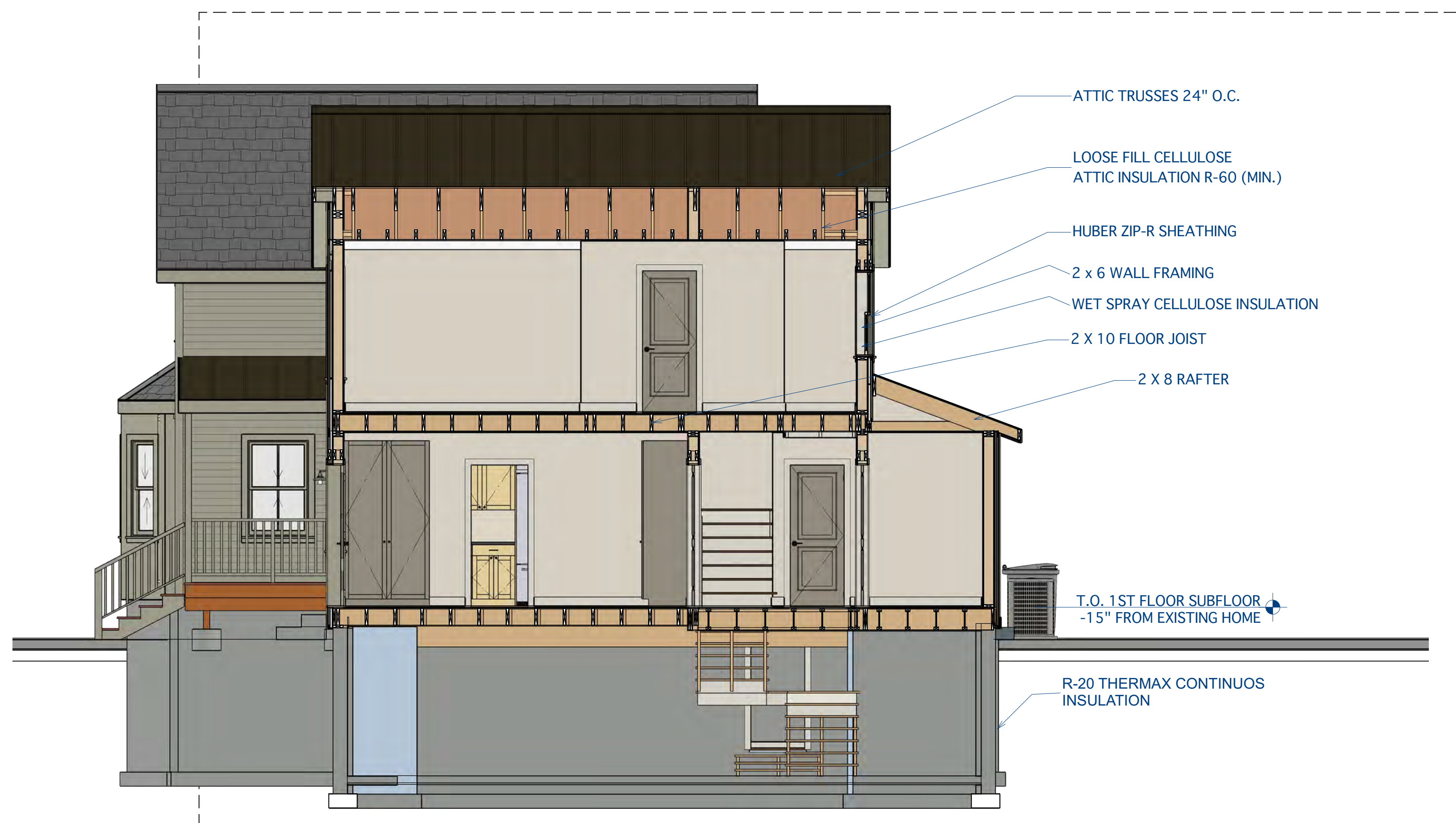
WILD BRANCH BUILDERS
Design + Build
3679 N. Cambridge Road - Jeffersonville, VT 05464
802.338.8519 wildbranchbuilders.com

SHEET NUMBER
7
SCALE @ 24" X 36"
DATE: 7/28/26
DRAWN BY: R. HALE

NOT FOR CONSTRUCTION



S2 SECTION AT PRIMARY BED & KITCHEN
1/4"=1'

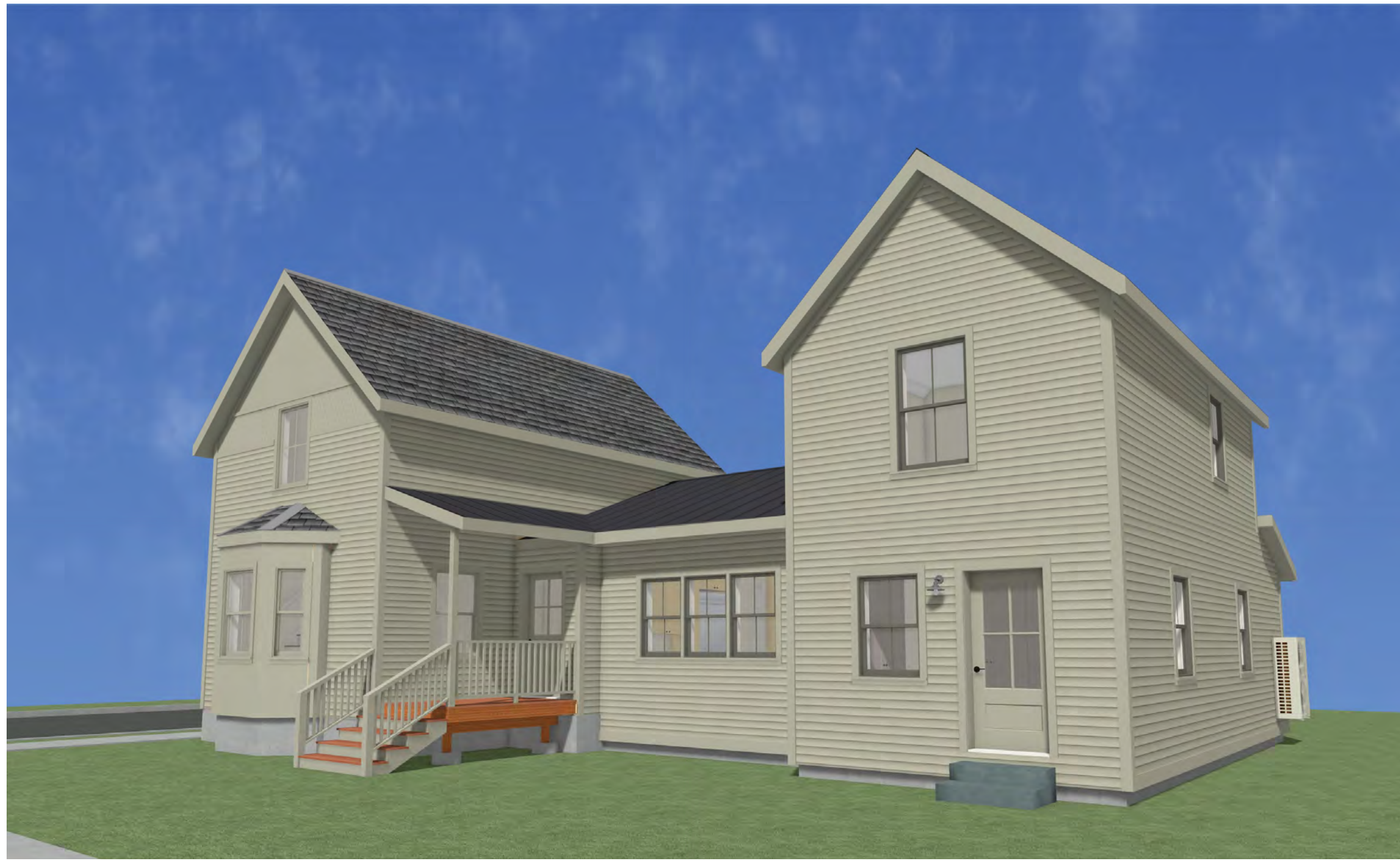


S1 SECTION AT PRIMARY BED & MUDROOM
1/4"=1'

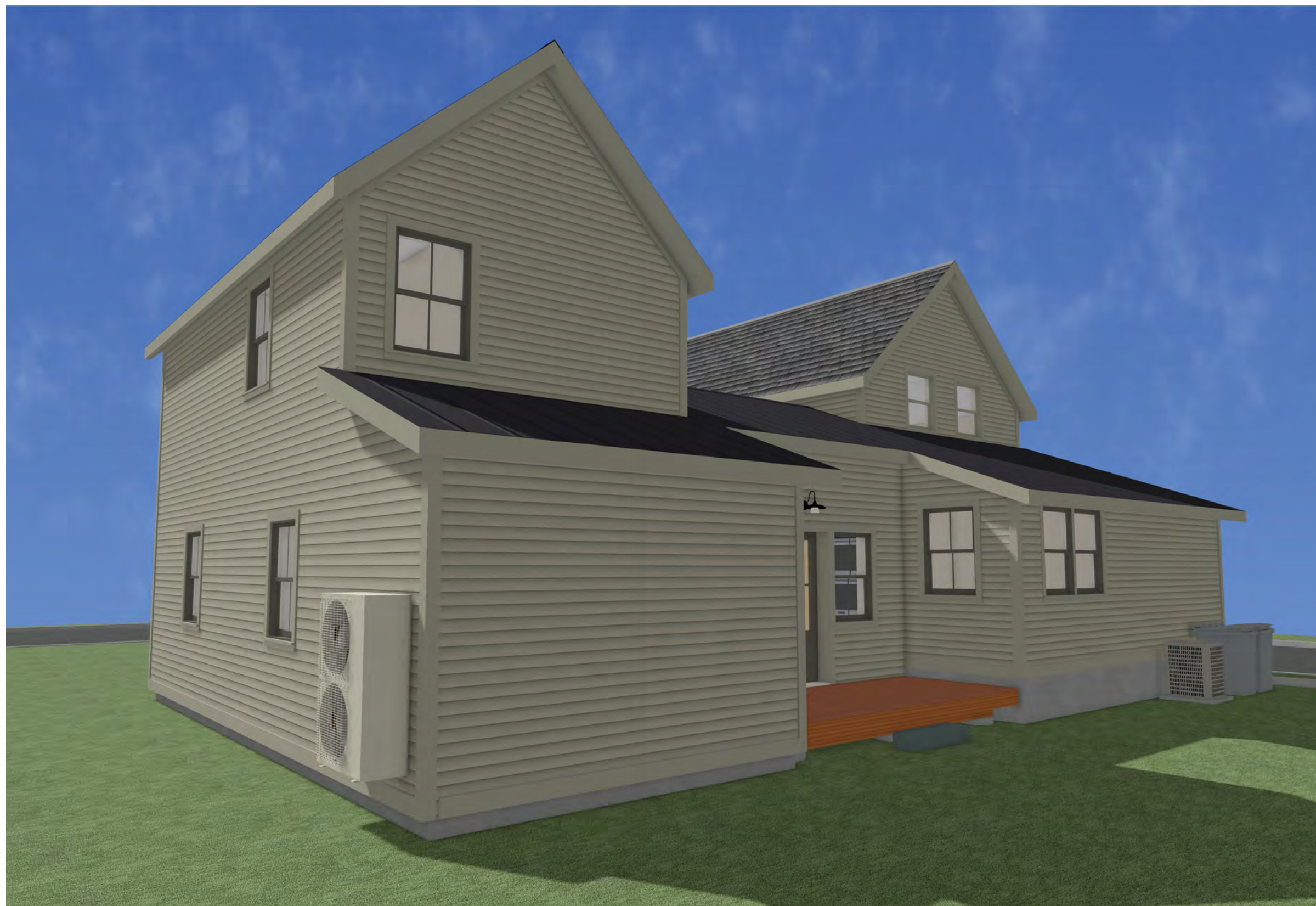
AREA OF NEW CONSTRUCTION

SHEET NUMBER 11	
SCALE @ 24" X 36"	DATE: 7/28/26 DRAWN BY: R. HALE
SECTIONS	
45 Howard Street Burlington, VT 05401 SCHIESSER-WIRONEN	
WILD BRANCH BUILDERS Design + Build	3679 N. Cambridge Road - Jeffersonville, VT 05464 802.338.8519 wildbranchbuilders.com

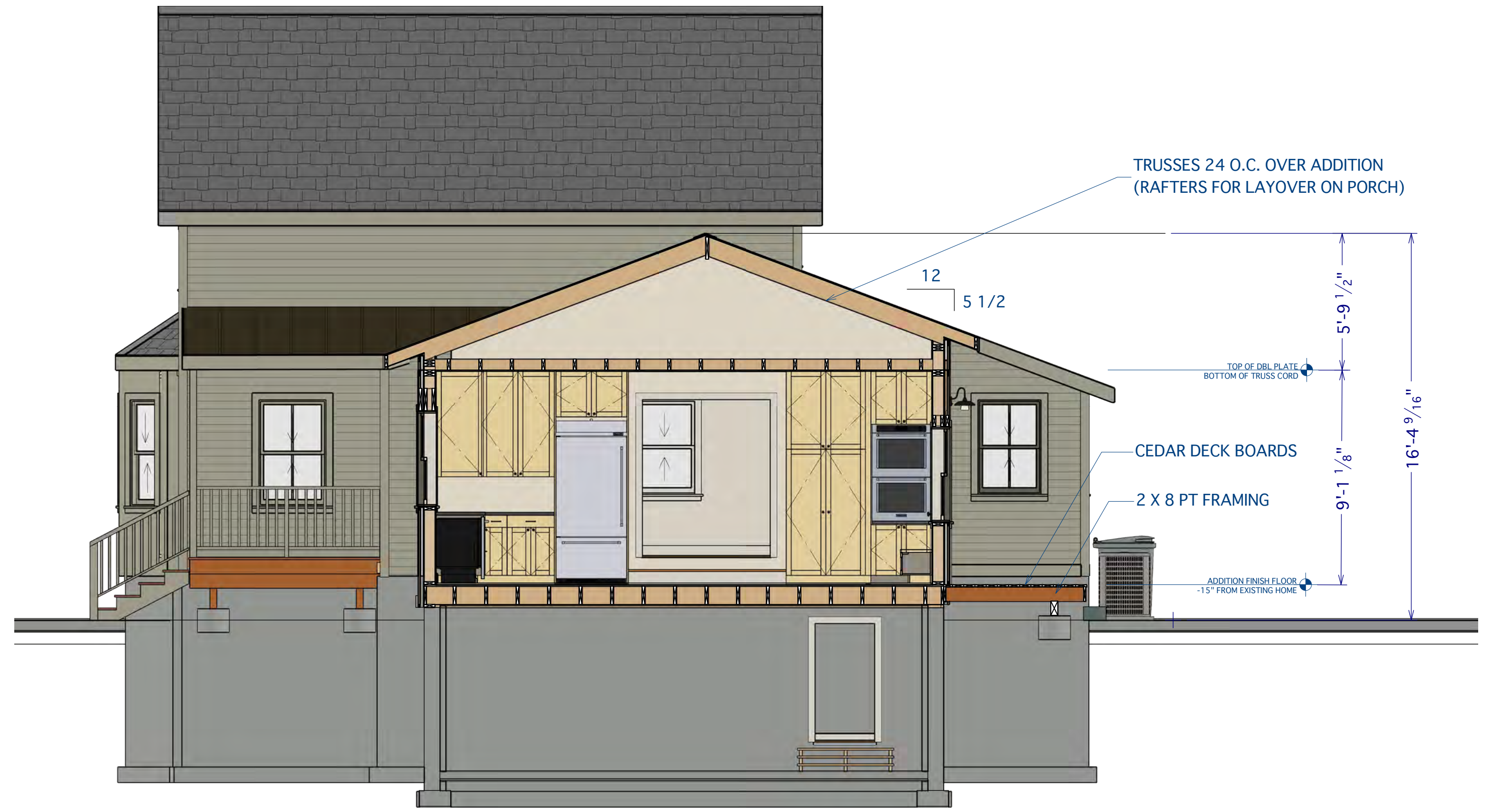
NOT FOR CONSTRUCTION



PERSPECTIVE FROM HOWARD STREET
NO SCALE



PERSPECTIVE FROM BACK YARD
NO SCALE



S11 SECTION AT PRIMARY BED & KITCHEN
1/4"=1'



PERSPECTIVE FROM HAYWARD
NO SCALE

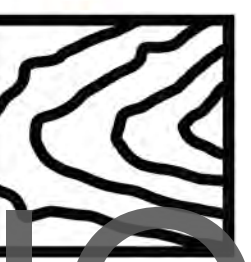
SHEET NUMBER
12

SCALE @ 24" X 36"
DATE: 7/28/26
DRAWN BY: R. HALE

SECTIONS & PERSPECTIVES

45 Howard Street
Burlington, VT 05401
SCHIESSER-WIRONEN

WILD BRANCH BUILDERS
Design + Build
3679 N. Cambridge Road - Jeffersonville, VT 05464
802.338.8519 wildbranchbuilders.com



NOT FOR CONSTRUCTION



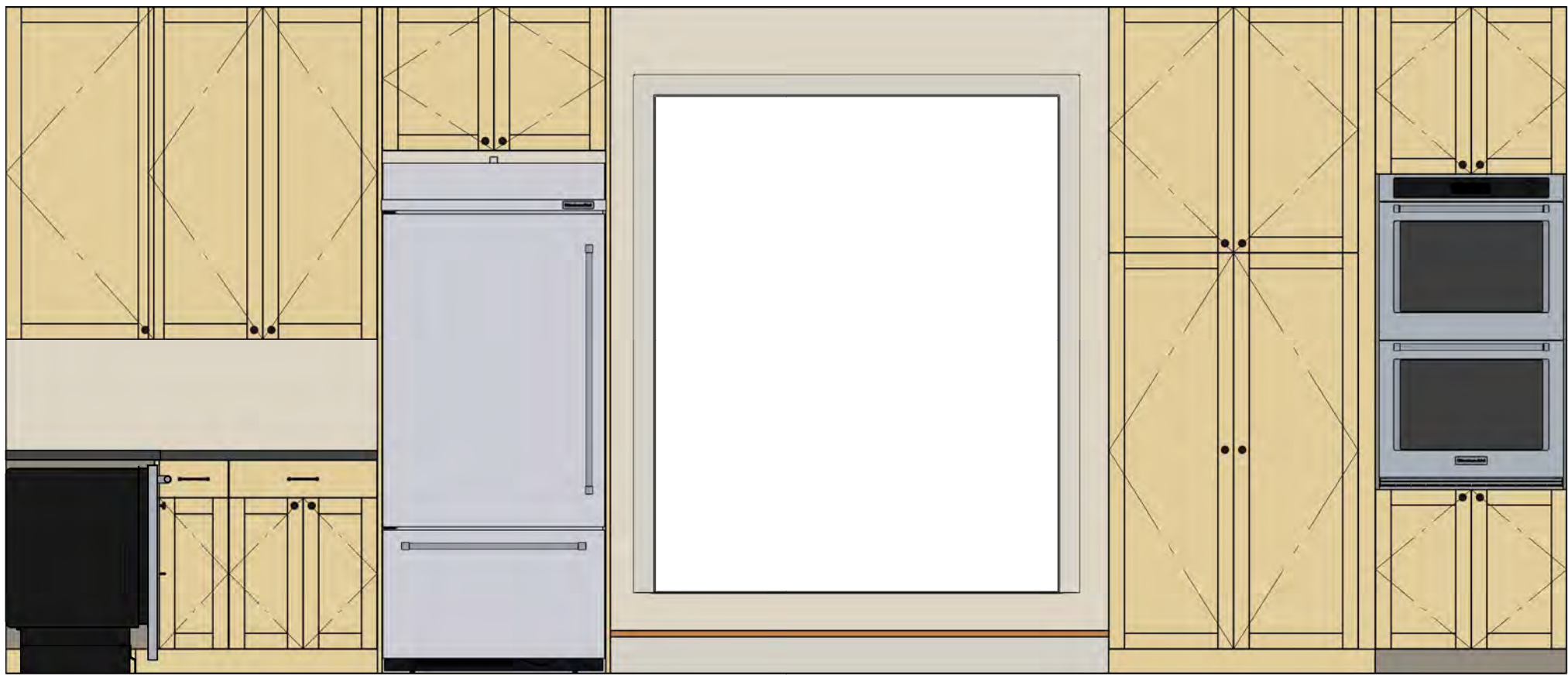
E7 KITCHEN SOUTH WALL
1/2"=1'



E8 KITCHEN NORTH WALL
1/2"=1'



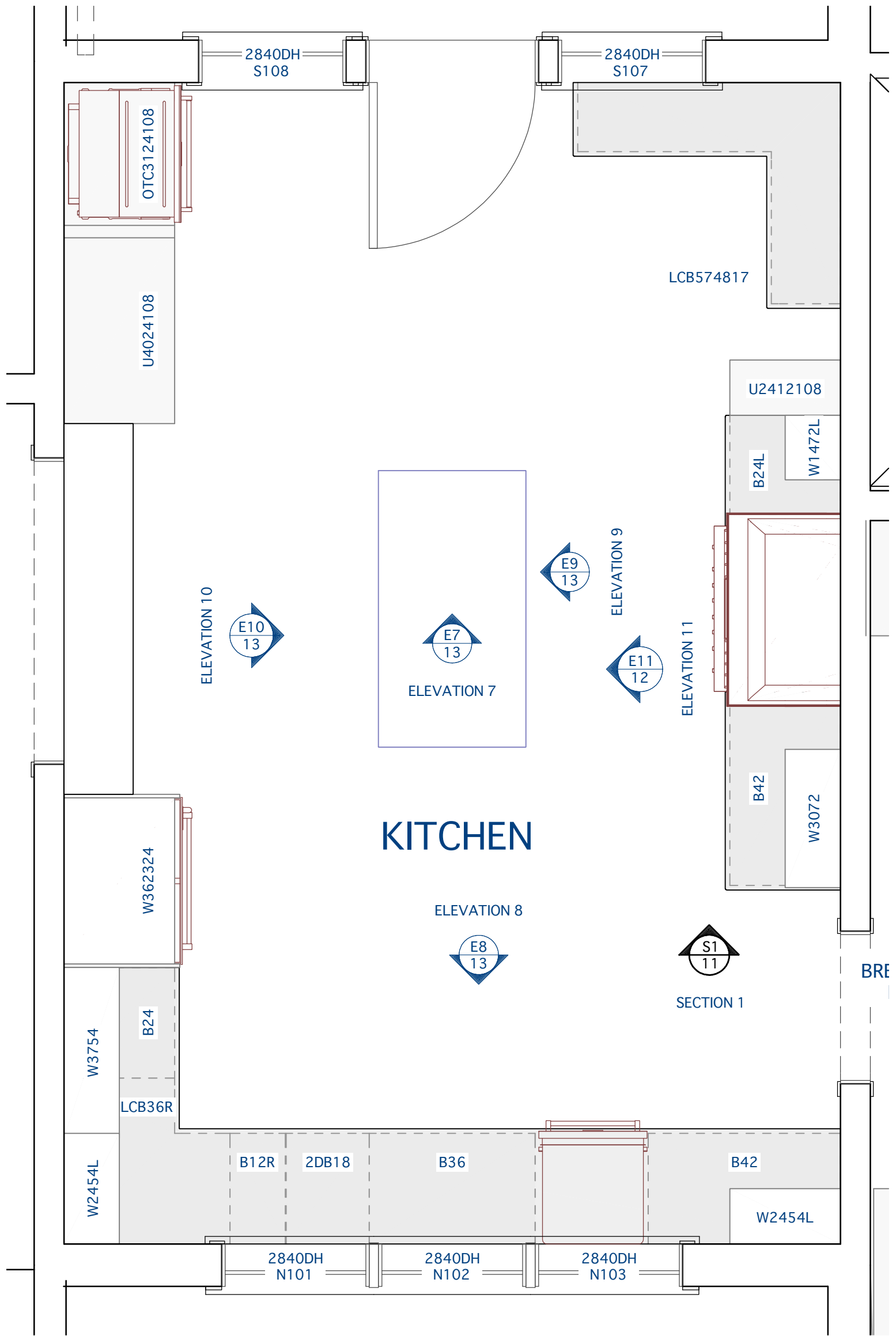
E10 KITCHEN WEST WALL
1/2"=1'



E9 KITCHEN EAST WALL
1/2"=1'

- KITCHEN & CABINET NOTES:**
- 1 ALL CABINETS FRAMELESS, PAINTED MAPLE
 - 2 CONFIRM FINISH & STAIN/PAINT WITH CLIENT PRIOR TO ORDERING
 - 3 CONFIRM DOOR & DRAWER STYLES WITH CLIENT PRIOR TO ORDERING
 - 4 INSTALL HARDWARE ON SITE
 - 5 INSTALL CROWN MOLDING ON SITE; CONFIRM PROFILE AND DIMENSION WITH HOME OWNER
 - 6 CABINET SUPPLIER RESPONSIBLE FOR FINAL MEASUREMENTS & CABINET OPENINGS FOR APPLIANCES SPECIFICATIONS
 - 7 ALL APPLIANCES TO BE ON DEDICATED CIRCUITS, UNO. REFER TO APPLIANCE SPECIFICATIONS FOR AMP/ VOLTAGE REQUIREMENTS
 - 8 USE MIN 6" DUCT FOR HOOD. CONFIRM HOOD IS 600 CFM MIN.
 - 9 CONFIRM FINAL MATERIALS FOR BACKSPLASH AND COUNTERTOP WITH CLIENT PRIOR TO ORDERING
 - 10 ALL DRAWERS TO BE TONGUE & GROOVE; GLIDES TO BE SOFT CLOSE
 - 11 UNDERCOUNTER GFCI ELECTRICAL PLUGS
 - 12 COUNTER FABRICATION: CONFIRM ALL FIXTURE MEASUREMENTS AND CENTERLINES

KITCHEN KEY NOTES:



ENLARGED KITCHEN PLAN
1/2"=1'

SHEET NUMBER
14

SCALE @ 24" X 36"
DATE: 7/28/26
DRAWN BY: R. HALE

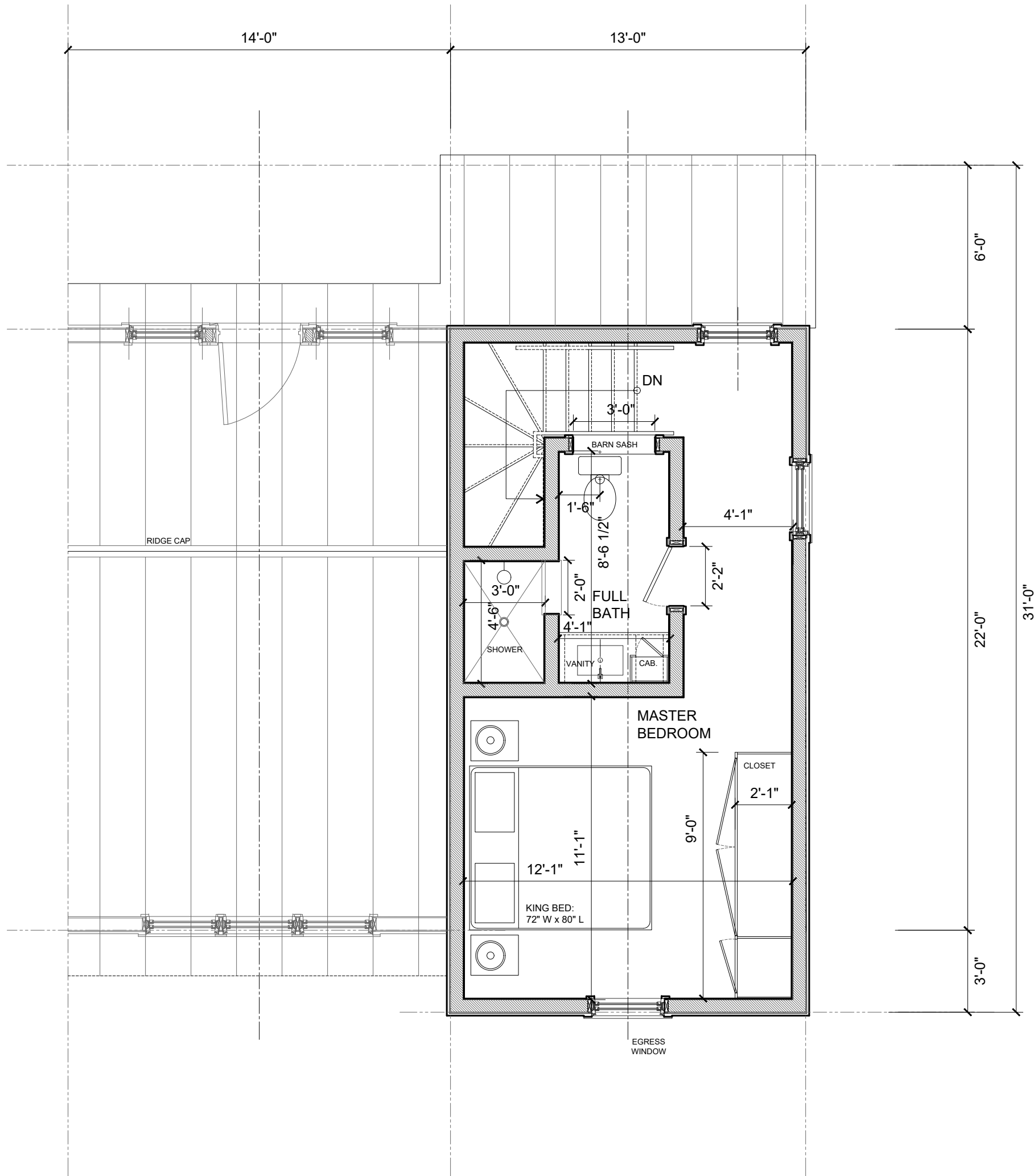
INTERIOR ELEVATIONS

45 Howard Street
Burlington, VT 05401
SCHIESSER-WIRONEN

WILD BRANCH BUILDERS
Design + Build
3679 N. Cambridge Road - Jeffersonville, VT 05464
802.338.8519
wildbranchbuilders.com



NOT FOR CONSTRUCTION



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

45 HOWARD STREET
BURLINGTON, VT

DATE

ISSUE-SET

NO.	ISSUE	DATE

SECOND FLOOR PLAN

DATE:	7.23.2026
SCALE:	AS NOTED
DRAWN BY:	GES
CHECKED BY:	

A102

45 HOWARD STREET
BURLINGTON, VT

DATE

ISSUE-SET

NO.	ISSUE	DATE

SITE PLAN
EXISTING LOT COVERAGE

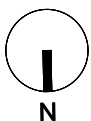
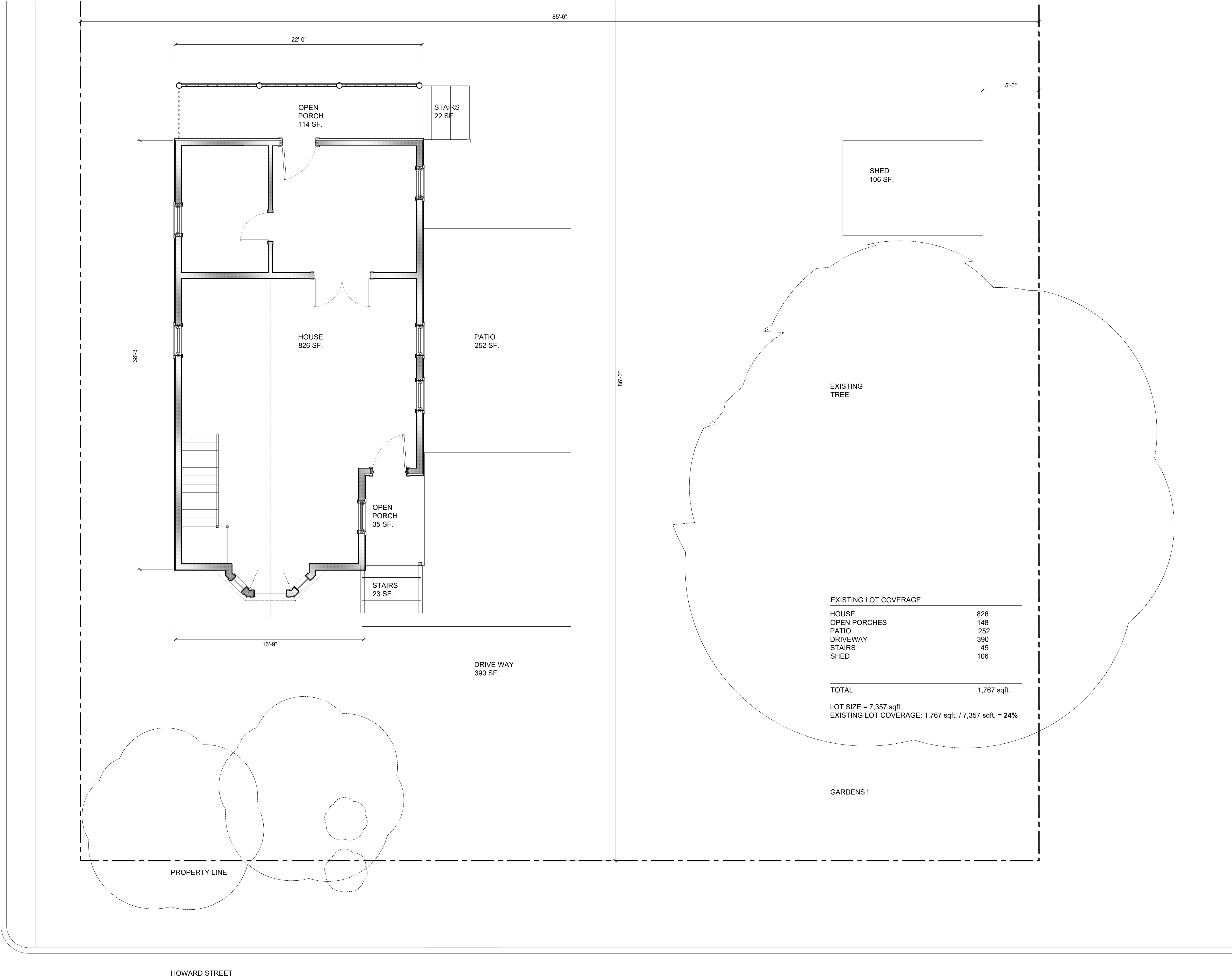
DATE: 7.23.2026

SCALE: AS NOTED

DRAWN BY: GES

CHECKED BY:

A100





STATE OF VERMONT
Division for Historic Preservation
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
Individual Structure Survey Form

COUNTY: Chittenden	SURVEY NUMBER: 45 Howard St.
TOWN: Burlington	NEGATIVE FILE NUMBER: 77-A-276
LOCATION: 45 Howard St.	UTM REFERENCES: Zone/Easting/Northing
COMMON NAME:	U.S.G.S. QUAD. MAP:
FUNCTIONAL TYPE: dwelling	PRESENT FORMAL NAME:
OWNER: Dianne Garen & Dorilda Merinier	ORIGINAL FORMAL NAME:
ADDRESS: 45 Howard St.	PRESENT USE: residence
	ORIGINAL USE: same
	ARCHITECT/ENGINEER:
	BUILDER/CONTRACTOR:
ACCESSIBILITY TO PUBLIC: Yes ☐ No ☒ Restricted ☐	PHYSICAL CONDITION OF STRUCTURE: Excellent ☐ Good ☒ Fair ☐ Poor ☐
LEVEL OF SIGNIFICANCE: Local ☒ State ☐ National ☐	THEME:
GENERAL DESCRIPTION: Structural System	STYLE: Queen Anne
1. Foundation: Stone ☒ Brick ☐ Concrete ☐ Concrete Block ☐	DATE BUILT: ca. 1885
2. Wall Structure	
a. Wood Frame: Post & Beam ☐ Balloon ☐	
b. Load Bearing Masonry: Brick ☐ Stone ☐ Concrete ☐ Concrete Block ☐	
c. Iron ☐ d. Steel ☐ e. Other:	
3. Wall Covering: Clapboard ☒ Board & Batten ☐ Wood Shingle ☐ Shiplap ☐ Novelty ☐ Stucco ☐ Sheet Metal ☐ Aluminum ☐ Asphalt Shingle ☐ Brick Veneer ☐ Stone Veneer ☐ Bonding Pattern: Other:	
4. Roof Structure	
a. Truss: Wood ☐ Iron ☐ Steel ☐ Concrete ☐	
b. Other: rafter	
5. Roof Covering: Slate ☒ Wood Shingle ☐ Asphalt Shingle ☐ Sheet Metal ☐ Built Up ☐ Rolled ☐ Tile ☐ Other:	
6. Engineering Structure:	
7. Other:	
Appendages: Porches ☒ Towers ☐ Cupolas ☐ Dormers ☐ Chimneys ☒ Sheds ☐ Ells ☐ Wings ☒ Other:	
Roof Style: Gable ☒ Hip ☐ Shed ☐ Flat ☐ Mansard ☐ Gambrel ☐ Jerkinhead ☐ Saw Tooth ☐ With Monitor ☐ With Bellcast ☐ With Parapet ☐ With False Front ☐ Other:	
Number of Stories: 1 1/2	
Number of Bays: 1 x 1	Entrance Location: into side wing
Approximate Dimensions:	
THREAT TO STRUCTURE: No Threat ☐ Zoning ☐ Roads ☐ Development ☐ Deterioration ☐ Alteration ☐ Other:	LOCAL ATTITUDES: Positive ☐ Negative ☐ Mixed ☐ Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

Massing - front gable orientation with shed roofed side wing which continues around the rear. Small porch provides access to entrance.
Fenestration - 2 over 2 sashes, front has pair of narrow windows above a bay window. Single windows has shallow, shed roofs which form window heads. These are bracketed and denticulated.
Door - has head matching the windows.
Enrichments - gables enriched with vertical boarding covered by a lattice of wood strips and a bracketed and denticulated, horizontal molding strip beneath this are shingles laid in a diamond pattern. Sides are decorated with wood strips in two, large diamond designs.

RELATED STRUCTURES: (Describe)

STATEMENT OF SIGNIFICANCE:

This house is identical to houses on King St., (#'s 156, 160, 164, 168) and no doubt was built by John Roberts, contractor for the King St. houses and others throughout the city.

REFERENCES:

MAP: (Indicate North In Circle)



SURROUNDING ENVIRONMENT:

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

RECORDED BY:

Adele Cramer

ORGANIZATION:

VT Division for Historic Preservation

DATE RECORDED:

10/18/77

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
Kirk Dressing, Associate Planner
Matt Clark, Code Compliance Officer
Joseph Cava, Planning Technician



MEMORANDUM

To: Development Review Board
From: Mary O'Neil, AICP, Principal Planner
Date: August 4, 2026
RE: 124-126 North Avenue

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

File: ZP-26-216

Location: 124-126 North Avenue

Zone: RC **Ward:** 2

Date application accepted: May 8, 2026 / Revised Plans June 23 2026

Applicant/ Owner: Michael Chaucer / 126 North Ave LLC

Request: Demolish existing duplex to construct a four-story 16-unit residential building.



Background:

- **Zoning Permit ZP-18-0017CA;** replace 2 windows with a fire egress window. July 2017.

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 82-479**; install 4' x 6' window on third floor. October 1982.
- **Zoning Permit 78-869**; erect chain link fence across the rear of the property line. June 1978.
- **Zoning Permit n.n.**; pour a new concrete slab for the porch floor and screen a portion of the porch and install a door. June 1976.

Overview: The owner of a duplex at 124-126 North Avenue intends to remove that structure and erect a four story, 16-unit residential building with a dog park area. No on-site parking is offered. The project is within the Residential Corridor, and subject to the Neighborhood Code standards.

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

I. Findings

Article 4: Zoning Maps and Districts

Section 4.4.5 Residential Districts

(a) Purpose

The Residential Districts are intended to control development in residential districts in order to create a safe, livable, and pedestrian friendly environment, while enabling 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.

4. *The **Residential Corridor (RC)** district is intended for residential development that includes a mix of housing types such as duplex, triplex, quadplex, townhouse, and mid-sized, multi-unit and mixed-use buildings along major multi-modal transportation corridors that are adjacent to low intensity districts. Single-family detached dwellings are limited to buildings originally built for such purpose. New and infill development may be located closer to the street than historic development patterns, with building heights up to four stories and high lot coverage. Multiple Principal Uses are allowed, and neighborhood-serving commercial uses may be incorporated in existing or new buildings.*

(b) Dimensional Standards

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 ^{1,5,6,7,8,9}			Lot Coverage ^{1,9}
		Front	Side	Rear	
Residential Corridor (RC)	N/A	Min. required: 5' Max permitted: 20'	Min: 10% of lot width or avg. of side setback of 2 adjacent lots on both sides Max required: 20 ft	15 ft.	80%
124-126 North Avenue				15'	79.7%
	Pre-existing 50'	5'	5'		

- 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.
- Reserved.
- 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 Corridor (RC)	50' 4 stories	N/A	3,600 sq.ft.	N/A.	50'	15'
124-126 North Avenue	4 stories	16	3,155	N/A	50'	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. 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).

Attached dwellings / multi-family are a permitted use in the Residential Corridor.

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

No driveways are included in the plan. Not applicable.

B. Encroachment into the Waterfront Setback

Not applicable.

C. Exceptions to Lot Coverage for Accessory Residential Features

Not applicable to the RC zoning district.

D. Exceptions to Maximum Building Footprint Limit

The proposed new residential building does not exceed the 3,600 sq.ft. maximum for Principal Structures. See Table 4.4.5-2, above. **Affirmative finding.**

3. Exception for Neighborhood Commercial Uses

Not applicable.

4. Miscellaneous Standards

A. Additions to Existing Residential Structures.

Not applicable.

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...

No accessory residential structures, buildings or uses are included in the proposal. **Affirmative finding.**

C. Residential Occupancy Limits.

Residential Occupancy Limits have been struck down by the Vermont Legislature under Art 47.

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

Not applicable.

5. Residential Development Bonuses

No development bonuses are sought. 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

PART 2: Dimensional Requirements

Sec. 5.2.1 Reserved

Sec. 5.2.2 Required Frontage or Access

124-126 North Avenue is compliant with required lot frontage, and fronts onto a public street. The driveway will be abandoned, and only the curb cut retained. **Affirmative finding.**

Sec. 5.2.3 Lot Coverage Requirements

See Table 4.4.5-1.

(a) Calculating Lot Coverage:

See Table 4.4.5-1.

(b) Exceptions to Lot Coverage:

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

- 1. Lawns, gardens and unpaved landscaped areas;*
- 2. Drainage ways;*
- 3. Open play structure without roofs, sand boxes, or swings, not located on a paved surface;*
- 4. Fountains;*
- 5. Swimming pools (Note: aprons, decks and walks adjacent to swimming pools shall be considered as lot coverage);*
- 6. Fences;*
- 7. Retaining walls less than eighteen (18) inches in width across the top surface; if eighteen (18) inches or greater, the entire top surface shall be considered as lot coverage; and,*
- 8. Ramps for the disabled, for which the sole purpose is to provide access for the disabled, and which have no more than the minimum dimensions required to meet accessibility standards.*
- 9. For the purposes of lot coverage calculations, at-grade green roofs shall be counted as open space, and above-grade green roofs shall be counted as lot coverage. Partially at-grade green roofs shall be counted as lot coverage as follows:*

- i. *Intensive green roofs will be counted at 50% lot coverage of their total roof area.*
- ii. *Extensive green roofs will be counted at 75% lot coverage of their total roof area.*
- iii. *Walkways, equipment, and other un-vegetated areas within the green roof shall not receive lot coverage credit.*
- iv. *These lot coverage exceptions are contingent on continued maintenance and functionality of the green roof.*

The plan remains compliant with the overall lot coverage limitations for the zoning district. See Table 4.4.5-1, above. **Affirmative finding.**

Section 5.2.4 Buildable Area Calculation & Steep Slopes Overlay District

(a) Buildable Area Calculation

Not applicable in the RC zoning district.

(b) Steep Slopes Overlay District

The parcel is not within the Steep Slopes Overlay. 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 5.2.6 (c) Exceptions to Height Limits

3. Ornamental and symbolic architectural features, including towers, spires, cupolas, belfries and domes; greenhouses, garden sheds, gazebos, rooftop gardens, terraces and similar features; and fully enclosed stair towers, elevator towers and mechanical rooms, where such features are not used for human occupancy or commercial identification, are exempt from specific height limitations but shall be subject to design review provisions of Article 3 and 6. Such features and structures shall be designed and clad in a manner consistent and complementary with the overall architecture of the Building.

An enclosed stair tower and an elevator shaft exceed the building height limitation; however, are acceptable per this exception, as long as they are not utilized for human occupancy.

4. Exposed mechanical equipment shall be allowed to encroach beyond the maximum building height by no more than 15 feet provided that portion exceeding the height limit does not exceed 20% of the roof area.

Plan A0.2 defines an array of compressors behind the building parapet. The collection does not exceed 20% of the roof area.

Affirmative finding as conditioned.

Section 5.2.7 Density Calculations

See Table 4.4.5-2.

Section 5.4.8 Historic Buildings and Sites

124-126 North Avenue is not listed on the state or National Register of Historic Resources. Not applicable.

Article 6: Development Review Standards

Part 1: Land Division Design Standards

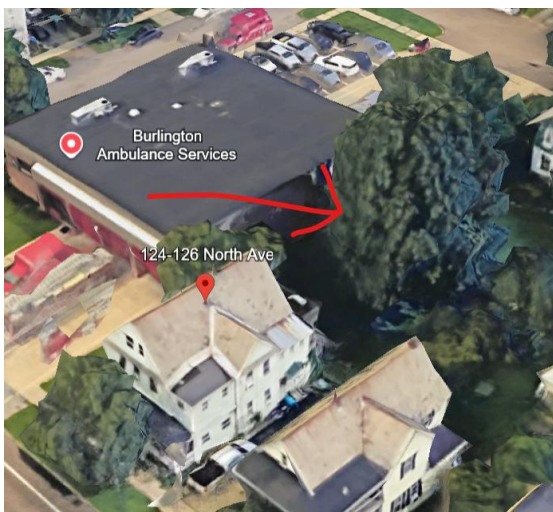
No subdivision is proposed. Not applicable.

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.

The existing duplex has a mature tree in the backyard that is proposed for removal. A tree within the greenbelt is intended to be retained.

Affirmative finding.

(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.

Schematic plans define a site to be graded to the east to accommodate the new building. See Plan A0.0 of submission document. An EPSC and Stormwater Management Plan are required. **Affirmative finding as conditioned.**

(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 public views from or through this parcel. **Affirmative finding.**

(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).

Not applicable.

(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 project is designed to be entirely powered by electricity.

This project is required to comply with [Burlington's Thermal Energy Systems Ordinance, Article V. Thermal Heating Systems](#). **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).

This parcel is not listed on Vermont Department of Environmental Conservation's Brownfield site list. 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 is required.

A Stormwater Plan is 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.

A small canopy is proposed over the street entrance. The north/side entrances open into common rooms. Although large areas are proposed to be pervious pavers, there is no identified location for snow storage. No parking is proposed on-site, but shoveled snow will need a location which may not be the firehouse lawn. **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 curblin 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.

As proposed, the new building meets front, side and rear yard setbacks.

Principal buildings shall have their main entrance facing and clearly identifiable from the public street except as allowed in Sec. 5.2.2 and Sec. 11.1.5.

The building's design has been revised to place a common entry on the front (west) elevation of the building.

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.

There are no accessory buildings proposed. The location of the proposed trash/recycling receptacles has been revised to meet a minimum 5' setback from any property line.

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.

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

The existing driveway is proposed to be removed. The existing curb cut is proposed to be retained up to the city sidewalk. No on-site parking is proposed. A Transportation Demand Management Plan is a requirement and a draft provided. **Affirmative finding as conditioned.**

(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.

The primary entrance is immediately attendant to the public sidewalk on North Avenue. A secondary pedestrian path runs along the north side of the structure to an additional entry. **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.

The building official has the jurisdiction for ADA compliance; however, the applicant has indicated that all units will be accessible.

The access along the north elevation includes a gentle increasing grade that would appear to meet ADA access requirements. Similarly, plans indicate a grade increase/ramp at the primary entrance. See Plan A 0.0. **Affirmative finding.**

(l) Parking and Circulation:

The application proposes to remove an existing driveway/parking area; and provide no on-site parking. A curb-cut is retained. How residents will accommodate move in/out without a dedicated pull-off is not defined. The existing bike lane may not be blocked for tenant move in/out. **The fire department access cannot be used for this parcel.**

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.

Per Article 8 Table 8.2.4-1, the following bike parking is required:

Long Term: 1 / 2 bedrooms. With the proposed 20 bedrooms, **10 Long Term spaces** are required.

Short Term: 1 / 10 units. For 16 units, **2 Short Term Spaces** are required.

Plan A 1.1 defines a first-floor storage room for bicycle parking; however estimated capacity is 5 spaces. 5 more Long term and 2 short term spaces must be identified.

Revised plans illustrate a 5-loop bike rack located in the right-of-way, within the existing curb cut area. This location, and the bike rack design need to be approved by the Department of Public Works, and is subject to a license agreement. **Affirmative finding as conditioned.**

(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.

Plan EC1.0 defines the intended removal of a mature (maple) tree in the rear yard.

No other new trees are proposed.

Plan A0.1 defines minor plantings along a very narrow bed adjacent to the public sidewalk. The daffodils and crocus will be seasonal; the switchgrass is a perennial if it survives next to the sidewalk. South of the building "ground cover" is proposed. If Blue Star Creeper is the proposed planting, it must be sustained to assure the 20% green space required by the zoning district. (10% if lot coverage bonus for IZ is realized.)

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 (d). Styles, materials, and dimensions of the proposed fence shall be compatible with the context of the neighborhood and the use of the property.

Plans define an existing 6' vinyl fence in the rear yard. A 1978 permit approved a chain link fence, but there are no permits on file for the existing fence. A new 4' high fence is proposed along a portion of the south boundary line and around the trash containers.

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 retaining walls are proposed. **Affirmative finding.**

(n) Public Plazas and Open Space:

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

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

New structures and additions to existing structures shall be shaped to reduce shadows on public plazas and other publicly accessible spaces. In determining the impact of shadows, the following factors shall be taken into account: the mass of area shaded, the duration of shading, and the importance of sunlight to the utility of the type of open space being shadowed. Proposed development shall be considered for solar impact based the sun angle during the Vernal and Autumnal equinox.

The roof deck will provide a gathering area for tenants. More Open Space may be the dog relief area in the rear of the building. Retention of the mature maple tree is preferable. The ease of cleaning up dog excrement will be challenged by the proposed wood chips; grass may be a better option and provide more green space for the tenants.

The Design Advisory Board supported the plan. **Affirmative finding.**

(o) Outdoor Lighting:

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

Lighting fixtures are illustrated on page A7.1 of the plan set, and A3.1-3.3. Pole lights are proposed at 22' in height, and located in the rear/dog park. A photometric is required to discern light levels around the perimeter of the building and any light spill onto adjoining properties. Although Plan A0.1 provides an illustration of cast lighting, it does not include a photometric reading of footcandle illumination, which is required. **Affirmative finding as conditioned.**

(p) Integrate infrastructure into the design:

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

As the building will be heated/cooled by electricity, condensing units are included on the roof, screened by a parapet.

A mailroom is included within the building.

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.

New electric shall be undergrounded.

The trash and recycling containers are surrounded by fencing.

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.

As noted, condensing units are roof-mounted. The building's height alone may ameliorate any noise discernable to neighboring properties. **Affirmative finding.**

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.



The proposed building will replace a traditional 2 ½ story residence; the typical height of other neighboring dwellings. The four-story height will be significantly higher than any buildings on this stretch

of the Avenue. It will, however, immediately abut a firestation which is approximately 2 stories high but of considerable massing.

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. Where the zoning encourages greater intensity and larger scale buildings in high density residential and non-residential zoning districts, buildings that are over 3-stories should provide a transition by employing design elements that reduce the apparent building mass from the street level. Taller buildings and elements are most appropriate where they provide a focal point of a terminal view, anchor a street corner, frame view corridors, or relate to larger scaled structures.

Table 4.4.5-2 provides a maximum height & Stories as 50' / 4 stories. The project plan defines 44' 6 ½" (excluding elevator shaft and roof access, as allowed exemptions under 5.2.6 (c)) and 4 stories. As the neighborhood code is fairly recent, there aren't any comparable tall structures to which this may relate.



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 first floor / streetfront is articulated differently than floors 2-4 with different colored siding, an added cornice line (albeit with exaggerated ornament) and pillared entrance. The building does appear more vertical than horizontal, capped with a heavily articulated cornice line at the roof. **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.

The proposal capitalizes on the height allowance of the Residential Corridor zoning district. While most residential roofs along the Avenue are gabled, there are some flat roof examples (including 108, 112 North Avenue and the firehouse next door.)

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 rooftop is proposed to offer common area for the tenants. Mechanical equipment is proposed for a portion of the roof area, and will be placed behind a rooftop parapet.

The required building elevation offset required by Footnote 4, Table 4.4.5-2 is realized in the building plane; however the Design Advisory Board expressed a concern in attempting that requirement along the cornice line. Their recommendation is to allow a continuous cornice/soffit to facilitate building construction and avoid potential roof problems with an attempt to meet this provision. The Neighborhood Code does not articulate how the offset is to be reflected in the roof plan.

The applicant has provided a revised construction plan for that elevation detail.

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.

A prominent covered entry faces North Avenue, and is accessible via a gentle inclined walkway.

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 openings are placed symmetrically on floors 2-4. Along the frontage line, the door and window arrangement are simplified yet understandable for the internal use.



The north elevation has limited openings and intends to feature a mural wall-scape. The standards for murals are under Section 7.1.3 (j) of the Comprehensive Development Ordinance. (Signs / Exemptions.)

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.

Building meets required minimum setback for the zoning district. **Affirmative finding.**

(b) Protection of Important Architectural Resources:

124-126 North Avenue is not listed on the state or National Register of Historic Resources. Not applicable.

(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 is no protected view from or through this site. **Affirmative finding.**

(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 building articulation features a first floor that is identified with differing siding than the upper floors; but building openings remains rhythmic and symmetrical. The entry is clearly identified under a covered canopy. The street light at the northwest corner may be damaged by a sidewalk plow. A wall sconce may better serve lighting needs.

The north elevation, with a large expanse of solid wall, is suggested to have an art/mural. The applicant is referred to **Article 3, Section 3.1.2 (c) Exceptions to Zoning Permit Required; 20: Public Art. 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.

The application proposes composite siding and trim. These are generally considered to be acceptable material for new construction. The proposed cornice line and porch canopy with denticulation are ornate touches (p. 15 schematic plans), but the manufacturer has not captured in composite an authentic and scaled articulation of denticulation or a Doric frieze with metope/ triglyphs. The DAB has supported the application.

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.

No solar utility is included. The building is significantly higher than neighboring buildings; sunshade is likely to impact the firehouse/parking lot more than any other abutter but as it is closer to the street than the firehouse, impacts will be limited to the paved area in front of the firehouse. **Affirmative finding.**

(g) Make advertising features complementary to the site:

Where signs and other advertising features are proposed, the applicant shall meet the requirements as per Article 7 - Signs. The size, location, design, texture, lighting, and materials of all exterior signs and advertising features shall not detract from the use and enjoyment of proposed buildings or surrounding properties. National branding through signage and architecture shall be discouraged.

No signage is included. As defined in Section 7.1.3 (j), Murals may not contain any advertising copy, symbols, lettering, logos or other recognized branding. **Affirmative finding as conditioned.**

(h) Integrate infrastructure into the building design:

Exterior machinery and equipment installations, service and loading areas, utility meters and structures, mailboxes, and similar accessory features 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.

Rooftop mechanicals, including heating and cooling devices and elevator equipment, should be incorporated into the structure's design, and shall be arranged to minimize their visibility from the street level. Such features, in excess of one foot in height, shall be either enclosed within the roof structure, outer building walls, or parapets, or designed so that they are integrated into the overall design and materials of the building. Where such rooftop features do not exceed ten percent (10%) of the total roof area, they may be considered "ornamental and symbolic features" pursuant to Sec. 5.2.7 for the purposes of measuring building height.

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

There is an interior mailroom (Plan A1.1.) A utility vault is proposed below the sidewalk within the ROW; approval must be secured from the Department of Public Works and BED for this location as it is outside the parcel area and will involve digging in the ROW. No meters or utility connections are illustrated on plans.

The rooftop supports an array of condensing units, screened by the parapet. An elevator shaft extrudes from the rooftop, and is allowed to exceed height limits per Section 5.2.6 (c) *Exceptions to Height Limits, 3.* **Affirmative finding as conditioned.**

(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.

Lighting is provided at both the North Avenue entrance, along the northern walkway entrance and at the rear trash/dog park area.

An intercom system is recommended to maximize personal safety for the multi-unit residential building.

Development shall adhere to all building and life safety code as defined by the building official / fire marshal. **Affirmative finding as conditioned.**

Article 8: Parking

With adoption of ZA-22-07, there are no longer minimum parking requirements.

Section 8.1.8 Minimum Off-Street Parking Requirements

Requirements for a minimum number of off-street parking spaces have been recognized as an impediment to building housing and other desired uses, inhibit the expansion of alternative transportation and transportation demand management, and act as an instrument to overbuild parking and incentivize single occupancy automobile use. Therefore, minimum off-street spaces are eliminated in all parking districts for all uses.

Sec. 8.1.16 Transportation Demand Management

(a) Purpose: *This section requires the implementation of a Transportation Demand Management (TDM) Program for certain projects for the purpose of advancing the goals of the City's land use and transportation plans, and promoting public health, safety, welfare, and protection of the environment by:*

- *Reducing parking demand;*
- *Reducing car ownership;*
- *Reducing vehicle miles traveled (VMT), single occupant vehicle usage and congestion; and,*
- *Increasing transit use and non-motorized travel;*

(b) Applicability:

- (1) *A Transportation Demand Management Program shall be required for all projects in any Parking District involving any one or more of the following:*

Table 8.1.16-1 Transportation Demand Management Program Required

Project Type	Applicable Projects	Affordable Projects	Small Projects
	• Creation of 10 or more dwelling units • A non-residential or Mixed Use development with a building footprint of eight thousand (8,000) sq.ft. or more; or the creation of fifteen thousand (15,000) sq.ft. or more of gross floor area	Projects involving one or more “Applicable Projects” and that also contain at least 75% of dwelling units meeting or exceeding the affordability criteria of Article 9, Inclusionary & Replacement Housing, or housing rented to tenants receiving federal or state rental assistance including buildings within a Planned Unit Development that meet or exceed the above criteria	Creation of five (5) to nine (9) dwelling units
Applicable TDM Sections	All provisions of Sec. 8.1.16 (c)	Sec. 8.1.16 (c) 1. and Sec. 8.1.16 (c) 4. only	Sec. 8.1.16 (c) 3. b. only

For projects that were issued permits with TDM requirements prior to January 31, 2023, an administrative permit amendment may be requested to align the permit with the TDM requirements set forth herein.

For creation of 14 new residential units, A TDM plan is required, with all provisions of Section 8.1.16 (c). The applicant included a TDM outline as part of the application.

(c) Transportation Demand Management (TDM) Program: *A TDM Program shall include each of the following elements at a minimum:*

(1) Outreach and Education:

a.Designation of a Transportation Coordinator who directly, or indirectly through membership in a Transportation Management Association, shall be responsible for each of the following:

- 1. Prepare and always make available to all residents and employees informational and educational materials regarding available TDM strategies and opportunities for increased use and participation;*
- 2. Preparation and dissemination of an annual travel survey of all residents and employees; and,*
- 3. Record-keeping and reporting to City upon request of all TDM activities offered and rates of participation (including parking utilization if applicable).*

The tracking of commuting habits should include all transportation behaviors, not just work commutes. Parking utilization will not be reportable as no parking is offered on-site.

(2) **TDM Strategies:** In addition to compliance with the on-site Bicycle Parking requirements found in Article 8, Part 2, each TDM Program must incorporate TDM strategies to minimize the amount of parking demand associated with the project. At a minimum, a TDM Program shall select no less than two (2) of the following TDM strategies, which shall be selected and filed with the Administrative Officer on an annual basis:

- a. Maintain an ongoing and active membership in a Transportation Management Association (TMA);
- b. Provide GMT Transit passes to all residents and employees at a minimum discount of 50%;
- c. Provide a free car share membership to all residents and employees;
- d. Provide a free bike share membership to all residents and employees;
- e. If not already provided through a TMA membership, provide residents and employees with a shuttle service, guaranteed ride home program, or ride to a nearby transit center.

The chosen strategies (GMT Transit passes and Car Share Membership) need to be fleshed out. How will GMT passes and Carshare memberships be provided? Renewed? GMT has a developer program available. Carshare typically looks to execute a contract for service. A reimbursement model that relies on individual tenants purchasing passes or memberships directly does not comply with the standard. Annual reporting is needed as to implementation of these strategies.

(3) **Parking Management:** Where on-site or off-site parking is also made available:

- a. Conduct parking utilization studies at least annually for a period of 7 years from receipt of a Certificate of Occupancy;
- b. With the exception of permanently affordable housing units, the cost of parking shall be un-bundled from all residential and non-residential leases and deeds and made available at a market rate;
- c. Where parking spaces are made available to off-site users, parking spaces may be made available by a renewable lease, provided the term of any lease does not exceed one (1) year; and,
- d. Priority parking spaces: when on-site parking is provided, the following must be located in closest proximity to a primary building entrance and/or public street frontage:
 1. ADA Accessible spaces;
 2. Bicycles, scooters, and motorcycles spaces;
 3. Car-share: where 1 space must be offered for projects with 20 or more residential units, subject to an agreement with a car-share provider; and,
 4. Carpool and/or Vanpool vehicles: where more than 20 spaces are available for non-residential uses. In such cases, 5 spaces or 5% of

the parking spaces on site, whichever is less, must be reserved for carpool/vanpool use before 9:00 AM on weekdays.

No on-site parking is proposed.

(4) **TDM Agreement:** *Each TDM Plan shall include a signed commitment to and acknowledgement of each of the following on a form provided by the Administrative Officer:*

- a. Commitment to ongoing implementation of the TDM requirements as set forth above;*
- b. Acknowledgement that the project has no claim to the ongoing availability of nearby on-street public parking, and that, as is the case with other on-street public parking, the City retains the right to charge for, restrict or remove such on-street parking at any time;*
- c. Acknowledgement that failure to maintain transportation demand management as required above is a violation of this ordinance, and understanding that, pursuant to Sec. 2.7.8 of this ordinance, no zoning permit or certificate of occupancy may be granted until any such violation has been remedied; and,*
- d. Commitment to notify any subsequent owners and tenants in writing of their obligations under this section as part of any purchase and sale and/or lease agreements.*

The applicant acknowledges and agrees to the above standards. See submitted TDM plan, which must be amended to provide additional information on implementation standards.

Affirmative finding as conditioned.

Review and Enforcement: *The Administrative Officer shall be responsible for determining compliance with the TDM Program requirements as set forth above, and ongoing implementation shall be included as a condition of any discretionary or administrative permit required for development subject to the conditions of this Section.*

Failure to maintain a TDM Program as required above shall be a violation of this ordinance, and pursuant to Sec. 2.7.8 of this ordinance no zoning permit or certificate of occupancy may be granted without a TDM Program in effect.

Guidelines regarding compliance with these TDM requirements shall be developed and provided to applicants by the Administrative Officer.

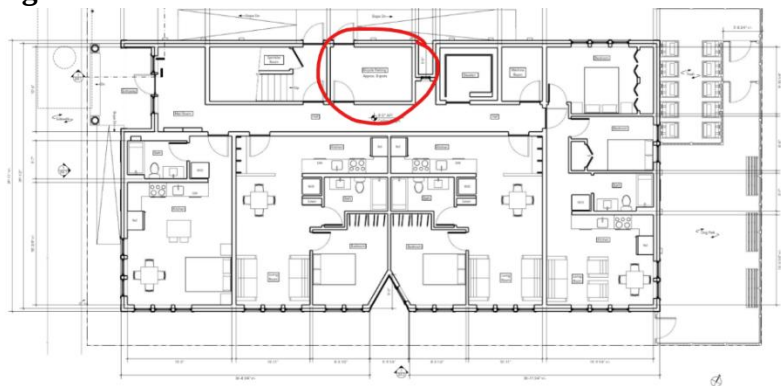
Affirmative finding as conditioned.

Part 2: Bicycle Parking

	Per Square Feet of Gross Building Area, except as noted otherwise		
RESIDENTIAL			
Household Living	Multi unit	1 per 2 bedrooms	1 per 10 units

For 16 residential units, 10 Long Term (20 bedrooms) and 2 Short Term Bicycle parking spaces are required. A bike parking storage room will accommodate approximately 8 bicycles. A bike rack in the ROW will accommodate the short term spaces, but additional accommodation must be made for 2 more long term bike parking spaces. The applicant shall define where that is.

Affirmative finding as conditioned.



Article 9: Inclusionary and Replacement Housing

Section 9.1.5 Applicability

*This ordinance provision shall apply to any development of five or more residential units in a single structure. For construction of 16 residential units (net 14 new), IZ requirements apply. **Affirmative finding.***

Sec. 9.1.7 Certificate of Inclusionary Housing Compliance

Notwithstanding any other provision of this ordinance, no certificate of occupancy for a project covered by this chapter shall be granted unless and until a Certificate of Inclusionary Housing Compliance has been issued by the Housing Trust Fund Manager.

Affirmative finding as conditioned.

Section 9.1.8 Inclusionary Units, Rental and Sales

The percentage of units which are subject to rent and sales prices as per Section 9.1.9 and are subject to marketing and continued affordability provisions shall be at least 15% (Less than 139% of AMI.)

At least 2 units shall be Inclusionary units. The applicant is advised to consult with the Housing Trust Fund Manager to ascertain the appropriate number of IZ residential units required, and levels of affordability. **Affirmative finding as conditioned.**

Section 9.1.14 General Requirements for Inclusionary Units

All covered projects must comply with the requirements set forth below.

- (a) In order to assure an adequate distribution of inclusionary units by household size, the bedroom mix of inclusionary units in any project shall be in the same ratio as the bedroom mix of the non-inclusionary units of the project;*
- (b) The bedroom mix requirements established in Section 9.1.14(a) do not apply when the ratio of the gross floor area of all inclusionary dwelling units to the total gross floor area of all*

dwelling units within the project exceeds the required percent of inclusionary units as established in Table 9.1.8-1, based on the project's average unit sale and rental price (e.g. where at least 15.5 percent of a project's residential gross floor area is composed of inclusionary units when the project's average sale and rental price is affordable to a household earning less than 139% of AMI);

- (c) Rental inclusionary units within a covered project may "float" (as opposed to designating specific units). Owner-occupied inclusionary units within a covered project must be specifically designated. In either case, inclusionary units may be grouped together or distributed throughout a covered project;*
- (d) Covered projects including both rental and owner-occupied dwelling units shall provide inclusionary units proportionate to the numbers of rental and owner-occupied dwelling units;*
- (e) Inclusionary units may differ from the market units in a covered project with regard to interior amenities and gross floor area, provided that:*
 - 1. These differences, excluding differences related to size differentials, are not apparent in the general exterior appearance of the project's units;*
 - 2. These differences do not include insulation, windows, heating systems, and other improvements related to the energy efficiency of the project's units; and,*
 - 3. Inclusionary units are afforded the same opportunity for parking that the market units are afforded.*
- (f) The floor area of the inclusionary units is not less than ninety percent (90%) of the average gross floor area of the market rate units within the project with the same number of bedrooms, except when the ratio of the gross floor area of all inclusionary dwelling units to the total gross floor area of all dwelling units within the project exceeds the required percent of inclusionary units as established in Table 9.1.8-1, based on the project's average unit sale and rental price (e.g. where at least 15.5 percent of a project's residential gross floor area is composed of inclusionary units when the project's average sale and rental price is affordable to a household earning less than 139% of AMI).*
 - 1. When the gross floor area ratio described above is proposed, the minimum gross floor area of inclusionary units by bedroom count is as follows:*
 - i. Studio: 350 sf*
 - ii. 1 bedroom: 550 sf*
 - iii. 2 bedroom: 750 sf*
 - iv. 3 bedroom: 950 sf*
 - v. 4+ bedroom: 1,150 sf*
- (g) Upon demonstration of inability to sell units to income eligible residents earning 70% of the AMI, the Manager of the HTF may extend income eligibility to allow priority in the sale of inclusionary units to households earning as much as AMI, adjusted for household size and to households residing in Burlington at the time that these units are offered for sale. In extending income eligibility, priority shall be given to the lowest income household who qualifies for purchase, all else being equal;*

- (h) *Except for household income limitations as set forth herein, occupancy of any inclusionary unit shall not be limited by any conditions that are not otherwise applicable to all units within the covered project unless required under federal law, e.g. local use of the Low Income Housing Tax Credit, or in conflict with the stricter bylaws of the designated housing agency; and*
- (i) *The final calculations for the number of inclusionary units shall be determined by the Manager **prior to the issuance of the zoning permit**. If there is any change in the project due to sales prices for these units that increases the number of inclusionary units required, such modifications shall be determined by the Manager and communicated to the administrative officer prior to the issuance of a certificate of occupancy for the covered project. The rental or sales price of the inclusionary units shall also be determined by the Manager prior to the issuance of a certificate of occupancy.*

Compliance with these standards will be affirmed with issuance of a Certificate of Inclusionary Housing Compliance from the Housing Trust Fund Manager.

Affirmative finding as conditioned.

II. Conditions of Approval

1. An Erosion Prevention and Sediment Control Plan is required (p.4 in submission; must be approved by Stormwater engineer.)
2. A Stormwater Plan is required.
3. This project is required to comply with [Burlington's Thermal Energy Systems Ordinance](#), **Article V. Thermal Heating Systems**.
4. An area for snow storage needs to be identified on the subject parcel.
5. An entrance canopy is recommended over the north entry doors.
6. The pole light adjacent to the north/west property line is in close proximity to the public sidewalk and may be damaged by sidewalk plowing. It is recommended it be replaced with a wall-hung light.
7. A photometric plan is required to identify light levels and to assure no light spill onto adjacent properties.
8. **Prior to release of the zoning permit**, the TDM plan needs to be fleshed out.
 - i. Tenant parking habits will require a reflection of transportation behaviors, and not limited to work commutes.
 - ii. The applicant will define how GMT passes and Carshare Membership will be provided. GMT has a developer program available. Carshare typically requires a contract for service.
 - iii. Reimbursement of tenant purchased memberships/passes will not suffice in meeting the standards of this section.
 - iv. Annual reporting is required to affirm implementation of strategies.
9. Failure to maintain a TDM Program as required above shall be a violation of this ordinance, and pursuant to Sec. 2.7.8 of this ordinance no zoning permit or certificate of occupancy may be granted without a TDM Program in effect.

10. 10 Long Term and 2 Short Term bike parking spaces are required. The location of all shall be identified on plans. (Bike storage room identified to accommodate 8 spaces.) The proposed location of a loop bike rack in the ROW requires prior approval by the Department of Public Works, and is subject to a license agreement.
11. Notwithstanding any other provision of this ordinance, no certificate of occupancy for a project covered by this chapter [Article 9] shall be granted unless and until a Certificate of Inclusionary Housing Compliance has been issued by the Housing Trust Fund Manager. Such certificate will confirm compliance with Section 9.1.14.
12. The Department of Public Works and BED must concur with the plan to install an underground utility vault in the right-of-way. A license agreement may be required.
13. Murals may not contain any advertising copy, symbols, lettering, logos or other recognized branding.
14. Inclusionary Units are required. The applicant shall work with the Housing Trust Fund Manager to define the number of units (2 anticipated) and the level of affordability for each unit required.
15. Standard Permit Conditions 1-15 will apply.

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



Missing Middle Housing New Construction

Owner: 126 North Ave LLC

Location: 124-126 North Avenue
Burlington, VT 05401

Overview:
Occupancy: Residential
Lot Area: 4,975 SF

Building Construction:
Construction Type: Four Levels Type 5A
Proposed Building Height: 44'-6 1/2"
Stories: 4
Sprinklered: Yes
Basement: No
Exit Access Travel Distance: 35'-3 1/2"

Drawing List

- 000 Cover
- 001 Renderings
- EC1 Existing Conditions
- EC2 Neighborhood and Context
- A0.0 Site Plan & Erosion Prevention Plan
- A0.1 Landscape & Exterior Lighting Plan
- A0.2 Unit Plan
- A1.1 First Floor Plan
- A1.2 Second, Third & Fourth Floor Plan
- A1.3 Roof Plan
- A3.1 Exterior Elevations, Front & Rear
- A3.2 Exterior Elevation, South
- A3.3 Exterior Elevation, North
- A4.0 Building Sections
- A7.0 Schedules
- A7.1 Product Specifications
- A7.2 Product Specifications, Rooftop HVAC Equipment

Note: Schematic Design
Only, Not for Construction



North Avenue Looking East



North Avenue Looking Southeast

Note: Schematic Design
Only, Not for Construction

These drawings are to scale when printed on sheet size: 24x36



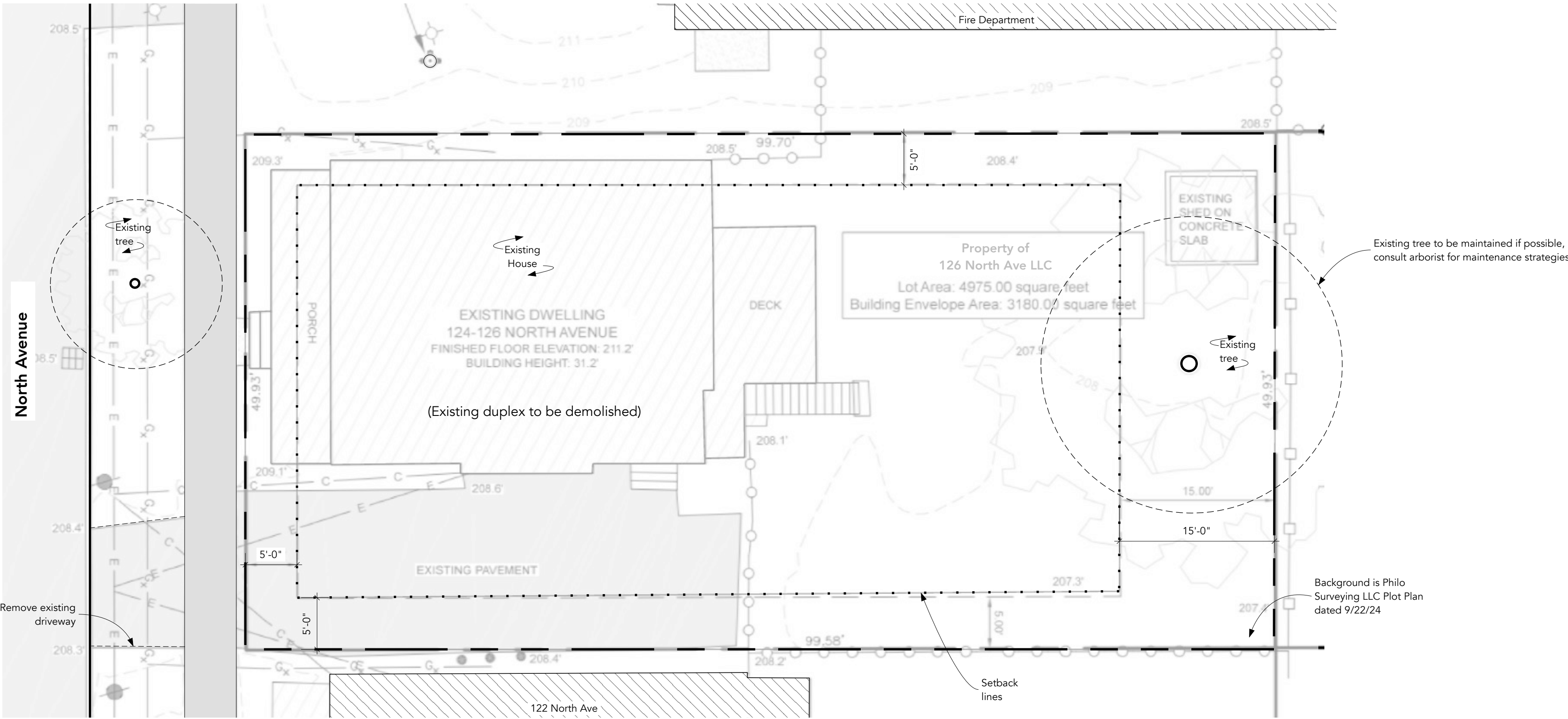
1 Context Plan
Scale: None

Existing Conditions Plan Notes:

1. All existing conditions measurements noted are +/- with some adjustments made to regularize discrepancies due to out of square or out of plumb walls, and facilitate the construction of the digital model. In areas where tolerances or clearances are critical, check against original existing conditions measurements documentation and verify in field with additional measurements.
2. Some existing construction, including windows, doors, partitions, fixtures, etc., which are outside of the anticipated work area, may be shown for reference and context only. Locations of some items may need to be verified if the scope of the project work is expanded.
3. Except where otherwise noted, all floor plan dimensions and details are referenced as follows:
 - At exterior walls, dimensions to exterior face of framing or interior face of wallboard/plaster (not including tile layers, trim layers, nosing overhangs, etc.)
 - At interior walls, dimensions to centerline of partition framing or face of wallboard/plaster (not including tile layers, trim layers, nosing overhangs, etc.)
4. Abbreviations include: AFF (above finish floor), OC (on center), TYP (typical), SIM (similar), TO (top of), BO (bottom of)
5. Exterior sheathing and siding layers may not be shown on these plans.



3 Existing Conditions Photograph
Scale: None



2 Existing Conditions Site Plan
Scale: 1/8" = 1'-0"



4 Existing Conditions Photograph
Scale: None

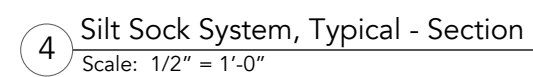
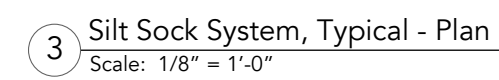


NEIGHBOURHOOD CONTEXT AND DESIGN COMPATIBILITY

- Architectural materials and detailing inspired by the surrounding residential context; incorporating Greek revival inspired elements, traditional clapboard siding, symmetrical fenestrations, street oriented entries with direct sidewalk access, and flat roofs with parapets; that reflect the character of the neighborhood.
- Building façades are articulated to create visual interest and reduce the perceived scale of the building.

PROJECT GOALS

- **CREATE MIDDLE- INCOME HOUSING**
Provide high quality, attainable housing opportunities for middle-income Burlingtonians in a style and a density inspired by the new Neighborhood Code.
- **PROMOTE A PEDESTRIAN AND BICYCLE ORIENTED LIFESTYLE**
Encourage walking and cycling while reducing dependency on personal vehicles
- **SUPPORT SUSTAINABLE, ALL ELECTRIC LIVING**
Design an energy-efficient, all-electric building to reduce environmental impact and support long-term sustainability.



- Erosion Prevention & Sediment Control Notes:**
1. Install silt sock system at perimeter of site to prevent erosion and sediment transport off site. Install additional measures if required by site conditions.
 2. Install according to manufacturer's recommendations.
 3. Use sand bags as required for installation on concrete or asphalt surfaces.



Property Overview	
Use	Residential, Duplex
Zone	Residential Corridor (RC)
Lot Area	+/- 4975 S.F.

Zoning Dimensional Requirements			
	Required	Proposed Construction	Notes
Lot Area	-	4,975 SF	
Minimum Front Setback	5'	5'	
Maximum Front Setback	20'	5'	
Minimum Side Setback	10% lot width (4'-10")	5'	Surveyor to Verify
Minimum Rear Setback	15'	15'	
Maximum Footprint	3,600 SF	3,155 SF	Per Burlington Zoning Ordinance, Table 4.4.5-2
Maximum Lot Coverage	80%	79.7%	
Maximum Height, Stories	4	4	
Maximum Height, Feet	50'	44'-6 1/2" +/-	

Note: Existing and proposed to verified by surveyor

Existing:

House	1,092 SF
Deck	34 SF
Side stoop	12 SF
Porch	175 SF
Shed	82 SF
<u>Driveway</u>	<u>461 SF</u>
Total:	1,856 SF

Lot Area: 4,975 SF

Existing Coverage $(1,856/4,975) \times 100 = 37.3\%$

Proposed:

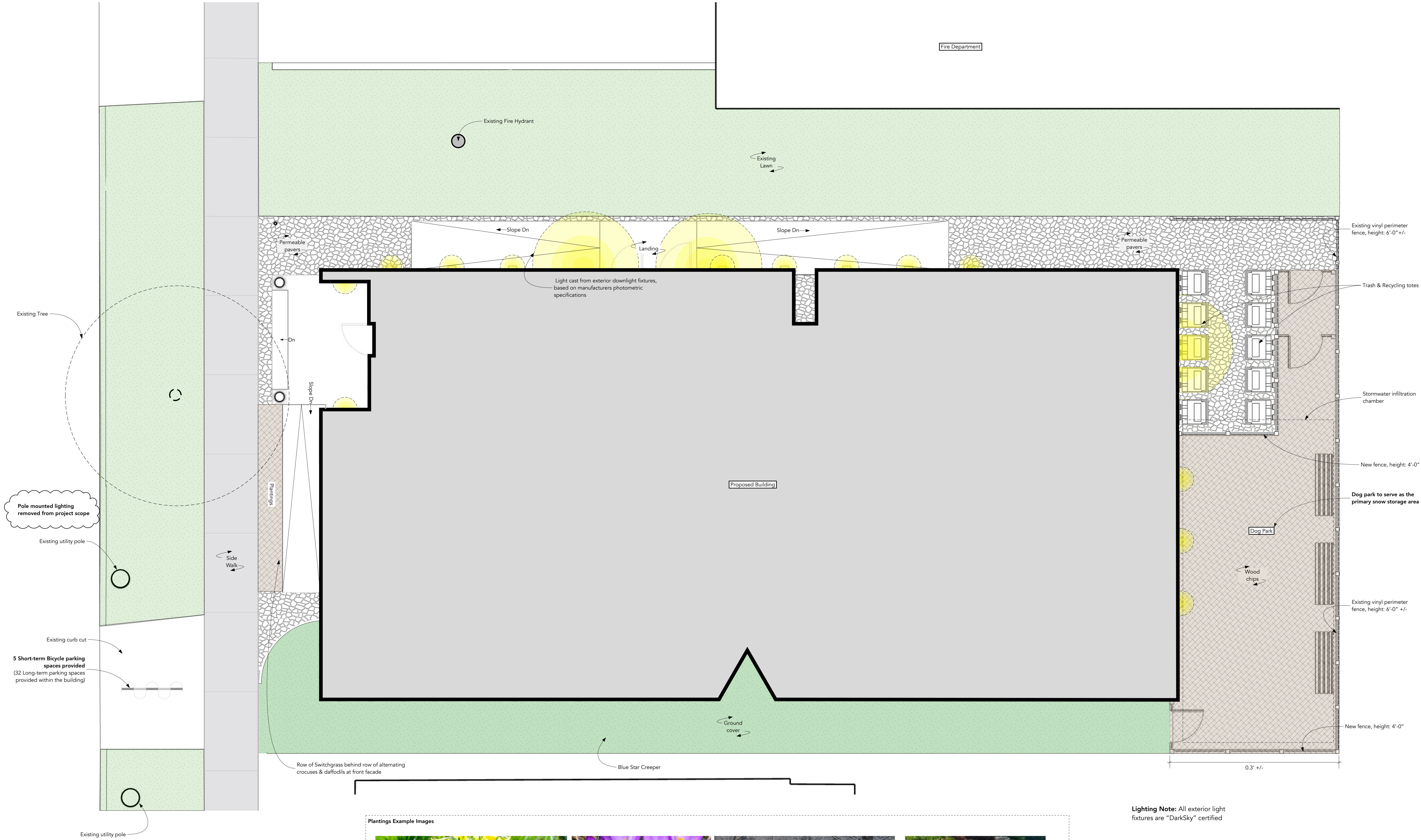
Building	3,155 SF
Permeable Pavers	383 SF
<u>Concrete Ramps & Landings</u>	<u>344 SF</u>
Total:	

Lot Area: 3,882 SF

Proposed Coverage $(3,882/4,975) \times 100 = 78.0\%$

Impervious Lot Coverage:
Building 3,155 SF
Concrete Ramps & Landings 344 SF
Total: SF

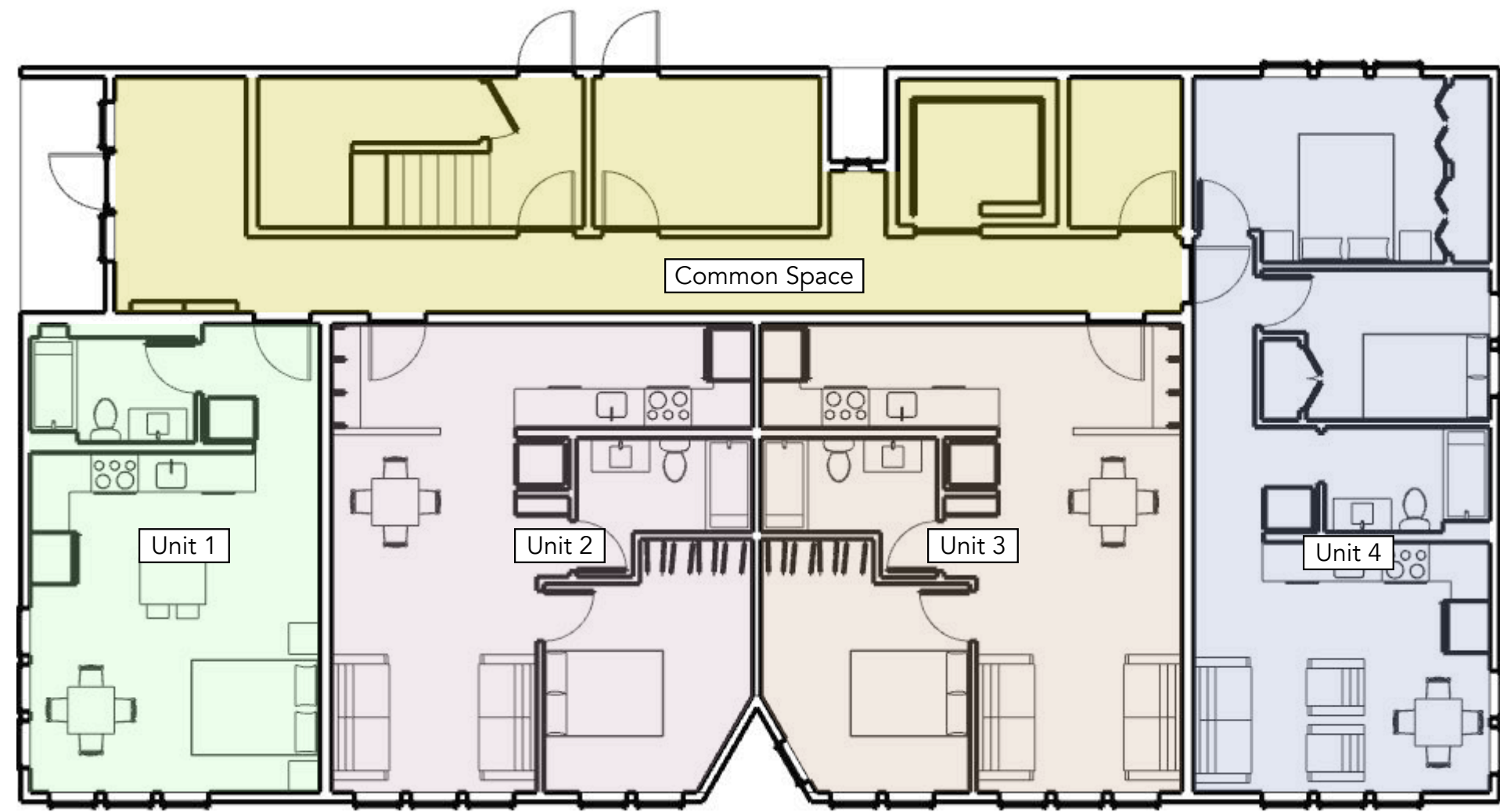
Proposed Impervious Lot Coverage $(3,499/4,975) \times 100 = 70\%$



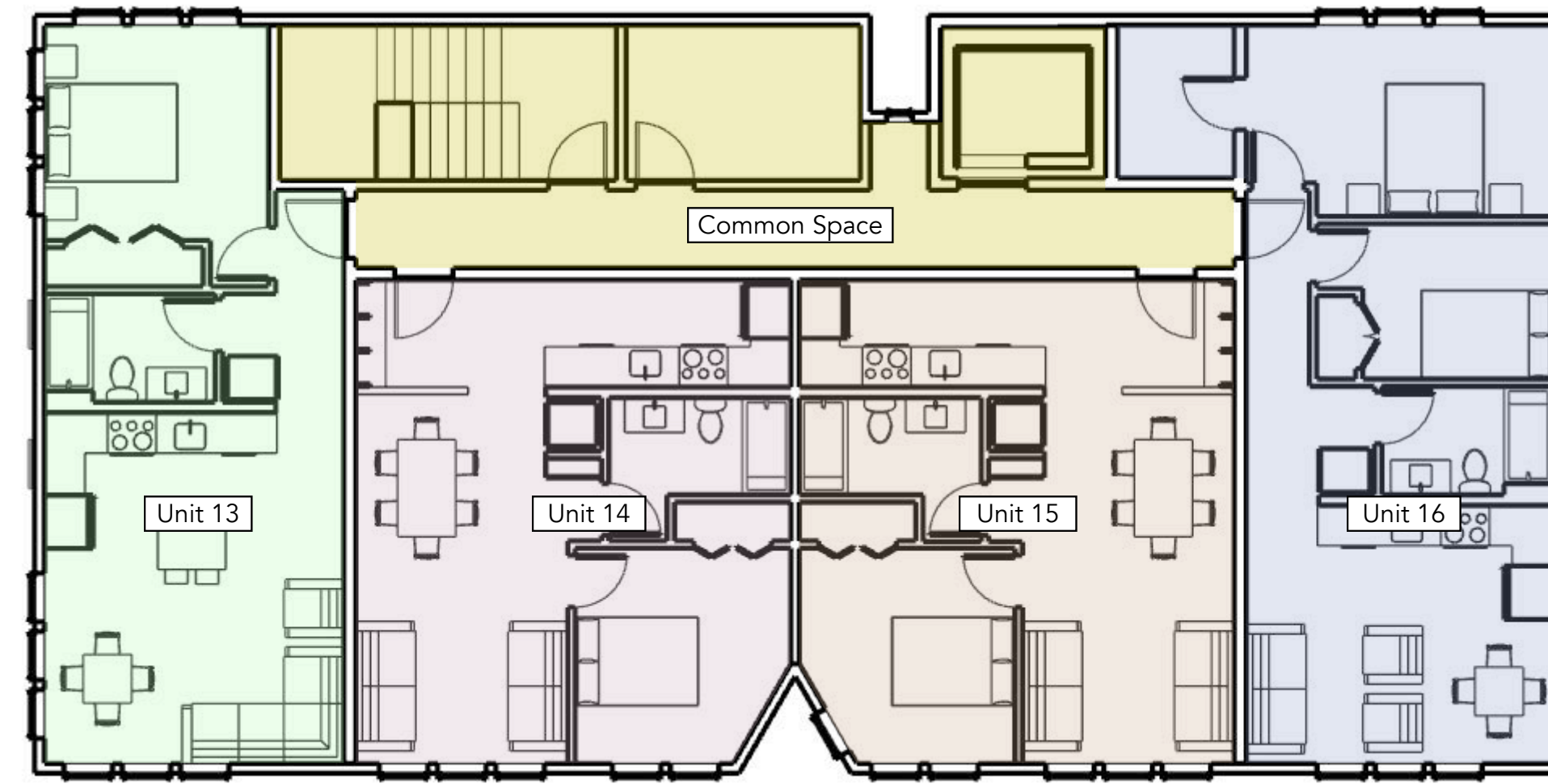
Lighting Note: All exterior light fixtures are "DarkSky" certified

Note: Schematic Design Only, Not for Construction

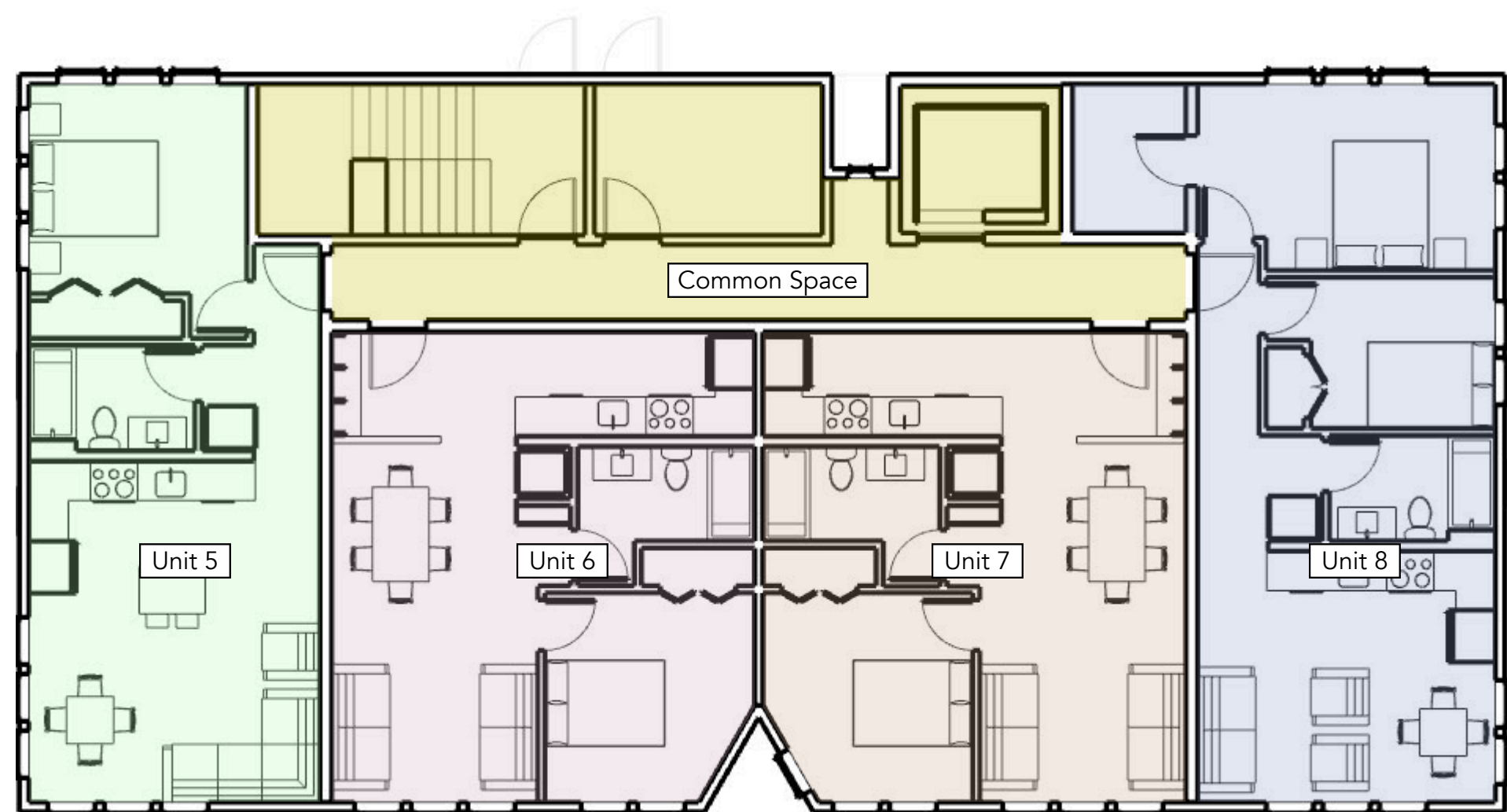
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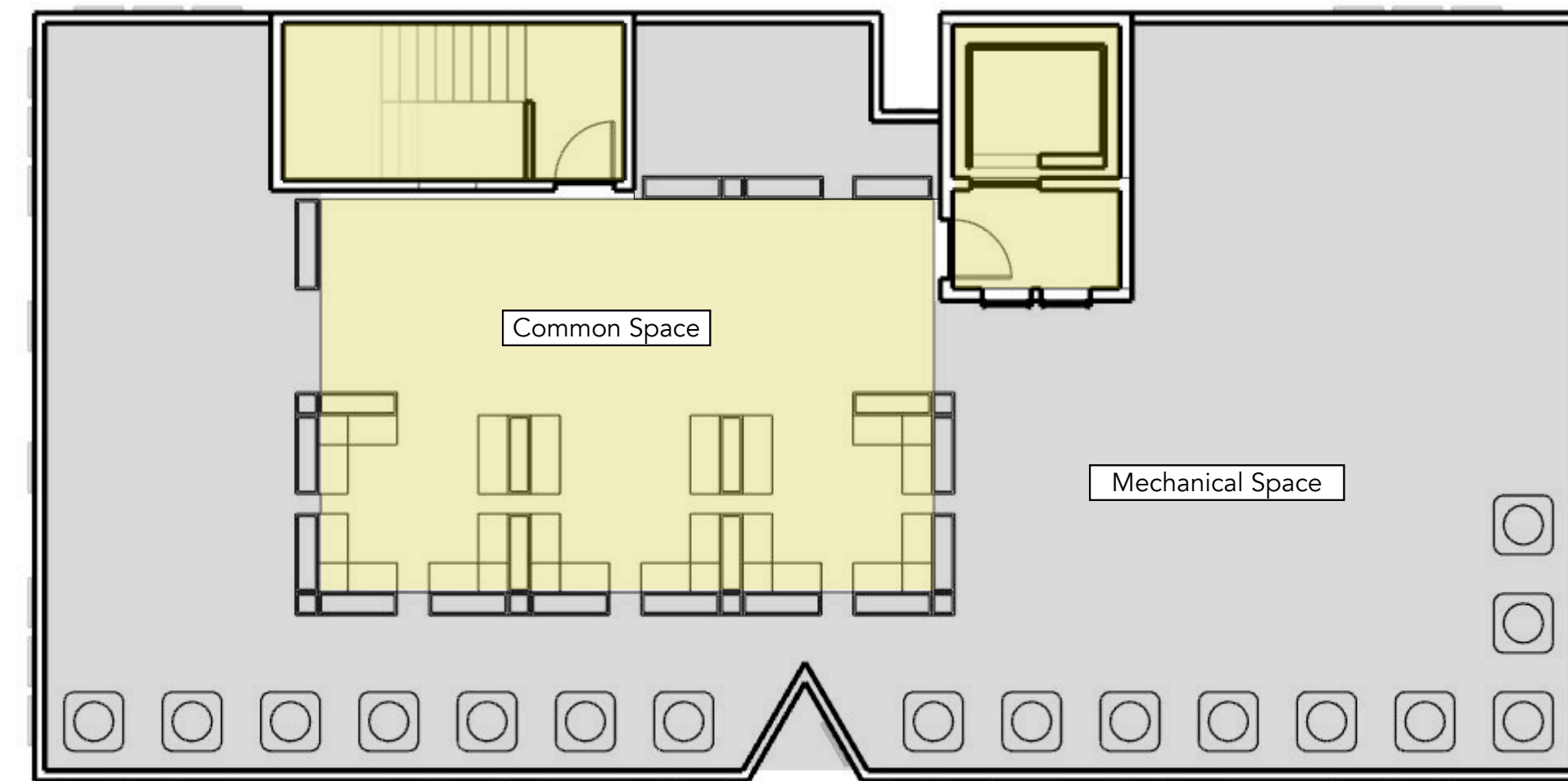
1 Plan - First Floor
Scale: 1/8" = 1'-0"



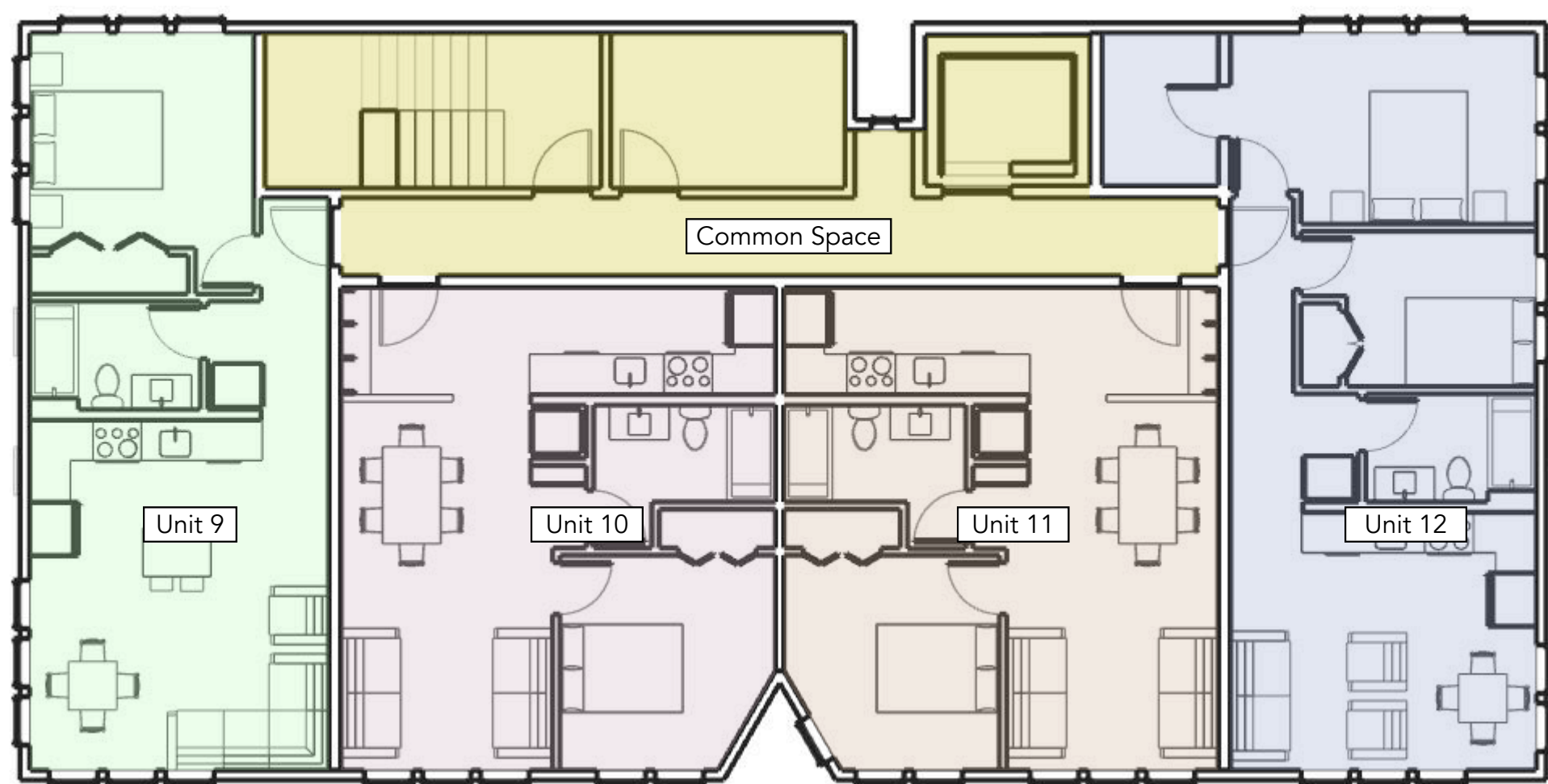
4 Plan - Fourth Floor
Scale: 1/8" = 1'-0"



2 Plan - Second Floor
Scale: 1/8" = 1'-0"



5 Plan - Roof
Scale: 1/8" = 1'-0"



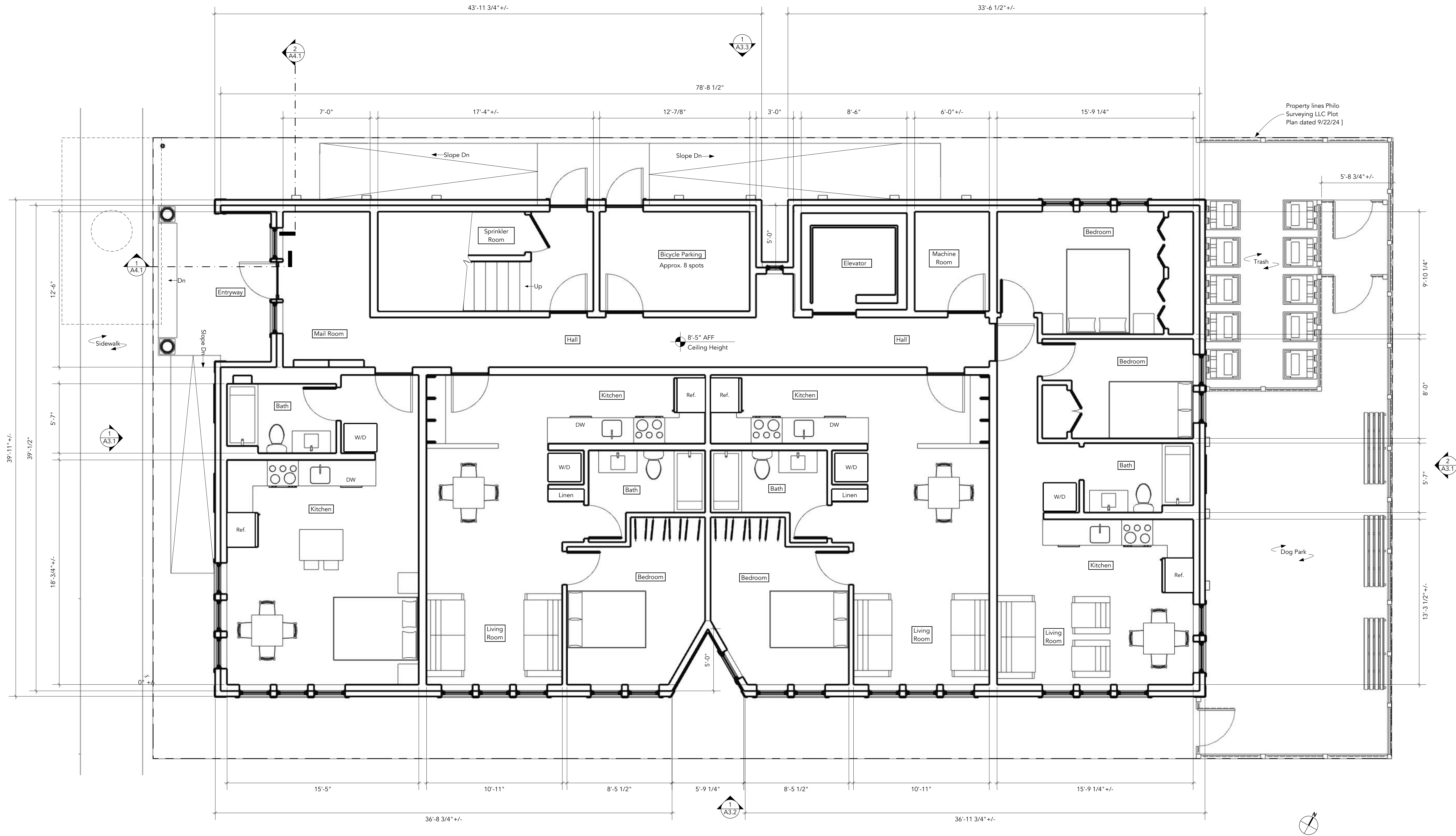
3 Plan - Third Floor
Scale: 1/8" = 1'-0"

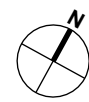
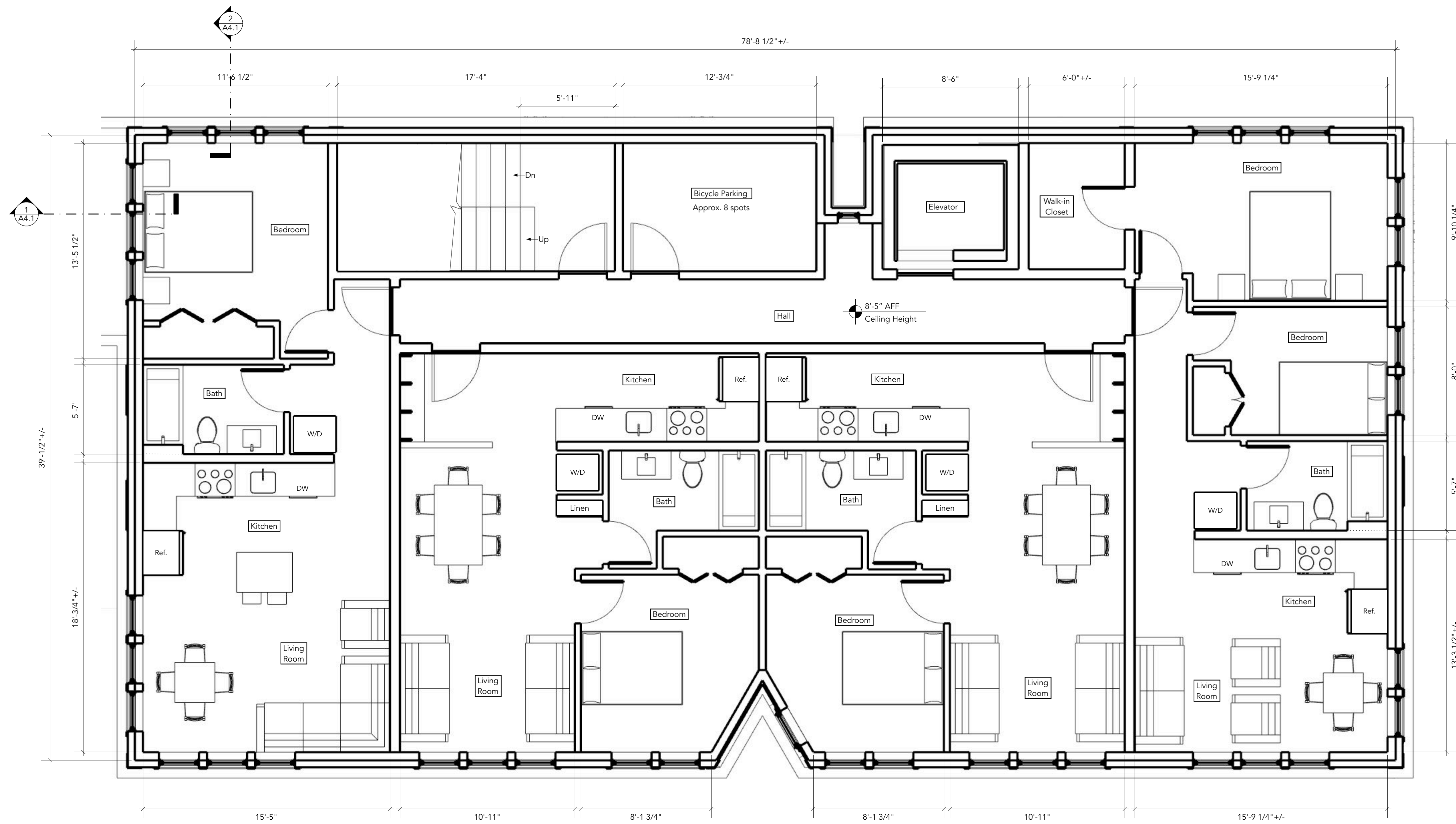
Note: Schematic Design
Only, Not for Construction

These drawings are to scale when printed on sheet size: 24x36

General Plan Notes:

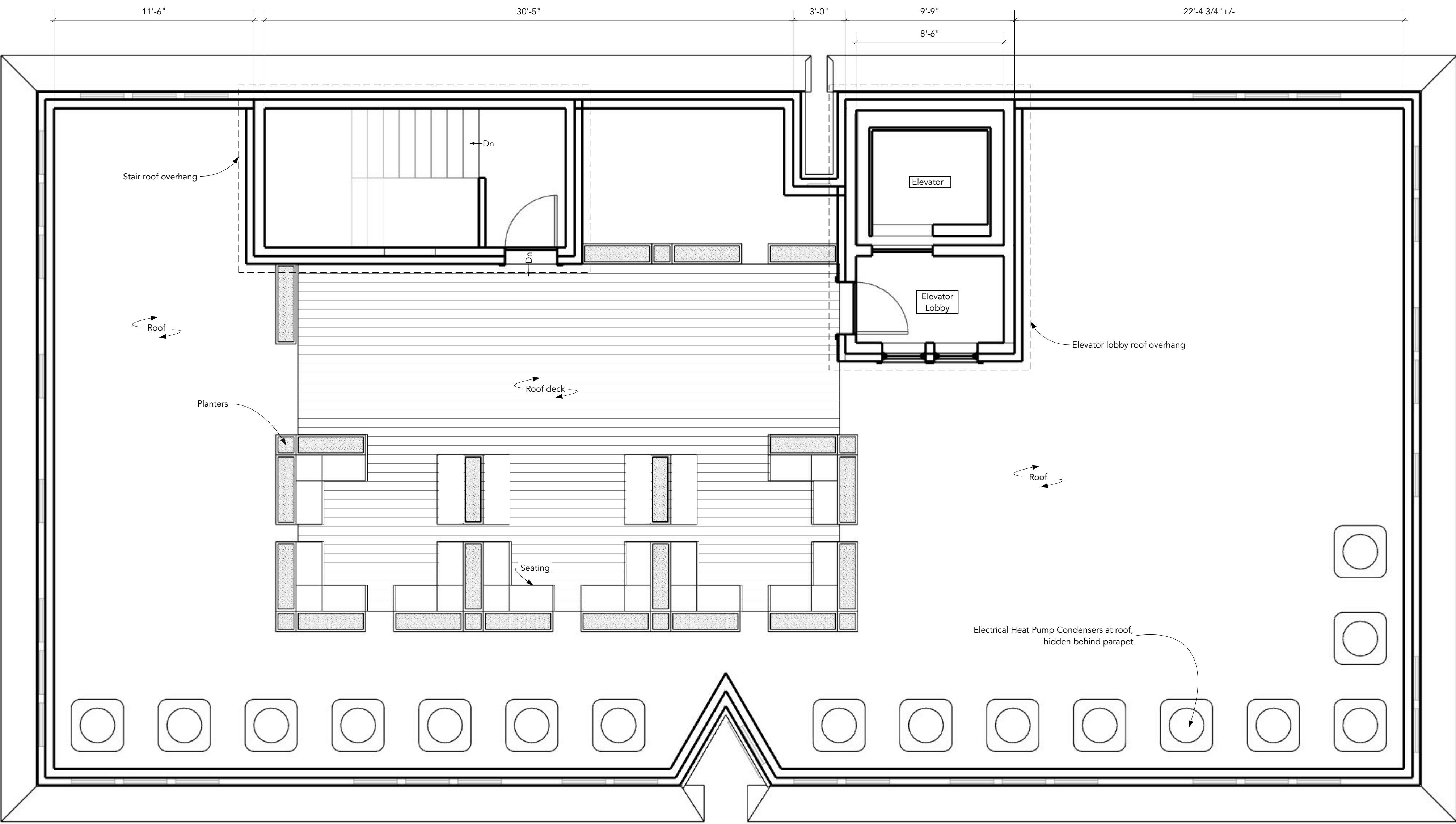
- Except where otherwise noted, all floor plan dimensions and details are referenced as follows:
 - At exterior walls, dimensions to exterior face of framing or interior face of wallboard/plaster (not including tile layers, trim layers, nosing overhangs, etc.)
 - At interior walls, dimensions to centerline of partition framing or face of wallboard/plaster (not including tile layers, trim layers, nosing overhangs, etc.)
- VIF notes dimensions to be Verified in Field (often dependent on existing conditions), and discrepancies must be evaluated for impact on the design or constructibility.
- CLR (clear) notes critical required clear dimensions to be maintained
- Other common abbreviations include: AFF (above finish floor), OC (on center), TYP (typical), SIM (similar), TO (top of), BO (bottom of)
- Furniture is shown for reference only, owner will need to verify layout, dimensions and clearances based on final furniture selections.
- Exterior sheathing and siding layers may not be shown on floor plan drawings.





Note: Schematic Design
Only, Not for Construction

These drawings are to scale when printed on sheet size: 24x36



Note: Schematic Design
Only, Not for Construction

These drawings are to scale when printed on sheet size: 24x36

Roof Plan

Date: 7/13/2026

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

Project #: 24050

Sheet

A1.3

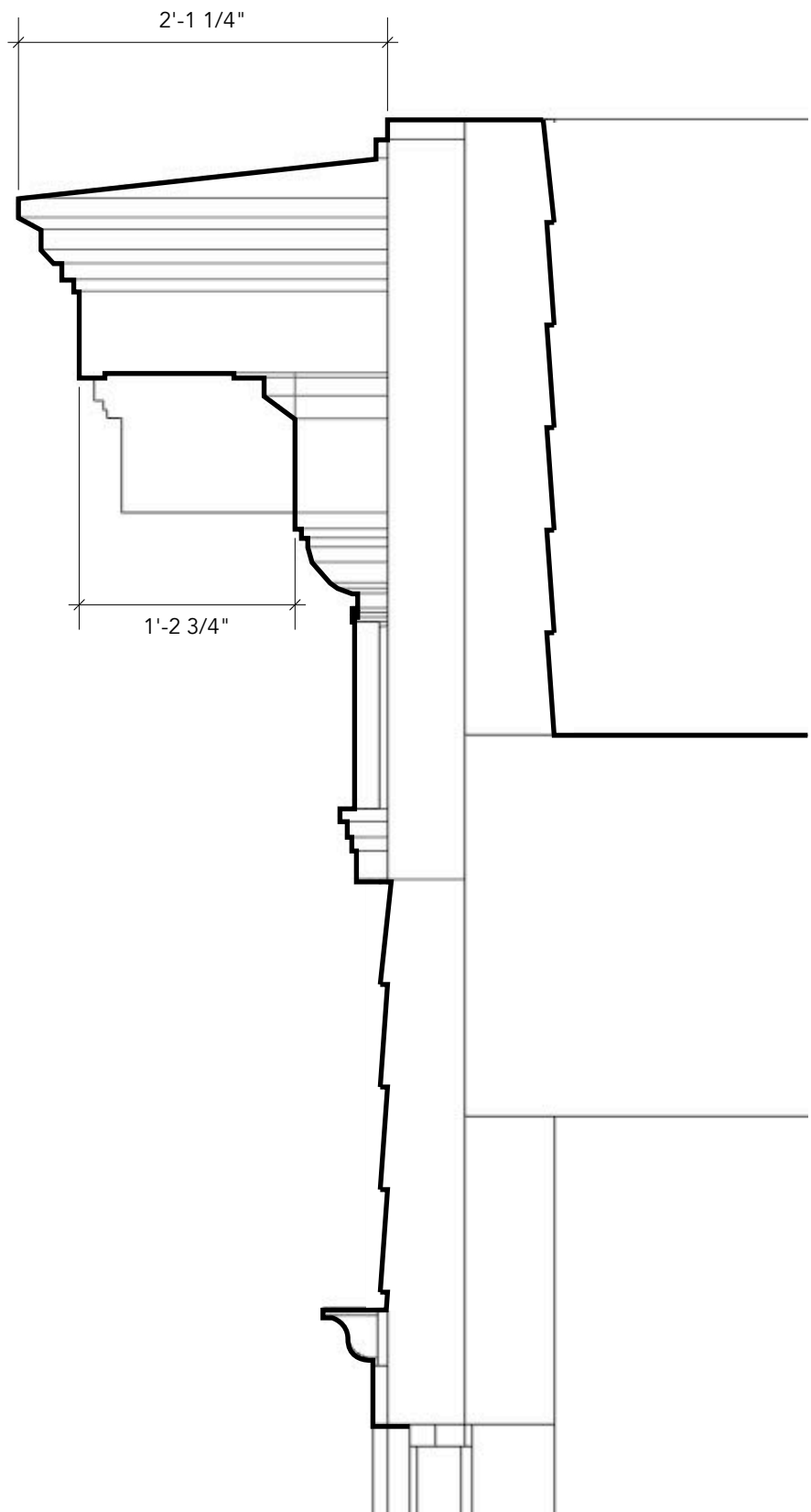




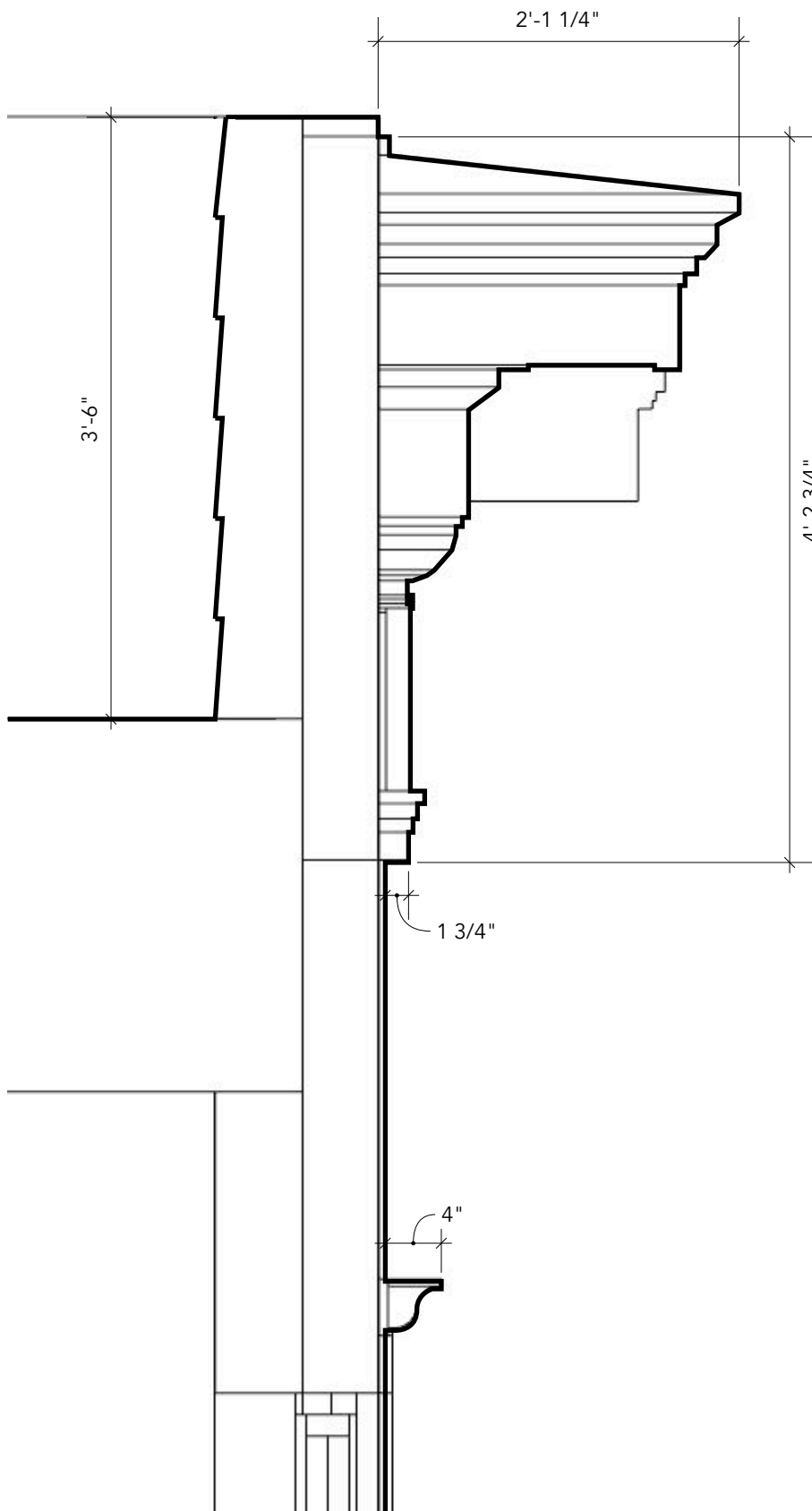


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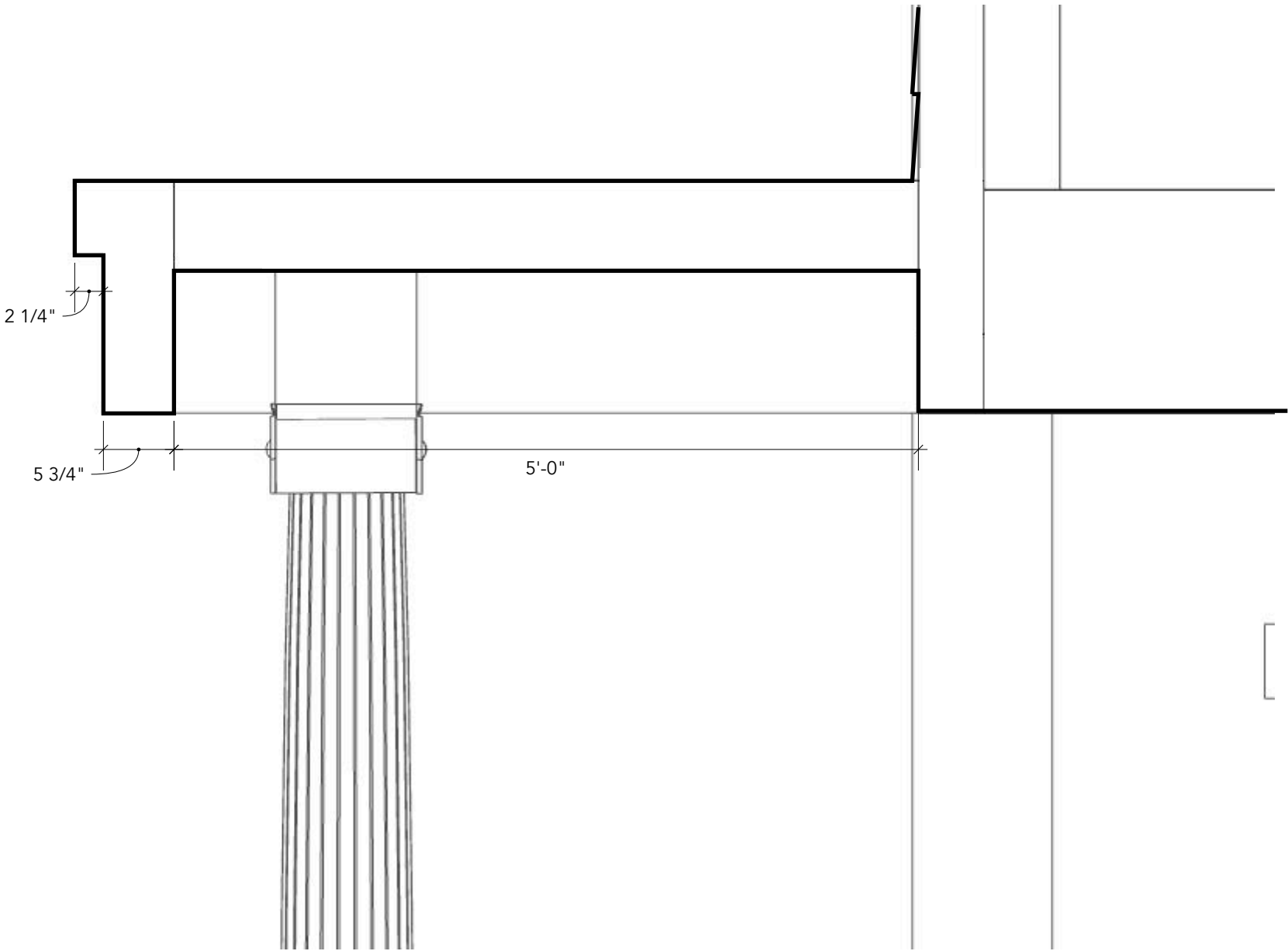
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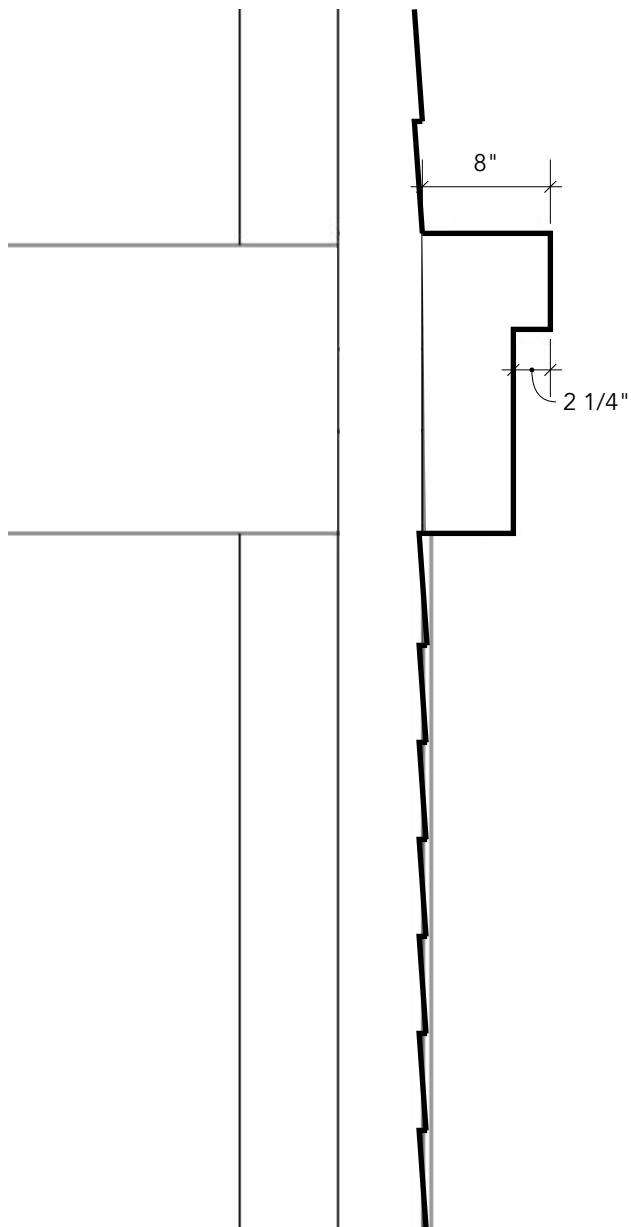
3 Wall Section Detail
Scale: 1" = 1'-0"



5 Wall Section Detail
Scale: 1" = 1'-0"



4 Wall Section Detail
Scale: 1" = 1'-0"



6 Wall Section Detail
Scale: 1" = 1'-0"

Note: Schematic Design
Only, Not for Construction

These drawings are to scale when printed on sheet size: 24x36

Exterior Door & Window Schedule																		
Tag	Count	Type	R.O. Width	R.O. Height	Mfr.	Series / Model	Unit or Size #	Glazing	Exterior Material & Finish	Interior Material & Finish	Grids (Layout)	Swing*	Jambs*	Sill	Hinges	Knobs, Levers, Handles & Locks	Screens	Notes
A	1	Exterior Door	3'-0"	6'-8"														
B	2	Fixed Window	2'-6"	6'-0"	Pella	250 series	2-6/4-0				See Elevations	See Elevations						
C	16	Double hung Window	2'-6"	5'-0"	Pella	250 series	2-6/5-0				See Elevations	See Elevations						
D	30	Fixed Window	2'-6"	5'-0"	Pella	250 series	2-6/4-0				See Elevations	See Elevations						
E	33	Casement Window	2'-6"	5'-0"	Pella	250 series	2-6/5-0				See Elevations	See Elevations						
F	33	Casement Window	2'-6"	5'-0"	Pella	250 series	2-6/2-6				See Elevations	See Elevations						
G	8	Casement Window	2'-6"	2'-6"	Pella	250 series	2-6/2-6				See Elevations	See Elevations						
H	4	Casement Window	2'-6"	2'-6"	Pella	250 series	2-6/2-6				See Elevations	See Elevations						
I	8	Fixed Window	2'-6"	4'-0"	Pella	250 series	2-6/4-0				See Elevations	See Elevations						
J	4	Double hung Window	2'-6"	4'-0"	Pella	250 series	2-6/4-0				See Elevations	See Elevations						
K	6	Casement Window	2'-6"	4'-0"	Pella	250 series	2-6/4-0				See Elevations	See Elevations						
L	4	Double hung Window	2'-6"	4'-0"	Pella	250 series	2-6/4-0				See Elevations	See Elevations						
M	3	Exterior Door	3'-0"	6'-8"														
* Note: Verify all swings and configurations based on floor plans, elevations, and framing as-built. Verify all jamb thicknesses based on existing and as-built wall framing.																		

Exterior Lighting Schedule								
Tag	Count	Location	Mfr.	Description	Item no.	Finish	DarkSky Compliant	Bulb
W1	13	Outdoor Entryway	Hinkley	Wall Mount Barn light	FORGE 12070BK	Black	Yes	100W equivalent LED
W2	3	Outdoor Walkway	Hinkley	Down light Wall Mount Lantern	ATLANTIS 1646SK-LL	Satin Black	Yes	75W equivalent LED

Exterior Siding & Trim Schedule						
Location	Mfr.	Description	Item no.	Finish	DarkSky Compliant	Bulb
1st Floor Exterior siding	LP Corp.	Erlenmeyer Outdoor Sconce	307716-1006	Coastal Black	Yes	60W equivalent LED
2nd, 3rd, 4th, and Roof level siding	LP Corp.	Pathfinder	52120ABZ	Architectural Bronze	Yes	15W LED

Window Hardware

Bifold Pass Through

Elegant hinged handle allows for easy operation of a modern bifold pass through window.



Pass Through Handle

Finishes:



White

Black

Satin Nickel



Passive Panel Unkeyed

Finishes:



Black

Satin Nickel

Casement & Awning

Our casement and awning hardware folds neatly out of the way so it won't interfere with roomside window treatments.



Fold-Away Crank

Color-Matched Finishes:



White

Almond

Fossil

Sliding, Single- & Double-Hung

Pella's cam-action locks pull the sashes against the weatherstripping for a tighter seal. Optional AutoLock hardware automatically locks the window when it is shut, simply close the sash and confirm it latches.



Cam-Action Lock



AutoLock

Color-Matched Finishes:



White

Almond

Fossil

Window Limited Opening Devices

Limited opening devices restrict how far a window sash can open. For single- and double-hung windows, a vent stop can be engaged or disengaged manually and restricts how far the bottom sash can open. For casement and awning windows, stainless steel limited opening devices are available. Window Opening Control Devices (WOCDs) comply with safety standards and allow for ventilation, emergency escape and rescue when released. Color-matched WOCDs are available on single- and double-hung windows, while stainless steel WOCDs are available on casement and awning windows.



Vent Stop



Window Opening Control Device

Color-Matched Finishes:



White

Almond

Fossil

Siding Products:



COLORFUL SIDING.
BEAUTIFUL FINISH.

LP® SMARTSIDE® EXPERTFINISH®
TRIM & SIDING

The advanced durability you expect from LP® SmartSide® Trim & Siding comes in ExpertFinish® colors. Your homeowners will love choosing colors to match their style—and you'll love the fast and easy installation that comes with LP SmartSide ExpertFinish Trim & Siding.

- ExpertFinish Lap Joint eliminates the need for seam caulk, joint molds, or pan flashing
- Now available in brushed smooth and cedar texture
- Advanced Durability for Longer Lasting Beauty®
- Available in 16 versatile colors that will complement most any home's style
- Industry-leading 5/15/50 year prorated limited warranty: 5-year labor and materials, 15-year finish, and 50-year substrate
- Comes in a variety of SKUs and finishes

Snowscape White

Sand Dunes

Desert Stone

Quarry Gray

Prairie Clay

Terra Brown

Harvest Honey

Timberland Rustic

Garden Sage

Redwood Red

Tundra Gray

Summit Blue

Rapide Blue

Evern Steel

Midnight Shadow

Abyss Black

LP SmartSide®

ExpertFinish TRIM & SIDING

For complete product and warranty details, visit LPCorp.com/ExpertFinish

All colors shown are representative and may not be an exact match.

Products Available in LP® SmartSide® ExpertFinish® Colors

Lap Joint Siding

- 38 Series 6" x 16" ~ 5.84 in. (148 mm) x 192 in. (4.9 m)
- 38 Series 8" x 16" ~ 7.84 in. (199 mm) x 192 in. (4.9 m)

Trim

- 440/540 Series 4" x 16" ~ 3.50 in. (89 mm) x 192 in. (4.9 m)
- 440/540 Series 6" x 16" ~ 5.50 in. (140 mm) x 192 in. (4.9 m)
- 440/540 Series 8" x 16" ~ 7.21 in. (183 mm) x 192 in. (4.9 m)
- 440/540 Series 10" x 16" ~ 9.21 in. (234 mm) x 192 in. (4.9 m)
- 440/540 Series 12" x 16" ~ 11.21 in. (285 mm) x 192 in. (4.9 m)
- 190 Series 3" x 16" ~ 2.5 in. (64 mm) x 192 in. (4.9 m)

Shakes

Reversible staggered or straight edge

- 38 Series 12" x 48" ~ 11.624 in. (295 mm) x 48.63 in. (1.2 m) *

Panel – NGSE

Dual use siding and soffit panel

- 38 Series 4" x 8" ~ 47.88 in. (1216 mm) x 96 in. (2.4 m)
- 38 Series 4" x 10" ~ 47.88 in. (1216 mm) x 120 in. (3 m) *

Nickel Gap

- Nickel Gap 8" x 16" ~ 7.88 in. (200 mm) x 192 in. (4.9 m)

Vertical Siding

- 38 Series 16" x 16" ~ 15.94 in. (405 mm) x 192 in. (4.9 m)

Soffit

Closed or vented

- 38 Series 12" x 16" ~ 11.94 in. (303 mm) x 192 in. (4.9 m)
- 38 Series 16" x 16" ~ 15.93 in. (405 mm) x 192 in. (4.9 m)
- 38 Series 24" x 16" ~ 23.94 in. (608 mm) x 192 in. (4.9 m)

Outside Corners

- 540 Series 4" x 16" ~ 3.625 in. (89 mm) x 192 in. (4.9 m)
- 540 Series 6" x 16" ~ 5.625 in. (140 mm) x 192 in. (4.9 m)

J-Blocks

- 540 Series 7.25" x 7.25" ~ 7.21 in. (183 mm) x 7.21 in. (183 mm)

Mini Splits

- 540 Series 7.25" x 6.75" ~ 7.21 in. (183 mm) x 6.75 in. (171 mm)

SUSTAINABLE FORESTRY INITIATIVE

We're not just building for the future, we are protecting forest regeneration and conserving wildlife habitats for the benefit of all generations to come.

LP® SmartSide® ExpertFinish®

5/15/50 YEAR LIMITED WARRANTY

LP SmartSide®

ExpertFinish TRIM & SIDING

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LP-EP0884 01/25

Cornice Specs:

Fiberglass Cornice by: Royal Corinthian
Profile: CR132x8
4' 2'-13/16" H x 2' 1/2" P x 96" L

Available in:
Paint Grade (white gel coat finish)
Pre-Finished (colored gel coat)
Stone Finish (textured or smooth)
Granite Finish (smooth granite look)

Manufactured by: Royal Corinthian
T. 888-265-8661
F. 888-344-2937
www.royalcorinthian.com
royalcor@royalcorinthian.com

Greek Ionic Column Specs (Manufacturer- Royal Corinthian):

RoyalCast & RoyalStone Column Specifications

Column Diameter	Bottom Shaft Dia.	Top Shaft Dia.	Bead Height	Cut At Bead Loss	First Ring	Average Wall Thickness	Available Heights (feet)
	(A)	(B)	(C)	(D)	(E)		
8"	7-1/2"	6-3/8"	3/4"	4"	–	3/8"	8, 9, 10, 12
8" *	8"	7"	1-3/8"	5-1/2"	2-1/8"	3/8"	8
8" *	7-5/8"	6-5/8"	7/8"	4-1/4"	–	3/8"	8, 9, 10
10"	9-1/2"	8-5/8"	3/4"	5"	–	3/8"	8, 9, 10, 12
10" *	10-1/8"	9-1/4"	1-1/4"	6"	2-7/8"	3/8"	7
10" *	10-1/8"	9-3/4"	1-3/8"	7-5/8"	2-7/8"	3/8"	8
10" *	10-1/8"	9"	1-1/4"	5-7/8"	2-7/8"	3/8"	8, 9
10"	9-1/4"	8-1/2"	5/8"	5-1/2"	–	3/8"	8, 9, 10, 12, 14, 16
12"	11-1/2"	9-11/8"	7/8"	6"	–	3/8"	8, 9, 10, 12
12" *	12-1/8"	10-1/8"	7/8"	5-3/4"	3-5/8"	3/8"	8
12" *	12"	10-1/8"	7/8"	5-3/8"	3-1/2"	3/8"	8, 9
12"	11-5/8"	10"	1-5/8"	5-1/4"	3-1/2"	3/8"	8, 9, 10, 12
14"	13-5/8"	11-3/4"	1-1/8"	7-1/2"	4-5/8"	1/2"	8, 9, 10, 12
16"	15-5/8"	13-7/8"	1-1/4"	8"	4-3/4"	1/2"	8, 9, 10, 12
16"	15-7/8"	13-1/2"	1-1/2"	7-3/4"	4-3/4"	1/2"	8, 9, 10, 12, 14, 16, 18, 20
18"	17-1/2"	15-1/4"	1-3/8"	8-1/2"	5-3/8"	1/2"	8, 9, 10, 12, 14, 16, 18, 20
20"	19-3/4"	17"	2"	9-1/2"	5-1/2"	1/2"	8, 9, 10, 12, 14, 16, 18, 20, 22
24"	23-5/8"	19-3/4"	2-1/2"	12-1/8"	7-5/8"	5/8"	8, 9, 10, 12, 14, 16, 18, 20, 22, 24
30"	29-11/16"	24-3/4"	1-7/8"	14-13/16"	8-13/16"	3/4"	8, 9, 10, 12, 14, 16, 18, 20, 22, 24, 26
36"	35-3/4"	29-3/4"	2-1/2"	16"	10-1/2"	1"	8, 9, 10, 12, 14, 16, 18, 20, 22

**These molds are used only by specific request.*

Average wall thickness applies only to RoyalCast. RoyalStone tends to be slightly thicker walled and RoyalLite thinner, yet it is found for pound stronger than steel. GFRC specs are available by request.

Column Capital (Manufacturer- Royal Corinthian):

Greek Erechtheum						
Number		Outside Diameter	Inside Diameter	Height	Abacus	Scroll to Scroll
1007	*	5	3-1/2	3-1/4	6-3/4	8-1/2
1008	*	6-1/4	4-1/2	3-3/4	7-3/4	11-3/4
1012	*	8	6-1/2	5-1/4	10-1/2	15
1013		9	7	5-1/2	12	17-1/2
1014	*	9-1/2	7-1/2	6	12	17-1/4
1016	*	10	8-1/4	6-1/4	14-1/2	21
1017	*	11-1/2	9	6-3/4	15	20-1/2
1018	*	12-3/4	10-1/2	7	15	21
1019	*	14-1/2	12-1/2	9	17-1/2	26
1020	*	15-1/4	13-1/4	10-1/2	22	29
1021	*	16-1/2	14	10	22-1/2	29
1023	*	18	15	11	26	36
1024		19-1/2	17	11-1/4	26	36-1/4
1025	*	20-1/2	18	13	30-1/2	43
1026		22	20	13	32-1/2	43
1029	*	25	22	15	31	45-1/2
1033		30-1/4	27	19-1/4	42-1/2	60-1/2

* Available in Square. All dimensions in inches. Weights vary depending on material chosen. Additional caps and bases are available online.

ROUND

SQUARE

Toll-Free: (888) 265-8661 • Fax: (888) 344-2937 • www.royalcorinthian.com • royalcor@royalcorinthian.com

Walkway Lights:

ATLANTIS
EXTRA SMALL DOWN LIGHT WALL MOUNT LANTERN
1646SK-LL
Atlanta features a minimalist design with bold, clean lines for ultimate urban sophistication. Constructed of solid aluminum, Atlantis provides a chic complement to contemporary architecture.

FINISH: Satin Black
GLASS: Etched Lens
WIDTH: 9"
HEIGHT: 6"
DEPTH: 0
LIGHT SOURCE: Sockitted
WATTAGE: 1-12w Med. LED *Included

HINKLEY
33000 Pin Oak Parkway
Avon Lake, OH 44012

PHONE: (440) 653-5500
Toll Free: 1 (800) 448-5539

hinkley.com

Entryway Lights:

COASTAL ELEMENTS™
12070BK
Inspired by a lighting industry staple barn light, Forge features a practical outdoor lighting solution to withstand the elements. Whether it is enduring harsh sunrays, extreme cold or continuous salt air, Forge is built to last with an industrial cast-iron. Part of the Coastal Elements Collection, Forge is available in a variety of anti-rusting finishes that are resistant to rust and corrosion with a 5-year warranty.

FINISH: Black
WIDTH: 16"
HEIGHT: 16.5"
DEPTH: 0
LIGHT SOURCE: Sockitted
WATTAGE: 1-14w Med. LED, 100w Equiv.

HINKLEY
33000 Pin Oak Parkway
Avon Lake, OH 44012

PHONE: (440) 653-5500
Toll Free: 1 (800) 448-5539

hinkley.com

Outdoor Bike storage:

WAVE BIKE RACKS



- 10-gauge galvanized steel or attractive powder coating.
- 2 3/8" diameter bar.
- Mounting hardware included.

MODEL NO.	DESCRIPTION	SIZE L x W x H	BIKE CAPACITY	WT. (LBS.)	PRICE EACH	ADD TO CART
152892*	1-Loop	22 x 2 1/2 x 34"	3	27	\$230	\$220
162543	3-Loop	43 x 2 1/2 x 39"	9	86	395	375
152544	5-Loop	48 x 2 1/2 x 39"	7	82	515	495

*Special order and price only

These drawings are to scale when printed on sheet size: 24x36



haven
ARCHITECTURAL LLC

171 Butler Street
First Floor, Avenue
Burlington, VT 05401
802.310.4774

Missing Middle Housing New Construction
126 North Ave LLC
124-126 North Avenue
Burlington, VT 05401

Schematic Design Drawings

Product Specifications

Date: 7/13/2026
Scale: None
Project #: 24050
Sheet

A7.1

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MSZ-FS12NA & MUZ-FS12NA
12,000 BTU/H DELUXE WALL-MOUNTED INDOOR UNIT
12,000 BTU/H HYPER-HEATING OUTDOOR UNIT



Job Name: _____ Date: _____
System Reference: _____



Indoor Unit: MSZ-FS12NA
Outdoor Unit: MUZ-FS12NA

- INDOOR UNIT FEATURES
- Slim wall-mounted indoor units provide zone comfort control
 - Dual Barrier Coating applied to the heat exchanger, vanes and fan to prevent hydrophilic and hydrophobic dirt build-up
 - Multiple fan speed options: Quiet, Low, Medium, High, Super-high, Auto
 - 3D i-see Sensor® enables advance features:
 - Indirect or Direct Airflow for personalized comfort
 - Absence Detection for energy-saving mode
 - Double Vane features:
 - Separates airflow to deliver air across a large area
 - Simultaneously deliver to air separate sections of a room
 - Generates more comfortable natural airflow pattern
 - Multiple control options available:
 - Back-lit screen handheld remote controller (provided with unit)
 - kumo cloud® smart device app for remote access
 - Third-party interface options
 - Wired or wireless controllers
 - Triple-action Filtration: Nano Platinum Filter, Deodorizing Filter, & Electrostatic Anti-Allergy Enzyme Filter
 - Hot-Start Technology: no cold air rush at equipment startup or when restarting after Defrost Cycle
 - Quiet operation
- OUTDOOR UNIT FEATURES
- INVERTER driven compressor and LEV provide high efficiency and comfort while using only the energy needed to maintain maximum performance
 - H2i plus™ performance offers 100% heating capacity at -5° and 70% to 81% heating capacity at -13° F
 - Blue Fin anti-corrosion treatment applied to the outdoor unit heat exchanger for increased coil protection and longer life

Specifications are subject to change without notice.

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Specifications are subject to change without notice.

SPECIFICATIONS: MSZ-FS12NA & MUZ-FS12NA

Cooling at 85°F	Maximum Capacity	BTU/H	13,000
	Rated Capacity	BTU/H	12,000
	Minimum Capacity	BTU/H	2,500
	Maximum Power Input	W	1,150
Heating at 67°F	Rated Power Input	W	870
	Maximum Removal	Perish	1.2
	Sensible Heat Factor		0.83
	Power Factor (208V / 230V)	%	94.0 / 94.0
Heating at 17°F	Maximum Capacity	BTU/H	21,000
	Rated Capacity	BTU/H	12,000
	Minimum Capacity	BTU/H	3,700
	Maximum Power Input	W	1,580
Heating at 5°F	Rated Power Input	W	850
	Power Factor (208V / 230V)	%	94.0 / 94.0
	Maximum Capacity	BTU/H	17,410
	Rated Capacity	BTU/H	2,500
Heating at -5°F	Maximum Power Input	W	1,850
	Maximum Capacity	BTU/H	610
	Maximum Power Input	W	14,000
	Maximum Capacity	BTU/H	1,780
Heating at -13°F	Maximum Capacity	BTU/H	12,300
	Maximum Capacity	BTU/H	11,000
	SEER2		26.3
	EEER2		11.9
Efficiency	HSPF2 [W]		11.1
	COP at 47°F		4.24
	COP at 17°F at Maximum Capacity		2.74
	COP at 5°F at Maximum Capacity		2.24
Electrical	COP at 13°F at Maximum Capacity		2.23
	COP at -5°F at Maximum Capacity		2.08
	ENERGY STAR® Certified		Yes
	Voltage, Phase, Frequency	V AC	208/230, 1, 60
Indoor Unit	Guaranteed Voltage Range	V AC	187 - 253
	Voltage, Indoor - Outdoor, S1-S2	V AC	208/230
	Voltage, Indoor - Outdoor, S2-S3	V DC	24
	Short-circuit Current Rating (SCCR)	kA	5
Outdoor Unit	Recommended Fuses/Breaker Size (Outdoor)	A	15
	Recommended Wire Size (Indoor - Outdoor)	AWG	14
	Power Supply	A	1.5
	Min. Motor Full Load Amperage	A	0.65
Refrigerant	Fan Motor Type	DC Motor	
	Airflow Rate at Cooling, Dry	CFM	137 - 167 - 221 - 304 - 424
	Airflow Rate at Cooling, Wet	CFM	117 - 143 - 190 - 261 - 364
	Airflow Rate at Heating, Dry	CFM	155 - 226 - 292 - 397 - 494
Piping	Sound Pressure Level [Cooling]	dBA	21 - 24 - 29 - 36 - 44
	Sound Pressure Level [Heating]	dBA	21 - 28 - 32 - 38 - 43
	Drain Pipe Size	in. [mm]	5/8 [15.8]
	Coating on Heat Exchanger		Dual Barrier Coating
Outdoor Unit Operating Temperature Range	External Finish Color	Munsell	10Y 9.2/9.2
	Unit Dimensions	W x D x H in. [mm]	36-7/16 x 9-3/8 x 12-11/16 [924 x 234 x 329 x 177]
	Package Dimensions	W x D x H in. [mm]	39 x 12-1/4 x 15-1/2 [990 x 315 x 405]
	Unit Weight	Lbs. [kg]	29 [13.5]
NOTES	Package Weight	Lbs. [kg]	34 [15.4]
	Cooling Intake Air Temp (Maximum / Minimum)*	°F	90 DB, 73 WB / 67 DB, 57 WB
	Heating Intake Air Temp (Maximum / Minimum)*	°F	60 DB / 70 DB
	Notes		
Conditions	AHRI Rated Conditions		
	(Rated data is determined at a fixed compressor speed)		
	Cooling (Indoor / Outdoor)	°F	80 DB, 67 WB / 95 DB, 75 WB
	Heating at 47°F (Indoor / Outdoor)	°F	70 DB, 60 WB / 47 DB, 43 WB
NOTES	Heating at 17°F (Indoor / Outdoor)	°F	70 DB, 60 WB / 17 DB, 15 WB
	Heating at 5°F (Indoor / Outdoor)	°F	70 DB, 60 WB / 5 DB, 4 WB
	Heating at -5°F (Indoor / Outdoor)	°F	70 DB, 60 WB / -5 DB, 4 WB
	Heating at -13°F (Indoor / Outdoor)	°F	70 DB, 60 WB / -13 DB, -14 WB
NOTES	Indoor/Outdoor Unit Operating Temperature Range (Cooling Air Temp. Maximum / Minimum)		
	*Applications should be restricted to comfort cooling only; equipment cooling applications are not recommended for low ambient temperature conditions		
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Indoor/Outdoor Unit Operating Temperature Range (Cooling Air Temp. Maximum / Minimum)
*Applications should be restricted to comfort cooling only; equipment cooling applications are not recommended for low ambient temperature conditions

Outdoor Unit Operating Temperature Range (Cooling Thermal Lock-out / Re-start Temperatures, Heating Thermal Lock-out / Re-start Temperatures)
*System cuts out in heating mode to avoid thermostat error and automatically restarts at these temperatures

SPECIFICATIONS: MSZ-FS12NA & MUZ-FS12NA

Outdoor Unit	MCA	A	10.0
	MCCP	A	15
	Fan Motor Full Load Amperage	A	0.6
	Fan Motor Output	W	85
Refrigerant	Airflow Rate [Cooling / Heating]	CFM	1215 / 1201
	Refrigerant Control		LEV
	Defrost Method		Reverse Cycle
	Coating on Heat Exchanger		Blue Fin Coating
Compressor	Sound Pressure Level: Cooling*	dBA	49
	Sound Pressure Level: Heating*	dBA	51
	Compressor Type		Two Rotary
	Compressor Model		SNB14CFQUM1
Base Part Heater	Compressor Rated Load Amps	A	9.2
	Compressor Locked Rotor Amps	A	7.4
	Compressor Oil (Type / Charge)	oz	FV505 / 0.35
	External Finish Color		Munsell 2P 7.6/1.1
Unit Dimensions	Unit Dimensions	W x D x H in. [mm]	31-1/2 x 11-1/4 x 21-5/8 [800 x 285 x 550]
	Package Dimensions	W x D x H in. [mm]	37 x 15 x 24-1/2 [940 x 380 x 630]
	Unit Weight	Lbs. [kg]	85 [37.5]
	Package Weight	Lbs. [kg]	90 [40.5]
Outdoor Unit Operating Temperature Range	Cooling Air Temp. Maximum / Minimum*	°F	115 DB, 14 DB
	Cooling Thermal Lock-out / Re-start Temperatures**	°F	-4 / 0
	Heating Air Temp. Maximum / Minimum	°F	75 DB, 65 WB / -13 DB, -14 WB
	Heating Thermal Lock-out / Re-start Temperatures**	°F	-18 / -14
Refrigerant	Type		R410A
	Pre-Charged Refrigerant Amount	Lbs. [kg]	2.0 [0.9]
	Maximum Pre-Charged Piping Length	ft. [m]	25 [7.6]
	Additional Refrigerant Charge Per Additional Piping Length	oz./ft. [g/m]	0.275 [20]
Piping	Gas Pipe Size O.D. (Flared)	in. [mm]	3/8 [9.5]
	Liquid Pipe Size O.D. (Flared)	in. [mm]	1/4 [6.3]
	Maximum Piping Length	ft. [m]	65 [20]
	Maximum Height Difference	ft. [m]	40 [12]
NOTES	Maximum Number of Bends		10
	Notes		
	AHRI Rated Conditions		
	(Rated data is determined at a fixed compressor speed)		
Conditions	Cooling (Indoor / Outdoor)	°F	80 DB, 67 WB / 95 DB, 75 WB
	Heating at 47°F (Indoor / Outdoor)	°F	70 DB, 60 WB / 47 DB, 43 WB
	Heating at 17°F (Indoor / Outdoor)	°F	70 DB, 60 WB / 17 DB, 15 WB
	Heating at 5°F (Indoor / Outdoor)	°F	70 DB, 60 WB / 5 DB, 4 WB
NOTES	Heating at -5°F (Indoor / Outdoor)	°F	70 DB, 60 WB / -5 DB, 4 WB
	Heating at -13°F (Indoor / Outdoor)	°F	70 DB, 60 WB / -13 DB, -14 WB
	Indoor/Outdoor Unit Operating Temperature Range (Cooling Air Temp. Maximum / Minimum)		
	*Applications should be restricted to comfort cooling only; equipment cooling applications are not recommended for low ambient temperature conditions		
NOTES	*Applications should be restricted to comfort cooling only; equipment cooling applications are not recommended for low ambient temperature conditions		
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Indoor/Outdoor Unit Operating Temperature Range (Cooling Air Temp. Maximum / Minimum)
*Applications should be restricted to comfort cooling only; equipment cooling applications are not recommended for low ambient temperature conditions

Outdoor Unit Operating Temperature Range (Cooling Thermal Lock-out / Re-start Temperatures, Heating Thermal Lock-out / Re-start Temperatures)
*System cuts out in heating mode to avoid thermostat error and automatically restarts at these temperatures

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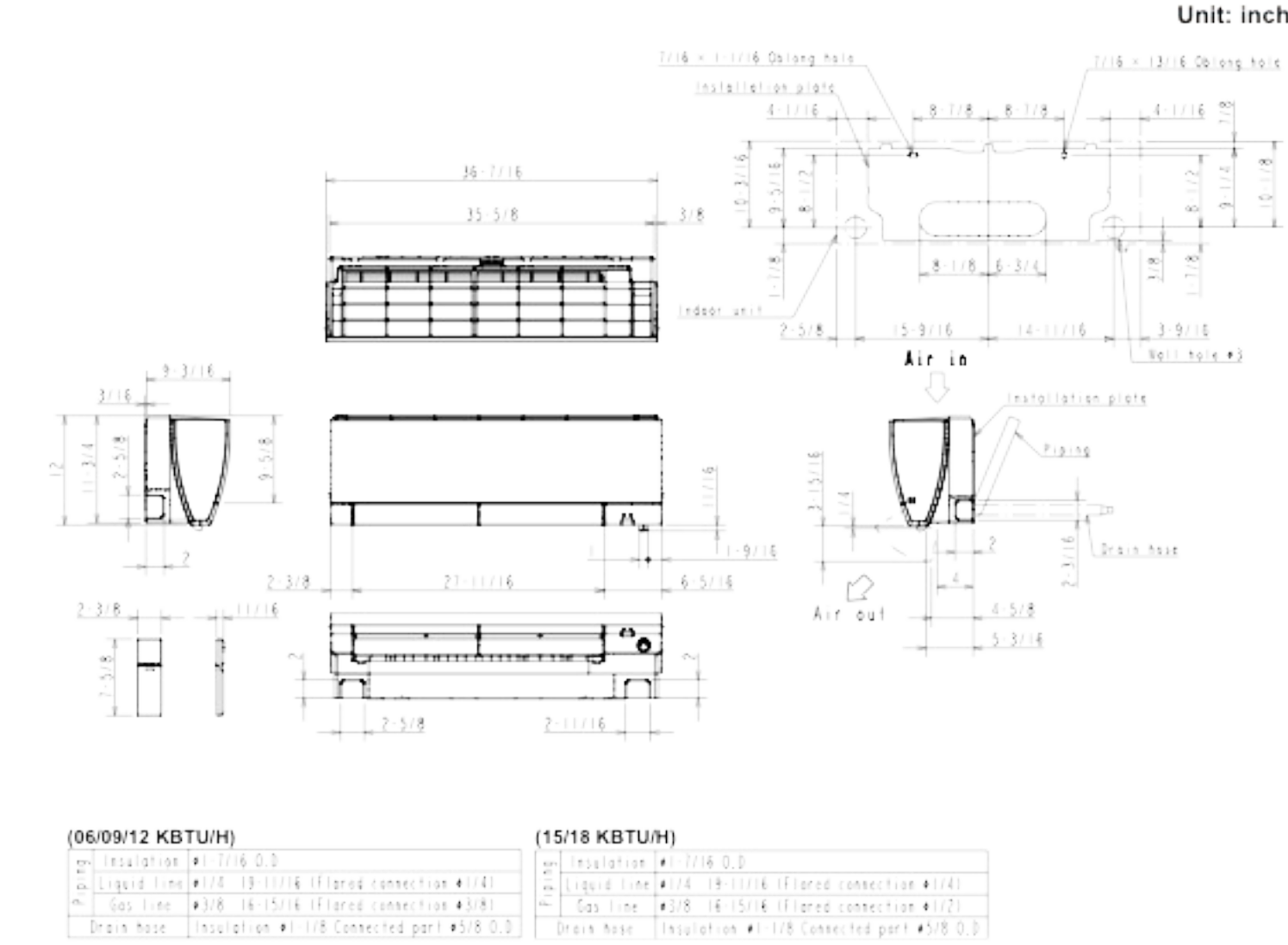
OUTDOOR UNIT ACCESSORIES: MUZ-FS12NA

Control/Service Tool	M & P Series Maintenance Tool Cable Set	☐ MD1EC0397
USB/UART Conversion Cable (Required for all laptop connection)	USB/UART Conversion Cable	☐ MD1EC1397
Drain Socket	Drain Socket	☐ MAC-K112S
Heat Guards	Heat Guard	☐ HG-B4
Mini-Split Wire	14 Gauge, 4 wire Mini-Split Cable—250 ft. roll	☐ S144-250
	14 Gauge, 4 wire Mini-Split Cable—50 ft. roll	☐ S144-50
	16 Gauge, 4 wire Mini-Split Cable—250 ft. roll	☐ S164-250
	16 Gauge, 4 wire Mini-Split Cable—50 ft. roll	☐ S164-50
Mounting Pad	Condensing Unit Mounting Pad: 16" x 36" x 3"	☐ ULTRULTE1
Optional Defrost Heater	Outdoor Unit 3-1/4 inch Mounting Base (Flare) - Plastic	☐ DSD-400P
	Optional Defrost Heater	☐ MAC-640BH-U
	18" Single Fan Stand	☐ QSM1907M
	24" Single Fan Stand	☐ QSM2401M
Stand	Condenser Wall Bracket	☐ QSWB0096-1
	Condenser Wall Bracket - Stainless Steel Finish	☐ QSWB55
	Outdoor Unit Stand — 12" High	☐ QSM1207M

Specifications are subject to change without notice.

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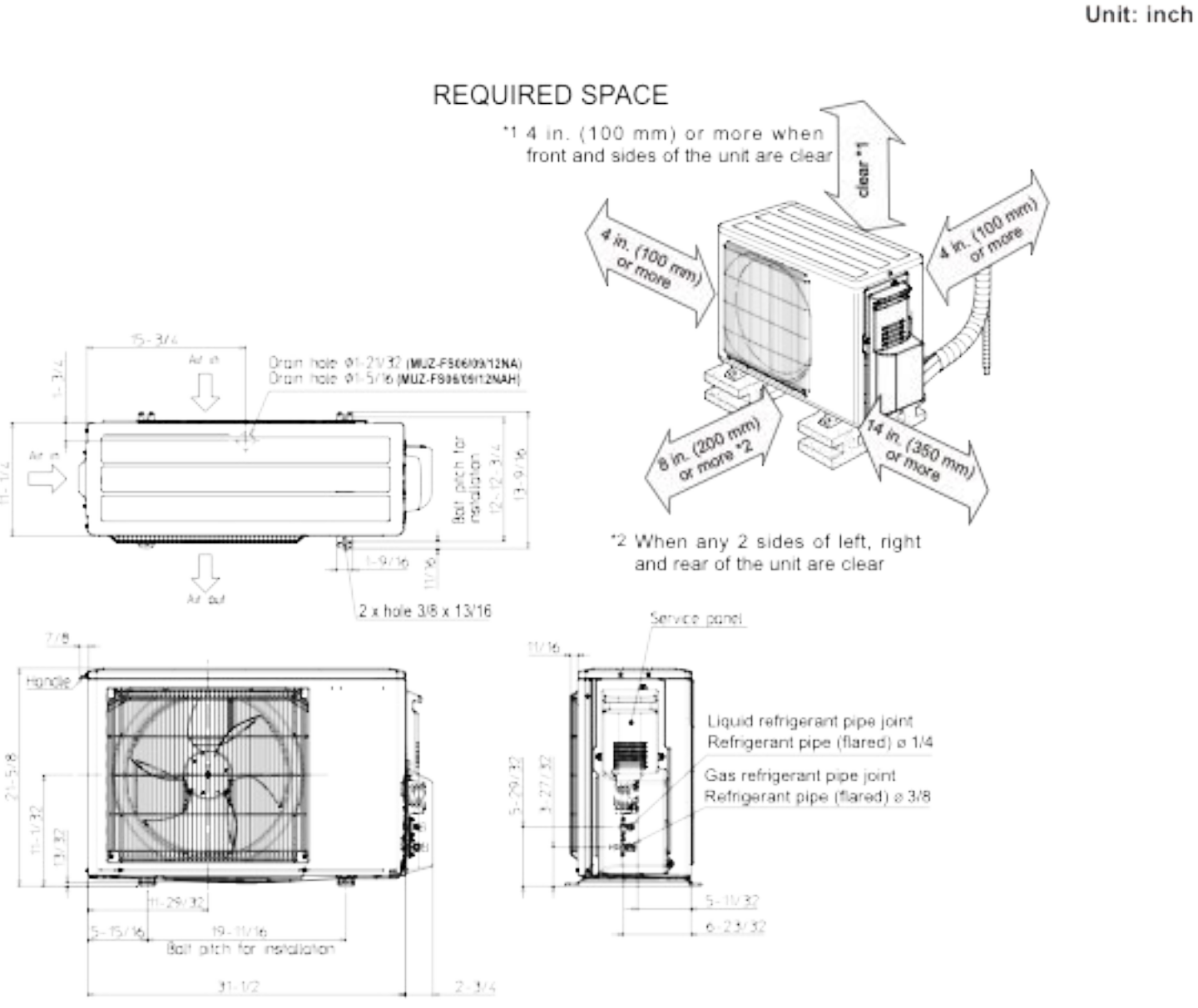
INDOOR UNIT DIMENSIONS: MSZ-FS12NA



Indoor/Outdoor Unit Operating Temperature Range (Cooling Air Temp. Maximum / Minimum)
*Applications should be restricted to comfort cooling only; equipment cooling applications are not recommended for low ambient temperature conditions

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OUTDOOR UNIT DIMENSIONS: MUZ-FS12NA



Indoor/Outdoor Unit Operating Temperature Range (Cooling Air Temp. Maximum / Minimum)
*Applications should be restricted to comfort cooling only; equipment cooling applications are not recommended for low ambient temperature conditions

FORM MSZ-FS12NA & MUZ-FS12NA - 202309

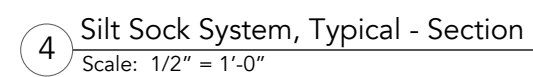
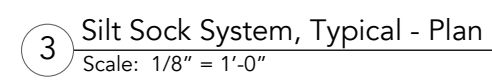
1340 Satellite Boulevard Suwanee, GA 30024
Toll Free: 800-433-4822 www.mehvac.com



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Note: Schematic Design
Only, Not for Construction

These drawings are to scale when printed on sheet size: 24x36



- Erosion Prevention & Sediment Control Notes:**
1. Install silt sock system at perimeter of site to prevent erosion and sediment transport off site. Install additional measures if required by site conditions.
 2. Install according to manufacturer's recommendations.
 3. Use sand bags as required for installation on concrete or asphalt surfaces.



Property Overview	
Use	Residential, Duplex
Zone	Residential Corridor (RC)
Lot Area	+/- 4975 S.F.

Zoning Dimensional Requirements			
	Required	Proposed Construction	Notes
Lot Area	-	4,975 SF	
Minimum Front Setback	5'	5'	
Maximum Front Setback	20'	5'	
Minimum Side Setback	10% lot width (4'-10")	5'	Surveyor to Verify
Minimum Rear Setback	15'	15'	
Maximum Footprint	3,600 SF	3,155 SF	Per Burlington Zoning Ordinance, Table 4.4.5-2
Maximum Lot Coverage	80%	79.7%	
Maximum Height, Stories	4	4	
Maximum Height, Feet	50'	44'-6 1/2" +/-	

Note: Existing and proposed to verified by surveyor

Existing:

House	1,092 SF
Deck	34 SF
Side stoop	12 SF
Porch	175 SF
Shed	82 SF
<u>Driveway</u>	<u>461 SF</u>
Total:	1,856 SF

Lot Area: 4,975 SF

Existing Coverage $(1,856/4,975) \times 100 = 37.3\%$

Proposed:

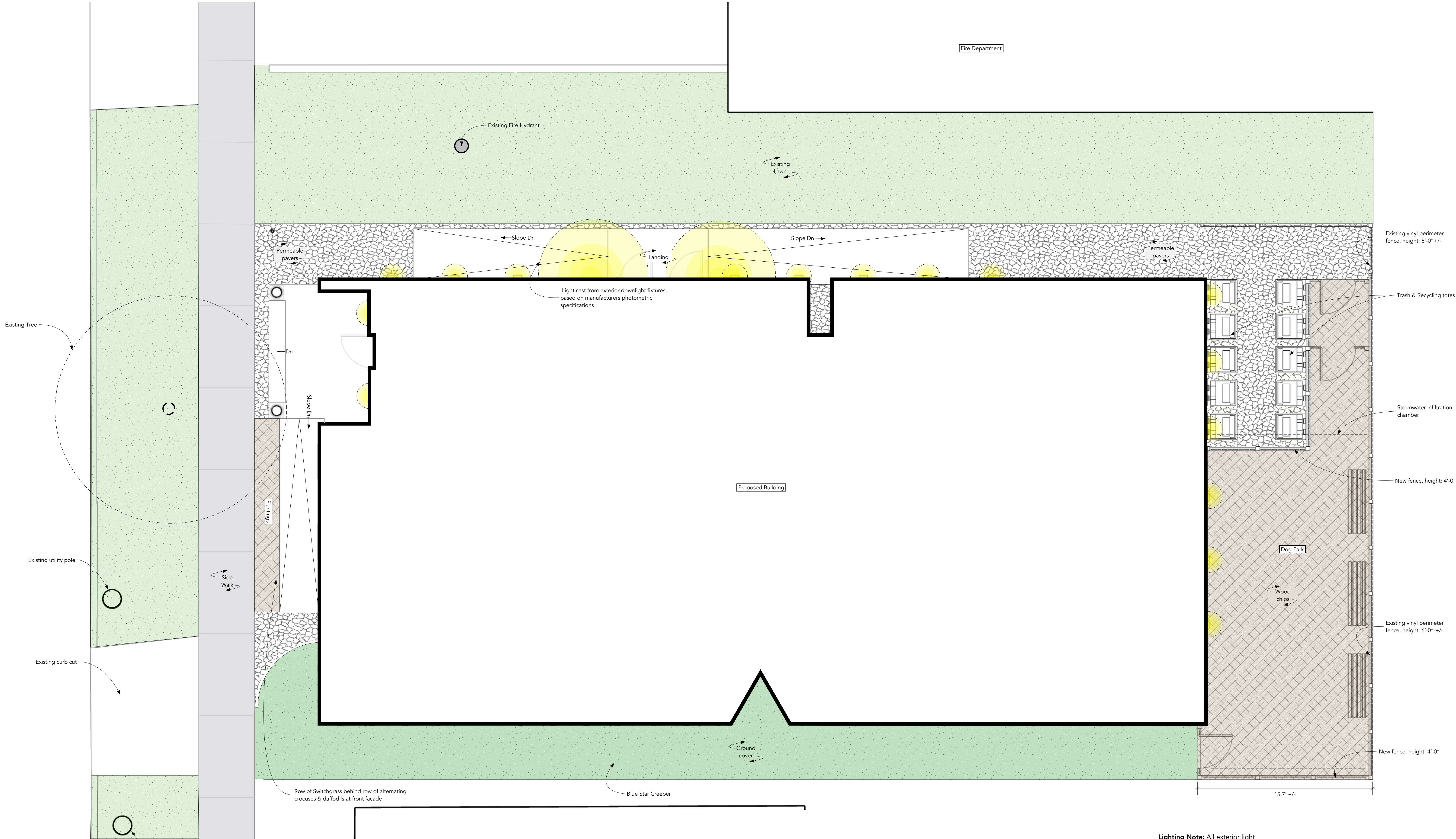
Building	3,155 SF
Permeable Pavers	383 SF
<u>Concrete Ramps & Landings</u>	<u>344 SF</u>
Total:	

Lot Area: 3,882 SF

Proposed Coverage $(3,882/4,975) \times 100 = 78.0\%$

Impervious Lot Coverage:
Building 3,155 SF
Concrete Ramps & Landings 344 SF
Total: SF

Lot Area: 4,975 SF
Proposed Impervious Lot Coverage $(3,499/4,975) \times 100 = 70\%$



Lighting Note: All exterior light fixtures are "DarkSky" certified

Note: Schematic Design Only, Not for Construction

These drawings are to scale when printed on sheet size: 24x36



Transportation Demand Management (TDM) Program

Project Address: 126 North Ave, Burlington, VT

Project Type: 4-Story, 16-Unit Residential Development

Date of Submission: 05/13/2026

This Transportation Demand Management (TDM) Program is submitted in accordance with Section 8.1.16 of the City of Burlington Comprehensive Development Ordinance. As a project involving the creation of 10 or more dwelling units, this program addresses all requirements set forth in Sec. 8.1.16 (c).

Section 1: Outreach and Education

The project team hereby designates the following individual as the Transportation Coordinator, responsible for the implementation and oversight of this program:

Transportation Coordinator: Chaucer Adams LLC / Property Manager

The Coordinator shall be responsible for the following mandates:

- **Informational Materials:** Prepare and maintain educational materials regarding TDM strategies, transit options, and non-motorized travel opportunities, ensuring they are always available to all residents and employees.
- **Annual Travel Survey:** Prepare and disseminate an annual travel survey to all residents and employees to track commuting habits and program efficacy.
- **Reporting:** Maintain records of all TDM activities and participation rates (including parking utilization), and report these findings to the City upon request.

Section 2: Selected TDM Strategies

To minimize parking demand, this project incorporates the following two mandatory TDM strategies:

Selected Strategy	Implementation Detail
GMT Transit Passes	We will provide GMT Transit passes to all residents and employees at a minimum discount of 50%.
Car Share Membership	We will provide a free car share membership to all residents and employees.

The project also confirms compliance with all on-site bicycle parking requirements as found in Article 8

Section 3: Parking Management Plan

126 North Ave does not provide on site or off site parking, therefore the parking management protocols do not apply.

Section 4: TDM Agreement and Acknowledgement

The undersigned property owner/developer acknowledges and commits to the following:

- **Ongoing Implementation:** A commitment to the ongoing implementation of the TDM requirements as set forth in this program and the City Ordinance.
- **Public Parking Disclaimer:** Acknowledgement that the project has no claim to the ongoing availability of nearby on-street public parking.
- **Enforcement and Compliance:** Acknowledgement that failure to maintain this TDM Program is a violation of the ordinance.
- **Successor Notification:** A commitment to notify any subsequent owners and tenants in writing of their TDM obligations as part of any purchase, sale, or lease agreement.



Signature:

Name: Michael Chaucer

Date: 05/13/2026

*To: Design Advisory Board /Development Review Board
RE: Project ZP-26-216
Location: 124-126 North Avenue
Date: July 24, 2026*

Dear DAB/DRB Members,

As property owners at 47 Drew Street, persons with particularized interests and affected by this project as a neighbor, directly abutting, behind and across the fence from proposed project at address 124-126 North Avenue, we are writing to express strong opposition to the proposed housing development in our neighborhood. While we understand the need for affordable housing in our city, we believe that this project would have a detrimental impact on our property, neighbors, and community.

First and foremost, the proposed development is simply too large for our area. It's unlike anything else in the neighborhood. The increase in population density would put a strain on our already overburdened infrastructure, already limited parking availability, leading to increased traffic congestion, increased crime risk, increased pedestrian risk, increased noise and light pollution, and increased strain on public services. As a historical corridor from downtown to the New North End the Avenue has had a significant increase in housing projects, the old orphanage site being the most recent large housing project impacting the avenue, has significantly increased the population density. Properties along North Avenue illustrate historical housing through the decades and are neighborhoods. These projects/concerns and the negative impacts on the neighborhood have relevancy and should be major factors of consideration in this review and approval proceedings.

As property owners (since 1992)we are directly impacted by this project. The proposed 4 story (which is 2 stories higher than any other building in the neighborhood) would block our valuable westward view of Lake Champlain, ADK mountains and sunsets. This project creates a complete loss of backyard privacy and permanently alters sunlight availability to our yard and home. It will have a negative impact on our privacy fence

/dog fence between properties and our perennial flower garden. The removal of a 100 plus year old maple and environmental damage will alter natural habitats putting wildlife at risk. This change significantly impacts the neighborhood's natural environment. The neighborhood has been most recently impacted by the removal of all the ash trees so another tree removed has an impact. This natural environment provides privacy and more joy than money or words can calculate and express. It makes a property feel like a "home".

Furthermore, the type of housing being proposed is simply not in keeping with the character of our neighborhood. It would also drastically alter the aesthetic of our area, replacing the existing greenery and open spaces with a monolithic, high-density housing complex.

Finally, we're deeply concerned about the impact this development would have on our property value and in the surrounding area. The scale of and proximity of the project will result in a decline in property values, making it more difficult to sell our homes and move elsewhere.

As neighboring property owners, we have not been contacted by the Applicant/Owner/Developer about the project and its planning, demolition and construction impacts under the City of Burlington's zoning and permitting requirements to consider impacts on our property. We are concerned about nuisance, noise, dust, asbestos and lead based paint hazards associated with proposed demolition, prolonged impact of a major construction project immediately adjacent to our private back yard. Further, we are concerned about the impact of this property on our privacy. We are requesting that the Design Advisory Board and Applicant/Owner Michael Chaucer / 126 North Ave LLC respond and address these specific concerns expressed herein.

In conclusion, we strongly urge you to reconsider this proposed housing development project, to not exceed the height of existing buildings and similar structures in the neighborhood. While we recognize the need for affordable housing, we believe that this project is not an appropriate fit for this neighborhood.

Thank you for your attention to this matter.

Sincerely,

Johanne Fradette / Vernon Nelson

47 Drew Street

To: Development Review Board Members
RE: Project ZP-26-216
Location: 124-126 North Avenue
Date: July 24, 2026

Dear DRB Members,

As property owners at 43-45 Drew Street, we are writing to express our opposition to the proposed demolition of the house at 124-126 North Avenue, and the construction of a 4-story, 16 Unit apartment building in its place. While we understand the need for more housing in Burlington, this particular project is totally out of scale for the neighborhood, and will negatively impact our neighbors, property, and well-being. Our concerns are as follows:

1. Size and Scale of the Proposed Apartment Building

Simply put, this building is completely out of scale to other houses in the neighborhood. There are no other 4-story buildings on this section of North Avenue. It is surrounded by 2 or 2.5 story houses and next to the 2 story Fire Department. This building will tower over the house to the south, as well as the 2 homes that border the property to the east, located on Drew Street. Even though the homes that line North Avenue are now considered part of a Residential Corridor zoning district, they are still part of a well established historic neighborhood that includes the homes on Drew Street, Strong Street, Ward Street, and Canfield Street.

According to 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.

Although the proposed building is now in the Residential Corridor Zoning district, we maintain that the scale, size, and proportion of new buildings should still be considered and match the existing height of housing and buildings in the neighborhood. Otherwise, these new structures will negatively affect the cohesion, architectural style, and historical nature of this neighborhood. Demolishing existing homes to build 4-story

apartment buildings should not be the goal. Eventually, this section of North Avenue will look like Main Street in Winooski.

2. Shading/Loss of Privacy/Noise

The building design calls for a roof deck, and an elevator shaft and mechanical units on the roof, adding to the overall height of the building beyond 50 feet tall. This building will block the sun in our backyard, particularly in winter. It will block the setting sun and the light that emanates from the west in the evening. With the removal of the maple tree in the backyard of 124-126 North Ave., we will lose privacy in our back yard. The occupants of the 4-story building will have a clear sightline into our house. In these dense Old North End neighborhoods, the loss of a tree that provides shade and privacy makes a huge difference.

We are concerned about noise. There is a proposed dog run behind the building, adjacent to our property. The roof deck and mechanical equipment on the roof will also add more noise pollution to an already crowded and noisy neighborhood.

There has been very little communication from the developer about the proposed demolition and construction process, which will be very disruptive to all the surrounding neighbors for a long period of time. What protective measures have been put in place to ensure that toxic materials like asbestos and lead dust are contained?

3. Parking

The proposed 16 unit apartment building has no parking. People will park on the surrounding streets (Strong, Drew, Canfield) which already have limited parking for current residents. The increased numbers of people in the proposed building, in an already crowded neighborhood, will only place a bigger burden on the surrounding neighborhood, resources, infrastructure, and quality of life for all.

We are asking you to reconsider approving this project and recognize the negative impact it will have on the surrounding neighborhood and its residents.

Thank you.

Julia DiPietro and Alex Iwabuchi
43 Drew St.

July 25, 2026

To: Burlington Development Review Board

Re: Proposed Demolition of 124-126 North Avenue

My name is Scott Newman and the following constitutes my comments on the above-referenced proposed development project. I am writing as a member of the Old North End community and as Principal of 106 Associates Historic Preservation Consulting. I am an accredited historic preservation professional with thirty years of experience in Vermont. This includes 15 years as Deputy State Historic Preservation Officer for the Agency of Transportation and 15 years as a private consultant to municipalities, state and federal agencies, nonprofits, and developers. I am also retained by Vermont Buildings and General Services, Forests, Parks and Recreation, and Housing and Community Development to assess historic buildings and districts statewide. The attached statement of qualifications summarizes my education, training, accreditation, and representative projects.

The following sections detail my comments on the proposed project:

1. 124-126 North Avenue is a Qualifying Historic Building

I have reviewed the project materials, applicable regulations, and the built environment including and surrounding the proposed project. As proposed, the project would demolish a late-nineteenth-century, two-and-one-half-story duplex at 124–126 North Avenue and replace it with a four-story, 16-unit apartment building.

The project is highly problematic and should not be approved by the City of Burlington for several reasons. Chief among them is the proposed demolition of a building that is clearly eligible for listing in the National Register of Historic Places as a contributing resource within a potential North Avenue Historic District. I base this conclusion on my recent evaluation and photographic survey of the area, as well as my longstanding interest in Burlington's history. The eligibility of this section of North Avenue as a historic district is not a close call; it is readily apparent to any professional working in the field as confirmed by several colleagues with whom I've spoken. More importantly, perhaps, community members recognize it as a historic neighborhood with deep significance in the city's development.

Demolishing historic buildings in historic neighborhoods to build out-of-scale apartment buildings is objectively wrong and defeats the City's stated desire to preserve these same places. For reference, Section 5.4.8 of the Burlington Comprehensive Development Ordinance states:

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.*

Qualifying Buildings subject to city regulations are described in the following "Applicability" section (emphasis added):

Sec. 5.4.8a) 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.

As such, a building or site may be found to be eligible for listing on the state or national register of historic places and subject to the provisions of this section if all of the following conditions are present:

- 1. The building is 50 years old or older;*
- 2. The building or site is deemed to possess significance in illustrating or interpreting the heritage of the City, state or nation in history, architecture, archeology, technology and culture because one or more of the following conditions is present:*
 - A. Association with events that have made a significant contribution to the broad patterns of history; or,*
 - B. Association with the lives of persons significant in the past; or,*
 - C. Embodiment of distinctive characteristics of a type, period, or method of construction, or representation of the work of a master, or possession of high artistic values, or representation of a significant or distinguishable entity whose components may lack individual distinction; or,*
 - D. Maintenance of an exceptionally high degree of integrity, original site orientation and virtually all character defining elements intact; or,*
 - E. Yielding, or may be likely to yield, information important to prehistory*

2. This project is subject to Burlington's Historic Building Demolition Ordinances

The key point in the City's Applicability section is that the ordinance applies to buildings listed or eligible for listing in the National Register. By expressly including eligible buildings, the ordinance astutely recognizes that much of Burlington—and indeed Vermont—has not been surveyed for National Register eligibility, and that restricting protection to listed buildings could seriously harm communities and residents' quality of life.

More information and photos supporting the presence of a North Avenue Historic District, its boundaries, and 124-126 North Avenue follows this section.

Historic buildings are rightly afforded substantial protection under Burlington's Comprehensive Development Ordinance, particularly in the provisions beginning on page 5-37 and continuing through page 5-41. The rationale for these protections is firmly grounded in the City's own policies, which identify historic preservation as an important land-use, housing, and economic-development strategy and recognize that historic resources contribute substantially to Burlington's economy and quality of life.

In economic terms, preserving the city's historic neighborhoods safeguards property values, supports tourism and local businesses, encourages private reinvestment, retains existing housing, and protects the distinctive character that makes Burlington a desirable place to live, work, and visit. Conversely, incompatible development can erode not only historic character but also surrounding property values and neighborhood quality of life, potentially leading over time to disinvestment and economic decline.

In consideration of the substantial economic and quality of life contributions attending the preservation of historic neighborhoods, the demolition ordinance is commensurately strict; the Standards for Review of Demolition beginning on p. 5-39 are excerpted here:

2. Standards for Review of Demolition.

Demolition of a historic structure shall only be approved by the DRB pursuant to the provisions of Art. 3, Part 5 for Conditional Use Review and in accordance with the following standards:

- A. The structure proposed for demolition is structurally unsound despite ongoing efforts by the owner to properly maintain the structure; or,*
- B. The structure cannot be rehabilitated or reused on site as part of any economically beneficial use of the property in conformance with the intent and*

requirements of the underlying zoning district; and, the structure cannot be practicably moved to another site within the district; or,

- C. The proposed redevelopment of the site will provide a substantial community-wide benefit that outweighs the historic or architectural significance of the building proposed for demolition.*

And all of the following:

- D. The demolition and redevelopment proposal mitigates to the greatest extent practical any impact to the historical importance of other structures located on the property and adjacent properties;*
- E. All historically and architecturally important design, features, construction techniques, examples of craftsmanship and materials have been properly documented using the applicable standards of the Historic American Building Survey (HABS) and made available to historians, architectural historians and others interested in Burlington's architectural history; and,*
- F. The applicant has agreed to redevelop the site after demolition pursuant to an approved redevelopment plan which provides for a replacement structure(s).*
- a. Such a plan shall be compatible with the historical integrity and enhances the architectural character of the immediate area, neighborhood, and district;*
 - b. Such plans must include an acceptable timetable and guarantees which may include performance bonds/letters of credit for demolition and completion of the project; and,*
 - c. The time between demolition and commencement of new construction generally shall not exceed six (6) months.*

If substantial mitigating circumstances warranting an exception to the zoning regulations on demolishing historic buildings exist, they have not been presented. If the time comes, I will be pleased to address each criterion of the regulations individually as they relate to the proposed project.

What is clear is that demolition would destroy a National Register-eligible building and adversely affect the historic district. The proposed replacement is substantially out of scale and incompatible in design in the historic district and would loom over its neighbors to the east and south. It would scar an intact residential streetscape of historic homes and establish a potentially catastrophic precedent for this unique Old North End neighborhood. Examples abound of “raze-and-replace” development damaging established neighborhoods, and officials with jurisdiction must carefully consider the long-term consequences.

3. Eligibility of the proposed Lower North Avenue Historic District

History of Lower North Avenue and National Register Eligibility

The southern end of North Avenue developed gradually outward from Burlington's Old North End during the nineteenth and early twentieth centuries. During the early and mid-nineteenth century, North Avenue remained a lightly settled road leading north from the developed city into an agricultural landscape of farms, woodlots, and large lakeshore properties. Development was initially concentrated near its intersection with North Street, which emerged as the principal commercial corridor of the Old North End. (Note that the western end of North Street is already listed in the National Register as a Historic District.) Important institutional properties were established farther north during the second half of the century, including Lakeview Cemetery in 1867 and the Lake View Retreat, later known as the Lake View Sanitarium, in 1882.

Residential development expanded northward during the 1880s and 1890s. A particularly cohesive collection of houses was constructed on the east side of North Avenue near Berry Street. These modest, two-story, wood-frame dwellings generally have gable-front-and-wing plans, clapboard siding, stone foundations, and side or wraparound porches, sometimes embellished with Italianate brackets, decorative bargeboards, and other vernacular Queen Anne details. Representative examples include 248 North Avenue, constructed around 1884 for grocer S.A. Wagner; 252 North Avenue, built around 1889; 258 North Avenue, occupied by mason Archibald McBride by 1889; 262 North Avenue, built around 1888; and 266 North Avenue, constructed in 1890 or 1891 for sailmaker Fred W. Wakefield. The occupations of these early residents—including grocers, masons, sailmakers, painters, salesmen, and railroad workers—reflect the area's working- and middle-class character.

Development continued during the early twentieth century as Burlington's expanding working and middle classes sought homes outside the more densely built center of the city. Streetcar service along North Avenue made the area convenient to downtown and encouraged both the infilling of vacant lots and the extension of residential development farther north. Houses erected between approximately 1900 and 1930 included vernacular Colonial Revival dwellings, American Foursquares, modest cottages, and Craftsman-influenced bungalows. These buildings generally exhibited simpler ornament, broader plans, and somewhat larger setbacks than their nineteenth-century predecessors. A notable example is the bungalow-style residence at 311 North Avenue, constructed in 1923 for Dr. Waldo G. Upton with a random-coursed ashlar first story and clapboarded gables and dormers.

By the 1920s and 1930s, lower North Avenue had developed into a mixed residential, institutional, and commercial corridor. Automobile-related businesses appeared alongside the older houses, including the Packard automobile dealership constructed at 237 North Avenue in 1922–1923. At the same time, institutional properties such as the Lake View Sanitarium continued to influence the character of the corridor. Large areas farther north remained open or lightly settled, however, clearly distinguishing this earlier development from the extensive post-1950 suburban construction that created most of Burlington’s New North End.

Lower North Avenue appears eligible for listing in the National Register of Historic Places as a historic district under Criteria A and C. Under Criterion A, the area is significant for its association with Burlington’s northward residential expansion and the evolution of local transportation from a nineteenth-century rural road to a streetcar corridor and, eventually, an automobile-oriented thoroughfare. The district would document an important stage in the city’s growth between the densely developed Old North End and the postwar New North End. Its combination of residences, institutional properties, and early automobile-related commercial buildings illustrates the successive forces that shaped Burlington during the late nineteenth and early twentieth centuries.

Under Criterion C, the area contains a cohesive collection of vernacular residential architecture dating principally from approximately 1880 through 1940. Its buildings represent locally prevalent interpretations of the Italianate, Queen Anne, Colonial Revival, American Foursquare, and Craftsman styles, as well as modest vernacular house forms occupied by Burlington’s working- and middle-class residents. The repetition of characteristic building forms, materials, setbacks, porches, and roof configurations creates a recognizable historic streetscape that conveys the corridor’s incremental development over several decades.

Although individual buildings have experienced alterations—including replacement siding and windows and the removal or enclosure of some porches—the area appears to retain sufficient overall integrity to convey its historic character. The historic alignment of North Avenue, traditional lot patterns, residential scale, setbacks, building forms, and concentration of late-nineteenth- and early-twentieth-century resources remain readily discernible.

4. Supporting Documentation for the Lower North Avenue Historic District



The preceding aerial photograph provides particularly strong evidence of lower North Avenue's architectural integrity through the remarkable consistency of its historic roof forms and building massing. The streetscape remains defined by closely spaced, predominantly two- to two-and-one-half-story dwellings with substantial rectangular or irregular massing and steeply pitched gable, cross-gable, and hipped roofs, many retaining historic slate roofing. Dormers, projecting bays, rear wings, porches, and prominent masonry chimneys create visual variety while remaining part of a coherent architectural vocabulary. Viewed together from above, the repetition of historic rooflines, slate surfaces, comparable building volumes, and consistent orientation toward the avenue demonstrates that lower North Avenue continues to convey the scale, density, and architectural character of its historic period of development.

124-126 North Avenue



124–126 North Avenue shown in the preceding photograph clearly contributes to a potential North Avenue Historic District because it retains the form, scale, siting, and residential use characteristic of the corridor’s historic development. The two-story, wood-frame dwelling has a traditional cross-gabled form, steeply pitched slate-covered roof planes, a prominent masonry ridge chimney, vertically arranged original window openings, and an entrance porch extending across much of the façade. Its consistent setback, narrow side yard, driveway placement, and orientation toward North Avenue reinforce the established rhythm and historic residential character of the streetscape.

Although replacement siding and windows and alterations to the porch are evident, these are common changes that do not substantially diminish the building’s ability to convey its historic character. Its defining form, roof configuration, proportions, fenestration pattern, setback, and relationship to neighboring properties remain clearly legible. National Register eligibility does not require a building to be unaltered; it must retain sufficient integrity to contribute to the district’s historic identity and significance. **124–126 North Avenue plainly meets that standard.** It remains a recognizable and important component

of North Avenue's historic residential fabric and strengthens the district's continuity, setting, and sense of place. Its removal would create a conspicuous break in that historic streetscape and diminish the integrity of the potential district as a whole.

ATTACHMENTS

Attached to this letter are several figures including a proposed boundary of the historic district, and a photograph of each resource within the boundary. Research is ongoing and I can will state with absolute professional confidence that 90% of the resources within the boundary are contributing qualifying resources, including 124-126 North Avenue.

Also included are aerial images of 124-126 North Avenue in its neighborhood context which illustrate how deleterious the proposed demolition and construction of a 4-story apartment block would be on the surrounding historic district.

5. Conclusions

The evidence demonstrates that 124–126 North Avenue is a qualifying historic building under Section 5.4.8 of the Burlington Comprehensive Development Ordinance. It is more than fifty years old, retains sufficient integrity to convey its historic character, and contributes to a readily identifiable Lower North Avenue Historic District that appears eligible for the National Register under Criteria A and C. The district's historic development pattern remains remarkably intact in its building scale, massing, setbacks, roof forms, slate roofing, lot configuration, and orientation toward North Avenue. Within that cohesive setting, 124–126 North Avenue is not an isolated or marginal resource; it is an integral part of the historic streetscape. Its replacement windows, siding, and porch alterations do not negate its eligibility, nor do they outweigh the building's substantially intact form, massing, roof configuration, siting, and relationship to the surrounding district.

The proposed demolition and replacement are fundamentally inconsistent with both the letter and purpose of Burlington's historic-preservation regulations. No evidence has been presented demonstrating that the building is structurally unsound, incapable of rehabilitation or continued beneficial use, or that its demolition would produce a community-wide benefit sufficient to outweigh the resulting loss. Moreover, replacing this historic two-and-one-half-story dwelling with a four-story, 16-unit apartment block would create a conspicuous rupture in an intact historic streetscape, diminish the integrity of the potential district, and establish a damaging precedent for further demolition along lower North Avenue. Approval would undermine the very historic character, neighborhood scale, architectural integrity, and sense of place that the ordinance expressly requires the City to

preserve. For these reasons, the Development Review Board should find that the applicable demolition standards have not been met and deny the application.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Scott Newman", with a long horizontal flourish extending to the right.

Scott Newman M.Sc.

Principal, 106 Associates

Historic Preservation Consulting

11 Ward Street, Burlington VT 05401

802-777-1572

scottnewman@106associates.com

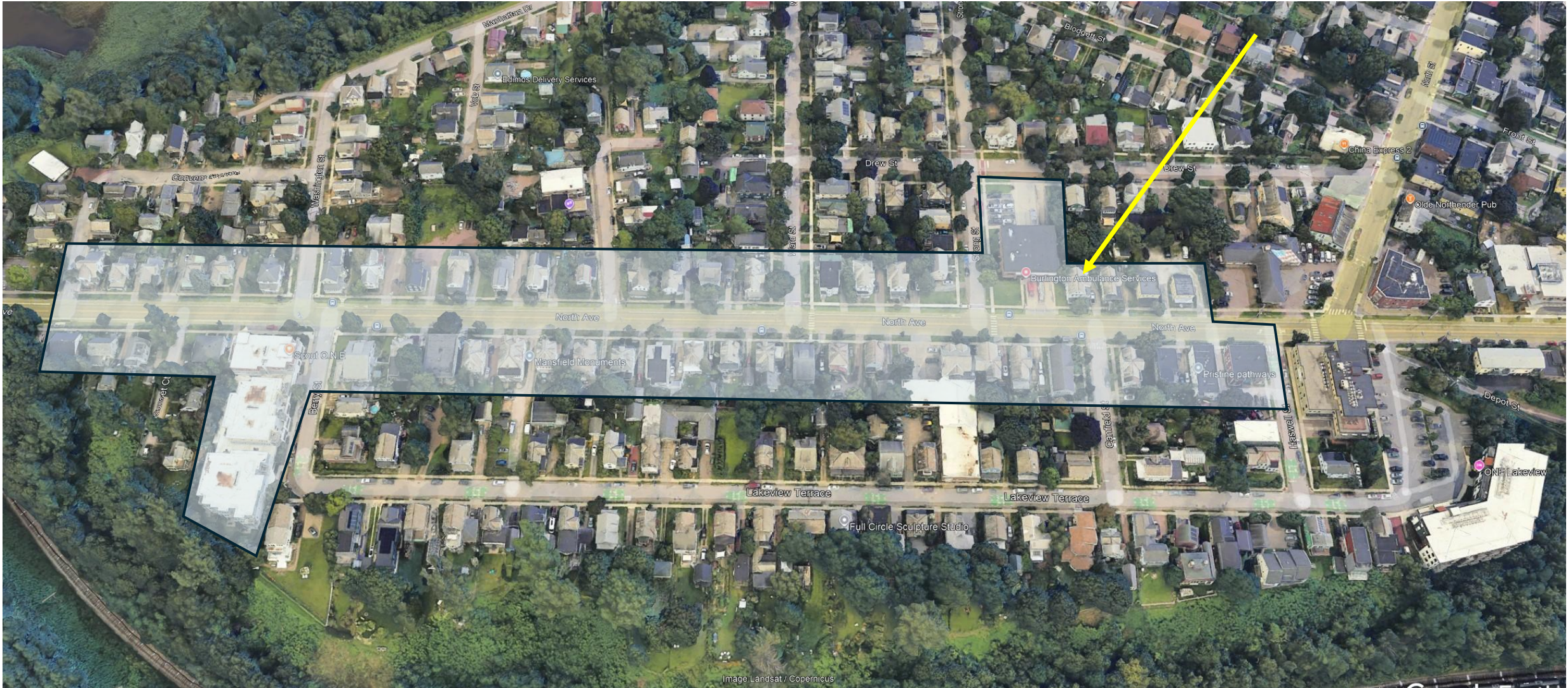


Figure 1: View shows proposed boundaries of the Lower North Street Historic District. Arrow points to 124-126 North Avenue.

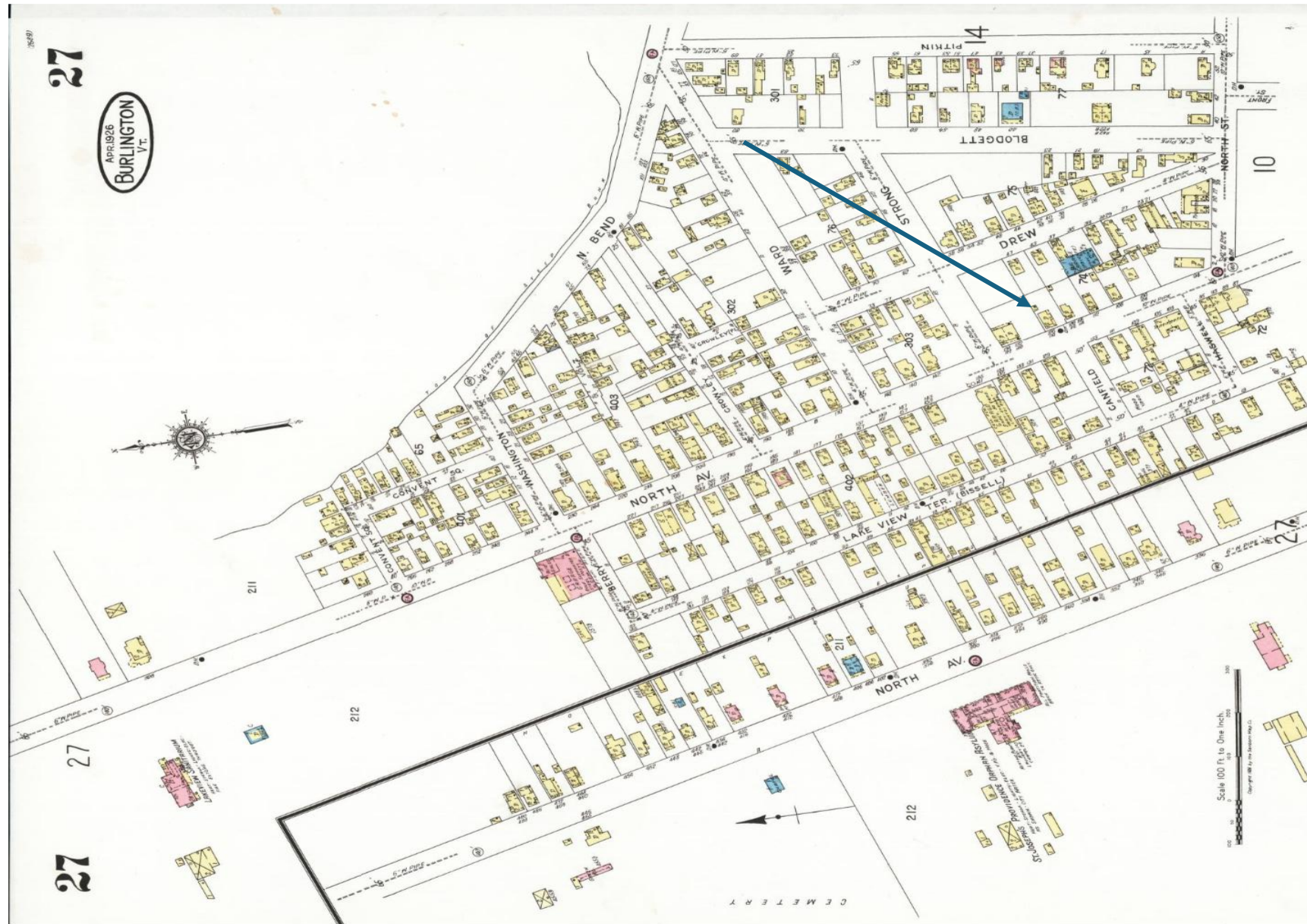


Figure 2: View shows 1926 Sanborn Insurance Map of North Avenue and Old North End. Arrow points to 124-126 North Avenue.



Figure 3: View shows 1926 Sanborn details showing proposed approximate boundaries of the Lower North Avenue Historic District; evaluation concludes remarkably few houses have been removed in the 100 years since this map was drawn. Research is ongoing. Arrow points to 124-126 North Avenue.



Figure 4: View included to demonstrate the adverse impacts on the historic district of demolishing the contributing building and constructing a 4-story apartment block in its place.



Figure 5: View included to demonstrate the adverse impacts on the historic district of demolishing the contributing building and constructing a 4-story apartment block in its place.



Photo 01: 109 North Avenue



Photo 02: 110 North Avenue



Photo 03: 112 North Avenue



Photo 04: 115 North Avenue



Photo 05: 118-120 North Avenue



Photo 06: 119 North Avenue



Photo 07: 124-126 North Avenue



Photo 08: 129 North Avenue



Photo 09: 131-133 North Avenue



Photo 10: 132 North Avenue



Photo 11: 135-137 North Avenue



Photo 12: 141 North Avenue



Photo 13: 150-152 North Avenue



Photo 14: 153 North Avenue



Photo 15: 157 North Avenue



Photo 16: 158 North Avenue



Photo 17: 161 North Avenue



Photo 18: 168 North Avenue



Photo 19: 170-172 North Avenue



Photo 20: 173 North Avenue



Photo 21: 176 North Avenue



Photo 22: 177 North Avenue



Photo 23: 181 North Avenue



Photo 24: 184 North Avenue



Photo 25: 189 North Avenue



Photo 26: 190 North Avenue



Photo 27: 191 North Avenue



Photo 28: 197 North Avenue



Photo 29: 198 North Avenue



Photo 30: 201 North Avenue



Photo 31: 204 North Avenue



Photo 32: 207 North Avenue



Photo 33: 208 North Avenue



Photo 34: 214 North Avenue



Photo 35: 217 North Avenue



Photo 36: 220 North Avenue



Photo 37: 221 North Avenue



Photo 38: 226 North Avenue



Photo 39: 227 North Avenue



Photo 40: 230 North Avenue



Photo 41: North Avenue



Photo 42: 241 North Avenue



Photo 43: 244 North Avenue



Photo 44: 248 North Avenue



Photo 45: 252 North Avenue



Photo 46: 258 North Avenue



Photo 47: 259 North Avenue



Photo 48: 262 North Avenue



Photo 49: 263 North Avenue



Photo 50: 266 North Avenue



Photo 51: 267 North Avenue

Statement of Qualifications - 2026

106 Associates is an independent historic preservation consulting firm based in Burlington, Vermont. The firm serves private, nonprofit, municipal, state, and federal clients, with particular expertise in historic-resource surveys, architectural inventories, historic contexts, National Register evaluations and nominations, regulatory review, effects assessments, rehabilitation planning, and historic tax-credits.

Principal Scott Newman has worked professionally in historic preservation for 30 years in Vermont and New Hampshire. He meets the Secretary of the Interior's Professional Qualification Standards for Architectural History under 36 CFR Part 61 and appears on both states' approved consultant lists. He holds a master's degree in Historic Preservation from the Université de Montréal and a B.A. in Environmental Economics from Concordia University. He has lectured on historic preservation regulatory review at the University of Vermont Historic Preservation graduate program, and Vermont Technical College.

Mr. Newman has extensive experience identifying, documenting, and evaluating historic buildings, structures, districts, and landscapes. His survey work combines archival research, historic-map and photographic analysis, field documentation, architectural description, historic-context development, integrity assessment, and application of the National Register Criteria. This work includes identifying potential historic districts, establishing boundaries and periods of significance, classifying contributing and noncontributing resources, and evaluating National Register eligibility.

From 1999 through 2015, Mr. Newman served as Historic Preservation Officer for the Vermont Agency of Transportation, completing or supervising more than 2,200 historic-resource reviews. His responsibilities included defining survey areas, directing architectural surveys, evaluating properties and districts for National Register eligibility, assessing project effects, and consulting with federal and state agencies, municipalities, property owners, and interested parties.

Through 106 Associates, Mr. Newman has undertaken historic-resource surveys, National Register evaluations, building assessments, and rehabilitation planning for municipal buildings, schools, libraries, industrial complexes, theaters, churches, state parks, and institutional facilities. He has completed assessments and rehabilitation plans for more than 30 historic buildings and structures, frequently in collaboration with architects and engineers. He also serves as a retained consultant to the Vermont Department of Buildings and General Services, Vermont Department of Forests, Parks and Recreation, and Vermont Housing and Conservation Board. Mr. Newman is currently surveying over one thousand houses around the BTV Airport for National Register eligibility.

Mr. Newman's qualifications are complemented by eight years of experience as a restoration contractor. His combined research, regulatory, and hands-on experience supports the identification of historic materials, construction methods, and alterations, as well as defensible assessments of architectural integrity. This background enables 106 Associates to evaluate individual resources within their broader historical contexts and identify development patterns that may distinguish an eligible historic district.

Select Projects

Preservation Conditions Assessments

Danville Congregational Church
 Grand Isle Library
 Grand Isle Town Garage
 Holcomb House, Johnson VT
 Stannard House, Milton, VT
 Cabot United Church
 South Hero Granny's Attic (Church)
 Hearse House, Chester VT
 Wiswell House, Cabot VT
 Vermont Marble Museum, Proctor VT
 Chester St. Luke's Episcopal Church
 East Arlington Methodist Church
 Wheelock Town Hall
 Morrisville Congregational Church
 Woodstock Gilberts Hill Farm Complex
 Poultney Old Methodist Church
 St. Johnsbury North Congregational Church
 St. Johnsbury South Congregational Church
 Wardsboro History Center
 Rutland Hale/Bole House
 House II, Hardwick VT
 Quimby Country Historic Resort Complex,
 Averill VT
 Salinger Block, Rochester NH
 Scenic Theater, Rochester NH
 Wilton King Brook Bridge, Wilton NH Wilder
 Grammar School
 Naulahka - Rudyard Kipling;s House

State / National Register of Historic Places

North Hero State Park Historic District
 Isle La Motte Stone School, Isle La Motte, VT
 Hill Stone House and Tavern, Isle La Motte,
 VT Georgia Stone School House, Georgia, VT
 Lareau Farm Complex, Waitsfield VT Quincy
 Hotel, Enosburg, VT
 Stannard House, Burlington, VT
 Greater Richford Historic District
 Waterbury Village Historic District
 Farrar's Addition Historic District, Waterbury
 Park Terrace - School Street Historic District
 Barre Ward 5 School

Historic Tax-Credits

Multifamily Apartment Buildings in
 Brattleboro, Windsor, Putney, & Burlington
 Reviewed 30 Tax-Credit applications under
 contract for State of Vermont
 Quincy Hotel, Enosburg VT
 Lareau Farm Complex, Waitsfield VT
 90 Clark Street, Brattleboro VT
 Putney Landing, Putney VT
 Barre Ward 5 School
 Newport Woolen Mill
 Lebanon Woolen Mill
 Heaton House, Montpelier
 East Calais General Store
 Barre Ward 5 School

Regulatory Reviews

2,200 + projects reviewed for Section 106,
 22VSA14, DOT Section 4(f), and ACT 250
 Jocelyn Library, Waitsfield
 West Rutland Seniors Center
 City Lights Complex, Winooski,
 138-160 East Allen Complex, Winooski
 Hardwick Yellow Barn Complex
 Putney Landing, Putney
 Pomfret Town Hall
 Proctor Town Hall
 Hardwick Suspension Bridge
 West Haven Town Hall
 Calvin Coolidge State Park, Plymouth VT
 Corinth Town Hall
 St. Johnsbury Armory
 Calais - Alice Ward Library

Determinations of Eligibility

1, 3 Canada Street, Swanton
 102 West End Ave., Newport VT
 Hardwick Yellow Barn, RT 15
 Quechee Lakes Association Barns Stowe
 Inn, Stowe VT
 Brandon Public Library
 Abenaki Headquarters Building, Swanton VT
 Battell Dormitory, Middlebury College VT
 Southeast State Correctional Facility, VT
 Farm Complex, St. Albans VT
 Retaining Wall, Springfield VT
 Lake Bomoseen State Park Structures North
 Hero State Park

Email received 7.30.2026:

Hi Mary,

I hope you're having a nice week! I'm emailing in with comments for the 126 North Ave project review this upcoming Tuesday. Please include it with the DRB documents!

I just wanted to write in as a neighbor to this project (I live just up the street on Washington Street) to express my excitement to see a building like this in the works! We've lived in our house for the past five years and have loved being part of a close-knit community where we actually know our neighbors and where we love watching our kids grow up. When we heard about this project I got really excited for a bright future for this area of the Old North End.

The whole time we've lived here I've said that I think the neighborhood can absolutely support more density, and if anything would be enriched and enlivened by more neighbors! Especially by those who may not have the interest or means to live in a single family home or a duplex setting and would prefer apartment living. Since it's mainly one bedroom apartments, I imagine it would attract some younger people as well, who would bring great energy to this neighborhood. I also imagine this sort of housing would draw more people to this corner of the Old North End, which would in turn increase the vibrancy -- more people utilizing Battery Park (and Beansies Bus!), more people going to Scout, eating at Saigon Kitchen, etc. Vibrancy begets vibrancy and higher density would encourage that.

North Avenue also strikes me as a perfect location for this sort of project, since it's already a dense corridor and is high-traffic. I pass this building almost daily on my walk to and from picking up my daughter from daycare, and would love to see the sidewalks filled with more people who are excited to have the opportunity to be able to live here.

I'm very hopeful we get to see this project come to life in the coming years!

Thanks for listening,

Catherine Emil

(21 Washington Street)



**CITY OF BURLINGTON
DEPARTMENT OF PUBLIC WORKS**

645 Pine Street, Suite A
Post Office Box 849
Burlington, VT 05402-0849
802.863.9094 VOX
802.863.0466 FAX
802.863.0450 TTY
www.burlingtonvt.gov

MEMORANDUM

TO: Development Review Board

FROM: Jack Keller, PE, Public Works Transportation Engineer
Corey Mims, PE, Senior Public Works Engineer

DATE: August 4, 2026

CC: Laura Wheelock, PE, City Engineer

RE: 124-126 North Avenue ZP-26-216

In review of the proposed plan described in ZP-26-216, the Department of Public Works has the following comments:

- DPW is not supportive of the proposed installation of an underground utility vault in the public right-of-way for this development. Placement of an underground vault in the proposed location would restrict the City's future ability to underground utilities in this area. DPW will not recommend approval of the proposed underground vault placement in the right-of-way to City Council.
- DPW would be supportive of alternative transformer locations (on-site or aerial) based on BED recommendations.
- The existing curb cut will no longer have a receiving on-site facility. Because of this change, full height curb will need to be re-established along with greenbelt restoration at the property owner's expense per Burlington Codes and Ordinances Chapter 27 Article II. Excavations and Obstructions 27-36 Replacement of Curbing and 27-50 Restoration of right-of-way.
- In review of the applicant's site plan and proposed short-term bike parking, DPW would prefer the applicant first investigate placement of bike storage on the property in what seems like potentially available spaces in front of the building or on the side. If the applicant can demonstrate that this isn't feasible and the curb cut is restored (see note above), DPW may accept placement of the proposed bike parking in the right-of-way.
- DPW is supportive and shares DPI staff comments around TDM concerns.

Email received 7.31.2026:

Good morning Mary,

I hope you're doing well! I'm writing to share my thoughts on the project at 126 North Ave., and would happily have these comments included in the documentation for the meeting on Tuesday.

Burlington has been trending towards being a bike and walking friendly city, including the major overhaul to Main Street that just recently concluded, to give pedestrians and bikers more physically safe space to explore our city. It's exciting to think that just up the road would be housing that takes seriously the need to provide spaces for bike parking in a locked area.

This new project would also provide housing for 16 people/pairs/families, close to downtown and on the bus route, and in a place walkable to coffee shops and restaurants and Church street.

No housing in this city is perfect - some of the old and beautiful houses are second homes and left empty, some of the apartment complexes are new and overpriced, some of the houses made into student housing need more than new paint and a deep clean, etc. I would be glad to know there was a functional, wheelchair accessible, affordable, new building that's made with the city and its people in mind.

Please let me know if you have any questions! Thank you,

Dr. Claire A. Siesfeld, EdD, MA.Ed

she/her/hers

Proposed Redevelopment of 124–126 North Avenue

July 31, 2026

Dear Members of the Development Review Board,

Thank you for the opportunity to comment on the proposed redevelopment of 124–126 North Avenue.

My name is Missa Aloisi, and I am both a neighboring property owner and a registered architect. I appreciate the opportunity to participate in Burlington's development review process and offer these comments from the perspective of someone who is both directly affected by this proposal and professionally engaged in the design of the built environment.

I also want to note that I only became aware of this proposal last weekend through conversations with neighbors. I did not receive notice of the project before then. Whether or not the notification requirements of the ordinance were technically satisfied, my experience suggests that Burlington's current public engagement process may not always reach nearby residents in a meaningful or timely way. For projects that will shape neighborhoods for decades to come, early awareness and opportunities for constructive dialogue are just as important as formal public hearings.

I would like to begin by stating unequivocally that I support building more housing in Burlington. Our city faces a genuine housing shortage, and neighborhoods throughout Burlington—including my own—must contribute to addressing that need. Redeveloping underutilized parcels is an important part of that solution, and I appreciate applicants who are willing to invest in creating additional homes.

My comments are therefore not intended to oppose new housing, but rather ask whether this proposal represents the standard Burlington wants to see replicated as redevelopment continues along North Avenue and throughout the city. I believe at this time, this project does not represent this standard. **What should good infill housing look like in Burlington?** As our city grows, we should expect new development to not only increase housing supply but also strengthen neighborhoods, improve the public realm, and build public confidence in the City's long-term housing strategy.

It's the DRB's responsibility to determine whether a project complies with dimensional standards and consider whether the proposal demonstrates how higher-density housing can coexist successfully with existing neighborhoods to establish a positive precedent for future redevelopment.

Housing Quantity

This project has been described as "Missing Middle Housing." I strongly support the principles behind Missing Middle Housing and believe Burlington should encourage more of it. However, Missing Middle Housing has never been defined solely by the number of units within a building. It is defined by its ability to introduce additional housing while remaining compatible in scale with surrounding neighborhoods through thoughtful massing, incremental density, and careful integration into the existing fabric.

If Burlington wants residents to support more housing, this project should demonstrate that density can be an asset to the neighborhood.

Housing Quality

Increasing the supply of housing should not come at the expense of creating homes that are durable, functional, and capable of serving residents over the long term.

The plans indicate that the proposed market-rate units include approximately 365-square-foot studios, 460-square-foot one-bedroom units, and 620-square-foot two-bedroom units. While compact housing can play an important role in Burlington's housing mix, these sizes raise broader questions about long-term livability for a range of household types.

Burlington's Inclusionary Housing Ordinance reflects the City's recognition that affordable housing should also be quality housing. Article 9 establishes standards intended to ensure that inclusionary units are comparable in size to market-rate units or, under an alternative compliance path, meet minimum floor area standards of 350 square feet for studios, 550 square feet for one-bedroom units, and 750 square feet for two-bedroom units, these units fall short to that standard. I encourage the Board to confirm how this proposal complies with these requirements and to consider whether the overall unit mix advances Burlington's broader goals for long-term, livable housing.

Housing should also be designed to serve residents of all ages and abilities. I encourage the applicant and the Board to clarify how many units are fully accessible or adaptable and whether opportunities exist to increase the availability of accessible housing. As Burlington's population ages and housing needs evolve, accessibility should be viewed as an essential component of housing equity rather than simply a regulatory requirement.

Neighborhood Quality

From an architectural perspective, the proposal appears to maximize nearly every dimensional parameter available under the zoning ordinance, including height, lot coverage, and building envelope. While these elements may comply with the ordinance, the resulting building reads as a single, continuous four-story volume. Changes in materials and window patterns provide architectural variation, but they do not substantially reduce the perceived mass of the building.

Good urban design begins with the building's form. Architectural detailing cannot substitute for thoughtful massing.

I encourage the Board to consider whether the project could better demonstrate how higher-density housing can coexist with established neighborhoods. Could upper-story setbacks reduce the perceived height? Could the building be composed as a series of smaller volumes rather than one continuous mass? Could the rear of the building step down toward the lower-scale residential neighborhood instead of presenting a uniform four-story edge?

These are not anti-development suggestions. They are well-established urban design strategies that allow communities to accommodate substantial new housing while creating more comfortable transitions between different neighborhood contexts.

This proposal also highlights a broader opportunity for Burlington's development regulations. While the zoning ordinance establishes clear standards for height, setbacks, lot coverage, and permitted uses, it provides comparatively little guidance for how larger multifamily buildings should transition when they directly abut established residential neighborhoods.

Projects located at these residential edges deserve additional design attention because they occupy the interface between higher-density corridors and lower-scale

neighborhoods. Burlington should consider adopting Residential Edge Design Standards that encourage upper-story setbacks, modulation of building mass, enhanced landscape buffering, preservation and expansion of tree canopy, careful treatment of rear façades, and thoughtful placement of outdoor activity areas. Such standards would not reduce allowable density but would improve how that density is integrated into existing neighborhoods.

Planning Process

Finally, I believe Burlington has an opportunity to strengthen its development review process.

Today, meaningful public participation often begins only after a project has been substantially designed. Earlier collaborative design discussions—focused on building form, neighborhood transitions, landscape, and public realm rather than solely on zoning compliance—could improve projects while reducing conflict later in the review process.

Applicants could also be encouraged to prepare a simple design response memorandum documenting how community feedback influenced the evolution of a proposal. Such a process would promote transparency, improve trust, and reinforce the idea that community engagement is a meaningful part of design rather than a procedural requirement.

Conclusion

I support additional housing in Burlington. I also believe that Burlington should aspire to build housing that is not only more plentiful, but also more livable, more accessible, and more thoughtfully integrated into its neighborhoods. The project as currently designed does not give consideration to the above mentioned points and fails to meet good urban design as it currently stands.

This project presents an opportunity to demonstrate that increased density and excellent urban design are not competing objectives but complementary ones. If Burlington expects neighborhoods to welcome more housing, then new development should, in turn, demonstrate a commitment to neighborhood compatibility, architectural quality, and long-term livability.

By holding ourselves to that standard, we can build not only more housing, but better neighborhoods. I have attached an addendum of items that the board and the applicant take into consideration and answer before approval of this project.

Thank you for your consideration.

Missa Aloisi, registered architect
14 Strong Street

Addendum A

Design Considerations for Further Review

The following comments are offered as design questions and opportunities for refinement rather than objections to the addition of housing on this site.

Building Massing

The proposed building reads as a single four-story volume. While material changes provide architectural variation, they do not significantly reduce the perceived scale of the building.

Consider:

- Breaking the building into smaller architectural volumes.
- Recessing portions of the façade to create shadow lines or create access to the outside for residents.
- Creating front porches, stoops or balconies which are proven reducers of crime as it provides eyes on the street.
- Varying parapet heights to reduce the perception of one continuous roofline.
- Provide strategies for reducing height along the side walk, canopies, trees, etc

Residential Edge Transition

This site represents an important transition between a higher-density corridor and an established residential neighborhood.

Additional design consideration should be given to how the building relates to the homes located behind the site.

Consider:

- Stepping the building down toward the rear property line to reduce the apparent height when viewed from residential backyards.
- Increasing upper-story setbacks adjacent to neighboring homes.
- Providing a wider landscaped buffer with canopy trees that will mature over time.
- Treating the rear façade with the same level of architectural care as the street-facing elevation.
- Privacy considerations for neighboring homes.
- Solar access where practical.
- Careful placement of active outdoor uses that don't negatively impact the neighbors.

Operational Planning

Several important operational questions are not readily apparent from the submitted plans and deserve further discussion.

Move-in / Move-out Operations

- How will moving trucks safely access the site?
- Will loading activities occur on North Avenue?
- Can temporary loading be accommodated without significantly affecting traffic or bicycle circulation?

Service Vehicles

- How will delivery vehicles access the site?
- How will furniture deliveries, maintenance vehicles, and emergency access be managed?

Trash, Recycling, and Outdoor Activity Areas

The current site layout places the refuse enclosure and dog run adjacent to the rear property line.

While these are necessary components of multifamily housing, their location should carefully consider neighboring residential properties.

Questions for further review:

- Could these uses be relocated to reduce impacts on adjacent homes?
- Would these functions be more appropriately located closer to North Avenue or another less sensitive edge of the site?
- Could additional landscaping, fencing, or architectural screening reduce noise and visual impacts?
- What measures will be taken to minimize odor, lighting, and late-evening activity on the rooftop?

Hi Mary,

I hope this finds you well. I'm writing today in support of Michael Chaucer & Rhoeen Pruesse-Adams proposed project at 124-126 North Ave. They are pitching density at a time where the city (and state as a whole) are in desperate need of it. Transforming a tired old duplex to a brand new 4-story apartment is exactly the ambition we need in this moment. To net positive 14 added units from this project is 14 more units that add to the city's supply, eases pressure on renters, grows the tax base, and contributes towards the ever-illusory housing equilibrium I hope to see us achieve one day.

I hope to see a shift in our collective mindset exemplified in the DRB's decision; from NIMBY voices killing projects like this to an understanding that this project aims to directly solve a critical problem with our economy. I don't mean to disparage neighbors wanting a say in what's built around them; they should have that right. But I hope to see a shift reflected in this project from the strangulation of density projects to the supportive guidance of them. This will deliver a sparkly new building with a high quality of living condition in an amazing location that will drive foot traffic to local downtown businesses. Every way you look at it, this project is a win & I hope to see that reflected in its approval. If relevant, feel free to include this in the DRB documents as part of the review.

Thank you for your work, time, and consideration.

Yours humbly,



JARED LEBOWITZ

REALTOR with the Brian Boardman Group

Coldwell Banker Hickok & Boardman

M: (802) 922-5730

W: BrianBoardmanGroup.com

[Secure Document Upload Link](#)



346 Shelburne Road
Burlington, VT 05401

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July 31, 2026

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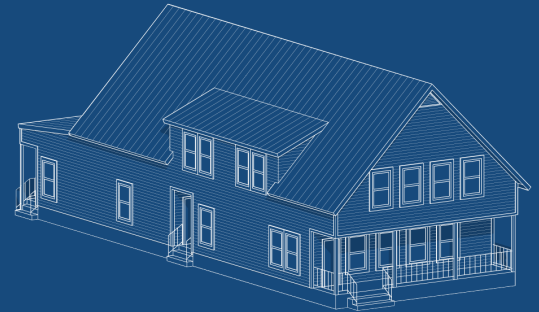
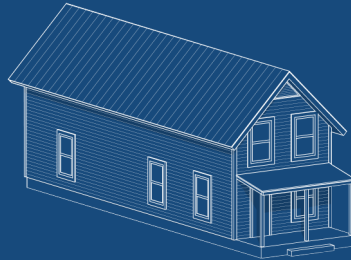
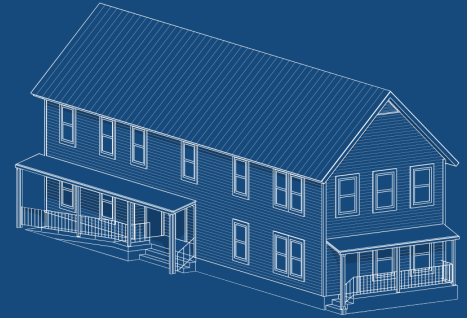
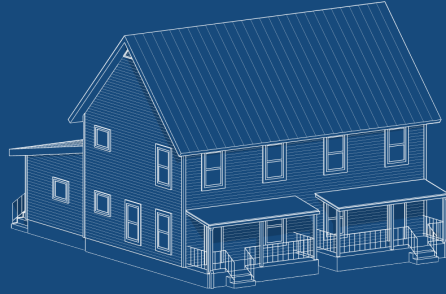
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- What measures will be taken to minimize odor, lighting, and late-evening activity on the rooftop?

Vermont 802 Homes



Vermont Homes for All Toolkit

A 'Design & Do' Toolkit for Small-scale Home Builders, Investors, and Community Leaders



Phase 1: Engagement & Design (Toolkit)

Actions: Homes for All Toolkit, Builders' Workbook, Infill Case Studies

Status: Completed 2024



Phase 2: Training Curriculum & Cohort

Actions: 101-Level Training; Individualized Technical Assistance; CoP

Status: Ongoing



Phase 3: Pre-Approved Design Access (802 Homes)

Actions: Construction-Ready Pre-Approved Designs

Status: Age-Friendly Housing Workshops in July, Designs in Progress

802 Homes – Ready-to-Build Catalog of Home Designs

\$725⁰⁰

and Our FREE BUILDING PLANS

WILL BUILD, PAINT AND COMPLETE, READY FOR OCCUPANCY,
THIS INVITING \$1,100.00 SIX-ROOM COTTAGE.

We tell you on page 2 how we furnish, free, the plans for this house, or any of the many houses shown in this book.



MODERN HOME No. 115

With Wood Foundation, Not Excavated.

On the opposite page we illustrate a few of the materials we specify on this, our \$725.00 house.

The arrangement of this house is as follows:

FIRST FLOOR.

Parlor - 12 feet by 10 feet 6 inches

Bedroom - 8 feet 6 inches by 11 feet 9 inches

Kitchen - 14 feet by 11 feet 9 inches

Pantry - 8 feet 2 inches by 3 feet 6 inches

SECOND FLOOR.

Front Bedroom, 8 feet 3 inches by 10 feet 6 inches

Rear Bedroom, 8 feet 6 inches by 11 feet 9 inches

Large Attic - 14 feet by 11 feet 9 inches

All bedrooms have roomy closets.

Size: Width, 24 feet; length, 28 feet, exclusive of porch

FIRST FLOOR PLAN.

SECOND FLOOR PLAN.

GOOD MATERIALS MAKE GOOD HOUSES

When planning our houses it is a question of how good, not how cheap. This statement is easily proven by referring to some of the materials we illustrate and describe on opposite page. In using our plans, you take no risk of getting poor materials, such as might occur if the work were done by some unscrupulous contractor. The mill work specified is the best in each grade. You take no risk when building from our plans, as we positively guarantee every piece of material we furnish, and if each piece is not entirely satisfactory, it may be returned and your money will be refunded, together with all transportation charges.

BOOK OF MODERN HOMES

—9—

Sears, Roebuck & Co., Chicago, Ill.



SOUTH BEND NEIGHBORHOOD INFILL

Pre-approved, ready-to build housing

Page 225 of 240

802 Homes + “Development-Ready” Community Partners



Create a roadmap for other communities by identifying the steps required to incorporate **administrative approvals** into bylaws, streamline existing approval processes, and create infill-supportive development conditions.

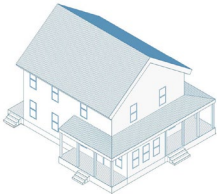
State-Level Pre-Approval from Div. of Fire Safety



Streamlined Local Permitting and Approval

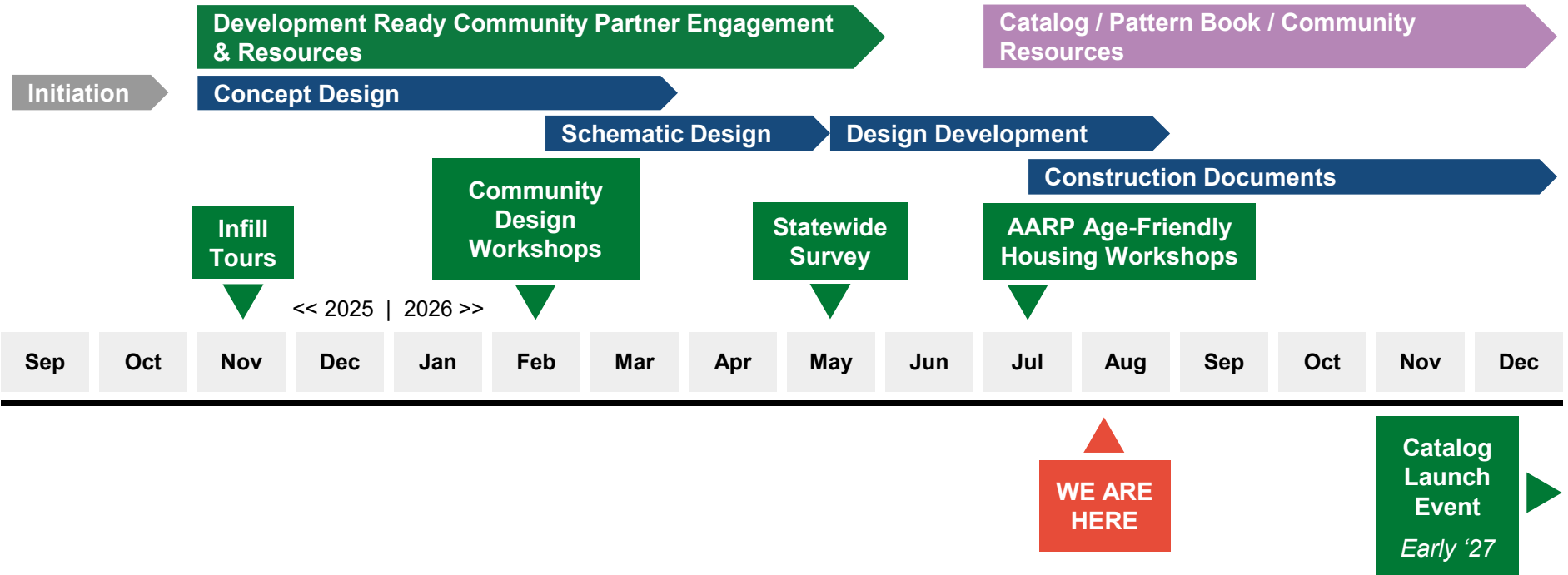


Local Infill Opportunities and Supportive Bylaws



More Homes Delivered
through Predictable
Process

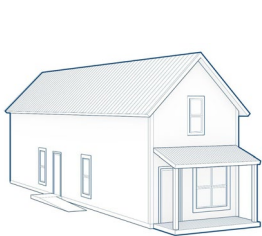
Project Schedule



802 Homes Designs

10 Home Designs, from Starter Home to 6-Unit, to Accommodate a Variety of Site Types and Housing Needs

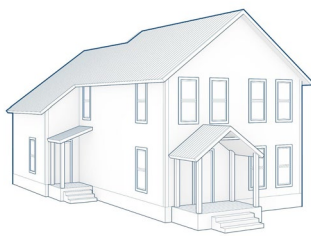
The designs will be **inspired by historic Vermont homes** that already exist in communities.



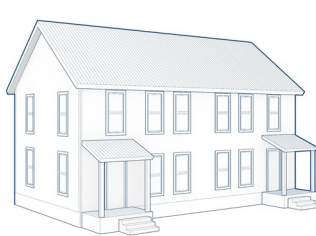
Railroad Flat
Single Unit



Foursquare



Back-to-Back
Two Units



Side-By-Side



Paired Starter Home



Triple Decker
Two Units



Village 4
Four Units



Narrow Lot



Stackable
Four or More Units



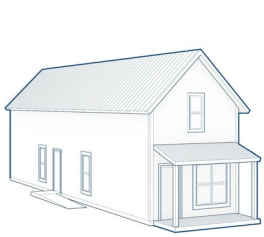
Rowhomes

Age-in-Place and Universal Design

10 Home Designs, from Starter Home to 6-Unit, to Accommodate a Variety of Site Types and Housing Needs

5/10 Designs Include at Least One Accessible Unit

All Designs Are Visitable and Incorporate Elements of Universal Design and Adaptability



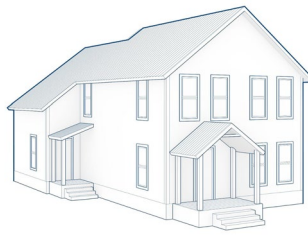
Railroad Flat

Single Unit



Triple Decker

Two Units

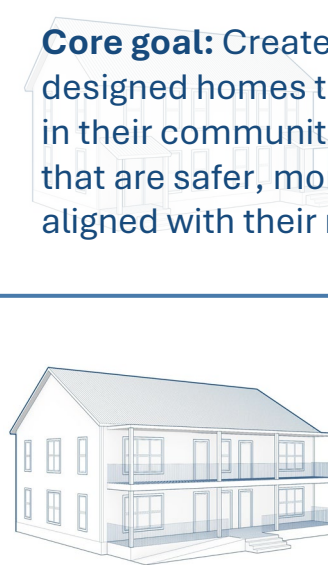


Village 4

Four Units



Narrow Lot



Stackable

Four or More Units



Core goal: Create small-scale, well-designed homes that allow people to remain in their communities while living in spaces that are safer, more manageable, and better aligned with their needs over time.

Design Example – Interational Triple Decker

More Designs and Additional Detail on DHCD Website (www.tinyurl.com/802homes)

# of Units	2
Bedrooms	2 / 4
Bathrooms	1 / 2
Building Dims	28' x 48'
# of Stories	2.5
Units SF (Net)	1,010 SF / 2,033 SF

Key Features:

- 1. Fully accessible flat
- 2. Two accessible bedrooms
- 3. Overall building design supports multi-generational family occupancy



Hartford Ave - Hartford



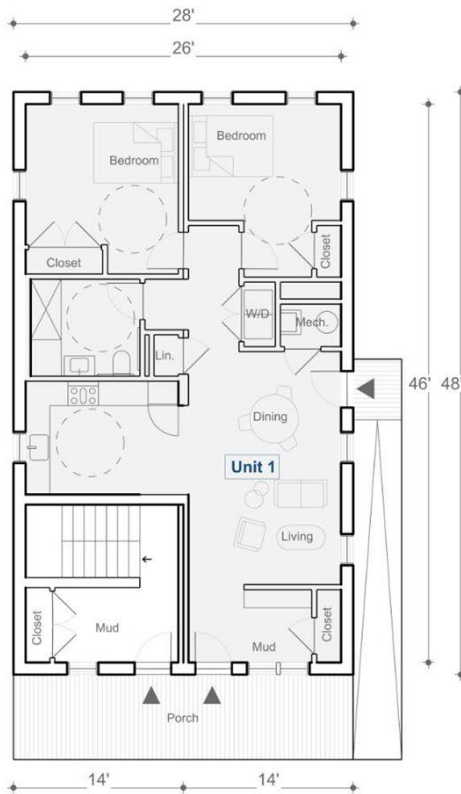
Granite St - Barre



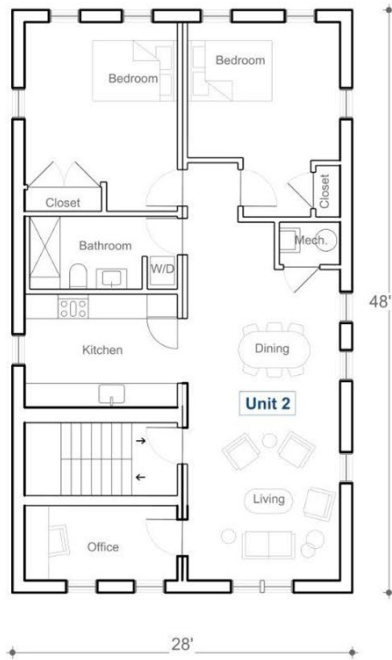
Design Example – Interational Triple Decker

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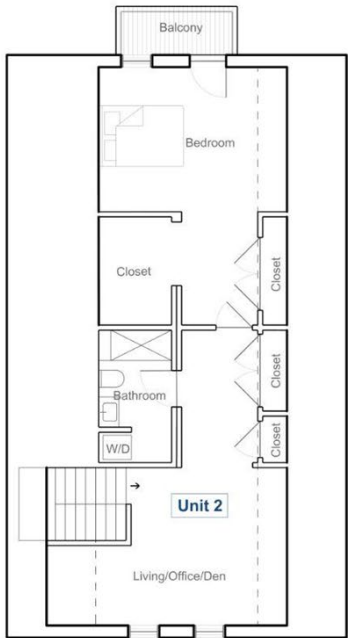
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Floor 1



Floor 2



Floor 3

General Feedback Themes - DRAFT

From Partnering Community Workshops, Statewide Survey, Age-Friendly Housing Workshops, and Tech. Advisors

Off-Site Design Constraints

1. Modular Compatibility: 13'-9" width is ideal / 11' minimum width due to transportation balancing / 60' lengths ideal

Universal Design & Aging in Place

2. Ramps: review placement to ensure that they are covered and/or not under roof eaves.

3. Stairs & Handrails: entry stairs should all be "walker width" with handrails, handrails at all stairs and ramps.

4. Pocket Doors: incorporate where feasible/appropriate for accessibility (accessible bathrooms, visitable powder rooms)

5. Ground Floor Full Bath: include ground floor full bath where practical for large households and/or future single-story living

Interior Livability & Design Quality

6. Kitchen Layout: prioritize L-shaped or islands in lieu of galley-style where possible, ensure practical prep space

7. Entry Sequence: avoid entering directly into living space, include adequate storage and place to sit if full mudroom isn't feasible

8. Adjacencies: avoid undesirable relationships (e.g. entering onto bathroom, or bathroom opening to kitchen/dining/living)

9. Furniture Layouts: ensure the following

- Living: standard (7') couch fits, feasible TV placement, etc.
- Bedroom: queen and two night stands fits in primary bedroom

10. Storage: ensure adequate storage for seasonal use (clothes, skis, winter tires), downsizing, and strollers, etc. - add where feasible.

11. Detailing: exterior trim detailing will be developed balancing affordability and aesthetic goals, developer may choose to modify

12. Natural Light: explore ways to increase natural lighting

13. Acoustic Privacy: reduce sound transmission where possible

14. Porches: aim for minimum of 5' depth to increase usability

Note: Each home design has its own set of feedback and review items. Full feedback summary to be posted to website shortly.

802 Homes + Off-Site Construction

10 Home Designs, Each Designed Two Ways

The designs will be calibrated to **multiple construction methods to support the diversity of our local builders and varying site constraints.**

Platform Framing (On-Site)

Traditional method used to build homes on-site, often referred to as “stick built”, can work with panelized / Pods construction



Panelized (Off-Site)

2D, most commonly used for exterior wall panels, can be finished to variable degrees (pre-insulated, or finished)



Pods (Off-Site)

Mid-scale 3D, Bathrooms, Kitchens, Laundry rooms, can be used with panelized systems or a stick built base



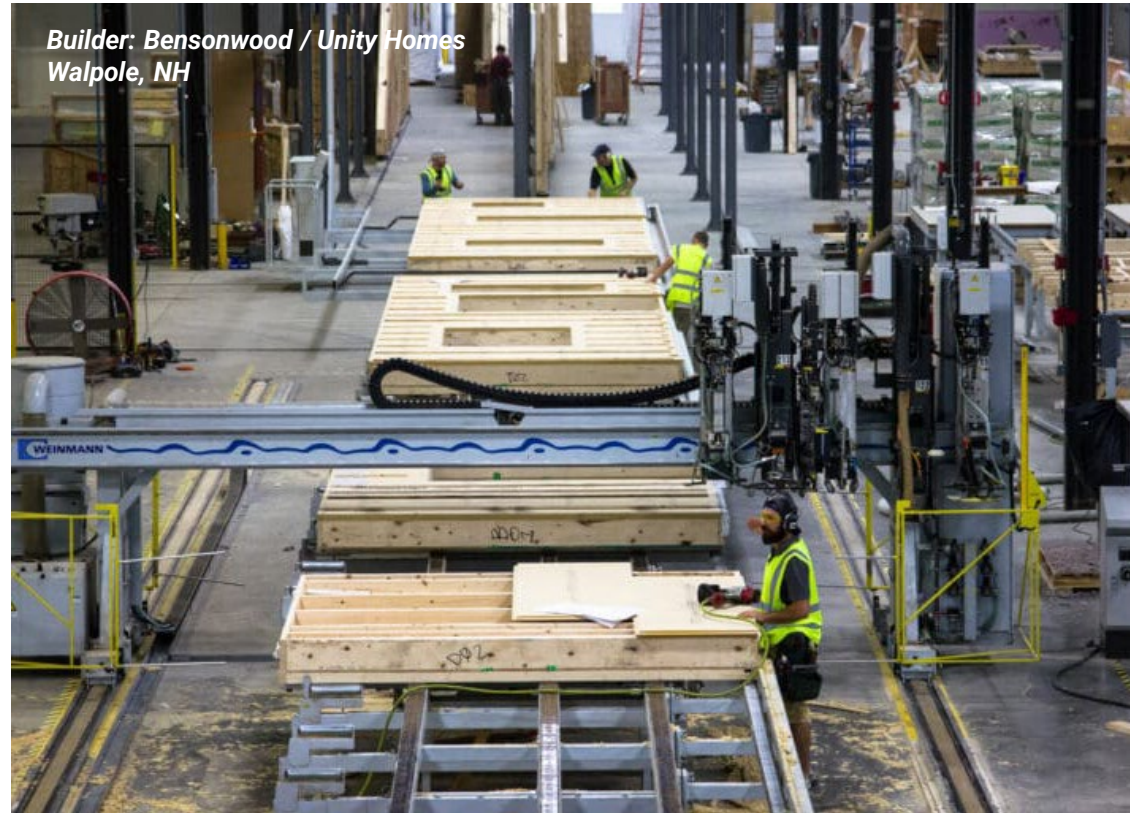
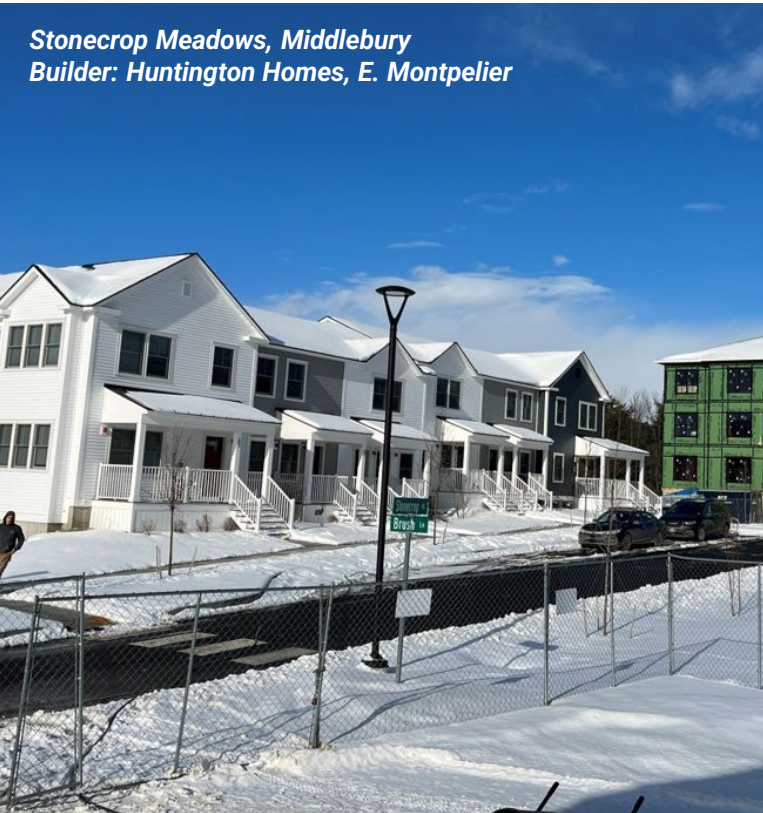
Volumetric (Off-Site)

Room-scale 3D, full room size volumes, in some cases electrical and plumbing work can be done in the factory rather than on site



OR

Benefits of Off-Site Built Housing?



Speed to Market, Reduced Risk, Cost Savings, Labor Efficiencies, Consistent Quality and Less Waste, Scalability...

802 Homes + “Development-Ready” Community Resources

Co-Developed with Community Partners to Facilitate Implementation Momentum Statewide

How can municipalities **create a predictable, right-sized process** for Missing Middle Housing, infill development, and 802 Homes?

DESIGN GUIDE

802 Homes Companion Design Guide

- Vermont Missing Middle Home Precedent Guide
- Infill Site Matching & Design Principles
- Universal Design & Age-in-Place Compatibility

DEVELOPMENT-READY BEST PRACTICES

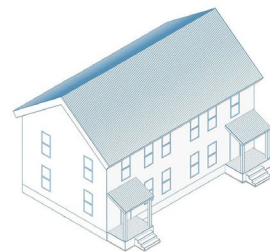
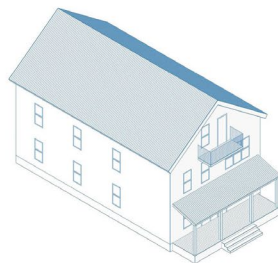
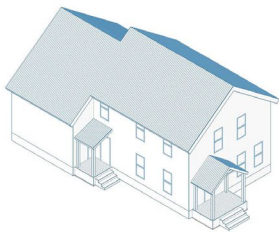
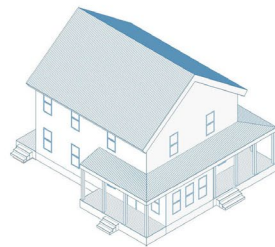
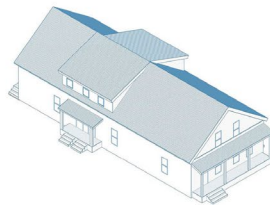
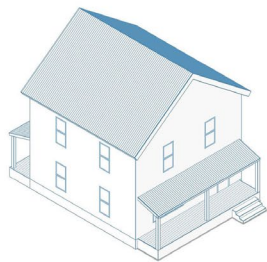
Aspirational tool for communities in the pursuit of “development-readiness”

- Municipal Investment Prioritization & Alignment
- As-of-Right Development Standards Best Practices
- Development Review & Permitting Best Practices
- Checklist-style Guide for Municipal Action and Investment

From Design Plans to Built Homes

How Can 802 Homes be a Vehicle for Recalibrating the Housing Delivery System?

Align the system –
building form, local codes,
housing construction,
workforce, infrastructure,
and capital funding –
**to make housing
development more
predictable and
less risky.**



Scale Matters – Off-Site Housing Accelerator Pilot

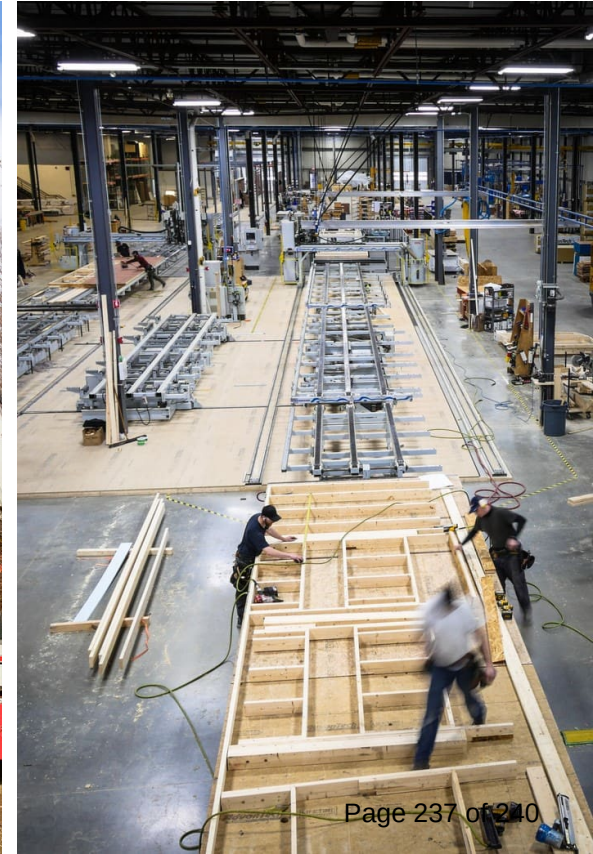
How Can 802 Homes be a Vehicle for Recalibrating the Housing Delivery System?

*Led by Treasurer's Office,
with Support from DHCD*

Single, one-off projects
cannot create efficiencies.

But **repeated production of
standardized designs and
scale** across communities
may:

- Stabilize supply chains
- Promote Business Expansion
- Enable bulk purchasing
- Lower construction costs



Aligning Infrastructure and Capital

How Can 802 Homes be a Vehicle for Recalibrating the Housing Delivery System?

Streamlined, Predictable Permitting

Supportive Bylaws and Funding through MPGs

Developer Training to Expand Capacity

802 Homes Catalog, Pre-Approved Plans that Reduce Soft Costs and Community Friction

CHIP-Ready Sites and Technical Assistance through VLCT

Off-Site Accelerator / Bulk Purchasing through Treasurer's Office to Reduce Per Unit Costs

Coordinated Capital Stack and **Seed Money** for Developers



Financial Incentives for Energy Efficiency (Tier III)

= Homes at a Price Vermonters Can Afford*

***This is the vision**; our hope is to align programs and funding to make workforce housing projects viable without Federal subsidy!

Regional Collaboration

How Can We Work Across Borders to Support Housing Production?

Hosted by **Pew Charitable Trusts + Urban Land Institute**

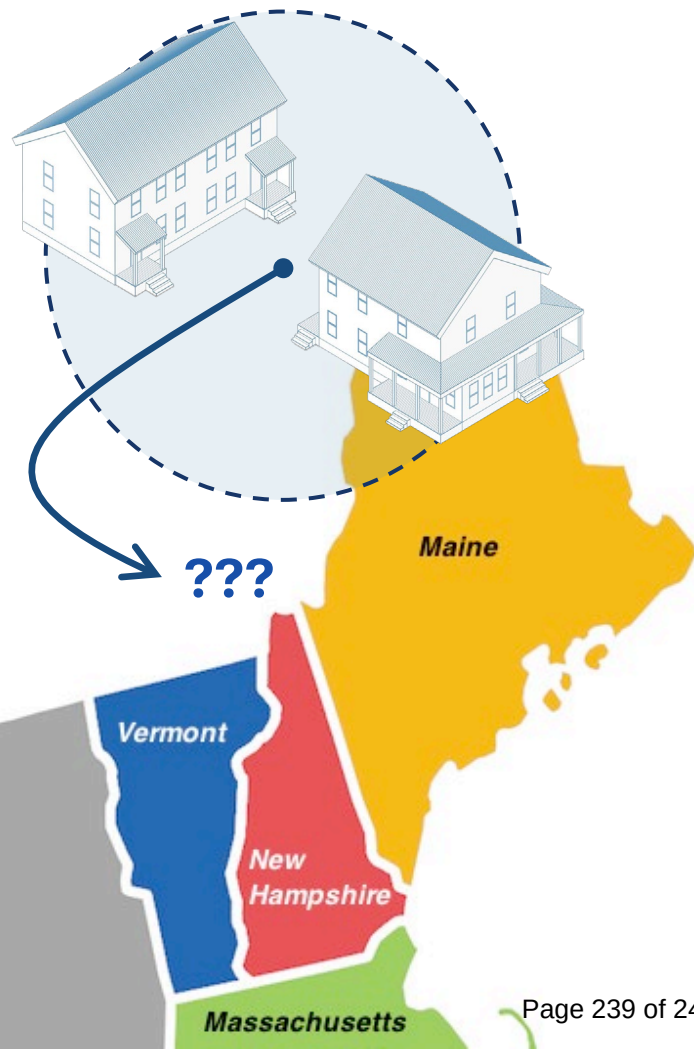
Vermont x **New Hampshire** x **Maine**

Can we...

- **Create Designs** that Work in Multiple States
- **Align Building Codes** and Off-Site Construction Codes
- **Aggregate Demand** for Off-Site Construction

To...

- **Support the Network** of Off-Site Manufacturers
- **Lower Unit Cost** by Building At-Scale
- **Deliver More Homes** Quickly and Affordably



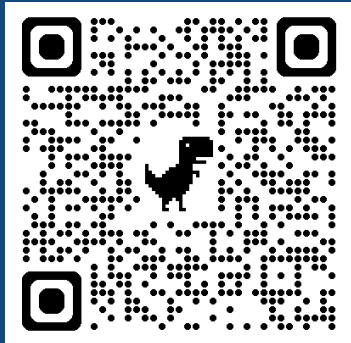
DHCD

Chris.Cochran@vermont.gov

802-595-5410

Jeff.Dube@vermont.gov

802-585-0061



<https://accd.vermont.gov/current-initiatives/homesforall>

<https://accd.vermont.gov/current-initiatives/homesforall/802homes>