

Burlington Development Review Board

Department of Permitting & Inspections

645 Pine Street

Burlington, VT 05401

www.burlingtonvt.gov/DPI/DRB

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Tuesday, August 18, 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>

Webinar ID: 832 2569 6227

Passcode: 969186

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

1. Agenda

2. Communications

3. Adopt Minutes

4. Consent Agenda

4.1. ZP-26-264; 48 Blodgett St (RM, Ward 2) Ian Pfeiffer

Proposed addition of second floor and attic over existing house footprint. Proposal includes first floor connector addition to existing garage. (Project Manager, Kirk Dressing)

5. Adjournment

6. 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
Matthew Clark, Code Compliance Officer



MEMORANDUM

TO: Development Review Board
FROM: Kirk Dressing, Associate Planner
DATE: August 18, 2026
RE: ZP-26-264; 48 Blodgett 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-26-264

Location: 48 Blodgett Street

Zone: RL **Ward:** 2

Date application accepted: June 11, 2026

Applicant/Owner: Ian Pfeiffer

Request: Proposed addition of second floor and attic over existing house footprint. Proposal includes first floor connector addition to existing garage.

Applicable Regulations:

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

Background:

- **ZP-09-478** – Approval to remove existing aluminum siding and Install wooden siding on remaining three sides of building. (Rear is currently wood clapboard.)
- **ZP-09-224** – Approval to – Replace half-lap roofing on first floor and bay window with asphalt shingles.

Overview:

48 Blodgett Street is an existing single family dwelling with detached two-car garage. The proposed scope of work is the addition of second floor and attic over the existing house footprint, as well as an addition connecting the garage to the dwelling. The dwelling is existing non-conforming with respect to the side-yard setback; therefore, DRB approval is required for the structure to be expanded vertically.

Recommendation: **Consent approval** as per, and subject to, 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.

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

District	Min. Lot Frontage ^{2,3,4,5} (linear feet)	Setbacks ^{1,6,7,8,9}			Lot Coverage ^{1,10}
		Front	Side	Rear	
Residential Low (RL)	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	20 ft.	45%
Residential Medium (RM)				15 ft.	55%
Residential High (RH)	N/A				80%
Residential Corridor (RC)	N/A	Min required: 5 ft Max permitted: 20 ft			80%

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. For properties in the RL and RM zones with frontage along Lake Champlain or the Winooski River, the front yard setback shall not be required to exceed 50 feet.
9. An additional ten per cent (10%) lot coverage may be permitted for accessory residential features per (d) 2C below.

(b) Dimensional Standards

The intensity of development, dimensions of building lots, the heights of buildings and their setbacks from property boundary lines, and the limits on lot coverage shall be governed by the following standards:

Affirmative finding, with DRB discretionary review of vertical expansion within a required setback. See Section 5.3.5 (a).

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'
48 Blodgett Street	Roof ridge 32' 3 stories	1 (no change)	±1,656	N/A	N/A	N/A

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 in use is proposed. The property shall remain a single-family home.

Affirmative finding.

(d) District Specific Regulations:

Not applicable.

Article 5: Citywide General Regulations

Section 5.2.1 Existing Small Lots.

Not applicable.

Section 5.2.2 Required Frontage or Access

This is an existing developed site. No change is proposed to the current frontage or access to the parcel. **Affirmative finding.**

Section 5.2.3 Lot Coverage Requirements

See Table 4.4.5-1 above.

Section 5.2.4 Buildable Area Calculation & Steep Slopes Overlay District

The subject parcel does not exceed 2 acres. Not applicable for Buildable Area Calculation.

The project area is not within the Steep Slopes Overlay District. Not applicable.

Section 5.2.5 Setbacks

See Table 4.4.5-1 above. The proposed 1-story addition with attic will create new non-conformity to side yard setback on the north elevation. DRB discretionary review is warranted under Section 5.3.5 (a), below.

Section 5.2.6 Building Height Limits

See Table 4.4.5-2 above.

Section 5.2.7 Density and Intensity of Development Calculations

See Table 4.4.5-2 above.

Part 3: Non-Conformities

Section 5.3.5 Non-conforming Structures

(a) Changes and Modifications:

Nothing in this Part shall be deemed to prevent normal maintenance and repair or structural repair, or moving of a non-complying structure pursuant to any applicable provisions of this Ordinance.

Any change or modification to a nonconforming structure, other than to full conformity under this Ordinance, shall only be allowed subject to the following:

1. *Such a change or modification may reduce the degree of nonconformity and shall not increase the nonconformity except as provided below.*

Within the residential districts, and subject to Development Review Board approval, existing nonconforming single-family homes and community centers (existing enclosed spaces only) that project into side and/or rear yard setbacks may be vertically expanded so long as the expansion does not encroach further into the setback than the existing structure. Such expansion shall be of the existing nonconformity (i.e. setback) and shall:

- i) *Be subject to conformance with all other dimensional requirements (i.e. height, lot coverage, density and intensity of development);*
- ii) *Not have an undue adverse impact on adjoining properties or any public interest that would be protected by maintaining the existing setbacks; and,*
- iii) *Be compatible with the character and scale of surrounding structures.*

Existing accessory buildings of 15 feet in height or less shall not exceed 15 feet tall as expanded.

2. *Such a change or modification shall not create any new nonconformity; and,*
3. *Such a change or modification shall be subject to review and approval under the Design Review provisions of Article 3, Part 4.*

The proposed addition is placed on the existing house footprint, but as expanded vertically into a full second story with third story attic introduces expanded non-conformity to side yard setback. The addition otherwise will not create any new non-conformity, and is not anticipated to have an undue adverse impact on adjoining properties or public interest. The building official may require

specific sheathing materials or limited building openings to meet life safety code. **Affirmative finding with DRB concurrence.**

(b) Demolition:

Not applicable

Sec. 5.4.8 Historic Buildings and Sites

48 Blodgett Street is not listed on the state or National Register of Historic Resources. **Not applicable**

Section 5.5.2 Outdoor Lighting

Section 5.5.3 Stormwater and Erosion Control

The site disturbance does not exceed the threshold for an Erosion Prevention and Sediment Control plan. Not applicable.

Section 5.5.4 Tree Removal

No trees are proposed for removal. **Not applicable**

Article 6: Development Review Standards

Part 1: Land Division Design Standards

No land division is proposed. Not applicable.

Part 2: Site Plan Design Standards

Sec. 6.2.1 Applicability.

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

Sec. 6.2.2 Review Standards

(a) Protection of Important Natural Features:

No significant natural features are proposed for alteration. **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 topographical changes are included within the proposal. Not applicable.

(c) Protection of Important Public Views:

Not applicable.

(d) Protection of Important Cultural Resources:

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.

No part of this application precludes the use of wind, water, solar, geothermal or other renewable energy resources. **Affirmative finding.**

(f) Brownfield Sites:

Not applicable.

(g) Provide for nature's events:

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

Site disturbance does not exceed 400 sq. ft; short of the threshold for requiring an EPSC plan. Not applicable.

(h) Building Location and Orientation:

The addition will be constructed on the footprint of an existing attached dry storage structure. **Affirmative finding.**

(i) Vehicular Access:

No changes are proposed for access. **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.

48 Blodgett Street has access to a public pedestrian walkway. **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.

While not a requirement for single-family homes, Vermont “Visitability” standards are encouraged. ADA compliance is subject to review by the building official.

Affirmative finding.

(l) Parking and Circulation:

Driveway parking shall remain as existing. **Affirmative finding.**

(m) Landscaping, Fences and Retaining Walls:

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

No changes are proposed to the existing landscaping. **Not applicable.**

(n) Public Plazas and Open Space:

Not applicable.

(o) Outdoor Lighting:

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

The lighting & electrical notes state that exterior decorative wall mounted light fixtures (assume 3) are proposed. More information including proposed locations and fixture spec sheets will need to be provided to determine compliance. **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.

No additional infrastructure or changes to existing infrastructure are identified on the application materials. If any alteration to the existing infrastructure, or new infrastructure is proposed more information will need to be provided. **Affirmative finding as conditioned.**

Part 3: Architectural Design Standards

Sec. 6.3.2 Review Standards

(a) Relate development to its environment:

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

The following shall be considered:

1. Massing, Height and Scale:

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

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

The proposed addition is more than 4' taller than the existing roofline; however per this standard there can be no interference in the allowable building height per Table 4.4.5-2.

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

The proposed addition is stepped back from the existing front façade, which enhances the visual appeal adding variety to the roofline, and makes it less imposing as seen from the street than if the entire front façade increased in height.

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 existing home will retain its gable roof structure, with the proposed addition matching the exiting roofline and stepping back from the front façade. **Affirmative finding.**

3. Building Openings

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

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

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

The only new building entrance proposed is a sliding door leading to the rear deck, which will not be visible from the street. The only additional opening to the front façade of the building is a witch's window. The southern façade window layout will change with the removal of entry porch windows as well as the relocation of first-story windows to accommodate the garage connection. Skylights and second floor windows are also proposed. The windows depicted on the elevations appear to be different from the existing, and no spec sheets have been provided for the proposed windows. Proposed window spec sheets, and clarification about whether or not

existing windows are proposed to be replaced are needed. **Affirmative finding as conditioned.**

(b) Protection of Important Architectural Resources:

48 Blodgett Street is not listed on the state or National Register of Historic Resources. Not applicable.

(c) Protection of Important Public Views:

Not applicable.

(d) Provide an active and inviting street edge:

The addition provides a visually attractive and natural looking expansion of the existing structure. The stepping back of the addition helps offer visual interest as seen from the street. **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 owners have chosen composite clapboard siding, PVC or similar composite for exterior trim, casings, fascia, rake boards, and soffits, with asphalt shingle and standing seam metal roofing for the garage connection and front entry porch. All are considered of accepted durability for new construction. **Affirmative finding.**

(f) Reduce energy utilization:

New structures should incorporate the best available technologies and materials in order to maximize energy efficient design. All new construction shall meet the Guidelines for Energy Efficient Construction pursuant to the requirements of Article VI. Energy Conservation, Section 8 of the City of Burlington Code of Ordinances.

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

Windows and doors are required to meet Residential Building Energy Standards. All new construction is required to meet the Guidelines for Energy Efficient Construction pursuant to the requirements of Article VI. Energy Conservation, Section 8 of the City of Burlington Code of Ordinances. **Affirmative finding as conditioned.**

(g) Make advertising features complementary to the site:

Not applicable.

(h) Integrate infrastructure into the building design:

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.

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.

See Sec 6.2.2 (p) above.

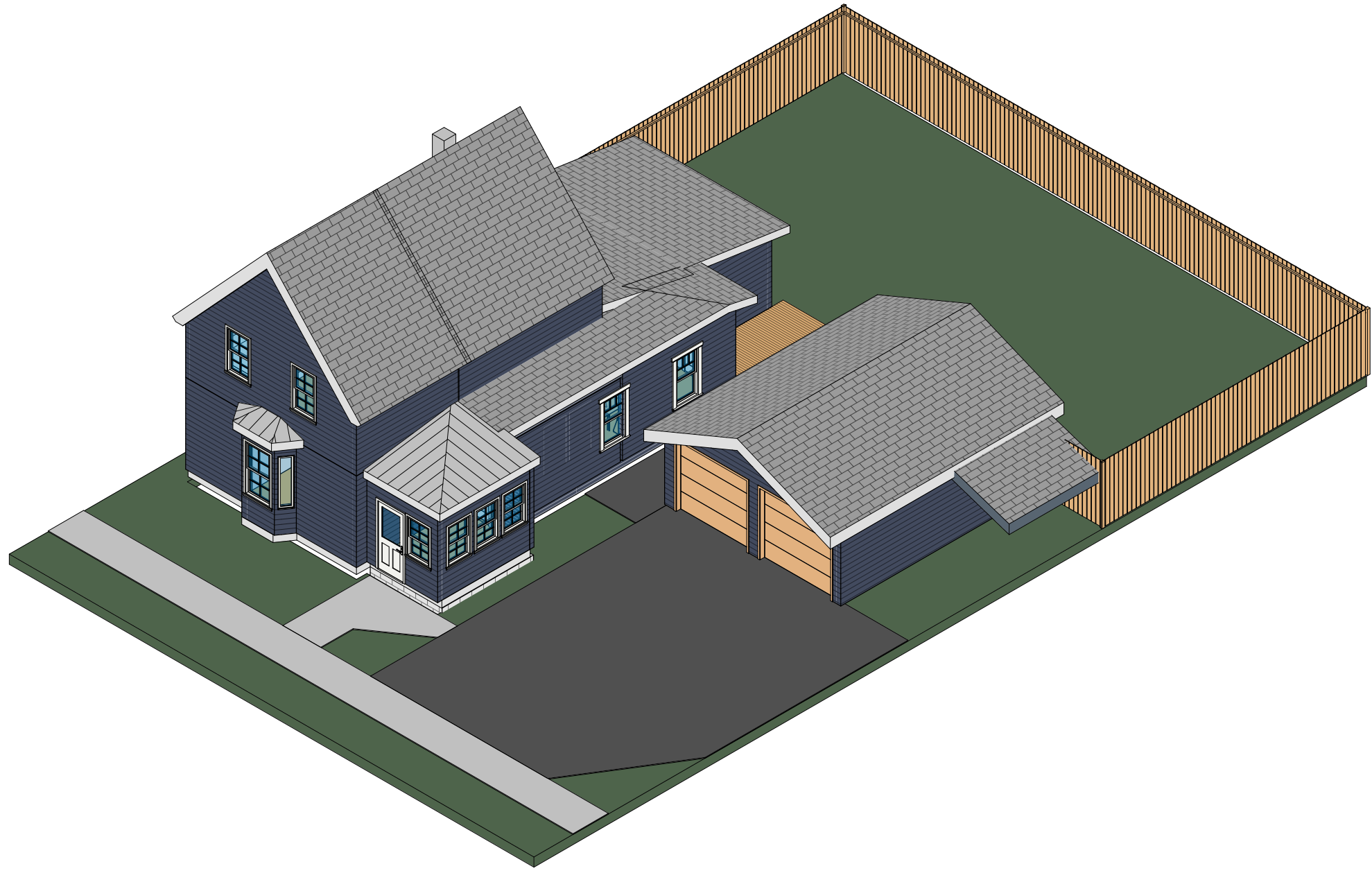
(i) Make spaces secure and safe:

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

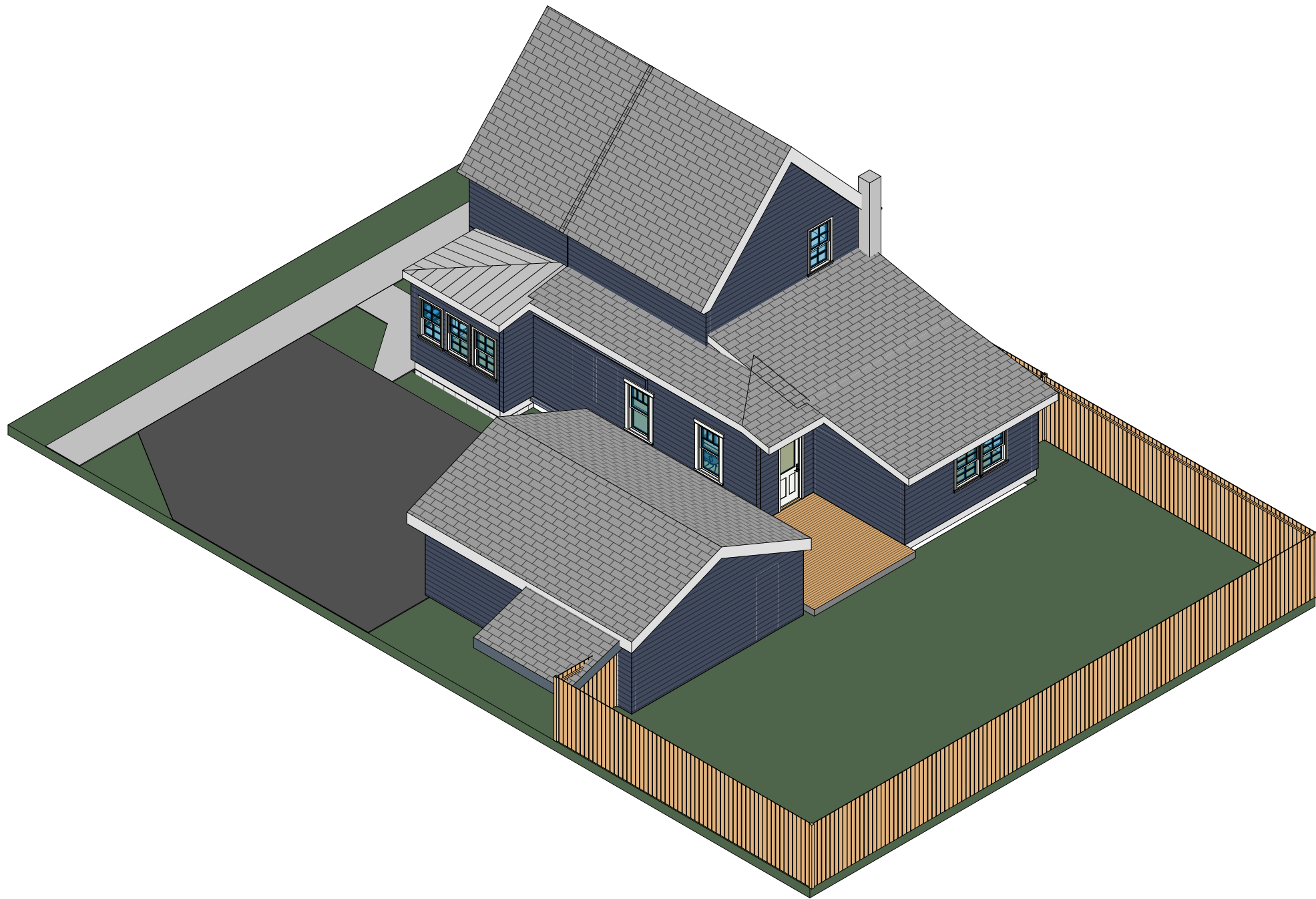
II. Conditions of Approval

1. Prior to release of the zoning permit:

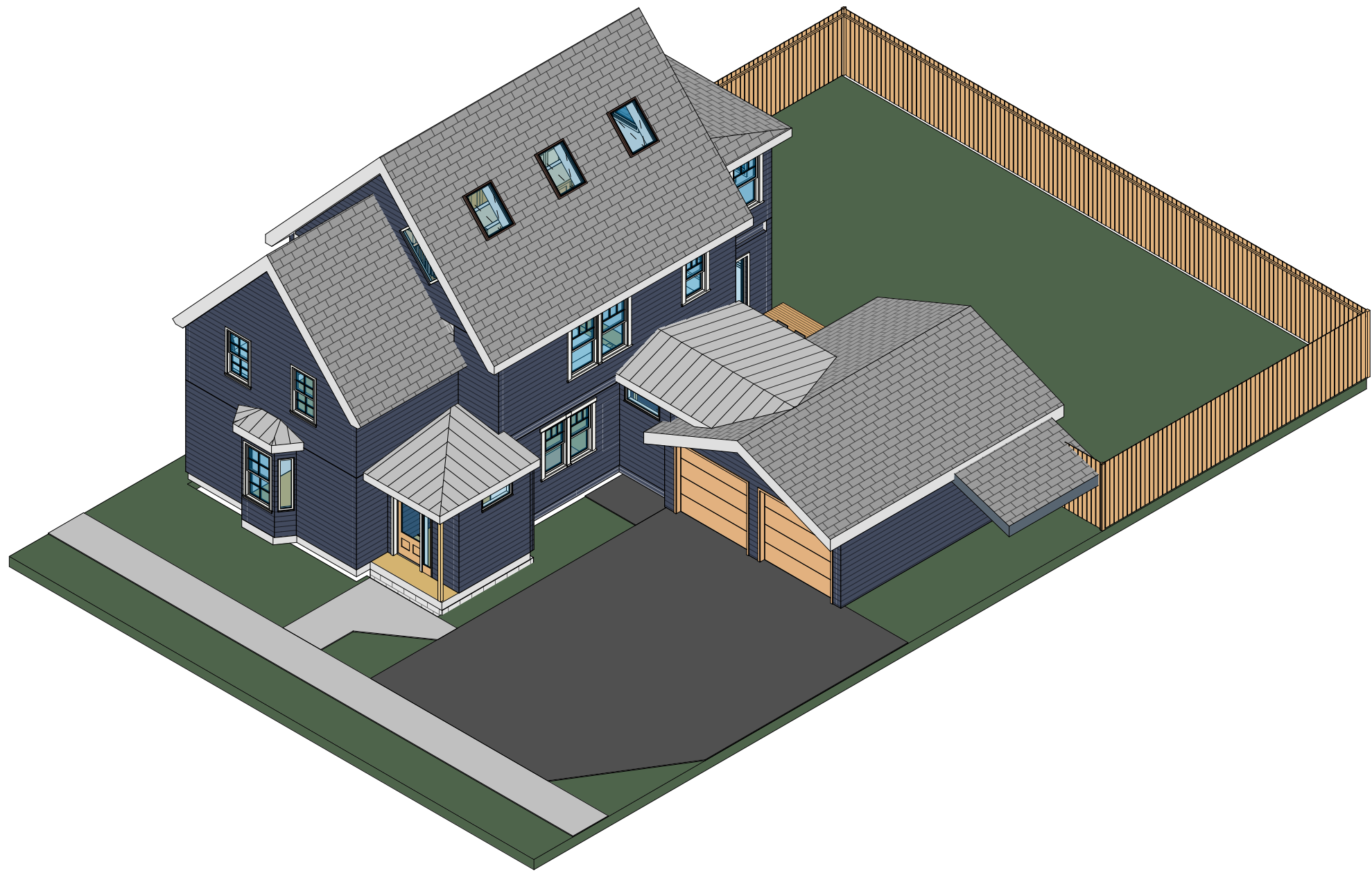
- a. Any proposed building or utility infrastructure and screening shall be added to the site plan and/or elevation drawings, subject to staff review and approval.
 - b. Proposed outdoor lighting fixture locations shall be depicted on proposed elevations/site plans, and spec sheets shall be provided for staff review and approval.
 - c. Clarification as to whether or not existing windows are proposed to be replaced.
 - d. Proposed window spec sheets shall be provided for staff review and approval.
2. 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.
 3. Building openings and sheathing materials are subject to Code review by the building official.
 4. Development shall adhere to all building and life safety code as defined by the fire marshal and/or building official.
 5. Vermont Residential Building Energy Standards apply to this project. Compliance with the standards is the Owner's responsibility. Prior to requesting a Certificate of Occupancy, a copy of a completed Vermont Residential Building Energy Standards Certificate shall be submitted with a Certificate of Occupancy (final or temporary) request, and filed in the Land Records located at the Clerk/Treasurers office in City Hall (149 Church Street). For more information, see http://publicservice.vermont.gov/energy_efficiency
 6. Standard Conditions 1-15.



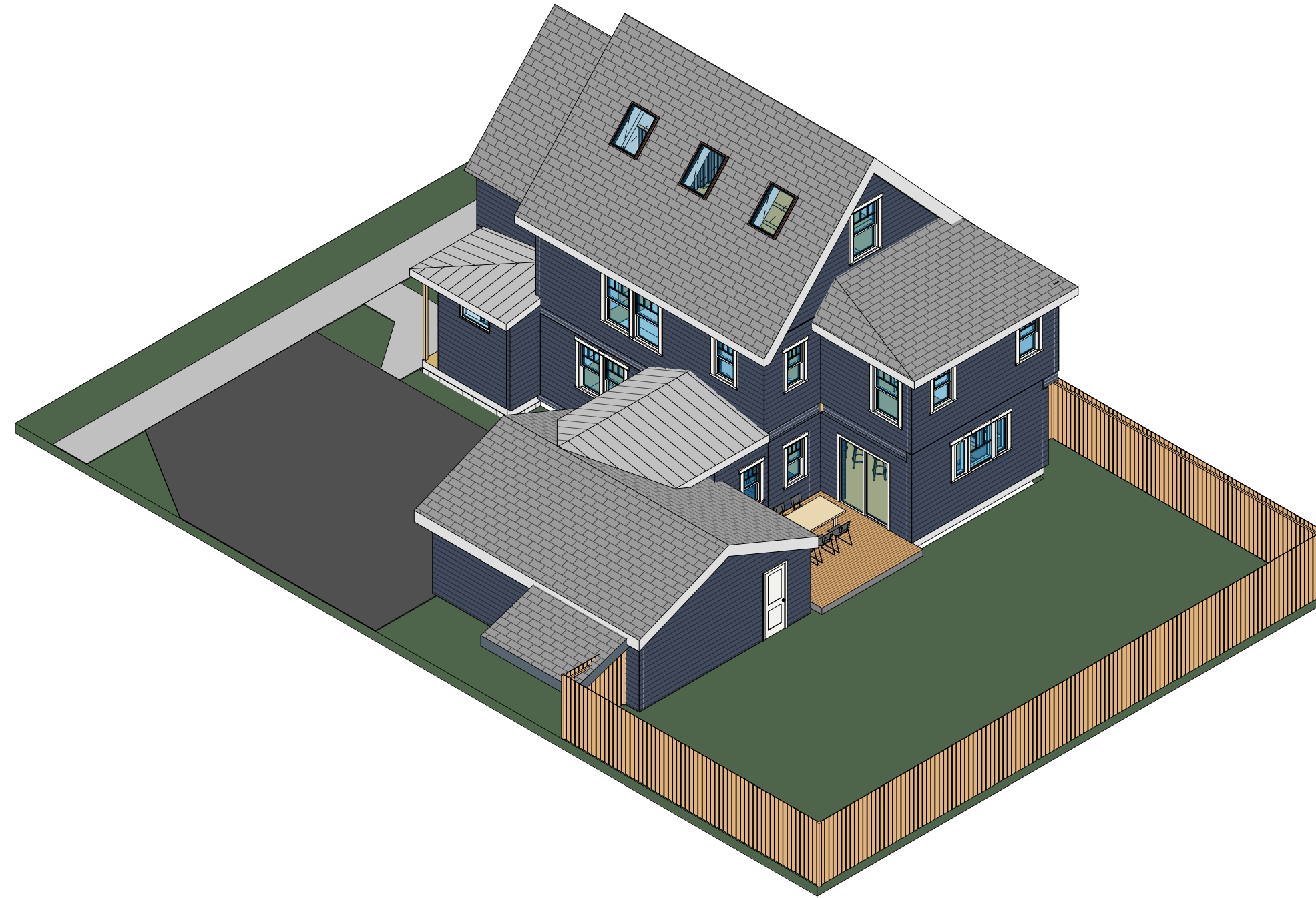
1 3D EXISTING 1



2 3D EXISTING 2



3 3D COMPLETE

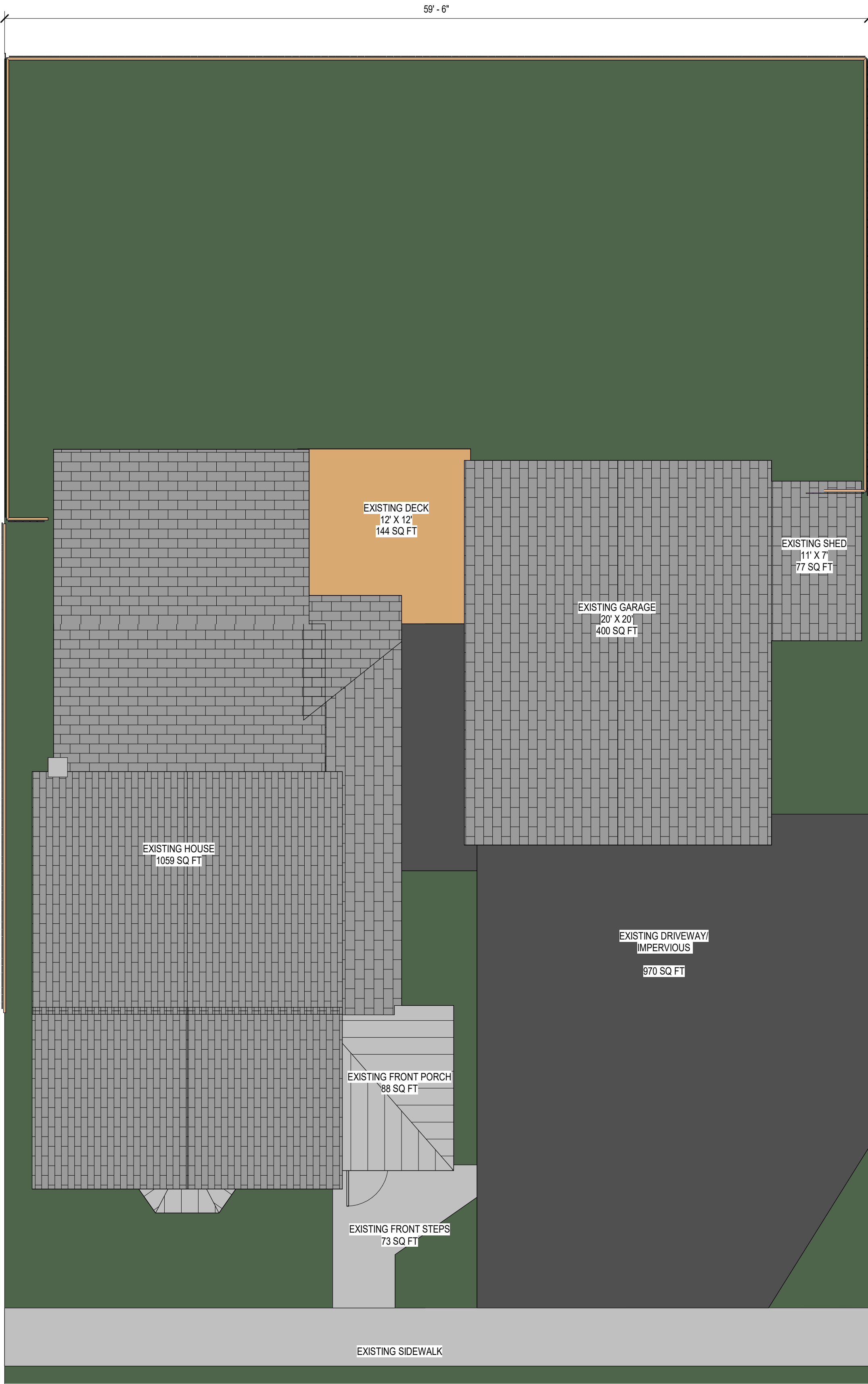


4 3D COMPLETE 2

PERMIT SET	
SH. #	SHEET NAME
C0.0	COVER
SP1.0	SITE COVERAGE
A1.0	FLOOR PLANS
A1.1	FLOOR PLANS
A1.2	ELEVATIONS
A1.3	ELEVATIONS
A1.4	ELEVATIONS

Stamp	
No.	Date
Description	
IAN PFEIFFER 48 BLODGETT ST BURLINGTON, VT 05401 585-730-3003	
COVER	PFEIFFER RESIDENCE RENOVATION
Designed By:	ITP
Checked By:	ITP
Drawn By:	ITP
Scale:	
Date:	2026-05-18
C0.0	

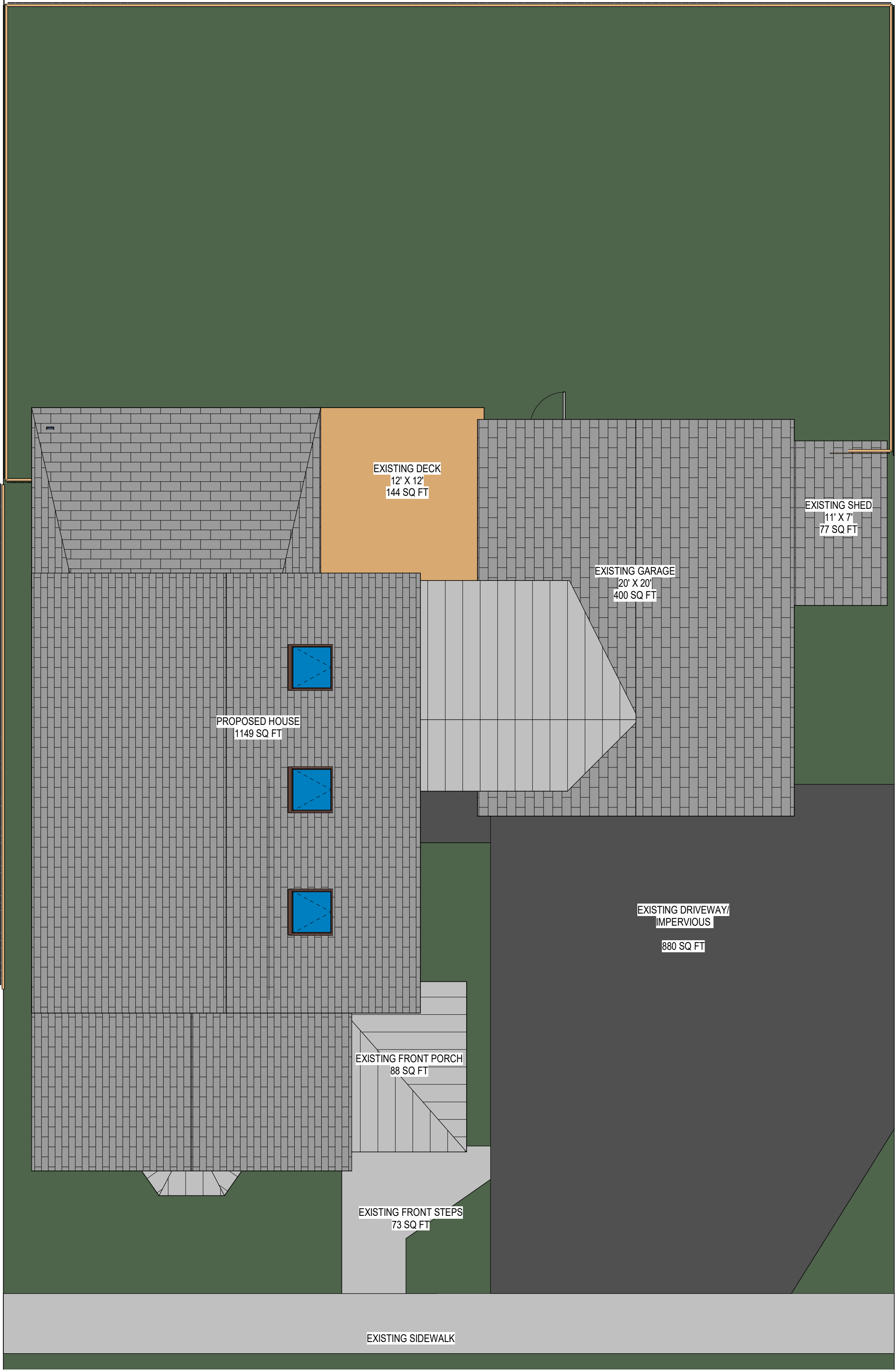
1 EXISTING LOT COVERAGE PLAN
3/16" = 1'-0"



48 BLODGETT - EXISTING LOT COVERAGE	
LOT FT2 (59.5 X 86)	5117
BASE STRUCTURES	
EXISTING HOUSE	1059
EXISTING DRIVEWAY IMPERVIOUS	970
EXISTING GARAGE	400
EXISTING FRONT PORCH	88
EXISTING SHED	77
ACCESSORY STRUCTURES	
EXISTING DECK	144
EXISTING FRONT WALKWAY	73
LOT COVERAGE W/O ACCESSORIES	2594
%LOT COVERAGE W/O ACCESSORIES	51%
TOTAL LOT COVERAGE	
%LOT COVERAGE W/ACCESSORIES	55%

48 BLODGETT - PROPOSED LOT COVERAGE	
LOT FT2 (59.5 X 86)	5117
BASE STRUCTURES	
PROPOSED HOUSE	1149
DRIVEWAY IMPERVIOUS	880
EXISTING GARAGE	400
EXISTING FRONT PORCH	88
EXISTING SHED	77
ACCESSORY STRUCTURES	
EXISTING DECK	144
EXISTING FRONT WALKWAY	73
LOT COVERAGE W/O ACCESSORIES	2594
%LOT COVERAGE W/O ACCESSORIES	51%
TOTAL LOT COVERAGE	
%LOT COVERAGE W/ACCESSORIES	55%

2 PROPOSED LOT COVERAGE PLAN
3/16" = 1'-0"



Sheet Title:

SITE COVERAGE

Date

Description

No.

Stamp

IAN PFEIFFER
48 BLODGETT ST
BURLINGTON, VT 05401
585-730-3003

Project Title:

PFEIFFER RESIDENCE RENOVATION

Designed By: ITP

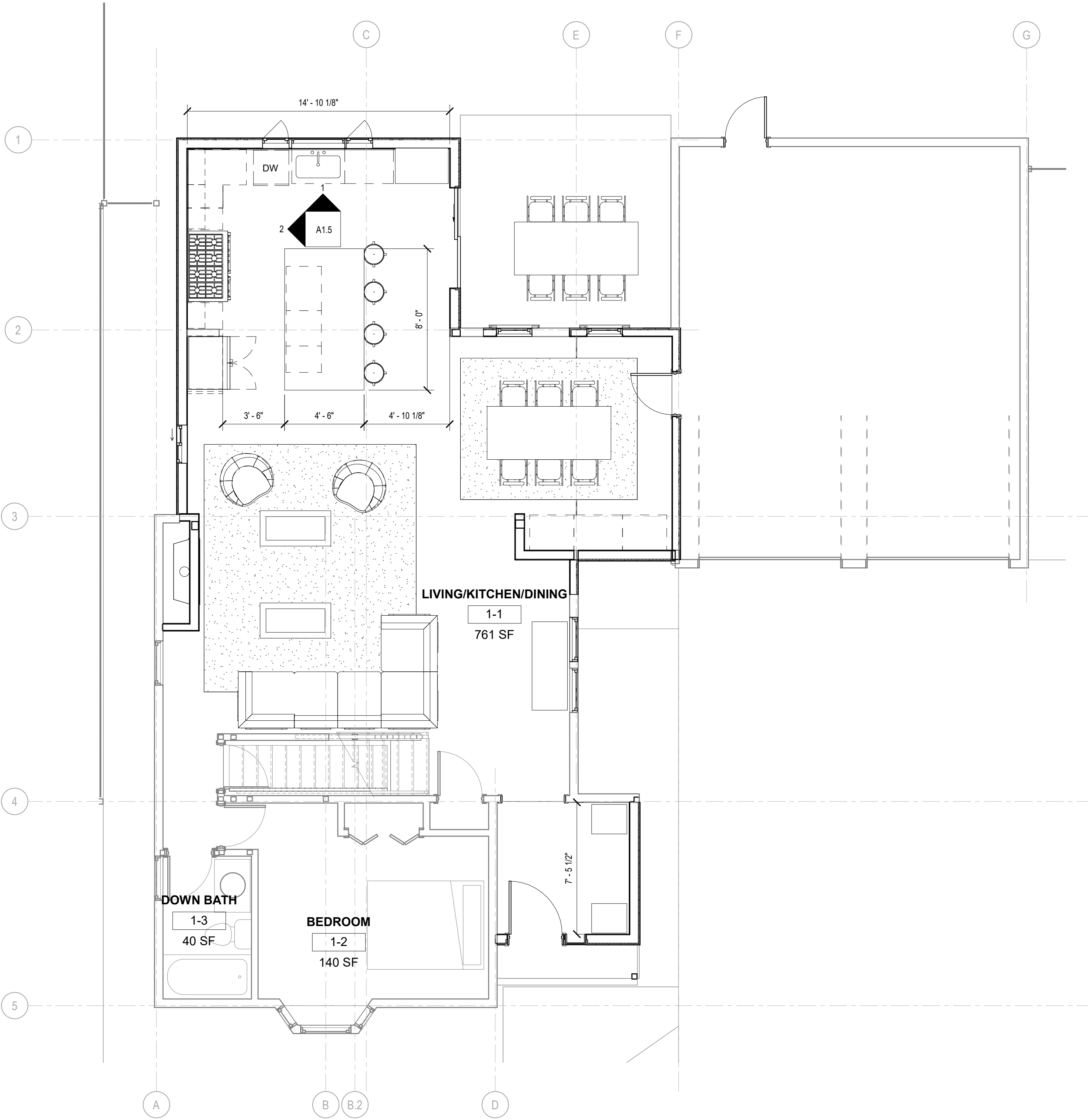
Checked By: ITP

Drawn By: ITP

Scale:

Date: 2026-05-18

SP1.0



1 FIRST FLOOR PLAN
1/4" = 1'-0"

GENERAL NOTES:

- ALL DIMENSIONS ARE FROM FACE OF STUD UNLESS NOTED OTHERWISE.
- ALL NEW INTERIOR PARTITION WALLS ARE 2X6 CONSTRUCTION UNLESS NOTED OTHERWISE.
- SEE STRUCTURAL DRAWINGS FOR SHEAR WALL REQUIREMENTS.
- 1/2" SHEETROCK, ALL WALLS UNLESS NOTED OTHERWISE. PROVIDE MOISTURE RESISTANT SHEETROCK AT ALL WET LOCATIONS INCLUDING BATHROOMS AND KITCHENS.
- 5/8" SHEETROCK, ALL CEILINGS UNLESS NOTED OTHERWISE.

MATERIALS AND FINISHES NOTES:

- NEW EXTERIOR SIDING TO BE COMPOSITE CLAPBOARD - LP SMARTSIDE OR SIMILAR.
- NEW EXTERIOR TRIM, CASINGS, FASCIA, RAKE BOARDS, SOFFITS - PVC OR SIMILAR COMPOSITE
- NEW ROOFING MATERIAL - ASPHALT SHINGLE
- NEW GUTTERS AND DOWNSPOUTS - ALUMINUM

INSULATION NOTES:

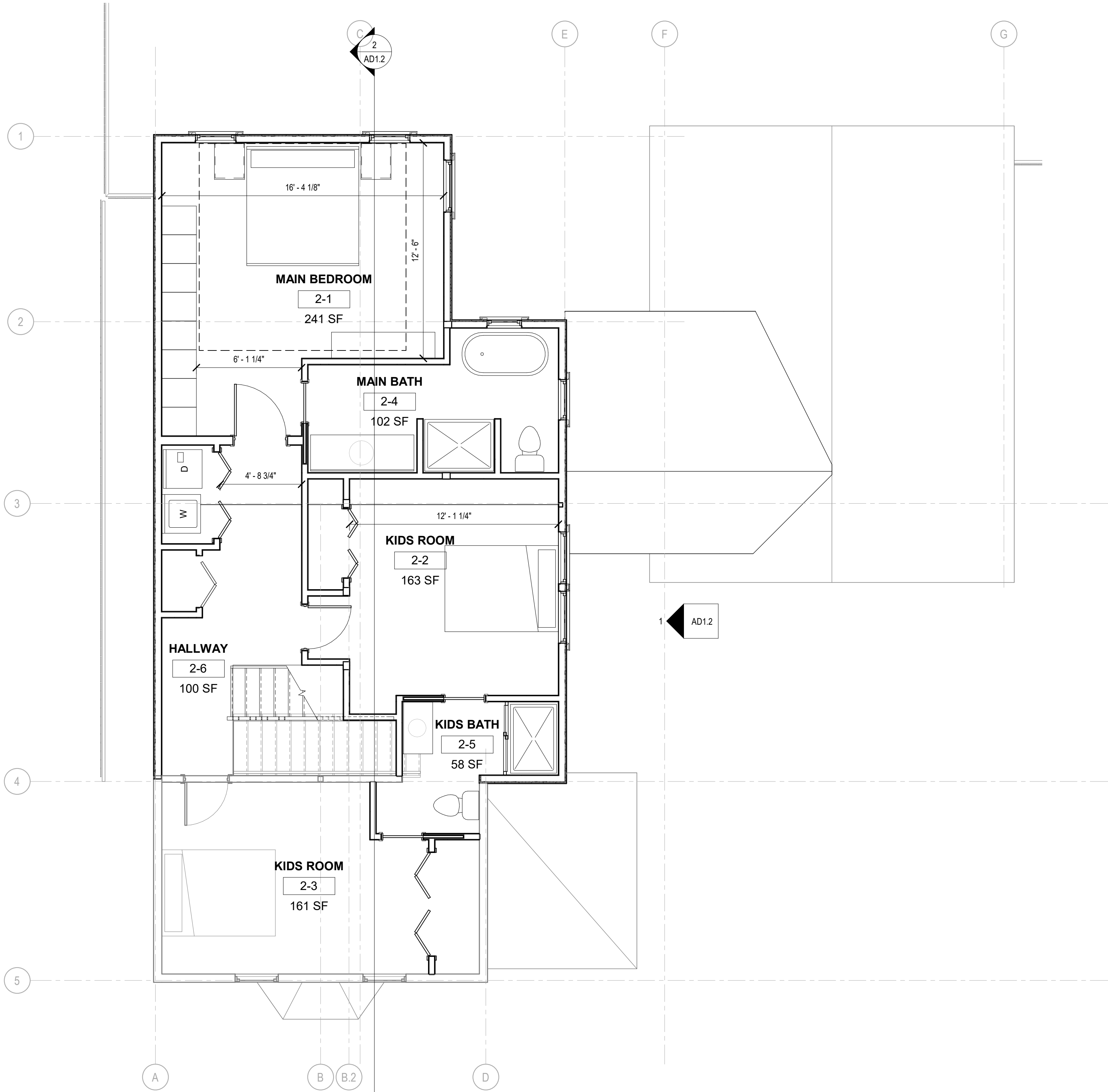
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LIGHTING & ELECTRICAL NOTES:

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- AT MUDROOM, INSTALL LED RECESSED LIGHTING (ASSUME 2 FIXTURES)
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- AT 2ND FLOOR, INSTALL LED RECESSED LIGHTING AT ALL ROOMS AND HALLWAYS.
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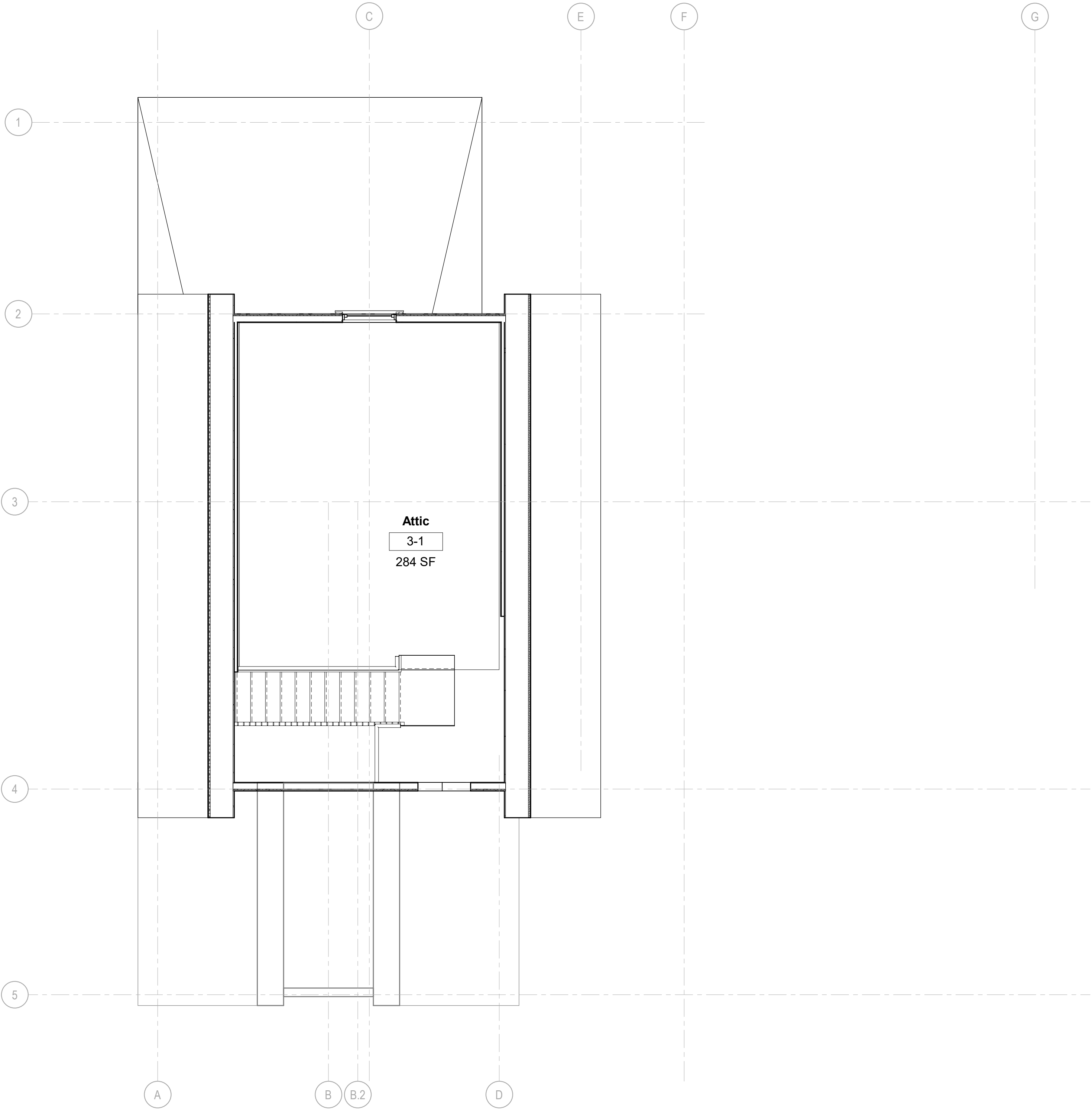
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2 SECOND FLOOR PLAN
1/4" = 1'-0"

Stamp	
Date	
Description	
No.	
IAN PFEIFFER 48 BLODGETT ST BURLINGTON, VT 05401 585-730-3003	
FLOOR PLANS	
PFEIFFER RESIDENCE RENOVATION	
Sheet Title:	Project Title:
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Checked By:	ITP
Drawn By:	ITP
Scale:	
Date:	2026-05-18

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1 ATTIC PLAN
1/4" = 1'-0"

GENERAL NOTES:

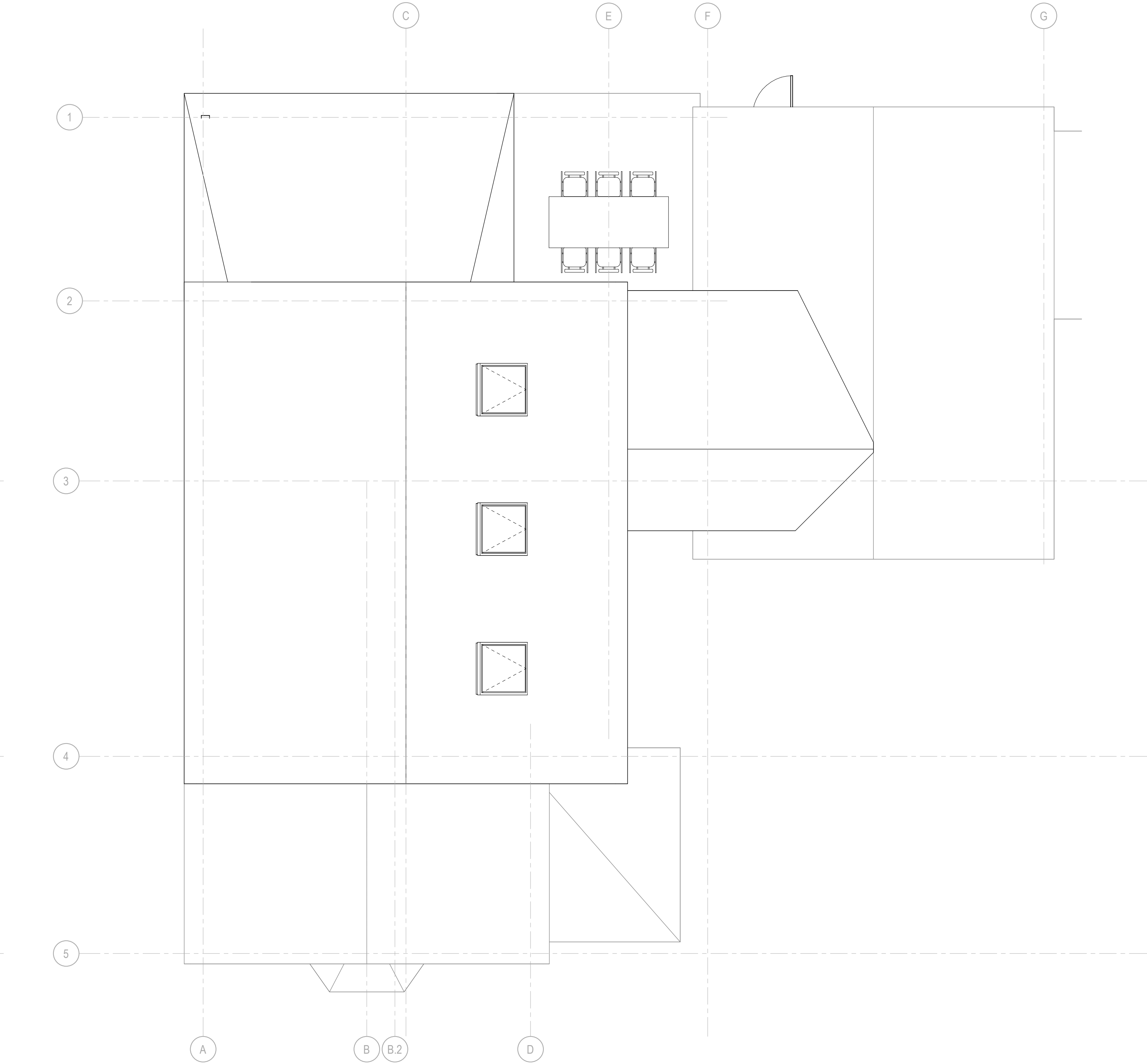
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2 ROOF PLAN
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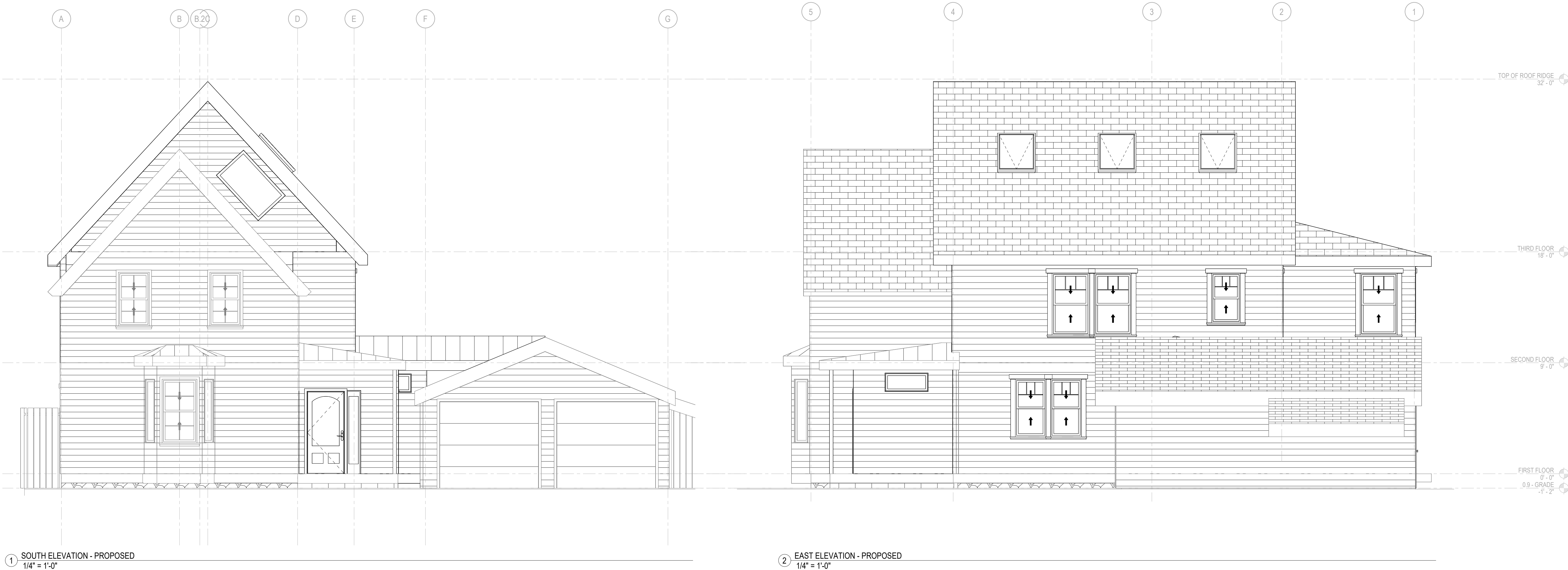
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PFEIFFER RESIDENCE RENOVATION	
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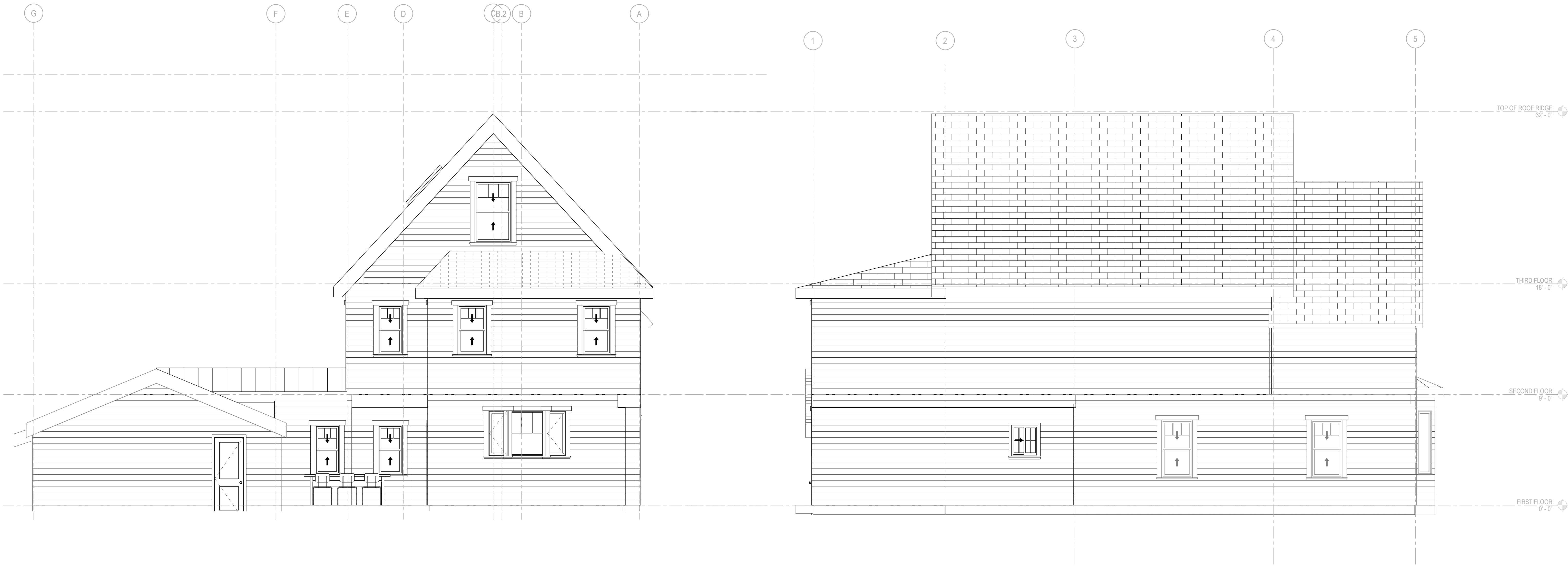
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ELEVATIONS	
Sheet Title:	Project Title: PFEIFFER RESIDENCE RENOVATION
Designed By:	
Checked By:	
Drawn By:	
Scale:	
Date:	2026-05-18
A1.2	



1 NORTH ELEVATION - PROPOSED
1/4" = 1'-0"

2 WEST ELEVATION - PROPOSED
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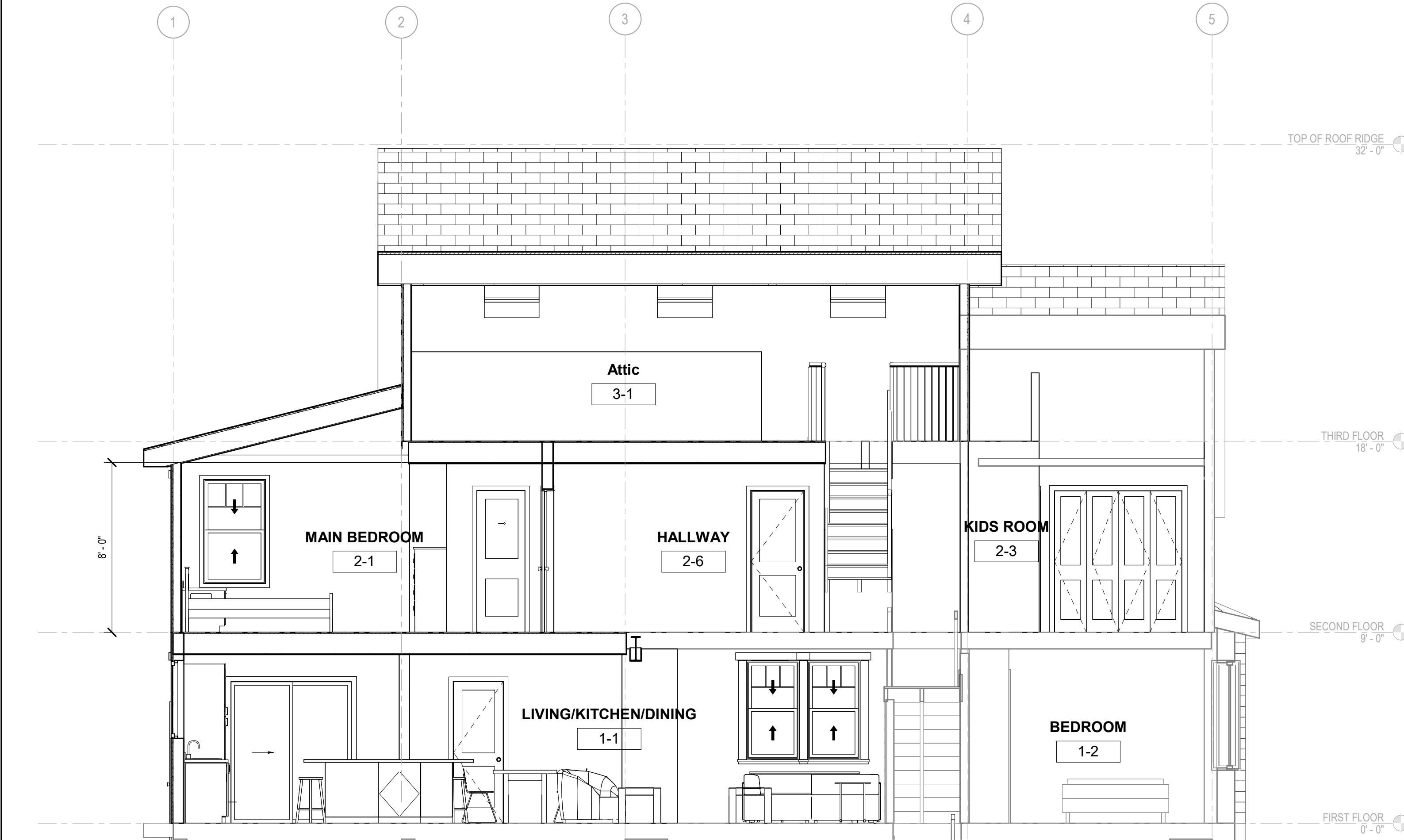
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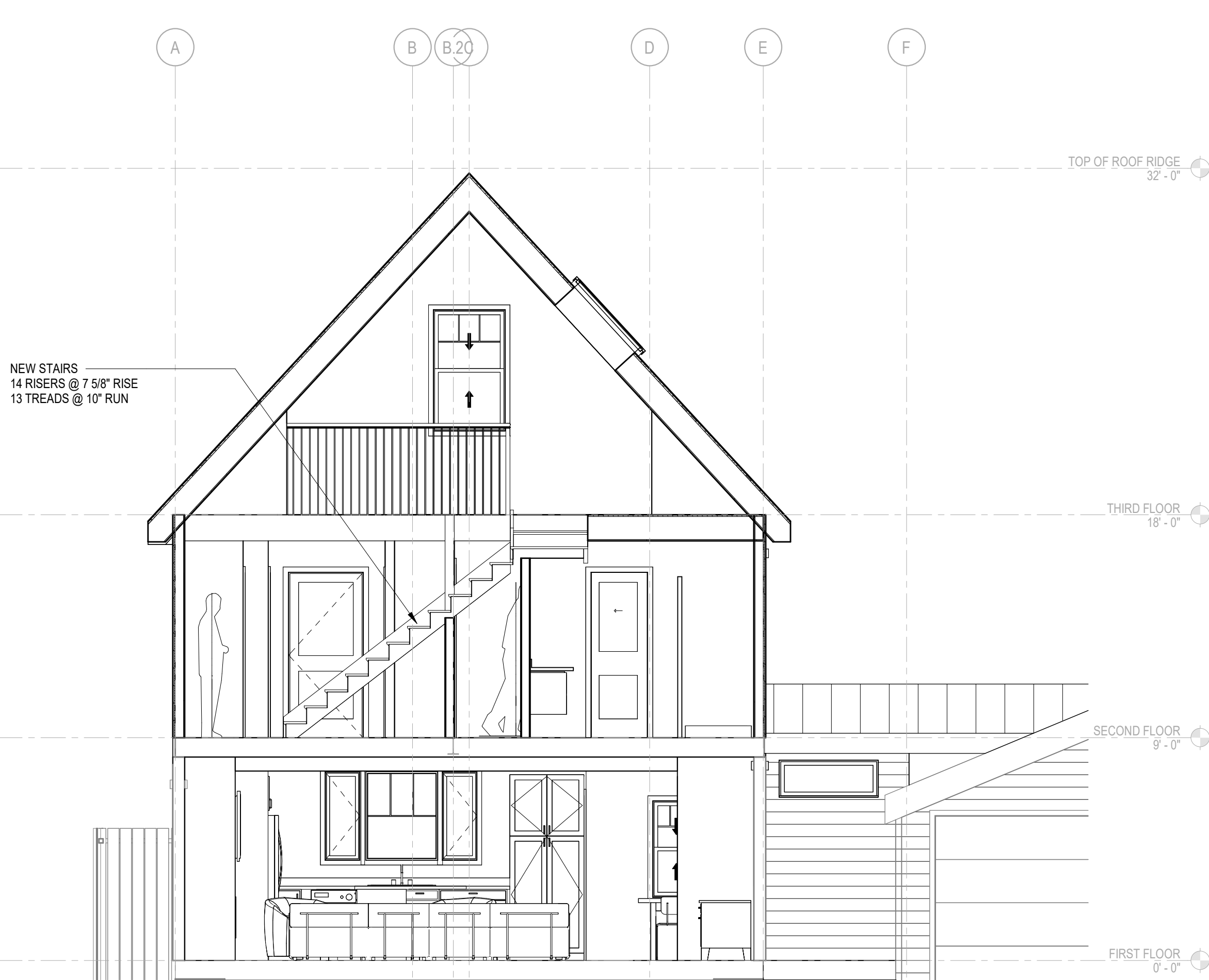
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ELEVATIONS	
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1 INTERIOR ELEVATION - PROPOSED
1/4" = 1'-0"



2 INTERIOR ELEVATION - PROPOSED
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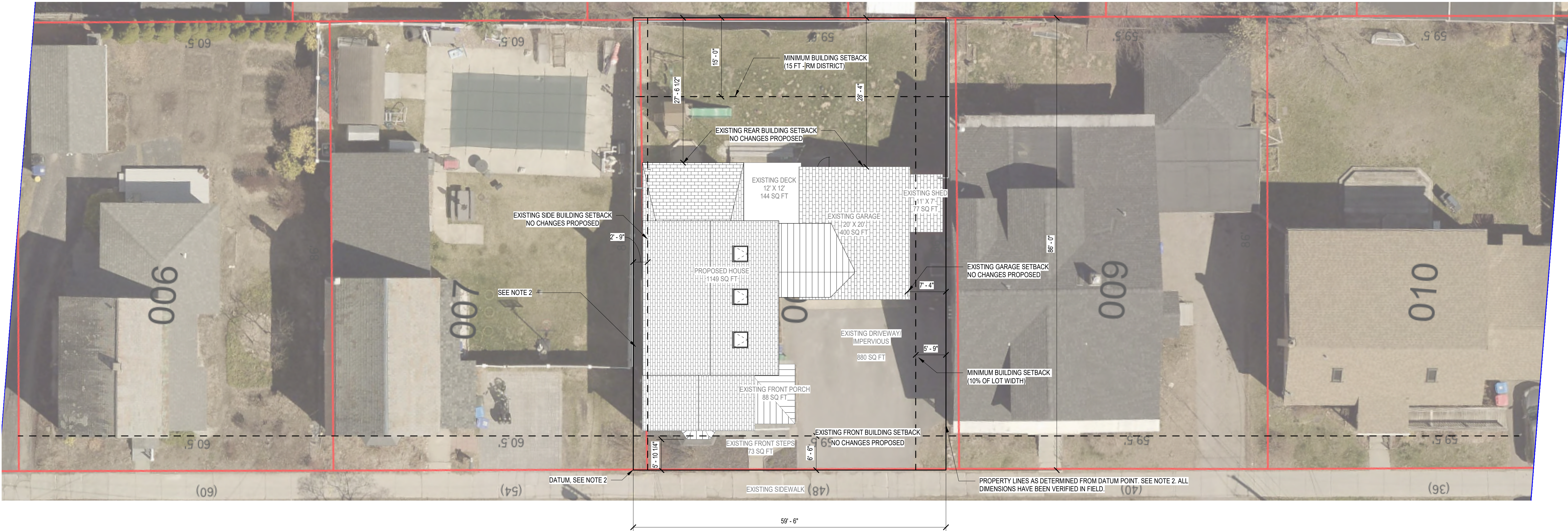
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ELEVATIONS	PFEIFFER RESIDENCE RENOVATION
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A1.4	



1 LOT SETBACK MEASUREMENTS
1" = 10'-0"

- NOTES:
1. APPROXIMATE LOT DIMENSIONS AND MAP HAVE BEEN TAKEN FROM THE BURLINGTON VT ASSESSOR PARCEL PROPERTY DETAILS MAP.
2. PROPERTY LINE LOCATIONS ON SITE WERE OBTAINED FROM SURVEY MARKING DATUM, OBTAINED FROM SURVEY FOR 54 BLODGETT ST FENCE, SUMMER 2023.

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

District	Min. Lot Frontage ^{2,3,4} (linear feet)	Setbacks ^{1,5,6,7,8,9}			Lot Coverage ^{1,9}
		Front	Side	Rear	
Residential Low (RL)	30'	Min: Avg. of front setback 2 adjacent lots on both sides +/- 5 feet	Min: 10% of lot width or avg. of side setback of 2 adjacent lots on both sides	20 ft.	45%
Residential Medium (RM)		Max required: 25 ft		15 ft.	55%
Residential High (RH)	N/A	Min required: 5 ft	Max required: 20 ft	80%	
Residential Corridor (RC)	N/A	Max permitted: 20 ft		80%	

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.

2 RESIDENTIAL LOT SETBACK REQUIREMENTS - BURLINGTON ZONING ORDINANCE
1/2" = 1'-0"

Stamp

Date

Description

No.

IAN PFEIFFER
48 BLODGETT ST
BURLINGTON, VT 05401
586-730-3003

LOT SETBACKS
PFEIFFER RESIDENCE RENOVATION

Sheet Title:

Project Title:

Designed By: ITP

Checked By: ITP

Drawn By: ITP

Scale:

Date: 2026-07-13

SP1.1







