

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
vacant
Sean McKenzie, (Alternate)
Ravi Venkataraman, (Alternate)



BURLINGTON DEVELOPMENT REVIEW BOARD

Tuesday, October 6, 2020, 5:00 PM

PUBLIC HEARING NOTICE

REMOTE MEETING

Zoom: <https://us02web.zoom.us/j/87842883086?pwd=aWlpSHJadDE3dFIiODU4L2pESUdjQT09>

Webinar ID: 878 4288 3086

Password: 842557

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

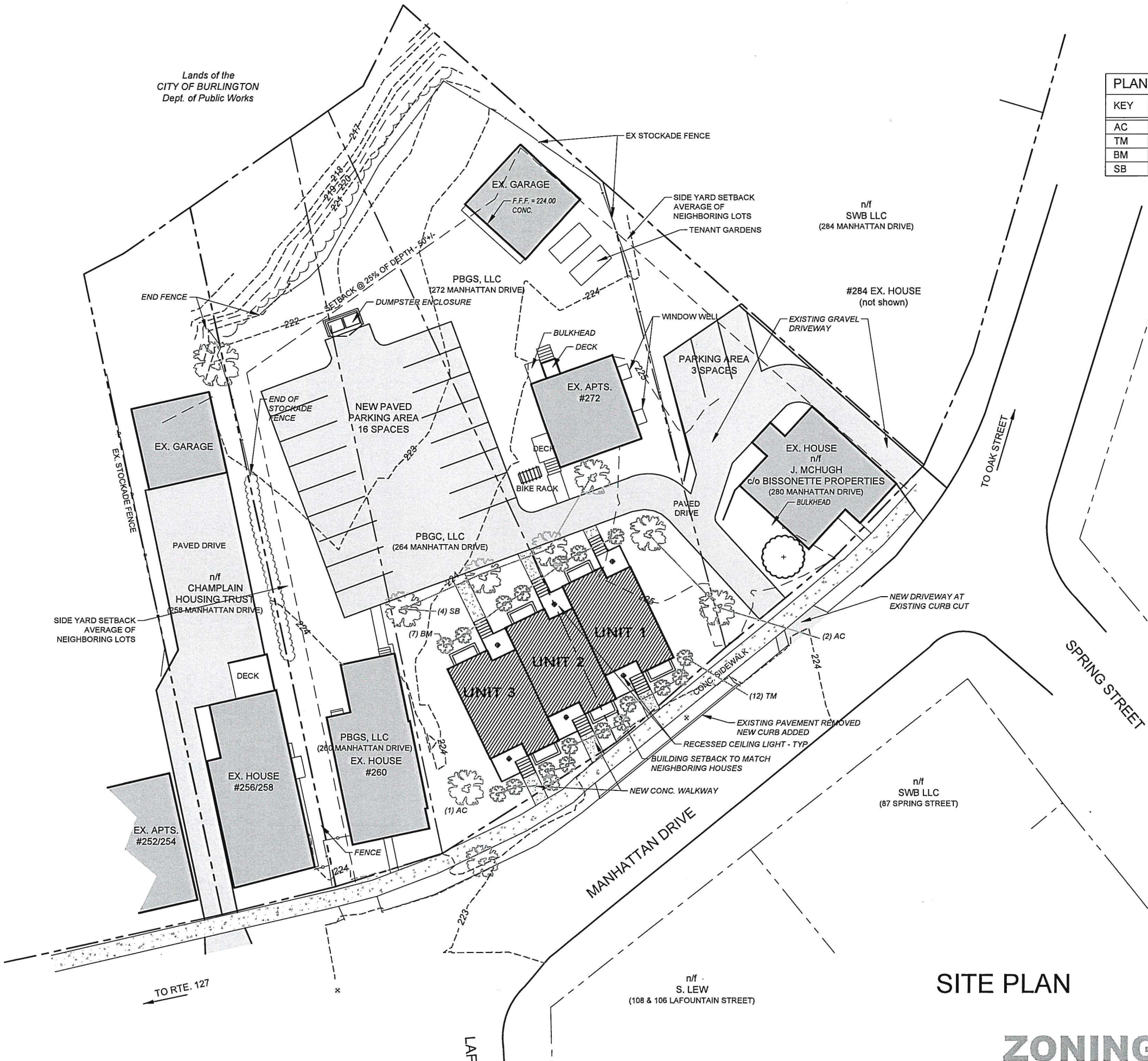
- 1. 21-0180AP; 15-17 Monroe Street (RH, Ward 3C) Melissa Lafayette**
Appealing administrative decision regarding shed dormer roof height.

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

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

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



PLANTING SCHEDULE				
KEY	QTY.	SCIENTIFIC NAME		CAL.
AC	3	ACER X FREEMANII	AUTUMN BLAZE MAPLE	2.5"
TM	12	TAXUS X MEDIA 'DENSIFORMIS'	DENSE YEW	-
BM	7	BUXUS MYCROPHYLLA	GREEN MOUNTAIN BOXWOOD	2.5"
SB	4	AMELANCHOER LAEVIS 'LUSTRE'	ALLEGHENY SERVICEBERRY	2"

ZONING INFORMATION		
SPACE	EXISTING AREAS	PROPOSED AREAS
PROPERTY: LOTS 260, 264, 272, AND 280	30,851 SQ. FT.	30,851 SQ. FT.
EXISTING GARAGE	588 SQ. FT.	588 SQ. FT.
HOUSE AT #260	1152 SQ. FT.	1152 SQ. FT.
HOUSE AT #272	681 SQ. FT.	681 SQ. FT.
HOUSE AT #280	1030 SQ. FT.	1030 SQ. FT.
NEW UNITS - BUILDINGS ONLY		1878 SQ. FT.
SUB-TOTAL	3451 SQ. FT.	5329 SQ. FT.
DRIVEWAY AND PARKING	4360 SQ. FT.	6968 SQ. FT.
SUB-TOTAL	4360 SQ. FT.	6968 SQ. FT.
TOTAL	8181 SQ. FT.	12,297 SQ. FT.
TOTAL LOT COVERAGE	26%	40%
NEW DECKS, STAIRS, WALKWAYS, WINDOW WELLS		858 SQ. FT.
EXISTING DECK, STAIRS, WALKWAYS, WINDOW WELLS	245 SQ. FT.	245 SQ. FT.
SUB-TOTAL		1103 SQ. FT.
DECK/WALKWAY COVERAGE		.36%

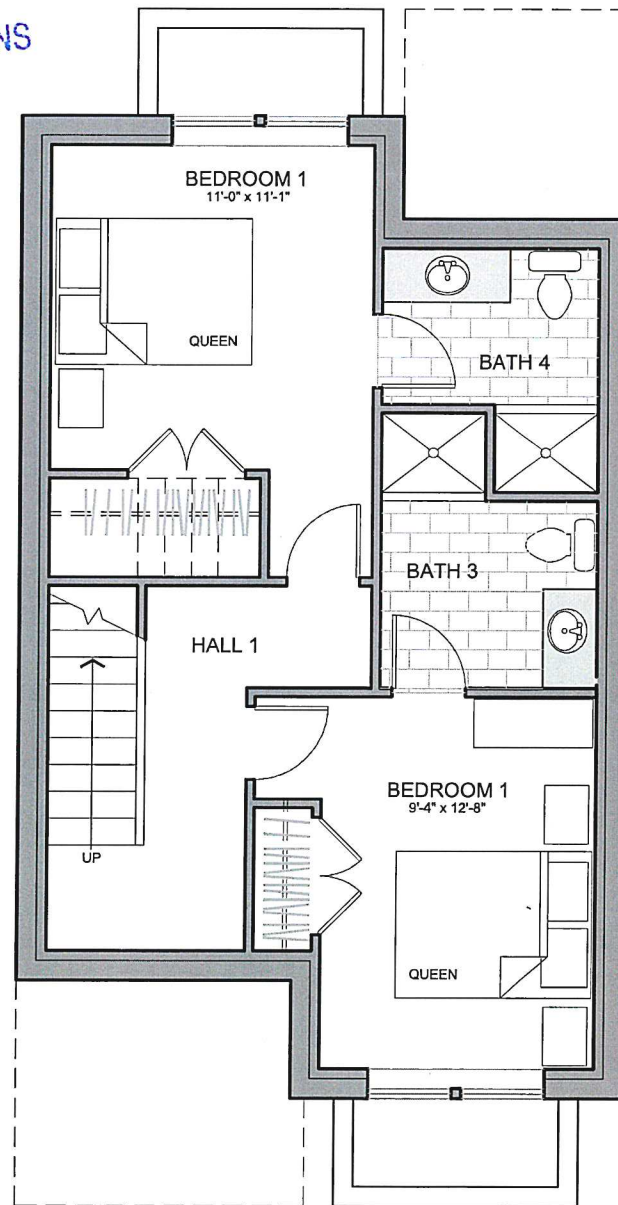
NOTES:
SITE PLAN BASED ON INFORMATION PROVIDED BY
'CIVIL ENGINEERING ASSOCIATES'
DRAWING C1.0 - 'EXISTING CONDITIONS SITE PLAN'
C1.0 BISONETTE PROPERTIES. THIS PLAN IS NOT A BOUNDARY
SURVEY AND IS NOT INTENDED TO BE USED AS ONE

SITE PLAN

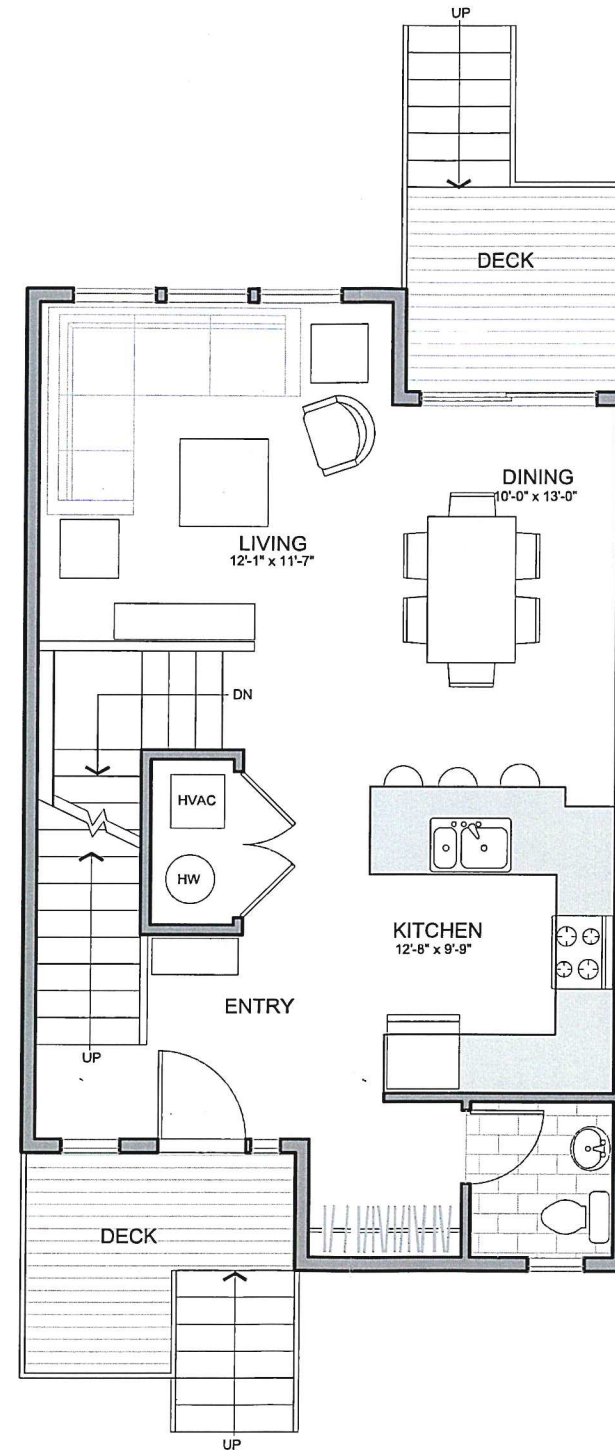
RECEIVED

JUL 14 2020

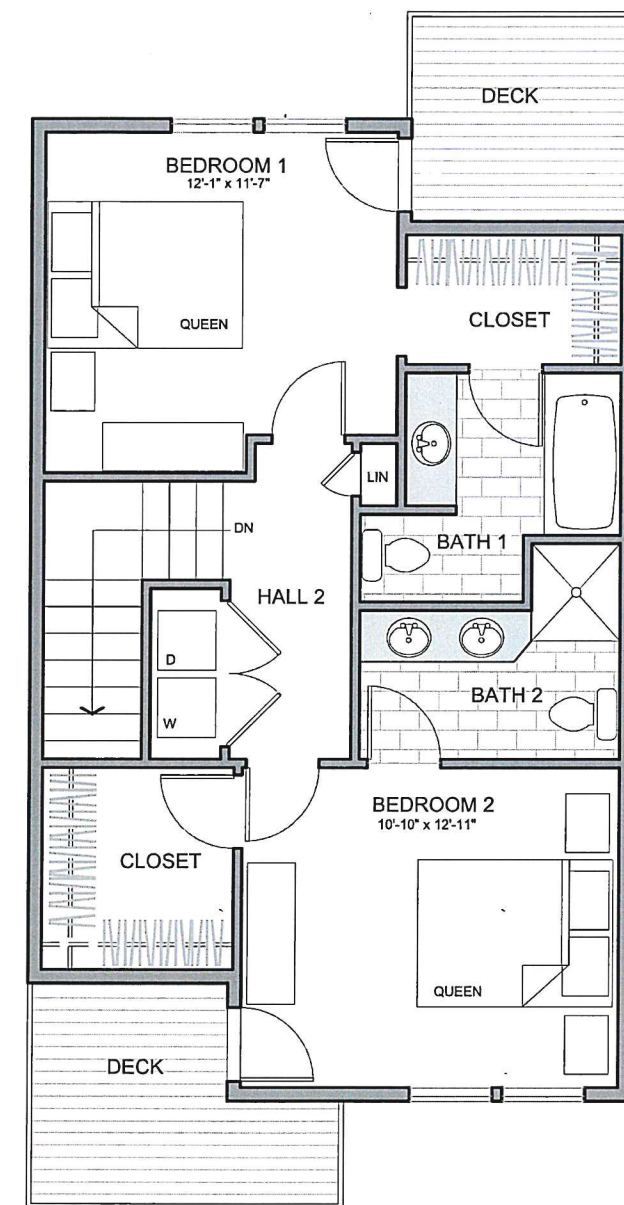
BURLINGTON
PERMITTING & INSPECTIONS



lower level floor plan
3/16" = 1'-0"



first floor plan
3/16" = 1'-0"



second floor plan
3/16" = 1'-0"

UNIT SIZE: 1884 SQ. FT.
DECKS: 297 SQ. FT.

PRELIMINARY - 2020 06 24

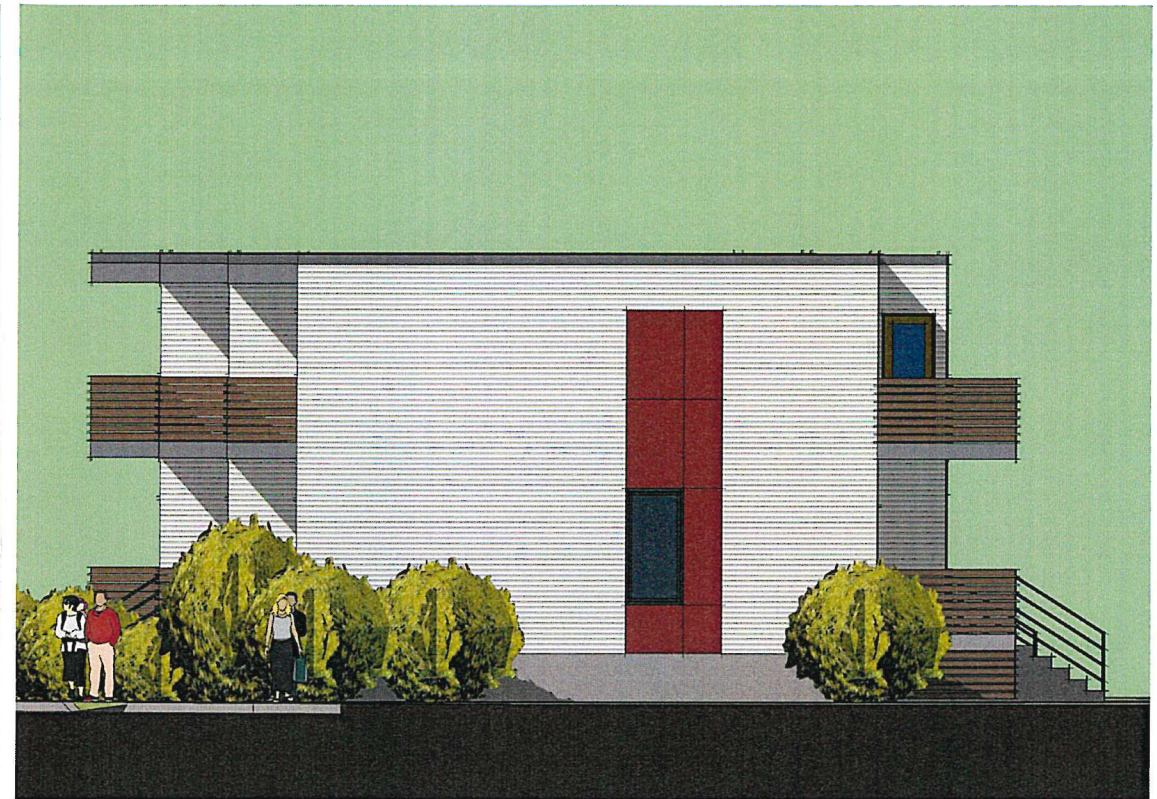
JOB_NO.	2010-141
DRAWN_BY	WJR
DATE	JUNE-24-2020
SCALE	3/16"=1'-0"

MANHATTAN DRIVE TOWNHOUSES
BURLINGTON, VERMONT
FLOOR PLANS

A-1



west elevation



east elevation

RECEIVED
JUL 14 2020
BURLINGTON
PERMITTING & INSPECTIONS



perspective
overview from southeast

RECEIVED
JUL 14 2020
BURLINGTON
PERMITTING & INSPECTIONS



south elevation

CONCEPTUAL DESIGN | APRIL 14 2020

MANHATTAN DRIVE TOWNHOUSES - BURLINGTON VERMONT

RECEIVED

JUL 14 2020

BURLINGTON
PERMITTING & INSPECTIONS



north elevation

RECEIVED
JUL 14 2020
BURLINGTON
PERMITTING & INSPECTIONS

RECEIVED
JUL 14 2020
BURLINGTON
PERMITTING & INSPECTIONS



VIEW FROM MANHATTAN DRIVE LOOKING NORTHWEST



VIEW FROM MANHATTAN DRIVE LOOKING NORTHEAST

JOB_NO.	2010-141
DRAWN_BY	WJR
DATE	JUNE-24-2020
SCALE	N/A

MANHATTAN DRIVE TOWNHOUSES
BURLINGTON, VERMONT
EXISTING SITE PHOTOGRAPHS

EX-1

PRELIMINARY - 2020 06 24

RECEIVED

JUL 14 2020

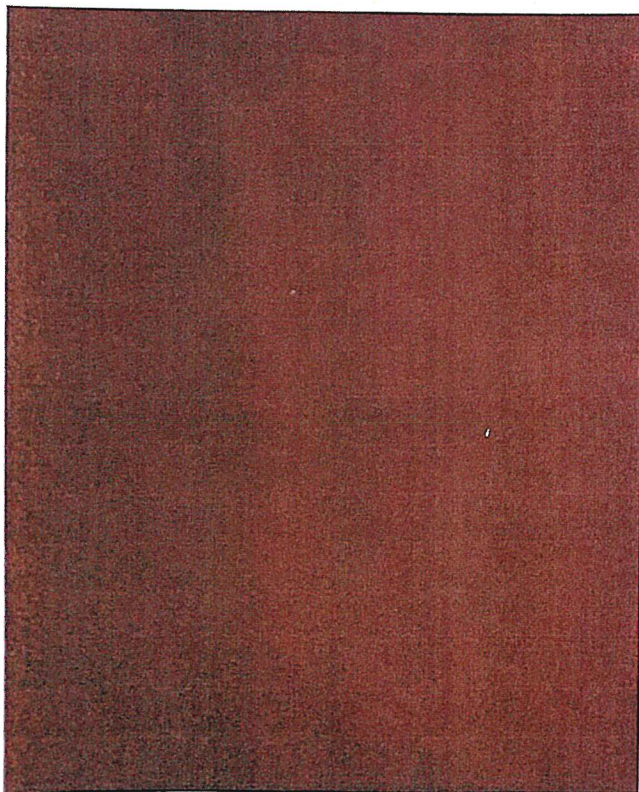
BURLINGTON
PERMITTING & INSPECTIONS

SMOOTH

You can't go wrong with this sleek, modern siding. Find the perfect color in our Statement Collection products or Dream Collection products. Or get it primed for paint.

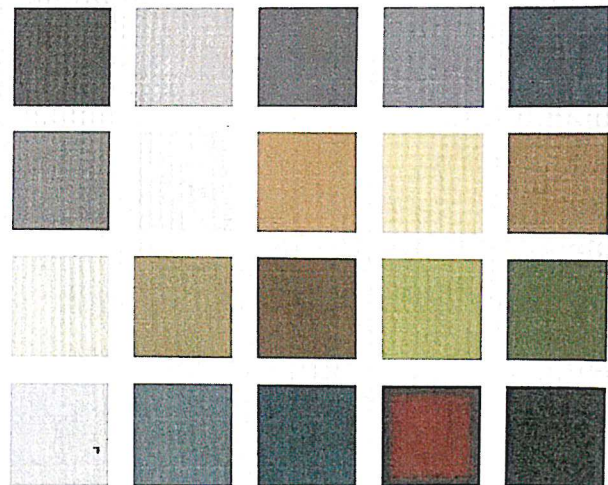
THE STATEMENT COLLECTION™

Classic shades—engineered with long-lasting ColorPlus® Technology—will make a statement that resonates for generations. The tried and true colors of James Hardie's Statement Collection™ products were designed for every home. They're our most popular hues. And they are readily available in your region.



SIDING COLORS

Countrylane Red



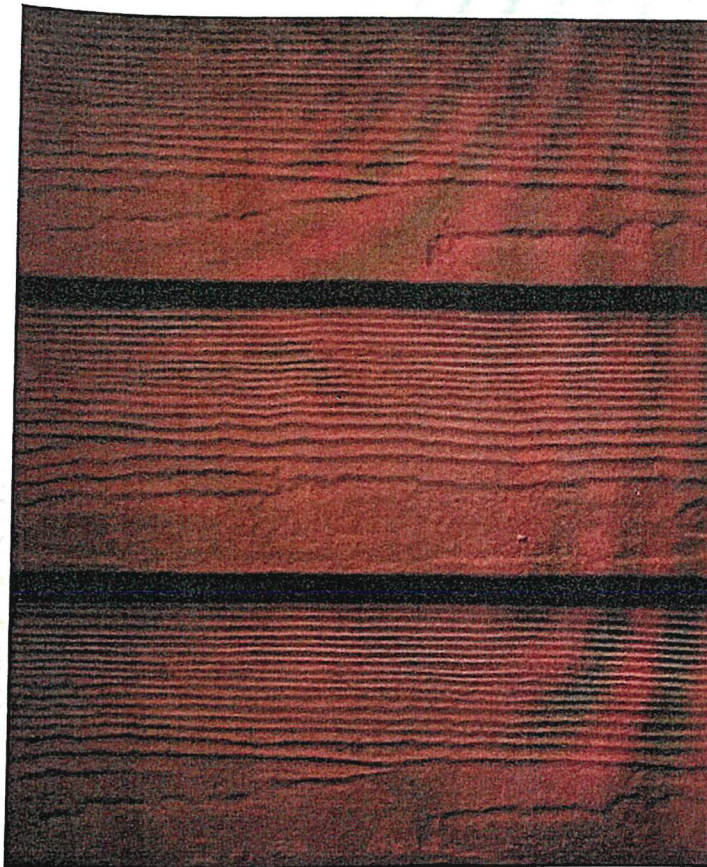
[Request a Quote >](#)

[Request a Sample >](#)

Colors shown may vary due to screen resolution. Please see actual product sample for true color.

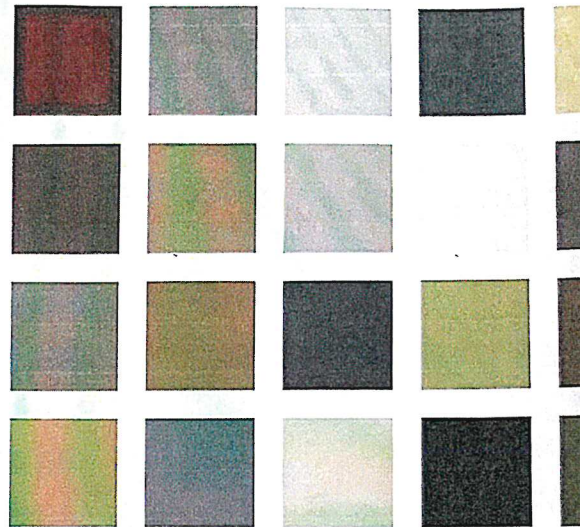
AVAILABLE SIZES

Statement Collection™ products were designed for every home. They're our most popular hues. And they are readily available in your region.



SIDING COLORS

Countrylane Red



[Request a Quote >](#)

[Request a Sample](#)

Colors shown may vary due to screen resolution. Please see actual product sample for true color.

AVAILABLE SIZES

THICKNESS: 0.312"	WIDTHS: 5.25" EXPOSURES: 4"
LENGTH: 144" boards	

WIDTHS: 5.25"
EXPOSURES: 4"

JUL 14 2020

BURLINGTON
PERMITTING & INSPECTIONS

[Warranty Information >](#)

Not finding the color you're looking for?

MARVIN ESSENTIAL™ COLLECTION

DOUBLE HUNG - Transoms and Multiple Assemblies

FIBER GLASS Double hung/Combo windows

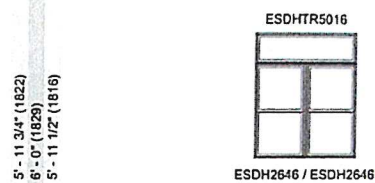
Transom Mullered Over Double Hung

MO (mm) 2' - 6" (762)
RO (mm) 2' - 6" (762)
FS (mm) 2' - 5 1/2" (749)



Transom Mullered Over Double Hung 2 Wide

MO (mm) 5' - 0" (1524)
RO (mm) 5' - 0" (1524)
FS (mm) 4' - 11 1/2" (1511)



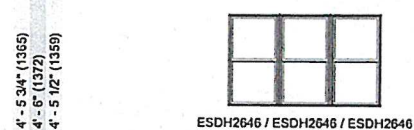
Double Hung Flankers with Center Picture*

MO (mm) 10' - 0" (3048)
RO (mm) 10' - 0" (3048)
FS (mm) 9' - 11 1/2" (3035)

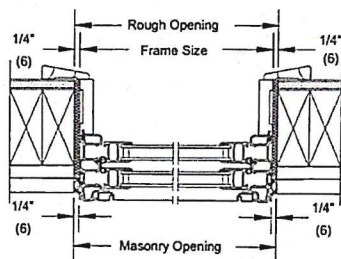


Double Hung Flankers with Center Operator

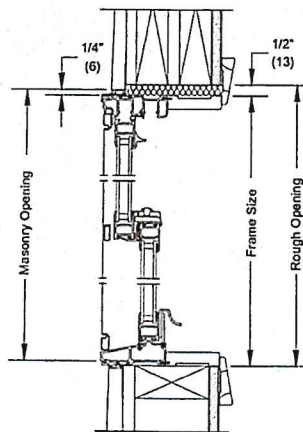
MO (mm) 7' - 6" (2286)
RO (mm) 7' - 6" (2286)
FS (mm) 7' - 5 1/2" (2273)



Construction Details



Jamb



Head Jamb
& Sill



Vertical Mullion



Horizontal Mullion
Transom/Operator

* This product is only available field mullered.

Details and Elevations not to scale.

Available in equal, cottage, and reverse cottage sash configurations. Cottage and reverse cottage sash configurations are not available on 20, 60, and 66 call number heights.

Obscure Glass option available on all units.

Special sized units available within product size matrix. See your Marvin retailer.

Units may optionally include a window opening control device tested to ASTM F2090-10, which can be released from the inside without the use of a key, tool, special knowledge, or force greater than that required for normal unit operation.

See page 52 for specific PG Ratings.

For further details and drawings visit the 'Tools and Documents' section at Marvin.com.

MULTIPLE ASSEMBLIES

Multiple assemblies can be factory mullered.

MAXIMUM ROUGH OPENING not to exceed 114" x 78". Maximum up to 6 units wide by 1 unit high.

MAXIMUM ROUGH OPENING not to exceed 96" x 96". Maximum up to 5 units wide by 5 units high.

Field mull kits are available. Structural mullion reinforcement is required for some assemblies.

Please consult your local Marvin representative for more information.

RECEIVED

JUL 14 2020

BURLINGTON
PERMITTING & INSPECTION

CIRQUE SMALL WALL/CEILING



Beautiful for its simplicity, Cirque indoor or outdoor LED light fixture features a thick, round, pressed-glass shade with polished surface suspended from a die-cast base. The fixture has a sleek, modern design and offers installation versatility as a flush mount on the ceiling or as a sconce on the wall.

High quality LM80-tested LEDs
for consistent long-life performance and color

Outstanding protection against the elements:

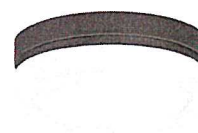
- Marine-grade powder coat finishes
- Stainless Steel mounting hardware
- Impact-resistant, UV stabilized frosted acrylic lensing

Ceiling or wall mounting option

SPECIFICATIONS

DELIVERED LUMENS	472.2 LED
WATTS	12 LED
VOLTAGE	120V, 277V (LED only)
DIMMING	ELV
LIGHT DISTRIBUTION	Symmetric
MOUNTING OPTIONS	Wall or Ceiling
CCT	3000K or 4000K
CRI	90+
COLOR BINNING	3 Step
BUG RATING	B1-U3-G1
DARK SKY	Compliant (Ceiling)
WET LISTED	IP65
GENERAL LISTING	ETL
CALIFORNIA TITLE 24	Can be used to comply with CEC 2016 Title 24 Part 6 for outdoor use. Registration with CEC Appliance Database not required.
START TEMP	-30°C
FIELD SERVICEABLE LED	No
CONSTRUCTION	Aluminum
HARDWARE	Stainless Steel
FINISH	Marine Grade Powder Coat
LED LIFETIME	L70; 70,000 Hours
WARRANTY*	5 Years

* Visit techlighting.com for specific warranty limitations and details.



CIRQUE SMALL
shown in bronze



CIRQUE SMALL
shown in charcoal

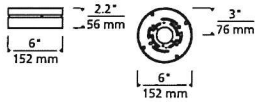


ORDERING INFORMATION

7000WCQ	SHAPE	CRI/CCT	FINISH	VOLTAGE
	S SMALL-6"	930 90 CRI, 3000K 940 90 CRI, 4000K INC INCANDESCENT*	Z BRONZE H CHARCOAL	120 120V 277 277V

* 120V ONLY

CIRQUE SMALL WALL/CEILING



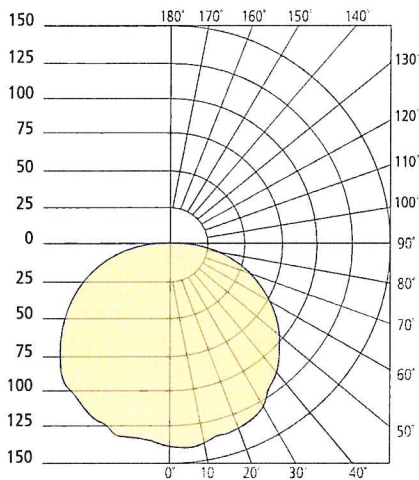
Cirque Small

PHOTOMETRICS*

*For latest photometrics, please visit www.techlighting.com/OUTDOOR

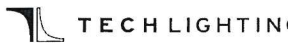
CIRQUE SMALL

Total Lumen Output: 472.2
Total Power: 12
Luminaire Efficacy: 39.35
Color Temp: 2700K
CRI: 90+
BUG Rating: BI-U3-G1



PROJECT INFO

FIXTURE TYPE & QUANTITY	JOB NAME & INFO	NOTES



GENERATION BRAND
7400 Linder Avenue, Skokie, Illinois 60076
T 847.410.4400 F 847.410.4401

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, October 6, 2020, 5:00 PM

REMOTE MEETING

Zoom: <https://us02web.zoom.us/j/87842883086?pwd=aWlpSHJadDE3dFlIiODU4L2pESUdjQT09>

Webinar ID: 878 4288 3086

Password: 842557

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

Agenda

- I. **Agenda**
- II. **Communications**
- III. **Minutes**
- IV. **Consent**
 1. **21-0119CA; 81 Crescent Beach Drive (RL-W, Ward 4N) Andy Kaplan, Nathalie Feldman, Brad Rabinowitz**
Demolition of one story house with basement. Regrading of the area, construction of new house- slab on grade with no basement and a 1-car garage. (Project Manager: Scott Gustin)
 2. **21-0266CA; 1 King Street (DW-PT, Ward 5S) Lake Champlain Transportation**
Construction of 608sqft building with 571sqft deck to replace existing structure. (Project Manager: Ryan Morrison)
 3. **21-0273CA; 44 Clymer Street (RL, Ward 6S) Eric Avildsen and Faith Ingulsrud**
Construction of single-family house with shared driveway with 50 Clymer St. (Project Manager: Scott Gustin)
- V. **Public Hearing**
 1. **21-0050PD; 260-280 Manhattan Drive (RM, Ward 3C) PBGC LLC, Sam Gardner**
Construct triplex and related parking as part of 4-lot unit planned unit development. (Project Manager: Ryan Morrison)
 2. **21-0180AP; 15-17 Monroe Street (RH, Ward 3C) Melissa Lafayette**
Appeal of administrative decision regarding shed dormer roof height. (Project Manager: Scott Gustin)
- VI. **Other Business**
 1. **20-0854CA/CU; 266 Queen City Park Rd (ELM, Ward 5S) Burton Corporation**
Reconsider request of condition 10 relative to food service for performing arts center. (Project Manager: Scott Gustin)
- VII. **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

The programs and services of the City of Burlington are accessible to people with disabilities.

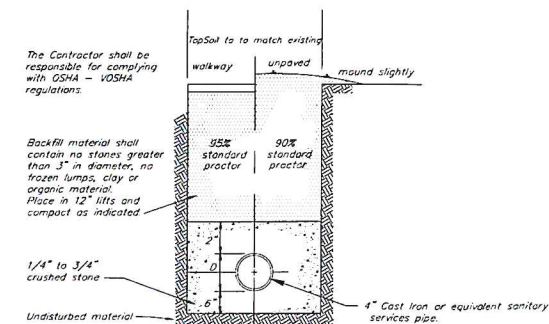
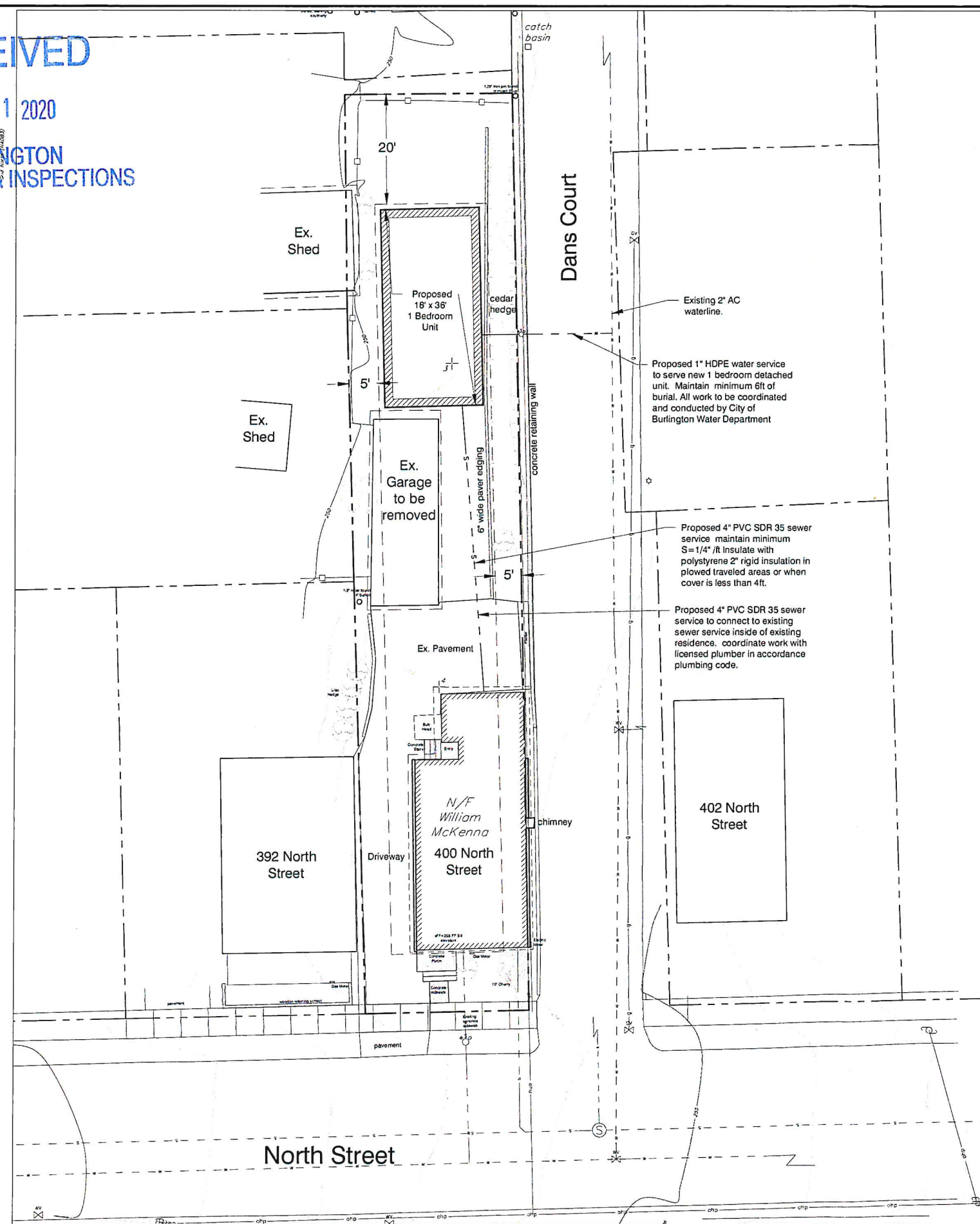
Individuals who require special arrangements to participate are encouraged to contact the Zoning Division at least 72 hours in advance so that proper accommodations can be arranged. For information call 865-7188 (TTY users: 865-7142).

Printed on 100% Recycled Paper

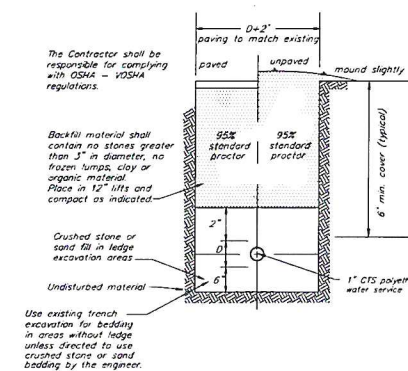
may not be the final order in which items will be heard. Please view final Agenda, at www.burlingtonvt.gov/dpi/drb/agendas or the office notice board, one week before the hearing for the order in which items will be heard.

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

RECEIVED
JUL 21 2020
BURLINGTON
PERMITTING & INSPECTIONS



Typical Sanitary Trench Detail



Typical Water Trench Details

Basis of Design Flows

Water & Sewer Design 400 North Street:

Existing House:

Water: 160 gpd/gallons/day/living unit = 360 gallons per day

Sewer: 210 gpd for single family unit connected to system serving more than 50,000 gpd

Proposed Configuration 1-New Unit: (One 1 bedroom accessory unit)

Water Supply:

For 1 bedroom accessory unit

70 gallons/persons/day * 2 persons / bedroom * 1 living Unit = 140 gpd/bedroom

Wastewater Disposal:

For 1 bedroom accessory unit

70 gallons/persons/day * 2 persons / bedroom * 1 living Unit = 140 gpd/bedroom

City of Burlington Planning and Zoning Information

Owner: William McKenna
Location Address: 400 North Street
Deed Reference: Vol. 1419 Page 96
Date 09/28/2018

Existing Lot Area: 5,071 sqft
Parcel ID: 045-1-096-000

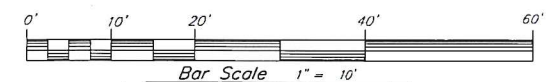
Zoning District: Residential Low Density
Allowable Entire Lot Coverage = 35%
Primary Building Max. Height = 35 ft.
Approximate Existing lot coverage = 50% ±

Legend

- Survey control point
- Iron pipe found
- Hydrant
- Utility pole
- Temporary bench mark
- Overhead power line
- Right of Way monument
- Direction of surface water flow
- Existing Sign
- Pre-construction Excavation
- Existing Light Pole
- Existing Deciduous Tree
- Existing Spot Grade Elevation
- Existing Water Line/Hydrant/Valve/Shutoff
- Existing ground contour
- Existing gas pipeline / valve
- Existing underground power
- Existing overhead power
- Approximate property line / right of way
- Approximate zoning setbacks
- Existing Gas Line/Valve
- Existing Sewer Line/Manhole
- Existing concrete
- Existing pavement
- Existing edge of woods/ tree line

Notes:

- This plan is not a boundary survey. The property lines shown are based on Burlington Tax Map dated 2018 and are considered approximate.
- The underground utilities shown on this plan are based on visible utilities located during a topographic survey performed by Krebs & Lansing in April 20, 2020. Underground utilities are approximate and not warranted to be exact or complete. Dig Safe shall be contacted prior to any excavation.
- Elevations are based on the NAVD 88 (Geoid 12A) vertical datum.
- Project Horizontal Coordinates derived from GPS observation using reference frame NAD83 (2011) 2010.00 epoch.



Progress Print Draft

Date revised	Description	Checked	Date
Design	for		
Drawn	for		
Checked	kee/SBH		
Scale	1"=10'		
Date	June 18, 2020		
Project	20177		

Site Plan
McKenna Property
400 North Street
Burlington, Vermont
KREBS & LANSING Consulting Engineers, Inc.
164 Main Street, Colchester, Vermont 05446

JUL 21 2020
BURLINGTON
PERMITTING & INSPECTIONS

BURLINGTON

PERMITTING & INSPECTIONS



COPYRIGHT © 2018 ALL RIGHTS RESERVED
DUNCAN • WISNIEWSKI ARCHITECTURE
A Professional Corporation

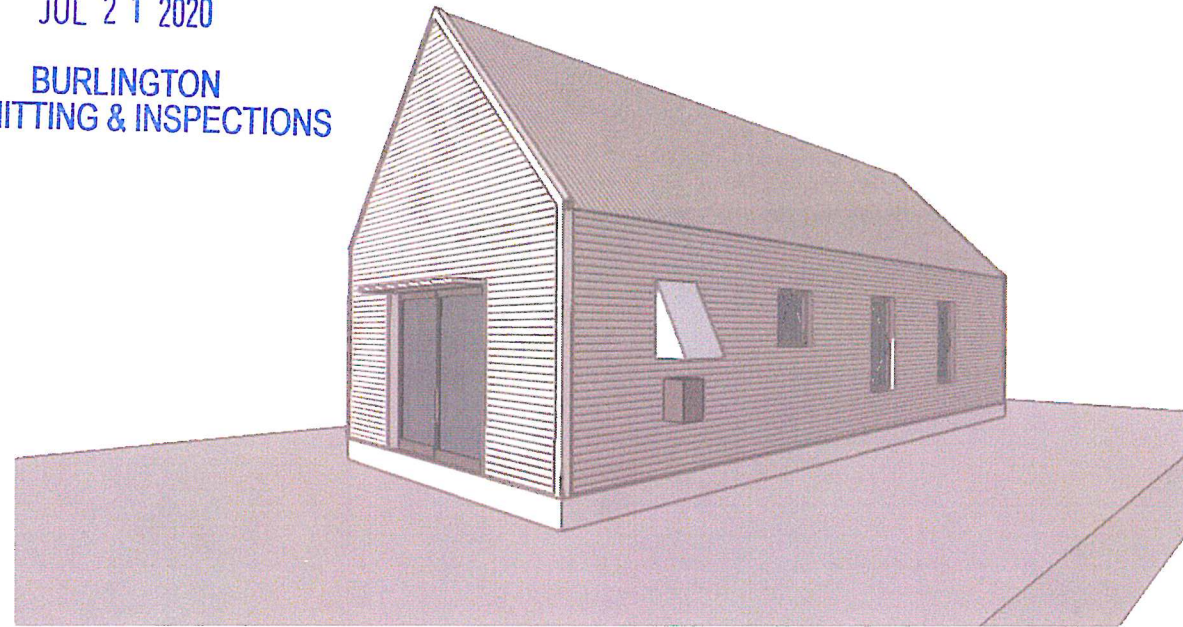
SCHEMATIC DESIGN

1-1.1

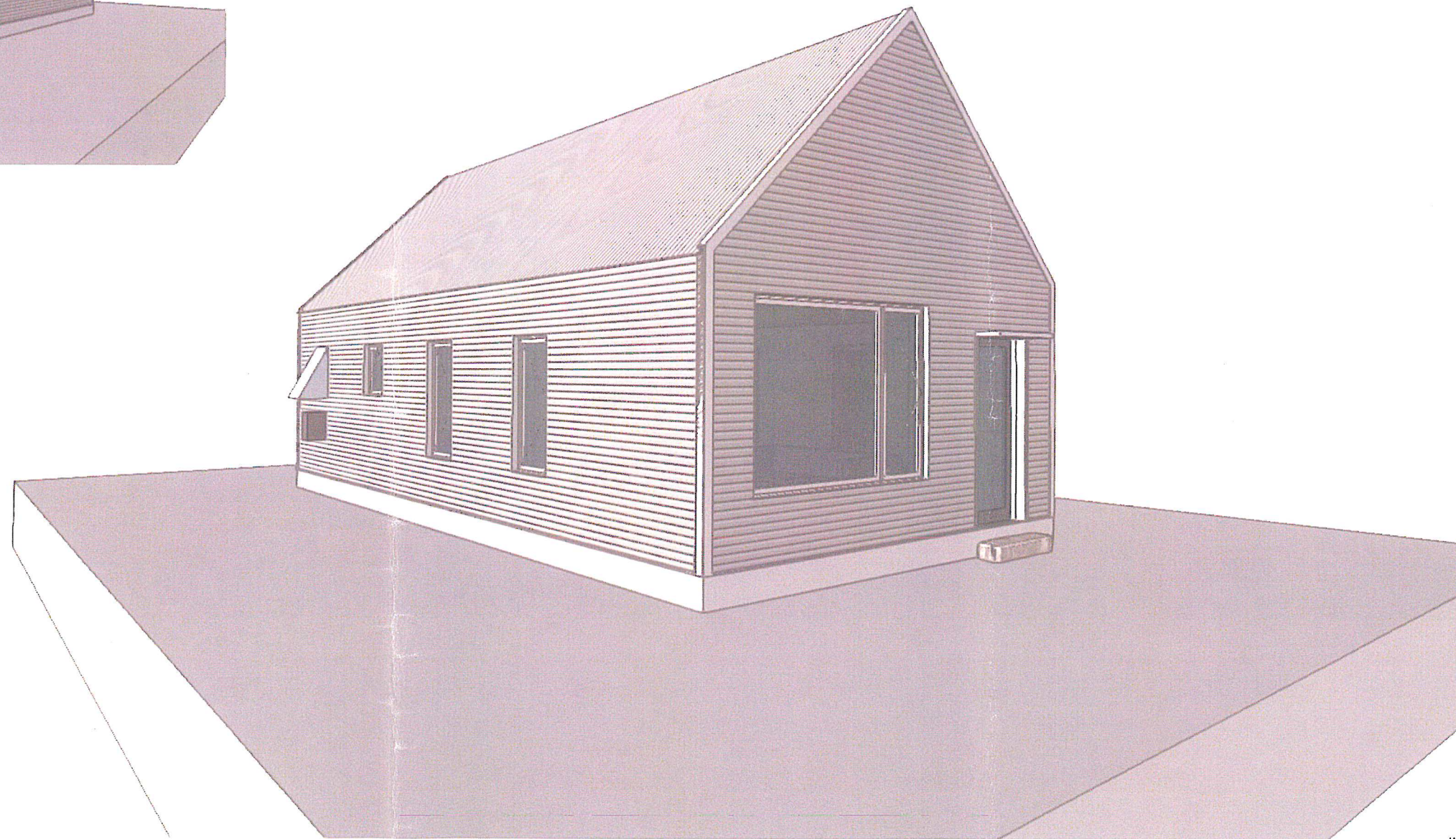
RECEIVED

JUL 21 2020

BURLINGTON
PERMITTING & INSPECTIONS



VIEW FROM SOUTH



VIEW FROM NORTH

400 NORTH STREET

BURLINGTON VT

COPYRIGHT © 2019 ALL RIGHTS RESERVED
DUNCAN • WISNIEWSKI ARCHITECTURE
A Professional Corporation

DESIGN DEVELOPMENT

Duncan
Wisniewski 
ARCHITECTURE

255 SOUTH CHAMPLAIN STREET
BURLINGTON, VERMONT 05401
T: 802.864.6693

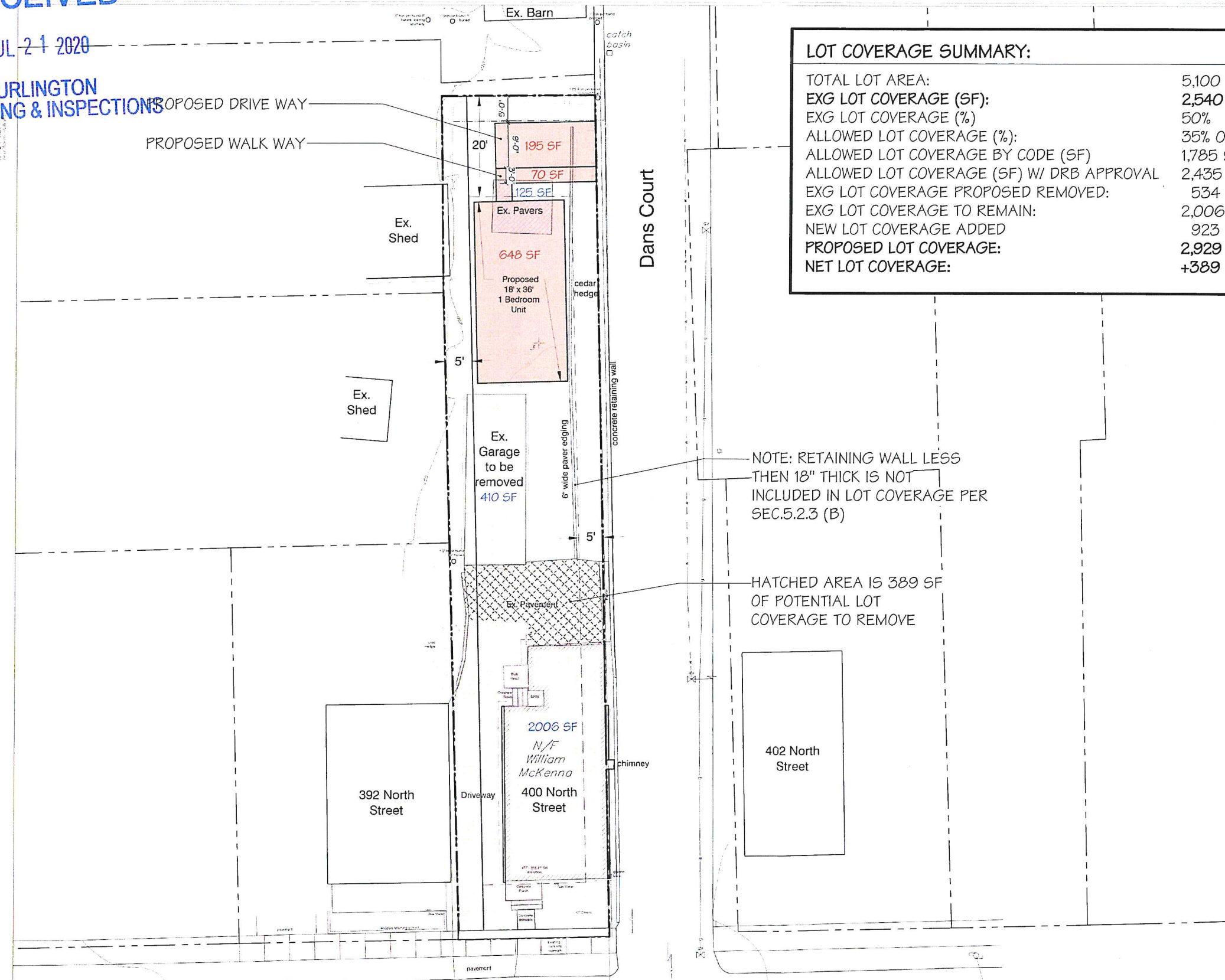
DATE: 07.14.2019
DRAWN: ABC

A0-0

RECEIVED

JUL 21 2020

BURLINGTON
PERMITTING & INSPECTIONS



LOT COVERAGE SUMMARY:

TOTAL LOT AREA:	5,100 SF
EXG LOT COVERAGE (SF):	2,540 SF
EXG LOT COVERAGE (%):	50%
ALLOWED LOT COVERAGE (%):	35% OR EXG
ALLOWED LOT COVERAGE BY CODE (SF)	1,785 SF
ALLOWED LOT COVERAGE (SF) W/ DRB APPROVAL	2,435 SF
EXG LOT COVERAGE PROPOSED REMOVED:	534 SF
EXG LOT COVERAGE TO REMAIN:	2,006 SF
NEW LOT COVERAGE ADDED	923 SF
PROPOSED LOT COVERAGE:	2,929 SF
NET LOT COVERAGE:	+389 SF

NOTE: RETAINING WALL LESS
THEN 18" THICK IS NOT
INCLUDED IN LOT COVERAGE PER
SEC.5.2.3 (B)

HATCHED AREA IS 389 SF
OF POTENTIAL LOT
COVERAGE TO REMOVE

City of Burlington
Planning and Zoning Information

Owner: William McKenna
Location Address: 400 North Street
Deed Reference: Vol. 1419 Page 96
Date 09/28/2018
Existing Lot Area: 5,071 sqft
Parcel ID: 045-1-056-000

Zoning District:

Residential Low Density
Allowable Entire Lot Coverage = 35%
Primary Building Max. Height = 35 ft.
Approximate Existing lot coverage = 50% ±

Legend

- Survey control point
- Iron pipe found
- Hydrant
- Utility pole
- Temporary bench mark
- Overhead power line
- Right of Way monument
- Direction of surface water flow
- Existing Sign
- Pre construction Excavation
- Existing Light Pole
- Existing Deciduous Tree
- Existing Spot Grade Elevation
- Existing Water Line/Hydrant/Valve/Shutoff
- Existing ground contour
- Existing gas pipeline / valve
- Existing underground power
- Existing overhead power
- Approximate property line / right of way
- existing setbacks
- Existing Gas Line/Valve
- Existing Sewer Line/Manhole
- Existing concrete
- Existing pavement
- Existing edge of woods/ tree line

Notes:

- This plan is not a boundary survey. The property lines shown are based on Burlington Tax Map dated 2018 and are considered approximate.
- The underground utilities shown on this plan are based on visible utilities located during a topographic survey performed by Kress & Lansing in April 20, 2020. Underground utilities are approximate and not warranted to be exact or complete. Dig Safe shall be contacted prior to any excavation.
- Elevations are based on the NAVD 88 (Geoid 12A) vertical datum.
- Project Horizontal Coordinates derived from GPS observation using reference frame NAD83 (2011) 2010.00 epoch.



Progress Print Draft

400 NORTH STREET

BURLINGTON VT

Duncan
Wisniewski
ARCHITECTURE

255 SOUTH CHAMPLAIN STREET
BURLINGTON, VERMONT 05401
T: 802.864.6693

COPYRIGHT © 2018 ALL RIGHTS RESERVED
DUNCAN • WISNIEWSKI ARCHITECTURE
A Professional Corporation

SCHEMATIC DESIGN

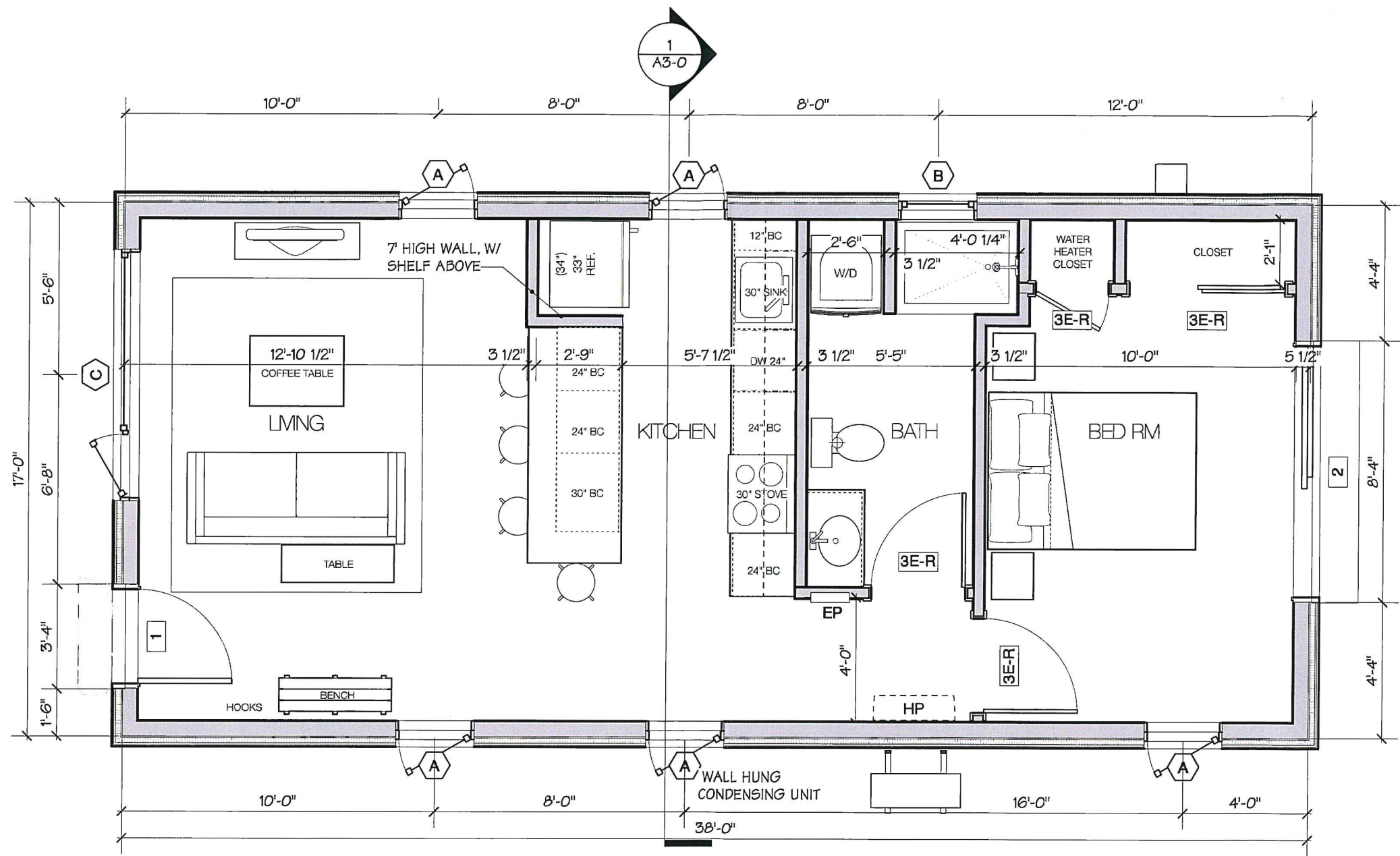
DATE: 06.25.2020
DRAWN: XXX, XXX

L1-1.1

RECEIVED

JUL 21 2020

BURLINGTON
PERMITTING & INSPECTIONS



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



400 NORTH STREET

BURLINGTON VT

COPYRIGHT © 2019 ALL RIGHTS RESERVED
DUNCAN • WISNIEWSKI ARCHITECTURE
A Professional Corporation

DESIGN DEVELOPMENT

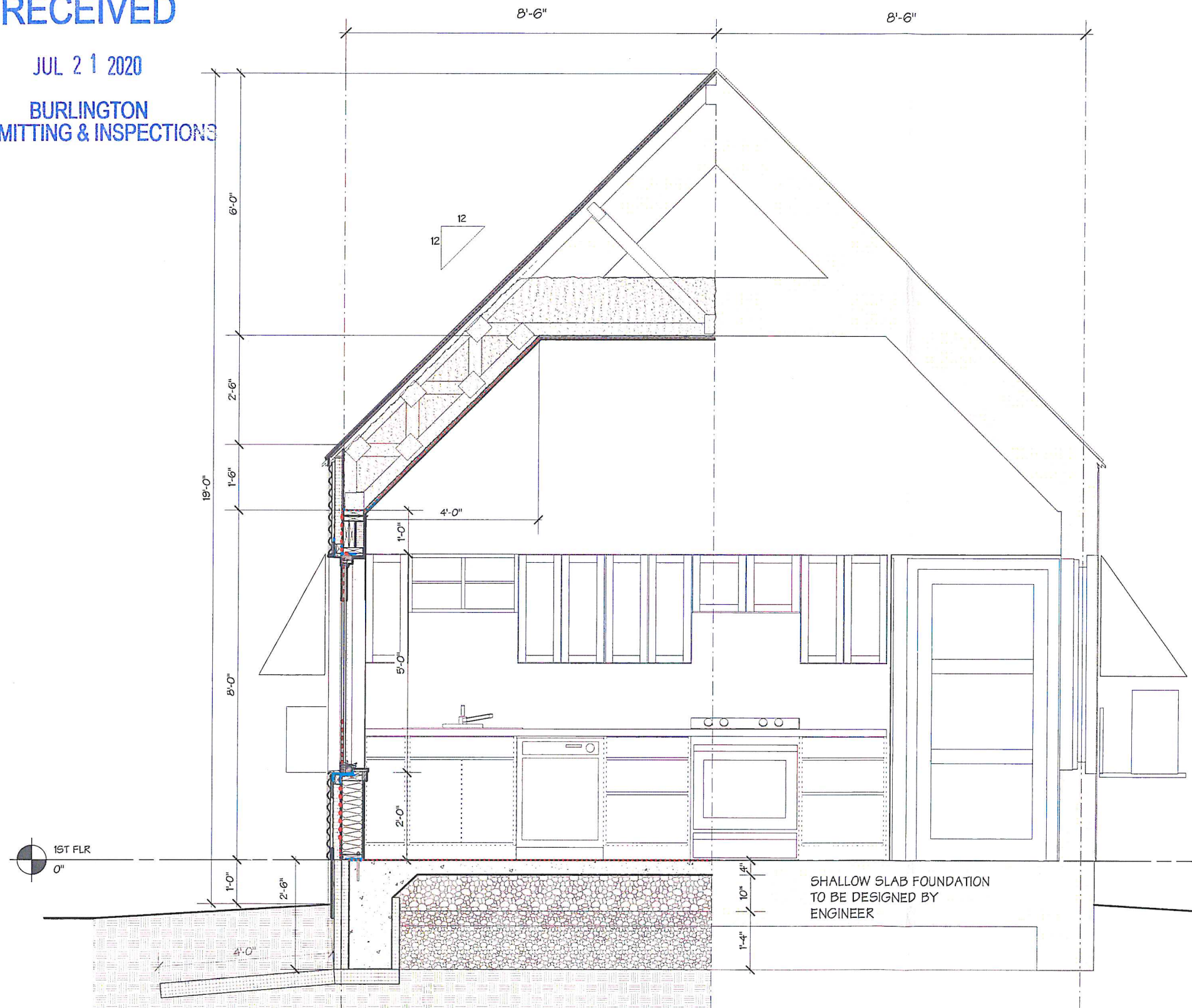
**Duncan
Wisniewski**
ARCHITECTURE

DATE: 07.14.2019
DRAWN: ABC

255 SOUTH CHAMPLAIN STREET
BURLINGTON, VERMONT 05401
T: 802.864.6693

A1-0

**BURLINGTON
PERMITTING & INSPECTIONS**



1 SECTION A
Scale: 3/8" = 1'-0"

BURLINGTON VT

DESIGN DEVELOPMENT

DATE: 07.14.2019
DRAWN: ABC

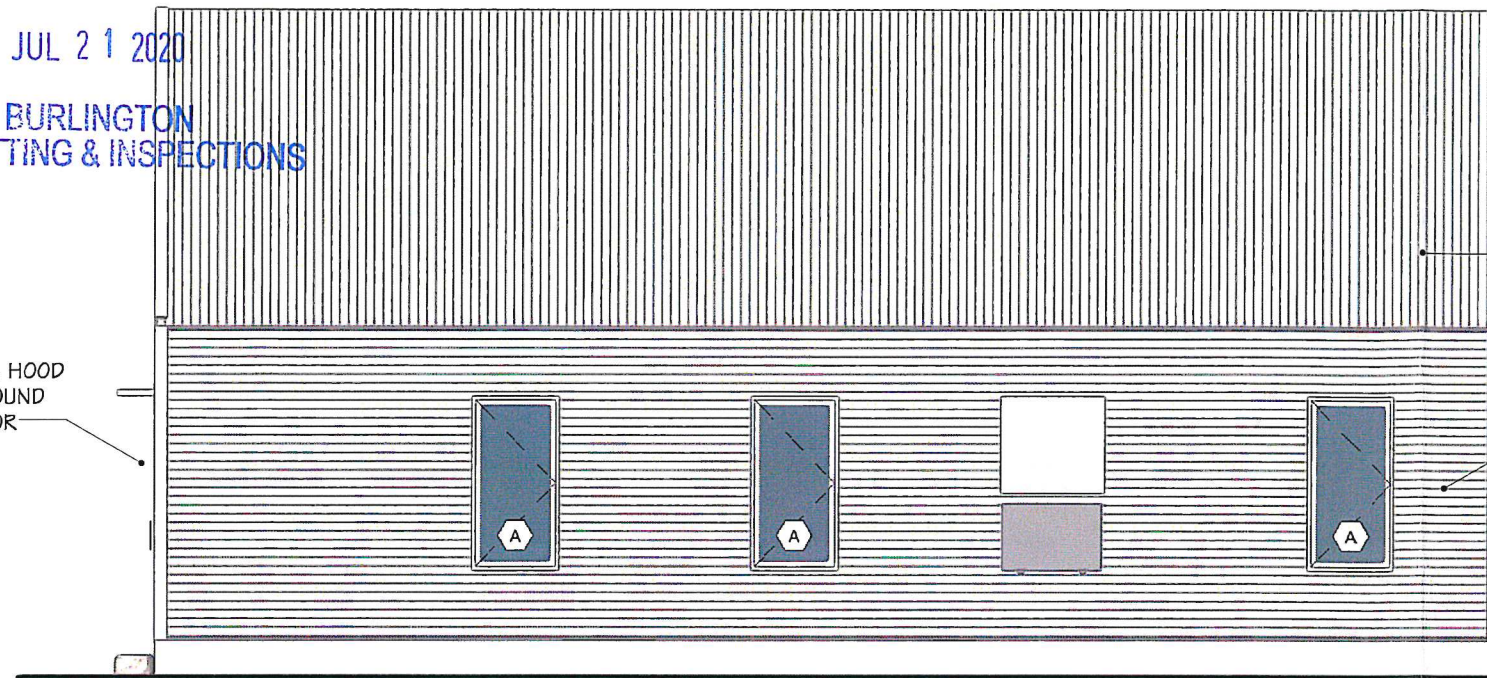
A3-0

RECEIVED

JUL 21 2020

BURLINGTON
PERMITTING & INSPECTIONS

MTL HOOD
AROUND
DOOR



East
NORTH ELEVATION
Scale: 3/16" = 1'-0"



4" MTL ROOF
EDGE

CORRUGATED
MTL ROOF

4" BENT MTL
CORNER, TYP

CORRUGATED
MTL SIDING

CONDENSING
UNIT W/ BENT
MTL HOOD

MTL FLASHING

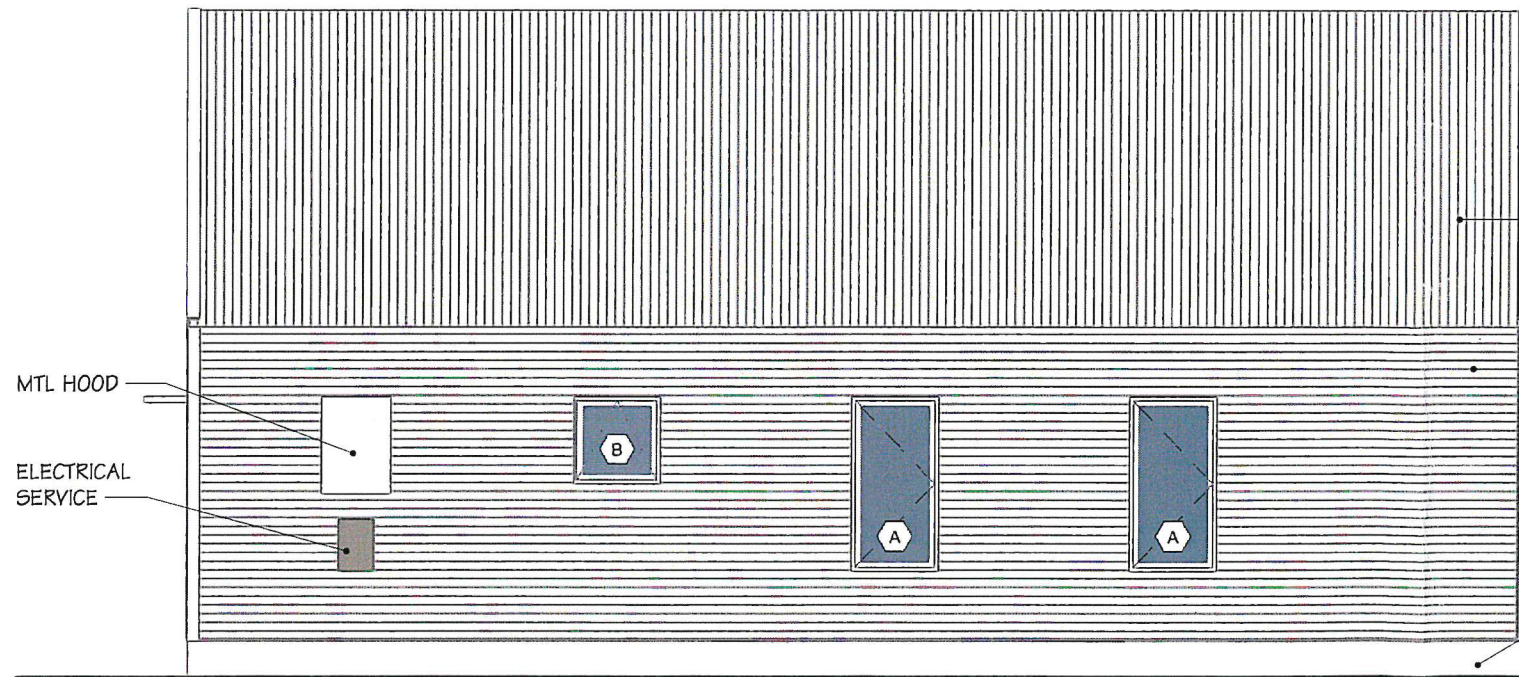


North
EAST ELEVATION
Scale: 3/16" = 1'-0"

ELECTRICAL SERVICE W/
BENT MTL HOOD,
ALIGN TOP ADJACENT
WINDOWS

MTL HOOD

ELECTRICAL
SERVICE



West
SOUTH ELEVATION
Scale: 3/16" = 1'-0"

400 NORTH STREET

BURLINGTON VT

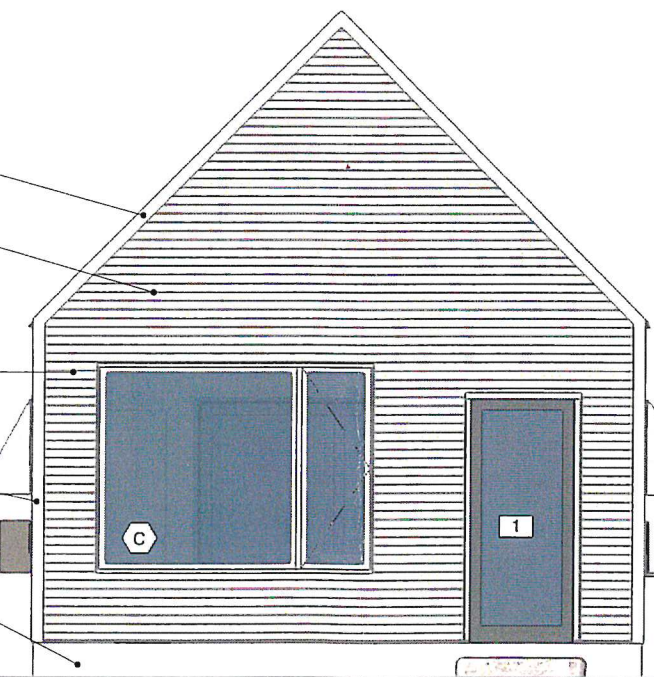
4" MTL ROOF
EDGE

CORRUGATED
MTL ROOF

CORRUGATED
MTL SIDING

4" BENT MTL
CORNER, TYP

MTL FLASHING



South
WEST ELEVATION
Scale: 3/16" = 1'-0"

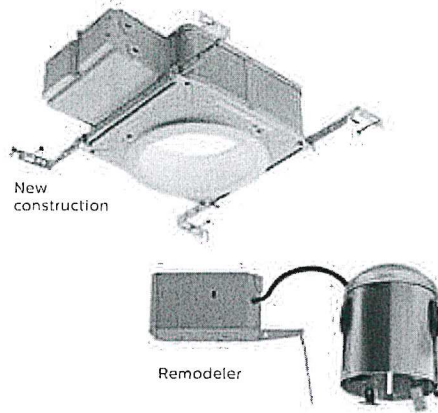
WALL HUNG
CONDENSING UNIT W/
BENT MTL HOOD,
ALIGN TOP AND
BOTTOM W/ ADJACENT
WINDOWS

PHILIPS LIGHTOLIER

Downlighting

LyteCaster

4" Round downlight



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

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

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

Frame-In kit

Example: L4R10AE1VA

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

Light engine

Example: L4R10930VA

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

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

Trim

Example: L4RDW

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

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

RECEIVED

OCT 13 2020

BURLINGTON
 PERMITTING & INSPECTION





217-219 North Winoski Ave
Burlington, Vermont

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

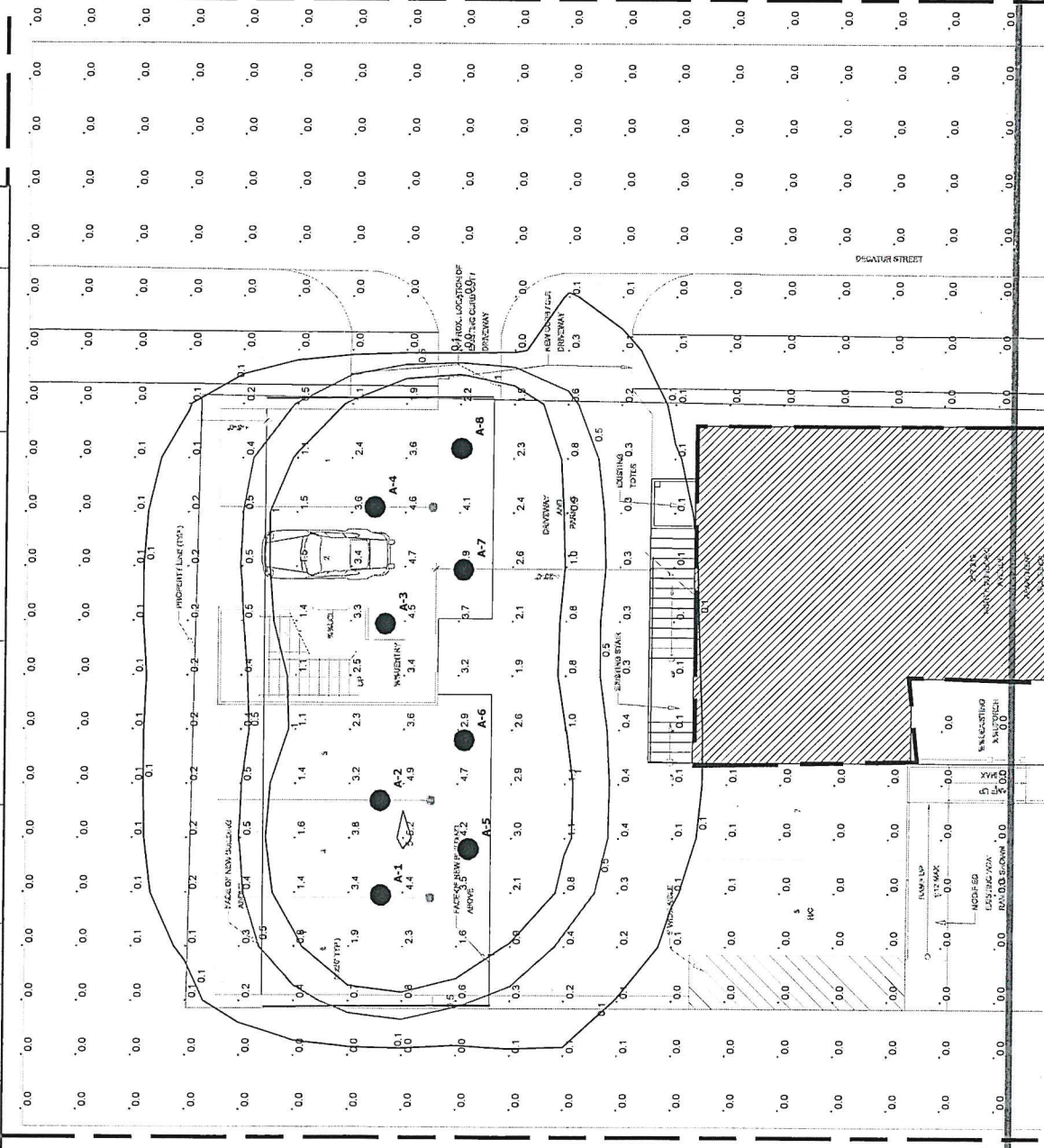
1 of 1

RECEIVED
OCT 13 2020
BURLINGTON
PERMITTING & INSPECT

Plan View
Scale - 1" = 100'

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	0.3 fc	5.2 fc	0.0 fc	N/A	N/A

Schedule				Lamp		Wattage	
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Wattage
□	A	8	SIGNIFY LIGHTING	LARAELVA-14R06835VA-LARDW	LYTECASTER LED 4" ROUND DOWNLIGHT WHITE CONE	LED 600-LM 80-CRI 3500K Version A	6.9

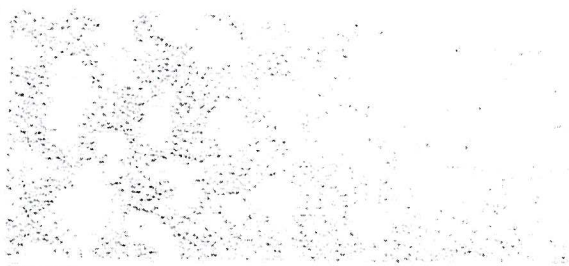


HardiePanel®

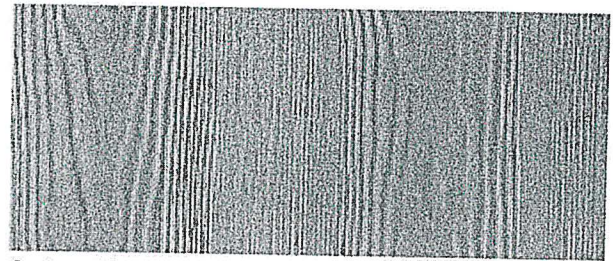
HardiePanel® Vertical Siding Product Description

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

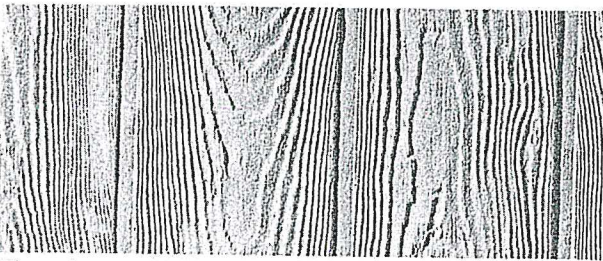
HardiePanel vertical siding is available as a prefinished James Hardie® product with ColorPlus® Technology. The ColorPlus coating is a factory applied, oven baked finish available on a variety of James Hardie siding and trim products. See your local dealer for availability of products, color and accessories.



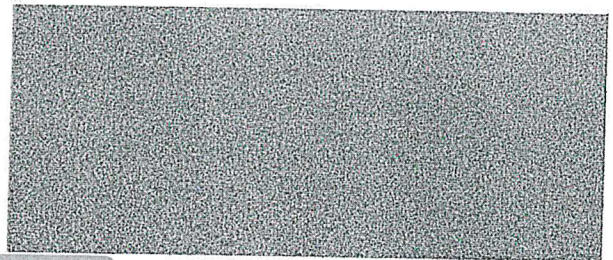
Stucco



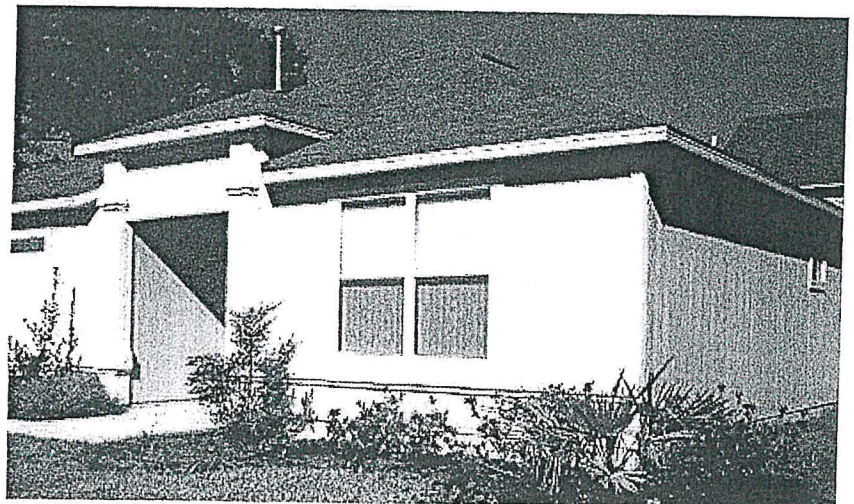
Cedarmill®



Sierra 8



Smooth



RECEIVED

OCT 13 2020

BURLINGTON
PERMITTING & INSPECTIONS

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

Lap Siding

Vertical
Siding

Vertical Siding

Glossary

2290 Report



Windows

Home > Building Professionals > Product Specs > Casement & Awning

Product Specs

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

1. Select Product Type

Window ▾

2. Select Product Series

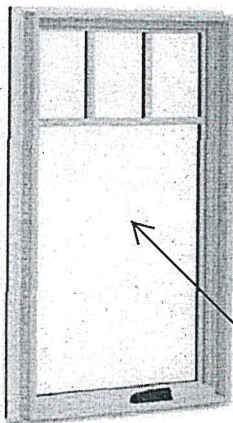
Wood-Ultrex ▾

3. Select Product

Casement & Awning ▾

Or

View Entire Product Resource Library



Wood-Ultrex

Casement and Awning Windows

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

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

See drawings for divided lite patterns and sizes

RECEIVED

OCT 13 2020

BURLINGTON

Specifications

Installation Guides

Energy Ratings

Architectural Drawings
(2D & 3D Symbols)

Parts Manual

Architectural Detail Manual (ADM)

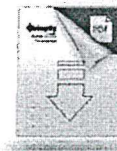
Click a link below to download detailed product information, including sizes, features, design pressures, NFRC values, egress information, elevations and section details. Documents can be opened and viewed using Adobe Acrobat Reader.

[Integrity Windows and Doors NFRC Values](#)

[Integrity Wood-Ultrex and All Ultrex Accessories](#)

[Integrity Wood-Ultrex Casement, Awning, Casement Picture and Casement Transom](#)

[Product Performance and Information](#)



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

Construction Specifications

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

[CSI for Awnings](#)

[CSI for Casements](#)

PIONEER

YN-M22 Series Product Line Up

PARKER DAVIS HVAC SYSTEMS, Inc.

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

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

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

PIONEER®

Air Conditioning & Heat Pump Systems

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

YN-M22 Series

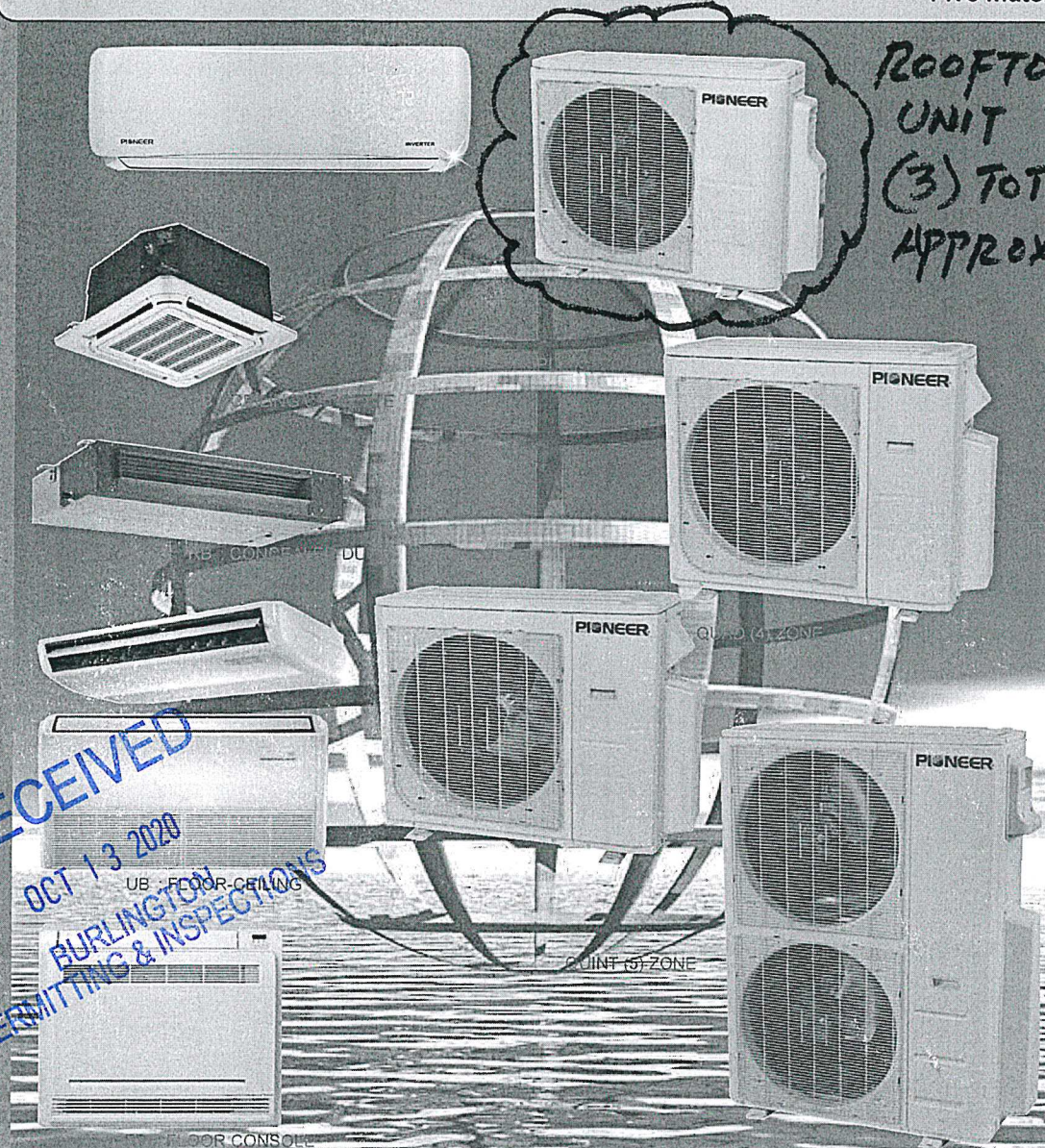
SPECIFICATIONS

Heat Pump Multi Zone DC Inverter

Ultra High Efficiency MULTI ZONE Systems

Two, Three, Four and Five Zone

Five matching indoor unit styles



RECEIVED
OCT 13 2020
BURLINGTON
PERMITTING & INSPECTIONS

ROOFTOP CONDENSER UNIT
(3) TOTAL - EACH
APPROX. 32" - 36" TALL

AVAILABLE VOLTAGE

• G : 208-230/1/60 (A)

• F : R410A

AVAILABLE INDOOR CAPACITIES

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

AVAILABLE INDOOR TYPES

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



STANDARD FEATURES (INDOOR UNITS):

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

STANDARD FEATURES (OUTDOOR UNITS):

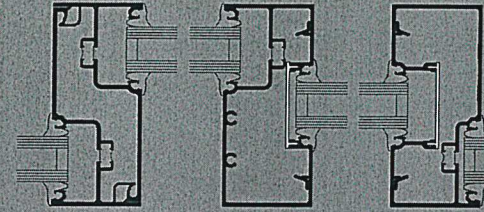
- AVAILABLE IN 2, 3, 4 and 5 ZONE VERSIONS.
- ULTRA HIGH EFFICIENCY DC INVERTER ++ VERSIONS
- ULTRA HIGH FULL LOAD AND PARTIAL LOAD EFFICIENCIES
- COOLING AND HEATING FUNCTIONS DOWN TO -13 F AMBIENT
- QUIET AND HIGHLY EFFICIENT MAJOR BRAND COMPRESSORS
- HEAVY GAUGE ZINC COATED GALVANIZED STEEL CASING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

First floor windows adjacent to entrance

PRODUCT GREEN GUIDE

Trifab™ VersaGlaze™ 451T Framing

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



RATING SYSTEMS

LEED v4 BD+C: New Construction

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

Living Building Challenge 3.1

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

WELL Building Standard

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

FEATURES

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

DOCUMENTS



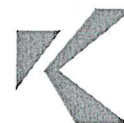
Declare™

Document no. KAW-0011 thru 0013
Red List Free



Environmental Product Declaration

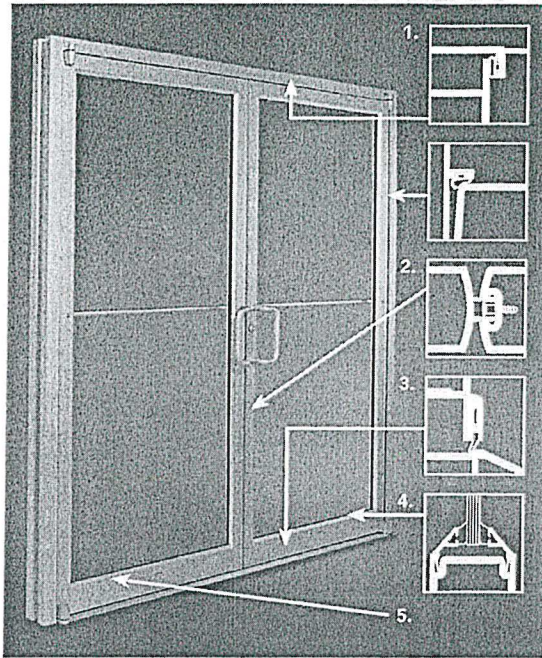
Document no. 47868332121.104.1
Product-specific Type III EPD



Material Transparency Summary

Document no. MTSC040EN
Manufacturer Material Ingredient Inventory

Entrance Doors



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

The 190 Narrow Stile Entrance

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

The 350 Medium Stile Entrance

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

The 500 Wide Stile Entrance

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

Economy

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

For the Finishing Touch

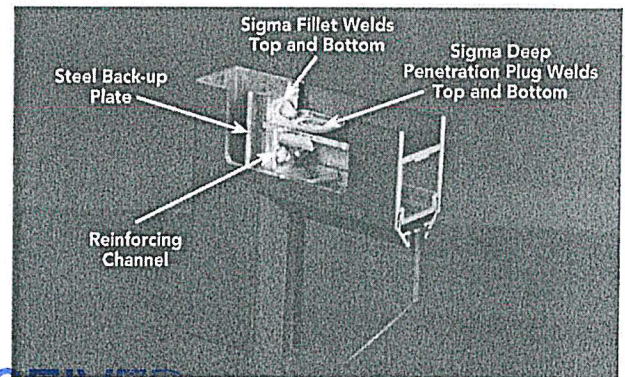
Architectural Class I anodized aluminum finishes are available in clear and Permanodic™ color choices.

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

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

General

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



RECEIVED

OCT 13 2020

BURLINGTON
PERMITTING & INSPECTIONS

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

kawneer.com
770.449.5555

KAWNEER
AN ARCONIC COMPANY

© Kawneer Company, Inc. 2012-2017 LITHO IN U.S.A. Form No. 12 2225
Sealair™ and Permanodic™ are trademarks of Kawneer Company, Inc.



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



TO: Development Review Board
FROM: Ryan Morrison, Associate Planner
DATE: October 6, 2020
RE: 21-0266CA; 1 King 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: DW-PT Ward: 3C/5S

Owner/Applicant: Lake Champlain Transportation Company

Request: Construction of a 608 sf building with accompanying 571 sf deck to replace an existing structure.

Applicable Regulations:

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

Background Information:

The applicant is seeking to replace an existing fuel control building and attached deck with a larger building and attached deck on an existing asphalt surface. The new building is intended to enhance marina operations and dock related retail operations.

The property sits within the Special Flood Hazard Area. This location triggers review under the SFHA criteria of Sec. 4.5.4. Project plans have been provided to the state floodplain coordinator. No comments have yet been received. Any comments received within the 30-day comment period will be incorporated into this permit.

Previous zoning actions for this property:

- 5/19/20, Approval for the construction of a shed to house a commercial ice machine.
- 8/6/19, Approval for site modifications to accommodate vehicular and pedestrian flow for the ferry basin.
- 12/4/18, Approval to relocate 2 loading ramps.
- 11/7/18, Approval for after the fact paving of gravel areas
- 10/5/17, Approval for replacement fuel tank and islands for dispensers
- 5/23/17, Approval for renovations to restaurant
- 3/7/16, Approval for replacement ticket booth
- 4/27/12, Approval for Lake Monsters Team Headquarters sign
- 6/10/11, Non-app issued for post-flood damage repairs
- 11/30/09, Approval for trussed gable roof
- 2/19/08, Approval for conversion of retail to office space

- 2/17/05, Approval for roof renovations
- 4/13/04, Approval to install ticket window
- 5/27/03, Approval for sur pac and parking lot lighting installation
- 2/21/03, Approval to replace existing restaurant building with larger restaurant building (not acted upon)
- 2/22/01, Approval for Maritime Museum sign
- 2/22/01, Approval to change use to museum
- 8/18/00, Approval to install an interpretative marker
- 5/1/00, Approval to change portion of retail space to creemee stand
- 6/3/99, Approval to amend prior approval for 5 finger docks with marine gas float
- 2/18/99, Approval to install 5 finger docks
- 10/10/95, Approval to install vertical metal siding on maintenance shed
- 10/29/93, Approval for construction of a 20' X 20' storage structure
- 4/9/92, Approval to construct HC accessible bathroom with ramp
- 5/9/91, Approval to construct new structure containing freezer and refrigeration units

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

I. Findings

Article 4: Maps & Districts

Sec. 4.4.1, Downtown Mixed Use Districts

(a) Purpose

(4) Downtown Waterfront – Public Trust District (DW-PT)

The subject property is located in the Downtown Waterfront – Public Trust (DW-PT) District. This district is intended to enhance and diversify commercial and residential development in the downtown waterfront area, and to increase access, utilization, and enjoyment of the lakeshore by the community. The ferry company is consistent with this intent, and this additional accessory structure will provide a needed convenience for operations. **Affirmative finding.**

(b) Dimensional Standards & Density

The existing fuel control shed will be replaced with a larger marina operations building and attached deck – with a larger footprint that further encroaches into the 50 ft waterfront setback. Section 4.4.1 (d) (4) (c) allows for such setback encroachments for ‘lake excursion facilities’. See below. The new building will locate on existing asphalt surface, so there is no increase in lot coverage. Up to 100% lot coverage is permissible in this zoning district. Maximum height allowance in the DW-PT zone is 35 ft – the new building will be approx. 21 ft in height.

Affirmative finding.

(c) Permitted & Conditional Uses

See (d) 1 (B) below.

(d) District Specific Regulations

1. Use Restrictions

A. Permitted Uses: North of Main Street

Not applicable

B. Permitted Uses: Maple to Main Street

Only the following uses are permitted within that portion of the Downtown Waterfront – Public Trust District located north of the centerline of Maple Street extended north to the centerline of Main Street extended:

(i) Facilities for transporting pedestrians and vehicles upon Lake Champlain by ferry and cruise vessels, including necessary docks, wharfs, maintenance facilities, administrative offices, gift shops, snack bars and related parking facilities...

The ferry company is a permitted use within the Maple to Main Street section of the DW-PT zoning district, and the proposal is part of the overall ferry company operation. **Affirmative finding.**

C. Other Regulations in Effect

Not applicable.

2. Public Trust Restrictions

The subject property is located within that area of the DW-PT: Maple to Main Street. The ferry company is a permitted use and will remain unchanged. **Affirmative finding.**

3. Facades and Setbacks on Side and Rear Property Lines

Not applicable.

4. Lake Champlain Waterfront Setbacks

A. Additions to Existing Structures

Not applicable.

B. Averaging of Setbacks

There are no other buildings on the property, nor on adjacent properties, that can be included in an average setback determination. **Not applicable.**

C. Permitted Encroachments

The DRB may approve one or more of the following within the required waterfront setback: structures such as walkways, planters, benches, fountains, public art, sitting walls and other improvements which will enhance the pedestrian environment and enjoyment of the waterfront; and public marinas, public recreational piers, ferry docks, lake excursion facilities, and open-air markets, provided pedestrian circulation is not unreasonably impaired.

While there is no definition of ‘lake excursion facilities’ in the CDO, the proposed building will serve the overall ferry/marina use of the property. The building will have an open-concept, dock-related retail service for boating accessories, gas sales, etc., plus a staff break room. This particular use of the new building appears to fit the mold of a ‘lake excursion facility’ because it caters to boaters and ferry staff – however since there is no actual definition of the term, the DRB should consider whether or not this is the case.

The proposed building will replace the existing fuel control building. With regard to the waterfront setback, the degree of nonconformity will increase as a result of the proposal. Pedestrian circulation should not be unreasonably impaired since the footprint of the structure will not affect the established walkway between it and Spot On The Dock, as well as other access points for pedestrians near the structure. **Affirmative finding should the DRB agree.**

5. Development Bonuses/Additional Allowances
Not applicable.

Sec. 4.5.4, Natural Resource Protection Overlay District:

Almost the entire site is located within the Special Flood Hazard Area (at or below the 102' elevation). As a result, the following criteria apply:

(f) District Specific Regulations: Special Flood Hazard Area

(7) Special Review Criteria

A. The danger to life and property...

The new building will be constructed on piers which will allow for floodwaters to pass below the first floor. The first floor elevation will be at 104' – two feet above the Special Flood Hazard Area. With this type of elevated construction, there will be little to no effect on flood heights or velocities. **Affirmative finding.**

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

If properly anchored/secured, the building will be in little danger of being swept away during times of flooding. **Affirmative finding.**

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

No changes to water and sewer systems are proposed. **Affirmative finding.**

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

Given its low elevation adjacent to the lakeshore, the property has been flooded a number of times. The base floor elevation of the building will be at 104' – two feet above the base flood elevation of 102', so the structure and contents within should be relatively safe from flood damage. The building will be securely anchored to prevent flotation, collapse, or lateral movement. **Affirmative finding.**

E. The importance of the services provided...

No new use is proposed. The ferry company will remain. As noted above, the ferry company is consistent with the intent of this DW-PT district. **Affirmative finding.**

F. The availability of alternative locations...

As noted above, no new use is proposed. The ferry company is logically located along the lakeshore. The new building will locate on existing asphalt surface, well within the confines of the existing ferry facility. **Affirmative finding.**

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

As previously noted, the ferry company is consistent with the intent of the DW-PT zone. **Affirmative finding.**

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

No new use is proposed. The ferry company use strengthens the working waterfront and contributes to the vitality of the downtown waterfront called for in PlanBTV: Downtown and Waterfront. **Affirmative finding.**

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

While almost the entire property is within the Special Flood Hazard Area, access to it remains accessible from King Street during flood events. No changes in access are proposed. **Affirmative finding.**

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

The maximum regulatory flood elevation along the lakeshore is 102' above sea level. The velocity of flood waters along the lakeshore is not problematic. Water is more or less stationary as it rises and falls. The duration of flooding and the rate of its rise depend entirely on spring snowmelt and precipitation events. The lake has risen above 102' just once on record (spring 2011). Sediment transport is insubstantial. Sediment transport is associated with moving waterways such as rivers. With the new building being elevated on piers, it should not create any new impact on flood height, velocity, duration, rate of rise, or sediment transport. **Affirmative finding.**

K. Conformance with all other applicable requirements...

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

Article 5: Citywide General Regulations

Sec. 5.2.3, Lot Coverage Requirements

See Article 4 above.

Sec. 5.2.4, Buildable Area Calculation

Not applicable in the DW-PT zone.

Sec. 5.2.5, Setbacks

See Article 4 above.

Sec. 5.2.6, Building Height Limits

See Article 4 above.

Sec. 5.2.7, Density and Intensity of Development Calculations

See Article 4 above.

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 information has not been included in the application and will need to be. The applicant will have to submit lighting spec sheets and update the plans to show the locations of all exterior light fixtures for staff review and approval. **Affirmative finding as conditioned.**

Sec. 5.5.3, Stormwater and Erosion Control

While the building will locate on an existing hard surface and no new lot coverage will occur, there will be earthwork that exceeds 400 sf. As a result, an Erosion Prevention and Sediment Control plan, and a stormwater plan, will need to be submitted to the Stormwater Program Manager for review and approval. **Affirmative finding as conditioned.**

Article 6: Development Review Standards

Part 1, Land Division Design Standards
Not applicable.

Part 2, Site Plan Design Standards

Sec. 6.2.2, Review Standards

a) Protection of Important Natural Features

The subject property is located along the Lake Champlain shoreline, but it's downtown location means it is not included in the lakeshore buffer. Almost the entire site is affected by the Natural Resource Protection Overlay District, specifically the special flood hazard area.

The proposal results in no new lot coverage, with the new building locating on top of an existing asphalt surface. **Affirmative finding.**

b) Topographical Alterations

Not applicable.

c) Protection of Important Public Views

Not applicable.

d) Protection of Important Cultural Resources

Not applicable.

e) Supporting the Use of Renewable Energy Resources

Not applicable.

f) Brownfield Sites

Not applicable.

g) Provide for Nature's Events

See Sec. 5.5.3.

h) Building Location and Orientation

Not applicable

i) Vehicular Access

Not applicable.

j) Pedestrian Access

Not applicable.

k) Accessibility for the Handicapped

The plans indicate an exterior lift for handicap access to the new building. **Affirmative finding.**

l) Parking and Circulation

Not applicable.

m) Landscaping and Fences

Not applicable.

n) Public Plazas and Open Space

Not applicable.

o) Outdoor Lighting

See Sec. 5.5.2.

p) Integrate Infrastructure into the Design

Not applicable.

Part 3, Architectural Design Standards

Sec. 6.3.2, Review Standards

(a) Relate development to its environment

1. Massing, Height, and Scale

The new building will locate on an existing asphalt surface within the existing ferry property. While quite visible from the adjacent marina (docks), it will be consistent in size, height, and architectural style with several other buildings on the property. **Affirmative finding.**

2. Roofs and Rooflines

The shallow gable roof will maintain a similar roofline with that of other buildings on the property. **Affirmative finding.**

3. Building Openings

Building openings will be uniform in nature throughout, and will provide a welcoming building façade. Spec sheets for the windows and doors have not been submitted and will need to be for staff review and approval. **Affirmative finding as conditioned.**

(b) Protection of important architectural resources

Not applicable.

(c) Protection of important public views

Given the somewhat low building height (approx. 21 ft), no negative impacts to views are anticipated. **Affirmative finding.**

(d) Provide an active and inviting street edge

Not applicable.

(e) Quality of materials

The applicant indicates that the building will be sheathed in cement board siding and metal roofing. The specific window type (material) has not been identified and will need to be. The applicant will need to provide this information to staff for review and approval. **Affirmative finding as conditioned.**

(f) Reduce energy utilization

The new building will be subject to the commercial energy efficiency standards of Burlington and the State of Vermont. **Affirmative finding as conditioned.**

(g) Make advertising features complimentary to the site

No advertising is included in the application. Should new signage be proposed, a separate sign permit will be required. **Affirmative finding as conditioned.**

(h) Integrate infrastructure into the building design

The plans indicate no exterior infrastructure (mechanical units, utility connections, etc.). If these are proposed, the plans shall be updated to show the location of such infrastructure, along with screening measures. **Affirmative finding as conditioned.**

(i) Make spaces safe and secure

Based on the elevations provided, there will be two lockable doors for the building. There is ample room around the building to provide adequate access for emergency vehicles. **Affirmative finding.**

Article 8: Parking

Table 8.1.8-1 Minimum Off-Street Parking Requirements

The property is located within the Multi-Modal Mixed Use Parking District. This recently created district removes minimum parking standards for all uses within. Therefore, the proposal triggers no additional parking requirement. **Affirmative finding.**

II. Conditions of Approval

1. **Prior to the release of the zoning permit**, the applicant shall submit spec sheets for the proposed windows, doors, exterior light fixtures, siding, and roof to staff for review and approval.
2. **Prior to the release of the zoning permit, if applicable**, all exterior mechanical units and utility connections shall be identified on revised plans and screening shall be provided – for staff review and approval.
3. **Prior to the release of the zoning permit**, an Erosion Prevention and Sediment Control plan, including a stormwater plan, shall be submitted to the Stormwater Program Manager for review and approval.
4. New construction and/or substantial improvements to structures shall be reasonably safe from flooding and be:
 - i. Designed and adequately anchored to prevent flotation, collapse, or lateral movement during the occurrence of the base flood;
 - ii. Constructed of materials resistant to flood damage;
 - iii. Constructed by methods and practices that minimize flood damage; and
 - iv. Constructed with electrical, heating, ventilation, plumbing and air conditioning equipment and other service facilities that are designed and/or

- located so as to prevent water from entering or accumulating within the components during conditions of flooding;
5. All development shall be designed to minimize flood damage to the proposed development and to public facilities and utilities;
 6. All development shall be designed to provide adequate surface drainage to reduce exposure to flood hazards;
 7. All new construction and substantial improvements that have fully enclosed areas below the lowest floor shall:
 - i. Be solely used for parking of vehicles, storage, or building access, and such a condition shall clearly be stated on any permits; and,
 - ii. Be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Such designs must be certified by a registered professional engineer or architect, or meet or exceed the following minimum criteria: A minimum of two openings of two walls having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided. The bottom of all openings shall be no higher than one foot above grade. Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters;
 8. All necessary permits shall be obtained from those governmental agencies from which approval is required by federal or state law.
 9. All new construction and substantial improvements for nonresidential purposes shall have the lowest floor, including basement, elevated one foot or more above the base flood elevation. Existing non-residential structures may be flood proofed where designed to be watertight to one foot or more above the base flood elevation, with walls substantially impermeable and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. A permit for a proposed building to be flood proofed shall not be issued until a registered architect or engineer has reviewed the structural design, specifications and plans and has certified that the design and methods of construction are in accordance with meeting the provisions of this subsection.
 10. New signage will require a separate sign permit.
 11. The Applicant/Property Owner is responsible for obtaining all necessary state and federal permits.
 12. The Applicant/Property Owner is responsible for obtaining all necessary Zoning Permits and Building Permits through the Department of Public Works as well as other permit(s) as may be required, and shall meet all energy efficiency codes of the city and state as required.
 13. Standard permit conditions 1-15.

Department of Permitting & Inspections

Zoning Division
645 Pine Street
Burlington, VT 05401
Telephone: (802) 865-7188
(802) 865-7195 (FAX)
(802) 865-7142 (TTY)

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: October 6, 2020
RE: ZP21-0050PD; 260-280 Manhattan Drive

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: ZP21-0050PD

Location: 260-280 Manhattan Drive

Zone: RM **Ward:** 3N

Date application accepted: July 16, 2020

Applicant/ Owner: Sam Gardner / PBGC, LLC & 280 Manhattan, LLC

Parking District: Neighborhood

Request: Planned Unit Development involving, 260, 264-266, 272, and 280 Manhattan Drive. Development includes construction of a triplex, and associated parking and infrastructure.

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), Article 11 (Planned Development)

Background:

260 Manhattan Drive

- **Zoning Permit 18-0891CA;** change of dwelling unit to group home, shared parking with 272 Manhattan Drive. May 2018.

264-266 Manhattan Drive

- **Zoning Permit 99-538;** demolish duplex returning area to green space, install chain link fence. May 1999.

272 Manhattan Drive

- **Zoning Permit 18-0890CA;** change of use to group home, shared parking with 260 Manhattan Drive. May 2018.

280 Manhattan Drive

No previous zoning permits.

Overview:

The applicant proposes a Planned Unit Development with four properties (260, 264-

266, 272, and 280 Manhattan Drive). New development will include a new triplex fronting Manhattan Drive, with a shared parking lot to the rear which will provide parking for the various uses within the PUD. Existing uses within the proposed PUD include a group home on 260 Manhattan Drive, a group home and detached garage on 272 Manhattan Drive, and duplex on 280 Manhattan Drive.

The project was heard by the Design Advisory Board on September 22, 2020. The Board made the following recommendation:

I move that we recommend approval of the application as submitted, with staff to confirm the latest project details (light fixture spec sheets, landscaping, mechanical units, etc.).

Recommendation: PUD approval as per 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 any new non-residential buildings square footage are subject to impact fees.

Impact fees shall be calculated based on the total gross square footage of the principal use. Per the submitted plans, an estimate of the fees is:

SF of Project 5,652

Department	<u>Residential</u>	
	Rate	Fee
Traffic	0.200	1,130.40
Fire	0.226	1,277.35
Police	0.045	254.34
Parks	0.759	4,289.87
Library	0.470	2,656.44
Schools	0.981	5,544.61
Total	2.554	\$ 15,153.01

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

Article 4: Zoning Maps and Districts

Section 4.4.5 Residential Districts

(a) Purpose

1. *The Residential Medium Density (RM) district is intended primarily for medium density residential development in the form of single-family detached dwellings and attached multi-family apartments.*

Existing uses within the proposed PUD include two group homes, and a duplex. The proposal involves construction of a new triplex building within the PUD. The PUD will

include 4 adjacent lots, which will be considered as one overall development. See Article 11 below. **Affirmative finding**

(b) Dimensional Standards and Density

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

Because of the PUD development, dimensional requirements apply to the property as a whole, not to individual parcels. So technically, the density, lot frontage, lot coverage, and setback requirements of this section do not apply in respect to the lots within the PUD, but rather the overall PUD itself. **Affirmative finding**

Table 4.4.5-1 Minimum Lot Size and Frontage

Not applicable per Article 11.

Table 4.4.5-2 Base Residential Density

Not applicable per Section 5.4.5 (a) below.

Table 4.4.5-3 Residential District Dimensional Standards

Zoning District	Max. Lot Coverage ¹	Setbacks ^{1, 3, 4, 5, 6}			
		Front	Side	Rear	
RM	40%	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'	Min: 25% of lot depth but in no event less than 20' Max required: 75-feet	Height: 35-feet
260-280 Manhattan Drive	The proposed lot coverage, measured across the PUD as a whole (30,851 sf) totals 40% (all enclosed buildings and driveways/parking areas), plus 0.36% for additional features counted in the 10% lot coverage bonus (open decks, walkways, stairs, window wells, etc.).	The average front yard setbacks of the adjacent lots is 8 ft. The proposed triplex is proposed to maintain the same front yard setback.	The proposed triplex is located at around the middle of the PUD frontage, and thus has no impact on side yard setbacks. All existing structures will maintain their existing setbacks to the periphery of the PUD.	With a depth of approx. 300 ft, the minimum rear yard setback is 75 ft. The proposed triplex far exceeds the minimum rear yard setback. All existing structures will maintain their existing setbacks to the periphery of the PUD.	24 ft to the roof of the proposed triplex. No other development is proposed.

Affirmative finding

(c) Permitted and Conditional Uses

Within the proposed PUD, two group homes and a duplex currently exist, which are permitted uses in the RM zoning district. Attached Dwellings – Multi-Family (3 or more), are also permitted uses within the underlying zoning district. **Affirmative finding**

(d) District Specific Regulations

1. *Setbacks*

A. *Encroachment for residential driveways*

Not applicable.

B. *Encroachment into the Waterfront Setback*

Not applicable.

2. *Height*

No change. Not applicable.

3. *Lot Coverage*

A. *Exceptions for Accessory Residential Features*

A 10% bonus to the 40% lot coverage allowance will be utilized in the overall lot coverage calculation for the PUD. See Table 4.4.5-3 above. **Affirmative finding**

4. *Accessory Residential Structures and Uses*

Not applicable.

5. *Residential Density*

A. *Additional Unit to multi-family*

Not applicable.

B. *Additions to Existing Residential Structures*

No additions are proposed. Not applicable.

C. *Residential Occupancy Limits*

In all residential districts, the occupancy of any dwelling unit is limited to members of a family as defined in Article 13.

No changes to the existing duplex are proposed. And as noted above, there are 2 group homes existing within the proposed PUD which are treated as single detached dwellings – through zoning permits 18-0890CA and 18-0891CA. Each unit within the proposed triplex and existing duplex will be limited to the residential occupancy limit of this section. They may be occupied only by a family as defined in Article 13 of the CDO. **Affirmative finding as conditioned**

6. *Uses*

A. *Exception for Existing Neighborhood Commercial Uses*

Not applicable.

7. *Residential Development Bonuses*

Not applicable.

Article 5: Citywide General Regulations

Part 2: Dimensional Requirements

Section 5.2.2 Required Frontage or Access

As per Sec. 11.1.4 CDO, frontage requirements apply to the entire project rather than on an individual lot-by-lot basis. Regardless, the PUD frontage far exceeds the 30 ft minimum frontage requirement of the RM zone. **Affirmative finding**

Section 5.2.3 Lot Coverage Requirements

(b) Exceptions to Lot Coverage

See Table 4.4.5-3 above.

Section 5.2.4 Buildable Area Calculation

Not applicable. The PUD does not exceed 2 acres in size.

Section 5.2.5 Setbacks

(a) Setbacks Required

See Table 4.4.5-3 above.

(b) Exceptions to Yard Setback Requirements

(5) Accessory Structures and Parking Areas. Accessory structures no more than fifteen (15) in height, parking areas, and driveways may project into a required side and rear yard setback provided they are no less than five (5) feet from a side or rear property line where such a setback is required.

There is a shared driveway serving both 280 and 284 Manhattan Drive. 284 Manhattan Drive contains a duplex, and the property is not included within the proposed PUD. The existing driveway will remain intact and continue to serve 284 Manhattan Drive as well as the PUD. The existing parking behind 280 Manhattan Drive will continue to be used, and it is important to note that it is within the minimum 5 ft side yard setback; however because it is part of the shared driveway with 284 Manhattan Drive, it may remain as existing. **Affirmative finding**

Section 5.2.6 Building Height Limits

The RM zoning district has a height limit of 35 ft. The proposed triplex will have a height of 24 ft. **Affirmative finding**

Section 5.2.7 Density and Intensity of Development Calculations

Not applicable per Article 11 below.

Section 5.5.1 Nuisance Regulations

Nothing within the application suggests non-compliance with applicable nuisance regulations and performance standards per the requirement of the Burlington Code of Ordinances. **Affirmative finding**

Section 5.5.2 Outdoor Lighting

The plans indicate recessed light fixtures on the decks, and the spec sheets provided indicate compliance with the standards of this section. Should additional lighting be included, the applicant will have to update the plans and submit spec sheets for staff review and approval. **Affirmative finding as conditioned**

Section 5.5.3 Stormwater and Erosion Control

An Erosion Prevention and Sediment Control (EPSC) plan and a stormwater plan have not been submitted to the Stormwater Program Manager for review and approval, and will need to be. The plans must be approved prior to the release of the zoning permit. **Affirmative finding as conditioned**

Section 5.5.4 Tree Removal

Not applicable.

Article 6: Development Review Standards

Part 1: Land Division Design Standards

No land division or boundary line adjustments are proposed. As a Planned Unit Development (PUD), the proposal is subject to the requirements of Article 11. **Affirmative finding**

Part 2: Site Plan Design Standards

Sec. 6.2.2 Review Standards

(a) Protection of Important Natural Features:

With the exception of an elevation drop at the rear of the PUD, there are no significant natural features located on the site. As development is proposed in the front half of the PUD boundary, there will be no impact to the steep slope in the rear. **Affirmative finding**

(b) Topographical Alterations:

While there is a drop in elevation at the rear of the involved properties, the proposed triplex and shared parking area will locate on generally flat ground. No significant topographical alterations are defined within the project application. **Affirmative finding**

(c) Protection of Important Public Views:

There are no protected important views from or through this property. Not applicable.

(d) Protection of Important Cultural Resources:

Not applicable. There are no known archaeological resources on the site, nor are there any listed structures of historic significance involved in the PUD. There are no plans to alter the existing structures.

(e) Supporting the Use of Renewable Energy Resources:

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

(f) Brownfield Sites:

Not applicable. This address is not listed on the Vermont DEC website for identified Brownfields.

(g) Provide for nature's events

Neither an Erosion Prevention and Sediment Control plan nor a stormwater plan have been submitted and will need to be for review and approval by the Stormwater Program Manager. Their review and written approval will be a condition of this permit.

The elevation drawings show recessed and covered building entries. The site plan indicates plenty of room for onsite snow storage. **Affirmative finding as conditioned**

(h) Building Location and Orientation:

The proposed triplex will be aligned with the front façade of neighboring buildings and will reinforce the existing street edge. Each unit will have a front entrance and walkway to the public sidewalk, thus creating clearly identifiable front entrances. A new parking lot to serve the overall PUD will locate behind the proposed triplex and the group home at 260 Manhattan Drive. The other existing structures within the PUD will remain unchanged. **Affirmative finding**

(i) Vehicular Access:

A paved driveway off of Manhattan Drive, between the proposed triplex and the existing duplex at 280 Manhattan Drive, will be constructed for the various uses within the PUD. This driveway will lead to a new 16-space parking area in the rear as well as connect with the existing gravel driveway/parking area for the duplex at 280 Manhattan Drive, which will contain an additional 3 parking spaces. Also, there is a shared driveway off of Manhattan Drive, on the east side of 280 Manhattan Drive that will also provide vehicular access to the PUD. This driveway also provides access for the duplex at 284 Manhattan Drive (not part of this PUD development). **Affirmative finding**

(j) Pedestrian Access:

Pedestrian access is proposed between each triplex unit and the sidewalk along Manhattan Drive. The group home at 260 Manhattan Drive and the duplex at 280 Manhattan Drive will continue to have pedestrian access from the Manhattan Drive sidewalk. Additionally, there will be walkways between the access driveway and parking area to the group home at 260 Manhattan Drive, the proposed triplex, and the group home at 272 Manhattan Drive. **Affirmative finding**

(k) Accessibility for the Handicapped:

The building inspector has jurisdiction over ADA requirements. By his direction and per Chapter 8 of the Burlington Code of Ordinances, 4 to 14 units must provide 1 accessible unit. The development includes a new triplex, so in accordance with Chapter 8 of the BCO, it will not be required to provide an ADA accessible unit. However, applicable building codes will still be required. **Affirmative finding as conditioned**

(l) Parking and Circulation:

The PUD is located within the Neighborhood Parking District. Parking requirements are based on each individual use. Dwelling units require two spaces per unit and group homes require one space per two beds. In accordance with ZPs 18-0890CA and 18-0891CA, the group home on 260 Manhattan Drive requires 2 spaces, and the group home at 272 Manhattan Drive requires 5 spaces. With the group homes combined with the proposed triplex and existing duplex on 280 Manhattan Drive, the minimum parking space requirement for the overall PUD totals 17 spaces. The proposed plans show a 16 space parking lot behind the future triplex and 3 spaces behind 280 Manhattan Drive, for a total of 19 spaces within the PUD. Anchored curb stops or other physical barriers must be installed at the end of each

parking space to prevent vehicle encroachment into adjoining green space. **Affirmative finding as conditioned**

(m) Landscaping and Fences:

The site plan and elevation drawings show new landscaping around the proposed triplex. Specific plantings are unknown and will need to be identified, along with each type of plant's sizes at the time of planting. The plans do not indicate any new fencing. **Affirmative finding as conditioned**

(n) Public Plazas and Open Space:

While there are no formal public plazas included in the plans, there appears to be potential for shared open spaces within the PUD. There is some yard space around the proposed triplex and behind the group home at 260 Manhattan Drive. Additionally, there appears to be some yard space to the sides and rear of the proposed parking area. Given the number of residential units included within this PUD, some outdoor amenity space is encouraged to be identified and programmed for the enjoyment of the tenants. Open space / common land is a requirement of PUDs under Article 11. **Affirmative finding**

(o) Outdoor Lighting:

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

The plans indicate recessed ceiling lights to be installed on the decks. Spec sheets for those fixtures comply with the lighting standards of Sec. 5.5.2. No other exterior light fixtures are identified, and should additional fixtures be proposed, they shall comply with the lighting standards of Sec. 5.5.2. **Affirmative finding as conditioned**

(p) Integrate infrastructure into the design:

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

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

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

A trash/recycling enclosure is identified on the site plan at the rear of the 16-space parking lot. The location of mailboxes, utility connections, meters, and mechanical equipment must be identified on the site plan and building elevations as appropriate. All electrical service to the new building shall be underground. **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:

The proposed triplex will be two stories tall and will be similar in massing, height and scale to other nearby residential buildings. It will maintain similar front yard setbacks, for a consistent streetscape along this stretch of Manhattan Drive. Further, this new structure, combined with the group home at 260 Manhattan Drive, will also act as a screen to the rear parking area.

Affirmative finding

2. Roofs and Rooflines.

The new building will have a flat roof, which is unique in the immediate area. However, 280 Manhattan Drive (which is included within the PUD) also has a flat roof. **Affirmative finding**

3. Building Openings

The front (south) and rear (north) facades contain symmetrical building openings across the three units. The side facades (west & east) each contain one ground level window.

Affirmative finding

(b) Protection of Important Architectural Resources:

Not applicable. There are no listed historic structures included as part of this PUD, nor are there any proposed changes to the existing structures within.

(c) Protection of Important Public Views:

Not applicable. There are no protected important views from this property.

(d) Provide an active and inviting street edge:

The front façade of the new building offers relief from a monotonous front wall. Each unit will be similar in style, with a more forward front wall for living space, and an inset entrance with a front deck. Each unit will have its own concrete walkway to the public sidewalk as well. Siding on the front façade will be of two types: 1) wood or cement board clapboard siding and 2) cement panels. **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.

Sheathing on all sides will be a mix of wood or cement board clapboards and cement panels. Windows will be fiberglass double hung/combo windows. The building will also have metal fascia around. For the decking, the applicant proposes PVC decking. The roof material will be rubber membrane. **Affirmative finding**

(f) Reduce energy utilization:

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

(g) Make advertising features complementary to the site:

Any signage will require a separate zoning permit. **Affirmative finding as conditioned**

(h) Integrate infrastructure into the building design:

The applicant has indicated that he will update the plans to include any mechanical units. Those updated plans have yet to be submitted. **Affirmative finding as conditioned**

(i) Make spaces secure and safe:

This development is subject to all applicable building and life safety codes as defined by the Burlington's Building Inspector and the Fire Marshal. **Affirmative finding as conditioned**

Article 8: Parking

Table 8.1.8-1 Minimum Off-Street Parking Requirements

As noted above, the existing and proposed uses within the PUD will require a minimum of 17 onsite parking spaces. The proposal includes 19 parking spaces, which meets the minimum parking requirement and is less than the maximum number of spaces that can be allowed per Sec. 8.1.9 (125% - 21 spaces max.). **Affirmative finding**

Article 11: Planned Development

Part 1 – Planned Unit Development

Sec. 11.1.1 Intent

The intent of this Article is to:

- (a) Promote the most appropriate use of land through flexibility of design and development of land;*
- (b) Facilitate the adequate and economical provision of streets and utilities;*
- (c) Preserve the natural and scenic qualities of open space;*
- (d) Provide for a variety of housing types;*
- (e) Provide a method of development for existing parcels which because of physical, topographical, or geological conditions could not otherwise be developed.; and*
- (f) Achieve a high level of design quality and amenities.*

Sec. 11.1.4 Modification of Regulations

With the approval of the DRB after a public hearing, the following modifications of the requirements of the underlying zoning may be altered within a planned unit development:

- density, frontage, lot coverage, and setback requirements may be met as calculated across the entire project rather than on an individual lot-by-lot basis;*
- required setbacks may apply only to the periphery of the project rather than on an individual lot-by-lot basis;*
- more than one principal use and more than one principal structure may be permitted on a single lot; and*

- *buildings may be of varied types including single detached, attached, duplex or apartment construction.*

As noted above, the density, frontage, lot coverage, and setback requirements of Sec. 4.4.5 (b) do not apply to individual lots within the boundaries of the PUD, they apply across the combined lot areas of the 4 individual lots. Of particular importance here are: setbacks are measured off the periphery PUD boundary, density and lot coverage is based on the combined areas of the lots, and frontage is based on the overall PUD's frontage along Manhattan Drive. Table 4.4.5-3 above specifically addresses the lot coverage and setbacks per the overall PUD area.

The RM district requires a minimum frontage of 30 ft, and a base density of 20 dwelling units per acre. The PUD has 210 feet of frontage. Based on the density requirement, 2,178 sf of lot area is required per dwelling unit. A PUD size of 30,851 sf would allow up to 14 dwelling units. With the two existing group homes and duplex, plus the proposed triplex, there is a total of 7 dwelling units in the PUD. As demonstrated in Table 4.4.5-3 above, the PUD as a whole also complies with the lot coverage and setback requirements. **Affirmative finding**

Sec. 11.1.5 Approval Requirements

The following requirements shall be met for the DRB to approve a planned unit development:

(a) The minimum project size requirements of Sec. 11.1.3 shall be met;

Sec. 11.1.3 sets no minimum project size area for PUDs located in the RM zoning district.

Affirmative finding

(b) The minimum setbacks required for the district have been met at the periphery of the project;
See Table 4.4.5-3 above. **Affirmative finding**

(c) The project shall be subject to design review and site plan review of Article 3, Part 4;
This review constitutes compliance with Article 3, Part 4. **Affirmative finding**

(d) The project shall meet the requirements of Article 10 for subdivision review where applicable;
Not applicable. The PUD will create no new lots, nor will it adjust any existing lot lines within.

(e) Density, frontage, and lot coverage requirements of the underlying zoning district have been met as calculated across the entire project;
See Table 4.4.5-3 and Sec. 11.1.4 above. **Affirmative finding**

(f) All other requirements of the underlying zoning district have been met as calculated across the entire project;
The requirements of the RM zoning district have been met as calculated across the entire project.
Affirmative finding

(g) Open space or common land shall be assured and maintained in accordance with the conditions as prescribed by the DRB;
This shall be a condition of the PUD approval. **Affirmative finding as conditioned.**

(h) The development plan shall specify reasonable periods within which development of each phase of the planned unit development may be started and shall be completed. Deviation from the required amount of usable open space per dwelling unit may be allowed provided such deviation shall be provided for in other sections of the planned unit development;

The only new development proposed within the PUD is the construction of the triplex and the associated parking area. As per standard zoning permit timeframes, it will have a 3 year time frame to be completed. **Affirmative finding as conditioned**

(i) *The intent as defined in Sec. 11.1.1 is met in a way not detrimental to the city's interests;*
The addition of a triplex building and associated parking area serving the uses within the PUD will not be a detriment to the city's interests with respect to PUD development. One intent of the PUD ordinance is to allow for a variety of housing types. Within the PUD there will be two group homes, a duplex and a triplex. **Affirmative finding**

(j) *The proposed development shall be consistent with the municipal development plan; and*
The municipal development plan encourages residential development within the higher density zoning districts – particularly multi-family residences. **Affirmative finding**

(k) *Any proposed accessory uses and facilities shall meet the requirements of Sec. 11.1.6 below.*
No new accessory uses or facilities are proposed. Not applicable.

II. 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 5,652

Department	<u>Residential</u>	
	Rate	Fee
Traffic	0.200	1,130.40
Fire	0.226	1,277.35
Police	0.045	254.34
Parks	0.759	4,289.87
Library	0.470	2,656.44
Schools	0.981	5,544.61
Total	2.554	\$ 15,153.01

2. **Prior to release of the zoning permit**, the applicant shall secure a letter of adequate capacity from DPW for water and sewer services.
3. **Prior to the release of the zoning permit, if applicable**, the applicant shall revise the plans to show the location of all exterior light fixtures, and submit spec sheets for said light fixtures for staff review and approval.
4. **Prior to the release of the zoning permit**, the plans shall be updated to show any and all other outdoor mechanical units, mailboxes, and any other new onsite utilities. The plans shall also show anchored curb stops or other physical barriers at the end of each parking space.

5. **Prior to the release of the zoning permit**, the applicant shall submit spec sheets for all windows and doors to staff for review and approval.
6. **Prior to the release of the zoning permit**, the applicant shall provide specifics on the proposed landscaping – identifying the species and sizes of plants at the time of planting.
7. **Prior to the release of the zoning permit**, the applicant shall submit an Erosion Prevention and Sediment Control plan AND a stormwater plan for review and approval to the Stormwater Program Manager.
8. Any new signage will require a separate sign permit.
9. All dwellings within the PUD shall be occupied only by a “family” as defined in the Comprehensive Development Ordinance. Not more than four unrelated adults may occupy any unit within the existing duplex and proposed triplex.
10. Open space or common land shall be assured and maintained for all residents of the PUD.
11. Construction hours shall be limited to Monday – Friday from 7:00 AM – 5:30 PM. Saturday construction may be allowed upon request to the Development Review Board. No work on Sunday.
12. A state wastewater permit will be required, and is the responsibility of the applicant to secure.
13. It is the applicant’s responsibility to obtain a curb cut permit from the Department of Public Works.
14. The applicant shall secure any associated trades permits for the interior work.
15. 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.
16. The proposed building must comply with all building and life safety code as defined by the building inspector and fire marshal.
17. The applicant/property owner is responsible for obtaining all necessary Zoning Permits and Building Permits through the Department of Public Works as well as other permit(s) as may be required, and shall meet all energy efficiency codes of the city and state as required
18. 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
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: October 6, 2020
RE: 21-0119CA; 81 Crescent Beach Drive
21-0121CA; 71 Crescent Beach Drive

=====

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: Andy Kaplan & Nathalie Feldman / Brad Rabinowitz

Request: Demolition of one story house with basement. Regrading of the area, construction of new house – slab on grade with no basement and a 1-car garage.

Applicable Regulations:

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

Background Information:

The applicant is requesting approval to demolish an existing single detached dwelling and to replace it with a new single detached dwelling at 81 Crescent Beach Drive. Related site changes to the driveway, walkways, and new outdoor patio are also included. Grading work associated with the redevelopment extends onto neighboring 71 Crescent Beach Drive; however, no structural work is included on that neighboring property. Both applications are reviewed concurrently.

The property is affected by the 250' wide lakeshore buffer. Provisions as to tree clearing and stormwater management apply per Sec. 4.5.4 (c). The Conservation Board reviewed this application September 14, 2020 and recommended approval of the application on a 5-2-0 vote.

The Design Advisory Board reviewed this application September 22, 2020 and recommended approval of the project as presented on a 3-0-0 vote.

Previous zoning actions for this property are noted below:

- 8/22/12, Replace damaged seawall with a new seawall.

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

Sec. 3.3.2, Applicability

The new construction triggers applicability of impact fees. Impact fees must be paid on the net new square footage, if any, of the new home. **(Affirmative finding as conditioned)**

Article 4: Maps & Districts

Sec. 4.4.5, Residential Districts:

(a) Purpose

(2) Waterfront Residential Low Density (WRL)

The subject property is located in the WRL zone. This zone is intended primarily for low density residential development in the form of single detached dwellings and duplexes with consideration given to design review. The proposed single family home is consistent with this purpose.

(Affirmative finding)

(b) Dimensional Standards & Density

The property has direct frontage on Crescent Beach Drive. No change to frontage is proposed.

Residential density will remain unchanged at 1 dwelling unit.

Lot coverage will increase from 20.1% to 28.8%. It will remain below the 35% limit.

The front yard setback, based on the average of neighboring properties, is 36.5'. The front line of the proposed home is within 5' of this build-to line. The 101' wide lot requires 10' side yard setbacks. These are observed by the proposed home. All new construction is set well back from the 75' lakeshore setback.

The proposed single story home is well below the 35' height limit. **(Affirmative finding)**

(c) Permitted & Conditional Uses

The proposed single family home is a permitted use. **(Affirmative finding)**

(d) District Specific Regulations

1. Setbacks

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

2. Height

No height bonuses are being sought. **(Not applicable)**

3. Lot Coverage

No lot coverage bonuses are being sought. **(Not applicable)**

4. Accessory Residential Structures and Uses

None are proposed. **(Not applicable)**

5. Residential Density

The dwelling is limited to occupancy by a family as defined in the Comprehensive Development Ordinance. **(Affirmative finding)**

6. Uses

No neighborhood commercial use is included in this proposal. **(Not applicable)**

7. Residential Development Bonuses

No development bonuses are being sought. **(Not applicable)**

Sec. 4.5.4, Natural Resource Protection Overlay (NR) District

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

The subject property is wholly affected by the Riparian and Littoral Conservation Zone (250' width from the 95.5' lakeshore elevation). This overlay zone limits the clearing of vegetation and new stormwater outfalls. Most of the site affected by the proposed redevelopment is grassy lawn. A single tree on the street side of the home may be removed and replaced if damage occurs during construction. Some on the Conservation Board felt that the additional lot coverage proposed was objectionable; however, ample open space remains to infiltrate stormwater into the sandy soils onsite. The required stormwater management plan is under review by the city's stormwater staff. The Conservation Board recommended approval of the application as proposed. **(Affirmative finding)**

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

See Sec. 4.4.5 (b) above.

Sec. 5.5.1, Nuisance Regulations

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

Sec. 5.5.2, Outdoor Lighting

The new home will have some outdoor lighting fixtures typical for residential construction. Entries and porches will be illuminated. Fixture locations are noted on the project plans, and specification sheets depict acceptable cutoff fixtures and/or ones with low output lamps. **(Affirmative finding)**

Sec. 5.5.3, Stormwater and Erosion Control

As more than 400 sf of earth disturbance is proposed, an erosion control plan has been provided. This erosion control plan and an associated stormwater management plan are under review by the

city's stormwater program staff. Final approval is required prior to construction. **(Affirmative finding as conditioned)**

Article 6: Development Review Standards

Part 1, Land Division Design Standards

Not applicable.

Part 2, Site Plan Design Standards

Sec. 6.2.2, Review Standards

(a) Protection of important natural features

The subject property is located along the Lake Champlain shoreline. The shoreline is an identified significant natural area. The property is affected by the Natural Resource Protection Overlay District, specifically the riparian and littoral conservation zone, which stretches inland 250' from the 95.5' lakeshore elevation. The boundaries of this overlay are depicted on the site plan. The new home is set essentially where the existing home is set, although the extent of development will increase somewhat. Additional development within the lakeshore buffer is located within existing mowed lawn area. A single tree may be removed and replaced as noted above, and the lakeshore remains unchanged. Conservation Board review took place as required. **(Affirmative finding)**

(b) Topographical alterations

The lot slopes down towards the lakeshore. Some moderate regrading work is associated with the proposed construction and extends onto the neighboring property. Overall site topography remains similar to existing conditions. A new retaining wall is proposed along the northwestern end of the property. This wall is depicted on the site plan, and a cross section is provided. **(Affirmative finding)**

(c) Protection of important public views

Distant terminal views of Lake Champlain and the Adirondack mountains will remain essentially unchanged. There are no public views associated with this property. The proposed home is modest in scale, and its construction will not adversely affect public views from the lake towards shore. **(Affirmative finding)**

(d) Protection of important cultural resources

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

(e) Supporting the use of alternative energy

The project plans do not depict solar panels or other alternative energy apparatuses. Solar energy utilization is encouraged. In any event, the home will not adversely impact the actual or potential use of alternative energies by neighboring properties. **(Affirmative finding)**

(f) Brownfield sites

The subject property is not an identified brownfield. **(Affirmative finding)**

(g) Provide for nature's events

See Sec. 5.5.3 as to stormwater and erosion control. The front door is sheltered within an open porch. **(Affirmative finding)**

(h) Building location and orientation

The building location remains essentially unchanged. As with the existing home, the new residence will be oriented towards the street with a clearly defined front entry and associated walkway. The attached garage is well under 50% of the primary façade as required and is set back behind the front-most projection of the new home. **(Affirmative finding)**

(i) Vehicular access

The existing driveway will be reconstructed and resurfaced with concrete pavers. The new driveway will provide access to the attached garage and adjacent open air carport on the side. **(Affirmative finding)**

(j) Pedestrian access

This criterion requires that a pedestrian walkway be provided from the front door to the public sidewalk. In this case, there is no public sidewalk on this side of Crescent Beach Drive. Two walkways stemming from the driveway will afford direct access to the front door. The Design Advisory Board found this arrangement acceptable. **(Affirmative finding)**

(k) Accessibility for the handicapped

No handicap accessibility is evident or required with this proposal. **(Affirmative finding)**

(l) Parking and circulation

Parking and circulation remain largely unchanged. The private driveway will afford access to two sheltered parking spaces – one in the garage and the other in the carport. **(Affirmative finding)**

(m) Landscaping, fences, and retaining walls

New landscaping is focused in front of the proposed home. A new area of ground cover vegetation is proposed alongside the revamped driveway and front entrance. Several existing rhododendrons will be relocated along the front of the new home as well. The site plan notes a new “street tree” (a red maple); however, it appears to be located within the bounds of the private property. Such location is acceptable for a new tree; however, it is not a street tree located within the street right-of-way. As noted previously, a new retaining wall is proposed along the northwestern end of the property. **(Affirmative finding)**

(n) Public plazas and open space

No public plaza or open space is included or required in this proposal. **(Not applicable)**

(o) Outdoor lighting

See Sec. 5.5.2.

(p) Integrate infrastructure into the design

No ground-mounted mechanical equipment is noted on the site plans. If any is proposed, it must be depicted and screened. Utility meter locations are not evident on the plans. Their location must be noted and screened as appropriate. **(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

The proposed home is similar in scale to the home it will replace. Massing is significantly different, as the new structure is comprised of several distinct components. Open front and rear porches are included in the new design and add interest and depth to the design. Height is similar to the building to be replaced, as the home will remain just a single story. **(Affirmative finding)**

2. Roofs and Rooflines

The existing home has a simple gable roof. The new building design includes hip roofs with a central, projecting shed roof. Roof forms vary among the homes in this neighborhood, and the proposed roof form fits well within this context. **(Affirmative finding)**

3. Building Openings

Proposed fenestration is clean and simple. Unsurprisingly, it emphasizes views towards the lake. Fenestration is appropriately scaled and placed consistently, by section, throughout the building. **(Affirmative finding)**

(b) Protection of important architectural resources

The existing building is not listed on the state or national historic register, nor has it been deemed eligible for listing. Its removal will have no adverse impact on Burlington's wealth of important architectural resources. **(Affirmative finding)**

(c) Protection of important public views

See 6.2.2 (c) above.

(d) Provide an active and inviting street edge

The proposed residence presents a welcoming primary façade to the public street. Occupants and guests are guided towards a formal front entry sheltered within an open front porch. The front elevation contains several distinct elements. The design lacks any monotonous expanses of exterior building wall. **(Affirmative finding)**

(e) Quality of materials

The proposed home will be clad in a combination of wooden shingles and fiber cement clapboards. The attached garage will be clad in painted corrugated steel siding. Standing seam metal roofing will be installed. Porch columns will be wooden. Clad wooden windows will be installed throughout. **(Affirmative finding)**

(f) Reduce energy utilization

The proposed building must comply with the current energy efficiency standards of Burlington and the State of Vermont. **(Affirmative finding as conditioned)**

(g) Make advertising features complimentary to the site

No advertising is included in this proposal. **(Not applicable)**

(h) Integrate infrastructure into the building design

No building- or roof-mounted equipment is included in the project plans. **(Affirmative finding)**

(i) Make spaces safe and secure

The proposed building must comply with the city's current egress requirements. Building entries will be illuminated. **(Affirmative finding)**

II. Conditions of Approval

1. **Prior to release of the zoning permit**, any exterior mechanical equipment and utility meters shall be depicted on the project plans with screening included, subject to staff review and approval.
2. Final approval of the residential stormwater management plan and the erosion control plan shall be obtained from the city's stormwater program prior to construction.
3. At least **7 days prior to the issuance of a certificate of occupancy**, the applicant shall pay to the Zoning Division the impact fee as calculated by staff based on the net new square footage of the proposed development.
4. If, during construction, artifacts are unearthed, it is the applicant's responsibility to stop earthwork and to contact the Vermont Division for Historic Preservation for further guidance.
5. The Applicant/Property Owner is responsible for obtaining all necessary Zoning Permits and Building Permits through the Department of Public Works as well as other permit(s) as may be required, and shall meet all energy efficiency codes of the city and state as required.
6. Standard permit conditions 1-15.



ISSUED FOR PERMIT: September 30, 2020



BRAD RABINOWITZ ARCHITECT
47 MAPLE STREET BURLINGTON, VERMONT 05401
www.bradrabinowitzarchitect.com 802 658 0430 T

Design:
Kaplan-Feldman Residence
BURLINGTON, VERMONT

DRAWING TITLE:
EXTERIOR ELEVATIONS
WITH SOUTH WALL MOVED 2'

DATE	REVISION

A2.1
3/16" = 1'-0"
05/07/20

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: October 6, 2020
RE: 21-0273CA; 44 Clymer Street
21-0274CA; 50 Clymer Street

=====

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

Zone: RL Ward: 6S

Owner/Applicant: Faith Ingulsrud & Eric Avildsen

Request: Construct new single family dwelling and a shed on vacant lot. Construct shared driveway with neighboring property.

Applicable Regulations:

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

Background Information:

The applicant is requesting approval to construct a new detached single family dwelling and a shed on a vacant lot at 44 Clymer Street. A shared driveway will also be constructed between this property and neighboring 50 Clymer Street. Both applications are reviewed together.

Although both properties are located in a non-design control section of Burlington, both properties are below the 6,000 sf minimum lot size. Therefore, design review is required.

Previous zoning actions for this property (44 Clymer Street) are noted below:

- 5/22/20, Approval of lot line adjustment with 50 Clymer Street.

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

Sec. 3.3.2, Applicability

The new construction triggers applicability of impact fees. Impact fees must be paid on the gross floor area of the new home. **(Affirmative finding as conditioned)**

Article 4: Maps & Districts

Sec. 4.4.1, Downtown Mixed Use Districts:

(a) Purpose

(1) Residential Low Density (RL)

The Residential Low Density (RL) district is intended primarily for low-density residential development in the form of single detached dwellings and duplexes. The district is typically characterized by a compact and cohesive residential development pattern reflective of the respective neighborhood's development history. The proposed single family home is consistent with this intent. **(Affirmative finding)**

(b) Dimensional Standards and Density

A single dwelling unit is proposed on the 0.13 acre (5,466 sf) lot. Although the lot is substandard in size, Sec. 5.2.1, *Existing Small Lots*, allows development on lots of at least 4,000 sf with at least 40' of frontage to be developed as a conforming lot would be. Such is the case here.

Proposed lot coverage at 44 Clymer Street will amount to 34.8% (1,901 sf), below the 35% maximum permissible coverage. Lot coverage at 50 Clymer Street will increase to 29.9% (1,635 sf), also below the maximum permissible coverage. This percentage will decrease slightly with the deletion of a previously proposed shed from the project plans. A revised site plan will be needed to reflect the change.

The front yard setback is based on the average front yard setback of the homes on the two adjacent lots on both sides of the subject property within the same block and having the same street frontage. In this case, the average is just 6.' The proposed home will observe a 10' setback, which is within the +/- 5' variation from the average. The lot is slightly irregular. A minimum 5' side yard setback applies and is adhered to. The minimum rear yard setback is 25% of the lot depth, in this case 28'. As proposed, the rear yard is considerably deeper than 28' and complies with the rear yard setback standard. Note that the proposed shed requires minimum 5' side and rear yard setbacks. These minimum setbacks are observed.

The proposed home is 29' tall to the peak of the roof ridge and ~ 24' to the midpoint of the roof rise. This height is under the 35' maximum height permissible. **(Affirmative finding as conditioned)**

(c) Permitted and Conditional Uses

A single family dwelling is a permitted use in the RL zone. **(Affirmative finding)**

(d) District Specific Regulations

Not applicable.

Article 5: Citywide General Regulations

Sec. 5.2.3, Lot Coverage Requirements

See Article 4 above.

Sec. 5.2.4, Buildable Area Calculation

Not applicable to the subject property.

Sec. 5.2.5, Setbacks

(b) Exceptions to Yard Setback Requirements

A shared driveway is proposed and will provide access and parking for both properties. It straddles the shared side property line. Per subsection 7, *Shared Driveways*, no side yard setback is applicable for the shared driveway. **(Affirmative finding)**

Sec. 5.2.6, Building Height Limits

See Article 4 above.

Sec. 5.2.7, Density and Intensity of Development Calculations

See Article 4 above.

Sec. 5.5.1, Nuisance Regulations

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

Sec. 5.5.2, Outdoor Lighting

New outdoor lighting is proposed in the form of a shielded canister fixture and recessed porch lights. A depiction of the canister fixture has been provided; however, no information has been provided for the porch lights. Illumination information is needed for both types as is location of the fixtures on the building elevation drawings. **(Affirmative finding as conditioned)**

Sec. 5.5.3, Stormwater and Erosion Control

As more than 400 sf of earth disturbance is proposed, a “small project erosion control” form has been provided. A residential stormwater management plan has also been provided and relies mainly on infiltration into the well-drained soils on the property. Both plans have been provided to the city’s stormwater program staff for review. Final approval is required prior to commencing construction. **(Affirmative finding as conditioned)**

Article 6: Development Review Standards

Part 1, Land Division Design Standards

(Not applicable)

Part 2, Site Plan Design Standards

Sec. 6.2.2, Review Standards

(a) Protection of important natural features

The subject property contains no important natural features as identified in the Open Space Protection Plan. The proposed home and related work will take place within open lawn area. Provisions will be made during construction to protect two mature trees – one street tree in the green belt and another at the northwest corner of the property. **(Affirmative finding)**

(b) Topographical alterations

The area to be built upon is quite flat and will remain so. No significant topographical alterations are proposed. **(Affirmative finding)**

(c) Protection of important public views

The subject property is not affected by any identified public view corridor. **(Affirmative finding)**

(d) Protection of important cultural resources

The property is vacant and contains no archaeologically significant site points, nor is it located within an archaeologically sensitive area. The property is of no known historical significance. **(Affirmative finding)**

(e) Supporting the use of alternative energy

There is no indication that the proposed home will utilize alternative energy. Solar energy utilization is encouraged. In any event, the home will not adversely impact the actual or potential use of alternative energies by neighboring properties. **(Affirmative finding)**

(f) Brownfield sites

The subject property is not an identified brownfield. **(Affirmative finding)**

(g) Provide for nature's events

See Sec. 5.5.3 for stormwater management.

The primary entrance is sheltered within an open front porch, and ample room is available onsite for seasonal snow storage. **(Affirmative finding)**

(h) Building location and orientation

Homes along Clymer Street are set relatively close to the street with only modest variation in setback. The proposed home will be situated similarly with a relatively shallow front yard setback. The home will be located consistent with the existing pattern of development along the street. As with a number of other homes in the neighborhood, the proposed home will present an open front porch to the street. The front porch will shelter the front door that is oriented towards the street. The only accessory structure is a small shed that will be placed in the back yard beyond a proposed garden area. **(Affirmative finding)**

(i) Vehicular access

A private driveway will provide adequate access to the proposed home at 44 Clymer Street and to the existing home at 50 Clymer Street. The driveway is of sufficient dimension to contain 4 parking spaces, arranged in two tandem pairs. **(Affirmative finding)**

(j) Pedestrian access

This criterion requires that a walkway connect the front door to the public sidewalk. The site plan depicts a front walkway connecting the sidewalk to the front porch and entry. The front walkway material is not noted and must be. **(Affirmative finding as conditioned)**

(k) Accessibility for the handicapped

No handicap accessibility is evident or required with this proposal. **(Affirmative finding)**

(l) Parking and circulation

Four parking spaces are provided within a shared driveway. This shared arrangement minimizes lot coverage and curb cuts. The driveway is set along the shared side property line with parked vehicles set to the side of each home. The driveway is sufficiently long enough to provide two parking spaces beyond the front yard setback so that conflict with front yard parking standards is avoided. It appears that the driveway will be paved, but confirmation is needed. Anchored curb stops or other physical barriers are needed at the end of the driveway to prevent vehicles from encroaching into adjacent green space. **(Affirmative finding as conditioned)**

(m) Landscaping, fences, and retaining walls

Some basic landscaping details are provided in the site plan and depict several areas for gardens and planting beds. Open lawn area will also remain. No fences or retaining walls are proposed.

(Affirmative finding)

(n) Public plazas and open space

No public plaza or open space is included or required in this proposal. **(Not applicable)**

(o) Outdoor lighting

See Sec. 5.5.2.

(p) Integrate infrastructure into the design

New utility lines must be buried. No mechanical equipment is depicted on the plans; however, the application materials include a specification sheet for a heat pump. The proposed location for this unit must be depicted on the site plan and be screened. **(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

The massing, height, and scale of the proposed home are consistent with that of existing homes within this neighborhood. Most homes along Clymer Street are of a similar vintage and share similar characteristics. Most are single family dwellings. Care has obviously been taken in the design of the proposed home to ensure that it fits in well with the established homes along this street. **(Affirmative finding)**

2. Roofs and Rooflines

Almost all homes in this neighborhood have pitched gable roofs; however, orientation towards the street varies between the gable end and eave end. The proposed home will also have a gable roof with its eave end facing the street. The front porch includes a shed roof. Front porch roof forms vary within the neighborhood; however, several include shed roofs.

(Affirmative finding)

3. Building Openings

The front door is clearly articulated and is sheltered by the open front porch. Fenestration is appropriately scaled and placed in consistent rhythm throughout the building. **(Affirmative finding)**

(b) Protection of important architectural resources

The existing home at 50 Clymer Street is included in the Vermont historic register as are several other homes in the neighborhood. The proposed home at 44 Clymer Street fits appropriately into this established neighborhood and does not adversely impact these historic neighboring homes.

(Affirmative finding)

(c) Protection of important public views

See 6.2.2 (c) above.

(d) Provide an active and inviting street edge

As noted above, the front doorway to the proposed home is clearly articulated. There are no large blank walls or expanses of roof. Fenestration, the open front porch, and architectural detailing work successfully to provide an active and inviting street elevation. **(Affirmative finding)**

(e) Quality of materials

The proposed home will be clad in “Smartside” clapboard siding and trim. This material is basically a wood-based composite engineered to resist rot. Asphalt shingle roofing will be installed. Fiberglass windows with wooden interiors are proposed. The front porch will include wooden railings and decking and Brosco posts. The materials proposed are of acceptable quality and durability for new construction such as this. **(Affirmative finding)**

(f) Reduce energy utilization

The proposed residence must comply with the current energy efficiency standards of Burlington and the State of Vermont. **(Affirmative finding as conditioned)**

(g) Make advertising features complimentary to the site

No advertising is included in this proposal.

(h) Integrate infrastructure into the building design

No utility meters are evident on the project plans. They must be depicted on the side or rear elevations and be screened. **(Affirmative finding as conditioned)**

(i) Make spaces safe and secure

The proposed building must comply with the city’s current egress requirements. Building entries will be illuminated. **(Affirmative finding as conditioned)**

Article 8: Parking

Sec. 8.1.8, Minimum Off-Street Parking Requirements

The subject property is located in the neighborhood parking district. As such, the new single family dwelling requires 2 parking spaces. As noted previously, the shared driveway will contain parking for both this new home and the existing home at 50 Clymer Street. A total of 4 parking spaces will be contained within the driveway. **(Affirmative finding)**

II. Conditions of Approval

1. **Prior to release of the zoning permit**, revised project plans shall be submitted, subject to staff review and approval. Revised project plans shall depict:
 - a. Deletion of the proposed shed and lot coverage adjustment at 50 Clymer Street;
 - b. Outdoor lighting information as to fixture type, illumination levels, and placement;
 - c. Notation of front walkway and driveway materials on the site plan;
 - d. Anchored curb stops or other physical barrier at the end of the driveway; and,
 - e. Location and screening of the heat pump and utility meters;
2. Final approval of the residential stormwater management plan and the erosion control plan shall be obtained from the city’s stormwater program prior to construction.
3. At least **7 days prior to the issuance of a certificate of occupancy**, the applicant shall pay to the Zoning Division the impact fee as calculated by staff based on the new square footage of the proposed development.

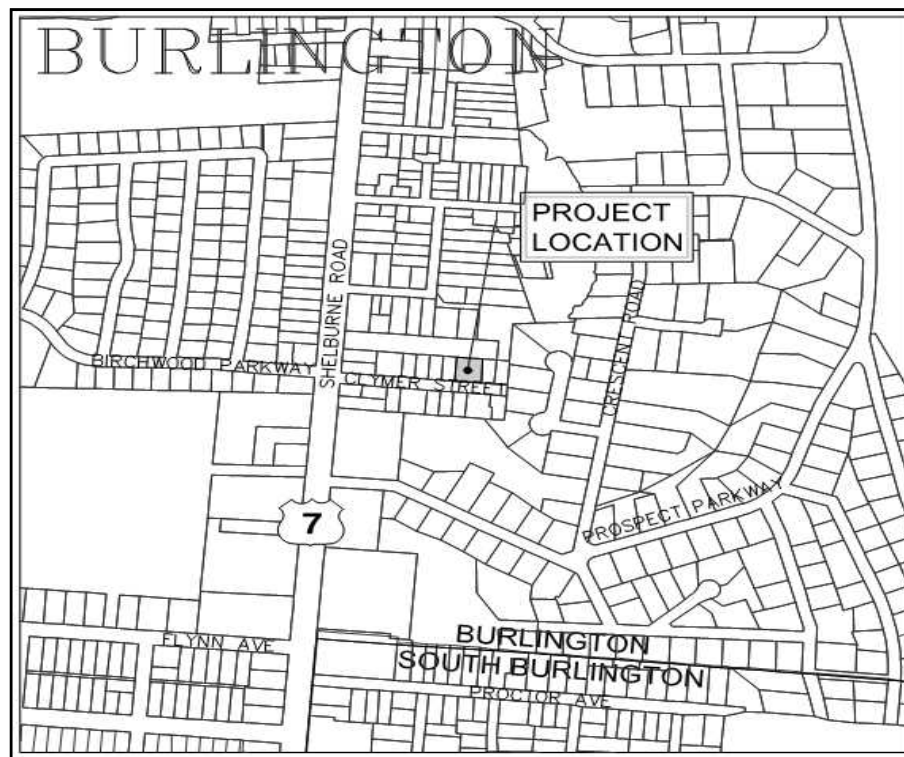
4. The Applicant/Property Owner is responsible for obtaining all necessary Zoning Permits and Building Permits through the Department of Public Works as well as other permit(s) as may be required, and shall meet all energy efficiency codes of the city and state as required.
5. Standard permit conditions 1-15.



LOT COVERAGE CALCULATIONS

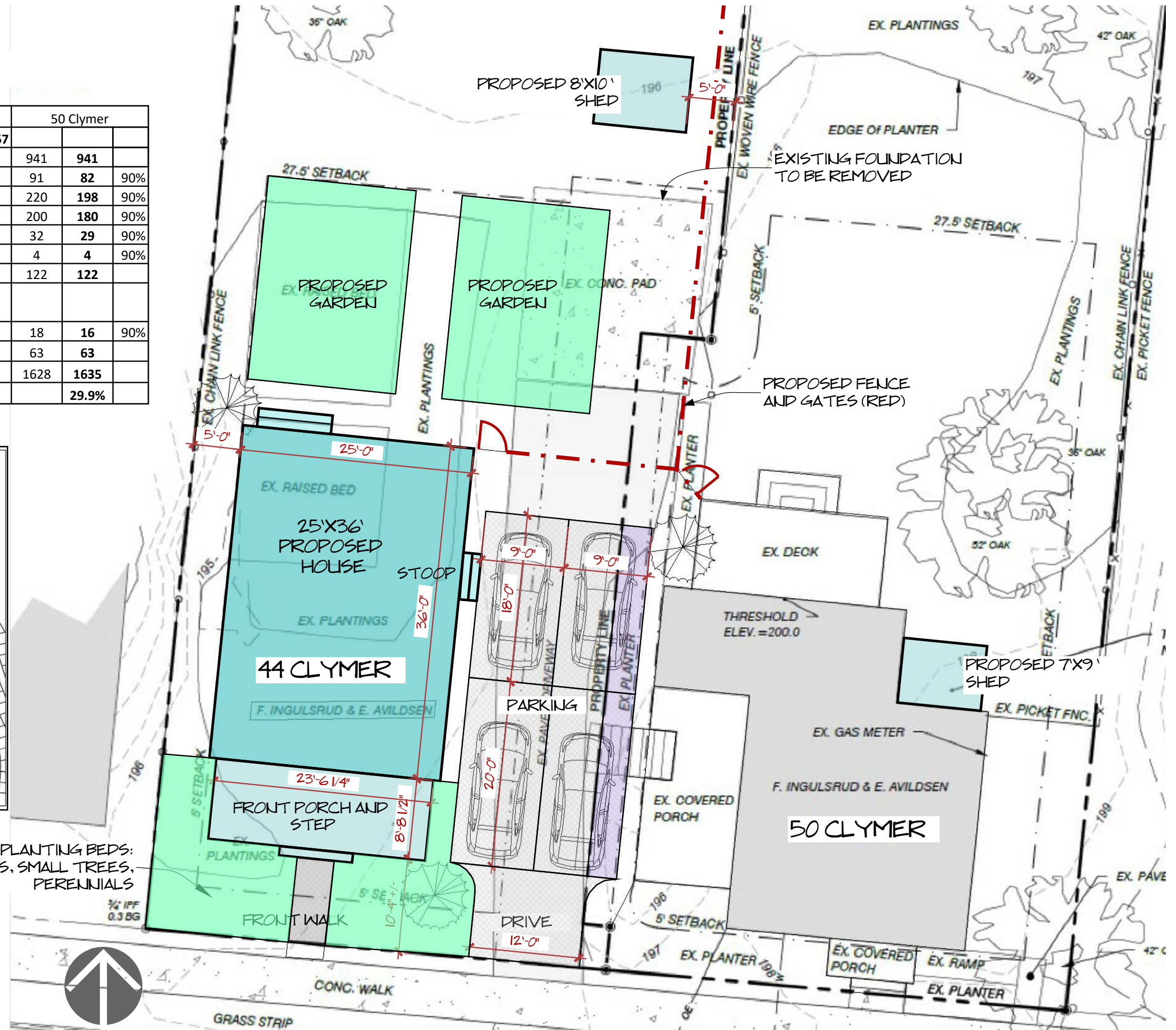
Site Plan 1		44 Clymer		
Lot area	5467			
House		900	900	
Front porch & step		209	188	90%
Side Porch				
Rear Deck				
Steps		18	16	90%
Drive		120	120	
Parking (on new lot)		563	563	
Old garage foundation(to be removed)		0	0	
Front walk (4'x10')		37	33	90%
Shed (8'x10')		80	80	
		1927	1901	
			34.7%	

	50 Clymer		
5467			
	941	941	
	91	82	90%
	220	198	90%
	200	180	90%
	32	29	90%
	4	4	90%
	122	122	
	18	16	90%
	63	63	
	1628	1635	
		29.9%	



2) LOCATION MAP
NOT TO SCALE

1 SITE PLAN
SCALE: 1"=10'



C1.01 SITE PLAN



SILT FENCE, TYP.

LIMITS OF DISTURBANCE

LIMITS OF DISTURBANCE
50 CLYMER (325 SF)

HAY BALES

EPSC SKETCH
SCALE: 1"=10'

EPSC SKETCH



2 SE MODEL VIEW
N.T.S.



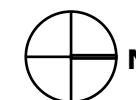
1 SW MODEL VIEW
N.T.S.



① NE MODEL VIEW
N.T.S.



1 NE MODEL VIEW
N.T.S.



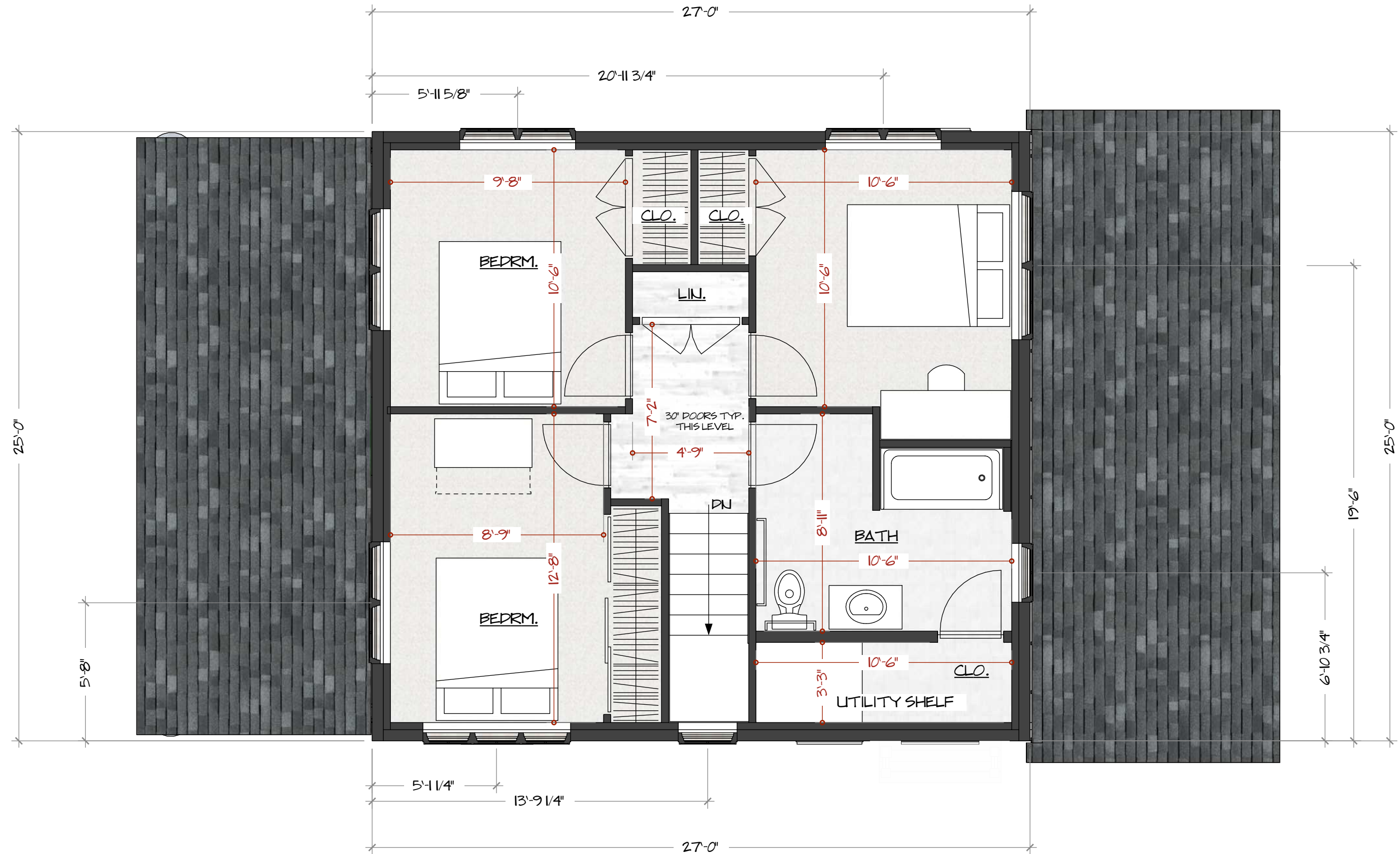
A1.01 FIRST FLOOR PLAN

DESIGN CONTACT: MARK BROMLEY AIA PHONE: (802) 461-5471

THIS STYLE REPRESENTS
DIMENSIONS ROUNDED TO NEAREST 1"

DRAFT VERSION NOT FOR CONSTRUCTION

HILLVIEW DESIGN COLLABORATIVE : 65 HUNTINGTON ROAD SUITE 101 RICHMOND, VERMONT : 802.434.2225 : HILLVIEWDESIGN.COM



2 SECOND FLR. PLAN (675 GROSS SF)
SCALE: 1/4" = 1'-0"



THIS STYLE REPRESENTS
DIMENSIONS ROUNDED TO NEAREST 1"

DRAFT VERSION NOT FOR CONSTRUCTION

A1.02 SECOND FLOOR PLAN





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



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



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

A2.4 WEST ELEVATION

DRAFT VERSION NOT FOR CONSTRUCTION

WINDOW SCHEDULE								
TAG	ELEV	MANF	CALL#	OPERATION	R.O. WIDTH	R.O. HEIGHT	HEADER HEIGHT	NOTES
W01.01	SOUTH	ELEVATE	ELDH3652	DOUBLEHUNG	3'-0 1/2"	4'-4 1/4"	7'-2 1/2"	
W01.02	SOUTH	ELEVATE	ELDH3652	DOUBLEHUNG	3'-0 1/2"	4'-4 1/4"	7'-2 1/2"	
W01.03	EAST	ELEVATE	ELDH3652	DOUBLEHUNG	3'-0 1/2"	4'-4 1/4"	7'-2 1/2"	
W2.01	EAST	ELEVATE	ELAWN3335	AWNING	2'-9"	2'-11 5/8"	7'-2 1/2"	
W2.02	WEST	ELEVATE	ELAWN3335	AWNING	2'-9"	2'-11 5/8"	7'-2 1/2"	
W3.01	EAST	ELEVATE	ELAWN2927	AWNING	2'-5"	2'-3 5/8"	7'-2 1/2"	
W4.01	NORTH	ELEVATE	ELAWN3739	AWNING	3'-1"	3'-3 5/8"	7'-2 1/2"	
W5.01	WEST	ELEVATE	ELAWN2927X 3	AWNING	7'-1"	2'-3 5/8"	7'-2 1/2"	See drawings for opertion
W6.01	SOUTH	ELEVATE	CUSTOM EGRESS CASEMENTx2	CASEMENT	5'-0"	4'-4 1/4"	7'-2 1/2"	Direct Mull
W6.02	SOUTH	ELEVATE	CUSTOM EGRESS CASEMENTx2	CASEMENT	5'-0"	4'-4 1/4"	7'-2 1/2"	Direct Mull
W7.01	EAST	ELEVATE	ELAWN2527x3	AWNING	6'-1"	2'-3 5/8"	6'-10 1/2"	See drawings for opertion
W8.01	EAST	ELEVATE	ELAWN2939	AWNING	2'-5"	3'-3 5/8"	7'-2 1/2"	
W8.02	NORTH	ELEVATE	ELAWN2939	AWNING	2'-5"	3'-3 5/8"	7'-2 1/2"	
W10.01	NORTH	ELEVATE	ELCA3739 EGRESS CASEMENTx2	CASEMENT	6'-1"	3'-3 5/8"	7'-2 1/2"	
W11.01	WEST	ELEVATE	ELAWN2927X2	AWNING	4'-9"	2'-3 5/8"	7'-2 1/2"	
W11.02	WEST	ELEVATE	ELAWN2927X2	AWNING	4'-9"	2'-3 5/8"	7'-2 1/2"	
W11.03	WEST	ELEVATE	ELAWN2927X2	AWNING	4'-9"	2'-3 5/8"	7'-2 1/2"	

DOOR SCHEDULE							
TAG	ELEV	MANF	CALL#	OPERATION	R.O. WIDTH	R.O. HEIGHT	NOTES
101	SOUTH	SIMPSON	6806	INSWING FRENCH	3'-2"	7'-2 1/2"	W/ ULTRABLOCK AND METAL SILL
102	EAST	SIMPSON	6806	INSWING FRENCH	3'-2"	7'-2 1/2"	W/ ULTRABLOCK AND METAL SILL
103	NORTH	ELEVATE	ELSFD6070	SLIDING FRENCH DOOR	6'-0"	7'-2 1/2"	CONFIRM XO OPERATION

ORDERING PRODUCTS WITH REFERENCE TO SHOP DRAWINGS:
Before ordering the Marvin Window and Door products illustrated within these shop drawings, a copy of these drawings accompanied by an approved signature of the purchaser must be returned to the Architectural Division at Marvin Windows & Doors Corporation, P.O. Box 100, Minnetonka, MN 55345. This document is not to be reproduced, modified, or used in any way without the approved shop drawings. Marvin Windows and Doors assumes no responsibility in guaranteeing product coordination with the drawings.

REVISION:

CREATED: 09/03/2020

PK VERSION: 0003.04.00

PROJ/JOB: Hillview Design / Avidsen Residence

DIST/DEALER: WINDOWS & DOORS BY BROWNELL-GO

DRAWN: BILL BALDWIN

QUOTE#: 1ZSKJ84

SHEET

5

OF 5

Line #	Qty	Mark Unit	Product Line	Unit Description	Rough Opening	Frame Size	Exterior Finish	Species	Interior Finish	Unit ID	Unit Type	Call Number	Glass Information	Divider Type	Hardware Type	Screen Type	Hardware Color	Screen Surround Color	Screen Mesh Type	Jamb Depth	Comments
1	1	North Elevation 4.01	Elevate	Awning	37" X 39 5/8"	36" X 39 1/8"	Stone White	None	White	A1	Awning, Roto Operating	CN3739	IG, Low E2 w/Argon, Stainless	7/8" Rectangular SDL W/ Spacer - Stainless	Folding Handle, Sash Limiter : None	Aluminum Screen	Oil Rubbed Bronze	White	Charcoal Fiberglass Mesh	4 9/16"	
2	1	North Elevation 103	Elevate	Sliding French Door	72" X 86 1/2"	71" X 86"	Stone White	None	White	A1	Sliding French Door, XO	CN6070	IG, Tempered Low E2 w/Argon, Stainless	7/8" Rectangular SDL W/ Spacer - Stainless	Cambridge, Multi-Point Lock	Sliding Screen	Oil Rubbed Bronze PVD	Stone White	Charcoal Fiberglass Mesh	4 9/16"	
3	1	North Elevation 8.02	Elevate	Awning	29" X 39 5/8"	28" X 39 1/8"	Stone White	None	White	A1	Awning, Roto Operating	CN2939	IG, Low E2 w/Argon, Stainless	7/8" Rectangular SDL W/ Spacer - Stainless	Folding Handle, Sash Limiter : None	Aluminum Screen	Oil Rubbed Bronze	White	Charcoal Fiberglass Mesh	4 9/16"	
4	1	North Elevation 10.01	Elevate	Elevate Assembly	73" X 39 5/8"	72" X 39 1/8"															
4							Stone White	None	White	A1	Casement, Left Hand	CN3739	IG, Low E2 w/Argon, Stainless	7/8" Rectangular SDL W/ Spacer - Stainless	Folding Handle, Sash Limiter : None	Aluminum Screen	Oil Rubbed Bronze	White	Charcoal Fiberglass Mesh	4 9/16"	
4							Stone White	None	White	A2	Casement, Right Hand	CN3739	IG, Low E2 w/Argon, Stainless	7/8" Rectangular SDL W/ Spacer - Stainless	Folding Handle, Sash Limiter : None	Aluminum Screen	Oil Rubbed Bronze	White	Charcoal Fiberglass Mesh	4 9/16"	
5	2	South Elevation 1.02 & 1.02	Elevate	Double Hung	36 1/2" X 52 1/4"	35 1/2" X 51 3/4"	Stone White	None	White	A1	Double Hung	CN3652	IG, Low E2 w/Argon, Stainless	7/8" Rectangular SDL W/ Spacer - Stainless	Sash Lock	Aluminum Screen	Oil Rubbed Bronze	Stone White	Charcoal Fiberglass Mesh	4 9/16"	
6	2	Southe Elevation 6.01&6.02	Elevate	Elevate Assembly	60" X 52 1/4"	59" X 51 3/4"															
6							Stone White	None	White	A1	Casement, Left Hand	None	IG, Low E2 w/Argon, Stainless	7/8" Variable Vertical Rectangle SDL W/ Spacer - Stainless	Folding Handle, Sash Limiter : None	Aluminum Screen	Oil Rubbed Bronze	White	Charcoal Fiberglass Mesh	4 9/16"	
6							Stone White	None	White	A2	Casement, Right Hand	None	IG, Low E2 w/Argon, Stainless	7/8" Variable Vertical Rectangle SDL W/ Spacer - Stainless	Folding Handle, Sash Limiter : None	Aluminum Screen	Oil Rubbed Bronze	White	Charcoal Fiberglass Mesh	4 9/16"	
7	1	East Elevation 1.03	Elevate	Double Hung	36 1/2" X 52 1/4"	35 1/2" X 51 3/4"	Stone White	None	White	A1	Double Hung	CN3652	IG, Low E2 w/Argon, Stainless	7/8" Rectangular SDL W/ Spacer - Stainless	Sash Lock	Aluminum Screen	Oil Rubbed Bronze	Stone White	Charcoal Fiberglass Mesh	4 9/16"	
8	1	East Elevation 2.01 Temp	Elevate	Awning	33" X 35 5/8"	32" X 35 1/8"	Stone White	None	White	A1	Awning, Roto Operating	CN3335	IG, Tempered Low E2 w/Argon, Stainless	7/8" Rectangular SDL W/ Spacer - Stainless	Folding Handle, Sash Limiter : None	Aluminum Screen	Oil Rubbed Bronze	White	Charcoal Fiberglass Mesh	4 9/16"	
9	1	East Elevation 3.01	Elevate	Awning	29" X 27 5/8"	28" X 27 1/8"	Stone White	None	White	A1	Awning, Roto Operating	CN2927	IG, Low E2 w/Argon, Stainless	7/8" Rectangular SDL W/ Spacer - Stainless	Folding Handle, Sash Limiter : None	Aluminum Screen	Oil Rubbed Bronze	White	Charcoal Fiberglass Mesh	4 9/16"	
10	1	East Elevation 7.01	Elevate	Elevate Assembly	73" X 27 5/8"	72" X 27 1/8"															
10							Stone White	None	White	A1	Awning, Roto Operating	CN2527	IG, Low E2 w/Argon, Stainless	7/8" Rectangular SDL W/ Spacer - Stainless	Folding Handle, Sash Limiter : None	Aluminum Screen	Oil Rubbed Bronze	White	Charcoal Fiberglass Mesh	4 9/16"	
10							Stone White	None	White	A2	Awning, Roto Operating	CN2527	IG, Low E2 w/Argon, Stainless	7/8" Rectangular SDL W/ Spacer - Stainless	Folding Handle, Sash Limiter : None	Aluminum Screen	Oil Rubbed Bronze	White	Charcoal Fiberglass Mesh	4 9/16"	
10							Stone White	None	White	A3	Awning, Roto Operating	CN2527	IG, Low E2 w/Argon, Stainless	7/8" Rectangular SDL W/ Spacer - Stainless	Folding Handle, Sash Limiter : None	Aluminum Screen	Oil Rubbed Bronze	White	Charcoal Fiberglass Mesh	4 9/16"	
11	1	East Elevation 8.01 Temper	Elevate	Awning	29" X 39 5/8"	28" X 39 1/8"	Stone White	None	White	A1	Awning, Roto Operating	CN2939	IG, Tempered Low E2 w/Argon, Stainless	7/8" Rectangular SDL W/ Spacer - Stainless	Folding Handle, Sash Limiter : None	Aluminum Screen	Oil Rubbed Bronze	White	Charcoal Fiberglass Mesh	4 9/16"	
12	1	West Elevation 5.01	Elevate	Elevate Assembly	85" X 27 5/8"	84" X 27 1/8"															
12							Stone White	None	White	A1	Awning, Roto Operating	CN2927	IG, Low E2 w/Argon, Stainless	7/8" Rectangular SDL W/ Spacer - Stainless	Folding Handle, Sash Limiter : None	Aluminum Screen	Oil Rubbed Bronze	White	Charcoal Fiberglass Mesh	4 9/16"	
12							Stone White	None	White	A2	Awning, Roto Operating	CN2927	IG, Low E2 w/Argon, Stainless	7/8" Rectangular SDL W/ Spacer - Stainless	Folding Handle, Sash Limiter : None	Aluminum Screen	Oil Rubbed Bronze	White	Charcoal Fiberglass Mesh	4 9/16"	
12							Stone White	None	White	A3	Awning, Roto Operating	CN2927	IG, Low E2 w/Argon, Stainless	7/8" Rectangular SDL W/ Spacer - Stainless	Folding Handle, Sash Limiter : None	Aluminum Screen	Oil Rubbed Bronze	White	Charcoal Fiberglass Mesh	4 9/16"	
13	1	West Elevation 2.02 Temp	Elevate	Awning	33" X 35 5/8"	32" X 35 1/8"	Stone White	None	White	A1	Awning, Roto Operating	CN3335	IG, Tempered Low E2 w/Argon, Stainless	7/8" Rectangular SDL W/ Spacer - Stainless	Folding Handle, Sash Limiter : None	Aluminum Screen	Oil Rubbed Bronze	White	Charcoal Fiberglass Mesh	4 9/16"	
14	1	West Elevation 5.02	Elevate	Elevate Assembly	57" X 27 5/8"	56" X 27 1/8"															
14							Stone White	None	White	A1	Awning, Roto Operating	CN2927	IG, Low E2 w/Argon, Stainless	7/8" Rectangular SDL W/ Spacer - Stainless	Folding Handle, Sash Limiter : None	Aluminum Screen	Oil Rubbed Bronze	White	Charcoal Fiberglass Mesh	4 9/16"	
14							Stone White	None	White	A2	Awning, Roto Operating	CN2927	IG, Low E2 w/Argon, Stainless	7/8" Rectangular SDL W/ Spacer - Stainless	Folding Handle, Sash Limiter : None	Aluminum Screen	Oil Rubbed Bronze	White	Charcoal Fiberglass Mesh	4 9/16"	
15	1	West Elevation 11.01	Elevate	Casement	33" X 55 5/8"	32" X 55 1/8"	Stone White	None	White	A1	Casement, Left Hand	CN3355	IG, Low E2 w/Argon, Stainless	7/8" Variable Vertical Rectangle SDL W/ Spacer - Stainless	Folding Handle, Sash Limiter : None	Aluminum Screen	Oil Rubbed Bronze	White	Charcoal Fiberglass Mesh	4 9/16"	
16	1	West Elevation 12.01	Elevate	Casement	33" X 55 5/8"	32" X 55 1/8"	Stone White	None	White	A1	Casement, Right Hand	CN3355	IG, Low E2 w/Argon, Stainless	7/8" Variable Vertical Rectangle SDL W/ Spacer - Stainless	Folding Handle, Sash Limiter : None	Aluminum Screen	Oil Rubbed Bronze	White	Charcoal Fiberglass Mesh	4 9/16"	



Hillview Design Collaborative

Avildsen Residence

Quote #: 1ZSKJ84

Marvin Elevate Wood/Ultrex

- *Standard color exterior*
- *Pre-finished White interior*
- *Dual pane Low E2 with argon*
- *7/8" SDL with stainless steel spacer bar*
- *White interior screens*
- *Full color matched exterior screens*
- *ORB hardware*
- *4 9/16" jambs*
- *No casing*
- *With nail fin*

****Deduct \$438.00 for No SDL in Door #103****

Featuring products from:



BILL BALDWIN
WINDOWS & DOORS BY BROWNELL-
WLST
800 MARSHALL AVE STE 50
WILLISTON, VT 05495-8937
Phone: (802) 862-4800

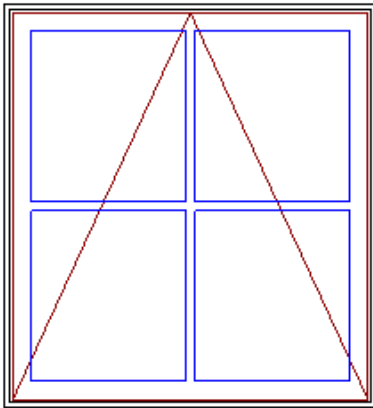
Email: bill@wdbrownell.com

This report was generated on 9/3/2020 9:31:48 AM

LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1	Mark Unit: North Elevation 4.01	Net Price:		607.30
Qty: 1		Ext. Net Price:	USD	607.30



Entered As: CN

CN 3739

FS 36" X 39 1/8"

RO 37" X 39 5/8"

Egress Information

No Egress Information available.

Performance Information

U-Factor: 0.27

Solar Heat Gain Coefficient: 0.27

Visible Light Transmittance: 0.46

Condensation Resistance: 57

CPD Number: MAR-N-251-00938-00001

ENERGY STAR: N, NC

Stone White Exterior
White Interior
Elevate Awning - Roto Operating
CN 3739
Rough Opening 37" X 39 5/8"
Stone White Exterior
White Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Special Cut 2W2H
Stone White Ext - White Int
Oil Rubbed Bronze Folding Handle
Interior Aluminum Screen
Charcoal Fiberglass Mesh
White Surround

4 9/16" Jambs

Nailing Fin

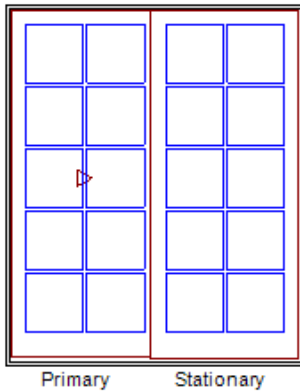
***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.

***Note: Unit Availability and Price is Subject to Change

Line #2	Mark Unit: North Elevation 103	Net Price:		2,898.57
Qty: 1		Ext. Net Price:	USD	2,898.57



Stone White Exterior
White Interior
Elevate Sliding French Door XO
CN 6070
Rough Opening 72" X 86 1/2"
Left Panel
Stone White Exterior
White Interior
IG
Tempered Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Standard Cut 2W5H
Stone White Ext - White Int
Right Panel
Stone White Exterior
White Interior
IG



As Viewed From The Exterior

Entered As: CN

CN 6070

FS 71" X 86"

RO 72" X 86 1/2"

Egress Information

Width: 29 17/64" Height: 81 15/64"

Net Clear Opening: 16.51 SqFt

Performance Information

U-Factor: 0.28

Solar Heat Gain Coefficient: 0.26

Visible Light Transmittance: 0.43

Condensation Resistance: 58

CPD Number: MAR-N-429-00616-00001

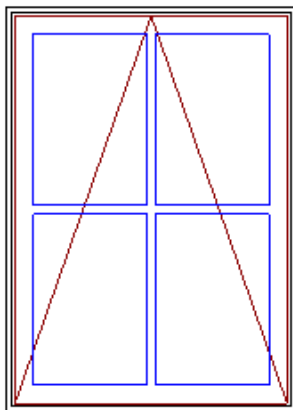
ENERGY STAR: N, NC

Tempered Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Standard Cut 2W5H
Stone White Ext - White Int
White Interior Weather Strip Package
Multi-Point Lock
Cambridge Handle Oil Rubbed Bronze PVD Keyed Exterior Primary Handle Set
Cambridge Handle Oil Rubbed Bronze PVD Interior Primary Handle Set
Exterior Sliding Screen
Stone White Surround
Charcoal Fiberglass Mesh
***Screen/Combo Ship Loose
Bronze Ultrex Sill / Black Weather Strip
4 9/16" Jambs
Nailing Fin

***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.

***Note: Unit Availability and Price is Subject to Change

Line #3	Mark Unit: North Elevation 8.02	Net Price:		547.09
Qty: 1		Ext. Net Price:	USD	547.09



As Viewed From The Exterior

Entered As: CN

CN 2939

FS 28" X 39 1/8"

RO 29" X 39 5/8"

Egress Information

No Egress Information available.

Performance Information

U-Factor: 0.27

Solar Heat Gain Coefficient: 0.27

Visible Light Transmittance: 0.46

Condensation Resistance: 57

CPD Number: MAR-N-251-00938-00001

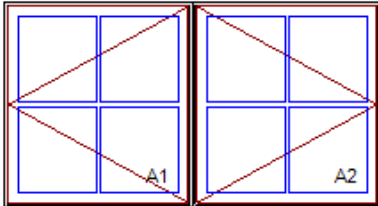
Stone White Exterior
White Interior
Elevate Awning - Roto Operating
CN 2939
Rough Opening 29" X 39 5/8"
Stone White Exterior
White Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Special Cut 2W2H
Stone White Ext - White Int
Oil Rubbed Bronze Folding Handle
Interior Aluminum Screen
Charcoal Fiberglass Mesh
White Surround
4 9/16" Jambs
Nailing Fin

***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.

***Note: Unit Availability and Price is Subject to Change

ENERGY STAR: N, NC

Line #4 Qty: 1	Mark Unit: North Elevation 10.01	Net Price: Ext. Net Price:	USD	1,158.92 1,158.92
-------------------	----------------------------------	-------------------------------	-----	----------------------



Entered As: Size by Units
FS 72" X 39 1/8"
RO 73" X 39 5/8"
Egress Information A1, A2
 Width: 27 15/64" Height: 34 23/32"
 Net Clear Opening: 6.57 SqFt
Performance Information A1, A2
 U-Factor: 0.27
 Solar Heat Gain Coefficient: 0.27
 Visible Light Transmittance: 0.46
 Condensation Resistance: 59
 CPD Number: MAR-N-250-00770-00001
 ENERGY STAR: N, NC

Stone White Exterior
 White Interior
 2W1H - Rectangle Assembly
 Assembly Rough Opening
 73" X 39 5/8"

Unit: A1
 Elevate Casement - Left Hand
 CN 3739
 Rough Opening 37" X 39 5/8"
 Stone White Exterior
 White Interior
 IG
 Low E2 w/Argon
 Stainless Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Stainless
 Rectangular - Special Cut 2W2H
 Stone White Ext - White Int
 Oil Rubbed Bronze Folding Handle
 Interior Aluminum Screen
 Charcoal Fiberglass Mesh
 White Surround

Unit: A2
 Elevate Casement - Right Hand
 CN 3739
 Rough Opening 37" X 39 5/8"
 Stone White Exterior
 White Interior
 IG
 Low E2 w/Argon
 Stainless Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Stainless
 Rectangular - Special Cut 2W2H
 Stone White Ext - White Int
 Oil Rubbed Bronze Folding Handle
 Interior Aluminum Screen
 Charcoal Fiberglass Mesh
 White Surround

4 9/16" Jambs

Nailing Fin

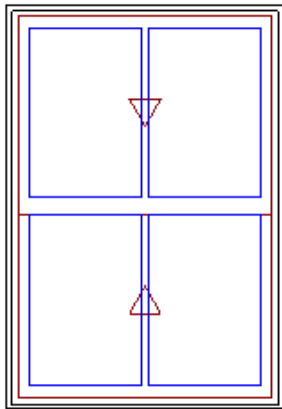
***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.

***Note: Unit Availability and Price is Subject to Change

Line #5 Qty: 2	Mark Unit: South Elevation 1.02 & 1.02	Net Price: Ext. Net Price:	USD	578.15 1,156.30
-------------------	--	-------------------------------	-----	--------------------



Stone White Exterior
 White Interior
 Elevate Double Hung
 CN 3652
 Rough Opening 36 1/2" X 52 1/4"
 Top Sash
 Stone White Exterior
 White Interior
 IG
 Low E2 w/Argon



As Viewed From The Exterior

Entered As: CN

CN 3652

FS 35 1/2" X 51 3/4"

RO 36 1/2" X 52 1/4"

Egress Information

Width: 32 3/8" Height: 20 31/32"

Net Clear Opening: 4.71 SqFt

Performance Information

U-Factor: 0.28

Solar Heat Gain Coefficient: 0.28

Visible Light Transmittance: 0.48

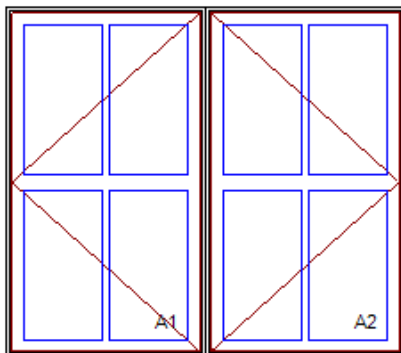
Condensation Resistance: 56

CPD Number: MAR-N-272-00944-00001

ENERGY STAR: NC

Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Special Cut 2W1H
Stone White Ext - White Int
Bottom Sash
Stone White Exterior
White Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Standard Cut 2W1H
Stone White Ext - White Int
White Weather Strip Package
Oil Rubbed Bronze Sash Lock
Exterior Aluminum Screen
Stone White Surround
Charcoal Fiberglass Mesh
4 9/16" Jamb
Nailing Fin
***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
***Note: Unit Availability and Price is Subject to Change

Line #6	Mark Unit: Southe Elevation 6.01&6.02	Net Price:		1,477.44
Qty: 2		Ext. Net Price:	USD	2,954.88



As Viewed From The Exterior

Entered As: Size by Units

FS 59" X 51 3/4"

RO 60" X 52 1/4"

Egress Information A1, A2

Width: 20 47/64" Height: 47 11/32"

Net Clear Opening: 6.82 SqFt

Performance Information A1, A2

U-Factor: 0.27

Solar Heat Gain Coefficient: 0.25

Visible Light Transmittance: 0.42

Condensation Resistance: 59

CPD Number: MAR-N-250-00794-00001

ENERGY STAR: N, NC, SC, S

Stone White Exterior
White Interior
2W1H - Rectangle Assembly
Assembly Rough Opening
60" X 52 1/4"

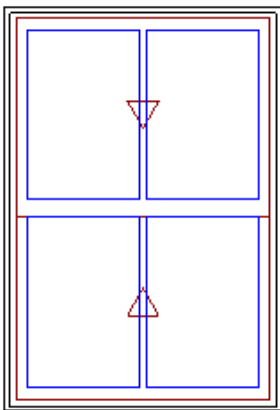
Unit: A1
Elevate Casement - Left Hand
Basic Frame 29 1/2" X 51 3/4"
Rough Opening 30 1/2" X 52 1/4"
Stone White Exterior
White Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
2 11/32" Simulated Rail Rectangular
Standard 1.0:2.0
7/8" SDL - With Spacer Bar - Stainless
Top Cut 2W1H - Bottom Cut 2W1H
4 Rect Lites
Stone White Ext - White Int
Oil Rubbed Bronze Folding Handle
Interior Aluminum Screen
Charcoal Fiberglass Mesh
White Surround

Unit: A2
Elevate Casement - Right Hand
Basic Frame 29 1/2" X 51 3/4"
Rough Opening 30 1/2" X 52 1/4"
Stone White Exterior

White Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
2 11/32" Simulated Rail Rectangular
Standard 1.0:2.0
7/8" SDL - With Spacer Bar - Stainless
Top Cut 2W1H - Bottom Cut 2W1H
4 Rect Lites
Stone White Ext - White Int
Oil Rubbed Bronze Folding Handle
Interior Aluminum Screen
Charcoal Fiberglass Mesh
White Surround
4 9/16" Jambs
Nailing Fin
***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
***Note: Unit Availability and Price is Subject to Change

Line #7	Mark Unit: East Elevation 1.03	Net Price:		578.15
Qty: 1		Ext. Net Price:	USD	578.15

MARVIN 



As Viewed From The Exterior

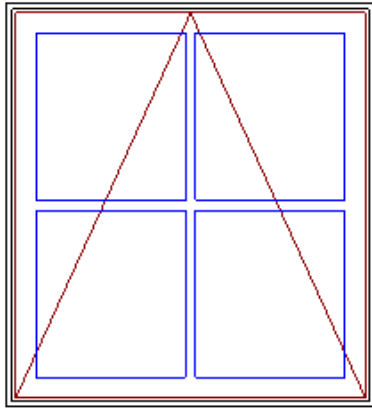
Entered As: CN
CN 3652
FS 35 1/2" X 51 3/4"
RO 36 1/2" X 52 1/4"
Egress Information
Width: 32 3/8" Height: 20 31/32"
Net Clear Opening: 4.71 SqFt
Performance Information
U-Factor: 0.28
Solar Heat Gain Coefficient: 0.28
Visible Light Transmittance: 0.48
Condensation Resistance: 56
CPD Number: MAR-N-272-00944-00001
ENERGY STAR: NC

Stone White Exterior
White Interior
Elevate Double Hung
CN 3652
Rough Opening 36 1/2" X 52 1/4"
Top Sash
Stone White Exterior
White Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Special Cut 2W1H
Stone White Ext - White Int
Bottom Sash
Stone White Exterior
White Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Standard Cut 2W1H
Stone White Ext - White Int
White Weather Strip Package
Oil Rubbed Bronze Sash Lock
Exterior Aluminum Screen
Stone White Surround
Charcoal Fiberglass Mesh
4 9/16" Jambs
Nailing Fin
***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
***Note: Unit Availability and Price is Subject to Change

Line #8	Mark Unit: East Elevation 2.01 Temp	Net Price:		652.62
Qty: 1		Ext. Net Price:	USD	652.62

MARVIN 

Stone White Exterior
White Interior
Elevate Awning - Roto Operating



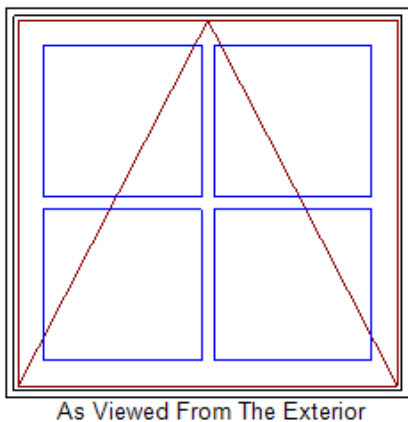
Entered As: CN
CN 3335
FS 32" X 35 1/8"
RO 33" X 35 5/8"
Egress Information
No Egress Information available.
Performance Information
U-Factor: 0.27
Solar Heat Gain Coefficient: 0.27
Visible Light Transmittance: 0.46
Condensation Resistance: 57
CPD Number: MAR-N-251-00938-00001
ENERGY STAR: N, NC

CN 3335
Rough Opening 33" X 35 5/8"
Stone White Exterior
White Interior
IG
Tempered Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Special Cut 2W2H
Stone White Ext - White Int
Oil Rubbed Bronze Folding Handle
Interior Aluminum Screen
Charcoal Fiberglass Mesh
White Surround
4 9/16" Jambs
Nailing Fin

***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
***Note: Unit Availability and Price is Subject to Change

Line #9	Mark Unit: East Elevation 3.01	Net Price:		505.00
Qty: 1		Ext. Net Price:	USD	505.00

MARVIN 

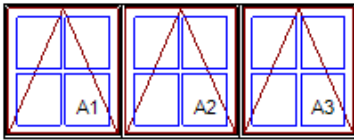


Entered As: CN
CN 2927
FS 28" X 27 1/8"
RO 29" X 27 5/8"
Egress Information
No Egress Information available.
Performance Information
U-Factor: 0.27
Solar Heat Gain Coefficient: 0.27
Visible Light Transmittance: 0.46
Condensation Resistance: 57
CPD Number: MAR-N-251-00938-00001
ENERGY STAR: N, NC

Stone White Exterior
White Interior
Elevate Awning - Roto Operating
CN 2927
Rough Opening 29" X 27 5/8"
Stone White Exterior
White Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Special Cut 2W2H
Stone White Ext - White Int
Oil Rubbed Bronze Folding Handle
Interior Aluminum Screen
Charcoal Fiberglass Mesh
White Surround
4 9/16" Jambs
Nailing Fin

***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
***Note: Unit Availability and Price is Subject to Change

Line #10	Mark Unit: East Elevation 7.01	Net Price:		1,412.07
Qty: 1		Ext. Net Price:	USD	1,412.07



As Viewed From The Exterior

Entered As: Size by Units

FS 72" X 27 1/8"

RO 73" X 27 5/8"

Egress Information A1, A2, A3

No Egress Information available.

Performance Information A1, A2, A3

U-Factor: 0.27

Solar Heat Gain Coefficient: 0.27

Visible Light Transmittance: 0.46

Condensation Resistance: 57

CPD Number: MAR-N-251-00938-00001

ENERGY STAR: N, NC

Stone White Exterior

White Interior

3W1H - Rectangle Assembly

Assembly Rough Opening

73" X 27 5/8"

Unit: A1

Elevate Awning - Roto Operating

CN 2527

Rough Opening 25" X 27 5/8"

Stone White Exterior

White Interior

IG

Low E2 w/Argon

Stainless Perimeter and Spacer Bar

7/8" SDL - With Spacer Bar - Stainless

Rectangular - Standard Cut 2W2H

Stone White Ext - White Int

Oil Rubbed Bronze Folding Handle

Interior Aluminum Screen

Charcoal Fiberglass Mesh

White Surround

Unit: A2

Elevate Awning - Roto Operating

CN 2527

Rough Opening 25" X 27 5/8"

Stone White Exterior

White Interior

IG

Low E2 w/Argon

Stainless Perimeter and Spacer Bar

7/8" SDL - With Spacer Bar - Stainless

Rectangular - Standard Cut 2W2H

Stone White Ext - White Int

Oil Rubbed Bronze Folding Handle

Interior Aluminum Screen

Charcoal Fiberglass Mesh

White Surround

Unit: A3

Elevate Awning - Roto Operating

CN 2527

Rough Opening 25" X 27 5/8"

Stone White Exterior

White Interior

IG

Low E2 w/Argon

Stainless Perimeter and Spacer Bar

7/8" SDL - With Spacer Bar - Stainless

Rectangular - Standard Cut 2W2H

Stone White Ext - White Int

Oil Rubbed Bronze Folding Handle

Interior Aluminum Screen

Charcoal Fiberglass Mesh

White Surround

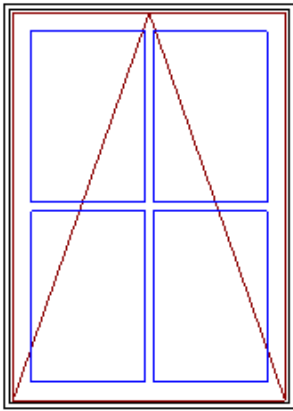
4 9/16" Jambs

Nailing Fin

***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.

***Note: Unit Availability and Price is Subject to Change

Line #11	Mark Unit: East Elevation 8.01 Temper	Net Price:		629.96
Qty: 1		Ext. Net Price:	USD	629.96



As Viewed From The Exterior

Entered As: CN

CN 2939

FS 28" X 39 1/8"

RO 29" X 39 5/8"

Egress Information

No Egress Information available.

Performance Information

U-Factor: 0.27

Solar Heat Gain Coefficient: 0.27

Visible Light Transmittance: 0.46

Condensation Resistance: 57

CPD Number: MAR-N-251-00938-00001

ENERGY STAR: N, NC

Stone White Exterior
White Interior
Elevate Awning - Roto Operating
CN 2939
Rough Opening 29" X 39 5/8"
Stone White Exterior
White Interior
IG
Tempered Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Special Cut 2W2H
Stone White Ext - White Int
Oil Rubbed Bronze Folding Handle
Interior Aluminum Screen
Charcoal Fiberglass Mesh
White Surround

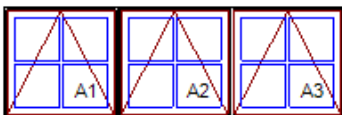
4 9/16" Jamb

Nailing Fin

***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.

***Note: Unit Availability and Price is Subject to Change

Line #12	Mark Unit: West Elevation 5.01	Net Price:		1,515.00
Qty: 1		Ext. Net Price:	USD	1,515.00



As Viewed From The Exterior

Entered As: Size by Units

FS 84" X 27 1/8"

RO 85" X 27 5/8"

Egress Information A1, A2, A3

No Egress Information available.

Performance Information A1, A2, A3

U-Factor: 0.27

Solar Heat Gain Coefficient: 0.27

Visible Light Transmittance: 0.46

Condensation Resistance: 57

CPD Number: MAR-N-251-00938-00001

ENERGY STAR: N, NC

Stone White Exterior
White Interior
3W1H - Rectangle Assembly
Assembly Rough Opening
85" X 27 5/8"

Unit: A1
Elevate Awning - Roto Operating
CN 2927
Rough Opening 29" X 27 5/8"
Stone White Exterior
White Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Special Cut 2W2H
Stone White Ext - White Int
Oil Rubbed Bronze Folding Handle
Interior Aluminum Screen
Charcoal Fiberglass Mesh
White Surround

Unit: A2

Elevate Awning - Roto Operating
CN 2927
Rough Opening 29" X 27 5/8"
Stone White Exterior
White Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Special Cut 2W2H
Stone White Ext - White Int
Oil Rubbed Bronze Folding Handle
Interior Aluminum Screen
Charcoal Fiberglass Mesh
White Surround

Unit: A3

Elevate Awning - Roto Operating
CN 2927
Rough Opening 29" X 27 5/8"
Stone White Exterior
White Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Special Cut 2W2H
Stone White Ext - White Int
Oil Rubbed Bronze Folding Handle
Interior Aluminum Screen
Charcoal Fiberglass Mesh
White Surround

4 9/16" Jambs

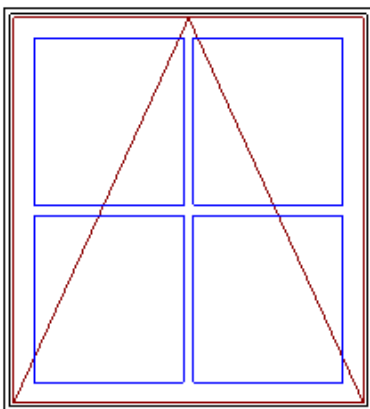
Nailing Fin

***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.

***Note: Unit Availability and Price is Subject to Change

Line #13	Mark Unit: West Elevation 2.02 Temp	Net Price:		652.62
Qty: 1		Ext. Net Price:	USD	652.62

MARVIN 



As Viewed From The Exterior

Entered As: CN

CN 3335

FS 32" X 35 1/8"

RO 33" X 35 5/8"

Egress Information

No Egress Information available.

Stone White Exterior
White Interior
Elevate Awning - Roto Operating
CN 3335
Rough Opening 33" X 35 5/8"
Stone White Exterior
White Interior
IG
Tempered Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Special Cut 2W2H
Stone White Ext - White Int
Oil Rubbed Bronze Folding Handle
Interior Aluminum Screen
Charcoal Fiberglass Mesh
White Surround

4 9/16" Jambs

Nailing Fin

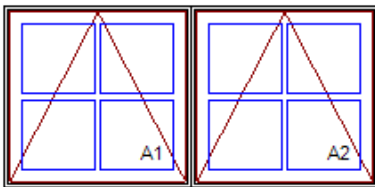
***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.

***Note: Unit Availability and Price is Subject to Change

Performance Information

U-Factor: 0.27
Solar Heat Gain Coefficient: 0.27
Visible Light Transmittance: 0.46
Condensation Resistance: 57
CPD Number: MAR-N-251-00938-00001
ENERGY STAR: N, NC

Line #14	Mark Unit: West Elevation 5.02	Net Price:		1,010.00
Qty: 1		Ext. Net Price:	USD	1,010.00



As Viewed From The Exterior

Entered As: Size by Units

FS 56" X 27 1/8"

RO 57" X 27 5/8"

Egress Information A1, A2

No Egress Information available.

Performance Information A1, A2

U-Factor: 0.27
Solar Heat Gain Coefficient: 0.27
Visible Light Transmittance: 0.46
Condensation Resistance: 57
CPD Number: MAR-N-251-00938-00001
ENERGY STAR: N, NC

Stone White Exterior
White Interior
2W1H - Rectangle Assembly
Assembly Rough Opening
57" X 27 5/8"

Unit: A1
Elevate Awning - Roto Operating
CN 2927
Rough Opening 29" X 27 5/8"
Stone White Exterior
White Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Special Cut 2W2H
Stone White Ext - White Int
Oil Rubbed Bronze Folding Handle
Interior Aluminum Screen
Charcoal Fiberglass Mesh
White Surround

Unit: A2
Elevate Awning - Roto Operating
CN 2927
Rough Opening 29" X 27 5/8"
Stone White Exterior
White Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Special Cut 2W2H
Stone White Ext - White Int
Oil Rubbed Bronze Folding Handle
Interior Aluminum Screen
Charcoal Fiberglass Mesh
White Surround

4 9/16" Jambs

Nailing Fin

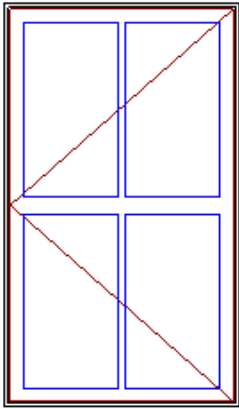
***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.

***Note: Unit Availability and Price is Subject to Change

Line #15	Mark Unit: West Elevation 11.01	Net Price:		672.03
Qty: 1		Ext. Net Price:	USD	672.03



Stone White Exterior
White Interior
Elevate Casement - Left Hand
CN 3355



As Viewed From The Exterior

Entered As: CN

CN 3355

FS 32" X 55 1/8"

RO 33" X 55 5/8"

Egress Information

Width: 23 15/64" Height: 50 23/32"

Net Clear Opening: 8.19 SqFt

Performance Information

U-Factor: 0.27

Solar Heat Gain Coefficient: 0.25

Visible Light Transmittance: 0.42

Condensation Resistance: 59

CPD Number: MAR-N-250-00794-00001

ENERGY STAR: N, NC, SC, S

Rough Opening 33" X 55 5/8"

Stone White Exterior

White Interior

IG

Low E2 w/Argon

Stainless Perimeter and Spacer Bar

2 11/32" Simulated Rail Rectangular

Standard 1.0:2.0

7/8" SDL - With Spacer Bar - Stainless

Top Cut 2W1H - Bottom Cut 2W1H

4 Rect Lites

Stone White Ext - White Int

Oil Rubbed Bronze Folding Handle

Interior Aluminum Screen

Charcoal Fiberglass Mesh

White Surround

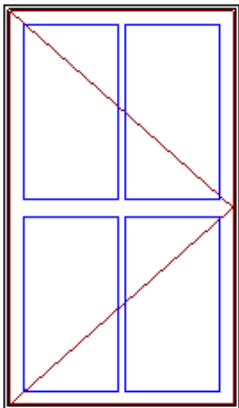
4 9/16" Jambs

Nailing Fin

***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.

***Note: Unit Availability and Price is Subject to Change

Line #16	Mark Unit: West Elevation 12.01	Net Price:		672.03
Qty: 1		Ext. Net Price:	USD	672.03



As Viewed From The Exterior

Entered As: CN

CN 3355

FS 32" X 55 1/8"

RO 33" X 55 5/8"

Egress Information

Width: 23 15/64" Height: 50 23/32"

Net Clear Opening: 8.19 SqFt

Performance Information

U-Factor: 0.27

Solar Heat Gain Coefficient: 0.25

Visible Light Transmittance: 0.42

Condensation Resistance: 59

Stone White Exterior

White Interior

Elevate Casement - Right Hand

CN 3355

Rough Opening 33" X 55 5/8"

Stone White Exterior

White Interior

IG

Low E2 w/Argon

Stainless Perimeter and Spacer Bar

2 11/32" Simulated Rail Rectangular

Standard 1.0:2.0

7/8" SDL - With Spacer Bar - Stainless

Top Cut 2W1H - Bottom Cut 2W1H

4 Rect Lites

Stone White Ext - White Int

Oil Rubbed Bronze Folding Handle

Interior Aluminum Screen

Charcoal Fiberglass Mesh

White Surround

4 9/16" Jambs

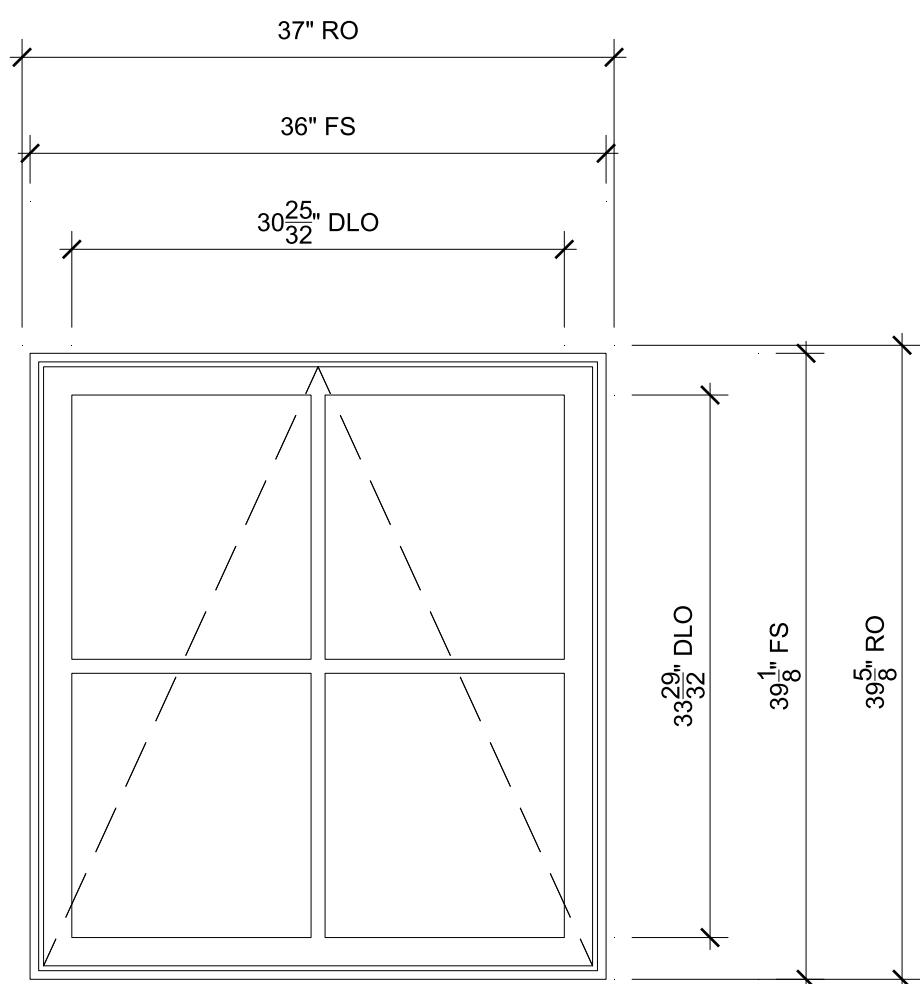
Nailing Fin

***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.

***Note: Unit Availability and Price is Subject to Change

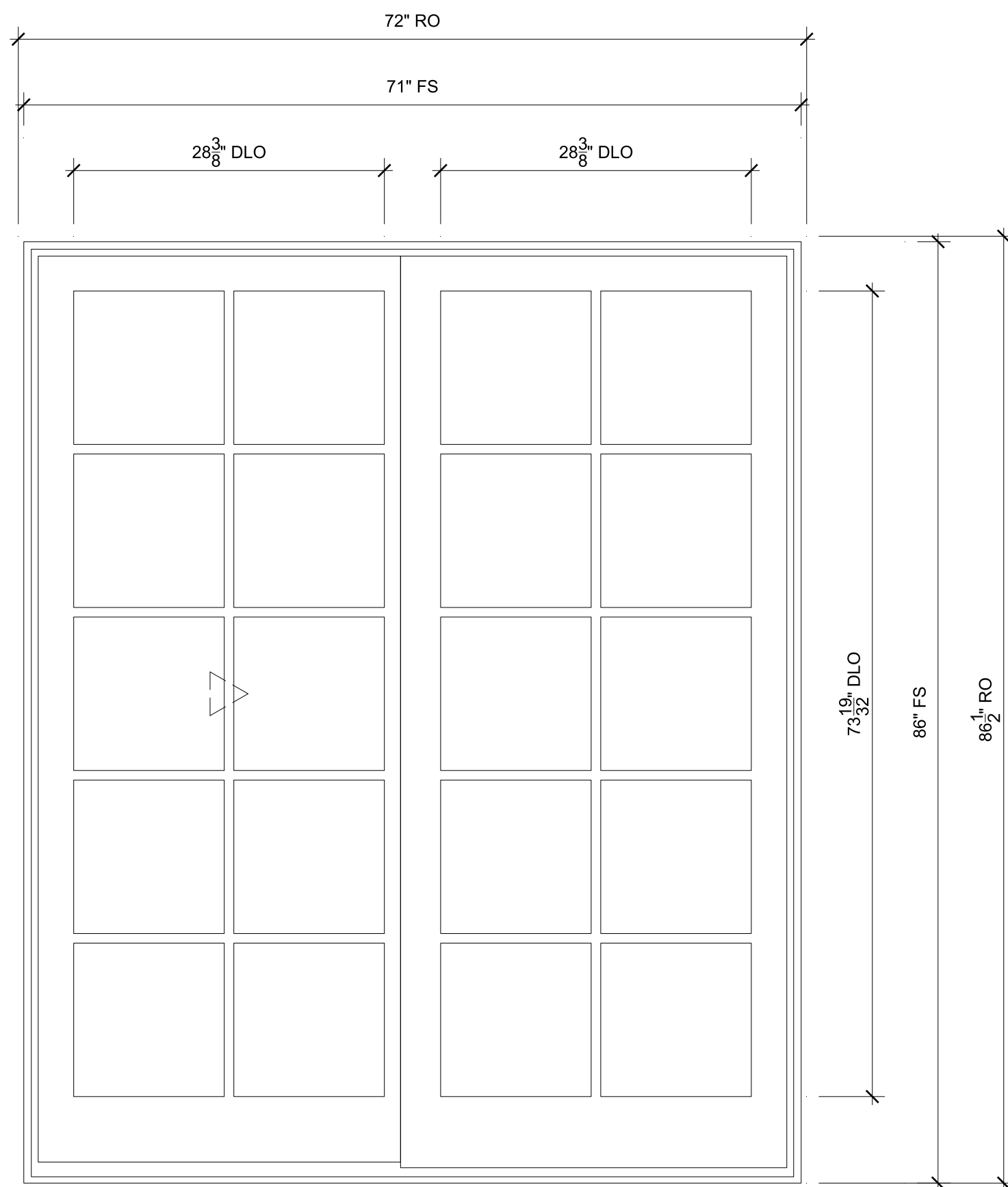
CPD Number: MAR-N-250-00794-00001
ENERGY STAR: N, NC, SC, S

Project Subtotal Net Price: USD	17,622.54
7.000% Sales Tax: USD	1,233.58
Project Total Net Price: USD	18,856.12



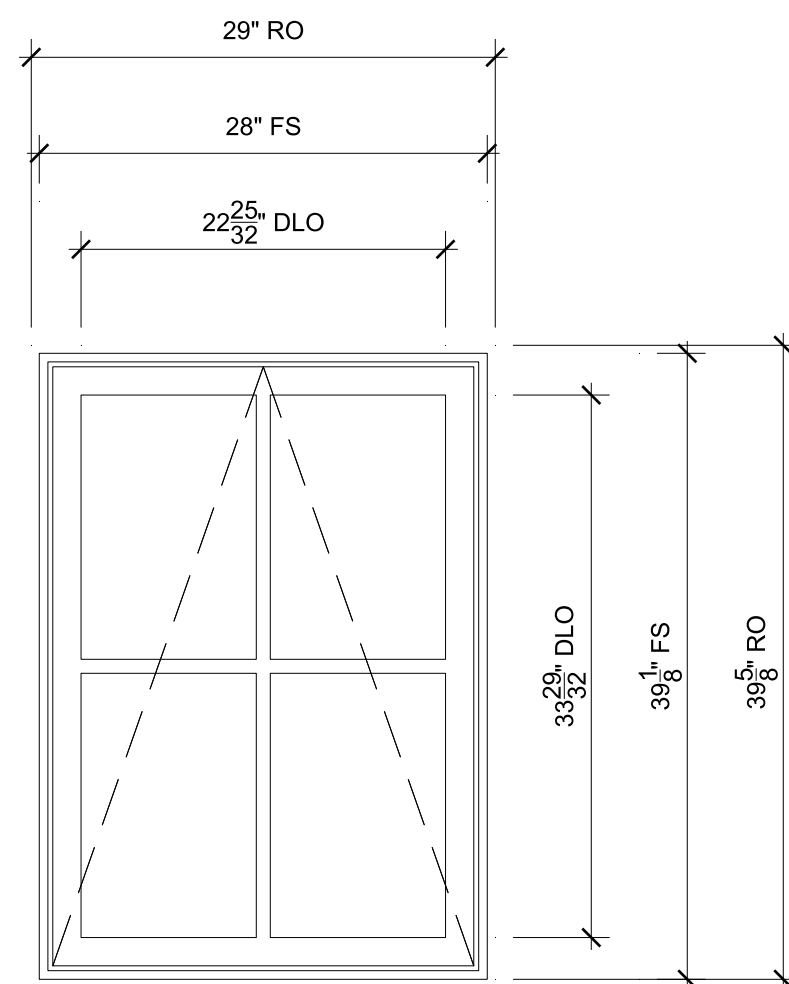
NORTH ELEVATION 4.01
SCALE: 1" = 1'-0"

⊕ Head
⊕ Divided Lite
⊕ Jamb
⊕ Sill



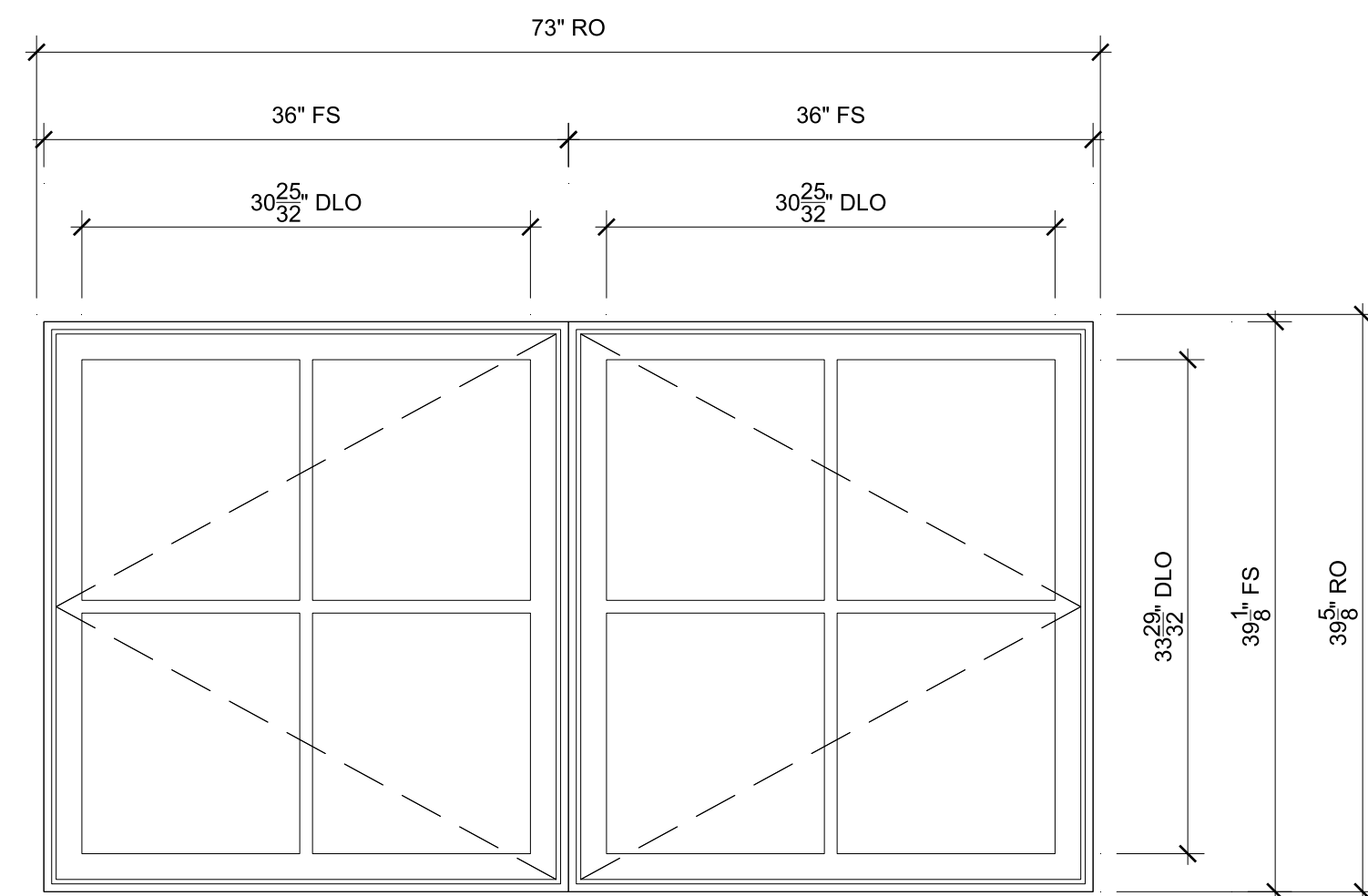
NORTH ELEVATION 103
SCALE: 1" = 1'-0"

⊕ Head
⊕ Meeting Stile
⊕ Jamb
⊕ Jamb
⊕ Sill
⊕ Divided Lite



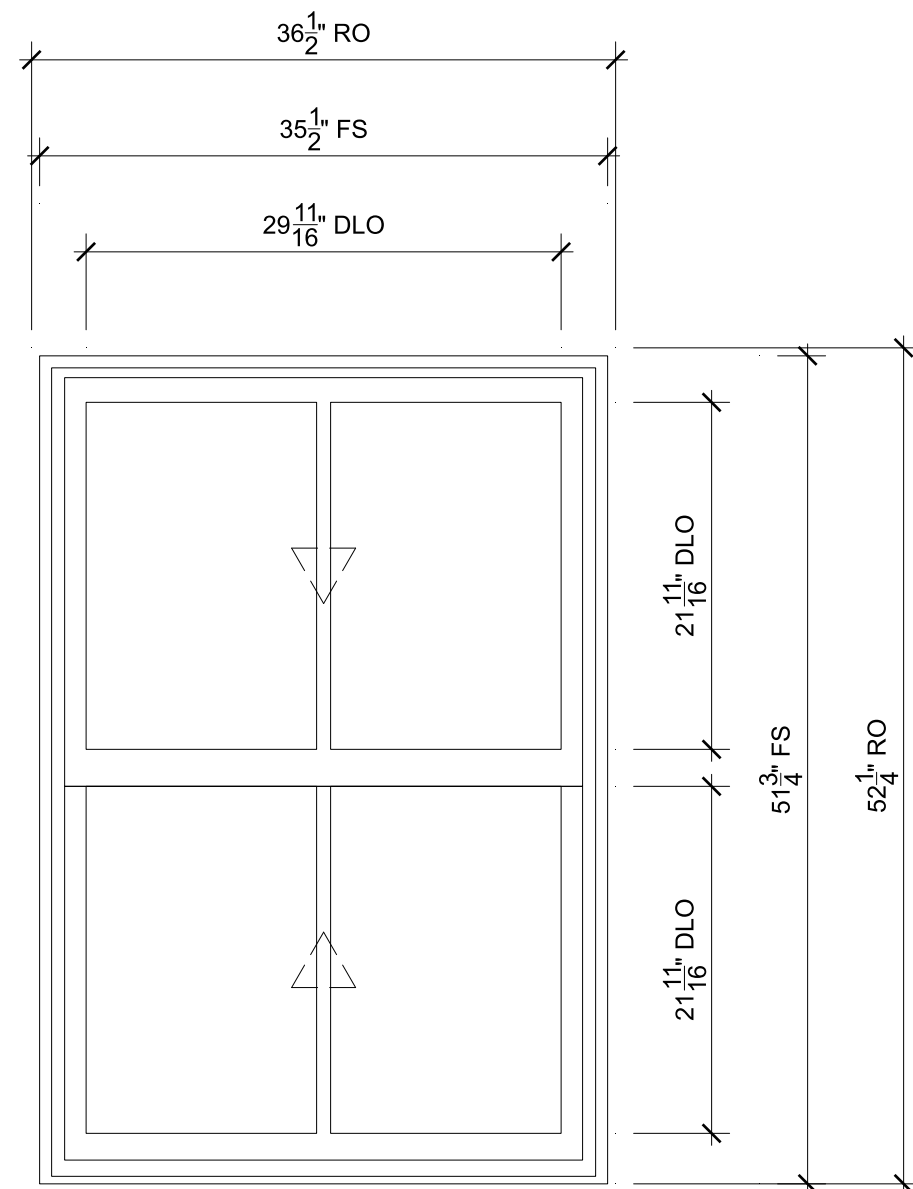
NORTH ELEVATION 8.02
SCALE: 1" = 1'-0"

⊕ Head
⊕ Sill
⊕ Jamb
⊕ Divided Lite



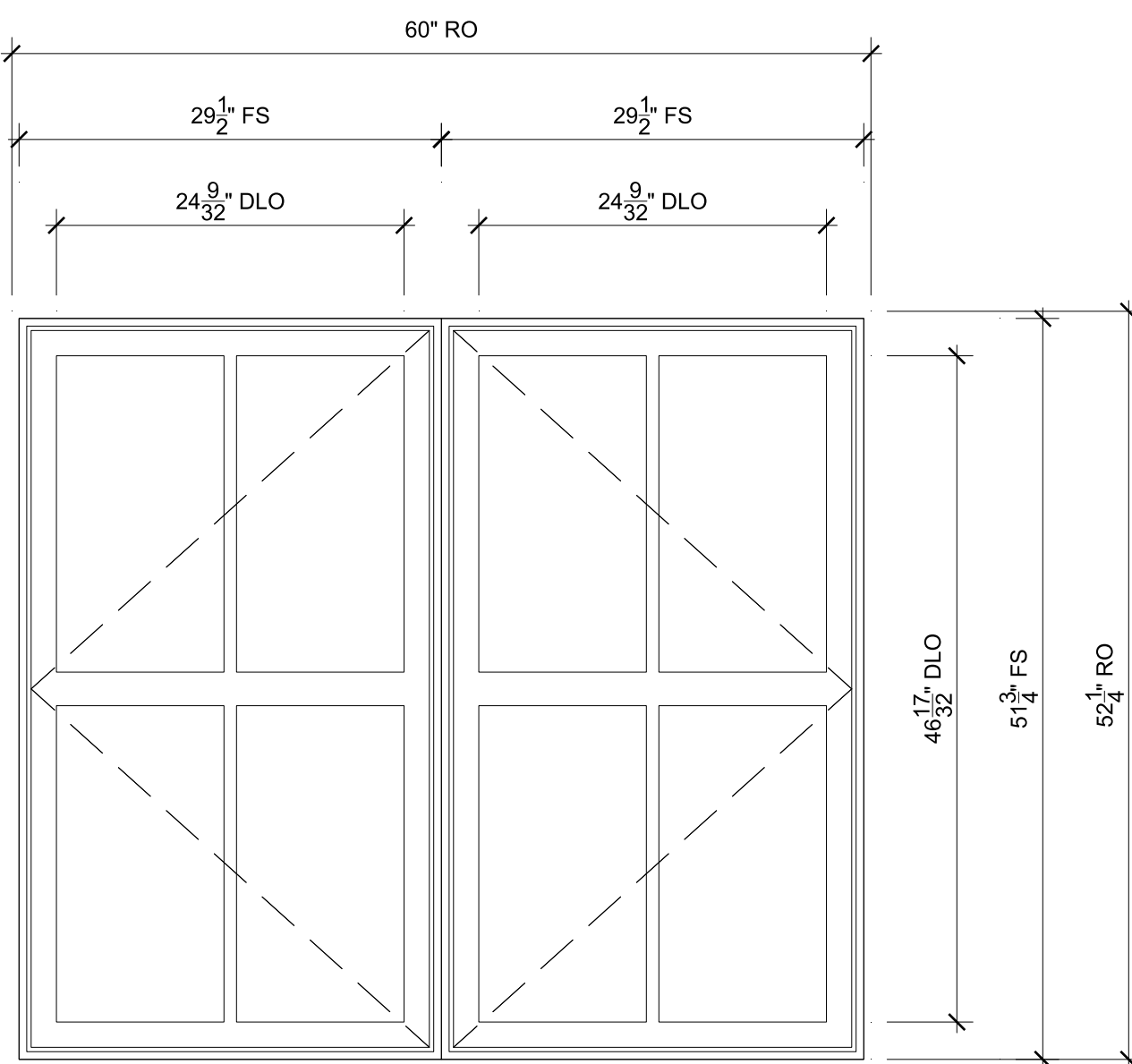
NORTH ELEVATION 10.01
SCALE: 1" = 1'-0"

⊕ Head
⊕ Jamb
⊕ Vertical Mullion
⊕ Sill
⊕ Divided Lite



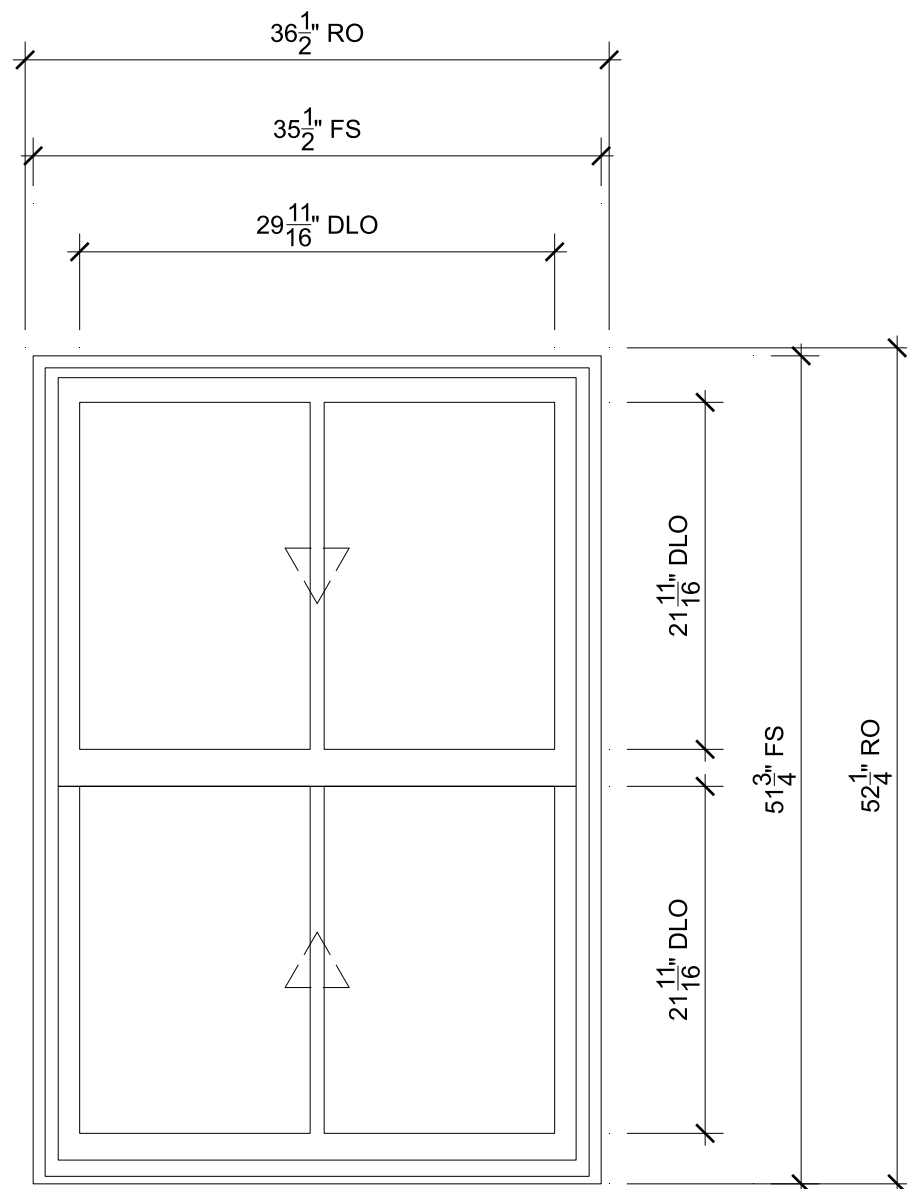
SOUTH ELEVATION 1.02 & 1.02
SCALE: 1" = 1'-0"

⊕ Head
⊕ Divided Lite
⊕ Jamb
⊕ Check Rail
⊕ Sill



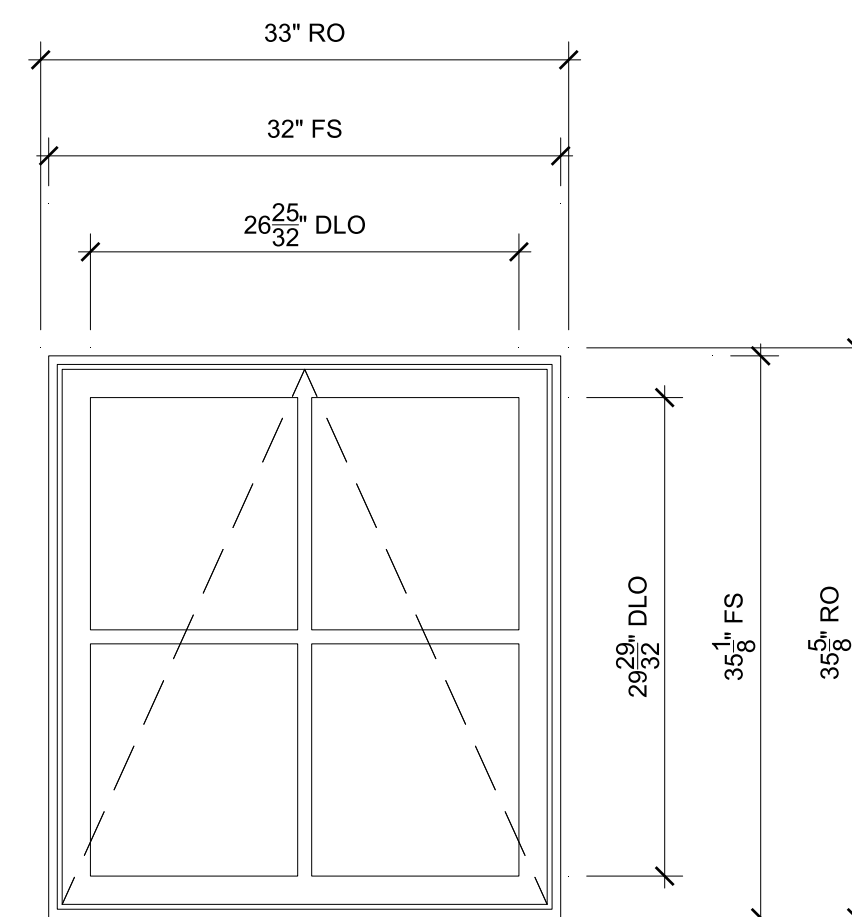
SOUTH ELEVATION 6.01&6.02
SCALE: 1" = 1'-0"

⊕ Head
⊕ Divided Lite
⊕ Jamb
⊕ Simulated Rail
⊕ Vertical Mullion
⊕ Sill



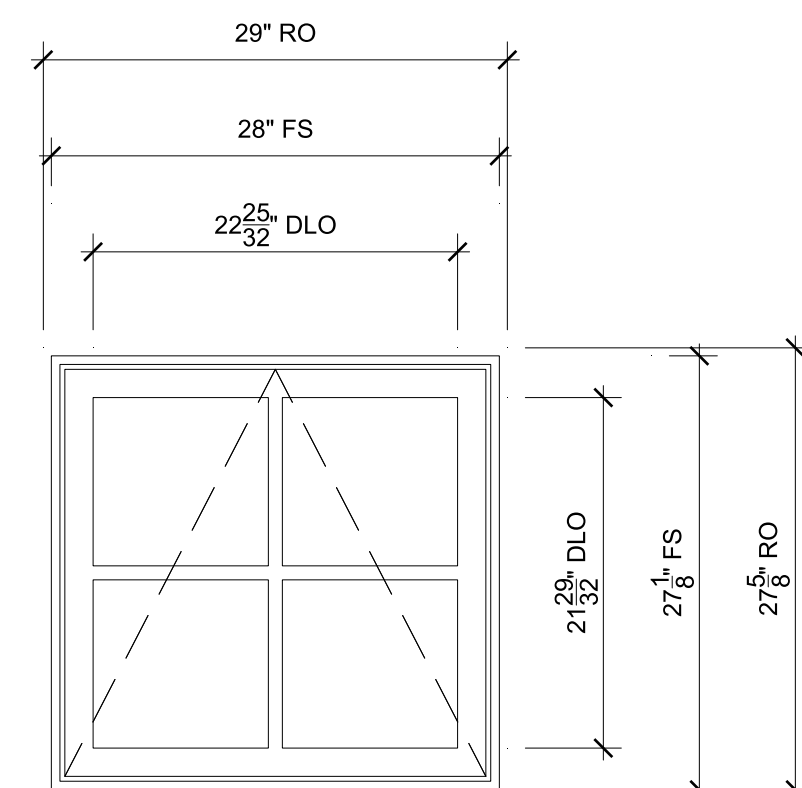
EAST ELEVATION 1.03
SCALE: 1" = 1'-0"

⊕ Head
⊕ Divided Lite
⊕ Jamb
⊕ Check Rail
⊕ Sill



EAST ELEVATION 2.01 TEMP
SCALE: 1" = 1'-0"

⊕ Head
⊕ Sill
⊕ Jamb
⊕ Divided Lite



EAST ELEVATION 3.01
SCALE: 1" = 1'-0"

⊕ Head
⊕ Sill
⊕ Jamb
⊕ Divided Lite

ORDERING PRODUCTS WITH REFERENCE TO SHOP DRAWINGS:
Before ordering the Marvin Window and Door products illustrated within these shop drawings, a copy of these drawings accompanied by an approved signature of the purchaser must be returned to the Architectural Division at Marvin Windows & Doors, P.O. Box 100, Winona, Minnesota 55975. The purchaser's signature must be on the drawings and must be to the approved shop drawings. Marvin Windows and Doors assumes no responsibility in guaranteeing product coordination with the drawings.

REVISION:

CREATED: 09/03/2020

PK VERSION: 0003.04.00

PROJ/JOB: Hillview Design / Avidsen Residence

DIST/DEALER: WINDOWS & DOORS BY BROWNELL-GO

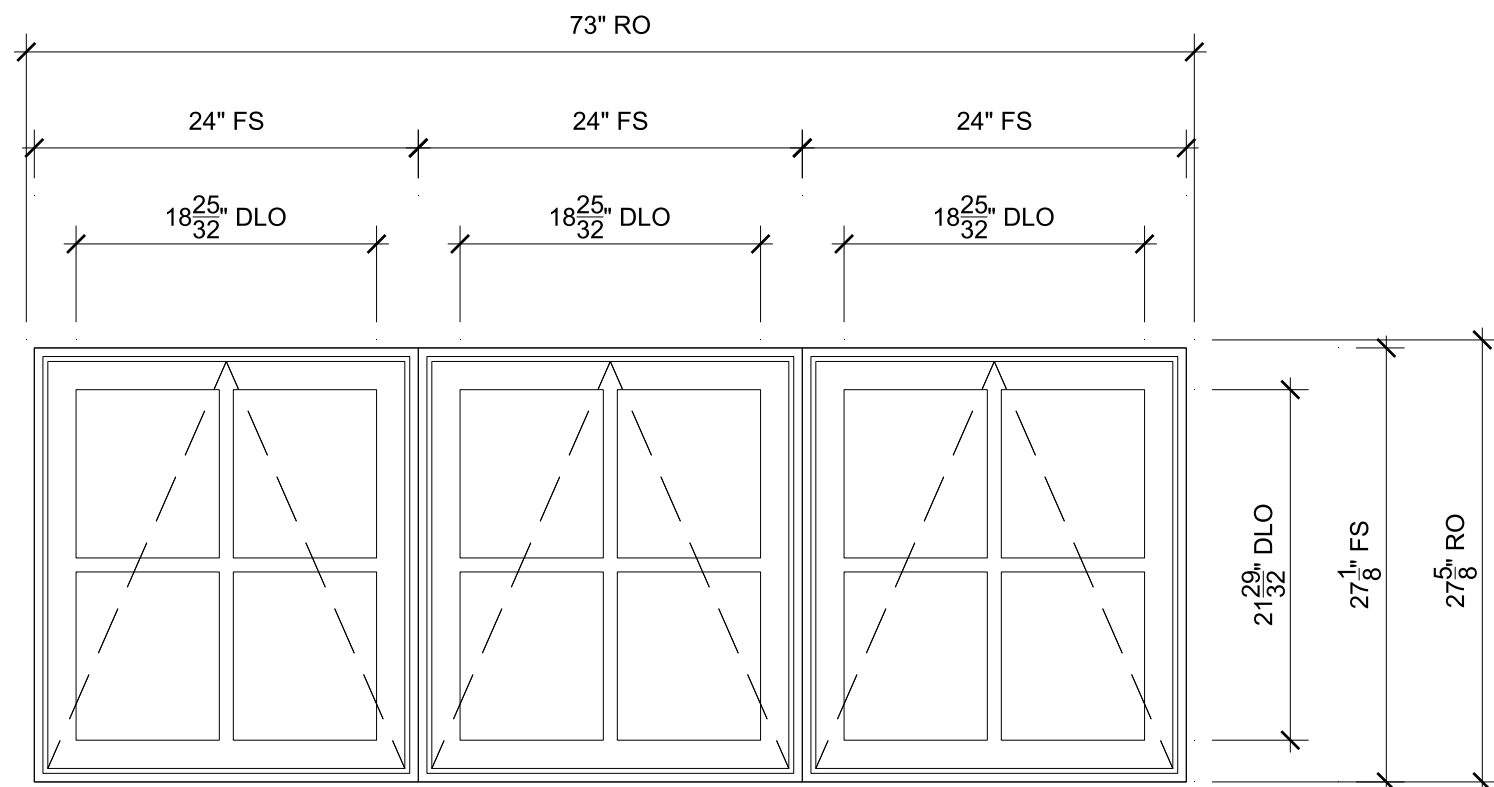
DRAWN: BILL BALDWIN

QUOTE#: 1ZSKJ84

SHEET

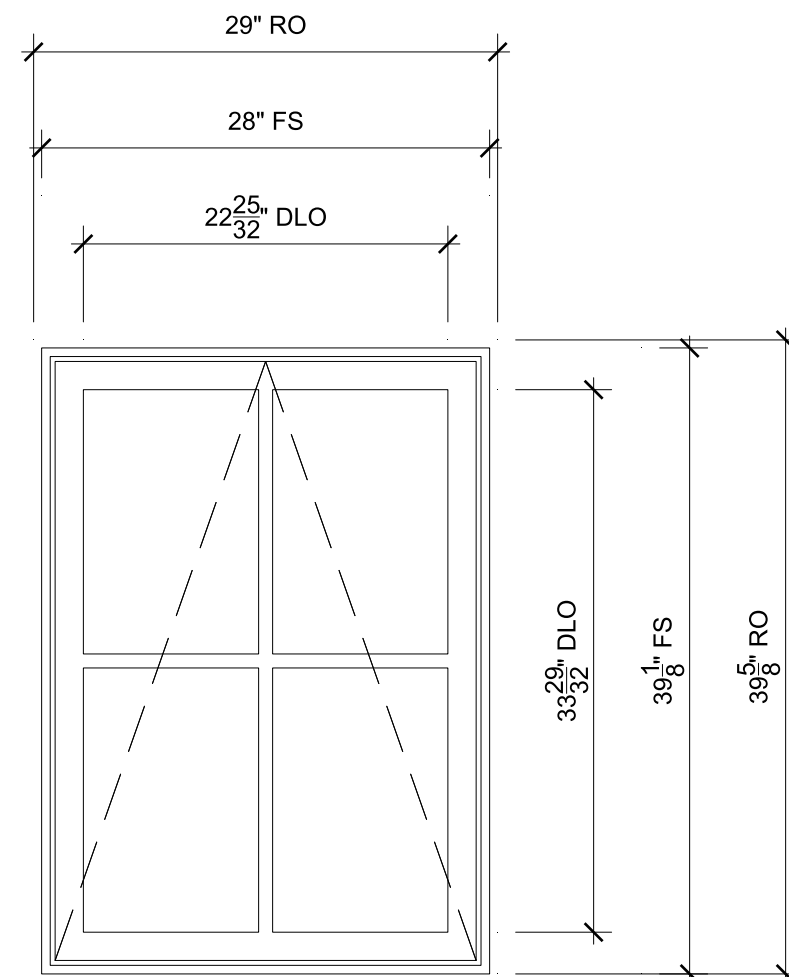
2

OF 5



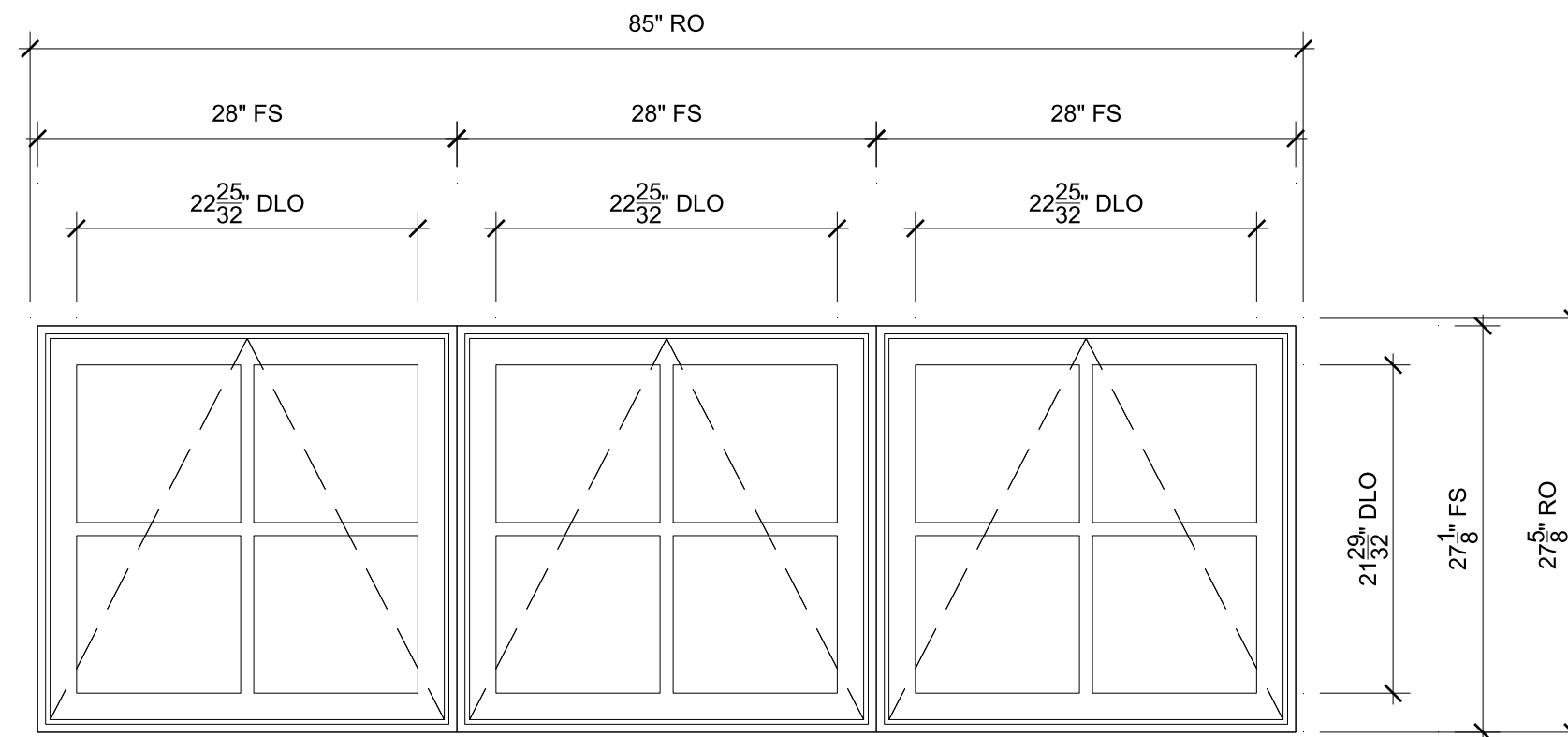
EAST ELEVATION 7.01
SCALE: 1" = 1'-0"

① Head ② Jamb ③ Vertical Mullion ④ Sill ⑤ Divided Lite



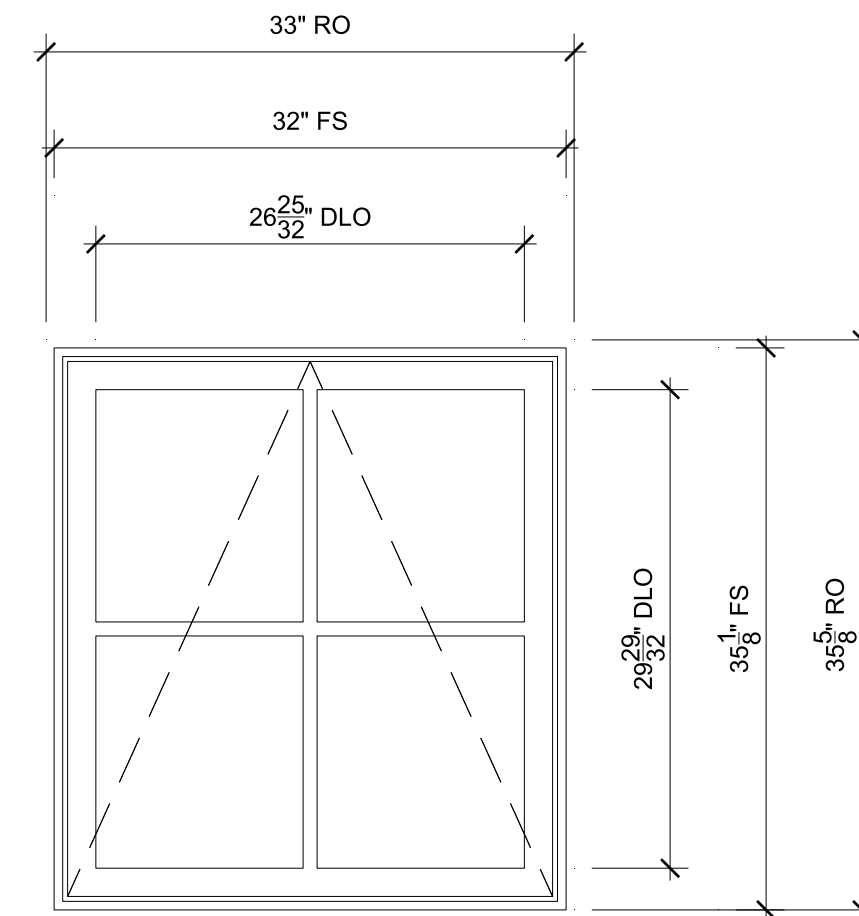
EAST ELEVATION 8.01 TEMPER
SCALE: 1" = 1'-0"

① Head ② Jamb ③ Sill ④ Divided Lite



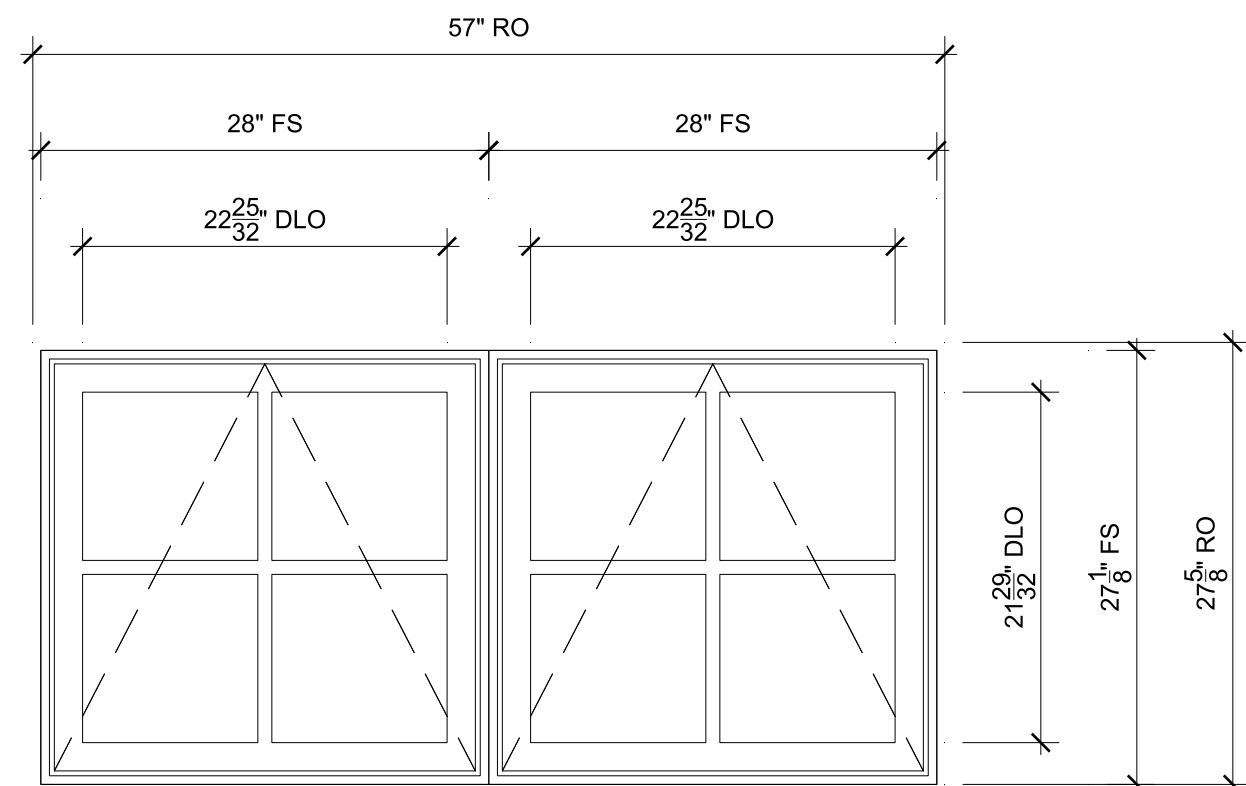
WEST ELEVATION 5.01
SCALE: 1" = 1'-0"

① Head ② Jamb ③ Vertical Mullion ④ Sill ⑤ Divided Lite



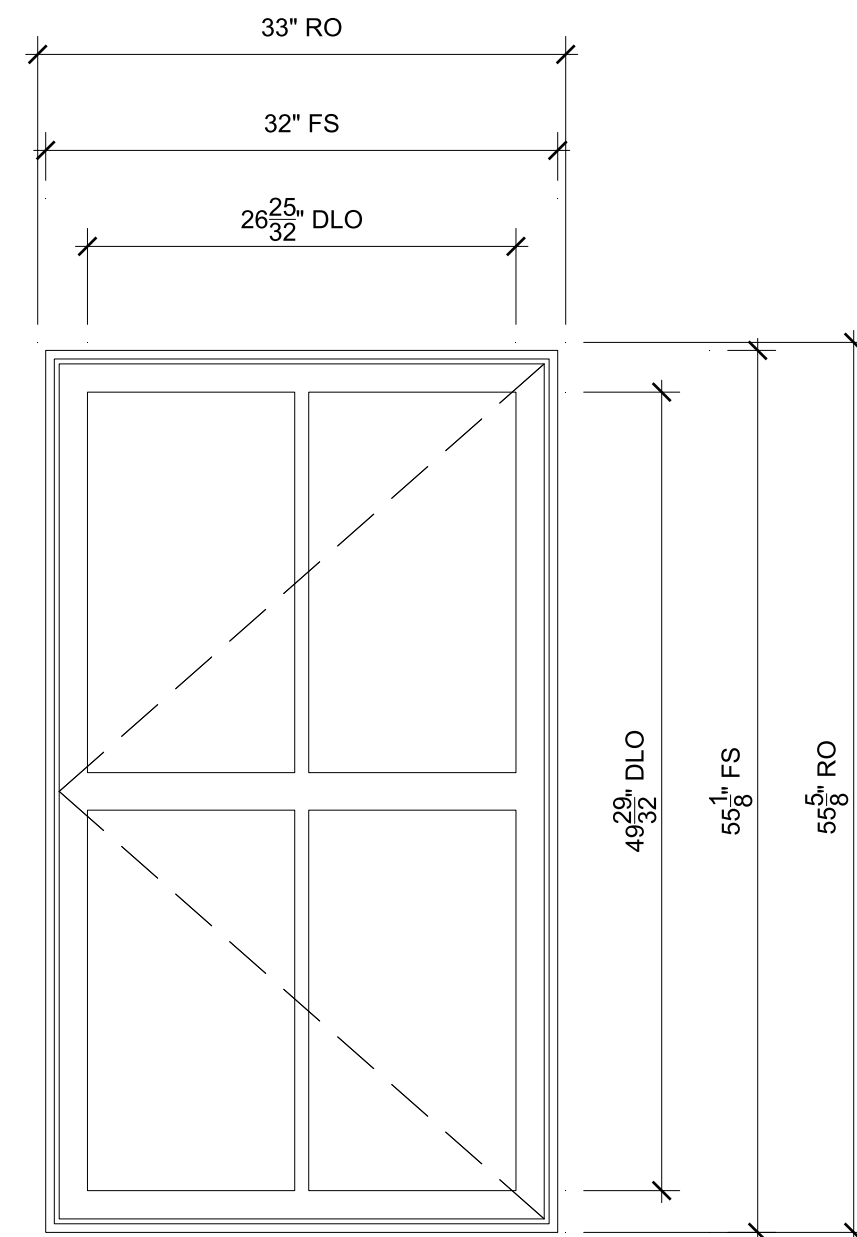
WEST ELEVATION 2.02 TEMP
SCALE: 1" = 1'-0"

① Head ② Jamb ③ Sill ④ Divided Lite



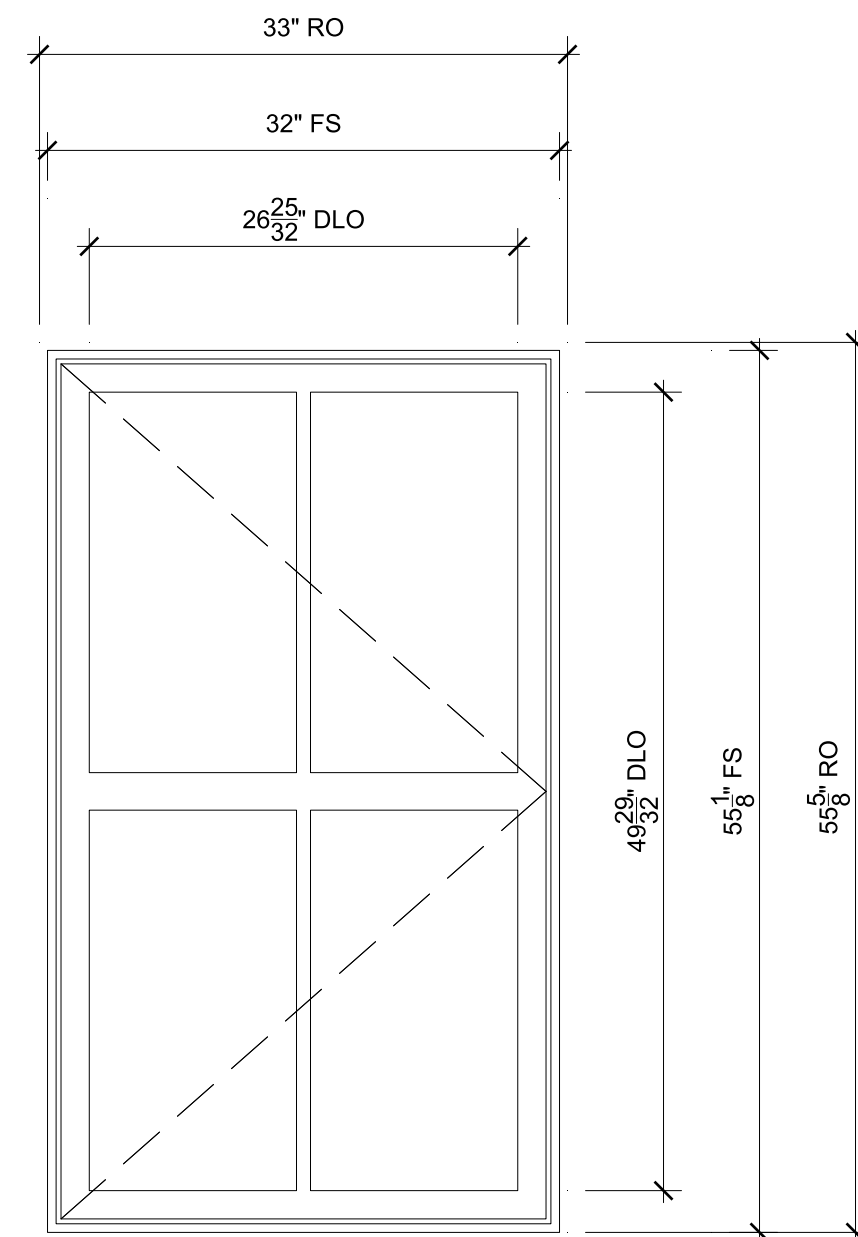
WEST ELEVATION 5.02
SCALE: 1" = 1'-0"

① Head ② Jamb ③ Vertical Mullion ④ Sill ⑤ Divided Lite



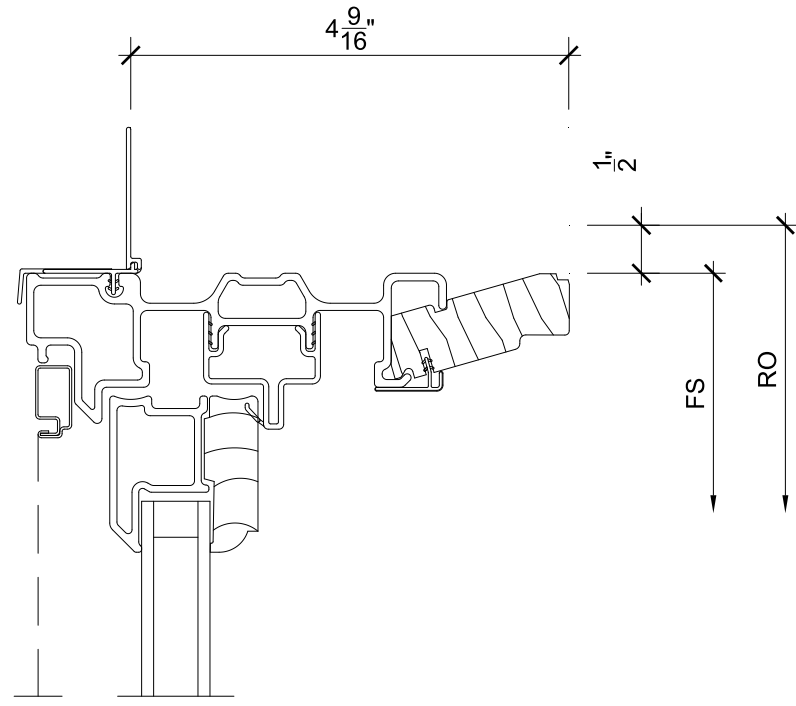
WEST ELEVATION 11.01
SCALE: 1" = 1'-0"

① Head ② Jamb ③ Sill ④ Simulated Rail ⑤ Divided Lite



WEST ELEVATION 12.01
SCALE: 1" = 1'-0"

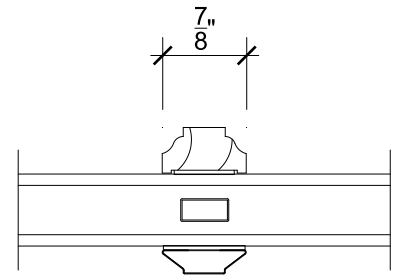
① Head ② Jamb ③ Sill ④ Simulated Rail ⑤ Divided Lite



1
4

Head

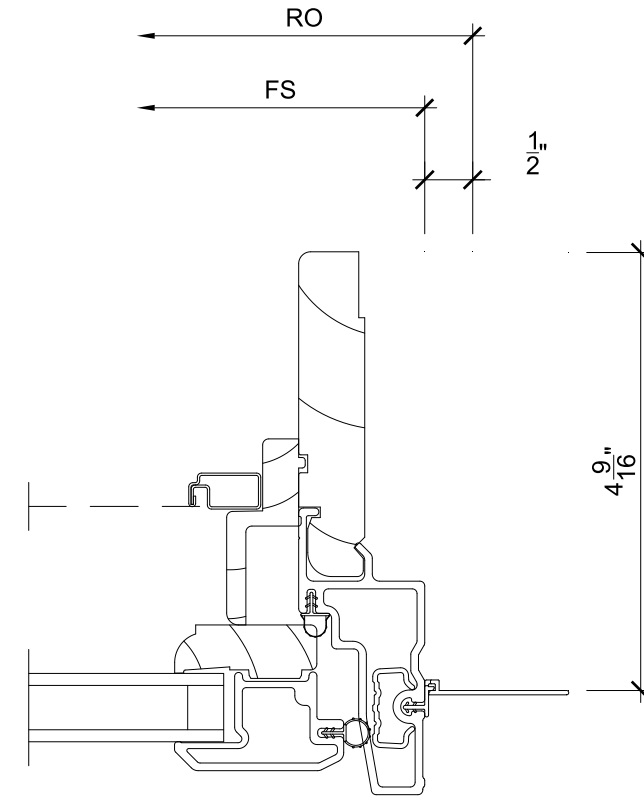
SCALE: 6" = 1'-0"



4
4

Divided Lite

SCALE: 6" = 1'-0"



7
4

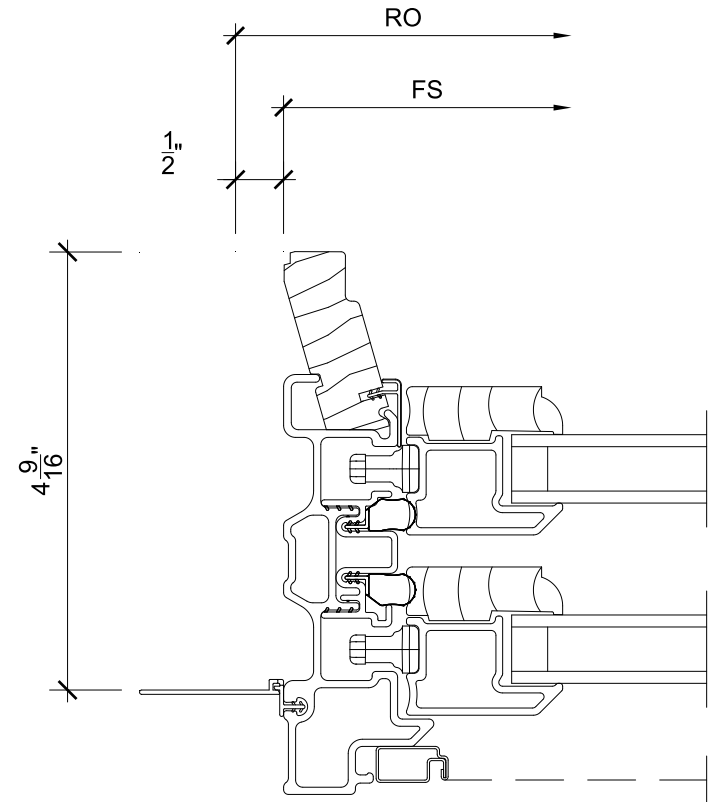
Jamb

SCALE: 6" = 1'-0"

10
4

NOT USED

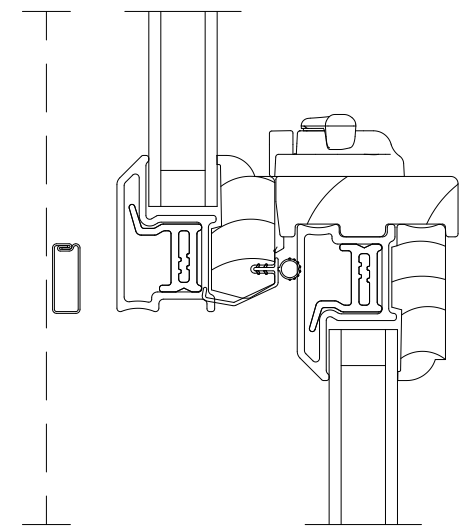
SCALE: 6" = 1'-0"



2
4

Jamb

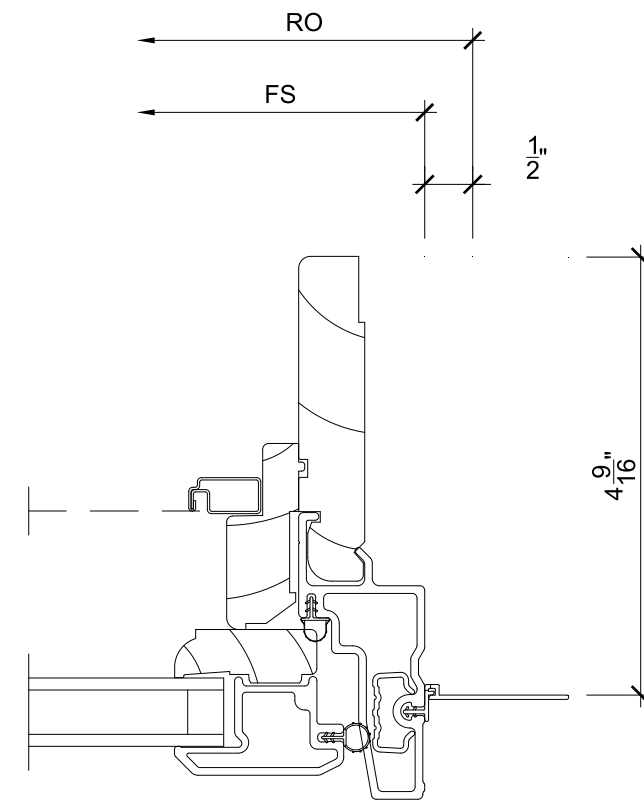
SCALE: 6" = 1'-0"



5
4

Check Rail

SCALE: 6" = 1'-0"



8
4

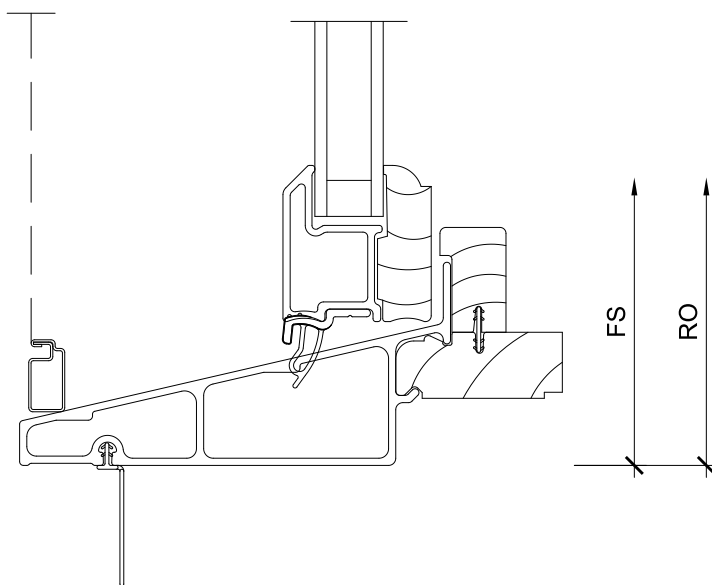
Jamb

SCALE: 6" = 1'-0"

11
4

NOT USED

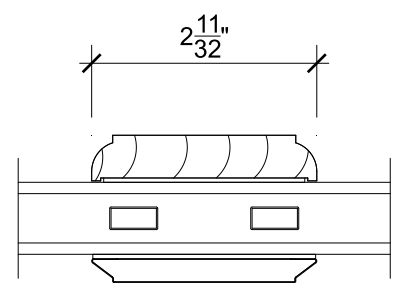
SCALE: 6" = 1'-0"



3
4

Sill

SCALE: 6" = 1'-0"



6
4

Simulated Rail

SCALE: 6" = 1'-0"

9
4

NOT USED

SCALE: 6" = 1'-0"

12
4

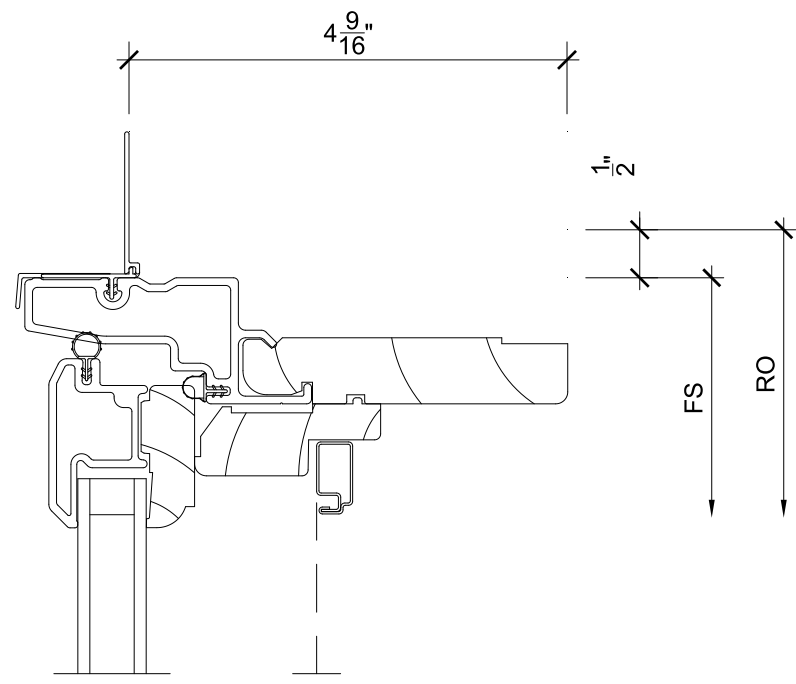
NOT USED

SCALE: 6" = 1'-0"



ORDERING PRODUCTS WITH REFERENCE TO SHOP DRAWINGS:
Before ordering the Marvin Window and Door products illustrated within these shop drawings, a copy of these drawings accompanied by an approved signature of the purchaser must be returned to the Architectural Division at Marvin Windows & Doors, P.O. Box 100, Grand Rapids, Michigan 49503. The purchaser must also acknowledge the drawings and agree to the approved shop drawings. Marvin Windows and Doors assumes no responsibility in guaranteeing product coordination with the drawings.

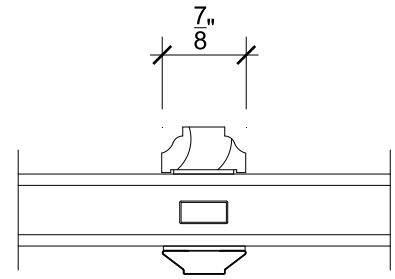
PROJ/JOB: Hillview Design / Avidsen Residence
DIST/DEALER: WINDOWS & DOORS BY BROWNELL-GO
DRAWN: BILL BALDWIN
QUOTE#: 1ZSKJ84
CREATED: 09/03/2020
REVISION:



1
3

Head

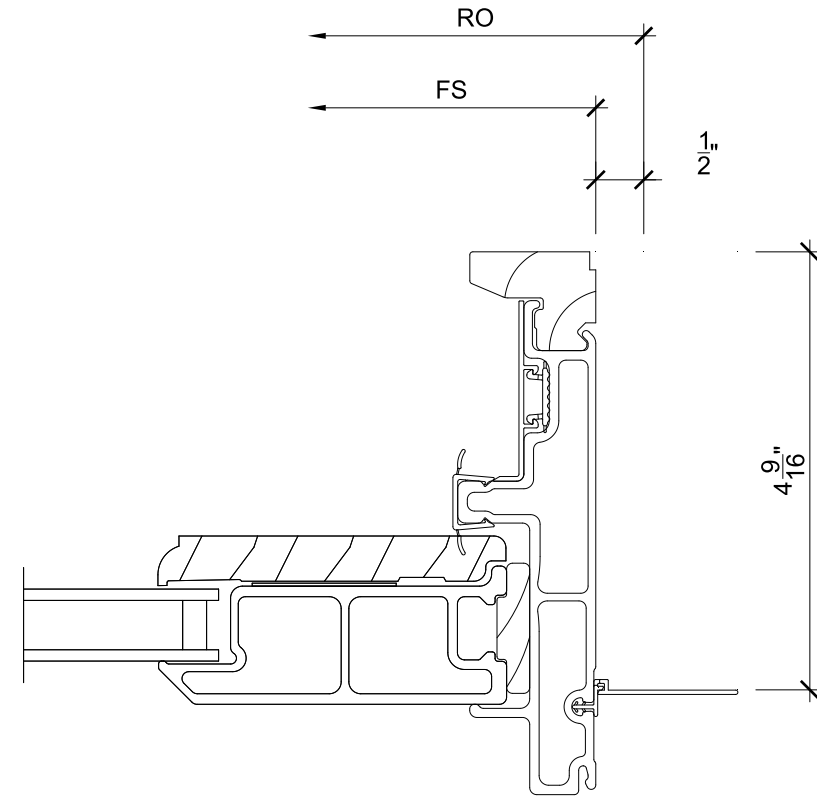
SCALE: 6" = 1'-0"



4
3

Divided Lite

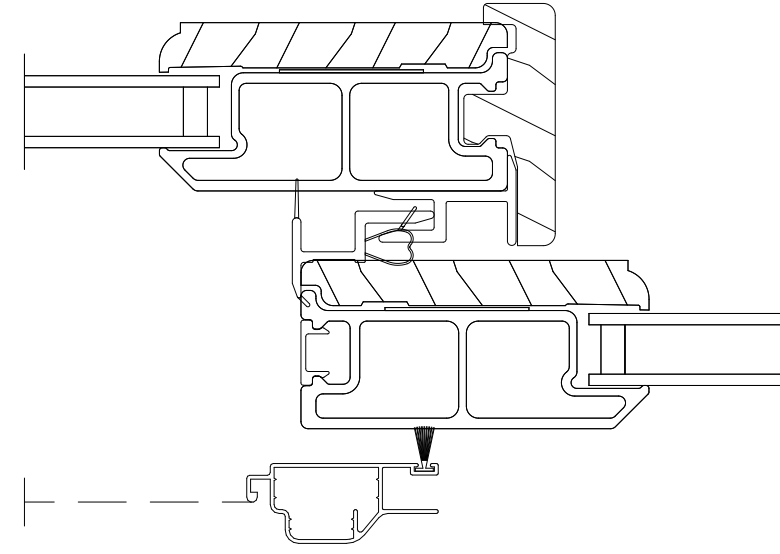
SCALE: 6" = 1'-0"



7
3

Jamb

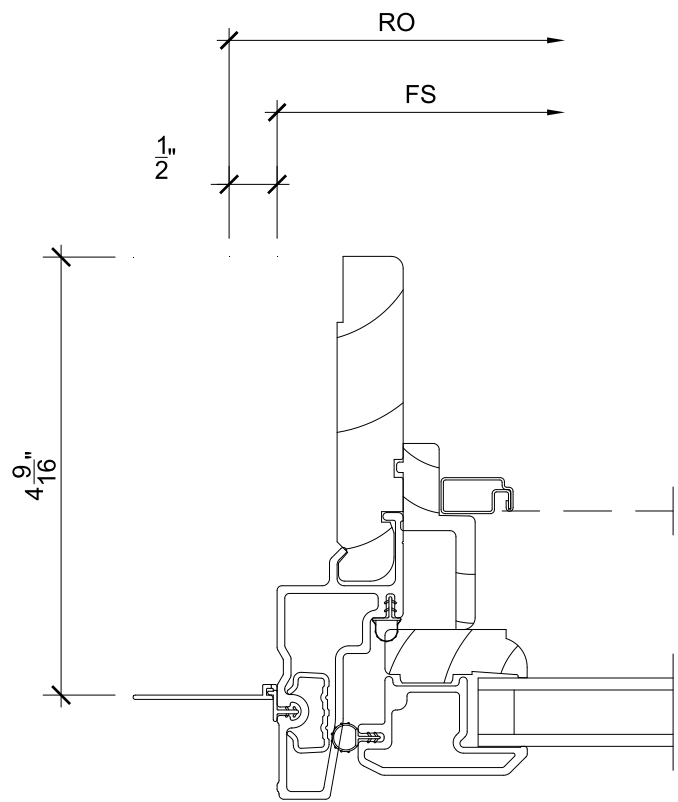
SCALE: 6" = 1'-0"



10
3

Meeting Stile

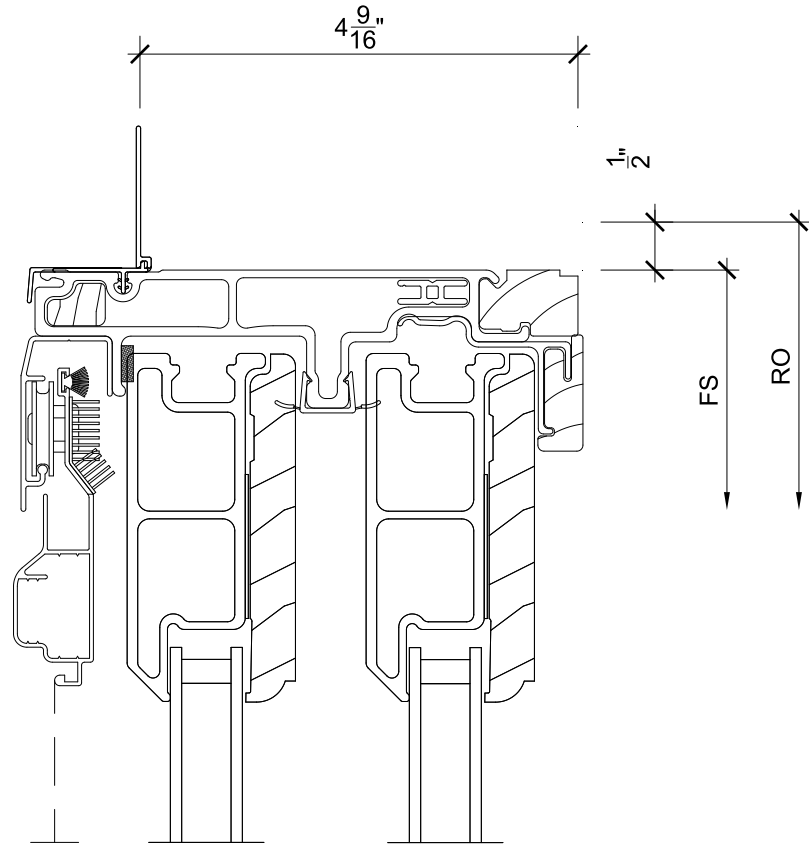
SCALE: 6" = 1'-0"



2
3

Jamb

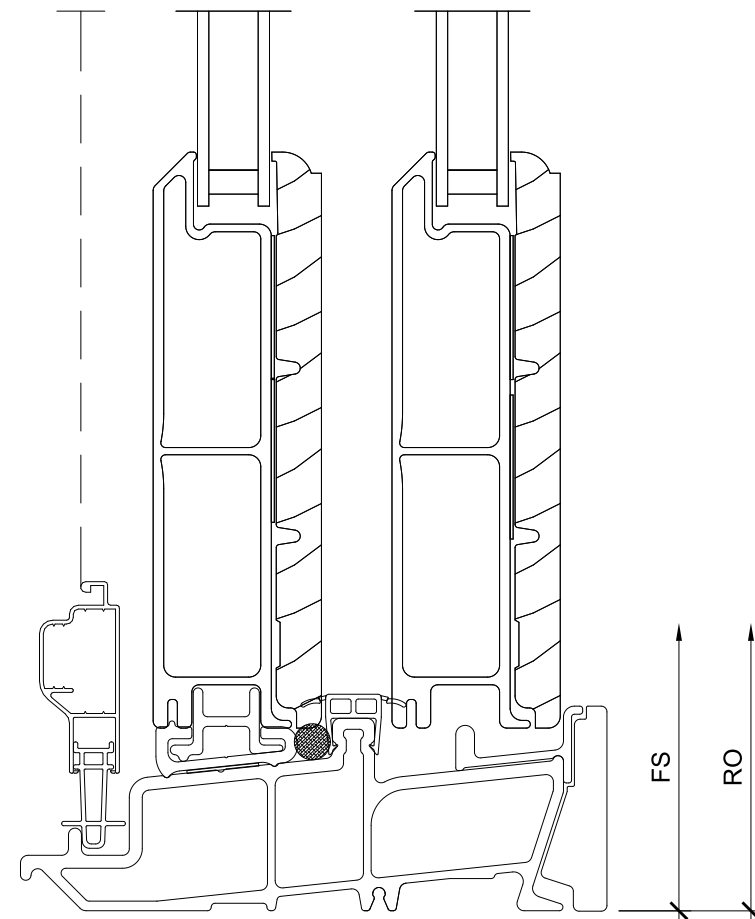
SCALE: 6" = 1'-0"



5
3

Head

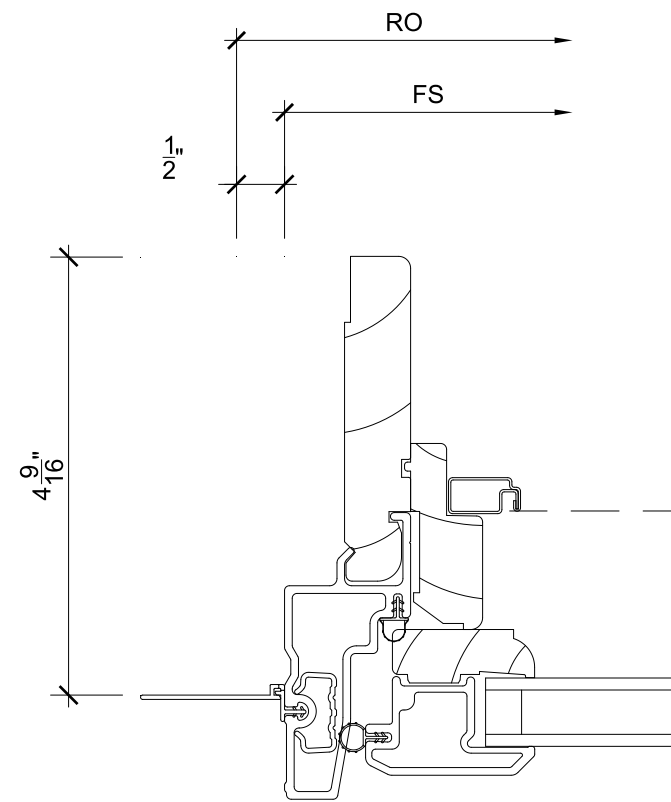
SCALE: 6" = 1'-0"



8
3

Sill

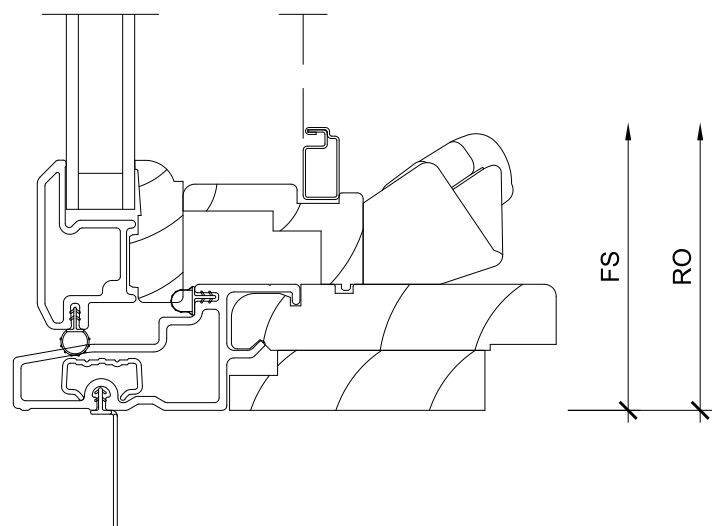
SCALE: 6" = 1'-0"



11
3

Jamb

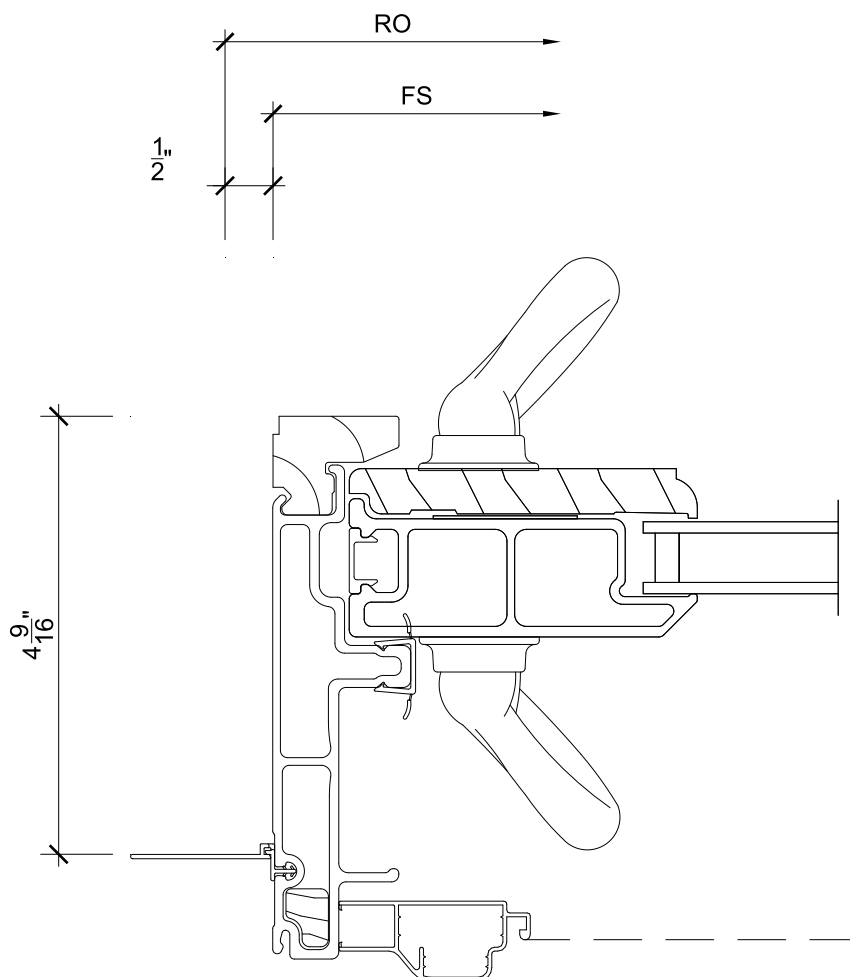
SCALE: 6" = 1'-0"



3
3

Sill

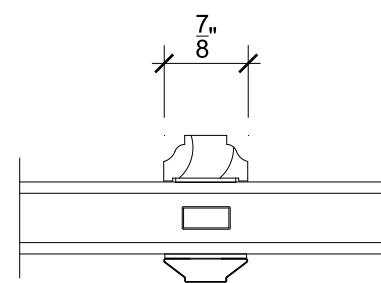
SCALE: 6" = 1'-0"



6
3

Jamb

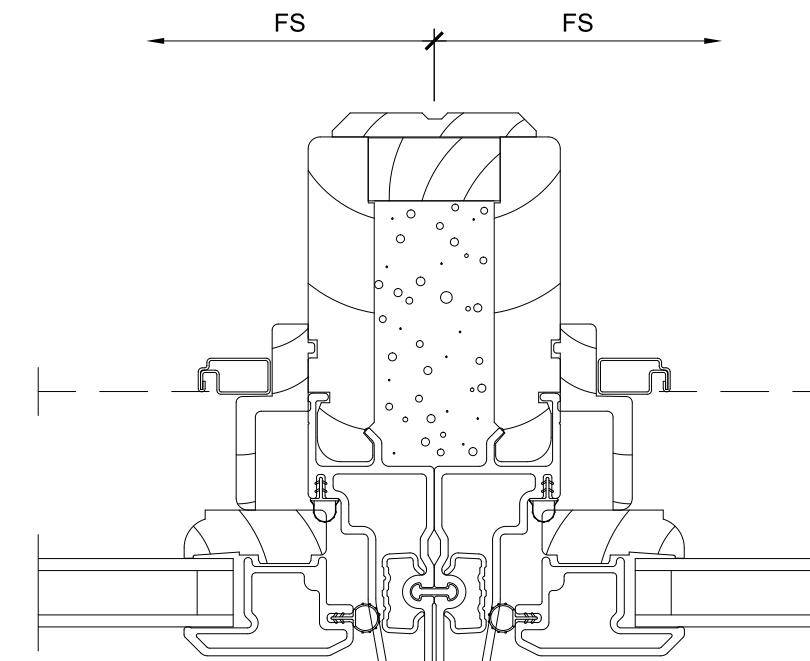
SCALE: 6" = 1'-0"



9
3

Divided Lite

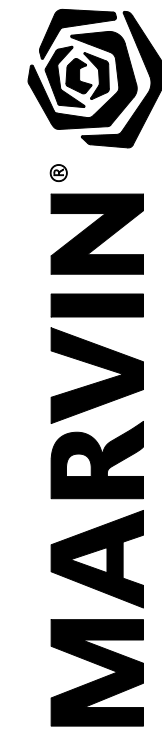
SCALE: 6" = 1'-0"



12
3

Vertical Mullion

SCALE: 6" = 1'-0"



ORDERING PRODUCTS WITH REFERENCE TO SHOP DRAWINGS:
Before ordering the Marvin Window and Door products illustrated within these shop drawings, a copy of these drawings accompanied by an approved signature of the purchaser must be returned to the Architectural Division at Marvin Windows & Doors, P.O. Box 100, Winona, Minnesota 55975. The purchaser must acknowledge that they are bound by the terms and conditions of the approved shop drawings. Marvin Windows and Doors assumes no responsibility in guaranteeing product coordination with the drawings.

PROJ/JOB: Hillview Design / Avidsen Residence
DIST/DEALER: WINDOWS & DOORS BY BROWNELL-GO
DRAWN: BILL BALDWIN

QUOTE#: 1ZSKJ84

PK VERSION: 0003.04.00

CREATED: 09/03/2020

REVISION:

SHEET

3

OF 5

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: October 6, 2020
RE: 21-0180AP; 15-17 Monroe 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: 3C

Owner/Appellant: Melissa Lafayette

Request: Appeal of administrative zoning decision regarding shed dormer roof height.

Overview:

The appellant owns a multi-family property at 15-17 Monroe Street. That building is presently a 3 ½ story structure that rises to just under the applicable 35' height limit. The appellant is considering increasing the top half story to a ¾ story via construction of a full shed dormer on one side of the building. Following correspondence with, and at the request of, the appellant, an administrative decision was issued that asserts construction of the full shed dormer affects building height. The appellant is contesting that decision and asserts that height remains unchanged.

Recommendation: Uphold administrative determination based on the following findings:

I. Findings:

Following initial correspondence with the appellant's architect in July 2020 about the potential for construction of a full shed dormer at the subject property and its implications for height measurement, a written determination was issued August 4, 2020. That written determination articulated the basis for building height measurement per Sec. 5.2.6, *Building Height Measurement*, of the Comprehensive Development Ordinance and articulated why and how height measurement would be affected by the introduction of a full shed dormer. An appeal of that written determination was submitted August 18, 2020 within the 15-day appeal period.

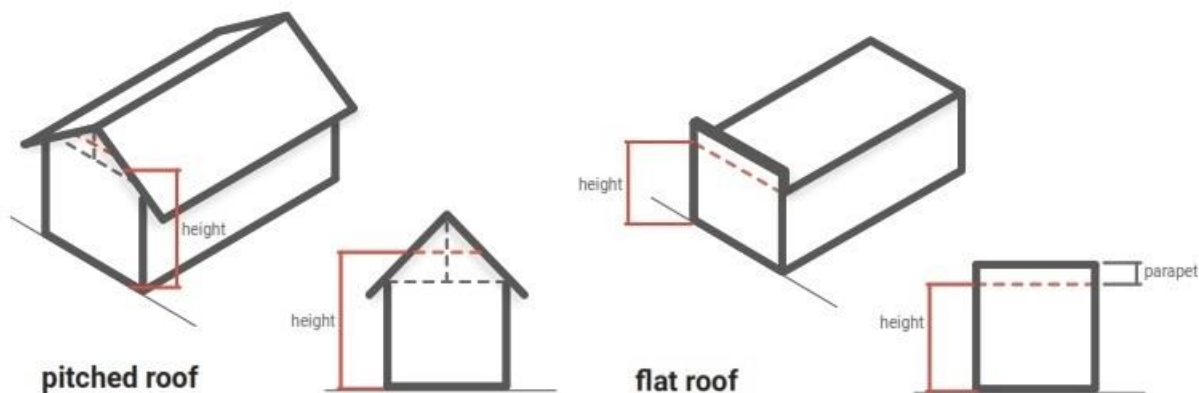
The appeal articulates in detail why height measurement may not be affected by construction of the full shed dormer. To summarize, the appeal references Sec. 5.2.6, 2, B, *Pitched Roof*, and notes the existing gable roof form and the simple method of measuring building height to the midpoint of the roof rise – the midpoint between the roof plate and the ridge of the highest (and in this case, only) gable. The appeal notes that the introduction of the full shed dormer leaves the existing roof plate and highest ridge unaffected. Therefore, with the dormer between the existing roof plate and highest ridge, the method and result of height measurement remain unchanged.

The appeal references two properties in support – 193 South Union Street and 81 South Union Street. The building at 193 South Union Street is within the RH Density Bonus Overlay and is afforded a 68’ height limit. It is unclear what the actual height of the building is; however, it is plainly below this limit. The condominiums at 81 South Williams Street were approved in 2005 under the 1994 Zoning Code. The site slopes down away from the street. Height was determined as that of the existing structure along South Williams Street. Although the rear condo structure effectively grew taller as the slope dropped away from the street, the overall height does not exceed that established by the original front building.

At their most fundamental level, zoning regulations guide the intensity of development within a particular area. The basic standards of building height, setbacks, and lot coverage all shape the intensity of development within defined zones. Within the context of Burlington, these basic standards are more limiting within residential zones than they are within downtown or mixed use zones. Lot coverage limitations and setbacks ensure light, air, and open space between buildings. Height limitations stem adverse shade impacts between neighboring properties and preclude vertically intensifying development. Specific exceptions aside, the standard height limit in all of Burlington’s residential zones is 35.’

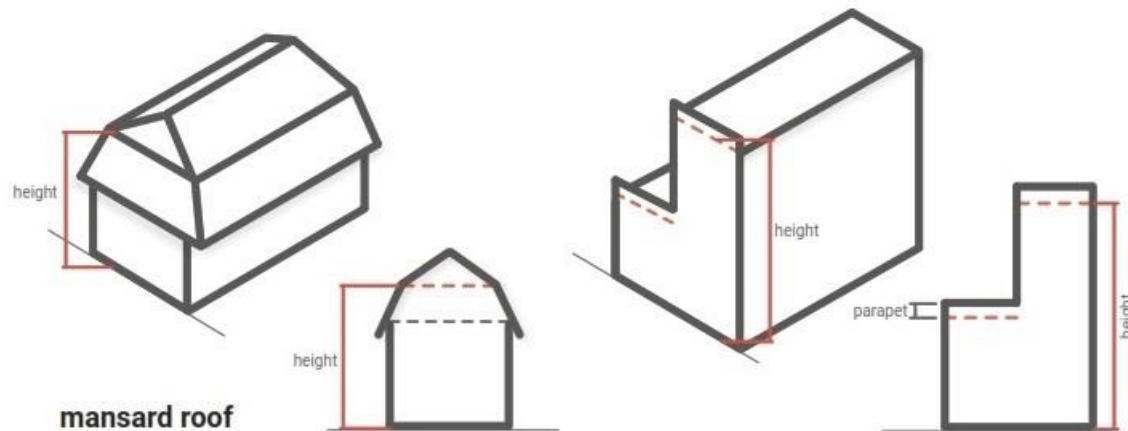
As noted above, the property is within a residential zone. The existing structure is 3 ½ stories with a measured height of 34’ 3.” The construction of a full shed dormer makes for a ¾ top story and significantly increases building volume. Usable building space increases as does the perceived building mass and height. The proposed change in roof volume from a half to a three quarter story would exceed the anticipated development intensity of this site.

Sec. 5.2.6, *Building Height Measurement*, articulates methods for measuring the height of several roof forms, including flat, pitched, and curved. Presently, height of the subject building is measured per the pitched roof methodology. Subsection D refers to “other roof forms” and defers to the determination of the administrative officer in applying a method that most closely matches the intent for the flat, pitched, and curved roof forms. The proposal for a full shed dormer at 15-17 Monroe Street is not specifically addressed in Sec. 5.2.6 and falls within “other roof forms.”



Item (a), 2, B of Sec. 5.2.6 offers some guidance and states that a double-pitched roof shall be measured to the roof plate of the highest pitch. Double-pitch is not defined in the CDO; however, reference is made to a gambrel or double-pitch mansard roof forms. Double-pitch could also simply mean two different pitches. Such is the case for the full shed dormer at 15-17 Monroe

Street. Using the standard in Sec. 5.2.6, (a), 2, B, height of the structure with a full shed dormer would be measured to the roof plate of the full shed dormer. Doing so is consistent with past practice. A couple of examples are full shed dormer additions at 16 Catherine Street and 90 Caroline Street. In applying this method at 15-17 Monroe Street, the 35' height limit would be exceeded.



If the building at 15-17 Monroe Street were flat-roofed, and an addition was proposed with a greater height, there would be no argument as to height measurement.

Further guidance can be gleaned from Sec. 5.2.6 (b), *Exceptions to Height Limits*. This section specifies a variety of instances and building components that may extend beyond the height limit. Except for item 1 related to existing nonconformities, none of the height exceptions allow for additional conditioned building space beyond the height limit. The subject building is conforming as to height and cannot utilize the exception noted by item 1.

The introduction of a full shed dormer into a gable roof significantly increases useable interior space and plainly alters the mass and scale of the building. It also inarguably alters the roofline and comes with a new roof plate. While the standards of Sec. 5.2.6 do not specifically address the roof form contemplated at 15-17 Monroe Street, intent matters. The standards in place require use of the higher roof plate for measuring height in double-pitch roofs. The standards of 5.2.6, (a), 2, D allow this application to “other roof forms” such as that subject to this appeal. The introduction of a full shed dormer at 15-17 Monroe Street would significantly increase upper story building volume and would consequently increase the overall height of the building.

II. Recommended Motion:

Uphold the zoning determination relative to building height measurement.

RECEIVED

AUG 18 2020

BURLINGTON
PERMITTING & INSPECTIONS

August 17, 2020

Mr. Scott Gustin, Principal Planner
Department of Permitting & Inspections
645 Pine Street
Burlington, VT 05401

re: appeal of 8/4/20 administrative decision

Dear Scott,

I've spoken with my client, Melissa Lafayette, owner of 11-17 Monroe Street, and she has decided to respectfully appeal your administrative decision regarding whether the introduction of a shed dormer to the roof of her property materially affects building height, as it is defined under Section 5.2.6 of the CDO.

Accordingly, enclosed please find a completed appeal request form, a check for \$250, and my original application and reasoning for why I believe the addition of such a dormer falls within the building height definition as explained in Section 5.2.6. Within this packet, I have included fotos of two different buildings in Burlington, one on South Williams, the other on South Union/King St. The So. Williams St. building is clearly a three story building with dormers (both gable and shed) on its east side, and five stories (units built within its "roofplate to highest ridge") on its west side. The South Union/King St building is two stories on its east side, three on its west, with a large shed dormer. I present these examples to demonstrate that dormers can be added without (apparently) increasing building height, and are common ways to add value and utilize otherwise unusable space. In my view, these examples demonstrate that the use of dormers falls within the CDO's method of calculating building height, as expressed in my original memo.

The appeal form requires other supporting information. The decision under appeal is clearly the decision you rendered on the property subject to the appeal is 15-17 Monroe Street; the regulatory provisions are clearly described in both my original application and your decision; and the alleged grounds for such requested relief are also clearly delineated in my original application.

The relief being requested is to concur that the introduction of the proposed shed dormer does not actually increase the building's height. With such concurrence by the DRB, my client is prepared to continue to develop the design to make a complete zoning application to renovate the building and provide additional living space through the expansion of the existing third floor apartment into the attic space.

Please let us know when the hearing date at the DRB has been scheduled.

Thanks,



Bob Duncan, RA, AIA

RECEIVED

AUG 18 2020

BURLINGTON
PERMITTING & INSPECTIONS

July 27, 2020

Scott Gustin, AICP, CFM
Principal Planner & Asst. Administrative Officer
Dept. of Permitting & Inspections
645 Pine Street
Burlington, VT 05401

Re: determination of building height

Dear Scott,

As I've explained in our previous communications, I've been asked to look at a potential project on Monroe Street. The building is 3 stories, with a full basement and a total of three units, one per floor. The plan is to convert the top floor unit into a two story unit by adding a shed dormer on the west side for most of the building's length (see Elevation 2). There are a few building code questions which I've reviewed and resolved with Brad Biggie. There would be other proposed zoning-related changes, including new windows, removal of rear porches, insulation, energy efficiency, etc. that also need to be considered; however, there is the issue of building height, and whether the addition of a shed dormer to a gable roof actually affects building height, that needs to be resolved before moving forward with a zoning application. The use of dormers is a common technique to create usable space in gable roof construction where it wouldn't otherwise exist, without increasing the actual height of a building. Based upon my review of the requirements and definitions in the CDO, I believe that this dormer, which falls within the CDO's direction of calculating building height, does not add or contribute to overall building height. My reasoning follows:

The only place in the CDO that offers direction on calculating building height is Sec. 5.2.6 Building Height Limits. In that Section, item B states:

Pitched Roof: the midpoint of the rise between the roofplate and the ridge of the highest gable of a pitched or hipped roof. A double-pitched roof (e.g. gambrel or double-pitched mansard) shall be measured to the roofplate of the highest pitch;

This is the only reference in the CDO that describes how to measure the height of a building with a pitched roof, and it's quite simple for a gable roof structure; however, dormers within pitched roofs are not addressed in the ordinance at all. Based upon this omission, whether intentional or not, one could conclude that a dormer whose form falls within roofplate and ridge does not impact building height. If one does not draw that simple conclusion, one is left with applying the language of 5.2.6(B) to determine whether or not a dormer that falls within the limits of a pitched roof has any impact on overall building height. The description from 5.2.6(B) directs one to measure "between the roofplate and the ridge of the highest gable". By the use of the word "and" between roofplate and the highest ridge, it links the highest ridge to its roofplate, connecting them directly together. Referencing "the highest gable" implies that there can be multiple pitches or multiple gables, but only one highest ridge, which is connected to its roofplate. Building height is thus measured halfway between the highest ridge and its roofplate. Establishing the midpoint by using the roofplate of the shed dormer and the ridge of the highest gable as the determinants, as you have expressed to me in our correspondence on this matter, is inconsistent with this wording in 5.2.6(B), as I described above.

Please refer to attached Elevation 1 and Building Section A, which show the existing conditions (field measured), and per the diagram in 5.2.6(B), shows the calculated roof height to be 34'3", as measured per the CDO's guidelines to the midpoint "between the roofplate and the ridge of the highest gable". Therefore, it is clear that the existing building height falls within the maximum allowable height of 35'.

Since the CDO does not address dormers and whether or not they affect building height, one must look to the wording that does exist, understand what the terms "ridge" and "roofplate" mean, and apply all of that to the situation

at hand. Item 5.2.6(B) uses the term "ridge" as part of the formula to determine height. A "ridge" is the intersection of two opposing roof pitches; in contrast, a shed dormer does not have a ridge (it's only one-sided), and in this case it would intersect with the roof below the "ridge of the highest gable" (see Building Section B). Therefore, the highest point of this roof is the ridge of the highest gable, which is directly connected to its roofplate, as explained above. The highest point of a shed dormer is not a ridge, so it can't be used in any height calculation, and the roofplate of the shed dormer also cannot be used in the calculation, as it does not connect to the "ridge of the highest gable". In this situation, the highest gable will not be changed, its connecting roofplate will also not change, and the eaves on both sides of the roof will not be changed. Please see Elevation 2 and Building Section B for clarity on this.

The term "roofplate" is not defined in the ordinance, but as a construction term it's relatively clear that it is the point of intersection between the top of the wall framing and the beginning of the roof framing, where the slope of the roof begins. The diagram in the ordinance clearly shows this "roofplate" to be the roof eave. This "roofplate" will not change on either of the existing eaves, the gable ends of the building will not change, and the highest ridge will not change. As the existing eave and peak locations won't change, and the since the construction of this dormer will fall within the constraints of those existing eave and ridge limits, I can conclude that the introduction of a dormer within an existing roof form does not increase building height. As per Item 5.2.6(B), the heights of the existing roofplates/ eaves and existing ridge remain as the two related points one would average to determine the building height.

Consequently, as outlined and explained above, the building height should be calculated by finding the midpoint of the roofplate and the ridge of the highest gable, regardless of whether there is a shed dormer added or not. Please see attached Building Section B.

As a counterpoint to the above argument, I can demonstrate where the introduction of a gable dormer could affect building height, as shown in the attached Elevation 3 and Building Section C. In this case, by introducing a large gable dormer, which because it's a gable it has a ridge, and if such a dormer were to connect to the same roofplate as the main roof, its height could affect building height, as the roofplate would connect to the highest ridge, and therefore building height would be measured to the midpoint between the two. In the example shown in Elevation 3 and Building Section C, the new gable dormer peak could exceed the original ridge and still be within the 35' height requirement. It is also possible to increase building height with a shed dormer if its highest point were to be higher than the main ridge, and thus roof height would then be the midpoint between the roofplate of the dormer and the ridge of the highest gable formed by the dormer and its connection to the roof (see Elevation 4 and Building Section D). I only point out these examples to demonstrate that is possible for a dormer to affect building height by using the language in the ordinance, but only if it has a roofplate that is connected to the highest ridge.

As you know, there are all kinds of dormers: shed dormers, gable dormers, inverse slope dormers, and combination shed/gable dormers, examples of which abound in the City, and typically tend to add character and scale to many of our buildings. Given the natural desire to utilize available space, as well as the current (and perhaps long-term need) to have more flexible spaces in our homes, being very clear about whether the use of dormers (in either new or remodeled construction) affects building height becomes even more important.

Thank you for consideration of this explanation, to which I hope you agree. If you do not agree with this approach to determining building height, please respond with your opinion or objections. As we have discussed, if you do not agree, my client would like to pursue an appeal of your decision at the next earliest meeting of the DRB.

Best regards,



Bob Duncan, RA, AIA

cc: Melissa Lafayette

RECEIVED

AUG 18 2020

**BURLINGTON
PERMITTING & INSPECTIONS**

RECEIVED

AUG 18 2020

BURLINGTON
PERMITTING & INSPECTIONS

DATE: 07-27-2020
DRAWN: PJC
A3-1.0

Duncan
Wisniewski
ARCHITECTURE

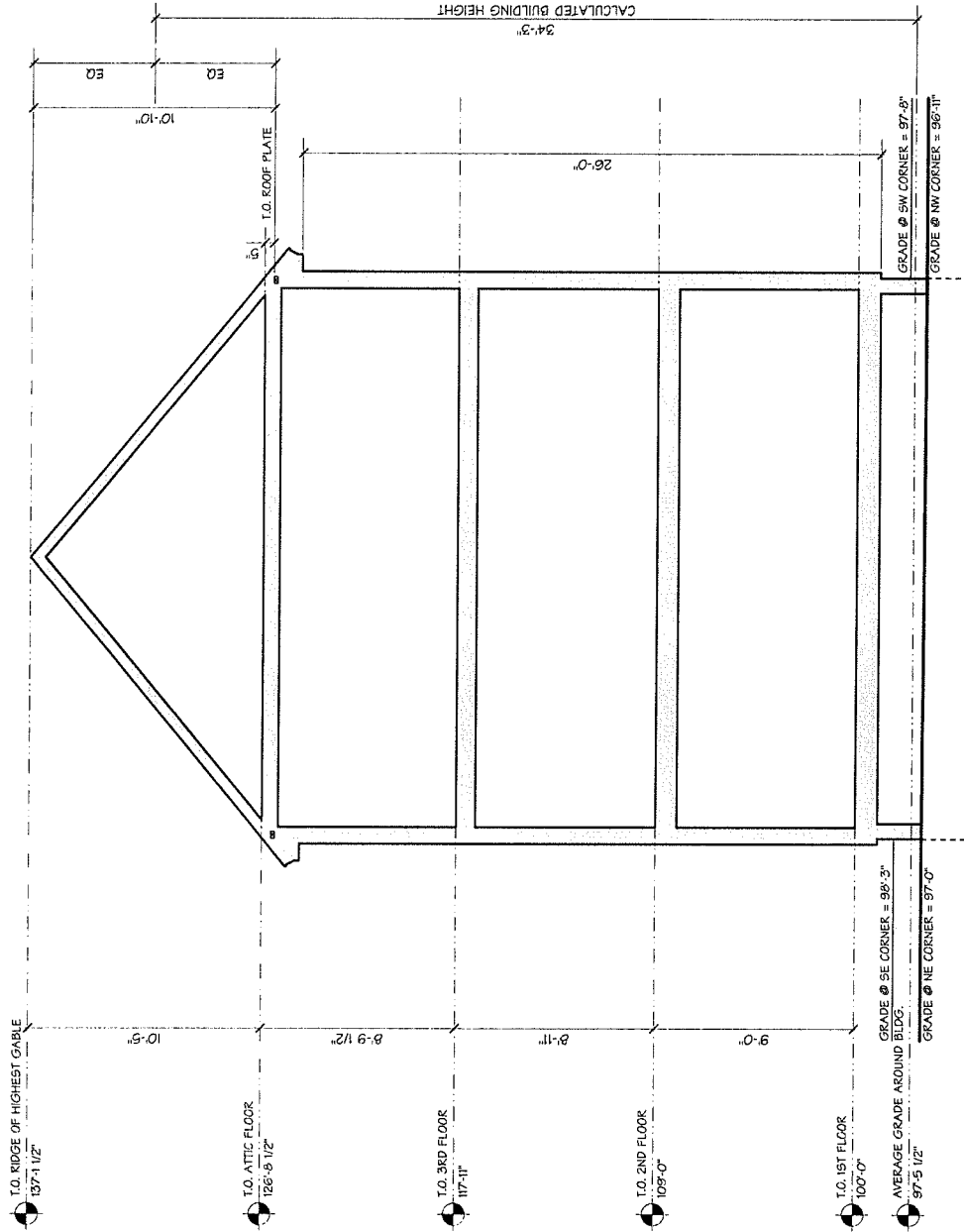
229 SOUTH CHAMPLAIN STREET
BURLINGTON, VERMONT 05401
T: 802.255.1233

EXISTING CONDITIONS

COPYRIGHT © 2020 ALL RIGHTS RESERVED
DUNCAN WISNIEWSKI ARCHITECTURE
BURLINGTON, VERMONT

LAFAYETTE, 15-17 MONROE STREET

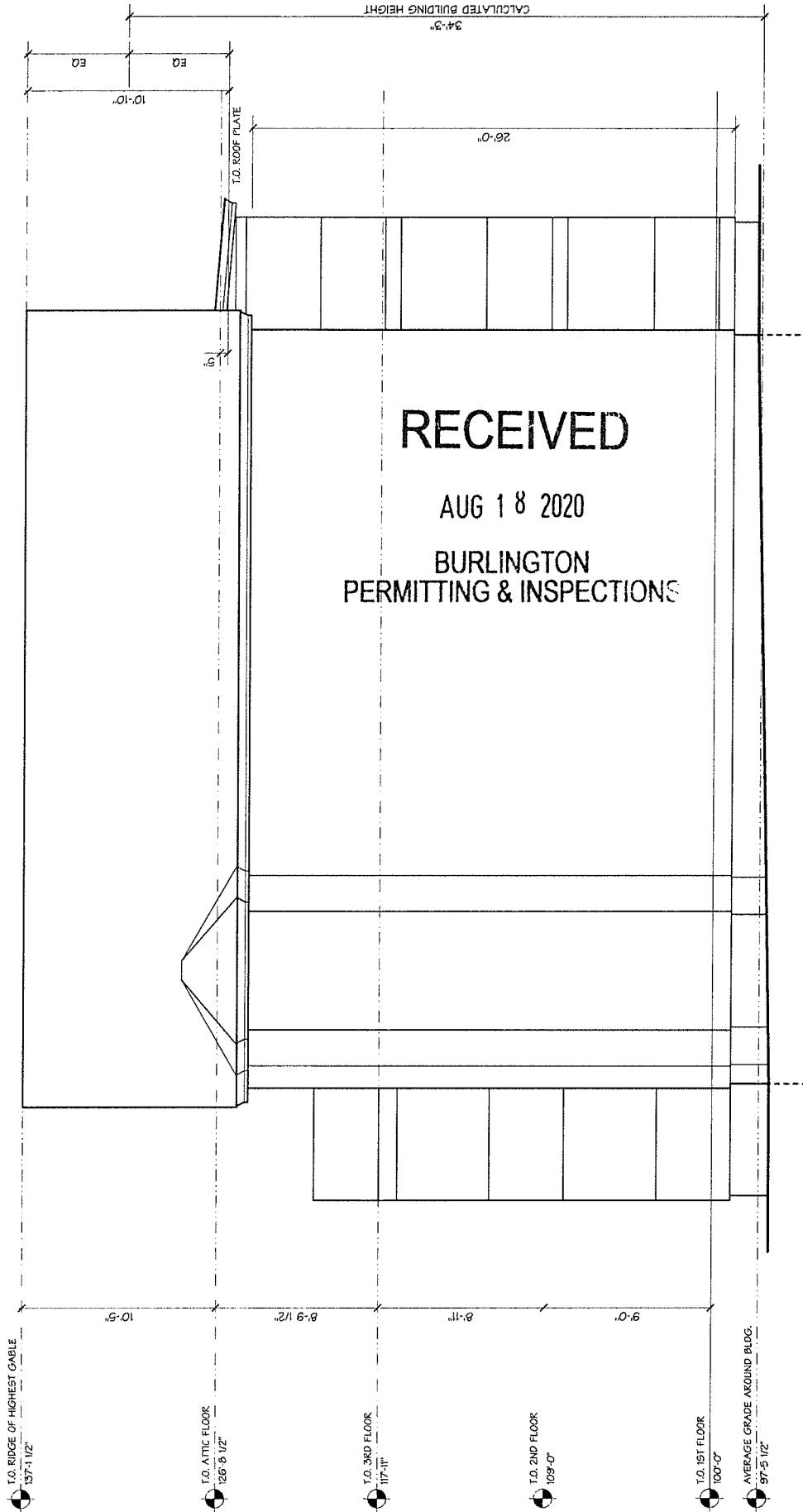
BURLINGTON, VERMONT



EXISTING BUILDING SECTION: BUILDING SECTION-A

Scale: 3/16" = 1'-0"





ELEVATION OF EXISTING BUILDING: ELEVATION-1

RECEIVED

AUG 18 2020

BURLINGTON
PERMITTING & INSPECTIONS

DATE: 07.27.2020
DRAWN: P.C.
A3-1.0

Duncan
Wisniewski
ARCHITECTURE

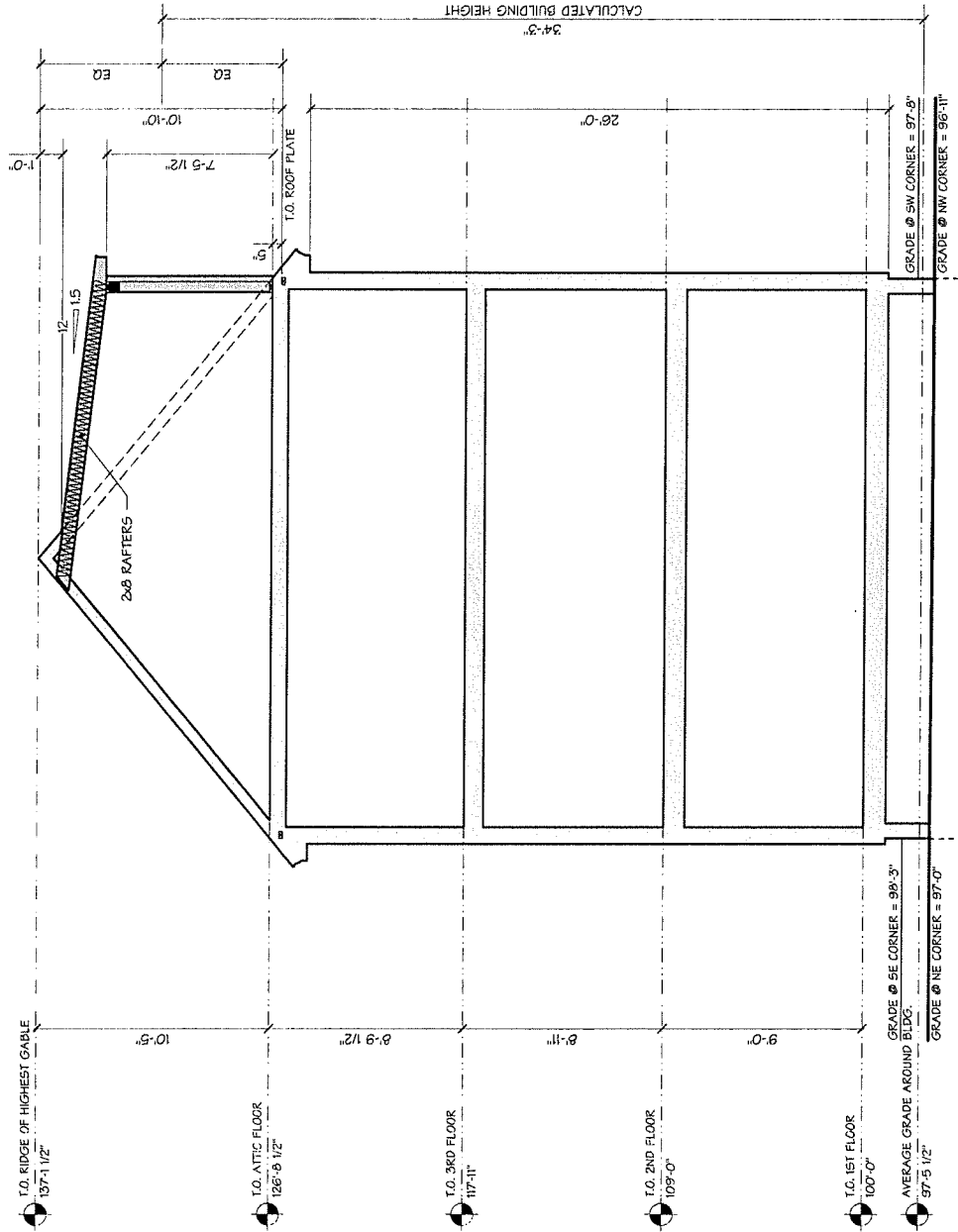
255 SOUTH CAMPUS STREET
BURLINGTON, VERMONT 05401
TEL: 802.534.1008

PROPOSED PLANS

COPYRIGHT © 2020 ALL RIGHTS RESERVED
BY DUNCAN WISNIEWSKI ARCHITECTURE
15-17 MONROE STREET, BURLINGTON, VT 05401

LAFAYETTE, 15-17 MONROE STREET

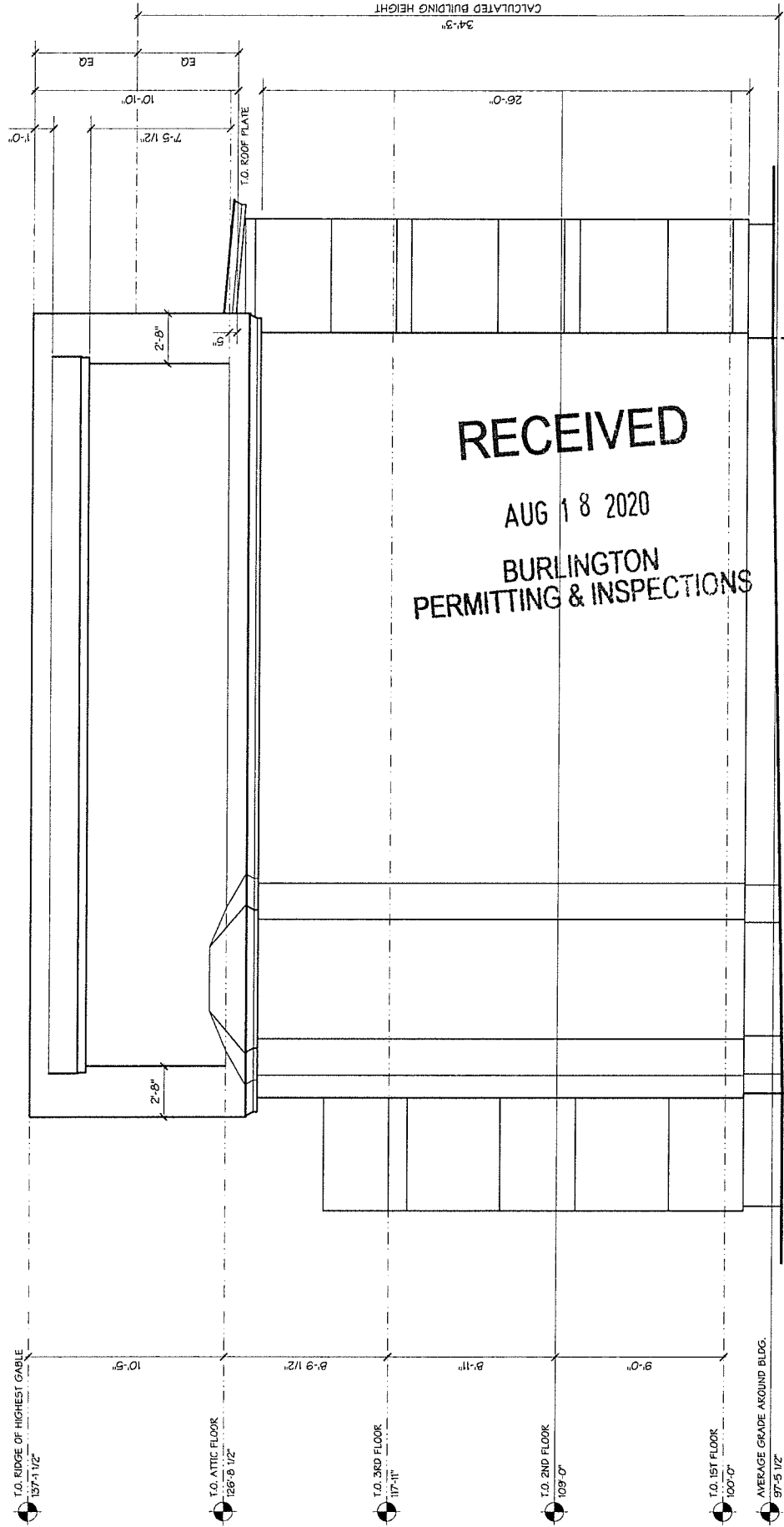
BURLINGTON, VERMONT



NEW BUILDING SECTION w/ SHED DORMER: BUILDING SECTION-B

Scale: 3/16" = 1'-0"





ELEVATION SHOWING SHED DORMER: ELEVATION-2

Scale: 3/16" = 1'-0"



RECEIVED

AUG 18 2020

BURLINGTON
PERMITTING & INSPECTIONS

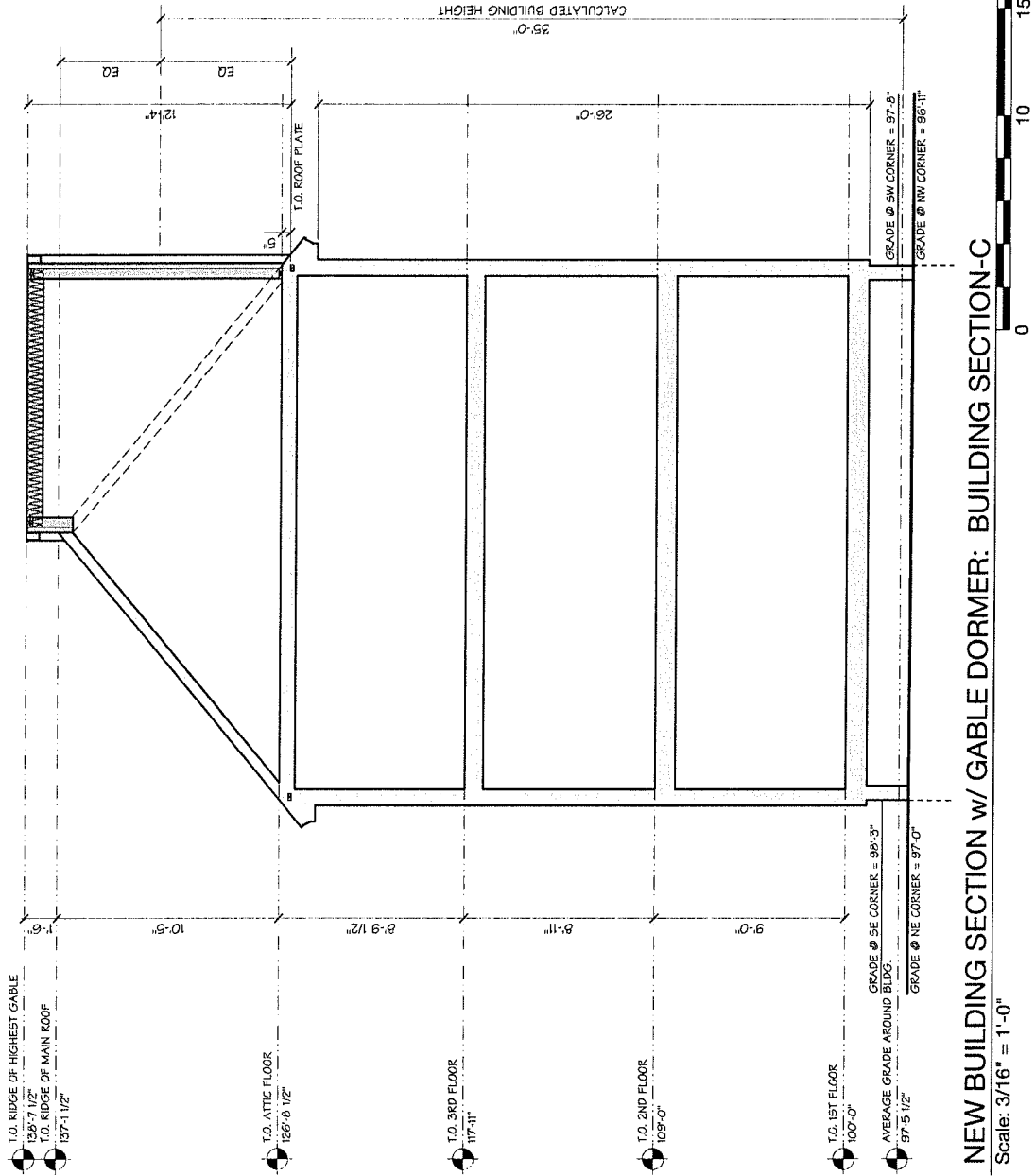
DATE: 07/27/2020
DRAWN: PC

Duncan Wisniewski

ARCHITECTURE

259 SOUTH CHAMPLAIN STREET
BURLINGTON, VERMONT 05401
TEL: 802.542.2258

A3-1.0

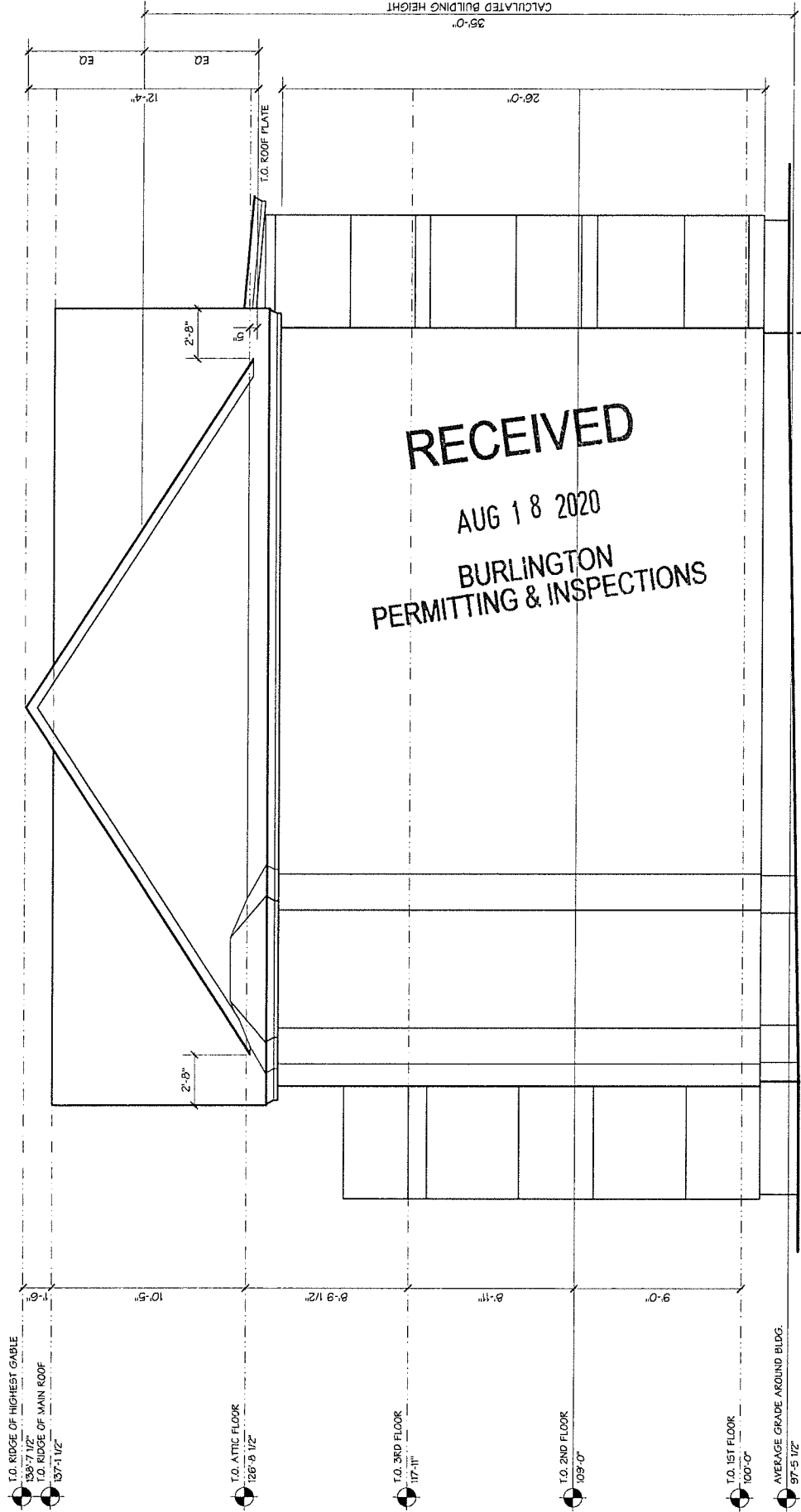


LAFAYETTE, 15-17 MONROE STREET

BURLINGTON, VERMONT

COPYRIGHT © 2020 ALL RIGHTS RESERVED
DUNCAN WISNIEWSKI ARCHITECTURE
1111 FREDERICK STREET, SUITE 200
BURLINGTON, VT 05401

PROPOSED PLANS



ELEVATION SHOWING GABLE DORMER: ELEVATION-3

Scale: 3/16" = 1'-0"



LAFAYETTE, 15-17 MONROE STREET

Duncan Wisniewski ARCHITECTURE
 255 S. CHURCH STREET
 BURLINGTON, VERMONT 05401
 T. 802.532.5948

DATE: 07.27.2020
 A2-1.0

PROPOSED PLANS

COPYRIGHT 2020 ALL RIGHTS RESERVED
 DUNCAN WISNIEWSKI ARCHITECTURE
 255 S. CHURCH STREET
 BURLINGTON, VERMONT 05401

BURLINGTON, VERMONT

RECEIVED
AUG 18 2020
BURLINGTON
PERMITTING & INSPECTION

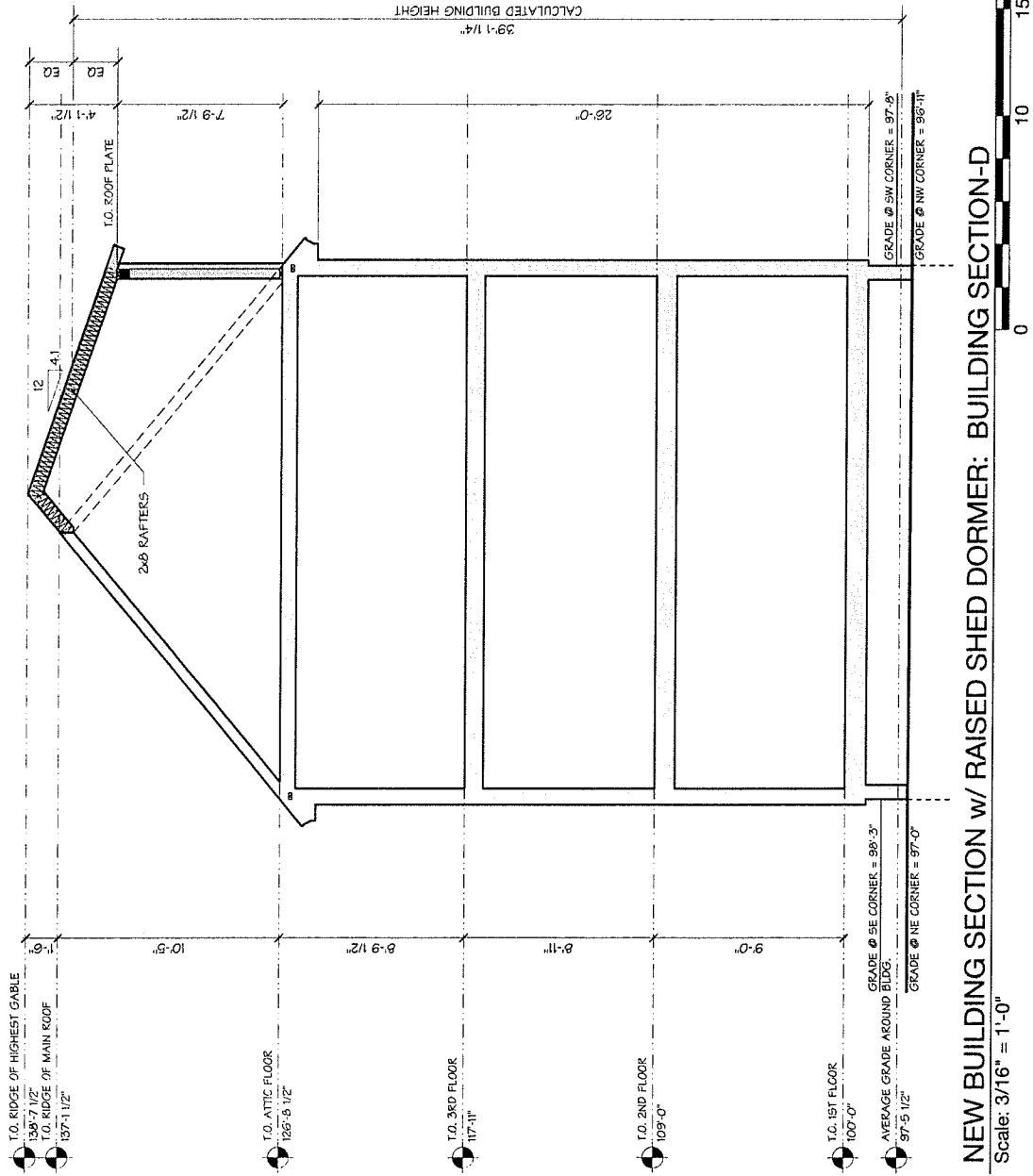
DATE: 07.27.2020
DRAWN: PJC

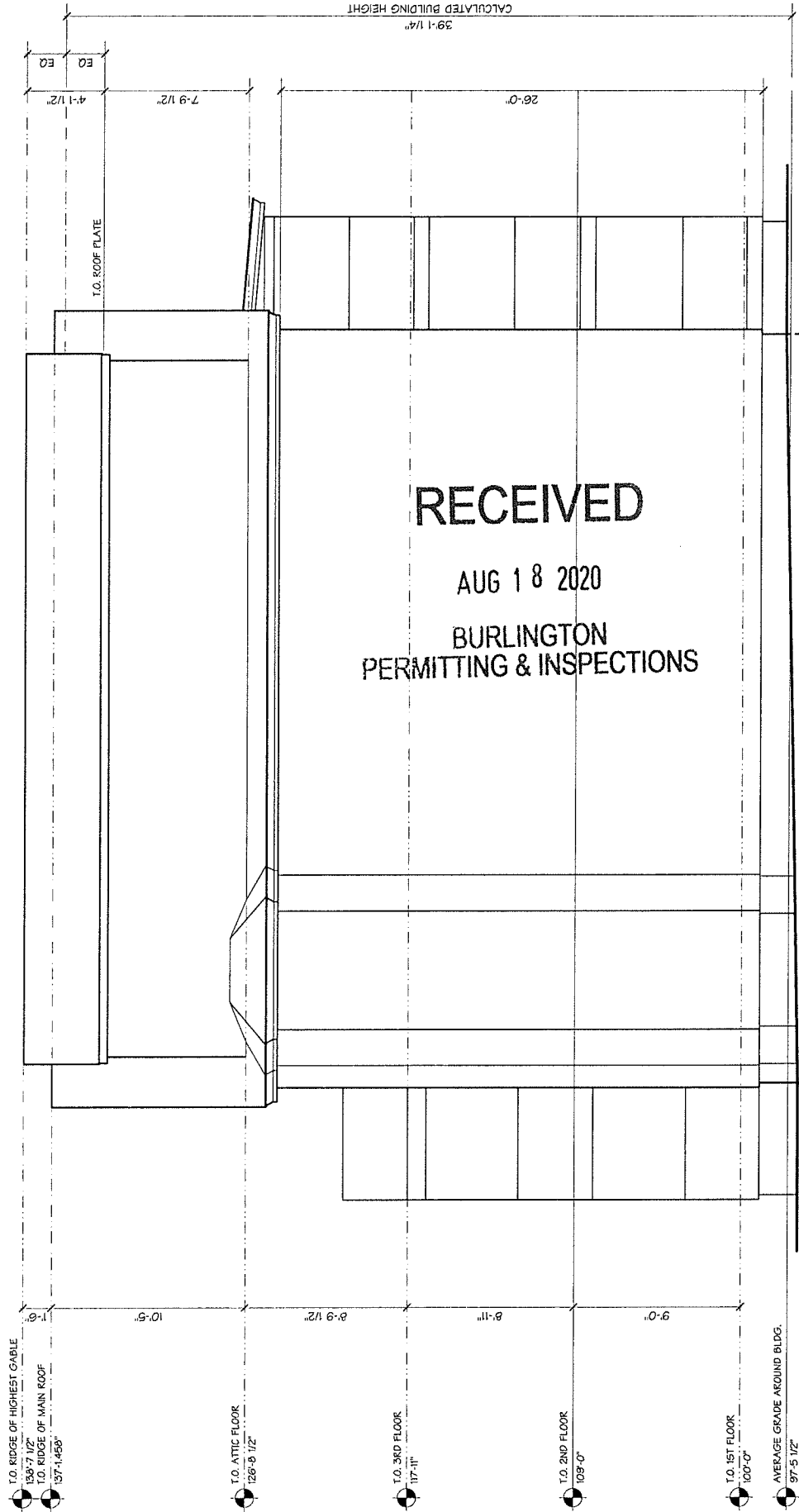
Duncan Wisniewski

ARCHITECTURE

275 SOUTH HAVEN STREET
BURLINGTON, VERMONT 05401
TEL: 802.253.1234

A3-1.0





RECEIVED
AUG 18 2020
BURLINGTON
PERMITTING & INSPECTIONS

ELEVATION SHOWING RAISED SHED DORMER: ELEVATION-4

Scale: 3/16" = 1'-0"



Duncan
Wisniewski
ARCHITECTURE

DATE: 02.27.2020

A2-1.0

287 SOUTH CAMPBELL STREET
BURLINGTON, VERMONT 05401
TEL: 802.551.8844

PROPOSED PLANS

LAFAYETTE, 15-17 MONROE STREET
BURLINGTON, VERMONT

ALL RIGHTS RESERVED
DUNCAN WISNIEWSKI ARCHITECTURE
02/27/2020

RECEIVED

AUG 18 2020

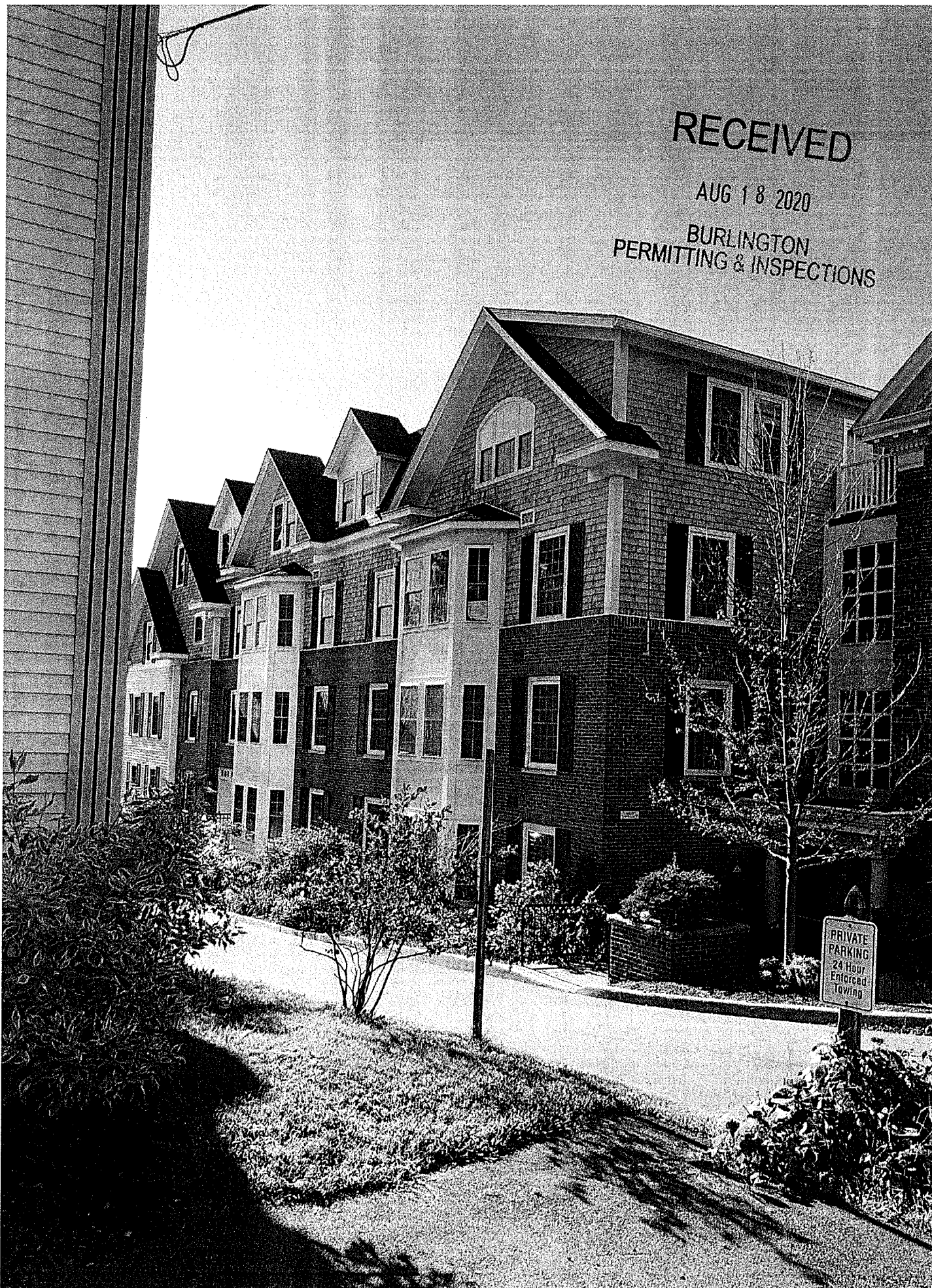
BURLINGTON
PERMITTING & INSPECTIONS



RECEIVED

AUG 18 2020

BURLINGTON
PERMITTING & INSPECTIONS





RECEIVED

AUG 18 2020

PERMITS & INSPECTIONS
VIRGINIA BEACH

RECEIVED

AUG 18 2020

BURLINGTON
PERMITTING & INSPECTIONS



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: Bob Duncan, RA, AIA
FROM: Scott Gustin
DATE: August 4, 2020
RE: Building height 15-17 Monroe Street

I have reviewed your letter of July 27, 2020 and associated drawings regarding height measurement of the residential building at 15-17 Monroe Street. We agree on measurement of the existing gable roof structure. Height is measured to the mid-point of the roof rise. We continue to differ as to the impact on height created by a new full shed dormer on one side. The introduction of a full shed dormer effectively changes the top half story to a three-quarter story with significant increase in building volume. Usable building space increases as does the apparent building mass and height. I think we would agree if we were talking about a flat-roof structure with two roof levels, the higher flat roof level would be the building height.

Sec. 5.2.6, *Building Height Measurements*, of the Comprehensive Development Ordinance articulates specific provisions for height measurement of several different roof forms. What you are proposing at 15-17 Monroe Street is not specifically addressed. In such cases, the CDO refers height measurement of "other roof forms" to the determination of the administrative officer in a manner that most closely reflects the intent of the height measurement standards. Item (a), 2, B of Sec. 5.2.6 offers some guidance and states that a double-pitched roof shall be measured to the roofplate of the highest pitch. Double-pitch is not defined in the CDO; however, reference is made to a gambrel or double-pitch mansard roof forms. Double-pitch could also simply mean two different pitches. Such is the case for the full shed dormer at 15-17 Monroe Street. Using the standard in Sec. 5.2.6, (a), 2, B, height of the structure with a full shed dormer would be measured to the roofplate of the full shed dormer.

Height limits are a common means of limiting development intensity. Therefore, height limits in residential zones are more restrictive than in mixed use and downtown zones. The property at 15-17 Monroe Street is located in a residential zone, and the building is presently within inches of the maximum permissible 35' height limit as measured to the midpoint of the roof rise. The proposed change in roof volume from a half to a three quarter story would exceed the anticipated development intensity of this site. Further guidance can be gleaned from Sec. 5.2.6 (b), *Exceptions to Height Limits*. This section specifies a variety of instances and building components that may extend beyond the height limit. Except for item 1 related to existing nonconformities, none of the height exceptions allow for additional conditioned building space beyond the height limit.

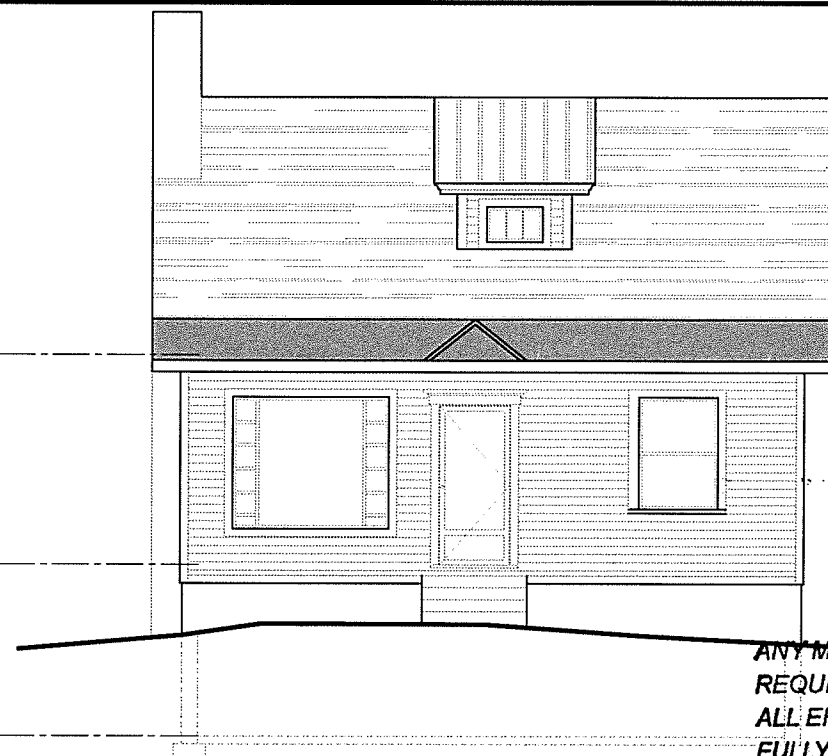
In sum, the introduction of a full shed dormer at 15-17 Monroe Street would significantly increase upper story building volume and would consequently increase the overall height of the building.

This decision may be appealed to the Development Review Board within 15 days of issuance.

SECOND FLOOR LEVEL

FIRST FLOOR LEVEL

BASEMENT LEVEL



EXISTING SOUTH ELEVATION

10.19.17
SCALE: 1/8"=1'-0"

RECEIVED
DEC 07 2017

DEPARTMENT OF
PLANNING & ZONING

- NOTE -

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

FINAL APPROVAL

SIGNED:

[Signature]

DATE:

12/15/17

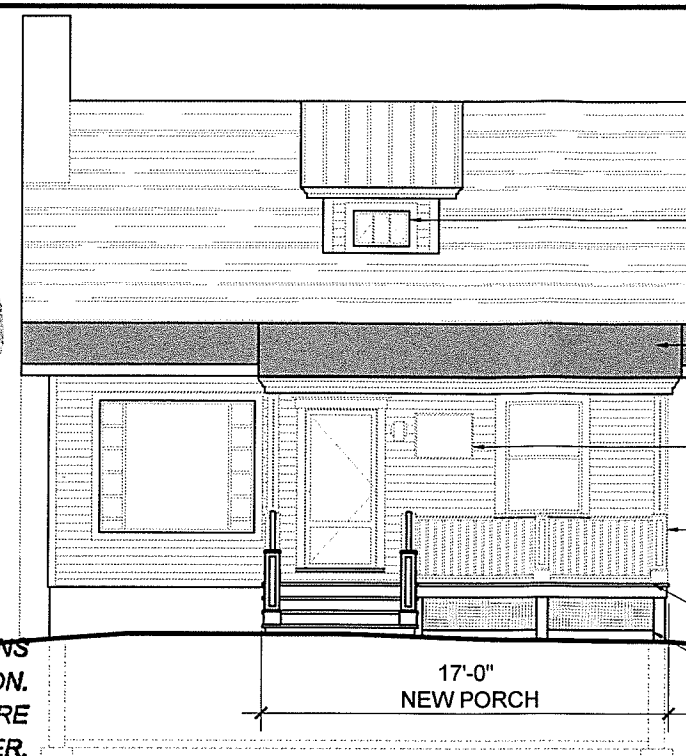
Planning & Zoning Department

Burlington, Vermont

2P18-0549CA

PROPOSED SOUTH ELEVATION

11.16.17
SCALE: 1/8"=1'-0"



MARVIN INTEGRITY WOOD -
ULTREX AWNING
REPLACEMENT WINDOW TO
MATCH EXISTING STYLE

NEW FRONT
PORCH AND METAL
ROOF

RAISED FLAT PANEL
W/BVELED EDGE

PAINTED WOOD COLUMN
ENCLOSURES, RAILING,
AND BALUSTERS

TREX DECKING W/PT
FRAMING

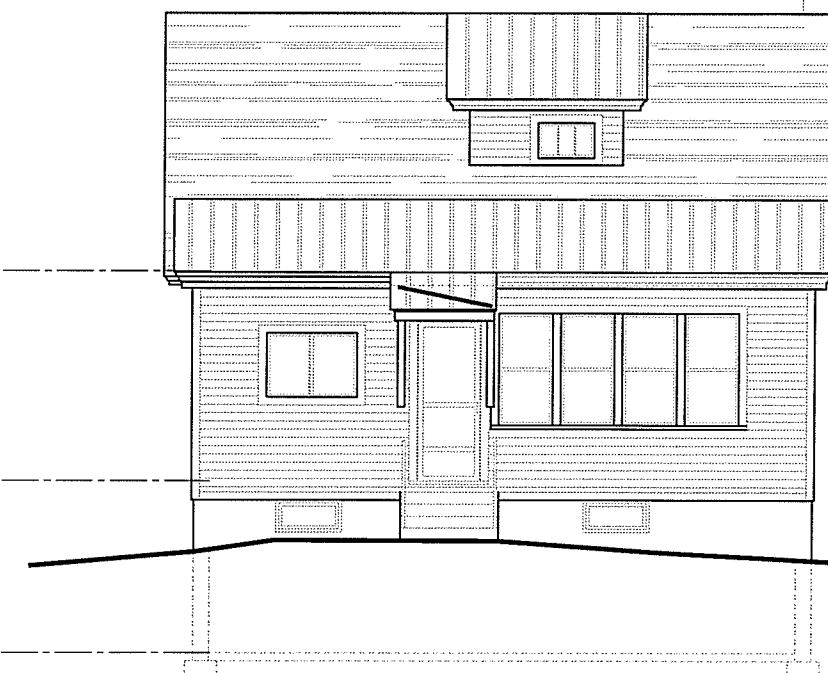
PAINTED WOOD TRELLIS

17'-0"
NEW PORCH

SECOND FLOOR LEVEL

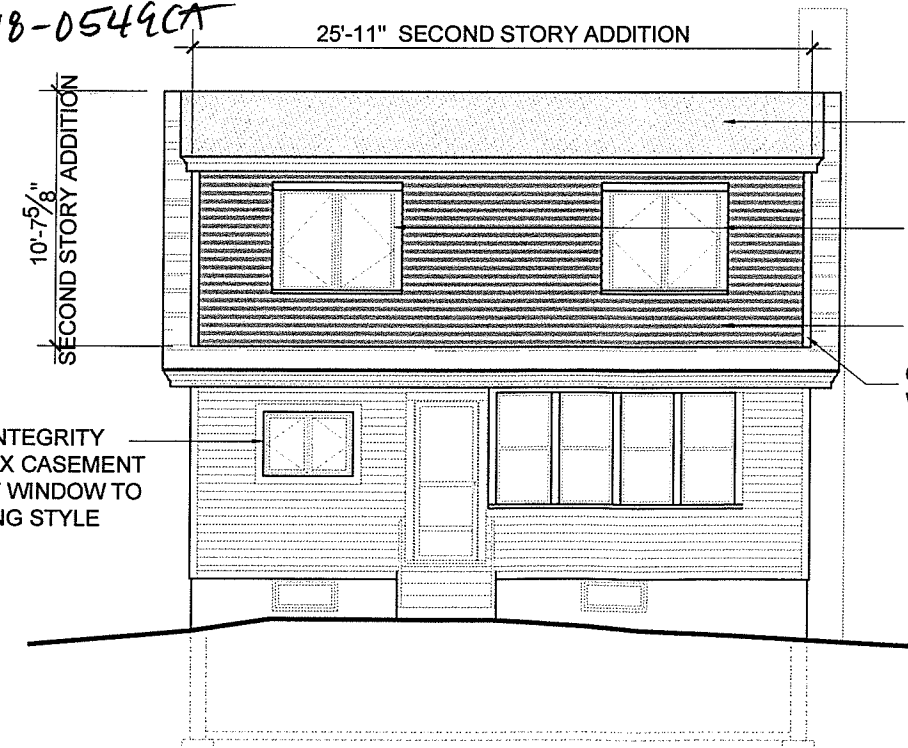
FIRST FLOOR LEVEL

BASEMENT LEVEL



EXISTING NORTH ELEVATION

9.11.17
SCALE: 1/8"=1'-0"



25'-11" SECOND STORY ADDITION

10'-7 5/8"
SECOND STORY ADDITION

MEMBRANE ROOF

NEW MARVIN INTEGRITY
WOOD - ULTREX CASEMENT
WINDOWS

CEMENTITIOUS SIDING -
COLOR WHITE

COMPOSITE TRIM - COLOR
WHITE (TYP)

NEW MARVIN INTEGRITY
WOOD - ULTREX CASEMENT
REPLACEMENT WINDOW TO
MATCH EXISTING STYLE

PROPOSED NORTH ELEVATION

9.22.17
SCALE: 1/8"=1'-0"

ISSUED FOR ZONING APPROVAL
NOT FOR CONSTRUCTION



Struktur, pllc
47 Maple Street, Suite 304
Burlington, VT 05401
802.922.2632 / 802.881.9836

16 CATHERINE STREET

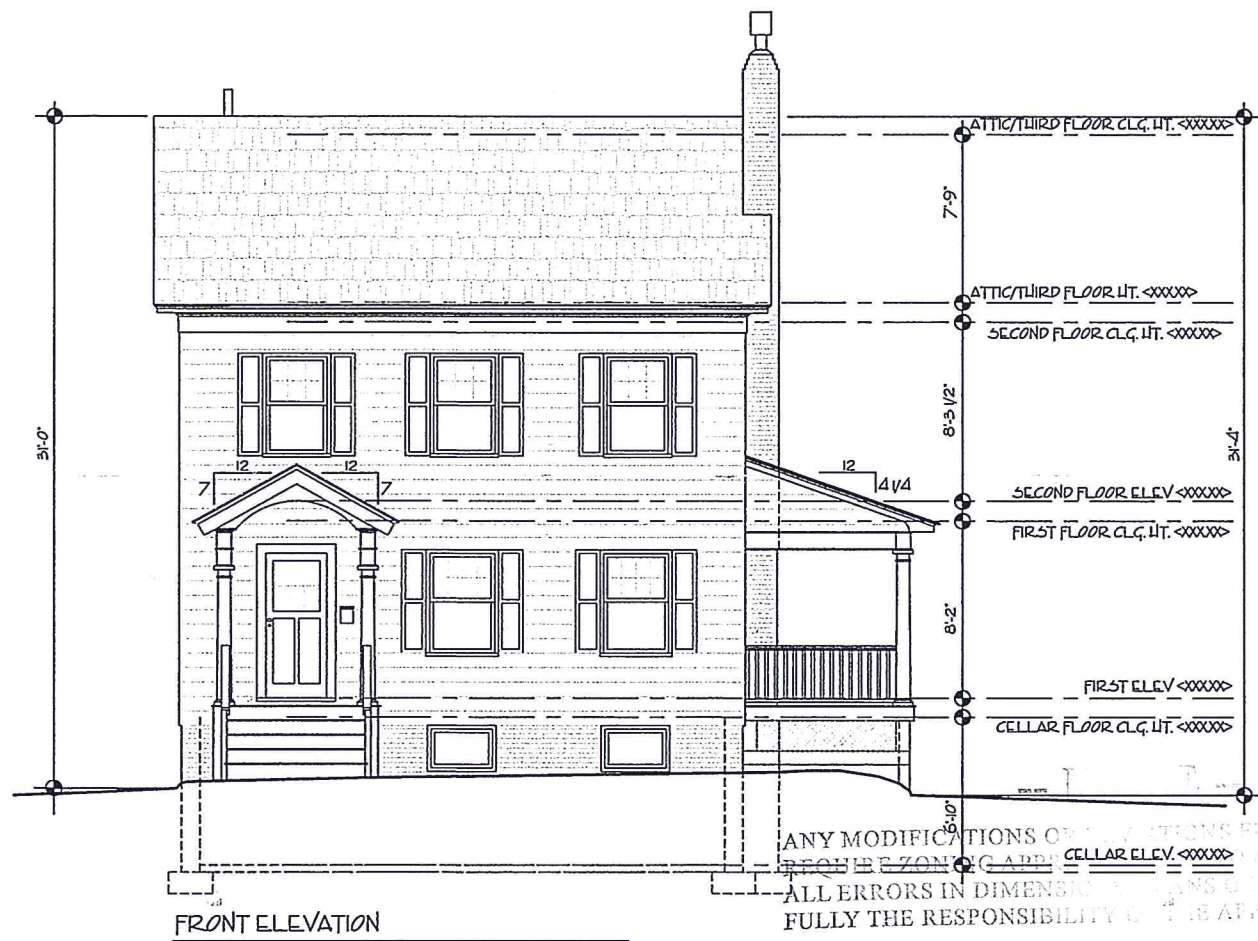
CHILL/DONNELLY ADDITION

BURLINGTON, VERMONT

Zoning Permit Submittal

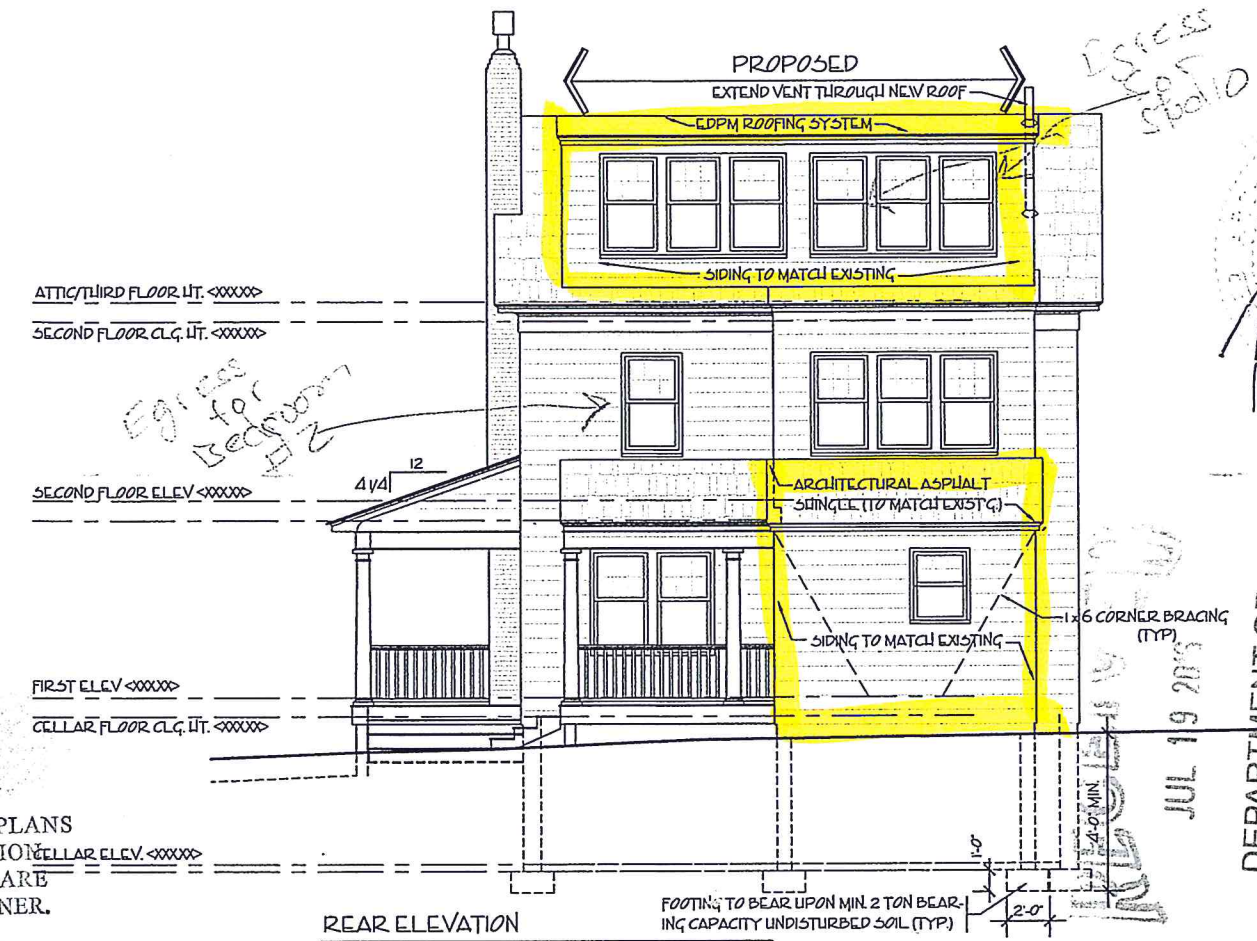
DATE: 12.01.17
SCALE: 1/8"=1'-0"

PZ-



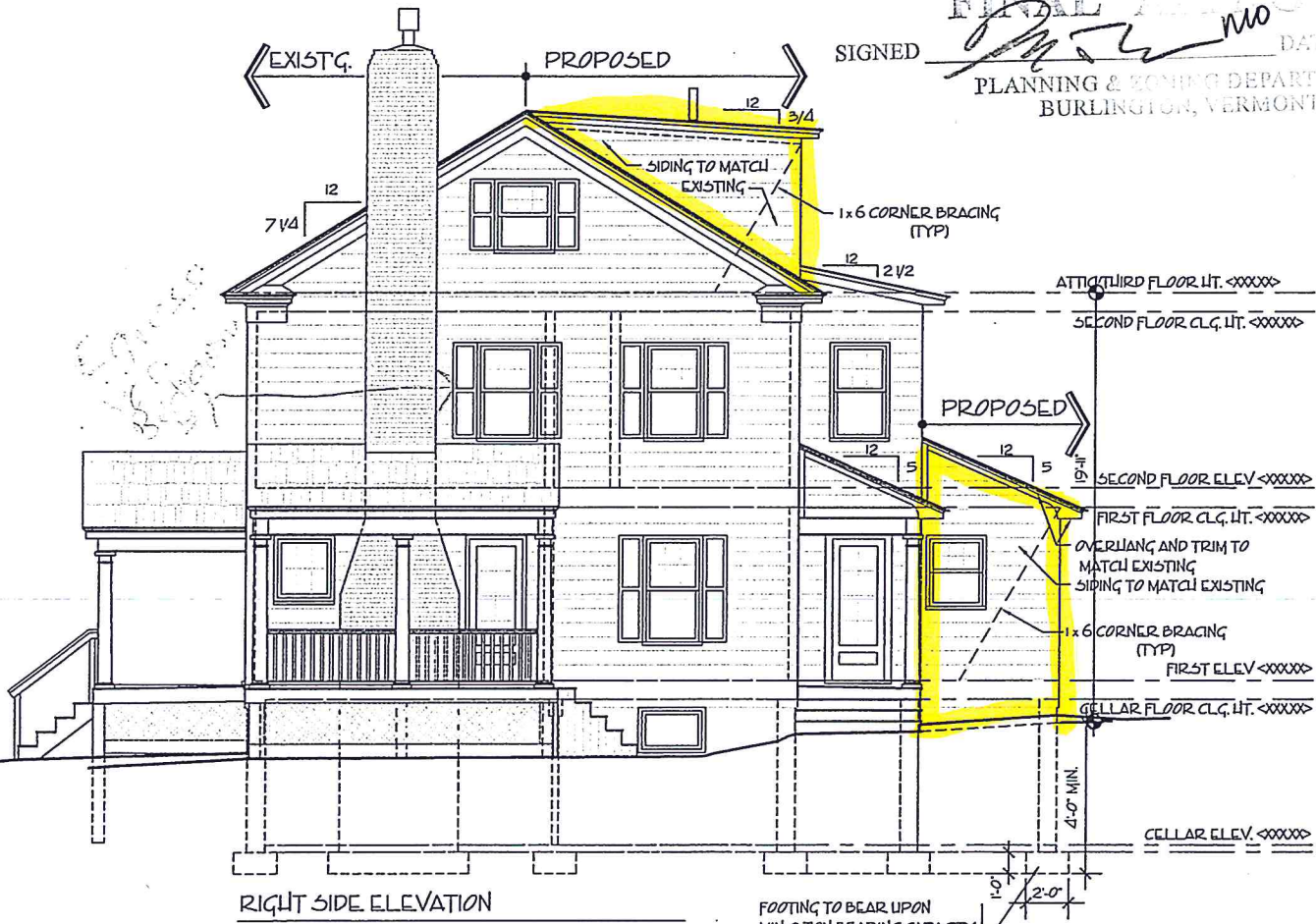
FRONT ELEVATION

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



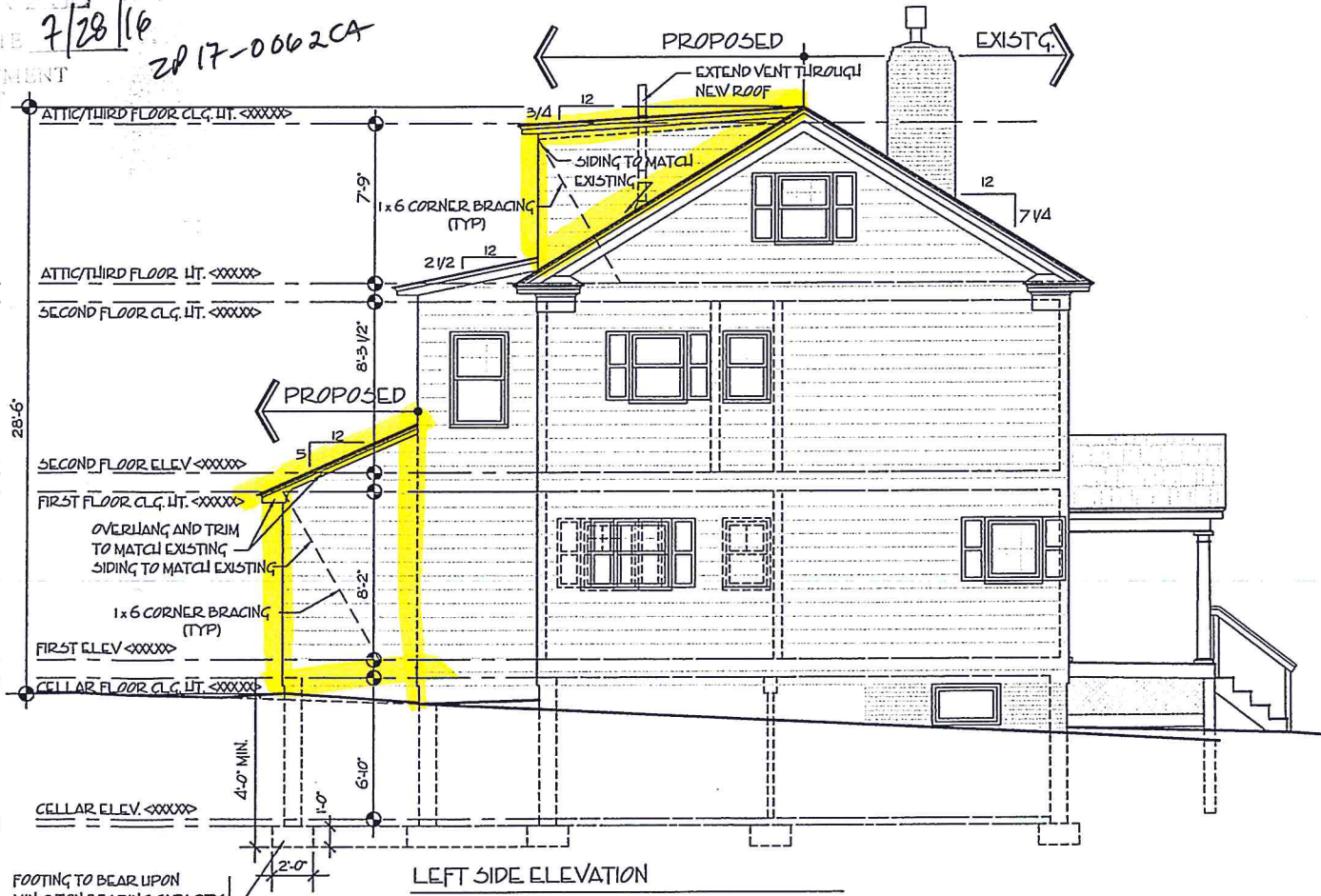
REAR ELEVATION

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



RIGHT SIDE ELEVATION

FOOTING TO BEAR UPON MIN. 2 TON BEARING CAPACITY



LEFT SIDE ELEVATION

FOOTING TO BEAR UPON MIN. 2 TON BEARING CAPACITY

SIGNED *[Signature]* DATE 7/28/16
 PLANNING & ZONING DEPARTMENT
 BURLINGTON, VERMONT
 2017-0062CA

DEPARTMENT OF
 PLANNING & ZONING
 PROPOSED RENOVATION TO EXISTING ONE FAMILY RESIDENCE FOR
 MS. ELIZABETH CLAYTON
 LOCATION 90 CAROLINE STREET, BURLINGTON, VERMONT
 1500 SAVAGE POINT ROAD, NORTH WIND, VERMONT, 05474 802-572-4506

JUL 19 2015

ARCHITECTURE
 DESIGN STUDIO
 ROBERT CANECO

ARCHITECT

PROJECT NUMBER
 A-4
 JOB NUMBER
 A-1392

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: October 6, 2020
RE: 20-0854CA/CU; 266 Queen City Park Road

The applicants are requesting that the Development Review Board reconsider condition 10 of zoning permit 20-0854CA/CU for a performing arts center at 266 Queen City Park Road. Condition 10 reads as follows:

10. No food service is included on the property.

The request has been submitted within the 30-day appeal period and may be taken up by the Development Review Board.



BURTON

September 23, 2020

To: Scott Gustin and Burlington Development Review Board

Re: Conditional Use Permit 20-0854CA/CU

From: Justin Worthley, Senior Vice President, Burton Corporation

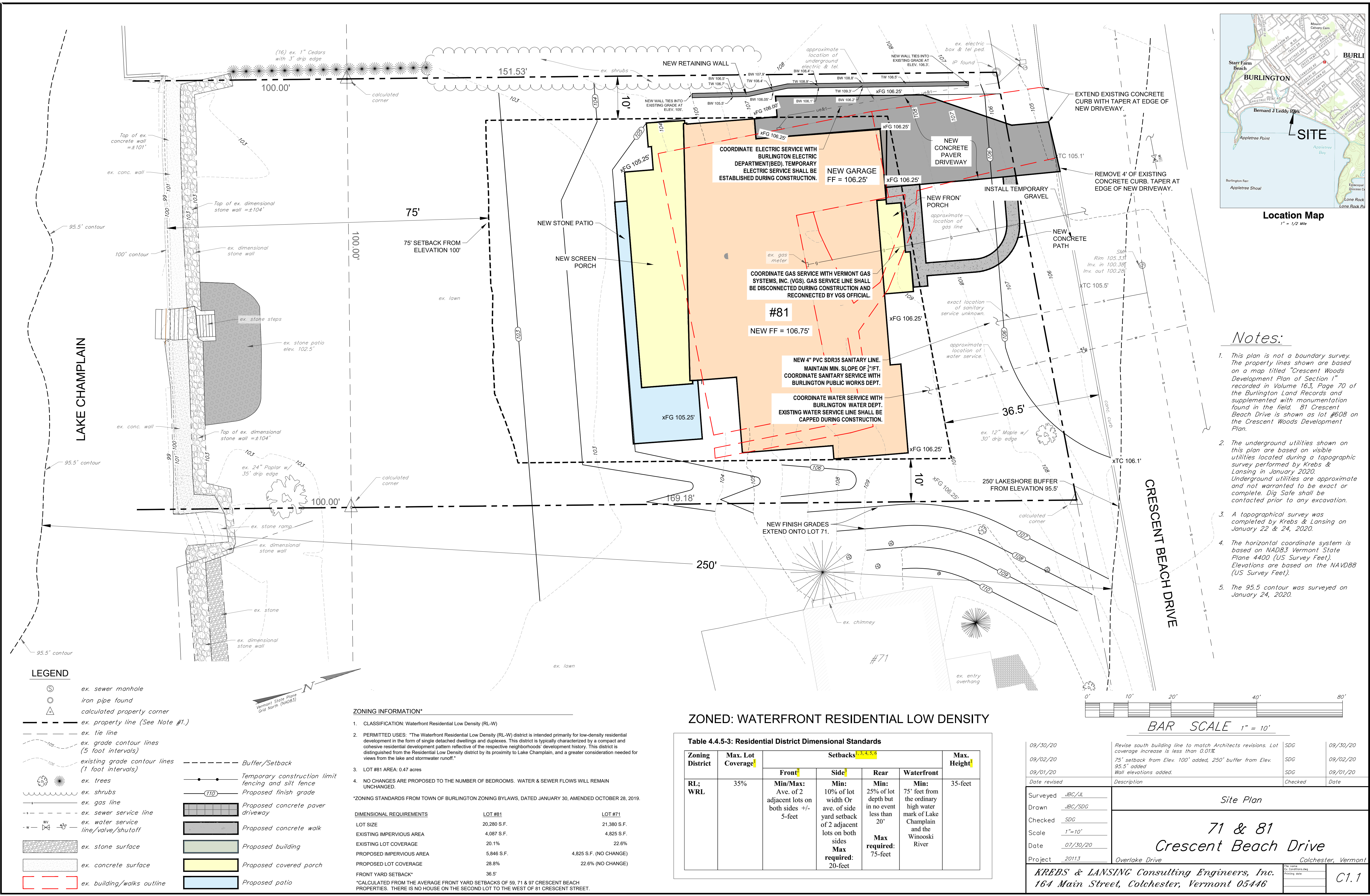
Cc: Brian Dunkiel, Dunkiel Saunders

We are requesting condition 10 of the DRB decision regarding 20-0854CA/CU be amended as follows:

As currently worded: 10. No food service is included on the property.

Requested change: 10. No food service use is included in this permit decision.

We have future plans to add a café use to our 266 Queen City Park road facility (to be permitted separately), and we are concerned the wording in this permit could be mis-construed as prohibiting a café or another use involving food service in other parts of the building or property, separate from the Performing Arts Center use.



Location Map
1" = 1/2 Mile

Notes:

- This plan is not a boundary survey. The property lines shown are based on a map titled "Crescent Woods Development Plan of Section 1" recorded in Volume 163, Page 70 of the Burlington Land Records and supplemented with monumentation found in the field. 81 Crescent Beach Drive is shown as lot #608 on the Crescent Woods Development Plan.
- The underground utilities shown on this plan are based on visible utilities located during a topographic survey performed by Krebs & Lansing in January 2020. Underground utilities are approximate and not warranted to be exact or complete. Dig Safe shall be contacted prior to any excavation.
- A topographical survey was completed by Krebs & Lansing on January 22 & 24, 2020.
- The horizontal coordinate system is based on NAD83 Vermont State Plane 4400 (US Survey Feet). Elevations are based on the NAVD88 (US Survey Feet).
- The 95.5' contour was surveyed on January 24, 2020.

ZONED: WATERFRONT RESIDENTIAL LOW DENSITY

Table 4.4.5-3: Residential District Dimensional Standards

Zoning District	Max. Lot Coverage	Setbacks ^{1,3,4,5,6}				Max. Height
		Front	Side	Rear	Waterfront	
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-feet	Min: 25% of lot depth but in no event less than 20' Max required: 75-feet	Min: 75' feet from the ordinary high water mark of Lake Champlain and the Winooski River	35-feet

ZONING INFORMATION*

- CLASSIFICATION: Waterfront Residential Low Density (RL-W)
- PERMITTED USES: "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."
- LOT #81 AREA: 0.47 acres
- NO CHANGES ARE PROPOSED TO THE NUMBER OF BEDROOMS. WATER & SEWER FLOWS WILL REMAIN UNCHANGED.

*ZONING STANDARDS FROM TOWN OF BURLINGTON ZONING BYLAWS, DATED JANUARY 30, AMENDED OCTOBER 28, 2019.

DIMENSIONAL REQUIREMENTS

	LOT #81	LOT #71
LOT SIZE	20,280 S.F.	21,380 S.F.
EXISTING IMPERVIOUS AREA	4,087 S.F.	4,825 S.F.
EXISTING LOT COVERAGE	20.1%	22.6%
PROPOSED IMPERVIOUS AREA	5,846 S.F.	4,825 S.F. (NO CHANGE)
PROPOSED LOT COVERAGE	28.8%	22.6% (NO CHANGE)
FRONT YARD SETBACK*	36.5'	

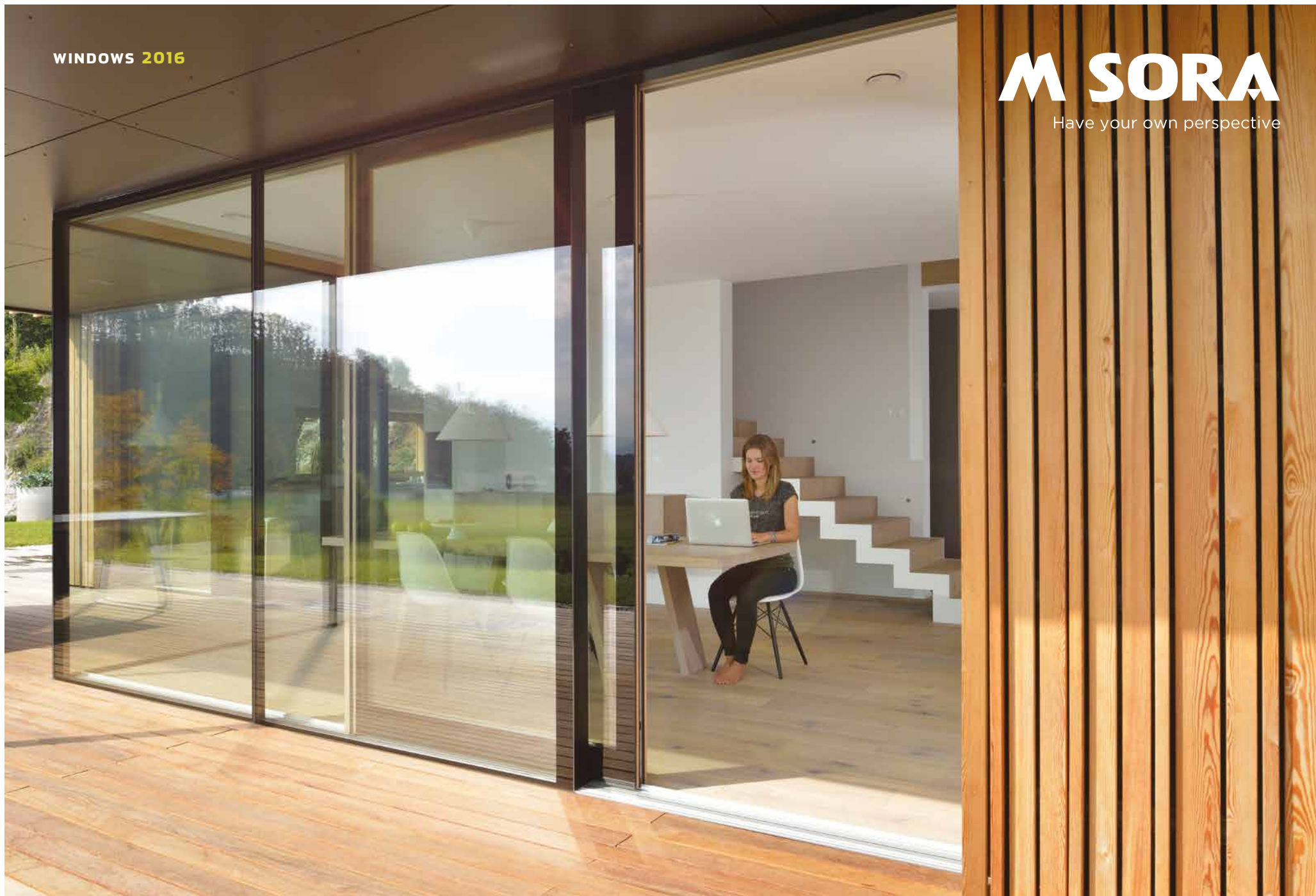
*CALCULATED FROM THE AVERAGE FRONT YARD SETBACKS OF 59, 71 & 97 CRESCENT BEACH PROPERTIES. THERE IS NO HOUSE ON THE SECOND LOT TO THE WEST OF 81 CRESCENT STREET.

09/30/20	Revise south building line to match Architects revisions. Lot coverage increase is less than 0.01%.	SDG	09/30/20
09/02/20	75' setback from Elev. 100' added, 250' buffer from Elev. 95.5' added	SDG	09/02/20
09/01/20	Wall elevations added.	SDG	09/01/20
Date revised	Description	Checked	Date
Surveyed	JBC/JL	Site Plan	
Drawn	JBC/SDG		
Checked	SDG		
Scale	1"=10'		
Date	07/30/20		
Project	20113	Overlake Drive	Colchester, Vermont
KREBS & LANSING Consulting Engineers, Inc. 164 Main Street, Colchester, Vermont 05446			
The name of the project is C1.1			

WINDOWS 2016

M SORA

Have your own perspective



CENTURY OLD IDEAS

Rediscovering natural materials and traditional techniques is what our customers expect us to work on. We have been collaborating with nature for almost a hundred years and have never neglected our ancestors' experience.

Žiri used to be an island of human habitation in the green expanse of virgin forests. There used to be a lot of excellent joiners and carpenters in our area and it comes as no surprise their workshops have survived for the last 100 years. In one of these workshops a new trend emerged: manufacturing of doors and windows. It was the predecessor of the many door & window manufacturing facilities today.

Through time the names have changed but patience & ingenuity of our hardworking employees have always been the backbone of M SORA; and the little plant continued to grow. Finally the new M SORA emerged – a company of dedicated masters.

The M SORA of today is a modern company based on continuous intertwining of tradition and innovation, knowledge and experience. The company constantly pursues research, tests new materials and discovers new horizons. That's why our windows can stand the test of time.

M SORA windows are recognized as excellent products used with the same amount of trust by builders of individual houses and by architects of larger office buildings. The Žiri larch, pine and beech adorn windows across Europe and even in faraway Japan.

M SORA is currently the only door & window manufacturer in Slovenia performing thermographic filming of facilities and buildings, enabling its customers to discover and see energy non-efficient points.



Žiri, 1913: the oldest known photograph of the Žiri carpenters and joiners

COMPANY OF OPEN VIEWS

Windows are not just a piece of furniture. They are our connection to the outside world and in most cases the only real breathing component of our home. Windows frame our view of the world and bring fresh air into our home.

Wood is a living material that breathes and grows with us. It connects us to the environment and freshens us up. It stops the winter chills and the summer heat. Contrary to human beings wood is almost eternal and always an architecturally interesting element.

The forests of Žiri have been a natural treasury for centuries. This is where people learned to live in harmony with nature and this is where our renowned masters of carpentry come from. Living so close to nature has taught us to cherish traditional ways. That is why most of our windows are made of wood - except when modern cutting-edge technology makes a more permanent and reliable solution possible.

The fact that M SORA is not a factory is actually the best description of our windows. M SORA is a company of experienced masters united through commitment to their work, knowledge and experience.



Privately owned building, Slovenia, architecture: Marjeta Černe

WE CAN PROMISE YOU PERFECTION

It may be too much to say that we are in love with windows. But we are - without doubt - passionate experts and our windows are manufactured to perfection using cutting-edge technology. Finding similar top quality windows on the market is therefore no easy task.

YOUR WINDOW WILL BE A MAGNIFICENT AND NOBLE PRODUCT

Do not be misled by the simplicity of appearance. Each window is made of approximately 70 components. Quality depends on the commitment and experience of all the employees involved in the creation of these beautiful products. Their commitment is seen everywhere - you can see it in every detail; you can touch it on the subtle surfaces and feel it standing in front of the window. They are the fine details making your window one of a kind.

YOUR WINDOW WILL BE AS NATURAL AS POSSIBLE

Wood is the finest construction material and a great choice for window making. It breathes, saves energy, gives every room a magnificent appearance and lasts longer - it can and may outlive you. Our wood coatings are water based - enabling your home to breathe and making you comfortable. Wood windows will transform your home into your very private cozy health center.

YOUR WINDOW IS CUTTING-EDGE TECHNOLOGY

No matter which window model you choose, each and every part of it will undergo a careful process involving centuries of experience and cutting-edge technology. This technology is used only if it can do a better job than man: it for example cuts wood with greater precision and without error - and is more reliable in applying color and coatings.



Ortenia, Apartments in Nature, Podčetrtek, Slovenia; architecture: Petra Ostanek and Tinka Prekovič, Ostanek Prekovič Arhitektura



Wood is a noble natural material endowing windows with durability, insulation qualities and a nice appearance.

BIRTH OF YOUR WINDOW

NO HIDDEN DEFECTS IN YOUR WINDOW

Avoiding mistakes has led us to a wonderful idea: as part of our groundbreaking production process every window component is first automatically coated/sprayed several times. That is why the finished product has no hidden or unprotected parts, unlike windows coated at the very end of the manufacturing process. The coloring too is technologically perfect as everything is done automatically. In just two steps we take care of the protection of the wood and the perfect appearance.

PRODUCTION OF YOUR WINDOW IS ECO-FRIENDLY

Our production facilities are heated with biofuel. Water based coatings are used for wood protection. We minimize waste by making the coatings circle. Used water is recycled – thus minimizing the environmental impact. Cutting-edge eco-friendly technology now reduces the use of energy in buildings all over the world.



Only a well-programmed machine can process wood faultlessly and accurately.



Each and every window frame element is fully varnished before glueing.

NATURE TRADITION AND TECHNOLOGY

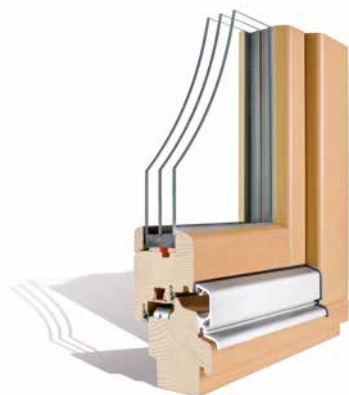
NATURE window can be best described by an ancient wisdom: the best solutions are simple. The window concept is based on a century old tradition with the help of modern technology. The result is a simple yet generous window: generous because of the benefits it guarantees.



Privately owned building, Slovenia, architecture: Katarina Pepeljnak



NATURE 3



FITTINGS

top quality fittings by a renowned European manufacturer allow one-hand opening both horizontally and vertically; it is also possible to install safety and/or concealed fittings and upperlight opening system

SEAL

the window has two seals, third seal is optional

WOOD

a 68mm window is made of quality wood (pine fir/larch/oak/meranty) and is glued together without finger joint



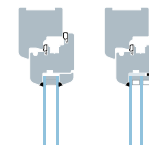
NATURE 3

ROUND EDGES

fine round lines ensure a nicer look and at the same time also a more even coating application

SURFACE TREATMENT

durable and environment-friendly water based coatings are available in different tones; a 10 year warranty is optional



NATURE

68

118

•

•

•

•

•

•

•

•

•

•

1,3

1,2

/

/

/

NATURE 3

68

122

•

•

•

•

•

•

•

•

•

•

/

/

0,99

0,91

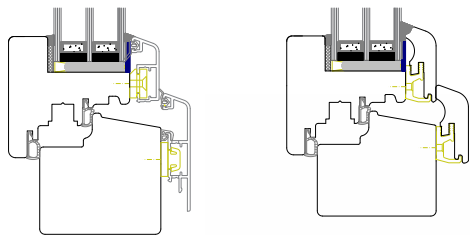
/

NATURE PASSIVE SIMPLY CONTEMPORARY

NATURE PASSIVE window effectively contributes to saving energy in buildings. Energy saving & sound insulation were a top priority when designing and developing this window. But in spite of the superb insulation qualities the window preserves all other superior features – from modern design to brilliant final touches.



VDC INCE Mengeš, architecture: Jereb and Budja arhitekti



DIFFERENT VERSIONS

GLASS

built-in three-layer glass
($U_g = 0,6$ or $U_g = 0,7$ W/m²K)

FITTINGS

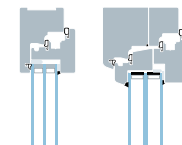
top quality fittings from a renowned European manufacturer allow one-hand opening on the horizontal and vertical axes; it is possible to install safety and concealed fittings and upperlight opening system

SURFACE TREATMENT

durable and environment-friendly water based coatings are available in different tones

WOOD

a 68mm window is made of quality wood (pine fir/larch/oak/meranty) and is glued together without finger joint



NATURE
PASSIVE

NATURE
E112

68

113

100

117

•

•

•

/

/

/

•

•

•

•

/

/

•

/

/

/

/

/

/

/

/

/

/

/

0,94

0,80

0,84

0,73

/

0,65

NATURE PASSIVE

M SORA

NATURE OPTIMO SUSTAINABLE BALANCE

NATURE OPTIMO is a novelty, which is distinguished by all advantages of NATURA windows – optimized thermal efficiency, wisdom of tradition and cutting-edge technologies. Window profile is thicker, which additionally contributes to reduced energy losses and sound transmission. A fresh shape connects the frame and the casement into a straight line, undersigned by an impressive modern look.



Privately owned building, Slovenia, architecture: Ravnikar | Potokar Arhitekturni biro



Timber

1. Price

NATURE OPTIMO XLT



GLASS

built-in three-layer glass
($U_g = 0,5$ or $U_g = 0,6$ or $U_g = 0,7 \text{ W/m}^2\text{K}$)

FITTINGS

top quality fittings from a renowned European manufacturer allow one-hand opening on the horizontal and vertical axes; it is possible to install safety and concealed fittings and upperlight opening system

SURFACE TREATMENT

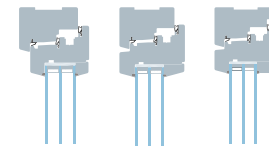
durable and environment-friendly water based coatings are available in different tones

WOOD

a 92 or 110mm window is made of quality wood (pine fir/larch/oak/meranty) and is glued together without finger joint



NATURE OPTIMO



NATURE OPTIMO	NATURE OPTIMO L	NATURE OPTIMO XL
93	93	110
107	116	116
•	•	•
•	•	•
•	•	•
•	•	•
•	•	•
•	/	/
•	•	/
•	/	/
•	•	/
•	/	/
/	/	/
/	/	/
0,89	0,88	0,86
0,82	0,81	0,79
0,74	0,73	0,71

VISION ELEGANT AND INNOVATIVE

The VISION window is designed and created in the spirit of modern, innovative approaches to architecture. With this window, wood is not visible on the external side, because the entire outer surface is elegantly covered by an innovative combination of insulation glass and an enamelled edge.



Privately owned building, Slovenia, architecture: Božo Č. Rozman — arhitekturni biro bcr



VISION

GLASS

The triple-pane window with an enamelled edge
($U_g = 0,5$ or $U_g = 0,6$ or $U_g = 0,7$ W/m²K)

ALUMINIUM

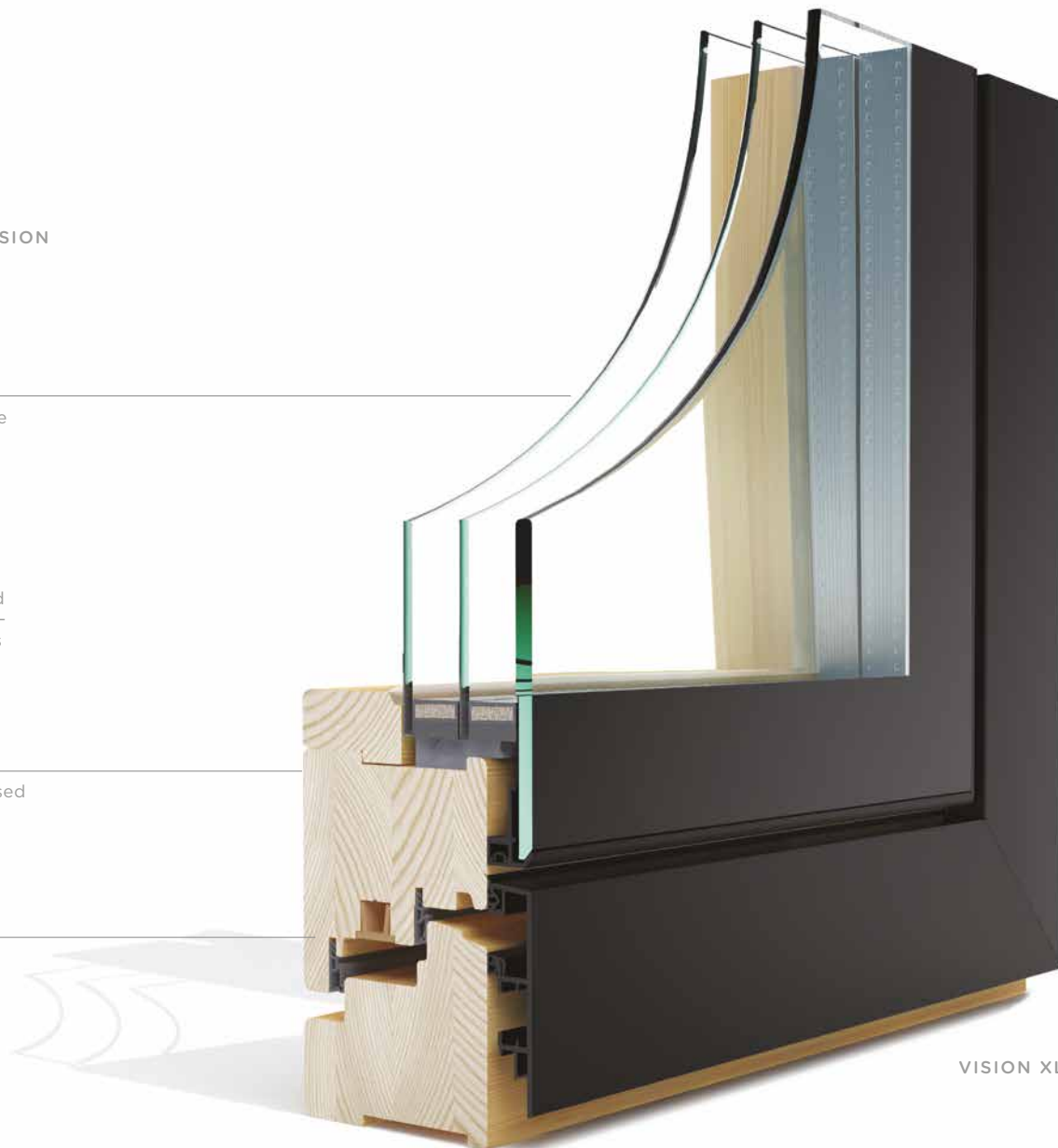
Aluminium effectively protects the external surface of the window against the elements and humidity. A wide variety of colours is available – from RAL colours to Antico colours and colours which mimic the different types of wood

SURFACE COATING

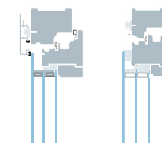
Durable and environmentally-friendly water-based coatings are available in a variety of shades

WOOD

The window profile is 92 or 110 mm thick and made of quality wood (spruce, fir, larch, oak, meranti, pine) and sealed without a visible longitudinal joint



VISION XL



VISION	VISION XL
85	92
113	122
•	•
•	•
/	/
•	•
•	•
/	/
•	/
•	/
/	/
/	/
/	/
/	/
/	0,94
0,88	0,87
/	0,80

COMFORT SIMPLY COMFORTABLE

COMFORT window is warm and friendly on the inside, firm and durable on the outside. The interior appearance of your window can be adjusted to match your furniture; the outside appearance of the window can match the facade.



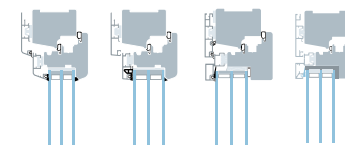
Privately owned building, Slovenia, architecture: Miha Kajzelj, Mojca Gregorski; Modular arhitekti



COMFORT 3QL

the mask on the outer side protects effectively against weather conditions; there is a wide selection of colors - from RAL to Antico colors and colors imitating different kinds of wood

durable and environment-friendly water
 based coatings are available in different tones



COMFORT 3	COMFORT 3Q	COMFORT 3QL	COMFORT 3QXL
85	85	83	100
107	107	108	108
●	●	●	●
●	●	●	●
●	●	●	●
●	●	●	●
●	●	●	●
●	●	●	●
●	●	/	/
●	●	●	/
●	●	/	/
●	●	/	/
●	●	●	●
/	/	/	/
/	/	/	/
0,97	0,95	0,98	0,95
0,88	0,88	0,92	0,88
/	0,80	0,83	0,80

COMFORT PASSIVE DECISIVE PARTICULARITIES

COMFORT PASSIVE is a window successfully combining two positive characteristics of two noble materials. The wood part on the outer side of the window is joined with aluminum for better durability, appearance and energy efficiency. The additional third pane makes all these qualities of the window even better.



Privately owned building, Austria, architecture: Ana Ocic, Robert Lamprecht — Pixlab studios



COMFORT
PASSIVE

85

107

•

•

/

•

•

/

•

/

/

/

/

/

0,98

0,92

0,83

GLASS

built-in three-layer glass
($U_g = 0,5$ or $U_g = 0,6$ or $U_g = 0,7$ W/m²K)

FITTINGS

top quality fittings from a renowned European manufacturer allow one-hand opening on the horizontal and vertical axes; it is possible to install safety and concealed fittings and upperlight opening system

ALUMINUM

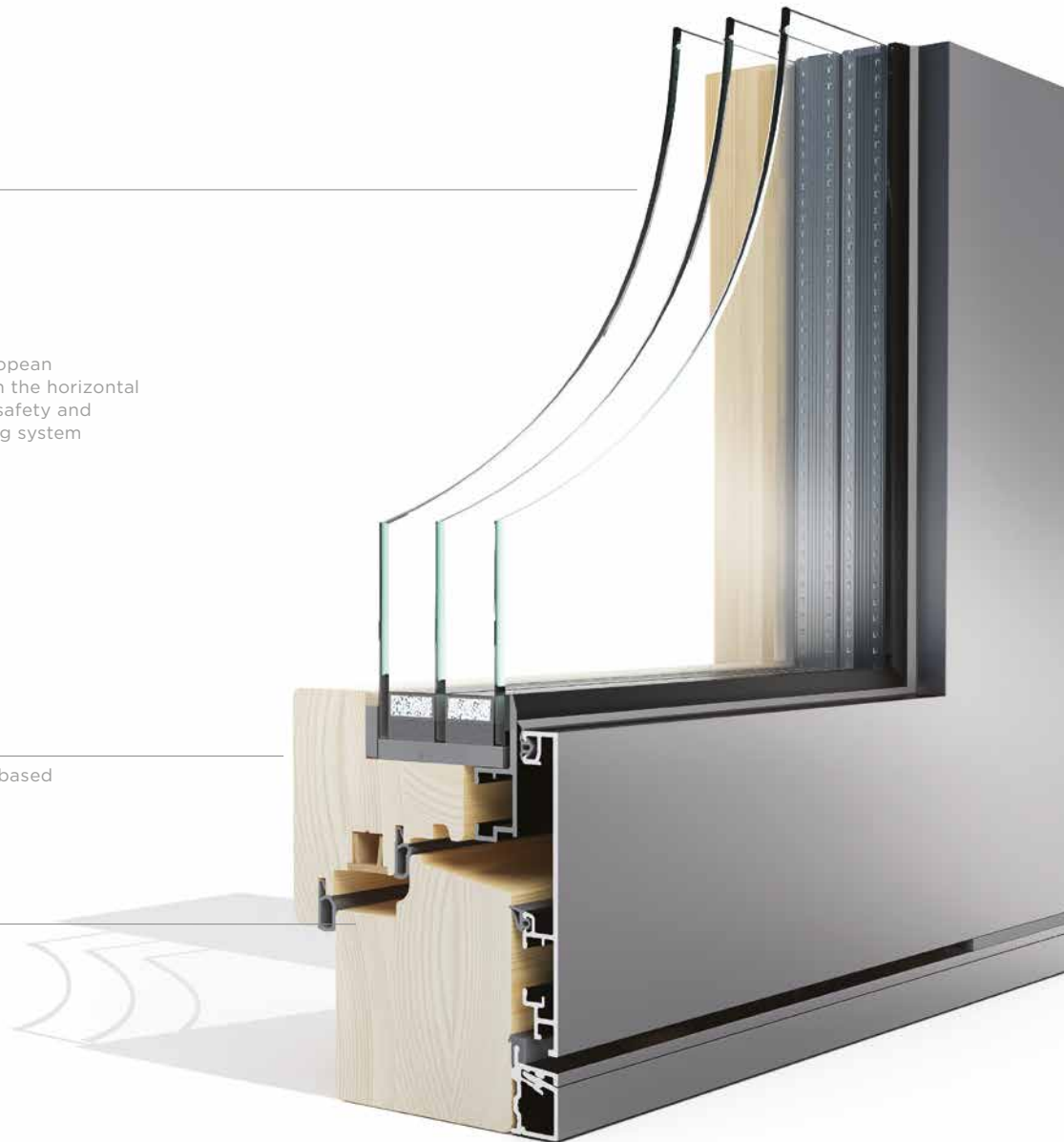
the mask on the outer side protects effectively against weather conditions; there is a wide selection of colors – from RAL to Antico colors and colors imitating different kinds of wood

SURFACE TREATMENT

durable and environment-friendly water based coatings are available in different tones

SEAL

the window has two seals, third seal is optional



COMFORT PASSIVE

COMFORT OPTIMO ENERGY EFFICIENCY

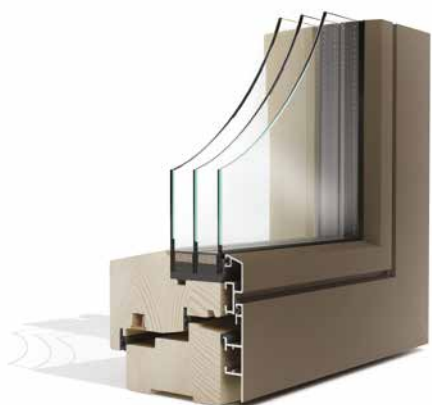
COMFORT OPTIMO is a window with clear lines, which boldly complements contemporary-shaped architecture. Trendy look is particularly emphasized by levelled window frame and casement, and thanks to its thicker profile this window is also an expert on thermal efficiency. Aluminium-coated exterior can be colour-adapted to fascinating trends or easy-going needs. The most sought-after panoramic windows provide a wide passage with a very small surface intended for opening.



Privately owned building, Slovenia, architecture: Božo Č. Rozman — arhitekturni biro bcr



COMFORT OPTIMO XLS



COMFORT OPTIMO L

GLASS

built-in three-layer glass
($U_g = 0,5$ or $U_g = 0,6$ or $U_g = 0,7$ W/m²K)

FITTINGS

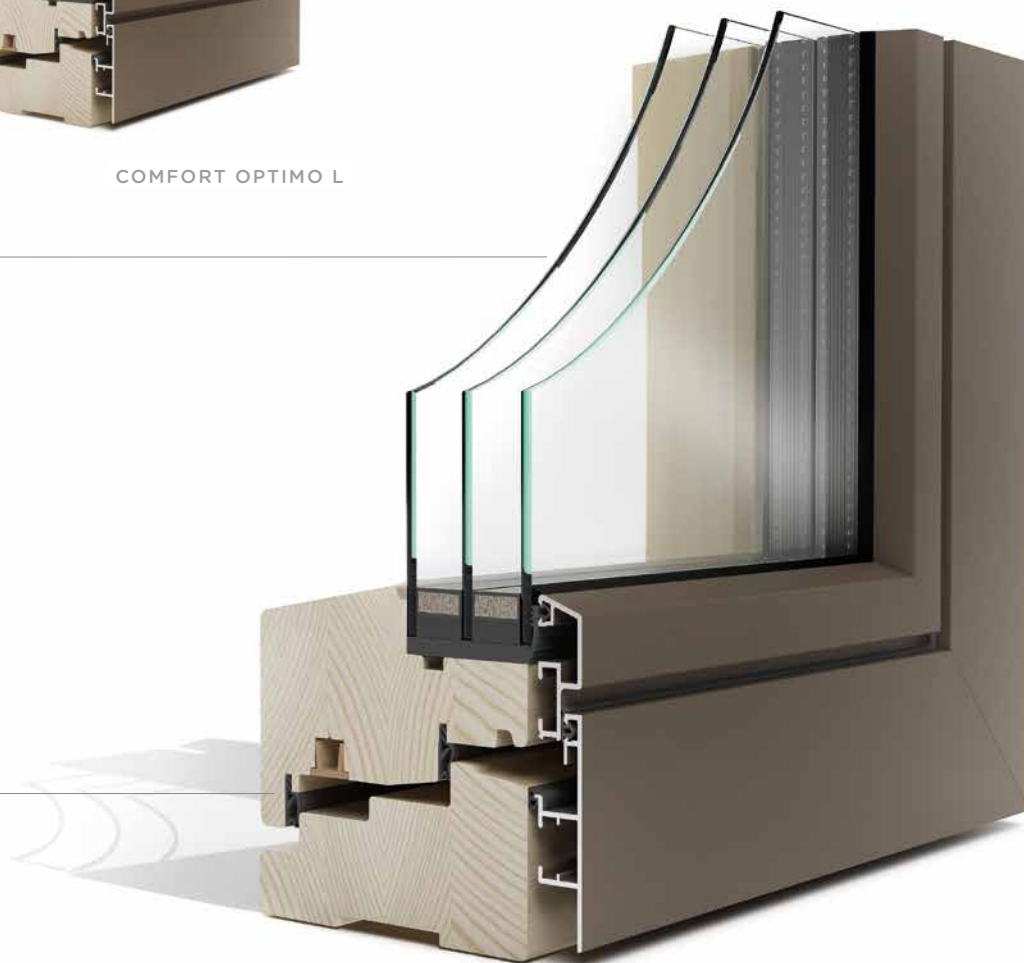
top quality fittings from a renowned European manufacturer allow one-hand opening on the horizontal and vertical axes; it is possible to install safety and concealed fittings and upperlight opening system

ALUMINUM

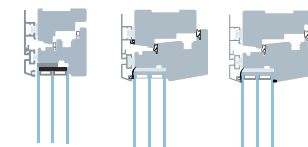
the mask on the outer side protects effectively against weather conditions; there is a wide selection of colors – from RAL to Antico colors and colors imitating different kinds of wood

WOOD

the 92 or 112 mm thick window profile with a patented system of air pockets has been made of quality timber (spruce/fir/larch/oak/meranti/pine) and glued without a visible longitudinal seam. In order to better fit other furniture, windows can also be made of walnut, pearwood, cherrywood, etc.



COMFORT OPTIMO XL



COMFORT OPTIMO XLS	COMFORT OPTIMO L	COMFORT OPTIMO XL
95	113	130
104	107	107
•	•	•
•	•	•
•	•	•
•	•	•
•	•	•
/	/	/
/	/	/
/	/	/
/	•	/
/	/	/
/	/	/
/	/	/
/	/	/
0,92	0,89	0,88
0,85	0,82	0,81
0,76	0,73	0,73





PANORAMIC WINDOWS

OPENING THE VIEWS

A panoramic window brings light into your home; it instantly inspires and links you with the great outdoors. Panoramic windows are also an effective means to improve the quality of life because they enhance the mood, minimize lack of space problems and provide a better use of space.



Sliding wall can be opened without extending into the interior space.

The most searched panoramic walls offer a wide transition at a very small area for opening.

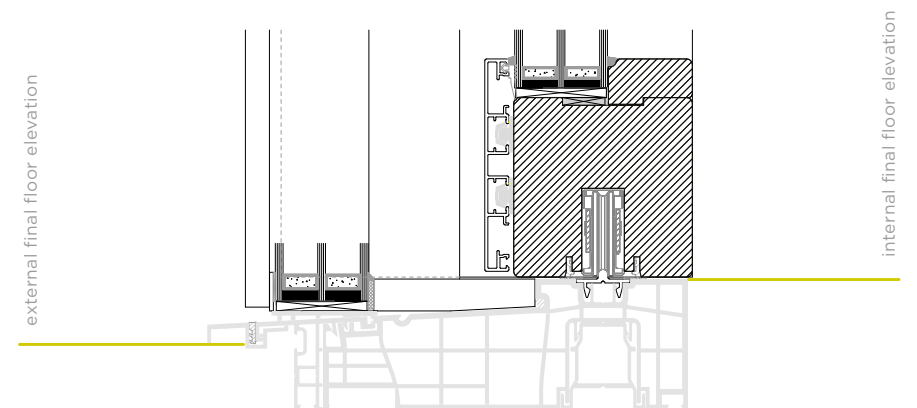
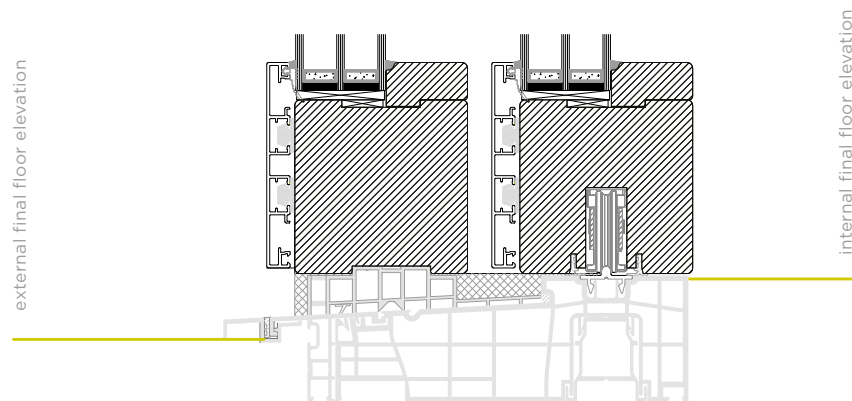
Strong construction and quality hardware guarantee flawless performance for years to come.



Classical sliding wall



Panoramic sliding wall







Glass corner outside



Glass corner inside



Panoramic fixed glazing in combination with the balcony door



Panoramic fixed glazing



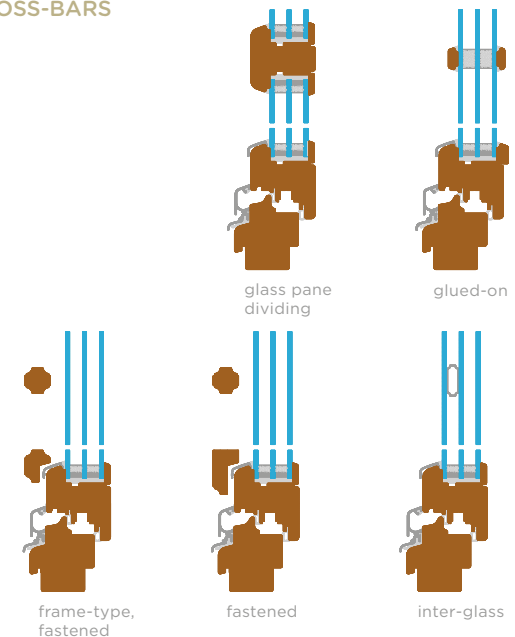
SHADES

THOUGHTFUL EMPHASES

M SORA searches for new solutions every day: how to remove functional obstacles, how to transform different dwellings into comfortable apartments and inspirational places to work. That is why we manufacture a wide selection of quality products - thus enhancing the use value of a window or any other product.



CROSS-BARS



glass pane dividing

Solid wood crossbars of various widths divide the glass into several parts

glued-on

wood laths glued on the glass from both sides; an aluminum spacer fitted between the glass;

frame-type, fastened

wood grid with a frame, fastened to the external side of the window

fastened

removable frameless grid, fastened to the external side of the window

inter-glass

a brass or aluminum grid of different colors fitted in the inter-glass space; no obstruction to cleaning.



OUTSIDE BLINDS



ZIP SCREEN



INSECT SCREENS

THERMAL CONDUCTIVITY OF WINDOWS

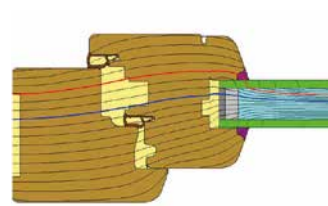
A special feature of M SORA windows is a built-in TGI spacer providing better insulation than aluminum.

Cutting-edge technology helps us to check points where mould and condensation are most likely to occur.

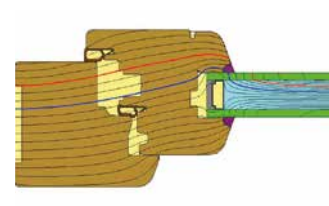
CONSULTING

Thermographic consulting gives you an insight into the insulation qualities of buildings (whole buildings or just parts of them). Special high-tech thermographic equipment is used for thermography.

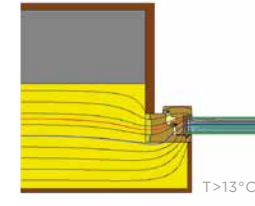
ISOTHERM



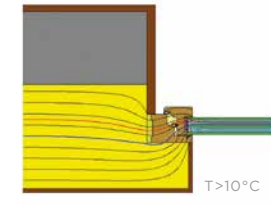
Insulate TGI



Aluminum spacer

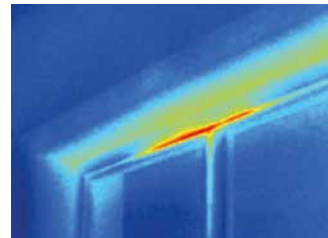


Mould control



Condensation control

THERMOGRAPHY



CALCULATING THERMAL CONDUCTIBILITY



certificate



PHI Nature Optimo XLT certificate



IFT certificate Uf Nature E112



ZAG certificate Nature 3

ADDITIONAL EQUIPMENT DETAILS THAT MATTER

WINDOW HANDLES



Dallas window handles



Amsterdam F69 handle on panoramic window

Dallas F41-R



Los Angeles F41



Toulon



Amsterdam F69, F1/F69



Atlanta F9



Brest



Elba F55



Singapore F56



Valencia F55



SAFETY

If safety is very important to you, you can improve it even further by installing safety fittings (WK1, WK2), special glass or heavy-duty handles (secustic).

ENERGY EFFICIENCY

Special heavy-duty fittings ensures ventilation/airing through a minuscule aperture and prevents force entries from outside.

AESTHETICS

When window is closed concealed fittings is not visible

CARE & MAINTENANCE

You can extend the window's lifespan and preserve its appearance on the inner side by using the provided maintenance kit that includes cleaning liquid, special balm/conditioner and two cloths.

WINDOW SILLS

A wide selection of inner (wood, marble, granite) and outer (aluminum, marble, granite) window sills can enhance the window's appearance and/or functionality.

COVERING CAPS



dark brown



titanium grey



bronze

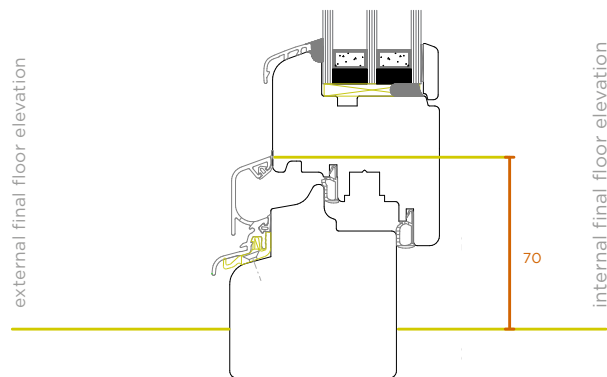


white

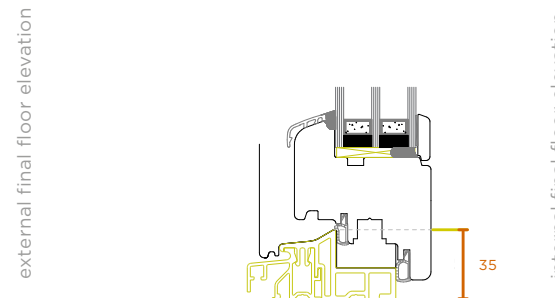


gold

Balcony bottom classic



Balcony bottom low (threshold)



HINGES



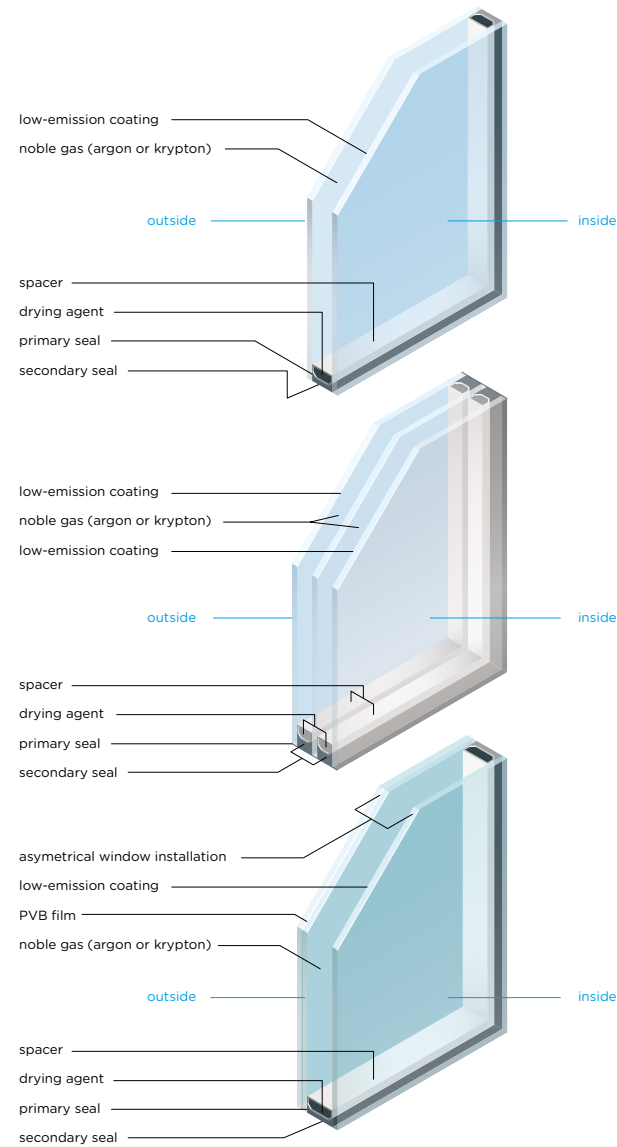
classical hinges



hidden hinges

GLASS INVISIBLE ALLY

Glass is a precious layer between the interior and exterior living spaces. It is one of the most crucial comfort providing elements because on one side it ensures the basic functions of a window and on the other side it takes care of a lot of different – equally important – things: from obstructing views to saving the energy and sound insulation.



Standard glazing

RX WARM: 2-layer thermal insulation glass

Insulation glass is filled with argon or krypton gases. One glass is covered with low-emission coating.

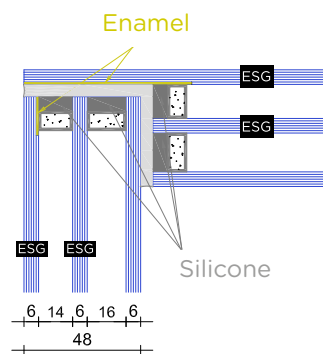
Structure	U _g	LT	g	LR	Rw
4/16Ar/4 (24 mm)	1.1	80	62	13	31 (-2; -5)
	1.0	71	50	20	31 (-2; -5)

RX WARM: 3-layer thermal insulation glass

Structure	U _g	LT	g	LR	Rw
4/14Ar/4/14Ar/4 (40 mm)	0.7	73	62	18	31 (-2; -6)
	0.6	70	49	18	31 (-2; -6)
6/12Ar/4/12Ar/6 (40 mm)	0.8	72	60	18	36 (-2; -6)
	0.7	69	48	18	36 (-2; -6)
6/14Ar/6/16Ar/6 (48 mm)	0.7	72	59	18	35 (-2; -6)
	0.6	69	48	18	35 (-2; -6)
4/18Ar/4/18Ar/4 (48 mm)	0.6	73	62	18	31 (-2; -6)
	0.5	70	49	18	31 (-2; -6)

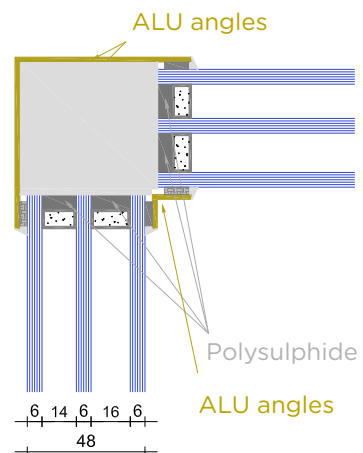
U _g	Thermal conductivity of glass
U _w	Thermal conductivity of window
LT	Transmission of visible light
LR	Reflection of visible light
g	Solar energy transmittance of glass
Rw	Sound protection

GLASS BONDING



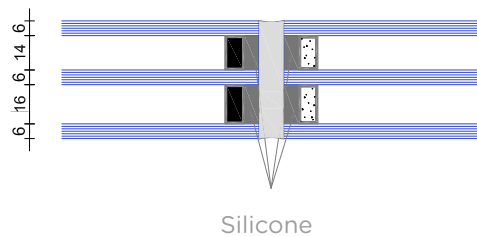
Glass structure:
6ESG:/14Ar/6ESG/16Ar/:6

$$U_g = 0,6 \text{ W/m}^2\text{K}$$



Glass structure:
6:/14Ar/6/16Ar/:6

$$U_g = 0,6 \text{ W/m}^2\text{K}$$



Glass structure:
6:/14Ar/6/16Ar/:6

$$U_g = 0,6 \text{ W/m}^2\text{K}$$



DEVELOPMENT A VIEW TO THE FUTURE



Wood insects and fungi are organisms that attack and degrade timber, organisms that can severely cut short the lifespan of timber products. Similarly, one of the most influential factors in wood degradation is humidity – specifically wood humidity [specifically the moisture trapped inside the wood]. As a result, it is tremendously important to keep the wood dry, which can be effectively achieved in a couple of ways: with intelligent structural solutions or by protecting the wooden parts of a structure with surface coatings – or preferably, using a combination of both. Synthetic surface coatings effectively protect wood from humidification, while oils, which are commonly used in window construction, are not as effective. What's the alternative?

Within the framework of the European project WINTERWAX, M SORA is actively developing a passive window made of thermally modified spruce treated with a natural based wax, designed to provide windows with effective protection against excess or extended humidification. These innovative new window solutions are now in the process of testing in the field, in natural climatic conditions, in Žiri and Ljubljana (Slovenia), Madrid (Spain), Hanover (Germany) and Skellefteå, in northern Sweden. In addition, windows will be subjected to a demanding artificial accelerated ageing procedure in a specially developed chamber which will simulate a product life cycle of roughly 10 years. New solutions for tomorrow's challenges – today.

www.winterwax.si

Environmental Prize 2015 for an environmentally-friendly product.



Co-founded by:



RESEARCH AND DEVELOPMENT ACTIVITIES OF M SORA

Research and development projects represent an important part of M SORA's activities. They are either internal in nature or connected with different companies and research and scientific institutions with which M SORA has been successfully cooperating. In the last few years, a large percentage of our development activities took place within the framework of national or European projects covering everything from the field of using innovative materials to recycling wood windows at the end of their product life cycle.

THERMAL INSULATION OF WOOD WINDOWS

One of the most important characteristics of windows is their thermal insulation or thermal conductivity. Better thermal insulation or lower thermal conductivity can be achieved by choosing a specific window profile, installing insulation materials into the window profile or using wood with lower thermal conductivity. Within the framework of the European project ECO-S (Eco-Innovation), M SORA has developed wood insulation with special air cavities which significantly contribute to thermal insulation of windows. Within the framework of the European project WINTHERWAX (Obzorje 2020), M SORA has been developing a passive window made of thermally modified spruce treated with innovative natural based waxes.



RECYCLING OLD WOOD WINDOWS

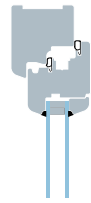
At the end of their product life cycle, wood windows end up on landfills. After the recycling, the wooden parts are used for producing thermal energy, whilst glass is sold abroad for recycling. Within the framework of the European project CaReWood (WoodWisdom-Net), M SORA has been developing products with higher added value. Because they are made from old wood windows (i.e. recovered wood), they ensure an additional life cycle to wood. For this purpose, M SORA has organised a talent competition entitled ReWin M SORA, at which students from the entire Slovenia participated to develop and create products from old windows.



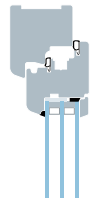
In addition to the aforementioned development projects, M SORA has been participating in other projects from the field of sustainable development, renovation of buildings and surface coatings.



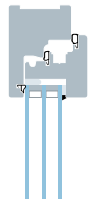
WOOD WINDOWS



NATURE



NATURE 3



NATURE
PASSIVE



NATURE
E112



NATURE
OPTIMO



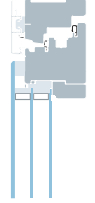
NATURE
OPTIMO L



NATURE
OPTIMO XL



VISION



VISION
XL

profile dimensions (mm / inch)

installation depth	68 $2\frac{43}{64}$	68 $2\frac{43}{64}$	68 $2\frac{43}{64}$	113 $4\frac{29}{64}$	93 $3\frac{21}{32}$	93 $3\frac{21}{32}$	110 $4\frac{1}{3}$	85 $3\frac{11}{32}$	92 $3\frac{5}{8}$
visible width	118 $4\frac{41}{64}$	122 $4\frac{4}{5}$	100 $3\frac{15}{16}$	117 $4\frac{3}{5}$	107 $4\frac{7}{32}$	116 $4\frac{4}{7}$	116 $4\frac{4}{7}$	113 $4\frac{29}{64}$	122 $4\frac{4}{5}$

installation options

rectangular	●	●	●	●	●	●	●	●	●
oblique	●	●	●	/	●	●	●	●	●
dividing, semicircular	●	●	/	/	●	●	●	/	/

opening options

fixed	●	●	●	●	●	●	●	●	●
combined (d & dk)	●	●	●	●	●	●	●	●	●
folding doors	●	●	/	/	●	/	/	/	/
tilt-slide doors	●	●	●	/	●	●	/	●	/
lift-slide doors	●	●	/	/	●	/	/	●	/
opening towards outside	●	●	/	/	●	●	/	/	/
2-side handle	●	●	/	/	●	/	/	/	/

Thermal insulation of the window U_w (W/m²K)

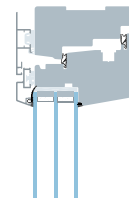
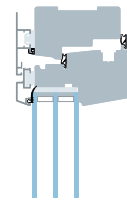
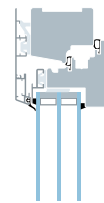
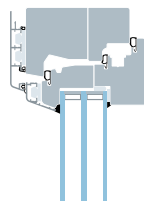
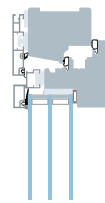
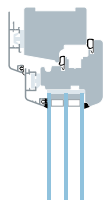
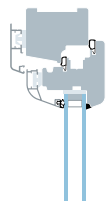


$U_g = 1,1 / 0.194 / 5.162$	1,3 0.229 4.368	/	/	/	/	/	/	/	/
$U_g = 1,0 / 0.176 / 5.679$	1,2 0.211 4.732	/	/	/	/	/	/	/	/



$U_g = 0,7 / 0.123 / 8.112$	/	0,99 0.174 5.736	0,94 0.166 6.041	0,80 0.141 7.098	0,89 0.157 6.380	0,88 0.155 6.453	0,86 0.151 6.453	/	0,94 0.166 6.041
$U_g = 0,6 / 0.106 / 9.464$	/	0,91 0.160 6.240	0,84 0.148 6.760	0,73 0.129 7.779	0,82 0.144 6.925	0,81 0.143 7.011	0,79 0.139 7.188	0,88 0.155 6.453	0,87 0.153 6.527
$U_g = 0,5 / 0.088 / 11.357$	/	/	/	0,65 0.114 8.736	0,74 0.130 7.674	0,73 0.129 7.779	0,71 0.125 7.998	/	0,80 0.141 7.098

WOOD-ALUMINUM WINDOWS



COMFORT

COMFORT
3

COMFORT
3Q

COMFORT
3QL

COMFORT
3QXL

COMFORT
E112

COMFORT
PASSIVE

COMFORT
OPTIMO XLS

COMFORT
OPTIMO L

COMFORT
OPTIMO XL

installation depth

85 3^{11/32}

85 3^{11/32}

85 3^{11/32}

83 3^{1/4}

100 3^{15/16}

129 5^{5/64}

85 3^{11/32}

85 3^{11/32}

113 4^{29/64}

130 5^{1/8}

visible width

107 4^{7/32}

107 4^{7/32}

107 4^{7/32}

108 4^{1/4}

108 4^{1/4}

114 4^{1/2}

107 4^{7/32}

107 4^{7/32}

107 4^{7/32}

107 4^{7/32}

rectangular



oblique



/



dividing, semicircular



/

/



fixed



combined (d & dk)



folding doors



/

/

/

/

/

/

/

tilt-slide doors



/

/



/

/

/

lift-slide doors



/

/

/

/

/



/

opening towards outside



/

/

/

/

/

/

/

2-side handle



/

/

/

/

/

U_g = 1,1 / 0.194 / 5.162

1,3 0.229 4.368

/

/

/

/

/

/

/

/

/

U_g = 1,0 / 0.176 / 5.679

1,2 0.211 4.732

/

/

/

/

/

/

/

/

/

U_g = 0,7 / 0.123 / 8.112

/

0,97 0.171 5.854

0,95 0.167 5.997

0,98 0.173 5.794

0,95 0.167 5.997

0,80 0.141 7.098

0,98 0.173 5.794

0,92 0.162 6.172

0,89 0.157 6.380

0,88 0.155 6.453

U_g = 0,6 / 0.106 / 9.464

/

0,88 0.155 6.453

0,88 0.155 6.453

0,92 0.162 6.172

0,88 0.155 6.453

0,73 0.129 7.779

0,92 0.162 6.172

0,85 0.150 6.681

0,82 0.144 6.925

0,81 0.143 7.011

U_g = 0,5 / 0.088 / 11.357

/

/

0,80 0.141 7.098

0,83 0.146 6.842

0,80 0.141 7.098

0,65 0.114 8.736

0,83 0.146 6.842

0,76 0.134 7.472

0,73 0.129 7.779

0,73 0.129 7.779



M SORA d.d.
Trg svobode 2
4226 ŽIRI
SLOVENIA
E: prodaja@m-sora.si

UK AND IRELAND
Custom Fenestration
T: 01444 390902
E: info@customfenestration.co.uk
www.customfenestration.co.uk

USA
Custom Fenestration
T: (720) 316 2979
E: info@customfenestration.com
www.customfenestration.com



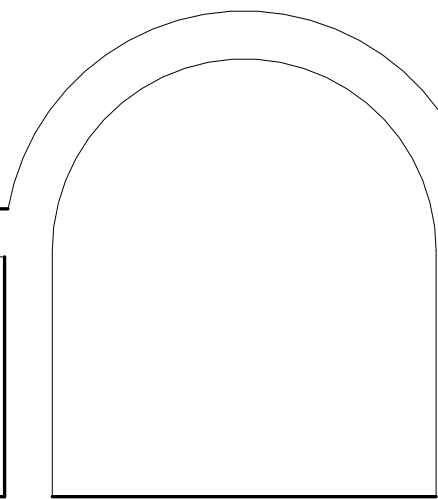


DRAWING INDEX						
		PERMIT				
T.1	DRAWING INDEX	7.30.20				
CI.0	SITE-EXISTING CONDITIONS PLAN	7.29.20				
CI.1	SITE PLAN	7.30.20				
L.1	LANDSCAPE PLAN	7.30.20				
S.5	MASSING STUDIES					
AI.0	FOUNDATION PLAN					
A1.1	FIRST FLOOR PLAN	7.29.20				
AI.2	MECHANICAL LOFT PLAN					
AI.3	CEILING PLAN	7.30.20				
A2.1	EXTERIOR ELEVATIONS	7.29.20				
A2.2	SOUTH WALL WINDOW STUDIES					
A3.1	BUILDING SECTIONS	7.29.20				
A3.2	BUILDING SECTIONS	7.29.20				
A4.1	DETAIL SECTIONS					
A7.1	INTERIOR VIEWS					
A8.1	EXTERIOR VIEWS	7.29.20				

Z:\202001\Revit\K-F_Single-R-L&S.rvt

7/30/2020 10:38:20 AM

ISSUED FOR REVIEW: JULY 30, 2020



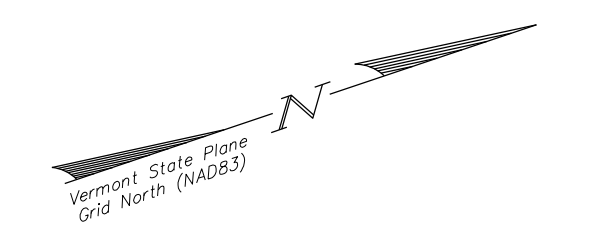
BRAD RABINOWITZ ARCHITECT
47 MAPLE STREET BURLINGTON, VERMONT 05401
www.bradrabinowitzarchitect.com 802 658 0430 T

Design:
Kaplan-Feldman Residence
BURLINGTON, VERMONT

DRAWING TITLE:
DRAWING INDEX

DATE	REVISION

T.1
1 1/2" = 1'-0"
06/12/20



- Notes:**
1. This plan is not a boundary survey. The property lines shown are based on a map titled "Crescent Woods Development Plan of Section 1" recorded in Volume 163, Page 70 of the Burlington Land Records and supplemented with monumentation found in the field.
 2. The underground utilities shown on this plan are based on visible utilities located during a topographic survey performed by Krebs & Lansing in January 2020. Underground utilities are approximate and not warranted to be exact or complete. Dig Safe shall be contacted prior to any excavation.
 3. A topographical survey was completed by Krebs & Lansing on January 22 & 24, 2020.
 4. The horizontal coordinate system is based on NAD83 Vermont State Plane 4400 (US Survey Feet). Elevations are based on the NAVD88 (US Survey Feet).
 5. The 95.5 contour was surveyed on January 24, 2020.

- Legend**
- ⊙ ex. sewer manhole
 - iron pipe found
 - △ calculated property corner
 - ex. property line (See Note #1.)
 - - - ex. tie line
 - - - ex. grade contour lines (5 foot intervals)
 - - - ex. grade contour lines (1 foot intervals)
 - ⊙ ex. trees
 - ⊙ ex. shrubs
 - ex. gas line
 - - - ex. sewer service line
 - - - ex. water service line/valve/shutoff
 - ▨ ex. stone surface
 - ▨ ex. concrete surface



BAR SCALE 1" = 10'

Date revised	Description	Checked	Date
Surveyed JBC/JL	Existing Conditions Plan		
Drawn JBC/SDG	71 & 81 Crescent Beach Drive		
Checked SDG			
Scale 1"=10'			
Date 07/29/20			
Project 20113	Overlake Drive	Colchester, Vermont	
KREBS & LANSING Consulting Engineers, Inc. 164 Main Street, Colchester, Vermont 05446			C1.0

Z:\202001\Revit\K-F_Single-R-L&S.rvt

7/30/2020 10:23:34 AM



ISSUED FOR REVIEW: JULY 30, 2020



BRAD RABINOWITZ ARCHITECT
47 MAPLE STREET BURLINGTON, VERMONT 05401
www.bradrabinowitzarchitect.com 802 658 0430 T

Design:

Kaplan-Feldman Residence

BURLINGTON, VERMONT

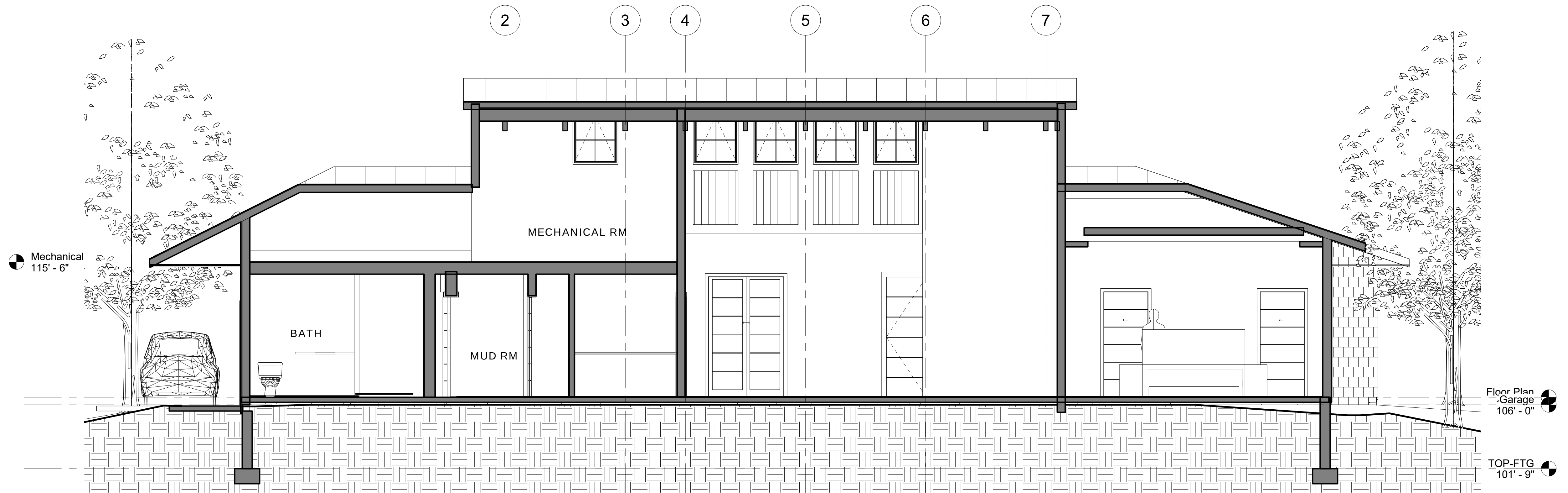
DRAWING TITLE:

CEILING PLAN

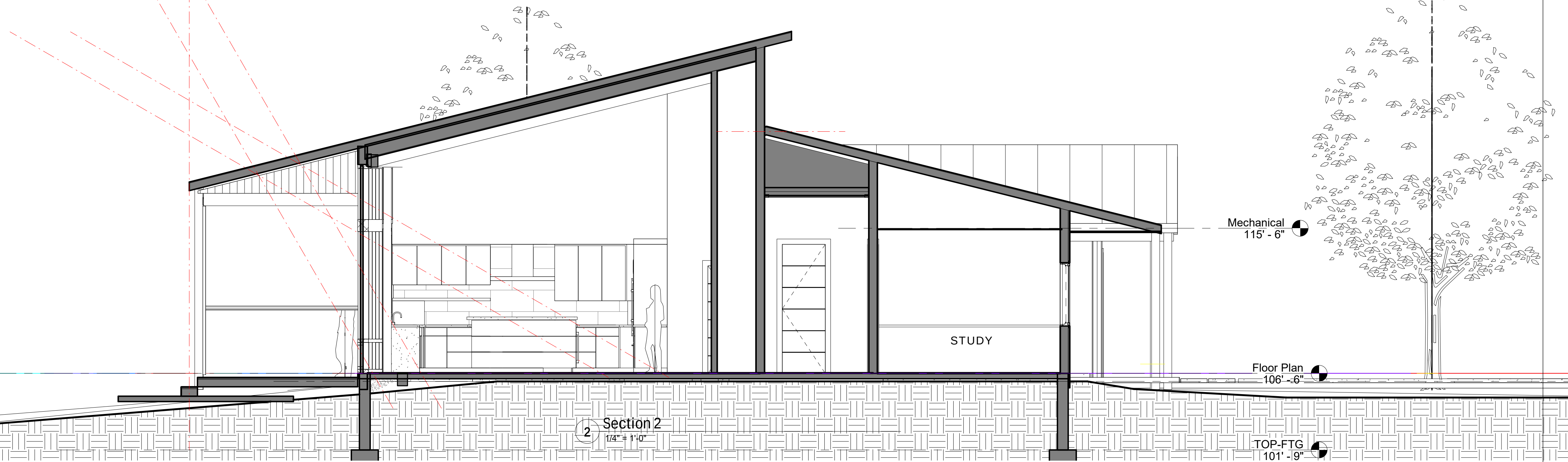
DATE	REVISION

A1.3

1/4" = 1'-0"
07/29/20



1 Section 3
1/4" = 1'-0"



2 Section 2
1/4" = 1'-0"

ISSUED FOR REVIEW: JULY 29, 2020

Z:\202001\Rev\WK-F.Single-R-L&S.rvt

7/29/2020 10:27:03 AM



BRAD RABINOWITZ ARCHITECT
47 MAPLE STREET BURLINGTON, VERMONT 05401
www.bradrabinowitzarchitect.com 802 658 0430 T

Design:

Kaplan-Feldman Residence

BURLINGTON, VERMONT

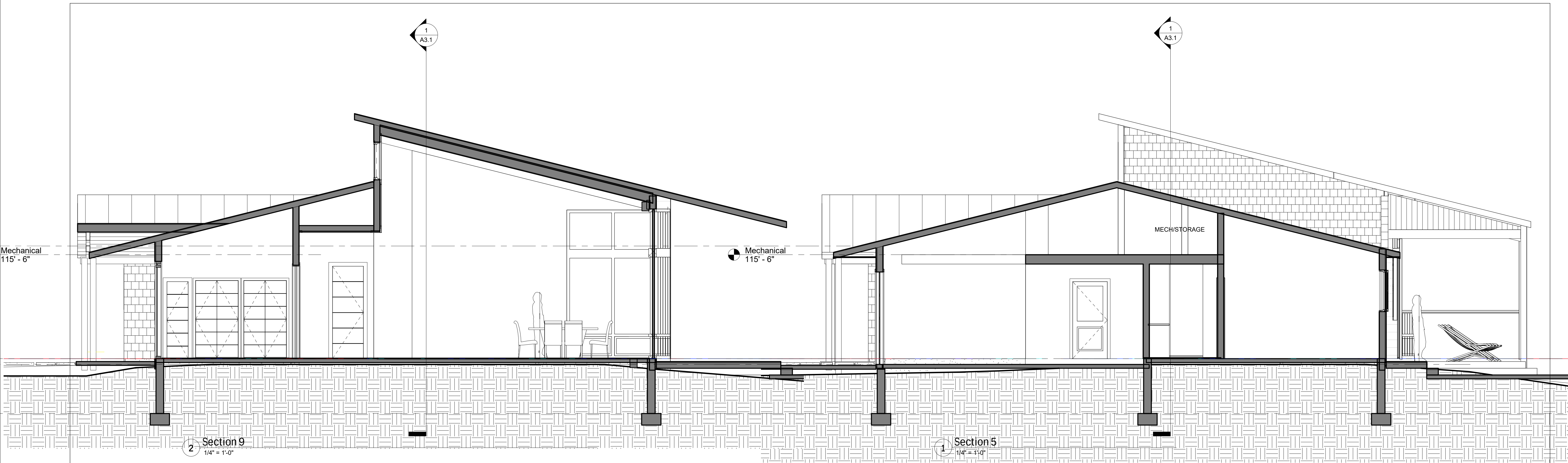
DRAWING TITLE:

**BUILDING
SECTIONS-SCHEMATIC**

DATE	REVISION

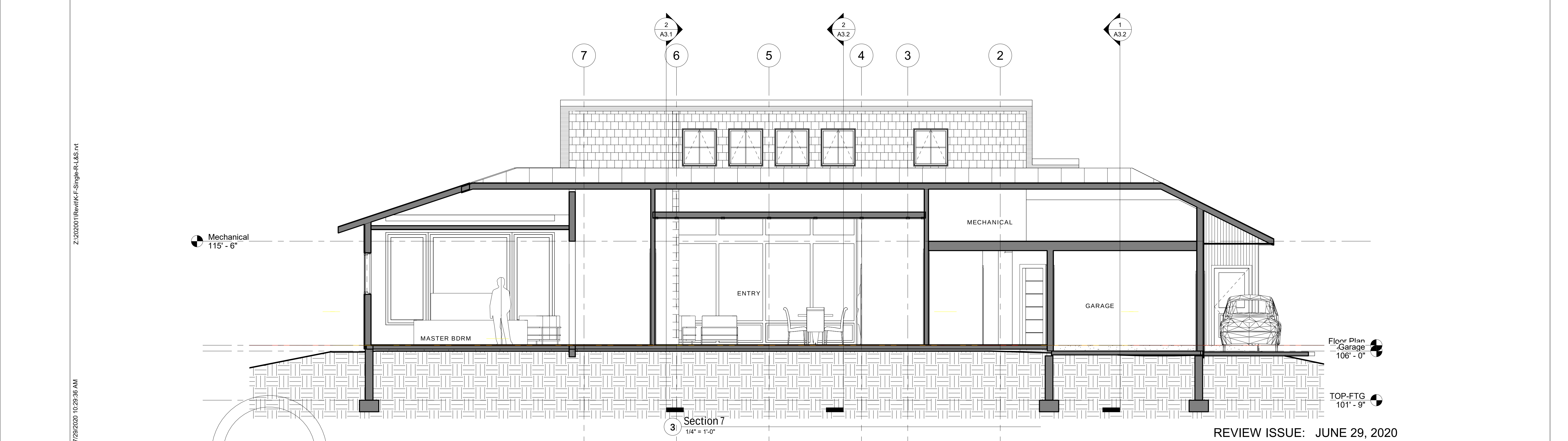
A3.1

1/4" = 1'-0"
05/07/20



2 Section 9
1/4" = 1'-0"

1 Section 5
1/4" = 1'-0"



3 Section 7
1/4" = 1'-0"

Floor Plan - Garage
106' - 0"

TOP-FTG
101' - 9"

REVIEW ISSUE: JUNE 29, 2020

Z:\202001\Revit\K-F-Single-R-L&S.rvt

7/29/2020 10:29:36 AM



BRAD RABINOWITZ ARCHITECT
47 MAPLE STREET BURLINGTON, VERMONT 05401
802 658 0430 T
www.bradrabinowitzarchitect.com

Design:

Kaplan-Feldman Residence

BURLINGTON, VERMONT

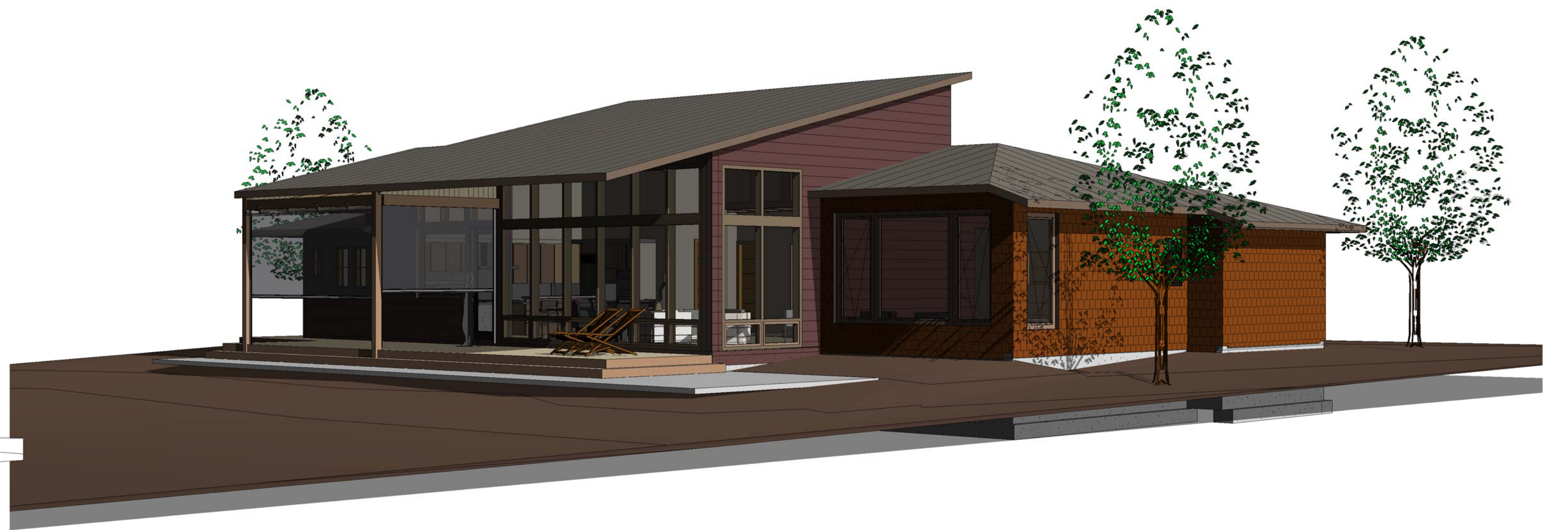
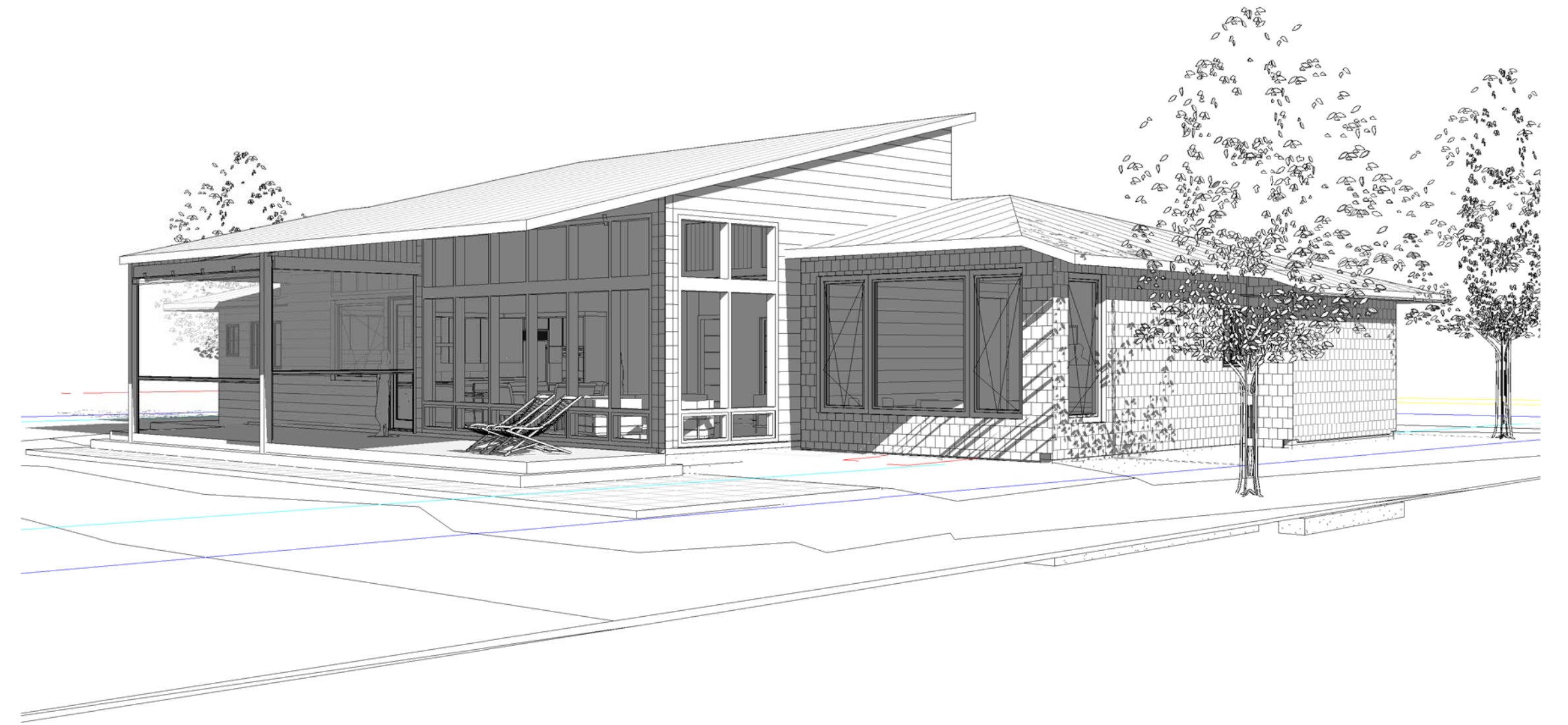
DRAWING TITLE:

BUILDING SECTIONS

DATE	REVISION

A3.2

1/4" = 1'-0"
06/05/20



Z:\202001\Rev\K-F-Single-R-L&S.rvt

7/29/2020 10:35:36 AM

ISSUED FOR REVIEW: JULY 29, 2020



BRAD RABINOWITZ ARCHITECT
47 MAPLE STREET BURLINGTON, VERMONT 05401
www.bradrabinowitzarchitect.com 802 658 0430 T

Design:

Kaplan-Feldman Residence

BURLINGTON, VERMONT

DRAWING TITLE:

EXTERIOR VIEWS

DATE	REVISION

A8.1

06/11/20

Z:\202001\Revit\K-F-Expanded.rvt

9/30/2020 9:00:56 AM



BRAD RABINOWITZ ARCHITECT
47 MAPLE STREET BURLINGTON, VERMONT 05401
www.bradrabinowitzarchitect.com 802 658 0430 T

Design:

Kaplan-Feldman Residence

BURLINGTON, VERMONT

DRAWING TITLE:

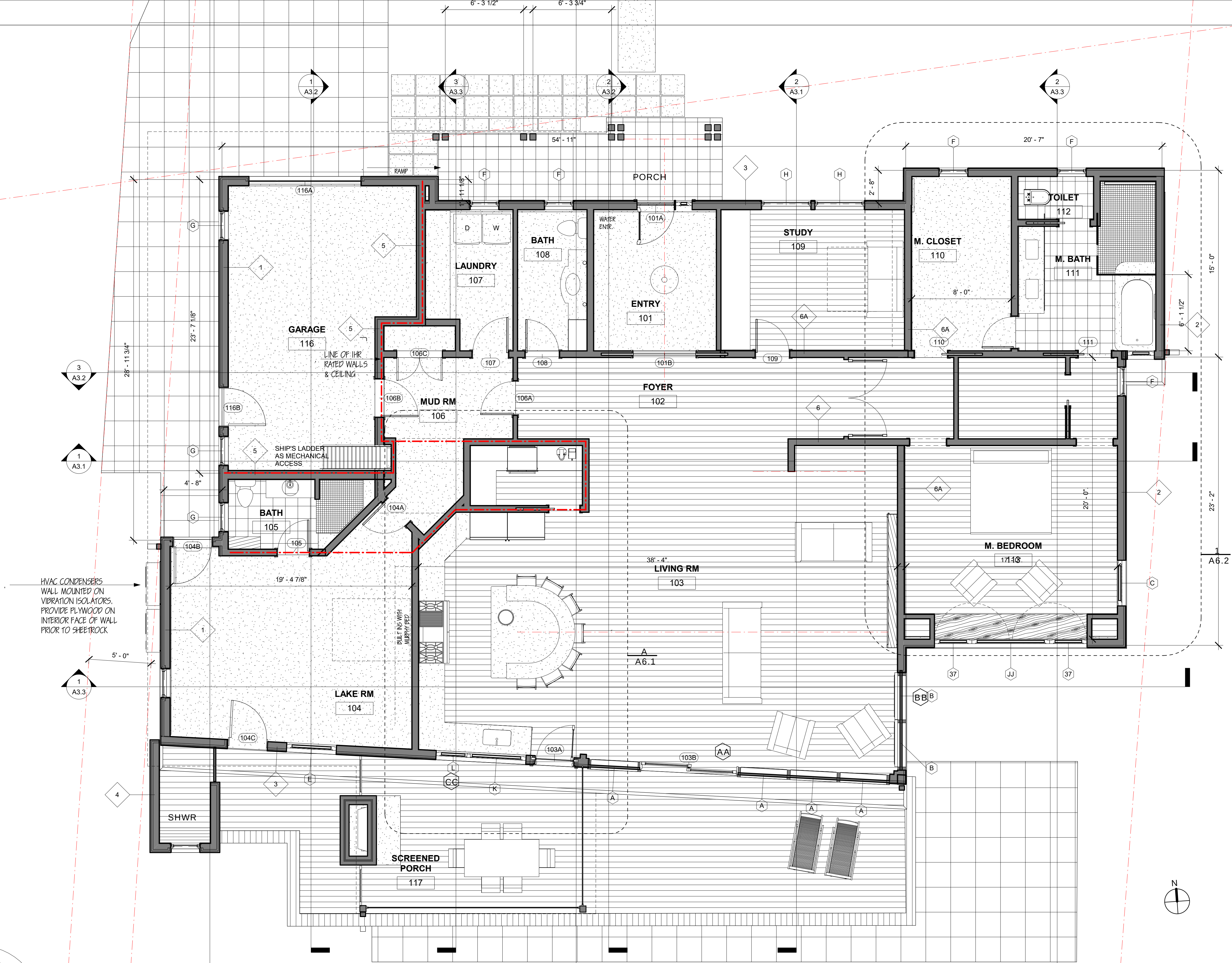
DIMENSION PLAN

DATE	REVISION

A1.1.1

1/4" = 1'-0"
08/20/20

ISSUED FOR PERMIT: September 30, 2020



Ryan Morrison

From: Medash, Kyle <Kyle.Medash@vermont.gov>
Sent: Wednesday, September 30, 2020 3:22 PM
To: Ryan Morrison
Subject: King Street Ferry Dock Structure SFHA Review
Attachments: TB-2_2008.pdf; 1 king057193 (003).pdf

WARNING: External Message

Hi Ryan,

The proposed replacement structure and attached deck located at the King Street Ferry Dock is shown to be located within the FEMA Special Flood Hazard Area, Zone AE. There is no mapped floodway for Lake Champlain, as floodways are not mapped for lake floodplains. The Base Flood Elevation (BFE) for Lake Champlain is 101.6' (NAVD 1988 vertical datum).

As I am understanding the project and reviewing for flood hazard area development, this would be considered a new permanent non-residential structure located within the City's Special Flood Hazard Area Overlay District. Standards for development in this area are found in the City's Comprehensive Development Ordinance. The structure will need to meet the standards for a non-residential structure, as found in 4.5.4.f.8.E(i). A non-residential structure will either need to be dry-floodproofed to at least 1' above BFE, or elevated so that the floor is located at least 1' above BFE. As I am understanding the sketch plan included with the application, the proposed structure appears to be built on concrete piers with the first floor elevation at 104.0' which is upwards of 2.0' above BFE and therefore would meet the development standards. If the structure is to be dry-floodproofed or the proposed design is different than I am understanding it, please let me know and I can provide more details.

Additionally, the structure will need to meet the standards that apply to "all development", which is found in 4.5.4.f.8.C.i-iii & v. These standards would apply to the structure having to be adequately anchored, constructed of materials resistant to flooding, and protection of building utilities from flood damage. The current application is incomplete in regards to these details. The applicant should provide more detail on the following items in order to demonstrate that the project complies with the development standards.

- Per the development standards, the structure and other components such as the stairs used to access the building need to be anchored to resist flotation, collapse, or lateral movement. No details on anchoring are provided with the application. If any fuel storage tanks are proposed to service the structure, it must also be demonstrated that they are adequately anchored to prevent floatation during a flood.
- Per the development standards, new structures in the SFHA must be constructed of materials resistant to flood damage. For flood resistant materials, the applicant can refer to FEMA's Technical Bulletin #2 – *Flood Damage Resistant Materials Requirements* which is attached. The Technical Bulletin provides details on which materials are considered to be "flood resistant" and acceptable for construction. No detail on building materials are provided with the application.
- Building utilities/mechanical equipment should be designed to be protected from floodwaters. This typically means that any heating/cooling systems and any electrical components are located at least 1.0' above BFE. In this instance, demonstrating that these items are all located at or above the floor elevation of 104.0' would be sufficient.

As always, other State, Federal or local permits may be required for this project. Jeff McMahon, the VT DEC Permit Specialist for your region should be able to help identify any other State Environmental Permits that may be necessary. These comments are offered in accordance with 24 VSA §4424.

Please let me know if you, the DRB, or the applicant has any additional questions or would like to further discuss the project.

Thanks,
Kyle Medash
Regional Floodplain Manager
Vermont Department of Environmental Conservation
802.490.6154



WATERSHED
MANAGEMENT DIVISION
RIVERS PROGRAM

450 Asa Bloomer State Office Building
88 Merchants Row
Rutland, VT 05701-5903

Due to the coronavirus (COVID-19) we are taking additional safety measures to protect our employees and customers and are now working remotely while focusing on keeping our normal business processes fully functional. Please communicate with our staff electronically or via phone to the greatest extent possible since our processing of postal mail may be slowed during this period. **You may now submit permit application compliance reports and fee payments through our new online form to expedite its receipt and review:**

https://anronline.vermont.gov/?formtag=WSMD_Intake.

Division staff contact information can be found online here: <https://dec.vermont.gov/watershed/contacts>.

Thank you for your patience during this challenging time. We wish you and your family the best.

October 3, 2020

Department of Public Works
645 Pine Street
Burlington, Vt 05401

In Re. Burton conditional use permit/pedestrian and bicycle safety

Dear Mr. Padgett and DPW Commission,

As you are aware, Burton has plans to build a “hub” on their Industrial Avenue property to include a 1,500 person/500 vehicle concert venue. I live in one of the approximately 500 households closely surrounding the proposed Burton/HG venue and believe it is out of scale with the neighborhoods that surround it.

After a mere 45 minutes of deliberation, the Burlington DRB unanimously approved the Conditional Use Permit for this hub, potentially impacting homeowners for a lifetime. Despite multiple pleas by residents to create infrastructure that would keep their pedestrian and bicycle travel safe in the face of the potential onslaught of traffic to come, the DRB turned a blind eye.

If the city of Burlington, along with Burton/Higher Ground, cannot build the necessary infrastructure or create alternative transport modes to reduce the inevitable congestion through all quiet neighborhoods in the south end, then the venue should not be built until it is able to do so. We do not want a train wreck here ~ slowing down to look at this more thoroughly is, plain and simple, the right thing to do for the good of all people, not just the profits of the city, Burton and Higher Ground. To me, this is playing out like large corporate greed on a Vermont scale. You have forgotten the “little guy”.

Burlington is a city committed to encouraging and increasing the safety and use of human powered transport. The Bike Walk BTV plan was developed in 2017, before Burton/Higher Ground proposed their massive scale concert venue. The plan only envisions working with South Burlington to add 5 ft. bike lanes or sharrows on Queen City Park Road, as space allows, and presents a long-term plan for an advisory lane on the old Industrial Parkway section of what is now Queen City Park Road. Nothing in the current plan anticipates the potential fiasco that traffic will create for pedestrian and bicycle activity of both patrons and neighbors.

Even prior to Burton’s proposal, the Bike Walk BTV plan recognized the sorry state of the current bike/walk infrastructure in the area of Burton’s complex (see page 128 of the plan). I’m sure the DPW is well aware of the unprepared situation of our streets, and the DRB’s willingness to push this permit through without regard to safe transport for all.

I ask the DPW to closely review Burton’s Traffic Impact Study (TIS) and the subsequent April 23, 2020 Additional Information for South Burlington, Vermont to see that its results do not pass muster with the Bike Walk BTV plan that promotes, rather than discourages, biking and walking. Much of the current bike/walk infrastructure referenced by the TIS was clearly inflated in their report to make it sound light years better than it currently is.

The TIS (and therefor Burlington/Burton due to their approval thus far), overlooks and disregards the many neighbors who ALREADY walk and bike here with frequency. Our safety will be compromised when navigating the only neighborhood streets we have that get us to where we go with our car, bike or feet. Up to 500 vehicles will swarm in over the quiet neighborhood streets of Queen City Park Road (with one lane bridge) and down Home Avenue (with Railroad crossing) around the time I get home from work late or begin a family evening bike ride for a sunset or a quick meal on Pine Street.

Burton's TIS recommendations for pedestrians exiting to Home Avenue from the concert venue, as lines of traffic are streaming out (think Gutterson Field House) is: "...pedestrians walk along the eastern roadway (Old Industrial Ave.) edge or cross to the sidewalk". That this recommendation for pedestrian safety was acceptable to the city of Burlington's DRB (and the DPW) is foolery. Please go take another look. As you know, the infrastructure is not there.

Equally egregious and misleading (and difficult to decipher unless you go see it on site) is the description in the Burton TIS of current infrastructure on Queen City Park Road, which just isn't there. The TIS recommendations put drivers crossing the one-way bridge at risk due to potential pedestrians in unexpected places (particularly at dark, after attending a concert venue that serves alcohol, and likely with the added distraction of peers in the car). For pedestrians, it is malarkey to think they will find this alleged "side path", which is hidden and broken (and not called a sidewalk in the TIS for a reason). For bicyclists; given the lack of bike lanes, crosswalks, shoulder, and sidewalks, it may literally be too unsafe to navigate. I am a bicyclist. That we would discourage alternative modes of transport by not building the needed infrastructure before opening a venue of this magnitude is breathtaking. If there is not money yet to do what needs to be done, then the project should wait until it can be done right, and not after someone gets hurt.

Through choices the city of Burlington and Burton have made thus far, they are discouraging bike/walk and encouraging car travel, and this discourages me. Justin Worthley once said he saw this hub "the likes of Ben and Jerry's in Waterbury". The problem is, the parking lot for the Burton venue site does not abut a major state road such as route 100.

There are solutions to support bicyclists and walkers and, for obvious reasons, they should be developed BEFORE the Burton/Higher Ground concert venue comes to fruition. There are also ways to reduce the sheer number of vehicles that would clog these small neighborhood streets that cannot handle this high volume and still maintain some semblance of "neighborhood". The choices being made now will impact the people of the South End for a life time. It is a much larger impact than I believe the DRB is giving it credit for.

In addition to infrastructure upgrades, the city and Burton can increase the appeal of other modes of transport such as incentivizing free bussing from a parking lot on a main artery. Free busing would have the additional benefit of deterring concert goers from hanging around before and after the concert at one of the many enticing areas abutting the venue (Red Rocks park, railroad tracks, beaches, Champlain Parkway, quiet neighborhood side streets, Queen City Park neighborhood green), thus reducing the need for police presence and residents' disruptions.

At this time, Burton and the city of Burlington are not prepared to provide safe passage for all. I urge the DPW to:

1. Prioritize and significantly upgrade bike lanes/walkways that are planned in the Bike/Walk BTV plan document for Queen City Park Road and Industrial Parkway which were, shockingly, not flagged as a condition for permit by the Burlington DRB.
 - a. Identify funding and do this BEFORE the venue opens, in order to keep all people safe ~ and neighbors at peace.
2. Identify creative solutions for alternative transport (such as bussing). Alleviate car idling and congestion and reduce the need for heavy traffic and parking on streets ill equipped to handle it through the years.

This is possible!

Sincerely,

Wendy Bratt

802-777-1057

October 5, 2020

Development Review Board
City of Burlington
Burlington, VT 05401

re: response to staff comments of 11-17 Monroe St appeal

Dear Board Members,

In response to Scott's recommendation to the Board to uphold the determination that the addition of a shed dormer increases building height, I offer the following comments:

- 1) I assume the packet of information you've been given includes the first memo I wrote on this matter, dated July 27, 2020, in which I laid out my thinking about calculation of roof height.
- 2) the two shed dormer examples in the original appeal were included not to demonstrate any particular height, but rather to demonstrate that the addition of a shed dormer, when constructed so as to fall within an existing roof form does not increase building height as such height is defined in the CDO.
- 3) I agree that the addition of a shed dormer within the gable roof form of an existing building does increase interior volume, but I strongly disagree that it increases building height as such height is defined in the CDO. For example, a shed dormer added to a one or two story building would clearly add volume, but I doubt there would be any disagreement as to whether it increased building height.
- 4) I also agree that a double-pitch is not defined in the CDO; however, I believe Scott incorrectly concludes that a "Double-pitch could also simply mean two different roof pitches.", which is the basis for his assertion that the roof height of the shed dormer should become part of the formula for determining roof height. While a double-pitch roof could have two different roof pitches, all definitions I can find for a double-pitch roof very clearly assume that both of those pitches must join at a peak. In other words, if a shed dormer is designed (as the subject of this appeal has been) to intersect the main roof at a point below the ridgeline where the two main roof planes join to form the peak of the roof, then the CDO's direction to measure height half-way "between the roofplate and the ridge of the highest gable" must be held as the only way to measure building height when the predominant form is a gable roof.

Here is a definition from Wikipedia to support the my contention that a double-pitch roof must have two planes joining at a peak:

Multi-pitched roofs: Gable (ridged, dual-pitched, peaked, saddle, pack-saddle, saddleback,^[5] span roof^[6]): A simple roof design shaped like an inverted V. (Underline added.)

Here is a definition from a building manufacturer's website defining a double pitch roof:

2. Double-pitched roof is a traditional, most often used roof. It is the most popular roof type. Generally, we can describe the double pitched roof as a triangle that consists of two surfaces which are connected with ridge on the top. Two surfaces of the roof are supported by load-bearing walls and in the end the triangles are formed which are named as gables. Gables often have windows installed for the natural light to come inside. The main advantage of this roof is that you can install various types of roof covering with the lowest outcrop. Double-pitched roof can be classified as symmetrical and asymmetrical. The first option is the most popular. It has equal surfaces and can be considered as a perfect triangle. Asymmetrical roof has the roof ridge placed not in the center and the roof surfaces are different by length and area. From the aesthetic point of view – it is very interesting design but it negatively affects the usage of building area below the roof.

The pitched roof shown in the diagram in Scott's comments is an example of a symmetrical double-pitch roof. The following foto shows an example of an asymmetrical double-pitch roof:



Clearly, this double-pitch roof has two different roof pitches; however, both pitches are joined at a peak, and must do so in order to be considered a double-pitch roof.

I think the reference to whether further guidance can be gleaned from Section 5.2.6 (b), *Exceptions to Height Limits* is moot, because we're not looking to find an exception to any height limit, as our contention is that the addition of the shed dormer does not add building height. The height is determined by measuring the half-way point between the roofplate and the ridge of the highest gable. These two points are clearly defined in the CDO as directly connected to each other, and must be the points of the main roof form, as there is no connection between the roofplate of the dormer and the highest ridge.

Finally, while the roof form would be altered, the rooflines of roofplate and highest gable are being maintained. Altering the roof form does not in and of itself alter the calculation of roof height.

Thank you in advance for your consideration of this response to staff comments.

Sincerely,

Bob Duncan, RA, AIA

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

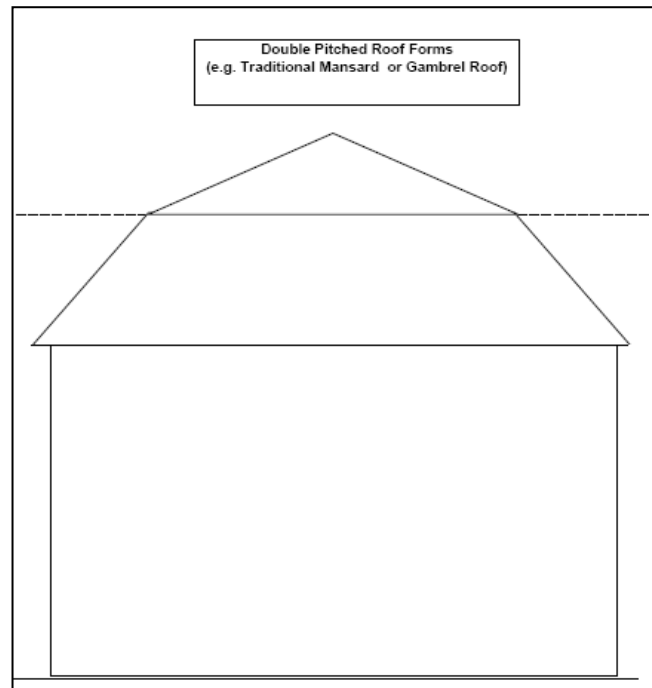
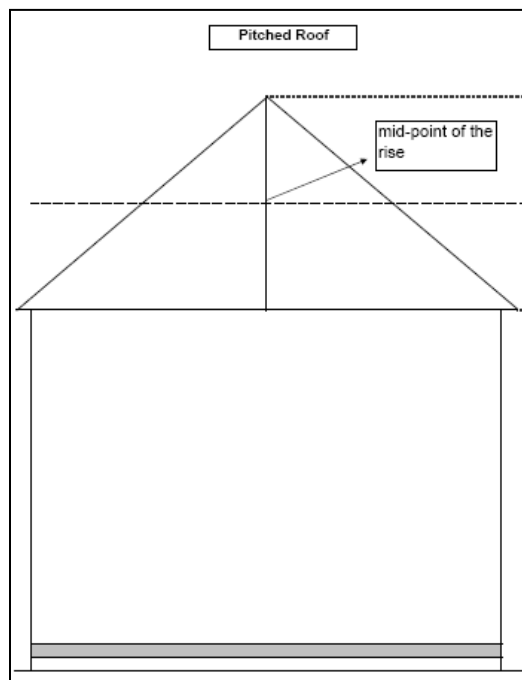


TO: Development Review Board
FROM: Scott Gustin
DATE: October 6, 2020
RE: 21-0180AP; 15-17 Monroe Street (supplemental memo)

=====

The appellant has provided supplemental information in addition to the original appeal documents. In summary, there are two points made within this supplemental information.

One is the assertion that a double-pitch roof as contemplated in Sec. 5.2.6, (a), 2, B of the CDO could be either symmetrical or asymmetrical. This assertion is correct, but misses the distinction made in this section between “pitched” and “double-pitched” roofs. Within this section, a “pitched” roof is a simple gable or hip roof. The section refers to mansard or gambrel roofs as examples of “double-pitched” roofs.



These examples of double-pitched roofs are symmetrical, but the more important point is that they are roof forms that incorporate two different slopes (i.e. “double-pitched”). Two different roof slopes also result upon the introduction of a full shed dormer into a formerly pitched roof.

The other assertion is that the two roof pitches must join at a peak in order to be considered a double-pitch roof. Sec. 5.2.6, (a), 2, B is geared towards pitched roof forms such as gable or gambrel roofs. Sec. 5.2.6, (a), 2, D allows application of these principles to other roof forms that are not specifically addressed. Height of shed roofs is not specifically addressed, yet consistent practice is to measure height to the mid-point of the roof rise.



The image above depicts a building with a double-pitch shed roof that does not connect at a peak. There is nothing in Sec. 5.2.6, (a), 2, D that requires a peak in the application of this height measurement method to other roof forms.

VERMONT SUPERIOR COURT
Environmental Division
32 Cherry St, 2nd Floor, Suite 303,
Burlington, VT 05401
802-951-1740
www.vermontjudiciary.org



Docket No. 20-ENV-00010

Burton Corporation Conditional Use

ENTRY REGARDING MOTION

Title: Motion to Dismiss Emergency Motion (Motion: 1)

Filer: Burton Corporation

Attorney: Jonathan T. Rose

Filed Date: October 02, 2020

Response in Opposition filed on October 4, 2020 by Designated Representative Lawrence Smith,
on behalf of the CRZ Group

The Motion is Denied; the DRB reconsideration may continue.

Burton Corporation ("Burton") sought a conditional use permit to change the use of its developed property at 266 Queen City Road. On September 4, 2020, the City of Burlington Development Review Board ("DRB") approved Burton's application, which included several conditions ("DRB conditional use decision"). One of those conditions (Condition #10), stated that "No food service is included at the property."

Burton's application did not call for any food service at the present time, but Burton became concerned that the Condition #10 language may be interpreted as a prohibition against food service being authorized in the future. Therefore, on September 23, 2020, Burton requested that the DRB reconsider this condition to clarify that it would not prohibit potential future food service. The DRB has set a hearing to consider Burton's reconsideration request for later today.

While this reconsideration request was pending with the DRB, Appellant CRZ Group filed an appeal from the initial DRB conditional use decision. Thus, CRZ's appeal was filed with this Court before the DRB had rendered its decision on a pending motion to reconsider. We regard this appeal as having been filed before the DRB decision has become final.

Burton became concerned that the pending appeal before this Court may convince the DRB to decline to consider Burton's reconsideration request. Burton therefore filed its motion to dismiss the pending appeal.

Thankfully, our Rules of Appellate Procedure, which are made applicable to this Court via V.R.E.C.P. 3, anticipates instances, such as here, when a notice of appeal is filed prior to the determination below becoming final. Pursuant to V.R.A.P. 4(a)(4), when an appeal is filed prior to the tribunal below rendering its decision on a motion, such as a motion for reconsideration, the

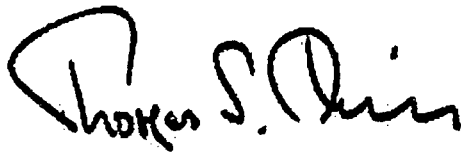
appeal in this Court becomes “effective when the motion [pending in the tribunal below] is decided, unless the motion is withdrawn.” Id.

When applied to these proceedings, CRZ’s appeal will become “effective” when the DRB renders its decision on Burton’s pending reconsideration motion. This procedural directive will allow CRZ to address any legal issues it wishes to contest from the DRB’s final decision, and will afford Burton an opportunity to file any cross appeal, should it wish to challenge any determinations announced by the DRB in its final determinations.

In order to provide proper procedural process by acknowledging that this appeal will only become “effective” after a final DRB determination on the pending motion for reconsideration, we **DENY** Burton’s motion to dismiss. We therefore **STAY** these proceedings, pending the DRB’s decision on Burton’s motion to reconsider. Once the DRB’s decision is rendered, CRZ will have 21 days to file their Statement of Questions. Pursuant to V.R.E.C.P. 5(b)(2), Burton shall have 14 days from the due date for CRZ to file its statement of questions to file its own notice of cross-appeal and to thereafter timely file its own statement of questions.

So Ordered.

Electronically signed at Newfane, Vermont this 6th day of October, 2020, pursuant to V.R.E.F. 9(d).

A handwritten signature in black ink, appearing to read "Thomas S. Durkin". The signature is stylized with a large, looping initial 'T' and a cursive 'D'.

Thomas S. Durkin, Superior Judge
Superior Court, Environmental Division

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, October 6, 2020, 5:00 PM

REMOTE MEETING

Zoom: <https://us02web.zoom.us/j/87842883086?pwd=aWlpSHJadDE3dFIiODU4L2pESUdjQT09>

Webinar ID: 878 4288 3086

Password: 842557

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

Minutes

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

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

I. Agenda

B. Rabinowitz: No changes to agenda

II. Communications

B. Rabinowitz: Additional communications for 266 Queen City Park Road and 15-17 Monroe Street

III. Minutes

B. Rabinowitz: Last meeting's minutes included in packet

IV. Consent

1. 21-0119CA; 81 Crescent Beach Drive (RL-W, Ward 4N) Andy Kaplan, Nathalie Feldman, Brad Rabinowitz

Demolition of one story house with basement. Regrading of the area, construction of new house- slab on grade with no basement and a 1-car garage. (Project Manager: Scott Gustin)

Brad Rabinowitz and Geoff Hand recused

Don Welch appeared on behalf of application

No public appeared on behalf of item

A. LaRosa: Asks if applicant disagrees with application being a consent item and if there are any objections to the Conditions of Approval.

D. Welch: No objections

A. LaRosa: Asks if anyone on Board objects to item being treated as consent

No objections

A. LaRosa: Asks if any public wants to participate on item

No public

K. Christianson: Motion to approve application and adopt staff findings

B. McArthur: Seconds motion

5-0-0

2. 21-0266CA; 1 King Street (DW-PT, Ward 5S) Lake Champlain Transportation

Construction of 608sqft building with 571sqft deck to replace existing structure. (Project Manager: Ryan Morrison)

Brooks McArthur and Geoff Hand discloses personal relations with property
Kyle Bostick and Haley Davis appeared on behalf of application
No public appeared to speak on item

B. Rabinowitz: Asks if any public wants to participate on item

No public

B. Rabinowitz: Asks if applicant disagrees with application being a consent item and if they agree with the Conditions of Approval.

K. Bostick: No objections

B. Rabinowitz: Asks if anyone on Board objects to item being treated as consent

A. LaRosa: Move to approve application

S. Harris: Seconds motion

7-0-0

3. 21-0273CA; 44 Clymer Street (RL, Ward 6S) Eric Avildsen and Faith Ingulsrud

Construction of single-family house with shared driveway with 50 Clymer St. (Project Manager: Scott Gustin)

Moved to public hearing item

Faith Ingulsrud and Eric Avildsen appeared on behalf of application
No public appeared to speak on item

B. Rabinowitz: Asks if applicant disagrees with application being a consent item and if they agree with the Conditions of Approval

F. Ingulsrud: Both agree

B. Rabinowitz: Asks if anyone on Board objects to item being treated as consent

C. Halpert: Questions about the fencing on existing and proposed site plans. Appears to go across the property lines.

Opens item as public hearing

F. Ingulsrud: Answers question about fencing. The fencing is within the easement of the properties, it was mistakenly placed on the site plan. Was a proposed idea, but was not supposed to be part of this application.

A. LaRosa: Has concerns surrounding interpreting easements and property rights, something the Board cannot review. Doesn't want to show a fence as an encroachment. In past examples, Board will typically state in decision that the fence is not approved at this time and applicant should submit a plan without the fence. Asks applicant if the fence is not included in the approved site plan, if that is something they'd be fine with.

F. Ingulsrud: Agrees with approval without the fence

B. Rabinowitz: Asks if any other public wants to participate on item

None

Brad: Closes public hearing

V. Public Hearing

1. 21-0050PD; 260-280 Manhattan Drive (RM, Ward 3C) PBGC LLC, Sam Gardner

Construct triplex and related parking as part of 4-lot unit planned unit development. (Project Manager: Ryan Morrison)

Sam Gardner appeared on behalf of project
No public appeared to speak on application

S. Gardner: Explains proposal for three townhouses. PUD of the four lots. Currently, there is a parking area in front. Proposal is to get rid of parking area. Three townhouses proposed with parking in rear of property. Explains plans

B. Rabinowitz: Asks about site plan. Questions about parking behind building closest to Spring Street. Asks if all parking is in the back

S. Gardner: Lot that you see closest to Spring Street is already existing. All new proposed parking is for just the three units.

B. Rabinowitz: Asks how the distribution of parking works for these units

R. Morrison: There are 17 parking spaces required and 19 spaces proposed

B. Rabinowitz: Asks if there are any other questions. Confirms there is no public to speak on item

No public

Brad: Closes public hearing

2. 21-0180AP; 15-17 Monroe Street (RH, Ward 3C) Melissa Lafayette

Appeal of administrative decision regarding shed dormer roof height. (Project Manager: Scott Gustin)

Bob Duncan and Melissa Lafayette appeared on behalf of appeal

Public: Abbott Stark (21 Monroe St apt B)

S. Gustin: Explains background of appeal. Walks through project drawings. This appeal is about a potential project, not a current application. Way to appropriately handle height measurement for a potential project. Way to resolve disagreement between staff and the applicant. The existing structure is 2 ½ stories tall, if we were to measure from the ridge it's about 35 ft tall. Right now, it is a gable roof structure, 2 ½ stories, in the CDO, in order to encourage different roof forms, other than flat roofs, and also recognizing the top story of a gable roof is only a half story, the CDO states you measure the height to the midpoint of the rise. This building is 34 ft 3 inches. Applicant potentially is looking to increase the top half story by approximately 25%, to be a ¾ story. We have also seen proposals to do a full shed dormer on both sides, which gets the proposal close to a full story and close to a flat roof. In appellant's documentation, their assertion is that this shed dormer would add additional 25% volume, but doesn't affect roof height. In CDO, if parameters are not specifically addressed, the decision falls to the Administrative Officer to come up with an appropriate method that closely meets the intent of the specific roof form measurements.

When you're looking to transform a full gable roof to one with a full shed dormer, that would be a roof form that is not addressed. So, decision needs to involve the intent. Intent is to keep this building in the residential district under 35 feet tall. Height is basically at 35 feet now with a half story, going to a ¾ story. Intent is that the height on this property is maxed out. Adding one of even two shed dormers would go beyond that height threshold, and misses the intent of the height measurement for a gable roof. For proposing the ¾ story, it is reasonable that the height measurement should be revised.

B. Rabinowitz: Asks if measurement is from eave to ridge

S. Gustin: Correct. Explains that with the introduction of the dormer, you get into the dual pitch roof. Adding full shed dormer, you go from matching pitches to two different pitches

C. Halpert: Asks if he is making a determination what the height would be with the dormer

S. Gustin: No, has not looked at what the height would be with the dormer because it was not an actual application, but need to decide what the appropriate method for measuring height for this example.

G. Hand: Asks if the Ordinance presents an ambiguity. Asks if there are other examples that have happened in the past that address this issue.

S. Gustin: Yes, found a few examples of projects that we have approved in the past, but have not found any that address measuring the height limit. Walks through past examples.

B. Duncan: Ordinance is not clear. Explains this example would have one ridge plate because there is only one ridge. Explains different measuring methods for the height of building. The hypothetical project would increase volume, but would not increase height.

S. Gustin: Double-pitch is not defined. Explains past examples and the method of measuring the height and how they are different than this example. Explains how the full dormer on half the structure could turn into both sides, making it almost a flat roof.

B. Rabinowitz: Walks through CDO and explains concerns.

A. Stark: Neighbor of property. In favor of any improvements to neighborhood.

M. Lafayette: Hopes that Board members have seen the house. Trying to use a space that is vacant, trying to fix up a house that needs attention. Dormer would give us view of Lake Champlain.

B. Rabinowitz: Closes public hearing

VI. Other Business

1. 20-0854CA/CU; 266 Queen City Park Rd (ELM, Ward 5S) Burton Corporation

Reconsider request of condition 10 relative to food service for performing arts center. (Project Manager: Scott Gustin)

Geoff Hand is recused

S. Gustin: There are two decisions. If the Board wants to reconsider the condition. And if yes, actually making a decision about the request.

A. LaRosa: If we reconsider the item, we have to open the public hearing. Not inclined to reconsidering item.

B. McArthur: Should come back with application for food service if they'd like to add it

K. Christianson: Motion to deny the request for reconsideration of condition 10

A. LaRosa: Seconds motion

6-0-1

VII. Adjournment

Meeting adjourned at 6:10pm



Bradford L. Rabinowitz, Chair of Development Review Board

Feb 2, 2021

Date



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.

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.