

Burlington Design Advisory Board

149 Church Street, City Hall

Burlington, VT 05401

www.burlingtonvt.gov/PZ/DAB

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DESIGN ADVISORY BOARD Tuesday, August 12, 2014 Conference Room 12, City Hall, Burlington, VT 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.

15-0054CA/CU: 711 RIVERSIDE AVENUE (RM, Ward 2) Burlington Housing Authority
Construct new building for community house with attached one bedroom apartment. (Project Manager: Ken Lerner)

Session II - 3:30 – 4:00 p.m.

15-0079CA: 281 FLYNN AVENUE (RL, Ward 5) Sandra Vishnevsky
Add second story to existing single family dwelling. (Project Manager: Mary O'Neil)

Session III - 4:00 – 4:30 p.m.

CERTIFICATE OF APPROPRIATENESS

15-0055CA: 15 CONGER AVENUE (RL-W, Ward 5) Charlene Brown et al
Construct second story addition to existing garage structure and convert to single family dwelling. (Project Manager: Scott Gustin)

Department of Planning and Zoning

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Nic Anderson, Zoning Clerk
Elsie Tillotson, Department Secretary



MEMORANDUM

To: The Design Advisory Board
From: Mary O'Neil, AICP, Senior Planner *MO*
RE: ZP 15-0079CA; 281 Flynn Avenue
Date: August 12, 2014

File: ZP 15-0079CA
Location: 281 Flynn Avenue
Zone: RL **Ward:** 5
Date application accepted: July 16m 2914
Applicant/ Owner: Sandra Vishnevsky
Request: Add second story to existing single family home.

Background:

- Zoning Permit 13-0921FC; replace chain link fencing on side and rear with wood picket fencing. April 2013.
- Zoning Permit 11-0040CA; replace 6 windows with 5 new windows and a door. July, 2010.
- Zoning Permit 10-1080BA; construct deck at back of house, install section of wood picket fence on side. June 2010.
- Zoning Permit 91-088; install 4' chain link fence along property line on two sides of lot to meet existing fences. September 1990.



Overview: 281 Flynn Avenue is a single family home in the RL zone on a conforming lot (7750 sf.) The age of the house (1957) and the architectural style combine to make the building eligible for design review. The application is a request to add a second story to the dwelling.

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:

No changes proposed. Not applicable.

(b) Topographical Alterations:

No changes proposed. Not applicable.

(c) Protection of Important Public Views:

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

(d) Protection of Important Cultural Resources:

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

See Section 5.4.8, below.

(e)Supporting the Use of Renewable Energy Resources:

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

(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.

No soil disturbance is proposed; therefore an EPSC plan is not demanded.

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.

Design plans include canopies over both front and side entrances to protect residents from inclement weather. The rear elevation appears to illustrate a small eave overhang that would provide a minimal amount of cover when the sliding door is utilized.

(h) Building Location and Orientation:

This is an existing single family home on a developed street in the south end. The orientation shall remain the same: Building will face northward onto the streetfront.

(i) Vehicular Access:

No changes proposed. Not applicable.

(j) Pedestrian Access:

No change. The existing front entry will remain, with a walkway entrance connecting the dwelling to the public sidewalk and street.

(k) Accessibility for the Handicapped:

Although recommended, not required for a single family residence. Not applicable..

(l) Parking and Circulation:

No changes proposed. Not applicable.

(m) Landscaping and Fences:

No changes are proposed to the existing yard, landscaping or fences is included within this application. Although the submitted site plan isolates the square footage for the deck, the deck has already been approved. See background (above) for a list of approved zoning permits for site amenities.

(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.

If any new lighting is proposed, spec sheets shall be provided to staff to determine compliance with performance standards of the ordinance.

(p) Integrate infrastructure into the design:

Assumably the mailbox, trash and recycling locations and utility meters will remain as existing. If any change to those is intended, or the installation of new mechanical equipment is proposed, details shall be provided to staff to determine the suitability of location and screening.

PART 3: ARCHITECTURAL DESIGN STANDARDS

Sec. 6.3.1 Applicability.

These standards are enacted and shall be satisfied for the approval of all development subject to the provisions of this ordinance found in Article 3, Section 3.4.2(b) – Design Review.

Sec. 6.3.2 Review Standards

(a) Relate development to its environment:

Proposed buildings and additions shall be appropriately scaled and proportioned for their function and with respect to their context. They shall integrate harmoniously into the topography, and to the use, scale, and architectural details of existing buildings in the vicinity.

The following shall be considered:

1. Massing, Height and Scale:

The single story, hipped roof is fairly unique in this section of the south end, and identifies it as a later in-fill project. Surrounded on the east by a multi story residential building and the west by a two story residence; and facing a three story residential complex across Flynn Avenue, this modest little home reflects a 1950s aesthetic in scale and detailing.

The proposal to add a second story will correspond with the surrounding neighborhood (Foster, Flynn Avenue and Pine Street) where exist many two story homes; it will, however, remove the 1950s identity.

2. Roofs and Rooflines.

The existing house and attached garage a hipped roof with deep overhanging eaves. The proposal includes replication of that roof style on the new 2nd story.

3. Building Openings

There exist double hung windows, a multi-pane bow window, and a sliding door in the rear. The development proposal includes paired double hungs installed on the north elevation to replace the bow, a smaller window to accommodate a kitchen installation, smaller windows on the upper floor of the east elevation and similar windows on the south and west. The entrance doors on the front and east are proposed to remain in the same location.

(b) Protection of Important Architectural Resources:

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

See Section 5.4.8, below.

(c) Protection of Important Public Views:

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

(d) Provide an active and inviting street edge:

The application includes the installation of fibercement clapboard and new windows, with architectural asphalt shingles. The new entrance canopy will clearly identify the principle entrance, and the house remains attractive and open to the streetfront.

(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.

Asphalt shingles, fibercement board, and wood window trim are proposed. Specific window detailing has not been included. Insofar as can be determined, typical replacement choices are proposed.

Owners of historic structures are encouraged to consult with an architectural historian in order to determine the most appropriate repair, restoration or replacement of historic building materials as outlined by the requirements of Art 5, Sec. 5.4.8.

(f) Reduce energy utilization:

The development will be required to meet the Guidelines for Energy Efficient Construction pursuant to the requirements of Article VI. Energy Conservation, Section 8 of the City of Burlington Code of Ordinances.

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

Although the proposal is based on an increased height of the structure, the two abutting properties are both multi-story and should not be negatively impacted by this project.

(g) Make advertising features complementary to the site:

No signs are included within the application. Not applicable.

(h) Integrate infrastructure into the building design:

See Section 6.2.2. (p), above.

(i) Make spaces secure and safe:

All applicable building and life safety code, as defined by the building inspector and fire marshal, shall be implemented in the new development.

Sec. 5.4.8 Historic Buildings and Sites

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

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

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

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

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

(a) Applicability:

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

As such, a building or site may be found to be eligible for listing on the state or national register of historic places and subject to the provisions of this section if all of the following conditions are present:

1. The building is 50 years old or older;

281 Flynn Avenue was constructed in 1957; therefore greater than 50 years old.

2. The building or site is deemed to possess significance in illustrating or interpreting the heritage of the City, state or nation in history, architecture, archeology, technology and culture because one or more of the following conditions is present:

A. Association with events that have made a significant contribution to the broad patterns of history;
The construction of the subject property illustrates the infill of the "Addition" section of Burlington with new residential structures; and has contextual value in understanding how Burlington expanded into the south end.

or,

B. Association with the lives of persons significant in the past; or,

- C. Embodiment of distinctive characteristics of a type, period, or method of construction, or representation of the work of a master, or possession of high artistic values, or representation of a significant or distinguishable entity whose components may lack individual distinction;

The uniqueness of 281 Flynn Avenue is the small scale, modest post war style of residential architecture. Examination of the development proposal is warranted due to the nature of the style and its purity within a neighborhood that was largely developed out in the 1910s-1930s.

or,

- D. Maintenance of an exceptionally high degree of integrity, original site orientation and virtually all character defining elements intact;

The house and garage, both original to the site, remain relatively unaltered since construction.

or,

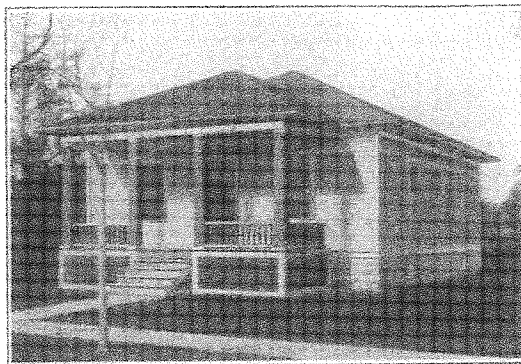
- E. Yielding, or may be likely to yield, information important to prehistory; and,
3. The building or site possess a high degree of integrity of location, design, setting, materials, workmanship, feeling, and association.

As noted above and below, the structure retains its integrity and merit.

(b) Standards and Guidelines:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

Constructed as a residential dwelling, the use remains constant.

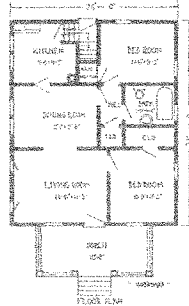


Woodward

26 ft. x 22 ft. over all
5 Rooms and Bath

Inside and outside, common sense is personified in the Woodward—a modest but becoming home which thoroughly expresses that “common” spirit which has brought the bungalow into such universal favor. The comfortable atmosphere of the Woodward begins in the spacious porch to which a wealth of activity has been added by the most comfortable. It’s a well-defined, welcoming type of porch which adds to the good appearance of the entire house.

The favorable impression created by the attractive exterior is enhanced as one steps inside. Compactly arranged, but comfortably sized, the entire room scheme provides living, sleeping, eating and all accommodations of sufficient comfort for a family of several persons.



Placing the sleeping rooms on the right side of the house with the day rooms on the left is an appealing plan as it simplifies housework. Both bedrooms have plenty of light and air, while convenient closet space is provided. The bathroom is centrally located and completes a decidedly practical arrangement.

If the amount of money you have set aside for a home is near the price of the Woodward, you can make it yours with full assurance that its construction will be as good as the economy.

SPECIFICATIONS

Ceiling height and floor approximately 9 ft.
Foundation, 4 x 4 in.
Floor, 2 in. planks, 2 x 4 in.
Caulking, 2 in. x 4 in. Rafter, 2 in. x 6 in.
Crest, decorative design, 1 ft. x 5 ft. 6 in. and 1 ft. x 6 in.
The kitchen equipped with 2 and medicine cabinet (included in the kitchen price). See page 10 for details.

**ONE SHOULD KNOW
IN THE BEGINNING
WHAT HIS HOME WILL
COST IN THE END. YOU
ALWAYS DO WHEN BUILDING
A BENNETT HOME.**

Calverton, N.Y.
January 18, 1935.

Dear Sir:—
Please send your building plan to a white. The house I am going to build is white. I am looking for you, and my wife and I are both well and pleased and when I can have a plan for my house I will send it, as a number of people have said where I get my good timber.
Yours truly,
J. E.

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

The application to add a second story on the residence and re-arrange the building openings will significantly alter the original integrity of the 1950s. If these features are deemed to be character defining, then the application will have an adverse impact on the historic character of the property.

3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

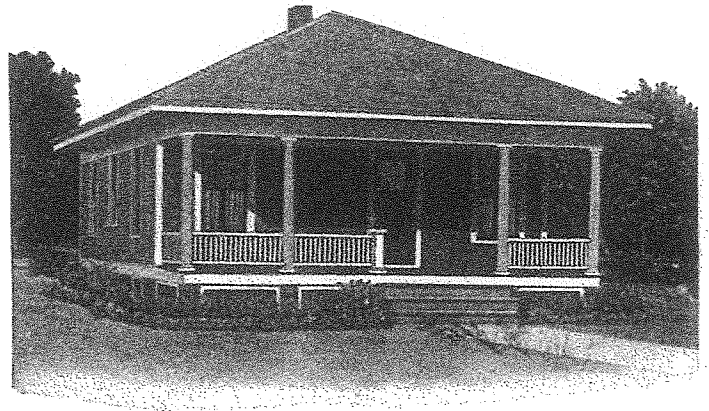
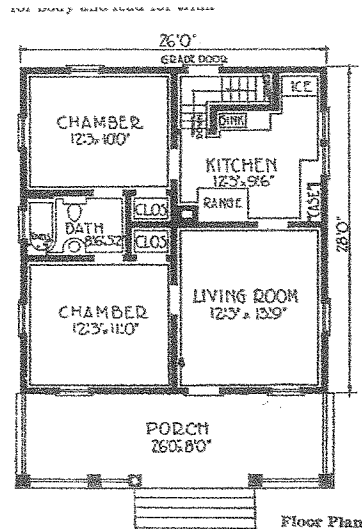
If the house in its present state is valued for its modern aesthetic, then the addition of a second story will irreversibly alter those characteristics that make it of interest. As such, the 2nd story would be an added or conjectural feature that never previously existed.

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

Other than the building's scale, none noted.

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

The house at present illustrates an interesting fusion of evolving style: its box-like form and hipped roof are clear links to homes manufactured by companies like Sears, Gordon- Van Tine, and Bennett Homes (see illustration.)



Gordon-Van Tine Home No. 567

Attractive Home at a Bargain Price

A cozy cottage, in good taste, presents itself here. The simple hip roof protects the well designed front porch, and the broad frieze gives a distinctive touch to the wide cornice. The window arrangement is also especially good.

The living room, which is almost square in design, has good furniture space. If it is intended to use this as a living room-dining room, the end of the room nearer to the kitchen offers a splendid place for the dining table, and the location of the front bed room door is such that this room can be heated by the living room stove.

The kitchen, too, is of ample size with plenty of sunlight and air. The place for the range is very near to the rear bed room door. This means that in cold weather the stove will always keep both rooms comfortable.

The rear kitchen door and grade door here are one. This arrangement is always an economy of both material and space. And the fact that supplies can be brought from the basement to the kitchen, without its being necessary for one to step out of doors, is rarely true of so small a house. We supply the frames and sash for the basement.

PAINT—Unless otherwise specified, straw paint will be furnished for body and white paint for trim.

For Prices on This Home, See First Page.

Read Pages 9 and 10 for Full Description of Materials

Options That Will Save You \$92.25

Deduct the above amount from the regular price on this house if you are willing to buy it with the following changes from regular specifications:

6 to 2 Star A Star Red Cedar Shingles instead of 5 to 2 Clear; plain square edge casings for doors and windows instead of Craftsman design; all subflooring and kitchen case omitted.

For Plumbing, Heating, Lighting for These Homes, See Last Pages of Book

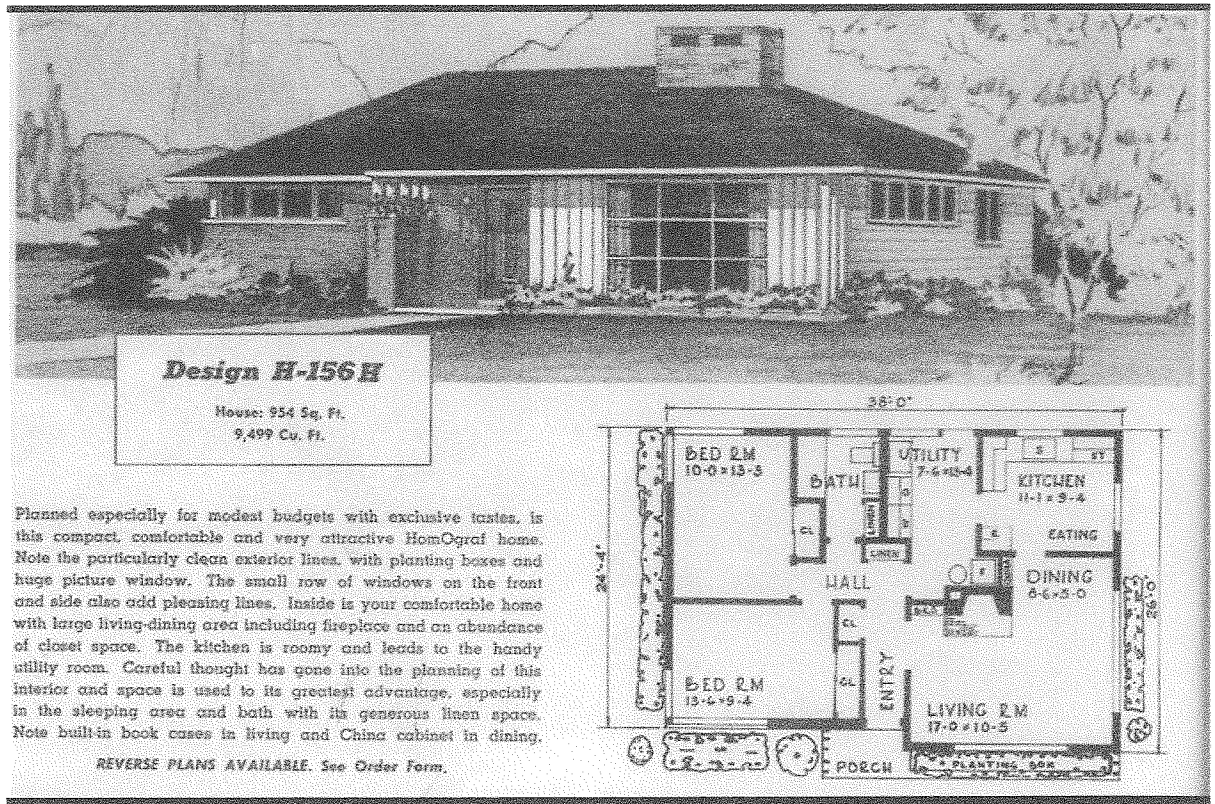
This is a typical plan, this one from Gordon-Van Tine, illustrating the 26' x 32' single story mass with hipped roof. Note the off-set front door, which is replicated at 281 Flynn Avenue.

Even the footprint (32' x 26') reflects its heritage among building plans popular in the decades prior to its construction date. Some plans had centralized entry doors, but others showed a

gradual interest in moving the door slightly off center to accommodate differing window arrangements and interior use. Many variants spurred off; the most recognizable would be the “bungalow” with increasingly complex roofs, porches, and detailing.

But 281 reflects the emergence of contemporary design in the extended eaves (think Prairie style, aka F.L. Wright) coupled with simplification in housing plans post-war. Here is the cross pollination of decades of architecture: Small scale, small lot, minimization of detail (post WWII), projecting eaves (Prairie), clean lined, single story residential ranch (1950s) and footprint/massing of kit style homes. 281 Flynn Avenue is clearly a transitional piece; straddling popular style of the 1920s and the modernity of the 1950s.

To add the 2nd story would add enhancement to the living space, but would permanent remove these markers.



This is an example of a 1950s house plan; single story, with a large off-set “picture” window, and a hipped or bonnet roof. All these features are visible at 281 Flynn Avenue.

6. *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials recognizing that new technologies may provide an appropriate alternative in order to adapt to ever changing conditions and*

provide for an efficient contemporary use. Replacement of missing features will be substantiated by documentary and physical evidence.

The request is not related to material deterioration, but a request to expand living space.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

No chemical treatments proposed.

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

No archaeological resources have been associated with this site.

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

Here is the crux of the review: If 281 Flynn Avenue is identified as a property eligible for designation as a post-modern residential building, then the proposed addition of a 2nd story will alter features and spatial relationships characteristic to it. While the new plans are well developed and will present an attractive addition to this home and the neighborhood, the loss of architectural merit and its importance to the structure must be weighed by this board.

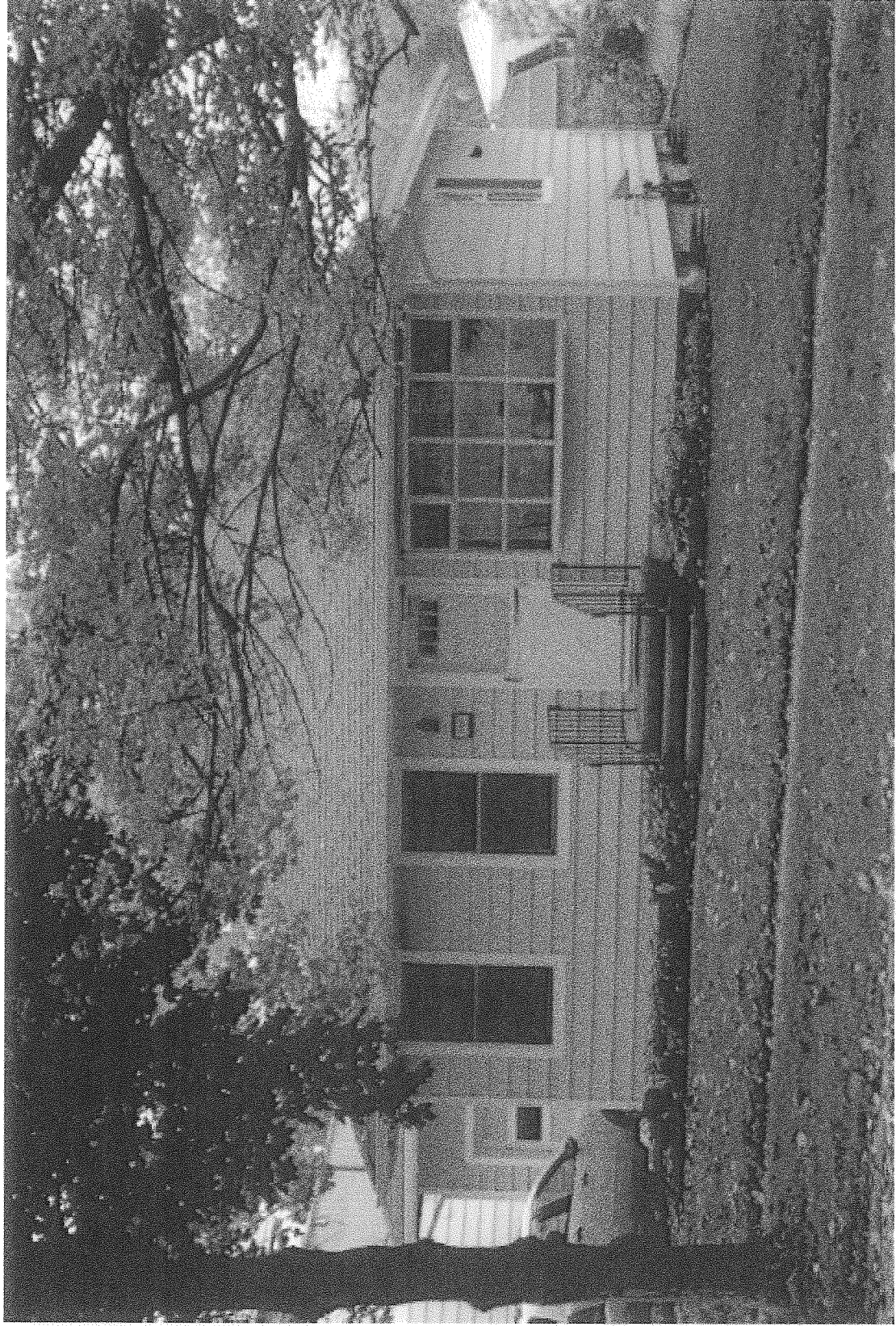
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

It is unlikely that the proposed alterations could be removed in the future to reveal the original dwelling; therefore the development proposal may be deemed irreversible.

Please Note:

Section 3.2.7 (a) 9, Administrative Authority, allows for staff review of the following:
Additions to single family houses in design control district located 200 feet or more from the lakeshore and that are 50% or less of the existing gross floor area of the principal structure.

As the addition is less than 50% of the existing gross floor area, staff will be acting on the application based on review by the Design Advisory Board.



281 Flynn Ave.*

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DEPARTMENT OF
PLANNING & ZONING

JUL 16 2014

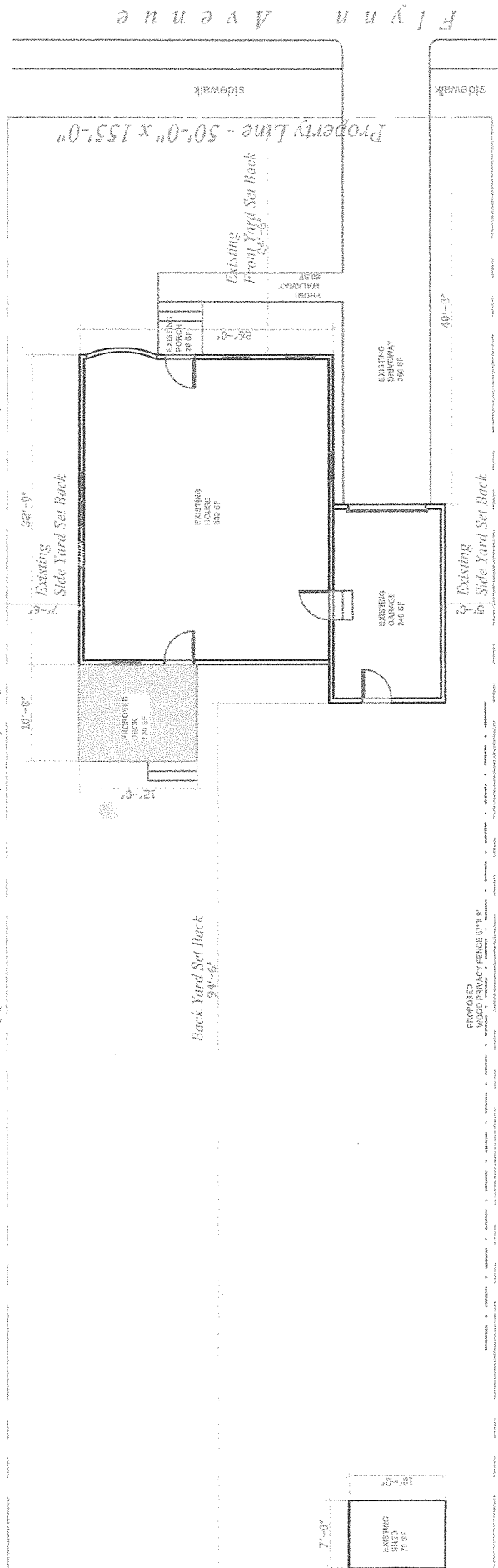
A. LOT SIZE:	7750 SF
B. EXISTING LOT COVERAGE:	1582 SF
	20 %

1. HOUSE FOOTPRINT: 832 SF
 2. GARAGE: 240 SF
 3. STORAGE SHED: 70 SF
 4. DRIVEWAY: 360 SF
 5. FRONT WALKWAY: 60 SF
 6. FRONT PORCH: 20 SF
- BUILDING COVERAGE: 1142 SF
TOTAL SF LOT COVERAGE: 1582 SF

A. LOT SIZE:	7750 SF
B. PROPOSED LOT COVERAGE:	1702 SF
	22 %

1. HOUSE FOOTPRINT: 832 SF
 2. PROPOSED ADDITION: 0 SF
 3. GARAGE: 240 SF
 4. STORAGE SHED: 70 SF
 5. PROPOSED BACK DECK: 120 SF
 6. DRIVEWAY: 360 SF
 7. FRONT WALKWAY: 60 SF
 8. FRONT PORCH: 20 SF
- BUILDING COVERAGE: 1142 SF
TOTAL SF LOT COVERAGE: 1702 SF

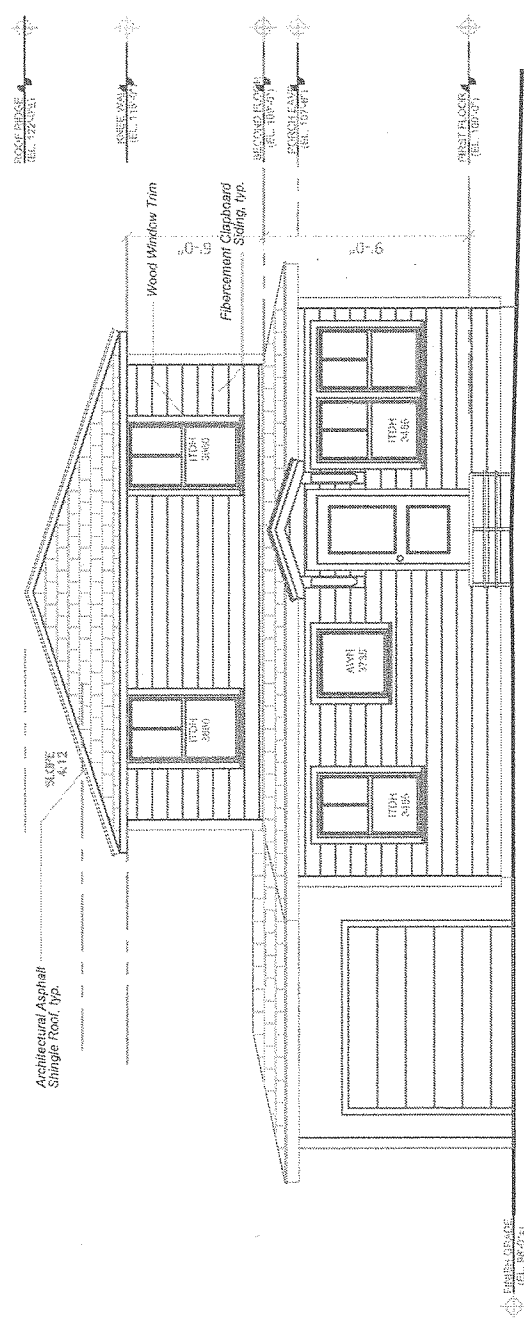
Approximate Location of Property Line - 155'-0" x 50'-0"



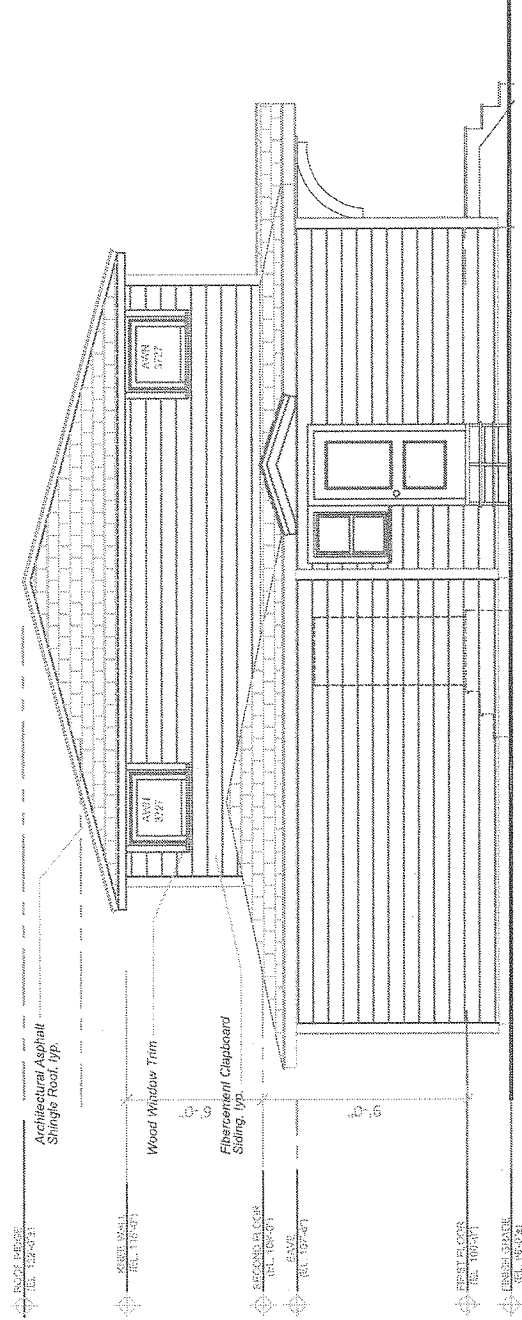
Approximate Location of Property Line - 155'-0" x 50'-0"

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JUL 16 2014

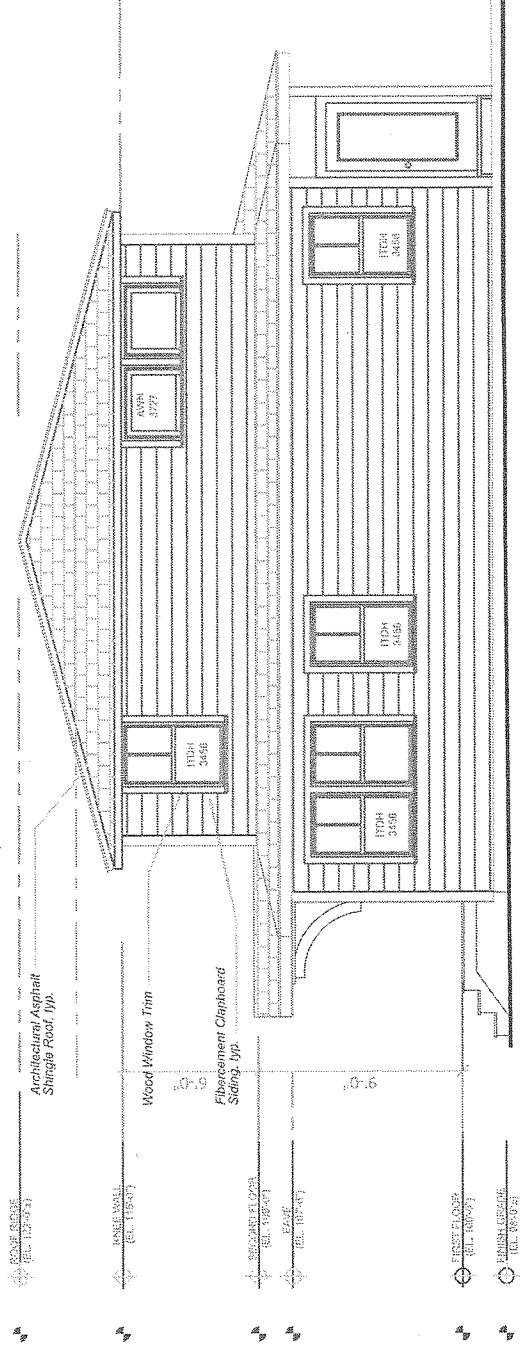
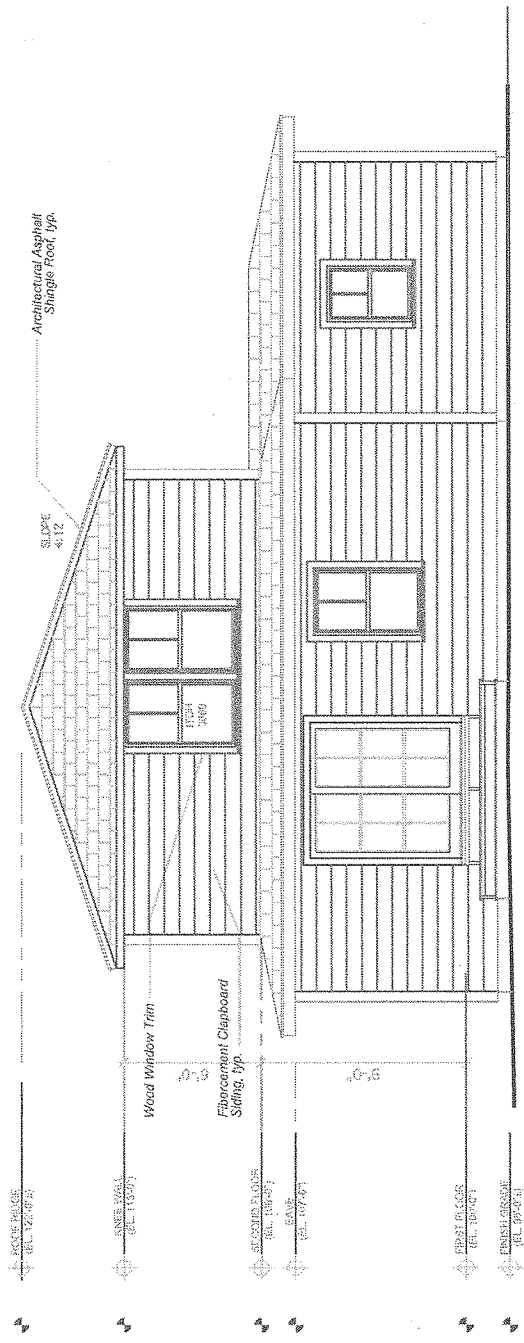
DEPARTMENT OF
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1 North Elevation



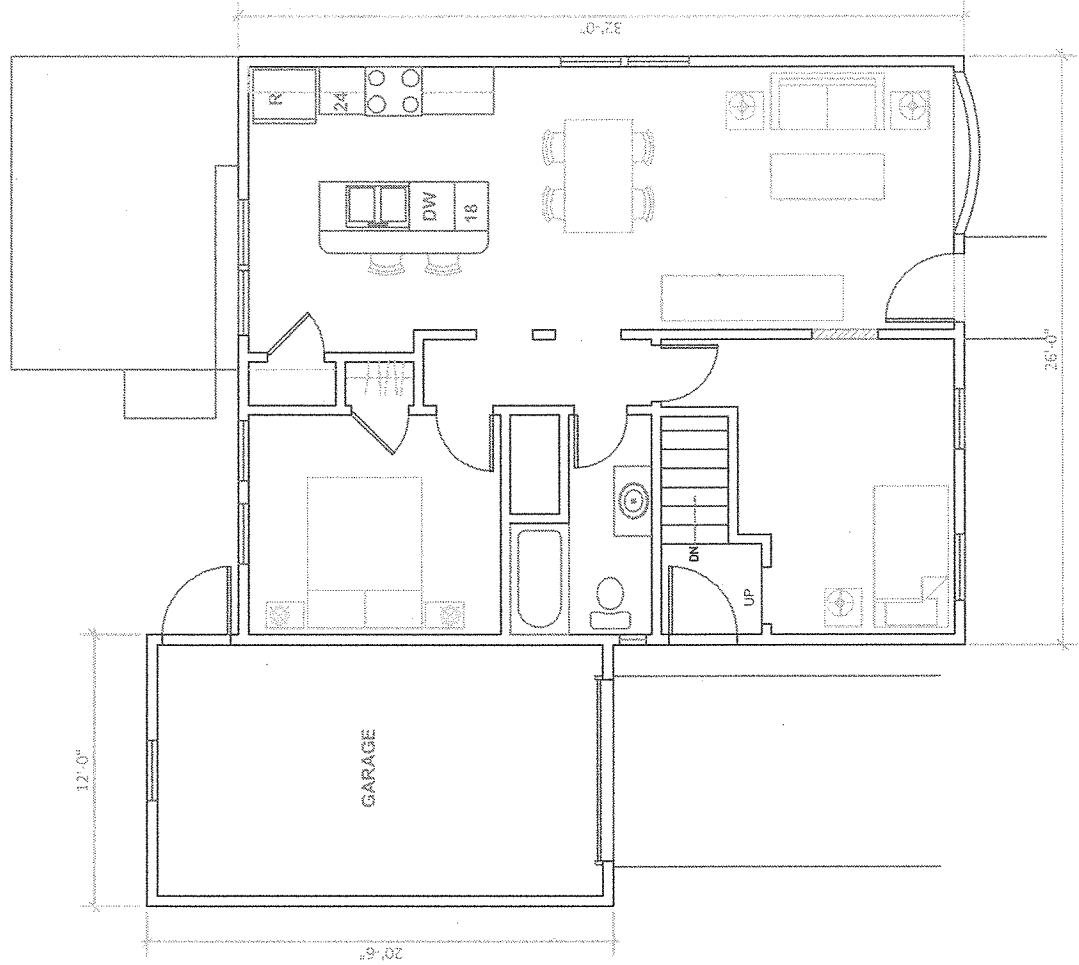
2 East Elevation



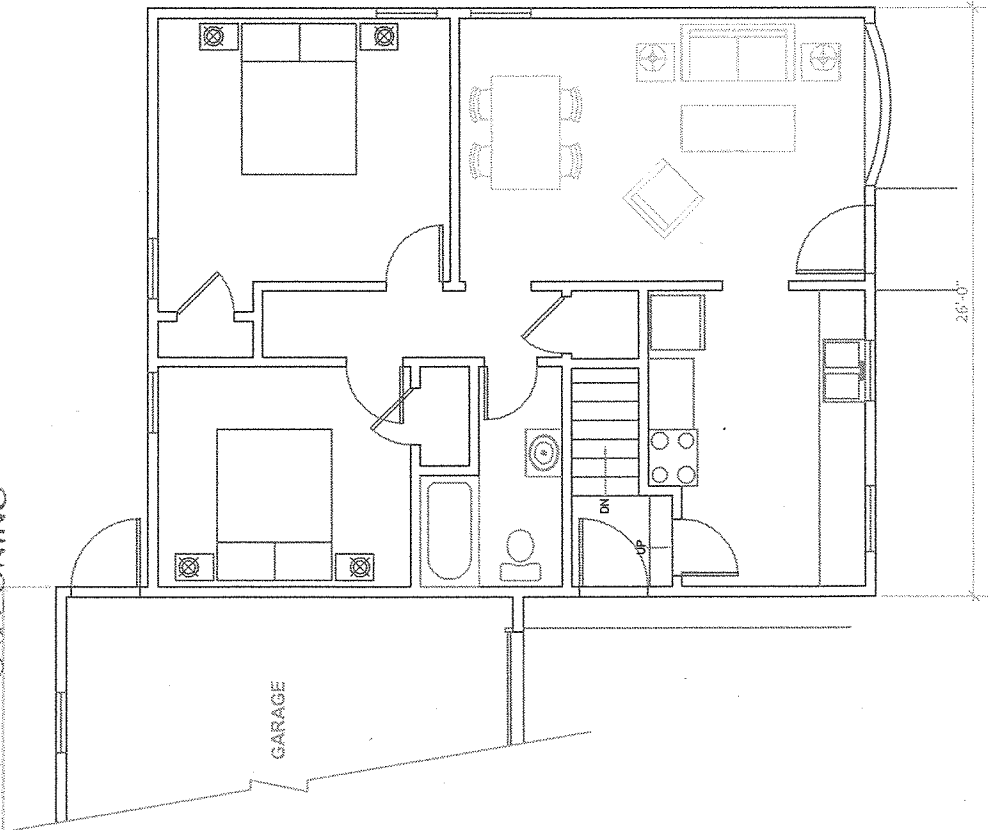
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1 Existing Floor Plan-2014

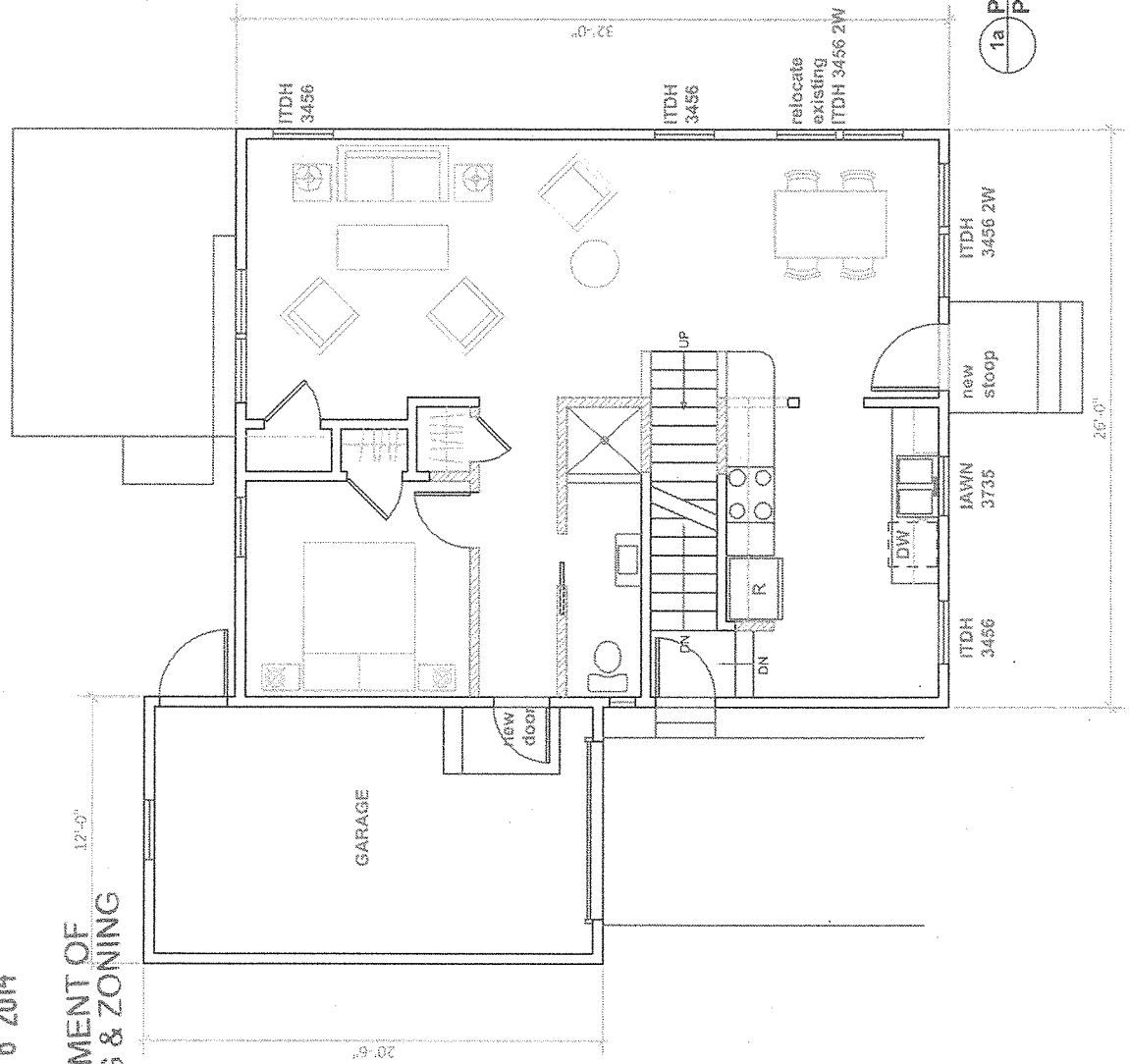


1 Original First Floor Plan-2008

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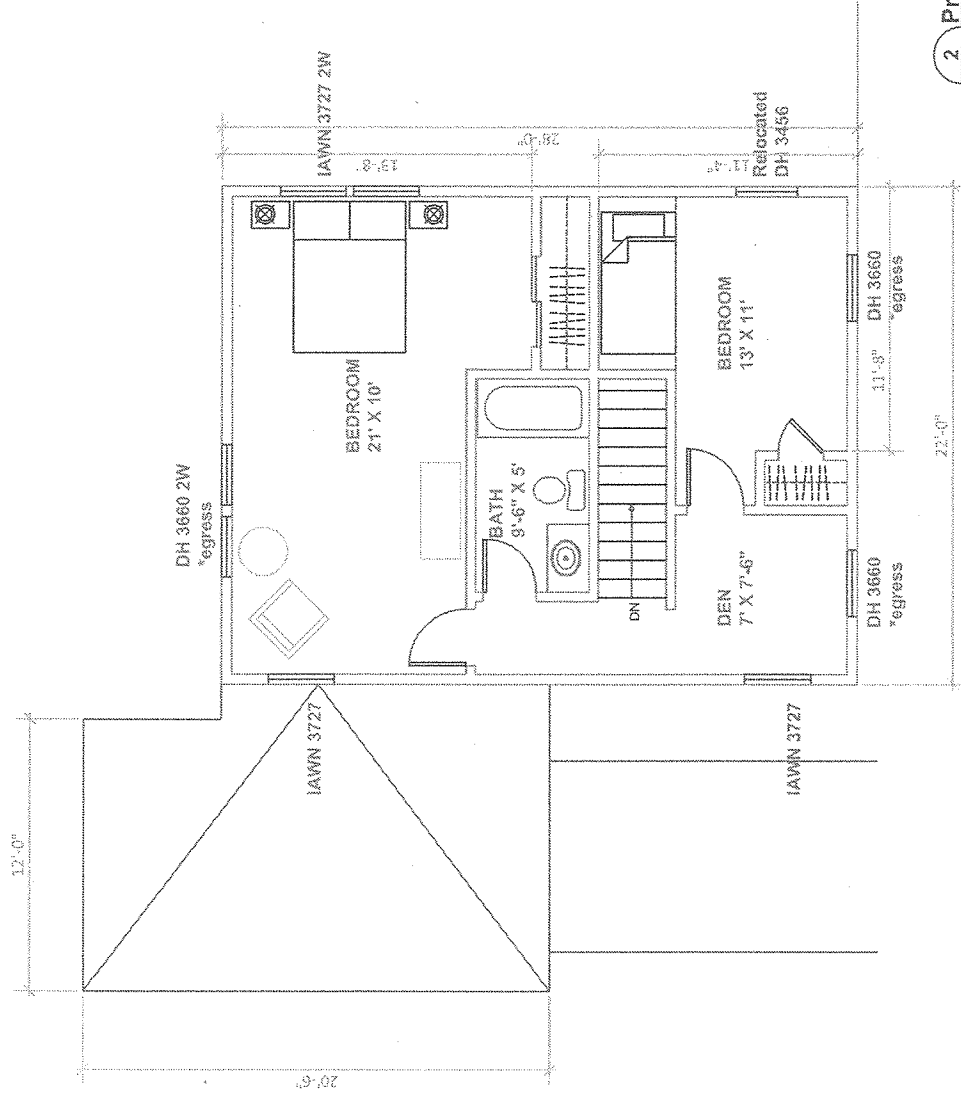


1a Proposed Floor Plan
Phase 1

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7-16-2014

281 Flynn Avenue, Burlington, VT 05401

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Front yard – right and left view of neighboring houses

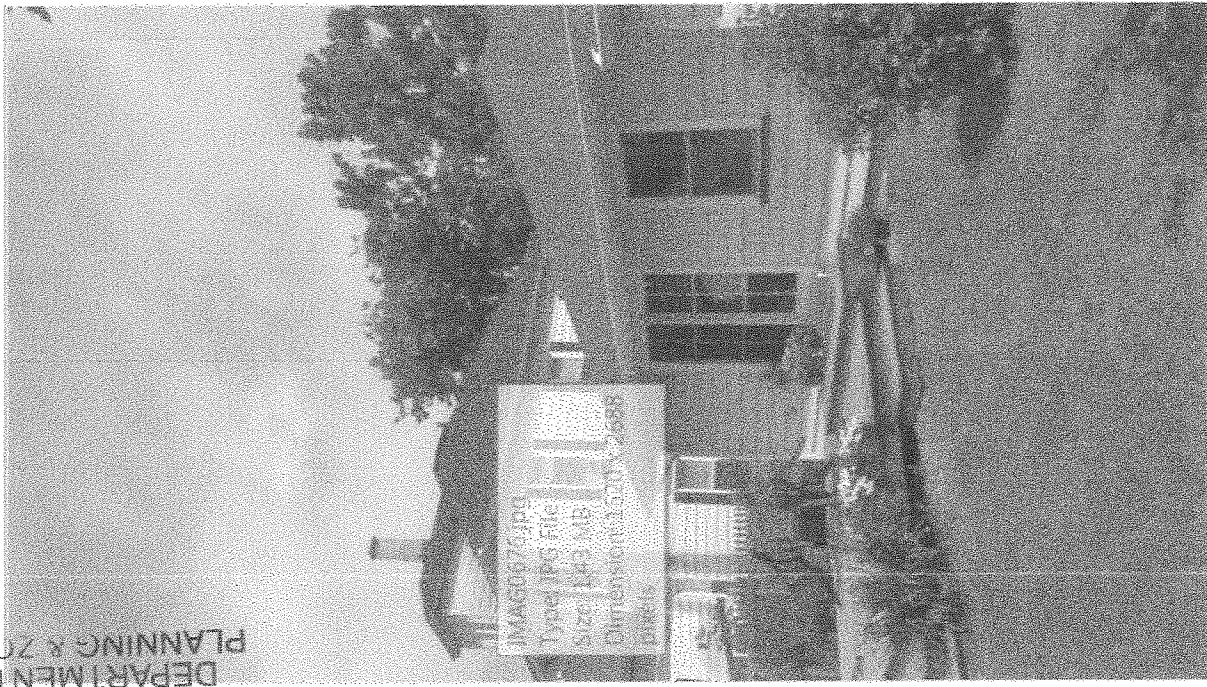


281 Flynn Avenue, Burlington VT 04501



7-16-2014

Backyard — right and left view of neighboring houses

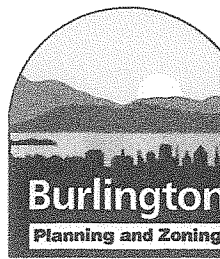


PLANNING & ZONING
JUL 16 2014

Department of Planning and Zoning

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Elsie Tillotson, Department Secretary



TO: Design Advisory Board
FROM: Scott Gustin *SG*
DATE: August 12, 2014
RE: 15-0055CA, 15 Conger Avenue

Zone: WRL Ward: 5
Owner/Representative: David Maynard et al / Patrice A. Stratmann

Request: Construct second story addition to existing garage structure and convert to single family dwelling

OVERVIEW:

The applicant is requesting approval to convert an existing detached garage to a single family home. The garage is the only structure on the property and is presently nonconforming with respect to use, lot coverage, and the rear yard setback. As part of the proposed conversion, a second story is proposed, as are a modified driveway and front courtyard.

Note that the proposed second story addition would be constructed within the rear yard setback and is dependent on proposed zoning amendment ZA-14-01, *Residential Setback Encroachment Expansion*. This proposed amendment has been warned for public hearing with the City Council on August 11, 2014 and is now in effect for a period of 150 days or until it is adopted or rejected by the City Council. On August 11th, the Council may adopt or reject the amendment or defer action to a later date. In any event, this application is vested under the proposed amendment.

The subject property is very small at just 2,800 sf and received a variance approval from the Development Review Board May 14, 2014 that allowed construction on the property even though it is less than 4,000 sf (Sec. 5.2.1, *Existing Small Lots*). To be clear, no actual construction was included in that variance approval. The variance simply resulted in the lot being "buildable."

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 converted 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. Proposed earthwork exceeds 400 sf. Therefore, a small project erosion prevention and sediment control plan is required. One has not yet been submitted. Review and approval by the Stormwater Administrator is required.

(h) Building location and orientation

The location and orientation of the building will not change. The building is presently oriented towards Conger Avenue and will remain so. The addition will be over the existing footprint. A new pedestrian entry into the front of the building is proposed; however, it appears to be within a courtyard enclosed with a 7' tall masonry "fence." As a result, the front entry is hidden from the street, rather than prominent and easily identifiable as required. The garage comprises some 22' of the 50' wide front façade and is acceptable at less than 50% of the total width. Although the existing building location and orientation will not change, the proposal falls well short of contributing to an active and inviting street edge.

(i) Vehicular access

The garage contains four overhead doors facing Conger Avenue. Three of the four will be retained, and two of them will actually serve as garage doors. A single driveway will lead to these two garage doors. The width of the driveway is undefined and must be. Driveway materials are also undefined and must be. The maximum residential driveway width is 18', and the driveway should be paved. All that said, the property exceeds the maximum allowable lot coverage of 35% in the WRL zone. Just the building's 1,600 sf footprint results in 57% lot coverage. Previously, driveways led to the overhead doors. Those driveways have since been removed and replaced with grass. The exact extent of previous lot coverage is not defined in the application but it was likely about 90% based on historic orthophotos. That nonconforming lot coverage has been reduced to the present (still nonconforming, but less so) 57% lot coverage and, per Article 5, Part 3: *Nonconformities*, cannot be reestablished. If a driveway is to serve the property, the footprint of the building must be equivalently reduced.

(j) Pedestrian access

This criterion requires that a walkway be provided between the building's primary entrance and the public sidewalk. No such walkway is proposed and must be. As above, lot coverage constraints will affect provision of the required walkway.

(k) Accessibility for the handicapped

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

(l) Parking and circulation

Lot coverage problems notwithstanding, the proposed parking and circulation arrangement is simple. A short, straight driveway would connect the 2-bay garage to the street. The 2 required parking spaces would be contained within the garage.

(m) Landscaping and fences

No landscaping details have been provided. At least a basic landscaping proposal is needed for this application.

As noted above, a 7' tall masonry "fence" enclosing the front courtyard is proposed. No further details have been provided. A 7' high masonry wall, whether brick, stone, or CMU, is wholly inappropriate within the front yard of this residential neighborhood. It conceals the proposed front entrance and yields a fortress-like appearance. The 7' height also encroaches into the 25' X 15' clear sight triangle at the end of the driveway. Within this clear sight triangle, fences or other structures are limited to just 3' in height. A more traditional fence of compliant height would be far more appropriate within this neighborhood context.

(n) Public plazas and open space

No public plazas or open space are included in this proposal. A private plaza of sorts is proposed by way of the new front courtyard. Lot coverage constraints aside, this proposed courtyard is problematic insofar as it encroaches into the front yard setback and cannot. As determined during the variance review for this property, the front yard setback for this property is ~13.5' (+/- 5'). As a result, the patio must be at least 8.5' back from the front property line. A fence enclosing a grassy lawn need not observe this setback.

(o) Outdoor lighting

No outdoor lighting information has been provided and must be. Fixture cut sheets and locations need to be specified.

(p) Integrate infrastructure into the design

Any new utility lines must be buried. The site plan depicts a utility meter on the south side of the building. The south building elevation does not depict the utility meter. The utility meter must be depicted and screened. See also Sec. 6.3.2 (h) below.

Part 3, Architectural Design Standards

Sec. 6.3.2, Review Standards

(a) Relate development to its environment

1. Massing, Height, and Scale

Within the low and medium density residential zones, the height and massing of existing residential buildings is the most important consideration when evaluating the compatibility of additions and infill development. In this case, most surrounding residences are in the 2 – 2.5

story range and exhibit fairly uniform massing. The proposed construction would convert the existing shed-roofed, single story garage into a gable-roofed, 2.5 story residence. As with neighboring properties, the proposed massing would be fairly simple with two uniform levels and a dormered gable roof on top containing another ½ story. Although exterior building materials are not labeled, those on the ground level differ from those above. Overall, the proposed massing, height, and scale is well within the established neighborhood context.

2. Roofs and Rooflines

A pitched gable roof is proposed. This roof form is common amongst neighborhood homes.

3. Building Openings

The proposed fenestration is fairly basic and uniformly applied. Relatively small casement windows are proposed on the ground level with larger casement windows above. What appears to be 3 casement windows installed side-by-side are proposed under the front dormer. No other windows are proposed within the front façade of the second story, resulting in a relatively blank upper level. Window specification sheets have been provided that depict wooden windows. No muntins are indicated in the specification sheet, whereas they are depicted in the elevation drawings. Consistency is needed. No details have been provided as to exterior window trim. Such details are needed.

(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 abundance 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 fails to meet the intent of this criterion. At the street level, passers-by would see a 7' tall masonry "fence" next to two overhead garage doors. The upper level contains a single, central grouping of 3 casement windows. The remainder of the 2nd story facing Conger Avenue is blank. The proposed front entrance is concealed behind the 7' masonry "fence." There is no walkway connecting the front door to the public sidewalk.

(e) Quality of materials

Except for the wooden windows, no exterior building materials are noted and must be. Presumably, the ground level will continue to be clad in wooden clapboards. The elevation drawings seem to depict board-and-batten (or perhaps T-111) siding. No indication of roofing material is provided. All exterior building materials must be noted. As the existing building and proposed second story are on the rear property line, fire retardant materials might be required under the city's Building Code. The applicant is advised to contact the Building Inspector prior to identifying the exterior building materials.

(f) Reduce energy utilization

The proposed construction must comply with the city's current energy efficiency requirements. Nothing above and beyond the minimum requirements is noted in the project plans.

(g) Make advertising features complimentary to the site
Not applicable.

(h) Integrate infrastructure into the building design

As noted above, utility meters will be located on the side of the building. They must be noted on the building elevation drawing and screened. No exterior mechanical equipment is included in the project plans. If any is proposed, it must be depicted and screened. Trash should be stored inside the garage until curb side pick-up days.

(i) Make spaces safe and secure

The converted and expanded building will be subject to current egress requirements. Building entries should be illuminated with residential fixtures that do not produce glare. Lighting details are needed as noted above.

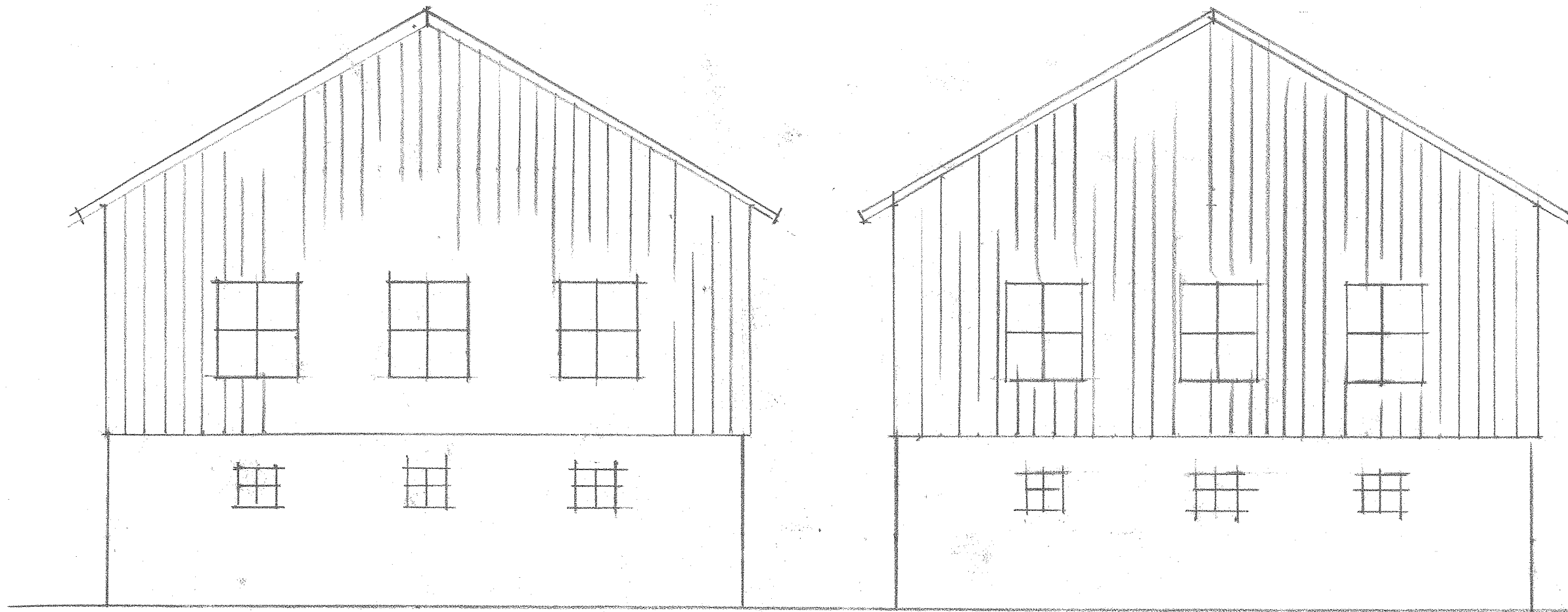
RECOMMENDED MOTION:

This application is lacking many required details and is fundamentally flawed insofar as nonconforming lot coverage is concerned. It is beyond simple revision. Therefore, the application should be forwarded to the Development Review Board with a recommendation for denial.

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NORTH ELEV.

SOUTH ELEV.

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EAST ELEVATION

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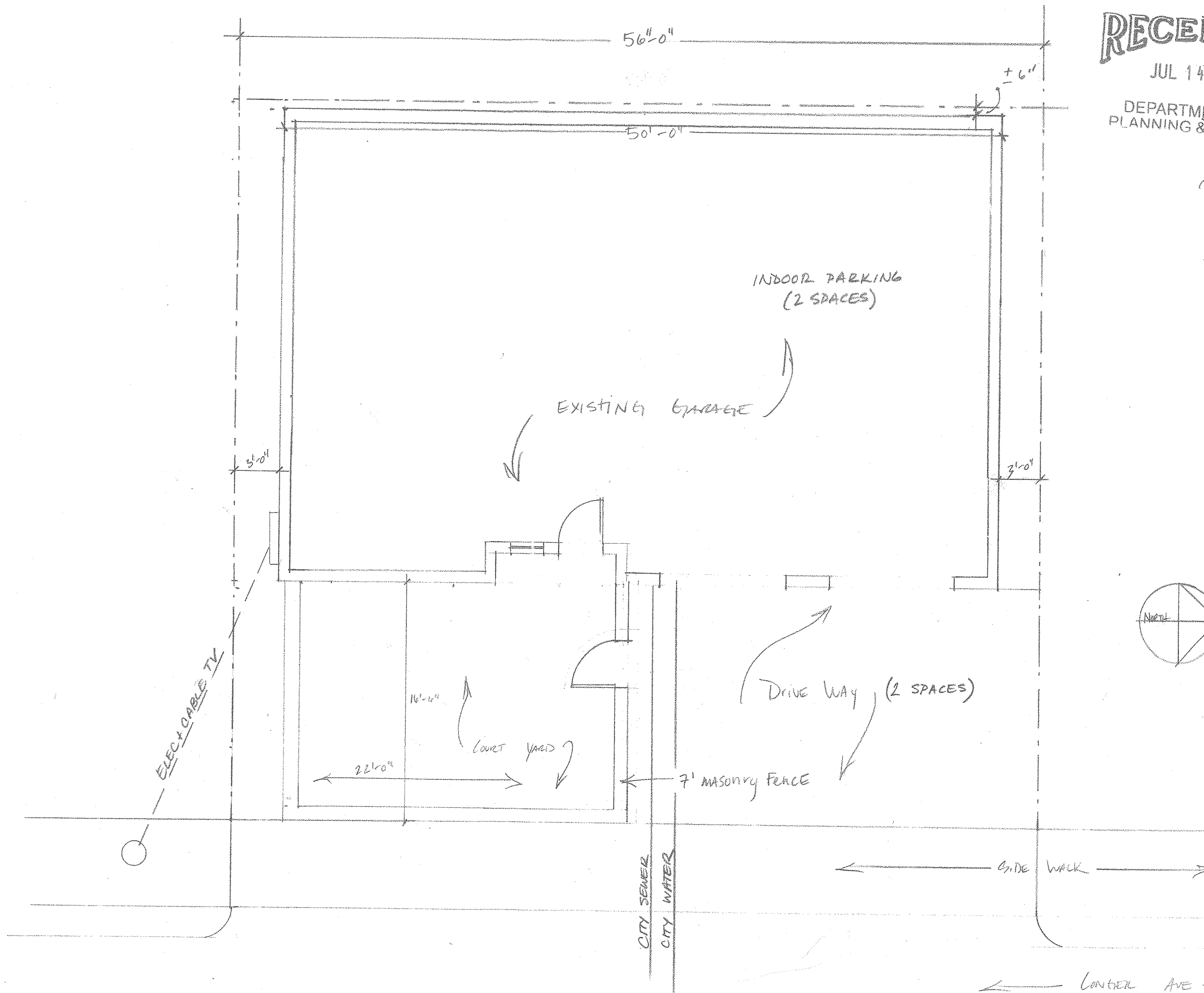


WEST ELEV.

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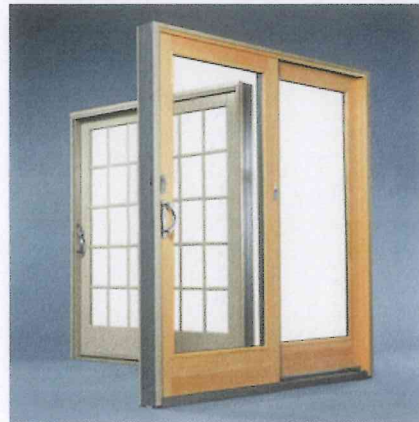


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DEPARTMENT OF
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A-SERIES GLIDING PATIO DOOR



INTERIOR WOOD

INTERIOR FINISH (1

HARDWARE FINISH (1

EXTERIOR COLOR (1

EXTERIOR TRIM COLOR (1

EXTERIOR TRIM PROFILES (1

REQUEST A BROCHURE



SHARE

OVERVIEW

SIZES &
SHAPES

GLASS

GRILLES

HARDWARE &
ACCESSORIES

PERFORMANCE

INSTALLATION
& WARRANTY

TECHNICAL
DOCUMENTS

OVERVIEW

Gliding patio doors have at least one door panel that glides smoothly past another door panel to save room where you need it—inside or out. With their wide wood profiles, Andersen® A-Series Frenchwood gliding patio doors give your home the old-world character of traditional French doors along with the convenience and space savings no hinged door can provide. And, because they're Andersen patio doors, they are just as effective in sealing drafts and moisture out of your home.

Tax Credit: If you've installed Andersen® windows or doors in 2012 or plan to in 2013, you may qualify for the 2012-13 Tax Credit for Qualified Energy Efficient Improvements. [Read more to determine if you are eligible.](#)

- Traditional French door styling
- Convenient gliding, space-saving design
- Energy efficient
- Solid wood door
- Quality construction with mortise-and-tenon dowel joints
- Dual ball-bearing rollers
- Extensive array of options and accessories
- Available in two-and four-panel configurations to fit virtually any size requirement

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400 SERIES CASEMENT WINDOW



INTERIOR WOOD

INTERIOR FINISH (1

HARDWARE FINISH (1

EXTERIOR COLOR (1

EXTERIOR TRIM COLOR (1

EXTERIOR TRIM PROFILES (6

REQUEST A BROCHURE



SHARE +

OVERVIEW

SIZES &
SHAPES

GLASS

GRILLES

HARDWARE &
ACCESSORIES

PERFORMANCE

INSTALLATION
& WARRANTY

TECHNICAL
DOCUMENTS

OVERVIEW

Casement windows are hinged on the side and open outward to the left or right, allowing you to catch breezes and direct the flow of fresh air into your home. Usually taller than they are wide, their entire sash opens to provide top-to-bottom ventilation. This also makes them a frequent choice for use as egress windows—ones that can be used as an emergency exit.

Andersen® 400 Series casement windows start with a design that is extremely energy efficient. Add to that a solid-wood sash

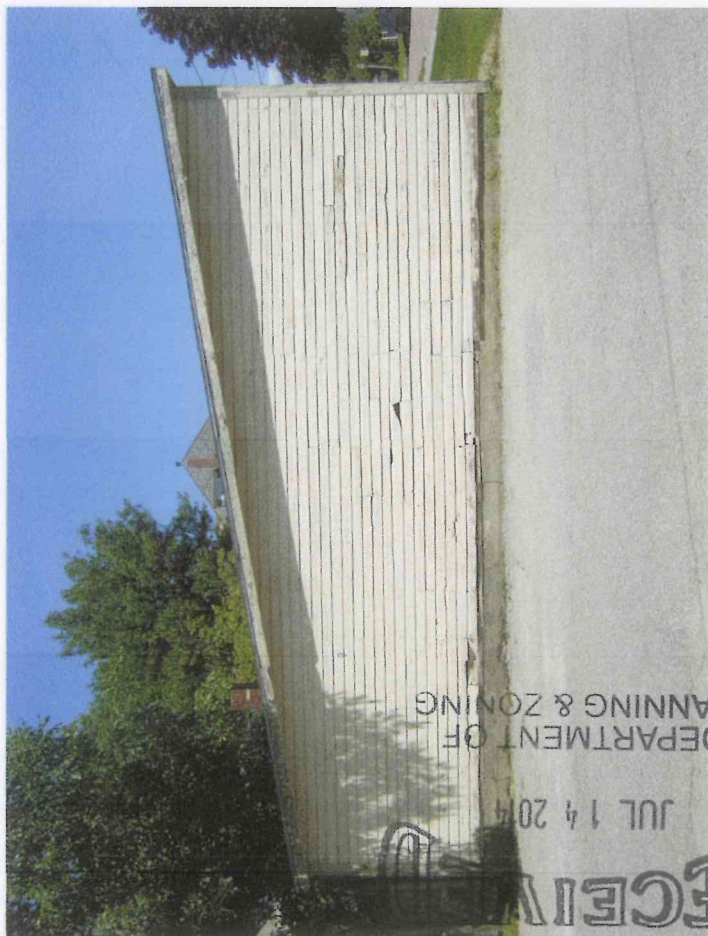
- Maximizes unobstructed view
- Six exterior colors
- Natural pine or white interiors
- Energy efficient
- Dual-layer, compressible bulb weatherstripping seals out dust, wind and water



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2014_07113-9-14Strathmore0002.JPG



2014_07113-9-14Strathmore0003.JPG



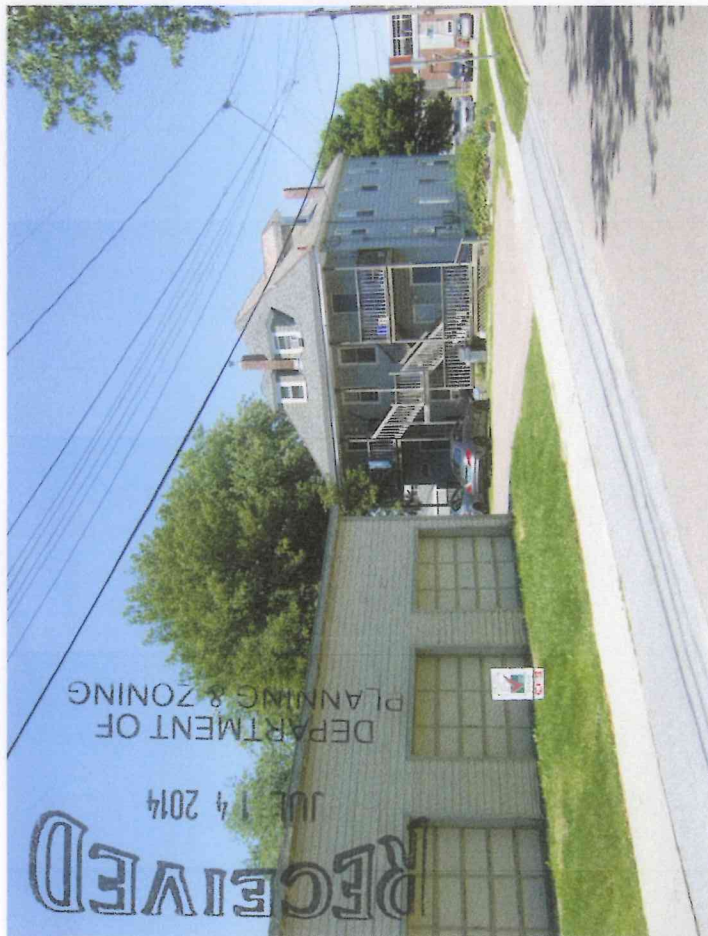
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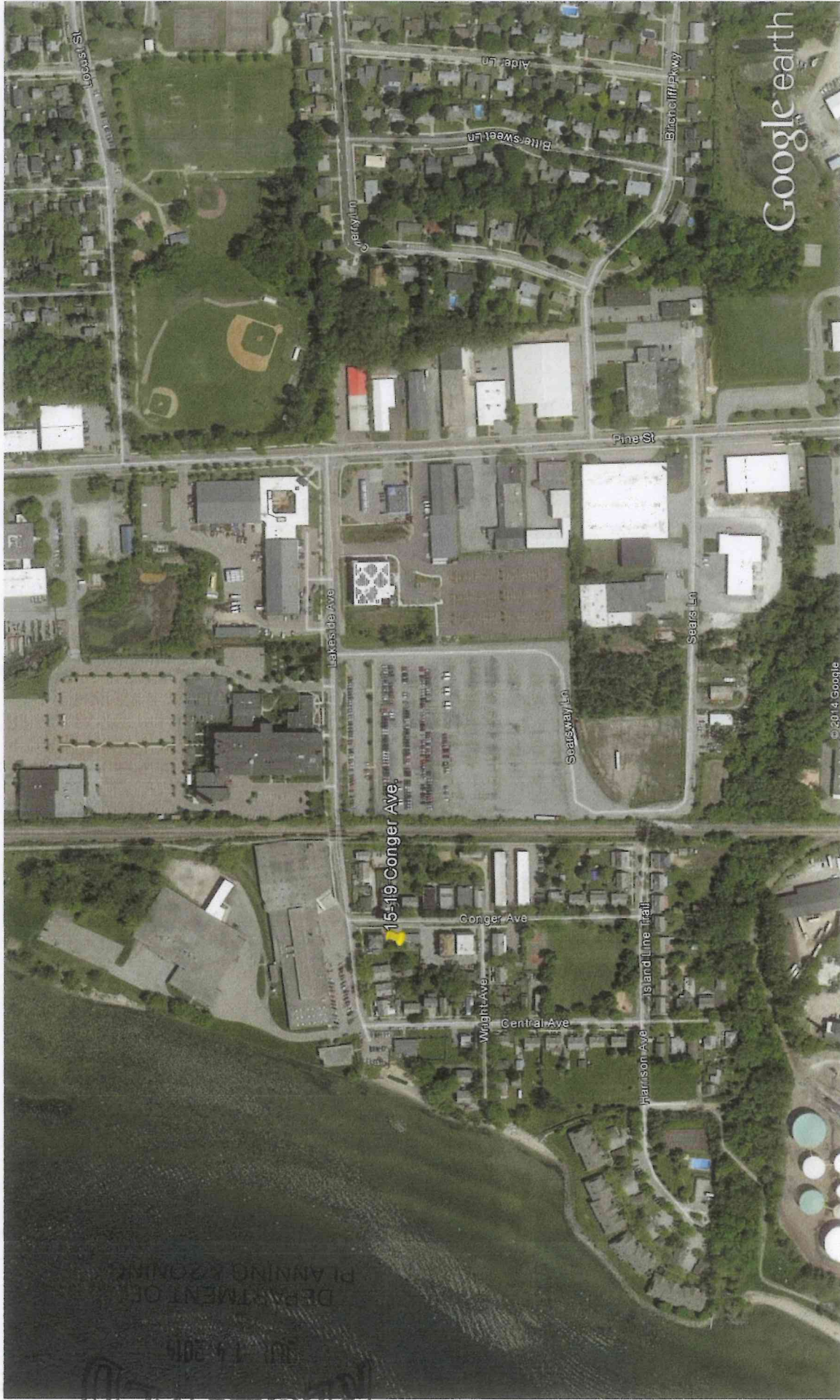
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2014_07113-9-14Strathmore0008.JPG



2014_07113-9-14Strathmore0010.JPG



Google earth

feet
meters

2000

700



Scott Gustin

From: Harry Clark <harrygclark@gmail.com>
Sent: Wednesday, July 30, 2014 12:06 PM
To: Scott Gustin; Joan Shannon
Subject: Fwd: Allowing additional height on non-conforming structures
Attachments: Nonconformities.Conger.Ave.pdf; Nonconformities.Hayward.St.pdf; Nonconformities.Oak.St.pdf

Hi Scott,

Joan Shannon forwarded your response to her query re: residential setback zoning amendment, citing the garage at 15-17 Conger Ave. I'm having a really difficult time relating the provisions of that amendment to the dilapidated structure on that lot. Although not directly stated, it appears someone has applied for zoning approval to convert the garage to a residence, then use the aforementioned amendment to circumvent the established neighborhood setbacks, rear setback in particular.

If you look at the attached overhead view of the garage, it is very apparent that all properties in our neighborhood have a fairly substantial rear setback, much more than the required 20'. The garage in question has no rear setback at all, and in fact may well encroach on the adjacent property. Further, in terms of current construction requirements for housing, there is no way that particular structure can be converted, particularly if water, sewer and electric are not provided to the structure.

When the owners of the property recently applied for a variance to the Design Review Board, the application was denied; however the Board did approve a change to a residential use from the current vacant land w/accessory building use, stipulating that any new structure had to meet current setback requirements. It appears that this decision did not sit well with the principals, who now want to connive their own variance by citing and using the proposed amendment. By and large, the Lakeside neighborhood homeowners abide by and support current zoning restrictions, and as this is a historic neighborhood, any substantial change to a structure as proposed does not fit the neighborhood at all.

Regards,
Harry Clark
8 Conger Ave.

----- Forwarded message -----

From: Joan Shannon <jshannon@burlingtonvt.gov>
Date: Tue, Jul 29, 2014 at 4:16 PM
Subject: Fwd: Allowing additional height on non-conforming structures
To: Harry Clark <harrygclark@gmail.com>, Sharie Elrick <sharie.elrick@gmail.com>

Hi Harry and Sharie,

I thought you might be interested in this ordinance change that is moving forward. The first time it appeared and approved by the PC and Ordinance Committee I was able to get it modified so that it only affected the K Street Youth Center. But it is coming back again, approved again by the Planning Commission and City Council Ordinance Committee, for approval by the Council. Below I ask the question why we would want to do this. Interestingly, you will see the answer is "Conger Ave"!!! So this ordinance would allow the existing

Burlington Comprehensive Development Ordinance

PROPOSED: ZA-14-01 Residential side/Rear Yard Setback Encroachments

As approved by the Planning Commission on September 10, 2013

Changes shown (underline to be added, ~~strike-out~~ to be deleted) are proposed changes to the *Burlington Comprehensive Development Ordinance*.

Purpose: This proposed amendment to the Comprehensive Development Ordinance allows for a pre-existing encroachment into a side or rear yard residential district setback to be expanded vertically (up) provided it does not increase the horizontal encroachment.

Sec. 5.3.5 Nonconforming Structures

(a) Changes and Modifications:

Nothing in this Part shall be deemed to prevent normal maintenance and repair or structural repair, or moving of a non-complying structure pursuant to any applicable provisions of this Ordinance.

Any change or modification to a nonconforming structure, other than to full conformity under this Ordinance, shall only be allowed subject to the following:

1. Such a change or modification may reduce the degree of nonconformity and shall not increase the nonconformity except as provided below.

Within the residential districts, and subject to Development Review Board approval, existing nonconforming ~~single family homes and community centers (existing enclosed spaces only)~~ structures (existing enclosed spaces only) that project into side and/or rear yard setbacks may be vertically expanded so long as the expansion does not encroach further into the setback than the existing structure. Such expansion shall be of the existing nonconformity (i.e. setback) and shall:

- i) Be subject to conformance with all other dimensional requirements (i.e. height, lot coverage, density and intensity of development);
- ii) Not have an undue adverse impact on adjoining properties or any public interest that would be protected by maintaining the existing setbacks; and,
- iii) Be compatible with the character and scale of surrounding structures.

Existing accessory buildings of 15 feet in height or less shall not exceed 15 feet tall as expanded.

Balance of 5.3.5 as written.

* Material ~~stricken-out~~ to be deleted.

* Material underlined added.

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
Ken Lerner, Assistant Director
Sandrine Thibault, AICP, Comprehensive Planner
Jay Appleton, GIS Manager
Scott Gustin, AICP, Senior Planner
Mary O'Neil, AICP, Senior Planner
Nic Anderson, Zoning Clerk
Elsie Tillotson, Department Secretary



TO: Design Advisory Board
FROM: Ken Lerner
DATE: August 12, 2014
RE: 15-0054CA/UCU, 711 Riverside Avenue

Zone: RM Ward: 2
Date application accepted: July 11, 2014
Applicant/ Owner: Burlington Housing Authority
Request: Conditional use to establish and construct a six bedroom Community House with attached one bedroom apartment.

Background:

- Vacant parcel with no permits on file.
- As parking is proposed to be provided at 693-697 Riverside, an adjacent property in common ownership ZP 15-0053CA was approved to reconfigure and repave existing parking lot.

Overview: The existing vacant parcel is 0.20 acres in size. It is triangular shaped and located at the intersection of Riverside Avenue and Interval Avenue. The proposal is to construct a new building to be used as a six-bedroom community house as defined in the CDO. It will also contain one one bedroom apartment. Three parking spaces to support the community house are proposed to be provided at the adjacent parcel, 693-697 Riverside Avenue, owned by Burlington Housing Authority.

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 generally 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, other than insuring that the clear sight triangle at the intersection of Riverside and Intervale avenues remains unobstructed.

(d) Protection of important cultural resources

Vacant parcel with no known cultural resources.

(e) Supporting the use of alternative energy

No alternative energy measures are included in the development proposal. The new building 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 proposed building is not large enough to warrant a post-construction stormwater management plan. As required, a construction site erosion prevention and sediment control plan will be provided. That plan is subject to review and approval by the Stormwater Administrator.

(h) Building location and orientation

The proposed building is located with its primary entrance facing Riverside Avenue. It is consistent with the existing street edge along this portion of Riverside Avenue. Its front entrance is readily identifiable from the street. A secondary entrance is located on the east side to provide access from the adjacent parking.

The front façade includes a single pedestrian entryway via a porch with an overhanging roof that includes recessed lighting in the ceiling of the overhang. This entry is recessed from the front face of the building.

(i) Vehicular access

There are no curb cuts on the subject parcel. Vehicles associated with the use access the adjacent parking from Intervale Avenue on the 693-697 Riverside property, as previously approved under ZP 15-0053CA.

(j) Pedestrian access

The front entry of the proposed community house faces the Riverside Avenue and will be connected to the public sidewalk system with a walkway. A walkway from the adjacent parking provides access, including handicap access, to a second pedestrian doorway on the east side of the building.

(k) Accessibility for the handicapped

Handicap accessibility is evident in this proposal via both the south and east entryways. A handicap parking place is located approximately 20 feet from the east entryway.

(l) Parking and circulation

Parking required for the proposed community house = $0.75 \text{ spaces (shared use)} + 1 \text{ (1 bedroom unit)} = 1.75 = 2 \text{ spaces required}$. Three spaces on the adjacent property, 693-697 Riverside Ave., are proposed for use by the community house. This adjacent parcel contains a six unit residential building and a maintenance garage. There are nine spaces on that parcel; six are required for the residential unit leaving three spaces available. Two or three spaces to be used for the community

house must be dedicated by a permanent legal instrument to assure that they will remain committed to the subject property in perpetuity.

Bicycle parking is not required but should nonetheless be provided to some extent. There are storage rooms in basement that could be used for long-term bike storage, but requires negotiating stairs. No exterior short-term bike racks are shown and should be provided.

(m) Landscaping and fences

Landscaping details have been provided. A stormwater detention area to capture and infiltrate roof runoff into the soil is provided at the west corner of the property. Impervious areas as proposed will total 31% of the property; 40% is the maximum permissible. A patio with pavers is proposed on the north side of the building for use by the occupants.

(n) Public plazas and open space

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

(o) Outdoor lighting

Outdoor lighting information has been provided. Cut sheets illustrate a down light wall mounted fixture and a recessed fixture under the entry canopies.

(p) Integrate infrastructure into the design

Any new utility lines must be buried. Utility meters must be appropriately located on the side of the building 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 of the proposed building with a pitched shed roofs is fairly uniform and reads as a modern residential structure. It is 38 ft. wide by 57 ft. deep and two stories high; this is smaller than the adjacent six unit building and other buildings within the immediate area. The proposed building has a variety of exterior cladding – shingles and clapboards with flat pitched rooflines that break up the perceived massing. The building height is 24' to the highest point of the roof. This height is within the maximum allowed.

2. Roofs and Rooflines

Pitched flat roofs are proposed. This roof form adds interest to the building design.

3. Building Openings

Fenestration details are provided. The window specification sheets identify one-over-one double hung and casement windows. Trim is painted wood. Front and side fiberglass doors with two panels and a $\frac{3}{4}$ top are proposed.

(b) Protection of important architectural resources

As noted above, the site is vacant and thus there are no architectural resources that are affected.

(c) Protection of important public views

See 6.2.2 (c) above.

(d) Provide an active and inviting street edge

The proposed community house is located seven feet from the sidewalk and in line with neighboring buildings. Its front entrance is clearly discernible.

(e) Quality of materials

Exterior building materials consist of wooden shakes and clapboards and fiberglass windows and doors. Asphalt shingle roofing is proposed. Trim materials are painted wood.

(f) Reduce energy utilization

The proposed construction must comply with the city's current energy efficiency requirements.

(g) Make advertising features complimentary to the site

Any signs will require approval of a separate sign permit.

(h) Integrate infrastructure into the building design

As noted above, utility meter locations need to be identified and should be located on the side of the building. No exterior mechanical equipment is included in the project plans. Trash handling also needs to be addressed.

(i) Make spaces safe and secure

The new building will be subject to current egress requirements. The basement is proposed to be finished, and egress will be provided by way of two stairways.

RECOMMENDED MOTION:

The application is acceptable and can be forwarded to the DRB. A few items as follows need to be provided to the Development Review Board:

1. Trash/recyclable handling.
2. The parking spaces to be used for the community house must be dedicated by a permanent legal instrument to assure that they will remain committed to the subject property in perpetuity
3. Utility meter location and screening – preferably on the side of the building.
4. Written approval of the Erosion Prevention and Sediment Control (EPSC) Plan will need to be obtained from the City Stormwater Administrator.
5. Bicycle parking should be provided to some extent. There are storage rooms in basement that could be used for long-term bike storage, but requires negotiating stairs. No exterior short-term bike racks are shown and should be provided.

Exterior Doors

Door Details

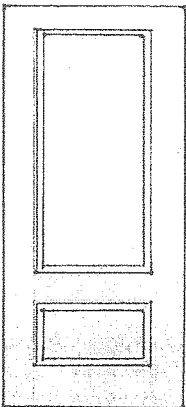
Email

Post It

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Save My Door



Get the look of fine painted wood and the strength of steel with a front door from the Smooth-Star® Entry Door Collection. It's an excellent value in a fiberglass entry door, made of rugged compression-molded fiberglass with deep detailed panels. This design creates beautiful shadows and contours on your door's surface.

This perfectly stylish yet rugged fiberglass front door resists the dents and dings from day-to-day traffic, and will never rust or corrode.

Now available with new [vented sidelites](#).

Fiberglass Entry Door Systems: Smooth-Star

About this entry door system

This entry door system is available with different features. The table below breaks down the various product options by size and available features. You should work with an authorized Therma-Tru dealer and/or your builder to determine the best option for your home based on environment and region of the country.

Door

2 Panel 3/4 Top
Style IDs

S93

Available Sizes	Available Options
2'10" x 6'8"	
2'8" x 6'8"	
3'0" x 6'8"	

Finish Option: Paintable



Installation Instructions



Where to buy
[Click](#) to locate an authorized Therma-Tru dealer near you.

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* Note: Glass privacy ratings are determined by the 1/8 lite size glass. As a result, the amount of privacy/glass transparency may be more or less than indicated by the privacy rating, based on glass design and the size of the glass that's inserted into the door, sidelite or transom. Please consult your Therma-Tru dealer for more details.

SLIM12N

12, 18 and 26 Watt SLIM wallpacks are ultra efficient and deliver impressive light distribution with a compact low-profile design that's super easy to install as a downlight or uplight.

LED Info

Watts: 12W
Color Temp: 4000K (Neutral)
Color Accuracy: 86
L70 Lifespan: 100000
LM79 Lumens: 1,168
Efficacy: 79 LPW

Driver Info

Type: Constant Current
120V: 0.12A
208V: 0.08A
240V: 0.07A
277V: 0.06A
Input Watts: 15W
Efficiency: 82%

Technical Specifications

UL Listing:

Suitable for wet locations. Suitable for mounting within 1.2m (4ft) of the ground.

IP Rating:

Ingress Protection rating of IP66 for dust and water.

LED:

Multi-chip, long-life LED.

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

Driver:

Constant Current, Class 2, 100-277V, 50/60 Hz., 4KV surge protection, 350mA, 100-240VAC 0.3-0.15 Amps, 277VAC 0.15Amps, Power Factor 99%.

THD:

10.2% at 120V

Input Watts:

15W.

Output Lumens:

1,168.

Color Accuracy (CRI):

86 CRI

Correlated Color Temp. (Nominal CCT):

4000K

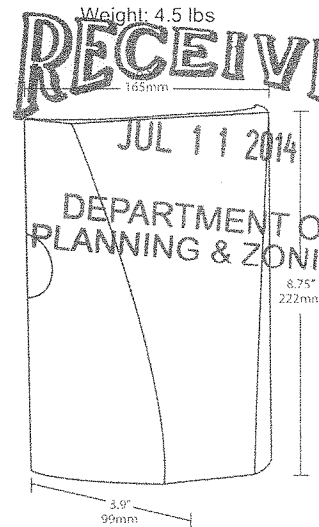
Cold Weather Starting:

The minimum starting temperature is -40°F/-40°C.

Ambient Temperature:

Suitable for use in 40°C (104°F) ambient temperatures.

Typical Exterior
Wall Mounted
Fixture



Thermal Management:

Superior heat sinking with internal Air-Flow fins.

Housing:

Precision die-cast aluminum housing.

Mounting:

Heavy-duty mounting bracket with hinged housing for easy installation.

Recommended Mounting Height:

Up to 8 ft.

HiD Replacement Range:

The SLIM12 can be used to replace 70W MH based on delivered lumens.

Lens:

Tempered glass lens.

Reflector:

Specular thermoplastic.

Gaskets:

High-temperature silicone.

Finish:

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contains no VOC or toxic heavy metals.

ADA Compliant:

SLIM™ is ADA Compliant.

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.



SLIM12N - continued

Dark Sky Approved:

The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire.

Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

Color Stability:

LED color temperature is warrantied to shift no more than 200K in CCT over a 5 year period.

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines for the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2011.

Green Technology:

Mercury and UV free, and RoHS compliant.

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80, and have received the Department of Energy "Lighting Facts" label.

Patents:

The design of the SLIM™ is protected by patents in U.S. Pat D681,864, and pending patents in Canada, China, Taiwan and Mexico.

Country of Origin:

Designed by RAB in New Jersey and assembled in the USA by RAB's IBEW Local 3 workers.

Buy American Act Compliant:

This product is a COTS item manufactured in the United States, and is compliant with the Buy American Act.

Recovery Act (ARRA) Compliant:

This product complies with the 52.225-21 "Required Use of American Iron, Steel, and Manufactured Goods-- Buy American Act-- Construction Materials (October 2010).

Trade Agreements Act Compliant:

This product is a COTS item manufactured in the United States, and is compliant with the Trade Agreements Act.

GSA Schedule:

Suitable in accordance with FAR Subpart 25.4.

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Recessed ceiling mounted light fixture

LR6™

Six-Inch LED Downlight

Product Description

The LR6™ LED downlight delivers 650 lumens of exceptional 90+ CRI light while achieving over 60 lumens per watt. This breakthrough performance is achieved by combining the high efficacy and high-quality light of Cree TrueWhite® Technology. The LR6 is available in warm or neutral color temperatures and has a variety of trim options. It easily installs into most standard six-inch recessed IC or non-IC housings, making the LR6 perfect for use in commercial new construction or retrofit applications.

Performance Summary

Utilizes Cree TrueWhite® Technology

Active Color Management

Delivered Light Output: 650 lumens

Input Power: 10.5 watts

CRI: 90

CCT: 2700K, 3500K

Warranty: 5 years

Lifetime: Designed to last 50,000 hours

Dimming: Dimmable to 20%*

Ordering Information

Example: LR6

Product
LR6 2700K, Edison Base
LR6-GU24 2700K, GU24 Base
LR6C 3500K, Edison Base
LR6C-GU24 3500K, GU24 Base

Housings & Accessories

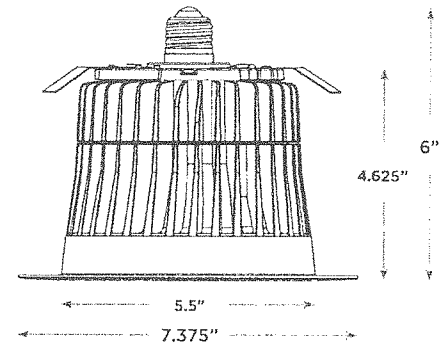
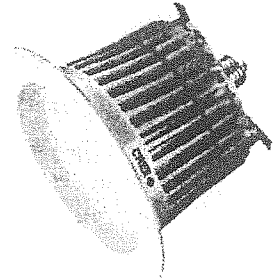
Reference Housing & Accessory documents for more details.

Trim
LT6A Diffuse anodized finish
LT6AW Wheat diffuse anodized finish
LT6AP Pewter diffuse anodized finish
LT6AB Black anodized finish
LT6WH Smooth white
LT6BB Flat black finish trim and reflector

Housing (Edison or GU24)
H6 Architectural
RC6 New Construction
RR6 Retrofit
SC6 Cylindrical Surface Mount
SC6-CM Cylindrical Cord Mount
SC6-WM Cylindrical Wall Mount

* Reference CreeLEDLighting.com for recommended dimmers.

LR6



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Permeable Pavers

HOMEOWNER VIEW ▾

BURLINGTON, VT CHANGE?

BELGARD LOCATOR

REQUEST IDEA BOOK

SIGN IN

INSPIRATION

STYLE STUDIO

PRODUCTS

CONTACT

PRODUCTS • PAVERS • TURFSTONE

Turfstone

TRANSITIONAL COLLECTION

STYLE
FILE

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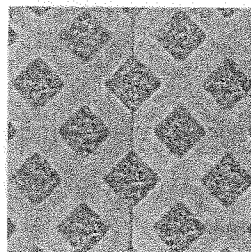
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- Aqua Roc II
- Bergerac
- Bergerac Circle
- Dublin Cobble
- Dublin Cobble Circle
- Dublin Domino
- Eco Dublin
- Holland Stone
- Lafitt
- Lafitt Grana Slab
- Lafitt Rustic Slab
- London Cobble
- London Cobble Circle
- Mega-Arbel Patio Slab
- Mega-Bergerac
- Mega-Lafitt
- Mega Old World Paver
- Old World Paver
- Olde Colonial Cobble
- Subterra Stone
- Turfstone
- Urbana Stone

The unique design of Turfstone™ allows rainwater to be gradually filtered back into the soil naturally, resulting in the control and stabilization of soil erosion. Its eco-friendly design reduces run-off and allows greenery to grow right through it, creating a highly unique hardscape design that works in harmony with nature.

COLOR



GREY



VIEW FROM INTERVALE AVE. AND RIVERSIDE AVE. INTERSECTION



VIEW FROM RIVERSIDE AVE. AND BRIGHT STREET INTERSECTION

711 Riverside
Burlington, VT

OWNER:
Burlington House
65 Main Street
Burlington, VT

ARCHITECT:
S2 Architecture
5224 Shelburne
Shelburne, VT 0
Phone: (802) 985-

CIVIL ENGINEER:
Summit Engineering
1233 Shelburne
South Burlington
(802) 658-5588

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DATE: 7.2.14

REVISIONS

STREET VIEW

EXISTING SITE INFORMATION

LOT 693-697

ZONING

RM: RESIDENTIAL MEDIUM DENSITY

LOT SIZE & DENSITY INFORMATION

AREA = 15,844 SF (0.364 AC.)

ALLOWABLE DENSITY: 20 DU/AC = 7 UNITS (EXISTING: 6 UNITS)

LOT COVERAGE INFORMATION

EXISTING APARTMENT BUILDING = 2,208 SF

EXISTING GARAGE = 1,149 SF

EXISTING WALKWAYS AND DRIVEWAY = 8,820 SF

EXISTING LOT COVERAGE = 12,177 SF / 15,844 SF = 76% (40% ALLOWABLE)

APPROXIMATE LOT COVERAGE PER 1993 APPROVED SITE PLAN = 7,602 SF / 15,844 SF = 48%

PARKING INFORMATION

EXISTING 6 UNIT APARTMENT BUILDING = 6 PARKING SPACES REQUIRED

SETBACK INFORMATION

FRONT YARD: AVERAGE OF ADJOINING PROPERTIES

SIDE YARD: 10% OF LOT WIDTH

REAR YARD: N/A

LOT 711

ZONING

RM: RESIDENTIAL MEDIUM DENSITY

LOT SIZE & DENSITY INFORMATION

AREA = 7,949 SF (0.182 AC.)

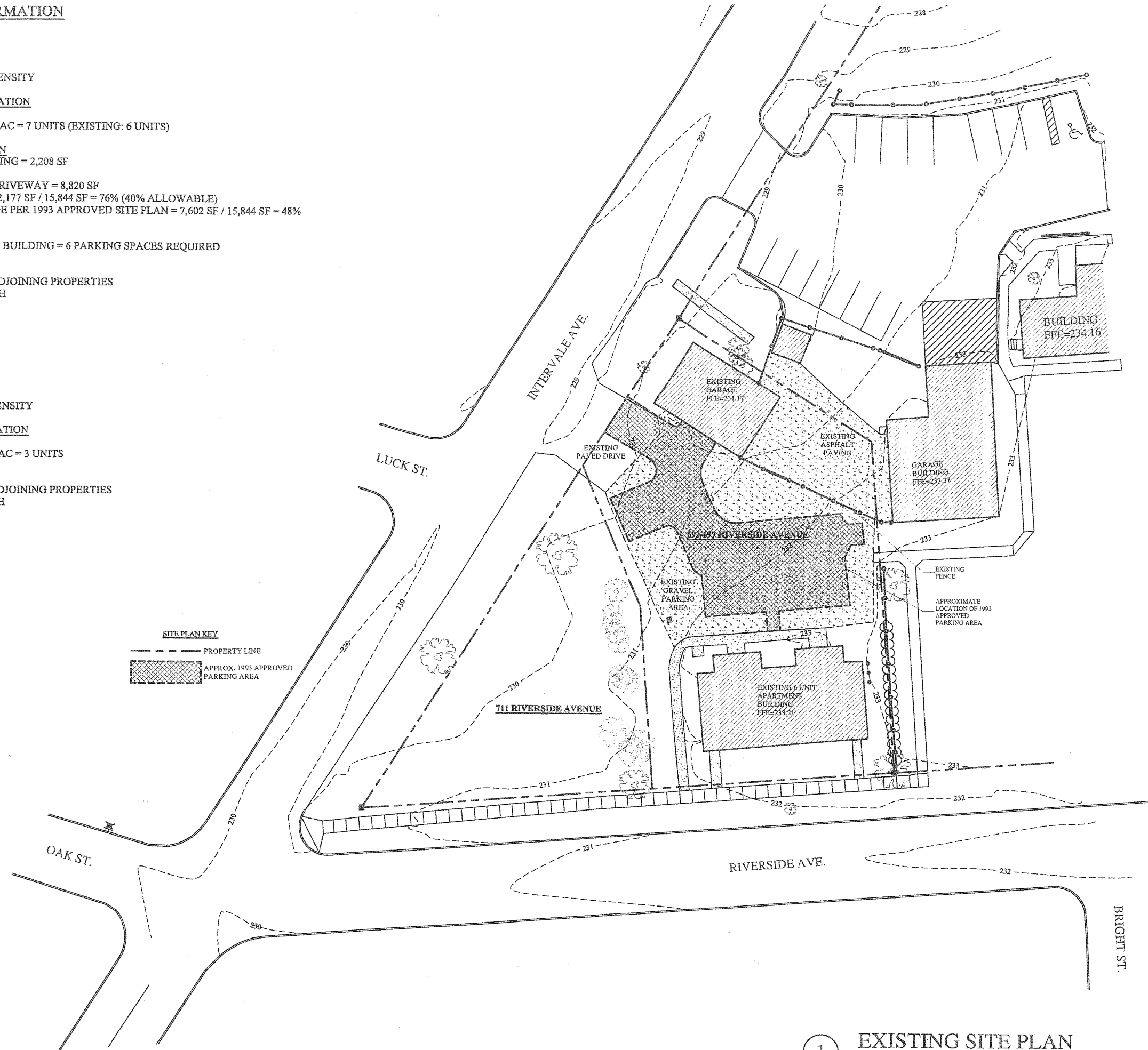
ALLOWABLE DENSITY: 20 DU/AC = 3 UNITS

SETBACK INFORMATION

FRONT YARD: AVERAGE OF ADJOINING PROPERTIES

SIDE YARD: 10% OF LOT WIDTH

REAR YARD: N/A



1 EXISTING SITE PLAN
SCALE: 1"=20'

0 10' 20' 30'
SCALE FEET



House

711 Riverside
Burlington, VT

OWNER:
Burlington House
65 Main Street
Burlington, VT

ARCHITECT:
S2 Architecture
5224 Shelburne
Shelburne, VT 0
Phone: (802) 985

CIVIL ENGINEER:
Summit Engineering
1233 Shelburne
South Burlington
(802) 658-5588

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DATE: 7.2.11

REVISIONS

EXISTING

PROPOSED SITE INFORMATION

LOT 693-697

ZONING
RM: RESIDENTIAL MEDIUM DENSITY

LOT SIZE & DENSITY INFORMATION
AREA = 15,844 SF (0.364 AC.)
ALLOWABLE DENSITY: 20 DU/AC = 7 UNITS (EXISTING: 6 UNITS)

LOT COVERAGE INFORMATION
EXISTING APARTMENT BUILDING = 2,208 SF
EXISTING GARAGE = 1,149 SF
APPROXIMATE LOT COVERAGE PER 1993 APPROVED SITE PLAN = 7,602 SF / 15,844 SF = 48%
PROPOSED WALKWAYS AND DRIVEWAY = 4,078 SF
PROPOSED LOT COVERAGE = 7,435 SF / 15,844 SF = 47%

PARKING INFORMATION
EXISTING 6 UNIT APARTMENT BUILDING = 6 PARKING SPACES REQUIRED
1 SPACE REQUIRED FOR PROPOSED COMMUNITY HOUSE - 3 SPACES PROVIDED
TOTAL SPACES = 7 SPACES REQUIRED - 9 SPACES PROVIDED (1 IN GARAGE)

SETBACK INFORMATION
FRONT YARD: AVERAGE OF ADJOINING PROPERTIES
SIDE YARD: 10% OF LOT WIDTH
REAR YARD: N/A

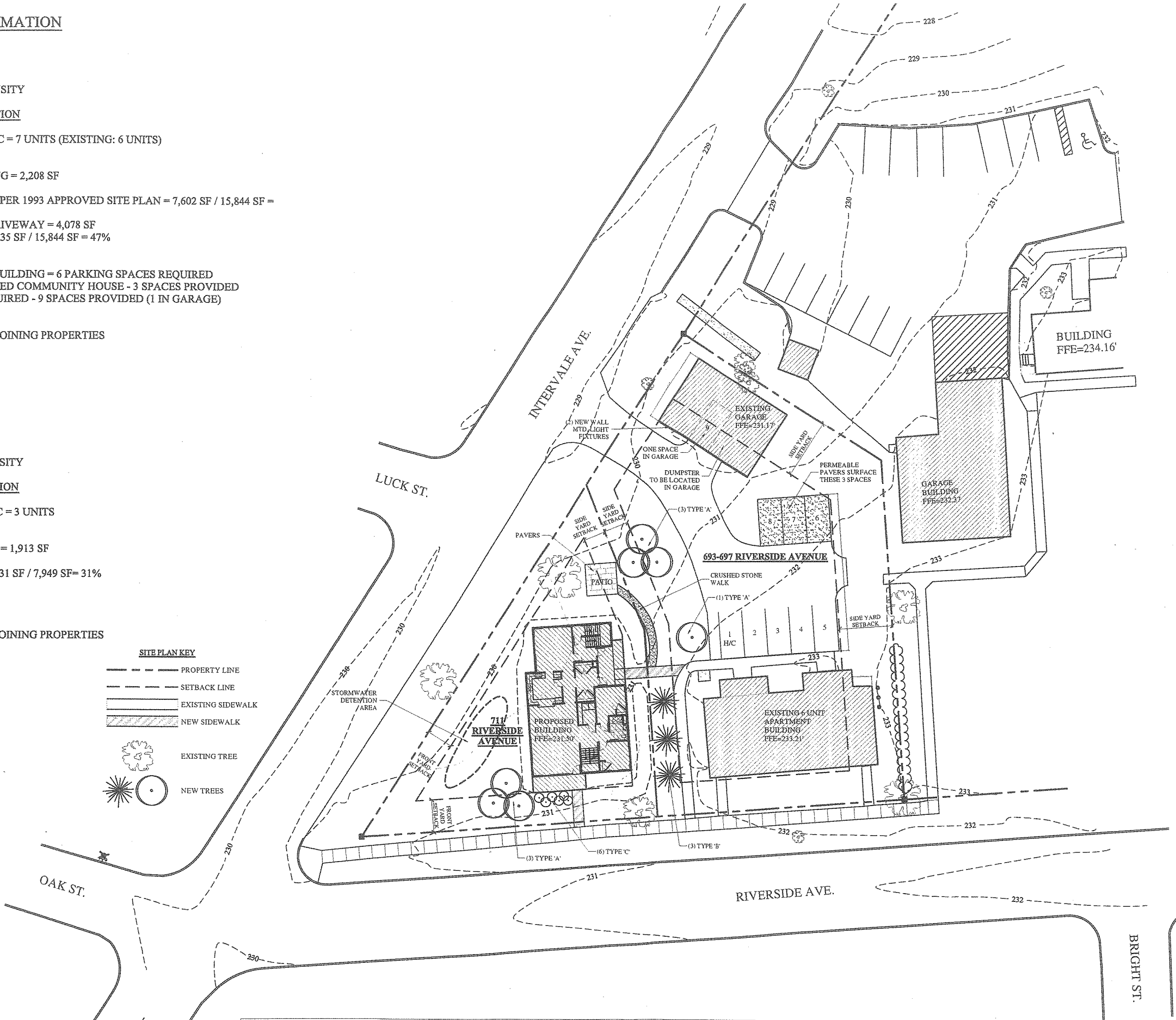
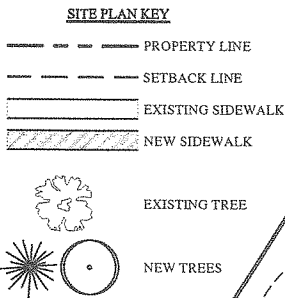
LOT 711

ZONING
RM: RESIDENTIAL MEDIUM DENSITY

LOT SIZE & DENSITY INFORMATION
AREA = 7,949 SF (0.182 AC.)
ALLOWABLE DENSITY: 20 DU/AC = 3 UNITS

LOT COVERAGE INFORMATION
PROPOSED COMMUNITY HOUSE = 1,913 SF
PROPOSED WALKWAYS = 518 SF
PROPOSED LOT COVERAGE = 2,431 SF / 7,949 SF= 31% (40% ALLOWABLE)

SETBACK INFORMATION
FRONT YARD: AVERAGE OF ADJOINING PROPERTIES
SIDE YARD: 10% OF LOT WIDTH
REAR YARD: N/A



PLANTING SCHEDULE				
KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE
A	7	Gleditsia Triacanthos	Shademaster Thornless Honeylocust	1 1/2" to 2" Cal
B	3	Thuja occidentalis "Niera"	American Arborvitae	5' to 6'

1 PROPOSED SITE PLAN
SCALE: 1"=20'

0 10' 20' 30'
SCALE



House

711 Riverside Ave
Burlington, VT 05401

OWNER:
Burlington Housing
65 Main Street
Burlington, VT 05401

ARCHITECT:
S2 Architecture
5224 Shelburne Rd
Shelburne, VT 05488
Phone: (802) 985-5555

CIVIL ENGINEER:
Summit Engineering
1233 Shelburne Rd
South Burlington, VT 05403
(802) 658-5588

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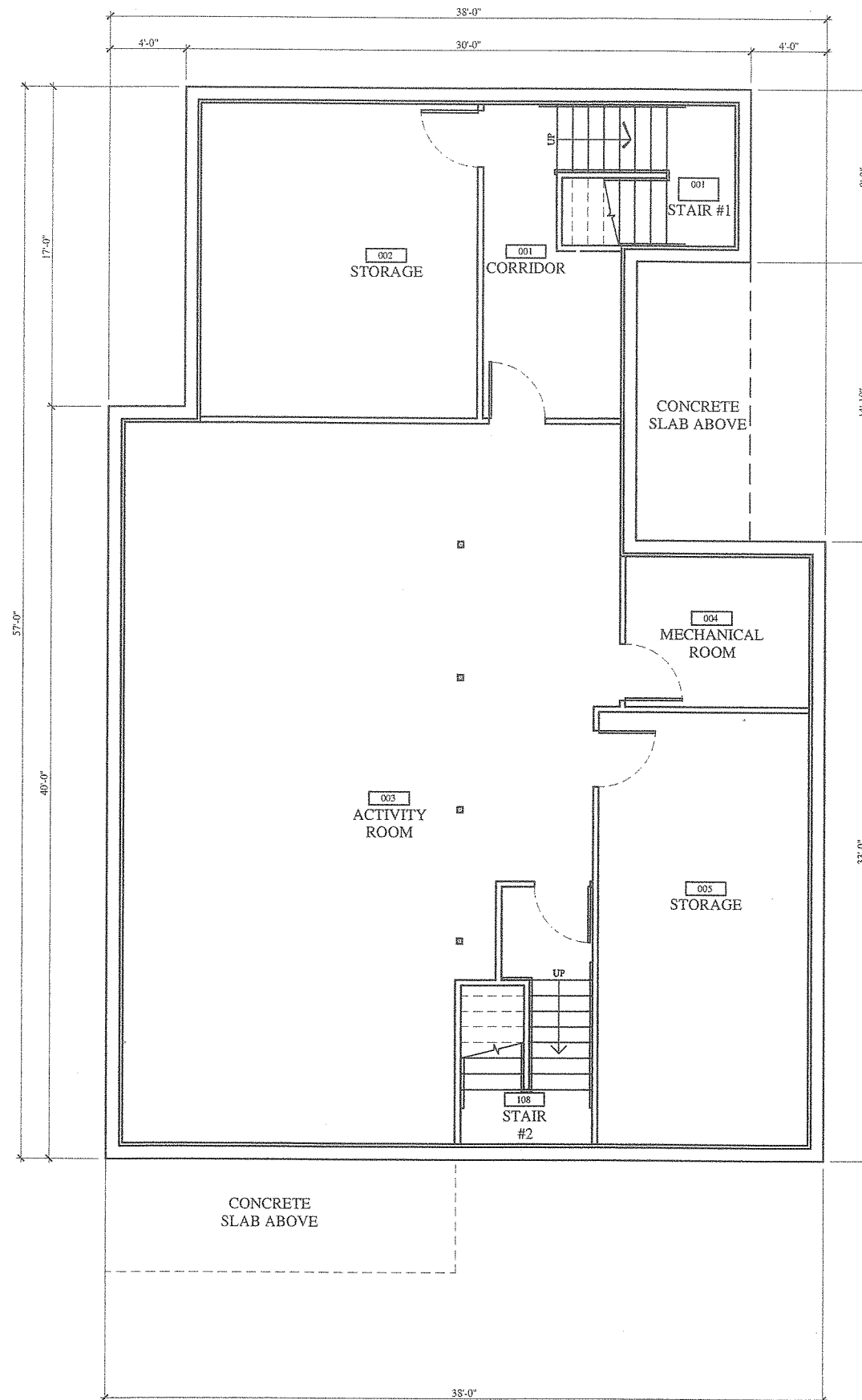
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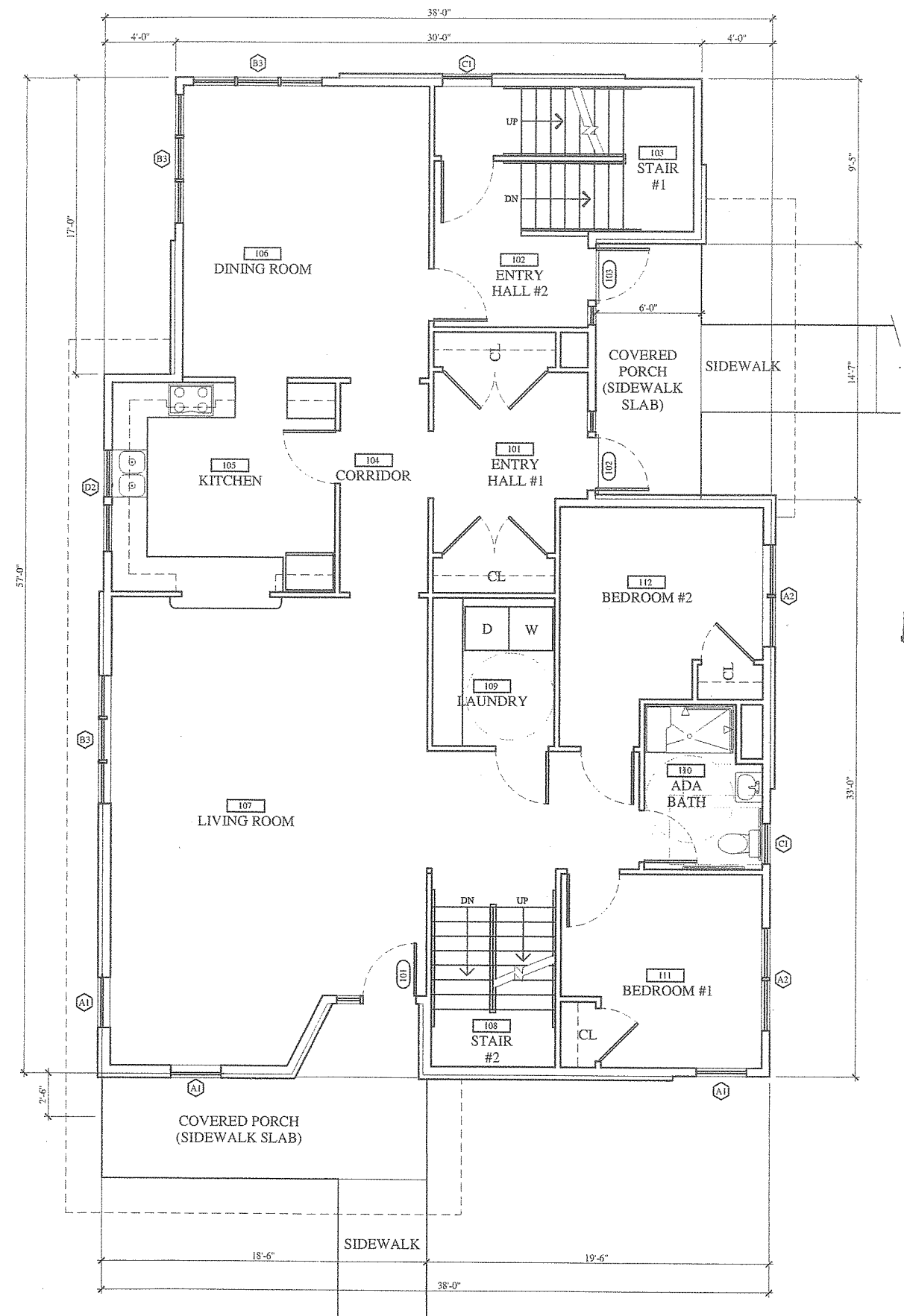
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PROPOSED



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



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

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711 Riverside A
Burlington, VT

OWNER:
Burlington Housi
65 Main Street
Burlington, VT 05

ARCHITECT:
S2 Architecture
5224 Shelburne R
Shelburne, VT 054
Phone: (802) 985-5

CIVIL ENGINEER:
Summit Engineer
1233 Shelburne R
South Burlington
(802) 658-5588

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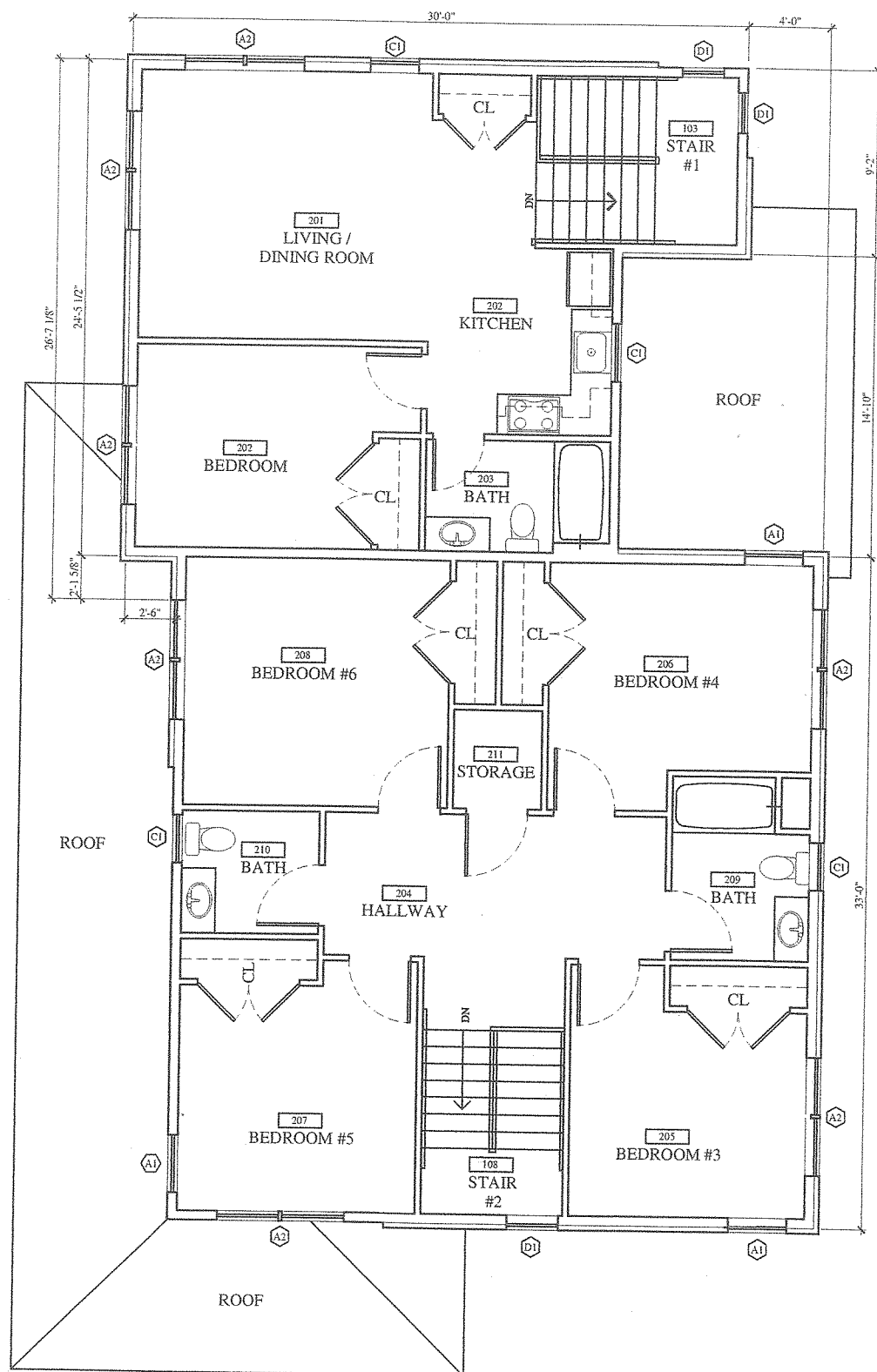
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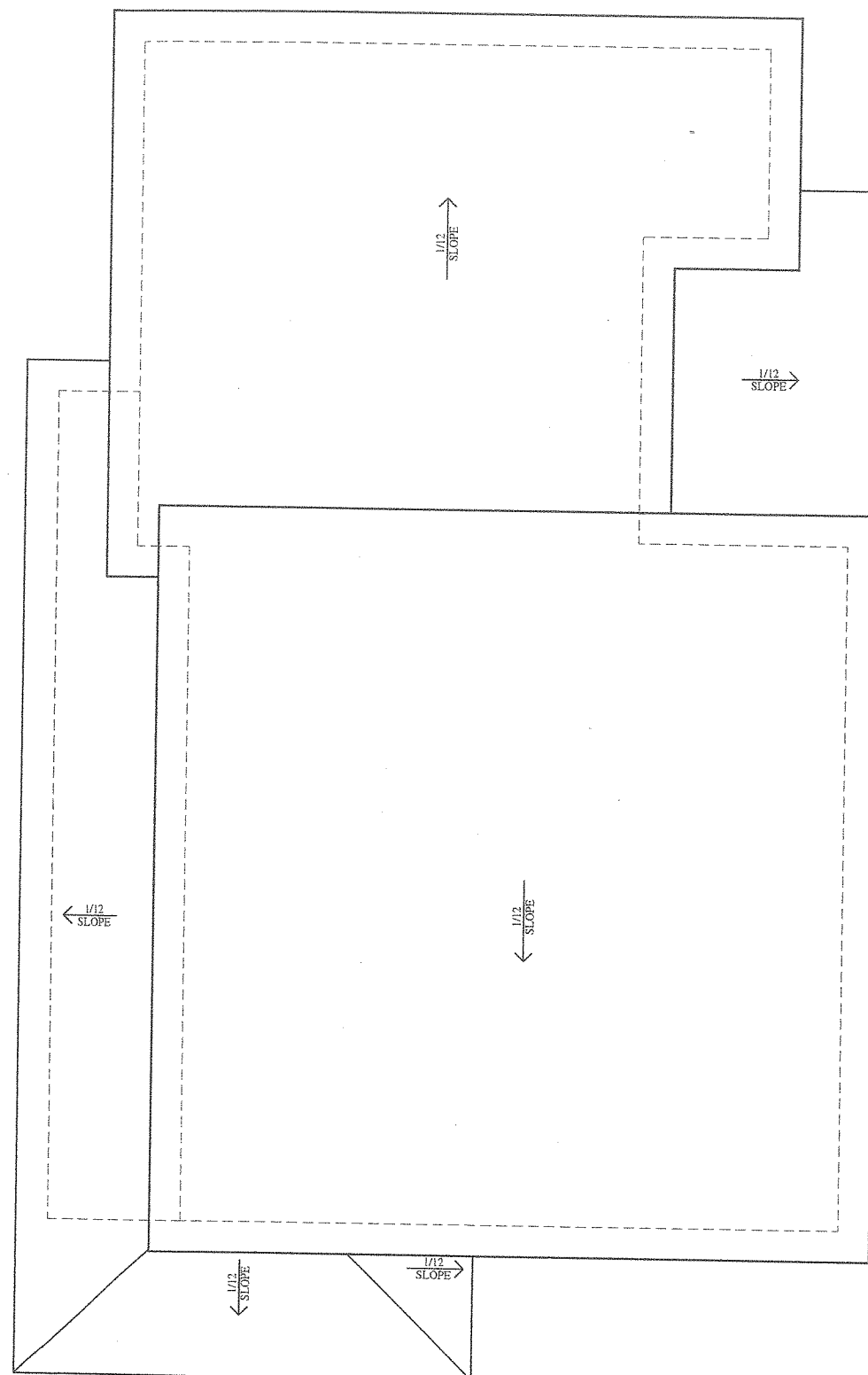
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BASEMENT
FLOOR PL



1 SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"



2 ROOF PLAN
SCALE: 1/4"=1'-0"

House

711 Riversid
Burlington, V

OWNER:
Burlington Ho
65 Main Street
Burlington, VT

ARCHITECT
S2 Architectur
5224 Shelburn
Shelburne, VT
Phone: (802) 98

CIVIL ENGINEER
Summit Engin
1233 Shelburn
South Burling
(802) 658-558

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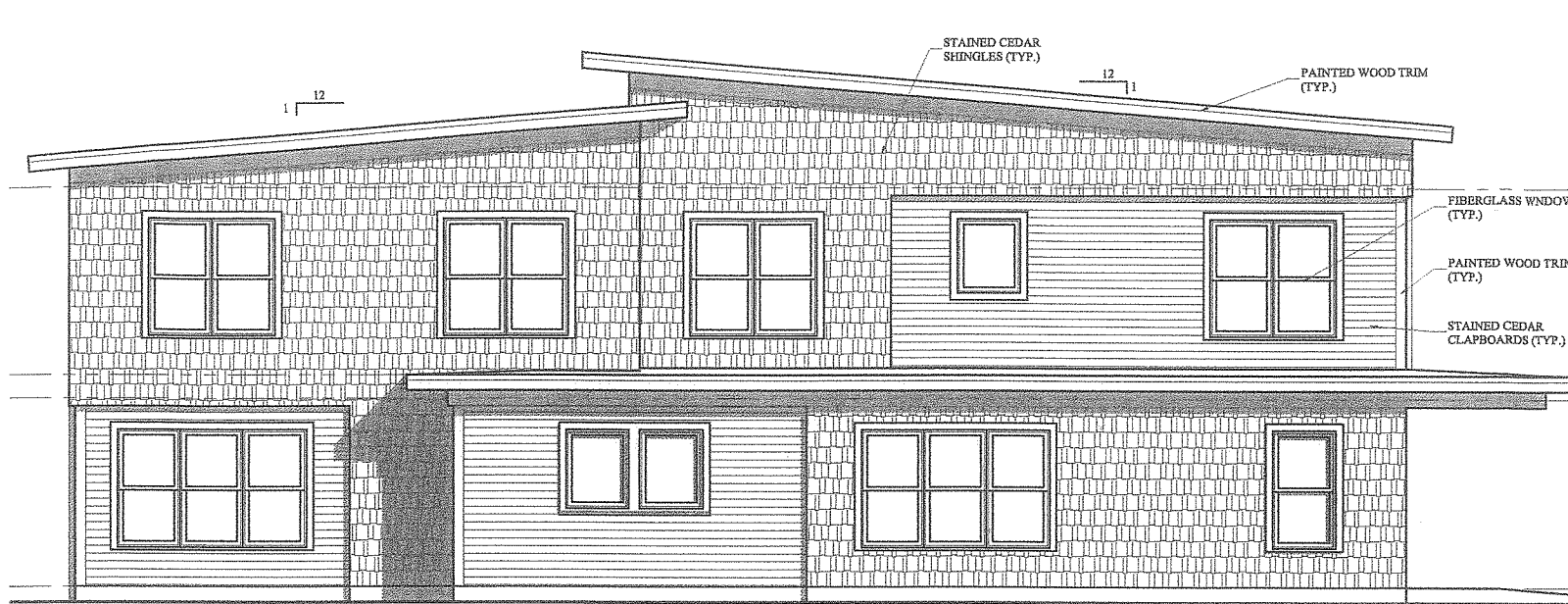
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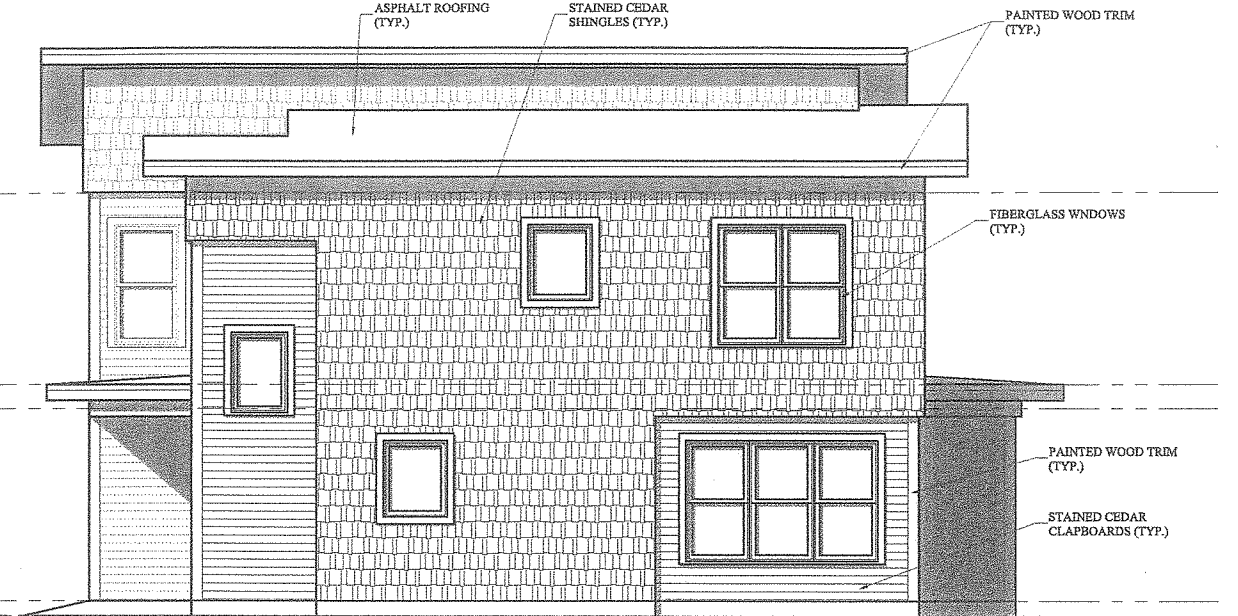
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SECOND FL
& ROOF PL



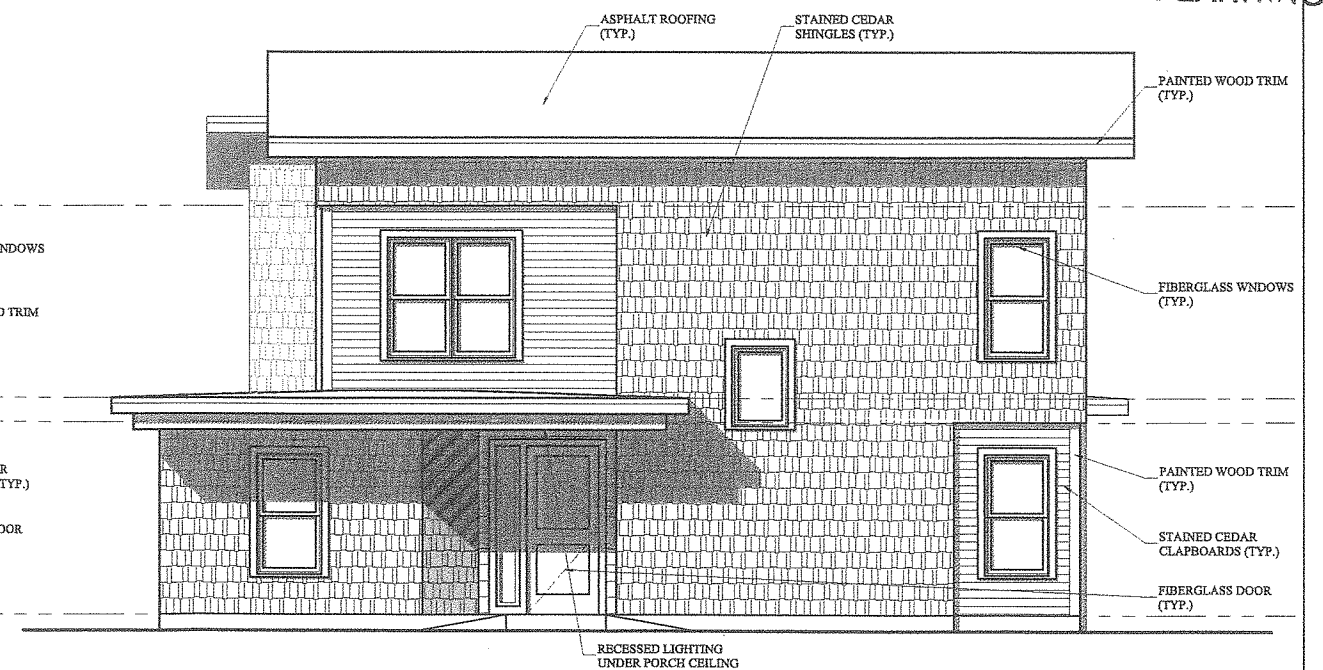
3 WEST ELEVATION
SCALE: 1/4"=1'-0"



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



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



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

Burlington, VT

OWNER:
Burlington House
65 Main Street
Burlington, VT 05401

ARCHITECT:
S2 Architecture
5224 Shelburne Road
Shelburne, VT 05488
Phone: (802) 985-1111

CIVIL ENGINEER:
Summit Engineering
1233 Shelburne Road
South Burlington, VT 05403
(802) 658-5588

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EXTERIOR

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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 Bushy, Chair
Todd Thomas, Vice Chair
Ron Wanamaker
Sean McKenzie
Steven Offenhartz
Philip Hammerslough, Alt.
Jeremy Gates, Alt.*



DESIGN ADVISORY BOARD Tuesday, August 12, 2014 Conference Room 12, City Hall, Burlington, VT MINUTES

Board Members Present: Phil Hammerslough, Ron Wanamaker, Matt Bushey, Sean McKenzie, Steve Offenhartz, Todd Thomas

Board Members Absent: None

Staff: Ken Lerner & Scott Gustin

1. 15-0054CA/CU: 771 Riverside Ave (RM, Ward 2) Burlington Housing Authority

Construct new building for community house with attached one-bedroom caretaker's apartment

Matt Hamm-Ellis and Steve Schenker appeared.

A MOTION was made by SM and SECONDED by TT.

Send to DRB with following recommendations:

Proposed accommodation for bike storage in garage.

Sign designating 3 parking spaces for the project.

Utility meters on east elevation and screened.

Plus, staff recommendations.

Trash and recycling storage in the garage.

Vote: 5-0-0, motion carried.

2. 15-0079CA: 281 Flynn Ave (RL, Ward 5) Sandra Vishnevsky

Add second story to existing single family dwelling

Sandra Vishnevsky appeared.

A MOTION was made by RW and SECONDED by MB.

Send to DRB with following recommendations:

Enlarge 2nd floor eaves to match depth of 1st floor eaves

Reconfigure front 2nd floor windows reducing their size & height

Retain bow window

Eliminate the gable porch roof – shed okay

Second floor siding change to shingle ok

2nd floor fascia should be same as 1st floor fascia.

Vote: 3-2-0, motion carried.