

Burlington Development Review Board

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

Brad Rabinowitz
AJ LaRosa
Springer Harris
Geoff Hand
Brooks McArthur
Kienan Christianson
Caitlin Halpert
Sean McKenzie, (Alternate)
Ravi Venkataraman, (Alternate)



BURLINGTON DEVELOPMENT REVIEW BOARD

Tuesday, December 15th, 2020, 5:00 PM

PUBLIC HEARING NOTICE

REMOTE MEETING

Zoom: <https://us02web.zoom.us/j/82307995395?pwd=emVaSkxUY0gza2haQ09DQnRoWmV6QT09>

Webinar ID: 823 0799 5395

Password: 842557

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

- 1. 21-0226HO; 132 North Champlain Street (RM, Ward 3C) Appellant: Israel Smith**
Appeal of administrative decision for a home occupation at 132 North Champlain Street.
- 2. 21-0377CU; 12-22 North Street (NMU, Ward 3C) AJ Rossman and Burlington School District**
Burlington Tech Center space for educational use
- 3. 2021 Board Meeting Calendar**
Review of calendar for Board meetings scheduled in 2021. Development Review Board, Design Advisory Board, Technical Review Committee, and Conservation Board.

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

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

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 Zoning Division at least 72 hours in advance so that proper accommodations can be arranged. For information call 865-7188 (TTY users: 865-7142).

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

1. **21-0358CA/CU/VR; 40 Kingsland Terrace (RL, Ward 6S) Kellen Brumsted and Katie Mensen**
Remove existing garage; construct new garage with 770 square foot accessory dwelling unit.
2. **21-0226HO; 132 North Champlain Street (RM, Ward 3C) Appellant: Israel Smith**
Appeal of administrative decision for a home occupation at 132 North Champlain Street.
3. **21-0377CU; 12-22 North Street (NMU, Ward 3C) AJ Rossman and Burlington School District**
Burlington Tech Center space for educational use
4. **2021 Board Meeting Calendar**
Review of calendar for Board meetings scheduled in 2021. Development Review Board, Design Advisory Board, Technical Review Committee, and Conservation Board.

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Department of Permitting and Inspections

Zoning Division
149 Church Street
Burlington, VT 05401
<http://www.burlingtonvt.gov/PZ/>
Telephone: (802) 865-7188
(802) 865-7195 (FAX)

William Ward, Director
Theodore Miles, Interim Code Compliance Officer
Charlene Orton, Permitting and Inspections Administrator
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Ryan Morrison, Associate Planner
Layne Darfler, Planning Technician
Alison Davis, Zoning Clerk



MEMORANDUM

To: Development Review Board
From: Mary O'Neil, AICP, Principal Planner
Date: December 15, 2020
RE: ZP21-0377CU 12-22 North Street (Zone NMU, Ward 3C)

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

File Number: ZP21-0377CU

Zone: NMU **Ward:** 3C

Date application accepted: October 7, 2020; withdrawn, and then re-activated November 13, 2020.

Applicant/ Owner: Burlington School District / A.J. Rossman

Request: Change of use, (conference room) for educational use on first floor.

Background:

12-22 North Street:

- **Zoning Permit 91-193;** Installation of double hung window, first floor in rear of building. No change in use. December 1990.
- **Zoning Permit 01-110;** **Change of use from office space to educational**/office on the first floor, Residentail unit and artist studio on the second floor. No exterior changes included. August 2000. **[Subsequent request to relinquish permit.]**
- **Zoning Permit 02-341;** Convert entire second floor to residential unit; Currently 1 residential unit and 33 sf artist studio. March 2002.
- **Zoning Permit 05-385CA;** Installation of photovoltaic panels on lower roof of building. February 2005.
- **Zoning Permit 08-016CA;** install solar tracker. July 2009.
- **Zoning Permit 13-0462FC;** install solid privacy fence in rear yard and across driveway at rear with gates. October 2012.
- **Zoning Permit 14-0636CA;** Replace 5 windows (identified as phases I and III). December 2013.
- **Zoning Permit 15-0121CA;** replace three existing skylights in kind. Two on front and one on back. July 2014.

- **Zoning Permit 17-0699CA;** Replace rotted decking boards on south entrance ramp and landing. January 2017.

Overview: Burlington School District must relocate several of its classrooms due to a central facilities issue. Some identified locations are administratively permissible, while others require Conditional Use review for *Secondary Schools* or *Technical/Trades Schools* per Appendix A, Use Table of the CDO. DRB reviewed 1251 North Avenue (St. Mark’s Catholic Church) and Building B at Cambrian Rise (251 North Avenue) at their November 4, 2020 hearing; 12-22 North Street was eliminated from review as there was a permit on record of educational use at that location.

Subsequent to that DRB meeting and approval at other locations, the Zoning Compliance Officer found a letter requesting relinquishment of that August 2000 permit approval for educational use, so that decision is no longer valid. This new request must be reviewed on its own merits. Burlington School District subsequently reopened their request for Conditional Use Review to introduce educational use at 12-22 North Street.

Recommended motion: **Conditional Use Consent Approval**, per the following findings and conditions:

I. Findings

Article 2: Administrative Mechanisms

Section 2.7.8 Withhold Permit

Per this standard, the applicant is required to remedy all violations and close out all zoning permits issued after July 13, 1989 prior to issuance of a Certificate of Occupancy for this permit. See attached list for guidance on open permits/violations. **Affirmative finding as conditioned.**

Article 3: Applications, Permits and Project Reviews

Part 3: Impact Fees

The conference room for the Criminal Justice program is currently utilized for office use, falling into the same Impact Fee category (“Offices and Other”) so no impact fees will be incurred. **Affirmative finding.**

Part 5: Conditional Use

Section 3.5.6 Conditional Use Review Criteria

(a)Conditional Use Review Standards:

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

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

The application proposes the use of an existing conference room within the building for a Criminal Justice program. Class size ranges from 3 students (Tuesday, Friday afternoon) to 13 students (Tuesday/Friday morning.) One employee (teacher) will be present from 7:45 am –

3:30 pm. during school hours. See p. 2 of Gingold letter for distribution of students across the hybrid school model; Monday/Thursday and Tuesday/Friday school week. The existing public utilities and services are able to support the use. **Affirmative finding.**

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

The conference room, currently permitted as office is perfectly adaptable to the educational use now requested. The NMU zoning district was intended to allow an increased intensity of development than would typically be found in the surrounding residential areas, and provides neighborhood oriented goods and services and employment opportunities within walking and biking distance.

Although not directly anticipating the challenge of relocating the entire secondary school, the following references from the Municipal Development Plan may apply: (Plan BTV)

- Strengthen partnerships between local businesses, institutions, non-profit and government agencies, and neighboring communities to actively support, attract, and retain diverse economic development and job opportunities, and create additional opportunities to retain youth. (P. 43.)
- Being a leader of and center for innovation and problem solving (P. 45.)
- Enabling a range of land use and development models that respond to, and benefit from, evolving needs of households, new technologies, and changing environmental and economic factors. (P. 49.)

Affirmative finding.

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

There are no anticipated nuisance impacts at this location. The educational services will be provided indoors in existing facilities. **Affirmative finding.**

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

12-22 North Street is located on a major thoroughfare within the city and on or adjacent to public bus routes. Sending school districts will transport students to these locations for classes. BHS students will utilize local transit (GMT), bike or walk. **Affirmative finding.**

and,

5. *The utilization of renewable energy resources;*

Nothing within this applications will preclude the use of wind, water, solar, geothermal or other renewable energy resources. **Affirmative finding.**

and,

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

Any fit-up, if required, will be subject to all applicable building and life safety codes.

Affirmative finding as conditioned.

(C) Conditions of Approval:

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

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

The utilization of an existing conference room for educational use will not spur any mitigation measures. **Affirmative finding.**

2. *Time limits for construction.*

The identified location is an existing developed site. Any interior work, if demanded, will be subject to trades permit review. **Affirmative finding as conditioned.**

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

Hours of operation are limited to the traditional school day: 7:45-3:30. No adverse impacts to surrounding property is anticipated. **Affirmative finding.**

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

Any change in the use will require review under the regulations in effect at the time of application. **Affirmative finding as conditioned.**

and,

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

The imposition of additional performance standards is at the discretion of the Development Review Board. There is nothing identifiable within the proposal to suggest a requirement for safeguards. **Affirmative finding.**

Article 4: Zoning Maps and Districts

Section 4.4.2 Neighborhood Mixed Use Districts

(a) Purpose

The Neighborhood Mixed Use districts promote development that combines non-residential and residential uses on a single site. These zones allow an increased intensity of development than would typically be found in the surrounding residential areas, and provides neighborhood oriented goods and services and employment opportunities within walking and biking distance. This development type will support transit use, provide a buffer between busy streets and residential neighborhoods, and provide new commercial and residential opportunities in the City. The emphasis of nonresidential uses should primarily be oriented to serving the needs of the surrounding residential neighborhoods and other neighborhood commercial uses.

2. *The Neighborhood Mixed Use (NMU) district is intended to preserve and enhance historically commercial areas while reinforcing the compact scale and development patterns within the city's older neighborhoods. Uses are intended to provide neighborhood oriented goods and services and employment opportunities within walking or biking distance of residential neighborhoods;*

The introduction of a small educational use at 12-22 North Street is aligned with the overall purpose of the zoning district; particularly relative to providing new opportunities and neighborhood oriented services. **Affirmative finding.**

(b) Dimensional Standards and Density:

There are no physical changes proposed to the existing building. **Affirmative finding.**

(c) Permitted and Conditional Uses:

The principal land uses that may be permitted, or conditionally permitted pursuant to the requirements of Article 3, within the Neighborhood Mixed Use districts shall be as defined in Appendix A – Use Table.

Educational use / Technical/Trades School are Conditional Uses in NMU. See Section 3.5.6, Conditional Use Review Criteria (above) and Appendix A, Use Table.

(d) District Specific Regulations:

1. Ground Floor Residential Uses Restricted

This applies only to the NAC District. Not applicable.

2. Exception to Maximum Lot Coverage in NAC District

Not applicable.

A. Landscaping

Not applicable.

B. Housing

Not applicable.

3. Development Bonuses/Additional Allowances

No bonuses are sought. Not applicable.

A. Inclusionary Housing:

Not applicable.

B. Senior Housing:

Not applicable.

C. Maximum Bonus:

Not applicable.

Article 5: Citywide General Regulations

Section 5.2.1 Existing Small Lots. Not applicable.

Section 5.2.2 Required Frontage or Access

This is an existing, developed site with access along North Street. **Affirmative finding.**

Section 5.2.3 Lot Coverage Requirements

Not applicable.

Section 5.2.4 Buildable Area Calculation

Not applicable.

Section 5.2.5 Setbacks

Not applicable.

Section 5.2.6 Building Height Limits

Not applicable.

Section 5.2.7 Density and Intensity of Development Calculations

Not applicable.

Part 3: Non Conformities

Not applicable.

Sec. 5.4.8 Historic Buildings and Sites

Not applicable.

Article 8: Parking

12-22 North Street is now within the Multi Modal Mixed Use parking district, which has no minimum parking requirements. The school district plans for students to arrive by GMT bus, bike, walk, or by schoolbus via sending schools.

Section 8.1.6 Transportation Demand Management

b) Applicability

Non-residential or mixed use development: A building footprint of 8,000 sf or more.

The building footprint of 12-22 North Street is less than 3,000 sf. Not applicable.

Part 2: Bicycle Parking

The requirement for School, grades 6-12 is:

Long Term: 1/20,000 sf and

1/10 student capacity.

Short Term: 4/class room.

The use of a single conference room with occupancy up to 13 students will spur no long term bicycle parking requirements, and 4 short term bicycle parking spaces.

The applicant has the opportunity to work with the Department of Public Works for placement within the right-of-way, or Payment in Lieu for the required bike parking as defined under

Section 8.2.7, Payment in Lieu.

Affirmative finding as conditioned.

II. Conditions of Approval

1. Per Section 2.7.8, Withhold Permit, the applicant is required to remedy all violations and close out all zoning permits issued after July 13, 1989 prior to issuance of a Certificate of Occupancy for this permit. See attached list for guidance on open permits/violations.
2. 4 short term bicycle parking spaces shall be provided. If the total requirement cannot be accommodated on-site, the applicant may make a payment to the Department of Public Works to construct short term bicycle parking facilities in the public street right-of-way. The payment shall be sufficient to cover the cost of the bicycle parking equipment (i.e. such as racks), installation, and 5 year estimated maintenance costs.
3. Any future expansion of the Conditional Use will be reviewed under regulations in effect at the time of application.
4. Standard Permit Conditions 1-15.

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

BURLINGTON TECHNICAL CENTER

52 INSTITUTE ROAD, BURLINGTON, VT 05408 · 802-864-8426 · BTC.BSDVT.ORG

October 6, 2020

Department of Permitting and Inspections
645 Pine Street
Burlington, VT 05401-8451

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OCT 07 2020
BURLINGTON
PERMITTING & INSPECTIONS

Burlington Technical Center (BTC) due to a facilities issue is unable to use our classrooms, shops, educational spaces and building. Because of the chemicals in the air and COVID-19 BTC has been forced to find alternative locations for our programs. Our Hybrid school model due to COVID has students split into 4 groups. Monday & Thursday AM, Monday & Thursday PM, Tuesday & Friday AM and Tuesday & Friday PM

BTC programs are looking to use these spaces as our classrooms. We have chosen these locations because of their proximity to BTC as our school serves 13 different High Schools from the region. Students are bussed to BTC and we need the locations to be close by. We chose the locations because of their size and ability to serve our educational purposes. Each location has days of the week for use, number of students each AM and PM, and each location will be visited by a BTC staff member to drop off mail and any educational supplies daily for 10-15 minutes.

Culinary Arts. Days of Week- Monday, Tuesday, Thursday, Friday. 3 students M/H AM 7 students M/H PM 7 students T/F AM 6 students T/F PM	St. Mark's Church 1251 North Ave, Burlington, VT 05408 1 employee (teacher) daily from 7:45- 3:30
Digital Media Lab Days of Week- Monday, Tuesday, Thursday, Friday. 7 students M/H AM 6 students M/H PM 10 students T/F AM 8 students T/F PM	Cambrian Rise Large 351 North Ave, Burlington, VT 05401 1 employee (teacher) daily from 7:45- 3:30
Design Illustration Days of Week- Monday,	Cambrian Rise Large 351 North Ave, Burlington, VT 05401

**BTC
Programs**

Advanced Manufacturing & Engineering • Automotive Body Repair • Automotive Science Technology • Aviation & Aerospace Technology
• Criminal Justice • Culinary Arts • Design & Illustration
Digital Media Lab • Health Sciences Academy • Human Services • Design Tech Foundational • Welding & Fabrication
Work Based Learning •

BURLINGTON TECHNICAL CENTER

52 INSTITUTE ROAD, BURLINGTON, VT 05408 · 802-864-8426 · BTC.BSDVT.ORG

Tuesday, Thursday, Friday. 8 students M/H AM 6 students M/H PM 9 students T/F AM 6 students T/F PM	1 employee (teacher) daily from 7:45- 3:30
Health Sciences Advanced Days of Week- Monday, Tuesday, Thursday, Friday. 13 students M/H AM 13 students M/H PM 15 students T/F AM 13 students T/F PM	Cambrian Rise Large 351 North Ave, Burlington, VT 05401 1 employee (teacher) daily from 7:45- 3:30
Criminal Justice Days of Week- Monday, Tuesday, Thursday, Friday. 4 students M/H AM 6 students M/H PM 13 students T/F AM 3 students T/F PM	12-22 North Street Burlington, VT 05401 1 employee (teacher) daily from 7:45- 3:30

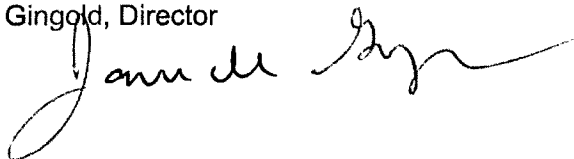
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PERMITTING & INSPECTION

Please let me know if we can provide any other information and we would be happy to help.

Sincerely,
Jason Gingold, Director



BTC
Programs

Advanced Manufacturing & Engineering • Automotive Body Repair • Automotive Science Technology • Aviation & Aerospace Technology
• Criminal Justice • Culinary Arts • Design & Illustration
Digital Media Lab • Health Sciences Academy • Human Services • Design Tech Foundational • Welding & Fabrication
Work Based Learning •

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Department of Permitting and Inspections

645 Pine Street
Burlington, VT 05401-8415
Phone: (802) 865-7188

www.burlingtonvt.gov/dpi

OCT 07 2020

BURLINGTON
PERMITTING & INSPECTION

Zoning Permit Application

Use this form for ALL zoning permit applications. See the relevant checklist for specific requirements.

PROJECT LOCATION ADDRESS: 10-22 North Ave

PROPERTY OWNER*: AJ Rossman

*If condominium unit, written approval from the Association is also required

POSTAL ADDRESS: 412 NORTH AVE

CITY, ST, ZIP: Burlington, VT 05401

DAY PHONE: 802 503 5523

EMAIL: ajrossman70@gmail.com

SIGNATURE: [Signature]

APPLICANT: Burlington School District

POSTAL ADDRESS: 150 Colchester Ave

CITY, ST, ZIP: Burlington, VT 05401

DAY PHONE: 802-864-8453

EMAIL: [Email]

SIGNATURE: [Signature]

Property owner signature authorizes the applicant (if noted) to act on owner's behalf for all matters pertaining to this zoning permit application. Signature also consents to the proposed work and to inspection by city zoning staff to close out the zoning permit upon project completion.

Description of Proposed Project: Burlington High School (Current) Justice program space for educational use for 18 students. Conditional Use

Existing Use of Property: ☐ Single Family ☐ Multi Family: # ___ Units ☐ Other: ___

Proposed Use of Property: ☐ Single Family ☐ Multi Family: # ___ Units ☒ Other: Educational Use

• Does your project involve new construction, addition, alteration, renovation, or repair to a structure that is heated or cooled? Yes ☐ No ☒

(If yes, the Vermont Residential/Commercial Building Energy Standards (VRBES/VCBES) apply. Please visit the following links for more information: http://publicservice.vermont.gov/energy_efficiency/vbes OR http://publicservice.vermont.gov/energy_efficiency/vbes.)

• Will 400 sq ft or more of land be disturbed, exposed and/or developed? Yes ☐ No ☒

(If yes, you will need to submit the 'Erosion Prevention and Sediment Control Plan' questionnaire, with a site plan)

• For Single Family & Duplex, will total impervious area be 2500 sq ft or more? Yes ☐ No ☒

(If yes, you will need to submit the 'Stormwater Management Plan' questionnaire, with a site plan)

• Are you proposing any work within, below, or above the public right of way? Yes ☐ No ☒

(If yes, you will need to receive prior approval from the Department of Public Works)

• Are you proposing any onsite food or beverage production/manufacturing? Yes ☐ No ☒

(If yes, you will need to consult with Water Resources Division at the Department of Public Works: 863-4601)

Estimated Construction Cost (value)*: \$ 0

(*Estimated cost a typical contractor would charge for all materials and labor, regardless of who physically completes the work)

Within 30 days of submission, the permit application will be reviewed for completeness, and, if complete, will be processed administratively or referred to a board for review. All permit approvals or denials are subject to an appeal period (15 days for administrative permit; 30 days for board permit). A building (and/or electrical, mechanical, plumbing, curb cut) permit will also be required. Contact the Department of Public Works at 802-863-9094 to inquire. Please ask for assistance if you have any questions about filling out this form. Call the Zoning Division at 802-865-7188, or visit the office at 645 Pine Street.

Office Use Only: Zone: NMU Eligible for Design Review? 4 Age of House 1980 Lot Size 6343

Type: SN ___ AW ___ FC ___ BA ___ COA 1 ___ COA 2 ___ COA 3 ___ CU ☒ MA ___ VR ___ HO ___ SP ___ DT ___ MP ___

Check No. 1008855 Amount Paid 195 Zoning Permit # 21-0377CJ

12-22 North

— Office 2 (Study Space)



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PERMITTING & INSPECTIONS

Office 2 is 112 sf (14' 7" x 7' 9"). It has 1 window and whiteboard.

Become a member and apply to rent this space [here](#).

+ Office 3 (Study Space)

+ SW Suite: Offices 4, 5 and 6 (OPEN)

+ Office 7 (Study Space)

+ Shared Outdoor Space (Private office, Study Space)

+ Conference Room Flex Space (Private office, Study Space)

+ Fishbowl (Private office, Study Space)

+ Office 1 (Occupied)

+ Office 8 (Occupied)

10/6/2020

Offices – 12-22 North: Vermont Green Offices

12-22 North

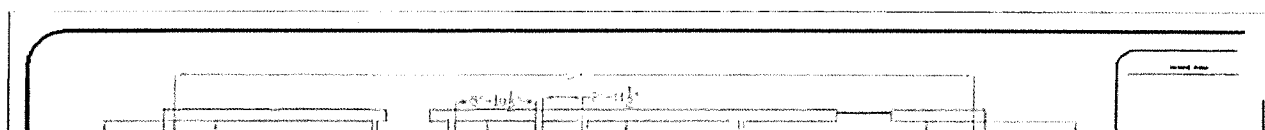
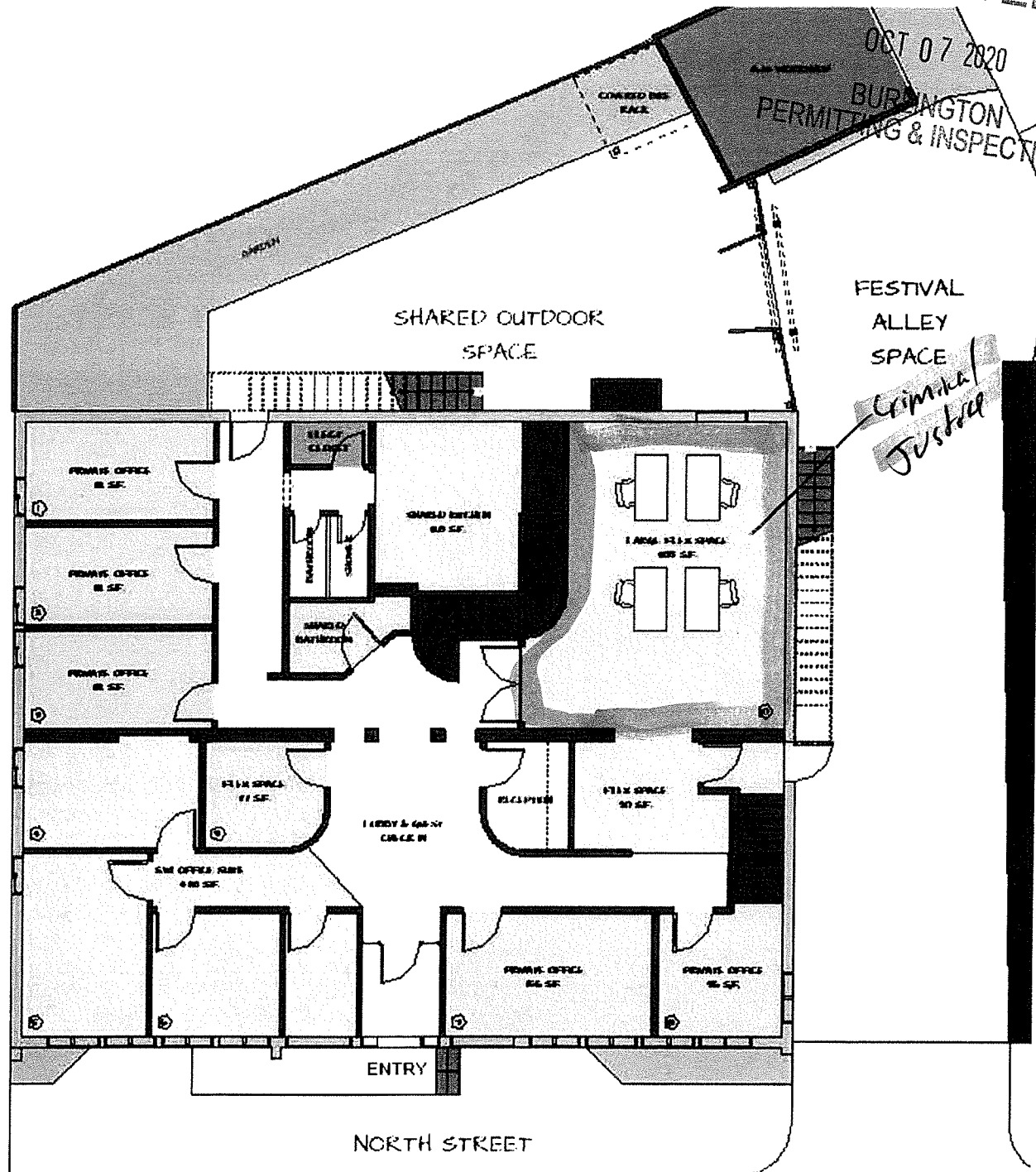
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PERMITTING & INSPECTION

FESTIVAL
ALLEY
SPACE

Criminal Justice



L. RANDOLPH AMIS, ESQ., P.C.

Attorney at Law
P.O. Box 238
110 Main Street, Suite 102
Burlington, Vermont 05402-0238
Web site: www.LRandolphAmis.com
E-mail: LRA@LRandolphAmis.com
Telephone: (802) 658-8900
Facsimile (802) 658-6900

Legal Support:
Stephanie McElroy, Paralegal

Administrative Support:
Judy A. Letourneau, Office Mgr.

October 15, 2004

Burlington City Planning and Zoning Office
149 Church Street
Burlington, VT 05401

Re: 12-22 North Street, Burlington

To Whom It May Concern:

Enclosed is a letter from April Johnson stating that she never did the improvements to the above referenced property as were approved by the City of Burlington's Planning and Zoning Office. It would be greatly appreciated if you could insert this letter into the file for 12-22 North Street.

Please call me at the above number if you have any questions. Thank you.

Sincerely,



L. Randolph Amis, Esq.

LRA:slm

Enclosures

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PLANNING & ZONING

Burlington Development Review Board

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Tuesday, December 15, 2020, 5:00 PM

REMOTE MEETING

Zoom: <https://us02web.zoom.us/j/82307995395?pwd=emVaSkxUY0gza2haQ09DQnRoWmV6QT09>

Webinar ID: 823 0799 5395

Password: 842557

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

Agenda

- I. Agenda
- II. Communications
- III. Minutes
- IV. Consent

- 1. **21-0462CA; 57 South Williams Street (RH, Ward 1E) Vermont Organization for Jewish Education- Chabad of Vermont**
Re-apply for previously approved 17-0455CA: two-level rear building addition, 5500 sq. ft. to west side of existing building. New worship sanctuary on upper level with supporting spaces on lower level; new off street parking, landscaping and erosion prevention. See ZP 17-0455CA. (Project Manager: Ryan Morrison)
- 2. **21-0464CA; 24 Sunset Cliff Road (RL-W, Ward 4N) Jack and Kim Kane**
Remove residential structure, rebuild within same footprint plus 1035 sf footprint addition that includes screened porch. (Project Manager: Ryan Morrison)
- 3. **21-0377CU; 12-22 North Street (NMU, Ward 3C) AJ Rossman and Burlington School District**
Burlington Tech Center space for educational use. (Project Manager: Mary O'Neil)

V. Public Hearing

- 1. **21-0226HO; 132 North Champlain Street (RM, Ward 3C) Appellant: Israel Smith**
Appeal of administrative decision for a home occupation at 132 North Champlain Street. (Project Manager: Ryan Morrison)
- 2. **21-0354AP; 75 Cherry Street (FD6, Ward 3C) BTC Mall Associates, LLC**
Appeal of Zoning Administrator Determination regarding relinquishing 17-0662CA/MA. (Project Manager: Scott Gustin)

VI. Adjournment

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

The 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 Zoning Division at least 72 hours in advance so that proper accommodations can be arranged. For information call 865-7188 (TTY users: 865-7142).
Printed on 100% Recycled Paper

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 & Inspections

Zoning Division
645 Pine Street
Burlington, VT 05401
Telephone: (802) 865-7188

*William Ward, Director
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Ryan Morrison, Associate Planner
Layne Darfler, Planning Technician
Ted Miles, Zoning Specialist
Charlene Orton, Permitting & Inspections Administrator*



TO: Development Review Board
FROM: Scott Gustin
DATE: December 15, 2020
RE: 21-0354AP; 75 Cherry Street

=====

Zone: FD6 Ward: 3C

Owner/Appellant: BTC Mall Associates, LLC & Devonwood Investors, LLC/ Brian Dunkiel, Esq

Request: Appeal of administrative zoning decision regarding relinquishing zoning permit 17-0662CA/MA.

The appellants request additional deferral of this item while negotiations are pending. Staff supports this request and suggests a date certain of February 16, 2021.



ZONING PERMIT
CERTIFICATE OF APPROPRIATENESS
City of Burlington, Vermont
Department of Permitting and Inspections

Application Date: 08/26/2020

Appeal Expiration Date: 10/23/2020

Project Location: 132 NORTH CHAMPLAIN STREET

District: RM

Owner: Penny Thompson

Ward: 30

Address: 132 NORTH CHAMPLAIN STREET
BURLINGTON, VT 05401

Tax ID: 044-1-333-000

Project Type: Residential - Change of Use

Project Description: Home occupation for Protech Painting

Construction Cost:	\$0.00	Lot Size (Sq Ft):	4,224
Net New Habitable Sq Ft:	0.00	Net New # of Housing Units:	0
Existing % Lot Coverage:	0.00	Existing # of Parking Spaces:	3
Proposed % Lot Coverage:	0.00	Proposed # of Parking Spaces:	3
Net New % Lot Coverage:	0.00	Required # of Parking Spaces:	0

Zoning Permit #: 21-0226HO

Decision By: Administrative

Level of Review: 1

Decision: Approved

See Conditions of Approval

Decision Date: October 8, 2020

Project File: NA

Zoning Administrative Officer

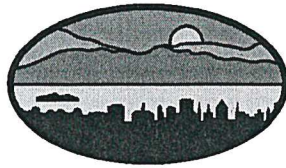
An interested person may appeal a decision of the Zoning Administrator to the Development Review Board until 4 pm on October 23, 2020.

Fee Type	Amount	Paid in Full	Balance Due: \$122.00
Application Fee(s):	\$107.00	N	Date Paid: _____
Development Review Fee:	\$0.00	NA	Check # _____
Land Records Filing Fee:	\$15.00	<i>YN</i>	
Impact Fees:	Not Applicable		Building Permit Required: Yes

Permit Received by: _____

Date: _____

Emailed Oct 8 2020



City of
Burlington, Vermont
645 Pine Street

Zoning Permit - COA Level I – Conditions of Approval

ZP #: 21-0226HO

Tax ID: 044-1-333-000

Issue Date: October 8, 2020

Decision: Approved

Property Address: 132 NORTH CHAMPLAIN STREET

Description: Home occupation for Protech Painting

Project Permit Conditions:

1. This home occupation permit is to address ongoing zoning enforcement for unpermitted outdoor storage of contractor's materials and nonconforming sheds. All conditions of this permit AND the zoning enforcement actions shall be addressed in full by December 31, 2020. Failure to obtain a Certificate of Occupancy for this home occupation permit by December 31, 2020 will result in revocation of this permit and additional enforcement action.
2. Per **Section 2.7.8, Withhold Permit**, all violations must be cured and zoning permits issued after July 13, 1989 closed out (issued a Certificate of Occupancy) prior to issuance of a Final Certificate of Occupancy for this permit. See attached permit list. Upon expiration of this zoning permit, no additional zoning permits may be issued until it, and all prior zoning permits, have been closed out with final certificate(s) of occupancy. It is recommended that certificates of occupancy for the old zoning permits be sought prior to seeking a certificate of occupancy for the new zoning permit.
3. This home occupation is approved strictly as a home office. There shall be no non-resident employees coming to or from the premises in the conduct of the business, and there shall be no outdoor storage of materials related to the business.
4. The shed that was relocated off the pad of the previously existing garage shall be moved off the lawn and back onto the pad as previously permitted. The other unpermitted shed located on the lawn shall be removed entirely from the property as it increases non-conforming lot coverage. The remainder of the garage pad is reserved for parking.
5. All areas devoted to the home occupation shall be limited to 25% of the area of the dwelling unit. This includes within the dwelling unit itself and accessory structures.
6. No clients or customers shall come to the premises.
7. There shall be no vehicles associated with the home occupation except:
 - (i) A personal vehicle with no commercial identification can be used; and
 - (ii) An occasional delivery vehicle such as a Postal Service, UPS, or FedEx truck, but excluding semi trailers or 18 wheel vehicles;

(iii) Deliveries or pick-ups shall occur no more than an average of one (1) time per day between the hours of 8 am and 6 pm.

8. No goods are located on site except for samples or designs produced on site and no such samples or other materials associated with the home occupation may be stored outside of an enclosed structure.
9. All employees shall be residents of the home where the home occupation is conducted. No outside employees are allowed on the premises – this includes employees coming to the property to load/unload materials and/or equipment for the home occupation.
10. No signs are allowed.
11. If the home occupation ceases operation at this property (i.e. is conducted elsewhere) for a period of more than 12 months, then the home occupation permit shall cease to be in effect and a new permit shall be obtained prior to resuming a home occupation onsite.

Standard Permit Conditions:

1. **Other City, State or Federal Permits.** The owner is solely responsible for obtaining all other required City, state and federal approvals. Failure to do so may invalidate this Zoning Permit and result in enforcement actions.
Note: All projects receiving a Zoning Permit also require a Construction Permit or written confirmation that a Construction Permit is not required from Department of Public Works Inspection Services Division (DPW-ISD). All construction permits must be closed out by way of approved inspections by DPW-ISD before issuance of a Unified Certificate of Occupancy (UCO) by the Code Enforcement Office as per Condition 3, below.
2. **Time Limits.** This zoning permit shall become invalid unless work or action authorized by the permit is commenced by **December 31, 2020**. The owner shall complete the approved project and obtain a UCO (combined Zoning and Building certificates of occupancy, still applicable even if a zoning or building permit was not required) by **December 31, 2020**, or be subject to enforcement actions.

These time limits are binding upon the owner unless one of the following apply: a) longer or shorter time limits are specifically imposed by a condition of approval; or b) the time limits are tolled by additional state or federal permitting for the project or by an appeal; or c) an extension of time has been granted. An extension of time must be requested in writing PRIOR to the expiration of the permit. If the owner has enacted the permit and it lapses, the owner may be responsible to obtain a new zoning permit, if required, which shall be subject to the current Comprehensive Development Ordinance (CDO).
3. **Unified Certificate of Occupancy (UCO):** It shall be unlawful to use or occupy (or allow the use or occupancy of) any land or structure or part thereof which has been created, changed, converted, or wholly or partly altered or enlarged in its use or structure without a UCO.

If the project is partially completed, meets “prior to issuance of a UCO” conditions of approval, meets all health and safety standards, and all municipal fees for the project are paid, a Temporary Zoning CO may be requested and issued. **Upon completion of the project**, applicant shall request

and obtain a Final UCO from the Code Enforcement Office (located at 645 Pine Street). Additional information on how to request and obtain this UCO is available at this office. **Failure to obtain a certificate of occupancy** places the property in violation of the CDO and is subject to enforcement.

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

4. **Project Modifications.** The project shall be completed as shown on the plans, which have been stamped “approved” and dated by the administrative officer. The project shall not deviate from the approved plans or conditions of approval without prior written approval from the administrative officer.
5. **Property Inspection.** By acceptance of this permit, the owner authorizes City Officials and/or their authorized representatives, access to the subject property for the purpose of observing work in progress, inspecting and/or measuring the property or improvements until such time the project has been issued a Final UCO.
6. **Completion and Maintenance of Improvements and Landscaping.** Owner or successor in interest is responsible for completing all improvements shown on approved plans. By acceptance of this permit, Owner agrees to maintain all improvements in a satisfactory condition. Any landscaping installed according to the approved plan which becomes diseased or dies shall be replaced by similar species and size no later than the first available planting season.
7. **Off-Site Drainage.** Issuance of this permit does not authorize the discharge of stormwater runoff or other surface drainage from the subject premises onto adjoining property or properties including but not limited to the public Right of Way.
8. **Errors.** The owner is solely responsible for the accuracy of all information contained in the Zoning Permit application. Any errors contained therein may invalidate the Zoning Permit and may result in enforcement action by the City.
9. **Transfer of Ownership. All zoning permits run with the land.** In the event of a transfer of ownership, partial or whole, of the subject premises, the transferee shall become permittee and subject to compliance with the terms and conditions of this permit.
10. **Violations/Penalties.** A violation of any of the conditions of this permit or of any provision of the CDO may result in enforcement actions, including but not limited to a penalty of up to two hundred dollars (\$200) per day, municipal tickets, and/or additional permitting fees.
11. **Incorporation and Reference of All Plans Presented.** This approval incorporates by reference all plans and drawings presented and all verbal representations by the applicant on the subject application to the extent that they are not in conflict with other stated conditions or regulations.
12. **For Properties Involved in Boundary Disputes.** Boundary disputes are not within the jurisdiction of the administrative officer or the Development Review Board. When an application is submitted and the boundary of the subject property is called into question, the boundary will be determined based upon the best evidence available, for instance a survey or other official document. If a permit is issued and contrary evidence is presented to the City after the fact, such as a survey or Superior Court ruling with respect to the boundary lines, the permit may be amended or revoked by the City. If the permit is amended or revoked, owner shall bear all costs to remedy the situation, including removal of the structure(s) if necessary, that is if the structure(s) is/are unable to meet the requirements of the CDO and receive an amended permit in light of the actual boundary line.

13. **Damage to City Property.** The Owner is responsible for any damage to the City of Burlington's property, including but not limited to its right-of-way, sewer/water lines, etcetera, that occurs during the site improvements authorized by this permit. If damage occurs, the Owner shall restore the property to a condition equal to or better than the condition of the property prior to such damage.
14. **City Rights-of-Way and Ownership.** Permit approval does NOT authorize any work to be undertaken within the public ROW. Any work in the ROW can only occur with prior authorization by DPW and City Council, as required. Any work or improvements that are taken within the City's right of way does not diminish the City's ownership or authority regarding said right of way.
15. **Liquor License Required.** An approval of any use that includes the sale of alcoholic beverages is contingent upon the receipt of a liquor license from the City of Burlington or the State of Vermont, whichever is applicable.

Ryan Morrison

From: Larry Paap <protechpainting1@gmail.com>
Sent: Monday, September 14, 2020 8:30 PM
To: Ryan Morrison
Subject: Re: 132 N Champlain Home Occupation

External Message

it is a duplex
40x24 downstairs and upstairs is 30x24
office is 10x10 first floor
thank you i already dropped off a diagram. my computer doesn't send photos
Thank you
Larry

On Mon, Sep 14, 2020 at 10:27 AM Ryan Morrison <rmorrison@burlingtonvt.gov> wrote:
Hi Larry

One more thing I'm going to need before I can sign off on your application. A floor plan of your entire unit within the triplex, with dimensions of the full unit - and specifically showing the area to be used for your home occupation office space. Home occupations can't exceed 25% of the floor area of the dwelling and accessory structure (both sheds), combined. Can you send that to me ASAP? Email a scanned-in plan or take a photo of the plan and send that to me. Thanks!

Ryan Morrison
Associate Planner
City of Burlington

Please note that this communication and any response to it will be maintained as a public record and may be subject to disclosure under the Vermont Public Records Act.



Department of Planning and Zoning

149 Church Street, City Hall

Burlington, VT 05401-8415

Phone: (802) 865-7188

Fax: (802) 865-7195

www.burlingtonvt.gov/pz

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AUG 25 2020

BURLINGTON
PERMITTING & INSPECTIONS

Home Occupation Application Questionnaire

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

AUG 26 2020

Please note:

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

Name of Business Proposed: Pro-Tech Contracting

Type of Business Proposed: Office and Minor Storage of Ladders

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

Please respond to the following:

1. How many persons will be involved or employed in the conduct of the proposed Home Occupation:
Residents of premises: 1 Others Wife Total number 2 - NOTE - ANY NOTIFICATION OR DEVIATIONS FROM THESE PLANS REQUIRE ZONING APPROVAL PRIOR TO CONSTRUCTION. ALL THE RESPONSIBILITY OF THE APPLICANT/OWNER.
2. What type of product will be produced, serviced, or repaired in the home? (For example: repair of clocks or watches, making jewelry, etc.). Explain PAPERWORK - Ladder storage
3. Describe any alterations to the home or premises that might be required to facilitate your Home Occupation None
4. Describe what rooms will be used in the conduct of the Home Occupation and how these rooms will be used (For example: garage will be used to store supplies; or den will contain tools, pets, etc.). Indicate the gross floor area(s) that will be used in the conduct of the Home Occupation. Indicate the total gross floor areas of your house and include any accessory structure(s) to be used for the Home Occupation, (Ex. Garage) 1 Bed Room
5. Describe the mechanical and/or electrical equipment that will be necessary to conduct your business activity 0
6. Describe how, where and in what amounts the material, supplies and/or equipment related to your Home Occupation will be displayed or stored: 20 Pieces of scaffolding
10 Ladders

Not permitted outside of any structure - run

PLEASE TURN OVER

7. Will people come to your home to obtain any product or utilize any service connected with the proposed Home Occupation activity? Yes ☒ No ☐

If yes, please explain in detail:

Not permitted see conditions of approval - RM
Come to pick up ladder(s) and RETURN During the season

8. Are any signs necessary or proposed relative to the Home Occupation? Yes ☐ No ☒

If yes, you are required to file for a Sign Permit. An application form can be obtained at the Planning and Zoning Department or on our website.

9. If trucks or other equipment will be used in your Home Occupation, where will they be parked or stored?

None

10. Will the Home Occupation involve the use of commercial vehicles for delivery of materials to or from the premises? Yes ☐ No ☐

If yes, please explain:

Not permitted see conditions of approval - RM
Receiving Ladders → Picking up Ladders

11. How many parking spaces will be provided for the home occupation? None ~~Street only~~
Where will they be located? Indicate parking spaces on a site plan of this property as part of your application submission.

12. Is your proposed Home Occupation in conformance with the conditions, covenants and restrictions pertaining to your property? Yes ☒ No ☐

We suggest checking your deed for conditions, covenants and restrictions.

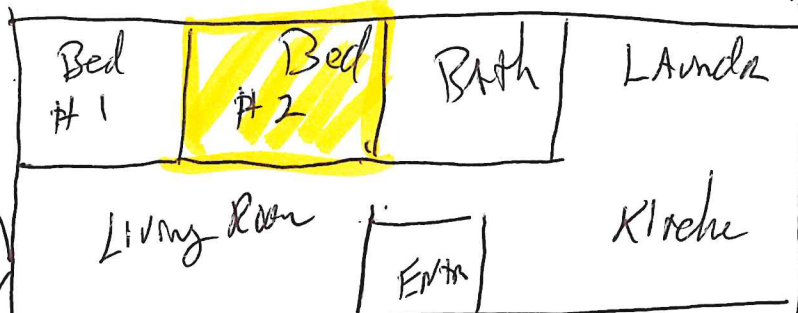
I have read and understand 'Sec 5.4.6 Home Occupations' under the City of Burlington Comprehensive Development Ordinance and believe that to the best of my knowledge my proposed Home Occupation would not violate any portion of said Ordinance:

Applicant's Signature: [Signature]

Date: 8-25-20

Property Owner's Signature: [Signature]

Date: 8-25-20



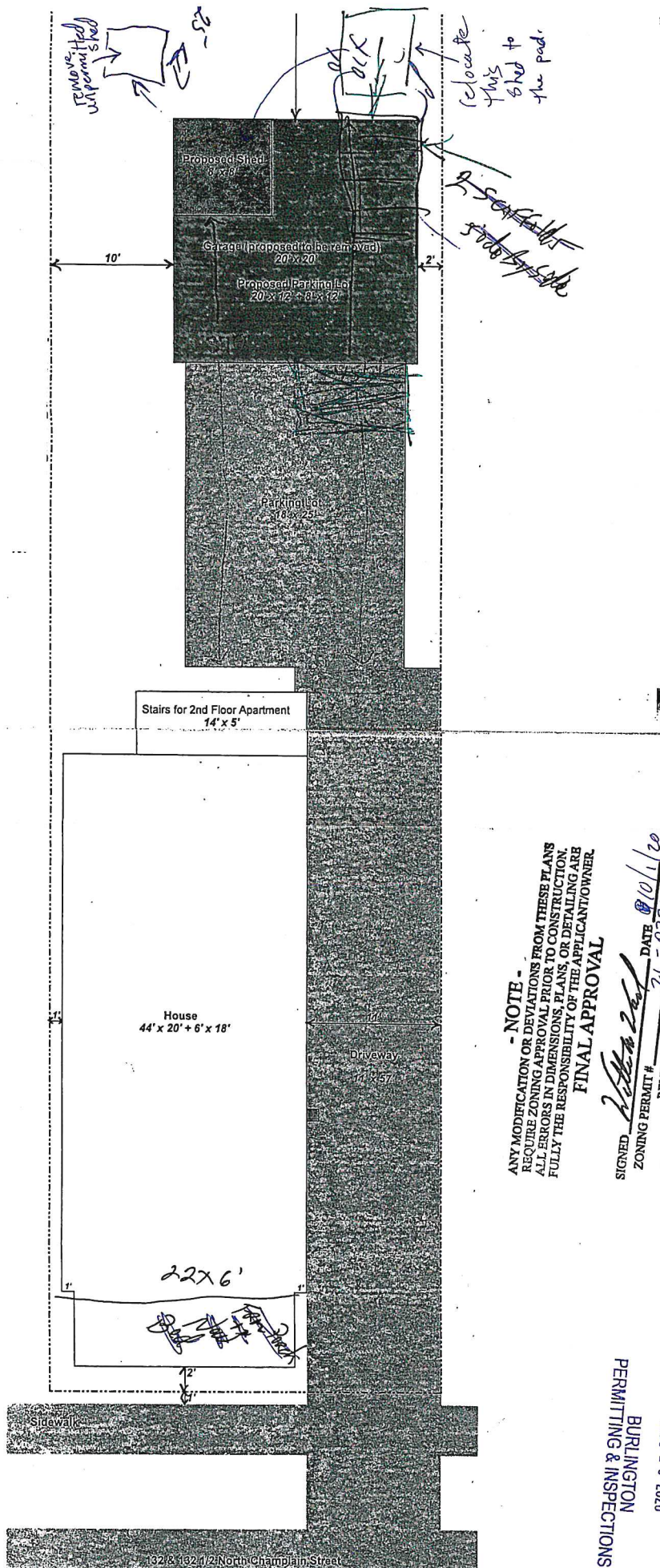
Bed #2 used for office use only

ANY MODIFICATION OR DEVIATION FROM THE REQUIREMENTS OF THE ZONING ORDINANCE, PLANS, OR DETAILS OF THE APPLICATION SHALL BE THE RESPONSIBILITY OF THE APPLICANT.

RECEIVED
NOTE -
ALL PERMITS IN DIMENSIONS, PLANS, OR DETAILS OF THE APPLICATION SHALL BE THE RESPONSIBILITY OF THE APPLICANT.
FINAL APPROVAL
PERMITTING & INSPECTIONS
BURLINGTON VERMONT

SIGNED: [Signature]
ZONING PERMIT # 25-0220-00
REVIEWED BY: [Signature]
DEPARTMENT OF PERMITTING & INSPECTIONS
BURLINGTON VERMONT

DATE: 10/1/20



- 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. Hall* DATE 8/10/1/20
ZONING PERMIT # 21-022670
REVIEWED BY: BAH
DEPARTMENT OF PERMITTING & INSPECTIONS
BURLINGTON VERMONT

RECEIVED

DEC 10 2019
BURLINGTON
PERMITTING & INSPECTIONS

RECEIVED
AUG 26 2020
BURLINGTON
PERMITTING & INSPECTIONS

RECEIVED

BRIAN P. HEHIR
HEHIR LAW OFFICE, PLLC
239 SOUTH UNION ST.
P.O. BOX 1052
BURLINGTON, VT 05402-1052

Brian@hehirlaw.com
www.hehirlaw.com

TEL 802-862-2006
FAX 802-862-2301

December 15, 2020

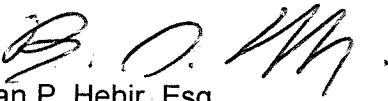
William Ward
Zoning Administrator Officer
Permitting and Inspection
City of Burlington
645 Pine Street, Suite A
P. O. Box 849
Burlington, VT 05402-0849

Re: 110 Riverside Ave., Burlington, NOV 380795.

Dear Mr. Ward:

Please find enclosed for filing with the Development Review Board a Notice of Appeal, a copy of the Notice of Zoning Violation, and the filing fee in the amount of \$250.

Very truly yours,


Brian P. Hehir, Esq.

cc: Chairman, Development Review Board
Joe Handy

RECEIVED
DEC 18 2020
BURLINGTON
PERMITTING & INSPECTION

CITY OF BURLINGTON

DEVELOPMENT REVIEW BOARD

IN RE: 110 RIVERSIDE AVENUE
NOV 380795

NOTICE OF APPEAL

NOW COMES Sisters and Brothers Investment Group, LLP, owners of 110 Riverside Avenue, by and through their attorney, Brian P. Hehir, Esq., and pursuant to Articles 2 and 12 of the Burlington Zoning Ordinance, hereby appeal to the Burlington Development Review Board a Notice of Zoning Violation dated December 3, 2020 (attached hereto).

In support of their appeal, appellant states as follows:

- 1) The regulatory provisions which apply to this appeal are contained in the Burlington Zoning Ordinance; the Notice of Zoning Violation fails to state which specific sections of the Ordinance appellants' property is alleged to violate.
- 2) Appellants request that the Notice of Violation be dismissed because the property is not used as an "automobile / salvage yard" as stated in the NOV.
- 3) The use of the property is a pre-existing nonconforming use, and the alleged uses complained of, have, upon information and belief, existed continuously for over 15 years; enforcement is thus prohibited.
- 4) Appellants request that the Board dismiss the Notice of Violation.

Dated at Burlington, Vermont this 15th day of December, 2020.

By:


Brian P. Hehir, Esq., for Sisters
and Brothers Investment Group, LLP

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DEC 18 2020

BURLINGTON
PERMITTING & INSPECTION



PERMITTING & INSPECTIONS

645 Pine Street, Ste. A | PO Box 849
Burlington, VT 05402-0849

Housing: (802) 863-0442
Trades: (802) 863-9094
Zoning: (802) 865-7188

NOTICE OF ZONING VIOLATION (NOV 380795)

December 3, 2020

Mailed Certified Mail 70190140000108390939
And FIRST CLASS MAIL

SISTERS & BROTHERS INVESTMENT
GROUP, LLP
75 SOUTH WINOOSKI AVENUE
BURLINGTON VT 05401

NOTICE OF VIOLATION AT:
110 RIVERSIDE AVENUE, BURLINGTON, VT
TAX LOT #046-3-081-000

Zoning Violation# 380795

Dear Owners,

It has come to the attention of this office that a zoning violation exists at 110 Riverside Avenue.

Description of Violation: Operation of an automobile/vehicle salvage yard without a zoning permit. Occupation without Unified Certificate of Occupancy

Burlington Comprehensive Development Ordinance (CDO) Article(s): 2, 3, 5, 8, 12, and 24 VSA §4451.

Please be advised that violations of the CDO are subject to fines of up to two hundred dollars (\$200.00) for each day that a violation continues. You may submit an application to attempt correction of the violation, however, be advised application and filing fees are subject to a fee increase for permits required to correct a violation.

This correspondence serves as a formal notice of a zoning violation pursuant to 24 V.S.A §4451. You have seven (7) days from receipt of this notice to cure the referenced violation. Additional warnings for the violation are not required and will not be forthcoming. In the event that the violation is not cured or remedied as provided for in this notice, the City will pursue enforcement of the violation as provided for by law.

This Notice of Violation (NOV) may be appealed to the Burlington Development Review Board in accordance with the provisions of CDO Sections 2.7.12 and 12.2.2 provided that such appeal is filed within fifteen (15) days of the date of this NOV December 3, 2020, and accompanied by the appropriate fee in accordance with Sec. 3.2.4(a) of the CDO. Appeal fee and complete application shall be filed with the City's Zoning Office (645 Pine Street) by 4 pm on December 18, 2020; an appeal shall not be perfected until the fee is received.

If you have any questions, please call Ted Miles or William Ward at (802) 863-0442.

Sincerely,

Sincerely,

William Ward
Zoning Administrative Officer

RECEIVED

DEC 18 2020

BURLINGTON
PERMITTING & INSPECTIONS

Theodore Miles
Code Compliance Officer

Enclosures: Violation Details

Cc: Land Records for Tax Lot # 046-3-081-000

VIOLATION DETAILS

LOCATION: 110 RIVERSIDE AVENUE

DECISION DATE: December 3, 2020

VIOLATION DESCRIPTION: Operation of an automobile/vehicle salvage yard without a zoning permit. Occupation without a Unified Certificate of Occupancy

FINDINGS: Numerous vehicles, more than three, being stored at property in various stages of repair. Some of the vehicles do not have registration plates on them and some have been in accidents with severe damage. Last permitted use was for car sales and auto repair for 6 vehicles and a lot for selling of 45 vehicles under zoning permit 04-314. Occupying property without obtaining Unified Certificate of Occupancy. There are multiple, six, open zoning permits, Zoning permits 97-274, 97-460, 99-362, 01-318, 04-314 and ZP13-0650CA/MA that are in a Permit Indeterminate status and need to be closed.

REMEDY OPTIONS: Within seven (7) days from receipt of this notice you may cure the violation by:

1) – Removing the violation noted above, **restoring the Premises to its prior permitted state, remove unregistered and inoperable vehicles and informing the Code Enforcement Office that the violation has been removed so our office may verify compliance; or**

2) - **Entering into an Agreement with the City of Burlington to extend deadlines in which to come into compliance with the City's ordinance (administrative fees required).**

APPEAL RIGHTS: You have the right to appeal the enforcement officer's decision that a zoning violation exists on your property to the Development Review Board in accordance with the provisions of Articles 2.7.12 and 12.2.2 of the CDO within fifteen (15) days from the date of this notice. **The deadline for filing an appeal is 4 pm on December 18, 2020.** Submit a complete application with ZV# and appropriate fee to the City's Zoning Office, accompanied by a memo stating the ZV#, the owner's name and address, a brief description of the property with respect to which the appeal is taken, a reference to the regulatory provisions applicable to that appeal, the relief you are requesting, and the alleged grounds why such relief is believed proper under the circumstances. *Failure to appeal constitutes admission that the violation exists, and the decision of the enforcement officer shall be binding 24 V.S.A §4472(d).*

RECEIVED

DEC 18 2020

BURLINGTON
PERMITTING & INSPECTION



PERMITTING & INSPECTIONS

645 Pine Street, Ste. A | PO Box 849
Burlington, VT 05402-0849

Housing: (802) 863-0442
Trades: (802) 863-9094
Zoning: (802) 865-7188

October 9, 2020

Raymond K. Ingram Sr.
92 FARRINGTON PW
BURLINGTON VT 05408

RE: 92 Farrington Parkway Burlington, Vermont

Dear Owners,

According to our records, you are the owner of record of the above-referenced property. This letter is to inform you that the Permitting and Inspections Office has received the following complaint(s) regarding this property:

- **Expanded parking- Vehicle parked to right of driveway**

Our office has initiated an investigation regarding the complaint(s), however, as of this date; a final determination has not been made. Should you have any information or explanation that you believe will be useful to us during our investigation, please submit it to the Permitting and Inspections Office, **in written form, within the next ten (10) business days. Any changes to the property or use requires a zoning permit.**

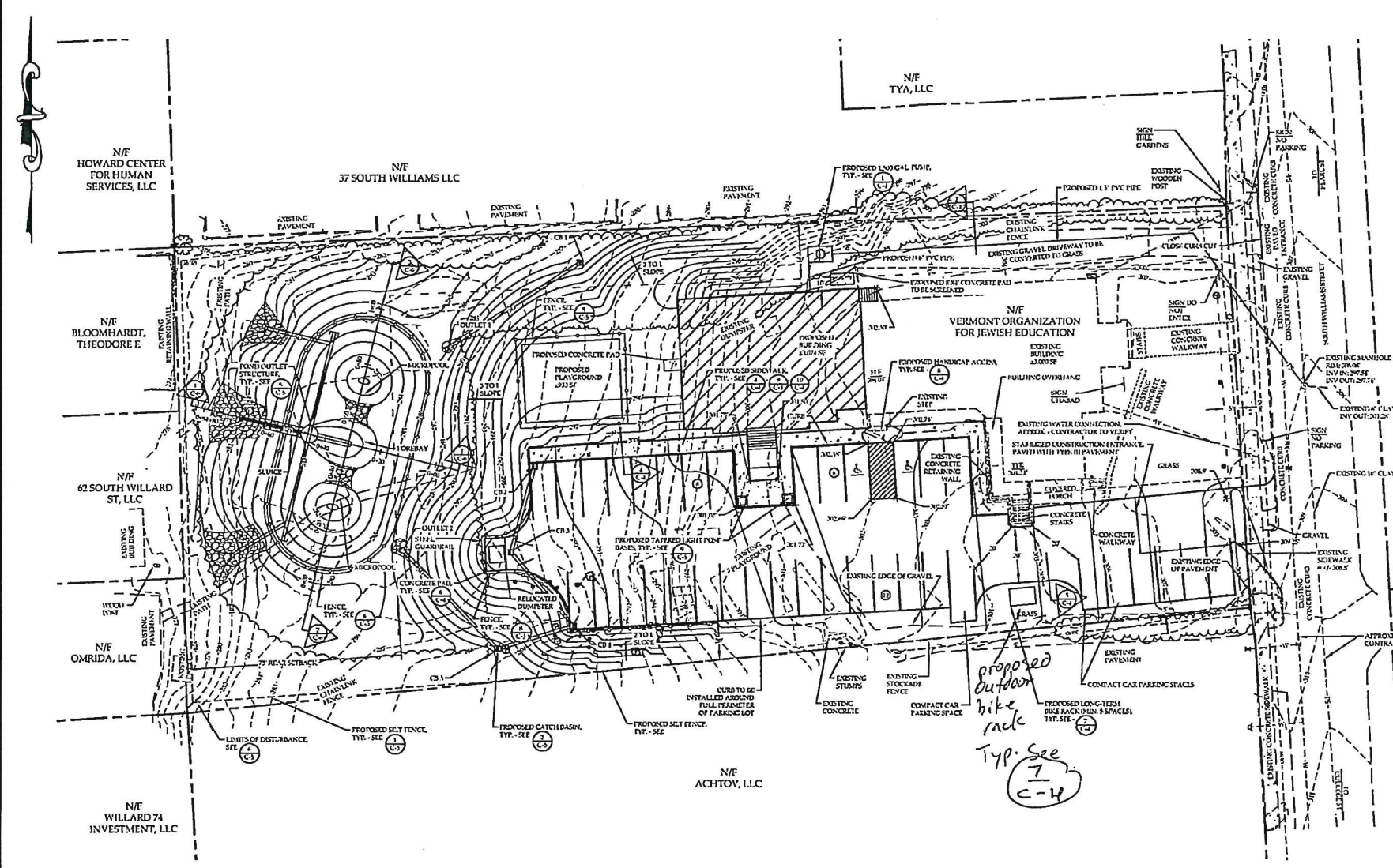
Please note, while any information from you as the property owner is useful, the investigation will occur with or without the information. This letter is intended to give you notice of the alleged complaint(s) against your property and to provide you an opportunity to explain the condition and/or refute the allegation prior to a formal determination being issued.

Should you have questions, please do not hesitate to call me at 863-0442.

Sincerely,

A handwritten signature in blue ink, appearing to read "William Ward", is written over a light blue horizontal line.

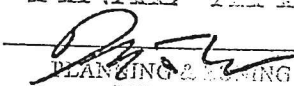
William Ward
Zoning Administrative Officer
Code Compliance and Enforcement



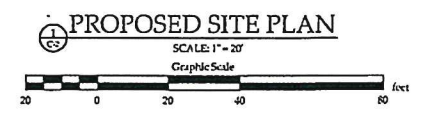
STORMWATER DRAINAGE SUMMARY						
FROM STRUCTURE	REQ	INT. OUT	TO STRUCTURE	UP/IN	DISTANCE	PIPE DIA. SLOPE
CR1	250.5	250.7	OUTLET	250.5	1.0'	6.0"
CR2	250.4	250.7	CR3	250.7	1.0'	6.0"
CR3	250.1	250.2	CR4	250.2	1.0'	6.0"
CR4	250.0	250.4	CR5	250.4	1.0'	6.0"
CR5	250.4	250.5	OUTLET	250.5	1.0'	6.0"

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FINAL APPROVAL

SIGNED  DATE 4/11/12
PLANNING & ZONING DEPARTMENT
BURLINGTON, VERMONT

2P 17-0755CA



REVISION: 01/2017 - 20' VERTICAL CLEARANCE IN THE INTERSECTION OF SOUTH WILLIAMS STREET AND 37 SOUTH WILLIAMS STREET
REVISION: 02/2017 - ADDED PLANNING & ZONING DEPARTMENT REVIEW, UPDATED ADJUTANT FOOTPRINT, ALTERED PUMP STATION
REVISION: 03/2017 - ADDED CONCRETE PAVING DETAILS AND UTILITY
REVISION: 01/2018 - MINOR CHANGES
REVISION: 01/2018 - REVISED FOR CLIENT COMMENTS

PROPOSED SITE PLAN
CHABAD OF VERMONT
SOUTH WILLIAMS STREET
BURLINGTON, VT 05401

RUGGIANO
Engineering, Inc.
5 LAKE STREET
ST. ALBANS, VERMONT 05478
(802) 524-9300 FAX: (802) 524-9700
WWW.RUGGIANOENGINEERING.COM

PROJECT NO. 16022
DRAWN BY: NJC
CHECKED BY: SJR
SCALE: 1" = 20'
DATE: 07/19/16
SHEET NO. C-2
2 OF 6 SHEETS

DESIGN STUDIES NOT FOR CONSTRUCTION

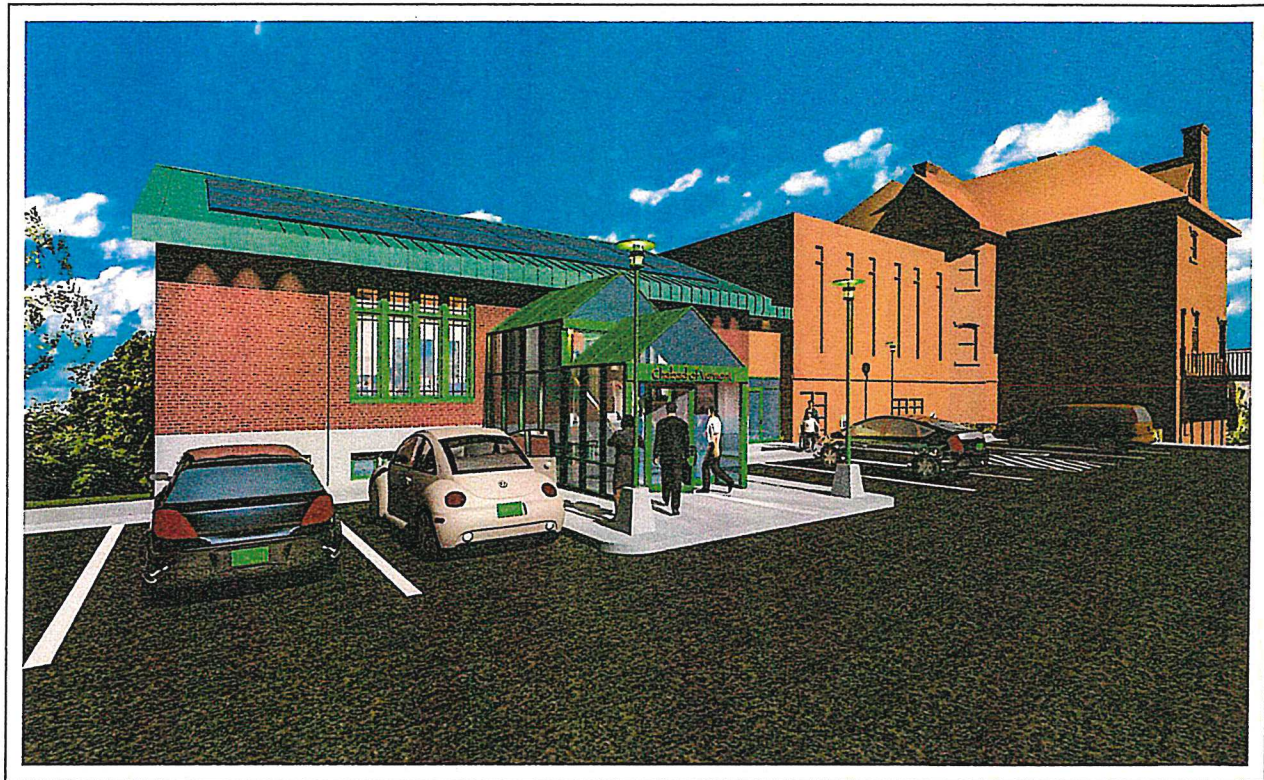
THESE DRAWINGS ARE HAVE BEEN DEVELOPED FOR ZONING PERMIT AND DESIGN REVIEW ONLY. THEY DO NOT DIRECTLY ADDRESS LIFE SAFETY, ENERGY, EXCAVATION, OR HEALTH REQUIREMENTS.

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Wolfstein
ARCHITECTURE
100 Church Street
Burlington, Vermont 05401
802-864-8334
wastudio.com

Revised Packet



Previous Design: Version "P" with 10'-0" wide link for Accessibility - Aluminum Clad



Updated Design: Version "Q" with 18'-0" wide link for Accessibility - Brick Clad
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FINAL APPROVAL
SIGNED _____ DATE 8/29/17
PLANNING & ZONING DEPARTMENT
BURLINGTON, VERMONT
Revised Plans

RECEIVED
AUG 08 2017
DEPARTMENT OF
PLANNING & ZONING

PROJECT NO: **1610**
DRAWN BY: EW
SCALE: As Shown
DATE: Tuesday, August 8, 2017
SHEET TITLE

New Design Southwest Perspective

SK-13
Version Q Rev. 0 - Design Development

REV:03/17/11 - Chabad Synagogue/Revised Construction Studies and Documents/Chabad Master - 2017 - CD/CA/AC/1 Rev/04

**Chabad
Expansion
Project**

**Lubavitch
of
Vermont**

57 South William Street
Burlington, Vermont
05401

Main Sanctuary
Net Area
A: 1,800 sq ft

Building Type: Wood Frame Bearing
Combustible Construction
2-Storey < 40 ft height
Fire Protection: Sprinklered
Occupancy Type: Assembly
Occupancy Group: A-3
Occupancy Function: Concentrated (non-fixed)
Occupancy Factor: 1 person per 7 sq ft net
Occupancy Load: 1800/7=258 persons
Egress Width Required: 258 x .2 = 52 inches total
Egress Width Actual: 2 Egress Doors @36" min.
32" x 2 = 64 inches clear
Max. Travel Distance: 82 ft. (100 feet allowable)

Rooms and Areas:
Kitchen Room 02
Main Sanctuary Room 01
WC Room 03
Vestibule Room 04
Storage Room 05
Ramp Area Room 06
Vestibule Room 07

Dimensions and Features:
Overall dimensions: 54'-0" x 18'-0"
Room dimensions: Kitchen Room 02 (15'-6" x 9'-4"), WC Room 03 (7'-0" x 7'-4 1/2"), Vestibule Room 04 (18'-0" x 12'-5"), Storage Room 05 (18'-0" x 10'-1/2"), Ramp Area Room 06 (10'-1/2" x 5'-0")
Corridor width: 3'-6"
Stair width: 5'-0"
Door swing: 90°
Windows: W1 through W14
Doors: D1 through D9
Stairs: Up, Down
Sidewalk: 10'-0" wide
Ramp: 10'-0" wide
Accessibility: Blue wheelchair symbols indicating accessible routes

Approval Stamp:
NOTE: ANY MODIFICATIONS OR DEVIATIONS FROM THESE PLANS REQUIRE ZONING DEPARTMENT APPROVAL PRIOR TO CONSTRUCTION. ALL ERRORS IN DIMENSIONS, PLANS OR DETAILING ARE FULLY THE RESPONSIBILITY OF THE APPLICANT OWNER.
FINAL APPROVAL
SIGNED: [Signature]
DATE: 8/20/17
PLANNING & ZONING DEPARTMENT
BURLINGTON, VERMONT

Main Level Link Area	
Vestibule - Room 04	40 SF
Storage - Room 05	186 SF
Ramp Area - Room 06	456 SF
Total Area	682 SF

Increase of 331 SF from Previous Design with Elevator

Wolfstein
ARCHITECTURE

100 Church Street
Burlington, Vermont 05401
802-864-8334

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AUG 08 2017

DEPARTMENT OF
PLANNING & ZONING

PROJECT NO: **1610**

DRAWN BY:	EW
CHECKED BY:	.
SCALE:	1/4" = 1'-0"
DATE:	Monday, August 7, 2017

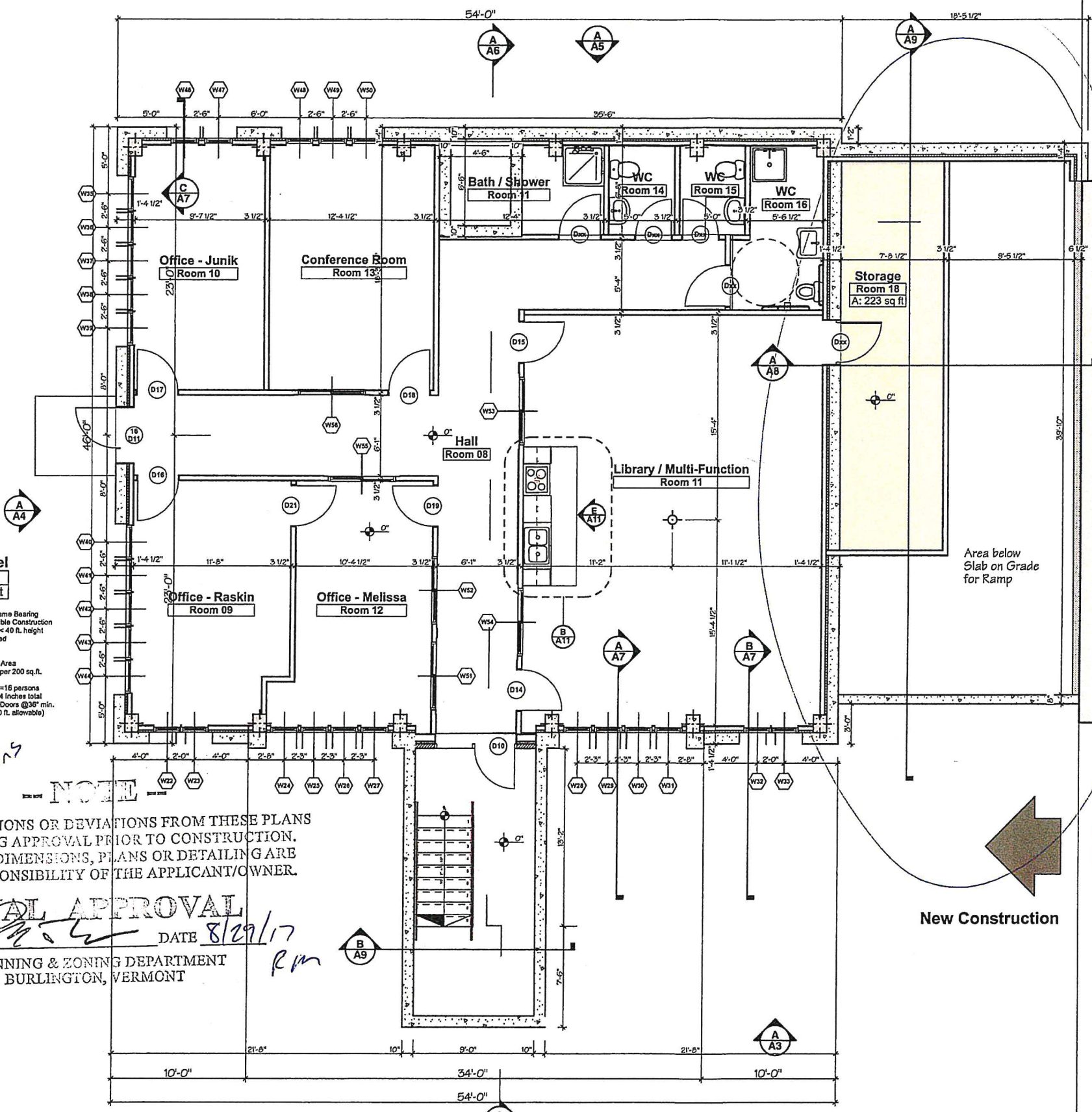
SHEET TITLE

MAIN LEVEL

A1

PROGRESS PRINT - NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION
6.	7/31/17	Ramp added, building lowered 7", Code Info added.
5.	7/7/17	Building moved 8'-0" West. Link area enlarged 8 feet in width.
4.	5/19/17	Elevator Machine Room removed - New Washroom/Bath configuration
3.	1/27/17	Elevator Machine Room Added
2.	1/24/17	General Update - Issued for Pricing
1.	1/16/17	Room Layouts Updated



Lower Level
Gross Area
A: 3,050 sq ft

Building Type: Wood Frame Bearing
Combustible Construction
2-Storey < 40 ft. height
Fire Protection: Sprinklered
Occupancy Type: Business
Occupancy Group: B
Occupancy Function: Business Area
Occupancy Factor: 1 person per 200 sq. ft.
gross
Occupancy Load: 3050/200=16 persons
Egress Width: 16 x .2 = 4 inches total
2 Egress Doors @ 36" min.
Max. Travel Distance: 64 ft. (100 ft. allowable)

Revised plans

ANY MODIFICATIONS OR DEVIATIONS FROM THESE PLANS
REQUIRE ZONING APPROVAL PRIOR TO CONSTRUCTION.
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FINAL APPROVAL
SIGNED _____ DATE 8/29/17
PLANNING & ZONING DEPARTMENT
BURLINGTON, VERMONT

Lower Level Link Area
Storage - Room 18 223 SF
Total Area 223 SF
Decrease of 65 SF from Previous Design with
Elevator
Total Area of Link in Previous Design
351 SF + 284 SF = 635 Square Feet
Total Area of Link in New Design
682 SF + 223 SF = 905 Square Feet
Total Area Increase in New Design
905 SF - 635 SF = 270 Square Feet



CHABAD
VERMONT
Expansion
Project

57 South Williams Street
Burlington, Vermont
05401

Wolfstein
ARCHITECTURE

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AUG 08 2017

DEPARTMENT OF
PLANNING & ZONING

PROJECT NO: 1610

DRAWN BY: EW

CHECKED BY:

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

DATE: Tuesday, August 8, 2017

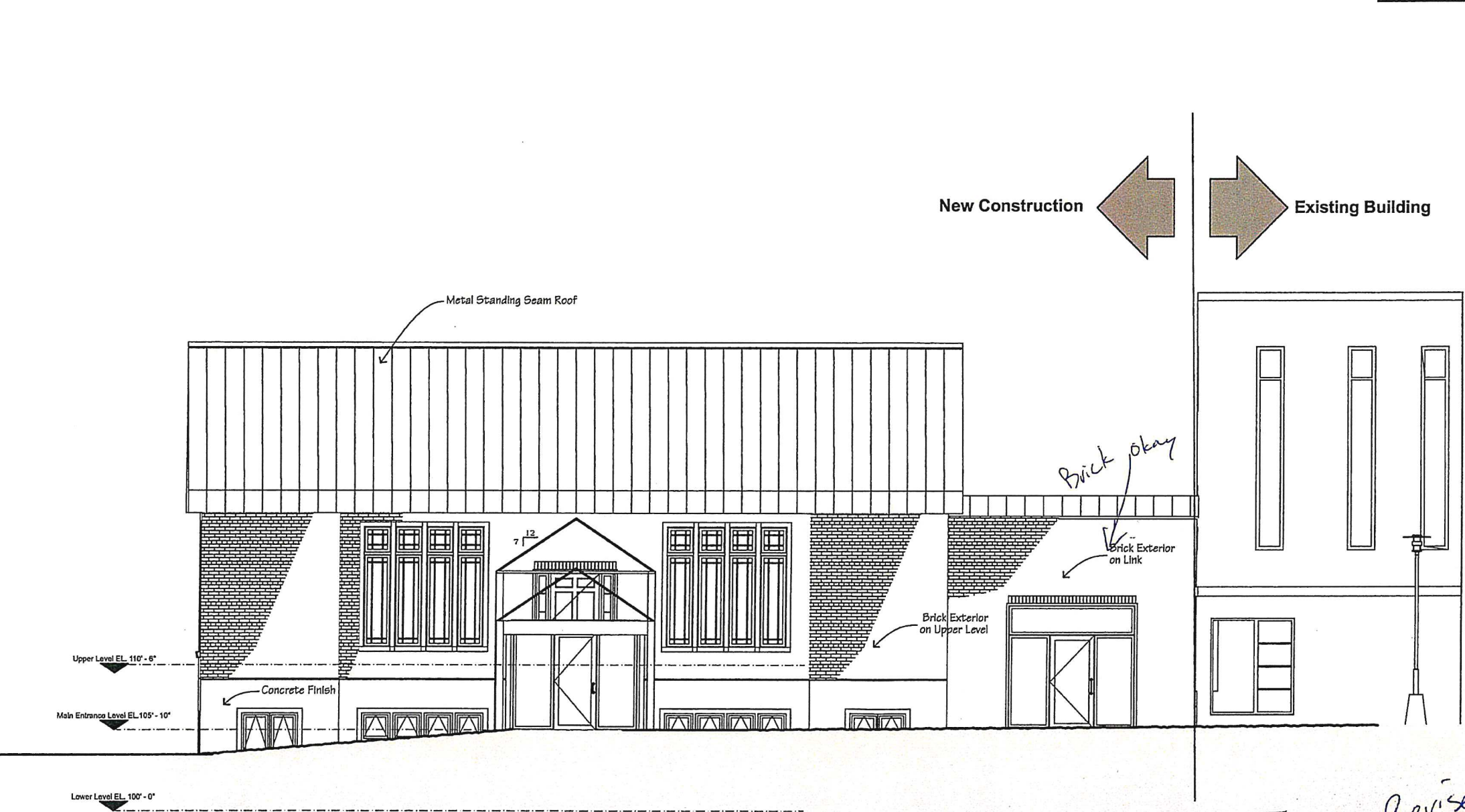
SHEET TITLE

LOWER LEVEL

A2

PROGRESS PRINT - NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION
2.	8/8/17	Building moved 8'-0" South, link width enlarged by 8'-0"
1.	8/8/17	Building interior floor elevations lowered 7".



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FINAL APPROVAL
SIGNED [Signature] DATE 8/29/17
PLANNING & ZONING DEPARTMENT
BURLINGTON, VERMONT RM


CHABAD
VERMONT
Expansion Project
57 South Williams Street
Burlington, Vermont 05401

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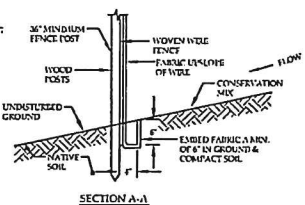
DEPARTMENT OF
PLANNING & ZONING

PROJECT NO: **1610**

DRAWN BY: EW
CHECKED BY:
SCALE: 1/4" = 1'-0"
DATE: Tuesday, August 8, 2017

SHEET TITLE
**SOUTH
ELEVATION**

A3



SECTION A-A

SECTION A-A

SILT FENCING WILL BE APPLIED TO THE SITE SO THAT THERE WILL BE NO FILL OF FENCING FOR EVERY INCH OF DISTURBED UPGRADE AREA.

THE CONTRACTOR SHALL MEET THE DESIGN CRITERIA FOR SILT FENCES OF THE VARIOUS TYPES AND SPECIFICATIONS FOR EROSION PREVENTION AND SEDIMENT CONTROL, PREPARED BY THE STATE OF VIRGINIA'S DEPT. OF HIGHWAY TRANSPORTATION, DATED 2004.

NOVEN WOVEN FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES. WIRE TIES ARE REQUIRED FOR ALL LENGTHS OF FENCING MATTERS.

FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 2' AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 4' MAXIMUM HIGH OPENING.

WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER 18 INCH, 24 INCH, 36 INCH, 48 INCH OR 60 INCH WIDE EQUIVALENT.

PRE-APPROVED UNITS SHALL BE CLEAN, ENVIRONMENTAL, AND APPROVED EQUIPMENT.

THE FABRIC SHALL NOT EXTEND MORE THAN 3' ABOVE THE ORIGINAL GRADE SURFACE AND WILL EXTEND TO A MINIMUM OF 1' INTO THE TRENCH. FILTER FABRIC SHALL NOT BE STAPLED INTO EXISTING TREES.

THE TRENCH SHALL BE BACKFILLED AND THE SOIL COMPACTED OVER THE FILTER FABRIC.

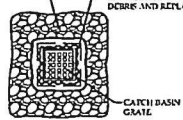
THE FILL PACKS SHALL BE INSPECTED IMMEDIATELY AFTER EACH PASS, AND AT LEAST DAILY DURING EROSION CONTROL PASS. ANY UNDESIRABLE PACKS SHALL BE REMOVED IMMEDIATELY.

SINCE THE FABRIC DECOMPOSES OR BECOMES INEFFECTIVE PRIOR TO THE EXPECTED USE LIFE AND THE BARBER IS NOT NECESSARY, THE FABRIC SHALL BE REPLACED IMMEDIATELY.

SEDIMENT BARRIERS SHOULD BE REMOVED WHEN THEY REACH APPROXIMATELY 50% THE HEIGHT OF THE BARRIER.

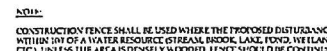
ANY SEDIMENT BARRIERS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER FABRIC IS NO LONGER REQUIRED, SHALL BE DISSED TO THE EXISTING GRADE, TRENCH AND SLOPE.

NOT TO SCALE

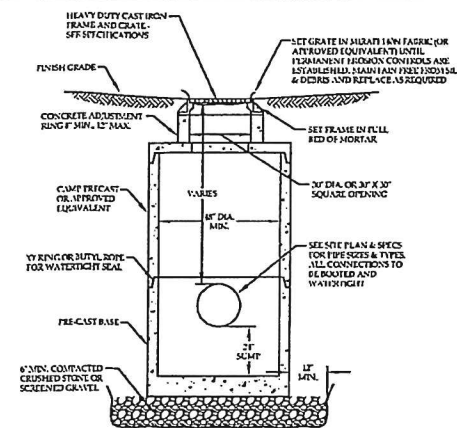


NOT TO SCALE

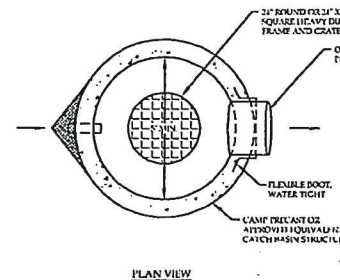
NOTE:
INLET PROTECTION SHALL REMAIN IN PLACE UNTIL PAVEMENT IS INSTALLED OR VEGETATION IS ESTABLISHED TO THE SATISFACTION OF THE ENGINEER.



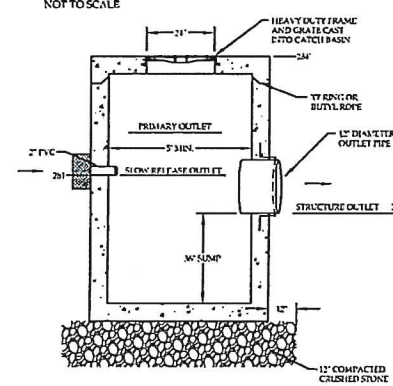
NOT TO SCALE



NOT TO SCALE



PLAN VIEW

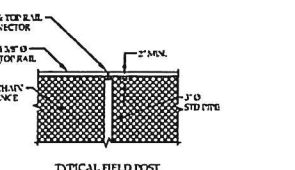


ELEVATION

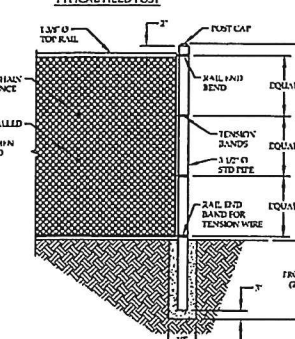
NOT TO SCALE

ANY MODIFICATIONS OR DEVIATIONS FROM THE ⁵ PLAN
REQUIRE ZONING APPROVAL PRIOR TO CONSTRUCTION. CITY
ALL ERRORS IN DIMENSIONS, PLANS OR DETAILING ARE THE
STONE-TYPE RESPONSIBILITY OF THE APPLICANT/OWNER.

FINAL APPROVAL
SIGNED [Signature] DATE 1/11/12
PLANNING & ZONING DEPARTMENT
BURLINGTON, VERMONT RM

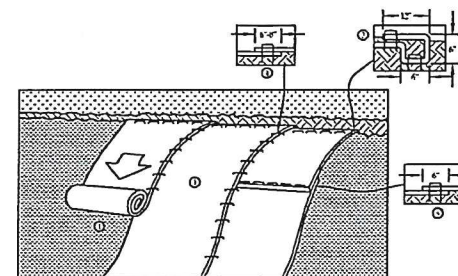


DTIC-AF



TYPICAL CORNER POST DETAIL

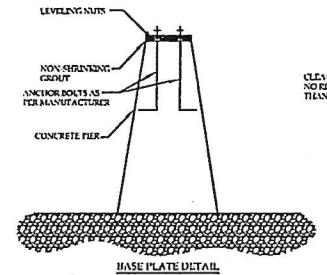
NOT TO SCALE



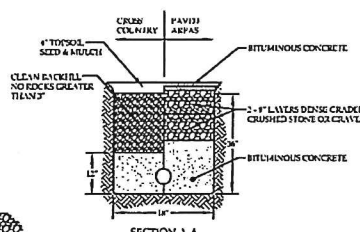
NOTE:

- 1) PREPARE SOIL BEFORE INSTALLING FURROW CONTROL PLANTER (FCP). EXCAVATING ANY EXCESSIVE ANTI-CORROSION OF LIME, FERTILIZER AND SEED.
- 2) BEGIN AT THE TOP OF THE SLOPE BY JOINING THE LINE OF A FURROW WITH AN APPROPRIATE LINE OF DEPTH AND WIDTH AND THE UP-SLOPE JOINTING OF THE TRENCH. ANCHOR THE PLANTER WITH A ROW OF STAPLES STAKES APPROXIMATELY 1' APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND EXCAVATE THE TRENCH AFTER STAKING. ATTEMPT TO COMPACT SOIL AND HOLD EXCAVATING IF TRENCH OF PLANTER DRAIN OVER SLOPE AND CONSIDER REPAIR. SECURE THE PLANTER WITH A ROW OF STAPLES OR STAKES SPACED APPROXIMATELY 1' APART ANCHORING THE BOTTOM IN THE PLANTER.
- 3) FILL THE PLANTER DOWN THE SOLE. PLANTER WILL UNROLL WITH THE APPROPRIATE SIZE OF THE SOIL SURFACE. ALLOW THE SOIL TO SET IN PLACE FOR 24 HOURS. PLACE SOIL EXCESS IN A PILE OR DISCARD IT AS SHOWN IN THE STATE PATENTED DESIGN. WHEN USING THE FURROW SYSTEM STAPLES SHOULD BE PLACED THROUGH EACH OF THE 1/4" CAGED LINES TO HOLD DOWN THE TOP OF THE APPROPRIATE PLANTER PAGES.
- 4) THE EDGES OF PARALLEL PLANTERS MUST BE STAPLED WITH APPROPRIATE 16" x 6" OVERLAP DEPENDENT ON PLANTER TYPE.
- 5) EXCAVATING PLANTERS SPLITTER FROM THE SLOPE MUST BE PLACED IN FURROW AND PROTECT SPLITTER WITH AN APPROPRIATE "X" OR OTHER STAPLE TRENCH EXCAVATED AREA. APPROXIMATELY 1' APART ANCHORING THE PLANTER TYPE.
- 6) IN DRYER SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LINES GREATER THAN 1" MAY BE NECESSARY TO PROPERLY SECURE THE PLANTER.
- 7) THE USE OF WELDED PLASTIC MATERIALS IS NOT PERMITTED. ALL DROSKOR CONTROL MATTING MUST BE BIO-DEGRADABLE AND DISPOSED IN AN APPROPRIATE MANNER ON THE SLOPE.

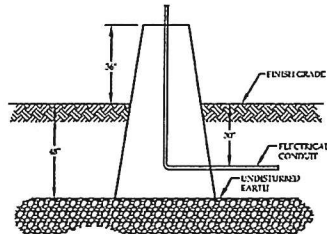
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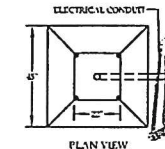
BASE PLATE DETAIL



SECTION 1.4



ELEVATION



PLAN VIEW

NOT TO SCALE

REVISION: 01/01/17 - REVISED ELEVATIONS OF POND OUTLET STRUCTURE
REVISION: 01/05/17 - ADDED FENCE DETAIL

REVISION: 1/07/18 - REVISED PER CLIENT COMMENTS

DETA

DETAILS
CHABAD OF VERMONT
SOUTH WILLIAMS STREET
BURLINGTON, VT 05401

RUGGIANO
Engineering, inc.

5 LAKE STREET
ST. ALBANS, VERMONT 05178
PHONE - (802) 524-9300 FAX - (802) 524-9700
(EXTERIOR DESIGN & FURNITURE)

PROJECT NO. 16022
DRAWN BY NJC
CHECKED BY SJR
SCALE AS NOTED
DATE 07/19/16

SHEET NO.
C-5
3 OF 6 SHEETS

5 OF 6 SHEETS



4
C-4

CONCRETE SIDEWALK & CURB AT BUILDING DETAIL

NOT TO SCALE



PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 09/14/16

REVISION: 11/01/16 - REVISED PER CLIENT COMMENTS

DETAILS
LUBAVITCH OF VERMONT
57 SOUTH WILLIAMS STREET
BURLINGTON, VT 05401

RUGGIANO
engineering, inc.
5 LAKE STREET
ST. ALBANS, VERMONT 05478
PHONE - (802) 524-9300 FAX - (802) 524-9700

PROJECT NO. 16022
DRAWN BY NJC
CHECKED BY SHR
SCALE AS NOTED
DATE 07/19/16

SHEET NO.

C-4

DESIGN STUDIES NOT FOR CONSTRUCTION

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Wolfstein
ARCHITECTURE
100 Church Street
Burlington, Vermont 05401
802-864-8334
wastudio.com

FINAL APPROVAL

New Construction

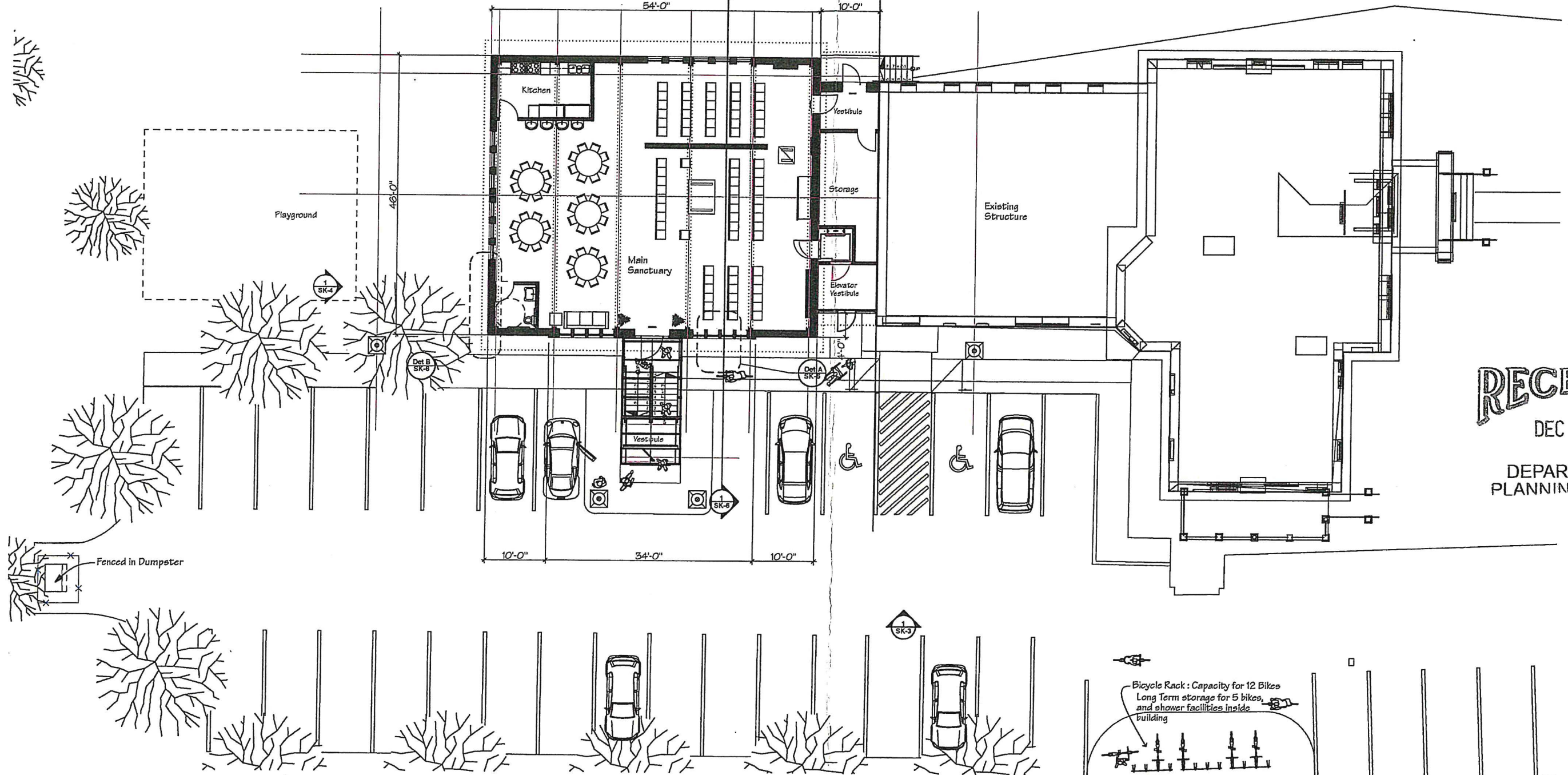
Existing Building

SIGNED

DATE 12/15/16

PLANNING & ZONING DEPARTMENT
BURLINGTON, VERMONT

2P17-0455 CM



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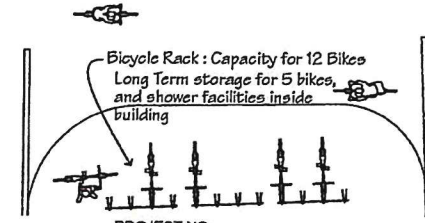
DEC 05 2016

DEPARTMENT OF
PLANNING & ZONING

**Chabad
Expansion
Project**

**Lubavitch
of
Vermont**

57 South William Street
Burlington, Vermont
05401



PROJECT NO:

1610

DRAWN BY: EW

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

DATE: Friday, December 2, 2016

SHEET TITLE

SK-1

DESIGN STUDIES NOT FOR CONSTRUCTION

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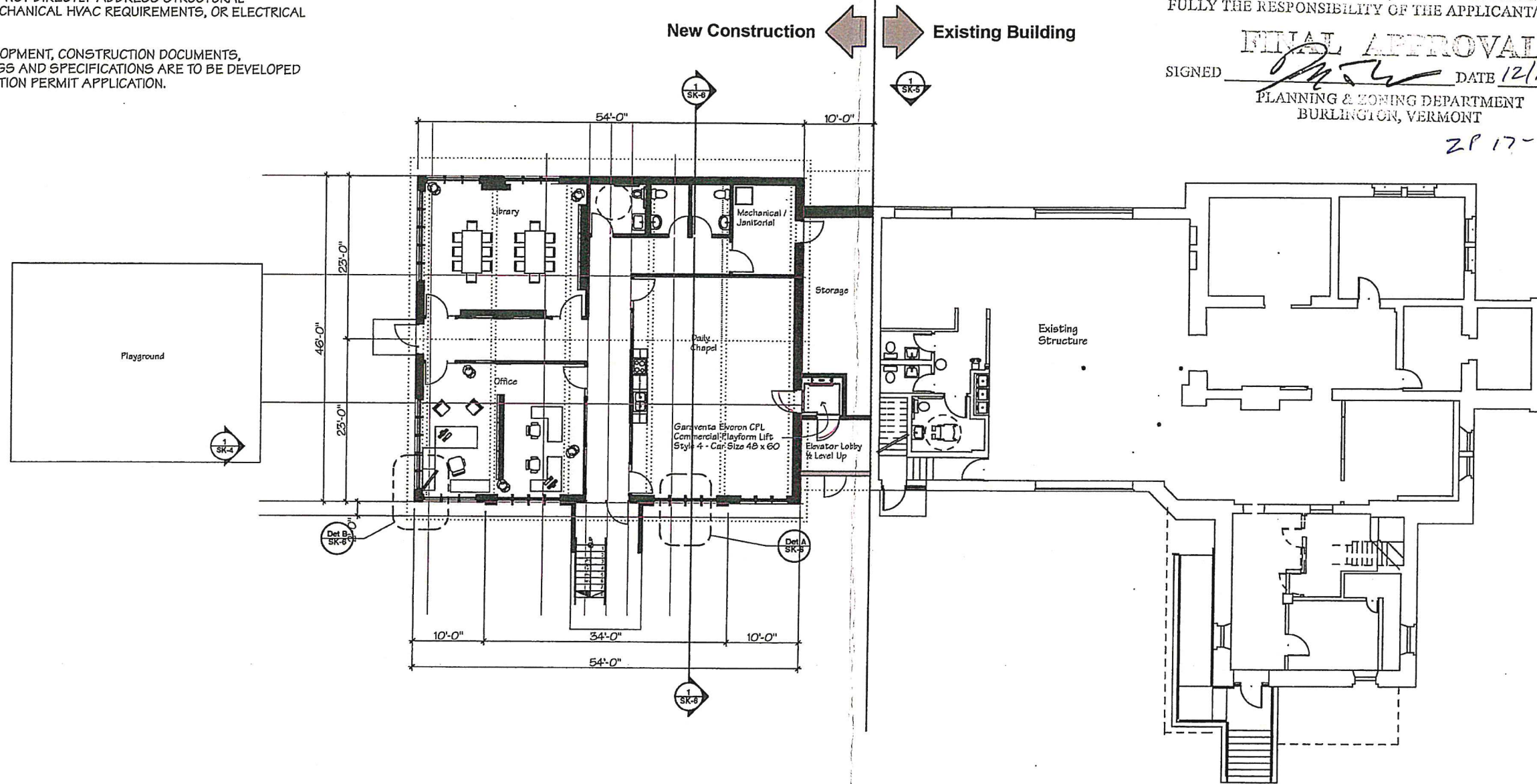
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Wolfstein
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Burlington, Vermont 05401
802-864-8334
wastudio.com

NOTE
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FINAL APPROVAL
SIGNED [Signature] DATE 12/15/16
PLANNING & ZONING DEPARTMENT
BURLINGTON, VERMONT
RM
ZP 17-0455 CA



RECEIVED
DEC 05 2016

DEPARTMENT OF
PLANNING & ZONING

**Chabad
Expansion
Project**

**Lubavitch
of
Vermont**

57 South William Street
Burlington, Vermont
05401



PROJECT NO: **1610**

DRAWN BY: EW
SCALE: 1/8" = 1'-0"
DATE: Friday, December 2, 2016

SHEET TITLE

SK-2

DESIGN STUDIES NOT FOR CONSTRUCTION

THESE DRAWINGS ARE HAVE BEEN DEVELOPED FOR ZONING PERMIT AND DESIGN REVIEW ONLY. THEY DO NOT DIRECTLY ADDRESS LIFE SAFETY, ENERGY, EXCAVATION, OR HEALTH REQUIREMENTS.

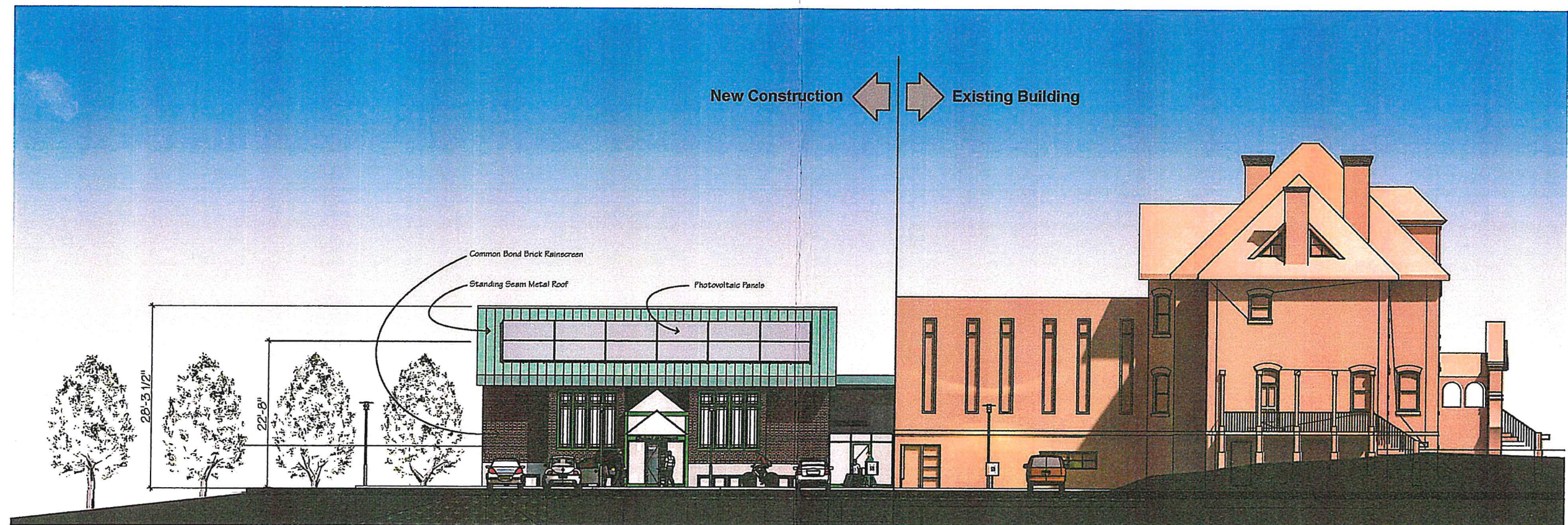
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OCT 05 2016

DEPARTMENT OF
PLANNING & ZONING

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ARCHITECTURE
100 Church Street
Burlington, Vermont 05401
802-864-8334
wastudio.com



NOTE

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FINAL APPROVAL
SIGNED [Signature] DATE 12/15/16
PLANNING & ZONING DEPARTMENT
BURLINGTON, VERMONT RM

PROJECT NO:

1610

DRAWN BY: EW

SCALE: 1/8" = 1'-0", 1:0.40

DATE: Thursday, October 6, 2016

SHEET TITLE

SOUTH ELEVATION

SK-3

Version N Rev. 6 - Issued for Zoning

**Chabad
Expansion
Project**

**Lubavitch
of
Vermont**

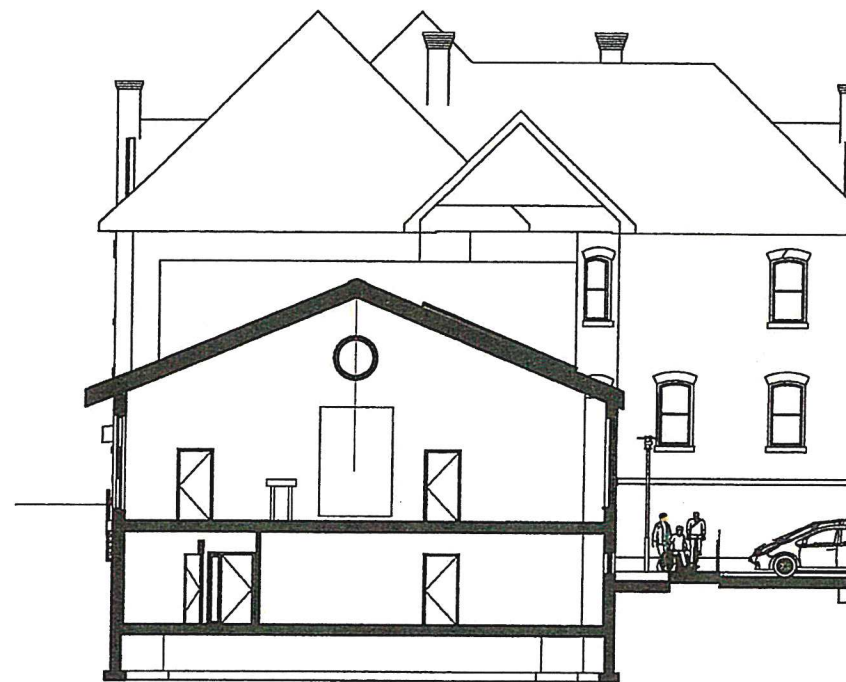
57 South William Street
Burlington, Vermont
05401

DESIGN STUDIES NOT FOR CONSTRUCTION

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Section 1-1
Scale: 1/8" = 1' - 0"

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OCT 06 2016

NOTE

DEPARTMENT OF
PLANNING & ZONING

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FINAL APPROVAL

SIGNED *[Signature]* DATE 12/15/16 PM

PLANNING & ZONING DEPARTMENT
BURLINGTON, VERMONT

ZP 17-0455 CA



PROJECT NO:

1610

DRAWN BY: EW

SCALE: 1/8" = 1'-0", 1:0.50

DATE: Thursday, October 6, 2016

SHEET TITLE

WEST ELEVATION

Wolfstein
ARCHITECTURE
100 Church Street
Burlington, Vermont 05401
802-864-8334
wastudio.com

**Chabad
Expansion
Project**

**Lubavitch
of
Vermont**

57 South William Street
Burlington, Vermont
05401

SK-4

Version N Rev. 6 - Issued for Zoning

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OCT 06 2016

Wolfstein
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100 Church Street
Burlington, Vermont 05401
802-864-8334
wastudio.com

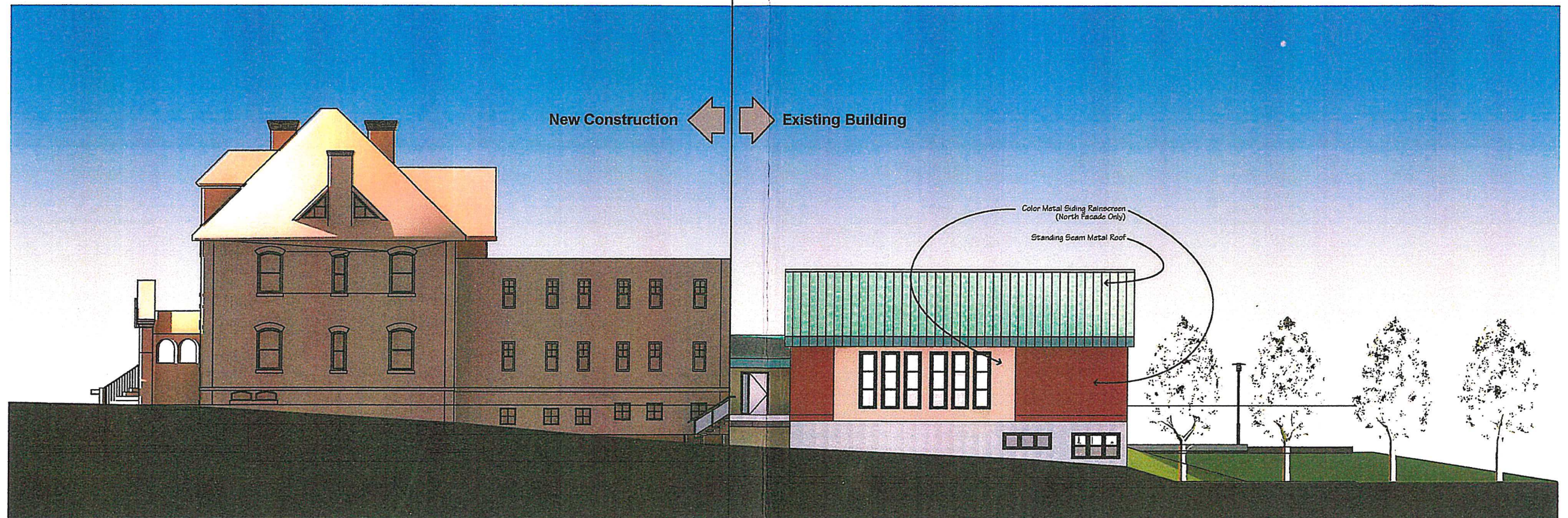
-- NOTE --

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FINAL APPROVAL

SIGNED [Signature] DATE 12/15/16
PLANNING & ZONING DEPARTMENT
BURLINGTON, VERMONT
2P 17-0455CA



**Chabad
Expansion
Project**

**Lubavitch
of
Vermont**

57 South William Street
Burlington, Vermont
05401

PROJECT NO: **1610**

DRAWN BY: EW
SCALE: 1/8" = 1'-0", 1:0.39
DATE: Thursday, October 6, 2016

SHEET TITLE
NORTH ELEVATION

SK-5

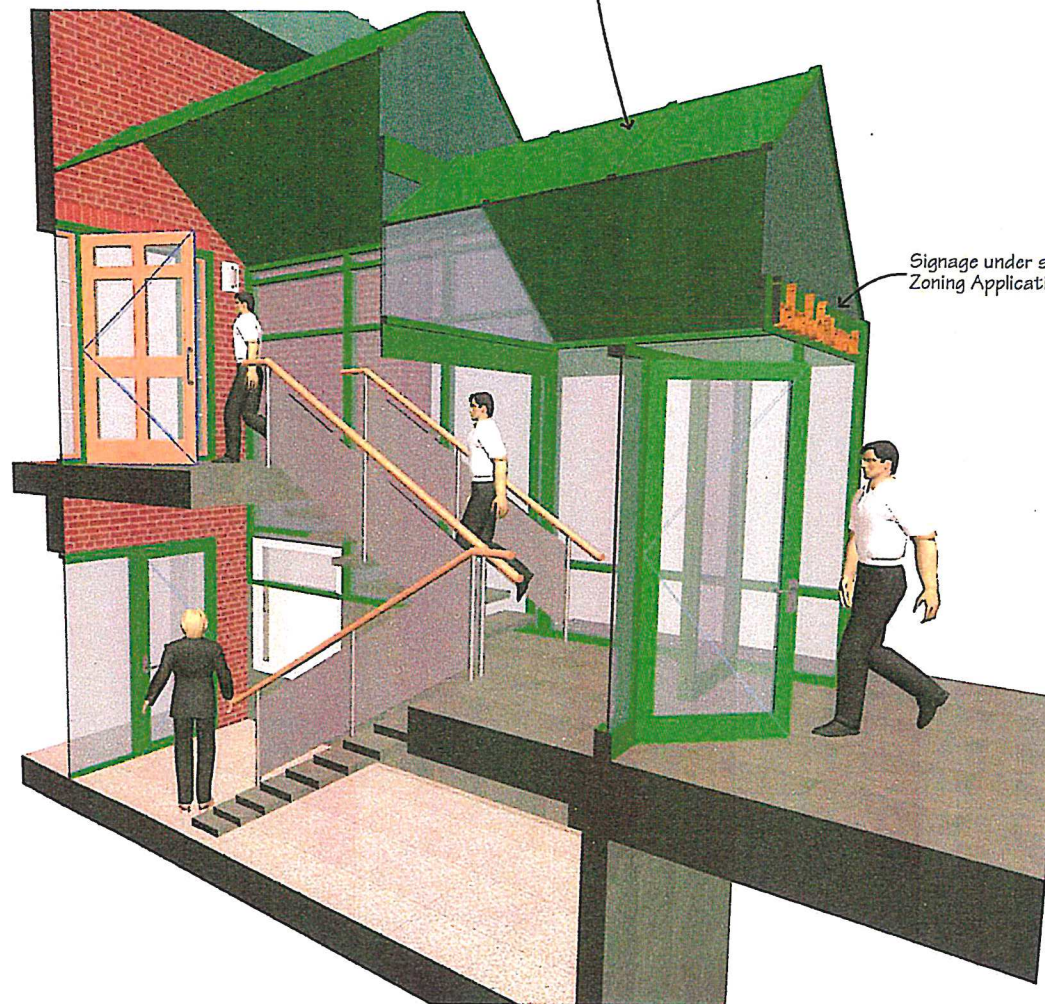
Version N Rev. 6 - Issued for Zoning

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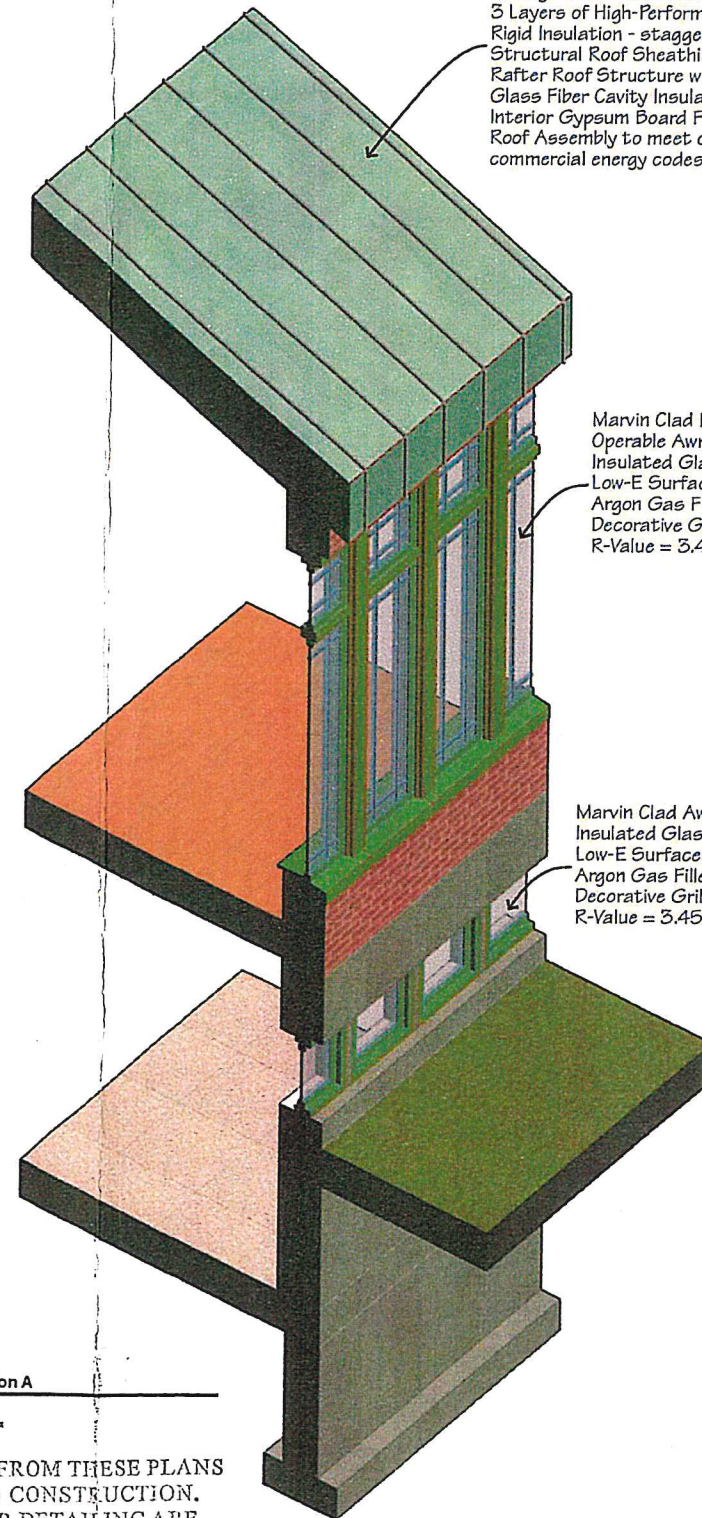
FULL DESIGN DEVELOPMENT, CONSTRUCTION DOCUMENTS, TECHNICAL DRAWINGS AND SPECIFICATIONS ARE TO BE DEVELOPED PRIOR TO CONSTRUCTION PERMIT APPLICATION.



3D Vestibule Detail Section
Scale:

Color Aluminum Storefront
Framed Enclosure
Non-Insulated Vestibule Space
1/4 inch Glazing (Typical)
Aluminum Storefront and Clad Doors
Split Staircase to Upper and Lower Levels
Non-Slip Surfaces
Handrails and Treads to meet
Life Safety Codes

Signage under separate
Zoning Application

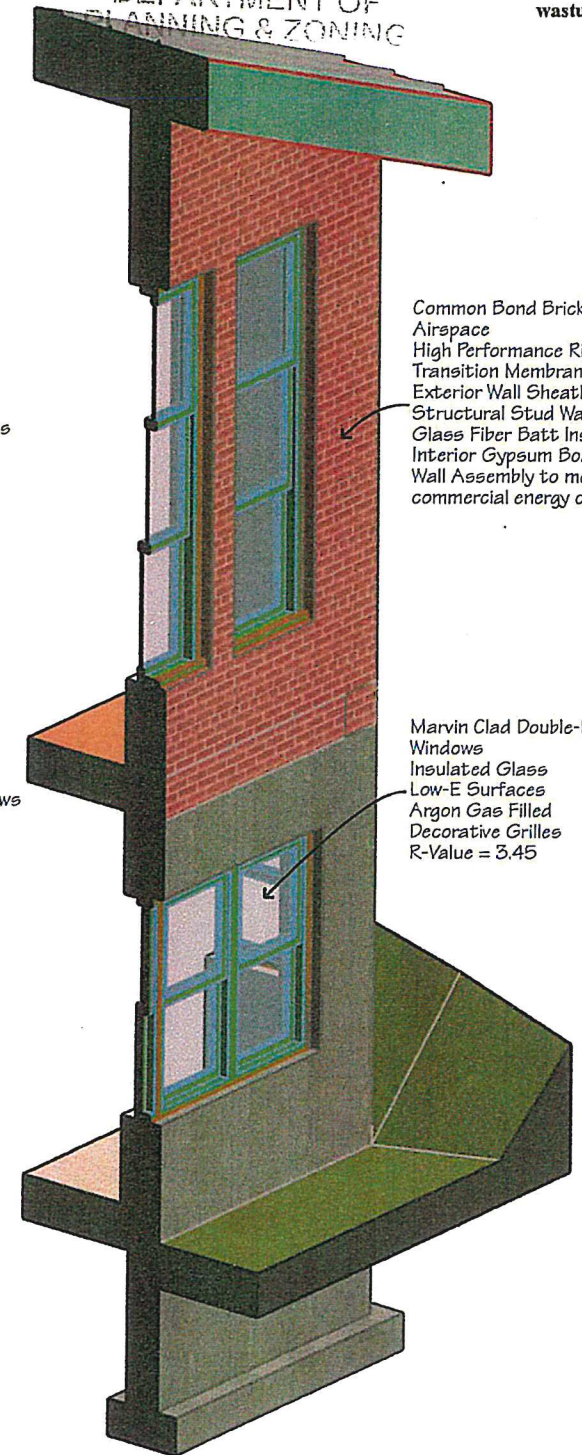


3D Detail Section A
Scale:

Colored Galvalume Standing Seam
Metal Roofing
Self Adhesive Roof Membrane
Nailing Board Roof Sheathing
3 Layers of High-Performance
Rigid Insulation - staggered seams
Structural Roof Sheathing
Rafter Roof Structure with
Glass Fiber Cavity Insulation
Interior Gypsum Board Finish
Roof Assembly to meet current
commercial energy codes

Marvin Clad Fixed and
Operable Awning Windows
Insulated Glass
Low-E Surfaces
Argon Gas Filled
Decorative Grilles
R-Value = 3.45

Marvin Clad Awning Windows
Insulated Glass
Low-E Surfaces
Argon Gas Filled
Decorative Grilles
R-Value = 3.45



3D Corner Detail Section B
Scale:

Common Bond Brick Rainscreen
Airspace
High Performance Rigid Insulation
Transition Membrane
Exterior Wall Sheathing
Structural Stud Wall with
Glass Fiber Batt Insulation
Interior Gypsum Board Finish
Wall Assembly to meet current
commercial energy codes

Marvin Clad Double-Hung
Windows
Insulated Glass
Low-E Surfaces
Argon Gas Filled
Decorative Grilles
R-Value = 3.45

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FINAL APPROVAL

57 South William Street
Burlington, Vermont
05401

PLANNING & ZONING DEPARTMENT
BURLINGTON, VERMONT

DATE 12/15/16
pm

PROJECT NO:

1610

DRAWN BY: EW

SCALE: 1/8" = 1'-0", 1:105.57,

DATE: Thursday, October 6, 2016

SHEET TITLE

DESIGN SECTIONS

SK-6

Version N Rev. 6 - Issued for Zoning

Chabad
Expansion
Project

Lubavitch
of
Vermont

REV 02/16/16 - Chabad Synagogue Chabad Master - 2016 - Study 14-125 Rev 04

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NOTE 217-0455CA

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FINAL APPROVAL

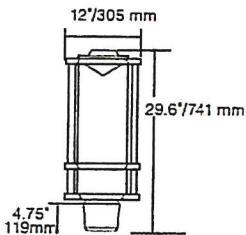
SIGNED DATE 12/15/16 RM

Chabad SK-1 Partial Plan

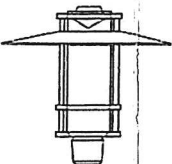
Fixture: SP1-STR-Y5-32LED-4K-550



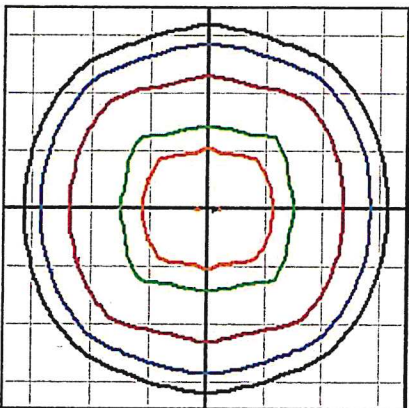
DIMENSIONS



SP1
HEIGHT: 29.6'7741mm
WEIGHT: 42 lbs



Straight Hood (STR)
DIA: 31.5'801mm
EPA: 1.08

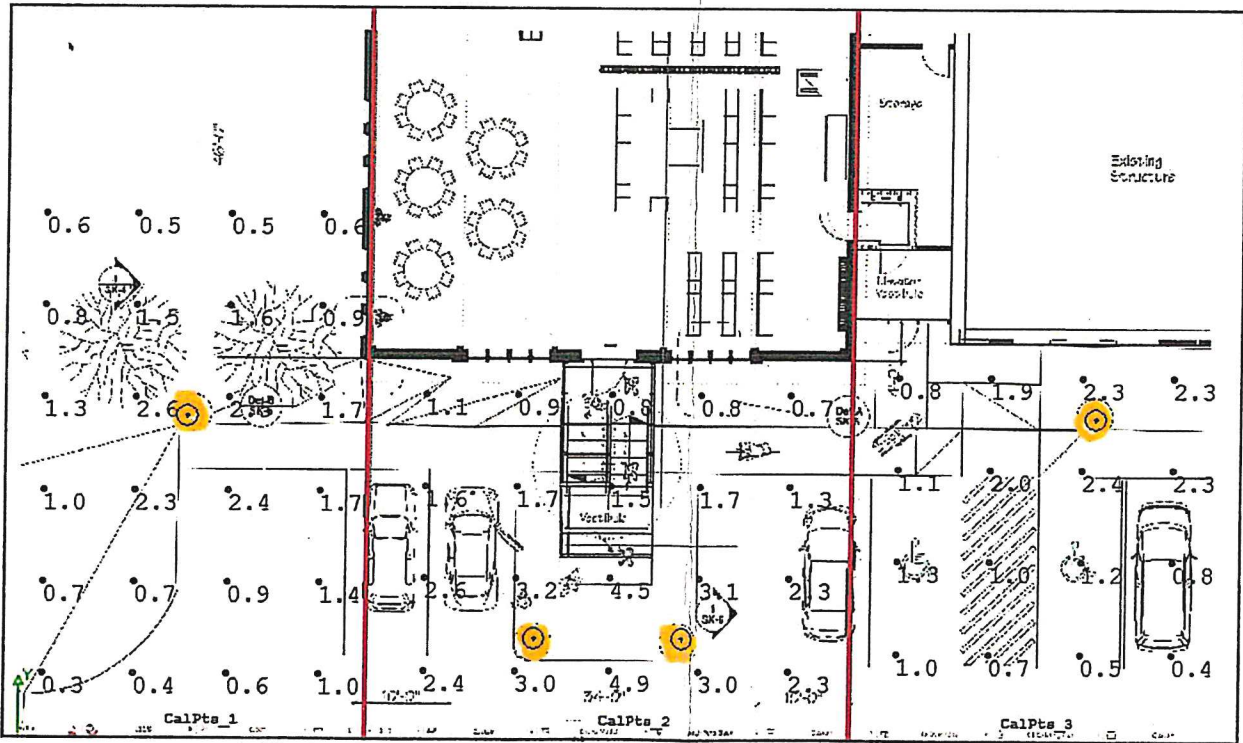


Mounting Height = 12ft

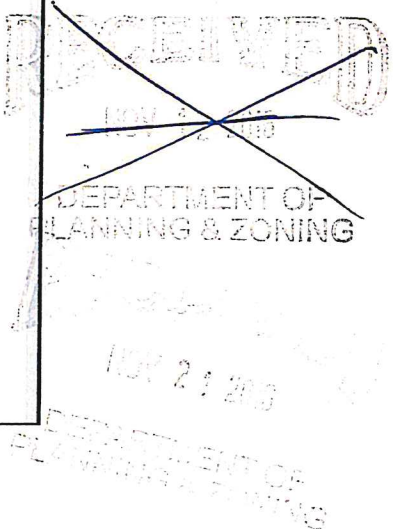
Characteristics	Type VS
IES Classification	Short
Longitudinal Classification	Short
Lumens Per Lamp	N.A. (absolute)
Total Lamp Lumens	N.A. (absolute)
Luminaire Lumens	4077
Downward Total Efficiency	N.A.
Total Luminaire Efficiency	N.A.
Luminaire Efficacy Rating (LER)	72
Total Luminaire Watts	56.3
Ballast Factor	1.00
Upward Waste Light Ratio	0.02
Max. Cd.	1632.96 (47.5H, 67V)
Max. Cd. (<90 Vert.)	1632.96 (47.5H, 67V)
Max. Cd. (At 90 Deg. Vert.)	14.56 (0.4% Lum)
Max. Cd. (80 to <90 Deg. Vert.)	79.52 (2.0% Lum)
Cutoff Classification (deprecated)	N.A. (absolute)

Lum. Classification System (LCS)

LCS Zone	Lumens	%Lamp	%Lum
FL (0-30)	214.2	N.A.	5.3
FM (30-60)	999.9	N.A.	24.5
FH (60-80)	768.1	N.A.	18.8
FVH (80-90)	18.4	N.A.	0.5
BL (0-30)	214.2	N.A.	5.3
BM (30-60)	999.9	N.A.	24.5
BH (60-80)	768.1	N.A.	18.8
BVH (80-90)	18.4	N.A.	0.5
UL (90-100)	12.8	N.A.	0.3
UH (100-180)	62.6	N.A.	1.5
Total	4076.6	N.A.	100.0
BUG Rating	B2-U3-G1		



Statistics
Project 1
Calc Pts
CalcPts_1
Illuminance (Fc)
Average=1.19 Maximum=2.6 Minimum=0.3
Avg/Min=3.97 Max/Min=8.67
CalcPts_2
Illuminance (Fc)
Average=2.17 Maximum=4.9 Minimum=0.7
Avg/Min=3.10 Max/Min=7.00
CalcPts_3
Illuminance (Fc)
Average=1.38 Maximum=2.4 Minimum=0.4
Avg/Min=3.45 Max/Min=6.00



Chabad
Expansion
Project

Lubavitch
of
Vermont

57 South William Street
Burlington, Vermont
05401

PROJECT NO:

1610

DRAWN BY: EW

SCALE: 1:0.44

DATE: Monday, November 21, 2016

SHEET TITLE

SK-9

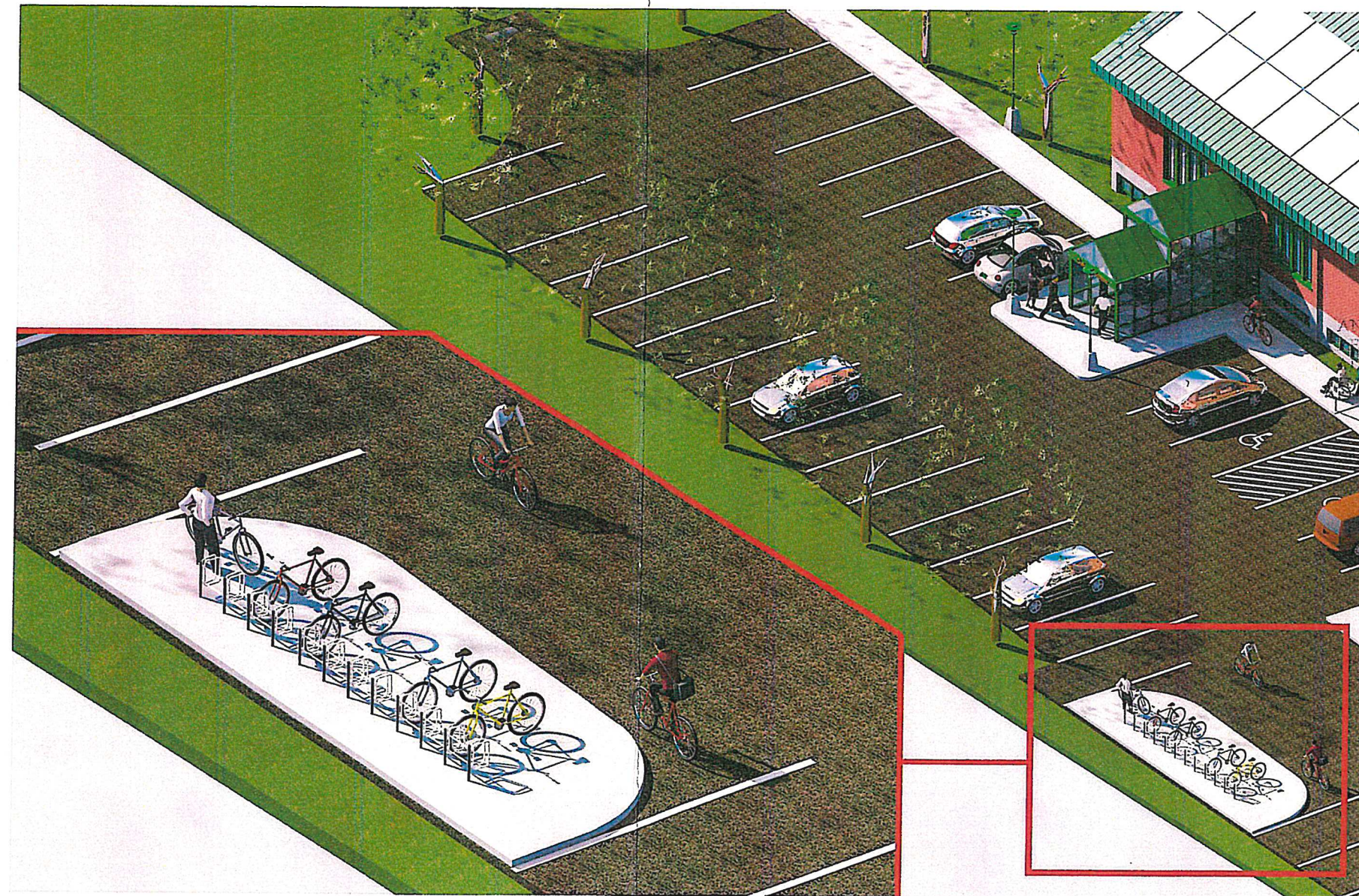
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Wolfstein
ARCHITECTURE
100 Church Street
Burlington, Vermont 05401
802-864-8334
wastudio.com



NOTE

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FINAL APPROVAL

DATE 12/1/16

PLANNING & ZONING DEPARTMENT
BURLINGTON, VERMONT

ZP 17-0455C

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NOV 21 2016
DEPARTMENT OF
PLANNING & ZONING

**Chabad
Expansion
Project**

**Lubavitch
of
Vermont**

57 South William Street
Burlington, Vermont
05401

PROJECT NO: **1610**

DRAWN BY: EIW

SCALE: 1:0.64

DATE: Monday, November 21, 2016

SHEET TITLE

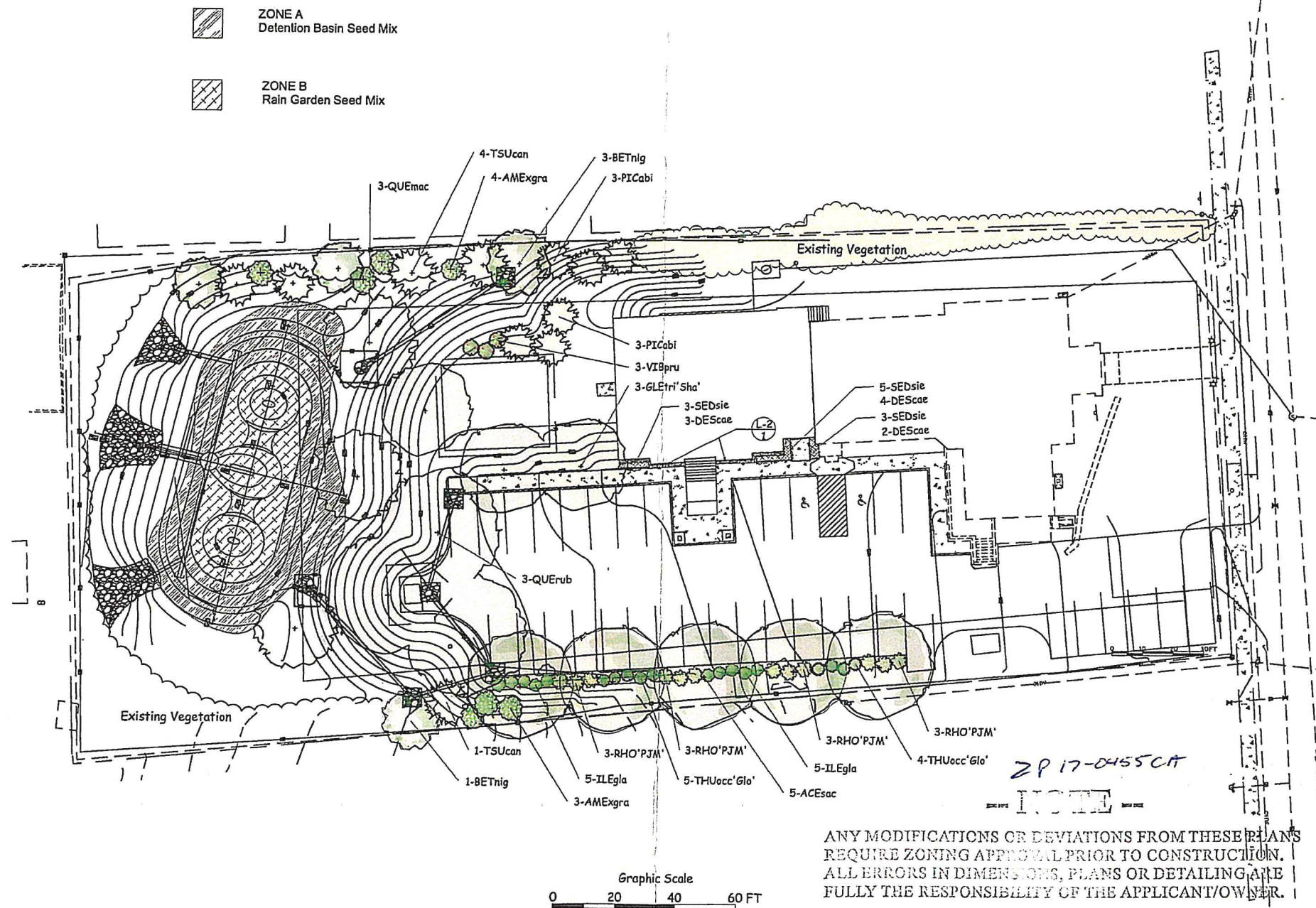
SK-10

DEC 05 2016

Landscape Concepts and Objectives:

This sustainable landscape plan will be achieved by using native plant species appropriately spaced to allow for healthy growth to maturity. The landscape plan will also provide the following functions and benefits:

- A contiguous green space is designed to stretch across the west side of the property wrapping north and south to connect to neighboring green spaces.
- We are recommending replacing the monoculture of black locusts that will be removed during construction, for plant species that support a higher number of Lepidoptera species that will help diversify the habitat making for a richer ecosystem.
- The landscape plan will give an overall park like feel to the property.
- Shrub plantings will be provided on the south side of the new parking to provide a screen for headlights.
- We recommended the planting of eight native shade trees adjacent to the new parking lot.
- Screen plantings along the north and south property lines are designed to replace existing plants that would be removed or potentially damaged during construction.
- Installation of an evergreen screen on the north side of the playground space is designed as a wind break and visual barrier.
- The shade trees surrounding the proposed playground will provide summer shade.
- Additional shade trees are recommended between the parking lot and the proposed detention pond to help with erosion control and obstructing views from the new addition.
- Native wildflower planting are designed to help beautify the detention pond, provide erosion control and provide nectar



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FINAL APPROVAL

SIGNED [Signature] DATE 12/15/16
PLANNING & ZONING DEPARTMENT
BURLINGTON, VERMONT *Rm*

BURLINGTON, VERMONT						
Planting Schedule						
Count	ID	Common Name	Scientific Name	Unit	Mature Height	Mature Spread
			Trees			
5	ACEsac	Sugar Maple	Acer saccharum	2.5-3"	35 - 50 ft	20 - 35 ft
7	AMExgra	Apple Serviceberry	Amelanchier x grandiflora	5'-6"	10 - 15 ft	7 - 12 ft
4	BETnlg	River Birch Multi	Betula nigra	10'-12"	35 - 50 ft	20 - 35 ft
3	GLEtri'Sha'	Shademaker Honeylocust	Gleditsia triacanthos inermis 'Shademaker'	2.5-3"	50 - 80 ft	> 35 ft
6	PICab	Norway Spruce	Picea abies	6-7'	35 - 50 ft	20 - 35 ft
3	QUEmac	Burr Oak	Quercus macrocarpa	2.5-3"	80 - 100 ft	> 35 ft
3	QUERub	Northern Red Oak	Quercus rubra	2.5-3"	50 - 80 ft	> 35 ft
5	TSUcan	Canadian Hemlock	Tsuga canadensis	8'-10'	35 - 50 ft	20 - 35 ft
			Shrubs			
10	ILEgla	Shamrock Holly	Ilex glabra 'Shamrock'	3 gal	3 - 5 ft	4 - 7 ft
12	RHO'PJM'	PJM Rhododendron	Rhododendron 'PJM'	5 gal	3 - 5 ft	4 - 7 ft
9	THUocc'Glo'	Globe Arborvitae	Thuja occidentalis 'Globosa'	3 gal	3 - 5 ft	4 - 7 ft
3	VIBpru	Black Haw Stagbrush	Viburnum prunifolium	7 gal	10 - 15 ft	7 - 12 ft
			Herbaceous			
9	DESCae	Golden Tufted Hair Grass	Deschampsia caespitosa 'Golden'	#1	12 - 18 in	12 - 24 in

Design	DES
Drawn	DES
Checked	DES

Scale:	1"=20'
Date:	10/03/2016

Revision Description and Date:
11/7/2016
12/2/2016

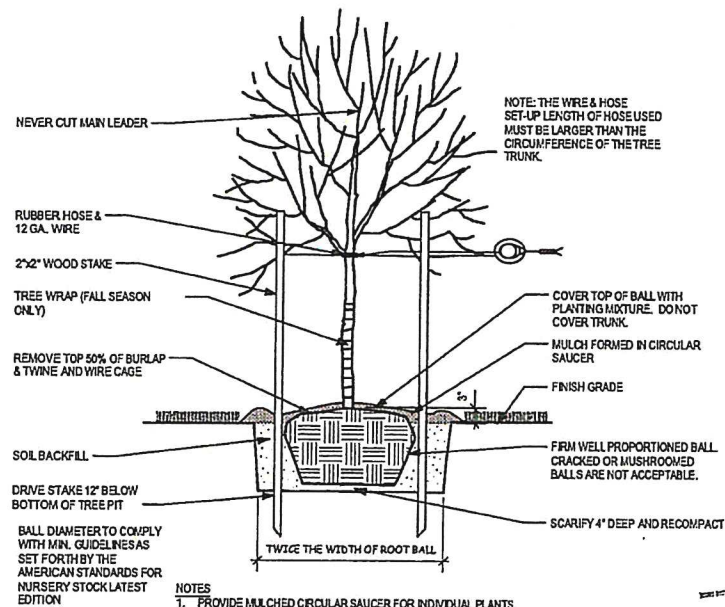
Landscape Plan
Chabad of Vermont
57 South Williams Street
Burlington, VT 05401

Client / Project

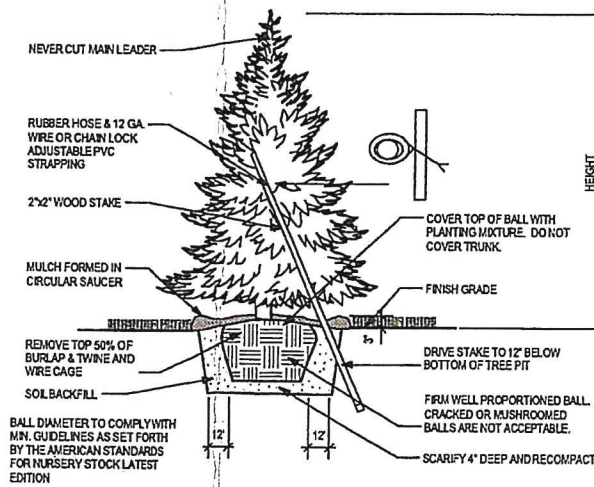
Ginkgo Design
Smart Landscape Solutions
PO Box 8262
Essex, VT 05451
(802) 857-5104
www.GinkgoDesignVT.com



L-1



- NOTES
1. PROVIDE MULCHED CIRCULAR SAUCER FOR INDIVIDUAL PLANTS.
 2. PROVIDE FIRM WELL PROPORTIONED ROOTBALLS. CRACKED OR MUSHROOMED ROOTBALLS ARE NOT ACCEPTABLE.
 3. THE 1ST ORDER LATERAL ROOTS ARE TO BE PARTIALLY EXPOSED PRIOR TO DIGGING. DIG PLANTS SO THAT BURLAP RESTS ON NO MORE THAN 1" OF SOIL ABOVE THE 1ST ORDER LATERAL ROOTS.

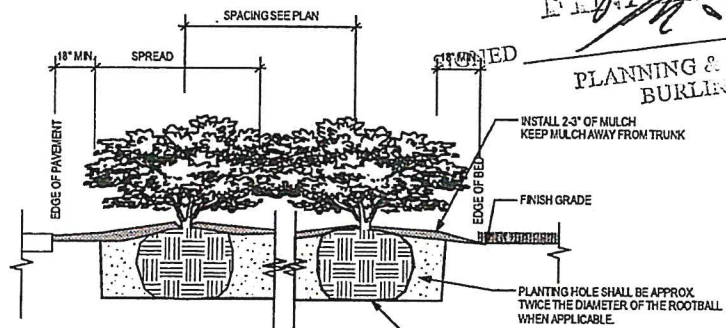


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NOTE

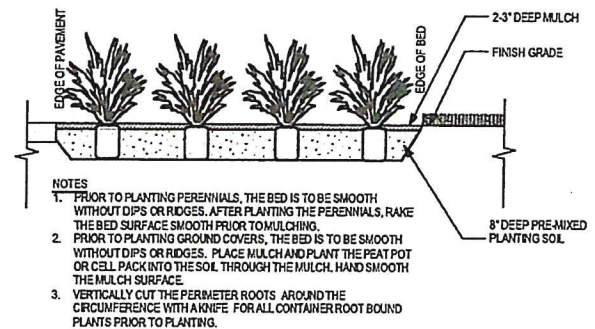
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PLANNING & ZONING DEPARTMENT
BURLINGTON, VERMONT
DATE 12/15/16
ZP 17-0455CA



- NOTES
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 2. PROVIDE FIRM WELL PROPORTIONED ROOTBALLS. CRACKED OR MUSHROOMED ROOTBALLS ARE NOT ACCEPTABLE.

REMOVE TOP 1/3 OF BURLAP INCLUDING TWINE OF BALLED AND BURLAP PLANTS. REMOVE COMPLETE CONTAINER OR PEAT POT FOR CONTAINER BROWN OR POTTED PLANTS. SCARIFY PERIMETER ROOTS OF CONTAINER ROOT BOUND PLANTS.



- NOTES
1. PRIOR TO PLANTING PERENNIALS, THE BED IS TO BE SMOOTH WITHOUT DIPS OR RIDGES. AFTER PLANTING THE PERENNIALS, RAKE THE BED SURFACE SMOOTH PRIOR TO MULCHING.
 2. PRIOR TO PLANTING GROUND COVERS, THE BED IS TO BE SMOOTH WITHOUT DIPS OR RIDGES. PLACE MULCH AND PLANT THE PEAT POT OR CELL PACK INTO THE SOIL THROUGH THE MULCH. HAND SMOOTH THE MULCH SURFACE.
 3. VERTICALLY CUT THE PERIMETER ROOTS AROUND THE CIRCUMFERENCE WITH A KNIFE FOR ALL CONTAINER ROOT BOUND PLANTS PRIOR TO PLANTING.



- ZONE A
Detention Basin Seed Mix
- ZONE B
Rain Garden Seed Mix

NOTES:

Seed Mixtures: Include the following wildflowers and grasses.

ZONE A - Detention Basin Seed Mix

WILDFLOWERS: Nodding Pink Onion / Red Milkweed / New England Aster / White False Indigo / Wild Senna / Joe Pye Weed / Boneset / Dogtooth Daisy / Ox Eye Sunflower / Wild Iris / Blue Flag Iris / Prairie Blazingstar / Dense Blazingstar / Cardinal Flower / Great Blue Lobelia / Monkeyflower / Bergamot / Wild Quinine / Smooth Penstemon / Yellow Coneflower / Black Eyed Susan / Green Headed Coneflower / Sweet Black Eyed Susan / Brown Eyed Susan / Common Arrowhead / Ohio Goldenrod / Stiff Goldenrod / Tall Meadowrue / Blue Vervain / Ironweed / Culver's Root / Golden Alexanders

GRASSES & SEDGES: Blue-joint Grass / Bebb's Sedge / Bottlebrush Sedge / Porcupine Sedge / Awn Fruited Sedge / Fox Sedge / Canada Wild Rye / Virginia Wild Rye / Common Rush / Dark Green Bulrush / Woolgrass

ZONE B - Rain Garden Seed Mix

WILDFLOWERS: Nodding Pink Onion / Red Milkweed / New England Aster / White False Indigo / Pale Indian Plantain / Wild Senna / Canada Tick Trefoll / Joe Pye Weed / Boneset / Dogtooth Daisy / Ox Eye Sunflower / Wild Iris / Blue Flag Iris / Prairie Blazingstar / Dense Blazingstar / Great Blue Lobelia / Bergamot / Yellow Coneflower / Black Eyed Susan / Sweet Black Eyed Susan / Brown Eyed Susan / Rosinweed / Cupplant / Prairie Dock / Ohio Goldenrod / Stiff Goldenrod / Tall Meadowrue / Blue Vervain / Ironweed / Culver's Root / Golden Alexanders

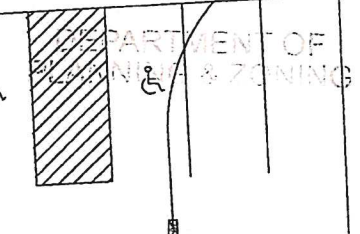
GRASSES: Big Bluestem / Bebb's Sedge / Bottlebrush Sedge / Porcupine Sedge / Awn Fruited Sedge / Fox Sedge / Canada Wild Rye / Virginia Wild Rye / Switchgrass / Dark Green Bulrush / Indiangrass / Prairie Cordgrass / Annual Rye

Install both zones at no less than 1/4 pound per 1,000 square feet.

Seed Mixes available at Prairie Nursery
(www.prairienursery.com)
See "Seed Mix Establishment Guide" for further planting recommendations.

Seed all other areas with Conservation Seed Mixture (typical)

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NOV 09 2016



SHADE ANALYSIS
New Parking (25 Spaces) =
Approximately 7,500 sqft

Shade Tree Coverage at Maturity =
Approximately 2,330 sqft or 31%

L-2

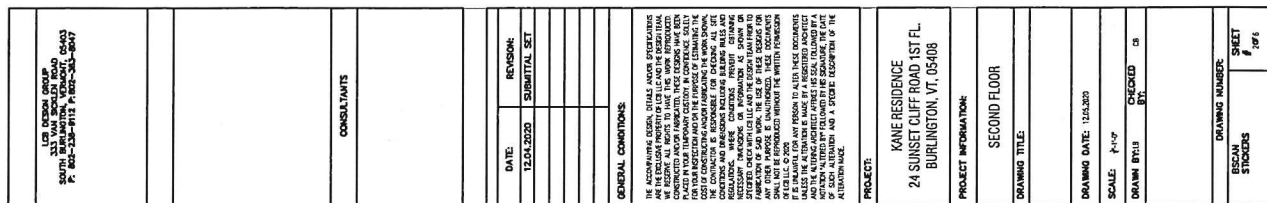
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Design	Drawn	Checked
Scale:	NS	10/05/2016
Date:		

Revision Description and Date
11/7/2016

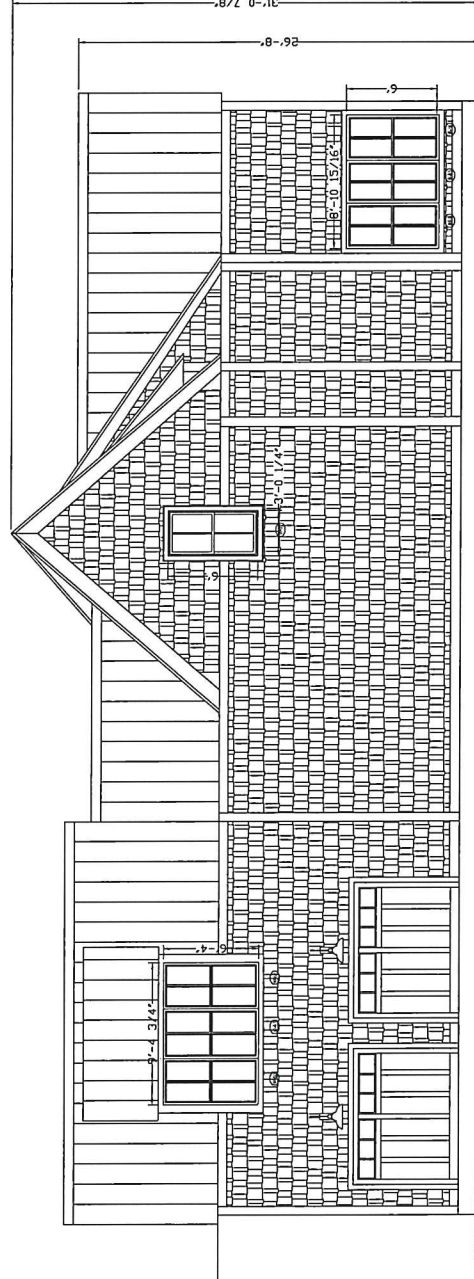
Landscape Details
Chabad of Vermont
57 South Williams Street
Burlington, VT 05401
Sheet Title
Client / Project

Ginkgo Design
Smart Landscape Solutions
PO Box 8262
Essex, VT 05451
(802) 857-5104
www.GinkgoDesignVT.com

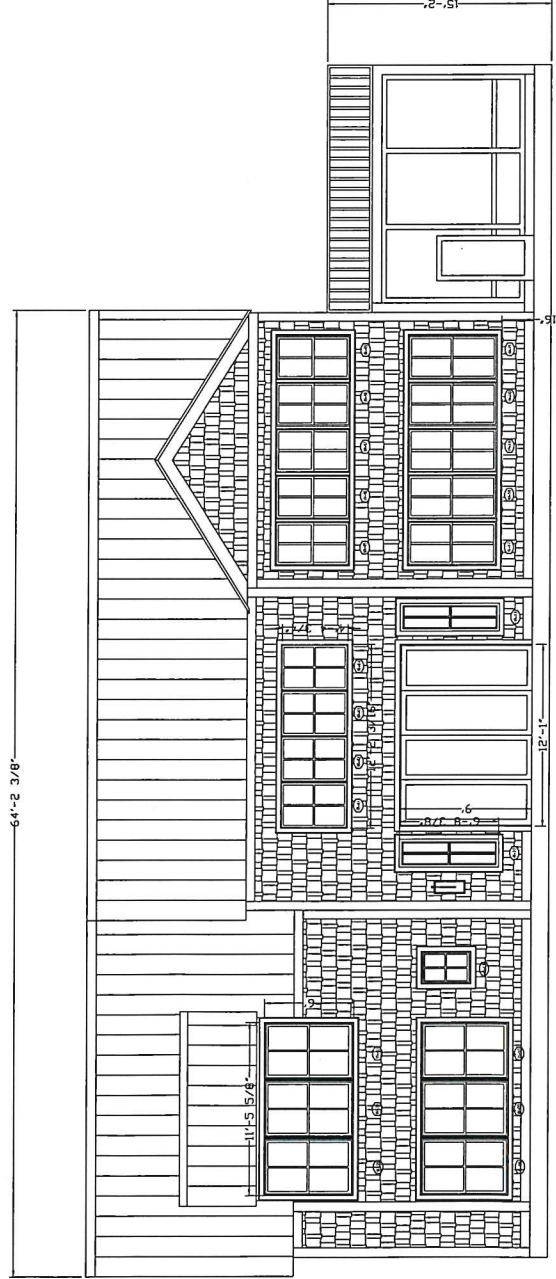




DATE:	REVISION:
12-24-2020	SUBMITTAL SET
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PROJECT: KANE RESIDENCE 24 SUNSET CLIFF ROAD 1ST FL. BURLINGTON VT 05408	
PROJECT INFORMATION:	
SECOND FLOOR	
DRAWING TITLE:	
DRAWING DATE: 11/24/2020	
SCALE: 1/4" = 1'-0"	
DRAWN BY: JVS	
CHECKED BY: JVS	
DRAWING NUMBER: 24-02	
REVISIONS:	
DATE: 12/24/2020	
BY: JVS	
DESCRIPTION: 1.00	
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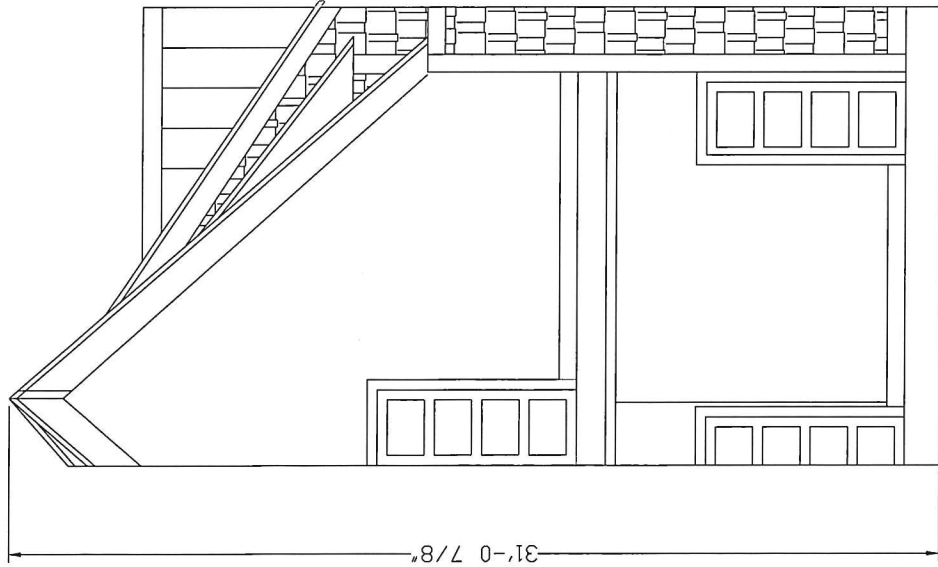
NORTH ELEVATION



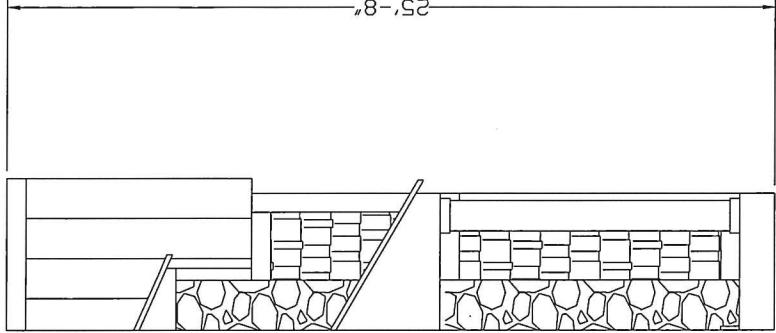
WEST ELEVATION

LEE DESIGN GROUP 313 VAN SOULEN ROAD SOUTH BURLINGTON, VT 05403 P: 802-234-8117 F: 802-234-8047	
CONSULTANTS	
PROJECT INFORMATION: KANE RESIDENCE 24 SUNSET CLIFF ROAD 1ST FL. BURLINGTON, VT 05408	
PROJECT INFORMATION: EXTERIOR ELEVATIONS DRAWING TITLE:	
DRAWING DATE: 11.03.2020 SCALE: 1/8"=1'-0" DRAWING BY: J.S. CHECKED BY: J.S.	
DRAWING NUMBER: EXTERIOR ELEVATIONS SHEET 1 OF 1	

DATE:	12.04.2020
REVISION:	SUBMITTAL SET
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NORTH CROSS SECTION DETAIL



FRONT PORCH CROSS SECTION
DETAIL

CHAS. J. STODOLSKI GROUP 241 W. LANSING AVENUE SOUTH BURLINGTON, VERMONT 05403 P. 802-255-9711 F. 802-255-9647	
CONSULTANTS	
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PROJECT: KANE RESIDENCE 24 SUNSET CLIFF ROAD 1ST FL. BURLINGTON, VT, 05408	
PROJECT INFORMATION	
EXTERIOR ELEVATIONS	
DRAWING TITLE:	
DRAWING DATE: 11.02.2025	
SCALE: 1/4"=1'	
DRAWN BY: BT	
CHECKED: CS	
DRAWING NUMBER:	
SHEET 1 OF 1	

L&S DESIGN GROUP 233 VIA SCOLLER ROAD BURLINGTON, VERMONT 05408 P: 802-233-8111 F: 802-233-8097
CONSULTANTS

DATE	REVISION
12.04.2020	SUBMITTAL SET

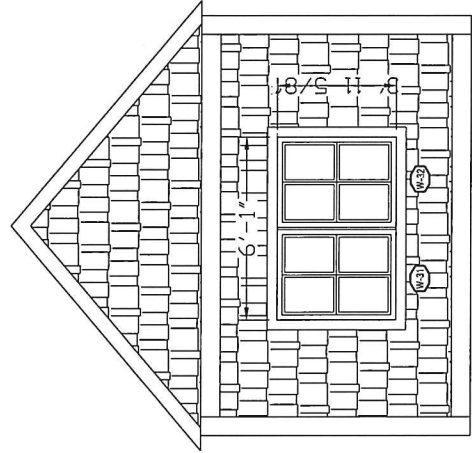
GENERAL CONDITIONS:

THE ACCOMPANYING EXTERIOR, INTERIOR AND/OR SITE ELEVATIONS ARE THE EXCLUSIVE PROPERTY OF L&S LLC AND THE REASON THAT THEY ARE BEING MADE AVAILABLE TO YOU IS THAT YOU HAVE BEEN SELECTED BY YOUR THOMPSON CUSTOMER IN CONNECTION WITH THE CONSTRUCTION OF A PROJECT. THESE ELEVATIONS ARE NOT TO BE USED FOR ANY OTHER PROJECT OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF L&S LLC. ANY OTHER USE OR REPRODUCTION OF THESE ELEVATIONS WITHOUT THE WRITTEN PERMISSION OF L&S LLC IS STRICTLY PROHIBITED. ANY VIOLATION OF THESE CONDITIONS WILL BE CONSIDERED A BREACH OF CONTRACT AND WILL BE SUBJECT TO LEGAL ACTION. THE ELEVATIONS ARE PROVIDED AS A GUIDE ONLY AND ARE NOT TO BE USED AS A SUBSTITUTE FOR A PROFESSIONAL ARCHITECTURAL DRAWING. THE ELEVATIONS ARE NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF L&S LLC.

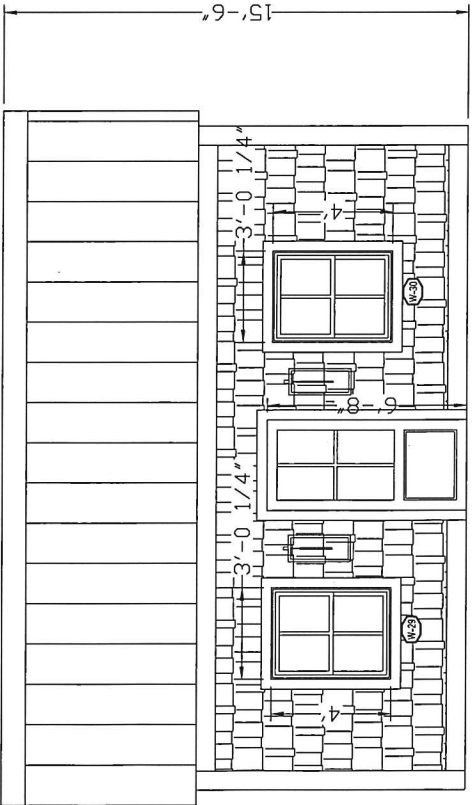
PROJECT:

KANE RESIDENCE
 24 SUNSET CLIFF ROAD 1ST FL.
 BURLINGTON, VT. 05408

PROJECT INFORMATION:	
EXTERIOR ELEVATIONS	
DRAWING TITLE:	
DRAWING DATE: 12.05.2020	
SCALE: 1/4" = 1'-0"	CHECKED: CS
DRAWN BY: L&S	DATE: 12/5/20
DRAWING NUMBER:	
BSCAN	SHEET 1 OF 1



COTTAGE ELEVATION



COTTAGE ELEVATION



1 Looking southwest from Sunset Cliff Rd at the project driveway



2 Looking west from Sunset Cliff Rd at the project driveway



3a Looking northeast from Sunset Cliff Rd at the project driveway



3b Looking southwest from Sunset Cliff Rd at the subject property and neighboring property



4 Looking northwest from the project driveway at the residence



5a Looking south from the residence toward the road



5b Looking east from the project driveway at the existing shed



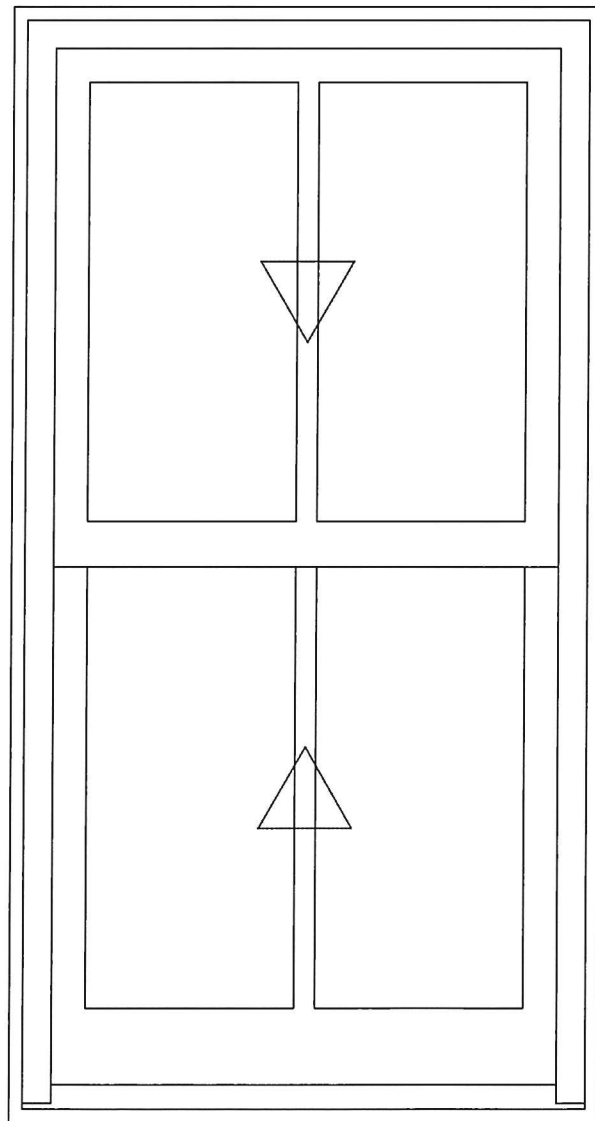
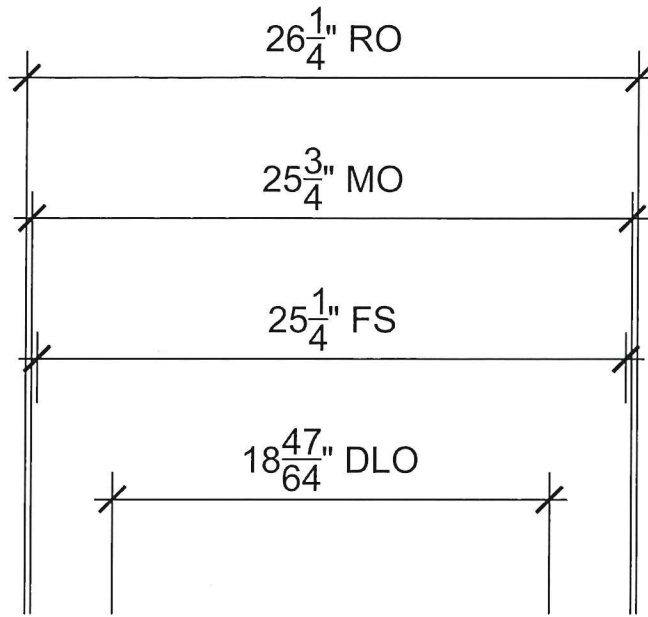
6 Looking northwest from the lawn toward the residence



7 Looking southeast from back of the residence toward Sunset Cliff Rd



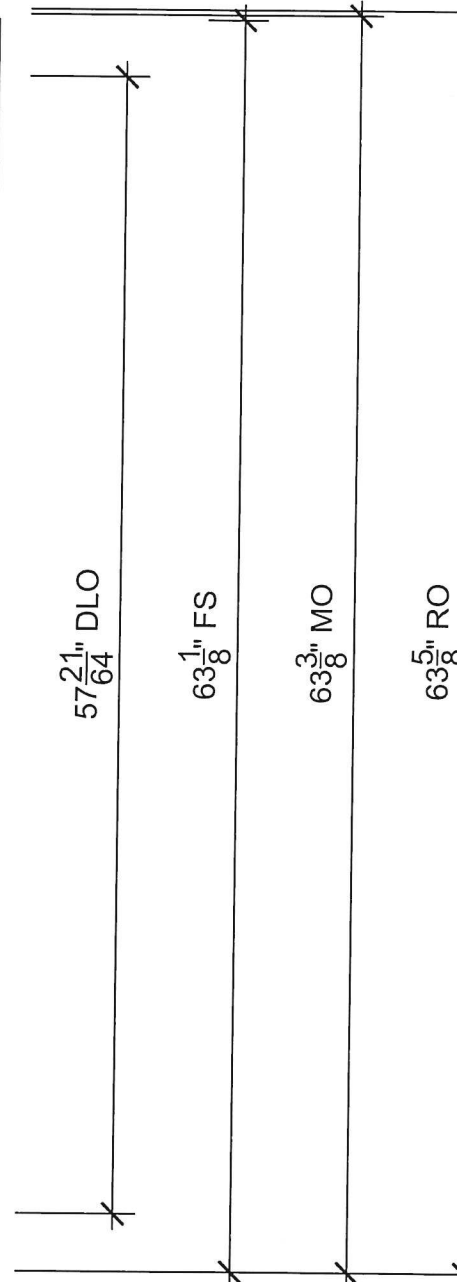
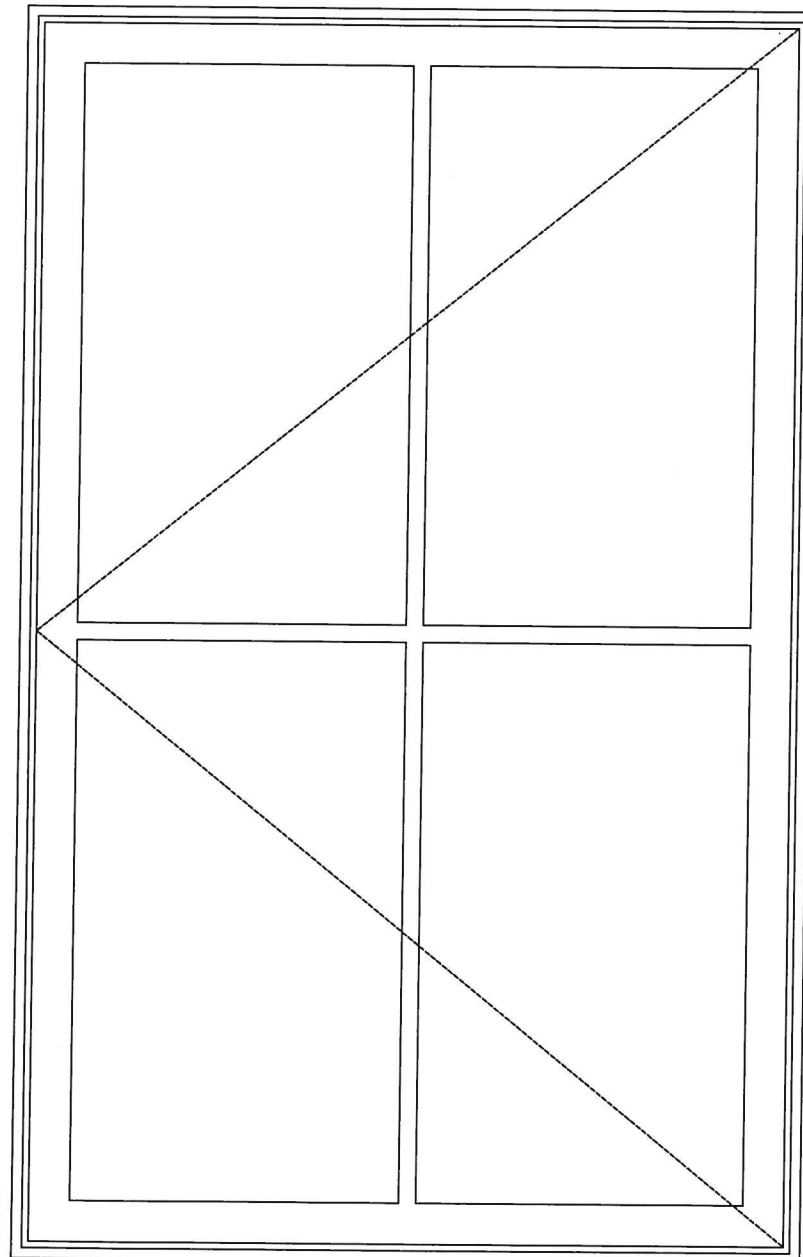
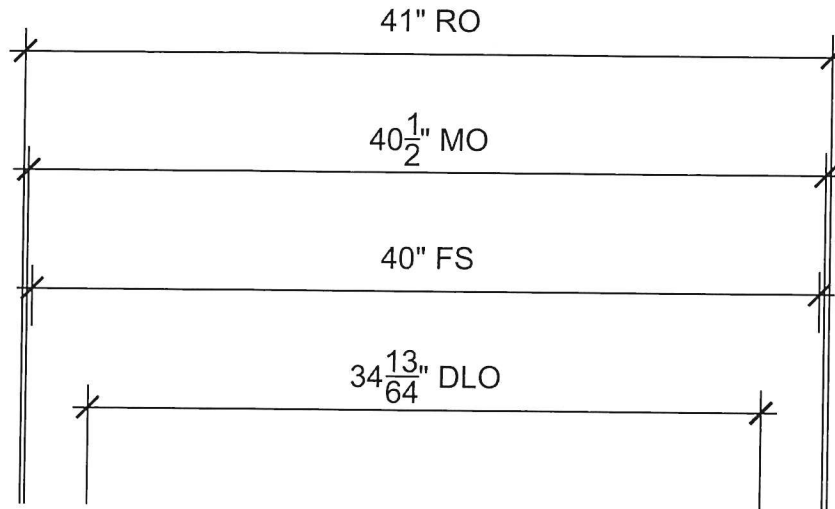
8 Looking southerly from back of the residence towards the yard and neighboring property



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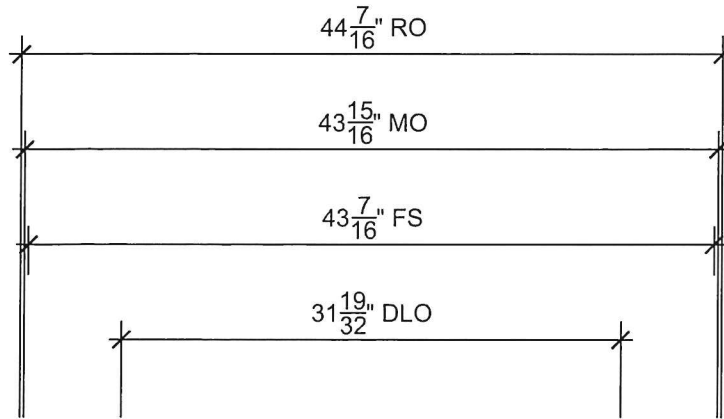
BURLINGTON



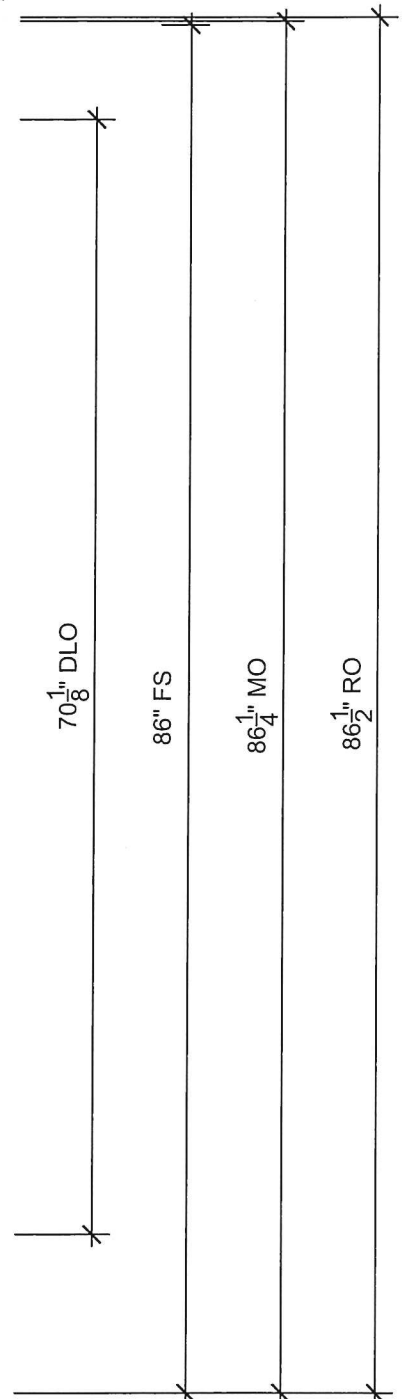
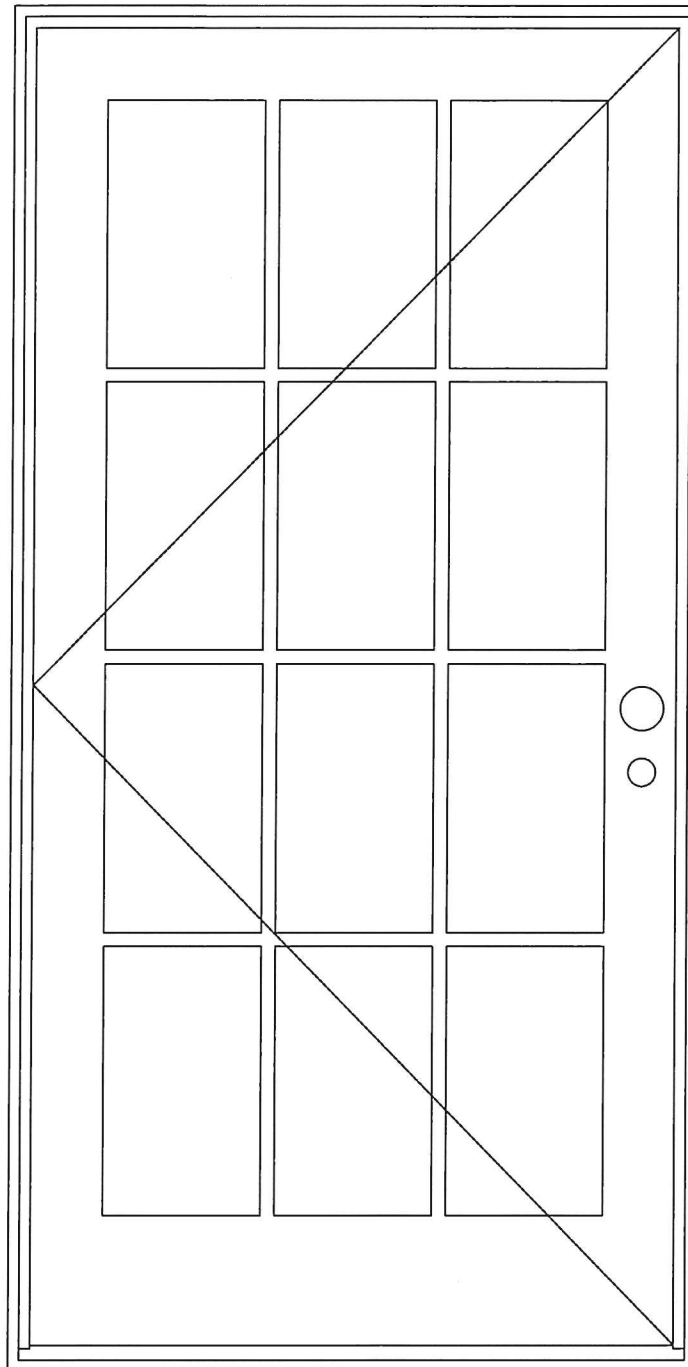
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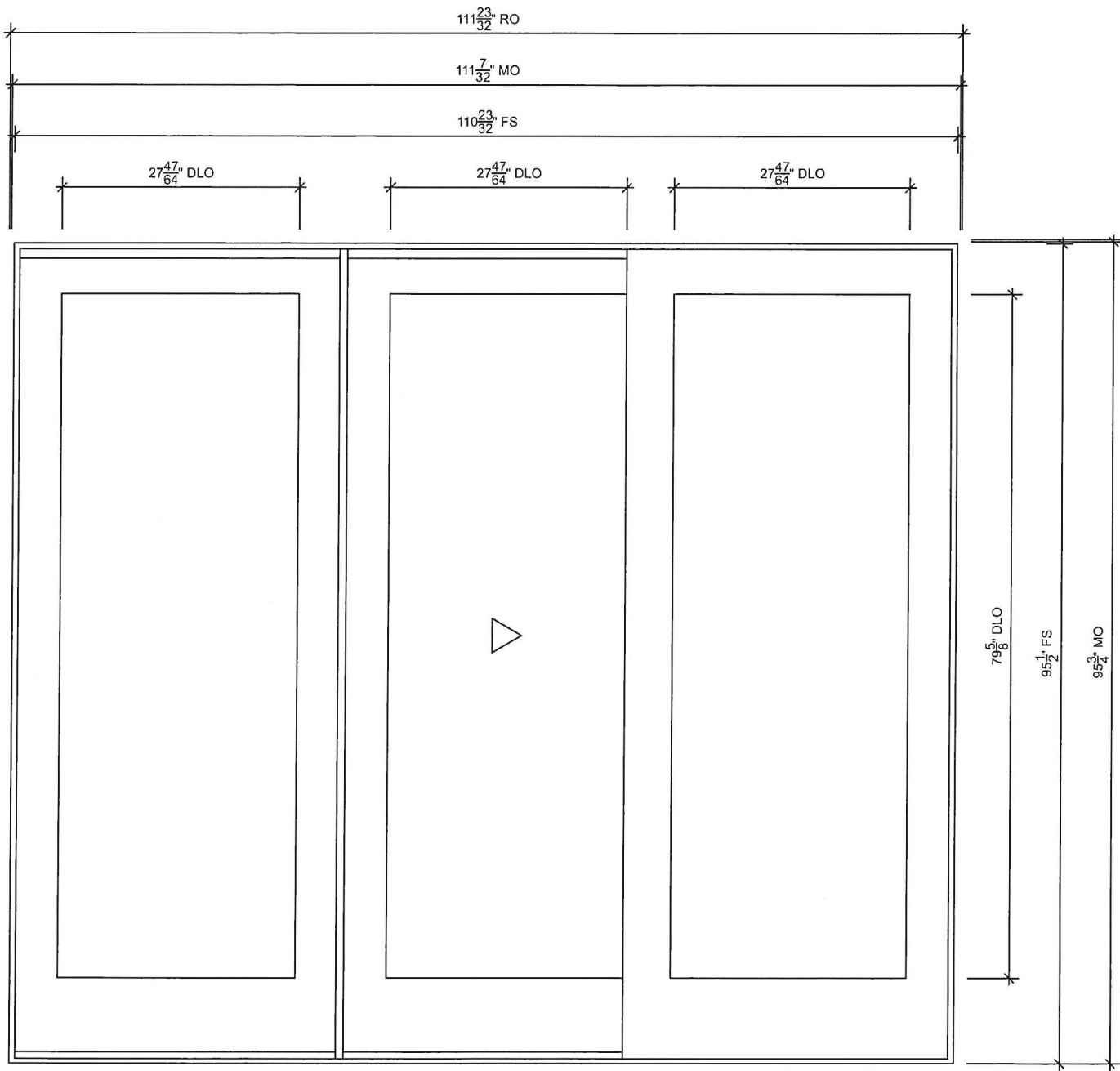
SIDE/FRONT: GARAGE, CRANKOUT



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BACK ELEV. 2: PORCH DOOR

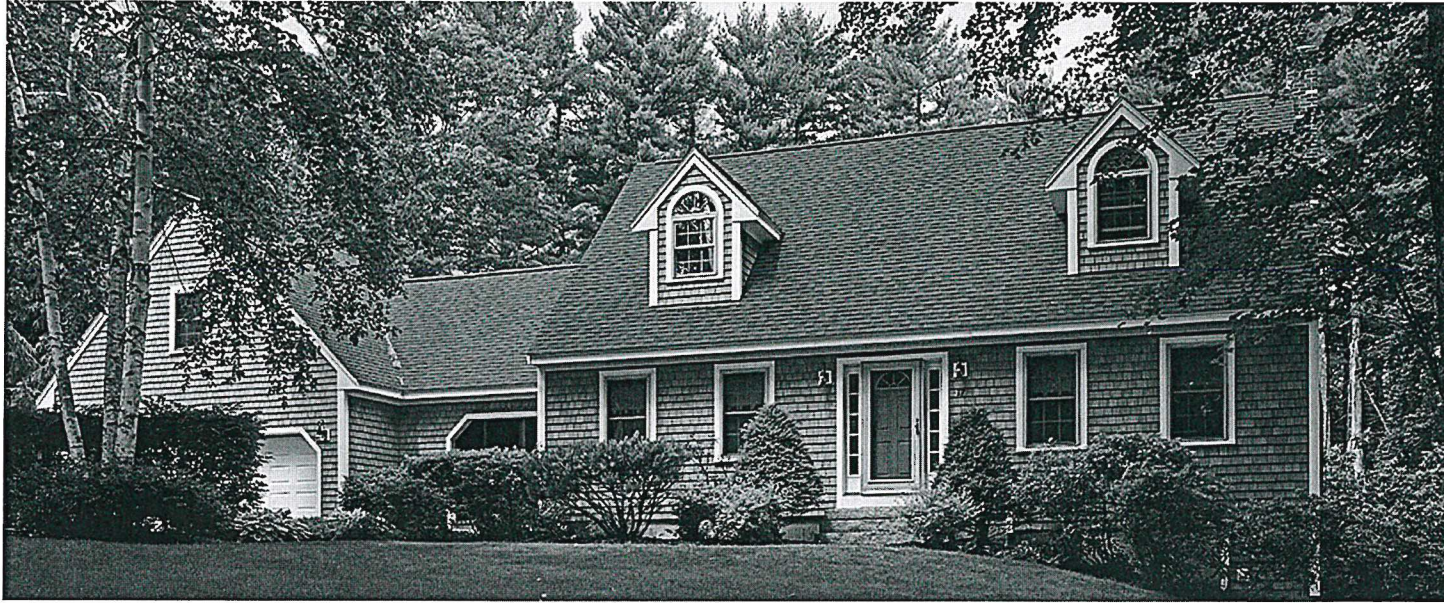


BACK: OPTION 1 SLIDING DOOR

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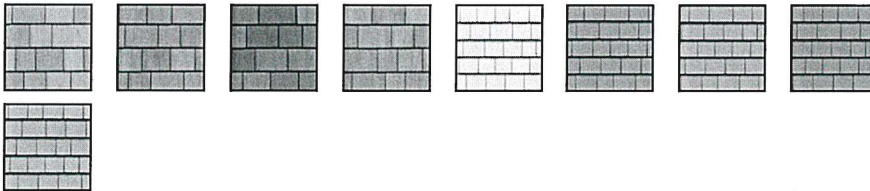
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PRODUCTS AVAILABLE NEAR ZIP CODE:

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**PLEASE ENTER YOUR ZIP CODE TO VIEW PRODUCTS AVAILABLE IN
YOUR AREA**



**CEDAR
IMPRESSIONS®
INDIVIDUAL 5"
SAWMILL SHINGLES**

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[INSTALLATION](#)

[WARRANTY](#)

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Capture the Beauty of Natural Cedar. Keep the Look Forever.

A home sided with natural cedar shingles has a character all its own. But, this character comes with a price for upkeep. Continual expenditures of time and money will be necessary as wood ages and weathers. With Cedar Impressions® Individual 5" Sawmill Shingles, maximum character is maintained with minimum care.

CertainTeed's innovative Ageless Cedar™ Color Blends capture the appearance of natural Eastern White Cedar and Western Red Cedar at various stages, enabling the selection of unique random color patterns for one-of-a-kind exterior designs. CertainTeed's Ageless Cedar™ Color Blends make time stand still, assuring that the shades and patterns chosen today will remain fresh and beautiful for a lifetime.

QTY:6

Description

The Halo RL56 SeleCCTable™ is a complete LED Baffle-Trim Module for 5 inch and 6 inch aperture recessed downlights; suitable for new construction, remodel and retrofit installation. Using the CCT selectable switch users can chose between five different color temperatures. The lens provides uniform illumination and wet location listing. Precision construction makes any housing AIR-TITE for added savings and code compliance.

Catalog #		Type
Project		
Comments		Date
Prepared by		

Specification Features**CCT Select System**

- Use the switch to choose between 2700K, 3000K, 3500K, 4000K, and 5000K CCT.

Module - Trim

- Module construction includes LED array, heat sink, reflector, lens, baffle and trim ring.
- Regressed baffle
- Heat sink designed to conduct heat away from the LED array, keeping the junction temperatures below specified maximums, even when installed in insulated ceiling environments.

LED Array

- Mid power LED array provides a uniform source with high efficiency and no pixilation.
- 90 CRI minimum, R9 greater than 50
- Color accuracy at 4 SDCM in between endpoints, provide color accuracy and uniformity.
- Color Temperature (CCT) has a selectable range from 2700K to 5000K (factory default 3000K)

Optical Assembly

- Regressed lens
- Impact-resistant polycarbonate
- Convex form and lamp-like appearance
- Diffuse for even illumination

Driver

- Integral 120V 60 Hz constant current driver provides noise free operation
- Continuous, flicker-free dimming from 100% to 5%.
- Inline electrical quick connect and E26 adapter (provided) provides mains connections
- See Dimming Guide for compatible dimmers

Retention

- Integral torsion springs and Push-N-Twist clips offer two mounting options
- Torsion springs are pre-installed and adjust to fit 5" or 6" compatible housings
- Push-N-Twist universal installation clips are pre-installed and designed to fit 5" or 6" compatible housings

Designer Skins (sold separately)

- RL56 skins are accessory rings that attach to the RL56 for a permanent finish. Refer to the RL56 accessories specification sheet for details.
- White (Paintable)
- Satin Nickel
- Tuscan Bronze

Gaskets

- Closed cell gaskets achieve restrictive airflow requirements without additional caulking

Compliance

- UL Certified
- Wet and Damp location listed.
- Airtight certified per ASTM-E283
- Suitable for use in clothes closets when installed in accordance with the NEC 410.16 spacing requirements
- EMI/RFI emissions per FCC 47CFR Part 15 consumer limits
- Contains no mercury or lead and RoHS compliant
- Photometric testing in accordance with IES LM-79-08
- Lumen maintenance projections in accordance with IES LM-80-08 and TM-21-11
- Can be used for State of California Title 24 high efficacy luminaire compliance. Complies with Title 24 JA8-2016-E.
- Can be used International Energy Conservation Code (IECC) high efficiency luminaire compliance.
- ENERGY STAR® listed, reference database for current listings

Warranty

Five year limited warranty, consult website for details.
www.eaton.com/lighting/legal



Refer to ENERGY STAR® Certified Products List. Can be used to comply with California Title 24 High Efficacy requirements. Certified to California Appliance Efficiency Database under JA8.

**Energy Data**

RL56069S1EWH		RL56099S1EWH		RL56129S1EWH	
Max. Lumens	712 @ 4000K	Max. Lumens	1006 @ 4000K	Max. Lumens	1272 @ 5000K
Input Voltage	120V	Input Voltage	120V	Input Voltage	120V
Input Frequency	50/60 Hz	Input Frequency	50/60 Hz	Input Frequency	50/60 Hz
Input Power	7.6W	Input Power	12.1W	Input Power	14W
Input Current	0.15 A	Input Current	0.15 A	Input Current	0.15 A
Power Factor	>0.90	Power Factor	>0.90	Power Factor	>0.90
THD	<20%	THD	<20%	THD	<20%
EMI/RFI	FCC Title 47 CFR, Part 15, Class B (Consumer)	EMI/RFI	FCC Title 47 CFR, Part 15, Class B (Consumer)	EMI/RFI	FCC Title 47 CFR, Part 15, Class B (Consumer)
Sound Rating	Class A	Sound Rating	Class A	Sound Rating	Class A
Minimum Starting Temp	-30°C (-22°F)	Minimum Starting Temp	-30°C (-22°F)	Minimum Starting Temp	-30°C (-22°F)

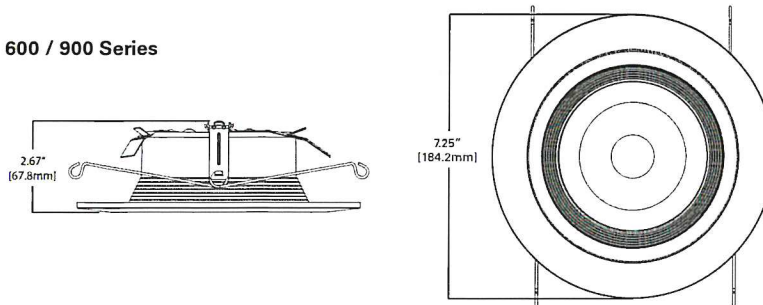
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PERMITTING & INSPECTIONSTD5182
August

Dimensions

600 / 900 Series



Ordering Information

SAMPLE NUMBER: RL56069S1EWH

A complete luminaire consists of a housing, and LED module, order separately.

Models	Lumens	CRI/CCT	Driver	Finish	Accessories
RL56= 5'/6" all-purpose retrofit LED module	06= 600 lumens (nominal) 09= 900 lumens (nominal) 12= 1200 lumens (nominal)	9S= 90 CRI minimum, white tuning, selectable CCT 2700K-5000K	1E= 120V 60Hz leading or trailing edge phase cut 1% dimming	WH= Matte white baffle	RL56TRMWHB =5"/6" White Paintable Trim Ring, Baffle RL56TRMSNB =5"/6" Satin Nickel Trim Ring, Baffle RL56TRMTBZB =5"/6" Tuscan Bronze Trim Ring, Baffle RL56TRMWH =5"/6" White Paintable Trim Ring RL56TRMSN =5"/6" Satin Nickel Trim Ring RL56TRMTBZ =5"/6" Tuscan Bronze Trim Ring

Housings

Halo LED 5-inch

H550ICAT= 5" LED, Insulated Ceiling, Air-Tite, New Construction Housing
H550RICAT= 5" LED, Insulated Ceiling, Air-Tite, Remodel Housing
E550ICAT= 5" LED, Insulated Ceiling, Air-Tite, New Construction Housing
E550RICAT= 5" LED, Insulated Ceiling, Air-Tite, Remodel Housing

Halo LED 6-inch

H750ICAT= 6" LED, Insulated Ceiling, Air-Tite, New Construction Housing
H750RICAT= 6" LED, Insulated Ceiling, Air-Tite, Remodel Housing
H750T= 6" LED, Non-IC, Air-Tite, New Construction Housing
H750TCP= 6" LED, Non-IC, New Construction/Remodel Chicago Plenum Housing
H2750ICAT= 6" LED, Shallow, Insulated Ceiling, Air-Tite, New Construction (use with 691X, 694X, 696X trims only)
H2750RICAT= 6" LED, Shallow, Insulated Ceiling, Air-Tite, Remodel (use with 691X, 694X, 696X trims only)
E750ICAT= 6" LED, Insulated Ceiling, Air-Tite, New Construction Housing
E750RICAT= 6" LED, Insulated Ceiling, Air-Tite, Remodel Housing

Halo LED retrofit

ML7E26RFK= 6" Retrofit Enclosure, Non-IC, E26 Screw base Interface
ML7BXFK= 6" Retrofit Enclosure, Non-IC, BX Whip

Halo Shallow Housings 5-inch

H25ICAT= 5" Shallow, Insulated Ceiling, Air-Tite New Construction
H25RICAT= 5" Shallow, Insulated Ceiling, Air-Tite Remodel
H25ICATNB= 5" Shallow, Insulated Ceiling, Air-Tite New Construction, No Socket Bracket

Halo Shallow Housings 6-inch

H27ICAT= 6" Shallow, Insulated Ceiling, Air-Tite New Construction
H27RICAT= 6" Shallow, Insulated Ceiling, Air-Tite Remodel Housing
H27T= 6" Shallow, Non-IC, New Construction Housing
H27RT= 6" Shallow, Non-IC, Remodel Housing
E27ICAT= 6" Shallow, Insulated Ceiling, Air-Tite New Construction
E27RICAT= 6" Shallow, Insulated Ceiling, Air-Tite Remodel Housing
E27TAT= 6" Shallow, Non-IC, New Construction Housing
E27RTAT= 6" Shallow, Non-IC, Remodel Housing

Halo Standard Housings 5-inch

H5ICAT= 5" Insulated Ceiling, Air-Tite New Construction Housing
H5RICAT= 5" Insulated Ceiling, Air-Tite Remodel Housing
H5ICATNB= 5" Insulated Ceiling, Air-Tite New Construction Housing, No Socket Bracket
H5T= 5" Non-IC, New Construction Housing
H5RT= 5" Non-IC, Remodel Housing
H5TNB= 5" Non-IC, New Construction Housing, No Socket Bracket
E5ICAT= 5" Insulated Ceiling, Air-Tite New Construction Housing
E5RICAT= 5" Insulated Ceiling, Air-Tite Remodel Housing
E5ICATNB= 5" Insulated Ceiling, Air-Tite New Construction Housing, No Socket Bracket
E5TAT= 5" Non-IC, New Construction Housing
E5RTAT= 5" Non-IC, Remodel Housing
E5TATNB= 5" Non-IC, New Construction Housing, No Socket Bracket

Halo Standard Housings 6-inch

H7ICAT= 6" Insulated Ceiling, Air-Tite New Construction Housing
H7RICAT= 6" Insulated Ceiling, Air-Tite Remodel Housing
H7ICT= 6" Insulated Ceiling, New Construction Housing
H7RICT= 6" Insulated Ceiling, Remodel Housing
H7ICATNB= 6" Insulated Ceiling, Air-Tite New Construction Housing, No Socket Bracket
H7ICTNB= 6" Insulated Ceiling, New Construction Housing, No Socket Bracket
H7T= 6" Non-IC, New Construction Housing
H7RT= 6" Non-IC, Remodel Housing
H7TNB= 6" Non-IC, New Construction Housing, No Socket Bracket
H7TCP= 6" Non-IC, Chicago Plenum, New Construction/Remodel Housing
H7UICAT= 6" Insulated Ceiling, Universal, Air-Tite, New Construction Housing
E7ICAT= 6" Insulated Ceiling, Air-Tite New Construction Housing
E7RICAT= 6" Insulated Ceiling, Air-Tite Remodel Housing
E7ICATNB= 6" Insulated Ceiling, Air-Tite New Construction Housing, No Socket Bracket
E7TAT= 6" Non-IC, New Construction Housing
E7RTAT= 6" Non-IC, Remodel Housing
E7TATNB= 6" Non-IC, New Construction Housing, No Socket Bracket

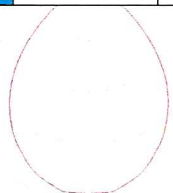
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Photometric Data

RL56069S1EWH-3000K		
Luminaire lumens		665
Input watts		7.6
LER (LPW)		87.5
Spacing Criteria	0-180	1.14
	90-270	1.14
	Diagonal	1.22
Beam angle (degrees)		87.8
Field angle (degrees)		139
Zonal lumen	Lumens	% Lumens
0-30	247	37.2
0-40	387	58.2
0-60	595	89.4
0-90	665	100



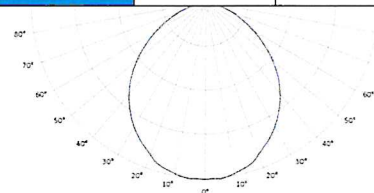
* Tested in accordance with IES LM63. Field results may vary.

RL56099S1EWH-3000K		
Luminaire lumens		940
Input watts		12.1
LER (LPW)		77.7
Spacing Criteria	0-180	1.16
	90-270	1.16
	Diagonal	1.22
Beam angle (degrees)		88.9
Field angle (degrees)		140
Zonal lumen	Lumens	% Lumens
0-30	345	36.7
0-40	541	57.5
0-60	838	89.1
0-90	940	100



* Tested in accordance with IES LM63. Field results may vary.

RL56129S1EWH-3000K		
Luminaire lumens		1221
Input watts		14
LER (LPW)		87.2
Spacing Criteria	0-180	1.21
	90-270	1.21
	Diagonal	1.31
Beam angle (degrees)		93
Field angle (degrees)		140
Zonal lumen	Lumens	% Lumens
0-30	345	31.7
0-40	541	51.5
0-60	838	85.5
0-90	940	100



* Tested in accordance with IES LM63. Field results may vary.

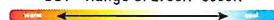
Color Metric Summary

TM-30-15	R _f = 89.8
	R _g = 98
CRI/CIE	R _a = 93.7
	R ₉ = 69.1



93°

CCT - Range of 2700K - 5000K



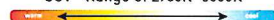
Color Metric Summary

TM-30-15	R _f = 89.9
	R _g = 97.7
CRI/CIE	R _a = 93.1
	R ₉ = 64.6



93°

CCT - Range of 2700K - 5000K



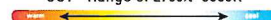
Color Metric Summary

TM-30-15	R _f = 89.9
	R _g = 97.7
CRI/CIE	R _a = 93.1
	R ₉ = 64.6



93°

CCT - Range of 2700K - 5000K



Product Specifications

PRODUCT SPECIFICATIONS	
Lumens	665
Watts	7.6
Lumens Per Watt (Efficacy)	87.5
Color Accuracy (CRI)	92
Light Color (CCT)	3000K
Correlated Color Temperature (CCT)	
warm white soft white bright white	
2700K 3000K 4500K 6500K	

PRODUCT SPECIFICATIONS	
Lumens	940
Watts	12.1
Lumens Per Watt (Efficacy)	77.69
Color Accuracy (CRI)	90
Light Color (CCT)	3000K
Correlated Color Temperature (CCT)	
warm white soft white bright white	
2700K 3000K 4500K 6500K	

PRODUCT SPECIFICATIONS	
Lumens	1221
Watts	14
Lumens Per Watt (Efficacy)	87
Color Accuracy (CRI)	92
Light Color (CCT)	3000K
Correlated Color Temperature (CCT)	
warm white soft white bright white	
2700K 3000K 4500K 6500K	

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BURLINGTON

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RH

MODERN SKI HOUSE BEACH HOUSE BABY & CHILD TEEN RH INTERIOR DESIGN

SHOP ROOMS Q HI LEA

LIVING DINING BED BATH LIGHTING TEXTILES RUGS WINDOWS HARDWARE DÉCOR ART OUTDOO



DEVAUX SQUARE SCONCE

\$895 REGULAR

\$671 MEMBER

With its refined play of lines and planes, Jonathan Browning's solid brass sconce is at once minimal and sumptuous. The light hovers away from the wall on a squared cross bar, seemingly weightless inside a glass box. The clear glass shade gives the impression of a pillar candle, the bulb just discernible within.

HIDE DETAILS -

- Handcrafted of sand-cast brass and K9 glass
- K9 glass is a type of crystal used to make optical lenses and prisms
- Polished Chrome finish is chrome plated
- Lacquered Burnished Brass finish has been lacquered to preserve its color
- Bronze finish is applied to live solid brass and will naturally darken and patina over time; a light coat of wax protects the finish and allows it to age gracefully to a darker patina. The finish will darken faster in areas where the fixture is handled.
- Rated for one 40W max. E26 base bulb
- Bulb included
- If brighter light is preferred, consider an LED bulb with a higher lumen output. [View our assortment.](#)
- Dimmer switch compatible
- Mounts vertically
- Wet UL listed: suitable for use indoors or outdoors, including areas that receive direct contact with rain, snow, or excessive moisture
- Hardwire; professional installation required

HIDE DIMENSIONS -

Overall: 8½"W x 9½"D x 16"H

Backplate: 8"W x ¾"D x 15"H

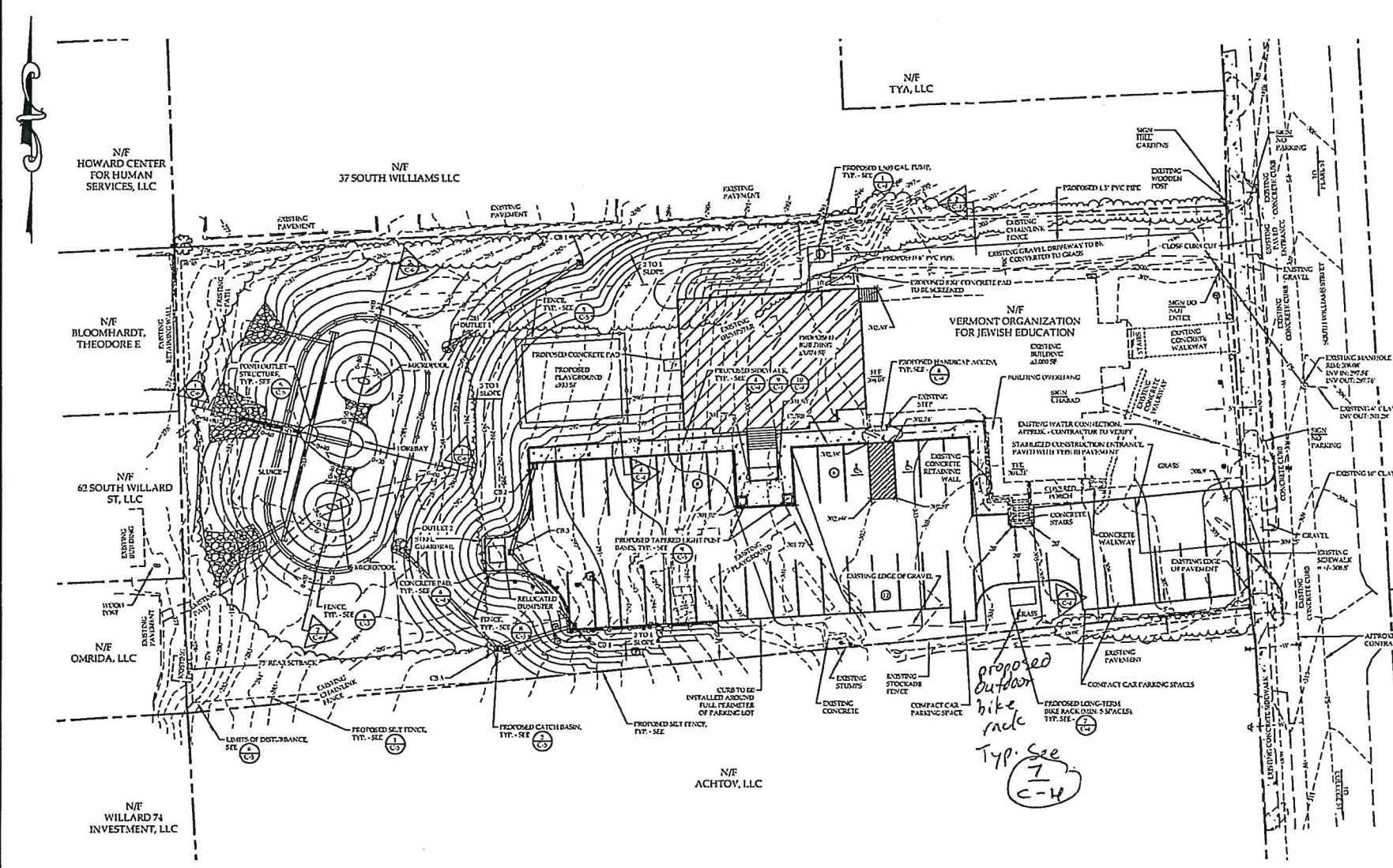
Weight: 22 lbs.

INSTALLATION INSTRUCTIONS >

RECEIVED

NOV 02 2020

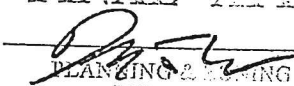
BURLINGTON
PERMITTING & INSPECTION



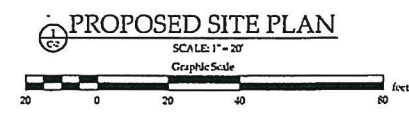
STORMWATER DRAINAGE SUMMARY						
FROM STRUCTURE	REQ	INT. OUT	TO STRUCTURE	UP/IN	DISTANCE	PIPE DIA. SLOPE
CR1	250.5	250.7	OUTLET	250.5	1.0'	6.0"
CR2	250.4	250.7	CR3	250.7	1.0'	6.0"
CR3	250.1	250.2	CR4	250.2	1.0'	6.0"
CR4	250.0	250.4	CR5	250.4	1.0'	6.0"
CR5	250.4	250.5	OUTLET	250.4	1.0'	6.0"

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FINAL APPROVAL

SIGNED  DATE 4/11/12
PLANNING & ZONING DEPARTMENT
BURLINGTON, VERMONT

2P 17-0755CA



REVISION: 01/2017 - 20' VERTICAL CURVING BY 10' TENSION FROM 10'0" TO 10'0" AROUND 10'0" STATION
REVISION: 02/2017 - ADDED PLACING BIKES PARKING SPACE DETAILS, UPDATED ADJACENT FOOTPRINT, ALTERED PUMP STATION
REVISION: 03/2018 - ADDED CONCRETE PAVEMENT DETAILS
REVISION: 01/2018 - MINOR CHANGES
REVISION: 01/2018 - REVISED FOR CLIENT COMMENTS

PROPOSED SITE PLAN
CHABAD OF VERMONT
SOUTH WILLIAMS STREET
BURLINGTON, VT 05401

RUGGIANO
Engineering, Inc.
5 LAKE STREET
ST. ALBANS, VERMONT 05478
PHONE: (802) 524-9000 FAX: (802) 524-9700
WWW.RUGGIANOENGINEERING.COM

PROJECT NO. 16022
DRAWN BY: NJC
CHECKED BY: SJR
SCALE: 1" = 20'
DATE: 07/19/16

SHEET NO.
C-2
2 OF 6 SHEETS

DESIGN STUDIES NOT FOR CONSTRUCTION

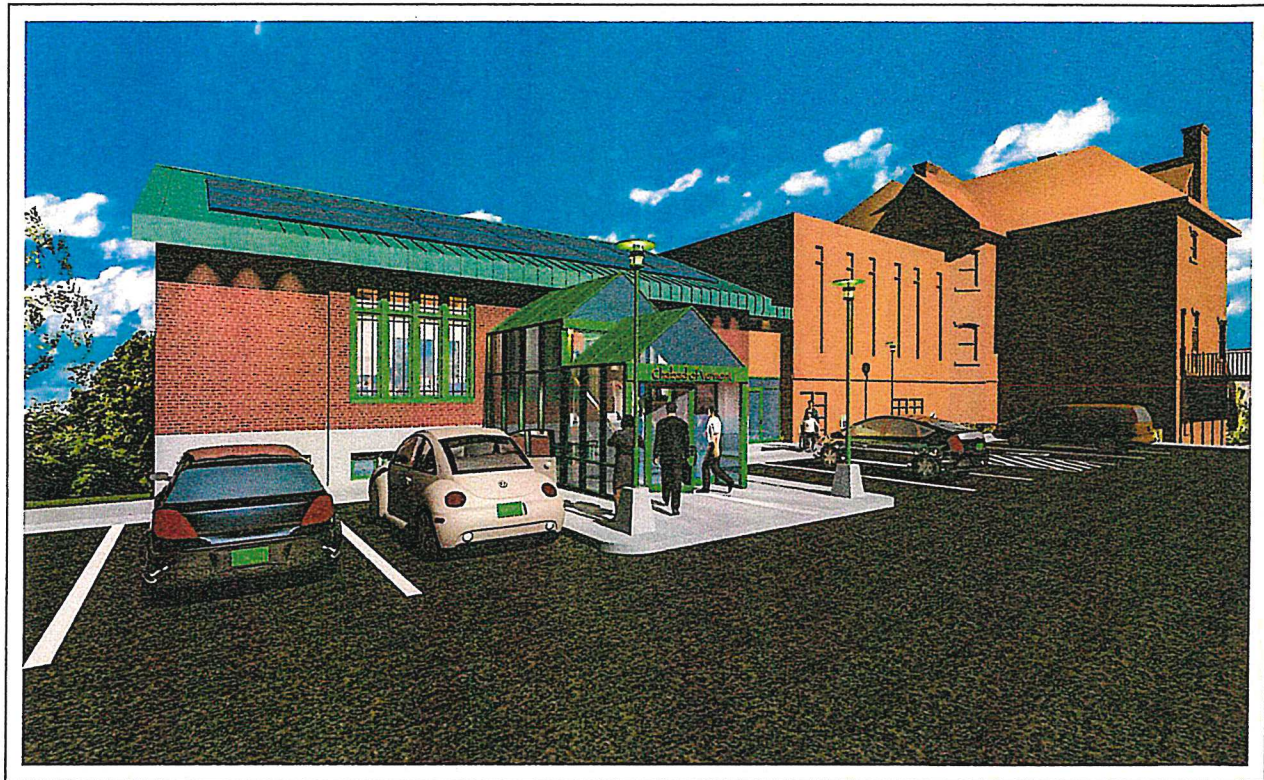
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Revised Packet



Previous Design: Version "P" with 10'-0" wide link for Accessibility - Aluminum Clad



Updated Design: Version "Q" with 18'-0" wide link for Accessibility - Brick Clad

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SIGNED _____ DATE 8/29/17
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BURLINGTON, VERMONT
Revised Plans

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AUG 08 2017
DEPARTMENT OF
PLANNING & ZONING

PROJECT NO: **1610**
DRAWN BY: EW
SCALE: As Shown
DATE: Tuesday, August 8, 2017
SHEET TITLE

New Design Southwest Perspective

SK-13
Version Q Rev. 0 - Design Development

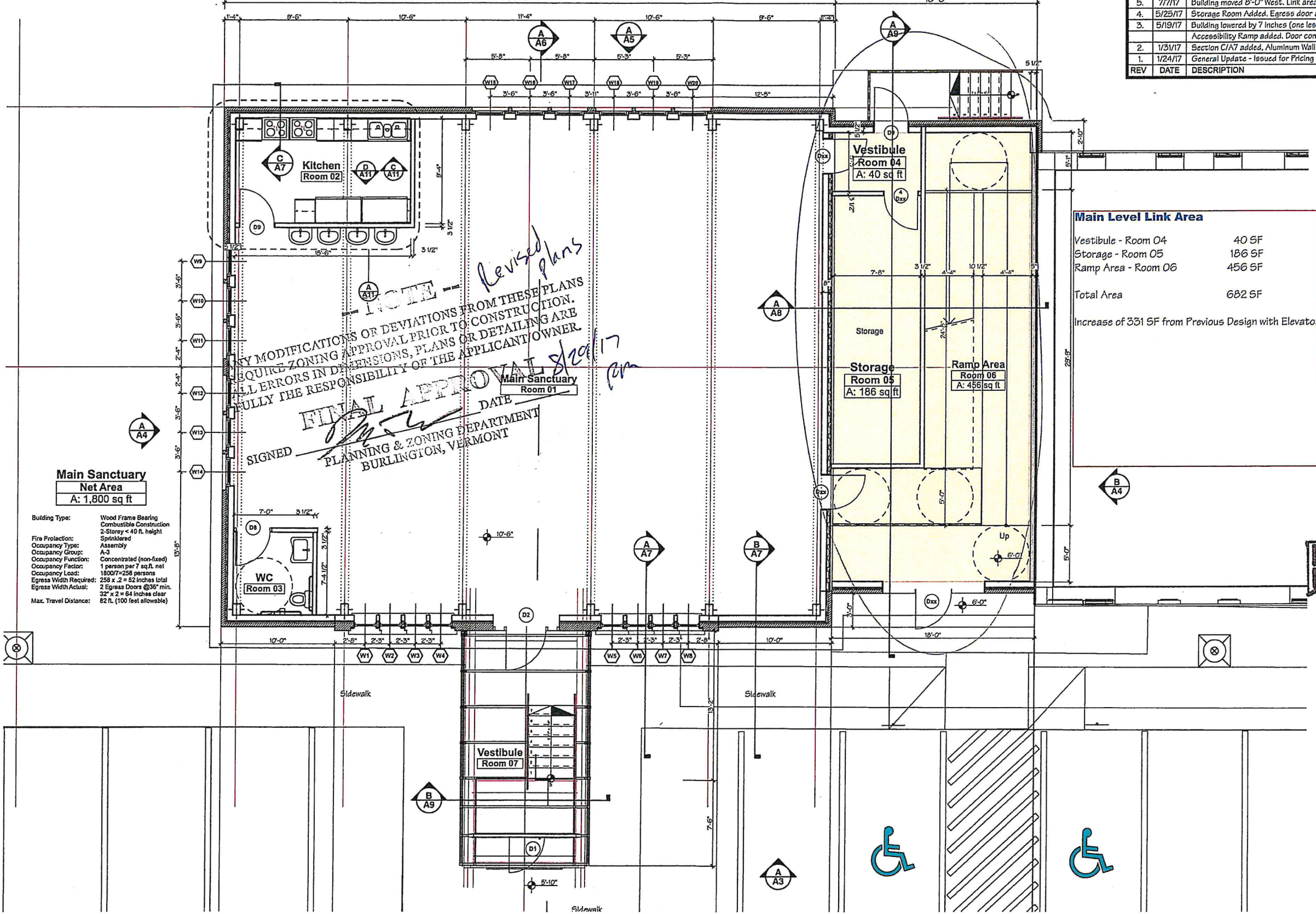
REV:03/17/11 - Chabad Synagogue/Revised Construction Studies and Documents/Chabad Master - 2017 - CD/04/AC21 Rev.dwg

**Chabad
Expansion
Project**

**Lubavitch
of
Vermont**

57 South William Street
Burlington, Vermont
05401

PROGRESS PRINT - NOT FOR CONSTRUCTION



6.	7/20/17	Initial Occupancy and Code Calculations added.
5.	7/7/17	Building moved 8'-0" West. Link area enlarged 8 feet in width.
4.	5/25/17	Storage Room Added. Egress door and steps on North Wall relocated.
3.	5/19/17	Building lowered by 7 inches (one less step up, one more down).
2.	1/31/17	Accessibility Ramp added. Door config. updated. South wall updated.
1.	1/24/17	General Update - Issued for Pricing
REV	DATE	DESCRIPTION


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05401

Main Level Link Area	
Vestibule - Room 04	40 SF
Storage - Room 05	186 SF
Ramp Area - Room 06	456 SF
Total Area	682 SF
Increase of 331 SF from Previous Design with Elevator	

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AUG 08 2017

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PROJECT NO: **1610**

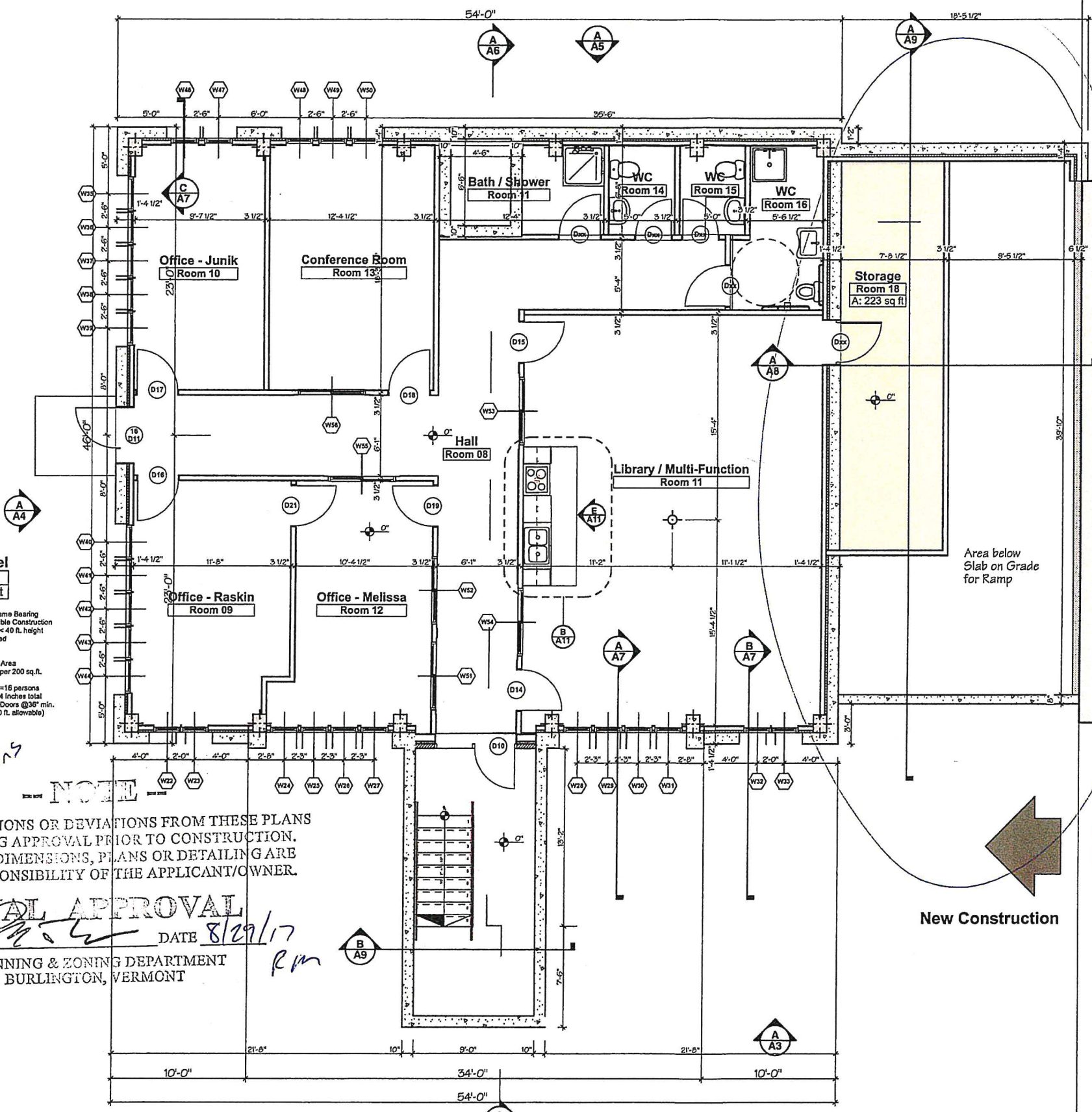
DRAWN BY: EW
CHECKED BY:
SCALE: 1/4" = 1'-0"
DATE: Monday, August 7, 2017

SHEET TITLE
MAIN LEVEL

AI

PROGRESS PRINT - NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION
6.	7/31/17	Ramp added, building lowered 7", Code Info added.
5.	7/7/17	Building moved 8'-0" West. Link area enlarged 8 feet in width.
4.	5/19/17	Elevator Machine Room removed - New Washroom/Bath configuration
3.	1/27/17	Elevator Machine Room Added
2.	1/24/17	General Update - Issued for Pricing
1.	1/16/17	Room Layouts Updated



Lower Level
Gross Area
A: 3,050 sq ft

Building Type: Wood Frame Bearing
Combustible Construction
2-Storey < 40 ft. height
Fire Protection: Sprinklered
Occupancy Type: Business
Occupancy Group: B
Occupancy Function: Business Area
Occupancy Factor: 1 person per 200 sq. ft.
gross
Occupancy Load: 3050/200=16 persons
Egress Width: 16 x .2 = 4 inches total
2 Egress Doors @ 36" min.
Max. Travel Distance: 64 ft. (100 ft. allowable)

Revised plans

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FINAL APPROVAL
SIGNED _____ DATE 8/29/17
PLANNING & ZONING DEPARTMENT
BURLINGTON, VERMONT

Lower Level Link Area
Storage - Room 18 223 SF
Total Area 223 SF
Decrease of 65 SF from Previous Design with
Elevator
Total Area of Link in Previous Design
351 SF + 284 SF = 635 Square Feet
Total Area of Link in New Design
682 SF + 223 SF = 905 Square Feet
Total Area Increase in New Design
905 SF - 635 SF = 270 Square Feet

New Construction Existing Building



CHABAD
VERMONT
Expansion
Project

57 South Williams Street
Burlington, Vermont
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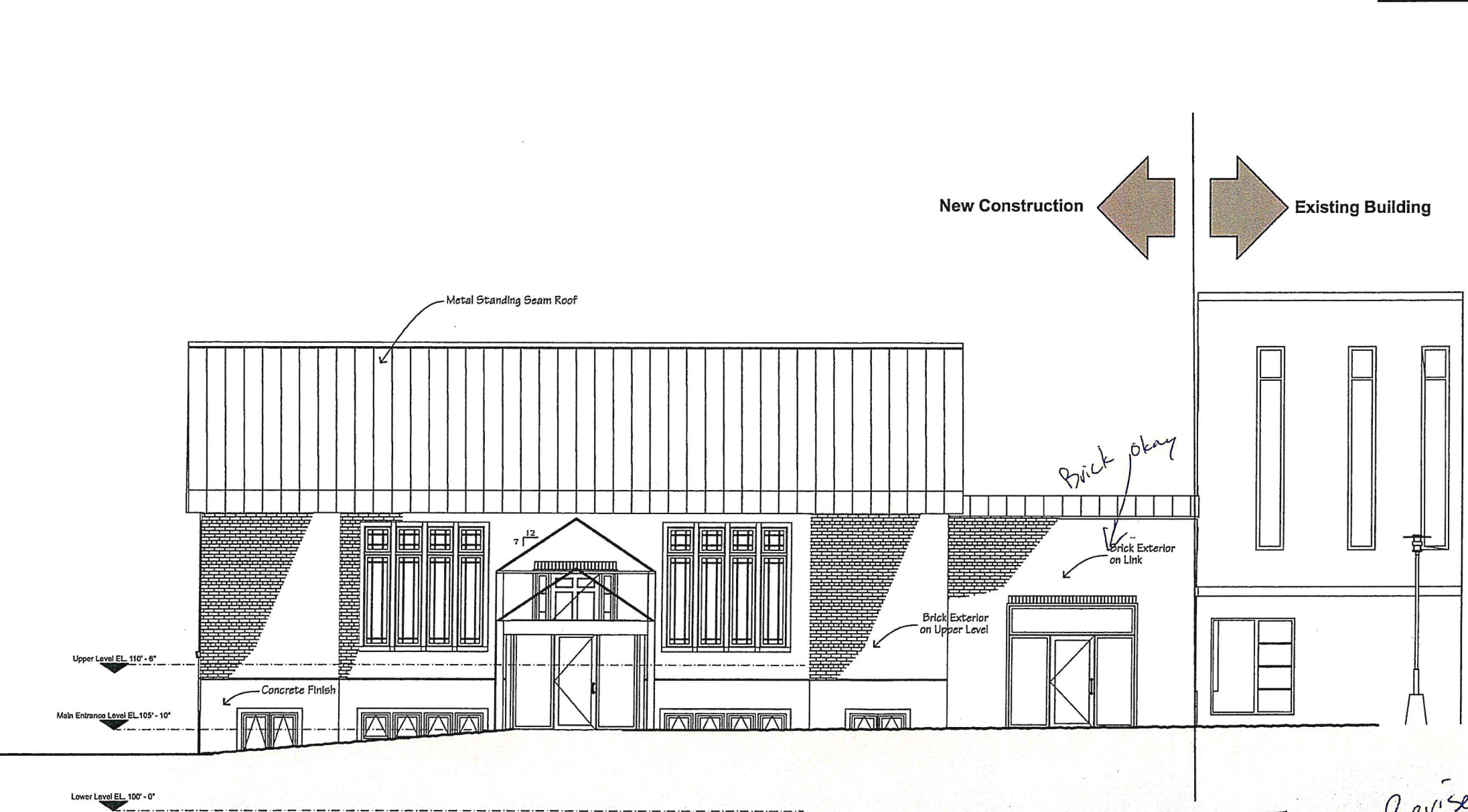
PROJECT NO: 1610
DRAWN BY: EW
CHECKED BY:
SCALE: 1/4" = 1'-0"
DATE: Tuesday, August 8, 2017

SHEET TITLE
LOWER LEVEL

A2

PROGRESS PRINT - NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION
2.	8/8/17	Building moved 8'-0" South, link width enlarged by 8'-0"
1.	8/8/17	Building interior floor elevations lowered 7".



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FINAL APPROVAL
SIGNED [Signature] DATE 8/29/17
PLANNING & ZONING DEPARTMENT
BURLINGTON, VERMONT


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VERMONT
Expansion Project
57 South Williams Street
Burlington, Vermont 05401

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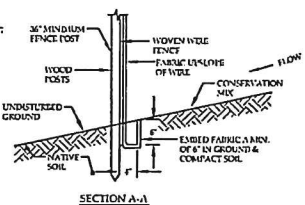
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AUG 08 2017
DEPARTMENT OF
PLANNING & ZONING

PROJECT NO: **1610**
DRAWN BY: EW
CHECKED BY:
SCALE: 1/4" = 1'-0"
DATE: Tuesday, August 8, 2017

SHEET TITLE
**SOUTH
ELEVATION**

A3



SECTION A-A

SECTION A-A

SILT FENCING WILL BE APPLIED TO THE SITE SO THAT THERE WILL BE NO FILL OF FENCING FOR EVERY 4' IN CASE OF DISTURBED UPGRADE AREA.

THE CONTRACTOR SHALL MEET THE DESIGN CRITERIA FOR SILT FENCES OF THE VERMONT DEPARTMENT OF TRANSPORTATION AND SPECIFICATIONS FOR EROSION PREVENTION AND SEDIMENT CONTROL, PREPARED BY THE STATE OF VERMONT, DIVISION OF HIGHWAYS CONSULTATION, DATED 2004.

WOMEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES. WIRE TIES ARE REQUIRED BUT REQUIRED WITHIN 10' OF UNIFORM OF ANY OTHER MATTERS.

FILTER CLOTH TO BE FASTENED SECURELY TO WOMEN WIRE FENCE WITH TIES SPACED EVERY 2' AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 4' MAXIMUM HIGH OPENING.

WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER 16"X36" OR 36"X72" STAINLESS STEEL OR WOVEN POLYPROPYLENE.

PRELAPARATED UNITS SHALL BE CLEAN, UNIFORM, OF APPROVED EQUIVALENT.

THE FABRIC SHALL NOT EXTEND MORE THAN 3' ABOVE THE ORIGINAL GRADE SURFACE AND WILL EXTEND TO A MINIMUM OF 1' INTO THE TRENCH. FILTER FABRIC SHALL NOT BE STAPLED INTO EXISTING TREES.

THE TRENCH SHALL BE BACKFILLED AND THE SOIL COMPACTED OVER THE FILTER FABRIC.

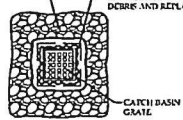
THE FENCE PARAS SHALL BE INSPECTED BIWEEKLY AT THE PATCH RADIALLY AND AT LEAST DAILY DURING EROSION PATCH RADIALLY. ANY REQUIRED PATCHES SHALL BE MADE IMMEDIATELY.

SHOULD THE FABRIC DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USE LIFE AND THE BARBER SHALL BE NECESSARY, THE FABRIC SHALL BE REPLACED IMMEDIATELY.

SEDIMENT BARRIERS SHOULD BE REMOVED WHEN THEY REACH APPROXIMATELY 50% THE HEIGHT OF THE BARRIER.

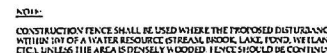
ANY SEDIMENT BARRIERS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER FABRIC IS NO LONGER REQUIRED, SHALL BE DISSED TO THE EXISTING GRADE, TRENCH AND SLOPE.

NOT TO SCALE



NOT TO SCALE

NOTE:
INLET PROTECTION SHALL REMAIN IN PLACE UNTIL PAVEMENT IS INSTALLED OR VEGETATION IS ESTABLISHED TO THE SATISFACTION OF THE ENGINEER.



NOT TO SCALE



NOT TO SCALE



NOT TO SCALE

ANY MODIFICATIONS OR DEVIATIONS FROM THE ⁵ PLAN
REQUIRE ZONING APPROVAL PRIOR TO CONSTRUCTION. ⁶
ALL ERRORS IN DIMENSIONS, PLANS OR DETAILING ARE
STONE-TYPE RESPONSIBILITY OF THE APPLICANT/OWNER.

FINAL APPROVAL
SIGNED [Signature] DATE 1/11/12
PLANNING & ZONING DEPARTMENT
BURLINGTON, VERMONT RM



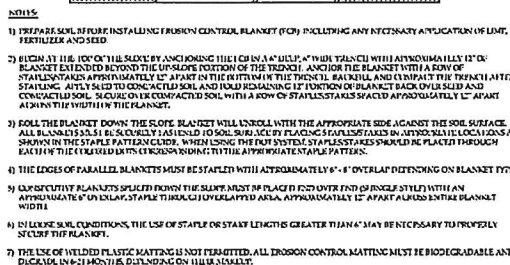
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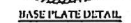
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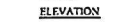
THE UNIVERSITY OF CHICAGO



NOT TO SCALE



BASE PLATE DETAIL

ELEVATION

SECTION 1.4



PLAN VIEW

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PLANNING & ZONING

DETAILS
CHABAD OF VERMONT
SOUTH WILLIAMS STREET
BURLINGTON, VT 05401

RUGGIANO
Engineering, inc.
5 LAKE STREET
ST. ALBANS, VERMONT 05478
PHONE - (802) 524-9300 FAX - (802) 524-9700
CIVIL/MECH/ELECTRICAL/PLUMBING/INSULATION

PROJECT NO.	16022
DRAWN BY	NJC
CHECKED BY	SLK
SCALE	AS NOTED
DATE	07/19/16

STREET NO.
C-5
3 OF 6 SHEETS



VAUT CLASS A PORTLAND CEMENT CONCRETE SURFACE ONLY. ANY CHANGE IN MATERIAL SUBJECT TO ENGINEER APPROVAL

12"

36"

6" X 6" 10/10 WIRE MESH

EXPANSION JOINT MATERIAL
1/4" R
SLOPE 1/4 IN/FT.

3/4" CRUSHED STONE OR GRAVEL COMPACTED

9"

1" GRAVEL SURFACE
2-5 LAYERS MEETING VDOT SPECIFICATION 70/100, 70/400 OR 70/406

4" WEARING COURSE OF 3/4" GRAY CRUSHED STONE

6" THICK SAND FILTER
MIRAFIX 500X OR EQUIVALENT STABILIZATION FABRIC

SECTION

4
C-4

CONCRETE SIDEWALK & CURB AT BUILDING DETAIL

NOT TO SCALE



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NOTE

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Burlington, Vermont 05401
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FINAL APPROVAL

New Construction

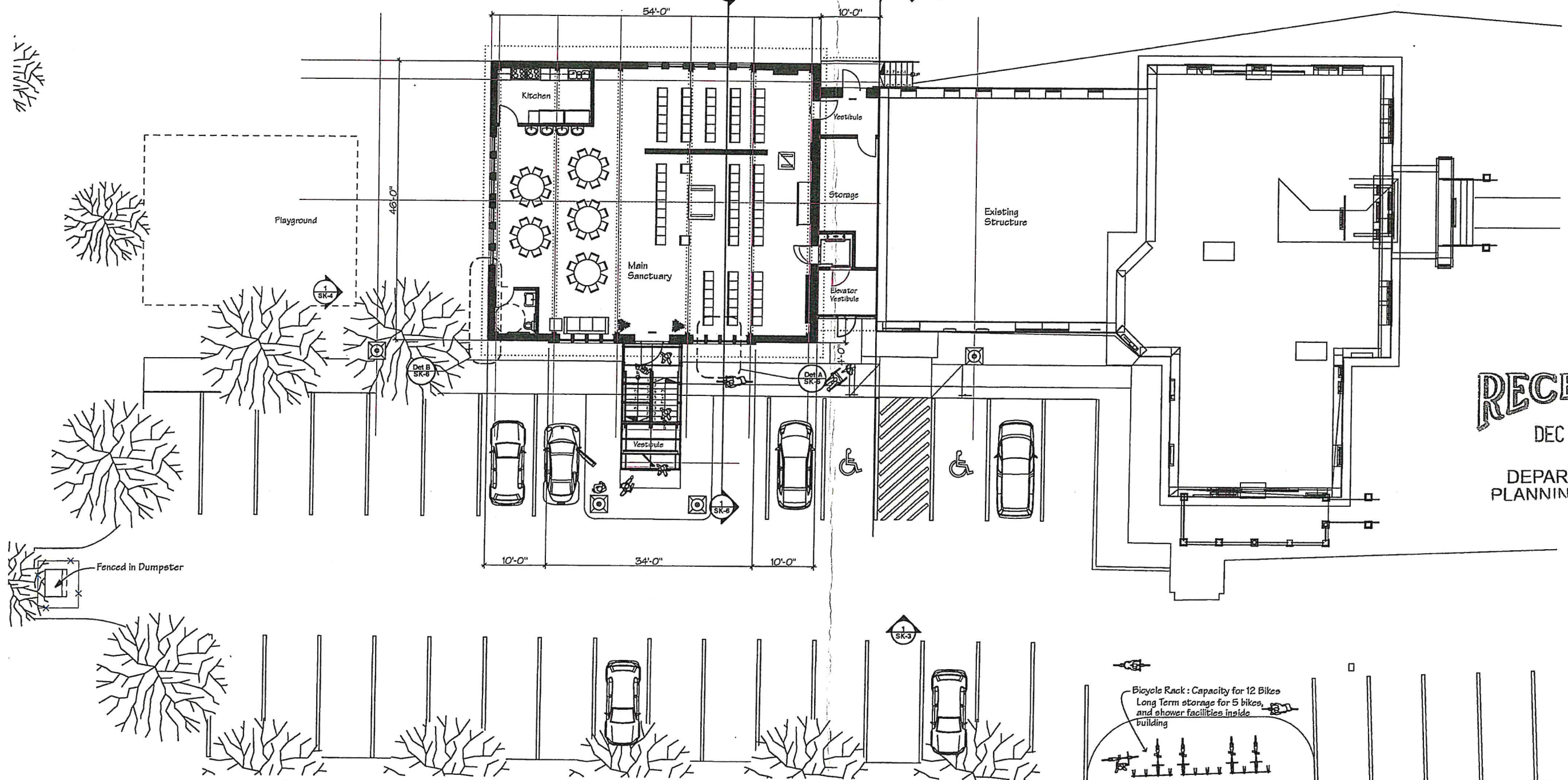
Existing Building

SIGNED

DATE 12/15/16

PLANNING & ZONING DEPARTMENT
BURLINGTON, VERMONT

2P17-0455 CM



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**Chabad
Expansion
Project**

**Lubavitch
of
Vermont**

57 South William Street
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05401



Bicycle Rack : Capacity for 12 Bikes
Long Term storage for 5 bikes,
and shower facilities inside
building

PROJECT NO:

1610

DRAWN BY: EW

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

DATE: Friday, December 2, 2016

SHEET TITLE

SK-1

DESIGN STUDIES NOT FOR CONSTRUCTION

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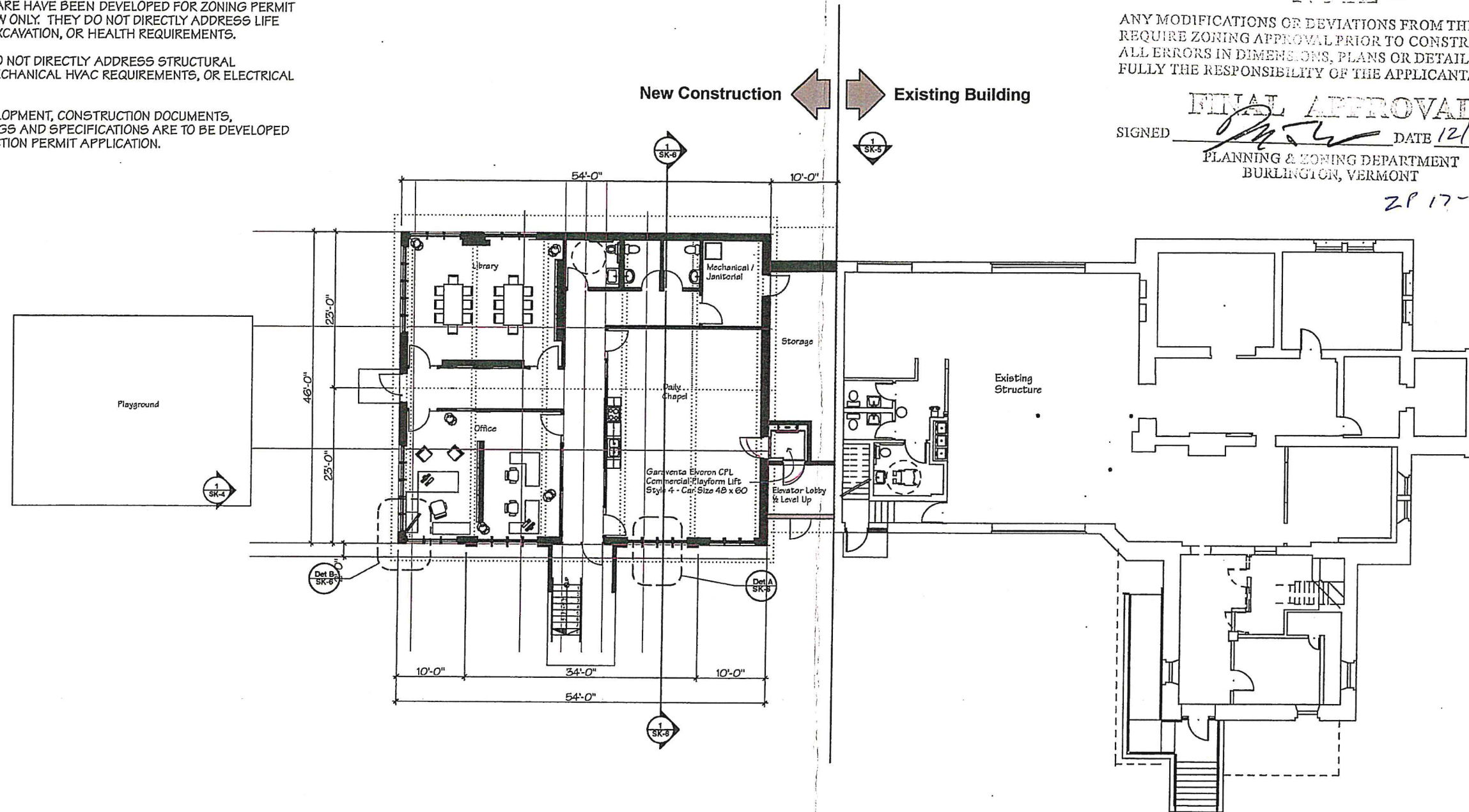
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Expansion
Project**

**Lubavitch
of
Vermont**

57 South William Street
Burlington, Vermont
05401



PROJECT NO: **1610**

DRAWN BY: EW
SCALE: 1/8" = 1'-0"
DATE: Friday, December 2, 2016

SHEET TITLE

SK-2

DESIGN STUDIES NOT FOR CONSTRUCTION

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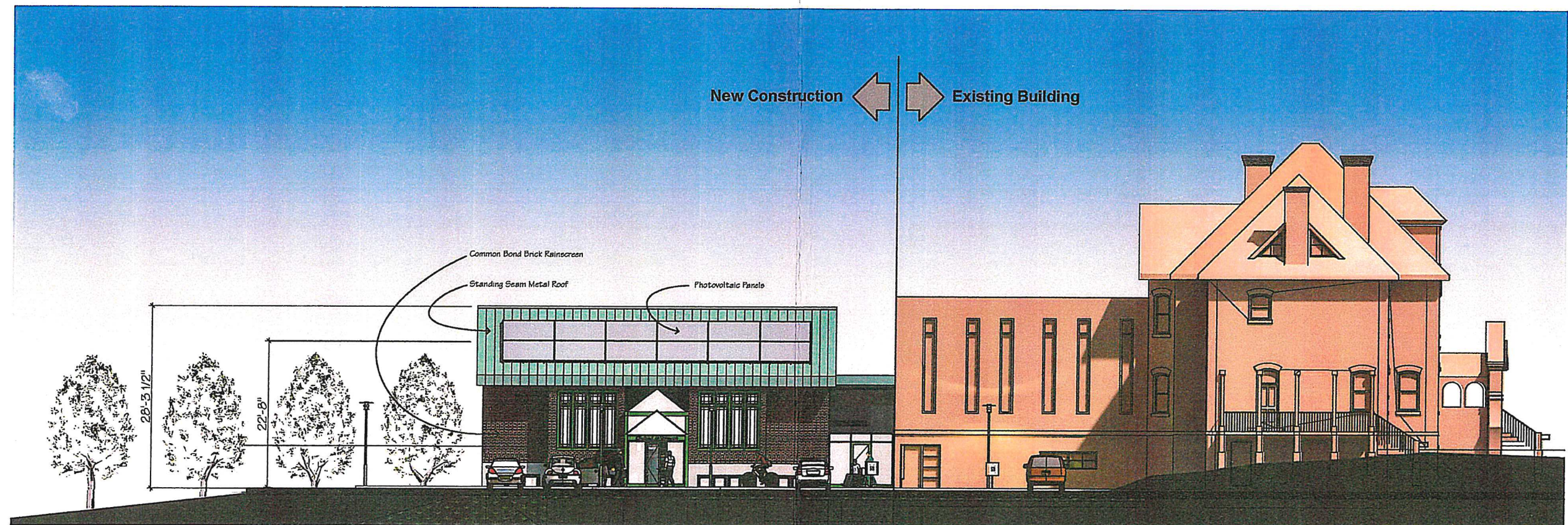
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OCT 05 2016

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FINAL APPROVAL
SIGNED [Signature] DATE 12/15/16
PLANNING & ZONING DEPARTMENT
BURLINGTON, VERMONT

PROJECT NO:

1610

DRAWN BY: EW

SCALE: 1/8" = 1'-0", 1:0.40

DATE: Thursday, October 6, 2016

SHEET TITLE

SOUTH ELEVATION

SK-3

Version N Rev. 6 - Issued for Zoning

**Chabad
Expansion
Project**

**Lubavitch
of
Vermont**

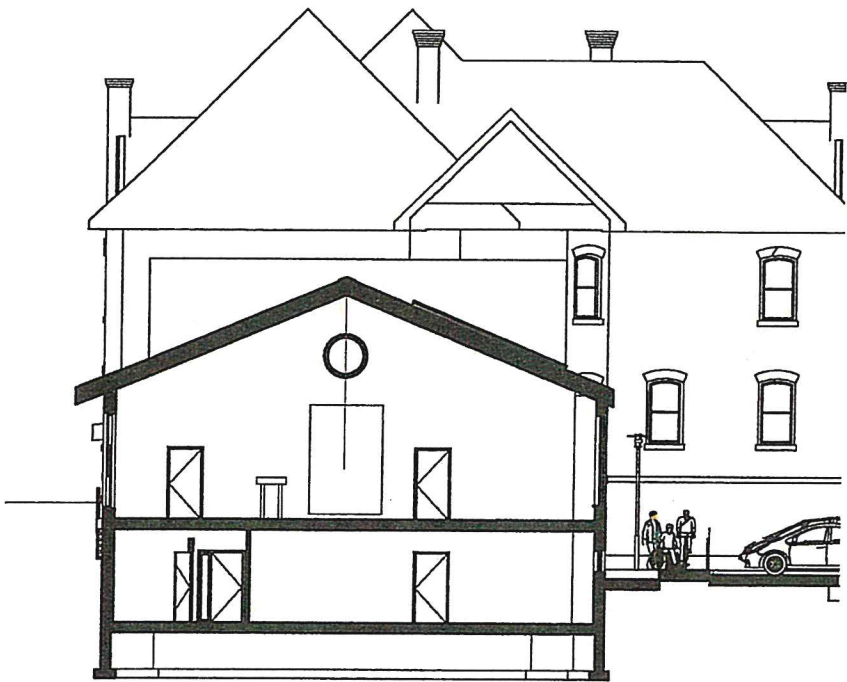
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05401

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Section 1-1
Scale: 1/8" = 1' - 0"

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FINAL APPROVAL
SIGNED [Signature] DATE 12/15/16 PM
PLANNING & ZONING DEPARTMENT
BURLINGTON, VERMONT
ZP 17-0455 CA



PROJECT NO: 1610
DRAWN BY: EW
SCALE: 1/8" = 1'-0", 1:0.50
DATE: Thursday, October 6, 2016
SHEET TITLE
WEST ELEVATION

Chabad
Expansion
Project

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57 South William Street
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SK-4

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OCT 06 2016

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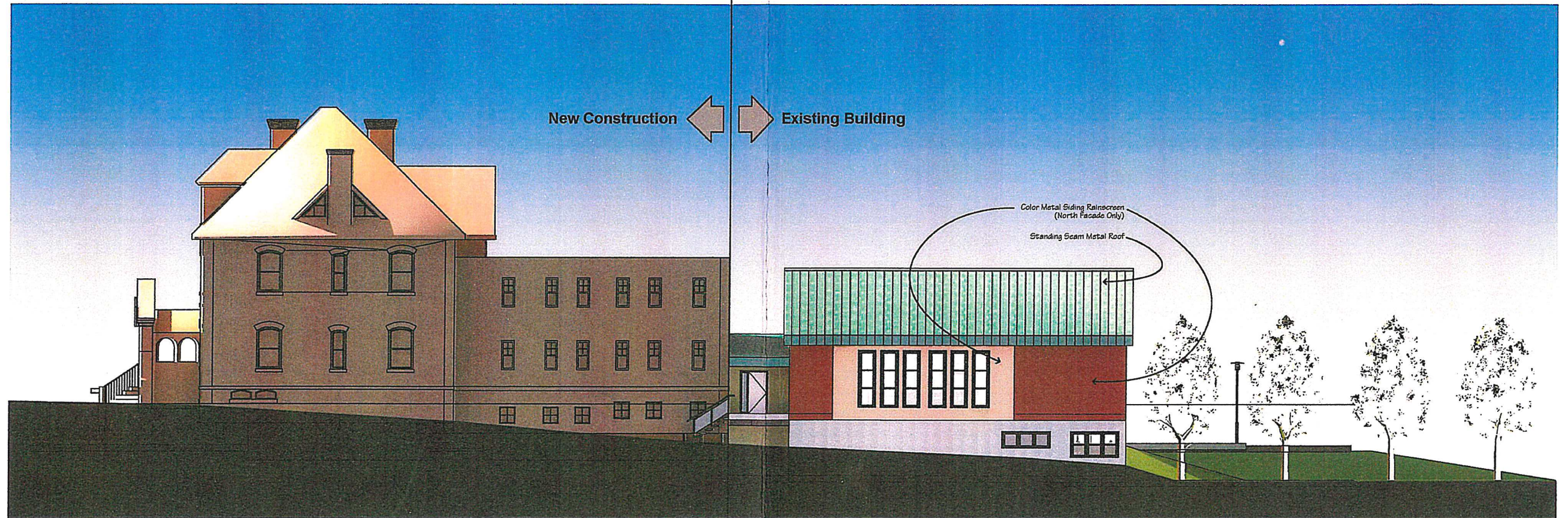
-- NOTE --

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FINAL APPROVAL

SIGNED [Signature] DATE 12/15/16
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BURLINGTON, VERMONT
2P 17-0455CA



**Chabad
Expansion
Project**

**Lubavitch
of
Vermont**

57 South William Street
Burlington, Vermont
05401

PROJECT NO:

1610

DRAWN BY: EW

SCALE: 1/8" = 1'-0", 1:0.39

DATE: Thursday, October 6, 2016

SHEET TITLE

NORTH ELEVATION

SK-5

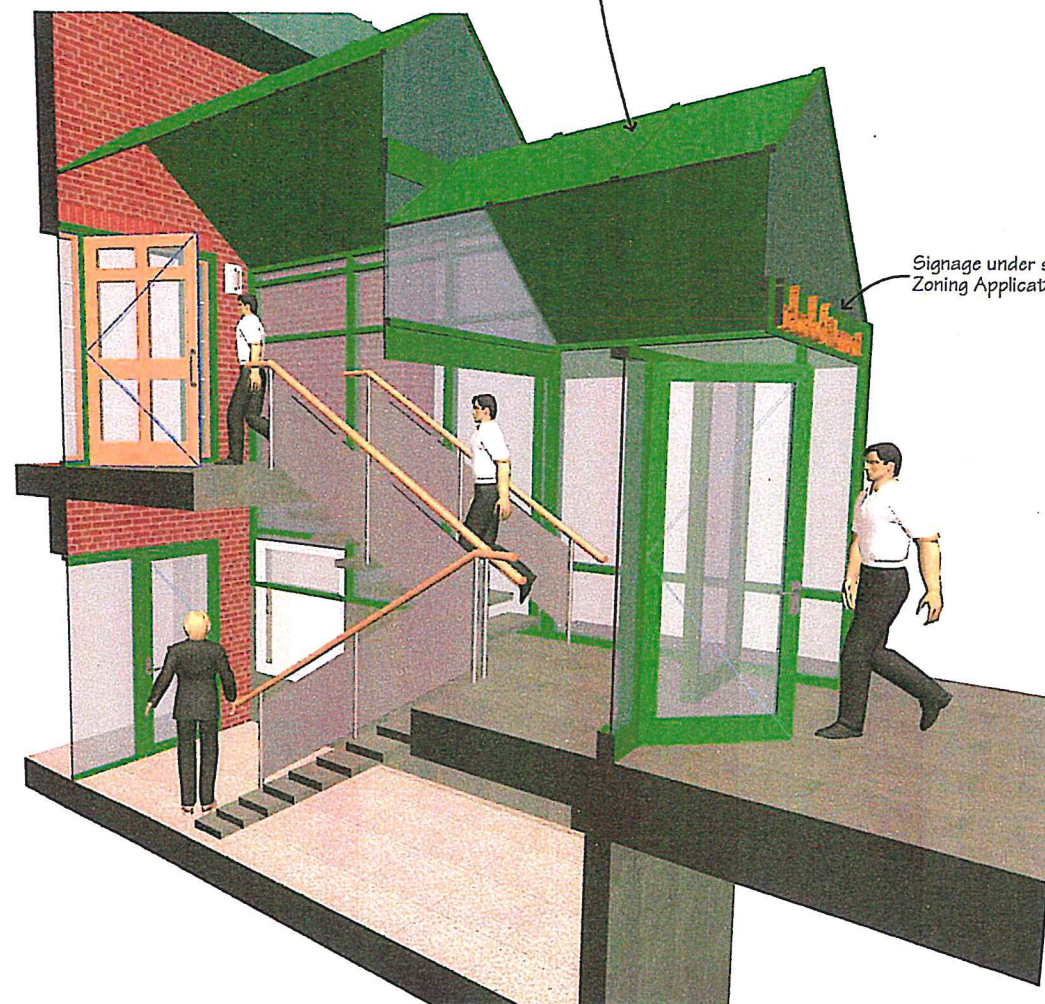
Version N Rev. 6 - Issued for Zoning

DESIGN STUDIES NOT FOR CONSTRUCTION

THESE DRAWINGS ARE HAVE BEEN DEVELOPED FOR ZONING PERMIT AND DESIGN REVIEW ONLY. THEY DO NOT DIRECTLY ADDRESS LIFE SAFETY, ENERGY, EXCAVATION, OR HEALTH REQUIREMENTS.

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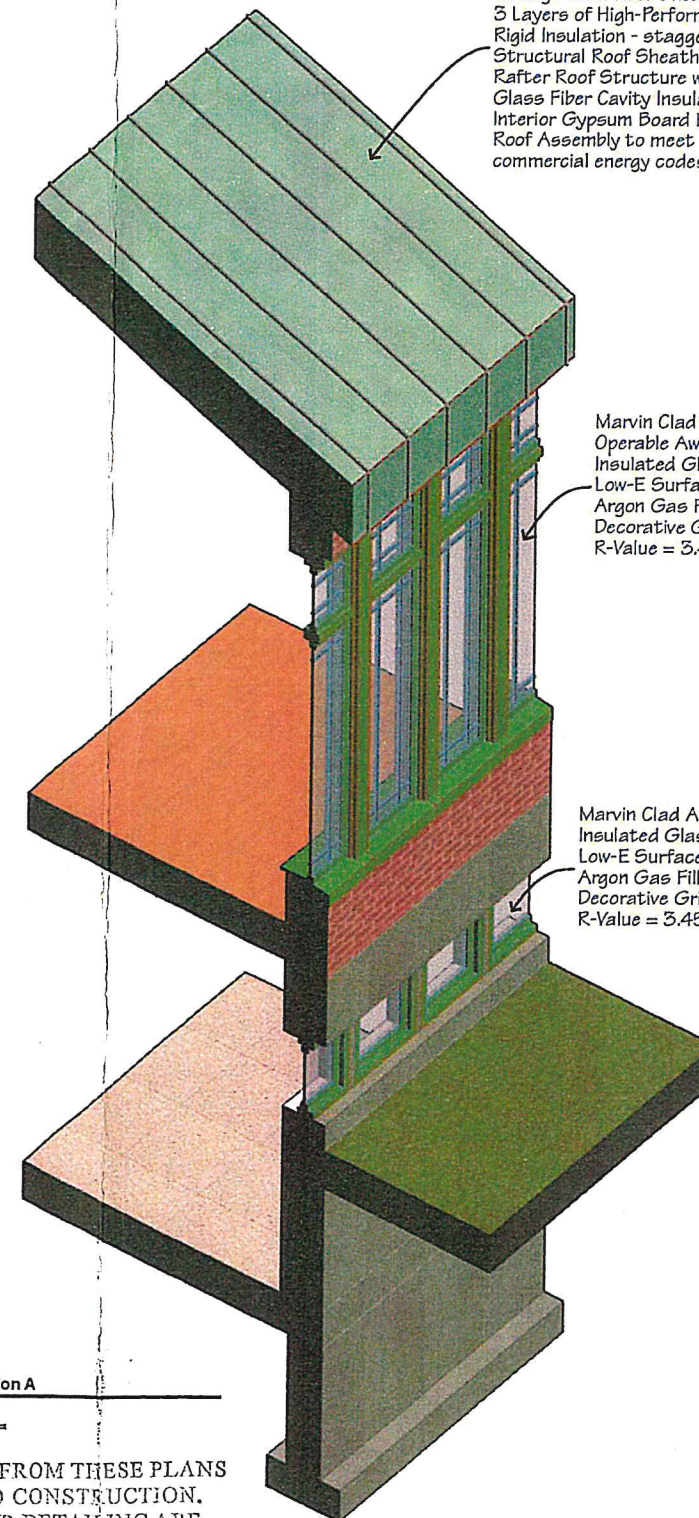
FULL DESIGN DEVELOPMENT, CONSTRUCTION DOCUMENTS, TECHNICAL DRAWINGS AND SPECIFICATIONS ARE TO BE DEVELOPED PRIOR TO CONSTRUCTION PERMIT APPLICATION.



3D Vestibule Detail Section
Scale:

Color Aluminum Storefront
Framed Enclosure
Non-Insulated Vestibule Space
1/4 inch Glazing (Typical)
Aluminum Storefront and Clad Doors
Split Staircase to Upper and Lower Levels
Non-Slip Surfaces
Handrails and Treads to meet
Life Safety Codes

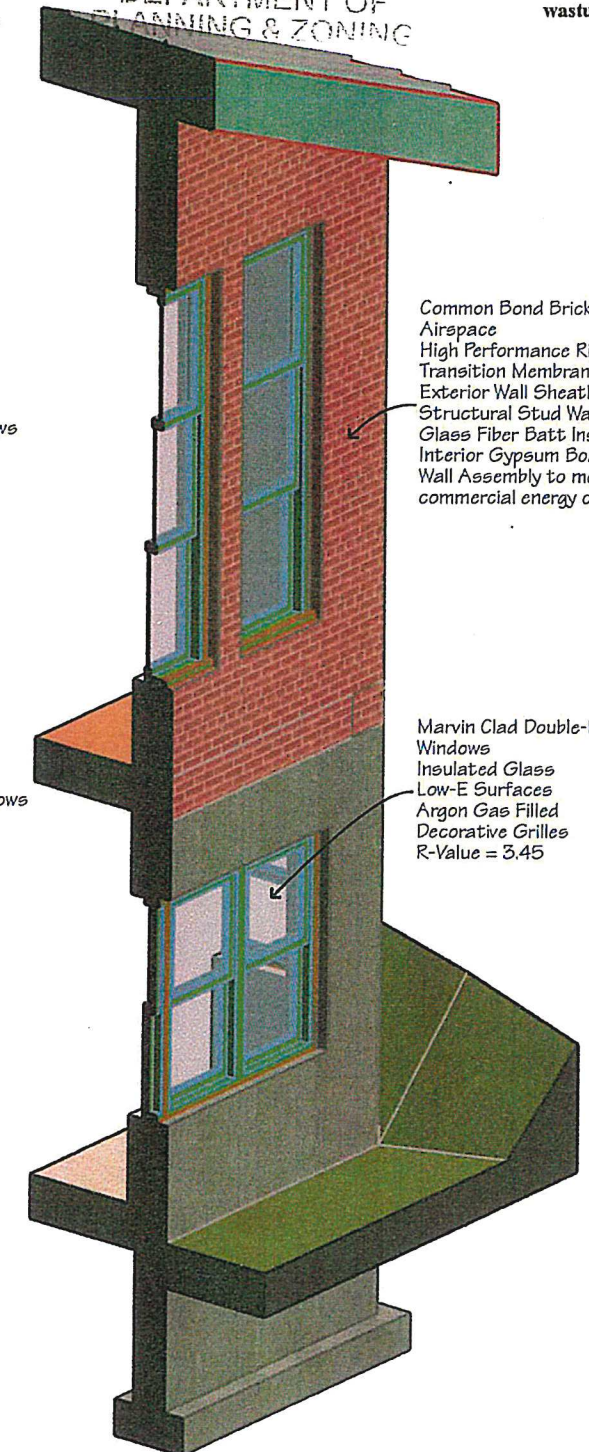
Signage under separate
Zoning Application



Colored Galvalume Standing Seam
Metal Roofing
Self Adhesive Roof Membrane
Nailing Board Roof Sheathing
3 Layers of High-Performance
Rigid Insulation - staggered seams
Structural Roof Sheathing
Rafter Roof Structure with
Glass Fiber Cavity Insulation
Interior Gypsum Board Finish
Roof Assembly to meet current
commercial energy codes

Marvin Clad Fixed and
Operable Awning Windows
Insulated Glass
Low-E Surfaces
Argon Gas Filled
Decorative Grilles
R-Value = 3.45

Marvin Clad Awning Windows
Insulated Glass
Low-E Surfaces
Argon Gas Filled
Decorative Grilles
R-Value = 3.45



Common Bond Brick Rainscreen
Airspace
High Performance Rigid Insulation
Transition Membrane
Exterior Wall Sheathing
Structural Stud Wall with
Glass Fiber Batt Insulation
Interior Gypsum Board Finish
Wall Assembly to meet current
commercial energy codes

Marvin Clad Double-Hung
Windows
Insulated Glass
Low-E Surfaces
Argon Gas Filled
Decorative Grilles
R-Value = 3.45

3D Corner Detail Section B
Scale:

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**Chabad
Expansion
Project**

**Lubavitch
of
Vermont**

57 South William Street
Burlington, Vermont
05401

FINAL APPROVAL
PLANNING & ZONING DEPARTMENT
BURLINGTON, VERMONT

DATE 12/15/16
pm

PROJECT NO:

1610

DRAWN BY: EW
SCALE: 1/8" = 1'-0", 1:105.57,
DATE: Thursday, October 6, 2016

SHEET TITLE

DESIGN SECTIONS

SK-6

Version N Rev. 6 - Issued for Zoning

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NOTE 217-0455CA

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FINAL APPROVAL

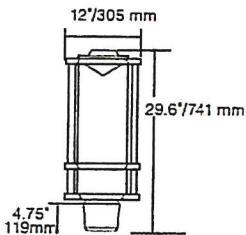
SIGNED DATE 12/15/16 RM

Chabad SK-1 Partial Plan

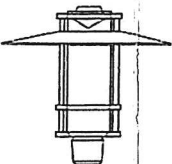
Fixture: SP1-STR-Y5-32LED-4K-550



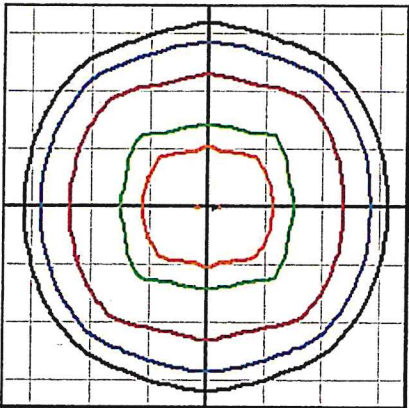
DIMENSIONS



SP1
HEIGHT: 29.6'7741mm
WEIGHT: 42 lbs



Straight Hood (STR)
DIA: 31.5'801mm
EPA: 1.08

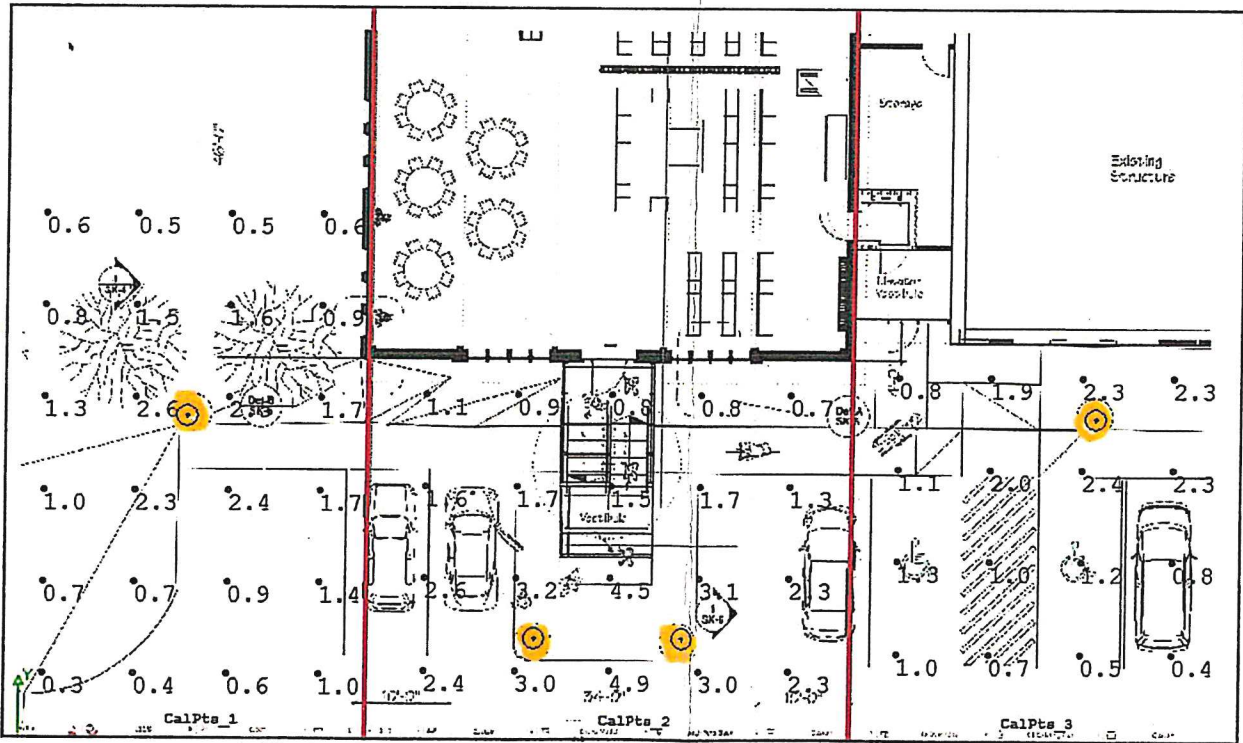


Mounting Height = 12ft

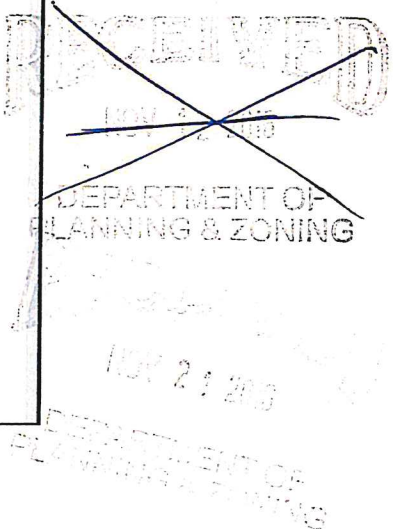
Characteristics	Type VS
IES Classification	Short
Longitudinal Classification	Short
Lumens Per Lamp	N.A. (absolute)
Total Lamp Lumens	N.A. (absolute)
Luminaire Lumens	4077
Downward Total Efficiency	N.A.
Total Luminaire Efficiency	N.A.
Luminaire Efficacy Rating (LER)	72
Total Luminaire Watts	56.3
Ballast Factor	1.00
Upward Waste Light Ratio	0.02
Max. Cd.	1632.96 (47.5H, 67V)
Max. Cd. (<90 Vert.)	1632.96 (47.5H, 67V)
Max. Cd. (At 90 Deg. Vert.)	14.56 (0.4% Lum)
Max. Cd. (80 to <90 Deg. Vert.)	79.52 (2.0% Lum)
Cutoff Classification (deprecated)	N.A. (absolute)

Lum. Classification System (LCS)

LCS Zone	Lumens	%Lamp	%Lum
FL (0-30)	214.2	N.A.	5.3
FM (30-60)	999.9	N.A.	24.5
FH (60-80)	768.1	N.A.	18.8
FVH (80-90)	18.4	N.A.	0.5
BL (0-30)	214.2	N.A.	5.3
BM (30-60)	999.9	N.A.	24.5
BH (60-80)	768.1	N.A.	18.8
BVH (80-90)	18.4	N.A.	0.5
UL (90-100)	12.8	N.A.	0.3
UH (100-180)	62.6	N.A.	1.5
Total	4076.6	N.A.	100.0
BUG Rating	B2-U3-G1		



Statistics
Project 1
Calc Pts
CalcPts_1
Illuminance (Fc)
Average=1.19 Maximum=2.6 Minimum=0.3
Avg/Min=3.97 Max/Min=8.67
CalcPts_2
Illuminance (Fc)
Average=2.17 Maximum=4.9 Minimum=0.7
Avg/Min=3.10 Max/Min=7.00
CalcPts_3
Illuminance (Fc)
Average=1.38 Maximum=2.4 Minimum=0.4
Avg/Min=3.45 Max/Min=6.00



Chabad
Expansion
Project

Lubavitch
of
Vermont

57 South William Street
Burlington, Vermont
05401

PROJECT NO:

1610

DRAWN BY: EW

SCALE: 1:0.44

DATE: Monday, November 21, 2016

SHEET TITLE

SK-9

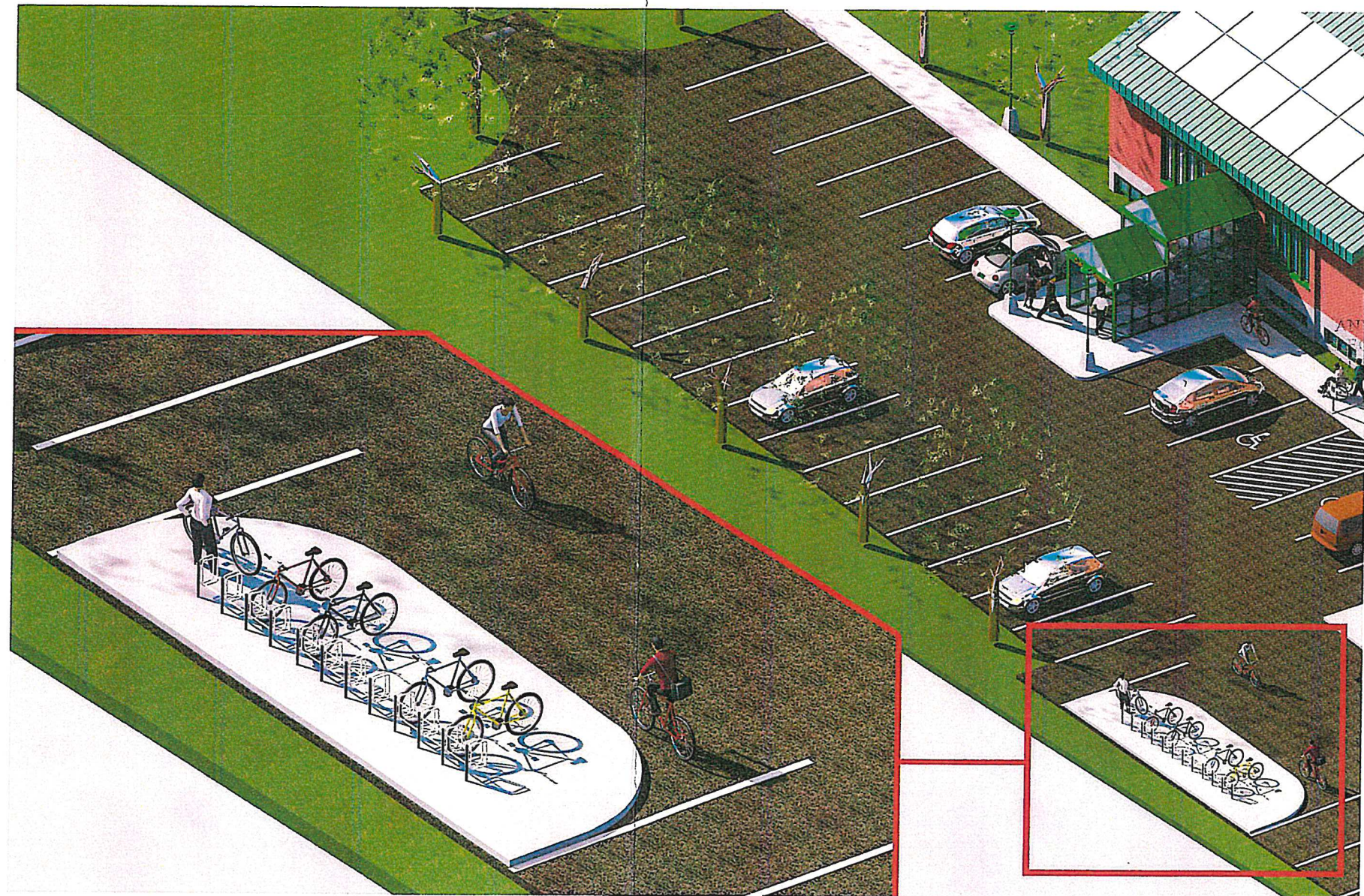
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Wolfstein
ARCHITECTURE
100 Church Street
Burlington, Vermont 05401
802-864-8334
wastudio.com



NOTE

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FINAL APPROVAL

DATE 12/1/16

PLANNING & ZONING DEPARTMENT
BURLINGTON, VERMONT

ZP 17-0455C

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DEPARTMENT OF
PLANNING & ZONING

**Chabad
Expansion
Project**

**Lubavitch
of
Vermont**

57 South William Street
Burlington, Vermont
05401

PROJECT NO: **1610**

DRAWN BY: EIW

SCALE: 1:0.64

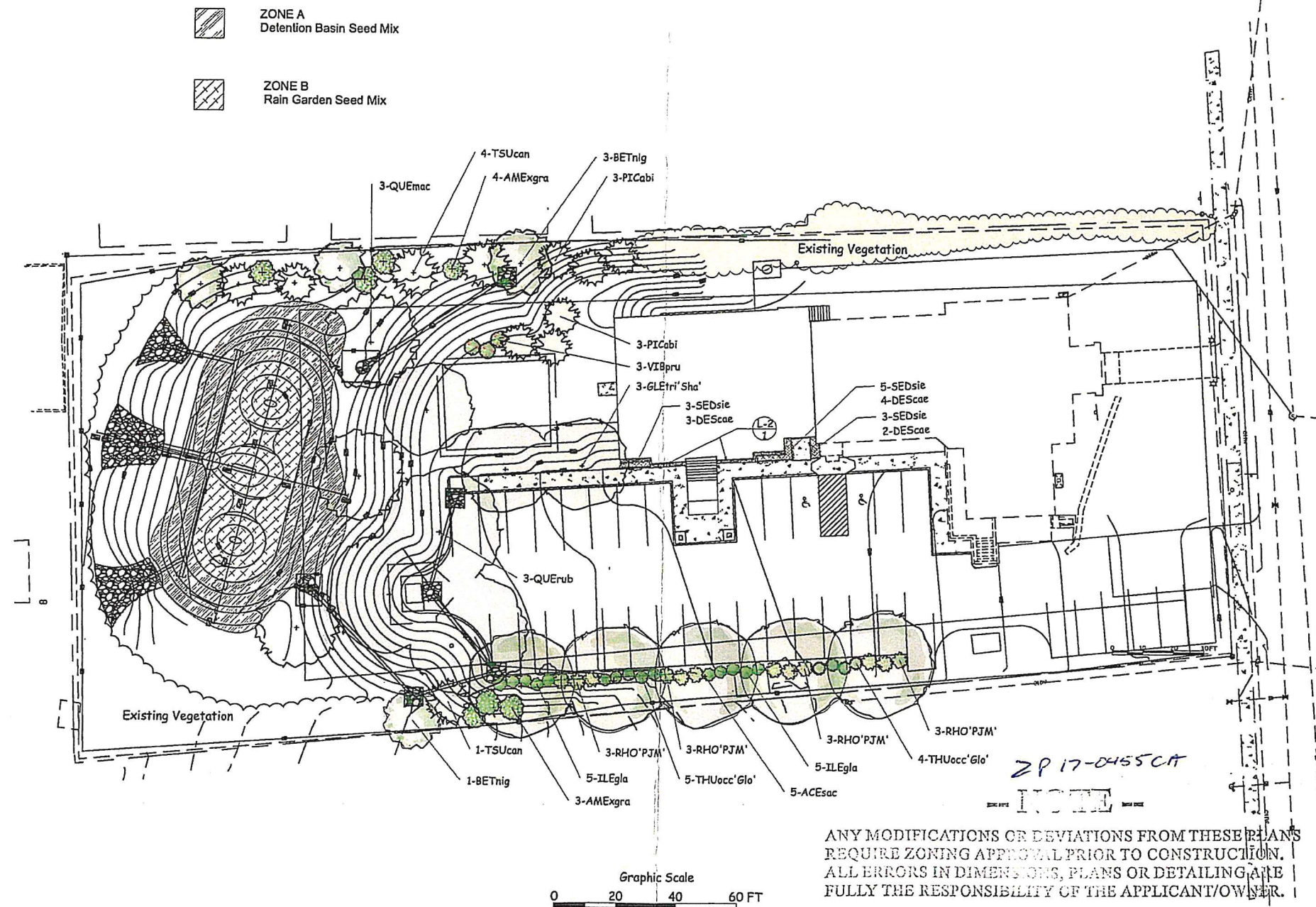
DATE: Monday, November 21, 2016

SHEET TITLE

SK-10

DEC 05 2016

DEPARTMENT OF
PLANNING & ZONING



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FINAL APPROVAL

SIGNED [Signature] DATE 12/15/16
PLANNING & ZONING DEPARTMENT
BURLINGTON, VERMONT *Rm*

Landscape Concepts and Objectives:

This sustainable landscape plan will be achieved by using native plant species appropriately spaced to allow for healthy growth to maturity. The landscape plan will also provide the following functions and benefits:

- A contiguous green space is designed to stretch across the west side of the property wrapping north and south to connect to neighboring green spaces.
- We are recommending replacing the monoculture of black locusts that will be removed during construction, for plant species that support a higher number of Lepidoptera species that will help diversify the habitat making for a richer ecosystem.
- The landscape plan will give an overall park like feel to the property.
- Shrub plantings will be provided on the south side of the new parking to provide a screen for headlights.
- We recommended the planting of eight native shade trees adjacent to the new parking lot.
- Screen plantings along the north and south property lines are designed to replace existing plants that would be removed or potentially damaged during construction.
- Installation of an evergreen screen on the north side of the playground space is designed as a wind break and visual barrier.
- The shade trees surrounding the proposed playground will provide summer shade.
- Additional shade trees are recommended between the parking lot and the proposed detention pond to help with erosion control and obstructing views from the new addition.
- Native wildflower planting are designed to help beautify the detention pond, provide erosion control and provide nectar

Planting Schedule						
Count	ID	Common Name	Scientific Name	Unit	Mature Height	Mature Spread
			Trees			
5	ACEsac	Sugar Maple	Acer saccharum	2.5-3"	35 - 50 ft.	20 - 35 ft.
7	AMExgra	Apple Serviceberry	Amelanchier x grandiflora	5'-6'	10 - 15 ft.	7 - 12 ft.
4	BETnlg	River Birch Multi	Betula nigra	10-12'	35 - 50 ft.	20 - 35 ft.
3	GLEtr'Sha'	Shademaster Honeylocust	Gleditsia triacanthos inermis 'Shademaster'	2.5-3"	50 - 80 ft.	> 35 ft.
6	PICabi	Norway Spruce	Picea abies	6-7'	35 - 50 ft.	20 - 35 ft.
3	QUEmac	Burr Oak	Quercus macrocarpa	2.5-3"	80 - 100 ft.	> 35 ft.
3	QUERub	Northern Red Oak	Quercus rubra	2.5-3"	50 - 80 ft.	> 35 ft.
5	TSUcan	Canadian Hemlock	Tsuga canadensis	8'-10'	35 - 50 ft.	20 - 35 ft.
			Shrubs			
10	ILEgla	Shamrock Holly	Ilex glabra 'Shamrock'	3 gal	3 - 5 ft.	4 - 7 ft.
12	RHO'PJM'	PJM Rhododendron	Rhododendron 'PJM'	5 gal	3 - 5 ft.	4 - 7 ft.
9	THUocc'Glo'	Globe Arborvitae	Thuja occidentalis 'Globosa'	3 gal	3 - 5 ft.	4 - 7 ft.
3	VIBpru	Black Haw Stagbrush	Viburnum prunifolium	7 gal	10 - 15 ft.	7 - 12 ft.
			Herbaceous			
9	DEScae	Golden Tuffed Hair Grass	Deschampsia caespitosa 'Goldlaw'	#1	12 - 18 in.	12 - 24 in.

Design	DES
Drawn	DES
Checked	DES

Scale:	1"=20'
Date:	10/03/2016

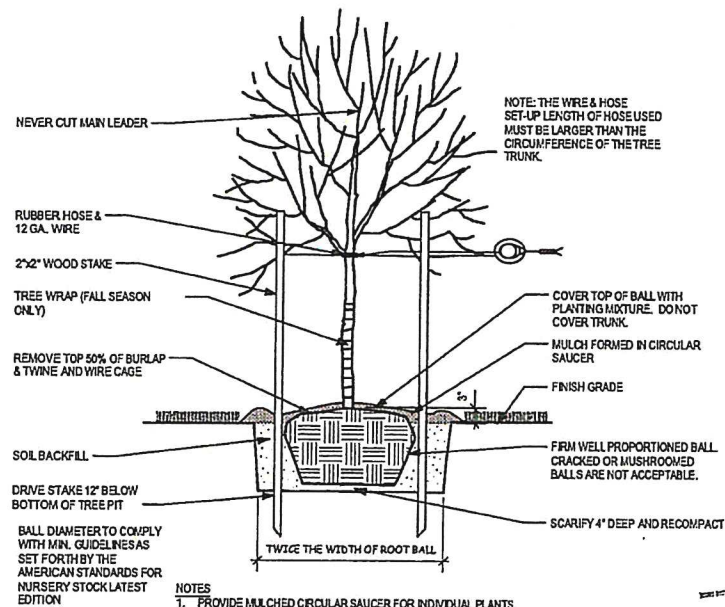
Revision Description and Date:
11/7/2016
12/2/2016

Landscape Plan
Chabad of Vermont
57 South Williams Street
Burlington, VT 05401

Client / Project

Ginkgo Design
Smart Landscape Solutions
PO Box 8262
Essex, VT 05451
(802) 857-5104
www.GinkgoDesignVT.com





- NOTES
1. PROVIDE MULCHED CIRCULAR SAUCER FOR INDIVIDUAL PLANTS.
 2. PROVIDE FIRM WELL PROPORTIONED ROOTBALLS. CRACKED OR MUSHROOMED ROOTBALLS ARE NOT ACCEPTABLE.
 3. THE 1ST ORDER LATERAL ROOTS ARE TO BE PARTIALLY EXPOSED PRIOR TO DIGGING. DIG PLANTS SO THAT BURLAP RESTS ON NO MORE THAN 1" OF SOIL ABOVE THE 1ST ORDER LATERAL ROOTS.

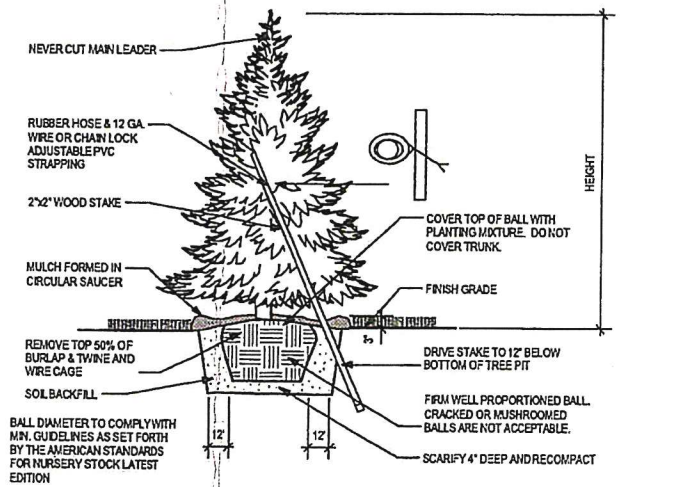
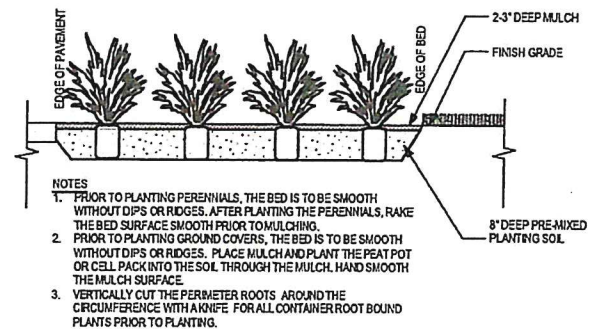
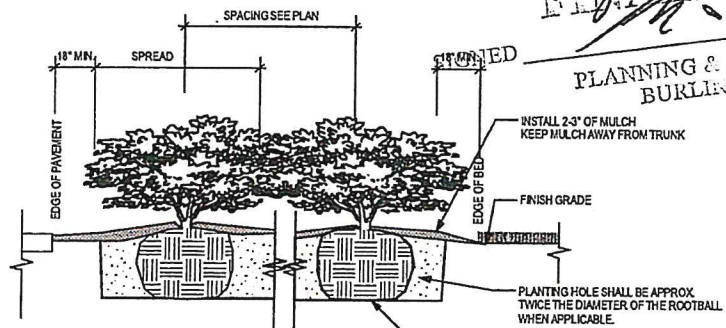
NOTE

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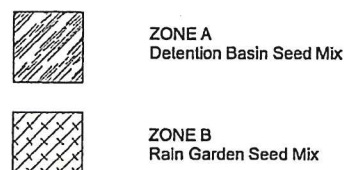
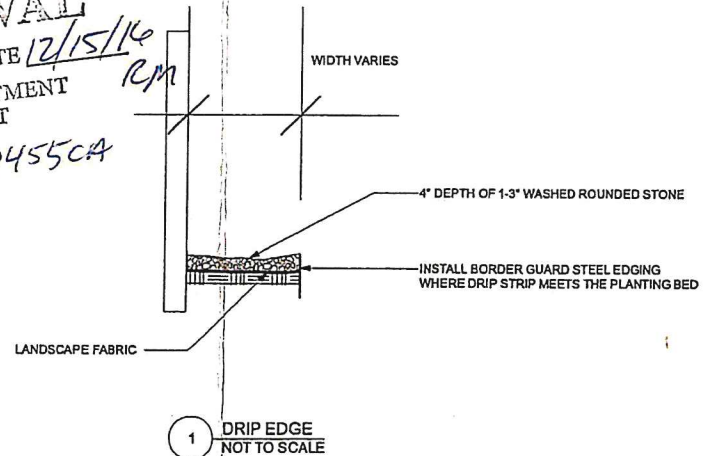
PLANNING & ZONING DEPARTMENT
BURLINGTON, VERMONT

DATE 12/15/16

RP 17-0455CA



- NOTES
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NOTES:

Seed Mixtures: Include the following wildflowers and grasses.

ZONE A - Detention Basin Seed Mix

WILDFLOWERS: Nodding Pink Onion / Red Milkweed / New England Aster / White False Indigo / Wild Senna / Joe Pye Weed / Boneset / Dogtooth Daisy / Ox Eye Sunflower / Wild Iris / Blue Flag Iris / Prairie Blazingstar / Dense Blazingstar / Cardinal Flower / Great Blue Lobelia / Monkeyflower / Bergamot / Wild Quinine / Smooth Penstemon / Yellow Coneflower / Black Eyed Susan / Green Headed Coneflower / Sweet Black Eyed Susan / Brown Eyed Susan / Common Arrowhead / Ohio Goldenrod / Stiff Goldenrod / Tall Meadowrue / Blue Vervain / Ironweed / Culver's Root / Golden Alexanders

GRASSES & SEDGES: Blue-joint Grass / Bebb's Sedge / Bottlebrush Sedge / Porcupine Sedge / Awn Fruited Sedge / Fox Sedge / Canada Wild Rye / Virginia Wild Rye / Common Rush / Dark Green Bulrush / Woolgrass

ZONE B - Rain Garden Seed Mix

WILDFLOWERS: Nodding Pink Onion / Red Milkweed / New England Aster / White False Indigo / Pale Indian Plantain / Wild Senna / Canada Tick Trefoll / Joe Pye Weed / Boneset / Dogtooth Daisy / Ox Eye Sunflower / Wild Iris / Blue Flag Iris / Prairie Blazingstar / Dense Blazingstar / Great Blue Lobelia / Bergamot / Yellow Coneflower / Black Eyed Susan / Sweet Black Eyed Susan / Brown Eyed Susan / Rosinweed / Cupplant / Prairie Dock / Ohio Goldenrod / Stiff Goldenrod / Tall Meadowrue / Blue Vervain / Ironweed / Culver's Root / Golden Alexanders

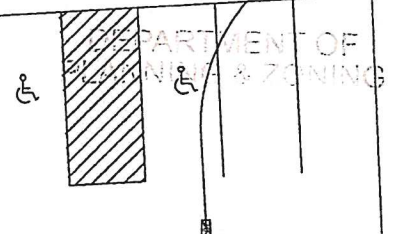
GRASSES: Big Bluestem / Bebb's Sedge / Bottlebrush Sedge / Porcupine Sedge / Awn Fruited Sedge / Fox Sedge / Canada Wild Rye / Virginia Wild Rye / Switchgrass / Dark Green Bulrush / Indiangrass / Prairie Cordgrass / Annual Rye

Install both zones at no less than 1/4 pound per 1,000 square feet.

Seed Mixes available at Prairie Nursery
(www.prairienursery.com)
See "Seed Mix Establishment Guide" for further planting recommendations.

Seed all other areas with Conservation Seed Mixture (typical)

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NOV 09 2016



DES	DES	DES
Design	Drawn	Checked
Scale:	NS	10/05/2016
Date:		

Revision	Description and Date
11/7/2016	

Landscape Details	Client / Project
Chabad of Vermont	
57 South Williams Street	
Burlington, VT 05401	

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Smart Landscape Solutions
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Essex, VT 05451
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www.GinkgoDesignVT.com





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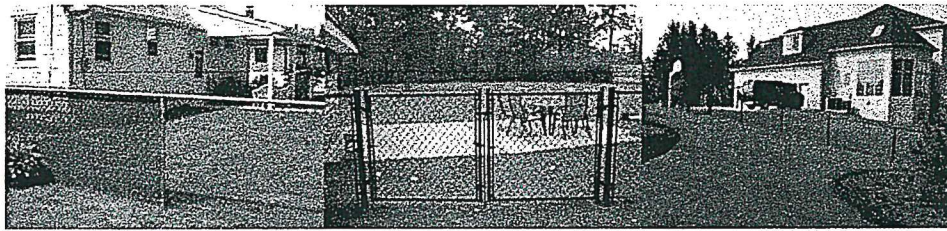
Residential Chain Link Fencing For Buffalo, NY & Western New York

*Chain Link Fence Is Strong & Durable, Secure, Easily Installed and Cost-Effective.
Chain Link Fencing Is Available In A Range Of Colors & Can Even Be Fitted With Privacy Slats
City Fence Can Install Your Chain Link Fence Anywhere In Western New York*

Residential Chain Link Fencing

Chain Link Fencing is incredibly strong, durable, secure and cost-effective, making it one of the most popular choices for many residential fencing applications.

Chain Link Fencing is also available in a range of Colors, and Sizes. Your chain link fence can even be fitted with Privacy Slats.



Green Chain Link Fence w. Slats

Black Chain Link Fence & Gate

Black Chain Link Fence

Chain Link Fence Color & Size Options

City Fence inventory includes a complete line of chain link fencing material available in various heights, mesh sizes, wire gauges, and colors:

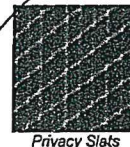
- Standard (Silver-Gray) Galvanized Finish Chain Link Fencing
- Black Vinyl-Coated Galvanized Chain Link Fencing
- Green Vinyl-Coated Galvanized Chain Link Fencing
- White Vinyl-Coated Galvanized Chain Link Fencing

Chain Link Fence Privacy Slats

Convert your existing chain link fence to a Partial Privacy fence with Privacy Slats.

You can easily install our DIY Privacy Slats yourself.

Chain Link Fence Privacy Slats are available in a range of sizes and colors.

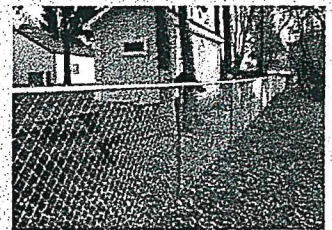


Privacy Slats

*City Fence Is Your Premier Chain Link Fence Outlet For Buffalo, NY & WNY
We Also Offer Optional Chain Link Fencing Installation Throughout The Western New York Area
For Expert Help or Advice On Your Chain Link Fencing Call 716.206.0511, E-mail, or Contact Us*

City Fence Of WNY
Residential Chain Link Fencing
& Professional Fencing Installation

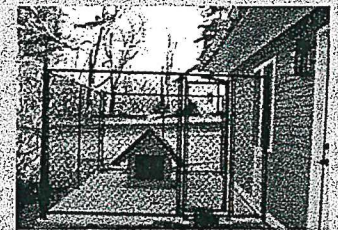
Chain Link Fencing Center



Galvanized Chain Link Fence

Residential Fencing Center

Vinyl Fencing
Wood Fencing
Aluminum Fencing
Chain Link Fencing
Pool Fencing
Dog Kennel Enclosures
Faux Rock Fencing



City Fence Chain Link Dog Kennel Enclosures >>>



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Web Marketing Strategy & Solution by 1stFlash Web Marketing Consultants, New York

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FINAL APPROVAL

SIGNED

DATE 1/11/17 pm

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BURLINGTON, VERMONT

2017-0455 CA

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Chain Link Fencing

Learn more about chain link fencing in Vermont.

For residences, chain link fence is one of the most affordable fencing types for enclosing your yard, surrounding pools and play areas, and containing your pets and children. Commercially, chain link is used as a strong and affordable fence surrounding play fields, playgrounds, town pools, and temporary job sites. Chain link fencing is available in several gauges, colors, and heights to ensure your fencing needs are met. Chain link fencing is often used commercially for a temporary security fence or boundary fence.

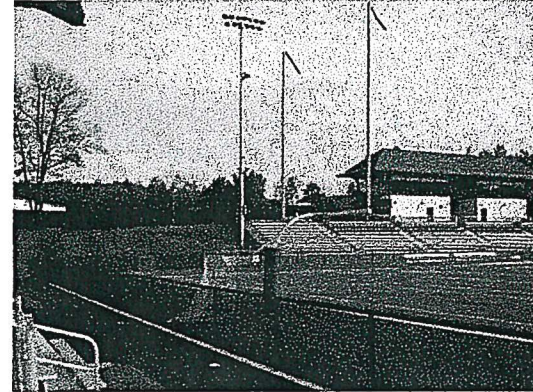
Best Uses: Containment Fencing, Safety & Security Fencing, Commercial Fencing, Residential Fencing, Temporary Fencing, Baseball Field Fencing

Budget: \$11-\$25 per foot

Material: Metal

Available Heights: 3', 4', 5', 6', 7', 8', 10', 12' plus

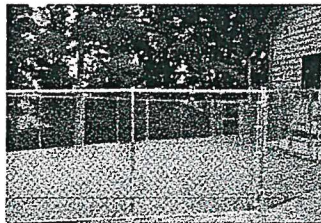
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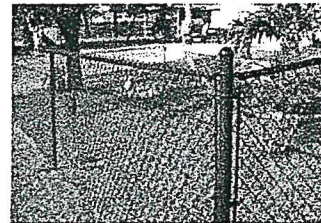
Product Examples



#F7001 Pool Enclosure Fencing



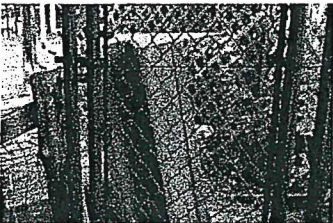
#F7002 Galvanized Enclosure Fencing



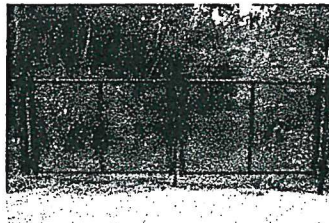
#F7003 Residential Yard Surround Fencing



#F7004 Commercial Galvanized and Gate



#F7005 Green Chain Link Fence



#F7009 Double Gate

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SIGNED

DATE 1/11/17

PLANNING & ZONING DEPARTMENT
BURLINGTON, VERMONT

2A 17-0455C

Visual Wallwash Tool

AcuityBrands.

Settings

Units Feet - Footcandle:

Point Spacing X

Point Spacing Z

Surface

Width [X]*

Height [Z]*

Base [Z]

Criteria

Setback*

Average

Minimum

Ave / Min

Max / Min

Constraints

Quantity

On Center Spacing

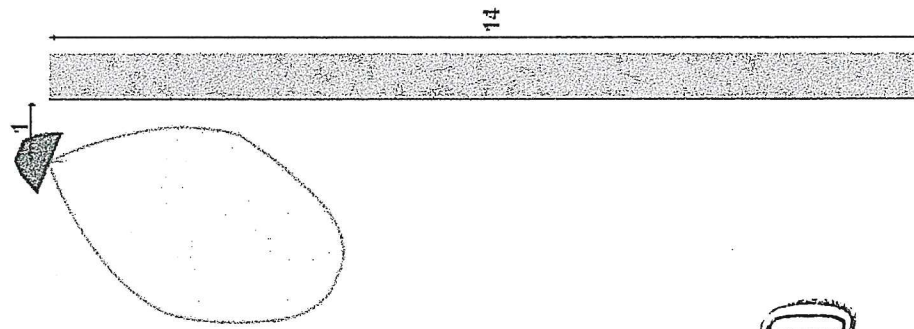
Target Area

Width [X]

Height [Z]

Center Offset X

Center Offset Z



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JAN 11 2017
DEPARTMENT OF
PLANNING & ZONING

Luminaire normal faces away from vertical surface

Spacing Results [A]

Spacing 3.5 ft

Quantity 3

Tilt 22°

Calculation Results [A]

Minimum 0.0 fc

Average 1.4 fc

Maximum 4.3 fc

Ave / Min 68.5

Max / Min 217

Point Spacing 1 x 1.4 ft

Fixture to Surface Eff. 11.6%

Lamp to Surface Eff. 11.6%

Iterations 1

Points Calculated 2,701

Display

Points ☒

0.2

0.5 fc

1 fc

2 fc

5 fc

[A]

0.5 fc

1 fc

2 fc

5 fc

Two sets of 3 - 1 on either
side of main entrance
under eave

ANY MODIFICATIONS 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.

Lithonia Lighting

[A] - LDN6SQ 27/05 LS6AR LD

Tilt

22

Light Loss Factor

1

Lumens Per Lamp

SIGNED

DATE 1/11/17

PLANNING & ZONING DEPARTMENT

BURLINGTON, VERMONT

531

A

State of Vermont

Visual Wallwash Tool

AcuityBrands.

Settings

Units Feet - Footcandle:

Point Spacing X

Point Spacing Z

Surface

Width [X]*

Height [Z]*

Base [Z]

Criteria

etback*

verage

Minimum

ve / Min

Max / Min

Constraints

Quantity

On Center Spacing

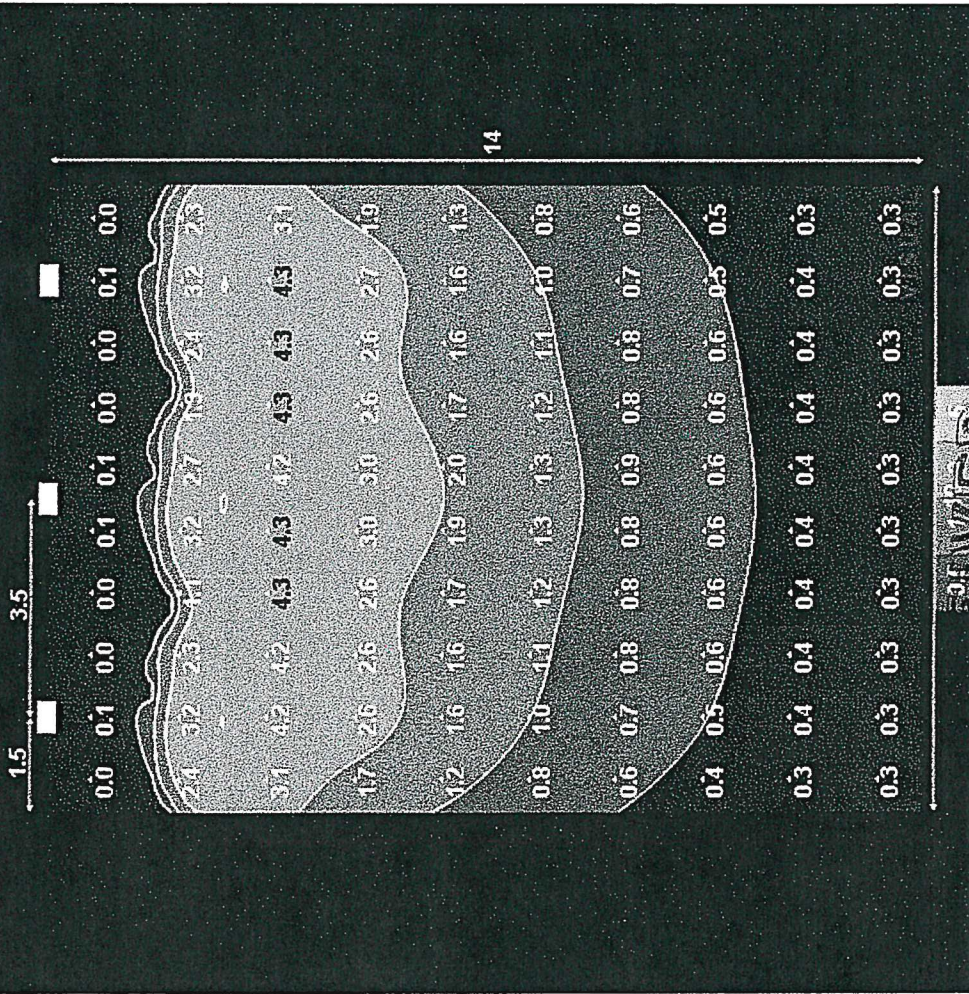
Target Area

Width [X]

Height [Z]

Center Offset X

Center Offset Z



14
Vertical surface

Spacing Results [A]

Spacing 3.5 ft

Quantity 3

Tilt 22°

Calculation Results [A]

Minimum 0.0 fc

Average 1.4 fc

Maximum 4.3 fc

Ave / Min 68.5

Max / Min 217

Point Spacing 1 x 1.4 ft

Fixture to Surface Eff. 11.6%

Lamp to Surface Eff. 11.6%

Iterations 1

Points Calculated 2,701

Display

Points ☒

0.2

[A]

☒ 0.5 fc

☒ 1 fc

☒ 2 fc

☒ 5 fc

two sets of 3, 1 on either side of main entrance under eave

100%

ANY MODIFICATIONS 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.

DEPARTMENT OF PLANNING & ZONING

[A] - LDN6SQ 27/05 LS6AR LD

Tilt

22

Light Loss Factor

1

Lumens Per Lamp

SIGNED 53

DATE 1/11/17

FINAL APPROVAL

Shabod of Vermont

Visual Wallwash Tool

AcuityBrands.

Settings

Units Feet - Footcandle:

Point Spacing X

Point Spacing Z

Surface

Width [X]*

Height [Z]*

Base [Z]

Criteria

Setback*

Average

Minimum

Ave / Min

Max / Min

Constraints

Quantity

On Center Spacing

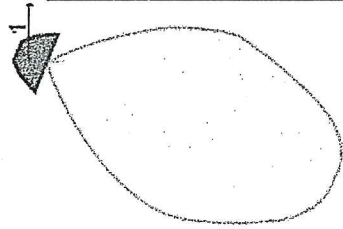
Target Area

Width [X]

Height [Z]

Center Offset X

Center Offset Z



14

Luminaires normal faces away from vertical surface

RECEIVED
JAN 11 2017

Spacing Results [A]

Spacing 3.5 ft

Quantity 2

Tilt 22°

Calculation Results [A]

Minimum 0.0 fc

Average 1.0 fc

Maximum 4.4 fc

Ave / Min N/A

Max / Min N/A

Point Spacing 1 x 1.4 ft

Fixture to Surface Eff. 12.7%

Lamp to Surface Eff. 12.7%

Iterations 1

Points Calculated 2,701

Display

Points ☒

0.2

0.5 fc

1 fc

2 fc

5 fc

[A]

0.5 fc

1 fc

2 fc

5 fc

in cave over elevator
access door

IN THE

ANY MODIFICATIONS OR DEVIATIONS FROM THESE PLANS
REQUIRE ZONING APPROVAL PRIOR TO CONSTRUCTION.
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DEPARTMENT OF
PLANNING & ZONING
Lithonia Lighting

[A] - LDN6SQ 27/05 LS6AR LD

Tilt

Light Loss Factor

1

Lumens Per Lamp

SIGNED

DATE

1/11/17 em

FINAL APPROVAL

Visual Wallwash Tool

AcuityBrands.

Settings

Units | Feet - Footcandle:

Point Spacing X ft
Point Spacing Z ft

Surface

Width [X]* ft
Height [Z]* ft
Base [Z] ft

Criteria

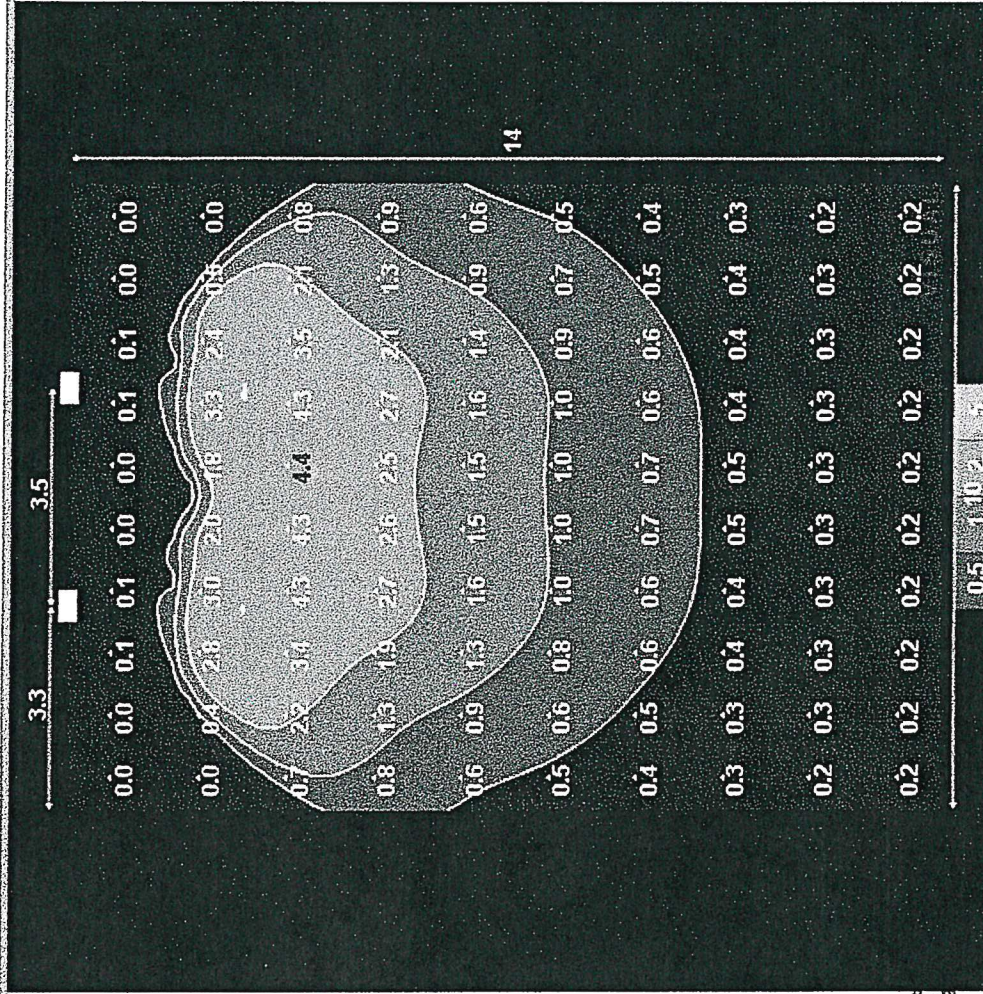
Setback* ft
Average fc
Minimum fc
Ave / Min
Max / Min

Constraints

Quantity
On Center Spacing ft

Target Area

Width [X] ft
Height [Z] ft
Center Offset X ft
Center Offset Z ft



Luminaire normal faces away from vertical surface

JAN 11 2017

Mad of Vermont

DEPARTMENT OF
PLANNING & ZONING

Lithonia Lighting

[A] - LDN6SQ 27/05 LS6AR LD

Tilt

Light Loss Factor

Lumens Per Lamp

Spacing Results [A]
Spacing 3.5 ft
Quantity 2
Tilt 22°

Calculation Results [A]

Minimum 0.0 fc
Average 1.0 fc
Maximum 4.4 fc
Ave / Min N/A
Max / Min N/A
Point Spacing 1 x 1.4 ft
Fixture to Surface Eff. 12.7%
Lamp to Surface Eff. 12.7%
Iterations 1
Points Calculated 2,701

Display

Points ☒

[A]
☒ 0.2 ☒ 0.5 fc ☒ 1 fc ☒ 2 fc ☒ 5 fc

in ave above elevation
access door

100%

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

FINAL APPROVAL

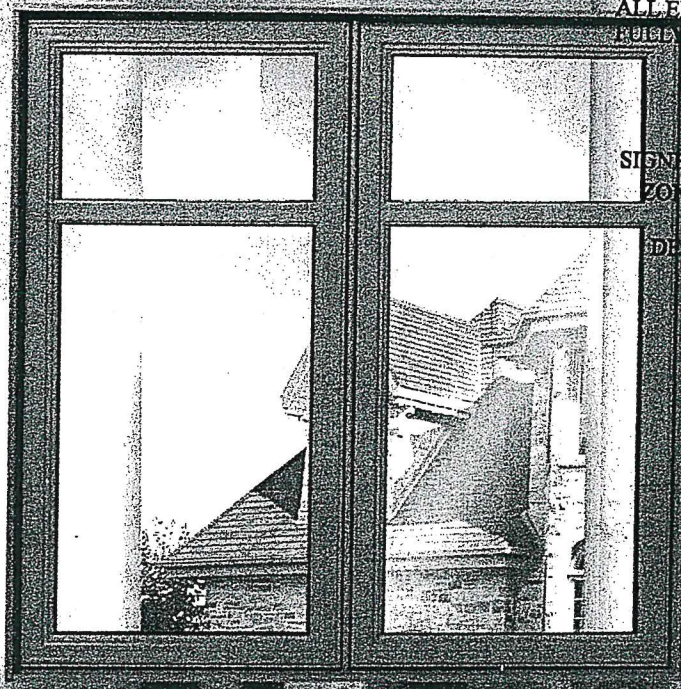
SIGNED DATE 1/11/17
PLANNING & ZONING DEPARTMENT



COMBO ALUMINIUM

The best of both worlds!

Casement or Awning



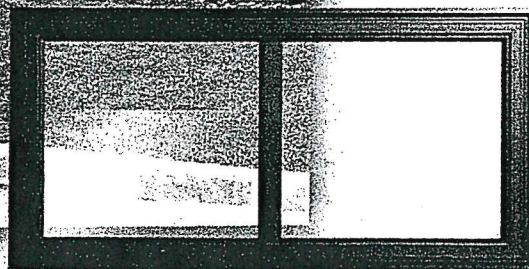
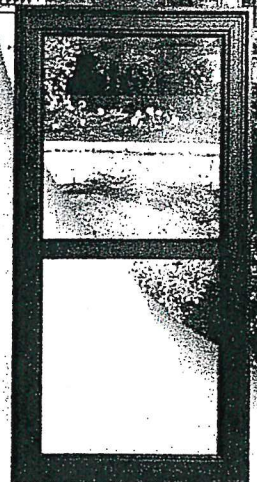
- NOTE -

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ALL ERRORS IN DIMENSIONS, PLANS, OR DETAILING ARE
THE RESPONSIBILITY OF THE APPLICANT/OWNER.

FINAL APPROVAL

SIGNED William A. Wolf DATE 9/10/19
ZONING PERMIT # 20-0136CA
REVIEWED BY: PM
DEPARTMENT OF PERMITTING & INSPECTION
BURLINGTON VERMONT

Single or
Double Hung



Single or Double Slider



CASEMENT – AWNING

Characteristics

- 1 Window combining the thermal performance of the PVC on the inside with the structural strength, the aesthetics of lines and colours and the durability of enamelled extruded aluminium on the outside.
- 2 Multiple chamber profiles for optimum thermal insulation.
- 3 Triple weatherstrips located on the sash for maximum air and water tightness.
- 4 4 1/2" wide frame that puts the glass in the warm part of the wall. Furthermore, its 90° geometry allows for better water evacuation on top of being easy to clean.
- 5 3/4" wood and 1/2" drywall returns built in the frame.
- 6 Removable interior screen with an enamelled aluminium frame.
- 7 Water evacuation without any apparent hole or cap.
- 8 Member of a complete family of products (casements, awnings, horizontal sliders, vertical sliders, picture frames and entrance doors) that have similar exterior looks.
- 9 Profiles extruded with a PVC compound powder that gives a glossy finish and reduces dirt adherence.

Options

- A Brick mould.
- B Different types of glass.
- C Removable or glass interior extension.
- D 3/4" wood interior extension or full PVC plank with nail fin.
- E Structural sash mullion.
- F Interior finishing wood:
 - Pine
 - Oak
 - Mahogany

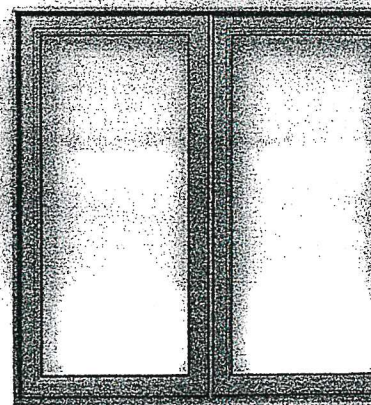
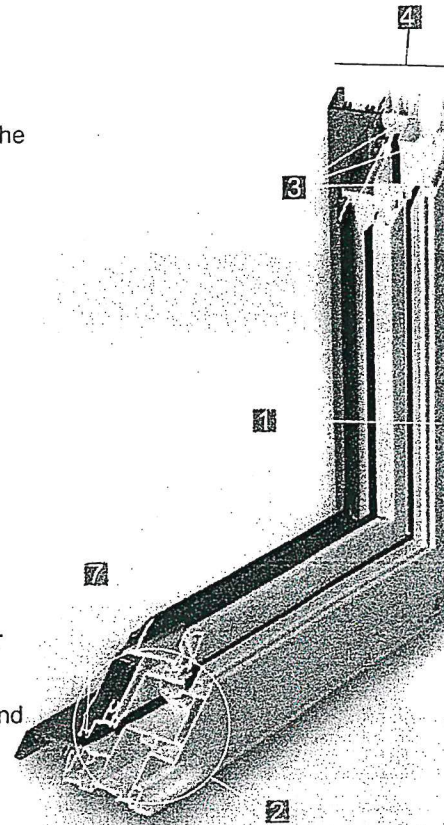
Available Colours:

White, Anodized, Canyon-Clay # 510, Sablon # 547, Commercial Brown # 562, Khaki # 559, Black # 525

*Custom colours available through special order

Performances

PRODUCT	STANDARD	AIR INFILTRATION	WATER INFILTRATION	WIND LOAD	FORCED ENTRY
CASEMENT AWNING	A440-M98	A3/F	B7	C4/C5	F10



Casement

- NOTE -
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 FULLY THE RESPONSIBILITY OF THE APPLICANT/OWNER.
FINAL APPROVAL
 SIGNED William 2nd DATE 9/10/19
 ZONING PERMIT # 20-0136CH
 REVIEWED BY: RW
 DEPARTMENT OF PERMITTING & INSPECTIONS
 BURLINGTON VERMONT

190, 350 and 500 Standard Entrances

Single Source Packages
Generate Versatile
First Impressions

- NOTE -

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FINAL APPROVAL

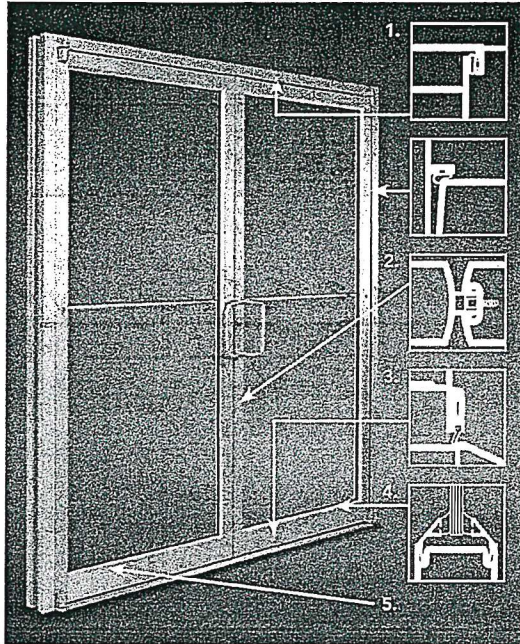
SIGNED *William A. [Signature]* DATE 7/10/19
ZONING PERMIT # 10-013621
REVIEWED BY *[Signature]*
DEPARTMENT OF PERMITTING & INSPECTIONS
BURLINGTON VERMONT

Garland Special Events Center, Garland, TX
Architect: HKS, Inc., Dallas, TX
Glazing Contractor: B & B Glass, Inc., Dallas, TX

Tough yet attractive, the clean lines of Kawneer's Standard Entrances are designed as a single-source package of door, door frame and hardware that is easily adaptable to custom requirements. Designed to complement new or remodel construction, modern or traditional architecture, they are engineered, constructed and tested to make good first impressions while withstanding the rigors of constant use by occupants and visitors.

Performance

To resist both lever arm and torsion forces that constantly act on any door, all three entrances feature welded corner construction with Sigma deep penetration and fillet welds plus mechanical fastenings at each corner – a total of 16 welds per door. Each door corner comes with a Limited Lifetime Warranty, good for the life of the door under normal use operation. It is transferable from building owner to owner and is in addition to the standard two-year warranty covering material and workmanship of each Kawneer Door.



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.

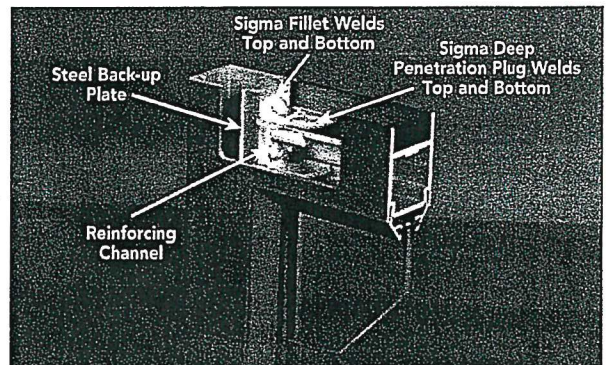
Painted finishes, including fluoropolymer, that meet AAMA 2605 are offered in many standard choices and an unlimited number of specially designed colors.

- NOTE -

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FINAL APPROVAL

SIGNED William A. [Signature] DATE 9/10/19
 ZONING PERMIT # 20-0136 CH
 REVIEWED BY: [Signature]
 DEPARTMENT OF PERMITTING & INSPECTIONS
 Burlington, Vermont
 Kawneer Company, Inc.
 Technology Park / Atlanta
 555 Guthridge Court
 Norcross, GA 30092



KAWNEER
 AN ARCONIC COMPANY



SINGLE SLIDER – SINGLE HUNG

Characteristics

- 1 Window combining the thermal performance of the PVC on the inside with the structural strength, the aesthetics of lines and colours and the durability of enamelled extruded aluminium on the outside.
- 2 Multiple chamber profiles for optimum thermal insulation.
- 3 Triple weatherstrips located on the sash for maximum air and water tightness.
- 4 4 1/2" wide frame that puts the glass in the warm part of the wall.
- 5 3/4" wood and 1/2" drywall returns built in the frame.
- 6 Half-size screen, with an enamelled aluminium frame, removable from the inside.
- 7 Water evacuation without any apparent hole or cap.
- 8 Central interlocking system that increases air tightness as well as security against forced entry.
- 9 Sash tilts inside to facilitate cleaning.
- 10 Member of a complete family of products (casements, awnings, horizontal sliders, vertical sliders, picture frames and entrance doors) that have similar exterior looks.

- NOTE -
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 REQUIRE ZONING APPROVAL PRIOR TO CONSTRUCTION.
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 FULLY THE RESPONSIBILITY OF THE APPLICANT/OWNER.
FINAL APPROVAL

Options

- SIGNED** William A. Chas. **DATE** 9/10/19
ZONING PERMIT # 20-01361A
REVIEWED BY: Rm
DEPARTMENT OF PERMITTING & INSPECTIONS
BURLINGTON VERMONT
- A Brick mould.
 - B Different types of glass.
 - C Glass integrated grill.
 - D 3/4" wood interior extension clad with PVC (made to measure) or full PVC plank with matching casing.

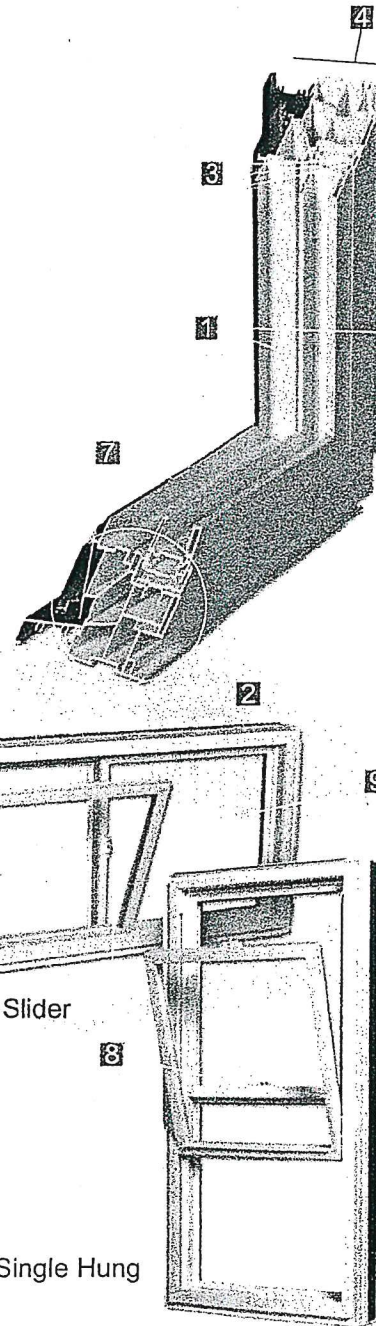
Available Colours:

White, Anodized, Canyon-Clay # 510, Sablon # 547, Commercial Brown # 562, Khaki # 559, Black # 525

*Custom colours available through special order

Performances

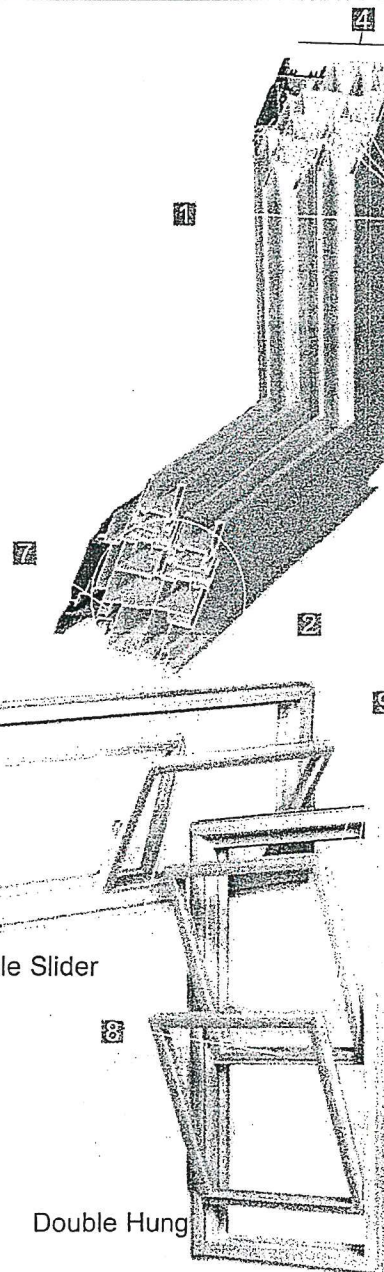
PRODUCT	STANDARD	AIR INFILTRATION	WATER INFILTRATION	WIND LOAD	FORCED ENTRY
SINGLE SLIDER	A440-00	A2/F	B3	C3	F10
SINGLE HUNG	A440-00	A3/F	B2/B3	C2/C4	F10



DOUBLE SLIDER – DOUBLE HUNG

Characteristics

- 1 Window combining the thermal performance of the PVC on the inside with the structural strength, the aesthetics of lines and colours and the durability of enamelled extruded aluminium on the outside.
- 2 Multiple chamber profiles for optimum thermal insulation.
- 3 Triple weatherstrips located on the sash for maximum air and water tightness.
- 4 4 1/2" wide frame that puts the glass in the warm part of the wall.
- 5 3/4" wood and 1/2" drywall returns built in the frame.
- 6 Full or half-size screen, with an enamelled aluminium frame.
- 7 Water evacuation without any apparent hole or cap.
- 8 Central interlocking system that increases air tightness as well as security against forced entry.
- 9 Sashes tilt inside to facilitate cleaning.
- 10 Member of a complete family of products (casements, awnings, horizontal sliders, vertical sliders, picture frames and entrance doors) that have similar exterior looks.
- 11 Profiles extruded with a special adhesive that reduces dirt adherence.



- NOTE -

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FULLY THE RESPONSIBILITY OF THE APPLICANT/OWNER.

FINAL APPROVAL

SIGNED

ZONING PERMIT #

DATE

Double Slider

REVIEWED BY:

DEPARTMENT OF PERMITTING & INSPECTIONS
BURLINGTON VERMONT

Options

- A Brick mould.
- E Different types of glass.
- G Glass integrated grill.
- D 3/4" wood interior extension clad with PVC (made to measure) or full PVC plank with matching casing.

Available Colours:

White, Anodized, Canyon-Clay # 510, Sablon # 547, Commercial Brown # 562, Khaki # 559, Black # 525

Performances

PRODUCT	STANDARD	AIR INFILTRATION	WATER INFILTRATION	WIND LOAD	FORCED ENTRY
DOUBLE SLIDER	A440-00	A2	B2/B3	C3/C4	F20
DOUBLE HUNG	A440-00	A2	B3	C3	F20



Manufactured by

Distributed by

Customer
QUOTATION

BILL TO:

SHIP TO:

Phone: Fax:

Phone: Fax:

QUOTE NAME	PROJECT NAME	CUSTOMER PO#	ORDER DATE
Chabad renovations	Chabad Addition revised 12/16/19		2/26/2020
QUOTED BY	TERMS	SHIP VIA	QUOTE NUMBER
j.lamothe		Our Truck	81135

Customer Comments:

LineItem #	Quantity	Description	Customer Price	Extended Price
100-1	2		\$1,453.90	\$2,907.80

Comment/Room:

front wall

6000 Series Awning 95.625 x 23.75

Combination Operation / Hinging = Awning/Awning/Awning/Awning,
Model = 6110 Awning - 4 5/8" Frame

Exterior Colour = KP Hunter Green, Interior Finish = White

Hardware Colour = White, Mounting Bracket = Yes

Screen Option = Full Screen, Ship Separate = Yes

U-Factor = 1.48, U-Factor - US = 0.26, SHGC = 0.33, VT = 0.47, Class
= LC-PG60-AP, Size Tested 48" x 32", Positive and Negative Pressure =
+2880/-2880 Pa, Water = 730 Pa, Air Infiltration and Exfiltration = A3,
Energy Star USA Zone = N/NC, CPD = FAR-M-24-00055-00001, ER =
26, ES Air Leakage - Metric = 1.5, ES Air Leakage - Imp = 0.3

Glazing Type = Dual Glazed, Glass Packages = Sol-R Shield 272 Low-
E, Glass Strength = Tempered, Tempered Location = All, Glass Tint =
No Tint (Standard)

Exterior Trim Options = None

Interior Jamb Extension Material Type = None

Factory Muller Square Footage = 15.77148

Exterior View



- NOTE -

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FULLY THE RESPONSIBILITY OF THE APPLICANT/OWNER.

FINAL APPROVAL

SIGNED

William 2nd

DATE

3/17/2020

ZONING PERMIT #

17-0455CH

REVIEWED BY:

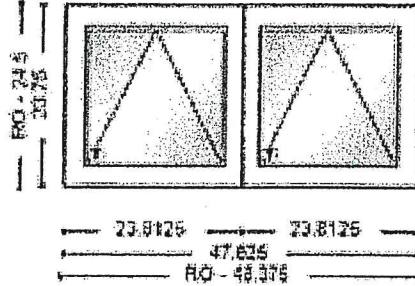
RA

DEPARTMENT OF PERMITTING & INSPECTIONS
BURLINGTON VERMONT

LineItem #	Quantity	Description	Customer Price	Extended Price
200-1	3		\$726.33	\$2,178.99

Comment/Room: 6000 Series Awning 47.625 x 23.75
None Assigned Combination Operation / Hinging = Awning/Awning, Model = 6110
 Awning - 4 5/8" Frame
 Exterior Colour = KP Hunter Green, Interior Finish = White
 Hardware Colour = White, Mounting Bracket = Yes
 Screen Option = Full Screen, Ship Separate = Yes
 U-Factor = 1.48, U-Factor - US = 0.26, SHGC = 0.33, VT = 0.47, Class = LC-PG60-AP, Size Tested 48" x 32", Positive and Negative Pressure = +2880/-2880 Pa, Water = 730 Pa, Air Infiltration and Exfiltration = A3, Energy Star USA Zone = N/NC, CPD = FAR-M-24-00055-00001, ER = 26, ES Air Leakage - Metric = 1.5, ES Air Leakage - Imp = 0.3
 Glazing Type = Dual Glazed, Glass Packages = Sol-R Shield 272 Low-E, Glass Strength = Tempered, Tempered Location = All, Glass Tint = No Tint (Standard)
 Exterior Trim Options = None
 Interior Jamb Extension Material Type = None
 Factory Muller Square Footage = 7.854818

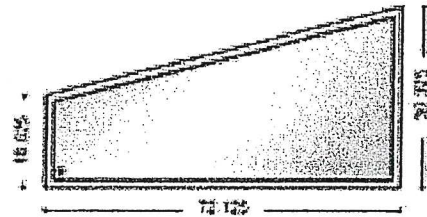
Exterior View



LineItem #	Quantity	Description	Customer Price	Extended Price
300-1	1		\$832.97	\$832.97

Comment/Room: 6000 Series Direct Set Trapezoid 72.125 x 36.375
 Frame Short Side = 18.625
 Model = 6020 Fixed - 4 5/8" Frame
 Exterior Colour = KP Hunter Green, Interior Finish = KP Hunter Green
 Mounting Bracket = Yes
 U-Factor = 1.48, U-Factor - US = 0.26, SHGC = 0.43, VT = 0.61, Class = R-PG45, Size Tested 51" x 96", Positive and Negative Pressure = +2160/-2160 Pa, Water = 720 Pa, Air Infiltration and Exfiltration = FIXED, Energy Star USA Zone = N, CPD = FAR-M-30-00189-00001, ER = 32, ES Air Leakage - Metric = 1.5, ES Air Leakage - Imp = 0.3
 Glazing Type = Dual Glazed, Glass Packages = Sol-R Shield 272 Low-E, Glass Strength = Tempered, Tempered Location = All, Glass Tint = No Tint (Standard)
 Exterior Trim Options = None
 Interior Jamb Extension Material Type = None
 Factory Muller Square Footage = 0

Exterior View



- NOTE -

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FINAL APPROVAL

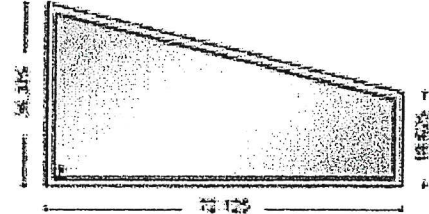
SIGNED William 2nd DATE 3/17/20
 ZONING PERMIT # 17-0455217
 REVIEWED BY: RM
 DEPARTMENT OF PERMITTING & INSPECTIONS
 BURLINGTON VERMONT

LineItem #	Quantity	Description	Customer Price	Extended Price
400-1	1		\$832.97	\$832.97

Comment/Room:

6000 Series Direct Set Trapezoid 72.125 x 36.375
 Frame Short Side = 18.625
 Model = 6020 Fixed - 4 5/8" Frame
 Exterior Colour = KP Hunter Green, Interior Finish = KP Hunter Green
 Mounting Bracket = Yes
 U-Factor = 1.48, U-Factor - US = 0.26, SHGC = 0.43, VT = 0.61, Class = R-PG45, Size Tested 51" x 96", Positive and Negative Pressure = +2160/-2160 Pa, Water = 720 Pa, Air Infiltration and Exfiltration = FIXED, Energy Star USA Zone = N, CPD = FAR-M-30-00189-00001, ER = 32, ES Air Leakage - Metric = 1.5, ES Air Leakage - Imp = 0.3
 Glazing Type = Dual Glazed, Glass Packages = Sol-R Shield 272 Low-E, Glass Strength = Tempered, Tempered Location = All, Glass Tint = No Tint (Standard)
 Exterior Trim Options = None
 Interior Jamb Extension Material Type = None
 Factory Mull Square Footage = 0

Exterior View

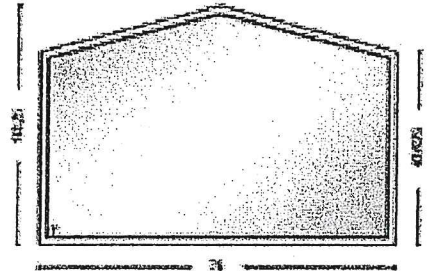


LineItem #	Quantity	Description	Customer Price	Extended Price
500-1	1		\$1,093.91	\$1,093.91

Comment/Room:
 The cut angles are
 ok as per Mario

6000 Series Direct Set Pentagon 76 x 50.25
 Frame Short Side = 40.625
 Model = 6020 Fixed - 4 5/8" Frame
 Exterior Colour = KP Hunter Green, Interior Finish = KP Hunter Green
 Mounting Bracket = Yes
 U-Factor = 1.48, U-Factor - US = 0.26, SHGC = 0.43, VT = 0.61, Class = R-PG45, Size Tested 51" x 96", Positive and Negative Pressure = +2160/-2160 Pa, Water = 720 Pa, Air Infiltration and Exfiltration = FIXED, Energy Star USA Zone = N, CPD = FAR-M-30-00189-00001, ER = 32, ES Air Leakage - Metric = 1.5, ES Air Leakage - Imp = 0.3
 Glazing Type = Dual Glazed, Glass Packages = Sol-R Shield 272 Low-E, Glass Strength = Tempered, Tempered Location = All, Glass Tint = No Tint (Standard)
 Exterior Trim Options = None
 Interior Jamb Extension Material Type = None
 Factory Mull Square Footage = 0

Exterior View



- NOTE -

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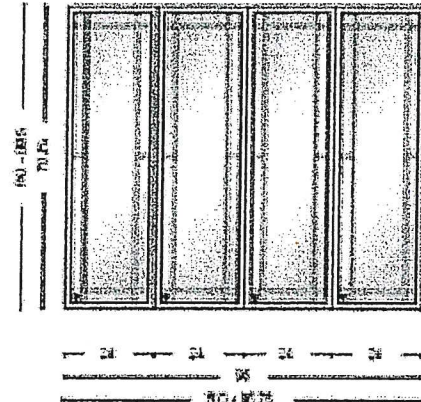
FINAL APPROVAL

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 ZONING PERMIT # 17-0455CH
 REVIEWED BY: [Signature]
 DEPARTMENT OF PERMITTING & INSPECTIONS
 BURLINGTON VERMONT

LineItem #	Quantity	Description	Customer Price	Extended Price
600-1	2		\$2,585.12	\$5,170.24

Comment/Room: 6000 Series Direct Set 96 x 79.75
 paint both sides Flat, Prairie, Grille Colour Ext = KP Hunter Green, Grille Colour Int = KP Hunter Green, 1H LRTB
 Model = 6020 Fixed - 4 5/8" Frame
 Exterior Colour = KP Hunter Green, Interior Finish = KP Hunter Green
 Mounting Bracket = Yes
 U-Factor = 1.48, U-Factor - US = 0.26, SHGC = 0.39, VT = 0.55, Class = R-PG45, Size Tested 51" x 96", Positive and Negative Pressure = +2160/-2160 Pa, Water = 720 Pa, Air Infiltration and Exfiltration = FIXED, Energy Star USA Zone = N/NC, CPD = FAR-M-30-00190-00001, ER = 30, ES Air Leakage - Metric = 1.5, ES Air Leakage - Imp = 0.3
 Glazing Type = Dual Glazed, Glass Packages = Sol-R Shield 272 Low-E, Glass Strength = Tempered, Tempered Location = All, Glass Tint = No Tint (Standard)
 Exterior Trim Options = None
 Interior Jamb Extension Material Type = None
 Factory Mulled Square Footage = 53.16667

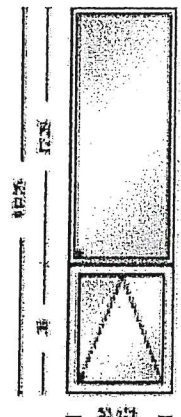
Exterior View



LineItem #	Quantity	Description	Customer Price	Extended Price
700-1	2		\$1,175.74	\$2,351.48

Comment/Room: Row 1: 6000 Series Awning 30.125 x 36
 west Row 2: 6000 Series Direct Set 30.125 x 72.25
 Screen Option = Full Screen, Ship Separate = No
 Unit 1: Model = 6110 Awning - 4 5/8" Frame
 Unit 2: Model = 6020 Fixed - 4 5/8" Frame
 Exterior Colour = KP Hunter Green, Interior Finish = KP Hunter Green
 Unit 1: Hardware Colour = Black, Mounting Bracket = Yes
 Unit 2: Mounting Bracket = Yes
 Unit 1: U-Factor = 1.48, U-Factor - US = 0.26, SHGC = 0.33, VT = 0.47, Class = LC-PG60-AP, Size Tested 48" x 32", Positive and Negative Pressure = +2880/-2880 Pa, Water = 730 Pa, Air Infiltration and Exfiltration = A3, Energy Star USA Zone = N/NC, CPD = FAR-M-24-00055-00001, ER = 26, ES Air Leakage - Metric = 1.5, ES Air Leakage - Imp = 0.3
 Unit 2: U-Factor = 1.48, U-Factor - US = 0.26, SHGC = 0.43, VT = 0.61, Class = R-PG45, Size Tested 51" x 96", Positive and Negative Pressure = +2160/-2160 Pa, Water = 720 Pa, Air Infiltration and Exfiltration = FIXED, Energy Star USA Zone = N, CPD = FAR-M-30-00189-00001, ER = 32, ES Air Leakage - Metric = 1.5, ES Air Leakage - Imp = 0.3
 Glazing Type = Dual Glazed, Glass Packages = Sol-R Shield 272 Low-E, Glass Strength = Tempered, Tempered Location = All, Glass Tint = No Tint (Standard)
 Exterior Trim Options = None
 Interior Jamb Extension Material Type = None
 Factory Mulled Square Footage = 22.64605

Exterior View



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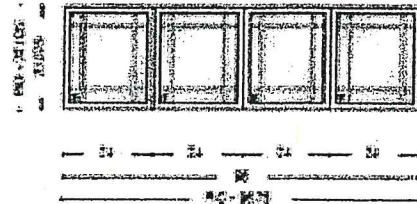
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 DEPARTMENT OF PERMITTING & INSPECTIONS
 BURLINGTON VERMONT

Line/Item #	Quantity	Description	Customer Price	Extended Price
800-1	2		\$1,439.64	\$2,879.28

Comment/Room: 6000 Series Direct Set 96 x 26.875
 paint both sides Flat, Prairie, Grille Colour Ext = KP Hunter Green, Grille Colour Int = KP Hunter Green, LRTB
 Model = 6020 Fixed - 4 5/8" Frame
 Exterior Colour = KP Hunter Green, Interior Finish = KP Hunter Green
 Mounting Bracket = Yes
 U-Factor = 1.48, U-Factor - US = 0.26, SHGC = 0.39, VT = 0.55, Class = R-PG45, Size Tested 51" x 96", Positive and Negative Pressure = +2160/-2160 Pa, Water = 720 Pa, Air Infiltration and Exfiltration = FIXED, Energy Star USA Zone = N/NC, CPD = FAR-M-30-00190-00001, ER = 30, ES Air Leakage - Metric = 1.5, ES Air Leakage - Imp = 0.3
 Glazing Type = Dual Glazed, Glass Packages = Sol-R Shield 272 Low-E, Glass Strength = Tempered, Tempered Location = All, Glass Tint = No Tint (Standard)
 Exterior Trim Options = None
 Interior Jamb Extension Material Type = None
 Factory Muller Square Footage = 17.91667

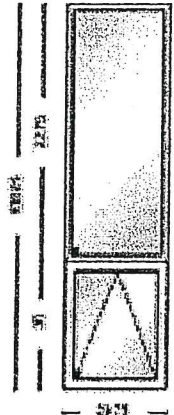
Exterior View



Line/Item #	Quantity	Description	Customer Price	Extended Price
900-1	6		\$1,172.50	\$7,035.00

Comment/Room: Row 1: 6000 Series Awning 29.75 x 36
 north Row 2: 6000 Series Direct Set 29.75 x 72.75
 Screen Option = Full Screen, Ship Separate = Yes
 Unit 1: Model = 6110 Awning - 4 5/8" Frame
 Unit 2: Model = 6020 Fixed - 4 5/8" Frame
 Exterior Colour = KP Hunter Green, Interior Finish = KP Hunter Green
 Unit 1: Hardware Colour = Black, Mounting Bracket = Yes
 Unit 2: Mounting Bracket = Yes
 Unit 1: U-Factor = 1.48, U-Factor - US = 0.26, SHGC = 0.33, VT = 0.47, Class = LC-PG60-AP, Size Tested 48" x 32", Positive and Negative Pressure = +2880/-2880 Pa, Water = 730 Pa, Air Infiltration and Exfiltration = A3, Energy Star USA Zone = N/NC, CPD = FAR-M-24-00055-00001, ER = 26, ES Air Leakage - Metric = 1.5, ES Air Leakage - Imp = 0.3
 Unit 2: U-Factor = 1.48, U-Factor - US = 0.26, SHGC = 0.43, VT = 0.61, Class = R-PG45, Size Tested 51" x 96", Positive and Negative Pressure = +2160/-2160 Pa, Water = 720 Pa, Air Infiltration and Exfiltration = FIXED, Energy Star USA Zone = N, CPD = FAR-M-30-00189-00001, ER = 32, ES Air Leakage - Metric = 1.5, ES Air Leakage - Imp = 0.3
 Glazing Type = Dual Glazed, Glass Packages = Sol-R Shield 272 Low-E, Glass Strength = Tempered, Tempered Location = All, Glass Tint = No Tint (Standard)
 Exterior Trim Options = None
 Interior Jamb Extension Material Type = None
 Factory Muller Square Footage = 22.46745

Exterior View



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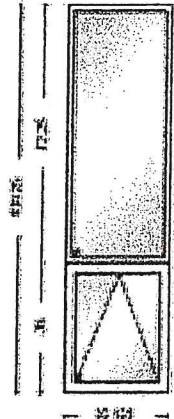
SIGNED [Signature] DATE 3/17/20
 ZONING PERMIT # 17-0455CA
 REVIEWED BY: [Signature]
 DEPARTMENT OF PERMITTING & INSPECTIONS
 BURLINGTON VERMONT

LineItem #	Quantity	Description	Customer Price	Extended Price
1000-1	2		\$1,175.74	\$2,351.48

Comment/Room:
west tempered

Row 1: 6000 Series Awning 30.125 x 36
 Row 2: 6000 Series Direct Set 30.125 x 72.25
 Screen Option = Full Screen, Ship Separate = No
 Unit 1: Model = 6110 Awning - 4 5/8" Frame
 Unit 2: Model = 6020 Fixed - 4 5/8" Frame
 Exterior Colour = KP Hunter Green, Interior Finish = KP Hunter Green
 Unit 1: Hardware Colour = Black, Mounting Bracket = Yes
 Unit 2: Mounting Bracket = Yes
 Unit 1: U-Factor = 1.48, U-Factor - US = 0.26, SHGC = 0.33, VT = 0.47, Class = LC-PG60-AP, Size Tested 48" x 32", Positive and Negative Pressure = +2880/-2880 Pa, Water = 730 Pa, Air Infiltration and Exfiltration = A3, Energy Star USA Zone = N/NC, CPD = FAR-M-24-00055-00001, ER = 26, ES Air Leakage - Metric = 1.5, ES Air Leakage - Imp = 0.3
 Unit 2: U-Factor = 1.48, U-Factor - US = 0.26, SHGC = 0.43, VT = 0.61, Class = R-PG45, Size Tested 51" x 96", Positive and Negative Pressure = +2160/-2160 Pa, Water = 720 Pa, Air Infiltration and Exfiltration = FIXED, Energy Star USA Zone = N, CPD = FAR-M-30-00189-00001, ER = 32, ES Air Leakage - Metric = 1.5, ES Air Leakage - Imp = 0.3
 Glazing Type = Dual Glazed, Glass Packages = Sol-R Shield 272 Low-E, Glass Strength = Tempered, Tempered Location = All, Glass Tint = No Tint (Standard)
 Exterior Trim Options = None
 Interior Jamb Extension Material Type = None
 Factory Mulled Square Footage = 22.64605

Exterior View

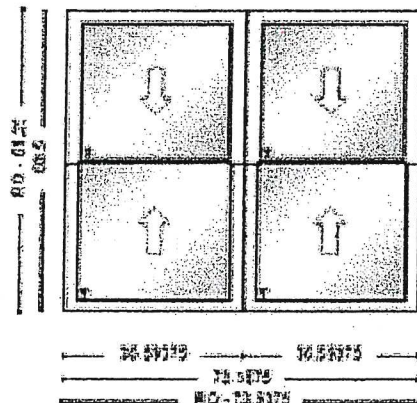


LineItem #	Quantity	Description	Customer Price	Extended Price
1100-1	4		\$1,184.94	\$4,739.76

Comment/Room:
None Assigned

4000 Series DH 73.1875 x 60.5
 Sash Split = Even
 Combination Operation / Hinging = Custom, Model = 4000 Double Hung - 3 1/4" Frame
 Exterior Colour = KP Hunter Green, Interior Finish = White
 Dual Lock = Yes, Vent Latches = Yes, Mounting Bracket = No
 Screen Option = Full Screen, Ship Separate = No
 U-Factor = 1.65, U-Factor - US = 0.29, SHGC = 0.38, VT = 0.55, Class = R-PG40-H, Size Tested 39" x 63", Positive and Negative Pressure = +1920/-1920 Pa, Water = 730 Pa, Air Infiltration and Exfiltration = A3, Energy Star USA Zone = N/NC, CPD = FAR-M-22-00031-00001, ER = 26, ES Air Leakage - Metric = 1.5, ES Air Leakage - Imp = 0.3
 Width Open Calculation = 31.18275, Height Open Calculation = 21.64764, Sq Ft Open Calculation = 4.687729
 Meets Canadian Egress Requirements = Yes, Meets US Egress Requirements = No
 Glazing Type = Dual Glazed, Glass Packages = Sol-R Shield 272 Low-E, Glass Strength = Tempered, Tempered Location = All, Glass Tint = No Tint (Standard)
 Unit Assembled = Yes
 Exterior Trim Options = Head and Sill Expander, Exterior Trim Colour = KP Hunter Green
 Interior Jamb Extension Material Type = Interior Cap
 Factory Mulled Square Footage = 30.74891

Exterior View



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FINAL APPROVAL

SIGNED [Signature] DATE 3/17/20
 ZONING PERMIT # 1740456 CR
 REVIEWED BY: [Signature]
 DEPARTMENT OF PERMITTING & INSPECTIONS
 BURLINGTON VERMONT

Department of Permitting & Inspections

Zoning Division
645 Pine Street
Burlington, VT 05401
Telephone: (802) 865-7188

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



MEMORANDUM

TO: Development Review Board
FROM: Ryan Morrison, Associate Planner
DATE: December 15, 2020
RE: 21-0464CA; 24 Sunset Cliff Road

=====

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

Zone: RL-W Ward: 4N

Owner/Applicant: Jack & Kim Kane

Request: Demolish an existing single family home and construct a new single family home.

Applicable Regulations:

Article 3 (Applications, Permits, and Project Reviews), Article 4 (Zoning Maps & Districts), Article 5 (Citywide General Regulations), Article 6 (Development Review Standards), Article 8 (Parking)

Overview:

The project is to demolish an existing single family home and construct a replacement single family home. A recent zoning permit was issued for a rear addition to the existing home, and since that time, the project was revised to demolish the home in its entirety and reconstruct, while incorporating the footprint of the approved addition, which requires this new application. No other site changes are proposed.

The property fronts on Lake Champlain, and as a requirement for the addition permitted (ZP20-1033CA), the Conservation Board reviewed that proposal on September 14, 2020, and due to the extremely limited building envelop (as detailed below), no recommendation was made as far as recommending approval or denial of the application since the front yard setback pushes the building setback closer to the lakefront rather than to Sunset Cliff Road. The motion:

The Conservation Board does not make a recommendation one way or the other. We find it unfortunate and unproductive to have a setback forcing development closer to the lake against conservation principles.

Because the Conservation Board did not recommend against the lakeside building addition, ZP20-1033CA was issued on September 16, 2020. The footprint of the approved addition is incorporated into this new application.

Previous zoning actions for this property are noted below.

- **Zoning Permit 97-140**; renovations to the existing home including a two story addition to the east side. September 1996.
- **Zoning Permit 98-314**; install two windows, modify existing windows, add a landing and walkway. January 1998.
- **Zoning Permit 00-408**; addition to the home. March 2000.
- **Zoning Permit 04-391**; replacement shed. March 2004.
- **Zoning Permit 16-0330CA**; install awning over patio. September 2015.
- **Zoning Permit 20-1033CA**; rear building addition to home, extend water/sewer to existing shed. September 2020.

Recommendation: **Consent Approval** as per the following findings:

I. Findings

Article 3: Applications, Permits and Project Reviews

Part 3: Impact Fees

Section 3.3.2 Applicability

Any new development or additions to existing buildings which result in new dwelling units or in any new non-residential buildings square footage are subject to impact fees.

Impact fee credit is given for the existing residential gross floor area. The area of additional residential gross floor area will be subject to impact fees. Per the submitted plans, an estimate of the fees is:

SF of Project 1,194

Department	<u>Residential</u>	
	Rate	Fee
Traffic	0.200	238.80
Fire	0.226	269.84
Police	0.045	53.73
Parks	0.759	906.25
Library	0.470	561.18
Schools	0.981	1,171.31
Total	2.681	\$ 3,201.11

The applicant shall submit a final calculation of gross square footage to make final an Impact Fee assessment. **Affirmative finding as conditioned.**

Section 3.3.8 Time and Place of Payment

Impact fees must be paid to the city's chief administrative officer / city treasurer according to the following schedule:

- New buildings: Impact fees must be paid at least seven days prior to occupancy of a new building or any portion thereof.*

Affirmative finding as conditioned.

Article 4: Zoning Maps and Districts

Section 4.4.5 Residential Districts

(a) 2. *The **Waterfront Residential Low Density (RL-W)** district is intended primarily for low-density residential development in the form of single detached dwellings and duplexes. This district is typically characterized by a compact and cohesive residential development pattern reflective of the respective neighborhoods' development history. This district is distinguished from the Residential Low Density district by its proximity to Lake Champlain, and a greater consideration needed for views from the lake and stormwater runoff.*

A single detached dwelling is proposed. **Affirmative finding.**

(b) Dimensional Standards and Density

Table 4.4.5-1 Minimum Lot Size and Frontage

See **Section 4.5.5 RL Larger Lot Overlay District**, below.

Table 4.4.5-2 Base Residential Density

See Section 4.5.5 below for modified density provision. Proposed units: 1 / (30,891 lot size / 43,560 acre) or 1 / .7091 = 1.41; < 4.4 unit per acre limitation (see **Section 4.5.5, RL Large Lot Overlay**, below.). The proposal complies with base residential density of the Large Lot Overlay. **Affirmative finding.**

Table 4.4.5-3 Residential District Dimensional Standards

Zoning District	Max. Lot Coverage¹	Setbacks^{1, 3, 4, 5, 6}			Waterfront	
		Front	Side	Rear		
RL; WRL	35%	Min/Max: Ave. of 2 adjacent lots on both sides +/- 5-feet	Min: 10% of lot width Or ave. of side yard setback of 2 adjacent lots on both sides Max required: 20'	N/A	75' from the ordinary high water mark of Lake Champlain...	Height: 35-feet
24 Sunset Cliff Rd	19.1%, based on a lot size of 30,891 sf.	The average front yard setback based on the adjacent properties (2 on both sides) is 128 ft. The application proposes to retain the existing setback of 80 ft – permissible as per Sec. 5.3.5 (b).	The site plan identifies an accurate building envelope based on the irregular lot shape. However, the existing, non-compliant building footprint will be maintained, while the new footprint (rear addition) will comply with required setbacks.	N/A	60' based on the average waterfront setback of adjacent homes within 150 ft on either side of the subject property. See Sec. 4.4.5 (d) (1) (B) below.	31' to the roof peak.

As noted in the table above, and as permissible under Sec. 5.3.5 (b), the replacement home will maintain the footprint of the existing home where setbacks are currently noncompliant. See below. The additional building footprint (the rear addition previously permitted under ZP20-1033CA) will comply with current setback requirements. **Affirmative finding.**

(c) Permitted and Conditional Uses

A single family detached dwelling is a permitted use in the RL-W zoning district. **Affirmative finding.**

(d) District Specific Regulations

1. *Setbacks*

B. Encroachment into the Waterfront Setback

(ii) Averaging of Setbacks of Existing Structures

If the waterfront setback of existing principal structures within a distance of one hundred fifty (150) feet on either or both sides of a lot is less than the required setback, the setback may be reduced to the average alignment of such structures.

The average waterfront setback of adjacent principal structures is 60 ft. The application proposes a waterfront setback of 60 ft. **Affirmative finding.**

2. *Height*

No height exception is proposed or sought. **Not applicable.**

3. *Lot Coverage*

No exceptions to lot coverage are included or sought. **Not applicable.**

4. *Accessory Residential Structures and Uses*

The garage is integrated into the design of the home, and is subject to applicable standards of Section 6.2.2 (h), below.

5. *Residential Density*

The occupancy of the dwelling unit is limited to members of a family as defined in Article 13. Any divergence from the limitations of functional family and occupancy of more than four unrelated adults is subject to Conditional Use Review and approval by the DRB.

Affirmative finding as conditioned.

6. *Uses*

There is no Neighborhood Commercial Use at this location. **Not applicable.**

7. *Residential Development Bonuses*

No development bonuses are included or sought. **Not applicable.**

Section 4.5.5 RL Larger Lot Overlay District

(a) Purpose

The RL Larger Lot Overlay District is intended to maintain the existing residential development pattern of larger residential lots reflective of the respective neighborhoods' development history.

(c) District Specific Regulations: RL Larger Lot Overlay

1. Minimum Lot Size and Density

The density and intensity of development and dimensions of building lots in the RL Larger Lot Overlay shall be modified from the underlying RL or RL-W standards of Table 4.4.5- and 4.4.5-2 as follows:

Table 4.5.5-1: Residential Density, Minimum Lot Size and Frontage: RL Larger Lot Overlay

	Minimum Lot Frontage¹ <i>(In linear feet)</i>	Minimum Lot Size <i>(In square feet)</i>	Maximum dwelling units per acre² <i>(without bonuses or any Inclusionary Zoning allowances)</i>
Single detached dwelling	75 feet	9,900 sq ft	4.4 units/acre
24 Sunset Cliff Road	215' frontage	30,891 sq. ft.	4.4 units/acre on a 30,891 sf lot = 1.41 units. 1 dwelling unit is proposed.

Affirmative finding.

Article 5: Citywide General Standards

Section 5.2.3 Lot Coverage Requirements

See Table 4.4.5-3, above. **Affirmative finding.**

Section 5.2.4 Buildable Area Calculation

The parcel is not greater than 2 acres. **Not applicable.**

Section 5.2.5 Setbacks

See Table 4.4.5-3, above. **Affirmative finding.**

Section 5.2.6 Building Height Limits

See Table 4.4.5-3, above. **Affirmative finding.**

Section 5.2.7 Density and Intensity of Development Calculations

See Section 4.5.5-1, above. **Affirmative finding.**

Section 5.3.5 Nonconforming Structures

b. Demolition

A nonconforming structure may be replaced by a new structure retaining the same degree of nonconformity as the original structure. This provision is limited to the existing dimensional nonconformity (i.e. setback, lot coverage, or height), and shall not expand the degree of nonconformity except as provided for in (a) above. The new structure shall be subject to conformance with all other dimensional requirements (i.e. setback, lot coverage, and height). Zoning permit application for the replacement structure shall be completed within 1 year of demolition of the nonconforming structure; failure to do so shall result in the loss of the ability to retain the nonconformity.

The house was constructed in 1955, and the existing footprint is considered noncompliant with regard to front and side yard setbacks. The application is to replace the home on the same footprint, including where it encroaches into the front and side yard setbacks. The expanded footprint however (what was recently permitted as a rear addition under ZP20-1033CA), will comply with all required setbacks. In order to comply with this section, this zoning permit must be completed within 1 year from the date of the demolition. No demolition has occurred yet, and completion and release of this permit will be required in order to commence with the demolition, thus rendering the demolition and rebuild compliant with this section. **Affirmative finding.**

Section 5.4.9 Brownfield Remediation

Not applicable.

Section 5.5.1 Nuisance Regulations

None identified. **Affirmative finding.**

Section 5.5.2 Outdoor Lighting

The applicant has submitted exterior light spec sheets which meet these standards, and the elevation drawings show their locations. **Affirmative finding.**

Section 5.5.3 Stormwater and Erosion Control

An Erosion Prevention and Sediment Control plan has been prepared and submitted. Prior to the release of this zoning permit, the plan must be approved by the Stormwater Program Manager.

Affirmative finding as conditioned.

Section 5.5.4 Tree Removal

(a) Review criteria for zoning permit requests for tree removal.

1. Grounds for Approval

Tree removal involving six (6) or more trees, each of ten (10) inches or greater in caliper or the removal of ten (10) or more trees, each of which is three (3) inches or greater in caliper during any consecutive twelve (12) month period may be permitted for any of the following reasons:

- A. Removal of dead, diseased, or infested trees*
- B. Thinning of trees for the health of remaining trees according to recognized accepted forestry practices*
- C. Removal of trees that are a danger to life or property; or*
- D. As part of a development with an approved zoning permit*

As noted in the September 14, 2020 Conservation Board meeting minutes, one pine tree will be removed in order to accommodate the project. **Affirmative finding.**

Article 6: Development Review Standards

Part 1: Land Division Design Standards

Not applicable.

Part 2: Site Plan Design Standards

Sec. 6.2.2 Review Standards

(a) Protection of Important Natural Features:

The property is already residentially developed. The replacement structure, including the expanded footprint, will not disturb the lake shore given its 60 ft setback. As noted above, one pine tree will be removed to accommodate the construction. **Affirmative finding.**

(b) Topographical Alterations:

While there is a very slight slope in and around the building footprint, there will be no notable topographic alterations. **Affirmative finding.**

(c) Protection of Important Public Views:

There are no protected public views from this site. **Not applicable.**

(d) Protection of Important Cultural Resources:

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

There are no historic structures or sites on this parcel. **Not applicable.**

(e) Supporting the Use of Renewable Energy Resources:

There is nothing within the application to preclude the use of wind, water, geothermal, solar or other alternative energies. **Affirmative finding.**

(f) Brownfield Sites:

None identified. **Not applicable.**

(g) Provide for nature's events:

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

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 applicant has submitted an Erosion Prevention and Sediment Control plan which must be approved by the Stormwater Program Manager prior to the permit's release. The building design provides several sheltered entrances for resident comfort and shelter from inclement weather. The large lot and driveway configuration provide ample area for snow storage. **Affirmative finding.**

(h) Building Location and Orientation:

The new home will have a clearly defined front entrance with a covered front porch. The attached garage on the existing home is the foremost portion of the structure, and will continue to be the foremost portion of the structure after the rebuild. The street side wall of the garage will have windows to present a friendlier streetscape. While the garage doors will not face the street, they are no wider than the 10' maximum width allowance. **Affirmative finding.**

(i) Vehicular Access:

The existing vehicular access off Sunset Cliff Road will continue to be used. The driveway is long, and will be slightly expanded in area in front of the house to accommodate maneuverability for

vehicles entering and exiting the garage. However, portions of this driveway expansion (all within the front yard setback) exceed 18 ft in width and must be reduced so that there is no portion wider than 18 ft. **Affirmative finding as conditioned.**

(j) Pedestrian Access:

There is no sidewalk along Sunset Cliff Road and thus no need for a walkway to be constructed. However, it is recommended that a walkway between the home and the street edge be installed. **Affirmative finding.**

(k) Accessibility for the Handicapped:

This is not a requirement for a single family home. **Affirmative finding.**

(l) Parking and Circulation:

For a single family residence, 2 parking spaces will be required. The application proposes a two car garage, and the driveway can accommodate additional parking. **Affirmative finding.**

(m) Landscaping and Fences:

No new landscaping or fencing is proposed. Existing landscaping will continue to provide attractive front and side yards. Additionally, a large cedar hedgerow exists along the front property line, and will continue to act as a screen for the property. **Affirmative finding.**

(n) Public Plazas and Open Space:

None are required from this private parcel. **Not applicable.**

(o) Outdoor Lighting:

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

See Section 5.5.2, above. **Affirmative finding.**

(p) Integrate infrastructure into the design:

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

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

Any development involving the installation of machinery or equipment which emits heat, vapor, fumes, vibration, or noise shall minimize, insofar as practicable, any adverse impact on neighboring properties and the environment pursuant to the requirements of Article 5, Part 4 Performance Standards.

The plans show an electric meter and gas service on the sides of the home, and existing underground utility lines. There are no exterior mechanical units indicated on the plans, and if they are proposed,

the plans will need to be revised to show their locations. Trash and recycling will be located within the garage. **Affirmative finding as conditioned.**

Part 3: Architectural Design Standards

Sec. 6.3.2 Review Standards

(a) Relate development to its environment:

1. *Massing, Height and Scale:*

In low and medium density residential districts, the height and massing of existing residential buildings are the most important consideration when evaluating the compatibility of additions and infill development.

The replacement structure will be 2 stories, consistent in height and scale with the existing structure. The massing of the building is broken into smaller segments, with alternating planes within each façade; recesses, projections, and visual interest to avoid monotony. **Affirmative finding.**

2. *Roofs and Rooflines.*

The replacement structure will maintain similar gable-styled rooflines with that of the existing structure. **Affirmative finding.**

3. *Building Openings*

Windows are rhythmically placed, aligned between floors and consistent in size within the building volume. Doors are illustrated on several facades, providing access to living space. **Affirmative finding.**

(b) Protection of Important Architectural Resources:

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

Not applicable.

(c) Protection of Important Public Views:

Not applicable.

(d) Provide an active and inviting street edge:

While significantly setback from Sunset Cliff Road, the arrangement, design and appearance of the home provides an active and inviting street edge. The principal entrance is clearly discernable. The front porch provides a comfortable area to greet guests or take shelter from the summer sun or winter snowfall. **Affirmative finding.**

(e) Quality of materials:

All development shall maximize the use of highly durable building materials that extend the life cycle of the building, and reduce maintenance, waste, and environmental impacts. Such materials

are particularly important in certain highly trafficked locations such as along major streets, sidewalks, loading areas, and driveways. Efforts to incorporate the use of recycled content materials and building materials and products that are extracted and/or manufactured within the region are highly encouraged.

The applicant has defined vinyl cedar shake siding and vinyl trim material; roofing will metal standing seam. Vinyl clad wood windows are proposed throughout. All doors are proposed to be of a wooden material. **Affirmative finding.**

(f) Reduce energy utilization:

All new construction is required to meet the Guidelines for Energy Efficient Construction pursuant to the requirements of Article VI. Energy Conservation, Section 8 of the City of Burlington Code of Ordinances.

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

Ample fenestration will exploit passive solar opportunities on the site. No impact from shadow cast is anticipated, as these residences are situated on large lots with substantial distances between them. **Affirmative finding as conditioned.**

(g) Make advertising features complementary to the site:

No signage is proposed. **Not applicable.**

(h) Integrate infrastructure into the building design:

See Section 6.2.2. (p), above.

(i) Make spaces secure and safe:

The proposed building must comply with all building and life safety code as defined by the building inspector and fire marshal. **Affirmative finding as conditioned.**

Article 8: Parking

Per Table 8.1.8-1, single family dwellings require 2 parking spaces in the Neighborhood Parking District. The integrated garage and driveway will provide all required parking for the use.

Affirmative finding.

I. Conditions of Approval

1. **At least 7 days prior to the issuance of a certificate of occupancy**, the applicant shall pay to the City Treasurer's Office or Planning and Zoning office impact fees as calculated by staff based on the net new square footage of the proposed development. The applicant shall submit a final calculation of gross square footage to make final an Impact Fee assessment. As submitted, estimated Impact fees are:

SF of Project 1,194

Department	<u>Residential</u>	
	Rate	Fee

Traffic	0.200	238.80
Fire	0.226	269.84
Police	0.045	53.73
Parks	0.759	906.25
Library	0.470	561.18
Schools	0.981	1,171.31
Total	2.681	\$ 3,201.11

2. **Prior to the release of the zoning permit**, if there are exterior mechanical units, etc. proposed, they shall be identified on a revised site plan, with applicable screening if within view from the street.
3. **Prior to the release of the zoning permit**, the associate Erosion Prevention and Sediment Control plan shall be approved by the Stormwater Program Manager.
4. **Prior to the release of the zoning permit**, the site plan shall be revised so that all portions of the driveway have a maximum width of no more than 18 ft.
5. All new construction is required to meet the Guidelines for Energy Efficient Construction pursuant to the requirements of Article VI. Energy Conservation, Section 8 of the City of Burlington Code of Ordinances.
6. Hours of construction are limited to Monday-Friday 7:00 am to 5:30 pm; Saturday construction hours are limited to interior work unless specific allowances are granted by the DRB. Construction is not permitted on Sundays.
7. The single detached dwelling may be occupied only by a “family” as defined in Article 13 of the Comprehensive Development Ordinance.
8. New utility lines must be buried.
9. The proposed building must comply with all building and life safety code as defined by the building inspector and fire marshal.
10. A State of Vermont wastewater permit may be required and shall be applicant’s responsibility to obtain if necessary.
11. Standard Permit Conditions 1-15.

Department of Permitting & Inspections

Zoning Division
645 Pine Street
Burlington, VT 05401
Telephone: (802) 865-7188

William Ward, Director
Scott Gustin, AICP, CFM, Principal Planner
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Ryan Morrison, Associate Planner
Layne Darfler, Planning Technician
Alison Davis, Planning & Zoning Clerk
Ted Miles, Zoning Specialist
Charlene Orton, Permitting & Inspections Administrator



MEMORANDUM

TO: Development Review Board
FROM: Ryan Morrison, Associate Planner
DATE: December 15, 2020
RE: 21-0462CA; 57 South Williams Street

=====

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

Zone: RH Ward: 1E

Owner/Applicant: Vermont Organization for Jewish Education Lubavitch / Rabbi Yitzchok Raskin

Request: Re-application for a two-level addition of approximately 5,600 sf (3,074 sf footprint) to the west side of the existing building, to provide a new worship sanctuary on the upper level, with supporting spaces on the lower level, with new off-street parking, landscaping, and erosion prevention. Project also proposes a parking waiver.

Applicable Regulations:

Article 3 (Applications and Reviews), Article 4 (Maps & Districts), Article 5 (Citywide General Regulations), Article 6 (Development Criteria & Guidelines), Article 8 (Parking)

Background Information:

The applicant is requesting re-approval of a previously approved, but expired, zoning permit (ZP17-0455CA) for a two-level building addition to the existing Chabad Jewish Community Center, with associated off-street parking, landscaping, and erosion prevention. ZP17-0455CA was approved by the DRB on December 15, 2016, and no changes to that permit are proposed. The supporting facilities on the lower level will include a library room, a small chapel, and offices. Washrooms will be included on both levels and be handicap accessible.

The projected occupancy of the new addition is to be 100 occupants, with moveable seating and tables. 25 additional parking spaces will be added to the existing parking lot. Included among the existing uses are 8 residential units.

The existing building, constructed in 1884, is listed in both the State and National Register of Historic Places. It is listed as a contributing resource in the Main Street – College Street Historic District (National Register).

The Design Advisory Board reviewed this application on November 9, 2016 and unanimously recommended the following:

1. The mechanical unit on the north side of the addition be indicated on the site plan, and that it be adequately screened with existing or proposed landscaping or screening; and
2. That approval be given to share parking off-site on neighboring property(s) in order to increase green space on-site.

Previous zoning actions for this property are noted below.

- **Zoning Permit 91-407;** Installation of sorority letters as signage on front façade of structure. Letters to measure 3’x6’ overall. To be placed no higher than 12’ above grade or the ceiling of the first floor, whichever is less. Approved June 5, 1991.
- **Zoning Permit 94-219;** Change of use from a 44 bed sorority to a membership club/church house. No exterior changes or signage included in this proposal. Approved November 9, 1993.
- **Zoning Permit 96-019;** Installation of a non-illuminated parallel sign, measuring 2.5H x 5.5L, for the existing fraternity. Approved July 18, 1995.
- **Zoning Permit 97-598;** Construction of a rear addition behind the rehabilitated former fraternity for a total of 26 residential units. Approved July 10, 1997.
- **Zoning Permit 97-071MA;** Review under Major Impact Development and Inclusionary Housing for a residential project consisting of 26 units. Approved June 16, 1997.
- **Zoning Permit 99-008CU;** Conditional use to convert an existing non-conforming use into a dormitory. Approved November 16, 1998.
- **Zoning Permit 99-046;** Conversion of the existing fraternity into a dormitory with a religious component. Proposal includes renovations to the existing structure. Any additions to the structure are under a separate permit. Approved July 23, 1998.
- **Zoning Permit 99-008A-CU;** Amend conditions of approval of November 2, 1998 to allow for an expanded parking area for the approved uses. Approved September 11, 2000.
- **Zoning Permit 00-656;** Amend previously approved phase 1 site plan to include construction of a handicapped access ramp on the south side of the existing dormitory with a religious component. Approved June 27, 2000.
- **Zoning Permit 09-573CA;** Rebuild entry railing, steps and porch floor, to amend previous permit. Approved June 4, 2009.
- **Non-Applicability of Zoning Permit 10-0298NA;** Interior work, no change of use. Approved September 23, 2009.
- **Zoning Permit 10-0306CA;** Replace existing sidewalk and railings, add lighting. Approved October 21, 2009.
- **Zoning Permit 10-1016CA;** Convert some dorm space to an apartment. Also install dryer and hood vents on outside wall. No site changes proposed. Approved June 11, 2010.
- **Non-Applicability of Zoning Permit 13-0931NA;** Addition of three bathrooms, interior work only. Approved April 11, 2013.
- **Zoning Permit 17-0455CA;** Two level addition, new off-street parking, landscaping and erosion prevention. Approved December 15, 2016 (subject of this re-application)
- **Zoning Permit 20-0136CA;** Addition of deck, new door, revisions to previously approved window fenestration. Approved August 26, 2019.
- **Zoning Permit 21-0255CA;** Ramp and deck alteration. Approved September 11, 2020.
- **Zoning Permit 21-0424CA;** Temporary tent. Approved November 6, 2020.

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

I. Findings

Article 3: Applications, Permits, and Project Reviews

Part 3, Impact Fees

Section 3.3.2 Applicability

Any new development or additions to existing buildings which result in new dwelling units or in new nonresidential buildings square footage are subject to impact fees as is any change of use which results in an added impact according to Section 3.3.4.

Impact fees were assessed during the first review, but were not paid. Impact fees apply to this permit. From information submitted by the applicant, the following draft calculation is offered:

SF of Project	5,644	
	<u>Offices & Other</u>	
Department	Rate	Fee
Traffic	0.690	3,894.36
Fire	0.203	1,145.73
Police	0.358	2,020.55
Parks	0.428	2,415.63
Library	0.000	0.00
Schools	0.000	0.00
Total	1.679	\$ 9,476.27

Section 3.3.8 Time and Place of Payment

(b) Existing Buildings: *Impact fees must be paid... if a building permit is required, within thirty (30) days of issuance of the building permit.* **Affirmative finding as conditioned.**

Article 4: Zoning Maps & Districts

Sec. 4.4.5, Residential Districts:

(a) Purpose

(5) Residential High Density (RH)

The Residential High Density (RH) district is intended primarily for high density attached multi-family residential development. Development is intended to be intense with high lot coverage, large buildings, and buildings located close together. Parking is intended to be hidden either behind or underneath structures.

The subject property is located in the RH zone. A 'Place of Worship' in the RH zone is listed as a permitted use in Appendix A – Use Table – All Zoning Districts. **Affirmative finding.**

(b) Dimensional Standards and Density

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

Table 4.4.5-1 Minimum Lot Size and Frontage: RL, RL-W, RM and RM-W

Footnote 2: *There are no minimum lot size or frontage requirements in the RH District.*

Not applicable.

Table 4.4.5-2 Base Residential Density

High Density: RH 40 units/acre

59,626 / 43,560 (acre) = 1.368 acres.

8 units / 1.368 = 5.85 units per acre; well below the 40 unit/acre requirement. See additional non-residential density equivalent application in Sec. 5.2.7 below. **Affirmative finding.**

Table 4.4.5-3 Residential District Dimensional Standards

Maximum Lot Coverage – 80%

Setbacks: Front – Average of 2 adjacent lots on both sides +/- 5 feet; Side – 10% of lot width or ave. of side yard setback of 2 adjacent lots on both sides, maximum of 20'; Rear – 25% of lot depth but in no event less than 20', maximum of 75'.

Maximum Height – 35 feet

The finished project will result in 38.9% in total lot coverage. No change to the front setback is proposed. The 143' wide lot results in a minimum side yard setback requirement of 14.3'. The smallest side yard setback for both the existing building and proposed addition is 24'. The 372' deep lot results in a minimum rear yard setback of 93'; however it will be the maximum setback requirement of 75' that will apply. The addition will be setback approximately 176' from the rear property line. Maximum building height of the addition will be 28' 3 ½". **Affirmative finding.**

(c) Permitted & Conditional Uses

'Place of Worship' is listed as a permitted use in the RH zoning district. **Affirmative finding.**

(d) District Specific Regulations

Not applicable.

Article 5: Citywide General Regulations

Sec. 5.2.3, Lot Coverage Requirements

See Sec. 4.4.5 (b) above.

Sec. 5.2.4, Buildable Area Calculation

Not applicable.

Sec. 5.2.5, Setbacks

See Sec. 4.4.5 (b) above.

Sec. 5.2.6, Building Height Limits

See Sec. 4.4.5 (b) above.

Sec. 5.2.7, Density and Intensity of Development Calculations

(a) Dwelling Units per Acre

In accordance with the district-specific provisions of Article 4, the calculation of density shall be measured as follows in such cases where the density is measured on a dwelling unit per acre basis:

1. Density Calculation: The total number of dwelling units provided on a lot or lots, or portion of the lot(s) where split by a zoning district boundary, shall be divided by the net area expressed in acres calculated to the nearest fractional tenth (i.e. to a single decimal point). The net area of the lot(s) shall account for buildable area where applicable (see Sec. 5.2.4). In calculating the number of dwelling units permitted, fractional units of less than five-tenths (0.5) shall be rounded down to the nearest whole number and fractional units of five-tenths (0.5) or greater shall be rounded up to the nearest whole number. Any rounding of fractional units shall be limited to a single final calculation.

For purposes of the 8 residential units, see Sec. 4.4.5 (b) above.

2. Density Equivalent, Nonresidential Uses: For purposes of density calculations, each one thousand, five hundred (1,500) square feet of nonresidential gross floor area shall be counted as one dwelling unit.

With approximately 13,750 sf of nonresidential floor area, the equivalent density is 9 dwelling units. Combining that with the 8 existing residential units, there is a total of 17 dwelling units. As noted in Sec. 4.4.5 (b) above, the following calculation demonstrates compliance with the maximum density allowance for the RH zoning district:

$59,626 / 43,560 \text{ (acre)} = 1.368 \text{ acres.}$

$17 \text{ units} / 1.368 = 12.43 \text{ units per acre; well below the 40 unit/acre requirement. Affirmative finding.}$

Sec. 5.5.1, Nuisance Regulations

Nothing in the proposal appears to constitute a nuisance under this criterion. **Affirmative finding.**

Sec. 5.5.2, Outdoor Lighting

Lighting spec sheets have been submitted and comply with the lighting standards of this section. **Affirmative finding.**

Sec. 5.5.3, Stormwater and Erosion Control

The proposal will see an increase of approx. 7,500 sf in impervious surfaces. The applicant proposes to construct a stormwater detention basin on the western edge of the property to reduce runoff. Catch basins will be located in the rear of the parking area, and to the north of the proposed playground location, and will route stormwater to the stormwater detention pond in the rear of the property.

An erosion prevention and sedimentation control plan and stormwater plan have been reviewed and approved by the Stormwater Program Manager. **Affirmative finding.**

Article 6: Development Review Standards:

Part 2, Site Plan Design Standards

Sec. 6.2.2, Review Standards

In accordance with 24 VSA § 4413, much of Article 6 is exempt from these standards, specifically with ‘respect to location, size, height, building bulk, yards, courts, setbacks, density of buildings, off-street parking, loading facilities, traffic, noise, lighting, landscaping, and screening requirements, and only to the extent that regulations do not have the effect of interfering with the

intended functional use – Churches and other places of worship, convents, and parish houses.’ However, staff addresses the below to demonstrate compliance nonetheless.

(a) Protection of important natural features

The property does not contain any important natural features as identified in the Open Space Protection Plan or as outlined in Sec. 4.5.4, *Natural Resource Protection Overlay Districts*.

Affirmative finding.

(b) Topographical alterations

The site has a steady east-to-west downslope, with an elevation ranging from 308’ to 280’ above sea level. The project will see an excavated area for the new building addition’s footprint. Expansion of the existing parking area, to accommodate a total of 36 onsite parking spaces, is also proposed. Overall, the entire parking area will be paved with asphalt. Additional grading will occur immediately to the west of the expanded parking area to create a smoother downslope to the future stormwater detention basin/pond. **Affirmative finding.**

(c) Protection of important public views

There are no significant public views from or through the subject property. The proposed construction will not adversely impact any identified public view corridor. **Affirmative finding**

(d) Protection of important cultural resources

The existing building is listed on both the National and State Registers of Historic Places, and is a contributing resource in the Main Street – College Street Historic District. Under Sec. 5.4.8, new additions to historic buildings are to be constructed in a manner that will preserve historic materials, features, and spatial relationships that characterize the property. The new work will differentiate from the historic building, and be compatible with the historic materials, features, size, scale, proportion, and massing. See Sec. 5.4.8 above. **Affirmative finding.**

(e) Supporting the use of alternative energy

The applicant proposes to place photovoltaic panels on the addition’s south-facing rooftop.

Affirmative finding.

(f) Brownfield sites

The property is not an identified brownfield. **Affirmative finding.**

(g) Provide for nature’s events

Overall, the project will see a total lot coverage of 21,704 sf, a 5,704 sf increase to the existing 16,000 sf of lot coverage (from 26.8% to 36.4% - now up to 38.9% after the recent approval of ZP21-0255CA for a deck). Currently, stormwater runoff at the eastern portion of the lot drains to the property lines, all other runoff drains to the backyard where there is room for infiltration. With the proposed building addition and expanded parking area, impervious area will increase. The applicant proposes to construct a stormwater detention basin on the western edge of the property to reduce runoff.

On the addition’s south side, facing the parking area, the main entrance vestibule will provide a sheltered entrance. Two secondary entrances, one each on the north and south sides of the upper level are also proposed. The only shelter for the lower, ground level entrance is the roof overhang,

approximately 23 ft above. Ample room remains onsite for seasonal snow storage. **Affirmative finding.**

(h) Building location and orientation

The new addition will locate on the rear of the existing building. It will be difficult to see from South Williams Street. The main entrance to the addition will face the parking area to the south. Also on the south wall of the addition is an ADA accessible entrance door that provides direct access to an internal elevator. **Affirmative finding.**

(i) Vehicular access

As with existing conditions, vehicular access will be provided from South Williams Street. The site currently has a driveway that wraps around the existing building, with two access curb cuts onto South Williams Street. The proposal will see the removal of the northernmost driveway, which is currently only used for exit purposes. The southernmost driveway entrance will continue to serve the property. Parking spaces line the south side of the driveway. Additional parking spaces will locate on the opposite side of the driveway, adjacent to the existing building and proposed addition. A distance of 20 ft separates these parking rows. Turnaround space will be provided at the rear of the driveway/parking area. **Affirmative finding.**

(j) Pedestrian access

Pedestrian access to the existing, primary building is provided via a walkway from the public sidewalk to the front entrance. The existing building has additional accesses on the south side that are accessed by pedestrians from the driveway/parking area. The current proposal will see a new walkway between the driveway/parking area and the existing/new building. The new walkway will be elevated above the driving surface. **Affirmative finding.**

(k) Accessibility for the handicapped

A pair of handicap parking spaces is depicted near the addition's entrance. Entries into the building appear to be at-grade. It is the applicant's responsibility to comply with all applicable ADA requirements. **Affirmative finding.**

(l) Parking and circulation

Parking spaces and circulation aisles are dimensionally compliant. Parking spaces are 9' X 20', and circulation isles are 20' wide allowing for 10' wide travel lanes.

Curbing is proposed along all edges of the parking area. Landscaping along the periphery also serves to delineate the boundaries of the parking and circulation area.

The proposed parking lot will require shade trees. This criterion establishes a target of 30% shading of the parking area with new shade trees. At least 1 shade tree for every 5 parking spaces is required. Overall the parking lot will contain 36 parking spaces and will require 8 shade trees. As proposed, 10 new trees will be planted around the parking lot. Minimum caliper size at the time of planting must be 2.5" – 3.5." As proposed, caliper size is compliant. A mature canopy diameter of at least 25' is needed. Canopy information provided denotes compliance, and the applicant has provided a parking lot shading analysis, depicting 31% shading at maturity.

Bike parking information has been provided. A 12-space bike rack will be provided amid the southern row of vehicular parking, across from the existing building's side entrance. Enclosed

long term bike parking facilities will need to be provided, along with associated shower and locker facilities. **Affirmative finding.**

(m) Landscaping and fences

A comprehensive landscaping plan has been submitted and encompasses a diversity of plantings. Some vegetation will be removed as a result of this proposal. However, the applicant has submitted a landscape plan intended to create a continuous green space that stretches across the west side of the property and wraps to the north and south to connect neighboring green spaces. New plantings will help to screen surface parking from the neighboring property. It will also be used to create a “park like feel” to the property. Species and planting size information have been provided. **Affirmative finding.**

(n) Public plazas and open space

No public plazas or open spaces are included in this proposal. **Affirmative finding.**

(o) Outdoor lighting

See Sec. 5.5.2.

(p) Integrate infrastructure into the design

All new utility lines must be buried. A heat-pump system is proposed that will have an outdoor mechanical unit. Mitigating and screening measures must be taken to minimize auditory and visual impacts from the public street and adjacent properties, which the application provides. A screened trash/recycling area is identified on the site plan at the rear of the parking area.

Affirmative finding.

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 is approximately a 1/3 of the size of the existing building. Additionally, because it will be attached to the rear of the existing 2 ½ story, 96’ deep structure, it will be difficult to view from the public street. The proposed scale of the overall structure, including the proposed addition, will be within the context of other existing buildings in the area, particularly the multifamily buildings located on either side of the subject property. At a height of 28’ 3 ½” above the south side grade, the 2-story addition will be approximately half the height of the existing structure. The overall building, including the proposed addition, is quite small in size when compared to the nearby apartment complexes. **Affirmative finding.**

2. Roofs and Rooflines

The addition will have a gable roof, topped with standing seam metal roofing. The proposed gable roof differs from the double peaked, hip roof of the existing structure. Photovoltaic panels are also proposed to locate on the southern roof face. **Affirmative finding.**

3. Building Openings

The proposed addition exhibits two fenestration patterns. The upper level fenestration includes tall casement/awning window styles in a manner consistent with that of a community gathering space or place of worship. The lower level fenestration includes a mix of awning and double-hung windows in a manner consistent with that of a daylight basement mixed-use space.

Fenestration throughout is appropriately scaled and suited to its intended purpose. The addition's front entry is a projecting, non-insulated vestibule, walled with ¼ inch glazing, and aluminum clad doors. A split staircase inside the vestibule will provide access to both levels.

Affirmative finding.

(b) Protection of important architectural resources

See 6.2.2 (d) above. The existing building is listed on both the National and State Registers of Historic places, and is a contributing resource in the Main Street – College Street Historic District. No alterations will occur to the existing historic structure by way of this permit. Under Sec. 5.4.8, new additions to historic buildings are to be constructed in a manner to preserve historic materials, features, and spatial relationships that characterize the property. The new work will differentiate from the historic building, and be compatible with the historic materials, features, size, scale, proportion, and massing. See Sec. 5.4.8 above. **Affirmative finding.**

(c) Protection of important public views

See 6.2.2 (c) above. **Affirmative finding.**

(d) Provide an active and inviting street edge

The addition is locating at the rear of the existing building. No changes to the street edge are proposed. **Not applicable.**

(e) Quality of materials

Exterior cladding will consist of common bond brick rainscreen on the south and west facades of the upper level, and color metal rainscreen siding on the north façade. Cladding on the lower level will consist of a lightweight concrete finish. The roof will be a standing seam metal roof. The application does not specify the type of exterior cladding that will be used above the secondary entrances on the upper level. It appears that it will be color metal rainscreen. The applicant proposes aluminum clad wood awning windows on the upper floor, and a mix of aluminum clad wood awning and double-hung windows on the lower floor. The proposed materials are acceptable for new construction. **Affirmative finding.**

(f) Reduce energy utilization

As noted previously, the applicants are seeking to utilize energy efficient technologies for heating and cooling. A heat pump is included in the proposal. Additionally, the applicant proposes to install photovoltaic panels on the south-facing rooftop. Current city and state energy efficiency standards must be adhered to. **Affirmative finding as conditioned.**

(g) Make advertising features complimentary to the site

The elevation drawing depicts a sign over the main entrance vestibule. It is noted on the plans that this sign will require a separate zoning permit. The sign appears to comply with signage regulations of Article 7. **Affirmative finding as conditioned.**

(h) Integrate infrastructure into the building design

The project plans depict mechanical unit locations and spec sheets. All new utility lines will have to be buried. **Affirmative finding as conditioned.**

(i) Make spaces safe and secure

All building entries will be illuminated. Adherence to applicable building codes will be required.
Affirmative finding as conditioned

Article 8: Parking

Sec. 8.1.8, Minimum Off-Street Parking Requirements

The property is located in the Neighborhood Parking District. The applicant has provided a parking management plan that tallies the total number of spaces needed based on the various uses within the property.

Use	Number/size	Spaces Required / Use	Total Spaces Req'd
Apartments	8 units	2	16
Office Space	956 sf	2 / 1,000 sf	2
Preschool > 20 children (per 2 employees)	33 children / 10 staff	1 plus 1 per 5 children	12
Synagogue	80 seats	1 / 4 seats	20
Library	485 sf	1.3 / 1,000 sf	1
Total new parking spaces required			51

While parking requirements apply to the main overall use(s) of a property, there are several aspects of the synagogue itself that do not and cannot warrant a parking calculation based strictly on the number of seats. The applicant has provided a breakdown of the various uses of the property. In 2016 when this application was first approved, these calculations were admitted for consideration of parking demand, and for the parking waiver granted. The proposed site plan includes 36 parking spaces. The applicant is requesting again under this new permit that the DRB consider a parking waiver, as allowed under Sec. 8.1.15 (below). **Affirmative finding.**

Sec. 8.1.15, Waivers from Parking Requirements/Parking Management Plans

Parking waivers cannot exceed 90% of the required number of parking spaces. The applicant has provided a parking management plan in support of a 15-space parking waiver. This plan relies on shared parking spaces, the fact that Orthodox Sabbath Laws generally preclude members of the synagogue from driving on the Sabbath, and the availability of off-site parking across South Williams Street. A CCTA bus stop is located approximately 600 feet from the property, making public transportation another option for access to the property. Required onsite bike parking facilities will be provided.

The parking management plan asserts that the apartments require their parking spaces (16) to be available at all times. Other business and events occur at specific times. The preschool operates weekdays from 8am to 5pm. The Rabbi and his staff have weekday hours from 9am to 4pm. The weekly Sabbath brings the whole congregation together for worship. However, the members of the synagogue walk to the building rather than drive their cars. Other events, such as adult education classes, are held in the afternoons or evenings, generally from 7pm to 8:30pm. When considering shared parking, the parking management plan reasonably demonstrates how the various uses can effectively use the 36 parking spaces.

As for all parking waivers, the applicant should be prepared to report back to the Department of Planning & Zoning every year for 3 years following construction with a summary of actual parking demands. **Affirmative finding as conditioned.**

Sec. 8.2.5, Bicycle Parking Requirements

A bike rack will be provided along the south property line, near the existing building's side entry. The rack can hold 12 bikes. The minimum number of short term bike parking spaces required is just 4. Enclosed long term bike parking facilities will have to be provided as part of the development (1/20,000 sf of floor area), with associated shower and locker facilities (1). The final approved plans of Z17-0455CA confirmed the availability of all bike and shower/locker facilities.

Affirmative finding.

II. Conditions of Approval

1. **Within 30 days of issuance of the building permit**, impact fees based on the net new building square footage shall be paid to the Department of Planning & Zoning or to the Clerk / Treasurer's Office.
2. **Report back every year for the next 3 years with information on parking demand/data.**
3. Final approval of the post-construction stormwater management system and the erosion prevention and sediment control plan by the city's stormwater program staff is required.
4. A State of Vermont wastewater permit may be required.
5. All new utility lines shall be buried.
6. It is the applicant's responsibility to comply with all applicable ADA requirements.
7. All new construction is required to meet the Guidelines for Energy Efficient Construction pursuant to the requirements of Article VI. Energy Conservation, Section 8 of the City of Burlington Code of Ordinances.
8. Any signage will require a separate sign permit.
9. Standard Conditions 1-15.

Department of Permitting & Inspections

Zoning Division
645 Pine Street
Burlington, VT 05401
Telephone: (802) 865-7188

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



MEMORANDUM

To: Development Review Board
From: Ryan Morrison, Associate Planner
Date: December 15, 2020
RE: ZP21-0226HO (AP); 132 North Champlain Street

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

File: ZP21-0226HO Appeal
Location: 132 North Champlain Street
Zone: RM **Ward:** 3C
Date appeal accepted: October 23, 2020
Date of administrative decision: October 8, 2020
Date of application: August 26, 2020
Appellant / Owner: Israel Smith & Kendra Barber / Penny Thompson
Applicant: Larry Paap
Request: Appeal of Administrative Approval for a home occupation permit. The home occupation is for a home office for Protech Painting.

Background:

- **Zoning Permit 21-0226HO;** home occupation for Protech Painting home office. Approved October 8, 2020. (Subject of this appeal.)
- **Zoning Permit 20-0568CA;** two scaffolds for racks to store wood and conversion of a porch to habitable space. Denied December 17, 2019.
- **Zoning Permit 20-0327CA;** asphalt to metal roof replacement. Approved October 2, 2019.
- **Zoning Permit 20-0158CA;** replacement windows. Approved October 16, 2019.
- **Zoning Permit 19-0380CA;** replace vinyl siding with fiber cement board siding; rearrange windows and one door. Approved November 14, 2018.
- **Zoning Permit 04-108;** remove existing garage, leaving slab, construct shed on slab. Approved September 8, 2003.

Overview:

Zoning Permit 21-0226HO, to permit a home occupation for a home office for Protech Painting, was administratively approved on October 8, 2020. The application was submitted in response to an enforcement warning letter dated July 6, 2020 for an unpermitted contractor's storage yard and the installation of an unpermitted shed. The home occupation permit was issued based on conditions to bring the property into compliance (i.e. to remove all exterior evidence of a business), and the interior office nature of the business, as the applicant presented. On October 23, 2020, the appellant filed a timely appeal within the 15-day appeal period.

Recommendation: Uphold zoning permit approval based on the following findings.

I. Findings

Timeline:

- **July 6, 2020** – Zoning enforcement letter sent for unpermitted contractor's storage yard and shed.
- **August 26, 2020** – Application ZP21-0226HO submitted
- **August 31, 2020** – Application ZP21-0226HO deemed complete.
- **October 8, 2020** – Decision of Approval for ZP21-0226HO.
- **October 23, 2020** – Appeal of administrative approval submitted.

Conditions of Approval – ZP21-0226HO:

1. This home occupation permit is to address ongoing zoning enforcement for unpermitted outdoor storage of contractor's materials and nonconforming sheds. All conditions of this permit AND the zoning enforcement actions shall be addressed in full by December 31, 2020. Failure to obtain a Certificate of Occupancy for this home occupation permit by December 31, 2020 will result in revocation of this permit and additional enforcement action.
2. Per **Section 2.7.8, Withhold Permit**, all violations must be cured and zoning permits issued after July 13, 1989 closed out (issued a Certificate of Occupancy) prior to issuance of a Final Certificate of Occupancy for this permit. See attached permit list. Upon expiration of this new zoning permit, no additional zoning permits may be issued until it, and all prior zoning permits, have been closed out with final certificate(s) of occupancy. It is recommended that certificates of occupancy for the old zoning permits be sought prior to seeking a certificate of occupancy for the new zoning permit.
3. This home occupation is approved strictly as a home office. There shall be no non-resident employees coming to or from the premises in the conduct of the business, and there shall be no outdoor storage of materials related to the business.
4. The shed that was relocated off the pad of the previously existing garage shall be moved off the lawn and back onto the pad as previously permitted. The other unpermitted shed located on the lawn shall be removed entirely from the property as it increases non-conforming lot coverage. The remainder of the garage pad is reserved for parking.
5. All areas devoted to the home occupation shall be limited to 25% of the area of the dwelling unit. This includes within the dwelling unit itself and accessory structures.
6. No clients or customers shall come to the premises.
7. There shall be no vehicles associated with the home occupation except:
 - (i) A personal vehicle with no commercial identification can be used; and
 - (ii) An occasional delivery vehicle such as a Postal Service, UPS, or FedEx truck, but excluding semi trailers or 18 wheel vehicles;

- (iii) Deliveries or pick-ups shall occur no more than an average of one (1) time per day between the hours of 8 am and 6 pm.
8. No goods are located on site except for samples or designs produced on site and no such samples or other materials associated with the home occupation may be stored outside of an enclosed structure.
 9. All employees shall be residents of the home where the home occupation is conducted. No outside employees are allowed on the premises – this includes employees coming to the property to load/unload materials and/or equipment for the home occupation.
 10. No signs are allowed.
 11. If the home occupation ceases operation at this property (i.e. is conducted elsewhere) for a period of more than 12 months, then the home occupation permit shall cease to be in effect and a new permit shall be obtained prior to resuming a home occupation onsite.

These conditions were based off the requirements of Sec. 5.4.6 Home Occupations; (a) – Administrative Approval (attached).

The appellant has provided a detailed statement addressing why the approval should be overturned. See attached letter dated October 23, 2020.

Appellant's Arguments and City Responses:

Appellant's request for relief are *italics*, the City responses are not.

The relief we are requesting is:

1. *The denial of the permit for a home occupancy for "Pro-Tech Contracting", or "Pro-Tech Painting", or any similar business at this property; and immediate enforcement action addressing violations related to the incremental conversion of a residential rear yard into a Contractor's Yard; or*
2. *If the Board finds that the permit for this home office is necessary for the activities it allows and may remain as approved, then we request that both the conditions of approval, and the zoning enforcement action addressing violations related to the incremental conversion of a residential rear yard into a Contractor's Yard be enforced immediately and without delay.*
3. *In any event, in order to provide for proper enforcement of the conditions of approval, we ask the Board to require two scaled site plans that accurately depict conditions at this property: one depicting existing conditions and one depicting proposed compliant conditions.*

Property records indicate that the first complaint(s) regarding an active contractor's yard came to the City in August, 2019. Within the next few months, there were a few more complaints filed with the City regarding the contractor's yard, ongoing business activities, and unpermitted sheds. In response to this, code enforcement sent an enforcement warning letter to the property owner (Penny Thompson), and had been in touch with Larry Paap (business owner) to bring compliance

to the property. In addition to removing related and unpermitted outdoor storage of business materials, Mr. Paap was directed to obtain a home occupation permit. On August 26, 2020, a home occupation application was submitted to the Department of Permitting and Inspections (ZP21-0226HO).

The application (attached) referenced the following points for the proposed home occupation:

- a) 2 persons, Larry Paap and his wife, reside on the premises and will be involved in the home occupation.
- b) Work and materials will involve 'paperwork' and 'ladder storage'
- c) No alterations will be made to the home or premises in order to conduct the home occupation.
- d) 1 bedroom will be used for the conduct of the home occupation.
- e) Materials/supplies for the home occupation will include '20 pieces of scaffolding' and '10 ladders'.
- f) People will come to the property to 'pick up ladder(s) and return during the season.
- g) No trucks or other equipment used for the home occupation will be parked/stored at the site.
- h) Commercial vehicles will be used for 'receiving and picking up ladders'.
- i) Parking for the home occupation will locate on the street only.

A few of the above points clearly would be noncompliant with the standards of an administrative home occupation permit – specifically; b (exterior ladder storage), e (exterior storage of materials), f, h, and i.

The approval of the home occupation permit set very specific conditions to achieve 2 goals; 1) to bring the property into compliance, and 2) to allow for a business that met the standards of an administrative level home occupation. Condition 1 set a specific deadline/permit expiration date of December 31, 2020 for all conditions of approval to be met, and for a Certificate of Occupancy to be issued – a 69 day time frame (starting after the appeal period ends). Failure to do so will result in permit revocation and additional enforcement action. However, the appeal filed halts the release of the permit. Given the public hearing date of December 15, 2020, the standard 30-day appeal period from a DRB decision on the appeal wouldn't end until mid-January 2020. As a result, staff would recommend extending the December 31, 2020 deadline identified under Condition 1 to a new deadline of 60-days from the date of the DRB decision.

It is important to note that one of the first steps in enforcement action is to provide a property owner with a warning that offers a window of opportunity to bring any such violation into compliance. Such a remedy usually means that either the violations are abated, and/or a zoning permit is issued to permit a non-permitted use/structure. In this case, the applicant submitted an application to permit the home occupation at the property. After discussions with the applicant, ZP21-0226HO was approved (October 8, 2020) with clear conditions to bring the property into compliance. The approval was granted based on conformance, or potential conformance, with the home occupation standards of Sec. 5.4.6 (a) Administrative Approval. The December 31, 2020 deadline gives the applicant an opportunity to bring the property into strict conformance with the home occupation standards and conditions of the permit. Failure to do so will result in revocation of the permit and additional enforcement action.

The Home Occupation Application Questionnaire form filed by the applicant contains material misrepresentations of the scope and scale of the home occupation. We believe these misrepresentations are intentional and in bad faith. It is important to note that even these misrepresentations, intended to minimize the intensity of the use, were noted on this Questionnaire as “not permitted” by the Zoning Administrator. A reasonable action at that point would have been to deny the permit, but instead the Administrator chose to apply conditions of approval whereby a home occupation permit for a general contracting business could be considered acceptable under the criteria for administrative approval.

The manner in which the home occupation permit was approved provides the applicant time to comply with the conditions of approval. Specific aspects of the applicant’s questionnaire were highlighted, brought to the applicant’s attention, and noted that they were not permissible. Not only did the applicant verbally agree that these aspects could not be allowed, he did not appeal the condition-laden zoning permit – which suggests that he will make the necessary efforts to achieve compliance. This is a very common practice for the City to provide time for an applicant to achieve compliance. And again, if compliance is not achieved by December 31, 2020, the permit will be revoked, and additional enforcement action will commence.

The documented pattern of use since approval indicates that the applicant has no intention of abiding by the conditions of approval. The purpose of this application is now an attempt to delay the inevitable or even to hold out for the distinct possibility, given the history in this case, that the City may lack the motivation or resources to bring effective enforcement action in a timely manner, if at all.

No additional enforcement action occurred because the permit was issued, and the applicant was in the allotted time to bring the property into compliance.

Additionally, the appellant touches upon the following in his appeal:

- *The actual business name and range of work provided*
- *The quantity of area devoted to the business*
- *An inaccurate site plan*
- *The area devoted to the business within the dwelling unit*
- *The four required off-street parking spaces per previous zoning permit*
- *Whether the applicant actually understands the conditions of approval*
- *Store items in the yard*
- *Employees coming and going from the property*

From a zoning perspective, the business name is irrelevant to the home occupation, but would be of importance in registering the business with the City (business license, tax purposes, etc.). The conditions of the permit lay out clear instructions on how to bring the home occupation into compliance. These include, among other things, the prohibition of exterior storage of materials used for the business, the maximum area that can be devoted to the home occupation, addressing the unpermitted/relocated sheds and on-site parking, and non-resident employees coming and going from the property. The applicant did not appeal the permit, which would create the

assumption that the conditions and timelines were understood. Whether or not the permit is closed out by December 31, 2020 remains to be seen. If it is not, the permit will be revoked and additional and stricter enforcement action will commence.

Summary

The home occupation permit was approved based on conditions that are intended to bring compliance to the property within a reasonable time frame, and to provide the applicant with specific requirements to continue the business in an acceptable way into the future. There are several items that the applicant must address by December 31, 2020. Failure to do so will result in revocation of the permit, and additional enforcement action. However, as noted above, due to this appeal pausing release of the zoning permit, the window to bring the property into compliance has essentially disappeared. Staff will recommend that that deadline be extended.

A reversal of the administrative approval would contradict what staff has allowed for a multitude of zoning/home occupation permits – conditions that achieve and maintain compliance.

II. Recommended Motion:

Uphold the administrative approval of zoning application 21-0226HO and extend the deadline identified under Condition 1 to 60 days from the date of the DRB decision.

Brad Rabinowitz, Chair
Development Review Board, Department of Permitting and Inspections
City of Burlington, 645 Pine Street
Burlington VT 05401

December 14, 2020

Re: Response to Staff Report - Zoning Permit COA Level 1 – ZP#21-0226HO

Dear Mr. Rabinowitz,

Mr. Paap has never communicated with us regarding his home occupation. If he had consulted with his neighbors prior to filing his application, perhaps the process would have gone differently.

We delayed filing this appeal because we hoped that the applicant might begin to limit business activities to match the conditions of approval. There was no reduction in activity beyond normal seasonal levels.

The difficulty with this application is that there is a contradiction between the character of business activity undertaken by the applicant and the character of business activity for which he has ultimately applied for and been approved.

When compared to current business operations at this address, this permit severely limits commercial activities, and unnecessarily so in our view. We expected Mr. Paap to complete an application process more suited to his operational requirements: a conditional use review under Section 5.4.6(b). It's our understanding that is what Zoning Staff advised when he initially applied, based upon the Applicant's description of the proposed activity.

We would not oppose the home occupation as a conditional use, which would allow the applicant the flexibility to conduct business basically as they have been, if the Applicant agreed to fair and reasonable conditions, such as installing a six-foot stockade fence at his North boundary line, a non-smoking worksite and an employee parking and vehicle loading plan that does not include blocking our driveway.

Unfortunately, that is not the matter in front of the Board because the applicant sought to avoid conditional use review. As a result, the City has issued a permit that does not resemble the actual use. The conditions of approval may change the character of this business on paper, but in reality such a use cannot be conditioned into something that meets the requirements of administrative review under Section 5.4.6(a).

If the City and the Applicant insist that this is the correct way to handle this home occupation, then we will not stand in the way.

We can agree to Staff's recommended motion, provided it is amended to add a requirement for Staff to make a status report to the DRB on compliance with the conditions of the permit within a reasonable amount of time. We suggest six months is a reasonable period.

Best regards,



Israel Smith



Kendra Barber

Dear Burlington Development Review Board:

I request to speak on the matter of case 21-0462CA/217-0455CA; 57 South Williams St. on Tuesday 15 Dec. 2020. I am an abutter at 71S William St., Unit 11, and serve on the Chelsea Mews Townhouse Homeowners Association Board.

We speak in favor of granting the renewal of the applicant's permit, if it is amended as noted due to the following findings:

1. When this permit was initially considered, the abutters at 71 S. William St. proposed a physical barrier from the handlamps of the cars in the parking lot, and the plan thereafter included landscaping as the barrier to car headlamps.
2. After the permit was granted to build the addition, the parking lot was constructed and the applicant began using the parking lot. It became clear to the residents at 71 S. Williams St. that landscaping will be insufficient to block the impact of the headlamps of the cars in the parking lot, given the higher elevation of the parking lot as it has been built, and due to the location of living units at 71 S. Williams St.
3. The parking area was significantly elevated compared to the original grade of the lot, which causes the headlamps to point directly into bedroom windows and other living areas of the neighbors' homes.
4. Headlamps of the cars in the parking lot are so bright that landscaping will be insufficient to block the impact of the parking lot on the abutters at 71 S. William St.
5. A solid surface, 30" or greater guardrail, or a solid fence of 4', could be installed on the West and South sides of the parking area to mitigate this hardship to the abutters, providing a permanent, impervious barrier to the headlamps in the parking lot, in addition to the landscaping proposed in the current plan.
6. This solid guardrail or fence requirement would be an amendment to Article 6 Part 2 of the Site Plan Design Standards, subpart (m).

Please provide me with instructions for accessing the public meeting, and grant me the right to be heard. In the event that due to technology or some circumstance beyond my control that excludes my ability to attend and be heard at the meeting, please use the above findings as my testimony.

Respectfully,

Lynn Faust
faustburger@gmail.com

508-736-5229

Owner, 71 S. Williams St. #11, Burlington, VT







Burlington Development Review Board

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Brad Rabinowitz
AJ LaRosa
Springer Harris
Geoff Hand
Brooks McArthur
Kienan Christianson
Caitlin Halpert
Sean McKenzie, (Alternate)
Ravi Venkataraman, (Alternate)



BURLINGTON DEVELOPMENT REVIEW BOARD

Tuesday, December 15, 2020, 5:00 PM

REMOTE MEETING

Zoom: <https://us02web.zoom.us/j/82307995395?pwd=emVaSkxUY0gza2haQ09DQnRoWmV6QT09>

Webinar ID: 823 0799 5395

Password: 842557

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

Meeting link: <https://www.cctv.org/watch-tv/programs/burlington-development-review-board-348>

Draft Minutes

Board Members Present: Brad Rabinowitz, AJ LaRosa, Springer Harris, Geoff Hand, Brooks McArthur, Kienan Christianson, Caitlin Halpert

Board Members Not Present: Sean McKenzie (Alt), Ravi Venkataraman (Alt)

Staff Members: Scott Gustin, Mary O'Neil, Ryan Morrison, Alison Davis, Ted Miles

I. Agenda

B. Rabinowitz: No changes to the agenda.

II. Communications

B. Rabinowitz: All material for items are posted under meeting packets [online](#).

III. Minutes

B. Rabinowitz: Last meeting minutes are posted [online](#).

IV. Consent

1. 21-0462CA; 57 South Williams Street (RH, Ward 1E) Vermont Organization for Jewish Education- Chabad of Vermont

Re-apply for previously approved 17-0455CA: two-level rear building addition, 5500 sq. ft. to west side of existing building. New worship sanctuary on upper level with supporting spaces on lower level; new off street parking, landscaping and erosion prevention. See ZP 17-0455CA. (Project Manager: Ryan Morrison)

Ed Wolfstein appeared on behalf of item

Public: Lynn Faust, Sharon Bushor

B. Rabinowitz: Invites public to comment

L. Faust: Concerns with the raised elevation of the parking area. When application was originally being reviewed, the abutting condo association's Board requested vegetation blockage of headlamps of cars. Parking area was built and has been in use, and now they realize that the elevation of the parking area and the sharp slope, it will be difficult to

screen with only vegetation. Asking Board to consider guardrails or solid fence on abutting side of parking area to block light from cars.

B. Rabinowitz: Asks about parking lot already being built and in use.

L. Faust: Yes, has been built for some time now. Complaints from residents that headlights shine into bedrooms and other rooms. Will be a continuing nuisance for residents living in those neighboring buildings.

B. Rabinowitz: Asks if vegetation was put in when the parking was built

L. Faust: No vegetation was planted. The slope is about 45 degrees, very steep.

E. Wolfstein: Has no problem putting up solid fencing to mitigate car lights to the South. Can put up temporary fencing right away. Vegetation can be planted in the Spring. Covid slowed down construction during the summer, little construction was done. Will gladly install fencing on South side. Fencing on West side would not do much, but we would not mind putting up fencing there. None of the cars face West when they park.

B. Rabinowitz: Asks if Board has any questions for the applicant

None

L. Faust: Concerned about units in the back of the lot. Shielding on a portion of the West boundary would help mitigate the lights that are turning around in that space. South part of west side of parking lot, along with South side of parking lot.

S. Harris: Asks what is the difference between 71 South Williams parking lot and this parking lot's lights.

L. Faust: Explains that before the 57 South Williams parking lot was built, it was at the same grade as their parking deck. It was graded to be very steep and now the headlights are at the height of their second floor windows. They have created this elevated parking.

E. Wolfstein: Explains the locations of the expanded parking spaces and the demand of parking spaces. Will not be a residential parking area where people are coming and going at all hours of the night.

S. Harris: Asks about potential fencing being placed up until fenced in dumpster location

L. Faust: Yes, worried about turnaround area and lights from cars turning around.

B. Rabinowitz: Invites Sharon Bushor to comment on item.

S. Bushor: Explains concerns with the height of the parking area pertaining to car headlights. Lights are disruptive. Supports neighbor's concerns and appreciates applicant willingness to install fencing to prevent lights shining into windows.

B. Rabinowitz: Closes public hearing.

2. 21-0464CA; 24 Sunset Cliff Road (RL-W, Ward 4N) Jack and Kim Kane

Remove residential structure, rebuild within same footprint plus 1035 sf footprint addition that includes screened porch. (Project Manager: Ryan Morrison)

Jack Kane, Lucy Thayer, and Jenn Desautels appeared on behalf of item

Public:

B. Rabinowitz: Explains that item is recommended for consent. Asks if they have reviewed and if they approve the staff report and recommended conditions.

L. Thayer: Yes, they approve.

J. Desautels: Have all reviewed and do not have a problem with it being on the consent agenda.

B. Rabinowitz: Asks if any Board members disagree to item being on consent agenda

No objections

S. Harris: Motion to approve application and adopt staff findings and recommendations

C. Halpert: Seconds motion

7-0-0

3. 21-0377CU; 12-22 North Street (NMU, Ward 3C) AJ Rossman and Burlington School District

Burlington Tech Center space for educational use. (Project Manager: Mary O'Neil)

Marty Spaulding and Jason Gingold appeared on behalf of item

Public:

M. O'Neil: Explains that application was going to be reviewed by Board previously and then was taken off the agenda because it was thought that they had a previous permit that granted the educational use. It was then caught by a staff member that the education use permit was relinquished. It is now in front of the Board to be reviewed.

B. Rabinowitz: Explains to applicant that item is recommended for consent. Asks if they have reviewed and if they approve the staff report and recommended conditions.

M. Spaulding: Yes, agree.

B. Rabinowitz: Confirms if there is public attending to speak on item

None

No objections from Board for item being on consent agenda and no questions for applicant

G. Hand: Motion to approve application and adopt staff findings and conditions

B. McArthur: Seconds motion

7-0-0

V. Public Hearing

1. 21-0226HO; 132 North Champlain Street (RM, Ward 3C) Appellant: Israel Smith

Appeal of administrative decision for a home occupation at 132 North Champlain Street. (Project Manager: Ryan Morrison)

Appellant: Israel Smith

Property owner: Larry Paap

Public:

R. Morrison: Explains application was submitted in response to a code violation investigation by City staff member, Ted Miles. There was a contractor storage yard operation on property, in response to enforcement, the applicant submitted home occupation. Complaints were surrounding people coming and going from the property to pick up and drop off supplies, was a nuisance for neighbor. Exterior storage in the yard that was associated with the business. Noted that there was also a zoning permit previously issued for the house on the property that some of the materials could have been for the house work. The home occupation permit was submitted, permit was issued and there were specific conditions to correct the violation. Appellant submitted appeal in timely fashion.

B. Rabinowitz: Asks if conditions were met.

R. Morrison: Working towards that. Photos were submitted today. Ted Miles would have more information about conditions of property.

I. Smith: Commercial operations have been increasing steadily over the past few years. Is essentially a contractor's storage yard and is busier during the summer months. Written appeal sums up the issues. A lot of traffic. Lots of vehicles that are parked and double parked. Have had driveway blocked, have blocked traffic. Have created a situation in the backyard that is a commercial situation and not a residential situation. Preparation of materials, construction debris. Initial excuses were that there was a zoning permit to reside the house, so that is where the activity stems from. Complaint was not immediately responded to by City. Was surprised that it was an administrative decision.

C. Halpert: Clarifies that it is not necessarily the materials stored on the property that is the issue, but the activity that is happening, which is hard to prove or disprove on paper or from a photo.

I. Smith: Yes, agrees with statement

B. Rabinowitz: Invites applicant to respond

L. Paap: House and property has been improved entirely. Explains traffic flow at property. Explains difficulty of managing parking from crew working on house.

B. Rabinowitz: Confirms that the materials and debris that was on property was related to the construction from the house.

L. Paap: The majority of it was.

B. Rabinowitz: Asks if he will be able to agree and comply with the specific conditions for this home occupation.

L. Paap: Yes, agrees with the conditions. Not much traffic for business at property. Sometimes brief interactions.

G. Hand: Explains that those interactions with employees at home do not abide by the permit conditions that are in the home occupation permit.

L. Paap: Not usually home. Rarely have interactions with employees at property.

S. Harris: Seems like in the photos provided by the appellant that it is pretty clear that there was business going on not related to the construction of the house.

L. Paap: Not sure what photos are being mentioned. Neighbor watches my property constantly.

S. Harris: In the appeal filed, there is documentation of people coming and going and people loading materials into trucks.

B. Rabinowitz: Invites Ted Miles to speak about item.

T. Miles: Explains history of violation and property. Complaint started back up about the contractor yard last April, there was a notice that was sent to Larry on May 6th. Met with Larry on site. Hard to associate what was for the house and what was for the contracting business. Larry did do a major cleanup of property.

B. Rabinowitz: Asks if the yard is cleaned up today

T. Miles: Yes, went by yesterday and took a photo. Is cleaned up tremendously. Ted was visiting property with Fire Marshall in October because there was a complaint filed with the Fire Marshall's office complaining about debris and fire hazards, contractors supplies on site. Met with Larry, went through site and found that complaint was unwarranted. Not in support of the idea that there was excess of contractors materials.

B. Rabinowitz: Asks if there is a pile of ladders on site.

T. Miles: No, as of yesterday there are two ladders on the site that look like are associated with the home.

S. Gustin: Points out there were photos that were taken today submitted by the owner that are online.

T. Miles: Have been in conversation with Larry about sheds that are in incorrect locations. There is a survey that is supposed to happen this year.

B. Rabinowitz: Asks appellant opinion of yard being cleaned up as of today.

I. Smith: There has been an effort to clean up the property, which is appreciated and helpful. Would like to believe that there will not be any other materials or equipment ran out of the property throughout the day like there has been. Applicant is painting a rosy picture of the traffic on property. Took a lot of complaining to have attention brought to this issue.

B. Rabinowitz: Clarifies that appellants goal is that the conditions of approval for a home occupation are acceptable to you and the issue is that he has not been in compliance with that. The issue for Larry is that he feels like they want to and intend to go by the conditions of approval for the home occupation.

L. Paap: Yes, agrees with statement.

S. Harris: Asks appellant and applicant their opinions if the Board was to consider a condition where there would be a timeline needed for this item to be reviewed again to see if the business is following the conditions of the permit.

L. Paap: Would not mind

I. Smith: Would support a condition like that

T. Miles: States that the appellant makes it seem like the City has not responded to complaints, but Larry could confirm how often he has been in contact with him and has visited the property.

B. Rabinowitz: Closes public hearing

2. 21-0354AP; 75 Cherry Street (FD6, Ward 3C) BTC Mall Associates, LLC

Appeal of Zoning Administrator Determination regarding relinquishing 17-0662CA/MA.
(Project Manager: Scott Gustin)

Geoff Hand recused

B. Rabinowitz: There has been a request for deferral.

S. Gustin: Makes sense to push it to the 16th meeting to be with the other item.

K. Christianson: Motion to defer this item until DRB meeting on February 16th, 2021.

B. McArthur: Seconds motion

6-0-0

VI. Adjournment

Meeting adjourned at 6:00PM

Bradford L. Rabinowitz, Chair of Development Review Board

Date

Alison Davis

12/19/2020

Alison Davis, Zoning Clerk

Date

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

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