

Department of Permitting and Inspections

Zoning Division
645 Pine Street
Burlington, VT 05401
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Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Ryan Morrison, Associate Planner
Layne Darfler, Planning Technician
Alison Davis, Zoning Clerk
Theodore Miles, Zoning Specialist
Charlene Orton, DPI Administrator



MEMORANDUM

To: The Design Advisory Board
From: Mary O'Neil, AICP, Principal Planner
RE: ZP21-0536CA/CU; 14 Strong Street
Date: December 22, 2020

File: 21-0536CA/CU

Location: 14 Strong Street

Zone: RM **Ward:** 3C

Parking District: Neighborhood

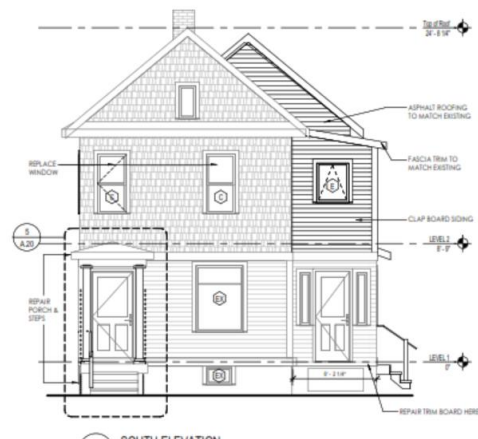
Date application accepted: November 24, 2020

Applicant/ Owner: Missa Aloisi and Erica Giannoni

Request: Add second story over existing one story portion of single family home; replace all windows and add exterior door. Conditional use is related to construction within a required setback.

Background:

- **Zoning Permit 99-122;** enclose the side porch of the existing single family home for seasonal use. No change in footprint. September 1998.
- **Zoning Permit 96-479;** installation of a gothic style picket fence along the eastern property line of the single family home. April 1996. (This site plan includes a property land survey by Gordon G. Harlow, dated 14 March 1986.)
- **Zoning Permit 86-015;** construct a 6 x 7 storage shed on the rear portion of the yard and to erect 50' of chain link fence along the side (east) property line. Applicant is also applying to the ZBA for a variance of lot coverage to allow a parking area to be constructed. No decision recorded.



Overview:

The applicants have provided plans to construct a second story addition over the rear, single story of their home, with additional second story "bump-out" on the east elevation. Because the rear addition will vertically encroach into a required (rear yard) setback, DRB review is required.

There is an on-going property line dispute with a westerly neighbor about the location of the shared property line. Two sets of development plans have been submitted; the last in an effort to

avoid encroachment over an asserted property line. The applicants have not provided an authoritative land survey to settle the dispute; however a recent decision by the Development Review Board (ZP20-0506CA, as appealed) supported the boundary line as defined by a civil survey for 4-8 Strong Street, placing the structure at 14 Strong Street encroaching over the shared boundary line. The applicant has pointed to a recorded survey dated 14 March, 1986 by land surveyor Gordon Harlow, recorded in Burlington Land Records 0162:58. While both define 14 Strong Street as 35' wide and 50' deep, the shared boundary with 4-8 Strong Street diverges significantly between plans.

The boundary dispute remains unresolved at this time.

Part 1: Land Division Design Standards

No land division is proposed; however there remains an outstanding boundary line dispute with the neighbor abutting to the west.

Part 2: Site Plan Design Standards

Sec. 6.2.2 Review Standards

(a)Protection of Important Natural Features:

Not applicable.

(b) Topographical Alterations:

Not applicable.

(c)Protection of Important Public Views:

There are no important or identified public views warranting protection. 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:

No part of this application precludes the use of wind, water, solar, geothermal, or other renewable energy resource.

(f) Brownfield Sites:

14 Strong Street is not listed on the Department of Environmental Conservation's list of Brownfield sites.

(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

Other than removal of a small walkway, no ground disturbance is proposed.

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 newly introduced exterior door on the east, providing shelter to residents.

(h) Building Location and Orientation:

There is no change to the existing building location or orientation.

(i) Vehicular Access:

As existing.

(j) Pedestrian Access:

A pedestrian walkway on the east is proposed to be eliminated; however the principal entrance will continue to connect to the public sidewalk.

(k) Accessibility for the Handicapped:

This is not a requirement for a single family home, although always encouraged.



Walkway to be removed

(l) Parking and Circulation:

No change is proposed to existing conditions.

(m) Landscaping and Fences:

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.

No changes proposed.

(p) Integrate infrastructure into the design:

Not applicable.

Part 3: Architectural Design Standards
Sec. 6.3.2 Review Standards

(a) Relate development to its environment:

1. Massing, Height and Scale:

The proposed addition remains below the ridgeline of the existing roof, while the easterly bump-out over an enclosed porch is not uncommon to add additional space and light to upper floors.

2. Roofs and Rooflines.

Asphalt shingle roofing is proposed over the new rear gable roof and shed roof addition on the east.

3. Building Openings

The plan proposes square, awning style windows on the shed roof addition, discontinuous in appearance and size from the existing double hung windows on the original home. A new exterior door is proposed on the east, which will allow use of the side (east) yard.

Plan A.20 illustrates a door and outdoor deck area on the 2nd floor. If the property line recognized by the DRB in ZP20-0506CA is correct, this will enable encroachment over a property line and cannot be considered. Under those circumstances a window is recommended in this westerly elevation, and abandonment of the proposed roof deck.

(b) Protection of Important Architectural Resources:

Burlington's architectural and cultural heritage shall be protected through sensitive and respectful redevelopment, rehabilitation, and infill. Where the proposed development involves buildings listed or eligible for listing on a state or national register of historic places, the applicant shall meet the applicable development and design standards pursuant to Sec. 5.4.8. The introduction of new buildings to a historic district listed on a state or national register of historic places shall make every effort to be compatible with nearby historic buildings.

See Section 5.4.8.

(c) Protection of Important Public Views:

Not applicable.

(d) Provide an active and inviting street edge:

Plans provide for clapboard siding on the new additions. The existing upper story of the home is shingled, with the first floor clapboarded.

(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.

Clapboard is an acceptable exterior sheathing material for a structure deemed eligible for historic designation. Asphalt shingles will match existing conditions.

(f) Reduce energy utilization:

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.

(g) Make advertising features complementary to the site:

Not applicable.

(h) Integrate infrastructure into the building design:

Not applicable.

(i) Make spaces secure and safe:

Development is subject to all building and life safety codes as defined by the building inspector and the fire marshal.

Sec. 5.4.8 Historic Buildings and Sites

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

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

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

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

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

(a) Applicability:

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

14 Strong Street was included within the 2006 Historic Sites and Structures Survey work, and determined to be eligible for historic designation within the context of Strong Street. Therefore, the standards of Section 5.4.8 apply.

(b) Standards and Guidelines:

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

- 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.*

14 Strong Street was constructed c. 1927 as a single family home; a use that continues.

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

This Queen Anne/Colonial Revival side hall plan will retain its characteristics that make it eligible for historic designation. The new additions will be clearly recognizable.

Although window replacement is included within this application, the Queen Anne plate glass window with stained glass transom must be retained.

- 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.*

No conjectural features are proposed. As long as there is a break in the ridgeline between the original structure and the proposed addition, it will be possible to discern old from new.

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

The side (now enclosed) porch is an important component of the overall building. The proposal to construct a shed-roofed addition atop will be readable as new.

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

None identified that are to be altered.

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.*

There is no proposed replacement of missing features. Not applicable.

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.*

Not applicable.

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

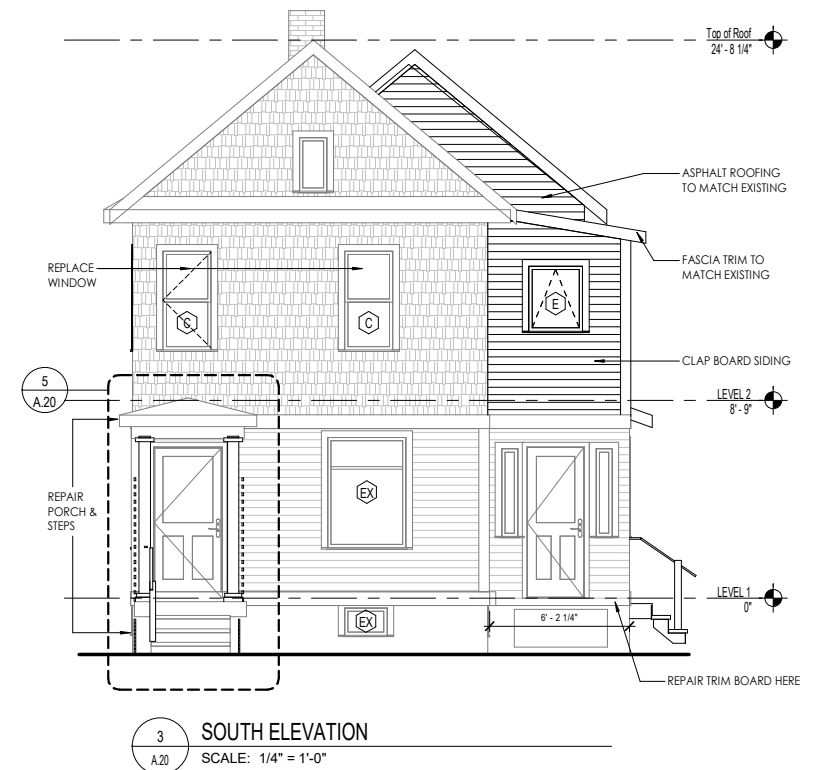
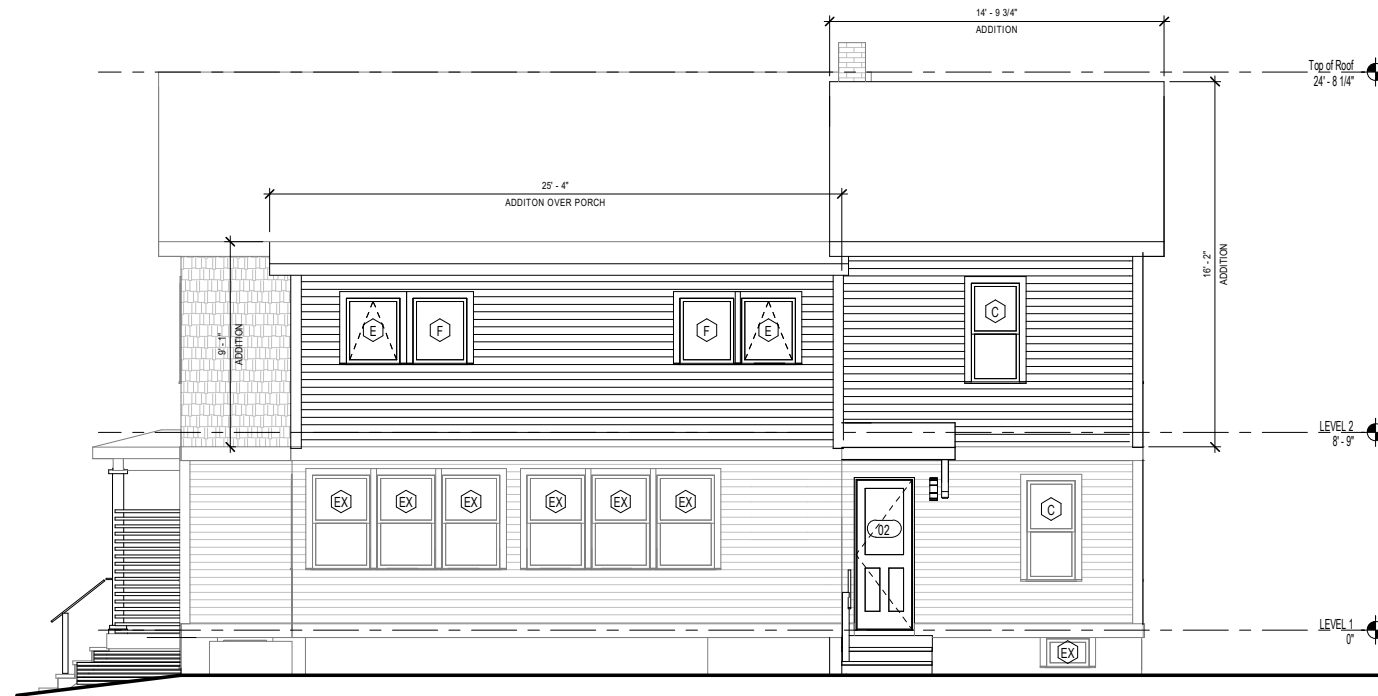
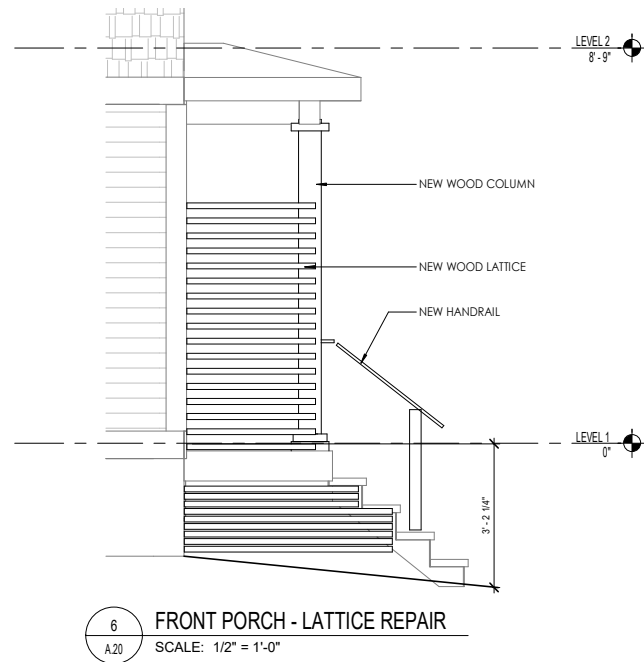
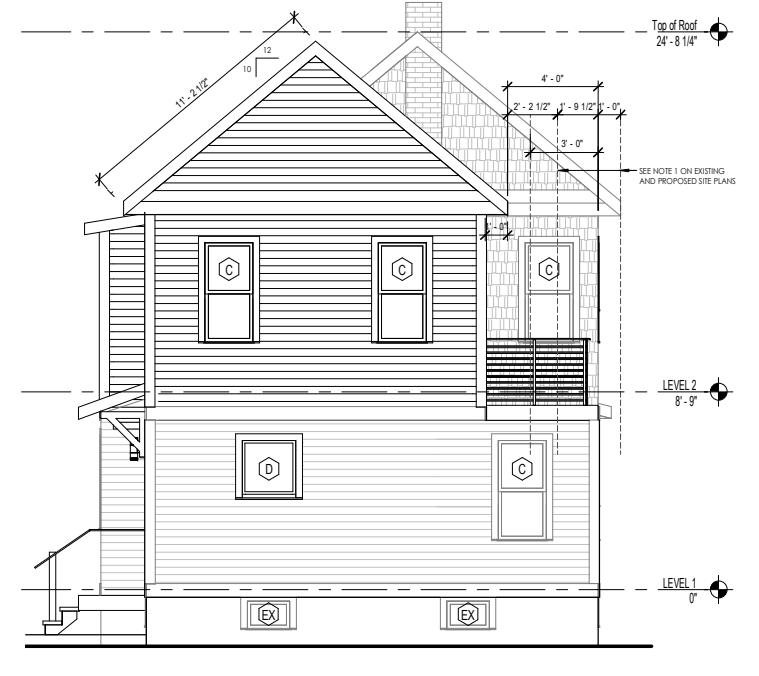
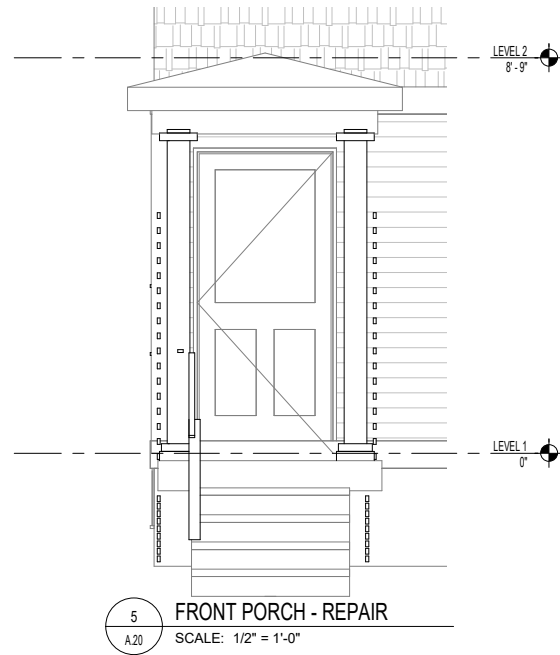
There are no identified archaeological resources at this location. Not applicable.

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

The essential form and spatial characteristics of the property will remain. The new additions are clearly discernable, are set back from the existing building plane and include sheathing compatible to the historic structure. The awning windows and the roof attachment of the easterly addition define the building mass as a modern addition; greater harmony with the existing building could be achieved with double hung sash at least on the primary frontage.

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 possible to consider the reversibility of the project.



WINDOW SCHEDULE							
MARK	DESCRIPTION	SIZE	WIDTH	SILL	HEIGHT	HEAD	COMMENTS
A	AWNING	20' x 36'	1' - 8"	3' - 8"	3' - 0"	6' - 8"	
B	DOUBLE HUNG	20' x 37'	1' - 8"	3' - 7"	3' - 1"	6' - 8"	
C	DOUBLE HUNG	27' x 54'	2' - 3"	2' - 2"	4' - 6"	6' - 8"	
D	AWNING	30' x 32'	2' - 6"	4' - 0"	2' - 8"	6' - 8"	
E	AWNING	30' x 36'	2' - 6"	3' - 0"	3' - 0"	6' - 0"	HEAD HEIGHT VARIES
F	FIXED	30' x 36'	2' - 6"	3' - 0"	3' - 0"	6' - 0"	
G	AWNING	36' x 36'	3' - 0"	3' - 8"	3' - 0"	6' - 8"	

GIANNONE & ALOISI HOME

14 STRONG STREET, BURLINGTON, VT

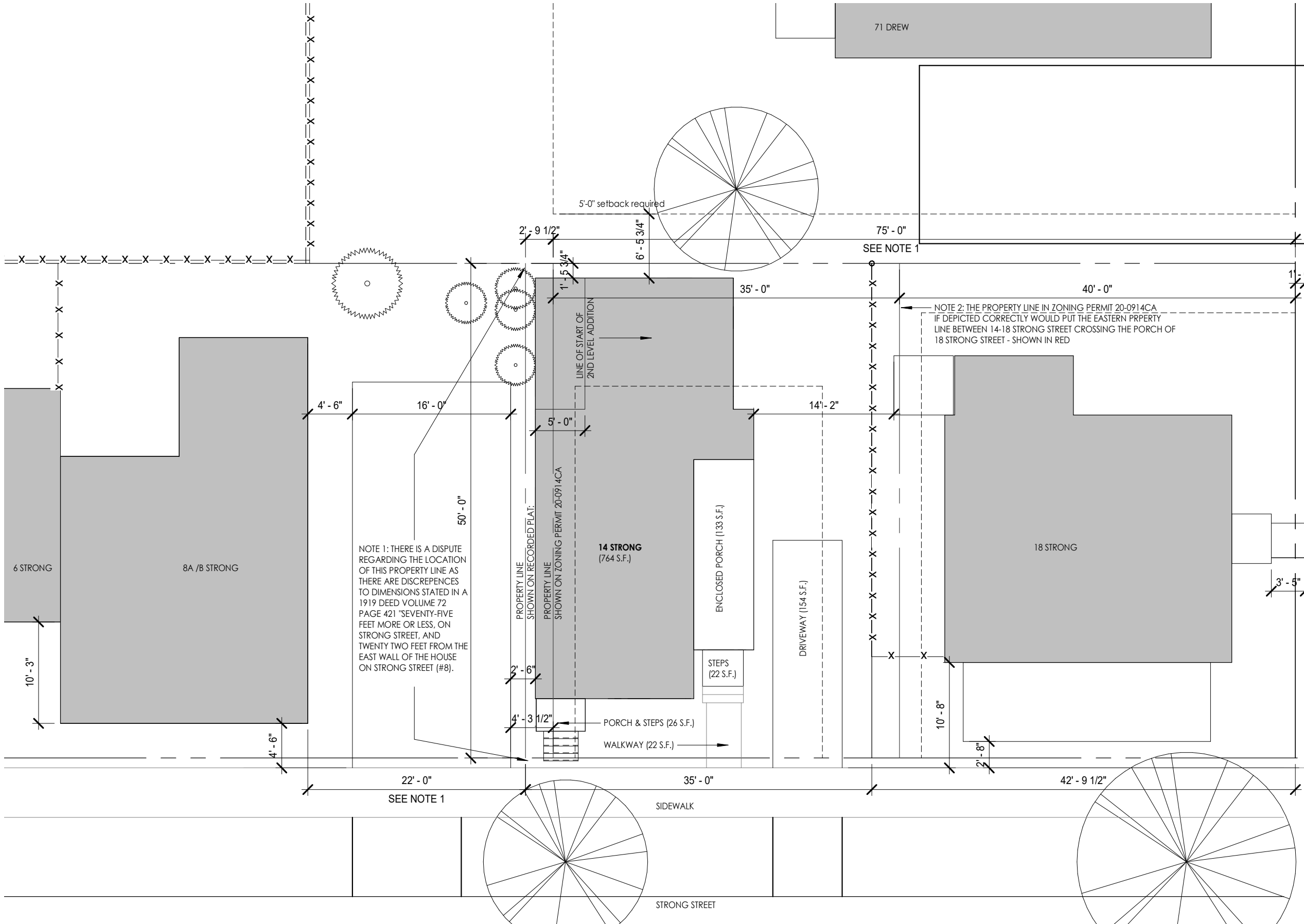
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architecture
431 Pine Street, Suite 314, Burlington, VT 05401
802.793.9840

DATE: 12/10/20
SCALE: As indicated
DRAWN BY: MA
CHECKED BY: MA
PHASE:

ELEVATIONS

SHEET NO:

A.20



ZONING DISTRICT: RM

MIN. LOT SIZE: 6,000 S.F.
MAX. LOT COVERAGE = 40%

FRONT: Max/Min: +/- 5-ft of ave. of
2 adjoining properties on both sides.
SIDE: Min: 10% or 5'
REAR: Min: 25% or 20'

THIS IS A NON-CONFORMING LOT.

Sec. 5.3.5 Nonconforming Structures

(a) Changes and Modifications:

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)

EXISTING LOT COVERAGE

EXISTING LOT SIZE: 1,750 S.F.*
EXISTING HOUSE: 764 S.F.
EXISTING PORCHES: 159 S.F.
EXISTING DRIVEWAY: 154 S.F.
EXISTING WALKWAY: 22 S.F.

EX. LOT COVERAGE TOTAL: 1,099 S.F. = 62.8%

PROPOSED LOT COVERAGE

LOT SIZE: 1,750 S.F.*
HOUSE: 764 S.F.
PORCHES: 159 S.F.
DRIVEWAY: 154 S.F.
LANDING & STAIR: 18 S.F.

PROP LOT CVG TOTAL: 1,095 S.F. = 62.6%

* lot area and location of property lines are based off tax parcel map & land survey completed by registered land surveyor Gordon Harlow dated March 1996 and filed as record in volume 328.

DRAWING KEY

- EXISTING STRUCTURE
- ADDITION
- PROPERTY LINE
- SETBACK LINE
- FENCE LINE

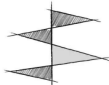
NOTE ON WEST AND EAST PROPERTY LINES

PROPERTY LINE LOCATION IS DEPICTED IN TWO LOCATIONS ON THE WEST AND EAST. THE WEST LOCATION IS CURRENTLY UNDER DISPUTE. ONE OF FOUR PROPERTY OWNERS AT #4-8 STRONG STREET HAS SHOWN PREVIOUSLY THAT THE PROPERTY LINE IS 1'-9 1/2" WITHIN OUR WESTERN EXTERIOR WALL ON AN APPROVED ZONING PERMIT (20-0914CA). THE TWO LOCATIONS DEPICTED ARE THE TWO DIMENSIONS STATED IN A 1919 DEED AND ARE IN CONFLICT. THE DESIGN DEPICTED AVOIDS THE WESTERN PROPERTY LINE BY PLACING THE 2ND STORY 5'-0" FROM THE FACE OF OUR EXISTING HOME, 3'-0" PLUS FROM THE DISPUTED LOCATION.

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GIANNONE & ALOISI HOME

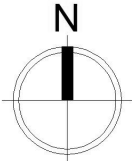
14 STRONG STREET, BURLINGTON, VT



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architecture

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802.793.9840

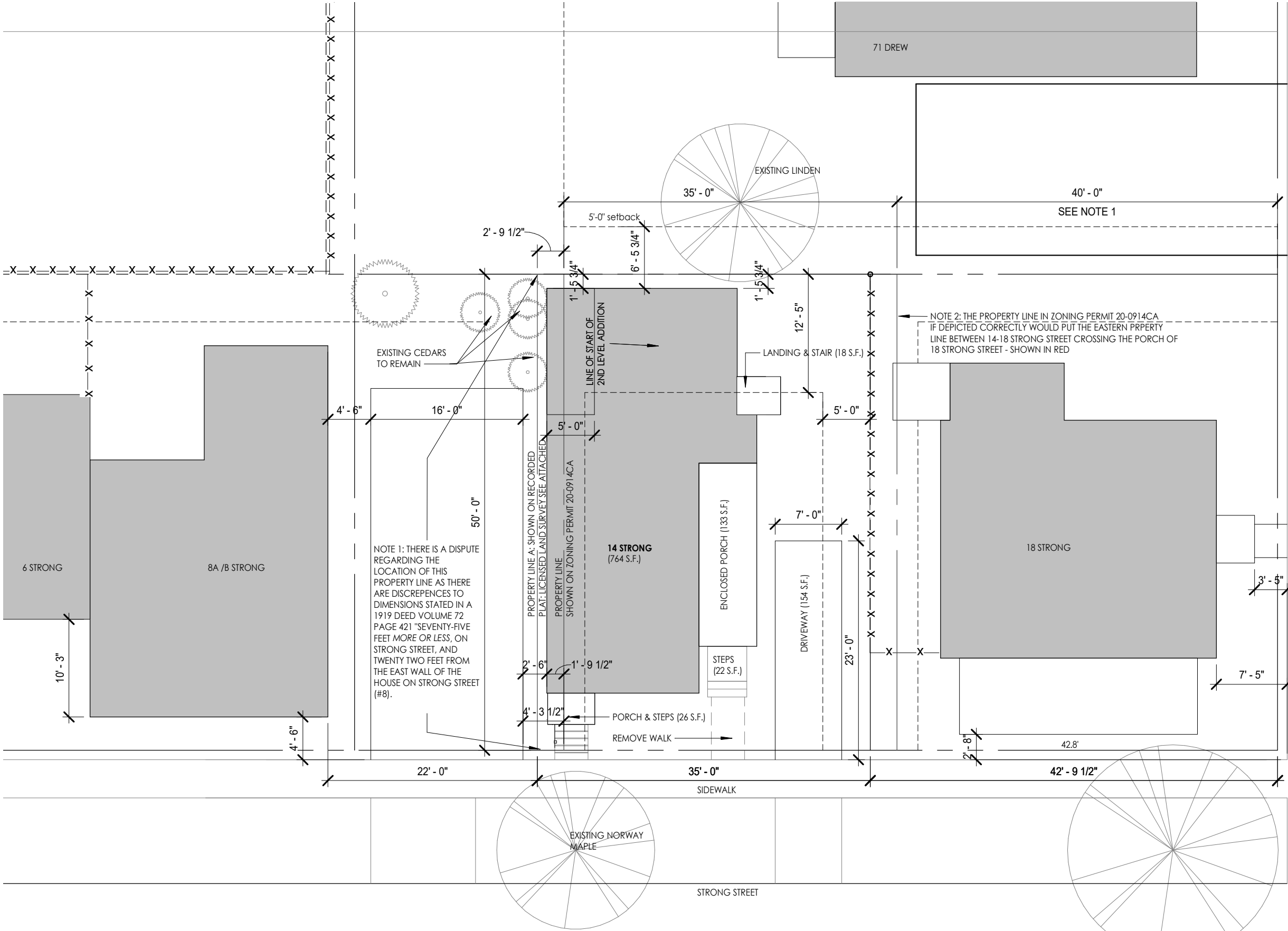


DATE: 12/10/20
SCALE: As indicated
DRAWN BY: MA
CHECKED BY: MA
PHASE:

SITE PLAN -
EXISTING

SHEET NO:

A.01



ZONING DISTRICT: RM

MIN. LOT SIZE: 6,000 S.F.
MAX. LOT COVERAGE = 40%

FRONT: Max/Min: +/- 5-ft of ave. of
2 adjoining properties on both sides.
SIDE: Min: 10% or 5'
REAR: Min: 25% or 20'

THIS IS A NON-CONFORMING LOT.

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EXISTING PORCHES: 159 S.F.

EXISTING DRIVEWAY: 154 S.F.

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EX. LOT COVERAGE TOTAL: 1,099 S.F. = 62.8%

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LOT SIZE: 1,750 S.F.*

HOUSE: 764 S.F.

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DRIVEWAY: 154 S.F.

LANDING & STAIR: 18 S.F.

PROP LOT CVG TOTAL: 1,095 S.F. = 62.6%

* lot area and location of property lines are based off tax parcel map & land survey completed by registered land surveyor Gordon Harlow dated March 1996 and filed as record in volume 328.

DRAWING KEY

- EXISTING STRUCTURE
- ADDITION
- PROPERTY LINE
- SETBACK LINE
- FENCE LINE

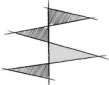
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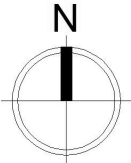
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GIANNONE & ALOISI HOME

14 STRONG STREET, BURLINGTON, VT



HINGE
architecture
431 Pine Street, Suite 314, Burlington, VT 05401
802.793.9840



DATE: 12/10/20
SCALE: As indicated
DRAWN BY: MA
CHECKED BY: MA
PHASE:

SITE PLAN-
NEW

SHEET NO:

A.02



Memorandum

To: Planning and Zoning
Regarding: ZP 21-0536CA/CU
Date: 12/10/20
Project: 14 Strong Street

Dear Mary,

I have reviewed the letter from Alan Bjerke dated 12/02/20 in which his concerns were raised. I am providing revisions to our application that addresses these concerns, and have provided commentary below, presented in the order of his letter.

1. Site plan now depicts the two locations of the disputed property boundary. The one shown on Alan's driveway renewal application ZP20-0506CA references a plan from 1983 (ZP20-0914CA). I have also referenced the location of the property line that is represented on a recorded survey (see attached). The matter of the dispute involves the language that is written in the 1919 Deed Volume 72, page 421 which states that the western property line of 14 Strong Street is defined by the following, "SEVENTY-FIVE FEET MORE OR LESS, ON STRONG STREET, AND TWENTY TWO FEET FROM THE EAST WALL OF THE HOUSE ON STRONG STREET (#8)." I have represented both of these dimensions on the site plan accurately, by doing so I want to state clearly that these lines do not overlap and ambiguity currently exists. I have attached Harlow's Original recorded Plat / survey which references this Deed measurement of 22'. I have hired a licensed surveyor to confirm the validity of Harlow's survey and will be able to provide a letter of testimony on Jan. 5th, 2021.
 - a. I understand that discrepancies and disagreements to surveys are not issues that this board addresses. This plan accurately represents both property line locations in its site plan and the revised addition does not conflict with either location. Furthermore, a third location has been identified in a more recent deed 04/25/1983 that Bjerke, filed with his commentary 12/02/20 that states "The easterly portion of the lot is subject to a building encroachment to a depth of 3 feet more or less." The site plan presented does not conflict with this assertion of location either and provides a 2'-0" buffer from its description.
2. The revised plans do not include construction within any disputed property line location.
3. The trees between 8 and 14 Strong Street are not noted as being removed nor, is there any intention to do so as we also enjoy the privacy and bird-life these trees provide.

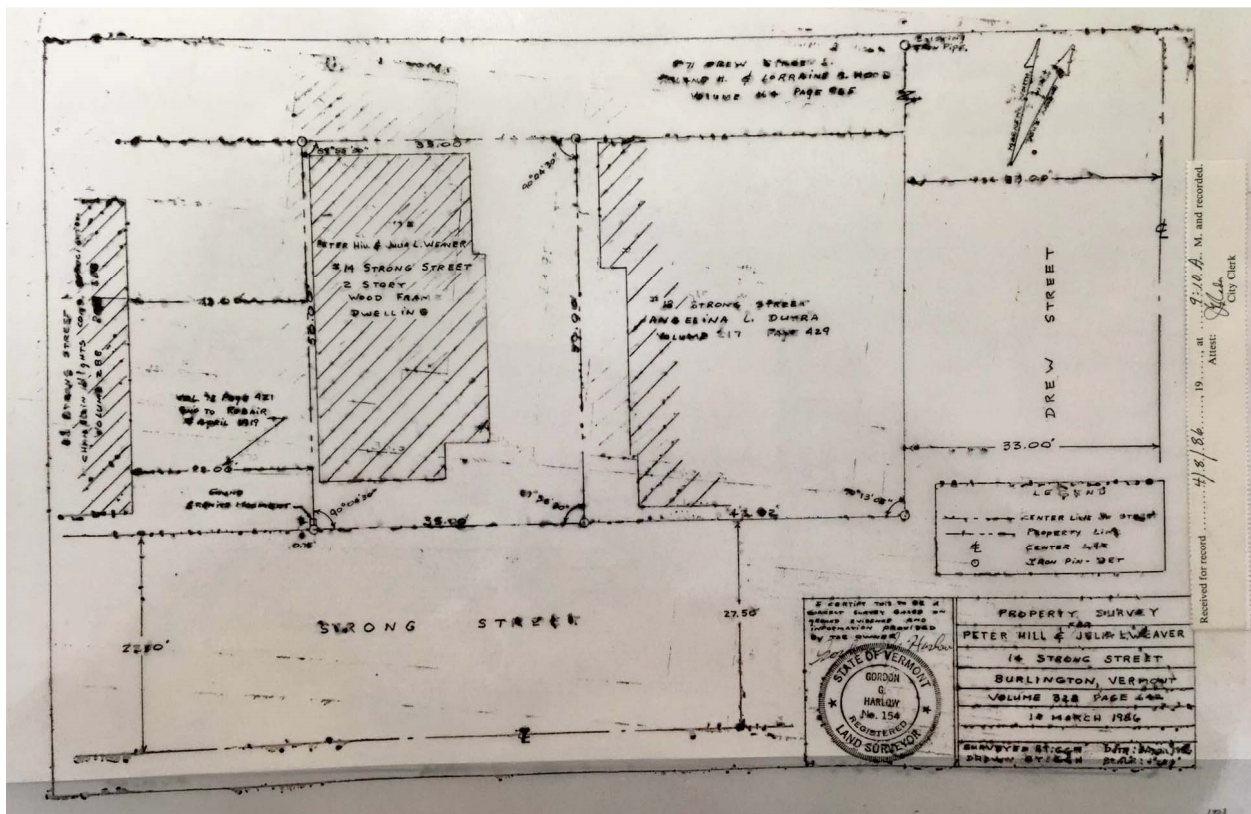
Furthermore, I have consulted with Devin Colman, a State of Vermont Architectural Historian, and he has provided me with historical evidence that shows that 14 Strong Street was built in 1926-27 and that 8 Strong Street was built prior to 1900. This house remains in the same location in which it was built prior to 1900. Bjerke has asserted in his previous ZP20-00506CA application that he believes that the measurement of 22' was taken from the rear portion of the building outline on a 1919 Sanborn Fire Insurance Map. Devin provided me with the following additional Sanborn maps and if closely analyzed alongside each other, one can see that the rear portion of the building took on many shapes over the years and has either an "A" or has an x over the box written in the rear location in various years, I have attached a key for the Sanborn maps below. "A" refers to garage, X is stable, or other type of outbuilding but is not the

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dwelling from which is described in the 1919 Deed Volume 72, page 421. #8 is consistently represented with a "D" for dwelling. Dotted lines on these maps also depict porches. Lastly, the foundation of the front portion of the home is the only one that existed as a basement when the new condominium was constructed and is further evidence of its permanence and location throughout the years. The rear portion has a crawl space beneath it and not a stone foundation based on recorded plat files found on file for the construction drawings of the condominium in 1983.

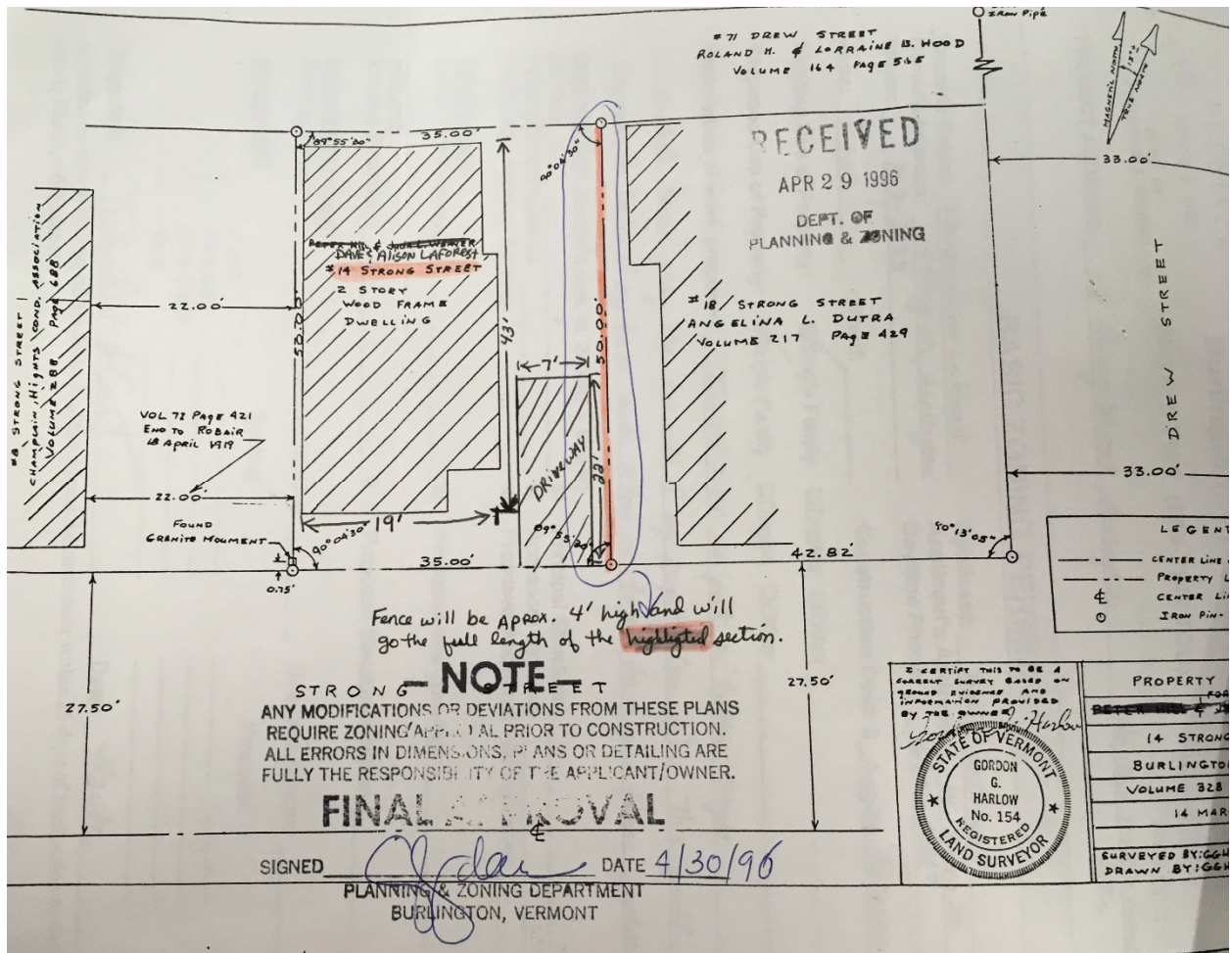
- According to Bjerke's assertion of the rear building being from which the 22' measurement was taken seems to be incorrect, given that the 1950 Sanborn Fire Insurance map depicts an almost identical outline to the 1919 map but with the inclusion of property line locations and 14 Strong Street dwellings. If the rear building was indeed where the measurement of 22' began, it would place the disputed property line on the eastern side of 14 Strong Street, most of the way through our house. See attached maps.

In summary, I hope that the information provided above and the additional images and maps below provide clarity to this complex property line and that this allows our project to move forward smoothly.



Recorded plat 4/5/1986 by Harlow

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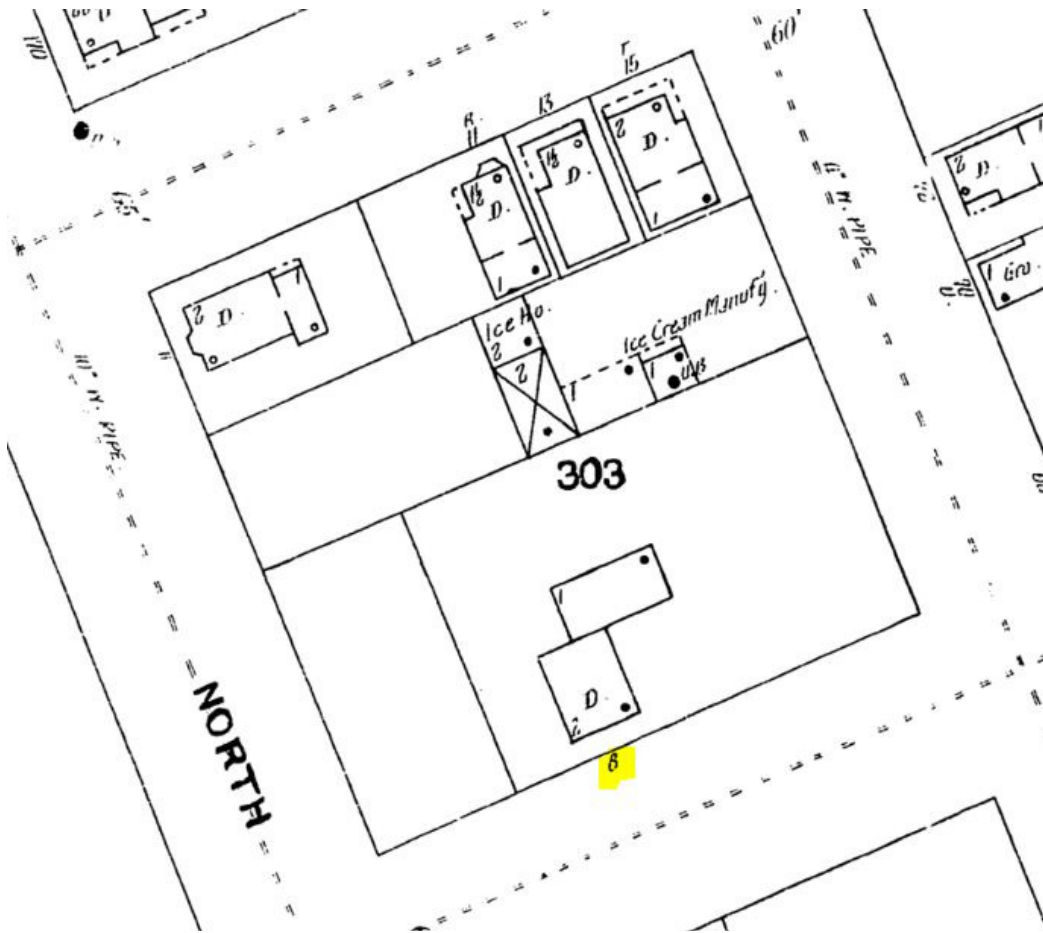
Site plan on file for 14 Strong – fence permit 4/30/1996

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January 1900 Sanborn map showing 8 Strong

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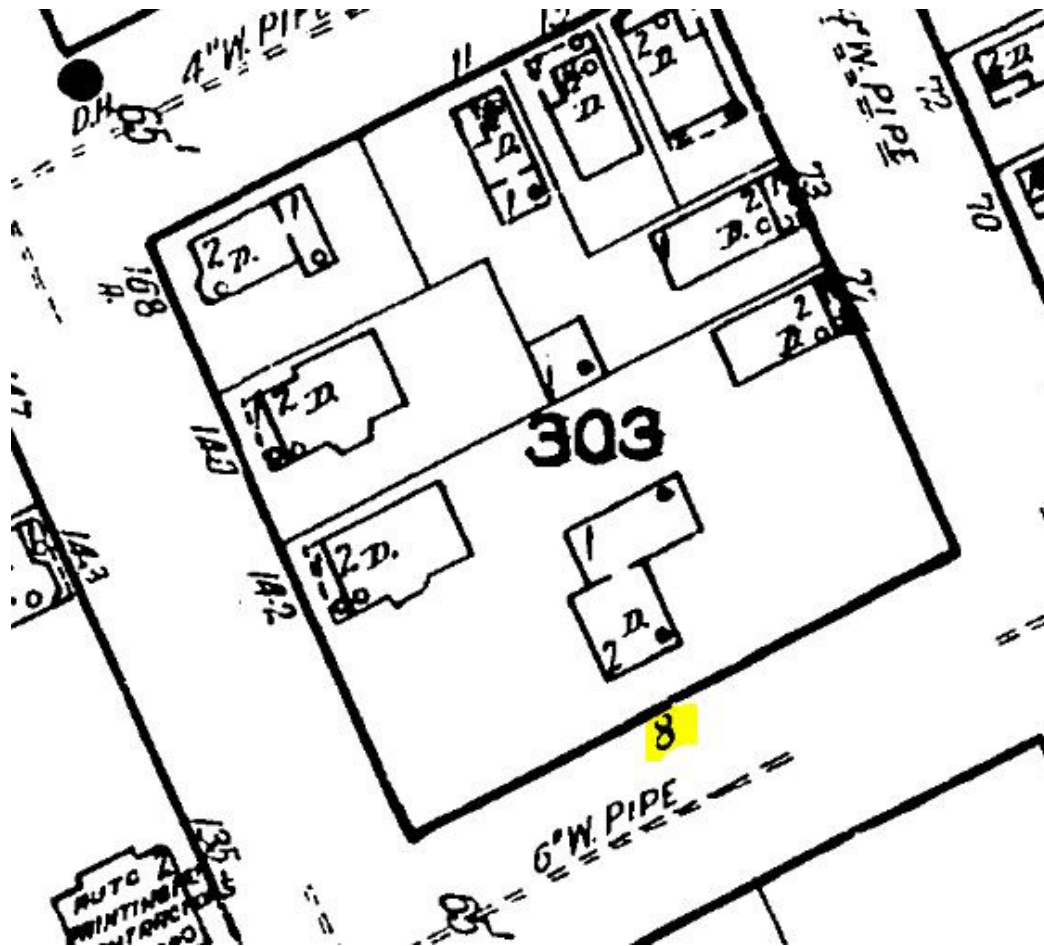


March 1906 Sanborn map showing 8 Strong



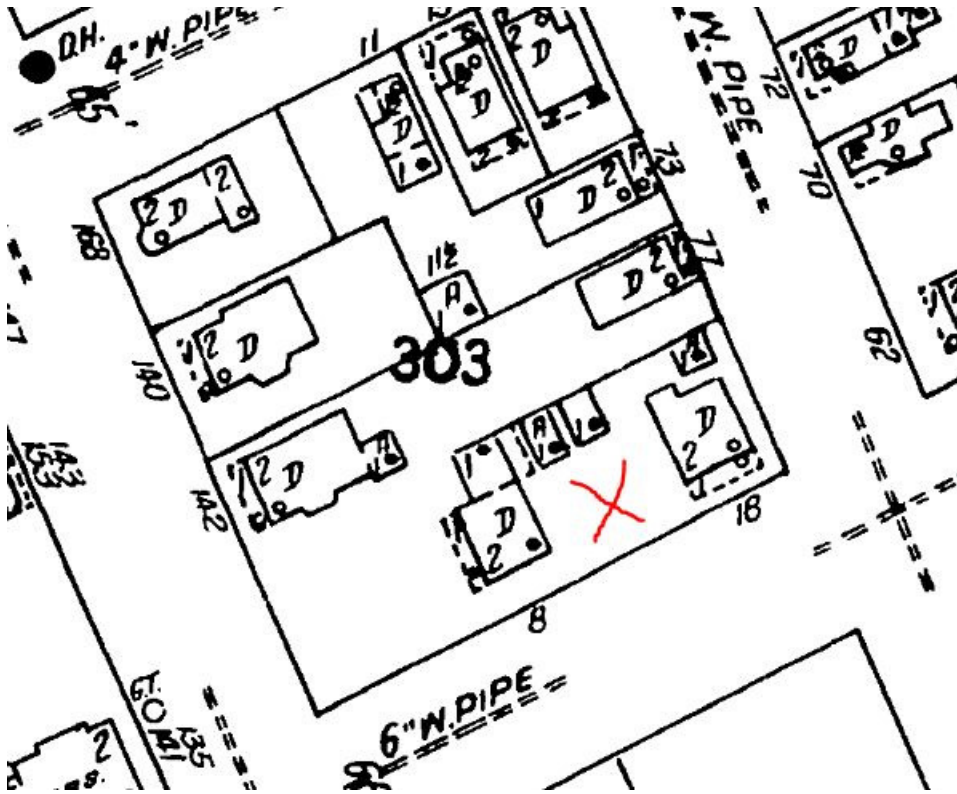
October 1912 Sanborn map showing 8 Strong

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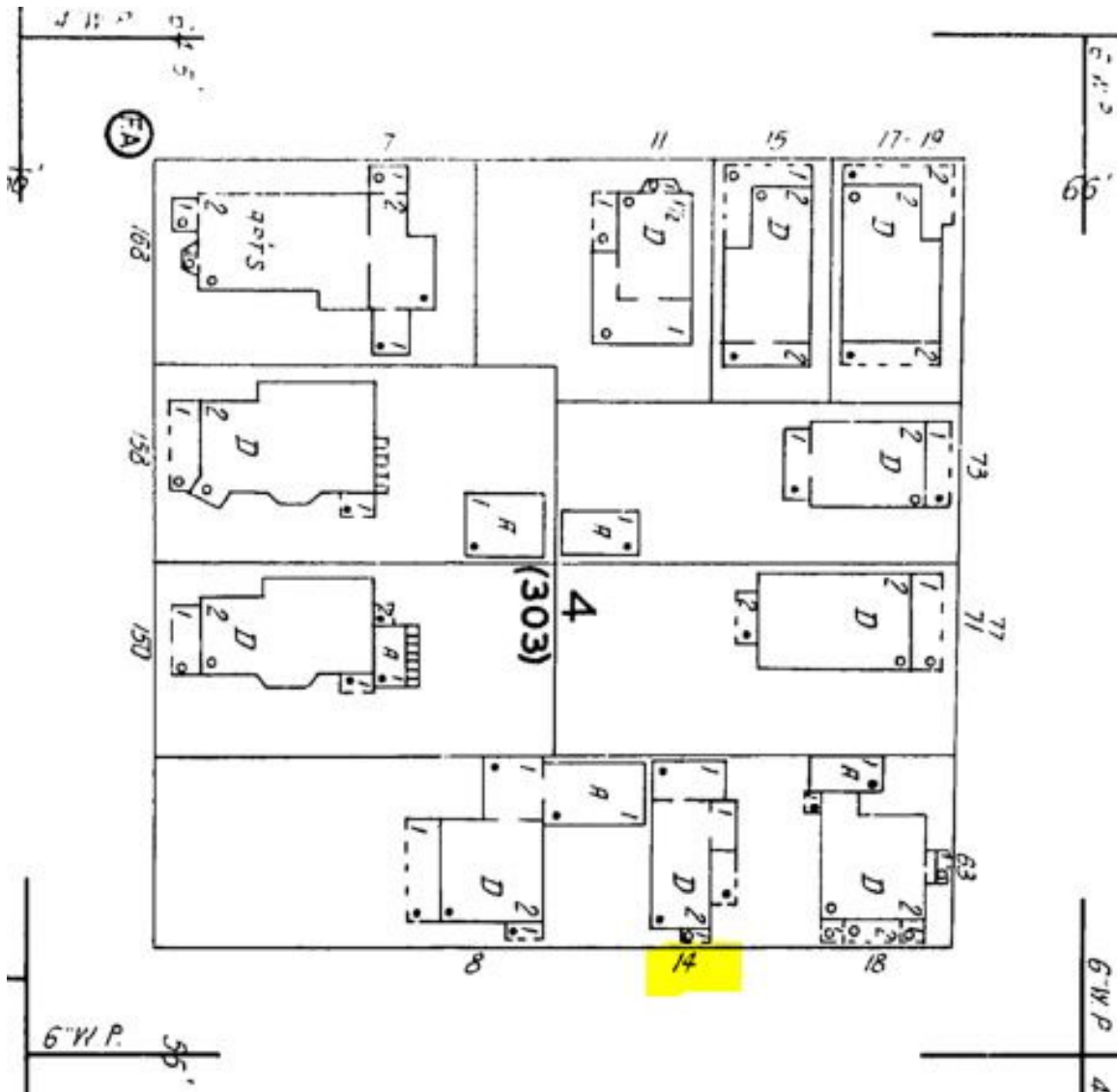
May 1919 Sanborn map showing 8 Strong

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April 1926 Sanborn map showing 8 Strong. The red x shows where 14 Strong will be built. This shows a dotted portion at the rear portion. At 8 Strong Street with two garages to the East.

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1942 Sanborn map showing 8 Strong and 14, 18 Strong Street. This last map shows the rear portion being an automobile garage which is consistent with 1900/1926 maps.

HINGE

KEY

	Fire proof construction. (OR FIRE RESISTIVE CONSTN)		MANSARD ROOF DOTS REPRESENT OPENINGS. STEMS INDICATE STORIES. COUNTING FROM LEFT TO RIGHT, LOOKING TOWARD BUILDING.		Window opening in first story.
	Adobe building.				Window openings in second and fourth stories.
	Stone building.				Windows with iron or tin clad shutters.
	Concrete, lime, cinder or cement brick				Window openings tenth to twenty-second stories.
	Hollow concrete or cement block constn				Width of street (BETWEEN BLOCK LINES, NOT CURB LINES.)
	Concrete or reinforced concrete constn				
	Tile building.				
	Brick building with frame cornice.				
	" " " stone front.				
	" " " frame side. (DIVIDED BY FRAME PARTITION)				
	Brick veneered building.				
	" and frame building.				
	Frame building, brick lined.				
	" " metal clad.				
	Frame building.				
	Iron building.				
	Tenant building occupied by various manufacturing or occupancies				
	Frame building covered with asbestos				
	Brick building with brick or metal cornice.				
	Fire wall 6 inches above roof.				
	" " 12 " " "				
	" " 18 " " "				
	" " 36 " " "				
	Figures 8, 12, 16 indicate thickness of wall in inches.				
	Wall without opening and size in inches.				
	Wall with openings on floors as designated.				
	Opening with single iron or tin clad door.				
	" " double iron " " " doors.				
	" " standard fire doors.				
	Openings with wired glass doors.				
	Drive or passage way.				
	Stable.				
	Auto, House or private garage.				
	Solid brick with interior walls of C.B. or C.B. and brick mixed.				
	Mixed construction of C.B. and brick with one wall of solid brick.				
	Mixed construction of C.B. and brick with one wall faced with 4" brick.				
	Mixed construction of C.B. and brick throughout.				
	Open elevator.				
	Frame enclosed elevator.				
	Concrete block enclosed elevator with traps.				
	Tile enclosed elevator with self closing traps.				
	Brick enclosed elev. with wired glass door.				
	Iron chimney				
	Brick chimney.				
	Ground elevation.				
	Vertical steam boiler.				
	Gasoline tank.				
	Open under.				
	Siamese fire dept. connection				
	Single fire dept. connection				
	Automatic fire alarm.				
	Independent electric plant.				
	Automatic sprinklers.				
	Automatic chemical sprinklers.				
	Automatic sprinklers in part of building only. (NOTE UNDER SYMBOL INDICATES PROTECTED PORTION OF BUILDING)				
	Not sprinklered.				
	Outside vertical pipe on fire escape.				
	Fire alarm box.				
	Single hydrant.				
	Double " "				
	Triple " "				
	Quadruple hydrant of the "High Pressure Fire Service"				
	Fire alarm box of the "High Pressure Fire Service"				
	Water pipes of the "High Pressure Fire Service"				
	Water pipes and size in inches.				
	Water pipes of private supply				
	House numbers shown nearest to buildings are official or actually up on buildings.				
	Old house numbers shown furthest from buildings.				

Sanborn Fire Insurance Map key interpretation.

Alan Bjerke

December 2, 2020

Burlington Permitting and Inspections
Zoning Division
654 Pine Street
Burlington, VT 05401

Re: Zoning Application: 14 Strong St
ZP 21-0536CA/CU

Dear Friends,

I am writing to oppose the above referenced zoning application for 14 Strong St as currently proposed. I have reviewed the application and wish to raise the following objections/concerns:

1. The site plan for the proposal is incorrect. The site plan submitted by the applicant shows the westerly property line of their property 1 foot to the west of their existing building. In fact, the property line is 4 feet further to the east. Their building encroaches on our property located at 4-8 Strong St by 3 feet. This is demonstrated by the only property line survey of this boundary recorded in the Burlington Land Records (in 1983) as well as the findings in the appeal of permit # ZP20-0914CA, issued August 10, 2020 and permit ZP20-0506CA issued December 5, 2019.

2. The applicant proposes to build on our land, without our permission. The approved site plan in ZP20-0914CA is attached and shows the encroachment by the building at 14 Strong St to be 3 feet onto the property of 4-8 Strong Street. Missa Aloisi of 14 Strong St attempted to dispute the property line location in that matter by submitting a purported survey by Gordon Harlow drawn in 1986. The applicants of this permit appear to rely on the dimensions from the Harlow survey for their site plan. The DRB found by a vote of 7-0 that the 1986 Harlow survey relied on by the applicant is “unsound.” See attached.

Our property boundary with 14 Strong St is located under the applicant’s building. The request to expand their building on our land is without our permission. At issue is the proposal to extend the second floor of the building over the one story portion of the building at the rear (northerly) portion of the building. The issue is not whether they can expand an existing non-conformity vertically. It is whether they can expand the building envelope onto (or over) the land of another without their permission. They may still build a second story over the one story portion on the rear of building which is on their land, but that expansion should be set back at least 3 feet (the amount of the encroachment) from their western wall and preferably 8 feet (encroachment + minimum setback).

3. The proposal will require removal of mature trees on our property, without our permission. While the permit application does not so state, the construction as proposed by the applicant will require that several mature trees which are on our property would need to either be removed, or cut back so severely that they would never survive. The trees are located in the

north-eastern corner of our lot and overhang the applicant's building (on our property) at their north-western corner by about 5 feet. This is only necessitated by the construction over the one story portion of the building to the rear, along the existing westerly wall. If the envelope of the second story addition were confined to no closer than 3 feet from the existing westerly wall, (ie. our property boundary) it would not be necessary to remove or kill the trees located on our property. These trees provide essential privacy to the residents of our building in this very tight quarters community. We do not agree to their removal.

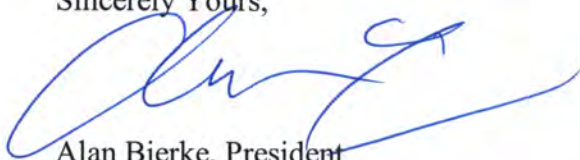
Furthermore, as detailed above, the proposal to build up over the existing single story rear portion of the building all the way to the existing structure's western edge will have an undue adverse impact on our property neighboring to the west, as described in BZO 5.3.5(a)(1)(ii).

Thank you very much for considering our perspectives in connection with this proposed development. I believe that with appropriate redesign to accommodate for our concerns, the applicants can still make a substantial improvement to their building. I would appreciate the opportunity to learn of and comment on any proposed re-designs as the project works its way through the permitting process. I would also appreciate being advised of any hearings on this matter before the Development Review Board.

If I can be of any further assistance to you, please do not hesitate to contact me.

Thank you very much.

Sincerely Yours,



Alan Bjerke, President
Champlain Heights Condominium Association

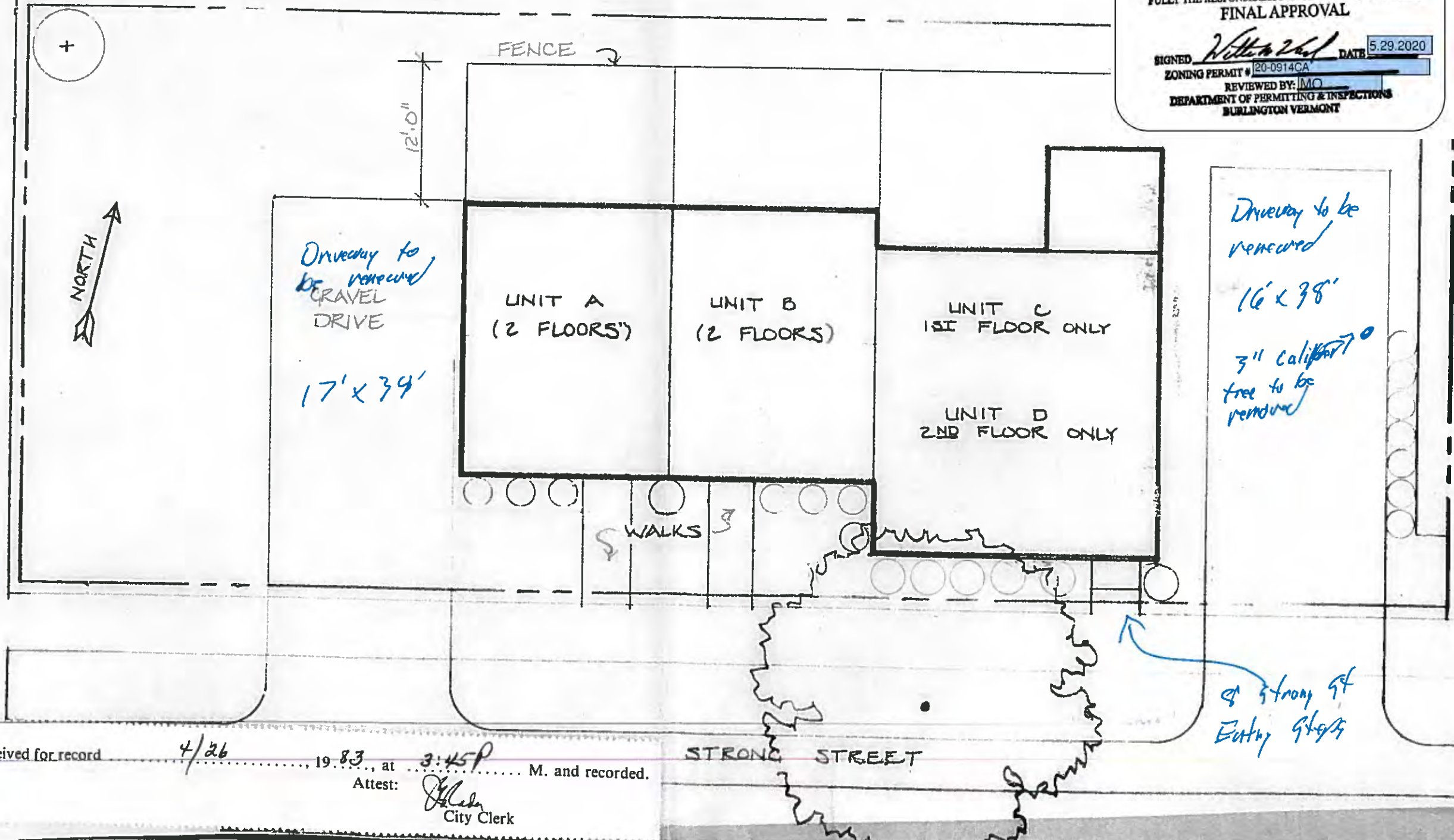
THIS BUILDING IS CALLED CHAMPLAIN HEIGHTS CONDOMINIUMS
I CERTIFY THAT THIS SITE PLAN IS AN ACCURATE COPY OF THE SITE PLAN AS FILED AND APPROVED BY THE MUNICIPALITY OR OTHER GOVERNMENTAL SUBDIVISION HAVING JURISDICTION OVER THE ISSUANCE OF PERMITS FOR THE CONSTRUCTION OF BUILDINGS TO THE EXTENT THAT SUCH FILINGS AND APPROVALS ARE REQUIRED BY LAW AND THAT THIS PLAN FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THIS SITE.

THIS 26 DAY OF April 1983, Michael J. M... ..
REG. ARCHITECT

THIS CERTIFICATE WAS VERIFIED BEFORE ME ON THIS 26 DAY OF April, 1983, Lucille S. Amour
NOTARY PUBLIC

NOTE. ALL DIMENSIONS TO BE $\pm 1' 0"$

-NOTE-
ANY MODIFICATION OR DEVIATIONS FROM THESE PLANS REQUIRE ZONING APPROVAL PRIOR TO CONSTRUCTION. ALL ERRORS IN DIMENSIONS, PLANS, OR DETAILING ARE FULLY THE RESPONSIBILITY OF THE APPLICANT/OWNER.
FINAL APPROVAL
SIGNED William J. ... DATE 5.29.2020
ZONING PERMIT # 20-0914CA
REVIEWED BY: MO
DEPARTMENT OF PERMITTING & INSPECTIONS
BURLINGTON VERMONT



Champlain Heights
Condominium Assoc
2nd Amended Site Plan
5/29/20

7A

Received for record 4/26, 1983, at 3:45 P M. and recorded.
Attest: [Signature]
City Clerk

STRONG STREET

CHAMPLAIN HEIGHTS
CONDOMINIUMS
SITE PLAN

STRONG ST. & NORTH AVE.
BURLINGTON, VERMONT
SCALE: 1" = 10' 0"
DATE:

Enlargement of the Site Plan approved in ZP20-0914CA
Not to original scale

OF THE SITE PLAN
GOVERNMENTAL SUBDIVISION
THE CONSTRUCTION OF
ARE REQUIRED BY LAW
LAYOUT OF THIS SITE.

[Signature]
ARCHITECT

[Signature]
BY PUBLIC



- NOTE -

ANY MODIFICATION OR DEVIATIONS FROM THESE PLANS
REQUIRE ZONING APPROVAL PRIOR TO CONSTRUCTION.
ALL ERRORS IN DIMENSIONS, PLANS, OR DETAILING ARE
FULLY THE RESPONSIBILITY OF THE APPLICANT/OWNER.

FINAL APPROVAL

SIGNED *[Signature]* DATE 5.29.2020
ZONING PERMIT # 20-0914CA
REVIEWED BY: *[Signature]*
DEPARTMENT OF PERMITTING & INSPECTIONS
BURLINGTON VERMONT

UNIT C
1ST FLOOR ONLY

UNIT D
2ND FLOOR ONLY

*Driveway to be
renewed*

16' x 38'

*3" Caliper
tree to be
removed*

Property Line
between 4-8 Strong
St & 14 Strong St

Building
encroachment of 14
Strong St onto the
property of 4-8
Strong St

DECLARATION

This Declaration made this ^{25th} day of *April*, 1983, by E. WILLIAM KOCH, III, of Hinesburg, Vermont (hereinafter referred to as the Declarant):

WITNESSETH:

WHEREAS, the Declarant is the fee simple owner of land and premises described as follows:

A parcel of land located at the northeast corner of the intersection of Strong Street with North Avenue, having a frontage of 50 feet more or less on North Avenue and a frontage of 125 feet more or less on Strong Street.

The easterly portion of the lot is subject to a building encroachment to a depth of 3 feet more or less.

Being all and the same land and premises conveyed to H. WILLIAM KOCH, III, by Warranty Deed of LEO P. DION, JR., dated September 30, 1982 and recorded in Volume 286 at Pages 331-3 of the City of Burlington Land Records.

WHEREAS, Declarant desires to subject the property to the Vermont Condominium Ownership Act and construct a four (4) unit condominium on said land; and

NOW, THEREFORE, Declarant hereby submits the following described lands and premises together with all easements, rights, and appurtenances thereto to the provisions of Chapter 15 of Title 27 of the Vermont Statutes Annotated, known as the Vermont Condominium Ownership Act (hereinafter referred to as the "Act"), and hereby creates with respect to said land a condominium to be known as Champlain Heights Condominium (hereinafter referred to as "Condominium"):

1. Definitions: Each Capitalized term used herein without definition shall have the meaning specified in the Act. The capitalized term "Unit" used herein shall have the same meaning as apartment as defined in the Act.

2. Description of Buildings: There will be a two-story building containing four (4) Units. Unit A (4 Strong Street) and Unit B (6 Strong Street) each have a separate entrance, a first floor, a second floor, and an unfinished attic space. Said Units are constructed over a crawl space accessible from the adjacent basement. Unit C (8A Strong Street) and Unit D (8B Strong Street) have separate entrances off a foyer; Unit C is the first floor and Unit D the second floor and stairway thereto over a full basement of stone and poured concrete foundation walls. Utility service entrances and meters are located in the southerly portion of the basement, which is a common area, the northerly portion being storage areas reserved for Units C and D. The building is of wood frame construction with clapboard siding, and an asphalt shingled roof over Units A and B, and a half-lap asphalt roof over a portion of Unit C and all of Unit D. The interior walls are sheetrock. Each Unit has electric baseboard heat and electrically heated hot water.

Burlington Development Review Board
149 Church Street
Burlington, VT 05401
www.burlingtonvt.gov/PZ
Telephone: (802) 865-7188
(802) 865-7195 (FAX)

Bradford L. Rabinowitz, Chair
Geoffrey Hand
Springer Charles Harris
Kienan D. Christianson
vacant
Alexander J. LaRosa
Brooks G. McArthur
Ravi Venkataraman (alternate)
Sean McKenzie, (alternate)



Burlington Development Review Board
Findings of Fact
Deliberative Hearing Monday, August 10, 2020

Board Members Present: Alexander LaRosa, Brooks McArthur, Brad Rabinowitz (Chair), Kienan Christianson, Harris Springer, Ravi Venkataraman (alternate) and Sean McKenzie (alternate).

Absent: Geoff Hand

Staff members present: Mary O'Neil, Ryan Morrison.

File Number: ZP20-0914CA (Appeal)

Zone: RM **Ward:** 3C

Date application accepted: May 22, 2020

Date of Decision: May 29, 2020

End of Appeal Period: Saturday, June 13 2020

Date of Appeal submission: Tuesday, June 16 2020

Date of DRB review: August 4, 2020

Applicant/ Owner: Alan Bjerke

Appellant: Missa Aloisi

Request: Restore gravel driveways to same dimension, modify entry stairs to 8 Strong Street to meet code. No change to coverage. (4-8 Strong Street is a four-unit condominium complex.)

Evidence Presented:

The Board examined the materials submitted in support of this application and appeal.

I. Findings

Background:

- **Zoning Permit 20-0506CA** (8 Strong Street Unit B), Replacement windows, replace exterior deck door with sliding glass door, install mini-split heat pump system. December 2019.
- **Zoning Permit 16-1328CA** (6 Strong Street), replace patio door. May 2016.
- **Zoning Permit 14-0131CA** (6 Strong Street), repare seven existing windows in non-historic ell of building. August 2013.
- **Zoning Permit 13-0449CA (Units 4 and 8A)**, replace thirteen windows on condominium building with new windows. October 2012.
- **Non-Applicability of Zoning Permit Requirements 11-0144NA**; replacement of deck with identical design, location and size. August 2010.

A notice of appeal shall be considered filed with the administrative officer and the DRB when delivered to the planning department, and the date and time of filing shall be entered on the notice by the planning staff; and,

Whenever an appeal is filed, the administrative officer shall forthwith transmit to the DRB all the papers constituting the record relating to the action appeal from.

The appellant left a voice mail in the general mailbox of the Department of Permitting and Inspections June 4, 2020, within the 15-day appeal period. Due to limited and rotational staffing during the pandemic, that voice mail was not retrieved until after the appeal period had expired.

The appellant then called Planning staff Monday, June 15, 2020 to request further information about the project. She was informed that the appeal period had expired 2 days prior, although on a weekend. The appellant then electronically submitted a notice of appeal June 16, 2020, with revisions submitted electronically June 17, 2020. Within her appeal documents, the appellant has provided supporting information relative to the timeliness of her appeal for DRB review.

The DRB finds the appeal timely. **Affirmative finding.**

Gordon G. Harlow completed the survey to which the appellant refers in 1986. The validity of information on the plan is challenged by annotations made by an unknown party that include component identifications ("driveway"), measurements (insertions made freehand, not in the script of the surveyor), property owner name changes, and for whom the survey was completed. Such alterations, if lawful, would require a revised survey to embrace all changes. Without a formal revision, the accuracy of the survey is unsound.

II. Minutes

The Development Review Board will distribute the meeting minutes separately upon review and approval.

III. Motion by Kienan Christiansen:

In the matter of 4-8 Strong Street, ZP20-0914CA/AP, I move first that **we allow the timeliness** of the appeal, which is consistent with other allowances related to the Novel Coronavirus pandemic. Secondly, I move we **deny the appeal** and adopt staff Findings in support of the administrative Certificate of Appropriateness approval. A discrepancy or disagreement in survey are not issues taken up by this Board.

Second: A.J. LaRosa

Vote: 7-0

Motion carries.

Dated at Burlington, Vermont, this **19** day of August 2020.

Respectfully Submitted,

Brad Rabinowitz

Digitally signed by Brad Rabinowitz
DN: cn=Brad Rabinowitz, o=Burlington Development Review
Board, ou, email=brad@bradrabinowitzarchitect.com, c=US
Date: 2020.08.19 13:09:07 -04'00'

Bradford L. Rabinowitz, Development Review Board Chair

STATE OF VERMONT Division for Historic Preservation Montpelier, VT 05602 HISTORIC SITES & STRUCTURES SURVEY Individual Structure Survey Form		SURVEY NUMBER: 110	
COUNTY: Chittenden		Part of: ☐ District _____ ☐ Complex _____ Contributing ☐ Non-Contributing ☐	
TOWN: Burlington VILLAGE:		Listed on: State Register of Historic Places National Register of Historic Places	
LOCATION: 14 Strong Street		CRITERIA: A ☐ B ☐ C ☐ D ☐	
PROPERTY TYPE: House		NEGATIVE FILE NUMBER:	
OWNER: Anya Schwartz ADDRESS:		COORDINATES: UTM (ZONE 18) E 0 N 0 VSP (NAD 83) E 442502.55685 N 220889.7185 E911 E N	
ACCESSIBILITY TO PUBLIC: Yes ☐ No ☒ Restricted ☐		PRESENT FORMAL NAME:	
HISTORIC CONTEXT: Physical Patterns of Communities		COMMON NAME: 14 Strong Street	
SIGNIFICANCE: Architectural ☒ Historic ☐ Archeological ☐ Engineering ☐		ORIGINAL FORMAL NAME:	
LEVEL OF SIGNIFICANCE: Local ☒ State ☐ National ☐		PRESENT USE: House	
PHYSICAL CONDITION OF STRUCTURE: Excellent ☒ Good ☐ Fair ☐ Poor ☐		ORIGINAL USE: House	
		ARCHITECT/ENGINEER:	
		BUILDER/CONTRACTOR:	
		STYLE: Colonial Revival; Queen Anne;	
		PLAN: sidehall plan	
		DATE BUILT: ca.1900	
GENERAL DESCRIPTION:			
1. Foundation: Stone ☒ Brick ☐ Concrete ☐ Concrete Block ☐			
2. Wall Structure: a. Wood Frame: Post & Beam ☐ Balloon ☒ b. Load Bearing Masonry: Brick ☐ Stone ☐ Concrete ☐ Concrete Block ☐ Bonding Pattern: c. Iron ☐ Steel ☐ e. Other:			
3. Wall Covering: Clapboard ☒ Board & Batten ☐ Wood Shingle ☒ Shiplap ☐ Novelty ☐ Asbestos Shingle ☐ Sheet Metal ☐ Aluminum & Asphal Siding ☐ Brick Veneer ☐ Stone Veneer ☐ Bonding Pattern: Other:			
4. Roof Structure: a. Truss: Wood ☒ Iron ☐ Steel ☐ Concrete ☐ b. Other:			
5. Roof Covering: Slate ☒ Wood Shingle ☐ Asphalt Shingle ☐ Sheet Metal ☐ Built Up ☐ Rolled ☐ Tile ☐ Other:			
6. Engineering Structure: 7. Other:			
8. Appendages: Porches ☒ Towers ☐ Cupolas ☐ Dormers ☐ Chimneys ☒ Shed ☐ Ells ☐ Wings ☐ Bay Window ☐ Other:			
9. Roof Styles: Gable ☒ Hip ☐ Shed ☐ Flat ☐ Mansard ☐ Gambrel ☐ Jerkinhead ☐ Saw Tooth ☐ With Monitor ☐ With Bellcast ☐ With Parapet ☐ With False Front ☐ Other:			
Number of Stories: 2		Entrance Location: gable left	
Number of Bays: 2x2		Approximate Dimensions: 15x25	

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

Additional Features:

Queen Anne window; pedimented gable; door hood; entry columns; 1/1

Additional Description:

14 Strong Street is a two-story, gable-front, side-hall structure in the Queen Anne to Colonial Revival transitional style. A Colonial Revival entry porch shelters the left-bay entrance, and a large picture window topped with a stained glass transom opens into the right bay. A pediment roof tops the wood shingled second story, while wood clapboards sheath the first story. An enclosed porch shelters a side entrance on the easterly elevation.

RELATED STRUCTURES:

STATEMENT OF SIGNIFICANCE:

14 Strong Street did not appear in the Burlington City Directories until 1921, but its style suggests a date of circa 1900. Wallace F. Robair, a contractor, is listed at this address from 1921 through 1946. After 1946, the structure was turned into a duplex.

14 Strong Street is a well-preserved example of a circa 1900 transitional structure, evolving from the late 19th century Queen Anne style to the early 20th century Colonial Revival style. The narrow, two-story massing, capped with a gable-front pediment roof, mix of wood shingles on the second story and clapboards on the first story are all characteristic of this style. The Queen Anne details have been distilled and the restrained order of Colonial architecture begins to appear. Notable are the plate glass window with stained glass transom, a defining Queen Anne feature often found on transitional style buildings, and the Colonial Revival entry porch. The simplicity of the structure is characteristic of the building trends of the Old North End in Burlington.

REFERENCES:

Mannings Burlington City Directories; Sanborn Fire Insurance Maps; Burlington Free Press archives; 1869 Beer's Atlas Map; 1877 Bird's Eye Map; 1890 Hopkins Map

MAP: (Indicate North in Circle)



SURROUNDING ENVIRONMENT:

- | | |
|--|--|
| Open ☐ | Woodland ☐ |
| Scattered Buildings ☐ | Moderately Built Up ☐ |
| Densely Built Up ☒ | |
| Residential ☒ | Commercial ☐ |
| Agricultural ☐ | Industrial ☐ |
| Roadside Strip Development ☐ | |
| Designed Landscape Features ☐ | |
| Other: | |

RECORDED BY:

Elizabeth Mary Andre

ORGANIZATION:

Burlington Planning & Zoning

DATE RECORDED:

12/01/2005

LAST UPDATED:



VERMONT DIV. FOR HISTORIC PRESERVATION

14 Strong Street; Three-Quarter View; 2005

Property Name: 14_Strong_Street_2 Survey #: 110 Direction of View: NW

Filename: 14_Strong_Street_2.jpg Photographer: Elizabeth Andre



VERMONT DIV. FOR HISTORIC PRESERVATION

Location map

Property Name: LocaMap_0605292248_1650 Survey #: Direction of View:

Filename: LocaMap_0605292248_1650jpg Photographer:



VERMONT DIV. FOR HISTORIC PRESERVATION

14 Strong Street; Main Facade; 2005

Property Name: 14_Strong_Street Survey #: 110 Direction of View: NE

Filename: 14_Strong_Street.jpg Photographer: Elizabeth Andre



VERMONT DIV. FOR HISTORIC PRESERVATION

14 Strong Street; Window; 2005

Property Name: 14_Strong_Street_window Survey #: 110 Direction of View:

Filename: 14_Strong_Street_window.jpg Photographer: Elizabeth Andre

Burlington Design Advisory Board

645 Pine Street
Burlington, VT 05401
www.burlingtonvt.gov/DPI/DAB
Phone: (802) 865-7188

Matthew Bushey
Ron Wanamaker
Eric Morrow
Karyn Norwood
Jay White, Alt.
vacant, Alt.



DESIGN ADVISORY BOARD Tuesday December 22nd, 2020 3:00 PM REMOTE MEETING

Zoom: <https://us02web.zoom.us/j/81989849393?pwd=b2dWMkdSK1hoVzM1TjhLUDVPWGJ2QT09>

Webinar ID: 819 8984 9393

Passcode: 923553

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

Agenda

Session I – 3:00 PM – 3:30 PM

1. 21-0396CA; 219 North Winooski Ave (NMU, Ward 2C) Jade Age LLC and Steven Schenker

Construct new 3-unit apartment building and related site work.

Session II – 3:30 PM – 4:00 PM

2. 21-0536CA/CU; 14 Strong Street (RM, Ward 3C) Erica Giannone and Missa Aloisi

Addition over single story portion of home; replace windows and install door.

The programs and services of the City of Burlington are accessible to people with disabilities. Individuals who require special arrangements to participate are encouraged to contact the Department of Permitting & Inspections at least 72 hours in advance so that proper accommodations can be arranged. For information call 865-7188.

Non-Discrimination

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

Department of Permitting and Inspections

Zoning Division
645 Pine Street
Burlington, VT 05401
www.burlingtonvt.gov/pz
Phone: (802) 865-7188
Fax: (802) 865-7195

*William Ward, Director
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Ryan Morrison, Associate Planner
Layne Darfler, Planning Technician
Alison Davis, Zoning Clerk
Theodore Miles, Zoning Specialist
Charlene Orton, DPI Administrator*



MEMORANDUM

To: The Design Advisory Board
From: Ryan Morrison, Associate Planner
RE: ZP21-0396CA; 217-219 North Winooski Ave
Date: December 22, 2020

File: ZP21-0396CA
Location: 217-219 North Winooski Ave
Zone: NMU **Ward:** 2C
Parking District: Multi Modal Mixed-Use
Date application accepted: October 13, 2020
Applicant/ Owner: Steven Schenker / Jade Age, LLC
Request: Construct a new 3-unit apartment building and associated site work.

Background:

- **ZP14-0186CA;** replacement windows. August 2013.
- **ZP16-0830CA;** replacement windows. February 2016.
- **ZP19-0247CA;** convert 3-unit building to a 4-unit building; delineate and formalize 4-space parking area. September 2018.

Overview: 217-219 North Winooski Ave currently contains a four-unit multifamily building and 4 surface parking spaces. The existing building is on the State Register of Historic Structures and Sites. No alterations are proposed to the existing building. The applicant proposes a second principal structure in the form of a three story multifamily building consisting of 3 residential units. The ground level will have open-air parking for two vehicles, and an access point for the upper story residential units.

This application was heard by the Design Advisory Board on November 10, 2020, where revisions to the project were requested. The requested revisions included:

1. Provide a direct and unobstructed pedestrian path between the primary building entrance and the public sidewalk.
2. Pull the NE façade back from the street to align with the adjacent buildings and/or develop the façade to have more visual interest, such as by treating the ground floor differently, change the plane of the NE elevation, or variation in materials.
3. Shield, delete or relocate the ceiling mounted downlights to prevent glare from the sidewalk.
4. Show mail box locations

5. Clarify roof access and parapet design.
6. Provide information on adjacent building heights, such as with elevations, renderings, or photos.

The applicant has submitted revised plans addressing all of the above.

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:

There are no important natural features at this location.

(b) Topographical Alterations:

There are no topographical alterations proposed. The property is relatively flat.

(c) Protection of Important Public Views:

Not applicable. There are no important public views on and around the property.

(d) Protection of Important Cultural Resources:

Not applicable. While the existing 4-unit multifamily building is listed on the State Register of Historic Structures and Sites, no alterations to this building are proposed.

(e) Supporting the Use of Renewable Energy Resources:

No part of the application will preclude the use of wind, water, solar, geothermal or other renewable energy resource.

(f) Brownfield Sites:

Not applicable. The property is not listed as a Brownfield Site.

(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.

The applicant will be required to submit an Erosion Prevention and Sediment Control plan and a stormwater plan to the Stormwater Program Manager for review and approval.

Design features which address the effects of rain, snow, and ice at building entrances, and to provisions for snow and ice removal or storage from circulation areas shall also be incorporated.

The ground level open-air parking area also includes an internal stair access to the upper residential units. This access within the parking area is entirely sheltered from the elements as it is underneath the upper stories.

(h) Building Location and Orientation:

Neighboring structures along Decatur Street vary between 2 story, 2 ½ story and 3 story buildings. Most rooflines are gabled, however the neighboring 2 story structure immediately behind the proposed structure has a flat roof. The proposed building will have a similar alignment to the street frontage with neighboring structures. This section calls out for buildings within a mixed-use area (which this property is) to provide sufficient space (optimally 12-15 feet) between the curbline and the building face to facilitate the flow of pedestrian traffic, however the revised plans show a setback greater than 12-15 ft from the curb in alignment with adjacent buildings, per the DAB's request. Additional landscaping is proposed between the new building and the sidewalk to provide an attractive streetscape.

Principal buildings shall have their main entrance facing and clearly identifiable from the public street.

The proposed building will be the second principal building on the property. It's main and only entrance is located in the middle of the ground level parking area/utility area and is identifiable from the public street. A direct walkway from the sidewalk to the building entrance is provided.

(i) Vehicular Access:

The proposal includes shifting the curb cut off Decatur Street 8-10 ft to accommodate the footprint of the new building. This access is the only vehicular access to the property and will serve both buildings. The plans indicate 2 parking spaces at the ground level of the new structure and 1 handicap accessible space to the side of the existing four-plex. Internally, there will be approx. 20 ft of driveway width to maneuver vehicles.

(j) Pedestrian Access:

A direct and unobstructed pedestrian path between the primary building entrance and the public sidewalk is provided. The walkway will locate along the interior drive and along the front of the proposed trash/recycling enclosure, and bicycle storage and mechanical rooms.

(k) Accessibility for the Handicapped:

The building inspector has jurisdiction over ADA requirements. By his direction and per Chapter 8 of the Burlington Code of Ordinances, 4 to 14 units must provide 1 accessible unit.

(l) Parking and Circulation:

Three on site parking spaces are illustrated on the site plan, with an internal driveway width of approx. 20 ft. As part of the Multi-modal multi-use parking district, there are no longer any minimum parking requirements, however the proposal includes on-site parking.

(m) Landscaping and Fences

The proposal includes landscaping along the rear (NW) side of the new building, in the form of a row of 4' tall arborvitae trees and 5' tall serviceberry, and along the front (NE) Decatur Street side (5' tall serviceberry). Arborvitae trees can grow well above 10 ft in height and provide a

thick screen provided they are planted close enough to each other. The plans indicate that they will be planted at 3 ft off center. Serviceberry can grow up to 20 ft in height. No new fencing is proposed.

(n) Public Plazas and Open Space:

There is no requirement within the ordinance to provide a public plaza. Some lawn space can be found fronting North Winooski Ave., adjacent to the existing 4-unit building that can provide some outdoor enjoyment.

(o) Outdoor Lighting:

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

Two fully shielded wall-mount light fixtures are proposed: one at the entrance door, and one on a column between the two parking spaces. No other lights are proposed.

(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 4 Performance Standards.

Four rooftop condenser units are proposed. At the ground level under the new building, a trash/recycling room is proposed for use by tenants of the existing and new buildings. The revised plans indicate wall mounted mailboxes on the front wall of the trash/recycling room.

Part 3: Architectural Design Standards

Sec. 6.3.2 Review Standards

(a) Relate development to its environment:

1. Massing, Height and Scale:

The applicant has submitted a Decatur Street elevation view of the proposal, showing the proposed building to be similar in height, massing and scale with adjacent buildings.

2. Roofs and Rooflines.

Most structures along Decatur Street have gabled roofs, however the building next door has a flat roof, similar to the proposed structure's roof. The revised proposal sees the removal of rooftop metal railings, which originally suggested that the rooftop would be accessible to tenants of the building.

3. Building Openings

The upper two stories of the proposed structure will have a consistent window pattern on three sides. The plans indicate no window openings on the southwest side of the building. The ground floor facing the interior of the property will be open for vehicular access and access to the trash/recycling room, and the bicycle/mechanical rooms.

(b) Protection of Important Architectural Resources:

Not applicable. This proposal is for a new structure, and the existing historic residential building on the property will not be altered.

(c) Protection of Important Public Views:

Not applicable. There are no important public views on and around the property.

(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. ..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 façade 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 proposal includes a street side façade with the symmetrical placement of upper story windows. The second and third stories project outward in a southeast manner past the ground level parking area wall, thus creating a slight visual break from one large front façade. It should be noted that the multifamily structure two properties down Decatur Street has a similar street edge, in that there is no principal pedestrian entry on the front façade and the front wall contains second and third floor windows. New landscaping is also proposed between the structure and Decatur Street.

(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 proposal calls for stained cedar siding on the bulk of the building, with fiber-cement panel siding integrated at the ground level exteriors and the multi-story central staircase. Wood/fiberglass windows are proposed throughout. These materials are common in new construction and are durable.

(f) Reduce energy utilization:

All new construction is required to meet the Guidelines for Energy Conservation, Section 8 of the City of Burlington Code of Ordinances.

(g) Make advertising features complementary to the site:

Any signs will require separate permitting.

(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.

New construction shall conform to all building and life safety code as defined by the building inspector and the fire marshal.

Recommended Motion:

Recommend approval and forward to the Development Review Board as presented.

MEMO

To: City of Burlington

From: Abigail Dery, P.E.

Date: October 9, 2020

Re: 217-219 North Winooski; Stormwater and Erosion Control

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The project proposal consists of constructing a new building on the west side of the parcel at 217 North Winooski Avenue in Burlington. The parcel sits on the southwest corner of the intersection of North Winooski with Decatur and North Union Street. The lot currently consists of an existing building with parking spaces. The new building will be constructed over the rear parking area, resulting in a net increase of 435 square feet (SF) of impervious surface. Per the City of Burlington development regulations, this project is considered a Small Project for Erosion Prevention and Sediment Control as less than 5,000 SF of disturbance is proposed.

The site relatively flat and the western half of the property generally slopes to the north and west, while the eastern half slopes generally east and north. The existing building and parking areas on site have impervious surfaces totaling 3,955 SF. The proposed building will increase the overall impervious footprint to 4,390 SF total.

The site is outside the Natural Resource Conservation Service (NRCS) soil survey area due to the area being highly developed. While there is no existing stormwater treatment on-site, the site has a very low increased runoff potential and stormwater either infiltrates into the ground or overland flows to the north and west into either the catch basin near the northeast corner of the property in North Winooski Ave or the catch basin located in the rain garden bump out to the west in Decatur Street.

Proposed Erosion Prevention & Sediment Control Plan

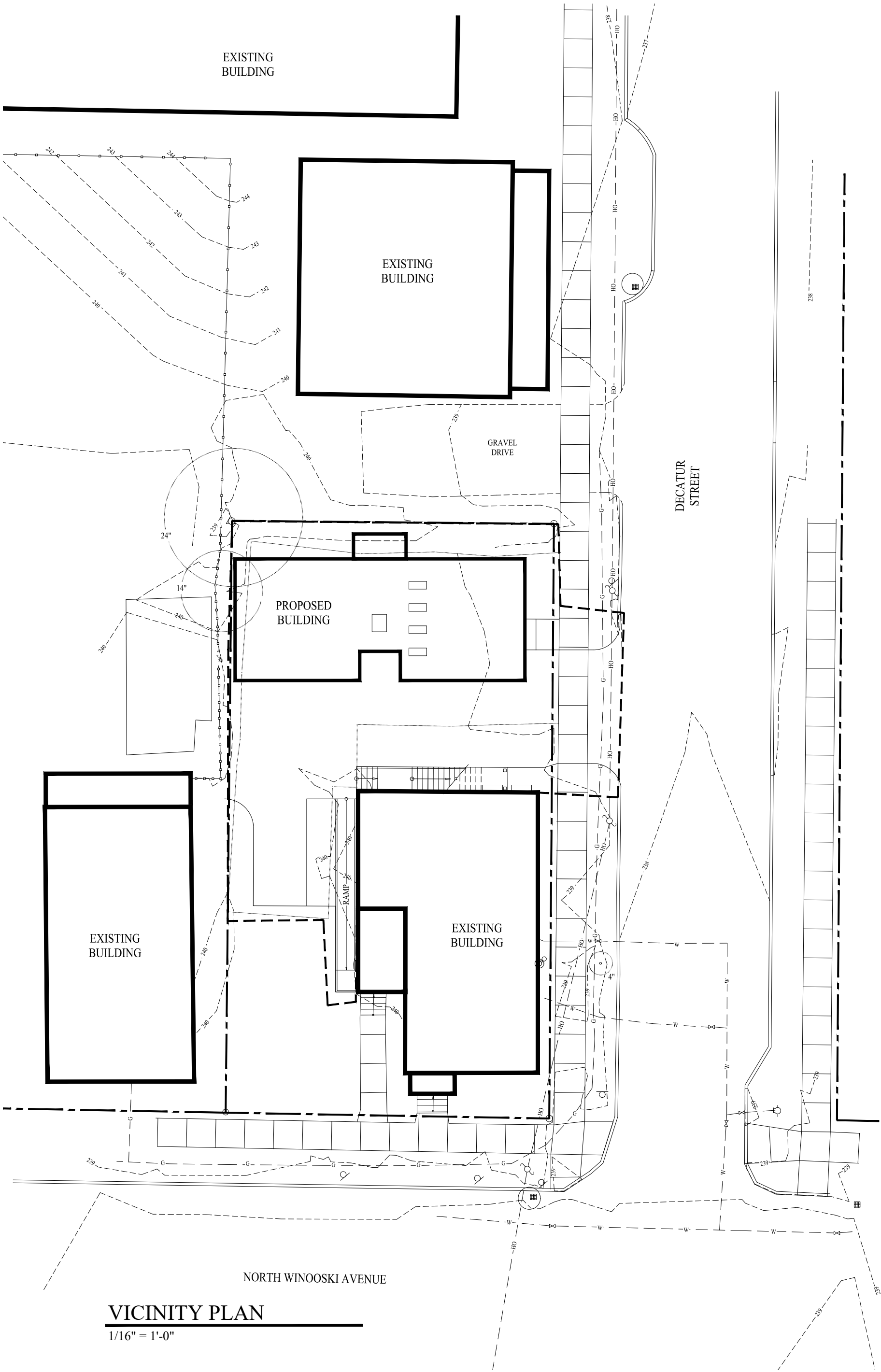
During construction, Erosion Prevention and Sediment Control (EPSC) best management practices will be used to ensure the project does not contribute sediment to the City waterways. The project will disturb approximately 3,500 SF of ground. As the project site is very small and relatively flat, proposed EPSC practices are limited to project demarcation and silt fence. While a majority of the disturbance will be self-contained due to foundation and driveway construction, silt fence is proposed along the western and northern edges of the limits of disturbance to ensure no sediment leaves the site.

As the site is limited in size, there will be no on-site stockpiling of soil. Excavated soil will be placed directly into a truck and brought to a designated disposal site. Additionally, since the site is limited in size, construction vehicles will be parked on-site to the extent feasible, however, some vehicles will need to park within the street. There should be no impacts by this construction to the City greenbelt. Should sediment from the project be noted within the City sidewalk and or street, the sediment will be swept at the end of each day.

Due to the size and location of the project, Stormwater Management and EPSC Plans are relatively straightforward and the site should have no undue or adverse effect on the City's stormwater system or waterways.

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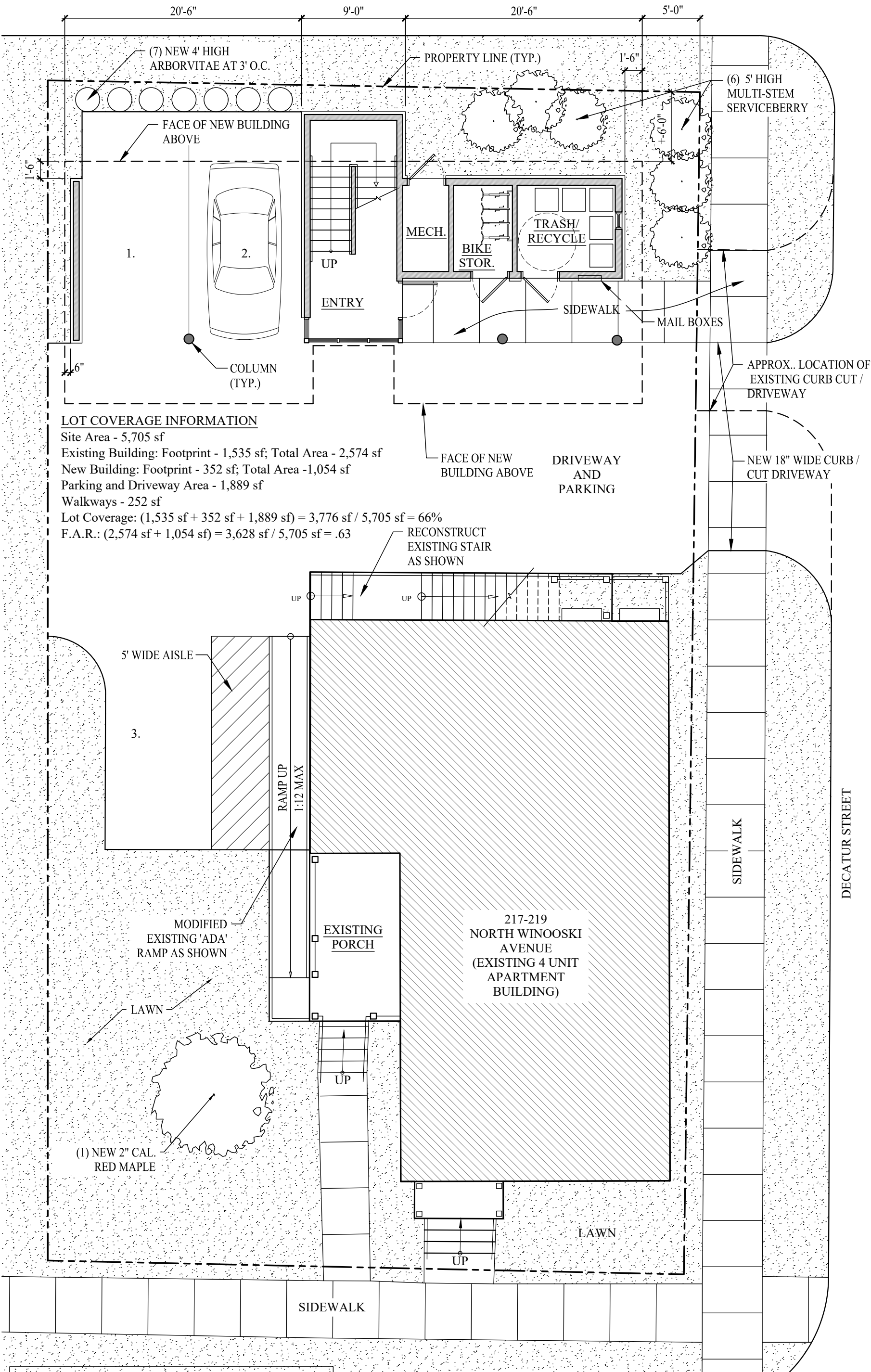
VICINITY PLAN

1/16" = 1'-0"

PERMIT DRAWING ONLY - NOT FOR
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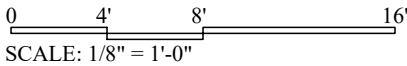
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SCALE: 1/16" = 1'-0"

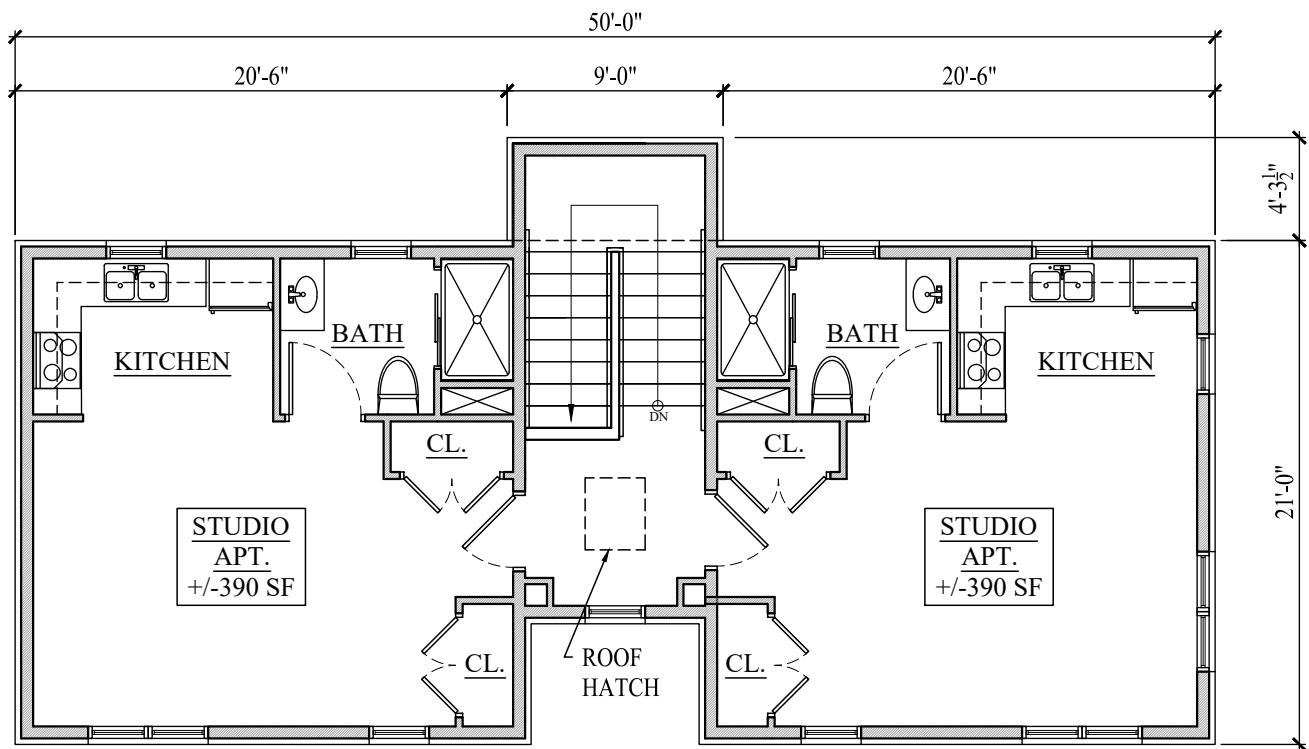




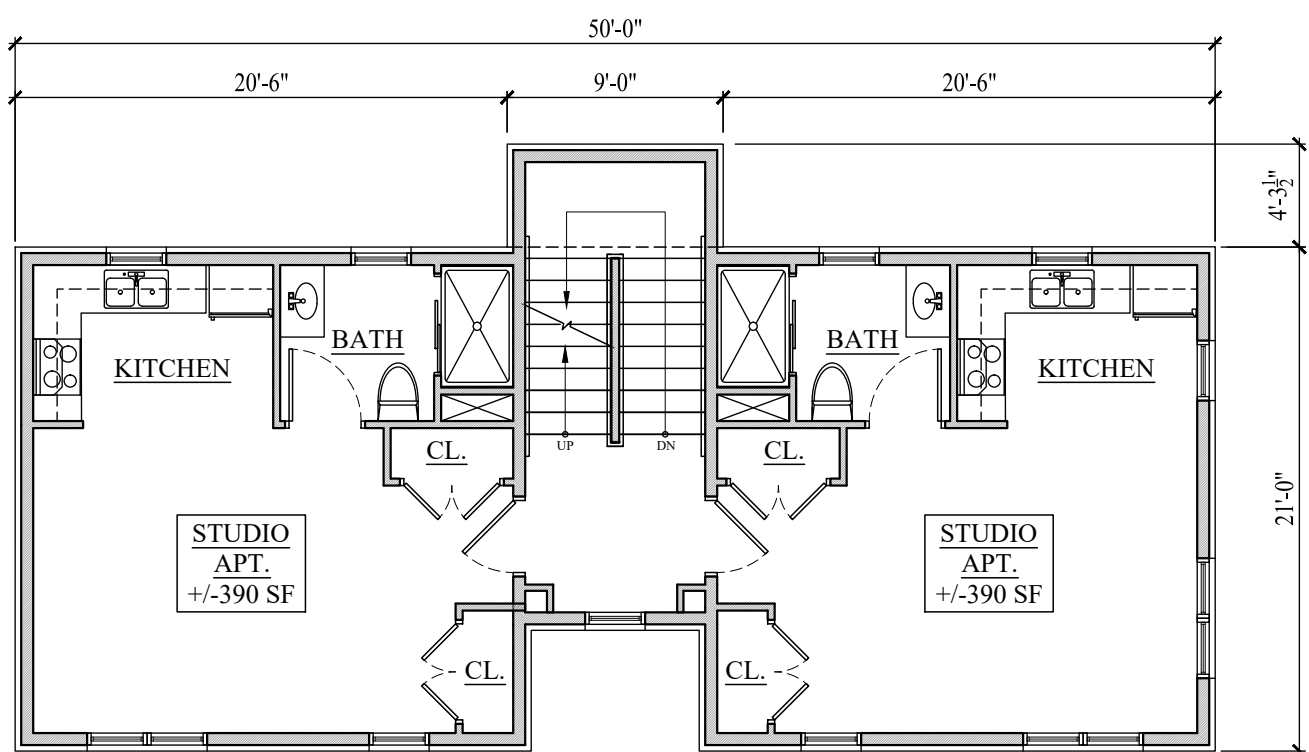
PERMIT DRAWING ONLY - NOT FOR CONSTRUCTION.

SITE PLAN

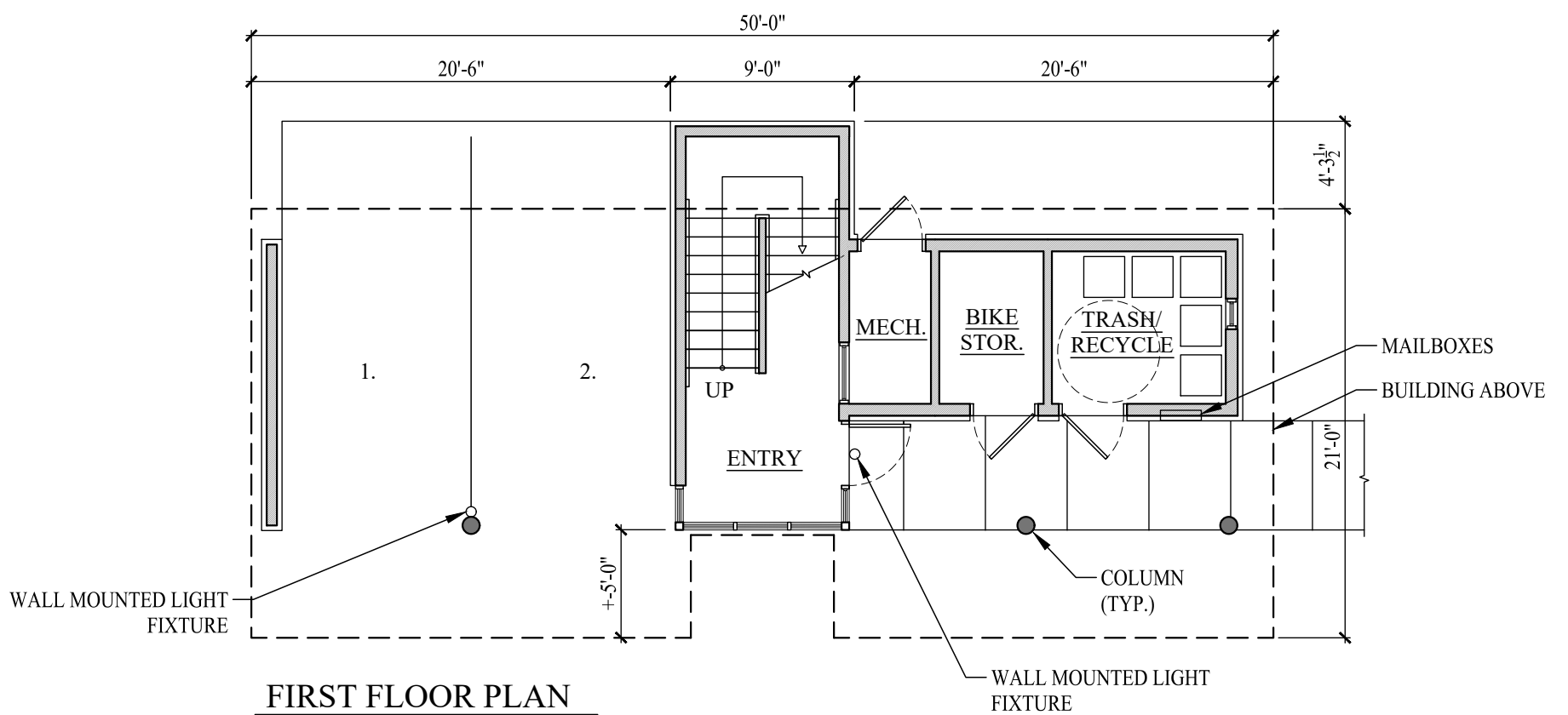




THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"

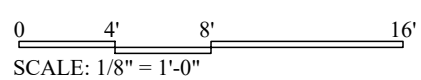


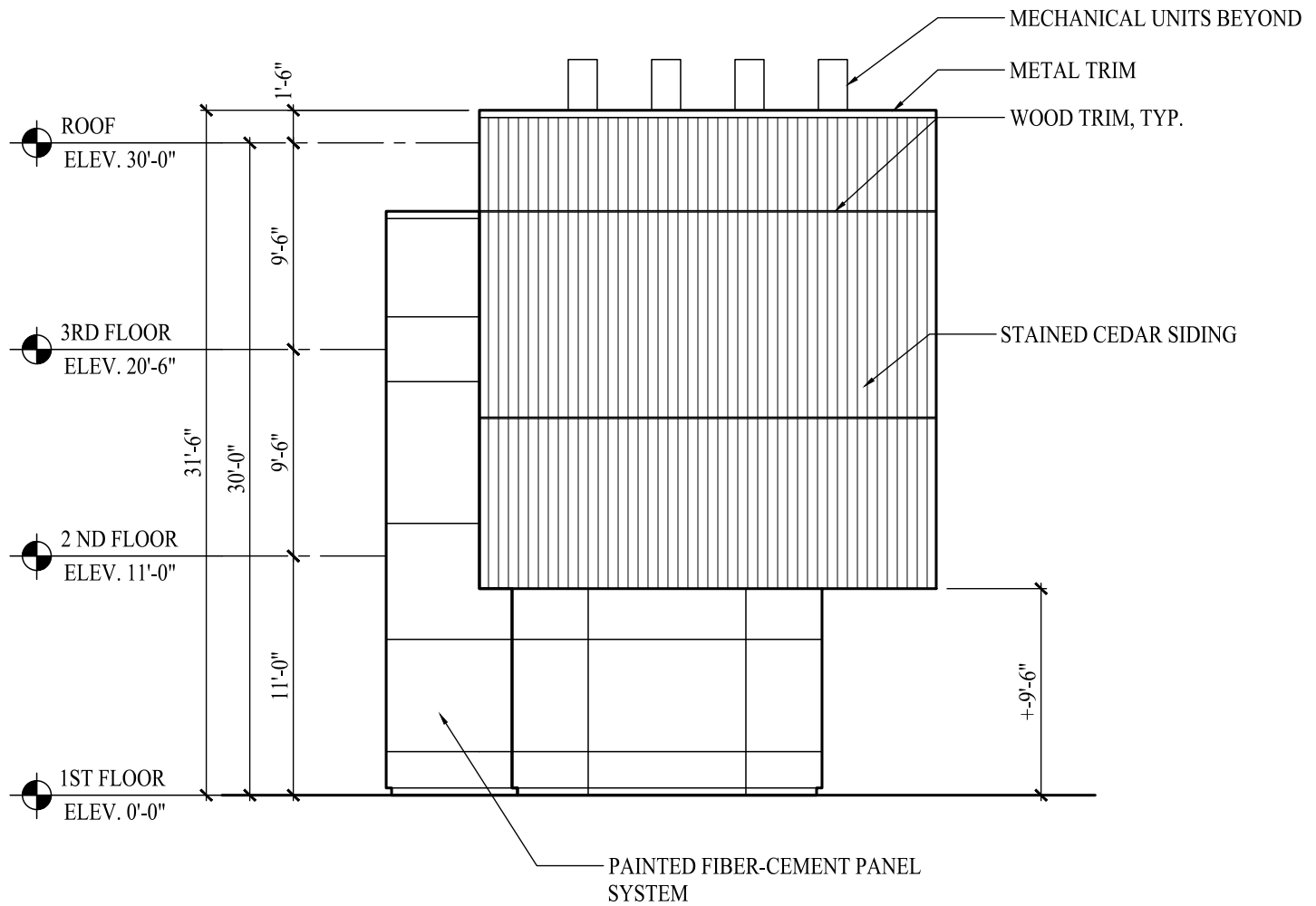
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

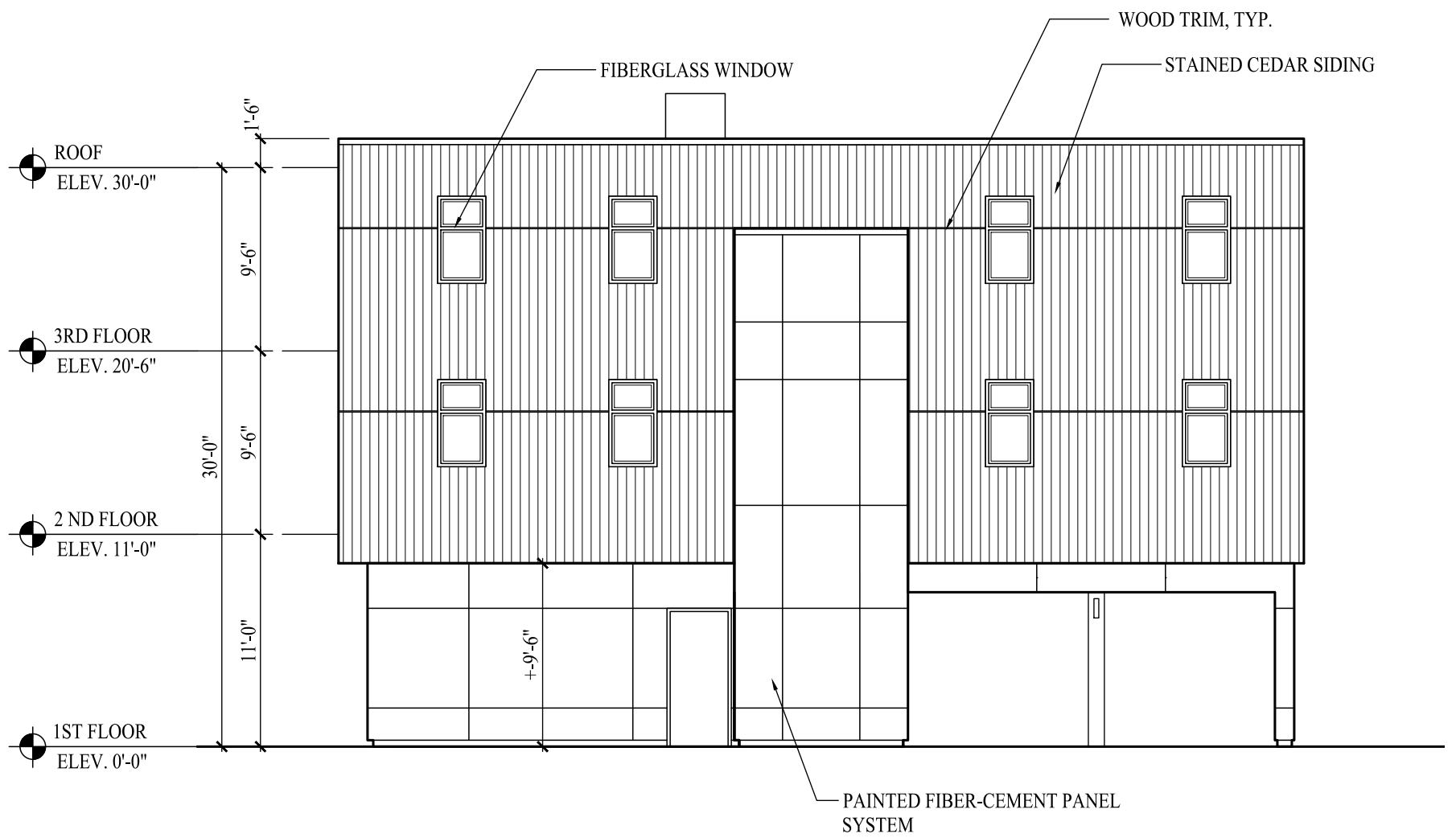
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WEST ELEVATION

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

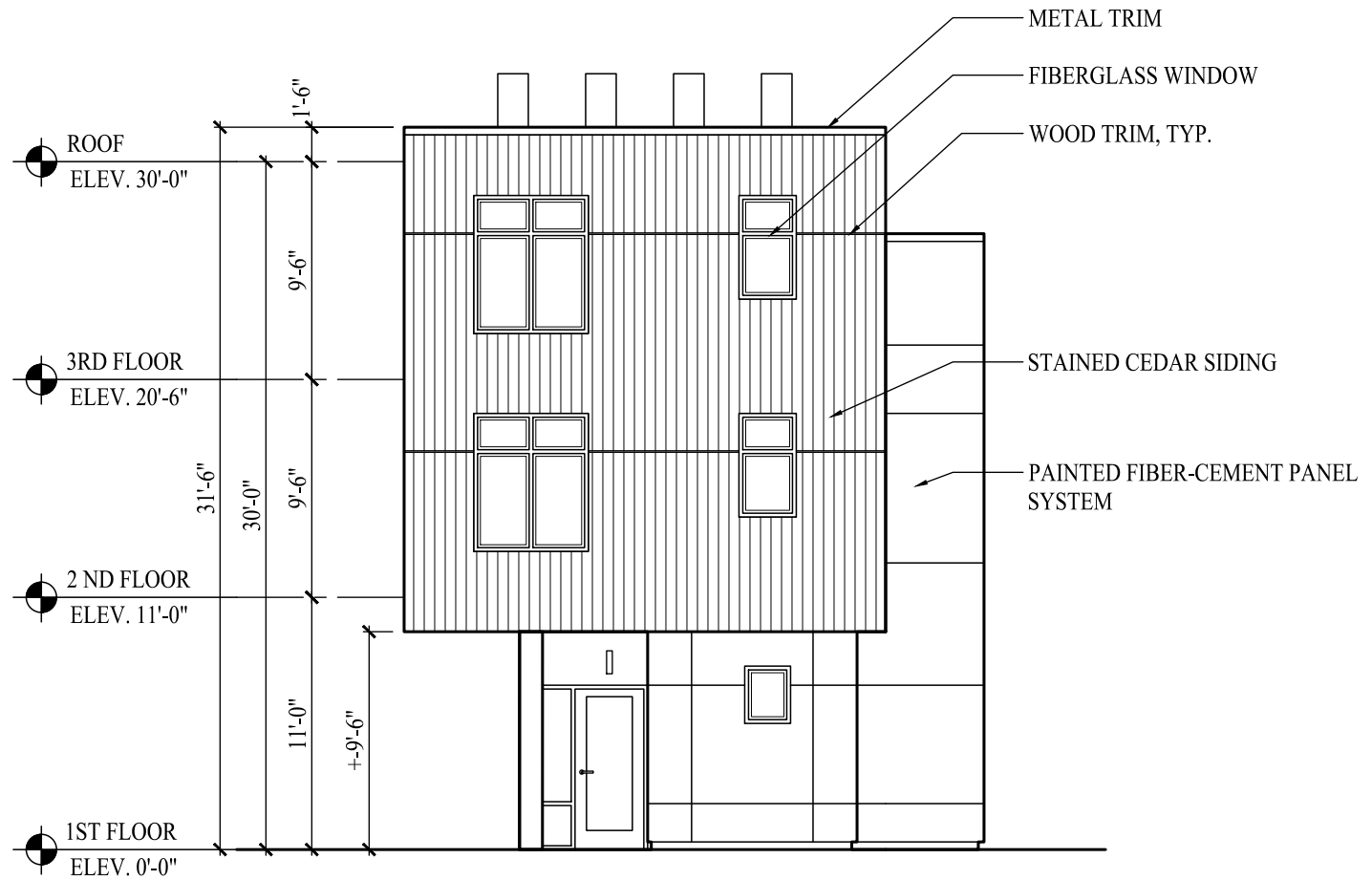


NORTH ELEVATION

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

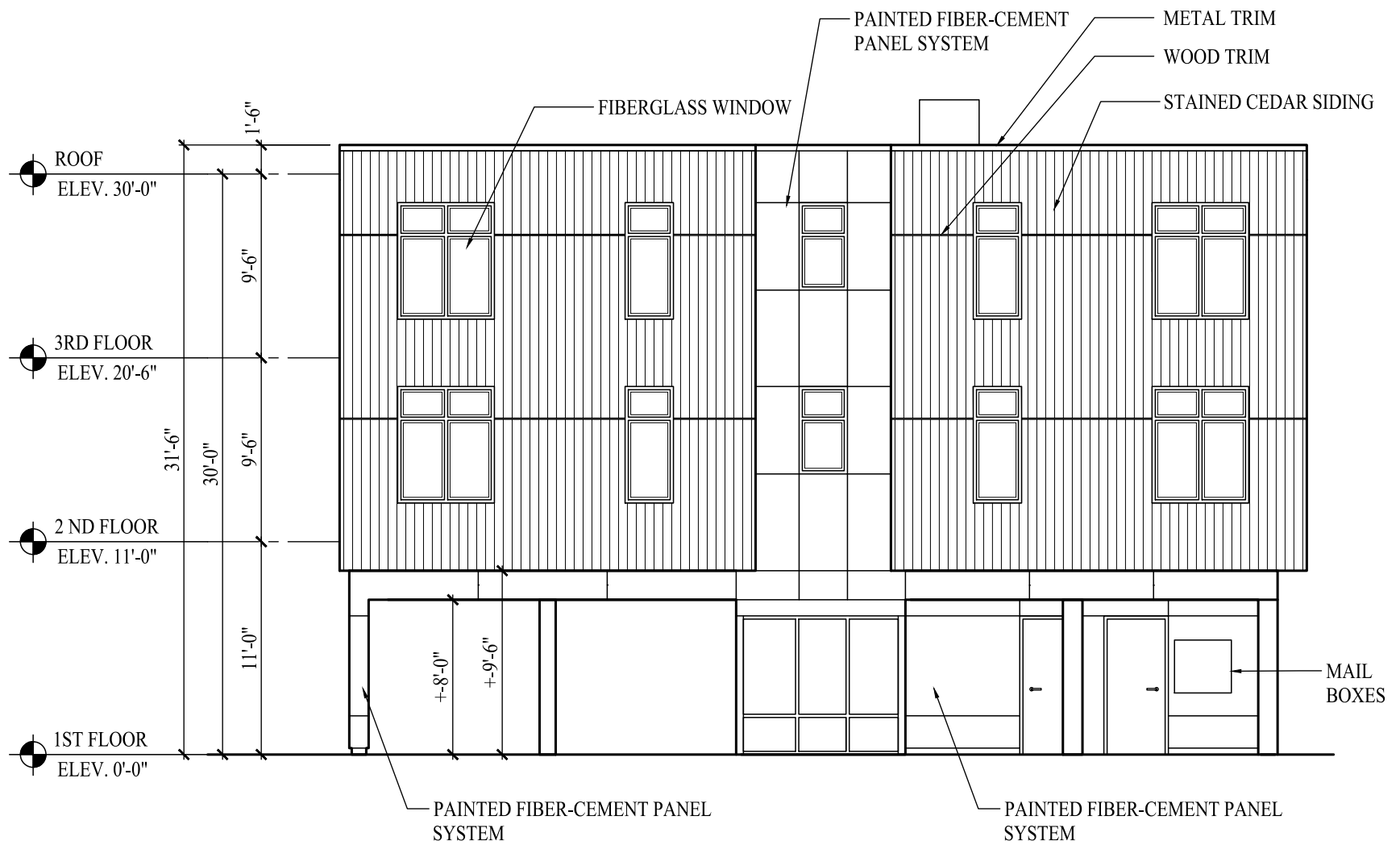
PERMIT DRAWING ONLY - NOT FOR
CONSTRUCTION.

0 4' 8' 16'
SCALE: 1/8" = 1'-0"



EAST ELEVATION

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



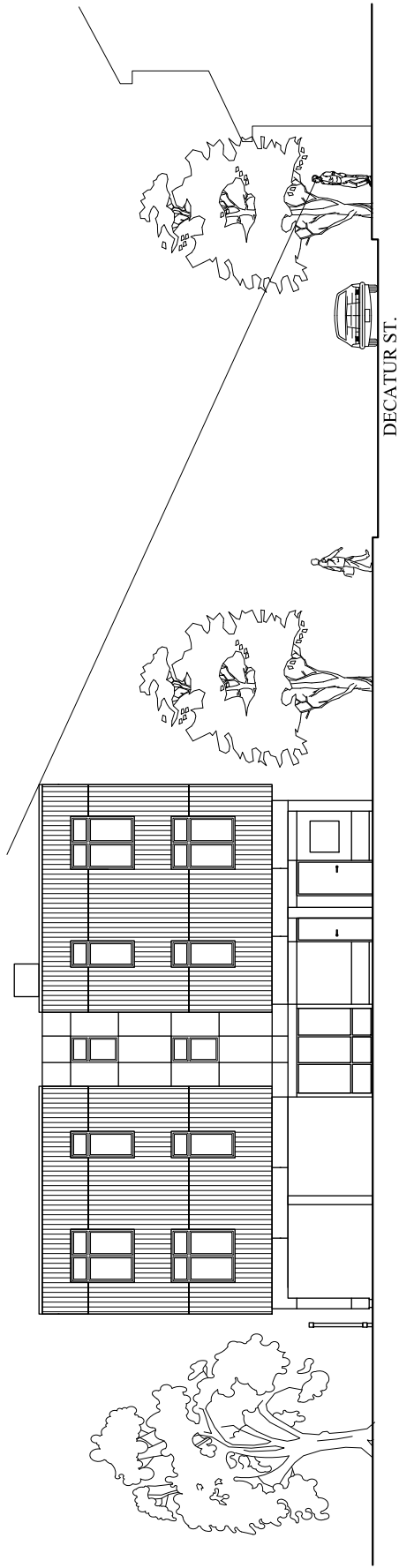
SOUTH ELEVATION

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

PERMIT DRAWING ONLY - NOT FOR
CONSTRUCTION.

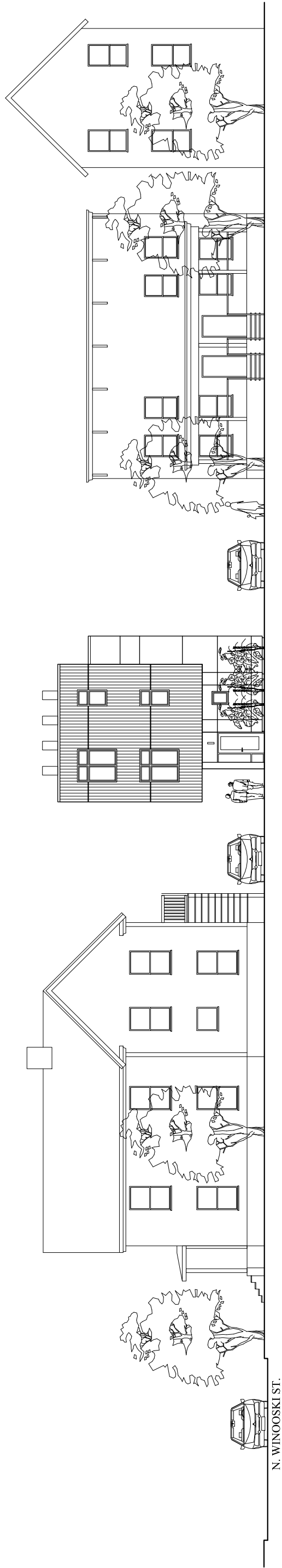
0 4' 8' 16'
SCALE: 1/8" = 1'-0"

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CONSTRUCTION.



SECTION THROUGH DECATUR STREET

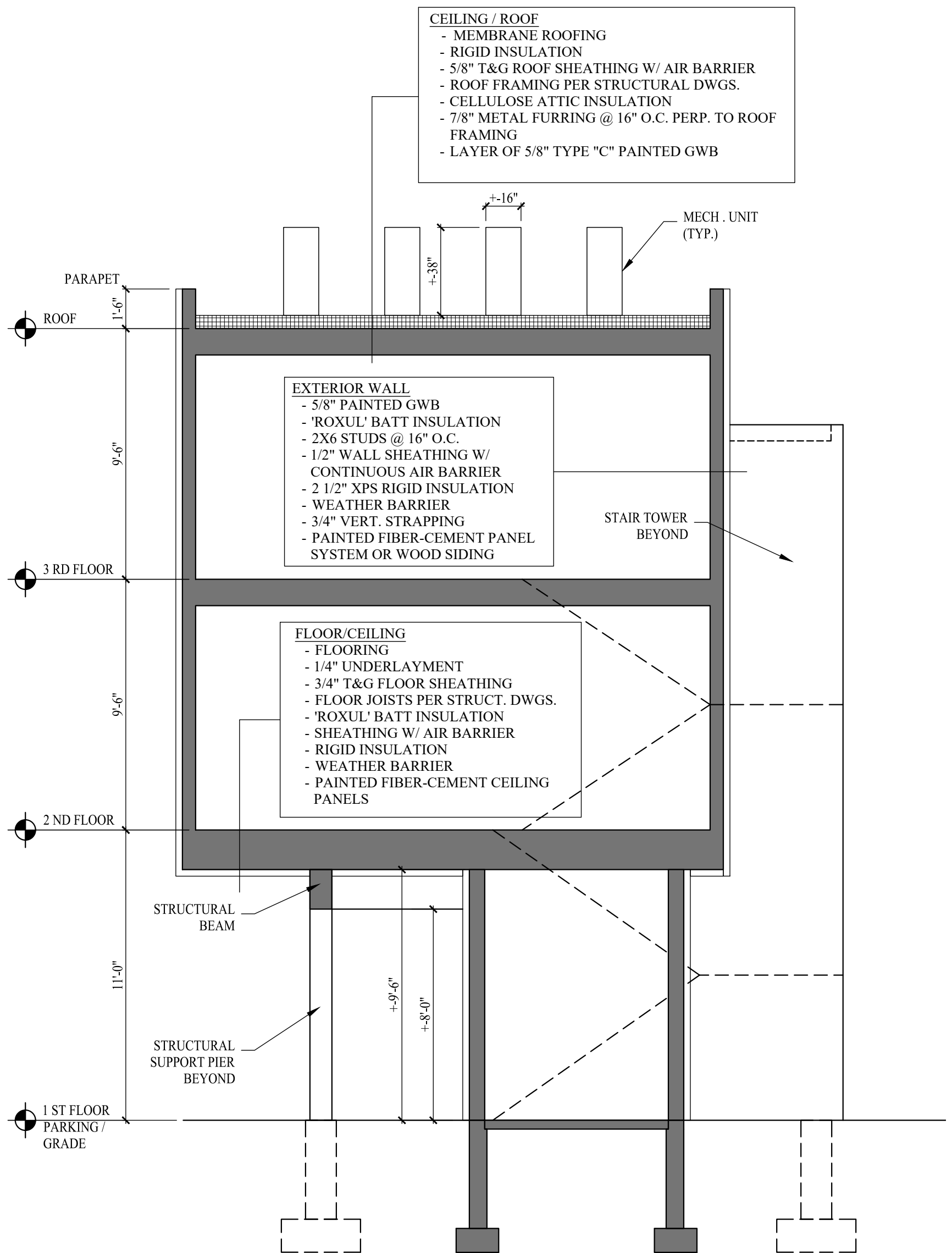
SCALE: 1/16" = 1'-0"



DECATUR STREET ELEVATION

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

0 8' 16' 32'
SCALE: 1/16" = 1'-0"



BUILDING SECTION

1/4" = 1'-0"

PERMIT DRAWING ONLY - NOT FOR CONSTRUCTION.

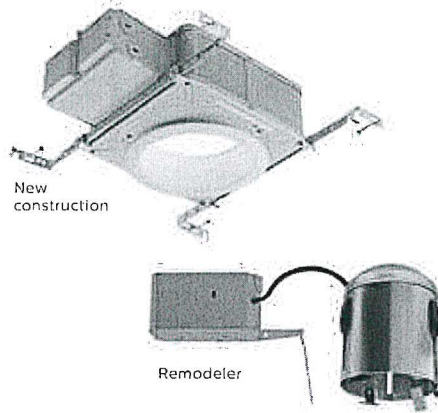
0 4' 8' 16'
SCALE: 1/8" = 1'-0"

PHILIPS LIGHTOLIER

Downlighting

LyteCaster

4" Round downlight



Project: _____
 Location: _____
 Cat. No: _____
 Type: _____
 Lamps: _____ Qty: _____
 Notes: _____

Complete Product =
 Frame-in kit + Light engine + Trim
 (order each separately)

Philips Lightolier LyteCaster LED Downlights are ideal general purpose downlighting solution, providing comfortable, quality light. Available in new construction and remodeler frame with interchangeable light engine that is offered in two lumen packages. The downlight is wet location listed and comes in 3 standard option.

Frame-In kit

Example: L4R10AE1VA

Series	Lumens ¹	Frame type	Dimming / Voltage	Version
L4R				VA
L4R LyteCaster 4" Round	— 650 lm 10 1000 lm	A AirSeal IC, New Construction, Screw AN AirSeal IC, New Construction, Nail	E1 ELV/Triac dimming with 120V Z10U 0-10V with Universal 120V/277V	VA Version A ²
	06 650 lm 10 1000 lm	R AirSeal IC, Remodeler		

Light engine

Example: L4R10930VA

Series	Lumens ¹	CRI / CCT	Version
L4R			VA
L4R LyteCaster 4" Round	06 650 lm 10 1000 lm	827 80 CRI / 2700K CCT	VA Version A ²
		830 80 CRI / 3000K CCT	
		835 80 CRI / 3500K CCT	
		840 80 CRI / 4000K CCT	
		927 90 CRI / 2700K CCT	
		930 90 CRI / 3000K CCT	

Note: Lumen output is calculated based on 80 CRI and 3500K CCT.
 Please consult adjustment factors table on page 5 for other lumen outputs.

Trim

Example: L4RDW

Series	Luminaire type	Finish
L4R		
L4R LyteCaster 4" Round	D Open Downlight	D Clear diffuse (with white flange) W White (with white flange)
	B Baffle Downlight	W White (with white flange)

1. When ordering a Frame-in kit and a Light engine, the lumen package code must match.
2. Version A (VA) frames and light engines are not compatible with previous versions.

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217-219 North Winoski Ave
Burlington, Vermont

Designer
Date 10/8/2020
Scale Not to Scale
Drawing No.
Summary

1 of 1

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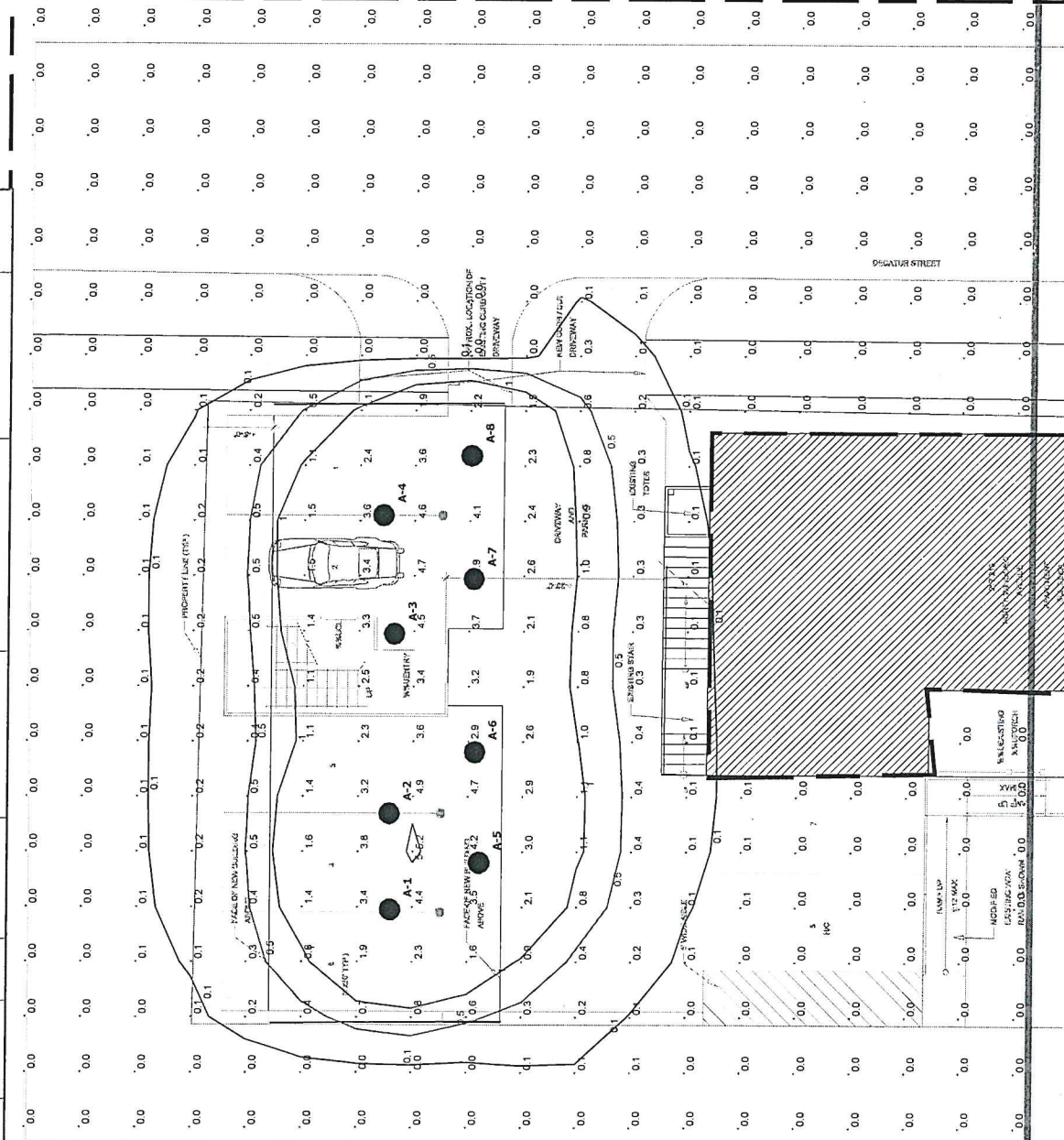
Plan View
Scale - 1" = 100'

Statistics									
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Calc Zone #1	+	N/A
LED 600-LM 80-CRI 3500K		0.3 fc	5.2 fc	0.0 fc	N/A	N/A			

Statistics									
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Calc Zone #1	+	N/A
LED 600-LM 80-CRI 3500K		0.3 fc	5.2 fc	0.0 fc	N/A	N/A			

Statistics									
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Calc Zone #1	+	N/A
LED 600-LM 80-CRI 3500K		0.3 fc	5.2 fc	0.0 fc	N/A	N/A			

Statistics									
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Calc Zone #1	+	N/A
LED 600-LM 80-CRI 3500K		0.3 fc	5.2 fc	0.0 fc	N/A	N/A			

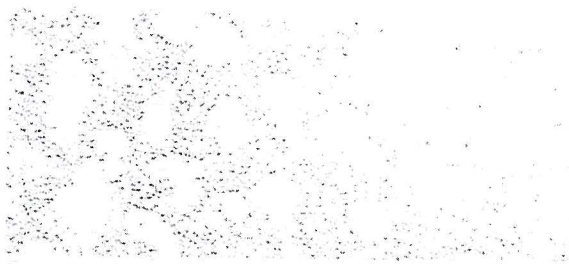


HardiePanel®

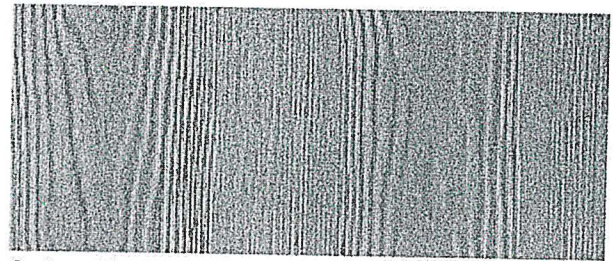
HardiePanel® Vertical Siding Product Description

HardiePanel® vertical siding is factory-primed fiber-cement vertical siding available in a variety of sizes and textures. Examples of these are shown below. Textures include smooth, stucco, Cedarmill® and Sierra 8. HardiePanel vertical siding is $\frac{5}{16}$ -in. thick and is available in 4x8, 4x9 and 4x10 sizes. Please see your local James Hardie dealer for texture and size availability.

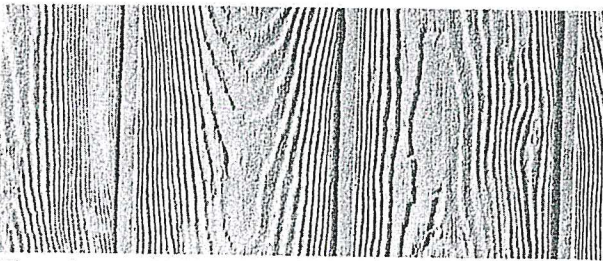
HardiePanel vertical siding is available as a prefinished James Hardie® product with ColorPlus® Technology. The ColorPlus coating is a factory applied, oven baked finish available on a variety of James Hardie siding and trim products. See your local dealer for availability of products, color and accessories.



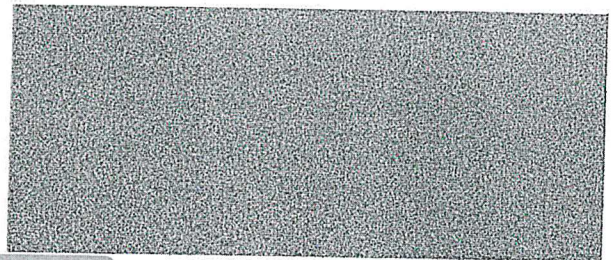
Stucco



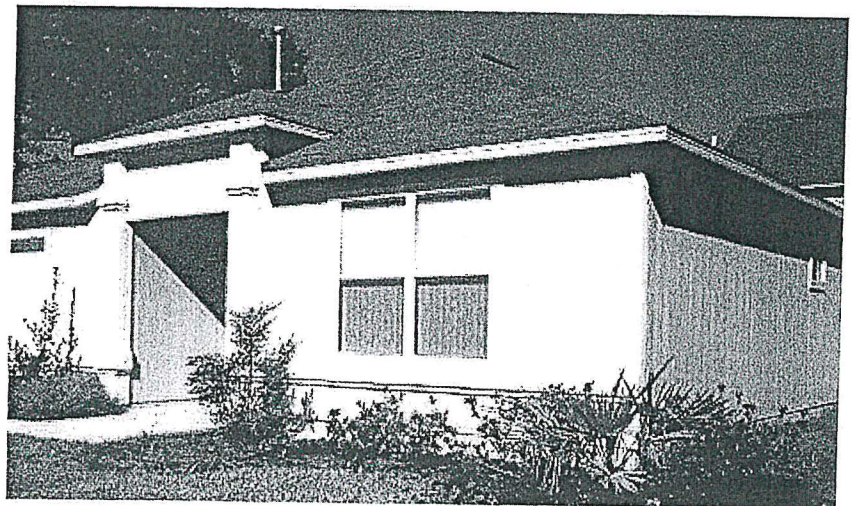
Cedarmill®



Sierra 8



Smooth



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General
Product
InformationWorking
SafetyTools for
Cutting and
FasteningGeneral
Installation
RequirementsGeneral
Fastener
RequirementsFinishing and
MaintenancePainting and
Weather BarrierTrim and
Boards/Battens

Panels

Lap Siding

Vertical
Siding

Vertical Siding

Glossary

2290 Report



Windows

Home > Building Professionals > Product Specs > Casement & Awning

Product Specs

The Product Selector is your quick-search home for complete specifications, installation instructions and product resources for all Integrity Ultrex fiberglass products. Use the drop-down menus below to narrow your search.

1. Select Product Type

Window ▾

2. Select Product Series

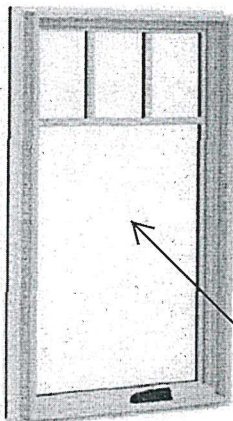
Wood-Ultrex ▾

3. Select Product

Casement & Awning ▾

Or

View Entire Product Resource Library



Wood-Ultrex

Casement and Awning Windows

A maintenance-free exterior, elegant wood interior and an airtight/watertight seal that stands up to driving rains and strong winds; what more could you want in a window? Integrity Wood-Ultrex Casement and Awning windows offer the clean lines you expect from Integrity and dual-arm roto gear operation for long-lasting performance and sashes that never sag.

- Low-maintenance Ultrex exterior; rich pine interior
- DP50 performance
- Sash tilts and removes easily with no tools
- Folding nail fin and all installation accessories included
- 10-year manufacturing warranty/20-year glass seal warranty
- LoE2 glass with argon gas standard
- LoE3-366 and tempered glass available

See drawings for divided lite patterns and sizes

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Specifications

Installation Guides

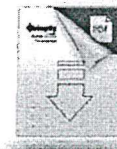
Energy Ratings

Architectural Drawings
(2D & 3D Symbols)

Parts Manual

Architectural Detail Manual (ADM)

Click a link below to download detailed product information, including sizes, features, design pressures, NFRC values, egress information, elevations and section details. Documents can be opened and viewed using Adobe Acrobat Reader.

[Integrity Windows and Doors NFRC Values](#)
[Integrity Wood-Ultrex and All Ultrex Accessories](#)
[Integrity Wood-Ultrex Casement, Awning, Casement Picture and Casement Transom](#)
[Product Performance and Information](#)


PDF's can be viewed using
[Adobe Acrobat Reader](#)

Construction Specifications

Click a link below to download customizable specification information for use in preparing project documentation and submittals. Documents can be opened and viewed using Microsoft Word or a text editor of your choice.

[CSI for Awnings](#)
[CSI for Casements](#)

PIONEER

YN-M22 Series Product Line Up

PARKER DAVIS HVAC SYSTEMS, Inc.

2260 NW 102nd Place, Doral, Florida 33172 - U.S.A.

Tel: (305) 513-4488 - Fax: (305) 513-4499

Web Site: www.pd-hvac.com - email: info@pd-hvac.com

PIONEER®

Air Conditioning & Heat Pump Systems

The "right choice" for those who want the "Best"....

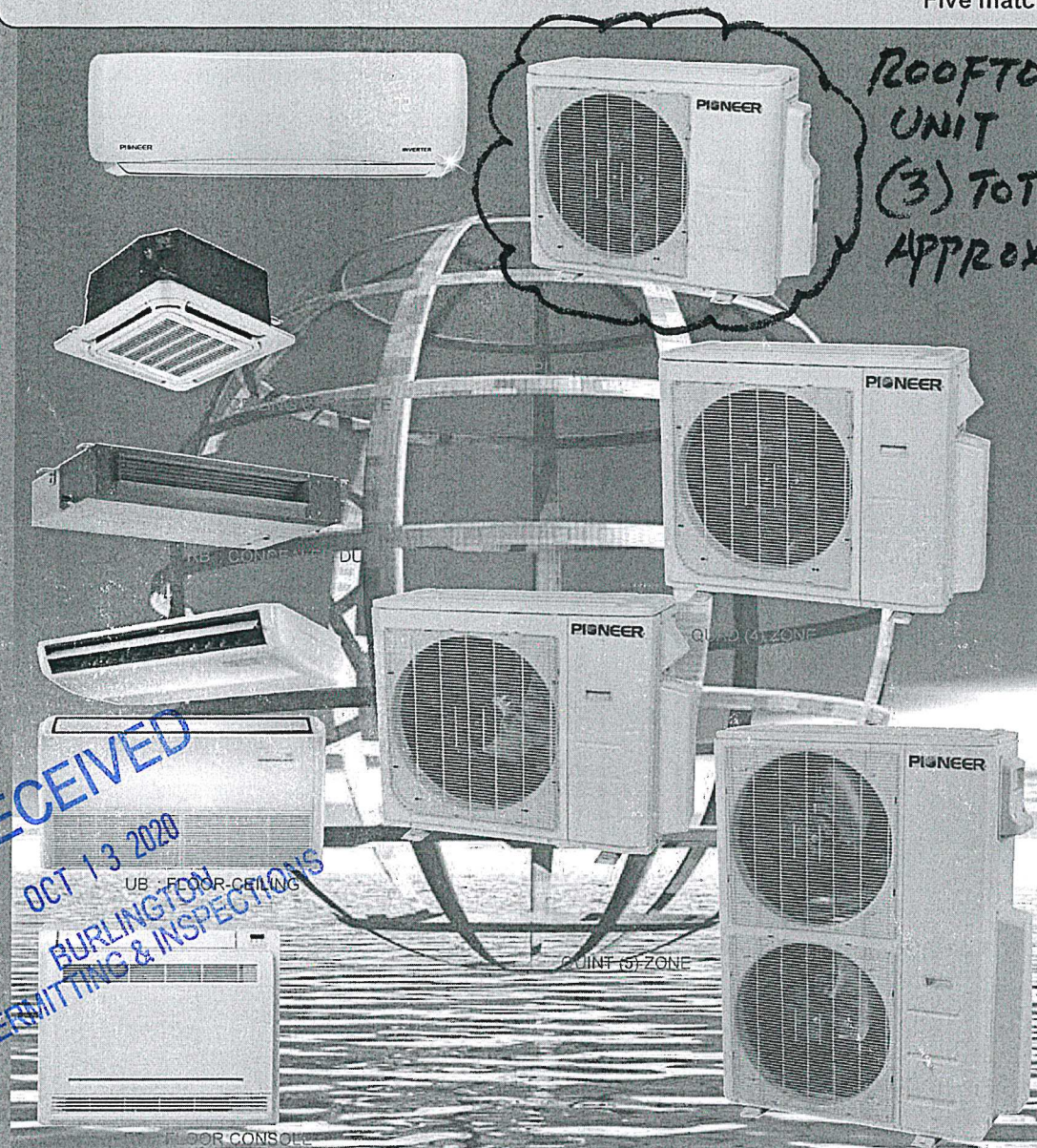
YN-M22 Series
SPECIFICATIONS

Heat Pump Multi Zone DC Inverter

Ultra High Efficiency MULTI ZONE Systems

Two, Three, Four and Five Zone

Five matching indoor unit styles



AVAILABLE VOLTAGE

• G : 208-230/1/60 (A)

AVAILABLE REFRIGERANT

• F : R410A

AVAILABLE CAPACITIES

• 009	: 9,000 BTU
• 012	: 12,000 BTU
• 018	: 18,000 BTU
• 024	: 24,000 BTU

AVAILABLE INDOOR UNIT TYPES

• WS	: WALL MOUNTED
• CB	: CEILING CASSETTE
• RB	: CONCEALED DUCT
• UB	: FLOOR-CEILING
• FB	: FLOOR CONSOLE



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www.ahri.org

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STANDARD FEATURES (INDOOR UNITS):

- FIVE MODELS (WALL, DUCTED, CASSETTE, CEILING, FLOOR)
- FOUR CAPACITY OPTIONS (9,000 / 12,000 / 18,000 / 24,000 BTU)
- WIRELESS AND WIRED DIGITAL REMOTE CONTROLLERS
- COOL, HEAT, AUTO, FAN ONLY AND DEHUMIDIFICATION MODES
- PERMANENT WASHABLE RETURN AIR FILTERS
- ULTRA MODERN DESIGNS
- HIGH EFFICIENCY VARIABLE SPEED FAN MOTORS
- SELF ADJUSTING COOLING & HEATING CAPACITY CONTROLS
- STANDARD DIGITAL 4 LEAD CONTROL CIRCUITRY
- MIX INDOOR UNIT MODELS AND TYPES TO MATCH ANY DECOR
- MIX INDOOR UNIT CAPACITIES FOR EACH ZONE'S HEAT LOAD
- GROOVED COPPER TUBE, HYDROPHILIC ALUMINUM FIN COIL
- QUIET BUT POWERFUL BLOWER SYSTEM
- PERMANENTLY LUBRICATED FAN MOTOR W/ BALL BEARINGS
- ELECTRONIC MOTOR CONTROLLER
- RUST FREE CONDENSATE DRAIN PAN
- MULTIPLE POWER AND CONTROL WIRING KNOCKOUTS
- VARIOUS ACCESSORIES TO MATCH EACH MODEL TYPE
- OPTIONAL CENTRALIZED CONTROLLER
- OPTIONAL DIGITAL PROGRAMMABLE THERMOSTATS

STANDARD FEATURES (OUTDOOR UNITS):

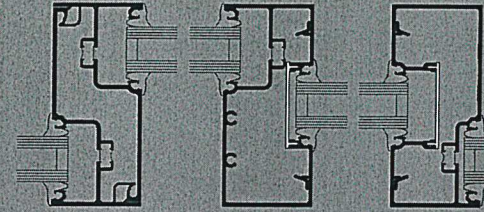
- AVAILABLE IN 2, 3, 4 and 5 ZONE VERSIONS.
- ULTRA HIGH EFFICIENCY DC INVERTER ++ VERSIONS
- ULTRA HIGH FULL LOAD AND PARTIAL LOAD EFFICIENCIES
- COOLING AND HEATING FUNCTIONS DOWN TO -13 F AMBIENT
- QUIET AND HIGHLY EFFICIENT MAJOR BRAND COMPRESSORS
- HEAVY GAUGE ZINC COATED GALVANIZED STEEL CASING
- DURABLE POLYESTER-URETHANE PAINT
- CLEAN LOOKING LIGHT BEIGE COLOR
- HIGH EFFICIENCY VARIABLE SPEED ECM FAN MOTOR
- PERMANENTLY LUBRICATED FAN MOTOR WITH BALL BEARINGS
- AXIAL FLOW FAN(S) WITH HIGH AIR VOLUME
- ELECTRONIC EXPANSION VALVES FOR EACH CIRCUIT
- PLASTIC COATED WIRE FAN GUARD
- GROOVED COPPER TUBE, HYDROPHILIC ALUMINUM FIN COIL
- WHISPER QUIET OPERATION
- SELF TRAINING INTELLIGENT DEFROST LOGIC
- FLARE TYPE BRASS SERVICE VALVES WITH PRESSURE PORT
- FACTORY CHARGED FOR UP TO 25' LINE SET PER CIRCUIT
- STANDARDIZED CABINET DESIGN ACROSS MODELS
- ENVIRONMENTALLY FRIENDLY R-410A REFRIGERANT

First floor windows adjacent to entrance

PRODUCT GREEN GUIDE

Trifab™ VersaGlaze™ 451T Framing

Trifab™ VG (VersaGlaze™) Framing systems have all the versatility the name implies. There are enough fabrication, design and performance choices to please the most discerning building owner, architect and installer.



RATING SYSTEMS

LEED v4 BD+C: New Construction

- ✓ EA: Optimize Energy Performance
- EA: Renewable Energy Production
- ✓ MR: Environmental Product Declarations
- ✓ MR: Sourcing of Raw Materials
- ✓ MR: Material Ingredients
- ✓ MR: Source Reduction - Lead, Cadmium, and Copper
- ✓ MR: Construction and Demolition Waste Management
- EQ: Thermal Comfort
- ✓ EQ: Daylight
- ✓ EQ: Quality Views
- ✓ EQ: Acoustic Performance

Living Building Challenge 3.1

- | | |
|---------------------------------|-----------------------------------|
| ✓ IMP 06: Net Positive Energy | ✓ IMP 12: Responsible Industry |
| ○ IMP 07: Civilized Environment | ✓ IMP 13: Living Economy Sourcing |
| ✓ IMP 08: Healthy Interior | ✓ IMP 14: Net Positive Waste |
| ✓ IMP 09: Biophilic Environment | ○ IMP 16: Universal Access |
| ✓ IMP 10: Red List | |

WELL Building Standard

- | | |
|-----------------------------------|-----------------------------------|
| ✓ 01: Air Quality Standards | ✓ 28: Cleanable Environment |
| ○ 03: Ventilation Effectiveness | ✓ 54: Circadian Lighting |
| ✓ 04: VOC Reduction | ○ 56: Solar Glare Control |
| ○ 08: Healthy Entrance | ✓ 61: Right to Light |
| ✓ 11: Fundamental Material Safety | ✓ 62: Daylight Modeling |
| ✓ 12: Moisture Mgmt | ✓ 63: Daylight Fenestration |
| ✓ 14: Air Filtration Mgmt | ○ 72: Accessible Design |
| ○ 15: Increased Ventilation | ✓ 74: Exterior Noise Intrusion |
| ○ 19: Operable Windows | ○ 76: Thermal Comfort |
| ✓ 25: Toxic Material Reduction | ✓ 97: Material Transparency |
| ✓ 26: Enhanced Material Safety | ✓ 98: Organizational Transparency |

FEATURES

- 2" (50.8mm) sightline
- 4-1/2" (114.3mm) depth
- Infill options up to 1-1/8" (28.6)
- High thermal performance
- Center, back, front, multi-plane glazed options
- Blast mitigation
- Hurricane resistance
- Structural silicone glazed (SSG) options
- Flush glazed from either the inside or outside
- Screw Spline, Shear Block, Stick or Type-B fabrication
- Standard anodized finishes only

DOCUMENTS



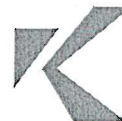
Declare™

Document no. KAW-0011 thru 0013
Red List Free



Environmental Product Declaration

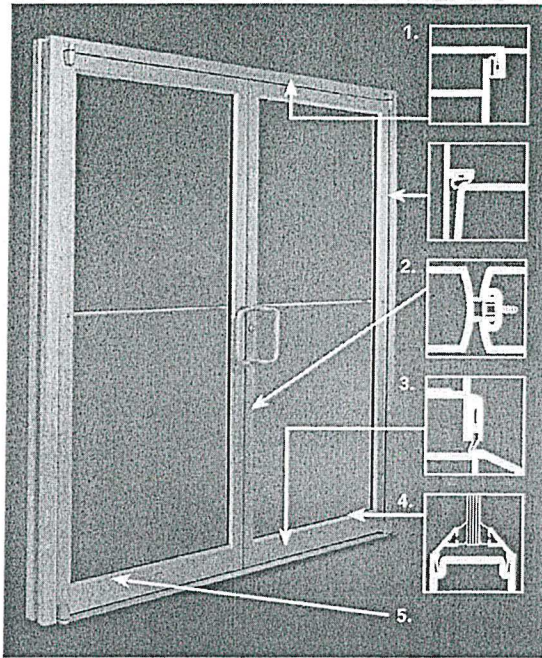
Document no. 47868332121.104.1
Product-specific Type III EPD



Material Transparency Summary

Document no. MTSC040EN
Manufacturer Material Ingredient Inventory

Entrance Doors



1. Thermoplastic elastomer weatherstrip in blade-stop of frame jambs, header or transom bar.
2. Integral polymeric fin is attached to adjustable astragal creating an air barrier between pairs of doors.
3. Optional surface-applied bottom weatherstrip with flexible blade gasket. Extruded raised lip on threshold to provide a continuous contact surface for bottom weatherstrip.
4. Standard 1/4" beveled glass stops sheet water and dirt off without leaving residue.
5. Available in all finishes offered by Kawneer.

The 190 Narrow Stile Entrance

- Is engineered for moderate traffic in applications such as stores, offices and apartment buildings
- Vertical stile measures 2-1/8"; top rail 2-1/4" and bottom rail 3-7/8"
- Results in a slim look that meets virtually all construction requirements

The 350 Medium Stile Entrance

- Provides extra strength for applications such as schools, institutions and other high traffic applications
- Vertical stiles and top rails measure 3-1/2"
- Bottom rail measures 6-1/2" for extra durability

The 500 Wide Stile Entrance

- Creates a monumental visual statement for applications such as banks, libraries and public buildings
- Vertical stiles and top rail are 5"; bottom rail measures 6-1/2"
- Results in superior strength for buildings experiencing heavy traffic conditions

Economy

Kawneer's Sealair™ bulb neoprene weatherstripping forms a positive seal around the door frame and provides a substantial reduction in air infiltration, resulting in improved comfort and economies in heating and cooling costs. The system is wear and temperature-resistant and replaces conventional weathering. Bottom weatherstrip at the interior contains a flexible blade gasket to meet and contact the threshold, enhancing the air and water infiltration performance characteristics.

For the Finishing Touch

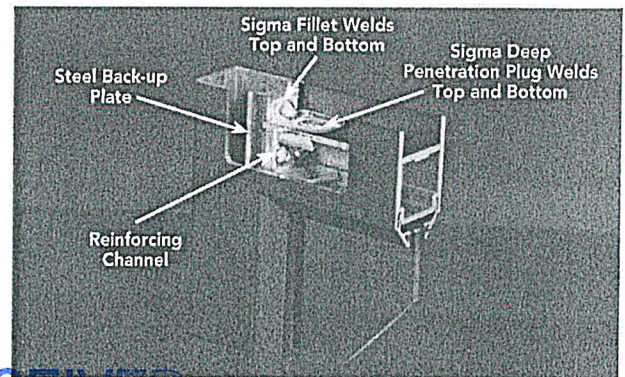
Architectural Class I anodized aluminum finishes are available in clear and Permanodic™ color choices.

Painted finishes, including fluoropolymer, that meet AAMA 2605 are offered in many standard choices and an unlimited number of specially designed colors.

Solvent-free powder coatings add the green element with high performance, durability and scratch resistance that meet the standards of AAMA 2604.

General

- Heights vary to 10'; widths range from approximately 3' to 4'
- Door frame face widths range to a maximum of 4", while depths range to 6"
- Door operation is single or double-acting with maximum security locks or Touch Bar Panics standard
- Architect's Classic one inch round, bent bar push/pull hardware is available in various finishes and sizes
- Infills range from under 1/4" to more than 1"



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BURLINGTON
PERMITTING & INSPECTIONS

Kawneer Company, Inc.
Technology Park / Atlanta
555 Guthridge Court
Norcross, GA 30092

kawneer.com
770.449.5555

KAWNEER
AN ARCONIC COMPANY

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WCED-4D-DOB

120V LED, DoB 4" Wall Mount Cylinder Down Light

WCED-4UD-DOB

120V LED, DoB 4" Wall Mount Cylinder Up and Down Light



Catalog #		Type
Project		Date
Prepared by		

4" LED Cylinder

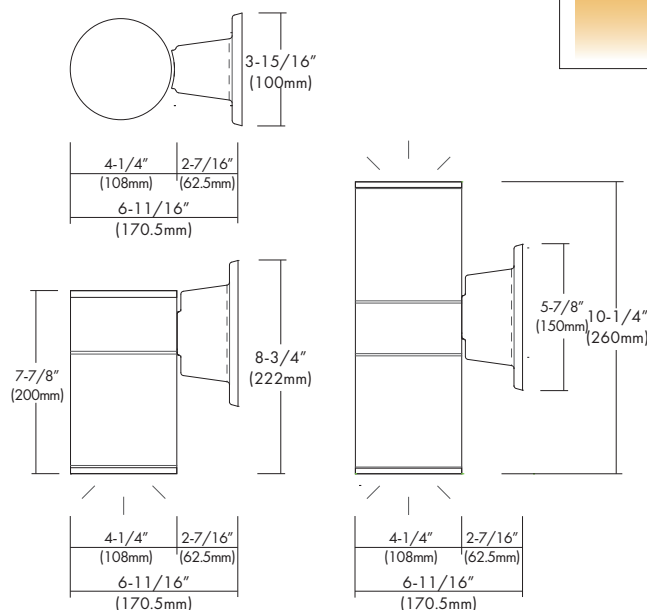
Dimmable



[WCED-4D-DOB : DOWN TYPE]



[WCED-4UD-DOB : UP/DOWN TYPE]



[WCED-4D-DOB : DOWN TYPE]

[WCED-4UD-DOB : UP/DOWN TYPE]

DESCRIPTION

The WCED 4" Cylinders are Wet Location and IP65 rated for outdoor use. These wall mount cylinders come in two versions : down light and up & down light. The fixtures are offered in 15W, 20W and 30W LED, DoB modules with a customized IC, highbred circuit on board with dimming down to 5% with most of Triac dimmers on the market. DOB, 120V AC Direct technology has low heat, great reliability and has been designed for these fixtures to operate environments between -22° F to 104° F (-30° C to 40° C).

DESIGN FEATURES

Features

- All aluminum construction, powder coat painted in white, black or silver finish for harsh, weatherproof applications.
- DOB, 120V AC Direct technology in 15W, 20W or 30W modules with integrated circuit, customized chips on board.
- 80 or 90 CRI with color temperatures in 2700K, 3000K, 3500K, 4000K or 5000K.
- Wet Location, IP65 Rated.

Mounting

- Mount completely assembled fixture directly on the wall surface using appropriate anchor bolts or screws (supplied by others).

Limited Warranty

- LED Module: 5 years/50K hours
- Product: 3 years

Listing

- cCSA-us Wet Location

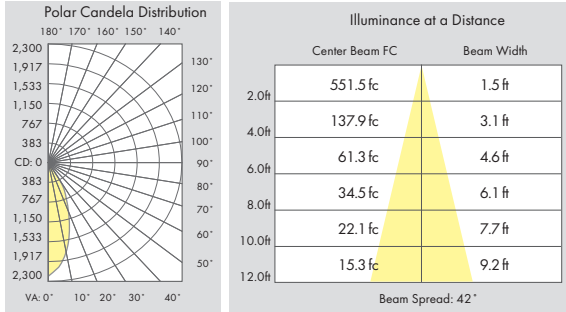
SPECIFICATION			
Input Voltage	120VAC		
Wattage (+/-5%) (x2)*	15 W	20W	30W
Lumen (+/-5%)	1,190	1,415	2,110
Efficacy (LPW)	79.3	70.8	70.3
Beam Angle	42°	42.5°	49°
CRI (Typical)	80, 90		
CCT (Color +/-5%)	2700K - 5000K		
Dimming	Triac		
LED Module	5 yr/50K hr		
Environment	Wet Location		

*Double wattage for Up/Down Type

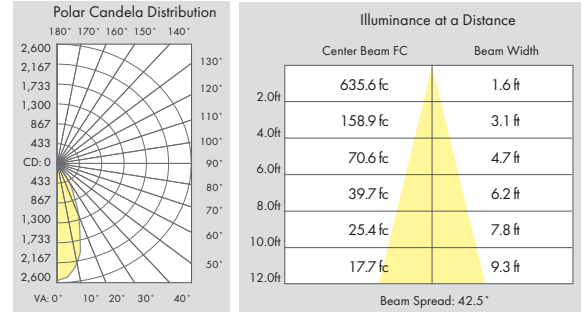
120V Approved Dimmers	
* Lutron: Skylark S-600 : MRF2-6DN-120 : MACL-153M : DVLV-600P : SELV-300P : CTCL-153P : DVELV-303P : DVCL-153P	
* Leviton: D600R, Acenti: Ate06, Trimatron #705W	
* Cooper Devine incandescent dimmer 600W	
* Pass&seymour harmony incandescent 600W	
Consult tech. service or factory for additional dimmers	

PHOTOMETRIC REPORT

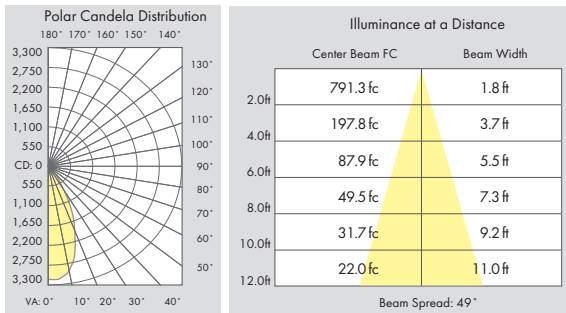
* Contact Factory for IES File



[WCED-4(U)D-DOB-15-830]



[WCED-4(U)D-DOB-20-830]



[WCED-4(U)D-DOB-30-830]

Ordering Information

Model	-Watts	-CRI	Color Temp.*	Housing Finish*	-Reflector Finish*
WCED-4D-DOB = 120V LED, DoB 4" Wall Cylinder Down Light	-15 = 15W (x2)* -20 = 20W (x2)* -30 = 30W (x2)*	-8 = 80 CRI -9 = 90 CRI	27 = 2700K 30 = 3000K 35 = 3500K 40 = 4000K 50 = 5000K	WH = White BK = Black SI = Silver	-HC = Haze Clear -WH = White Painted
WCED-4UD-DOB = 120V LED, DoB 4" Wall Cylinder Up/Down Light	*Double wattage for Up/Down Type				

Example : **WCED-4UD-DOB-15-830WH-HC**

* Consult factory for other Color Temperatures and Finishes

Alan Bjerke

December 21, 2020

Mary O'Neil
Burlington Permitting and Inspections
Zoning Division
654 Pine Street
Burlington, VT 05401

Re: Zoning Application: 14 Strong St
ZP 21-0536CA/CU

Dear Mary,

I have had the opportunity to review the revised plans for this proposal, dated December 10, 2020. While I appreciate that the applicant has moved the western edge of the second floor addition at the rear of their building away from our property line, it is not acceptable to propose the development of a deck on our property, without our permission. I am writing to oppose the above referenced zoning application for 14 Strong St as currently proposed. I wish to raise the following objections/concerns:

1. The applicant proposes to build on our land, without our permission. The approved site plan in ZP20-0914CA shows the encroachment by the building at 14 Strong St to be 3 feet onto the property of 4-8 Strong Street. Our property boundary with 14 Strong St is located under the applicant's building. The request to expand their building on our land is without our permission. At issue is the proposal to construct a 2nd floor deck over the one story portion of the building at the rear (northerly) portion of the building. The issue is not whether they can expand an existing non-conformity vertically. It is whether they can develop onto (or over) the land of another without their permission. They may still build a second story and/or deck over the one story portion on the rear of building which is on their land, but we oppose their proposal to expand the existing non-conformity by adding a deck over our land, as currently proposed.

2. The revised proposal will still require removal of mature trees on our property, without our permission. While the permit application does not so state, the construction as proposed by the applicant will require that several mature trees which are on our property would need to either be removed, or cut back so severely that they would never survive. The trees are located in the north-eastern corner of our lot and overhang the applicant's building (on our property) at their north-western corner by about 5 feet. This is only necessitated by the construction of a deck area over the one story portion of the building to the rear, along the existing westerly wall. If the proposed 2nd floor deck were eliminated, (ie. The proposed development over our property boundary) it would not be necessary to remove or kill the trees located on our property. These trees provide essential privacy to the residents of our building in this very tight quarters community. We do not agree to their removal.

Furthermore, as detailed above, the proposal to install a deck over the existing single story rear

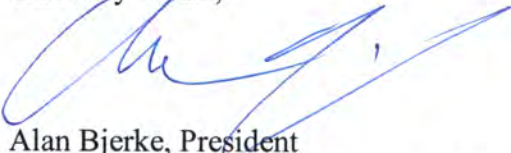
portion of the building all the way to the existing structure's western edge will have an undue adverse impact on our property neighboring to the west, as described in BZO 5.3.5(a)(1)(ii).

Thank you very much for considering our perspectives in connection with this proposed development. I believe that with appropriate redesign to accommodate for our concerns, the applicants can still make a substantial improvement to their building. I would appreciate the opportunity to learn of and comment on any proposed re-designs as the project works its way through the permitting process

If I can be of any further assistance to you, please do not hesitate to contact me.

Thank you very much.

Sincerely Yours,



Alan Bjerke, President
Champlain Heights Condominium Association

