

Burlington Development Review Board

149 Church Street, City Hall
Burlington, VT 05401

www.burlingtonvt.gov/pz/DRB

Telephone: (802) 865-7188

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Austin Hart
Brad Rabinowitz
Israel Smith
AJ LaRosa
Geoff Hand
Alexandra Zipparo
Samantha Tilton
Jim Drummond, (Alternate)
Robert Purvee, (Alternate)



BURLINGTON DEVELOPMENT REVIEW BOARD Tuesday August 1st, 2017, 5:00 PM PUBLIC HEARING NOTICE

The Burlington Development Review Board will hold a meeting on
Tuesday August 1st, 2017 at 5:00pm in Contois Auditorium, City Hall.

- 1. 17-1310CA/CU; 597 South Prospect Street (RL, Ward S6) Emily Wadhams**
Single story addition to single-family house for an accessory unit; also relocate part of existing porch.
(Project Manager: Mary O'Neil)

Plans may be viewed in the Planning and Zoning Office, (City Hall, 149 Church Street, Burlington), between the hours of 8:00 a.m. and 4:30 p.m.

Participation in the DRB proceeding is a prerequisite to the right to take any subsequent appeal. Please note that ANYTHING submitted to the Planning and Zoning office is considered public and cannot be kept confidential.

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

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

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BURLINGTON DEVELOPMENT REVIEW BOARD Tuesday August 1st, 2017, 5:00 PM Contois Auditorium, City Hall, 149 Church St, Burlington, VT AMENDED AGENDA

I. Agenda II. Communications III. Minutes IV. Public Hearing

- 1. 17-1310CA/CU; 597 South Prospect St (RL, Ward 6S) Emily Wadhams**
Single story addition to single-family house for an accessory unit; also relocate part of existing porch. (Project Manager: Mary O'Neil)
- 2. 17-1103AP; 383 College Street (RH, Ward 8E) Astra Burlington LLC**
Continued from 7/5/17; Appeal of a zoning violation #334211 for conversion of a multi-use 5 office and 12 residential unit structure to a 14 residential unit building with commercial use, exterior signs and site plan alterations. (Project Manager: Jeanne Francis)

V. Certificate of Appropriateness

- 1. 18-0035CA; 505 Lake St (DW-PT, Ward 3C) Community Sailing Center / City of Burlington**
Provision of 9 onsite parking spaces and request for parking waiver. (Project Manager: Scott Gustin)

VI. Other Business

- 1. 16-1507CA/MA; 316-322 Flynn Avenue (NMU, Ward 5S) G & C PROPERTIES LLC**
Request for Saturday construction hours for mixed-use building and associated site improvements.

VII. Adjournment

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Department of Planning and Zoning

149 Church Street
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Telephone: (802) 865-7188
(802) 865-7195 (FAX)
(802) 865-7142 (TTY)

David White, AICP, Director
Meagan Tuttle, AICP, Comprehensive Planner
Jay Appleton, GIS Manager
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Ryan Morrison, CFM, Associate Planner
Anita Wade, Zoning Clerk
Layne Darfler, Planning Technician



TO: Development Review Board
FROM: Scott Gustin
DATE: August 1, 2017
RE: 18-0035CA; 505 Lake Street

=====

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

Zone: DW-PT Ward: 3C

Owner/Applicant: City of Burlington / Community Sailing Center

Request: Provision of 9 onsite parking spaces and request for parking waiver.

Applicable Regulations:

Article 8 (Parking)

Background Information:

The applicant is seeking approval to provide 9 onsite parking spaces and to obtain a parking waiver for the remainder of the required parking spaces. Very little about the site will actually change. Some of the approved boat storage area will be used instead for onsite vehicle parking. This proposal includes no change to site or building layout, materials, or dimensions. It includes only the delineation of onsite parking and a parking waiver request.

As originally approved, the new Community Sailing Center facility was to use parking spaces in a new 69-space parking lot just east of the Moran building. That new parking lot (now 68 spaces) has been incorporated into the recently approved marina project and no longer includes provision for Community Sailing Center parking. The Sailing Center now proposes to include parking within its new facility and to request a waiver for the balance of required parking.

Zoning Permit History:

- 9/14/16, Approval to adjust location of building with related site changes
- 8/17/10, Approval to construct Community Sailing Center (associated with Moran permit)

Recommendation: **Certificate of Appropriateness and Conditional Use approval** as per, and subject to, the following findings and conditions.

I. Findings

Article 8: Parking

Sec. 8.1.8, Minimum Off-Street Parking Requirements

The sailing center is located in the Downtown Parking District. The sailing center largely functions as a boat storage yard with associated administrative space. The parking requirement associated with the zoning permit issued for the new facility reflects this function: 1 space per 1,000 sf boat storage and 2 spaces per 1,000 sf associated administrative space. In this case, the original parking requirement totaled 49 spaces (+3 within the Moran – not built) for 35,100 sf boat storage and 6,750 sf administrative space.

The new sailing center is under construction as permitted. As noted previously, the new building and site remain unchanged from the original approval except that 1,620 sf of boat storage area will be used instead for 9 onsite parking spaces. This adjustment results in a slightly lessened parking requirement of 33 parking spaces for boat storage and 47 parking spaces total, including the 14 parking spaces for administrative space.

As 9 onsite spaces are proposed, and 47 are required, the applicant is seeking approval of a parking waiver per Sec. 8.1.15 below. **(Affirmative finding)**

Sec. 8.1.9, Maximum Parking Spaces

This section limits surface parking to 125% of the Neighborhood Parking District minimum parking requirement. As noted above, the minimum standard parking requirement will not be met. A parking waiver is requested. The proposed parking is nowhere near the maximum limitation. **(Affirmative finding)**

Sec. 8.1.10, Off-Street Loading Requirements

Loading and un-loading area is available in the boat yard. **(Affirmative finding)**

Sec. 8.1.11, Parking Dimensional Requirements

Proposed parking spaces are dimensionally compliant at 9' X 20.' The spaces will be accessed by the permitted driveway into the site. No indication of striping is included on the site plan. Given the parking surface (stabilized turf), striping is not required; however, anchored curb stops must be provided for each of the 9 spaces. **(Affirmative finding as conditioned)**

Sec. 8.1.12, Limitations, Location, Use of Facilities

(a) Offsite parking facilities

(Not applicable)

(b) Downtown street level setback

As noted above, there is no change to the site plan except that prior boat storage area will be used for vehicle parking. The area noted for parking on the site plan is set back from the front property line as required. **(Affirmative finding)**

(c) Front yard parking restricted

(Not applicable)

(d) Shared parking in the Neighborhood Parking Districts

(Not applicable)

(e) Single story structures in Shared Use Districts

(Not applicable)

(f) Joint use of facilities

This criterion enables the joint use of parking facilities by multiple entities. In this case, the proposed parking will serve only the sailing center. **(Affirmative finding)**

(g) Availability of facilities

None of the proposed parking will be used for the storage or display of vehicles or materials by offsite users. Parking will be for visitors to the sailing center only.

(Affirmative finding)

(h) Compact car parking

(Not applicable)

Sec. 8.1.13, Parking for Disabled Persons

None of the proposed parking spaces are noted as handicap accessible. It is unclear whether any of them need to be. In any event, ADA compliance is administered via the city's building permit process. **(Affirmative finding as conditioned)**

Sec. 8.1.14, Stacked and Tandem Parking Restrictions

(Not applicable)

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

The Community Sailing Center requires 47 parking spaces as noted above, and 9 will be provided. Nonresidential uses may receive parking waivers of up to 90% dependent on provision of an effective and acceptable parking management plan and demonstration of an actual parking demand that is less than the standard specified in Sec. 8.1.8.

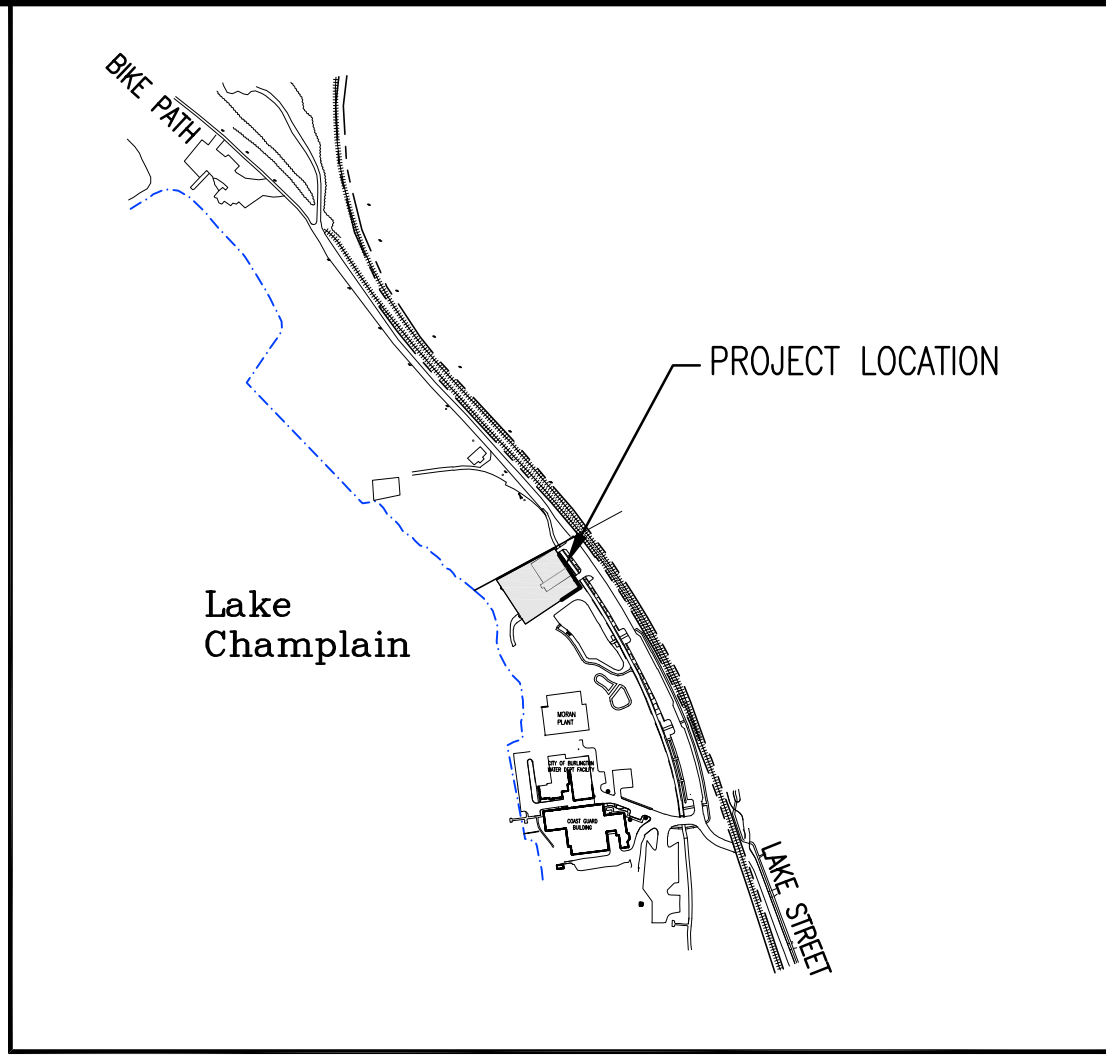
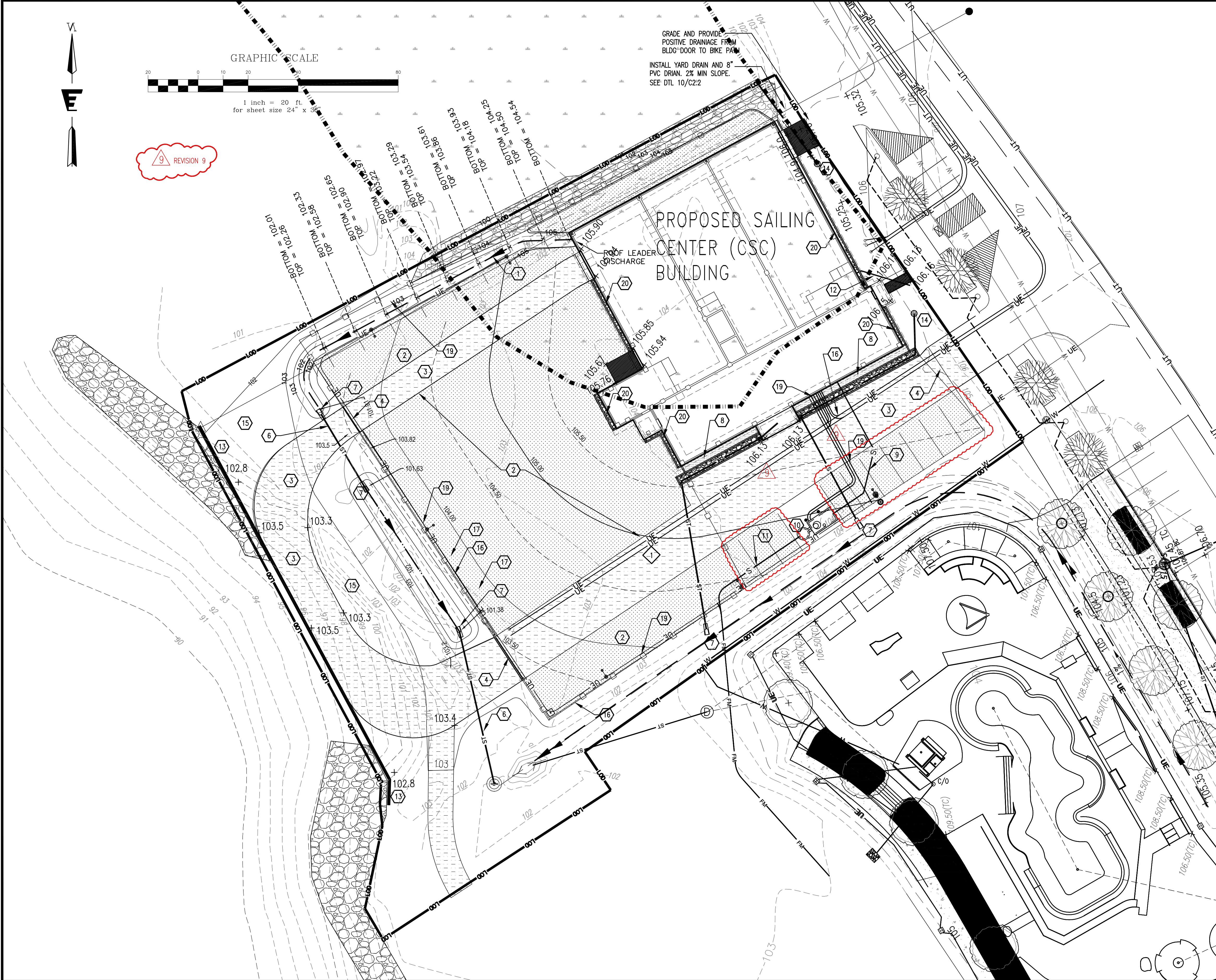
While a new facility for the sailing center is under construction, the entity has been around since the early 1990's. The zoning permit for the original facility at Moran was issued in 1993 and included use of 50 shared parking spaces (shared among the Water and Electric Department buildings, park space, fishing pier, and the sailing center). No specific allocation of parking spaces is evident. In practice, the sailing center used the 18-space lot just west of the BED building. Of those 18 spaces, the sailing center used up to 9. The sailing center has consistently utilized minimal onsite parking. This demonstrated history of minimal parking use is the basis for the requested parking waiver.

The proposed parking management plan cites this history of minimal parking use and notes measures to ensure continued minimal parking demand. The sailing center promotes use of alternative transportation by its staff and users. The site has direct access to the revamped bike path and is within reasonable walking distance of bus service. Onsite boat rentals and boat storage minimize the need to car-top or tow boats to the facility. More than half of the sailing center's users are associated with the educational or summer camp programs. These users come and go to the site via pick-up and drop-off with little, if any, parking use. In light of the sailing center's history of minimal parking use and the proposed parking management measures, the requested parking waiver may reasonably be granted.

The applicants should be prepared to report back to the Planning & Zoning Department each year for 3 years as to the actual onsite parking demand. **(Affirmative finding as conditioned)**

II. Conditions of Approval

1. **Prior to release of the zoning permit**, a revised site plan depicting anchored curb stops for each of the 9 onsite parking spaces shall be submitted, subject to staff review and approval.
2. For the parking waiver, the applicants shall to report back to the Planning & Zoning Department each year for 3 years from the date of this approval as to the actual onsite parking demand.
3. It is the applicant's responsibility to comply with all applicable ADA requirements.
4. Standard Conditions 1-15.



LOCATION MAP
NOT TO SCALE

EXISTING CONDITIONS NOTES

EXISTING (2) 4" SCH80 PVC CONDUIT. *

PROPOSED SITE AND UTILITY NOTES

- 1 WATER QUALITY SWALE. REFER TO DETAILS 1,2/C2.2
 - 2 STABILIZED TURF PARKING SURFACE. REFER TO DETAIL 2/C2.0
 - 3 GRAVEL DRIVE AISLE SURFACE. REFER TO DETAIL 1/C2.0
 - 4 SLIDING GATE
 - 5 PRECAST SEGMENTAL BLOCK WALL (NOT USED)
 - 6 12" HDPE. REFER TO DETAIL 5/C2.2
 - 7 FLARED END SECTION. REFER TO DETAIL 3/C2.2
 - 8 DRIP STRIP & PLANTING BED. REFER TO DETAIL 4/C2.2
 - 9 6" PVC BUILDING SEWER, MINIMUM 2% SLOPE TO PUMP STATION. REFER TO DETAIL SHEET C2.3
 - 10 PUMP STATION AND VALVE VAULT. REFER TO DETAIL SHEET C2.3
 - 11 2" PVC FORCEMAIN. CONNECT TO EXISTING*
 - 12 EXTEND 4" C900 PVC WATER SERVICE INTO NEW CSC BUILDING
 - 13 NEW SHEET PILE WALL WITH RAILING. REFER TO DETAIL 6/C2.0
 - 14 YARD DRAIN. REFER TO DETAIL 10/C2.0
 - 15 TOPSOIL, SEED, AND MULCH (ALL DISTURBED AREAS NOT OTHERWISE INDICATED), PER DETAIL 10/C2.0
 - 16 INTERCEPT EXISTING CONDUIT AND CONNECT TO/ FROM BUILDING
 - 17 EXTEND EXISTING CONDUIT AND CAP.
 - 18 3" PVC VENT, SLOPED AT 2% TOWARD PUMP STATION, (NOT USED)
 - 19 NEW ELECTRICAL CONDUIT FOR SITE LIGHTING
 - 20 STONE PERIMETER BAND AT FOUNDATION (S/C2.0)
- * IN SOME CASES, 'EXISTING' REFERS TO ITEMS INSTALLED AS PART OF THE WATERFRONT ACCESS NORTH PROJECT.

LEGEND

NEW	
	CONTOUR
	SWALE
	SANITARY SEWER LINE
	STORM LINE
	WATER LINE
	UNDERGROUND ELECTRIC
	LIGHTING CONDUIT
	FLARED END SECTION
	CATCH BASIN
	STORM MANHOLE
	GATE VALVE
	HYDRANT
	WATER SHUT OFF

Stamp

Rev.	No.	Description	Chkd.
3		REVISED FOR C. O. 10/08/15	
4		REVISED FOR CONSTRUCTION 4-15-16	
5		REVISED CONSTRUCTION DRAWING 4-29-16	
6		SCALE CORRECTION 5-25-16	
7		SWALE INVERT ADJUSTMENT 9-20-16	
8		SITE PLAN UPDATE 06/13/17	
9		ADDED PARKING AT SOUTH ENTRY DRIVE 7-10-17	

ENGINEERING VENTURES INC

208 Flynn Avenue, Suite 2A Burlington, VT 05401
Tel: 802.863.6225 • Fax: 802.863.6306
85 Mechanic Street, Suite 350A, Lebanon, NH 03766
Tel: 603.442.5333 • Fax: 603.442.5331
www.engineeringventuresinc.com

Client:

Lake Champlain
Community Sailing Center
Burlington, VT
802-864-2499

Sheet Title:

Site Plan

Project Title:

Community Sailing Center
Burlington, Vermont

Designed By:

PB

Checked By:

PB

Drawn By:

WC

Scale:

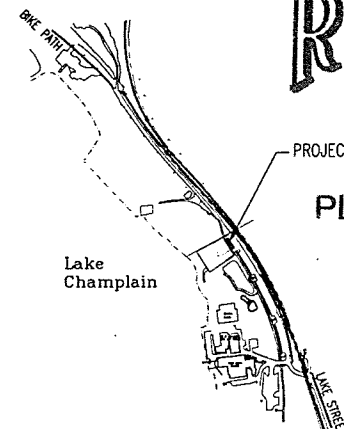
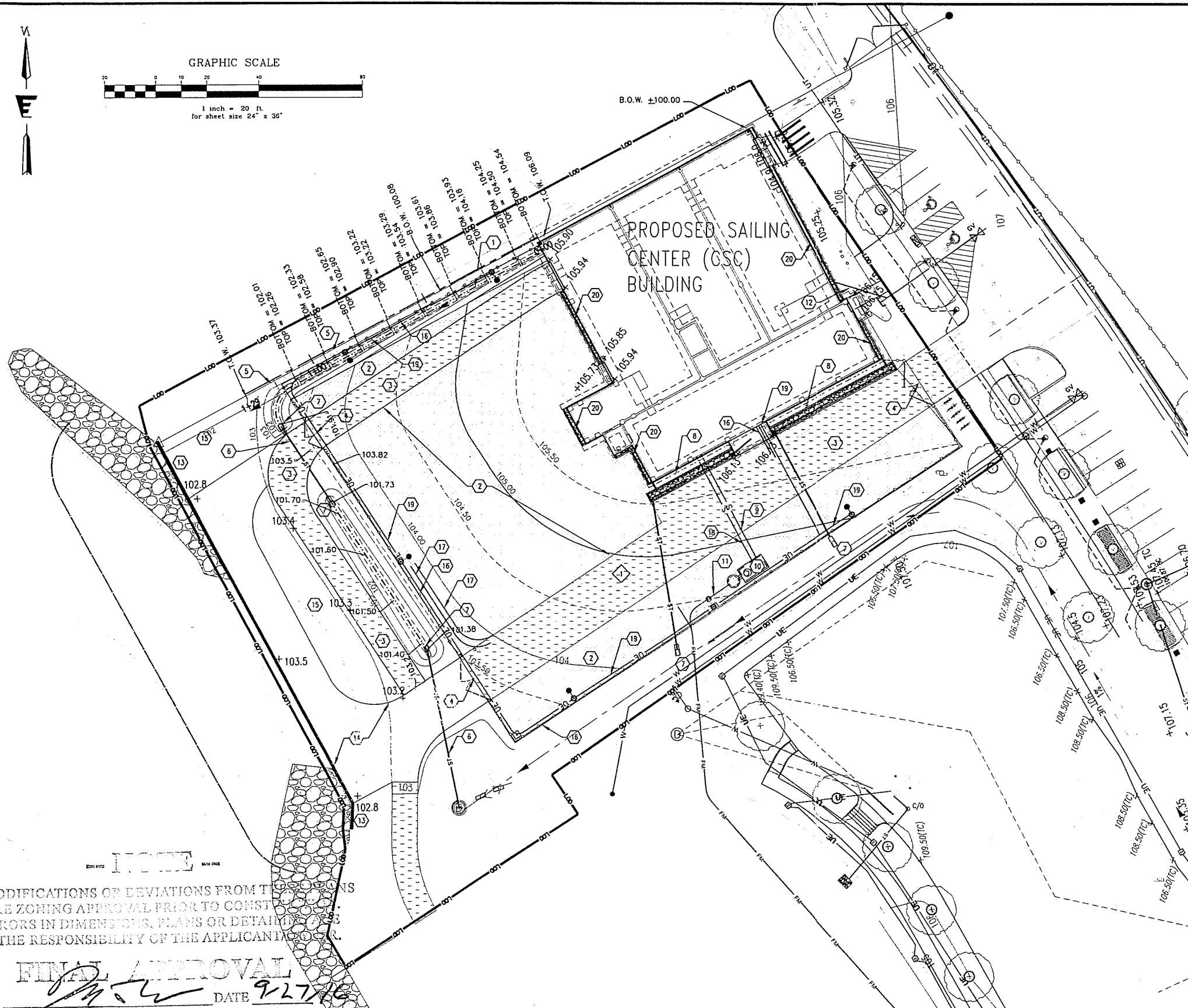
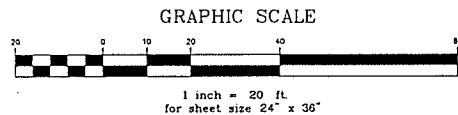
As Noted

Date:

April 2015

C1.1

EV#13376



LOCATION MAP

NOT TO SCALE

EXISTING CONDITIONS NOTES

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- FLARED END SECTION. REFER TO DETAIL 3/C2.2
- DRIP STRIP & PLANTING BED. REFER TO DETAIL 4/C2.29
- 6" PVC BUILDING SEWER, MINIMUM 2% SLOPE TO PUMP STATION. REFER TO DETAIL SHEET C2.3
- PUMP STATION AND VALVE VAULT. REFER TO DETAIL SHEET C2.3
- 2" PVC FORCE MAIN. CONNECT TO EXISTING*
- EXTEND 4" CS900 PVC WATER SERVICE INTO NEW CSC BUILDING
- NEW SHEET PILE WALL WITH RAILING. REFER TO DETAIL 6/C2.0
- PERVIOUS PAVERS. REFER TO DETAIL 9/C2.2
- TOPSOIL, SEED, AND MULCH (ALL DISTURBED AREAS NOT OTHERWISE INDICATED), PER DETAIL 10/C2.0
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LEGEND

		NEW
--- 100 ---	CONTOUR	--- 100 ---
---	SWALE	---
---	SANITARY SEWER LINE	---
---	STORM LINE	---
---	WATER LINE	---
---	UNDERGROUND ELECTRIC	---
---	LIGHTING CONDUIT	---
---	FLARED END SECTION	---
---	CATCH BASIN	---
---	STORM MANHOLE	---
---	GATE VALVE	---
---	HYDRANT	---
---	WATER SHUT OFF	---

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

FINAL APPROVAL

SIGNED

DATE 9/27/16

PLANNING & ZONING DEPARTMENT
BURLINGTON, VERMONT

For entire 11-pg. plan set

RECEIVED

SEP 14 2016

DEPARTMENT OF
PLANNING & ZONING

Stamp

Rev. No.	Description
1	Water/Waste Water Permit - 07/24/15
2	Building Label Added, Water Line Note Revised - 08/18/15
3	REVISED FOR C.O. 10/06/15
4	REVISED FOR CONSTRUCTION 4-15-16
5	REVISED CONSTRUCTION DRAWING 4-29-16
6	SCALE CORRECTION 5-25-16

ENGINEERING
VENTURES PC

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www.engineeringventures.com

Lake Champlain
Community Sailing Center
Burlington, VT
802-864-2499

Site Plan
Community Sailing Center

Designed By: PE
Checked By: PE
Drawn By: WC
Scale: As Noted
Date: April 2015

C1.1

July 13, 2017

Scott Gustin, AICP, CFM
Principal Planner & Asst. Administrative Officer
Dept. of Planning & Zoning
149 Church Street
Burlington, VT 05401

Re: Zoning permit amendment - Lake Champlain Community Sailing Center parking requirement waiver request – 10-1005CA/MA & 10-115CA (475 & 0 Lake Street); and referencing 17-0755CA/CU; 235 PENNY LANE (DW-PT, Ward 3C) City of Burlington (Burlington Harbor Marina); and Staff comments Sec. 8.1.15, Waivers from Parking Requirements / Parking Management Plans

Dear Scott,

Please accept this letter as notice and request of the Lake Champlain Community Sailing Center (CSC) responding to the above referenced zoning permits and amendments.

The CSC is requesting an 83% waiver for parking requirements for the Community Sailing Center facilities on the waterfront at the Tuesday 8/1/17 DRB meeting. As you know the CSC's parking initially was provided for by the approved parking in the Waterfront Access North (WAN) Project. With the revised WAN project and the approved construction of the new CSC facilities, and with the proposed revised parking lot provided in this application, the CSC hereby requests a parking variance of 83% from 52 to 9 spaces from the previously approved parking in conjunction with the present proposed parking plan for WAN completion and the marina development.

Since 1994, the only parking available to the CSC are 18 parking spaces (not including handicapped spaces) on a first-come/first-serve basis at the Fishing Pier. Our experience has been that we generally use less than 50% of these spaces. We have operated in the current configuration without any designated parking while growing our services to 6,000 people annually. We have shared utilization of this space with other users including, visitors to the fishing pier, BED and DPW staff and truck traffic. While there have been times that this area has been congested and challenging, we have not had direct complaints or demands for designated parking. We therefore believe this waiver request is reasonable.

We have been successful in this regard for a number of reasons that support the variance request:

1. The CSC has promoted alternative transportation for its staff and users for over a decade. During that time, the majority of the year-round (6-8) and seasonal staff (30-40) walk or bike to the waterfront. The CSC also allows staff to telecommute as appropriate.
2. As part of our Sustainable Campus Initiative, the CSC will educate and advocate for all of our customers and users to utilize alternative transportation (pedestrian, public transit, cycling, etc.) to access the

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mnaudlaw@gmail.com**

new facilities. Public transit is available nearby at the top of Depot Street and at the foot of College Street at ECHO.

3. A key component of our programming is providing access for rentals and storage so that people do not car-top or trailer their vessels down to launch facilities along the waterfront, and can minimize their car trips with limited and increasingly expensive parking around the City.
4. The education and summer camp programs are comprised by over half our users. Essentially all of those visits are provided by carpool, van service, bus, bike or pedestrian modes of transportation.
5. The CSC supports using Transportation Demand Management strategies as part of our environmental mission and would participate in a Transportation Management Association should one be advanced by either the BBA or the City.
6. With the new bike path improvements, we are already seeing increased utilization of the path by cyclers and pedestrians, and with secure bike parking as part of the WAN, skatepark and CSC improvements, we will see more utilization and less automobile trips and less need for automobile parking adjacent to the CSC. There are 96 spaces created with Lake Street extension, including the 4 handicapped spaces directly east of the new facility and directly in front of the accessible entry to the new building.
7. With the revised site plan attached, we are providing sufficient space for 9 onsite spaces at the building entry. In addition, we will have bike racks directly in front of the entry on top of the pump station location.

Our experience during this recent period of growth, particularly with recent and pending improvements to the waterfront with bike path, WAN, and pending completion of the new CSC facility suggest that the 9 spaces internally allocated for the CSC at the new facility will satisfy any necessary parking requirements for the CSC. Moreover, with the parking plan requirements in the BHM and "East Lot" approval, we will be working with the City, DPW, Parks, and BHM to assess and report on any parking related issues over the next three years. While we are comfortable that our waiver request comports with our needs, we are prepared to work with the City, a co-applicant to this request, to make necessary accommodations via the east lot or elsewhere if needed. We would prefer not to advance a permit request that oversubscribes to unnecessary parking. If that experience suggests the 9 onsite spaces are insufficient, the CSC will work with DPW and BHM for designation of spaces as previously allocated in the East Lot of WAN.

I will be attending the Zoning hearing and can provide any additional comments at the hearing as may be requested. I may have a revised site plan with better labeling of key transportation attributes before the hearing.

Respectfully submitted,



Mark Naud
Project Consultant
Community Sailing Center

RECEIVED

JUL 13 2017

DEPARTMENT OF
PLANNING & ZONING

GENERAL NOTES

1. EXACT OBJECT LOCATIONS MAY DIFFER FROM THAT AS SHOWN, AND ADDITIONAL SUB-SURFACE AND SURFACE UTILITIES AND STRUCTURES MAY EXIST. THE CONTRACTOR IS TO PROCEED WITH GREAT CARE IN EXECUTING ANY WORK AND TO CALL DIG SAFE 72 HOURS PRIOR TO ANY EXCAVATION.
2. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY CONDITIONS THAT VARY FROM THOSE SHOWN ON THE PLANS. THE CONTRACTOR'S WORK SHALL NOT VARY FROM THE PLANS WITHOUT THE EXPRESSED APPROVAL FROM THE ENGINEER.
3. THE CONTRACTOR IS INSTRUCTED TO COOPERATE WITH ANY AND ALL OTHER CONTRACTORS PERFORMING WORK ON THIS JOB SITE DURING THE PERFORMANCE OF THIS CONTRACT.
4. THE CONTRACTOR SHALL RESTORE LAWNS, DRIVEWAYS, SIGNS AND OTHER PUBLIC OR PRIVATE PROPERTY DAMAGED OR REMOVED TO EXISTING CONDITIONS OR BETTER AS DETERMINED BY THE ENGINEER. ANY DAMAGED TREES, SHRUBS AND/OR HEDGES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE, UNLESS NOTED OTHERWISE.
5. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIRED PERMITS.
6. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING, AND INCURRING THE COST OF ALL REQUIRED PERMITS, INSPECTIONS, AND CERTIFICATES.
7. THE CONTRACTOR WILL PROTECT EXISTING PROPERTY LINE MONUMENTATION. ANY MONUMENTATION DISTURBED OR DESTROYED, AS JUDGED BY THE OWNER SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE UNDER THE SUPERVISION OF A VERMONT STATE LICENSED LAND SURVEYOR.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR DEMATERING AND THE MAINTENANCE OF SURFACE DRAINAGE DURING THE COURSE OF WORK.
9. MAINTAIN FLOW FOR ALL EXISTING UTILITIES, UNLESS NOTED OTHERWISE.
10. ALL SITE FILL SHALL MEET SELECTED FILL STANDARDS UNLESS NOTED OTHERWISE ON THE DRAWINGS.
11. CONTRACTOR TO GRADE ALL AREAS ON THE SITE TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND IMPERVIOUS SURFACES.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER INSTALLATION, MONITORING, MAINTENANCE AND REMOVAL OF ALL TEMPORARY EROSION CONTROL MEASURES AND TAKING PRECAUTIONARY STEPS TO AVOID ANY SEDIMENT TRANSFER TO NEIGHBORING SITES OR WATERS OF THE STATE.

EPSC NOTES

1. THE CONTRACTOR SHALL NOTIFY THE OWNER AT LEAST 48-HOURS PRIOR TO ANY EARTH DISTURBING ACTIVITIES SUCH THAT THE OWNER CAN:
 - A. CONTACT BURLINGTON DEPARTMENT OF PUBLIC WORKS AT LEAST 24-HOURS PRIOR TO ANY EARTH DISTURBING ACTIVITIES
 - B. SUBMIT THE NAME, EMAIL AND CELL PHONE NUMBER OF THE EROSION CONTROL COORDINATOR FOR THE PROJECT AND
 - C. WILL POST THE EROSION PREVENTION AND SEDIMENT CONTROL PLAN NOTICE IN FULL VIEW AT ALL TIMES DURING EARTH DISTURBANCE.
2. THE FOLLOWING MANAGEMENT PRACTICES INSTALLED, PRIOR TO BEGINNING EARTHWORK IN ANY GIVEN AREA; SILT FENCE & CONSTRUCTION ENTRANCE.
3. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE "VERMONT DEC LOW RISK SITE HANDBOOK FOR EROSION PREVENTION & SEDIMENT CONTROL", DATED 2006.
4. DURING THE NON-WINTER CONSTRUCTION SEASON, ALL DISTURBED AREAS ARE TO BE STABILIZED (TEMPORARY OR FINAL) WITHIN 14-DAYS OF INITIAL DISTURBANCE. AFTER THIS TIME, ANY DISTURBANCE WITHIN THIS WORK AREA MUST BE STABILIZED AT THE END OF EACH WORK DAY, WITH THE FOLLOWING EXCEPTIONS:
 - A. STABILIZATION IS NOT REQUIRED IF WORK IS TO CONTINUE IN THE AREA WITHIN 24 HOURS AND NO PRECIPITATION IS FORECAST DURING THAT PERIOD
 - B. WORK IS OCCURRING WITHIN A SELF-CONTAINED EXCAVATION, 2-FEET OR MORE IN DEPTH.
6. IN NO CASE SHALL SOIL BE EXPOSED FOR MORE THAN 14 DAY WITHOUT BEING STABILIZED.
7. ALL DISTURBED AREAS ARE TO BE PERMANENTLY STABILIZED WITHIN 48 HOURS OF FINAL GRADING.
8. THE PERIMETER OF THE SITE AND ALL BMPs SHALL BE INSPECTED AT THE END OF EACH WORK DAY TO ENSURE SEDIMENT DOES NOT LEAVE THE SITE. IF SEDIMENT HAS TRAVELED BEYOND THE PROJECT LIMITS, IT SHALL BE RELOCATED IN AN UPGRADEMENT AREA ON SITE AT THE END OF EACH WORK DAY.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAILY INSPECTION OF THE ADJACENT ROADWAYS FOR OFF-SITE TRACKING OF SOIL MATERIALS. SOIL, STONE, AND DEBRIS FOUND LEAVING THE SITE ARE TO BE REMOVED (WHEN FOUND) BY SWEEPING AT THE END OF EACH CONSTRUCTION DAY, OR MORE FREQUENTLY WHEN NEEDED TO PREVENT IMPACTS TO ADJACENT ROADS AND SIDEWALKS.
10. ALL STABILIZATION INVOLVING SEEDING IS TO BE COMPLETED BY SEPTEMBER 15TH.
11. THE OWNER SHALL BE NOTIFIED WHEN SITE WORK IS COMPLETED AND THE SITE IS STABILIZED. THE OWNER WILL COORDINATE WITH BURLINGTON DEPARTMENT OF PUBLIC WORKS TO SCHEDULE A STABILIZATION INSPECTION.
12. THE PERIOD BETWEEN NOVEMBER 1ST AND APRIL 15TH IS CONSIDERED THE "WINTER CONSTRUCTION PERIOD". IF SOILS WILL BE EXPOSED AFTER NOVEMBER 1ST, A PLAN FOR WINTER CONSTRUCTION MUST BE DEVELOPED BY THE CONTRACTOR AND SUBMITTED TO THE ENGINEER ON OR BEFORE OCTOBER 1ST. THE CONTRACTOR SHALL ENSURE SEDIMENT CONTROL IS INSTALLED PRIOR TO THE SOIL FREEZING. AN INSPECTION WILL BE REQUIRED IF THE PROJECT IS COMPLETED DURING THE WINTER MONTHS TO ENSURE THE SITE IS SECURED FOR THE REMAINDER OF THE SEASON.
13. DURING THE WINTER CONSTRUCTION SEASON, ANY NEW DISTURBANCE MUST BE STABILIZED (TEMPORARY OR FINAL) AT THE END OF EACH WORK DAY, WITH THE FOLLOWING EXCEPTIONS:
 - A. STABILIZATION IS NOT REQUIRED IF WORK IS TO CONTINUE IN THE AREA WITHIN 24 HOURS AND NO PRECIPITATION IS FORECAST DURING THAT PERIOD
 - B. WORK IS OCCURRING WITHIN A SELF-CONTAINED EXCAVATION, 2-FFET OR MORE IN DEPTH

ZONING TABLE

RESIDENTIAL LOW DENSITY ZONING DISTRICT
(WITHIN NON-DESIGN REVIEW PORTION)

	REGULATION	EXISTING	PROPOSED
LOT COVERAGE	MAXIMUM 35%	10.8%	12.4%
FRONT YARD SETBACK	AVG. OF 2 ADJ. LOTS	61.7'±	61.7'±
SIDE YARD SETBACK	MINIMUM 10% OF WIDTH OR AVG. OF 2 ADJ. LOTS 20' MAXIMUM REQUIRED	13'±	13'±
REAR YARD SETBACK	MINIMUM 25% OF DEPTH NO LESS THAN 20' 75' MAXIMUM REQUIRED	24'±	24'±
BUILDING HEIGHT	35' MAXIMUM	-	-

LEGEND

PROPOSED FEATURES

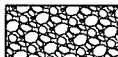
- +100.5 SPOT ELEVATION
→ DIRECTION OF FLOW
BRUSH/TREELINE
100 5' CONTOUR INTERVAL
101 1' CONTOUR INTERVAL
PROPOSED ADDITION
PROPOSED DECK
RELOCATED TREE/BUSH

SURFACES LEGEND

- PROPOSED BUILDING
PROPOSED WOOD DECK
RECONFIGURED WOOD DECK
PROPOSED GRAVEL DRIVE/PARKING

EPSC LEGEND

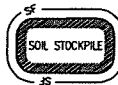
EROSION PREVENTION AND SEDIMENT CONTROL STRATEGY
THE FOLLOWING TECHNIQUES WILL BE UTILIZED AS PART OF A SEDIMENT AND EROSION CONTROL PLAN:



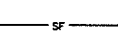
TEMPORARY STABILIZED CONSTRUCTION ENTRANCE
THIS STRUCTURAL MEASURE IS A STABILIZED PAD OF AGGREGATE UNDERLAIN WITH FILTER FABRIC LOCATED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE TO OR FROM A PUBLIC RIGHT-OF-WAY. THE PURPOSE OF A STABILIZED CONSTRUCTION ENTRANCE IS TO REDUCE OR ELIMINATE THE TRACKING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY OR STREETS. THIS WILL REMAIN IN PLACE AND BE MAINTAINED UNTIL THE PROJECT SITE HAS BEEN PERMANENTLY STABILIZED. ONCE REMOVED, THE IMPACTED AREA SHALL BE SEEDED AND MULCHED.



TEMPORARY STAGING AND WASTE AREAS (APPROXIMATE)
THESE ARE APPROVED LOCATIONS WHERE NON-SOIL, NON-ERODIBLE MATERIALS MAY BE STORED. SOILS SHALL NOT BE STORED IN THESE AREAS.



TEMPORARY SOIL STOCKPILE AREAS (APPROXIMATE)
THESE ARE APPROVED LOCATIONS WHERE TOPSOIL AND OTHER SOIL MATERIALS MAY BE STORED. THESE STOCKPILES WILL BE PROTECTED FROM EROSION BY A NUMBER OF METHODS, INCLUDING INSTALLING SILT FENCING AROUND THE DOWN GRADIENT PERIMETER OF THE STOCKPILE AND SEEDING AND MULCHING THE STOCKPILE WHEN NOT IN USE FOR MORE THAN FIVE DAYS.



TEMPORARY SILT FENCING
THIS STRUCTURAL MEASURE IS A TEMPORARY BARRIER OF GEOTEXTILE FABRIC USED TO INTERCEPT SEDIMENT LADEN RUNOFF FROM SMALL DRAINAGE AREAS OF DISTURBED SOIL. IT IS INSTALLED ALONG THE DOWNHILL SIDE OF SITE DISTURBANCE LIMITS. PERIMETER OF IMPACTED AREAS AND ALONG THE BASE OF THE FILL SLOPES. SILT FENCING IS EFFECTIVE IN REDUCING STORMWATER RUNOFF VELOCITIES, ASSIST IN THE DEPOSITION OF TRANSPORTED SEDIMENT LOAD AND PREVENT EROSION OF SOILS ONTO ADJACENT AREAS. THESE WILL REMAIN IN PLACE AND BE MAINTAINED UNTIL THE PROJECT SITE HAS BEEN PERMANENTLY STABILIZED.

LIMITS OF CONSTRUCTION
THE CONTRACTOR SHALL CONTAIN ANY EARTH MOVING ACTIVITIES WITHIN THE DESIGNATED LIMITS SHOWN ON THIS PLAN.

REFER TO SHEET 1.0 FOR SURVEY NOTES AND
SHEET 2.0 FOR EROSION PREVENTION &
SEDIMENT CONTROL DETAILS

GRAPHIC SCALE



1 inch = 10 ft.
for sheet size 24" x 36"
NOT TO SCALE

FOR PERMIT REVIEW ONLY
NOT FOR CONSTRUCTION
06/20/2017

Stamp

Checked By: PG

Rev. No. 1

Description

07/12/2017 PARKING SPACES

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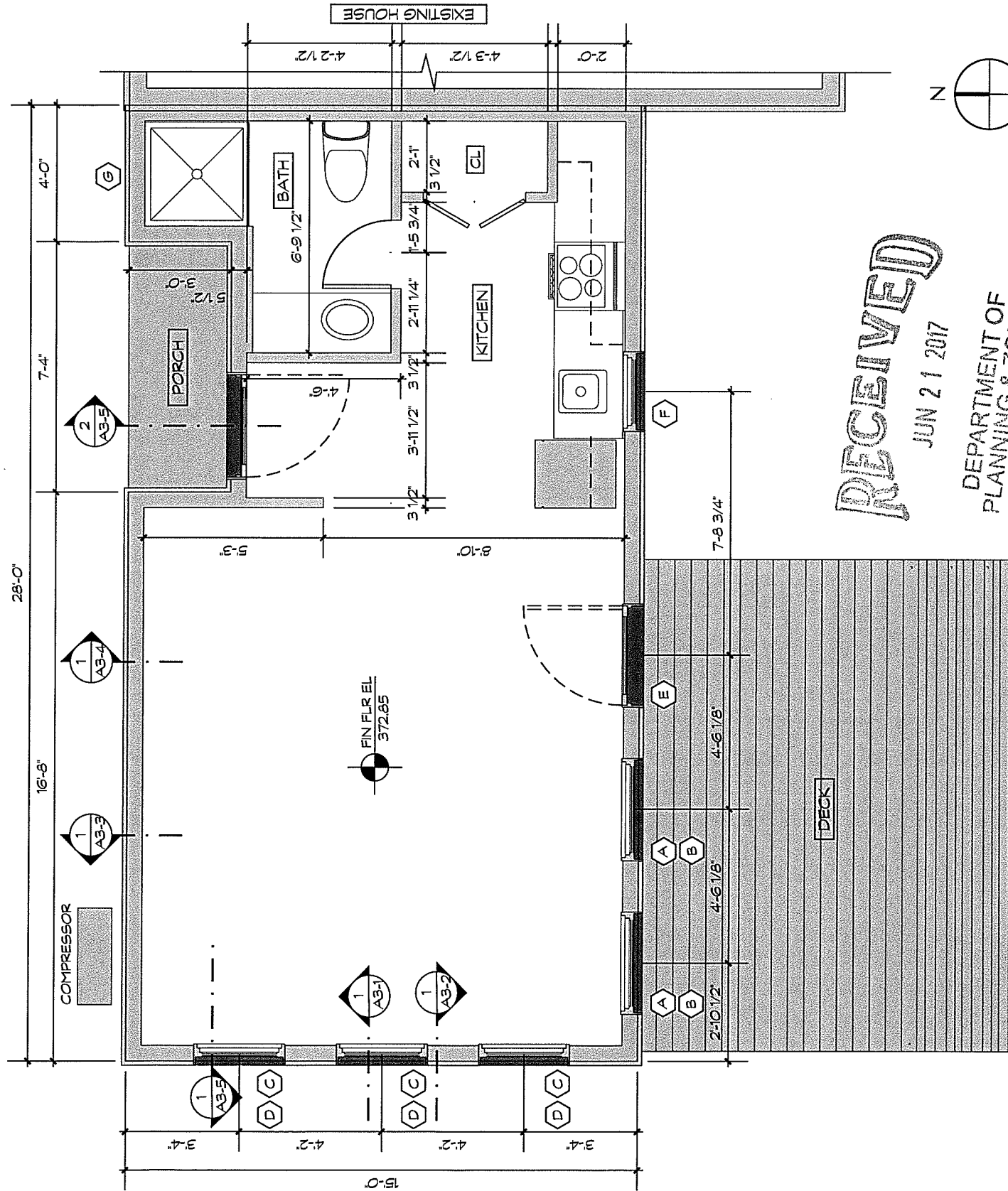


Floor Plan

Revision
Date: 6/19/17
Scale: 1/4"=1'-0"

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Wadhams Addition
Burlington, VT



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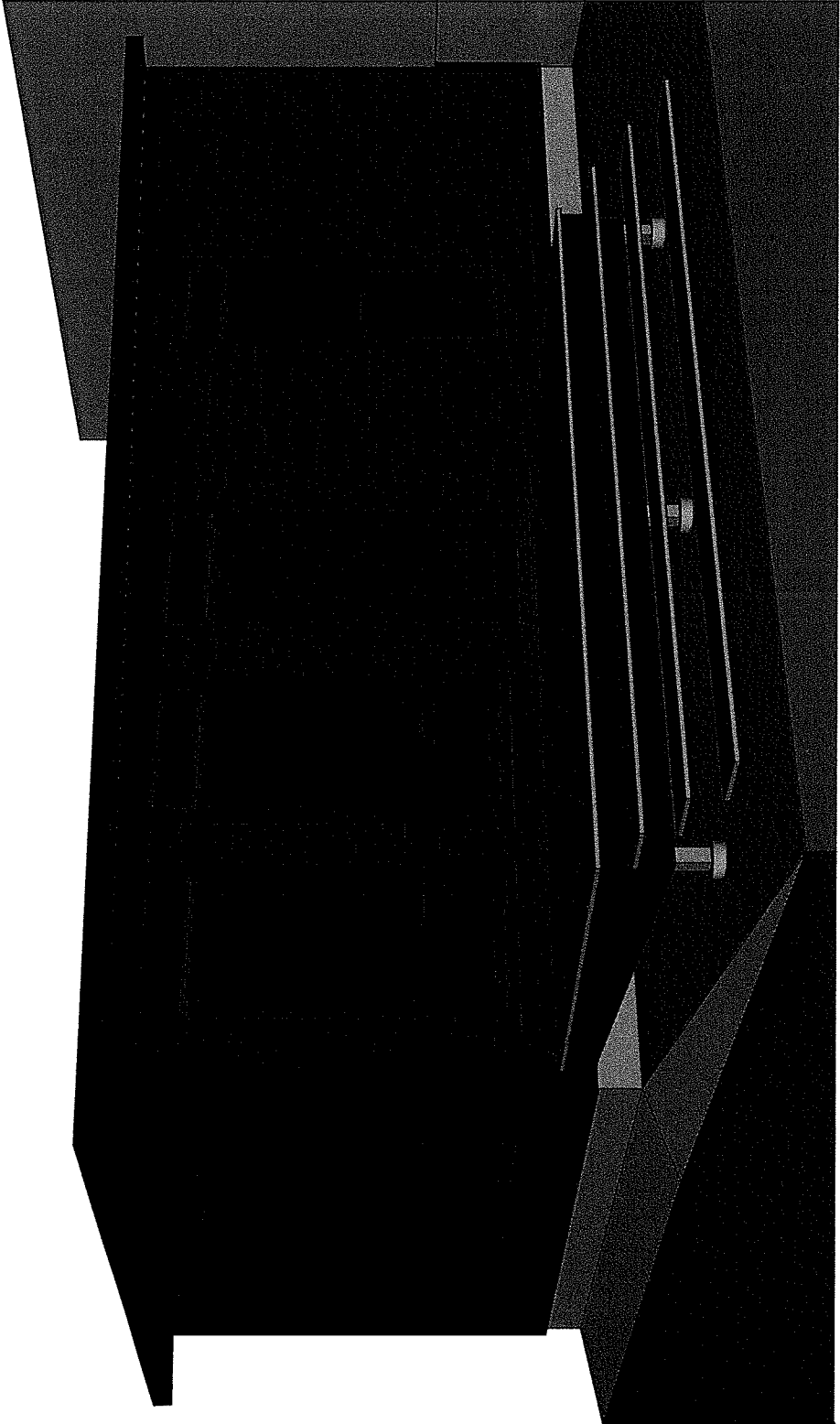
A2.4

View
From SW

Revision
Date: 6/19/17
Scale: Not to Scale

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A2.5

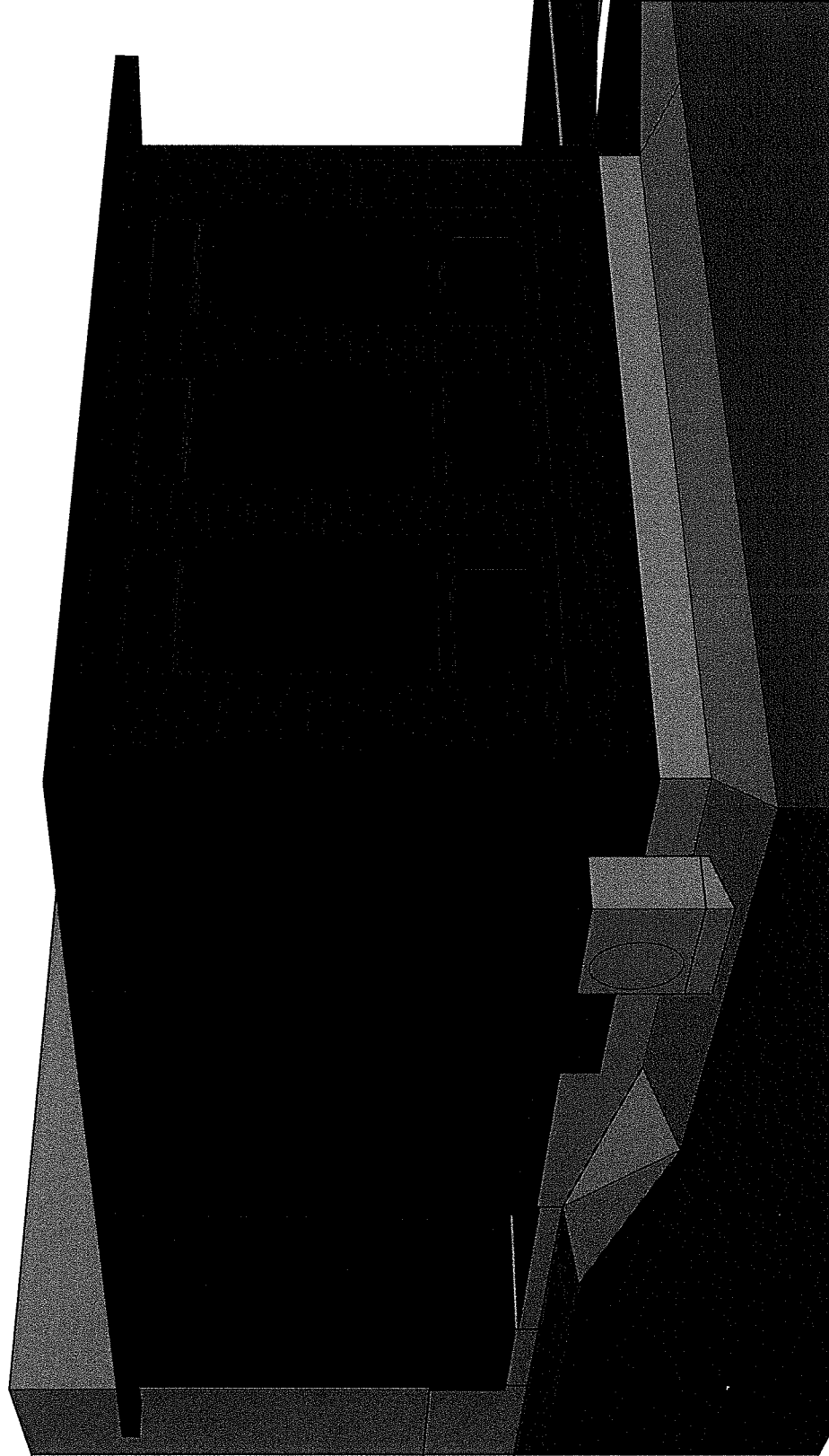
View
From NW

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Date: 6/19/17
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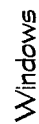
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JUN 21 2017

DEPARTMENT OF



KEY	BRAND	TYPE	MOD #	UNIT SIZE WxH	R.O. WxH
A	INTEGRITY	CASEMENT	ICA 3755	3'-0" x 4'-7 1/8"	3'-1" x 4'-7 5/8"
B	INTEGRITY	AWNING	IAWN 3719	3'-0" x 1'-7 1/8"	3'-1" x 1'-7 5/8"
C	INTEGRITY	AWNING	IAWN 3319	2'-8" x 1'-7 1/8"	2'-9" x 1'-7 5/8"
D	INTEGRITY	CASEMENT	ICA 3355	2'-8" x 4'-7 1/8"	2'-9" x 4'-7 5/8"
E	INTEGRITY	INSWING DOOR	IIFD 3068	3'-0 5/16" x 6'-10"	3'-0 15/16" x 6'-10 1/2"
F	INTEGRITY	CASEMENT	ICA 2939	2'-4" x 3'-3 1/8"	2'-5" x 3'-3 5/8"

A2.2

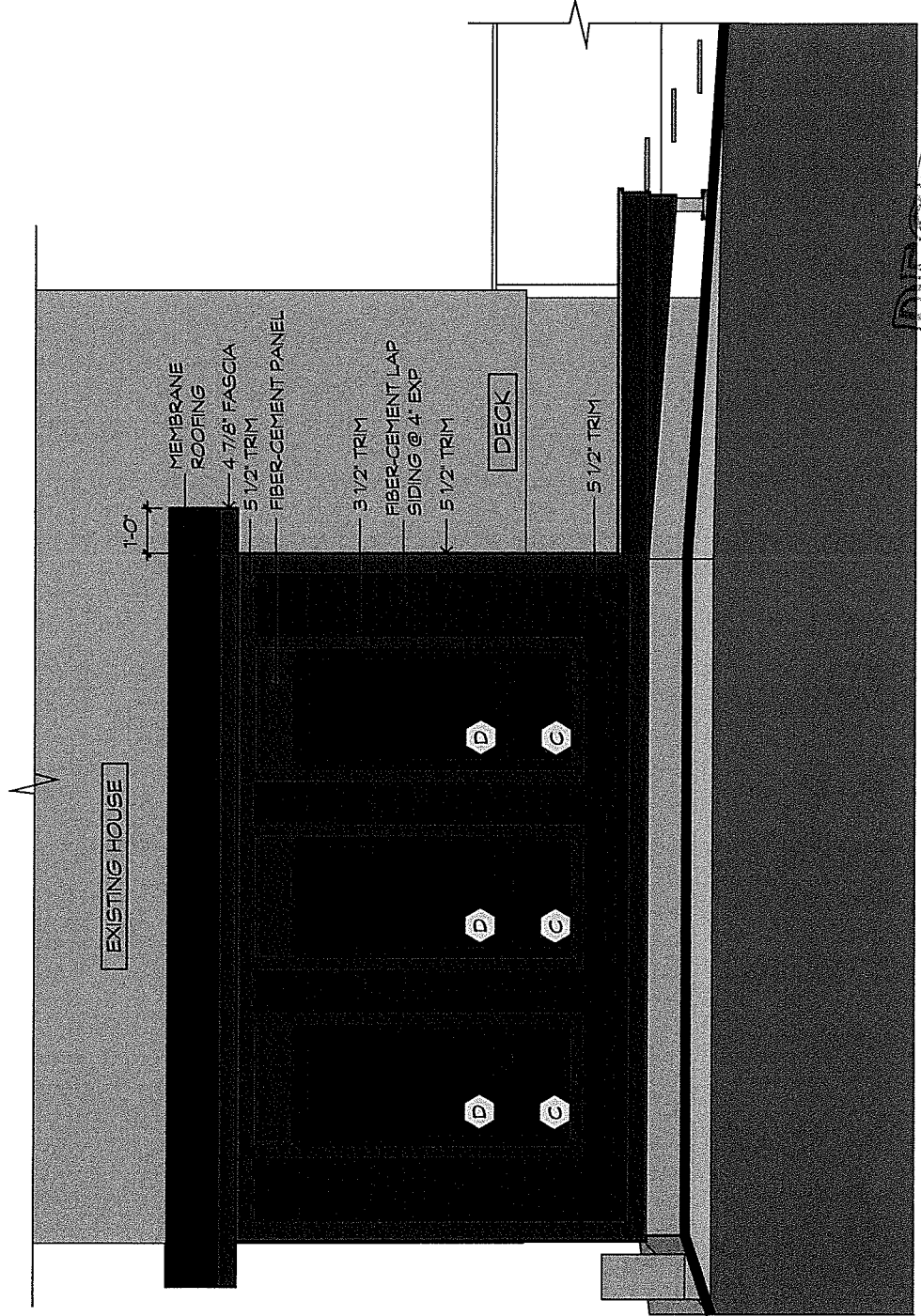
West
Elevation

Revision

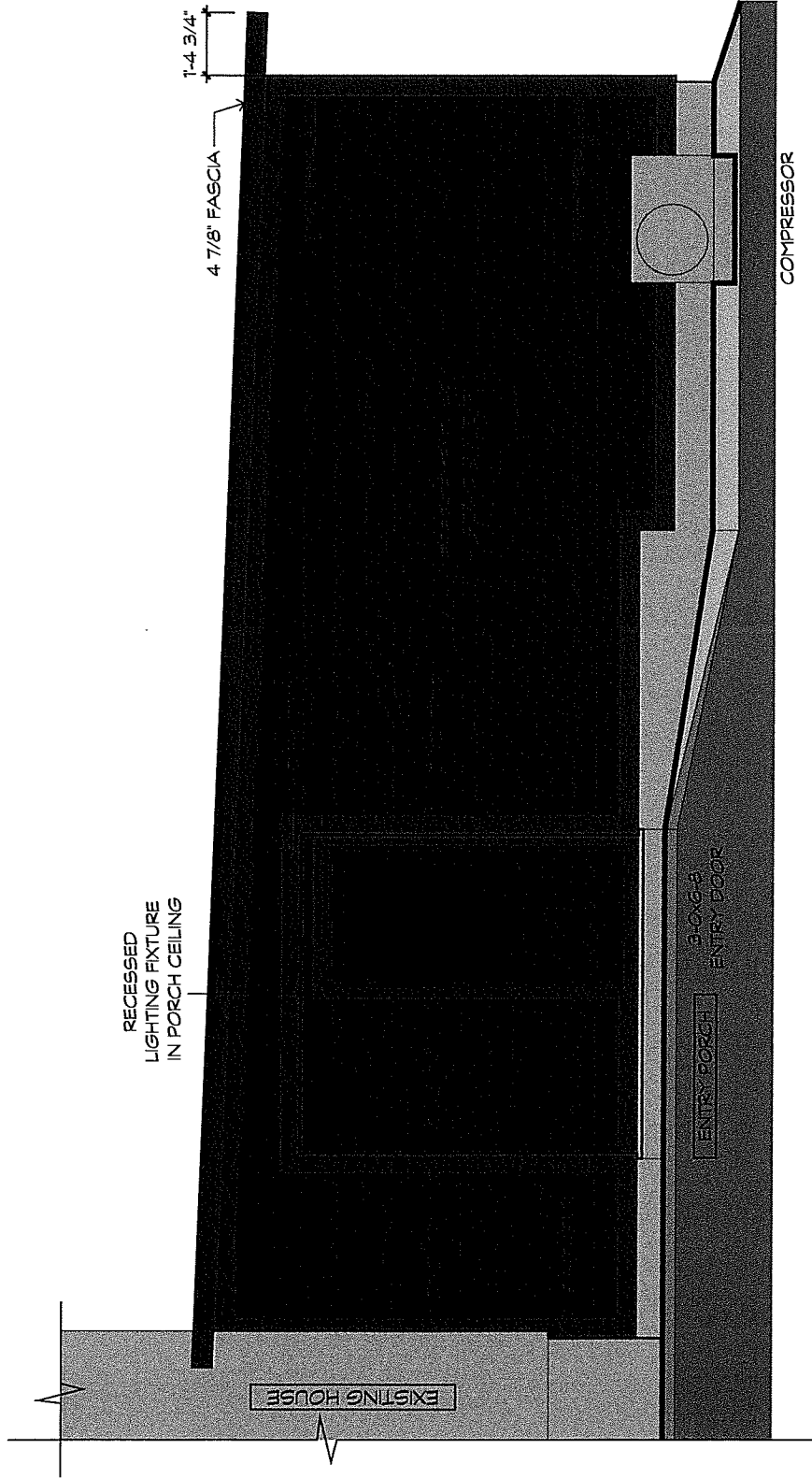
Date: 6/19/17
Scale: 1/4"=1'-0"

Wadhams Addition
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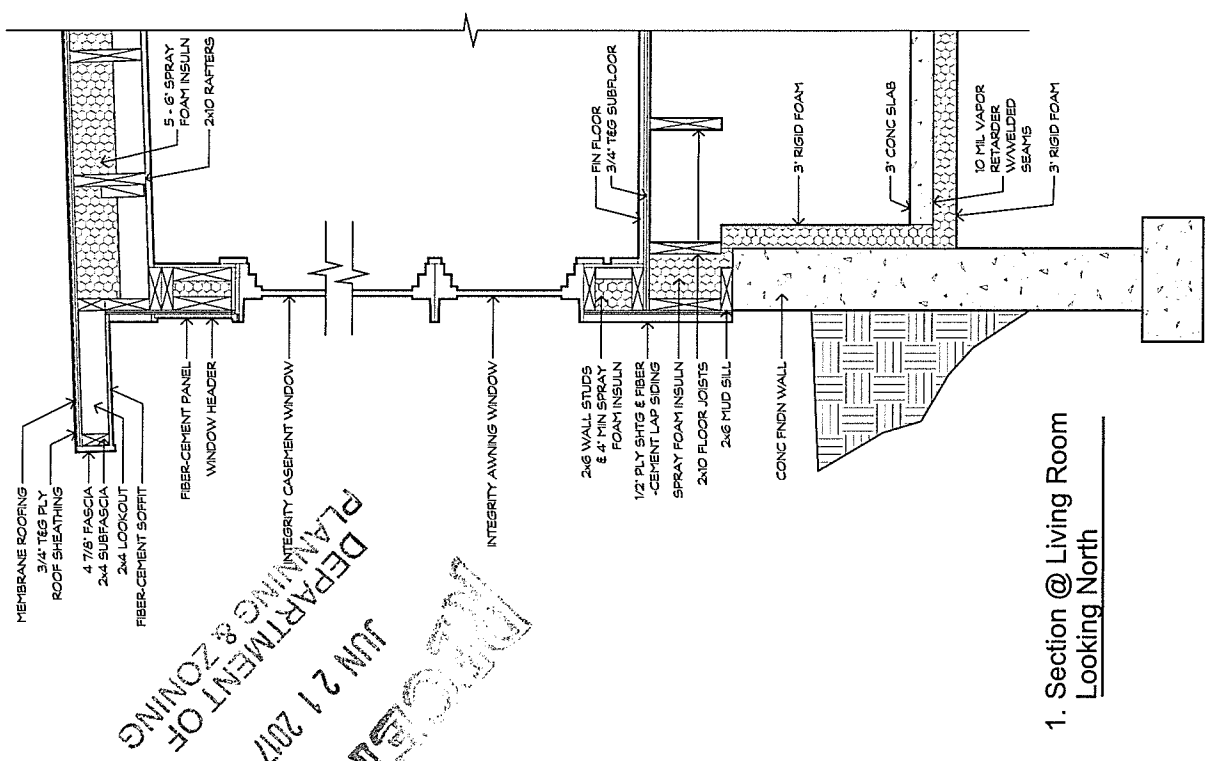
Stuart Hamilton Residential Design & Construction Consulting P.O. Box 78 Starksboro, Vermont 05487 802-453-4887 stuarthamilton@madriver.com	Wadhams Addition Burlington, VT	Revision Date: 6/19/17 Scale: 1/4"=1'-0"	North Elevation	A2.1
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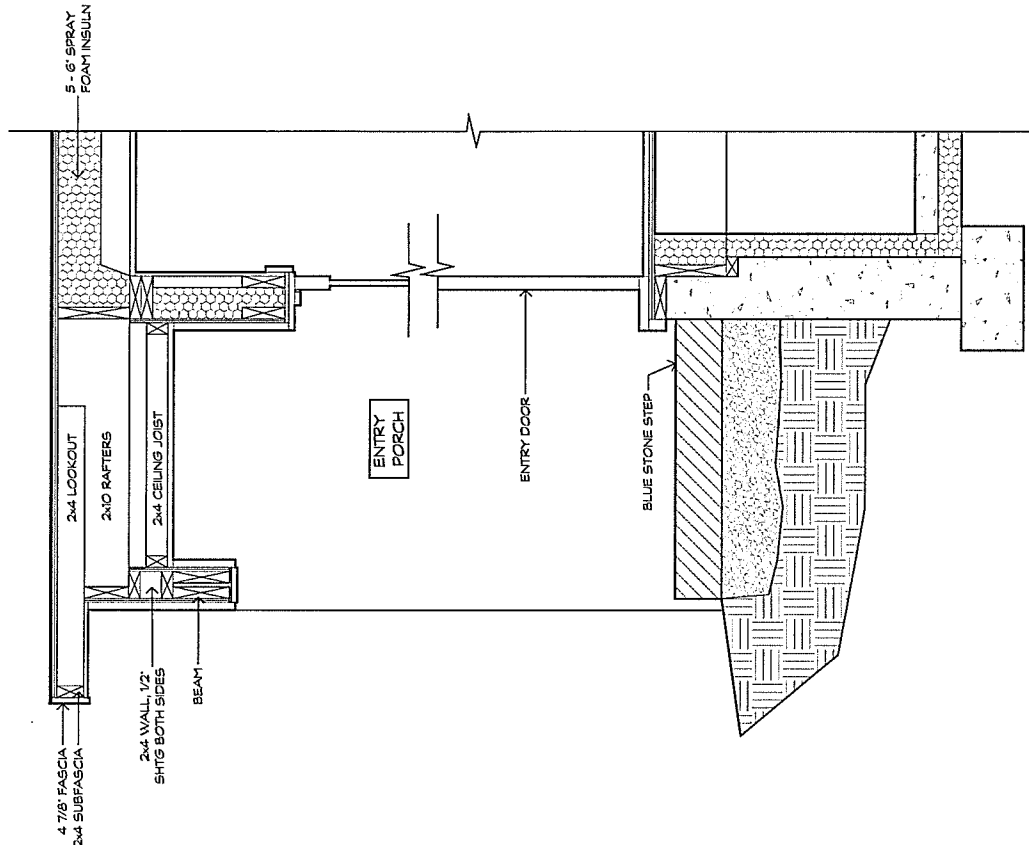
NOTE:
ALL SIDING & TRIM UNLESS
OTHERWISE NOTED IS PAINTED
FIBER-CEMENT.

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1. Section @ Living Room
Looking North



2. Section @ Entry Porch Looking East

Wadhams Addition
Burlington, VT

Revision:
Date: 6/19/17
Scale: 3/4"=1'-0"

Wall
Sections

A3.5

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STATE OF VERMONT
Division for Historic Preservation
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
Individual Structure Survey Form

SURVEY NUMBER:

597 S. Prospect

NEGATIVE FILE NUMBER:

79-A-345

UTM REFERENCES:

Zone/Easting/Northing

U.S.G.S. QUAD. MAP:

PRESENT FORMAL NAME:

ORIGINAL FORMAL NAME:

PRESENT USE: Apartments

ORIGINAL USE: ?

ARCHITECT/ENGINEER:

BUILDER/CONTRACTOR:

PHYSICAL CONDITION OF STRUCTURE

Excellent ☐ Good ☒

Fair ☐ Poor ☐

STYLE: Queen Anne/Colonial Revival

DATE BUILT:

c.1925

COUNTY: Chittenden

TOWN: Burlington

LOCATION: 597 S. Prospect

COMMON NAME:

FUNCTIONAL TYPE: Dwelling

OWNER: Mack, Jack & Theresa

ADDRESS: 597 S. Prospect

ACCESSIBILITY TO PUBLIC:

Yes ☐ No ☒ Restricted ☐

LEVEL OF SIGNIFICANCE:

Local ☒ State ☐ National ☐

GENERAL DESCRIPTION:

Structural System

1. Foundation: Stone ☒ Brick ☐ Concrete ☐ Concrete Block ☐

2. Wall Structure

a. Wood Frame: Post & Beam ☐ Balloon ☒

b. Load Bearing Masonry: Brick ☐ Stone ☐ Concrete ☐

Concrete Block ☐

c. Iron ☐ d. Steel ☐ e. Other:

3. Wall Covering: Clapboard ☒ Board & Batten ☐ Wood Shingle

Shiplap ☐ Novelty ☐ Asbestos Shingle ☐ Sheet Metal ☐

Aluminum ☐ Asphalt Shingle ☐ Brick Veneer ☐ Stone Veneer

Bonding Pattern: Other:

4. Roof Structure

a. Truss: Wood ☒ Iron ☐ Steel ☐ Concrete ☐

b. Other:

5. Roof Covering: Slate ☐ Wood Shingle ☐ Asphalt Shingle ☐

Sheet Metal ☐ Built Up ☐ Rolled ☐ Tile ☐ Other:

6. Engineering Structure:

7. Other:

Appendages: Porches ☒ Towers ☐ Cupolas ☐ Dormers ☒ Chimneys ☒

Sheds ☐ Ells ☐ Wings ☐ Bay Window ☐ Other:

Roof Style: Gable ☒ Hip ☐ Shed ☐ Flat ☐ Mansard ☐ Gambrel ☐

Jerkinhead ☐ Saw Tooth ☐ With Monitor ☐ With Bellcast ☐

With Parapet ☐ With False Front ☐ Other:

Number of Stories: 2½

Number of Bays: 2x5

Entrance Location: right

Approximate Dimensions: 20x45

THREAT TO STRUCTURE:

No Threat ☒ Zoning ☐ Roads ☐

Development ☐ Deterioration ☐

Alteration ☐ Other:

LOCAL ATTITUDES:

Positive ☐ Negative ☐

Mixed ☐ Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

Front gable has bracketed pediment. Irregular fenestration has Queen Anne and 1/1 sash. Shingled wall enrichments, rear 2nd story sun porch, 2-bay Colonial Revival entrance porch.

RELATED STRUCTURES: (Describe)

STATEMENT OF SIGNIFICANCE:

This structure may have originally been a auxiliary building for the old Clark estate (Overlake Day School, now burned) - perhaps to house employees, guests, family, or rent-paying tenants. It seems to appear on the 1890 map, (the Queen Anne features such as the fenestration, shingling make this date conceivable.) However, the massing, rear sun/sleeping porches, and Colonial Revival front porch suggest a later alteration, perhaps c.1925.

REFERENCES:

1890, Sanborn maps, city directories.

MAP: (Indicate North in Circle)



SURROUNDING ENVIRONMENT:

Open Land ☐ Woodland ☐
Scattered Buildings ☐
Moderately Built Up ☒
Densely Built Up ☐
Residential ☒ Commercial ☐
Agricultural ☐ Industrial ☐
Roadside Strip Development ☐
Other: Golf Course

RECORDED BY:

John C. Page

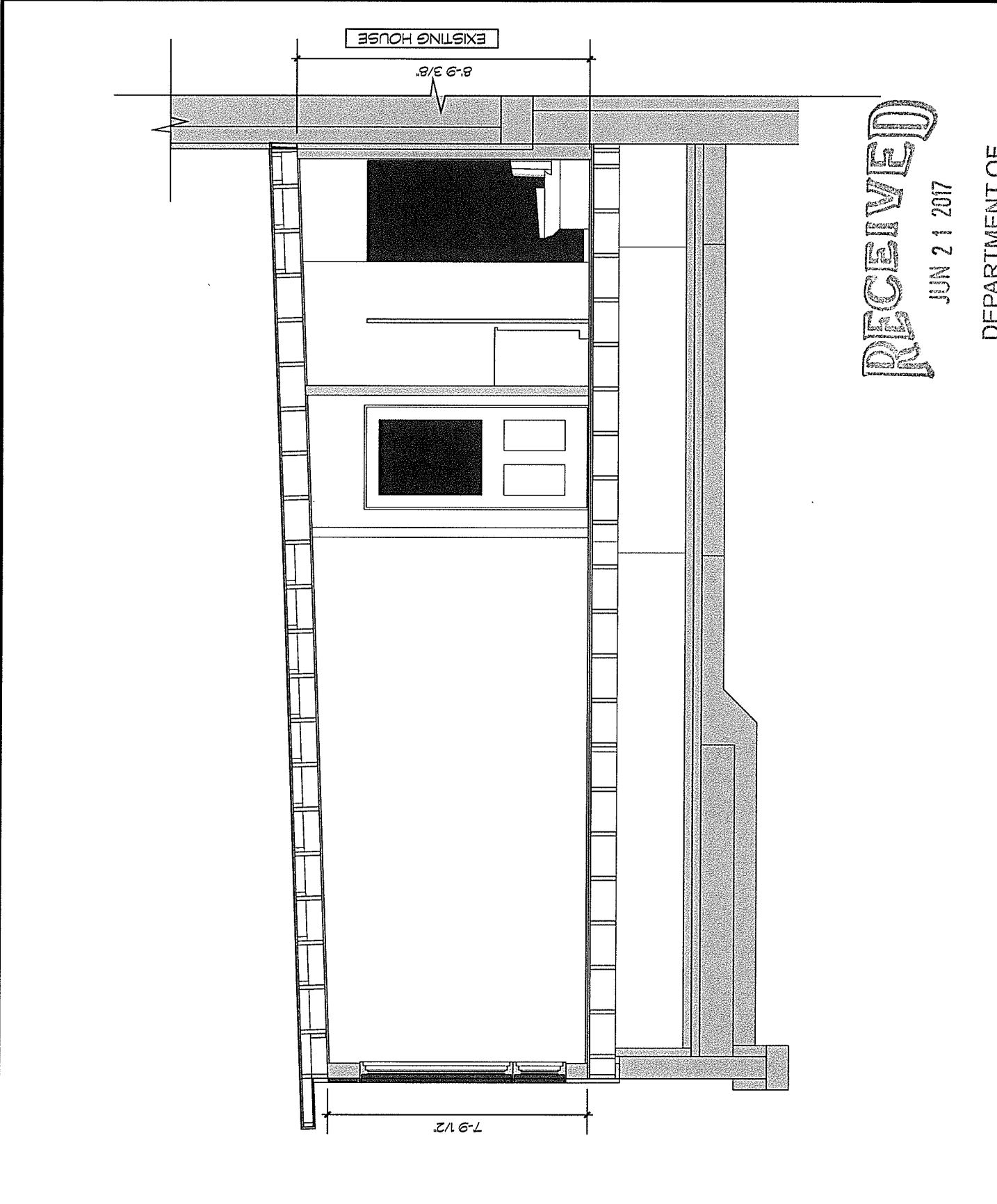
ORGANIZATION:

Vt. Div. for Historic Preservation

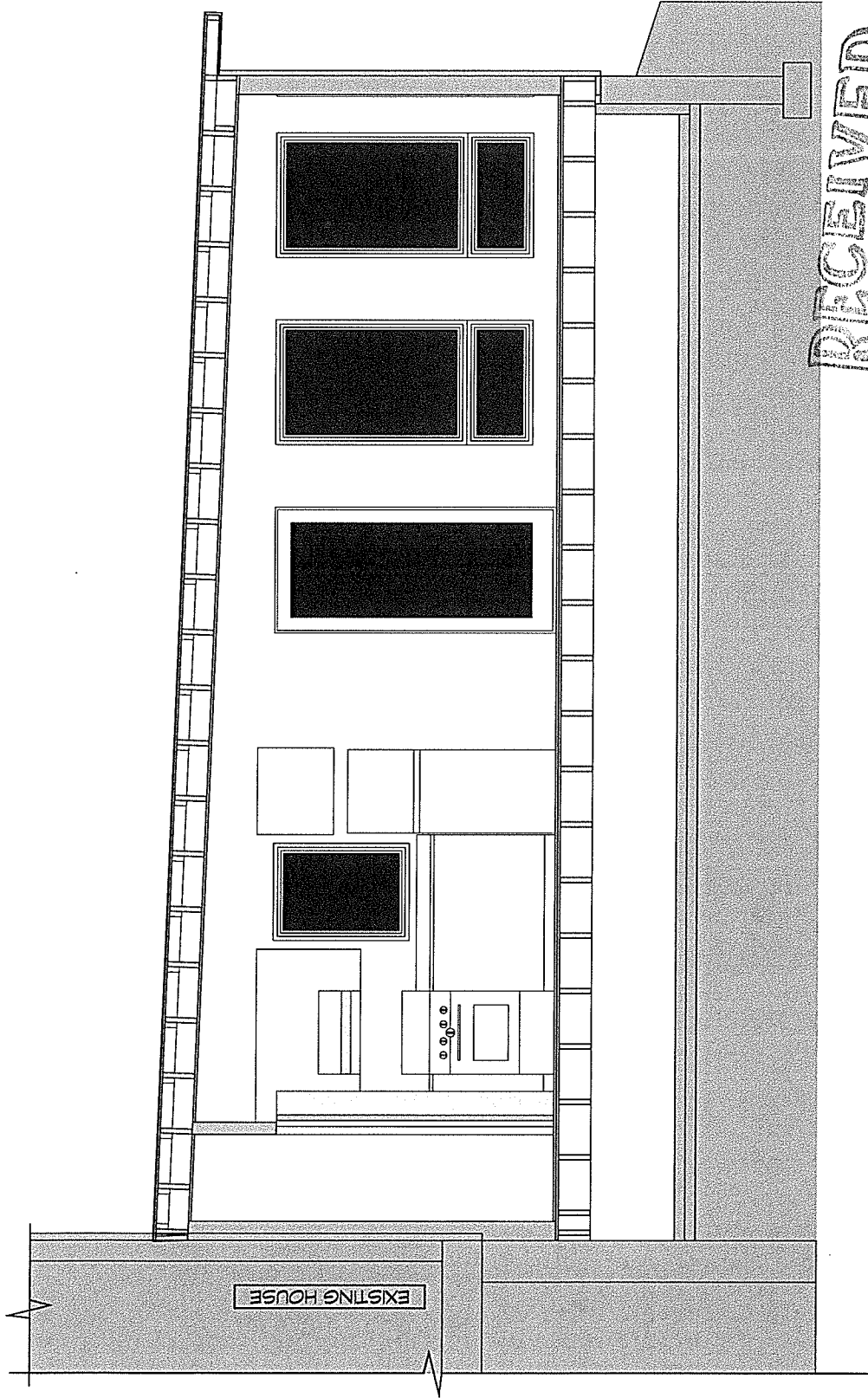
DATE RECORDED:

6/79

A3.1	Section Looking North	Revision Date: 6/19/17 Scale: 1/4"=1'-0"	Wadhams Addition Burlington, VT	Stuart Hamilton Residential Design & Construction Consulting P.O. Box 78 Starksboro, Vermont 05487 stuarthamilton@madriver.com
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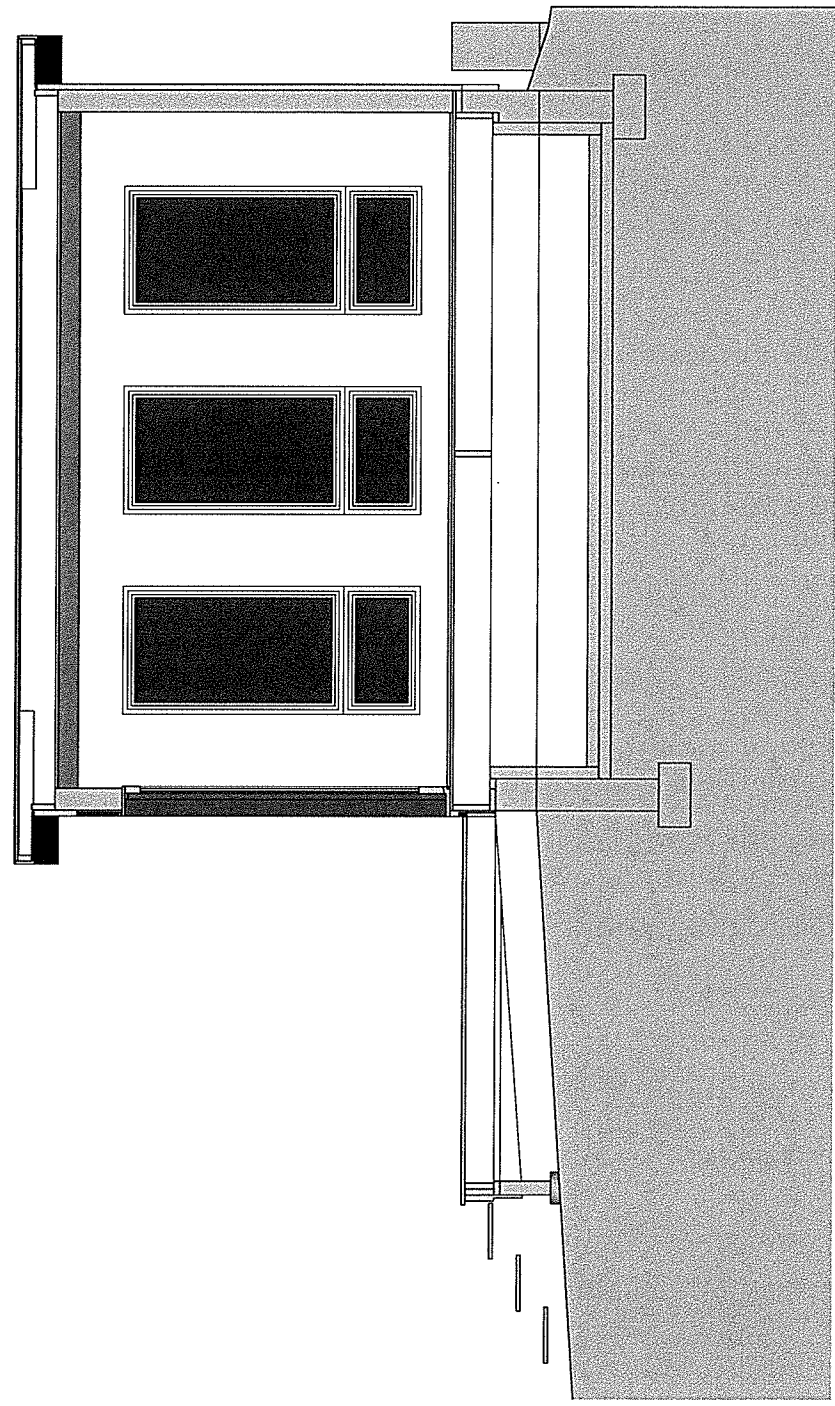
A3.3

Section
Looking
West

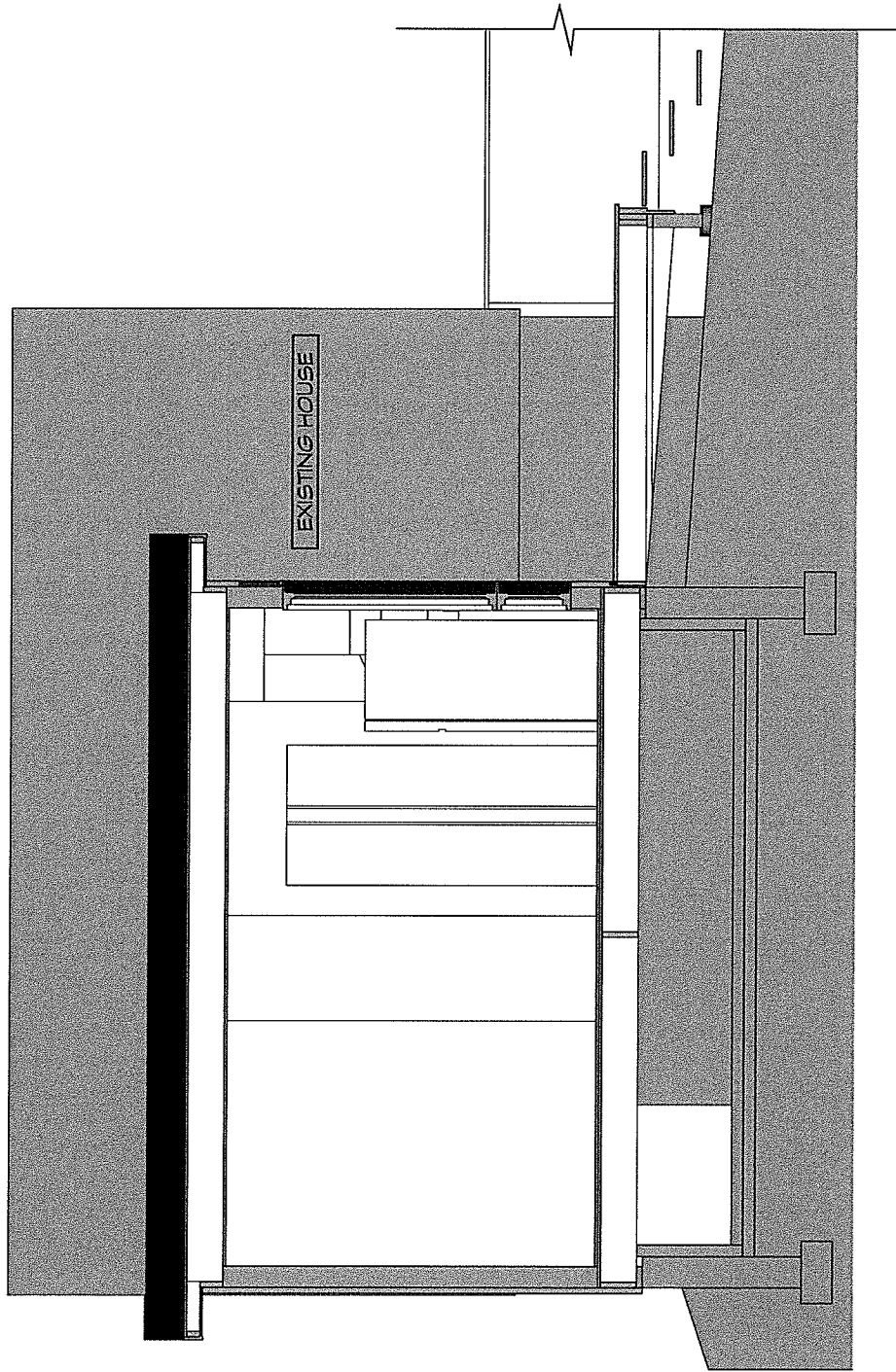
Revision
Date: 6/19/17
Scale: 1/4"=1'-0"

Wadhams Addition
Burlington, VT

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Starksboro, Vermont 05487
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stuarthamilton@madriver.com



A3.4	Section Looking East	Revision Date: 6/19/17 Scale: 1/4"=1'-0"	Wadhams Addition Burlington, VT	Stuart Hamilton Residential Design & Construction Consulting P.O. Box 78 Starksboro, Vermont 05487 802-453-4887 stuarthamilton@madriver.com
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DEPARTMENT OF
PLANNING & CONSTRUCTION

Department of Planning and Zoning

149 Church Street

Burlington, VT 05401

<http://www.burlingtonvt.gov/PZ/>

Telephone: (802) 865-7188

(802) 865-7195 (FAX)

David E. White, AICP, Director
Meagan Tuttle, AICP, Comprehensive Planner
Jay Appleton, Senior GIS/IT Programmer/Analyst
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Ryan Morrison, CFM, Associate Planner
Layne Darfler, Planning Technician
Anita Wade, Zoning Clerk



MEMORANDUM

To: Development Review Board

From: Mary O'Neil, AICP, Principal Planner

Date: August 1, 2017

RE: ZP17-1310CA/CU; 597 South Prospect Street

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

File: ZP17-1301CA/CU

Location: 597 South Prospect Street

Zone: RL **Ward:** 6S

Date application accepted: June 21, 2017

Applicant/ Owner: Emily E. Wadhams

Request: Construct 420 sf. one story addition to a single family house as Accessory Dwelling Unit.

Relocation of porch and existing landscaping.

Background:

- Zoning Permit 16-0461FC; replace existing fence with new fence in same location, different design. October 2015.
- Zoning Permit 02-108; remove rear porch and replace with new deck and steps. Remove and replace vinyl siding with wood clapboards. August 2001.
- Zoning Permit 02-107; home occupation for office (financial consulting) use. August 2001.
- Zoning Permit 98-471; installation of a stockade style fence in the front yard. April 1998. Zoning Permit 88-148; installation of handicap ramp. November 1988.



Overview: 597 South Prospect Street is an existing single family home on a large lot. The application proposes an attached accessory dwelling unit. As the request includes an expansion in habitable area of the existing dwelling for purposes of establishing an Accessory Dwelling Unit, Conditional Use review is required.

Applicable regulations: Article 3 (Applications Permits and Project Reviews), Article 4 (Zoning Maps and Districts), Article 5 (Citywide General Regulations), Article 6 (Development Review Standards), Article 8 (Parking) and Article 13 (Definitions.)

Recommendation:

Conditional Use and Certificate of Appropriateness Consent approval, per the following findings and Conditions:

I. Findings

Article 3: Applications, Permit and Project Reviews

Part 5: Conditional Use

Section 3.5.6 Review Criteria

(a) Conditional Use Review Standards (as adopted by City Council 8.10.2015)

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

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

An addition to an existing single family home in a residential zoning district will not result in an undue adverse effect on existing or planned public facilities. **Affirmative finding.**

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

This is a residential zoning district; the proposed addition to an existing single family home to include an accessory dwelling unit is in concert with the district and the Municipal Development Plan:

- *Support the development of additional housing opportunities within the city...* [MDP, Housing Plan, Page IX-1.]
- *Encourage a wide range of housing options to meet different and changing needs of households with children, the elderly, people with disabilities and moderate and low income households.* [MDP, Housing Plan, Page IX-1.]
- *Conserve the existing elements and design of its established neighborhoods.* [MDP, Historic Preservation, Page IV-1.]
- *Support the creation of new rental and owner-occupied housing on every parcel of land in Burlington that is zoned for residential development at the number of units allowed by zoning.* [MDP, Housing Plan, Page IX-12.]

Affirmative finding.

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

An addition to an existing single family home for the purposes of providing an accessory dwelling unit will have no discernable nuisance impacts greater than typically generated by other residences in the neighborhood. **Affirmative finding.**

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

The required addition of a single parking space for the accessory dwelling unit will have no measureable impact on transportation systems, street level of service or other performance measures. South Prospect Street is an established thoroughfare; existing sidewalks are on the opposite side of the street but an existing walkway on the parcel leads to the public right-of-way. The site plan defines a third parking space placed next to the existing driveway in the front yard. The DRB has previously overturned a staff denial for what staff interpreted as front yard parking: As similarly arranged, the plan may be deemed acceptable. **Affirmative finding.**
and

5. *The utilization of renewable energy resources;*
No part of this application will prevent the use of wind, solar, water, geothermal or other renewable energy resource. **Affirmative finding.**
and

6. *Any standards or factors set forth in existing City bylaws and city and state ordinances.*
The applicant will be required to provide a letter from the Department of Public Works confirming adequate water and sewer capacity for the new accessory dwelling unit. Additionally, Withhold Permit standards (Section 2.7.8) shall require that any zoning violations be remedied and any permits issued after July 13, 1989 be closed out.
Affirmative finding as conditioned.

(c) Conditions of Approval

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

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

A heating pump is proposed on the north elevation of the addition. Modeling suggests that the unit may be hidden by grade. If visible from the streetfront, landscape screening is recommended.

Affirmative finding if conditioned.

2. *Time limits for construction.*

The permit will have a two-year life from the date of approval. Reference is made to Section 3.2.9 (d). **Affirmative finding as conditioned.**

3. *Hours of operation and/or construction to reduce the impact on surrounding properties.*
Residential use has no limitation on hours of operation.

Construction shall be limited Monday-Friday 7:30- 5:30 pm, with indoor work only on Saturdays. No construction shall occur on Sundays. **Affirmative finding as conditioned.**

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

Any enlargement will be reviewed under the zoning regulations in effect at that time.

Affirmative finding.

and

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

Any other performance standards are at the discretion of the Development Review Board.

Article 4: Zoning Maps and Districts

Section 4.4.5 Residential Districts

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

597 South Prospect Street exceeds the required minimum lot size of 6,000 sf and required lot frontage of 60'. **Affirmative finding.**

Table 4.4.5-3 Residential District Dimensional Standards

Zoning District	Max. Lot Coverage ¹	Setbacks ^{1, 3, 4, 5, 6}				
		Front ²	Side ³	Rear	Waterfront	Max. Height ¹
RL; WRL	35%	Min/Max: Ave. of 2 adjacent lots on both sides +/- 5-feet	Min: 10% of lot width or ave. of side yard setback of 2 adjacent lots on both sides Max required: 20'	Min: 25% of lot depth but in no event less than 20' Max required: 75-feet	Min: 75' feet from the ordinary high water mark of Lake Champlain and the Winooski River	35-feet
597 South Prospect St.	10.8% existing; 12.4% proposed	No change	12' on north boundary line; meets 10% property width of 120'.	Meets 25% of lot depth of 24'; addition between 76-86' from boundary line..	N/A	< 35'

Affirmative finding.

Article 5: Citywide General Regulations

Section 5.2.1 Existing Small Lots

Not applicable.

Section 5.2.2 Required Frontage or Access

This is an existing driveway, which the application proposes to further expand in front of the principal residence to accommodate a third parking space. The driveway will not exceed 18' in width and the arrangement has previously been found acceptable by the DRB (ZP06-778 CA/AP, 1323 North Avenue.). **Affirmative finding.**

Section 5.2.3 Lot Coverage Requirements

See Table 4.4.5-3, above.

Section 5.2.4 Buildable Area Calculation

This lot does not exceed 2 acres in size. Not applicable.

Section 5.2.5 Setbacks

See Table 4.4.5-3, above.

Section 5.2.6 Building Height Limits

See Table 4.4.5-3, above.

Section 5.2.7 Density and Intensity of Development Calculations

The property will remain a single family home, but with an attached addition for an accessory dwelling unit. For purposes of density, the property remains a single family home. **Affirmative finding.**

Section 5.3.6 Nonconforming Lots

Not applicable.

Section 5.4.5 Accessory Dwelling Units

(a) Accessory Units, General Standards/Permitted Uses:

Where there is a primary structure on a lot which exists as an owner-occupied single family residence, one accessory dwelling unit, that is located within or appurtenant to such single family dwelling, shall be allowed as a permitted use if the provisions of this subsection are met. An accessory dwelling unit means an efficiency or one-bedroom apartment that is clearly subordinate to the primary dwelling, and has facilities and provisions for independent living, including sleeping, food preparation, and sanitation. No accessory unit shall be inhabited by more than 2 adult occupants. An accessory unit shall not be counted as a dwelling unit for the purposes of density calculation. Additionally, there must be compliance with all the following:

- 1. The property has sufficient wastewater capacity as certified by the department of public works;*

The applicant will be required to provide written proof of water/sewer capacity issued from the Department of Public Works. **Affirmative finding as conditioned.**

- 2. The unit does not consist of more than 30 percent of the total habitable floor area of the building, inclusive of the accessory dwelling unit;*

420 sf. is 20.66% of 2032 sf; the total finished area of both the existing single family residence (1612 sf) and the proposed apartment addition. This is within the 30% maximum allowance.

Affirmative finding.

3. *Applicable setback and coverage requirements are met;*

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

4. *One additional parking space which may be legally allocated to the accessory unit must be provided for the accessory unit;*

The site plan defines a third parking space within an expanded driveway, in front of the residence. As noted, this arrangement has previously been approved by the DRB. **Affirmative finding.**

and,

5. *A deed or instrument for the property shall be entered into the land records by the owner containing a reference to the permit granting the accessory unit prior to the issuance of the certificate of occupancy for the unit. Such reference shall identify the permit number and note that the property is subject to the permit and its terms and conditions including owner occupancy. No certificate of occupancy shall be issued for the unit unless the owner has recorded such a notice.*

This remains a condition of approval. **Affirmative finding as conditioned.**

(b) Conditional Use for Accessory Units:

If any of the following are also proposed, conditional use approval as well as development review provisions of Article 6 shall be required:

1. *A new accessory structure;*
2. *An increase in the height or habitable floor area of the existing dwelling;*
3. *An Increase in the dimensions of any parking area.*

The application proposes a new accessory structure, so Conditional Use Review applies. See Section 3.5.6 (a), above.

(c) Discontinuance of Accessory Units:

Approval of an accessory dwelling unit is contingent on owner occupancy of the single-family dwelling unit as a primary residence. For purposes of this section, owner occupancy means that, after the creation of the accessory unit all individuals listed on the deed for the property must reside in the primary unit or in the accessory unit. If either the primary unit or the accessory unit is no longer owner occupied as a primary residence, the approval for the accessory dwelling unit is void and the kitchen of the accessory dwelling unit must be removed within 90 days with the entirety of the property being occupied as a single unit. When an accessory unit that is the result of additional square footage and/or a new accessory structure is proposed to be removed, revised floor plans and a revised site plan shall be required to be submitted for review and approval. Furthermore, where additional square footage is added to a single family home for purposes of creating an accessory unit and the accessory unit is at any point discontinued, none

of the additional square footage shall be eligible for the purposes of increasing the number of unrelated adults that may be allowed to inhabit the property.

Affirmative finding as conditioned.

Sec. 5.4.8 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.

597 South Prospect Street is listed on the Vermont State Register of Historic Resources. See attached.

(b) Standards and Guidelines:

The following development standards, following the Secretary of the Interior's Standards for the Treatment of Historic Properties, shall be used in the review of all applications involving historic buildings and sites subject to the provisions of this section and the requirements for Design Review in Art 3, Part 4. The Secretary of the Interior's Standards are basic principles created to help preserve the distinctive character of a historic building and its site. They are a series of concepts about maintaining, repairing and replacing historic features, as well as designing new additions or making alterations. These Standards are intended to be applied in a reasonable manner, taking into consideration economic and technical feasibility.

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.*

Information suggests that the structure may have been associated with the Clark estate (Overlake Day School, which burned), serving a residential capacity. No change is proposed to that use.

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 original house, now restored, will be minimally impacted with the proposed new addition and then only at the point of structural contact. The original house will remain intact.

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.*

There is no introduction of false history. The building addition is clearly new and differentiated from the historic structure.

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

Not applicable.

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

The minimal contact with the existing structure lessens loss of historic fabric. The original building remains complete.

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 work proposed is not repair, but new construction.

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.*

Not applicable.

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

There has been no identification of archaeological resources at this site. Not applicable.

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.*

The new addition is clearly differentiated, and deferential in scale, location and visibility from the old.

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.*

While unlikely, it is possible to consider the minor addition reversible. **Affirmative finding.**

Article 6: Development Review Standards

Part 1: Land Division Design Standards

No land division is proposed. Not applicable.

Part 2: Site Plan Design Standards

Sec. 6.2.2 Review Standards

(a) Protection of Important Natural Features:

There is an increasing grade change in the rear yard, with extensive landscaping. The plan accommodates the proposal with relocated decks and plantings. See landscape narrative, attached. **Affirmative finding.**

(b) Topographical Alterations:

The project submission does not detail any proposed changes to topography. **Affirmative finding.**

(c) Protection of Important Public Views:

There are no protected important public views from this parcel. 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).

The property is listed on the State of Vermont Register of Historic Resources. See Section 5.4.8, above.

(e) Supporting the Use of Renewable Energy Resources:

No part of the application will prevent the utilization of wind, solar, water, geothermal or other renewable energy resource. **Affirmative finding.**

(f) Brownfield Sites:

The site is not listed on the VT ANR or DEC Brownfields list of identified sites. **Affirmative finding.**

(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 Erosion Prevention and Sediment Control Plan has been submitted and given approval by the Stormwater program.

The principal entrance on the north is within a building recess, providing a place of shelter from inclement weather. **Affirmative finding.**

(h) Building Location and Orientation:

The addition is proposed in a typical location for residential expansion; at the rear of a principal structure. The new ADU is proposed for a rear (attached) structure. As located, it is consistent with residential additions. **Affirmative finding.**

(i) Vehicular Access:

There is an existing driveway which presently provides site access. This right of entry will remain.

The property owner has been parking in a “pull-off” space parallel to the street, but this is not entirely within the parcel boundaries, is partially within the public right-of-way and does not meet requirements for location of required parking. It cannot be utilized toward required on-site parking. **Affirmative finding.**

(j) Pedestrian Access:

There remains an existing walkway to the principal residence. It is recommended that a small walkway be extended from the driveway to the north entrance of the ADU. **Affirmative finding as conditioned.**

(k) Accessibility for the Handicapped:

Accessibility is not a requirement for a single family residence, but it encouraged. Not applicable.

(l) Parking and Circulation:

The existing driveway accommodates 2 parking spaces. The application proposes expansion of the driveway (<18’ in width) to provide for the required 3rd parking space. This arrangement has been previously found acceptable by the DRB. The pull off area parallel to the street in front of the house may NOT be utilized to satisfy the requirement for the third spaces for the reasons noted in 6.2.2. (i) above. **Affirmative finding.**

(m) Landscaping and Fences:

The applicant has noted landscaping plans on the provided site plan. **Affirmative finding.**

(n) Public Plazas and Open Space:

There are no public plazas or dedicated open spaces. **Affirmative finding.**

(o) Outdoor Lighting:

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

A spec sheet for a super-slim surface mount luminaire has been provided for the recessed north entrance. **Affirmative finding.**

(p) Integrate infrastructure into the design:

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

Utility and service enclosures and screening shall be coordinated with the design of the principal building, and should be grouped in a service court away from public view. On-site utilities shall be place underground whenever practicable. Trash and recycling bins and dumpsters shall be

located, within preferably, or behind buildings, enclosed on all four (4) sides to prevent blowing trash, and screened from public view.

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

Utility connections are noted on plans. A condensing unit is proposed for the north (rear) elevation. Modeled studies suggest that topography changes may “hide” the unit from street visibility. If not, screening may be warranted. **Affirmative finding if conditioned.**

Part 3: Architectural Design Standards

Sec. 6.3.2 Review Standards

(a) Relate development to its environment:

1. Massing, Height and Scale:

The modest one story addition placed in the rear of the principal structure both respects and remains deferential to the scale and massing of the original building. **Affirmative finding.**

2. Roofs and Rooflines.

The proposed addition has a flat roof; divergent from the existing gabled roof. The rear porch has a low slope, which may provide some transition. Effectively and literally playing down the scale of the roof minimizes the visual impact of the addition. **Affirmative finding.**

3. Building Openings

Window and door openings are arranged to accommodate interior use. **Affirmative finding.**

(b) Protection of Important Architectural Resources:

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

597 South Prospect Street is listed on the Vermont State Register of Historic Places. See Section 5.4.8.

(d) Protection of Important Public Views:

Not applicable.

(d) Provide an active and inviting street edge:

There is no alteration to the existing primary façade of the building. The condensing unit may be visible from the street front, however. If so, landscape or other screening is recommended.

Affirmative finding as conditioned.

(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.

Fiber cement clapboard siding, membrane roofing, composite modern windows and wood doors are proposed. All are considered of acceptable durability for new construction. **Affirmative finding.**

(f) Reduce energy utilization:

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

(g) Make advertising features complementary to the site:

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/or fire marshal shall be applied. **Affirmative finding if conditioned.**

Article 8: Parking

The existing single family home requires 2 parking spaces in the Neighborhood Parking District, and the proposed ADU requires 1 additional space. Three parking spaces are illustrated on the site plan. The pull-off area is not acceptable as meeting the required parking on-site.

Affirmative finding.

II. Conditions of Approval

1. Mechanical equipment on the north elevation shall be screened if deemed warranted.
2. A deed or instrument for the property shall be entered into the land records by the owner containing a reference to the permit granting the accessory unit **prior to the issuance of the certificate of occupancy for the unit.** Such reference shall identify the permit number and note that the property is subject to the permit and its terms and conditions **including owner occupancy.** No certificate of occupancy shall be issued for the unit unless the owner has recorded such a notice.

3. **Approval of an accessory dwelling unit is contingent on owner occupancy of the single-family dwelling unit as a primary residence.** For purposes of this section, owner occupancy means that, after the creation of the accessory unit all individuals listed on the deed for the property must reside in the primary unit or in the accessory unit. If either the primary unit or the accessory unit is no longer owner occupied as a primary residence, the approval for the accessory dwelling unit is void and the kitchen of the accessory dwelling unit must be removed within 90 days with the entirety of the property being occupied as a single unit. When an accessory unit that is the result of additional square footage and/or a new accessory structure is proposed to be removed, revised floor plans and a revised site plan shall be required to be submitted for review and approval. Furthermore, where additional square footage is added to a single family home for purposes of creating an accessory unit and the accessory unit is at any point discontinued, none of the additional square footage shall be eligible for the purposes of increasing the number of unrelated adults that may be allowed to inhabit the property.
4. Functional Family provisions of the ordinance remain in effect. Not more than 4 unrelated adults may occupy the single family residence.
5. No more that 2 adults may occupy the Accessory Dwelling Unit.
6. The accessory dwelling unit is limited to 30% of the habitable area of the single family residence including the ADU.
7. A letter assuring adequate wastewater and water capacity for the new unit from the Department of Public Works shall be required **prior to release of the zoning permit.**
8. Hours of construction are limited to 7:30 am- 5:30 pm Monday through Friday. Saturday construction is limited to interior work. No construction shall occur on Sundays.
9. A pedestrian walkway shall be extended between the parking area and the north entrance of the ADU. This shall be illustrated on a revised site plan, and coverage amended.
10. All new construction is required to meet the Guidelines for Energy Efficient construction pursuant to the requirements of Article VI, Energy Conservation, Section 8 of the City of Burlington Code of Ordinances.
11. Standard Permit Conditions 1-15.

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

Department of Planning and Zoning

149 Church Street
Burlington, VT 05401
Telephone: (802) 865-7188
(802) 865-7195 (FAX)
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David White, AICP, Director
Meagan Tuttle, AICP, Comprehensive Planner
Jay Appleton, GIS Manager
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Ryan Morrison, CFM, Associate Planner
Anita Wade, Zoning Clerk
Layne Darfler, Planning Technician



TO: Development Review Board
FROM: Scott Gustin *SG*
DATE: August 1, 2017
RE: 16-1507CA/MA; 316-322 Flynn Avenue

Zoning permit 16-1507CA/MA, to demolish existing buildings and to construct a mixed use building with 30 residential units and 2 commercial spaces and associated site improvements, was approved by the Development Review Board on October 13, 2016. That approval contained a number of conditions, including condition 7 pertaining to days and hours of construction.

7. Construction hours shall be limited to 7:00 AM – 5:00 PM, Monday – Friday. Saturday construction may be allowed if requested via written correspondence to the DRB. No construction on Sunday.

The applicant is now requesting Saturday construction hours from 8:00 AM – 4:00 PM.

Scott Gustin

From: Nelson Ferland <nferland@snyderhomesvt.com>
Sent: Thursday, July 20, 2017 11:58 AM
To: Scott Gustin
Subject: Re: 316 Flynn

RE: Pine & Flynn
316 Flynn Ave
Working hours

I would like to start working on Saturdays 8:00 - 4:00. This would help tremendously with our schedule, as you know it has been a rainy season.

My encumbrance permit expires towards the end of August. I need to have foundation, sidewalks and green work complete by then. Not to be able to utilize a Saturday in a short work week will hinder our completion.

The next issue is this work schedule only for exterior work, or does it include interior work such as drywall and paint? Trying to complete the interior finishes without utilizing Saturday's would make it very difficult to complete the project on time. Once the building is insulated, noise will be at a minimum.

Thank you

Nelson Ferland | PROJECT MANAGER
SNYDER HOMES | nferland@snyderhomesvt.com | 802-355-5404

Scott Gustin

From: Mark Naud <mark@communitysailingcenter.org>
Sent: Sunday, July 30, 2017 9:50 PM
To: Scott Gustin
Cc: Richard Haesler; Kirsten Merriman Shapiro
Subject: Re: CSC parking waiver

Thanks again Scott.

I had hoped that I could attend, or sufficiently prepare another staff person, for the August 1 meeting. I will not return until the 7th and our operations director was not available either, so please remove us from the August 1 agenda and move us to the August 15 meeting.

Let me know if there are any concerns or issues.

Mark Naud
Project Consultant
mnaudlaw@gmail.com
892.363.3310

On Jul 21, 2017, at 3:01 PM, Scott Gustin <SGustin@burlingtonvt.gov> wrote:

Hi Mark,

The staff report to the DRB for your requested parking waiver and onsite parking is attached. I'll be out of the office next week, but will be back the following week (and the 8/1 DRB meeting).

Scott

Scott Gustin, AICP, CFM
Principal Planner & Asst. Administrative Officer
Dept. of Planning & Zoning
149 Church Street
Burlington, VT 05401
(802) 865-7189

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

<Lake.St.505.Stf CMt 18-0035CA 08 01 17.pdf>

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Marc E. Wiener, Esq.

Alec K. Slater, Esq.

Ronietta F. Downey

Legal Assistant

August 1, 2017

383 College Street

Astra Burlington, LLC

Burlington Planning Commission

Delivered by E-Mail to:

ksturtevant@burlingtonvt.gov;

chace717@gmail.com; SGustin@burlingtonvt.gov

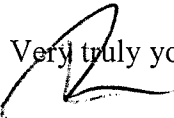
Hand Delivered to Burlington Planning Commission

To Whom it may Concern;

I believe, with the understanding of Ms. Sturtevant of the City Attorney's office and Scott Gustin of Planning and Zoning, that we have reached an agreement to resolve all outstanding issues relating to the Notice of Violation dated April 25, 2017 as addressed in my appeal to the Planning Commission.

I hereby request a continuance of today's meeting to allow my client to submit the proper applications and site plan to the Department of Planning and Zoning to resolve these issues.

Thank you for your consideration of this request.

Very truly yours. 

Marc Wiener

Burlington Development Review Board

149 Church Street, City Hall
Burlington, VT 05401

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Austin Hart
Brad Rabinowitz
Israel Smith
AJ LaRosa
Geoff Hand
Alexandra Zipparo
Samantha Tilton
Jim Drummond, (Alternate)
Robert Purvee, (Alternate)



BURLINGTON DEVELOPMENT REVIEW BOARD Tuesday August 1, 2017, 5:00 PM Contois Auditorium, City Hall, 149 Church St, Burlington, VT MINUTES

Board Members Present: Brad Rabinowitz, A.J. LaRosa, Geoff Hand, Samantha Tilton, Robert Purvee (Alt.),

Board Members Absent: Austin Hart, Israel Smith, Ali Zipparo, Jim Drummond (Alt.)

Staff Present: Scott Gustin, Mary O'Neil.

I. Agenda

Requests for deferral for 383 College Street and 505 Lake Street St. Brad informs the audience.

II. Communications

III. Minutes

Minutes from July 18, 2017. Will consider at the deliberative.

IV. Public Hearing

1. 17-1310CA/CU; 597 South Prospect St (RL, Ward 6S) Emily Wadhams

Single story addition to single-family house for an accessory unit; also relocate part of existing porch. (Project Manager: Mary O'Neil)

AJ – this was recommended for the consent agenda.

BR – will consider.

Emily Wadhams, applicant present. Lived at this address for 20 years. Proposes 420 sf addition with kitchenette.

BR – no questions from board members?

Beyond the site plan, there is a parking space shown to the south of the driveway in front of the house.

EW – Driveway is on the north side of the house.

BR – parking space shown south of the driveway.

EW – that was there when I purchased the house. Partially paved.

BR – no, there is a space on the site plan, "Designated parking." Doesn't appear to be included in the coverage calculation. How do you pull up to that space?

EW – see the arrow? Gravel where you pull in.

BR – How do you get in? Can't pull into the space.

EW – according to Engineering Ventures, this works.

BR – needs a minor revision to show how to get into that space. Small lot coverage increase.

EW – [approaches DRB table with full size plan.]

BR – we don't have a copy with that amount of detail.
SG – Brad, it is on the plan; poorly shaded and reduced in size.
BR – can't see it.
SG – the applicant has a full size plan so you can see it.
BR – Asks about exterior finishes.
EW – Hardiboard clapboard. Wanted to contrast with the historic house.

BR – closes public hearing on this item.

2. 17-1103AP; 383 College Street (RH, Ward 8E) Astra Burlington LLC

Continued from 7/5/17; Appeal of a zoning violation #334211 for conversion of a multi-use 5 office and 12 residential unit structure to a 14 residential unit building with commercial use, exterior signs and site plan alterations. (Project Manager: Jeanne Francis)

SG – We expect to see more information; applicant requests to defer. SG recommends deferral to September 19, 2017.

GH – Motion to defer to September 19, 2017.

RP – 2nd.

Vote 5-0. Motion carries.

V. Certificate of Appropriateness

1. 18-0035CA; 505 Lake St (DW-PT, Ward 3C) Community Sailing Center / City of Burlington

Provision of 9 onsite parking spaces and request for parking waiver. (Project Manager: Scott Gustin)

GH recuses.

BR – We have a request to defer.

Kiersten Merriman here from CEDO. Willing to accept deferral.

Samantha Tilton – motion to defer to August 15, 2017.

BR – 2nd.

Vote 4-0.

Motion carries.

VI. Other Business

1. 16-1507CA/MA; 316-322 Flynn Avenue (NMU, Ward 5S) G & C PROPERTIES LLC

Request for Saturday construction hours for mixed-use building and associated site improvements.

GH and AJL both recused. Board lacks a quorum with only 3 members remaining (BR, RP, ST.)

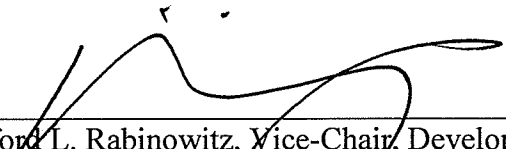
Nelson Ferland, building Pine and Flynn project present; asks about construction hours.

BR – apologies. We are stymied without a quorum.

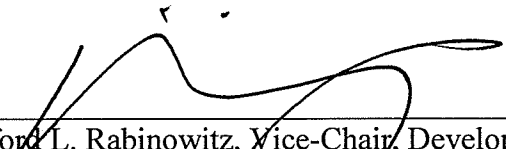
SG – next opening August 15, 2017. Recommend you articulate exactly what you are looking for.

VII. Adjournment

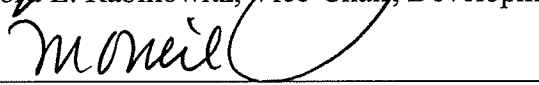
The meeting adjourned at 5:18 pm.



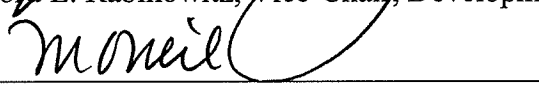
Bradford L. Rabinowitz, Vice-Chair, Development Review Board



8/15/17
Date



Mary O'Neil AICP, Principal Planner



8/15/17
Date

Plans may be viewed in the Planning and Zoning Office, (City Hall, 149 Church Street, Burlington), between the hours of 8:00 a.m. and 4:30 p.m.

Participation in the DRB proceeding is a prerequisite to the right to take any subsequent appeal. Please note that ANYTHING submitted to the Planning and Zoning office is considered public and cannot be kept confidential. This may not be the final order in which items will be heard. Please view final Agenda, at www.burlingtonvt.gov/pz/drb/agendas or the office notice board, one week before the hearing for the order in which items will be heard.