

Burlington Design Advisory Board

149 Church Street, City Hall

Burlington, VT 05401

www.burlingtonvt.gov/PZ/DAB

Phone: (802) 865-7188

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Matthew Bushey
Ron Wanamaker
Steven Offenhartz
Tom Cullins
Eric Morrow
Philip Hammerslough, Alt.
Phil Wagner, Alt.



DESIGN ADVISORY BOARD Tuesday September 24th, 2019 at 3:00 PM Conference Room 12, City Hall, Burlington, VT

Session I – 3:00 PM – 3:30 PM

20-0249CA; 3173 North Ave (RL-W, Ward 7N) Dante Holdings Trust / David Diamantis

Demo existing home and build new single family home on existing footprint with related site improvements.

Session II – 3:30 PM – 4:00 PM

20-0166CA/VR; 15 Conger Ave (RL-W, Ward 5S) Patrice A. Stratmann

Demo existing structure and build new single family home and related site improvements.

The programs and services of the City of Burlington are accessible to people with disabilities. Individuals who require special arrangements to participate are encouraged to contact the Department of Permitting and Inspections at least 72 hours in advance so that proper accommodations can be arranged. For information call 865-7188 (TTY users: 865-7142).

Non-Discrimination

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

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Department of Permitting & Inspections

Zoning Division
149 Church 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
Ted Miles, Zoning Specialist
Charlene Orton, Permitting & Inspections Administrator



TO: Design Advisory Board
FROM: Scott Gustin
DATE: September 24, 2019
RE: 20-0249CA; 3173 North Avenue

=====
Zone: RL-W Ward: 7N

Owner/Applicant: Dante Holdings Trust / David Diamantis

Request: Demolish existing home and replace with new home on existing footprint.

Background Information:

The applicant is seeking approval to demolish an existing vacant home and to replace it with a new single family home on the same footprint. The driveway will be reconstructed, and the existing onsite septic system will be replaced with a new system. Some new landscaping will be installed as well.

The property is affected by the special flood hazard area (SFHA), although the new home will be elevated above the 102' base flood elevation. The property is also affected by the Riparian & Littoral Conservation Overlay, Wetland Conservation Zone, and the Natural Areas zone. As a result, Conservation Board review is required and took place September 9, 2019. The Conservation Board unanimously recommended project approval subject to the following conditions:

1. Installation of native plantings along the seawall is encouraged.
2. Limit site disturbance west of the house as much as possible. Use of orange construction fence to define the western boundary of construction impacts is recommended.
3. Final review and approval of the application by the city's stormwater program staff is needed.

Details as to the seawall are forthcoming in time for Development Review Board consideration. Item 2 will be included in permit conditions, if granted. Item 3 has been completed.

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

As noted above, the property is affected by several natural resource overlays. Significantly, none of the protected resources will be impacted. Only their associated buffer zones affect the property.

Given the location of the new home on the existing footprint and, similarly, the reconstruction of the driveway in the same location, impacts associated with the new development are significantly limited. The Conservation Board recommended project approval.

(b) Topographical alterations

The lot slopes gently towards the lake. No significant topographical alterations are proposed.

(c) Protection of important public views

There are no important public views from or through this property.

(d) Protection of important cultural resources

There are no known archaeological resources on the property. The western half of the property is within an archaeologically sensitive area. This archaeological sensitivity stems from the property's lakeshore location. 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.

(e) Supporting the use of alternative energy

The project plans do not include utilization of alternative energy. Given the property's location and building orientation, rooftop solar may be feasible. The applicant is encouraged to consider rooftop solar installation.

(f) Brownfield sites

The property is not an identified brownfield.

(g) Provide for nature's events

There is ample room onsite for winter snow storage from driveway plowing. An erosion prevention and sediment control plan has been provided and has been approved by the city's stormwater program staff.

(h) Building location and orientation

The new home will be situated as the existing home is. As required, a front door faces the road; however, it reads and functions as a secondary access. Presently, the front door provides access into a storage room. This criterion requires that building's primary entrance face the street and be clearly identifiable. Such is not the case as proposed. The side (southern) doorway reads as the primary entrance. While the side doorway is acceptable, the street-facing entry is in need of some revision and embellishment. The front entry needs to read as the primary entrance.

(i) Vehicular access

A private driveway will continue to provide vehicular access to the property. It will be reconstructed and resurfaced with new gravel. Edging along the sides is recommended in order to maintain a well-defined boundary between the gravel driveway and adjacent green space. Driveway width of 18' is acceptable. As presently is the case, vehicles will have to back out. While not ideal, backing out onto this lightly traveled portion of North Avenue is acceptable.

(j) Pedestrian access

There is no public sidewalk along this portion of North Avenue, therefore a walkway from the front entrance to the public sidewalk is not required. If one can be provided within the lot coverage limits, installation of a front walkway is recommended.

(k) Accessibility for the handicapped

No handicap accessibility is evident or required with this proposal.

(l) Parking and circulation

The driveway will contain 2 parking spaces. The present driveway accesses an existing attached garage. As proposed, there will be no garage. Both parking spaces will sit between the house and the road. Oddly, the lack of adjacent homes precludes a front yard setback for this property. As a result, the front yard parking prohibition of Sec. 8.1.12 (c) may not apply. However, this criterion requires that parking be set to the side or rear of the lot to the extent possible. There appears to be sufficient room on the lot to set the driveway to the side of the home in order to avoid placement of both parking spaces in front of the home. Revision to the parking is warranted.

(m) Landscaping, fences, and retaining walls

A basic landscaping plan has been provided. Most existing vegetation will be retained. A new evergreen hedgerow is proposed along much of the southern property line, and it wraps around part of the front property line. The Conservation Board had recommended native plantings along the reconstructed seawall. Details are pending. Much of the existing lawn will remain.

(n) Public plazas and open space

No public plaza or open space is included or required in this proposal.

(o) Outdoor lighting

Elevation drawings depict exterior lighting fixture locations. The associated cut sheets provide required details as to fixture types; however, illumination levels are lacking as bulbs are not noted. Information as to proposed light sources (i.e. bulbs) is needed so as to determine acceptability per the outdoor lighting standards of Sec. 5.5.2.

(p) Integrate infrastructure into the design

Any new utility lines must be buried. A ground-mounted (and elevated) HVAC unit is located along the northern side of the building. No screening is evident and is required. In light of flood zone considerations, screening in the form of new bushes may be the best option.

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 one it will replace and also to other nearby homes in the neighborhood. Massing is clean and simple with two basic components as viewed from the road. The building is essentially one story with a partial lot above. The proposed home is typically residential in appearance and fits within the context of this neighborhood's built environment.

2. Roofs and Rooflines

A gable roof is proposed on the primary structure with a shed roof over the side storage room. Such roof forms are common in the neighborhood and typical for residential construction.

3. Building Openings

Fenestration is fairly basic and is consistent with the overall appearance of the structure.

(b) Protection of important architectural resources

There are no historic structures on or near the subject property.

(c) Protection of important public views

See 6.2.2 (c) above.

(d) Provide an active and inviting street edge

As proposed, the new home appears to face south, parallel to the street rather than to face it. The proposed home could simply be rotated to face the street, or the proposed east elevation could be revised with at least an enhanced entryway as noted in Sec. 6.2.2 (h). Other than the building orientation, exterior building features such as windows, differing materials, and roof overhangs provide visual interest to the structure and are acceptable. Large blank walls are avoided.

(e) Quality of materials

The main structure will be clad in vertical wooden board siding. The storage room on the side will be clad in rust-colored corrugated steel siding. Standing seam metal roofing will be installed throughout. Clad wooden windows will be installed, and the building will be set on a board-formed concrete foundation. Metal post and rail system with composite decking is proposed for the western deck and side stairs. The proposed materials are of acceptable quality and durability.

(f) Reduce energy utilization

The proposed building must comply with the current energy efficiency standards of the city and state.

(g) Make advertising features complimentary to the site

No advertising is included in this proposal.

(h) Integrate infrastructure into the building design

The electrical meter is depicted at an acceptable location on the north side of the storage room. No other mechanical exterior mechanical equipment is noted.

(i) Make spaces safe and secure

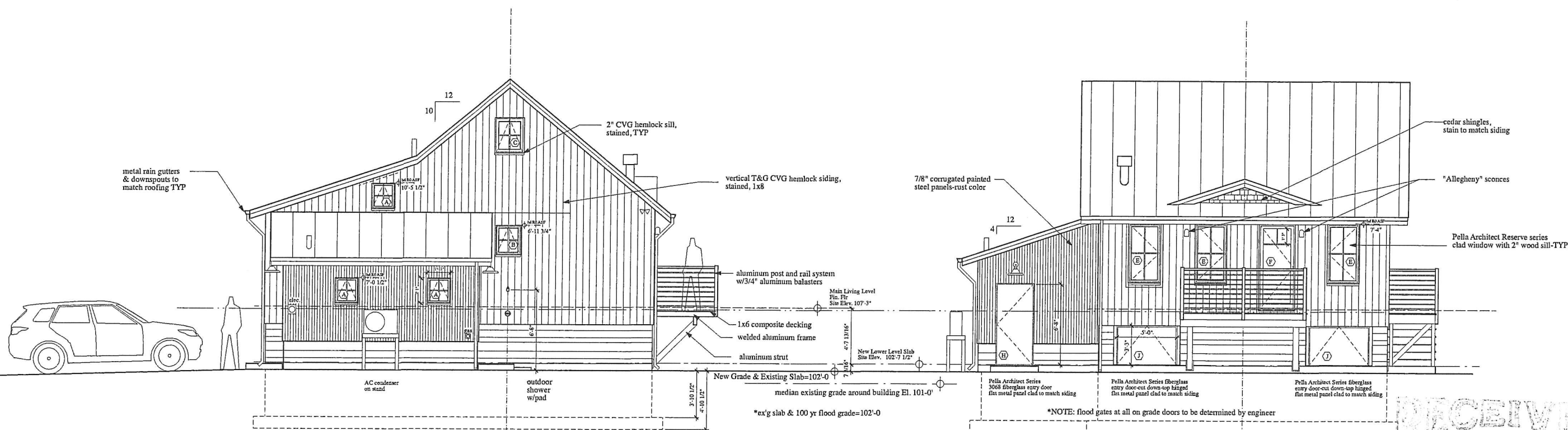
The proposed building must comply with the city's current egress requirements. Building entries will be illuminated.

II. Recommendation

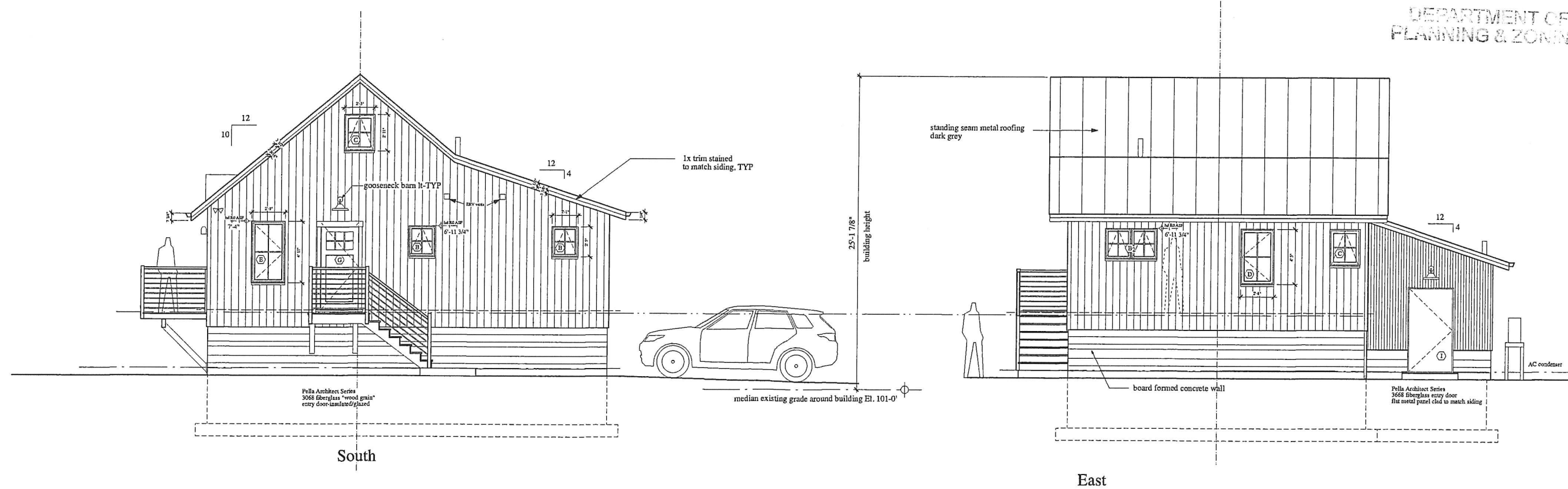
Parking location and building orientation are in need of revision. Continued review is recommended if not addressed prior to DAB review on the 24th. If satisfactorily addressed, then a recommendation of approval with the following conditions is advised:

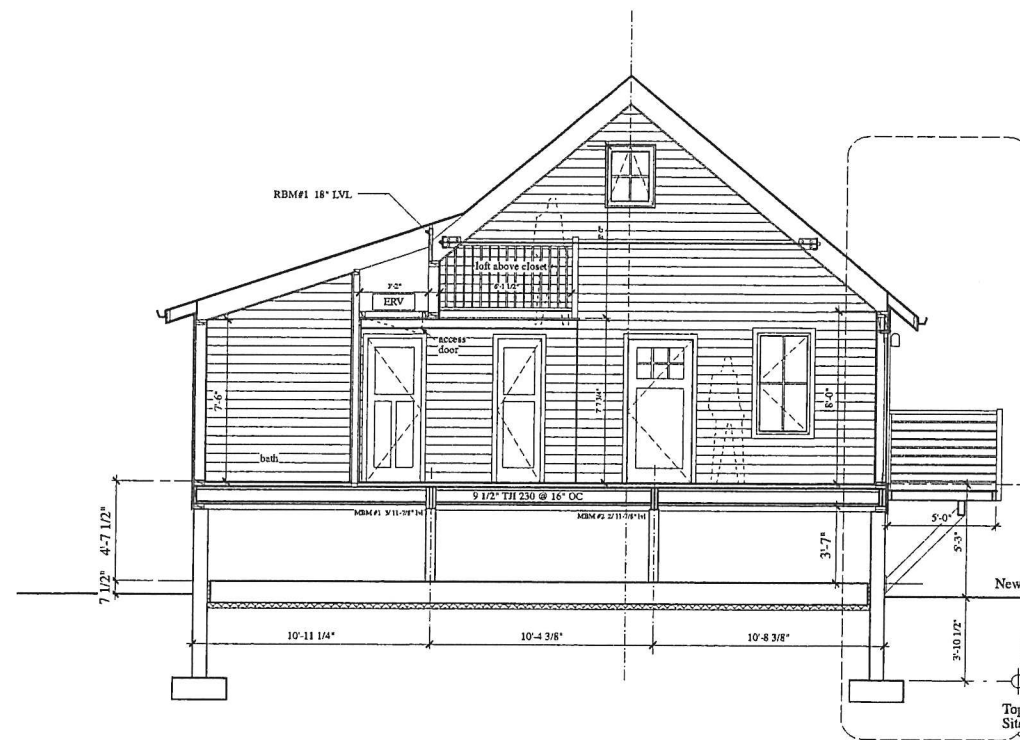
1. Rooftop solar is encouraged.
2. A front walkway connecting the front door to the street is recommended.

3. Details as to outdoor lighting levels and bulb types is needed, subject to the standards of Sec. 5.5.2 of the CDO.
4. Landscape screening around the ground-mounted HVAC unit is recommended.

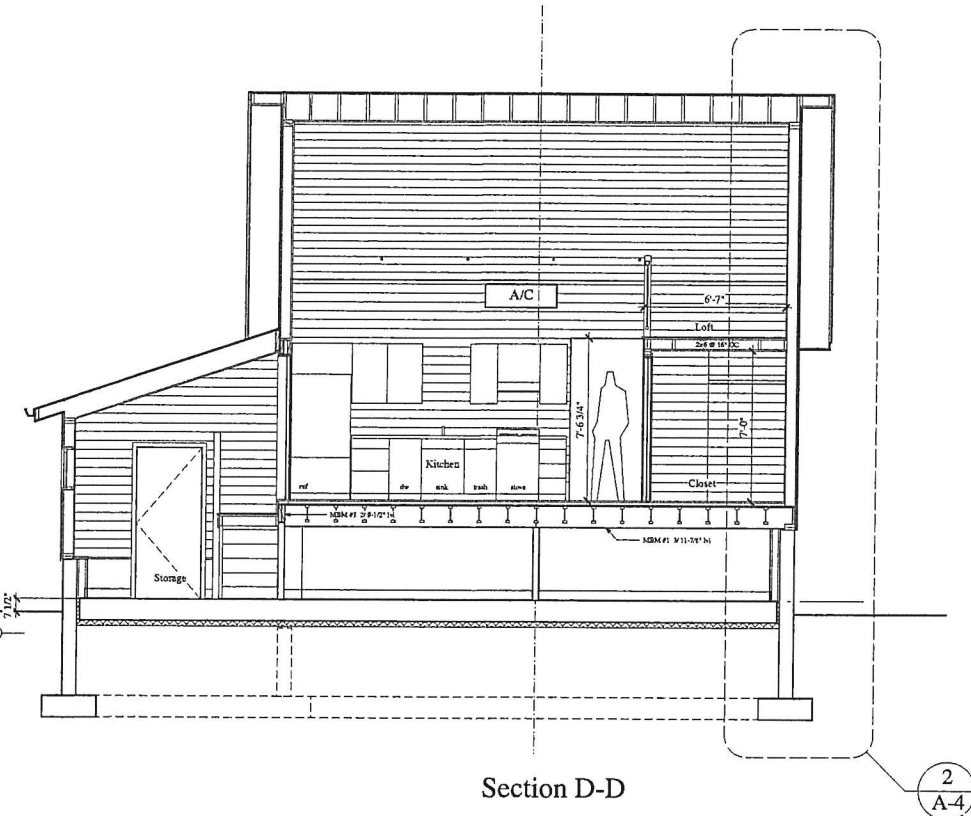
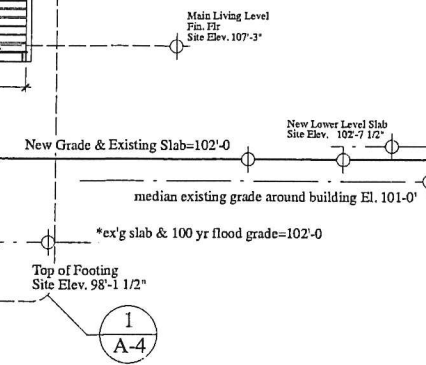


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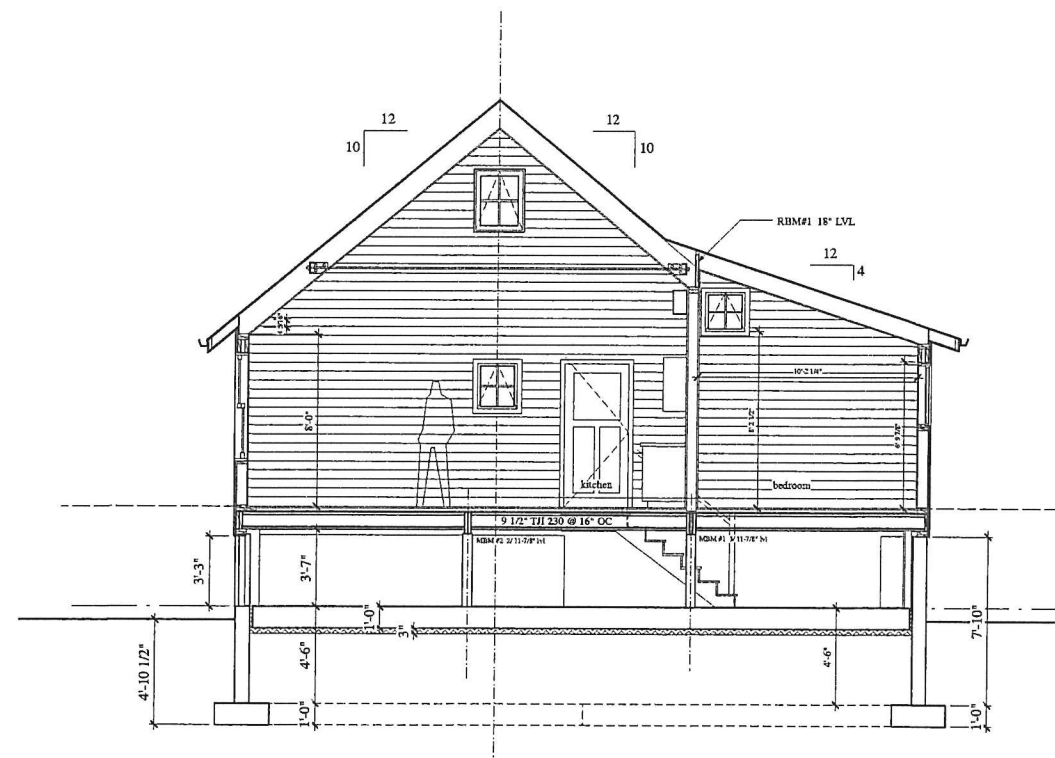




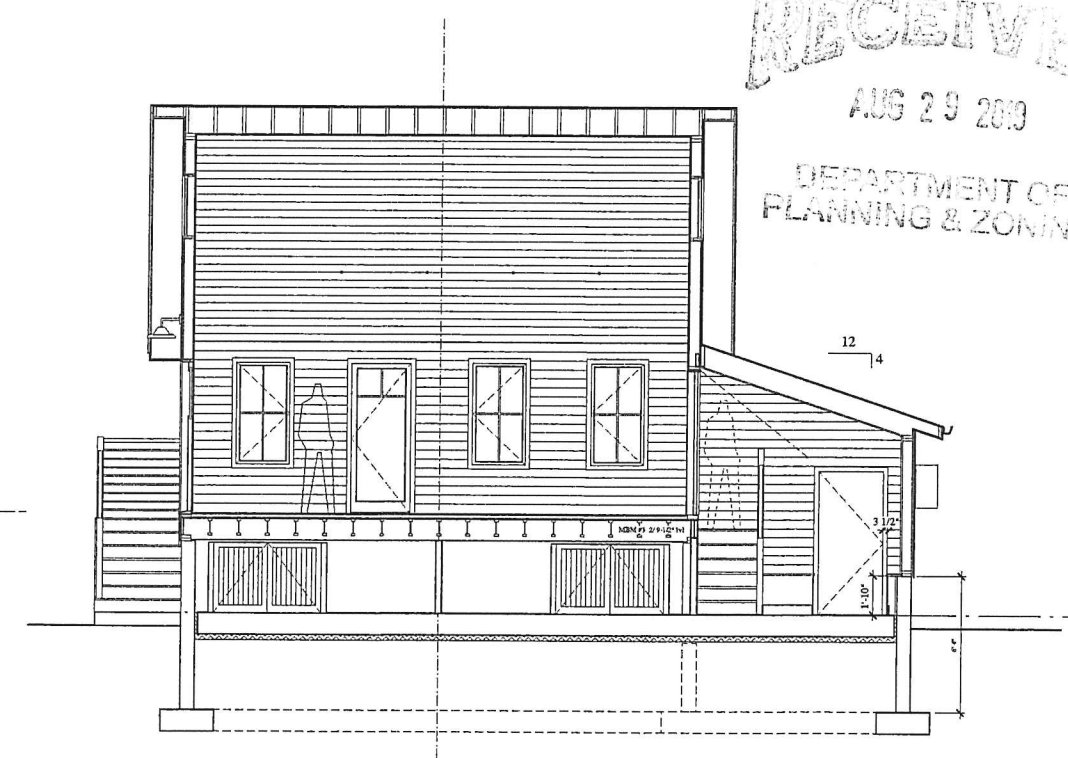
Section A-A



Section D-D

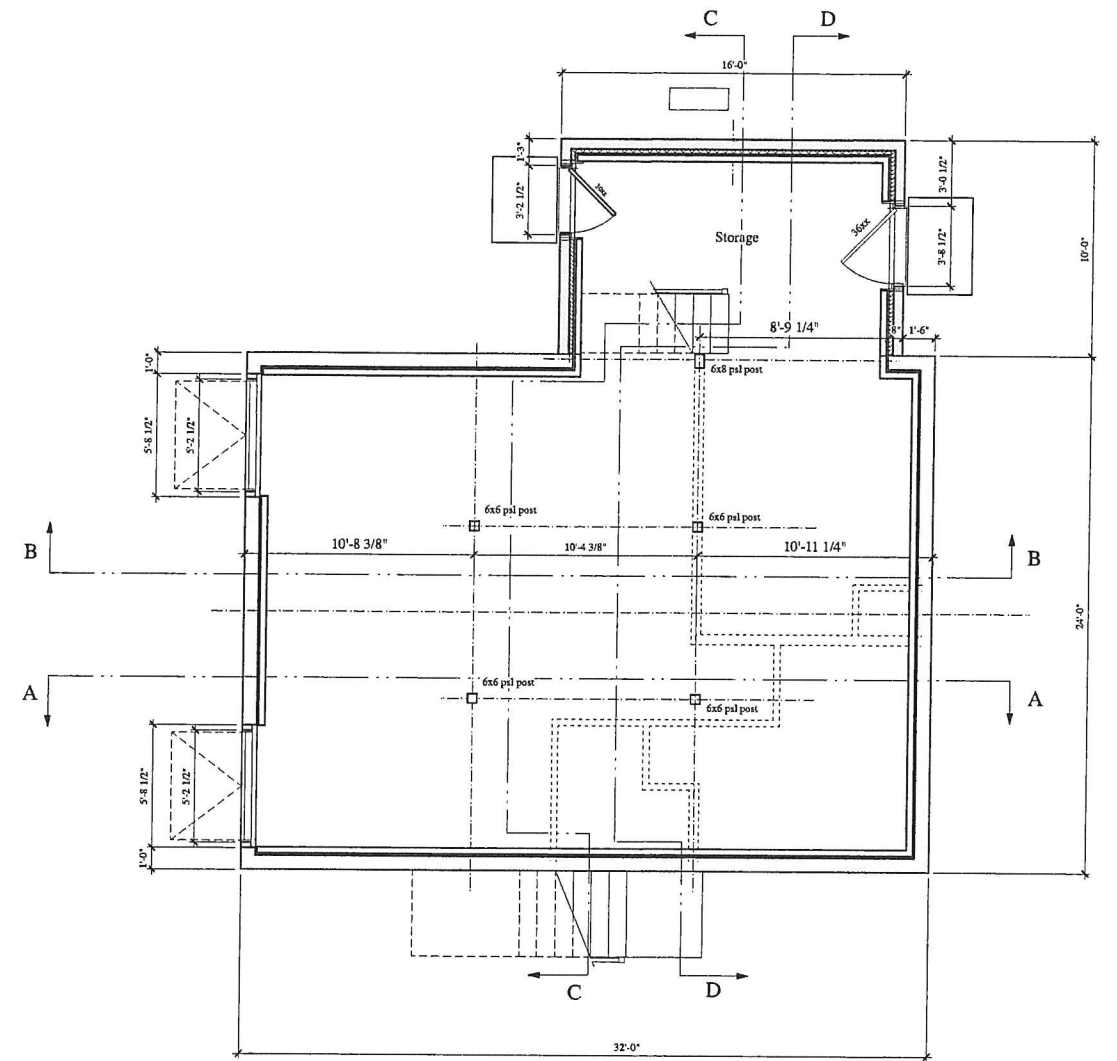
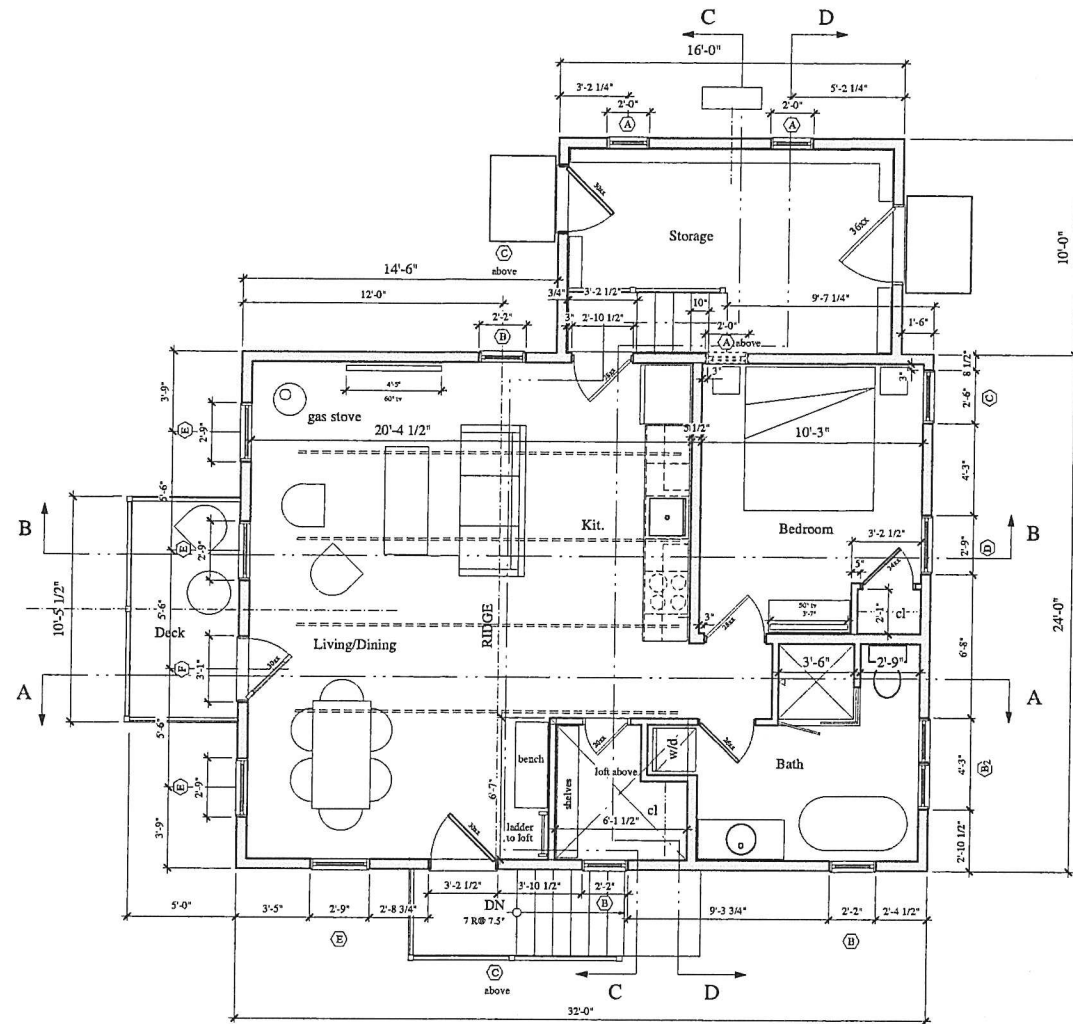


Section B-B

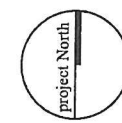


Section C-C

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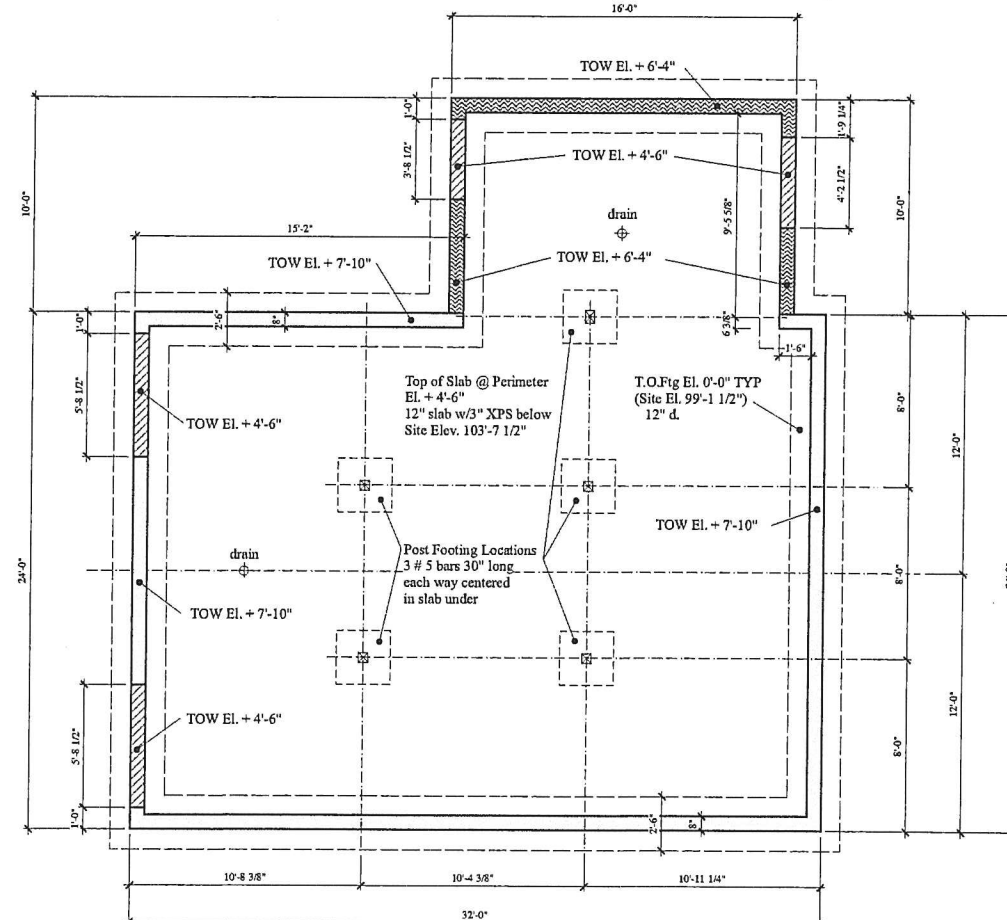
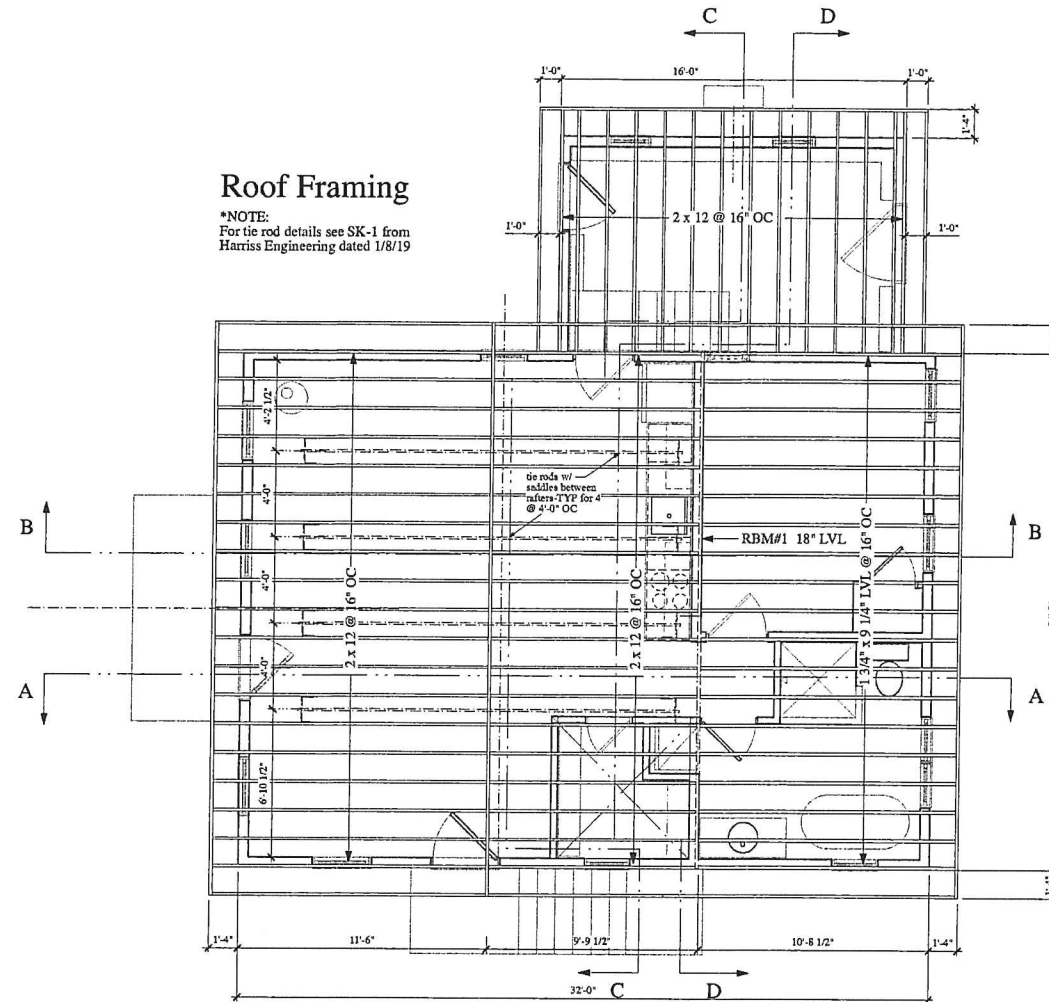


Proposed Plans for
**McConnell
Lake House**
3171 North Avenue
Stowe, VT 05672

Floor Plans

Revisions	Date	Scale	Drawing
1	8/26/03	1/4"	A

***NOTE:**
For tie rod details see SK-1 from
Harriss Engineering dated 1/8/19

[illegible]

*NOTE:
See Section D-D for Loft floor framing.
2x6 @ 16" OC

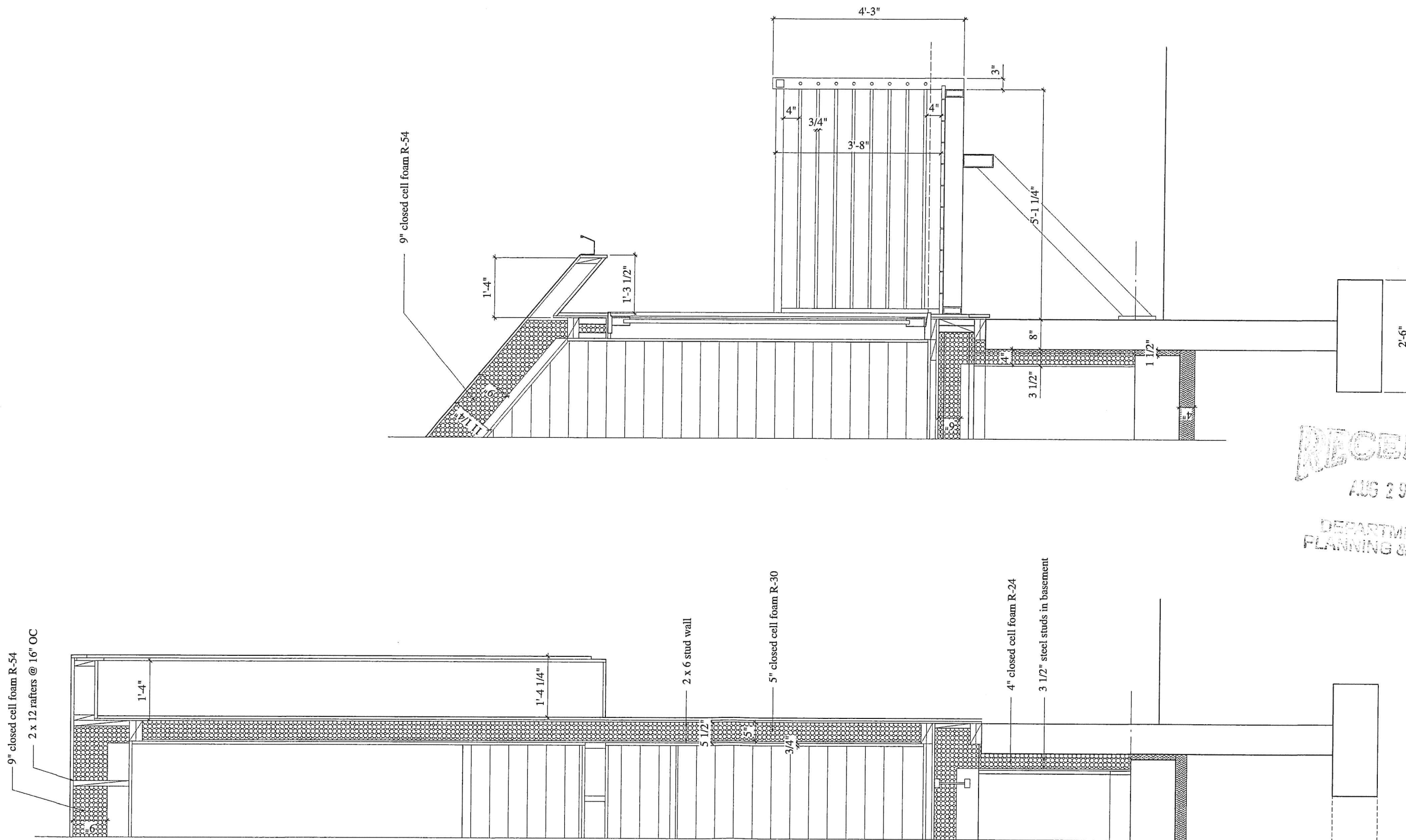
MBM # () = Main Floor Beam
RBM # () = Roof Beam
LVL = Truss Joist MicroLam LVL by Weyerhaeuser
TJI = Truss Joist TJI by Weyerhaeuser
posts = PSL posts by Weyerhaeuser in size as shown

1. All floor joists and beams to be as specified from Trus Joist/Weyerhaeuser, UON. Rim boards to be 1 1/4" TimberStrand LSL by Weyerhaeuser, UON.
1. All structural posts to be Parallam PSL by Weyerhaeuser as sized on drawings, UON.
2. Provide solid blocking or continuous post at all thru-floor locations down to foundation. *Avoid stacking plates under posts - run posts continuous where possible.*
3. Flashing framed in to have top long grain edge to exterior.
4. Follow manufacturer lumber manufacturer's instructions regarding installation at all connections (i.e., squash blocks, hanger ties, etc.).
5. All subflooring to be 3/4" T&G Advantec, or equal: Glue and Nail.
6. Install bridging, edge blocking, starter joists, etc. as required by manufacturer.
7. Block full depth at 24" o.c. under all partitions or double up joists as required.
8. Window headers vary in size as noted in sections. Insulate as shown.

FOUNDATION NOTES

- 1.) All concrete shall be stone concrete having a minimum compressive strength of 3000 psi at 28 days.
- 2.) Footings shall rest on undisturbed material unless approved otherwise.
- 3.) not used
- 4.) All wall footings to be 12" deep and 30" wide with 5/ #5 bars continuous.
Dowel all walls to footings with #5 bars at 36" O.C.
- 5.) All walls to receive 2 #5 bars top and bottom, continuous, typical.
- 6.) Post footings to be 30" square and 12" deep, w/5 #5 bars each way.
- 7.) not used
- 8.) Provide 1/2" dia. x 12"(min) anchor bolts with hooked ends at 36" O.C., at all stud walls.
- 9.) Slabs on grade shall be 12" thick, poured over a 6 mil poly vapor barrier and 3" "Blueboard" XPS insulation underneath and wrapped up 1 1/2" thick @ slab edges between slab and walls over an 8" layer of compacted drainage fill (min). U.O.N. Provide 6x6, 10/10 welded wire mesh or equal placed 1 1/2" from bottom of slab.
- 10.) All fill and backfill materials beneath footings and slabs shall be placed in layers not more than 8" in loose depth and compacted to 98 percent of maximum density, as determined by ASTM test method D698.
- 11.) not used
- 12.) GC to coordinate with mechanical and electrical trades to provide sleeves for utility lines as required.
- 13.) not used.
- 14.) **NOTE:** Top of Lowest Footing designated = 0'-0" for foundation only.
- 15.) Exterior of all foundation walls below grade to receive spray-on waterproofing and 3" rigid extruded polystyrene "blueboard" XPS insulation from footing to grade.

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SOUTHEAST VIEW

3171 North Avenue Extension
Burlington, VT

Rendering by
Amy Chorey Drafting and Design
August 15, 2019

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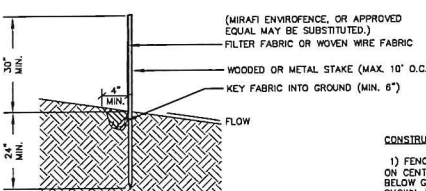
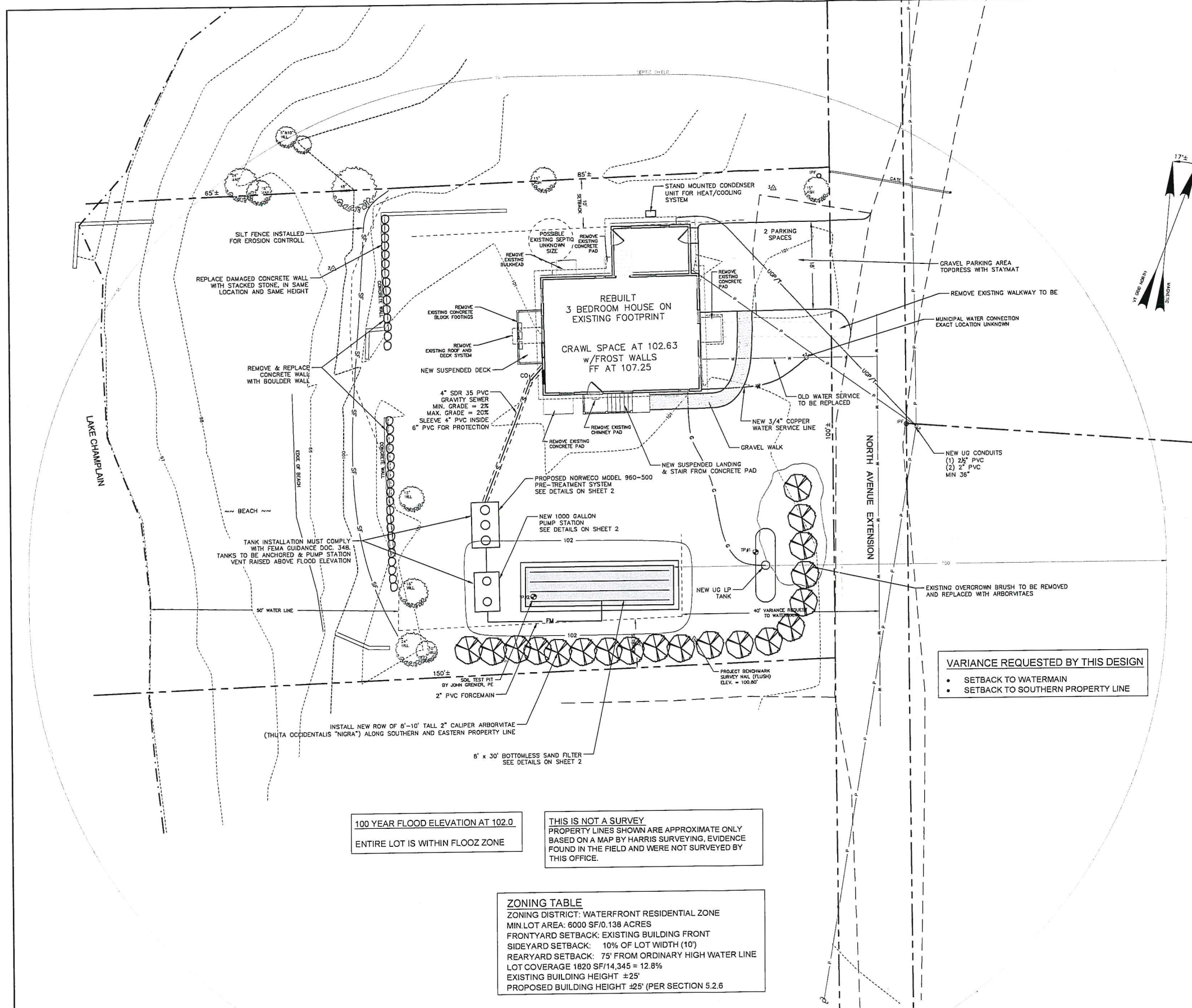


NORTHWEST VIEW

3171 North Avenue Extension
Burlington, VT

Rendering by
Amy Chorey Drafting and Design
August 15, 2019

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- CONSTRUCTION SPECIFICATIONS FOR SILT FENCE**
- 1) SILT FENCE SHALL BE EITHER PRE-FABRICATED EROSION CONTROL FENCE (MIRAFI ENVIRONMENT, OR EQUAL), OR CONSTRUCTED-IN-PLACE, AS SPECIFIED HEREIN.
 - 2) MAXIMUM DRAINAGE AREA IS 1/4 ACRE FOR 100 FEET OF SILT FENCE.
 - 3) TRENCH SHALL BE EXCAVATED MINIMUM 6 INCHES DEEP AND 4 INCHES WIDE ON UPSLOPE SIDE OF FENCE LINE.
 - 4) WOVEN WIRE FABRIC (14 GA., 6 INCH MAX. MESH OPENING) SHALL BE STAPLED OR FASTENED SECURELY WITH WIRE TIES TO UPSLOPE SIDE OF FENCE POSTS. WOVEN WIRE FABRIC SHALL EXTEND MINIMUM 36 INCHES ABOVE GRADE.
 - 5) FILTER FABRIC SHALL BE FASTENED SECURELY ON UPSLOPE SIDE OF WOVEN WIRE FABRIC WITH WIRE TIES, SPACED EVERY 24 INCHES. AT TOP AND MID-SECTION OF FENCE, MINIMUM 8 INCH FLAP OF FILTER FABRIC SHALL BE PLACED IN TRENCH ON UPSLOPE SIDE OF FENCE, AND BACKFILLED.
 - 6) WHEN TWO SECTIONS OF FABRIC ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY 6 INCHES, FOLDED AND STAPLED.
 - 7) SILT FENCE SHALL BE INSPECTED WEEKLY, AND AFTER EACH SIGNIFICANT PRECIPITATION EVENT, MAINTENANCE SHALL BE PERFORMED AS NEEDED AND SEDIMENT SHALL BE REMOVED WHEN IT IS HALFWAY UP THE FENCE.
 - 8) BROKEN STAKES SHALL BE REPLACED PROMPTLY.

SILT FENCE
N.T.S.

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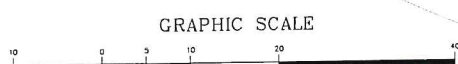
- VARIANCE REQUESTED BY THIS DESIGN**
- SETBACK TO WATERMAIN
 - SETBACK TO SOUTHERN PROPERTY LINE

LEGEND	
	SURVEY CONTROL POINT
	IRON PIN/ROD
	SOIL TEST PIT
	UTILITY POLE
	PROPERTY LINE
	EDGE OF ROAD/DRIVE
	SETBACK
	EDGE OF LAKE
	EX. WATER LINE
	PRO. GRAVITY SEWER LINE
	PRO. SEWER FORCE MAIN
	EX. POWER LINE
	NEW U.G. POWER & TELEPHONE
	EXISTING CONTOURS
	102
	FINISHED CONTOURS
	SEPTIC SHIELD
	SILT FENCE

100 YEAR FLOOD ELEVATION AT 102.0
ENTIRE LOT IS WITHIN FLOOD ZONE

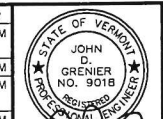
THIS IS NOT A SURVEY
PROPERTY LINES SHOWN ARE APPROXIMATE ONLY
BASED ON A MAP BY HARRIS SURVEYING, EVIDENCE
FOUND IN THE FIELD AND WERE NOT SURVEYED BY
THIS OFFICE.

ZONING TABLE	
ZONING DISTRICT: WATERFRONT RESIDENTIAL ZONE	
MIN LOT AREA: 6000 SF/0.138 ACRES	
FRONTYARD SETBACK: EXISTING BUILDING FRONT	
SIDEYARD SETBACK: 10% OF LOT WIDTH (10')	
REARYARD SETBACK: 75' FROM ORDINARY HIGH WATER LINE	
LOT COVERAGE 1820 SF/14,345 = 12.8%	
EXISTING BUILDING HEIGHT ±25'	
PROPOSED BUILDING HEIGHT ±25' (PER SECTION 5.2.6)	



NOTE: ORIGINAL PLAN 24" x 36". OTHER SIZES NOT TO SCALE

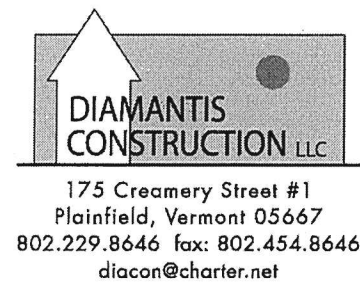
No.	Date	Revision	By	No.	Date	Revision	By
1	8.30.19	REVISED HOUSE GRADES, PARKING AREA & NOTES	TJM	1	9.04.18	REVISED TO NORWECO PRE-TREATMENT SYSTEM & ADDED PUMP STATION	TJM
				2	10.16.18	REVISED HOUSE FOOTPRINT	TJM
				3	11.28.18	MOVED LEACHFIELD TO MEET 40' SETBACK TO WATERMAIN	TJM



SEPTIC SITE PLAN
DANTE HOLDINGS, TRUST
3171 NORTH AVENUE EXTENSION BURLINGTON

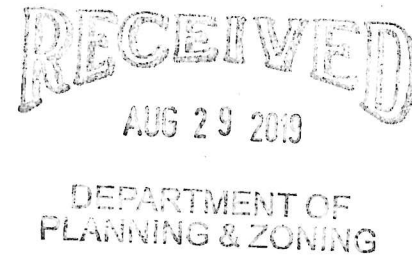
GRENIER ENGINEERING, PC
P.O. Box 445
Waterbury, VT 05676
TEL (802) 244-6413

Date: 7.26.19
Dm By: TJM
Scale: 1" = 1'
Sheet No:



August 15, 2019

Scott Gustin
Burlington Department of Planning and Zoning
149 Church St. City Hall
Burlington, VT 05401



Dear Scott,

This letter serves as a description of the landscape 'plan' for 3171 North Ave. Extension.

This project is essentially a replacement of the existing dilapidated home with a new one on the same footprint. VJ Comai, Burlington City arborist, and I walked the site and identified the trees that will remain. Along the north boundary (the line with Mr. Charlie Auer) there are 2 mature Ash trees, and 2 large willow trees. The ash trees are currently not showing signs of the borers/insects that are destroying them throughout the northeast. The intention is to keep these trees, and monitor their health. If and when the ash borer arrives, we will deal with it accordingly. The large willow trees will be pruned and monitored. The largest of these trees is listing heavily to the southeast, in the direction of the home. VJ did not seem too concerned, as it is still a hardy tree. If this condition changes, we will prune or remove accordingly for the health and safety of the home and occupants. Mr. Auer, the long time neighbor of this property, has expressed concern about the willows that share this property line, and together we will make sure to do what is best for the trees and the residents.

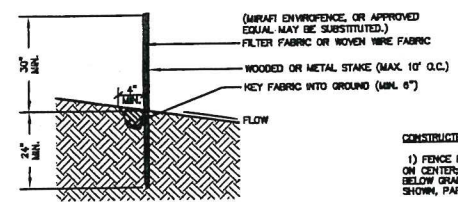
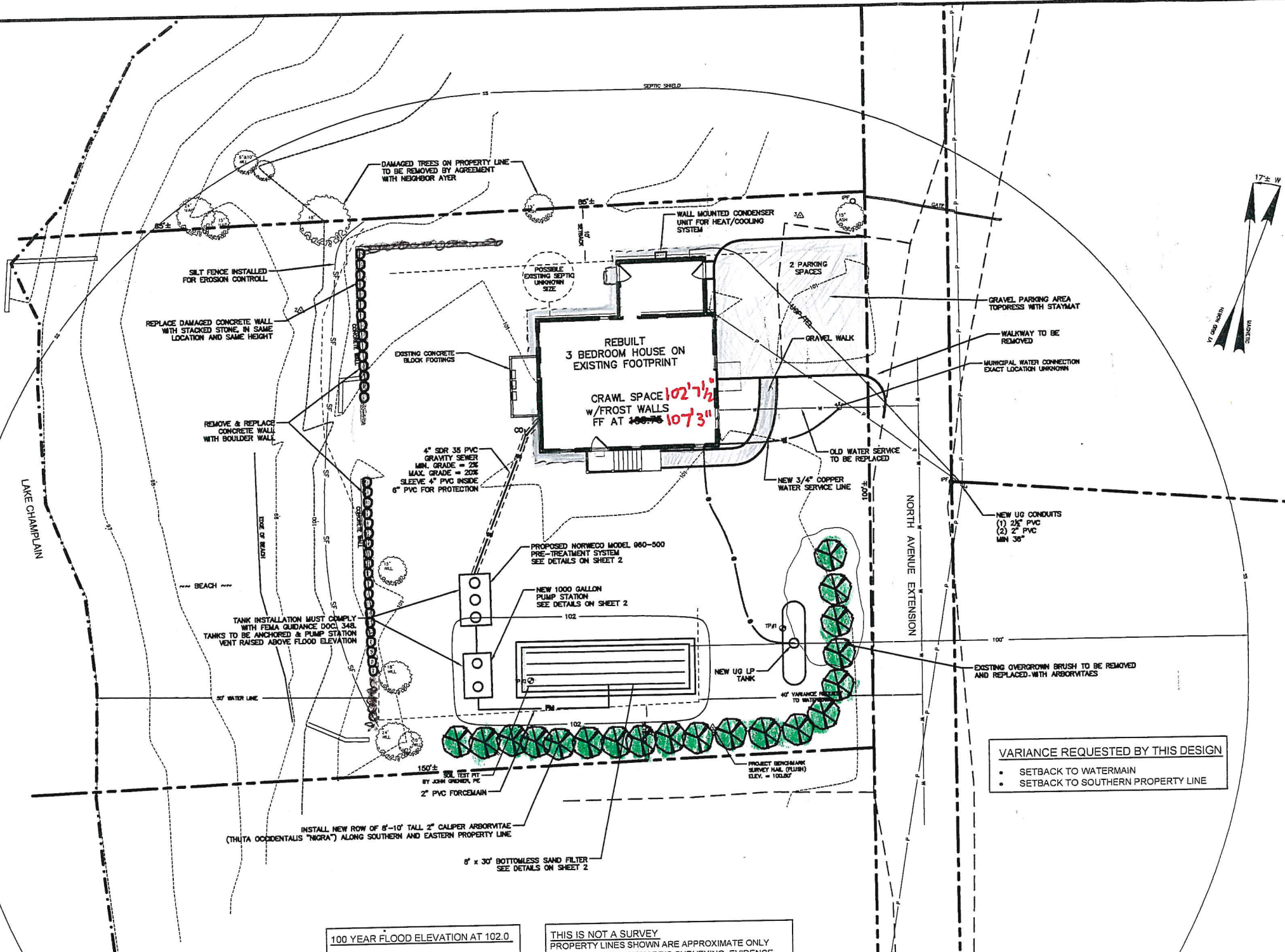
The west border of the property is the lake. The smaller willows along that property line are smaller and appear to be in good health.

The scrubby weeds at the roadside will be removed and replaced with a row of 6-10' Thuja Occidentalis Nigra; spaced to create a pleasant, green, year round screen. The same evergreen trees will be planted along the southerly border, making a proper delineation of the property line that runs East from the road to the West, ending in proximity to the willow tree at the corner of the property. This hedge will hide the control box for the underground propane tank, and also the mound system from the road and neighbor's camper that appears to be on the property year round.

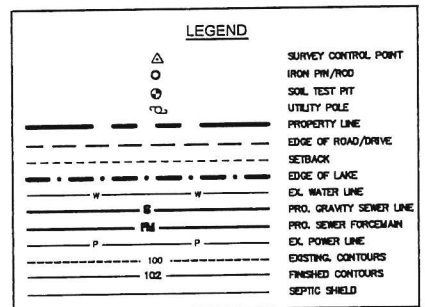
The remainder of the property will not be formally landscaped. Grass and grasses will conceal the East, North and West sides of the mound system's bottomless sand filter surround.

Best,

David Diamantis
Diamantis Construction LLC
175 Creamery St.
Plainfield, VT 05667
PH: (802) 229-8646



- CONSTRUCTION SPECIFICATIONS FOR SILT FENCE**
- 1) SILT FENCE SHALL BE EITHER PRE-FABRICATED EROSION CONTROL FENCE (MURRAY ENVIRONMENT, OR APPROVED EQUAL), OR CONSTRUCTED-IN-PLACE, AS SPECIFIED HEREIN.
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 - 6) SILT FENCE SHALL BE INSPECTED WEEKLY, AND AFTER EACH SIGNIFICANT PRECIPITATION EVENT. MAINTENANCE SHALL BE PERFORMED AS NEEDED, AND SEDIMENT REMOVED WHEN IT IS HALFWAY UP THE FENCE.
- PRE-FABRICATED SILT FENCE**
- 1) FENCE SHALL BE INSTALLED PARALLEL TO GROUND CONTOURS, AND FILTER FABRIC SIDE SHALL FACE UPSLOPE MESH AND STAKES SHALL FACE DOWNSLOPE.
 - 2) TRENCH SHALL BE EXCAVATED MINIMUM 6 INCHES DEEP ON UPSLOPE SIDE OF FENCE LINE. EXCESS FLAP OF FILTER FABRIC (MINIMUM 6 INCHES) SHALL BE PLACED IN TRENCH. TRENCH SHALL BE BACKFILLED AND COMPACTED. CONSTRUCTION IN THIS MANNER PREVENTS SEDIMENT-LADEN RUNOFF FROM FLOWING UNDER SILT FENCE.
 - 3) SILT FENCE SHALL BE INSPECTED WEEKLY, AND AFTER EACH SIGNIFICANT PRECIPITATION EVENT. MAINTENANCE SHALL BE PERFORMED AS NEEDED, AND SEDIMENT REMOVED WHEN IT IS HALFWAY UP THE FENCE.
 - 4) BROKEN STAKES SHALL BE REPLACED PROMPTLY.
- CONSTRUCTED-IN-PLACE SILT FENCE**
- 1) FENCE POST SHALL BE DRIVEN, 10 FEET MAXIMUM ON CENTER. POSTS SHALL BE DRIVEN MINIMUM 24" BELOW GRADE. FENCE SHALL BE POSTED AS SHOWN, PARALLEL TO THE GROUND CONTOURS.
 - 2) TRENCH SHALL BE EXCAVATED MINIMUM 6 INCHES DEEP AND 4 INCHES WIDE ON UPSLOPE SIDE OF FENCE LINE.
- SILT FENCE**



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AUG 29 2019

DEPARTMENT OF PLANNING & ZONING

ZONING TABLE

ZONING DISTRICT: WATERFRONT RESIDENTIAL ZONE

MIN. LOT AREA: 6000 SF/0.138 ACRES

FRONTYARD SETBACK: EXISTING BUILDING FRONT

SIDEYARD SETBACK: 10% OF LOT WIDTH (10')

REARYARD SETBACK: 75' FROM ORDINARY HIGH WATER LINE

LOT COVERAGE 1820 SF/14,345 = 12.8%

EXISTING BUILDING HEIGHT ±25'

PROPOSED BUILDING HEIGHT ±25' (PER SECTION 5.2.6)

NOTE: ORIGINAL PLAN 24" x 36". OTHER SIZES NOT TO SCALE

No.	Date	Revision	By
1	9.04.18	REVISED TO NORWECO PRE-TREATMENT SYSTEM & ADDED PUMP STATION	TJM
2	10.16.18	REVISED HOUSE FOOTPRINT	TJM
3	11.28.18	MOVED LEACHFIELD TO MEET 40' SETBACK TO WATERMAIN	TJM



LANDSCAPE PLAN

SEPTIC SITE PLAN

DANTE HOLDINGS, TRUST

3171 NORTH AVENUE EXTENSION, BURLINGTON

GRENIER ENGINEERING PC

P.O. Box 445
Waterbury, VT 05676
TEL (802) 244-6413

Date: 7/28
Dm By: TJM
Scale: 1" = 1'
Sheet No.

Nigra American Arborvitae

Thuja occidentalis 'Nigra'



AUG 29 2019
DEPARTMENT OF
PLANNING & ZONING

Nigra' arborvitae is an upright, cone shaped, narrow evergreen with flattened sprays of dense, deep green foliage and good winter color. It is a hardy, relatively low maintenance tree and takes pruning well. It makes an excellent vertical accent, wind or privacy screen, natural fence or hedge. A cultivar of our native North American arborvitae, 'Nigra' grows slowly to 20'-30' high with a spread of 4'-10' wide. Plant 3' apart for a hedge. It adapts to a wide range of soils, but prefers full sun to partial shade and moist, well drained sites. Avoid dry soil and protect from drying winds. Zones 3-7.



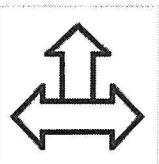
Hardiness Zones

The nigra american arborvitae can be expected to grow in Hardiness Zones 3-7. [View Map](#)



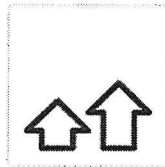
Tree Type

This is an evergreen tree, keeping its foliage year-round.



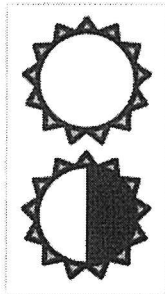
Mature Size

The Nigra American arborvitae grows to a height of 20-30' and a spread of



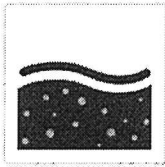
Growth Rate

This tree grows at a slow rate, with height increases of less than 12" per year.



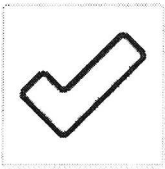
Sun Preference

Full sun and partial shade are best for this tree, meaning it prefers a minimum of four hours of direct, unfiltered sunlight each day.



Soil Preference

The Nigra American arborvitae grows well in acidic, alkaline, loamy, moist, rich, sandy, silty loam, well-drained, wet and clay soils.



Attributes

This tree:

- Features tiny, scale-like leaves that are packed closely together in overlapping rows on branchlets, displaying in a flattened, fan-like spray.
- Maintains its dark green throughout the winter.
- Adapts well to pruning.
- Yields seed cones that are not particularly showy.
- Can be planted 3' apart for a low-maintenance hedge.
- Tolerates air pollution.

MATURE THUJA OCCIDENTALIS 'NIGRA'



(1) @ SHED ON EAST ELEVATION
 (1) @ SOUTH ENTRY
 (1) @ SHED ON WEST ELEVATION
SCHOOLHOUSE

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 AUG 29 2019
 DEPARTMENT OF
 PLANNING & ZONING

Factory Light 4 Outdoor Sconce



Fixture price does not include bulb(s).

Factory Light 4 Outdoor Sconce

\$319.00

Fixture price does not include bulb(s).

A Schoolhouse take on the classic barn light, the Factory Light 4 Outdoor Sconce embodies classic utilitarian design. Equally suited for both outdoor and indoor applications, it has been designed and rigorously tested to withstand..

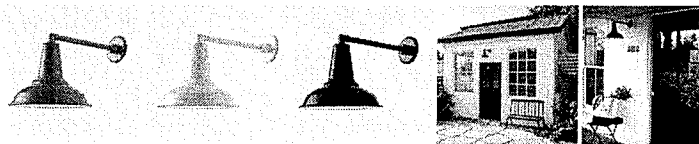
Select Finish



Made to Order Options ?

Select Cage

No Cage



Product will leave our factory within
 1-3 weeks

DESIGN

A Schoolhouse take on the classic barn light, the Factory Light 4 Outdoor Sconce embodies classic utilitarian design. Equally suited for both outdoor and indoor applications, it has been designed and rigorously tested to withstand direct exposure to the elements.

Crafted with precise attention to detail, this versatile sconce is made with hand-spun steel and painted in-house at the Schoolhouse Factory. Available in Industrial Yellow, Factory Black or Factory White, each shade is hand-painted with a glossy white interior for a diffuse glow. An optional wire cage offers an extra dose of industrial style.

Hand-assembled in our Portland factory. A Schoolhouse Original.

DETAILS

- **FIXTURE DIMENSIONS:** 12" Shade Dia
- **CANOPY WIDTH:** 4.75"
- **PROJECTION:** 19.5"
- **PRODUCT ORIGIN:** USA
- **UL LISTED:** Yes
- **MAX WATTAGE:** 100W
- **SUITABLE FOR DAMP LOCATIONS:** Yes
(Including Wet Locations)

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ABOUT US

Dedicated to the preservation of American manufacturing, our mission is to provide a new generation of heirlooms that inspire people to create unique, meaningful spaces. We value simplicity, utility, and longevity. Schoolhouse is based in Portland, Oregon with a store in Pittsburgh, Pennsylvania.

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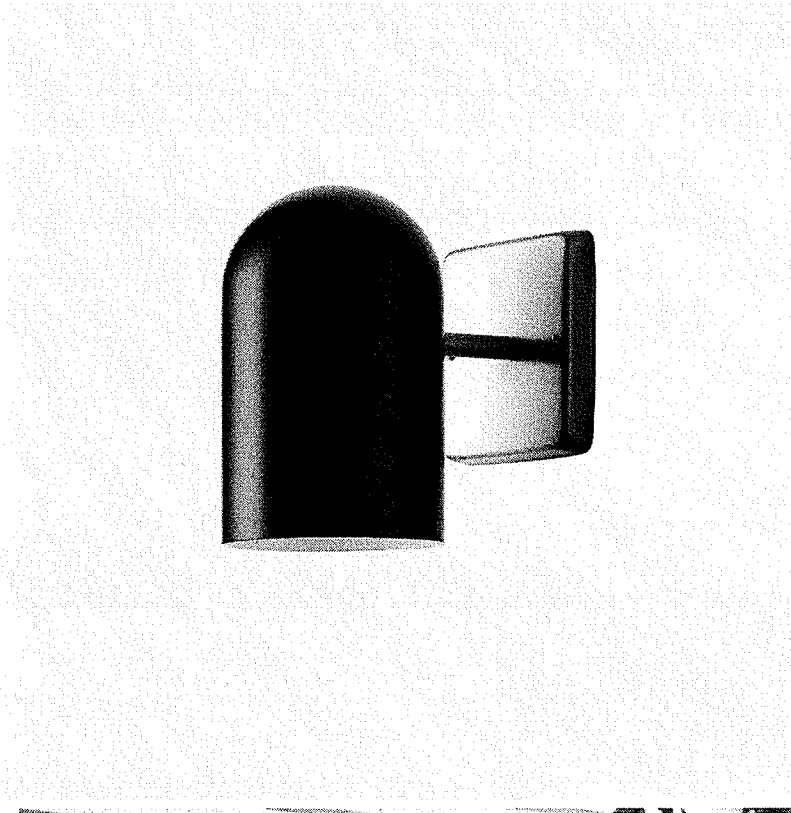
1-800-630-7111

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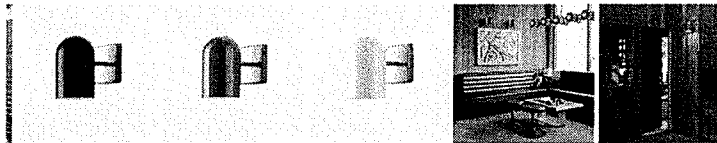
(2) @ WEST ELEVATION

SCHOOLHOUSE

Allegheny Indoor/Outdoor Sconce



Fixture price does not include bulb(s).



Allegheny Indoor/Outdoor Sconce

\$199.00

Fixture price does not include bulb(s).

Slim, modern and understated, the Allegheny Sconce is equally suited for both outdoor and indoor applications. Designed and rigorously tested to withstand direct exposure to the elements, it's our luxurious take on utilitarian style.

A...

Select Finish



BLACK ✓

Product will leave our factory within 3-5 weeks

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AUG 28 2020

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DESIGN

Slim, modern and understated, the Allegheny Sconce is equally suited for both outdoor and indoor applications. Designed and rigorously tested to withstand direct exposure to the elements, it's our luxurious take on utilitarian style. A play of mixed materials and scale, the brass square canopy perfectly complements the sophisticated seventies-inspired color palette of the bullet-style shade.

Hand-assembled in our Portland factory. A Schoolhouse Electric Original.

DETAILS

- **FIXTURE DIMENSIONS:** 4 5/8" W x 7 1/4" H
- **CANOPY WIDTH:** 4 5/8"
- **PROJECTION:** 7 1/4"
- **PRODUCT ORIGIN:** USA
- **UL LISTED:** Yes
- **MAX WATTAGE:** 60W
- **DETAILS:** Must be mounted with shade opening oriented downward as shown.
- **SUITABLE FOR DAMP LOCATIONS:** Yes

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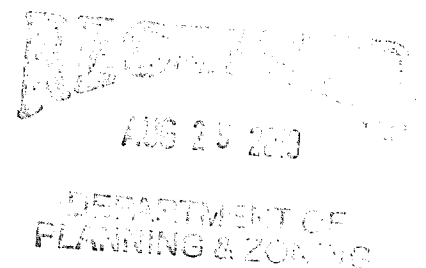
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3171 NORTH AVE EXT. EAST ELEVATION



WEST ELEVATION

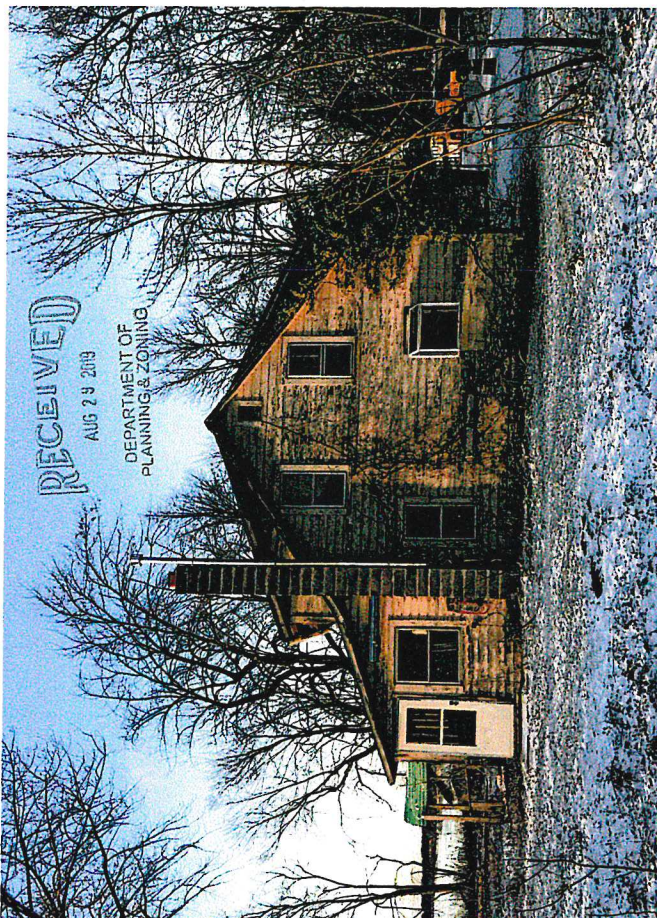
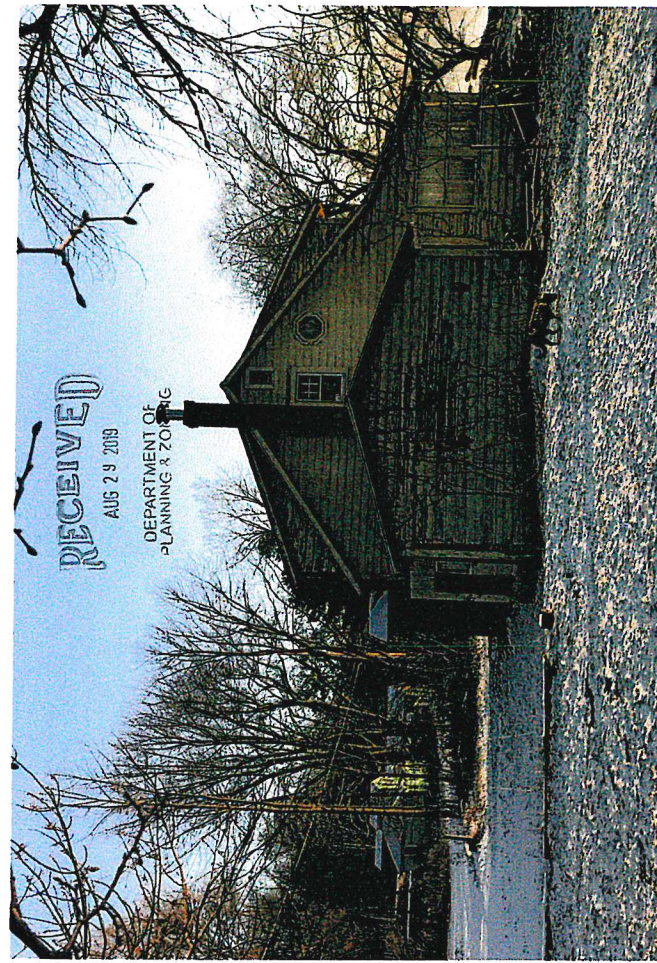




PHOTO FROM NORTH WEST CORNER OF LOT



PHOTO FROM WEST LOOKING @ WEST ELEVATION OF EXISTING HOME



Department of Permitting & Inspections

Zoning Division
149 Church 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
Ted Miles, Zoning Specialist
Charlene Orton, Permitting & Inspections Administrator



TO: Design Advisory Board
FROM: Scott Gustin
DATE: September 24, 2019
RE: 20-0166CA/VR, 15 Conger Avenue
=====

Zone: RL-W Ward: 5S
Owner/Representative: Patrice A. Stratmann

Request: Demolish existing structure and construct new single family home and related site improvements.

OVERVIEW:

The applicant is requesting approval to demolish an existing 4-bay garage and to replace it with a new single family home and attached carport. Related site improvements such as a driveway, walkway, and landscaping are also proposed. The applicant received approval for a similar application in 2015; however, that proposal was never constructed.

The subject property is very small at just 2,933 sf. It is smaller than even the 4,000 sf minimum noted in Sec. 5.2.1, *Existing Small Lots*. As a result, development will be contingent on receipt of a variance. Such request is included in this application and will be considered by the Development Review Board. The prior approval noted above was granted following issuance of a variance (the variance has now expired and must be renewed).

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 significant natural features.

(b) Topographical alterations

The lot is flat and will remain so. No significant topographical changes are proposed.

(c) Protection of important public views

There are no important public views from or through the subject property. The property does not front any identified view corridor.

(d) Protection of important cultural resources

The site itself is not historically significant, nor does it have any known archaeological significance. See Sec. 6.3.2 (b) below for historic significance the building itself.

(e) Supporting the use of alternative energy

No alternative energy measures are included in the development proposal. The new structure will have no adverse impacts on alternative energy potential on the subject or neighboring properties.

(f) Brownfield sites

The property is not an identified brownfield.

(g) Provide for nature's events

The project as proposed is not large enough to require a post-construction stormwater management plan. A construction site erosion control plan is required and is pending submission for review by the city's stormwater program staff.

(h) Building location and orientation

The new home will face Conger Avenue with a clearly identifiable primary entrance. The new structure will be shifted closer to the street than the existing garage. The house will be set back ~ 6' from the front property line, whereas the existing garage is ~ 11.' The proposed attached carport is ~ 3.5' from the front property line. Note that exact distances are difficult to determine based on the unusual 1:7 plan scale. The front yard setback for this property is 7.5' +/- 5' (based on the average of neighboring homes).

The placement of the attached carport is problematic. This criterion states that garages with street-facing doors must be set back behind the front plane of the home. It goes on to further specify a minimum 25' front yard setback for street-facing garages. The new carport has no doors but is oriented towards the street. The intent of this criterion continues to apply. Given the existing 11' setback nonconformity of the existing street-facing garage, the new attached carport could retain this 11' setback. It cannot; however, be set closer to the street than the existing setback. Retention of this nonconformity would still result in a greater setback than that for the living quarters and could be acceptable. Revision is needed.

(i) Vehicular access

The new home will be served by a private driveway to access the attached 2-car carport. The driveway appears to be 18,' the maximum width permissible.

(j) Pedestrian access

This criterion requires that a walkway be provided between the building's primary entrance and the public sidewalk. The landscape plan depicts a walkway out to the sidewalk; however, material is not noted and must be.

(k) Accessibility for the handicapped

No handicap accessibility is evident in this proposal, nor is it required.

(l) Parking and circulation

A 2-car carport will provide space for the required off-street parking associated with the single family home. It will be accessed by a short driveway. Revisions to the placement of the carport and to the driveway are needed as noted above.

(m) Landscaping, fences, and retaining walls

A landscaping plan has been provided and depicts species and placement. New plantings will be installed to define the property boundaries and to accentuate the street-facing façade of the home. While basic, the proposed landscaping plan is acceptable for this new single family dwelling.

(n) Public plazas and open space

No public plazas or open space are included in this proposal.

(o) Outdoor lighting

No outdoor lighting information has been provided. Details as to fixture locations and types are needed as is information relative to illumination levels.

(p) Integrate infrastructure into the design

Any new utility lines must be buried. No ground-mounted mechanical equipment is noted on the site plan. There is a small, unlabeled rectangle on the right (north) side of the home. It must be defined and, if warranted, screened.

Part 3, Architectural Design Standards

Sec. 6.3.2, Review Standards

(a) Relate development to its environment

1. Massing, Height, and Scale

The massing of the proposed structure is driven in large part by preservation of existing setback nonconformity without increasing the degree of nonconformity. In particular, the minimum rear yard setback is 25,' whereas the existing structure is ~1.2' from the rear property line. The existing building volume within that setback is retained by swapping some of the ground level of the existing garage with a second story on the new home. Additional back yard green space will appear as a result. This configuration will be affected by adjusting the garage placement as noted in Sec. 6.2.2 (h).

Beyond retention of nonconformity, the massing of the structure is boxy in appearance. From the street, the building is perceived as three separate components – living quarters, central entry, and carport. While difficult to discern in the elevation drawings, the carport is open-air with an enclosed “shed” at the rear behind the parking spaces. The scale of the structure is fairly small given the significant constraints of this very small lot. Building height is just 21' to the roof. Note that a rooftop access is depicted as well. This small feature extends to 29.'

2. Roofs and Rooflines

A flat roof is proposed. While uncommon for single family homes, there are several nearby residential structures with flat roofs. The three separate building components each has its own individual roof plane.

3. Building Openings

The proposed fenestration is fairly basic and uniformly applied. Window size varies among the building levels, but they remain stylistically similar.

(b) Protection of important architectural resources

The garage dates to 1900 but is not included in the State or National Register of Historic Places, nor does it appear to meet the eligibility criteria for review under Sec. 5.4.8, *Historic Buildings*

and Sites. The proposed construction would not adversely impact Burlington's wealth of historically significant properties.

(c) Protection of important public views

See 6.2.2 (c) above.

(d) Provide an active and inviting street edge

The project plans depict a primary entrance clearly visible from the street, and a walkway provides direct access to it from the public sidewalk. Fenestration and varying roof planes preclude uniform, blank expanses of building wall.

(e) Quality of materials

The proposed structure will be clad in horizontal channel siding composite material by "Boral." Trim is not noted and must be. Vertical cedar siding will be installed around the primary entrance. Clad wooden windows will be installed throughout. Roofing is not noted and must be. The rooftop access structure will be clad in cedar shingles with associated metal cable railings.

(f) Reduce energy utilization

The proposed construction must comply with the city's current energy efficiency requirements. Note also that the State of Vermont's new energy efficiency standards will apply to the new home.

(g) Make advertising features complimentary to the site

Not applicable.

(h) Integrate infrastructure into the building design

Utility meters are not depicted. They must be depicted and screened. No exterior mechanical equipment is proposed. Trash should be stored inside the home or "shed" until curb side pick-up days.

(i) Make spaces safe and secure

The building will be subject to current egress requirements. Building entries will be illuminated.

RECOMMENDED MOTION:

Recommend approval and forward to the Development Review Board subject to the following conditions:

1. Placement of the carport needs to be pushed back to at least 11' from the front property line.
2. Details as to walkway materials, outdoor lighting, trim materials, and utility meter locations and screening are needed.

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PLANNING & ZONING

Architectural Design Concept

15 Conger Avenue, Burlington, Vermont

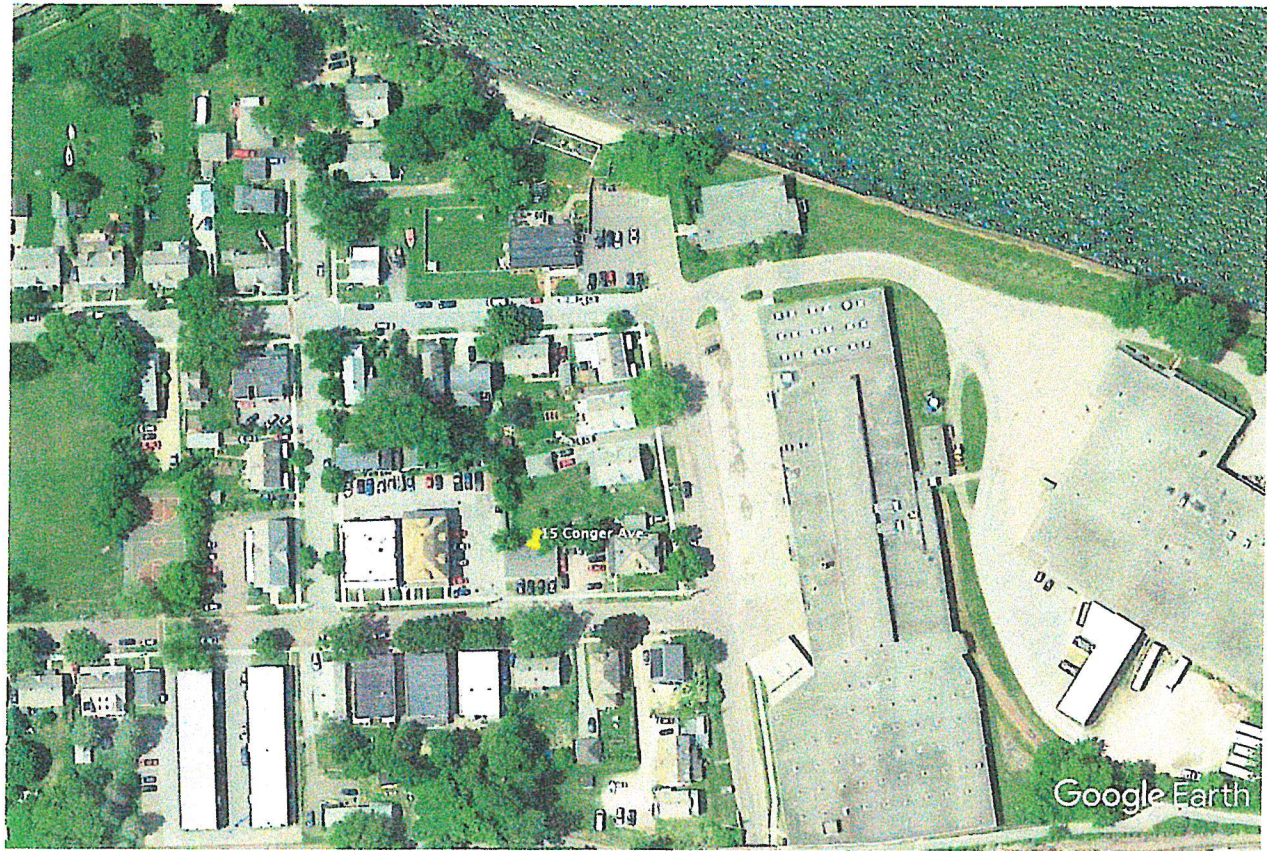


15 CONGER AVE., BURLINGTON, VERMONT
LOCATION

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ORIENTATION PHOTOS

15-19 Conger Ave., Burlington, Vermont



Location Map



View to West



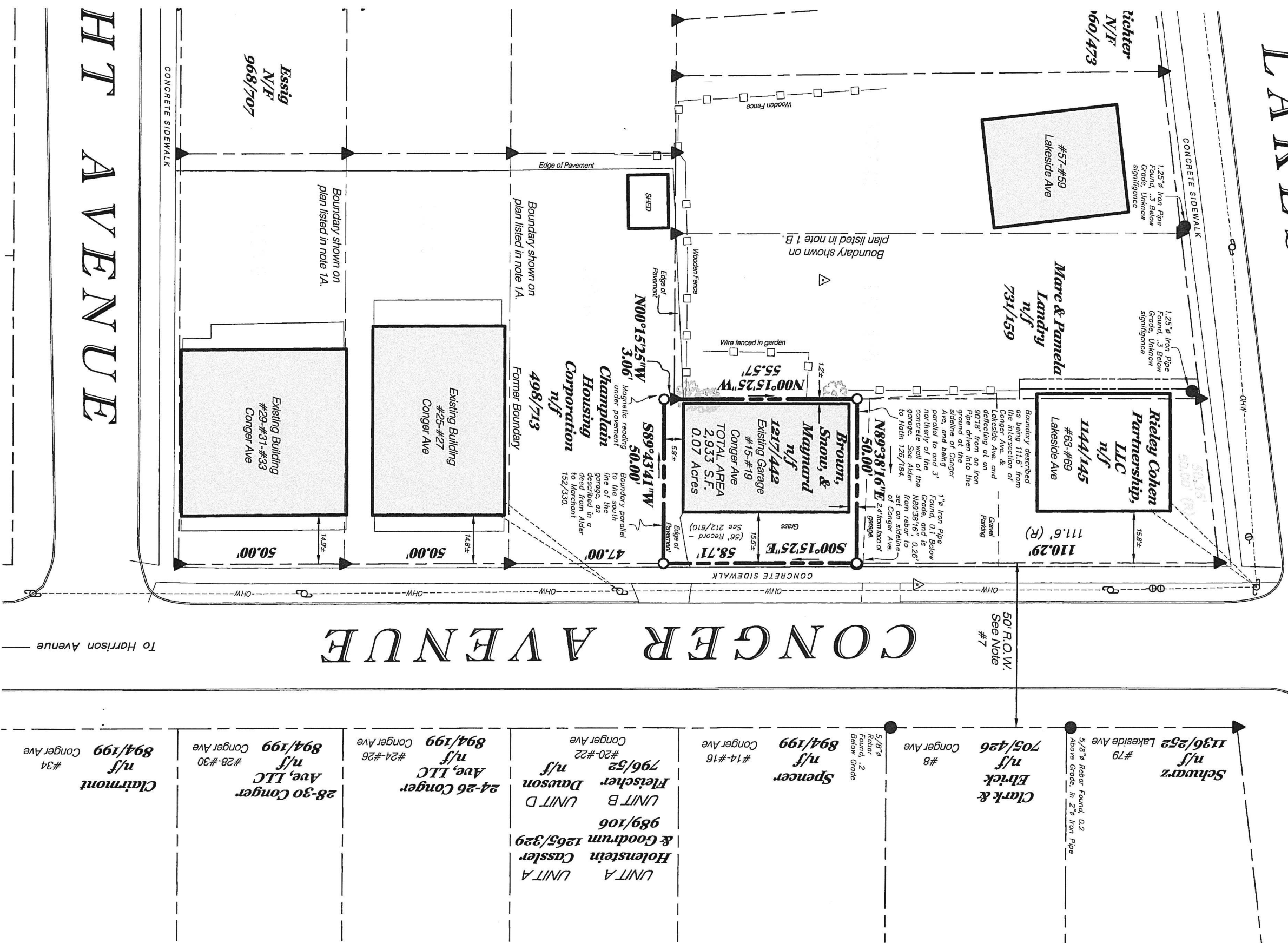
View to Southwest

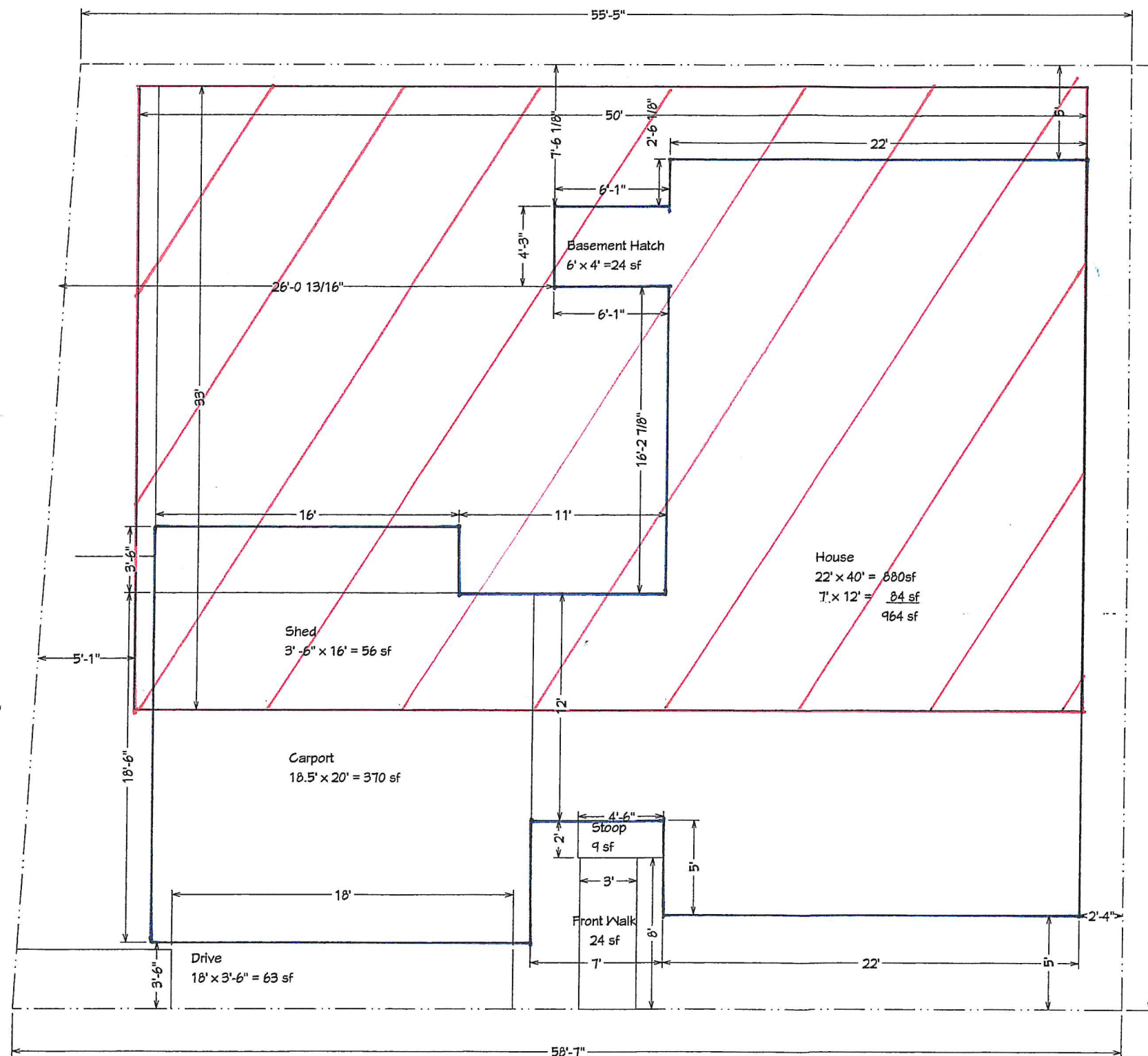
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To Pine Street

LAKESIDE AVENUE





Site Plan
15/19 Conger Ave., Burlington, VT

Lot Size: 2935.50 sq FT

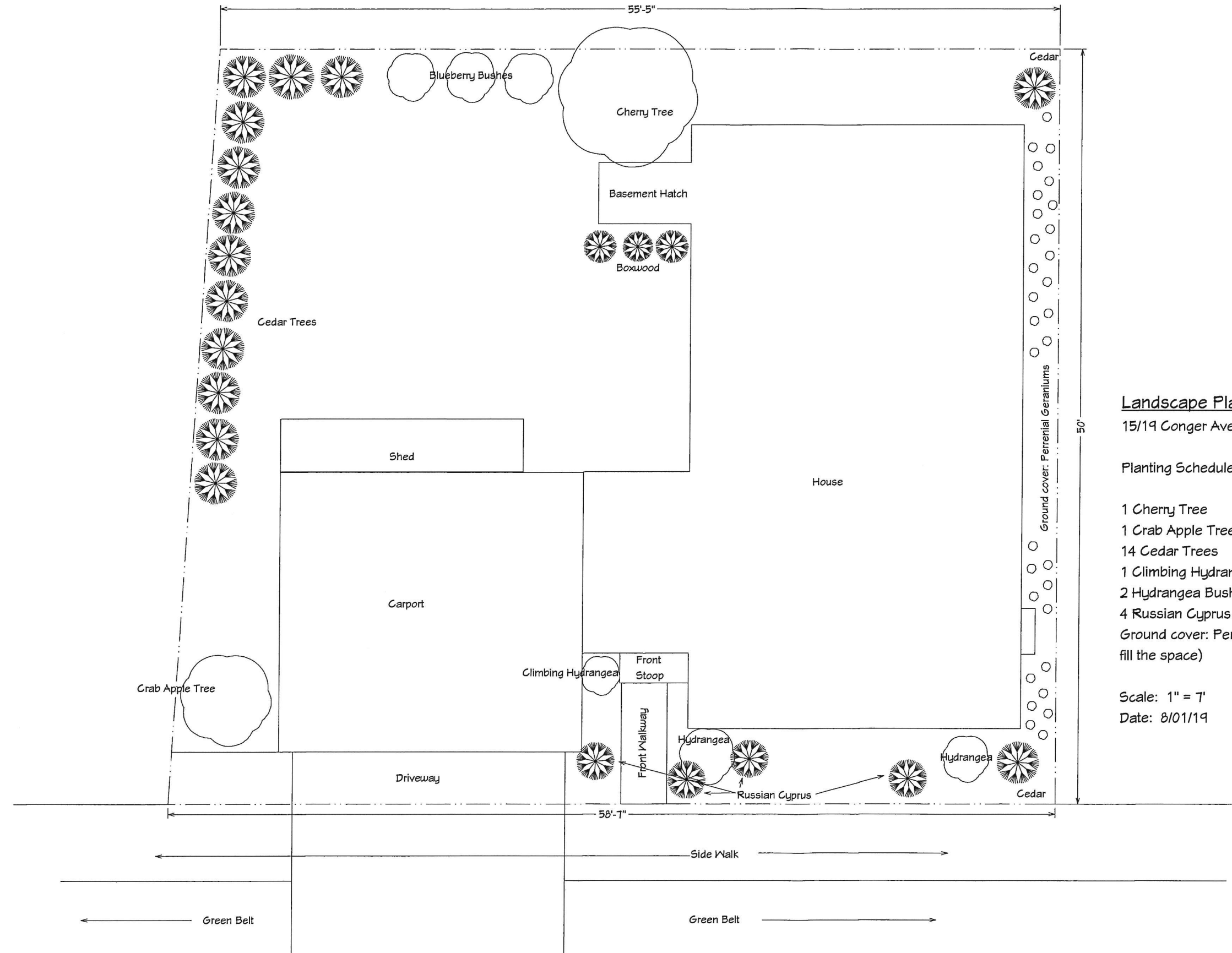
Existing Garage Coverage: Garage - 1650 sf
Driveway - 465 sf
Total - 2115 sf

Proposed Coverage:

House -	946 sf
Basement Hatch -	24 sf
Shed -	56 sf
Carport -	370 sf
Stoop -	9 sf
Front Walk -	24 sf
Drive -	63 sf
Total -	1492 sf

Scale: 1"=7'
Date: 8/1/19

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Landscape Plan

15/19 Conger Ave., Burlington, VT

Planting Schedule

- 1 Cherry Tree
- 1 Crab Apple Tree
- 14 Cedar Trees
- 1 Climbing Hydrangea
- 2 Hydrangea Bush
- 4 Russian Cyprus
- Ground cover: Perennial Geraniums (enough to fill the space)

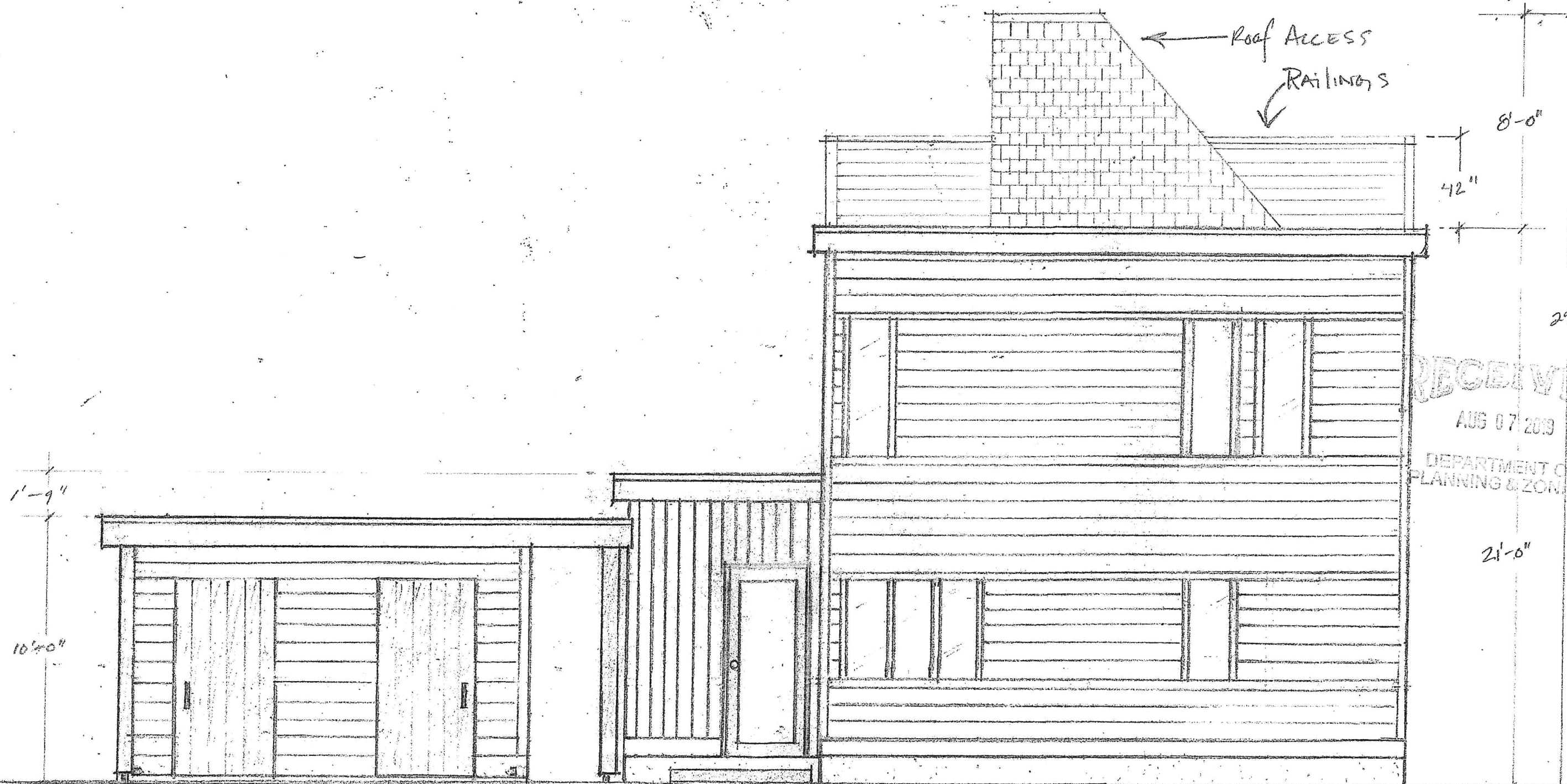
Scale: 1" = 7'

Date: 8/01/19

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Roof Access

- * ACCESS STAIRS TO BE ENCLOSED IN SHINGLES (SHAKE)
- * RAILINGS TO BE WOOD (P.T.) STANCHIONS W/ SS CABLE



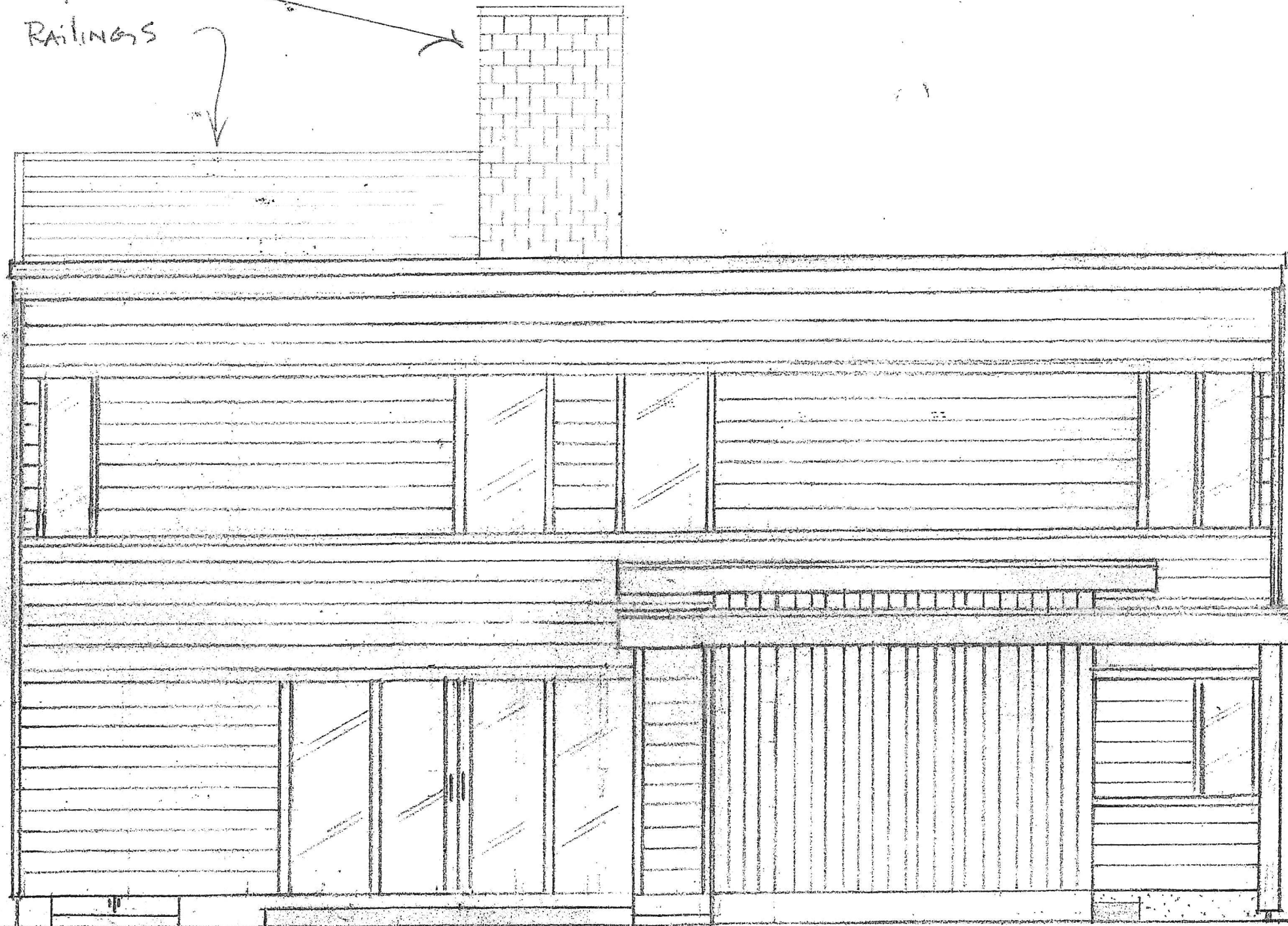
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AUG 07 2013

DEPARTMENT OF
PLANNING & ZONING

RESIDENCE 15/19 CONGER AVE., BURLINGTON, VT

Roof Access
Railings



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RESIDENCE 15119 CONGER AVE., BURLINGTON, VT



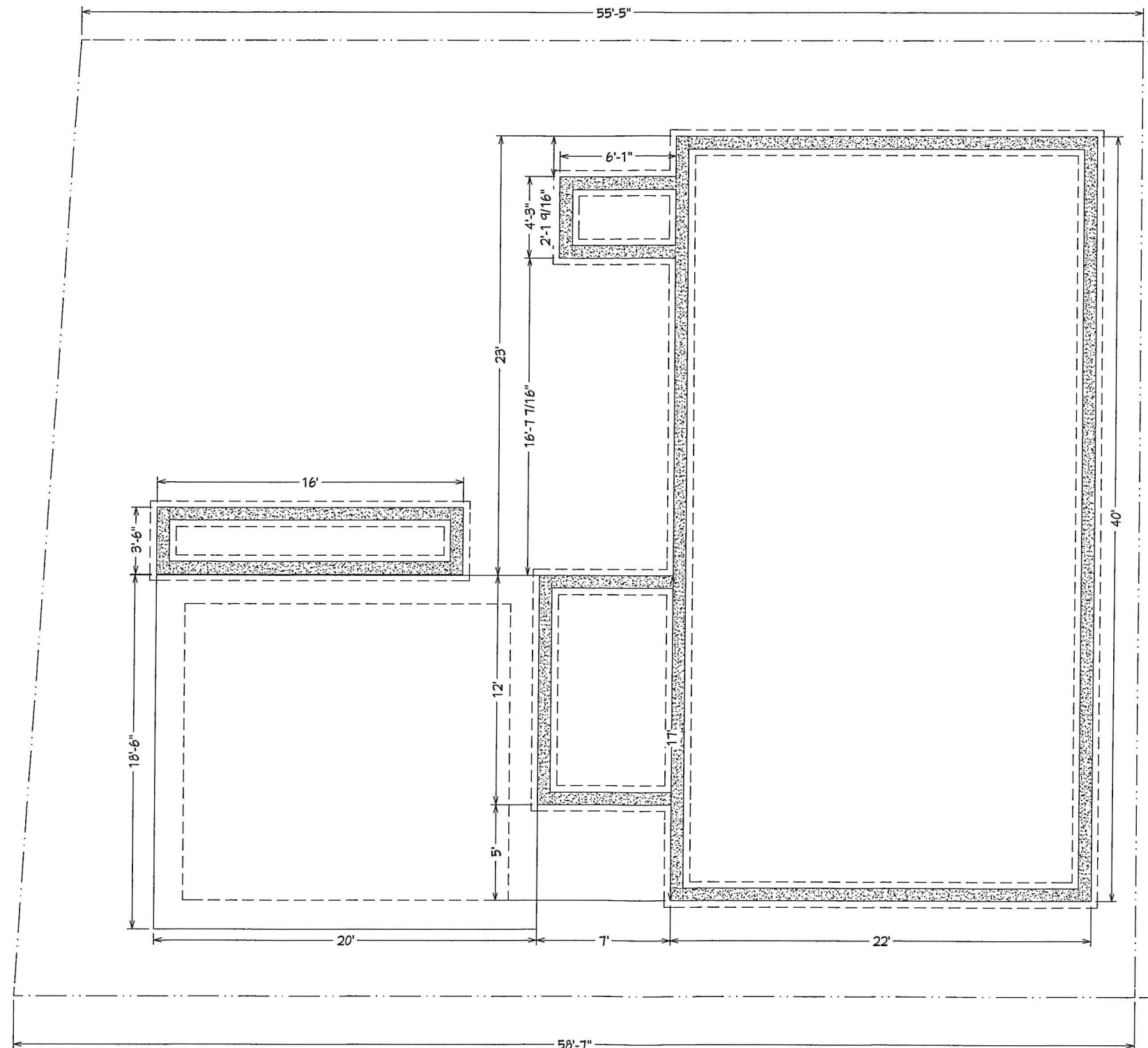
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RESIDENCE 15/19 LONGIER AVE, BURLINGTON, VT



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RESIDENCE 15/19 CONTER AVE., BURLINGTON, VT



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Foundation Plan
15/19 Conger Ave., Burlington, VT

Scale: 1"= 7'
Date: 8/01/19

Patrice Stratmann
300 Swift St.
South Burlington, VT. 05403

Tel. 802 999 1866

August 2, 2019

Scott Gustin, Principal Planner
CITY OF BURLINGTON
Department of Planning and Zoning
City Hall
Burlington, VT 05401

RECEIVED
AUG 07 2019

Re: 15 Conger Ave.

Dear Scott:

Enclosed, please find the following documentation relating to our property at 15-19 Conger Avenue:

Zoning Permit Application (Modification/Amendment)

As you know, we are currently approved for the construction of a new single family house to replace an existing 4 bay garage structure under permit no. 15-0055CA. We are now requesting permission to modify that approval to allow a redesign of the proposed residential structure.

Variance Request

The property was also approved for a variance granted on May 14, 2014, by the DRB affecting Section 5.2.1 Existing Small Lots. Again, consistent with our request for permission to modify the building design, we would like to request an amendment/modification to the original variance approval to allow for these changes.

While we are hopeful that the city will approve these requested design changes, we do not want to inadvertently abandon or forfeit our rights under the existing approvals. We would appreciate receiving the department's guidance on how to best proceed to preserve those rights.

The changes are depicted on the following plans (two 11 x 17 sets are provided; please advise if additional copies are needed):

Plans

Site Plan: The property is currently occupied by a four bay one-story vehicle garage. Plan is to demolish that structure and construct a new two-story residence with an attached carport. The site plan shows the footprint of the existing structure (in red, crosshatched on the plan). The proposed new building (depicted in blue) is also shown on the plan. The new plan will reduce the level of rear (West) property line setback and South property line setback encroachment. The new building will be pulled further forward on the site but will be in compliance with the front yard setback requirements of the zoning

regulations. Total lot coverage (excluding existing driveways) will be reduced from 1650 s.f. to 1491 s.f. A copy of our survey is also provided for reference.

This design reconfiguration will allow the residence to enjoy a more usable backyard/side yard area than that which was originally planned under the 2015 DRB approval. The use of a carport instead of an enclosed garage will, we believe, result in a more open street façade, allowing light to come through the property from the West.

Elevations: Four elevations are provided showing the proposed new two-story residential structure with carport adjoining on the south side. The carport will have a storage shed structure built into the rear. The building would be clad in horizontal "channel" siding manufactured by Boral (see attached cut sheets with product specifications). Cedar v-groove siding would be installed vertically on the main entrance way. Casement windows are proposed (see attached specifications sheets).

Floor Plans: First and second floor plans are provided to help explain how the building design will work on the site.

Landscape Plan: A landscaping plan with a planting schedule is also provided. Focus is on hardy species located at the front of the building to help soften its presence on the street. A row of cedars is proposed for the South property line to help screen an adjoining parking lot located behind the building located to the south.

Rooftop Access

Additional front and north elevations are provided showing a possible roof top access that we would like to consider for this project. The roof top area would be located only on the "rear" (western half) of the roof area.

Stormwater

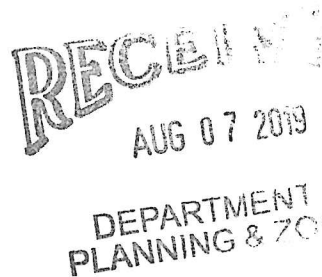
Pursuant to instructions stated on the DPW Stormwater Program Questionnaire, because the project will not have more than 2500 s.f. of impervious surface (project will result in a 22% decrease in impervious surface), it is our understanding that the questionnaire is not required. Nevertheless, we have completed the questionnaire and are prepared to submit it to DPW if required by the City.

Fees

A check for payment of fees is provided as follows:

Application fee	\$110
Construction fee	<u>\$200</u>
Total	\$310

Please let me know if there are any discrepancies in the above fee calculations. We will promptly remit whatever amount is required.



15 Conger Ave.
Burlington Planning and Zoning
Page 3

Thank you for your help with this request. Please let me know if any additional information is needed or if any other submittals are required in order to process.

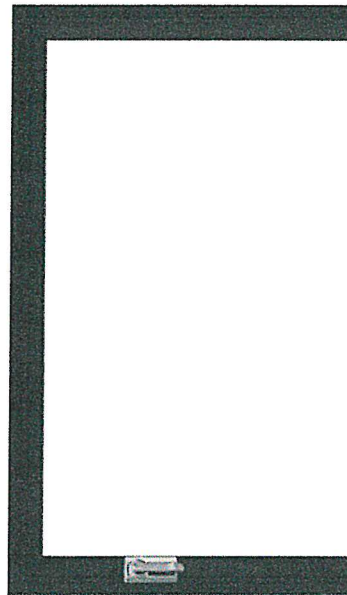
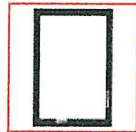
Sincerely,

A handwritten signature in black ink, appearing to read "Trice Stratmann", with a long horizontal flourish extending to the right.

Trice Stratmann

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DEPARTMENT OF
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Interior Exterior

400 SERIES

Casement Window

★★★★★ 4.8 (18)

Our best-selling casement window provides a classic blend of engineering and craftsmanship. It features a wide array of options and accessories for a customized look. Its low-maintenance vinyl exterior helps protect against water damage while a rich, natural pine interior creates the perfect frame for art glass and grille patterns.

- Low-maintenance vinyl exterior helps protect against water damage
- Rich unfinished natural pine or prefinished white, dark bronze or black interiors
- Wide range of hardware styles and finishes, grille patterns and glass options
- Standard sizes up to 3' wide and 6' high. Custom sizes available.

DESIGN THIS WINDOW

REQUEST A QUOTE

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SEE HOW OTHERS ARE USING THIS PRODUCT

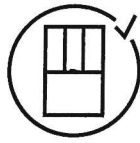
Tag on  using #andersenwindows



(<https://www.instagram.com/p/By-cwxihSUo/>)



Feedback



Stylish, Refined And Proven

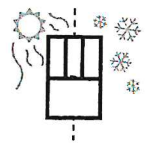
Our best-selling casement window

Durable and time-tested



What's It Made Of?

Wood with a vinyl exterior to resist water and seal out the elements.



Energy Efficiency

It's built into every window. We have options to help you meet the performance level you need.

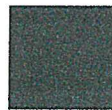
MATERIALS

COLORS	HARDWARE	GRILLES	GLASS	SIZE	INSECT SCREENS	SMART HOME
--------	----------	---------	-------	------	----------------	------------

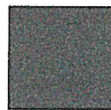
Interior



White



Black



Dark Bronze



Pine

Exterior



White



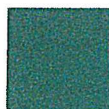
Canvas



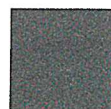
Sandtone



Terratone



Forest Green



Dark Bronze



Black

Units with Black, Dark Bronze and Sandtone interiors have matching exteriors

★★★★★ 4.8 | 18 Reviews



Search topics and reviews	18 Reviews	5 Questions	5 Answers
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Reviews

CHANNEL SIDING

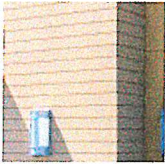
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DEPARTMENT OF
PLANNING & ZONING

Get The Rich Arts An Crafts Look Of Authentic Channel Siding

TruExterior Channel Siding gives you rich shadow lines with its deep recessed groove. It's a great choice for an entire house or an interior or exterior accent wall.



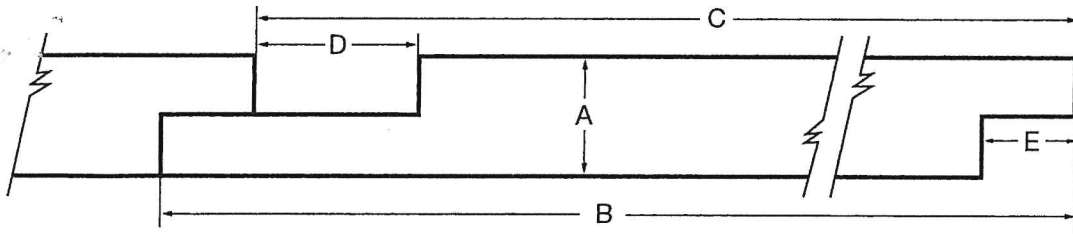
- Durable, poly-ash material resists moisture and bugs
- Virtually no expansion or contraction due to temperature or moisture
- Comes pre-primed and ready for paint
- No edge sealing of cuts required
- Suitable for ground contact
- Available in 16' lengths



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View Idea Gallery DEPARTMENT OF PLANNING & ZONING TruExterior Siding & Trim Brochure

Nominal Size	Actual Thickness (A)	Actual Width (B)	Reveal (C)	Channel (D)	Tongue (E)
1 x 6	0.6875"	5.50"	4.969"	0.969"	0.531"
1 x 8	0.6875"	7.25"	6.719"	0.969"	0.531"
1 x 10	0.6875"	9.25"	8.719"	0.969"	0.531"



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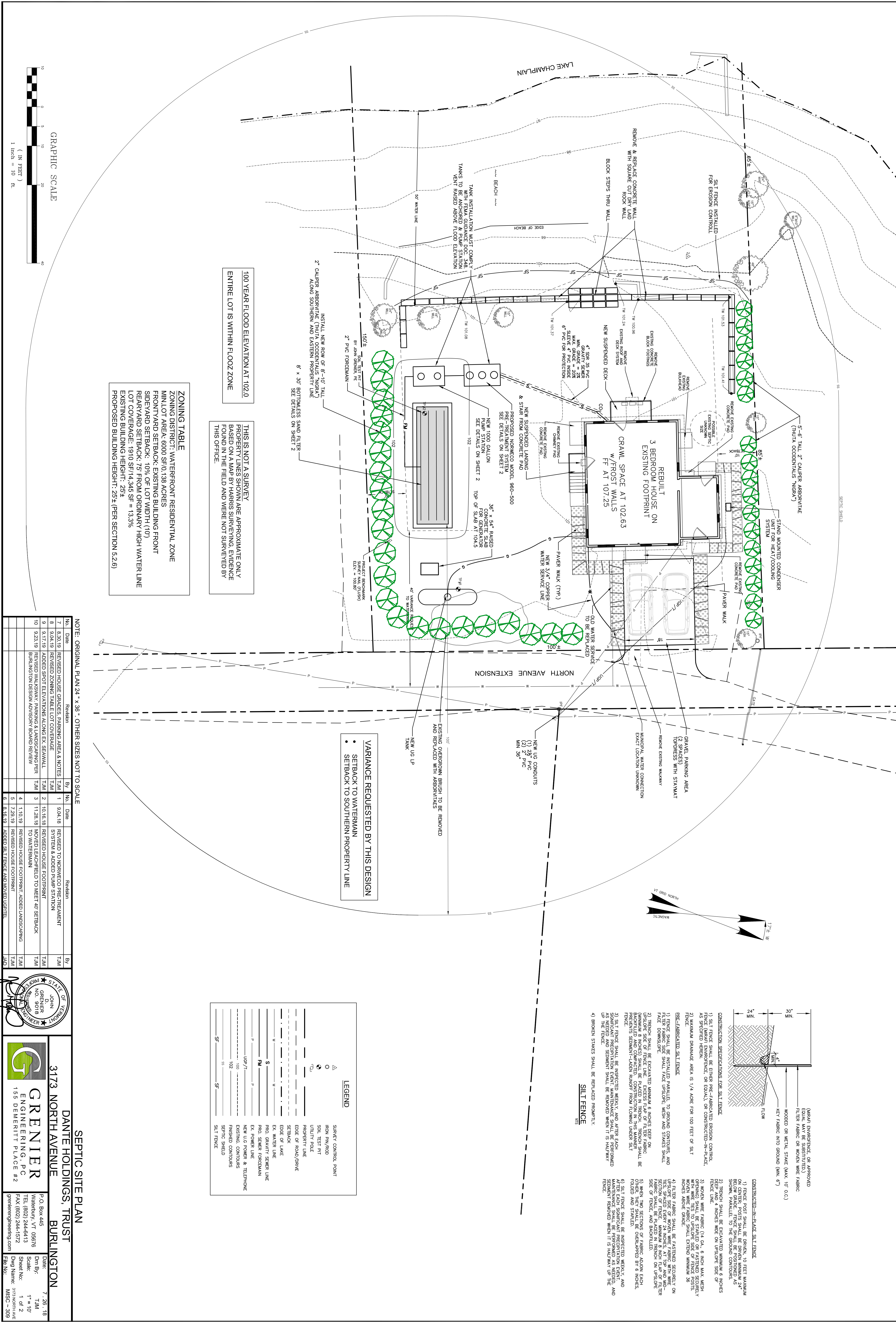
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PLANNING & ZONING



ZONING TABLE	
ZONING DISTRICT: WATERFRONT RESIDENTIAL ZONE	
MIN LOT AREA: 6000 SF/0.138 ACRES	
FRONT YARD SETBACK: EXISTING BUILDING FRONT	
SIDEYARD SETBACK: 10% OF LOT WIDTH (10')	
REAR YARD SETBACK: 75' FROM ORDINARY HIGH WATER LINE	
LOT COVERAGE: 1910 SF/14.345 SF = 13.3%	
EXISTING BUILDING HEIGHT: 25'±	
PROPOSED BUILDING HEIGHT: 25'± (PER SECTION 5.2.6)	

THIS IS NOT A SURVEY
PROPERTY LINES SHOWN ARE APPROXIMATE ONLY
BASED ON A MAP BY HARRIS SURVEYING. EVIDENCE
FOUND IN THE FIELD AND WERE NOT SURVEYED BY
THIS OFFICE.

100 YEAR FLOOD ELEVATION AT 102.0
ENTIRE LOT IS WITHIN FLOOD ZONE

- VARIANCE REQUESTED BY THIS DESIGN
- SETBACK TO WATERMAN
 - SETBACK TO SOUTHERN PROPERTY LINE

LEGEND	
	SURVEY CONTROL POINT
	IRON PIN/ROD
	SOIL TEST PIT
	UTILITY POLE
	PROPERTY LINE
	EDGE OF ROAD/DRIVE
	SETBACK
	EDGE OF LAKE
	EX. WATER LINE
	PRO. GRAVITY SEWER LINE
	EX. SEWER FOREMAN
	EX. POWER LINE
	NEW U/G POWER & TELEPHONE
	EXISTING CONTOURS
	100' -----
	102' -----
	SLIT FENCE

- CONSTRUCTED-IN-PLACE SLIT FENCE
- 1) FENCE POST SHALL BE DRIVEN TO MEET MAXIMUM OF 10' BELOW GRADE. FENCE SHALL BE POSITIONED AS SHOWN, PARALLEL TO THE GROUND CONTOURS.
 - 2) TRENCH 4 INCHES WIDE ON UPSLOPE SIDE OF FENCE LINE.
 - 3) WHEN TWO SECTIONS OF FABRIC ALONG EACH UPSLOPE SIDE OF TRENCH, AND BACKFILLED.
 - 4) FILTER FABRIC SHALL BE FASTENED SECURELY ON UPSLOPE SIDE OF TRENCH WITH WIRE FABRIC OR STAPLES. MINIMUM 8 INCHES SHALL BE PLACED IN TRENCH ON UPSLOPE SIDE OF TRENCH, AND BACKFILLED.
 - 5) WHEN TWO SECTIONS OF FABRIC ALONG EACH UPSLOPE SIDE OF TRENCH, AND BACKFILLED.
 - 6) SLIT FENCE SHALL BE INSPECTED WEEKLY, AND AFTER EACH SIGNIFICANT PRECIPITATION EVENT. SIGNIFICANT PRECIPITATION EVENT SHALL BE DEFINED AS ANY EVENT WHERE THE SEDIMENT REMOVED WHEN IT IS HALFWAY UP THE FENCE.
- CONSTRUCTION SPECIFICATIONS FOR SLIT FENCE
- 1) SLIT FENCE SHALL BE EITHER PRE-FABRICATED EROSION CONTROL FABRIC (WARP ENVIRONMENT, OR EQUAL), OR CONSTRUCTED-IN-PLACE, AS SPECIFIED HEREIN.
 - 2) MAXIMUM DRAINAGE AREA IS 1/4 ACRE FOR 100 FEET OF SLIT FENCE.
 - 3) ERECTION SHALL BE INSTALLED PARALLEL TO GROUND CONTOURS, AND FILTER FABRIC SIDE SHALL FACE UPSLOPE. MESH AND STAPLES SHALL FACE DOWNSLOPE.
 - 4) TRENCH SHALL BE EXCAVATED MINIMUM 8 INCHES DEEP AND 4 INCHES WIDE. TRENCH SHALL BE PLACED IN TRENCH. TRENCH SHALL BE BACKFILLED WITH SOIL OR SEDIMENT FROM TRENCH. TRENCH SHALL BE FENCED AND STAPLED.
 - 5) WHEN TWO SECTIONS OF FABRIC ALONG EACH UPSLOPE SIDE OF TRENCH, AND BACKFILLED.
 - 6) SLIT FENCE SHALL BE INSPECTED WEEKLY, AND AFTER EACH SIGNIFICANT PRECIPITATION EVENT. SIGNIFICANT PRECIPITATION EVENT SHALL BE DEFINED AS ANY EVENT WHERE THE SEDIMENT REMOVED WHEN IT IS HALFWAY UP THE FENCE.
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2) TRENCH 4 INCHES WIDE ON UPSLOPE SIDE OF FENCE LINE.

3) WHEN TWO SECTIONS OF FABRIC ALONG EACH UPSLOPE SIDE OF TRENCH, AND BACKFILLED.

4) FILTER FABRIC SHALL BE FASTENED SECURELY ON UPSLOPE SIDE OF TRENCH WITH WIRE FABRIC OR STAPLES. MINIMUM 8 INCHES SHALL BE PLACED IN TRENCH ON UPSLOPE SIDE OF TRENCH, AND BACKFILLED.

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NOTE: ORIGINAL PLAN 24" x 36" - OTHER SIZES NOT TO SCALE

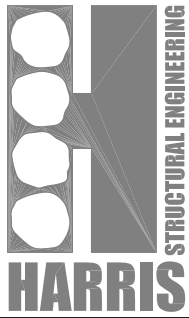
No.	Date	Revision	By	No.	Date	Revision	By
7	8.30.19	REVISED HOUSE GRADES, PARKING AREA & NOTES	TJM	1	9.04.18	REVISED TO NORWECO PRE-TREATMENT SYSTEM & ADDED PUMP STATION	TJM
8	9.04.19	REVISED ZONING TABLE LOT COVERAGE	TJM	2	10.16.18	REVISED HOUSE FOOTPRINT	TJM
9	9.17.19	ADDED SPOT ELEVATIONS ALONG EX. SEAWALL	TJM	3	11.26.18	MOVED LEACHFIELD TO MEET 40' SETBACK TO WATERMAN	TJM
10	9.23.19	REVISED WALKWAY, PARKING & LANDSCAPING PER BURLINGTON DESIGN ADVISORY BOARD REVIEW	TJM	4	11.0.19	REVISED HOUSE FOOTPRINT, ADDED LANDSCAPING	TJM
				5	7.29.19	REVISED HOUSE FOOTPRINT	TJM
				6	8.19.19	ADDED SLIT FENCE AND MOVED U/G TEL	TJM

STATE OF VERMONT
REGISTERED PROFESSIONAL ENGINEER
JOHN D. GRENIER
NO. 10516
EXPIRES 12/31/2024

3173 NORTH AVENUE
BURLINGTON
DANTE HOLDINGS, TRUST
SEPTIC SITE PLAN

GREENIER ENGINEERING, P.C.
155 DEMERITT PLACE #2
P.O. Box 445
Waterbury, VT 05676
TEL: (802) 244-6413
FAX: (802) 244-1572
greneerengineering.com

Date: 7.28.18
Dwg By: TJM
Scale: 1" = 10'
Sheet No: 1 of 2
Dwg Name: 3173NORTH.AVE
File No: MISC - 309



15 Brickyard Rd
Essex, VT 05452
telephone VT. 802-764-5954
telephone CA. 707-922-5769
facsimile. 802-879-3135
email. andy@harris-eng.com

engineering. design. construction consulting.
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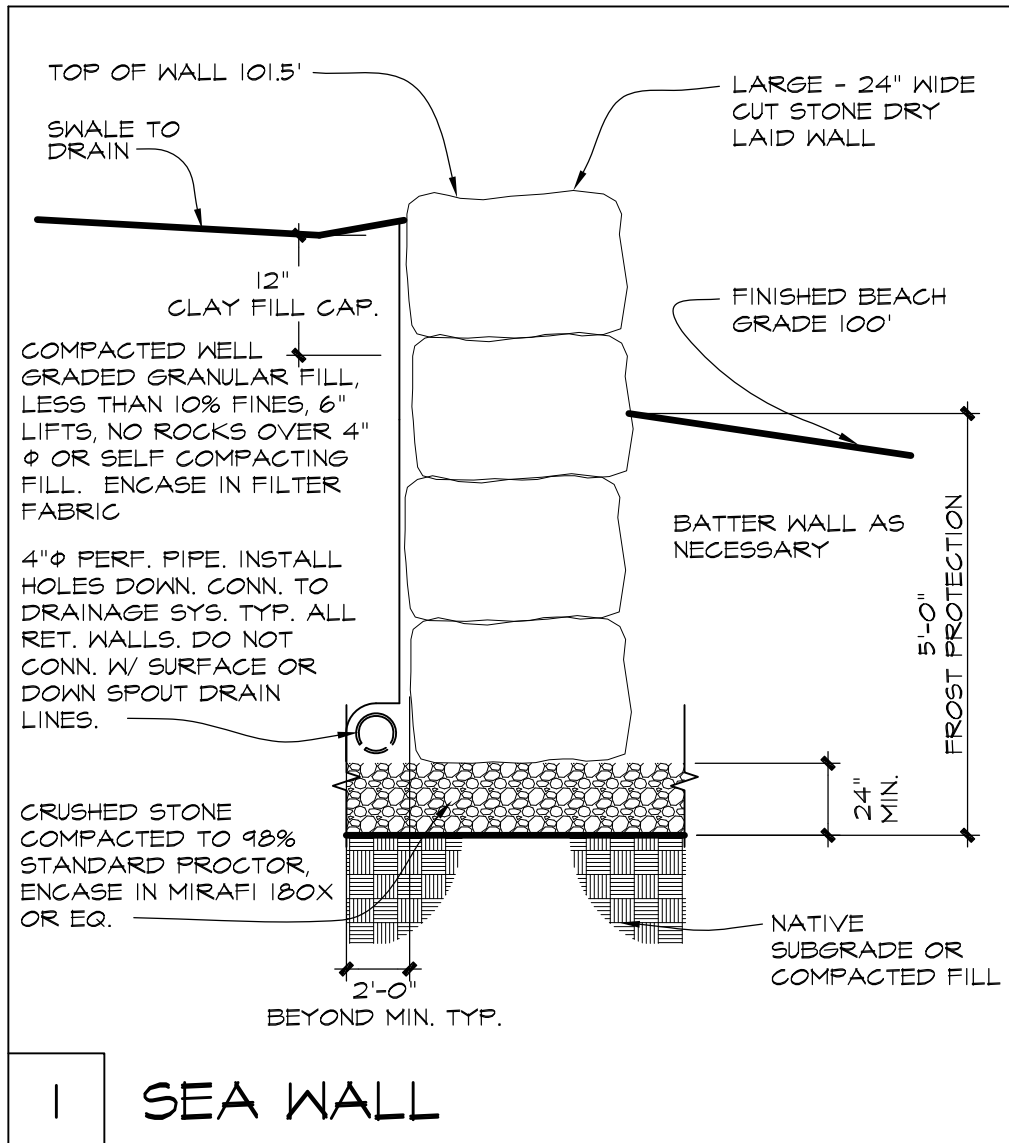


09.24.2019

JOB : 19004 - McCONNEL LAKE HOUSE

DATE : 09.24.2019

SEA WALL
SHEET: SK2 - 1" = 1'-0"





SAM SCOFIELD - ARCHITECT - AIA
PO BOX 773 STOWE, VT. 05672
CARLSON BUILDING - MAIN STREET
802-253-9948

Date
Scale 1/4" = 1'-0"
Drawing

A-2



NORTHWEST VIEW

3171 North Avenue Extension
Burlington, VT

Rendering by
Amy Chorey Drafting and Design
September 23, 2019



SOUTHEAST VIEW

3171 North Avenue Extension
Burlington, VT

Rendering by
Amy Chorey Drafting and Design
September 23, 2019



VIEW FROM BEACH

3171 North Avenue Extension
Burlington, VT

Rendering by
Amy Chorey Drafting and Design
September 23, 2019

Burlington Design Advisory Board

149 Church Street, City Hall
Burlington, VT 05401

<http://www.burlingtonvt.gov/PZ/Boards/Design-Advisory-Board/>

Telephone: (802) 865-7188
(802) 865-7195 (FAX)

Steve Offenhartz, Chair
Matt Bushey, Vice Chair
Tom Cullins
Ron Wanamaker
Eric Moreau
Philip A. Wagner, Alternate
Phil Hammerslough, Alternate



DESIGN ADVISORY BOARD Tuesday September 24, 2019 at 3:00 PM Conference Room 12, City Hall, Burlington, VT

Present: Steve Offenhartz, Matt Bushey, Ron Wanamaker, Tom Cullins, Eric Moreau

Absent:

Staff present: Mary O'Neil, Scott Gustin

Applicants present: David Diamantis, Frank von Turkovich, Patrice Stratmann

Session I – 3:00 PM – 3:40 PM

1. 20-0249CA; 3173 North Ave (RL-W, Ward 7N) Dante Holdings Trust / David Diamantis

Demo existing home and build new single family home on existing footprint with related site improvements. (Project Manager: Scott Gustin)

Motion by Tom Cullins: I move we approved the application and forward to the Development Review Board with the following conditions:

1. Revise the front door to look more like an entry door (match that on the south elevation).
2. Move the parking as far south as possible to be located to the side or rear of the house.

2nd – Steve Offenhartz

Vote 4-1-0.

Motion carries.

Session II – 3:40 PM – 4:15 PM

2. 20-0166CA/VR; 15 Conger Ave (RL-W, Ward 5S) Patrice A. Stratmann

Demo existing structure and build new single family home and related site improvements. (Project Manager: Scott Gustin)

Motion by Steve Offenhartz: I move we approved the application and forward to the Development Review Board with the following conditions:

1. Any exterior light fixture on the front elevation should be cutoff to prevent glare.

The programs and services of the City of Burlington are accessible to people with disabilities. Individuals who require special arrangements to participate are encouraged to contact the Department of Planning & Zoning at least 72 hours in advance so that proper accommodations can be arranged. For information call 865-7188 (TTY users: 865-7142).

2. The Board accepts location of the carport with an 8 ft. front yard setback, as the carport is not a garage. It contains no doors and is recessed from the front plane of the house.

2nd – Ron Wannamaker

Vote 4-1-0.

Motion carries.