

Burlington Design Advisory Board

149 Church Street, City Hall

Burlington, VT 05401

www.burlingtonvt.gov/PZ/DAB

Phone: (802) 865-7188

Fax: (802) 865-7195

Matthew Bushey
Ron Wanamaker
Sean McKenzie
Steven Offenhartz
Chris Alley
Philip Hammerslough, Alt.
Jeremy Gates, Alt.



DESIGN ADVISORY BOARD Tuesday, September 8, 2015 at 3:00 PM Conference Room 12, City Hall, Burlington, VT Amended Agenda

*Each applicant has about 10 minutes to present his/her application to the board within their allotted session time. **Please note session times are approximate.***

Session I - 3:00-3:30 p.m.

16-0263CA; 584 South Prospect Street (RCO, Ward 6S) Hardacre Real Estate Holdings, LLC

Demolition of older residence and construction of new residence with associated pool and driveway. (Project Manager, Mary O'Neil)

Session II – 3:30–4:00 p.m.

16-0209CA; 3174 North Ave (RL-W, Ward 7N) Laurie Goldsmith

Construct new house on previous site, no change to footprint.
(Project Manager, Scott Gustin)

Department of Planning and Zoning

149 Church Street
Burlington, VT 05401
Telephone: (802) 865-7188
(802) 865-7195 (FAX)
(802) 865-7142 (TTY)

David White, AICP, Director
vacant, Assistant Director
vacant, Comprehensive Planner
Jay Appleton, GIS Manager
Scott Gustin, AICP, Senior Planner
Mary O'Neil, AICP, Senior Planner
Anita Wade, Zoning Clerk
Elsie Tillotson, Department Secretary



TO: Design Advisory Board
FROM: Scott Gustin
DATE: September 8, 2015
RE: 16-0209CA, 3174 North Avenue

=====
Zone: WRL Ward: 7N
Owner/Representative: Laurie Goldsmith

Request: Construct new single family home on existing footprint.

OVERVIEW:

The applicant is seeking approval to build a new single family home on the footprint of a prior single family home that was recently demolished under separate permit. A small "screen house" will also be removed. The existing driveway and garage will remain unchanged. Setbacks will remain unchanged, and lot coverage will decrease slightly with the removal of the "screen house." This property is one of very few at the end of North Avenue that is not within the lakeshore flood zone.

As submitted, the project plans lack detail. More detailed project plans have been requested. The applicant has agreed to provide them; however, they have not yet been submitted. No action should be taken by the Design Advisory Board until the necessary details are provided.

ARTICLE 6: DEVELOPMENT REVIEW STANDARDS

Part 1, Land Division Design Standards

Not applicable.

Part 2, Site Plan Design Standards

Sec. 6.2.2, Review Standards

(a) Protection of important natural features

The property is affected by the Riparian & Littoral Conservation Zone and a wetland buffer, however, the proposed home will be constructed within the footprint of the previous home. There will be no change in the extent or degree of encroachment. Note also that the property is on the inland side of North Avenue – it is not a lakeshore lot. The driveway will remain unchanged as will the garage. As required, a "small project erosion prevention and sediment control plan" has been submitted to address the potential for erosion during construction.

(b) Topographical alterations

The lot is flat and will remain so. 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.

(e) Supporting the use of alternative energy

There is no indication that the proposed home will utilize alternative energy. The project will not adversely impact the actual or potential use of alternative energies by neighboring properties.

(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. As noted above, an erosion prevention and sediment control plan has been submitted.

(h) Building location and orientation

The location of the new home will match that of the previous home. As proposed, the front door faces south towards the driveway. No door faces the road. This criterion requires that the front entry face the street. The proposed home must be modified accordingly. It must have a front door facing North Avenue. Retention of a doorway facing the driveway is acceptable. Note that the cardinal points (north, south, etc.) are not noted on the elevation plans and must be.

(i) Vehicular access

The existing private driveway will be retained and is adequate to serve the single family home.

(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. A front walkway to the road is, nevertheless, recommended. There is no stair or landing in front of the doorway. Presumably, one will be installed. It must be included in the project plans.

(k) Accessibility for the handicapped

No handicap accessibility is evident or required with this proposal.

(l) Parking and circulation

The existing driveway and garage provide adequate room for the required 2 parking spaces.

(m) Landscaping and fences

No landscaping is depicted on the site plan. At least a basic landscaping plan is needed. A row of shrubs or similar plantings along the wetland border is advisable. Doing so would provide a barrier of sorts between the wetland and the developed portions of the property. No new fencing is proposed.

(n) Public plazas and open space

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

(o) Outdoor lighting

No outdoor lighting information has been provided. Presumably, outdoor lighting will be installed. Fixture cutsheets must be provided, and locations must be depicted on project plans.

(p) Integrate infrastructure into the design

Any new utility lines must be buried. No utility meters or mechanical equipment are depicted on the project plans. Such items must be depicted and 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 and scale of the proposed home are consistent with other homes in the neighborhood. It is a 1 story gable roofed building with a height of 12' to the midpoint of the gable.

2. Roofs and Rooflines

Gable roofs are proposed on the primary structure as well as on the two smaller side sections of the home. Gable roofs are common in the neighborhood and typical for residential construction.

3. Building Openings

Fenestration is appropriately scaled and placed in consistent rhythm throughout the building. Most of the windows appear to be double hung units. Window specification sheets have not been provided and are needed.

(b) Protection of important architectural resources

There are no historic structures on or near the subject property. Charlie Auer's Boathouse arguably has historic significance but is set relatively far away from the proposed home.

(c) Protection of important public views

See 6.2.2 (c) above.

(d) Provide an active and inviting street edge

As noted previously, the proposed home has no front entry facing the road and must. Revised project plans are needed. As proposed, there are no large blank walls or expanses of roof. A small blank wall faces away from the street.

(e) Quality of materials

No exterior building materials are noted and must be. The proposed siding appears to be some sort of clapboard, but vinyl, wood, or fiber cement is not noted. No roofing materials are noted, and details such as corner boards, fascia, foundation lines, and entry steps are missing. More detailed project plans are required.

(f) Reduce energy utilization

The proposed building must comply with the city's current energy efficiency standards.

(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 noted, nor is any mechanical equipment. Utility meters must be depicted and screened. If any outdoor mechanical equipment is proposed, it too must be depicted and screened.

(i) Make spaces safe and secure

The proposed building must comply with the city's current egress requirements. Building entries should be illuminated, but outdoor lighting details are lacking.

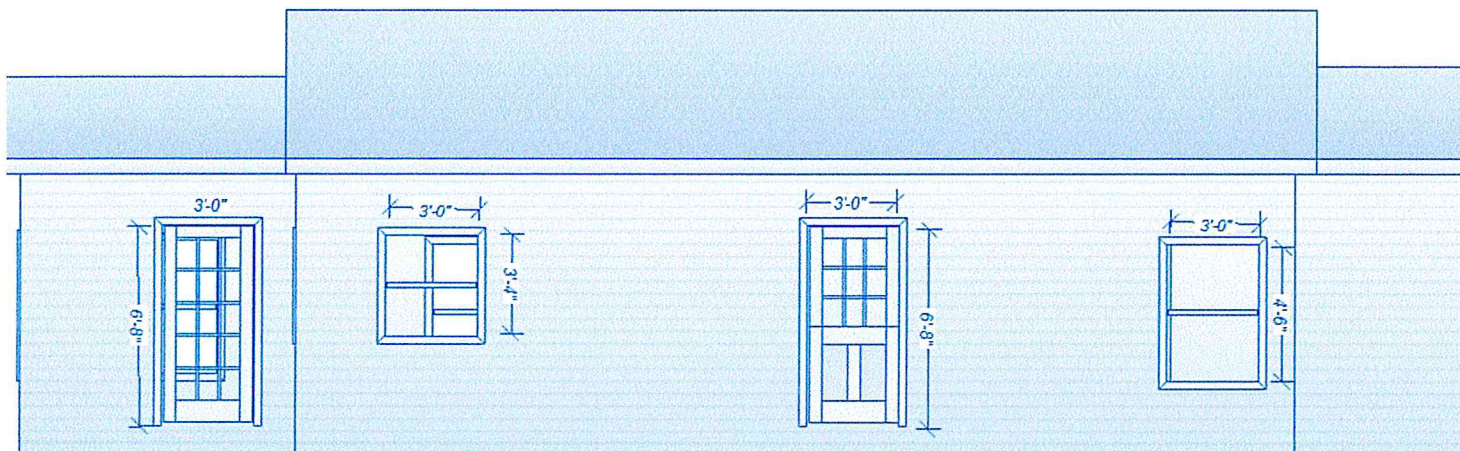
RECOMMENDED MOTION:

Initial review and comment. Table pending receipt of more details project plans as noted above.

RECEIVED

AUG 12 2015

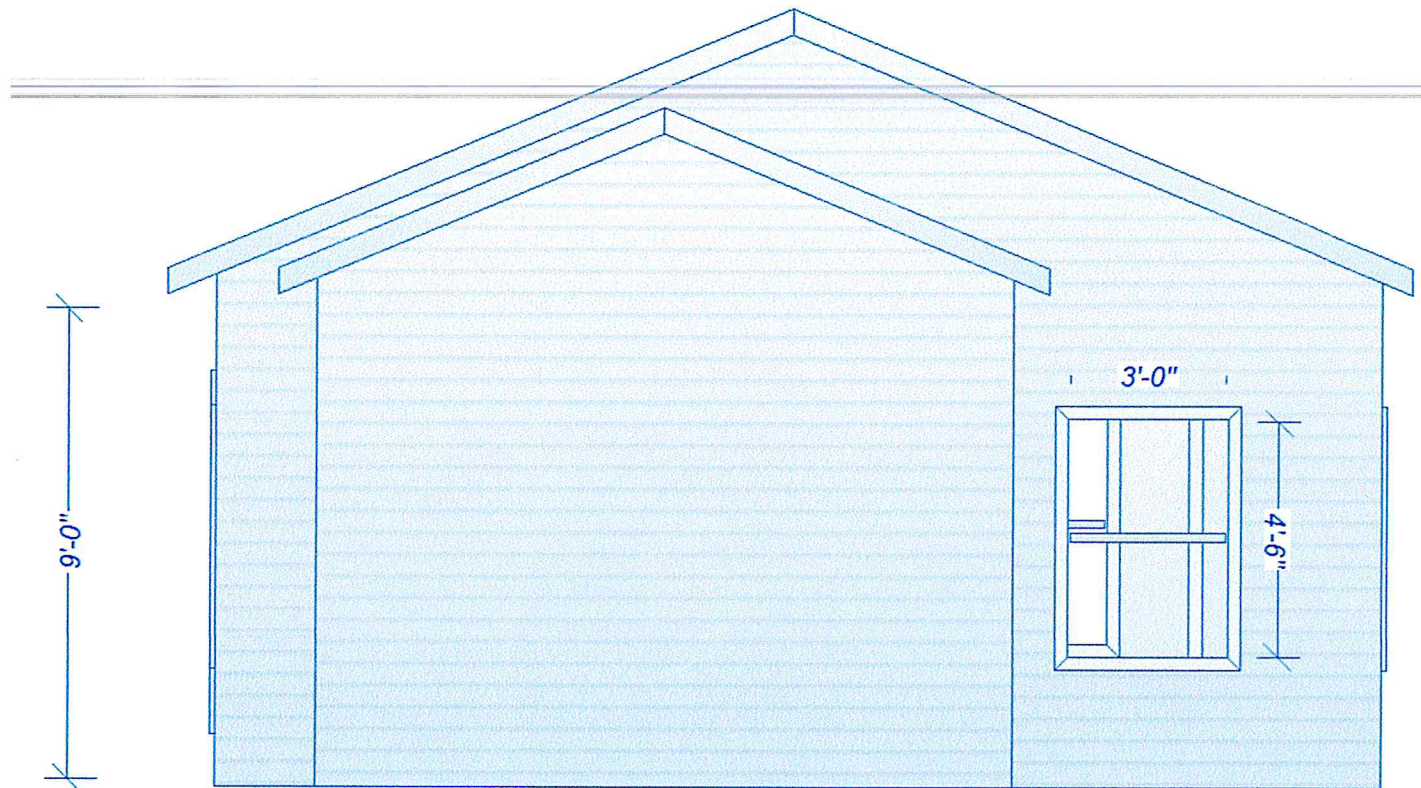
DEPARTMENT OF
CORRECTIONS



RECEIVED

AUG 12 2015

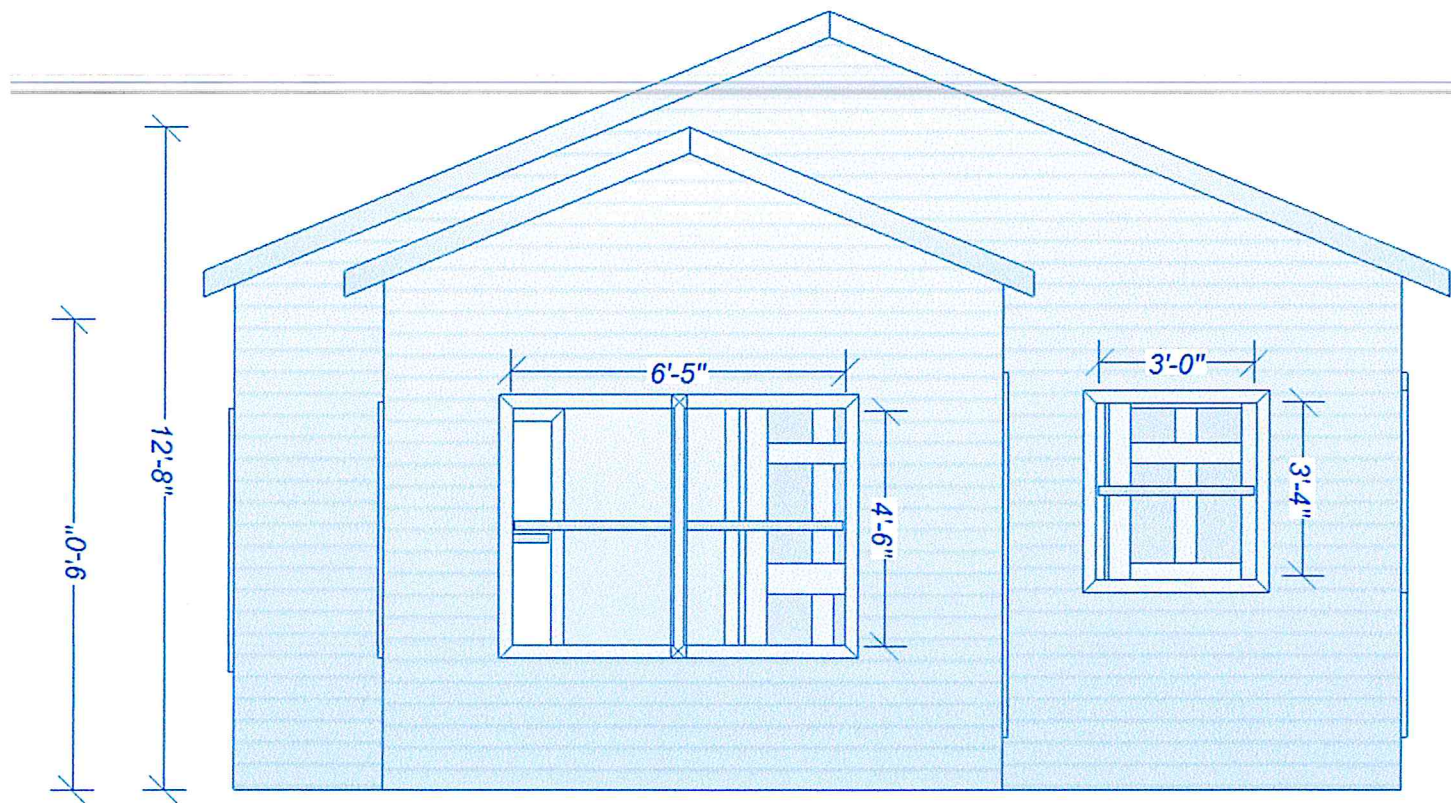
DEPARTMENT OF
PLANNING & ZONING



RECEIVED

AUG 12 2015

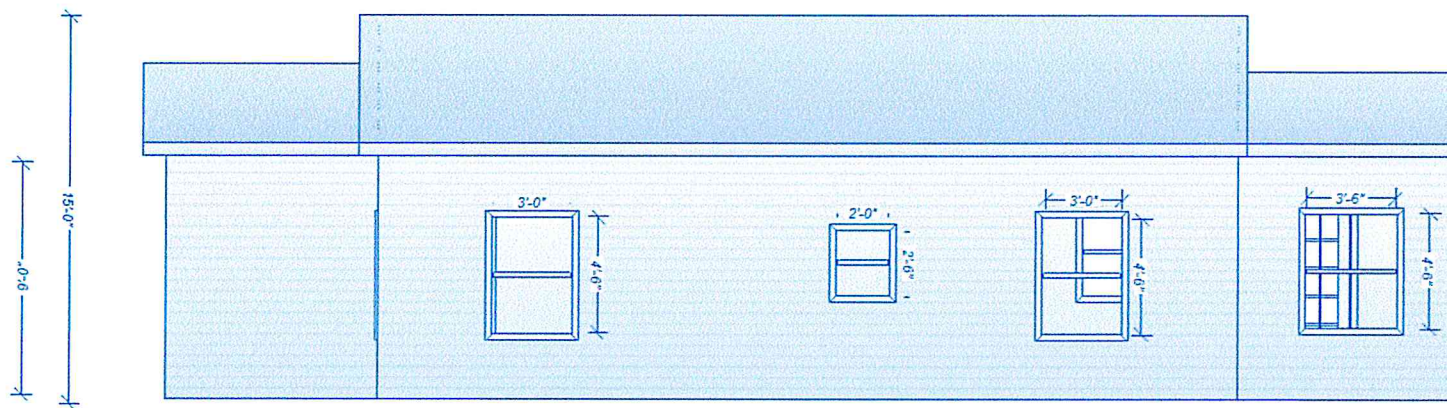
DEPARTMENT OF
CIVIL ENGINEERING



RECEIVED

AUG 12 2015

DEPARTMENT OF
PLANNING





DEPARTMENT OF
PLANNING & ZONING

RECEIVED
AUG 21 2015

3174 No Ave



RECEIVED

AUG 21 2015

DEPARTMENT OF
PLANNING & ZONING

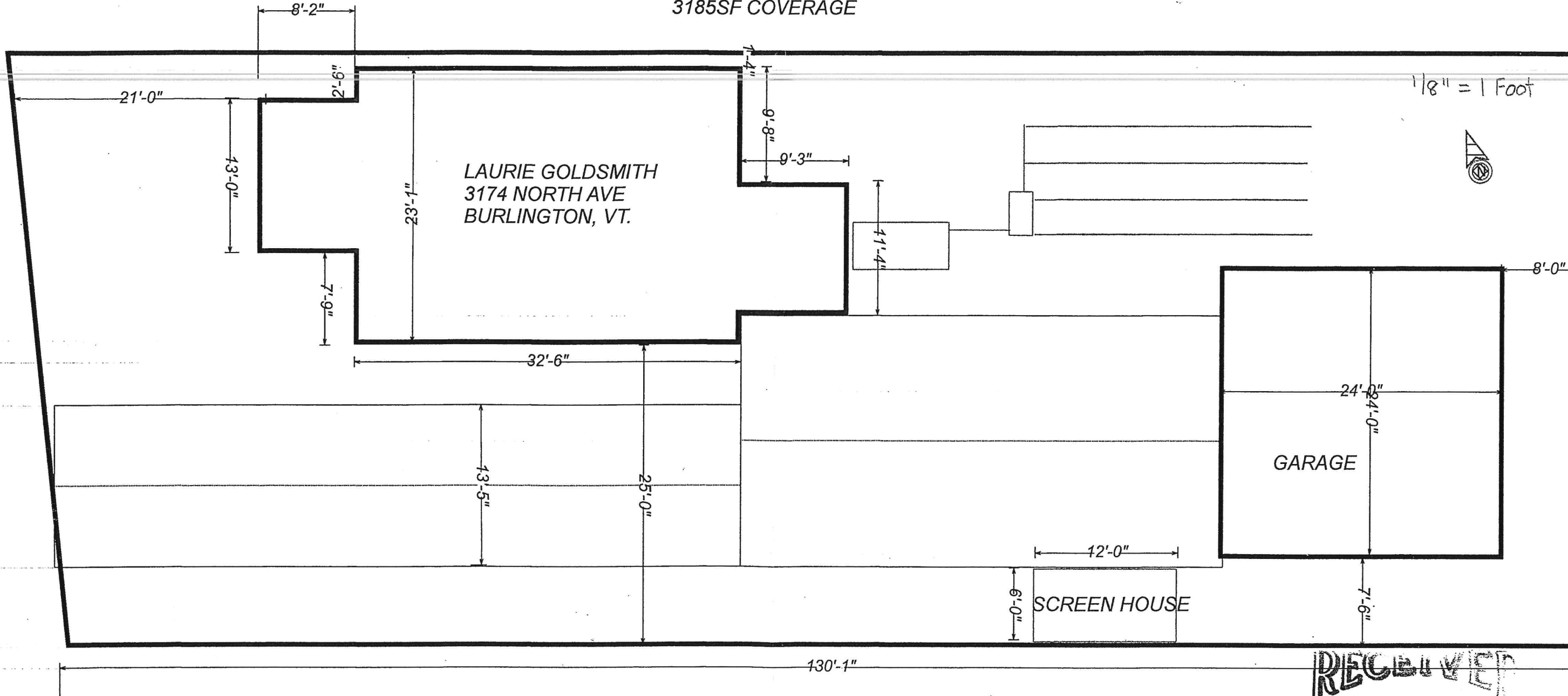
3174 Marsh Ave



CEIVED
AUG 21 2015

APARTMENT
BUILDING

6625 SF LOT
3185SF COVERAGE



RECEIVED
JAN - 6 2015

DEPARTMENT OF
PLANNING & ZONING

Department of Planning and Zoning

149 Church Street, City Hall
Burlington, VT 05401
www.burlingtonvt.gov/pz
Phone: (802) 865-7188
Fax: (802) 865-7195

David White, AICP, Director
Ken Lerner, Assistant Director
Vacant, Comprehensive Planner
Jay Appleton, Senior GIS/IT Programmer/Analyst
Scott Gustin, AICP, CFM, Interim Chief Administrative Officer
Mary O'Neil, AICP, Senior Planner
Elsie Tillotson, Department Secretary
Anita Wade, Zoning Clerk



MEMORANDUM

To: The Design Advisory Board
From: Mary O'Neil, AICP, Senior Planner
RE: ZP16-0263CA; 584 South Prospect Street
Date: September 8, 2015

File: ZP16-0263CA

Location: 584 South Prospect Street

Zone: RCO-RG **Ward:** 6S

Date application accepted: August 18, 2015

Applicant/ Owner: Roundtree Construction / Hardacre Real Estate, LLC

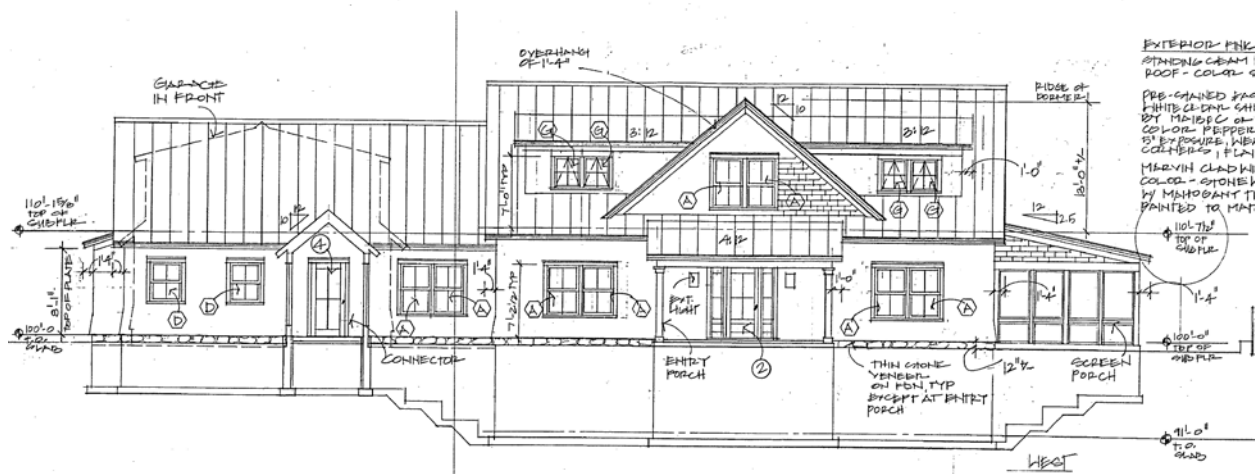
Request: Demolish existing single family home; build new home with pool and driveway.

Background:

- o Zoning Permit 16-0261LL; Lot line adjustment with 570 South Prospect Street. (Pending.)
- o Zoning Permit 15-1345LL; lot line adjustment with 568 and 600 South Prospect Street. June 2015.
- o Zoning Permit 15-0657CA; removal of existing house, foundation, and existing trees adjacent to house. Area to be returned to natural state. **Denied** as incomplete application, January 2015.

o

Overview: The application is to replace an existing single family home with another on a newly configured lot. A boundary line adjustment is being reviewed under separate cover.



Part 1: Land Division Design Standards

As noted, a boundary line adjustment is being reviewed separately from this permit. Reference is made to that permit and decision.

Part 2: Site Plan Design Standards

Sec. 6.2.2 Review Standards

(a) Protection of Important Natural Features:

No natural features have been identified in the submitted plans.

(b) Topographical Alterations:

Civil plans submitted with the boundary line adjustment illustrate a steeply falling grade east of the site and behind the house. No change to that grade is identified in the plans. The stormwater engineer will be required to review the submitted Erosion Prevention and Sediment Control plan.

(c) Protection of Important Public Views:

There are no protected views from this private parcel.

(d) Protection of Important Cultural Resources:

Burlington's architectural and cultural heritage shall be protected through sensitive and respectful redevelopment, rehabilitation, and infill. Archeological sites likely to yield information important to the city's or the region's pre-history or history shall be evaluated, documented, and avoided whenever feasible. Where the proposed development involves sites listed or eligible for listing on a state or national register of historic places, the applicant shall meet the applicable development and design standards pursuant to Sec. 5.4.8(b). The residence is not listed on the State or National Register.

(e) Supporting the Use of Renewable Energy Resources:

No part of this application will prevent the use of solar, wind, water, geothermal or other alternative or renewable energy resources.

(f) Brownfield Sites:

None identified.

(g) Provide for nature's events:

Special attention shall be accorded to stormwater runoff so that neighboring properties and/or the public stormwater drainage system are not adversely affected. All development and site disturbance shall follow applicable city and state erosion and stormwater management guidelines in accordance with the requirements of Art 5, Sec 5.5.3. Design features which address the effects of rain, snow, and ice at building entrances, and to provisions for snow and ice removal or storage from circulation areas shall also be incorporated.

An EPSC has been forwarded to the City Stormwater engineer for review (August 18, 2015.) The plan offers several opportunities for shelter from inclement weather; the main entry porch on the west, the covered entrance at the connector, and a screened porch on the south. There is adequate area for snow storage in several locations surrounding the entrance drive.

(h) Building Location and Orientation:

The house is proposed to be situated similarly to the existing house.

(i) Vehicular Access:

All interior roads are private. An access drive that terminates as a circular terminus is proposed; immediately adjacent to the garage and a guest parking area.

(j) Pedestrian Access:

The arrangement is unique in that the parcel does not directly front a public street or right-of-way. There are no public sidewalks that lead to this residence. There is pedestrian circulation identified around the house, with brick walks and patio/parking areas.

(k) Accessibility for the Handicapped:

ADA access is not a requirement for a single family home; however Vermont “visitability” standards may apply. The building inspector has the jurisdiction for implementation of ADA codes.

(l) Parking and Circulation:

As noted, access roads are private. A circular drive that leads to structured (garage) and surface parking is included. Adequate parking will be provided for the single family residence.

(m) Landscaping and Fences:

A landscape plan has been provided (L1.0), although it does not define tree removal or the species/caliper of new plantings. This information shall be required. (Tree removal may be permitted as part of development per Section 5.5.4; however adequate information needs to be supplied to confirm compliance with that standard.)

A dog fence is identified on the plans, as well as free standing dry laid stone retaining walls.

Any exceeding 3’ in height will require review and approval by the city engineer.

Two patios are illustrated; one by the pool, and one behind the house.

(n) Public Plazas and Open Space:

Not applicable.

(o) Outdoor Lighting:

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

No lighting information has been submitted, and is required.

(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.

Ground mounted a/c mechanicals are proposed for the north elevation. As located on the north elevation and behind a small structural projection, additional screening does not appear to be necessary. Other utility connections are not evident on the plans, and need to be annotated on site and/or building elevations as appropriate.

The location of a mailbox (if one is proposed on-site) shall be identified.

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.

Utilities are required to be placed underground. The location of trash receptacles and recycling storage shall be identified, if placed outside the garage.

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.

No undue adverse impact is anticipated.

Part 3: Architectural Design Standards

Sec. 6.3.2 Review Standards

(a) Relate development to its environment:

1. Massing, Height and Scale:

The one-and-a-half story home is similar in scale to the existing home it will replace.

2. Roofs and Rooflines.

A dormered gable roof is proposed; common to residential architecture and the existing building.

3. Building Openings

Door and window openings are consistent with the style of residential architecture.

(b) Protection of Important Architectural Resources:

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

The existing building is not listed on the Vermont State Register of Historic Resources, or on the National Register. No determination of eligibility has been made.

(c) Protection of Important Public Views:

There are no public views from the site.

(d) Provide an active and inviting street edge:

The new home will not be visible from any public right-of-way. It will, however, offer an attractive “first impression” upon approach, with its articulated facades, connected buildings, and attractive finish treatments.

(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.

Exterior finishes are proposed to be pre-stained eastern white cedar shingles with a 5” exposure; Marvin clad windows in stone white with mahogany trim, and a standing seam metal roof in “sage.” All are considered durable and likely to extend the life cycle of the building.

(f) Reduce energy utilization:

All new construction shall meet the Guidelines for Energy Efficient Construction pursuant to the requirement of Article VI, Energy Conservation, Section 8 of the City of Burlington Code of Ordinances;

<http://www.codepublishing.com/vt/burlington/>

(g) Make advertising features complementary to the site:

No signs are proposed.

(h) Integrate infrastructure into the building design:

See Section 6.2.2. (p) above.

(i) Make spaces secure and safe:

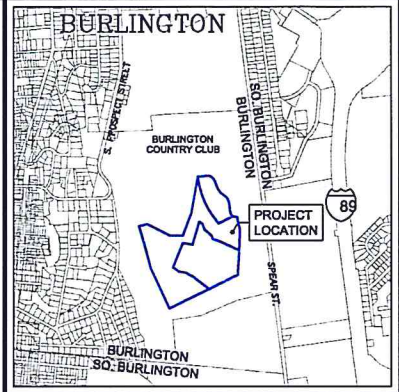
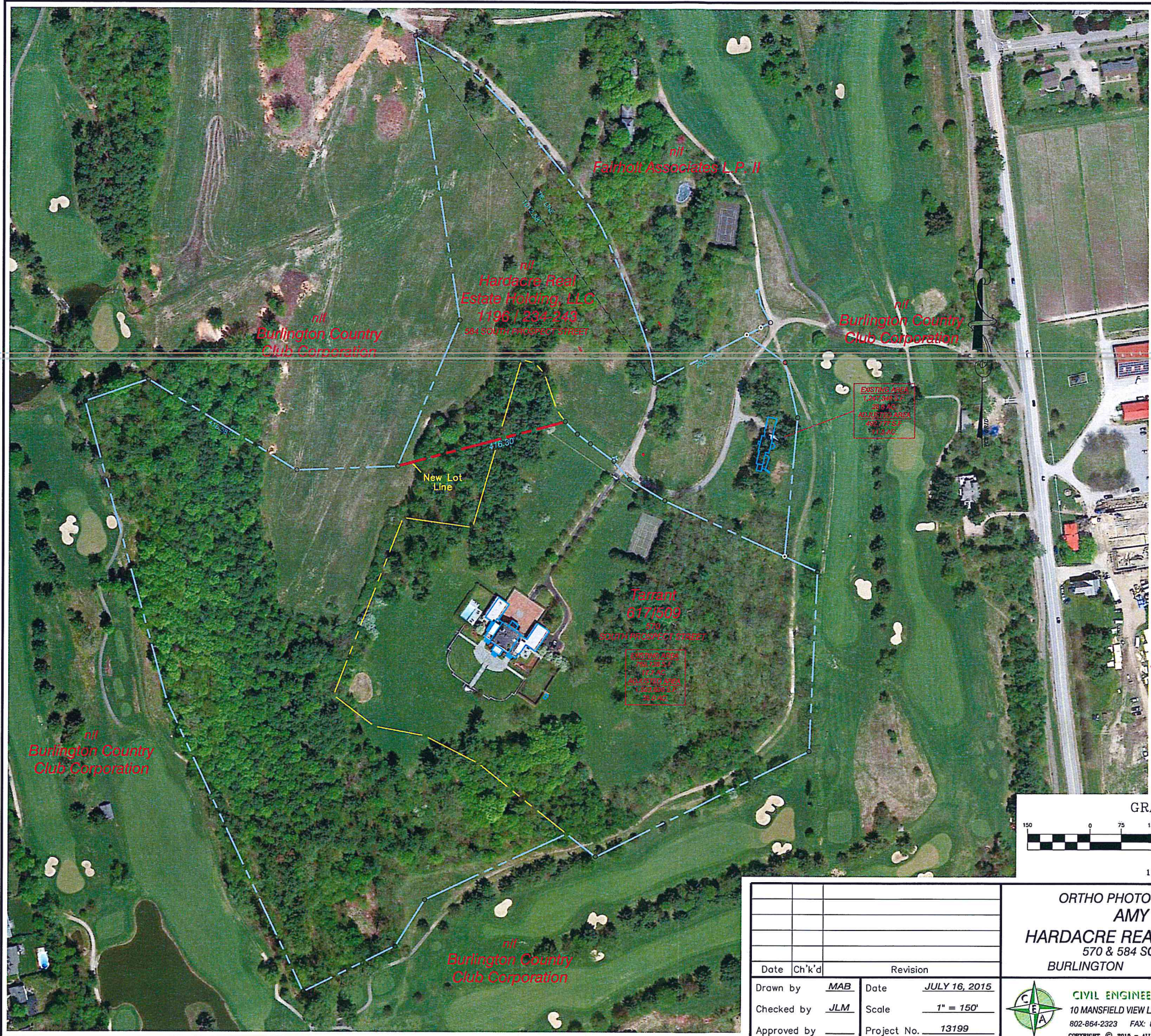
Development shall meet all building and life safety code, including ingress and egress requirements as defined by the building inspector and firemarshal.

Items for the Board’s consideration:

1. Identification of tree removal (number, size, species) annotated on a site plan illustrating existing conditions shall be required.
2. Identification of species, size and caliper of new plantings shall be required as part of a landscaping plan.
3. A lighting plan, consistent with the standards of Section 5.5.2 shall be submitted for review.
4. Utilities are required to be placed underground.
5. New utility connections shall be identified on the site plan and/or building elevation as appropriate.
6. The location of a mailbox (if one is proposed on-site) shall be identified.
7. The location of trash and recycling facilities shall be identified.

8. Any retaining wall greater than 3' in height will require review and approval by the city engineer.
9. All new construction shall meet the Guidelines for Energy Efficient Construction pursuant to the requirement of Article VI, Energy Conservation, Section 8 of the City of Burlington Code of Ordinances.
10. No change in use or increase in the number of residential units is included within this review.
11. As a residential use in the RCO-RG district south of Main Street, existing before January 1, 2007, it shall be treated as a conforming *use*. Dimensional standards of the zoning district, however, must be met. It is the applicant's obligation to confirm proposed setbacks are consistent with existing setbacks and do not increase any level of dimensional non-conformity. Dimensional standards are outlined in Table 4.4.6-1 of the CDO.
12. Standard Permit Conditions 1-14 shall apply.

AutoCAD Projects\2013\13199\1-CADD Files-13199-Dwg\13199-Plat.dwg, 8/10/2015 1:07:42 PM, DWG To PDF.pc3

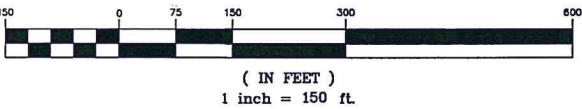


LOCATION MAP
NOT to SCALE

- Legend -

- IPF/IRF IRON PIPE/ROD FOUND
- PROPERTY CORNER
- PROPERTY CORNER DISSOLVED
- UTILITY POLE
- EXISTING PROPERTY LINE
- NEW PROPERTY LINE
- PROPERTY LINES TO BE DISSOLVED
- TIE LINE

GRAPHIC SCALE



Date	Ch'k'd	Revision
Drawn by	MAB	Date
Checked by	JLM	Scale
Approved by		Project No.

ORTHO PHOTO PLAN FOR PROPERTIES OF
AMY TARRANT and
HARDACRE REAL ESTATE HOLDING, LLC
570 & 584 SOUTH PROSPECT STREET
BURLINGTON VERMONT

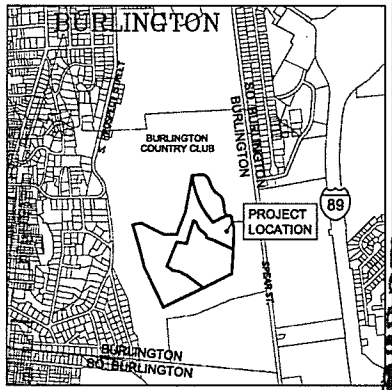
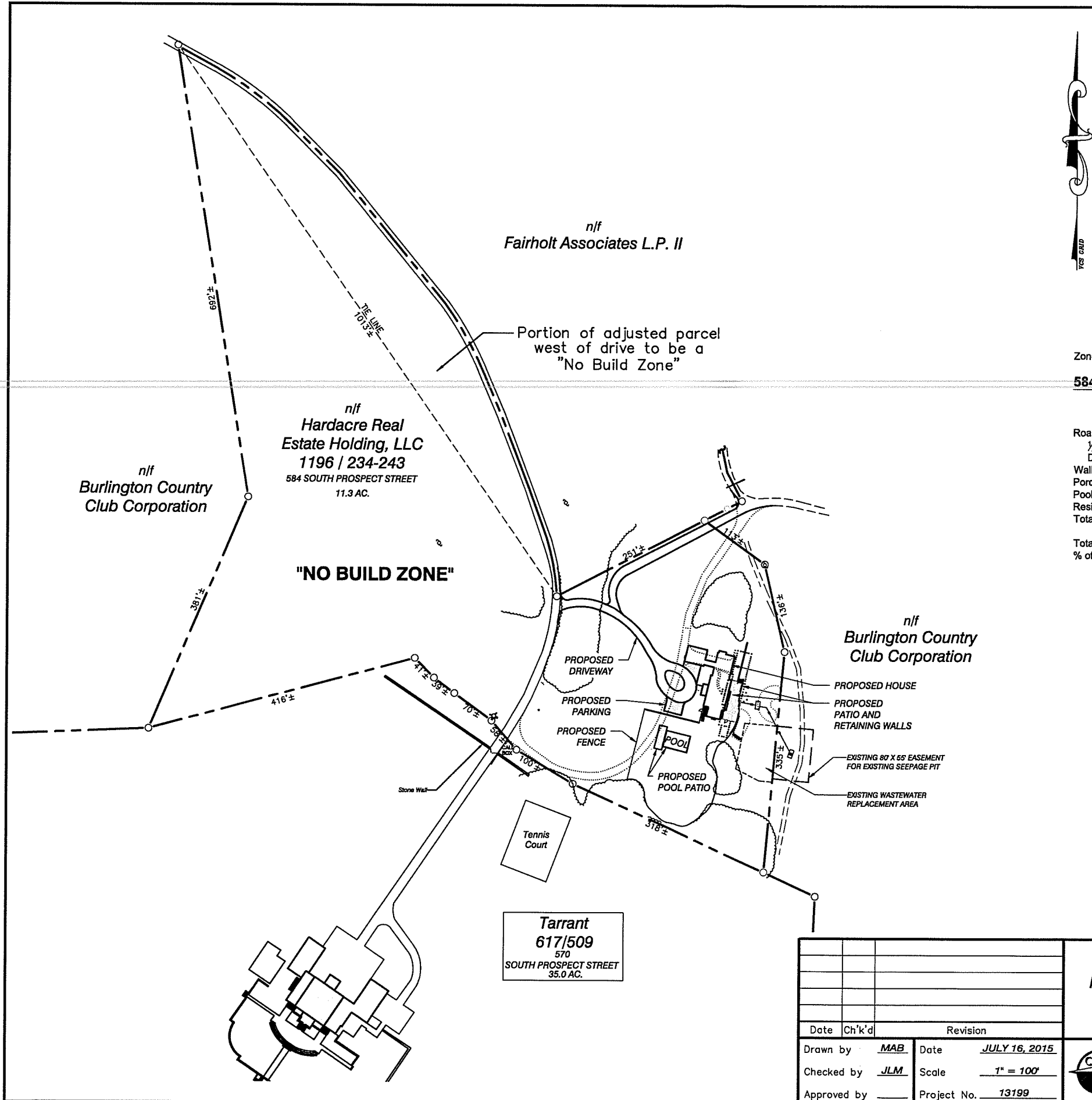


CIVIL ENGINEERING ASSOCIATES, INC.
10 MANSFIELD VIEW LANE, SOUTH BURLINGTON, VT 05403
802-864-2323 FAX: 802-864-2271 web: www.cea-vt.com
COPYRIGHT © 2015 - ALL RIGHTS RESERVED

C0
SHEET 1 of 1

RECEIVED
AUG 18 2015

AutoCAD Projects\2013\13199\1-CADD Files-13199\DWG\13199-Plat.dwg, 8/10/2015 12:03:54 PM, DWG To PDF.pc3



LOCATION MAP

- Lot Coverage Calculations -

Zone: RCO - Recreation / Greenspace

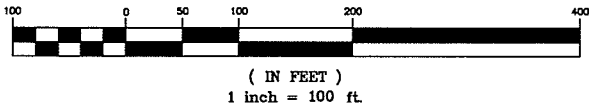
584 South Prospect Street - Parcel ID 054-4-014-000

	Existing Conditions 11.3 AC.	Proposed Conditions 11.3 AC.
Roads		
1/2 width of entry road	6,270 S.F.	6,270 S.F.
Driveway	10,781 S.F.	10,262 S.F.
Walks / Parking Areas	240 S.F.	1,073 S.F.
Porch / Patio / Retaining Walls	537 S.F.	1,550 S.F.
Pool Apron, Pool Patio		556 S.F.
Residence	2,779 S.F.	3,813 S.F.
Total Coverage	20,607 S.F.	23,524 S.F.
Total Parcel	492,777 S.F.	492,777 S.F.
% of Coverage	4.18%	4.77%

- Referenced Maps or Plats -

- "Sketch Plan - Property Adjustment Between Amy Tarrant and Hardacre Real Estate Holding, LLC", dated 5/12/2015. Prepared by Civil Engineering Associates, Inc.
- "Base Plan B - Fairholt Cottage", prepared by Wagner Hodgson Landscape Architecture, dated 03/02/2015.
- "Architectural Plans - Fairholt Cottage", prepared by Joan Heaton Architects, dated 03/16/2015.
- "Burlington Country Club Corp., Fairholt Associates L.P. II, The Fairholt Partnership & Amy E. Tarrant - Wastewater Plan", prepared by Llewellyn -Howley Inc., dated 09/12/12.

GRAPHIC SCALE



Date	Ch'k'd	Revision
Drawn by	MAB	Date
Checked by	JLM	Scale
Approved by		Project No.

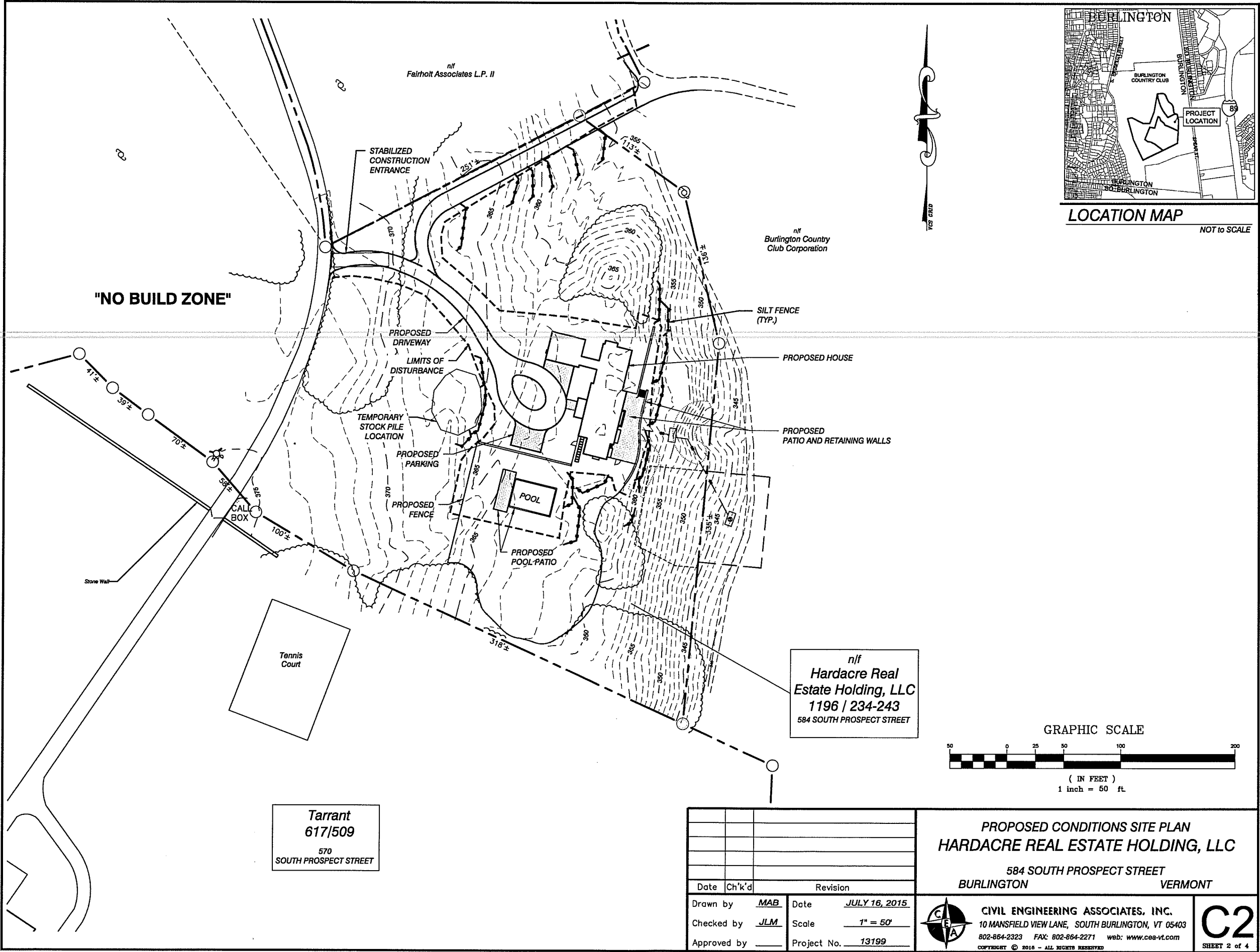
PROPOSED CONDITIONS SITE PLAN
HARDACRE REAL ESTATE HOLDING, LLC

584 SOUTH PROSPECT STREET
BURLINGTON VERMONT

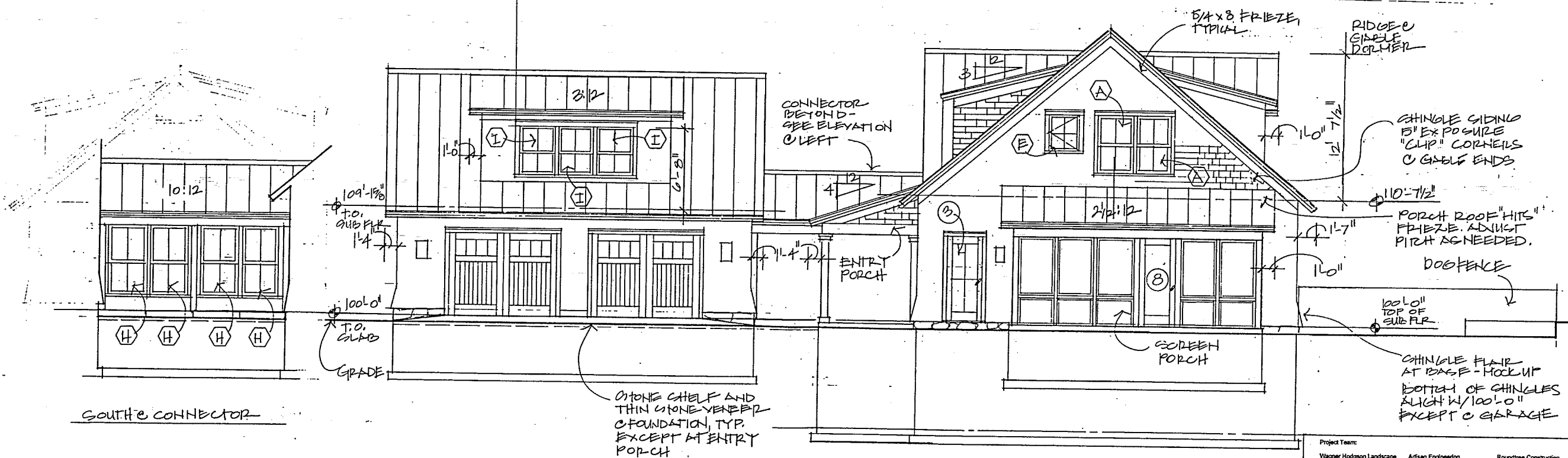
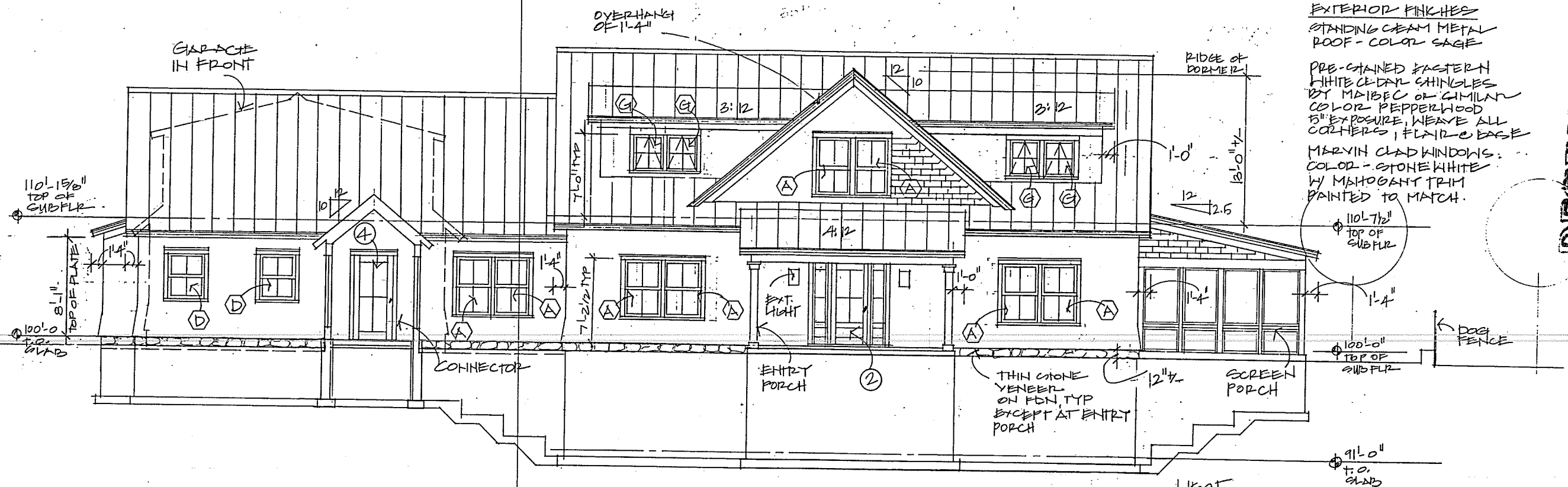
CIVIL ENGINEERING ASSOCIATES, INC.
10 MANSFIELD VIEW LANE, SOUTH BURLINGTON, VT 05403
802-864-2323 FAX: 802-864-2271 web: www.cea-vt.com

C1
SHEET 1 of 4

AutoCAD Projects\2013\13199\1-CADD Files-13199-Dwg\13199-Plat.dwg, 8/10/2015 12:03:59 PM, DWG To PDF.pc3



RECEIVED
AUG 18 2015



FAIRHOLT COTTAGE
600 SOUTH PROSPECT ST
BURLINGTON, VERMONT

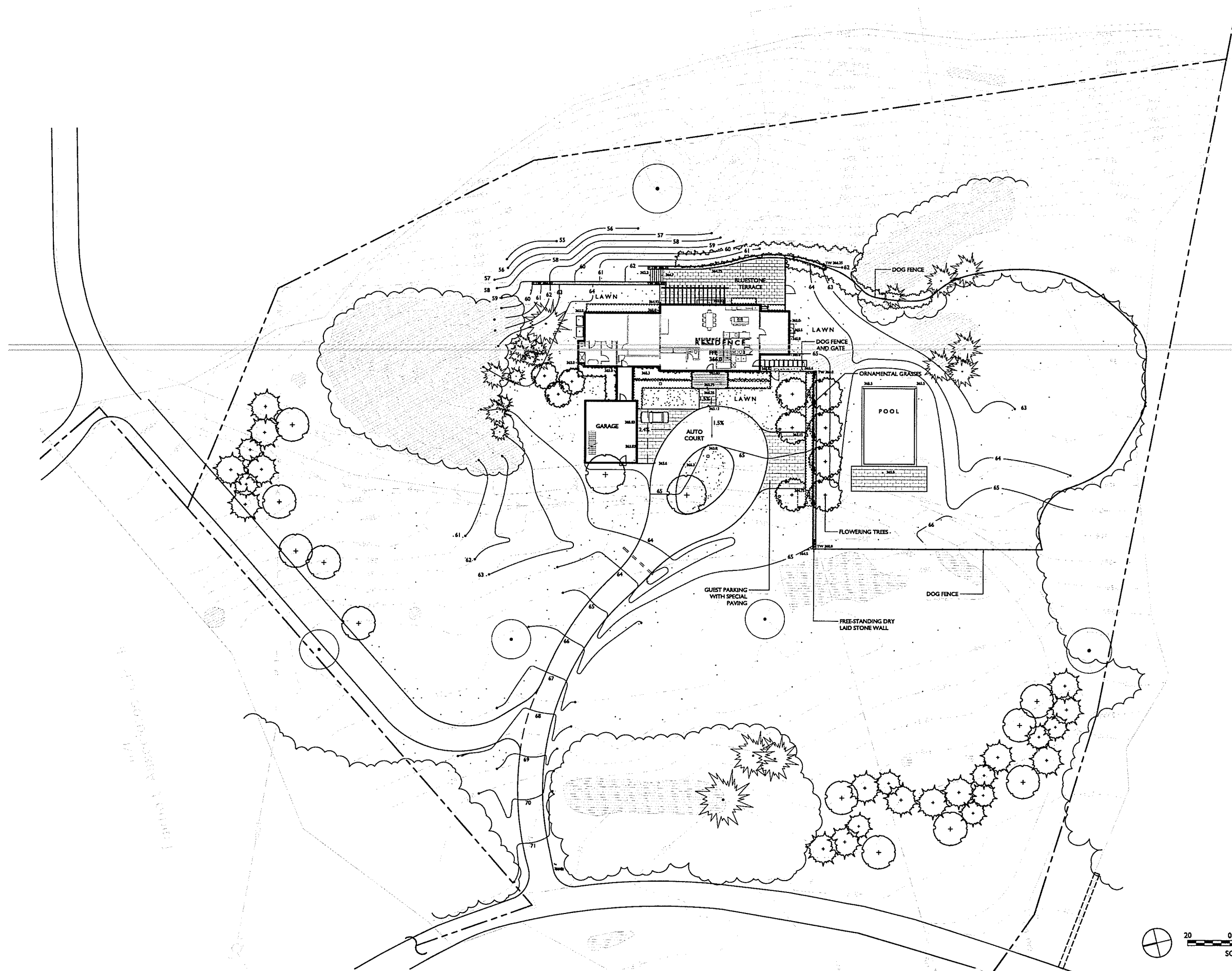
1/4" = 1'-0"
7.28.15

EXTERIOR
ELEVATIONS

Project Team:
Wagner Hodgson Landscape Architecture
7 Maple Avenue
Burlington, Vermont 05401
Artisan Engineering
823 Ferry Road
PO Box 588
Charlotte, Vermont 05472
Roundtree Construction
Old Railroad Station, Route 7,
PO Box 98
New Haven, Vermont 05472

joan heaton architects
124 Main Street
Bristol, Vermont 05443
p: 802.453.7120
f: 802.453.7121

A5



WAGNERHODGSON
LANDSCAPE ARCHITECTURE

TP02.864.0010 P002.914.0267 www.wagnerhodgson.com

NOT FOR
CONSTRUCTION

FAIRHOLT COTTAGE

LANDSCAPE PLAN

REVISIONS	

© WHLA ALL RIGHTS RESERVED 2015 DRAWING NO.

JOB NO. 336

SCALE 1" = 20'-0"

DATE 07.29.15

L1.0

RECEIVED
AUG 18 2015
DEPARTMENT OF

(http://gis.burlingtonvt.gov/Assessor/SketchGif/9000/190001.gif)	1	OFF	OPEN	216	0
			PORCH		
	1	PAT	PATIO	382	0

Image(s)

Location Map

1 of 3 Images

Next Image



(http://gis.burlingtonvt.gov/Assessor/Image/9000/190001%231.JPG)

RECEIVED
AUG 18 2015
DEPARTMENT OF
PLANNING & ZONING

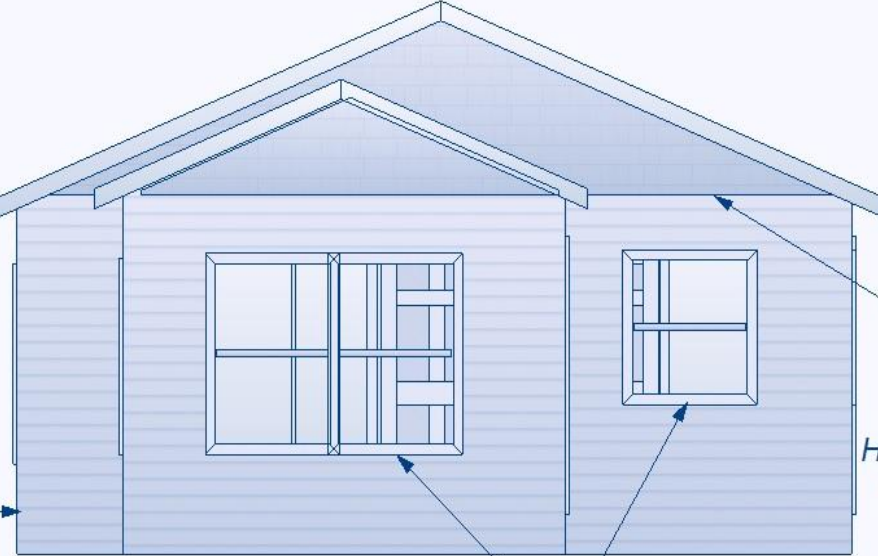
To be demolished

Aluminum Wrapped Facia

Main Street D-4 Vinyl Siding

*Hardi Plank Cement Board
Shake Siding 5" Reveal*

Simonton or View Point Vinyl Double Hung Windows



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)

*Matt Bushey, Chair
Ron Wanamaker, Vice Chair
Sean McKenzie
Chris Alley
Steve Offenhartz
Jeremy Gates, Alternate
Phil Hammerslough, Alternate*



MINUTES BURLINGTON DESIGN ADVISORY BOARD Tuesday, September 8, 2015, 3:00 p.m. Conference Room 12, City Hall, 149 Church Street, Burlington, VT

Present: Sean McKenzie, Ron Wanamaker (Vice Chair), Steve Offenhartz, Phil Hammerslough (alternate.)

Staff present: Mary O'Neil

Absent: Matt Bushey, Chris Alley

1. 16-0263CA; 584 South Prospect Street (RCO, Ward 6S) Hardacre Real Estate Holdings, LLC

Demolition of older residence and construction of new residence with associated pool and driveway.

Present: Jack Millbank (Civil Engineer), Ricardo Santa Maria (Round Tree Construction), representatives from Keith Wagner's office.

Motion by Steve Offenhartz: I move we forward to the Development Review Board with a recommendation for approval, noting that items 1-12 have been addressed.

2nd – Ron Wanamaker

Vote 4-0

Motion carries.

2. 16-0209CA; 3174 North Ave (RL-W, Ward 7N) Laurie Goldsmith

Construct new house on previous site, no change to footprint.

Applicant did not appear. Project will be deferred until a future meeting, date uncertain at this time.