

Burlington Design Advisory Board

645 Pine Street
Burlington, VT 05401
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Emily Morse
Jay White
Jack Qualey
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Kathleen Ryan, Alt
Michael Alvanos, Alt



DESIGN ADVISORY BOARD

Tuesday, July 26, 2022 3:00 PM

Remote and In Person (at 645 Pine Street) Meeting

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/87155655137?pwd=ZEdGaGhxeFpRNDJQcFJrNWkvb1Vudz09>

Webinar ID: 871 5565 5137

Passcode: 796731

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Agenda

Session I – 3:00 PM – 3:30 PM

ZP-22-416; 323-325 College Street (RH, Ward 8E) Advanta Ira Services LLC / FBO Peter C. Potts / Benjamin Frye

Construction of a 4-unit building addition with associated utility work and minor grading. (Project Manager, Ryan Morrison)

Session II – 3:30-4:00 PM

ZP-22-307; 120 Depot Street (RM-W, Ward 3C) Steven & Andrea Trombley

Construct single-family house and associated site improvements including related tree removal. (Project Manager, Ryan Morrison)

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Department of Permitting and Inspections

Zoning Division
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Burlington, VT 05401
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*William Ward, Director
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Ryan Morrison, Associate Planner
Joseph Cava, Planning Technician
Celeste Crowley, Zoning Clerk
Theodore Miles, Zoning Specialist
Charlene Orton, DPI Administrator*



MEMORANDUM

To: The Design Advisory Board
From: Ryan Morrison, Associate Planner
RE: 323-325 College Street
Date: July 26, 2022

File: ZP-22-416
Location: 323-325 College Street
Zone: RH **Ward:** 8E
Parking District: Multi-Modal Mixed Use
Date application complete: July 12, 2022
Applicant/ Owner: Advanta IRA Services LLC,
FBO Peter C. Potts / Benjamin Frye
Request: 4 unit addition to 323-325 College Street

Background:

- **Zoning Permit 21-778;** 4 unit addition. Expired
- **Zoning Permit 21-0329CA;** 4 unit addition. Withdrawn
- **Zoning Permit 19-0203CA;** Site changes and parking reconfiguration associated with ZP18-0977LL, ZP18-0976LL and ZP18-0975CA, 308 Main Street. October 2018.
- **Zoning Permit 18-0977LL;** Boundary line adjustment with 308 Main Street. See also ZP19-0203CA (323-325 College Street) and ZP18-0976LL and 18-0975CA (308 Main Street.). October 2018.
- **Zoning Permit 18-0230CA;** Alterations to site plan approved under ZP17-0791CA and window replacement under ZP17-0790CA. Add steps on south elevation, window changes, and boiler exhaust penetrations. August 2017.
- **Zoning Permit 18-0060CA;** Establish paved connection with 308 Main Street for shared parking; relocation of dumpster and one tree. Application withdrawn September 2017.
- **Zoning Permit 17-0791CA;** Renovate existing ell for an additional 4 residential units; re-stripe parking for additional spaces. Requires DRB discretionary review of parking space dimensional standards silent in Article 8, Table 8.1.11-1. No change to coverage or setbacks. April 2017.
- **Zoning Permit 17-0790CA;** Replace existing windows on rear ell with new clad wood windows. Approved March 2017.



- **Zoning Permit 11-0086**; Amendment to original approval issued November 3, 2010; specifically, site plan revisions, new access road, revised parking layout and substantially upgraded stormwater retention infrastructure. Approved July 2011.
- **Zoning Permit 11-0086 CA/MA**; Construct an attached building addition with 8 new dwelling units; convert the existing 5 unit building to a single unit with attached laundry/storage area; a net total of 9 dwelling units. (Re-arrangement of the number of units between buildings: 1 to be located in the existing structure; 8 in the new structure.) Demolish existing garage, expand parking area. Approved November, 2010.
- **Zoning Permit 04-496**; Move existing fence and install children's play equipment. Approved April 2004.
- **Zoning Permit 03-170**; Installation of fenced enclosure, 4' high green vinyl chain link. Approved, October 2002.
- **Zoning Permit 83-123**; Erect a 4' chain link fence along 75' of eastern property line and 125' along property line and 84' along northern property line. Approved April 1983.
- **Zoning Permit 80-962**; New doors, installation of a window where there was a door. Interior work. Approved May 1980.
- **Zoning Permit 79-146**; Install 70' of 4' chain link fencing. Approved May 1979.
- **ZBA request** to convert a three apartment house to five apartments; Approved November 1972.

Overview: 323-325 College Street is a connected, 13 unit apartment complex. 5 units are within the original 1832 Chauncey Goodrich/Luther Hagar House at 325 College Street, while 8 are in the 2010 four story addition west of the historic house. Goodrich was a Burlington publisher and bookbinder. That structure is listed on the National Register of Historic Places within the **Main Street College Street Historic District**. This application proposes a primary frontage, four story addition to the 2010 ell to include four additional residential units for a collective total of 17 residential units.

This application replaces Zoning Permit 21-778, which expired because it remained dormant for over 6 months. The DAB voted to table ZP-21-778 at its January 11, 2022 meeting, with recommendation that the applicant revise the plan to address the following:

1. Set back the top floor of the new addition so it does not extend past the front of the historic structure.
2. Improve the quality of the exterior materials, such as with brick, stone veneer at the foundation and eliminating corrugated metal siding.
3. Improve the cornice design so it is more in keeping with the previous building addition.
4. Simplify the west façade.
5. Reduce the height of the retaining wall.
6. Show rendering or color elevations of the west elevation, including the retaining wall.

This new application addresses several, but not all, suggested revisions. The top floor of the new addition no longer extends past the front of the historic structure, materials have been changed, the cornice design appears to match that of the previous building addition, and color elevations

have been provided showing the west elevation. The retaining wall appears to be the same height as originally proposed and, aside from siding material, the west façade appears to be the same as originally proposed.

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:

Plan Sv-1 shows a birch tree in the location of the proposed addition which will be removed. No other alterations to natural features are included.

(b) Topographical Alterations:

The applicant includes a plan for minor grading to accommodate the addition. The site grading and utility plan are C2.01.

(c) Protection of Important Public Views:

There are no protected public views from or through this property. 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:

There is no mention of renewable energy resources in the application. At the very least, and in support of Burlington's renewable energy goals, it is recommended that infrastructure (conduit) be provided to accommodate a future solar installation.

(f) Brownfield Sites:

The site is not listed on DEC's Brownfield site list. Not applicable.

(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.

An EPSC/Stormwater plan was approved by the City's stormwater engineering staff on November 17, 2020. This approval was based on the plans submitted under ZP21-0329CA, and may remain adequate for this proposal since there are no changes in ground disturbance or lot coverage for this re-application. The applicant will need to verify with the Stormwater Program Manager whether or not an updated EPSC/Stormwater plan will be required.

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.

Doors are illustrated on both the north and west elevations (Plan A2), each of which include a canopy above. The applicant provided a snow management plan with previous applications. That should be updated for this application.

(h) Building Location and Orientation:

The new addition is appended to the 2010 building addition; prominently facing the street and drawing up to a setback line as established by averaging two adjacent properties on either side. In location and orientation, it fills in the street wall.

(i) Vehicular Access:

Permit 19-0203CA provided a clock-wise circulation path through 323-325 College Street, with additional traffic flow from 308 Main Street through the site south-to-north (through the SW corner of the lot). The applicants shall confirm that the previously approved circulation path will continue with this new addition.

(j) Pedestrian Access:

A walkway is illustrated from the public sidewalk on College Street to the new entrance on the street facing side of the addition (Plan C1.01.) The westerly entrance immediately abuts the new parallel parking spaces. The area (9.3' in width) should be appropriately marked as a pedestrian entry, clearly marked by differentiated ground materials and/or pavement markings.

(k) Accessibility for the Handicapped:

As originally approved, the building remains accessible from the southerly entrance. One handicap parking space is identified on the site plan. The building inspector has jurisdiction for the compliance of ADA standards.

(l) Parking and Circulation:

Parcel circulation had been previously approved in a clock-wise pattern; entering from the easterly drive and circulating out the westerly drive. In addition, the parking plan for 308 Main Street (8 residential units) allows for that traffic to move through this site from south to north. The drive width of 10' on the westerly side of the building should be adequate for most residential vehicles, but potentially challenging for trash haulers accessing the dumpster in the southwesterly corner of the lot.

The last permit approved 34 parking spaces on-site for the 13 units. (18-0977LL, 19-0203CA.) 41 parking spaces are proposed with this site plan. The property also has a shared parking agreement with 308 Main Street. Both 323-325 College Street and 308 Main Street are within the Multi-Modal Mixed Use Parking District (adopted 9.14.20), which eliminates parking requirements for those properties with street frontage on major thoroughfares to a depth of 200'. Therefore, there are no new parking requirements with the addition of four new residential units.

However, there is a maximum parking limitation of 1 space per dwelling unit – which totals 17 spaces for the equivalent dwelling unit count on 323-325 College Street. Given that existing parking already exceeds the maximum allowance with 34 spaces, no new spaces can be permitted. The plans will need to be revised to show no more than the existing 34 parking spaces. The newly proposed spaces should be considered for additional green space on the lot.

Since there are fewer than 10 new dwelling units created as part of this development, a Transportation Demand Management Plan will not be required.

Bicycle parking is required at the rate of 1 short term space per 10 units, and 1 long term space per 2 bedrooms. The plans will have to be updated to include at least 1 short term space and 3.5 long term spaces.

(m) Landscaping and Fences:

The applicant needs to define any changes to the landscaping, including tree removal with the proposed new addition. Plan C1.01 illustrates a retaining wall with a railing. More information will be required for review. Any retaining wall over 3' requires approval of the City engineer.

(n) Public Plazas and Open Space:

No public plazas are proposed. There is a modicum of open space in the front yard for tenant use.

(o) Outdoor Lighting:

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

An exterior light fixture is shown above the new entry on the west elevation. The north elevation does not include a light fixture at the new entrance and should. See elevations on plan A2.

(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.

The existing dumpster is in the southeast corner of the parcel. Mailboxes are presumed to be within the residential entry lobby on the south as previously approved. The applicant shall confirm.

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

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

While difficult to tell where, the applicant notes that all mechanical units will be inside. The applicant will need to provide information as to where these mechanical units will be, and whether or not any new HVAC machinery will be placed outside.

Part 3: Architectural Design Standards

Sec. 6.3.2 Review Standards

(a) Relate development to its environment:

1. Massing, Height and Scale:

The addition is proposed to be appended to the existing westerly addition at 325 College Street, continuing the height and width of the 2010 structure. Although the proposed building height exceeds the dimensional limitations of Table 4.4.5-3 (35'), a 5% differential is allowed for sites with topograph changes across the site (Section 5.2.6 (b), *Exceptions to Height Limits*.) At 36'7 1/2", the proposed height falls within that allowance.

2. Roofs and Rooflines.

The front portion of the new addition will be three stories, and the rear portion will be four stories to match the existing building. Both sections of roof are flat, consistent with the existing addition.

3. Building Openings

Window openings are symmetrically arranged; in 4 columns on the north elevation and 3-4 columns on the east elevation. Window openings on the west elevation are symmetrically

placed in accordance with the building and unit layout. New entrances are figured on the north and west elevations.

(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.

(c) Protection of Important Public Views:

Not applicable.

(d) Provide an active and inviting street edge:

Although similar to the original building addition approved in 2010, the new addition removes the blind entrance at the 2010 addition's lower level with a relocation of entrances to the west and north sides.

(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.

Consistent with other recently constructed apartment buildings, it is sheathed in a combination of brick, fiber cement clapboard, and stone.

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.

This is an addition to a historic structure; so assessment of appropriate sheathing for repair or replacement of historic building materials does not apply.

(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.

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.

At the very least, the addition should be constructed toward the inclusion of solar utilization in the future by incorporating conduit within the plan.

(g) Make advertising features complementary to the site:

Any signs shall require a separate sign permit.

(h) Integrate infrastructure into the building design:

See Section 6.2.2. (p), above.

(i) Make spaces secure and safe:

Construction shall comply with all required building and life safety codes as determined by the building inspector and fire marshal.

Building entrances/entry points shall be visible and adequately lit, and intercom systems for multi-family housing should be incorporated where possible, to maximize personal safety.

Both entrances are proposed to have exterior downlights (although lighting at the north elevation entrance needs to be included on the plans). Intercom systems are recommended to maximize personal safety.

Section 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.

(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.*

The existing Goodrich/Hagar historic structure at 325 College Street remains residential, as it was originally constructed.

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.*

Although no physical changes are proposed for the historic Goodrich/Hagar house, the entire building mass at 323 College Street is an addition to that building, as was reviewed as such in 2010. The increased setback reflected in the existing conditions plan was deliberate, so the new building mass would be appropriately deferential to the historic home. This plan eliminates that purposeful setback, removing the intentional space before the 323 residential addition and changing the spatial relationship between the two building ell. In response to the January 11, 2022 DAB recommendation, the plans have been revised to setback the top floor of the addition so that it does not extend past the front of the historic building. The DAB must still determine the relevance of that 2010 decision that required structural setback for the new building mass, to differentiate it and defer to the prominence of the historic home.

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.*

While no conjectural features are proposed, the elimination of the intentional setback changes the relationship to the historic structure and gives greater importance to the modern building addition.

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

The 2010 addition has not acquired historic significance in its own right. Not applicable.

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

The 2010 building addition does not include any particular craftsmanship, feature, finishes or construction techniques requiring preservation.

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.*

No deteriorated historic building features are proposed for replacement. Not applicable.

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 are no identified archaeological resources at this location. If project development reveals any resources, construction will cease until appropriate authorities assess, evaluate, and assign appropriate disposition of them.

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 2010 approval for the 8 unit addition was very intentional in setting the building mass back from the street and allowing the historic structure to retain prominence. This proposal will be differentiated from the old in terms of design, however much of the addition's siding will be brick – which matches the siding of the existing historic structure. The building massing, while similar in scale and size (to the 2010 addition), steps boldly toward the street and in its location the potential to diminish the importance and the physical ability to view the 1832 structure. Were this project proposed on a separate, abutting lot, the prominence and modern vocabulary of the new work would be easily interpreted. But this remains an addition, appended to a listed historic property. The ordinance will allow the structural addition, but the DAB must assess the elimination of the 2010 addition setback providing intended deferential stature. The new addition elevates the overall importance of this large building mass; competing for attention on the single lot.

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 possible to imagine that if the entire westerly addition were removed, the 1832 Goodrich/Hagar house would retain its integrity.

Items for the Board's consideration if approval is recommended:

1. A landscaping plan, included proposed tree removal shall be provided.
2. All new parking spaces shall be removed from the plans, and retention of the 34 existing spaces may occur.
3. The plans shall be revised to include at least 1 short term bike parking space, and at least 3.5 long term parking spaces.

4. Inclusionary housing requirements, per Article 9 CDO, will need to be looked into prior to Development Review Board review.
5. Provide information on the type and location of all mechanical units.
6. The applicant shall confirm the direction of traffic flow throughout the site to identify any conflicts with parking spaces.
7. Retaining walls over 3' in height require approval by the City engineer.
8. The applicant shall provide further information about the new retaining wall and the fence, as well as more definition about what "adjust retaining wall" means. (Plan C1.01)
9. The applicants shall provide an updated snow management plan.
10. The westerly pedestrian entrance shall be clearly marked by differentiated ground materials and/or pavement markings to prevent vehicular blockage of the building entrance.
11. The applicant will be required to provide a letter of capacity for adequate water and sewer capacity for the new units.
12. The applicant will be required to secure a State of Vermont wastewater permit.
13. The applicants shall define/confirm the location of additional mailboxes for the new units.
14. Occupancy of the new units will be limited to a definition of a family in Article 13. Not more than 4 unrelated adults may occupy any unit.
15. The DRB will likely require incorporation of the property management plan, previously approved for this parcel, within this review. (ZP11-0086CA/MA, Condition #11.)



01 Walnut Street
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- ① DRAIN MANHOLE
- ☐ CATCH BASIN
- ⊞ SEWER MANHOLE
- ⊞ ELECTRIC MANHOLE
- ☎ TELEPHONE MANHOLE
- CO CLEANOUT
- HH HAND HOLE
- ⊞ WATER VALVE
- ⊞ FIRE HYDRANT
- ⊞ GAS VALVE
- ⊞ GAS METER
- CM BOLLARD w/LIGHT
- ★ STREET SIGN
- ☼ LIGHT POLE
- UTILITY POLE
- GUY POLE
- GUY WIRE

- LANDSCAPED AREA
- EDGE OF PAVEMENT
- CONCRETE CURB
- BITUMINOUS CURB
- GUARD RAIL
- CHAIN LINK FENCE
- DRAINAGE LINE
- ROOF DRAIN
- SEWER LINE
- OVERHEAD WIRE
- UNDERGROUND ELECTRIC
- TELEPHONE LINE
- GAS LINE
- WATER LINE
- STONE WALL
- TREE LINE
- PROPERTY LINE

- TREES
- MINOR CONTOUR
- MAJOR CONTOUR
- SPOT ELEVATION
- TOP & BOTTOM OF WALL
- BUILDING
- PARKING COUNT

323 College Street
Burlington, Vermont

No.	Revision	Date	Apprvd.

Designed by	Checked by
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Review July 14, 2020

Drawing Title

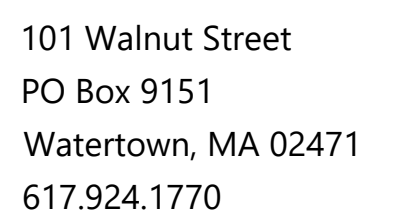
Existing Conditions Plan of Land

Drawing Number

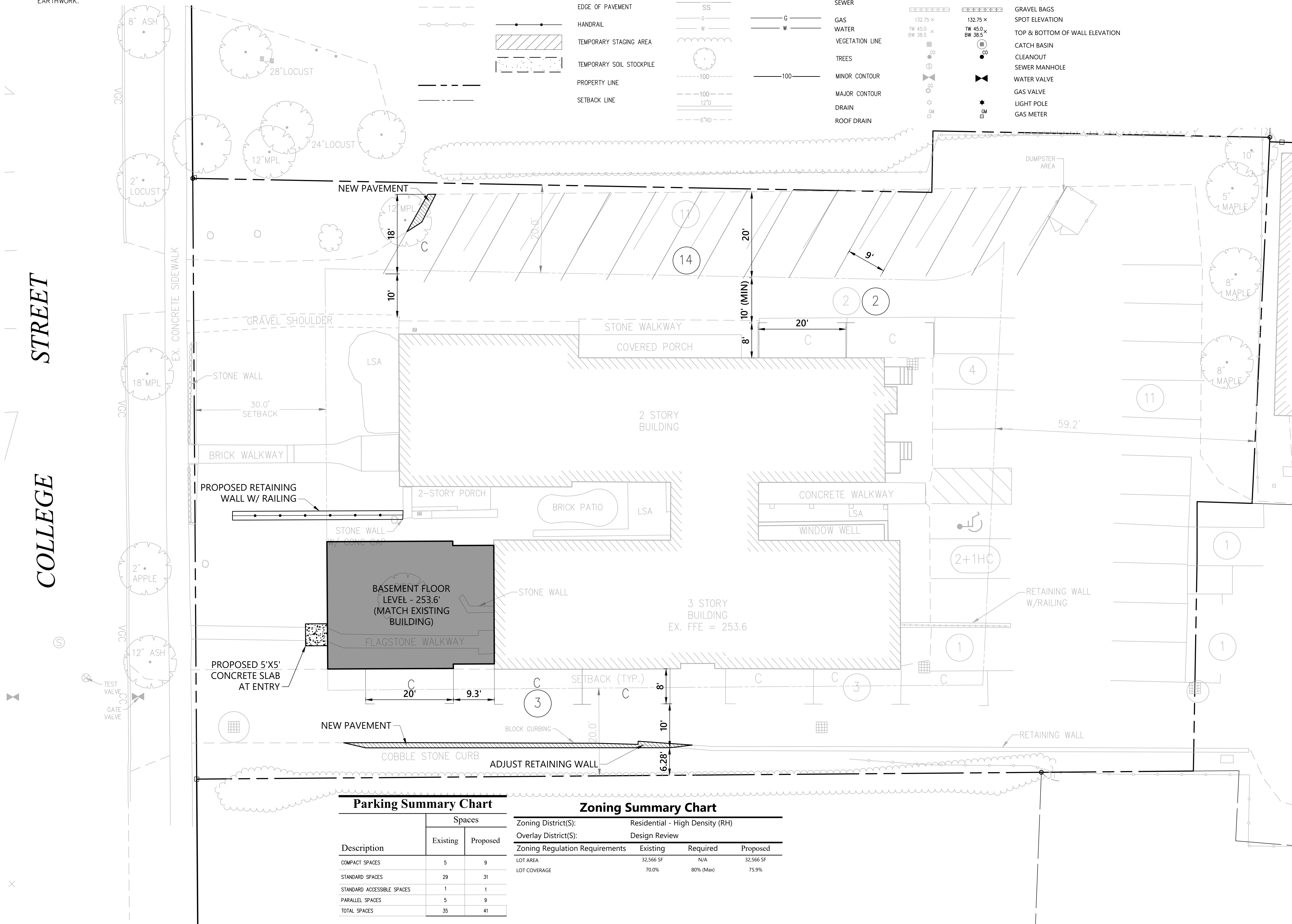
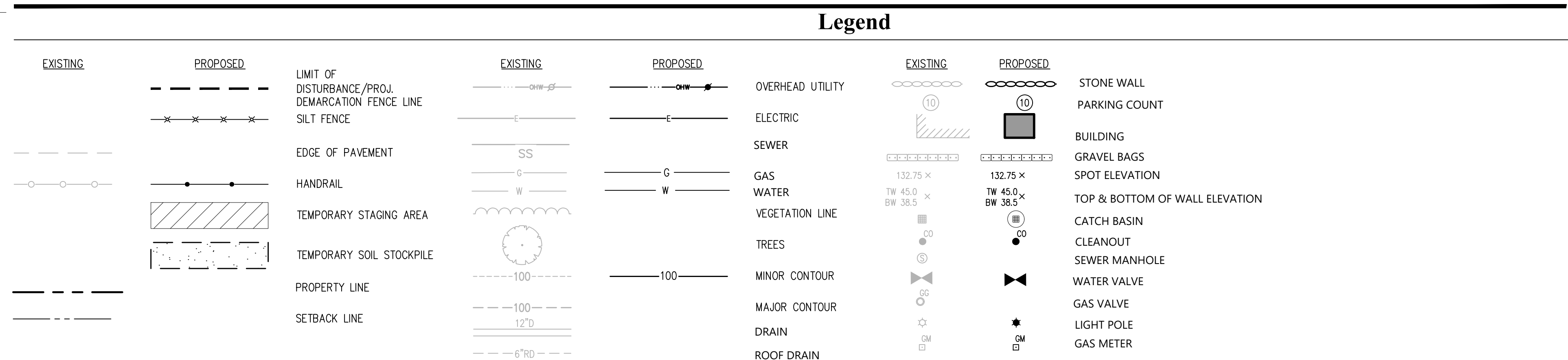
Sv-1

1 of 5

Project Number
7970.00



- 1) THE PROPERTY LINES SHOWN ARE BASED UPON A BOUNDARY SURVEY PLAT FOR THE SUBJECT PROPERTIES, ENTITLED "BOUNDARY LINE ADJUSTMENT SURVEY PLAT", PREPARED BY VHB, DATED MAY 30, 2018, REVISED JUNE 29, 2018.
- 2) EXISTING CONDITIONS SHOWN ARE BASED UPON VHB FIELD SURVEY PERFORMED JUNE 2020 AND A COMPILATION OF AVAILABLE EXISTING UTILITY RECORDS. UTILITY LOCATIONS ARE APPROXIMATE AND SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO PERFORMING ANY EARTHWORK.



Parking Summary Chart		
Description	Spaces	
	Existing	Proposed
COMPACT SPACES	5	9
STANDARD SPACES	29	31
STANDARD ACCESSIBLE SPACES	1	1
PARALLEL SPACES	5	9
TOTAL SPACES	35	41

Zoning Summary Chart			
Zoning District(S):		Residential - High Density (RH)	
Overlay District(S):		Design Review	
Zoning Regulation Requirements	Existing	Required	Proposed
LOT AREA	32,566 SF	N/A	32,566 SF
LOT COVERAGE	70.0%	80% (Max)	75.9%

 0 5 10 20 Feet

Proposed Addition
323 Greencastle, LLC
323 College Street
Burlington, Vermont

No.	Revision	Date	Appvd.
1	Revisions to Building and Retaining Wall	04/01/2022	PBS

Designed by CHS	Checked by PBS
Issued for	Date
Review	July 14, 2020

Not Approved for Construction

Drawing Title

**Layout and
Materials Plan**

Drawing Number

C1.01

Sheet 2 of 5

Project Number
57970.00

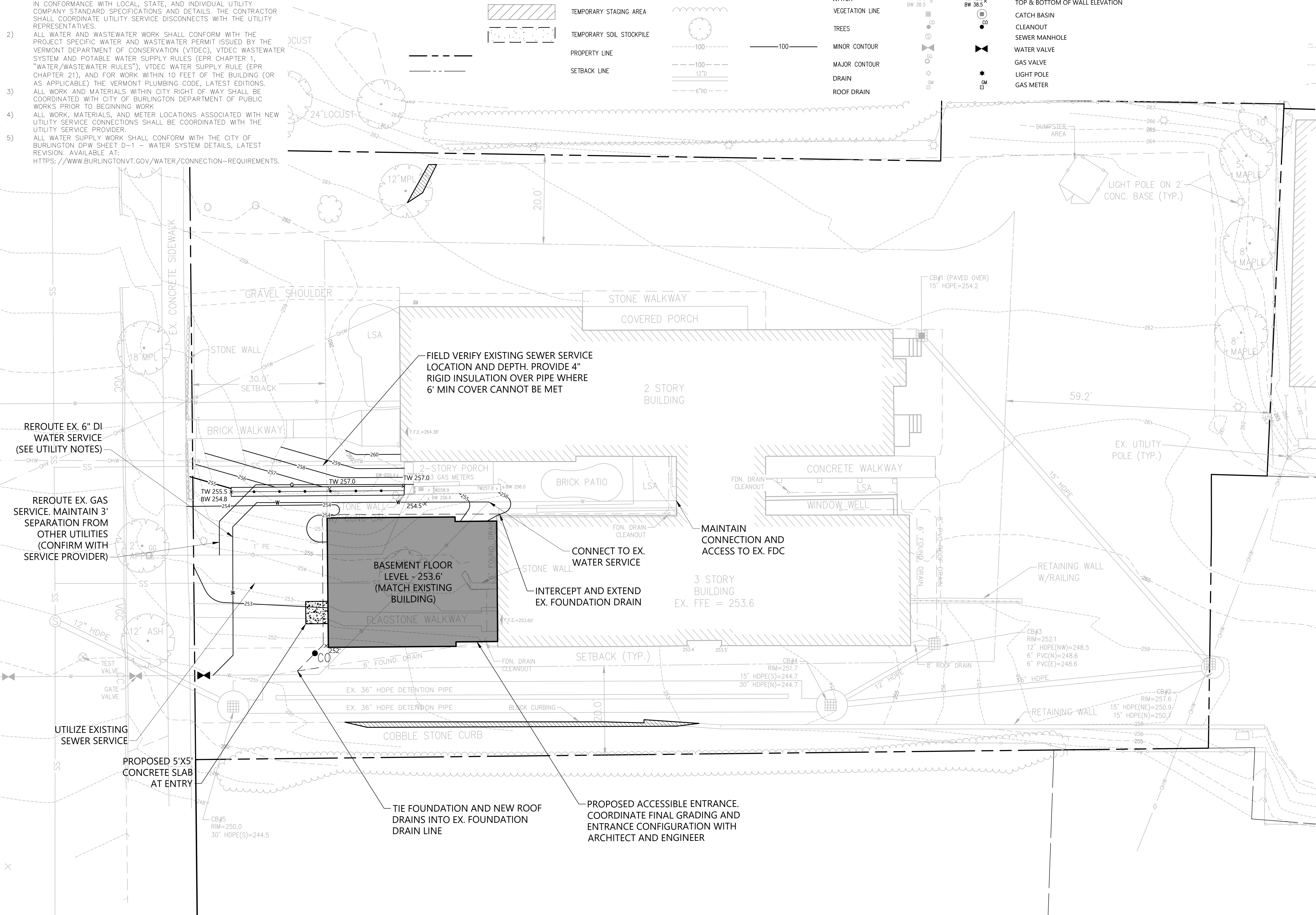


101 Walnut Street
PO Box 9151
Watertown, MA 02471
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NOTES:

- 1) THE PROPERTY LINES SHOWN ARE BASED UPON A BOUNDARY SURVEY PLAT FOR THE SUBJECT PROPERTIES, ENTITLED "BOUNDARY LINE ADJUSTMENT SURVEY PLAT", PREPARED BY VHB, DATED MAY 30, 2018, REVISED JUNE 29, 2018.
- 2) EXISTING CONDITIONS SHOWN ARE BASED UPON VHB FIELD SURVEY PERFORMED JUNE 2018 AND A COMPILATION OF AVAILABLE EXISTING UTILITY RECORDS. UTILITY LOCATIONS ARE APPROXIMATE AND SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO PERFORMING ANY EARTHWORK.

- 1) EXISTING UTILITIES SHALL BE TERMINATED, UNLESS OTHERWISE NOTED, IN CONFORMANCE WITH LOCAL, STATE, AND INDIVIDUAL UTILITY COMPANY STANDARD SPECIFICATIONS AND DETAILS. THE CONTRACTOR SHALL COORDINATE UTILITY SERVICE DISCONNECTS WITH THE UTILITY REPRESENTATIVE.
- 2) ALL WATER AND WASTEWATER WORK SHALL CONFORM WITH THE PROJECT SPECIFIC WATER AND WASTEWATER PERMIT ISSUED BY THE VERMONT DEPARTMENT OF CONSERVATION (VTDEC), VTDEC WASTEWATER SYSTEM AND POTABLE WATER SUPPLY RULES (EPR CHAPTER 1, "WATER/WASTEWATER RULES"), VTDEC WATER SUPPLY RULE (EPR CHAPTER 21), AND FOR WORK WITHIN 10 FEET OF THE BUILDING (OR AS APPLICABLE) THE VERMONT PLUMBING CODE, LATEST EDITIONS.
- 3) ALL WORK AND MATERIALS WITHIN CITY RIGHT OF WAY SHALL BE COORDINATED WITH CITY OF BURLINGTON DEPARTMENT OF PUBLIC WORKS PRIOR TO BEGINNING WORK.
- 4) ALL WORK, MATERIALS, AND METER LOCATIONS ASSOCIATED WITH NEW UTILITY SERVICE CONNECTIONS SHALL BE COORDINATED WITH THE UTILITY SERVICE PROVIDER.
- 5) ALL WATER SUPPLY WORK SHALL CONFORM WITH THE CITY OF BURLINGTON DPW SHEET D-1 – WATER SYSTEM DETAILS, LATEST REVISION. AVAILABLE AT:
[HTTPS://WWW.BURLINGTONVT.GOV/WATER/CONNECTION-REQUIREMENTS](https://www.burlingtonvt.gov/water/connection-requirements)



323 College Street
Burlington, Vermont

No.	Revision	Date	Appvd.
1	Revisions to Building and Retaining Wall	04/01/2022	PBS

Designed by CHS	Checked by PBS
Issued for Review	Date July 14, 2020

Not Approved for Construction

Site Grading and Utility Plan

Drawing Number

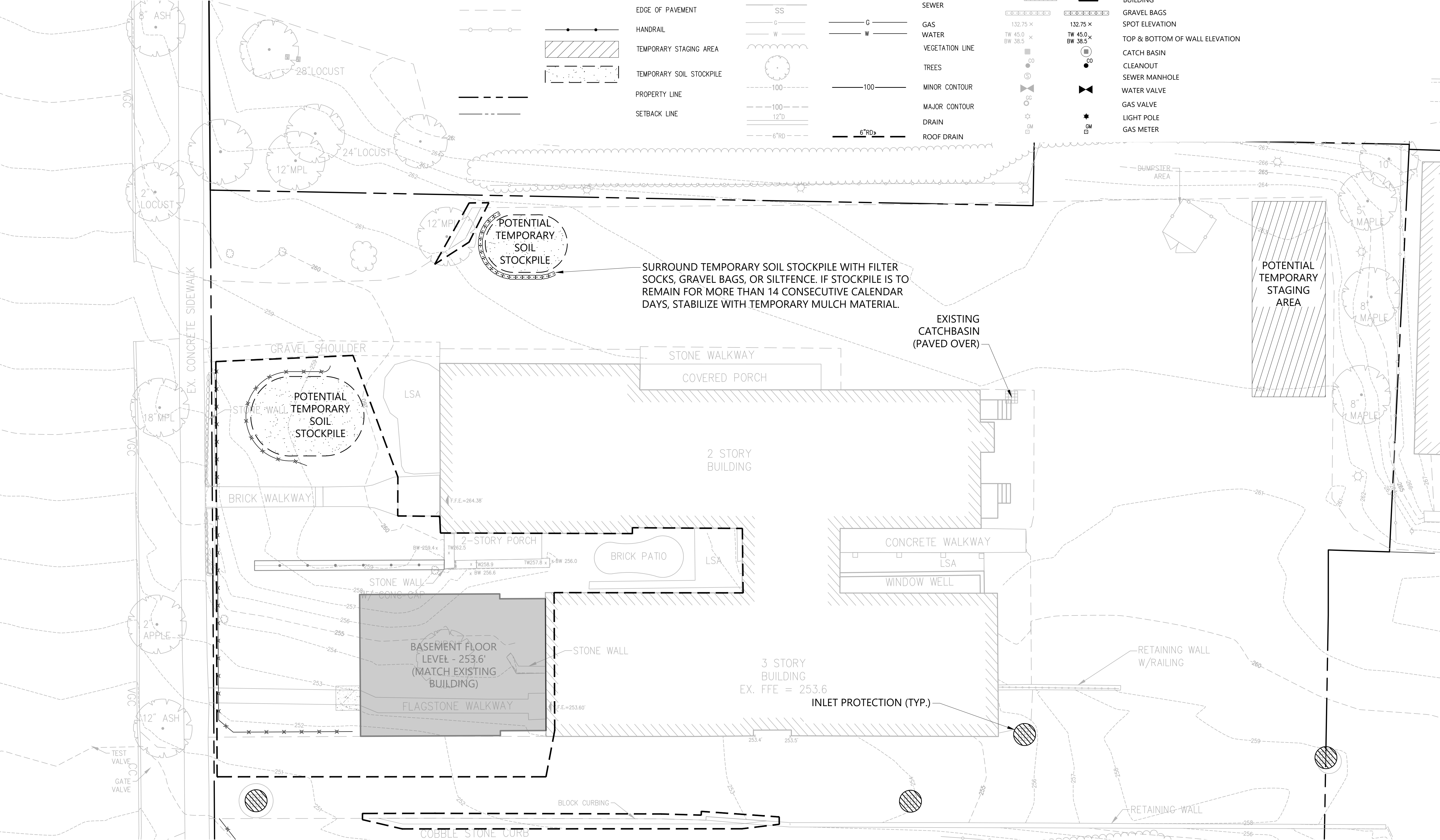
C2.01

Sheet 3 of 5

Project Number
57970.00

NOTES:

- 1) THE PROPERTY LINES SHOWN ARE BASED UPON A BOUNDARY SURVEY PLAT FOR THE SUBJECT PROPERTIES, ENTITLED "BOUNDARY LINE ADJUSTMENT SURVEY PLAT", PREPARED BY VHB, DATED MAY 30, 2018, REVISED JUNE 29, 2018.
- 2) EXISTING CONDITIONS SHOWN ARE BASED UPON VHB FIELD SURVEY PERFORMED JUNE 2020 AND A COMPILATION OF AVAILABLE EXISTING UTILITY RECORDS. UTILITY LOCATIONS ARE APPROXIMATE AND SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO PERFORMING ANY EARTHWORK.

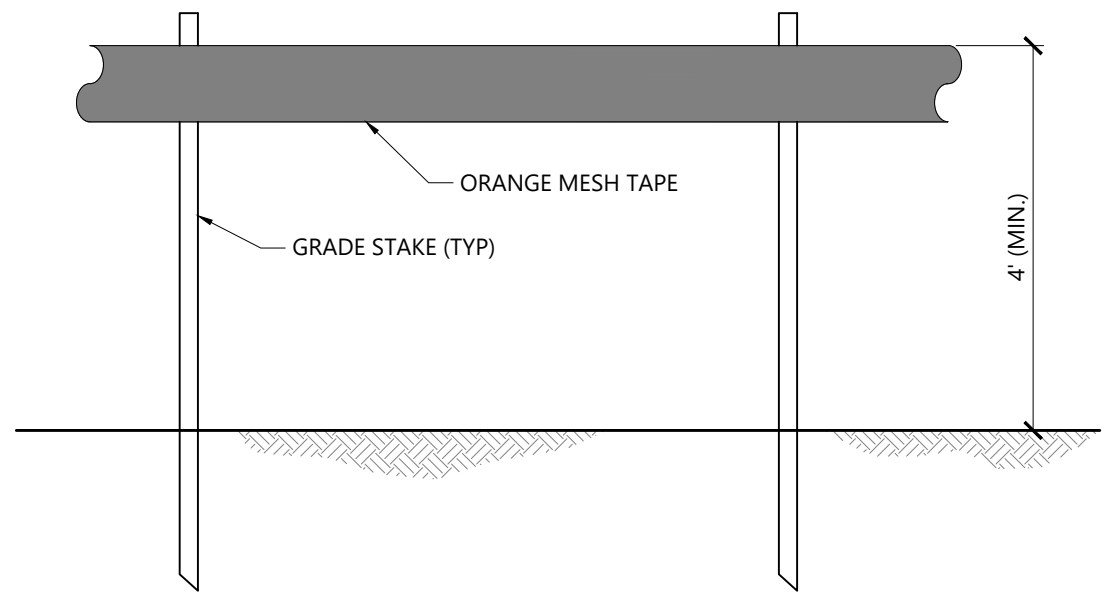


EROSION CONTROL NOTES

- CONTACT CITY OF BURLINGTON DPW STORMWATER ADMINISTRATOR AT LEAST 24 HOURS PRIOR TO START OF CONSTRUCTION ACTIVITY (802) 863-4501
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CONDITIONS OF THE EPSC PLAN APPROVAL GRANTED BY THE CITY OF BURLINGTON DEPARTMENT OF PUBLIC WORKS.
- INSTALL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO EARTH DISTURBANCE. EROSION CONTROL MEASURES SHALL BE INSPECTED AND REPAIRED DAILY IN ORDER TO MINIMIZE THE DISCHARGE OF SEDIMENT TO THE CITY DRAINAGE SYSTEM. MAINTAIN SEDIMENT CONTROLS UNTIL SITE IS FULLY STABILIZED.
- THE SITE, ACCESS POINTS TO THE PROJECT, AND NEARBY PORTIONS OF SURROUNDING CITY STREETS SHALL BE INSPECTED DAILY AND PRIOR TO FORECAST PRECIPITATION EVENTS. SEDIMENT DEPOSITED BY VEHICLE TRACKING SHALL BE REMOVED BY SWEEPING AS NEEDED AND PRIOR TO FORECAST PRECIPITATION.
- NO VEHICLE OR EQUIPMENT PARKING OR MATERIAL STAGING SHALL OCCUR WITHIN THE CITY ROW WITHOUT PERMISSION FROM THE CITY OF BURLINGTON DEPARTMENT OF PUBLIC WORKS.
- THE NEW AND EXISTING STORMWATER DRAINAGE SYSTEM SHALL BE FREE FROM SEDIMENT AND CONSTRUCTION DEBRIS AT THE COMPLETION OF CONSTRUCTION, AND PRIOR TO TRANSFER OF THE SITE TO THE OWNER.
- DISTURBED AREAS SHALL BE STABILIZED WITH TOPSOIL, SEED AND MULCH, STONE, CONCRETE, PAVEMENT, OR OTHER APPROVED MEANS WITHIN 14 DAYS OF INITIAL DISTURBANCE.
- SILT FENCE OR OTHER APPROVED SILT BARRIER SHALL BE INSTALLED AT THE DOWNSLOPE PERIMETER OF ALL SOILS STOCKPILES.
- THE CONTRACTOR SHALL TAKE ALL REASONABLE MEANS NECESSARY TO KEEP THE NEW STORMWATER SYSTEM FREE OF SEDIMENT AND DEBRIS DURING THE CONSTRUCTION PERIOD. DO NOT ALLOW RUNOFF FROM DISTURBED AREAS TO DRAIN THESE FEATURES UNTIL THEY HAVE RECEIVED FINAL STABILIZATION.
- DURING THE WINTER CONSTRUCTION PERIOD FROM NOVEMBER 1 TO APRIL 15, ANY NEW DISTURBANCE MUST BE TEMPORARILY OR PERMANENTLY STABILIZED (MULCHING, EROSION CONTROL MATTING, OR TARPS FOR STOCKPILES, OR OTHER APPROVED METHOD) WILL OCCUR AT THE END OF EACH WORK DAY UNLESS:
 - EARTHWORK IS TO CONTINUE IN THE AREA WITHIN THE NEXT 24 HOURS, AND THERE IS NO LIQUID PRECIPITATION FORECAST FOR THE NEXT 24 HOURS, OR
 - IF WORK IS OCCURRING IN A SELF-CONTAINED EXCAVATION (NO OUTLET) WITH A DEPTH OF 2 FEET OR GREATER (E.G. HOUSE FOUNDATION EXCAVATION OR UTILITY TRENCHES)

Legend

EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED

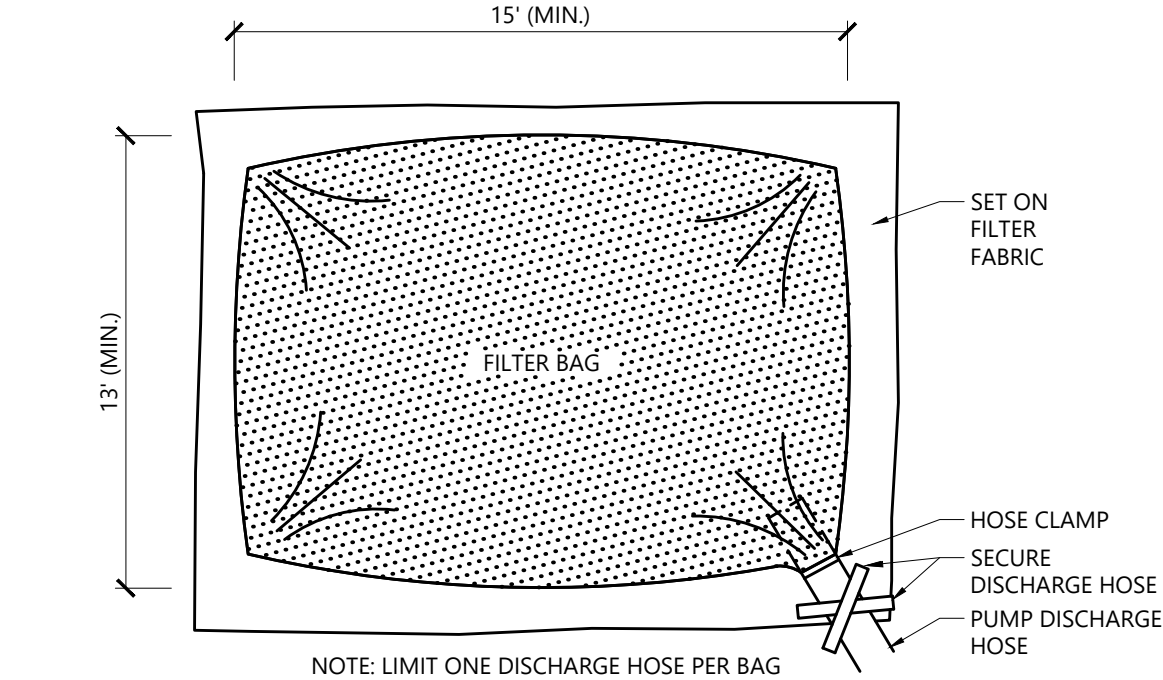


NOTES

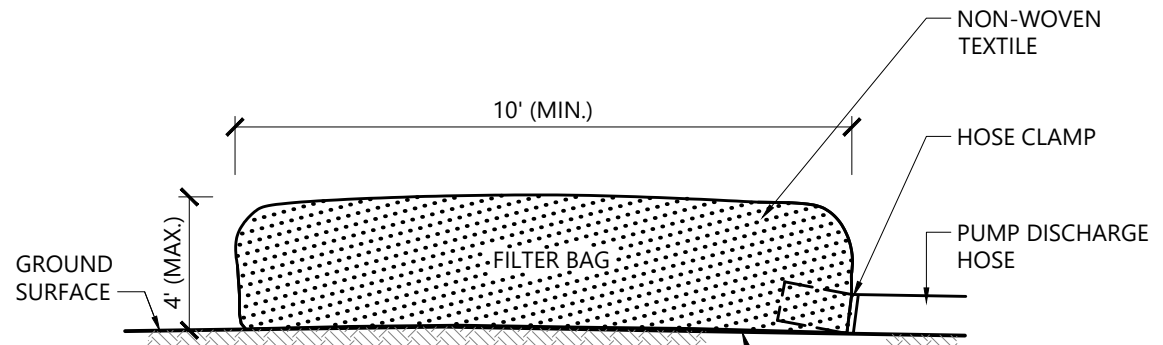
1. BARRIER MESH TAPE SHALL BE INSTALLED ALONG THE PERIMETER OF THE PROJECT AREA TO DEMARCATATE THE LIMIT OF DISTURBANCE. NO EARTHWORK OR STORAGE OF MATERIALS SHALL BE CONDUCTED BEYOND THIS LIMIT WITHOUT PRIOR APPROVAL FROM THE OSPC.
2. USE 3" ORANGE BARRIER MESH TAPE.
3. TAPE OR ROPE MAY BE FASTENED TO STAKES, TREES, OR OTHER APPROPRIATE FIXED OBJECTS.
4. PROJECT DEMARCATATION SHALL NOT CROSS ACTIVE ACCESS ROUTES (E.G. ROADS).
5. PROJECT DEMARCATATION SHALL REMAIN IN PLACE AND BE MAINTAINED/REPLACED AS NEEDED UNTIL FINAL STABILIZATION IN THE AREA HAS BEEN ACHIEVED.

Barrier Mesh Tape or Rope

N.T.S. Source: VHB 08/16 REV LD_VT



PLAN VIEW



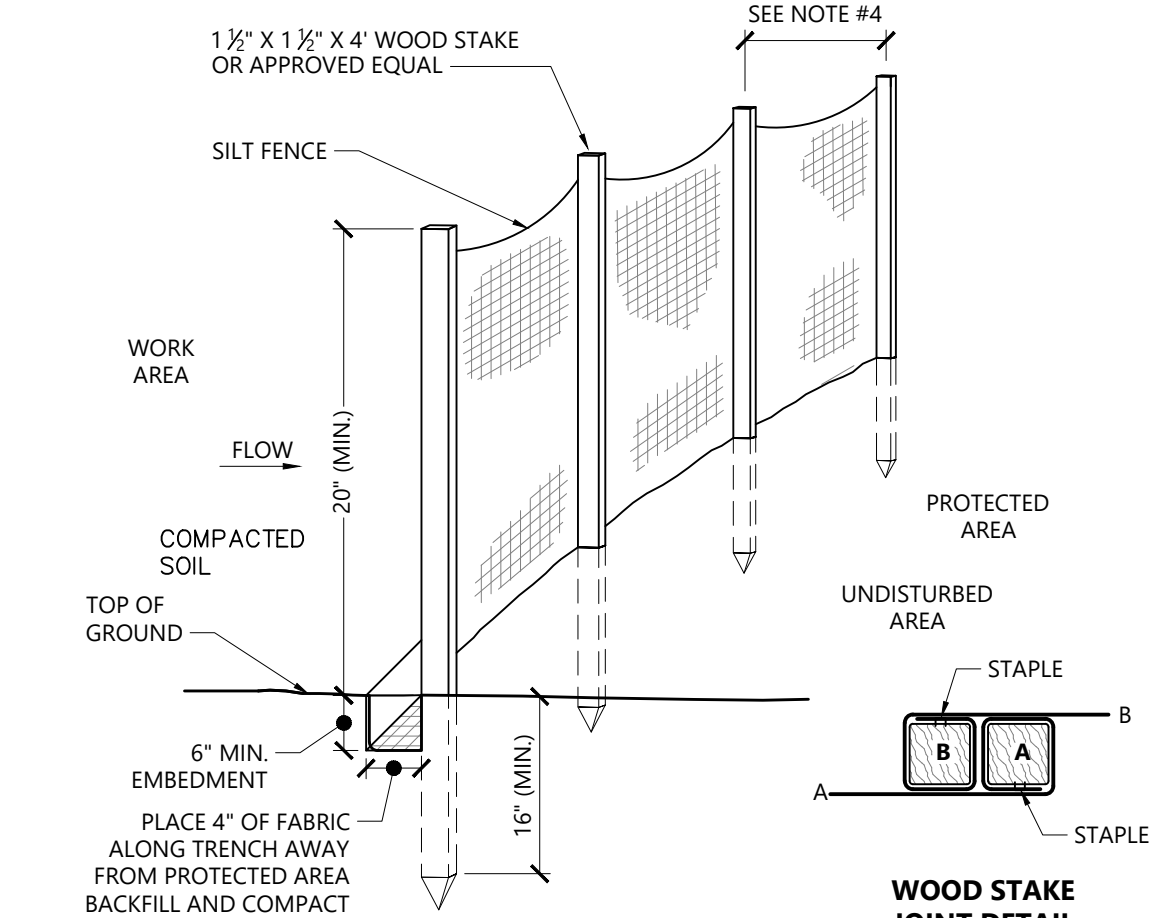
CROSS-SECTION

NOTES

1. BAG TO BE USED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.

Dewatering Filter Bag

N.T.S. Source: VHB 1/16 LD_691



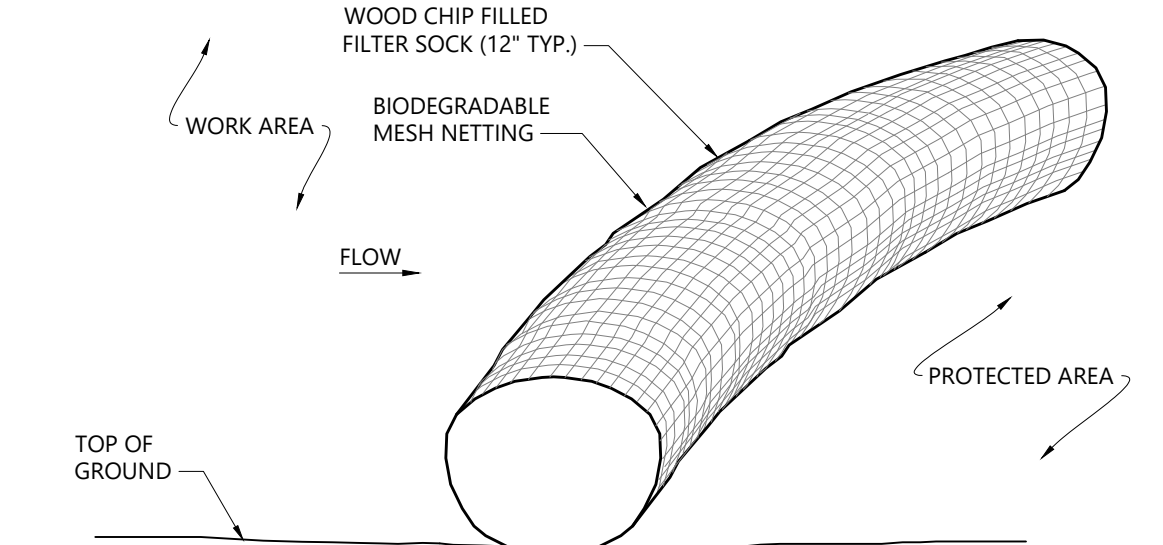
WOOD STAKE
JOINT DETAIL

NOTES

1. WOVEN WIRE FENCE REINFORCEMENT IS REQUIRED WITHIN 50 FT UPSLOPE OF RECEIVING WATERS.
2. WHERE REQUIRED FENCE SHALL BE WOVEN WIRE, MIN. 14 GAUGE WITH A 6" MESH OPENING SHALL BE USED.
3. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N OR APPROVED EQUIVALENT.
4. POST SPACING FOR WIRE BACKED FENCE SHALL BE 10 FT. MAX. FOR FILTER CLOTH FENCE WHEN ELONGATION IS >50%, POST SPACING SHALL NOT EXCEED 4 FT. FOR FILTER CLOTH FENCE WHEN ELONGATION IS <50%, POST SPACING SHALL NOT EXCEED 6 FT.
5. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY 6 INCHES AND FOLDED.
6. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE OR APPROVED EQUIVALENT.
7. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN SEDIMENT REACHES HALF OF FABRIC HEIGHT.
8. SILT FENCE SHALL NOT BE USED TO DEMARCATATE LIMITS OF DISTURBANCE.
9. AREA DRAINING TO SILT FENCE SHALL NOT EXCEED 1/4 ACRE PER 100 LF

Silt Fence/ Reinforced Silt Fence Barrier

N.T.S. Source: VHB 08/16 LD_650-VT



NOTES

1. FILTER SOCK SHALL BE FILTREXX SILTSOXX, OR APPROVED EQUAL.
2. FILTER SOCK SHALL BE ANCHORED WITH GRAVEL BAGS.
3. FILTER SOCK SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS, AND REPAIR OR REPLACEMENT SHALL BE PERFORMED PROMPTLY AS NEEDED.
4. IF NON BIODEGRADABLE NETTING IS USED THE NETTING SHALL BE COLLECTED AND DISPOSED OF OFFSITE.

Siltsock - Erosion Control Barrier

N.T.S. Source: VHB 1/16 REV LD_658

TEMPORARY SEEDING

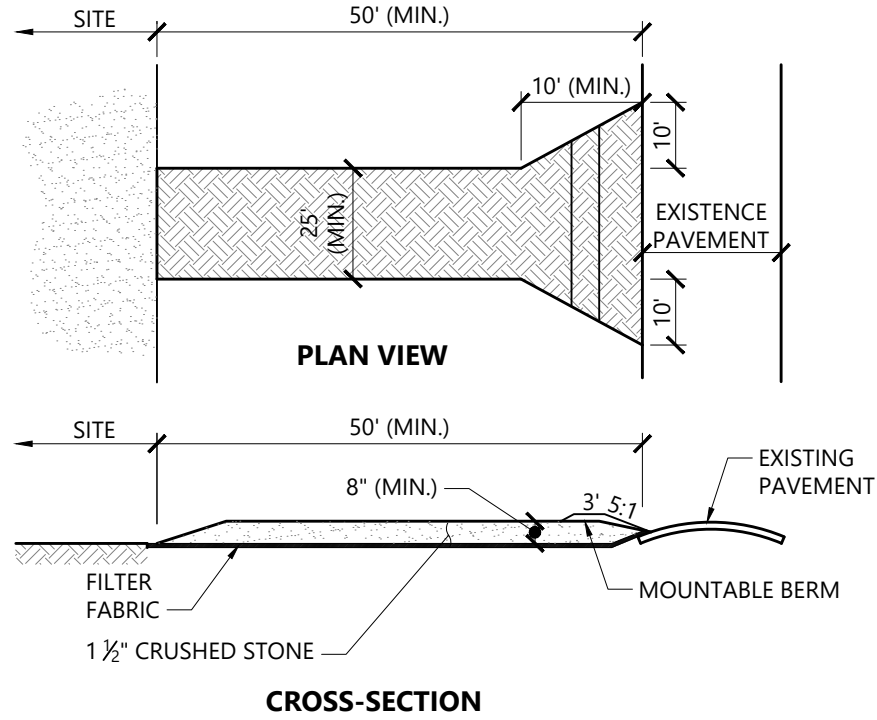
1. AREA TO BE SEEDED MUST BE ROUGH GRADED AND SLOPES PHYSICALLY STABLE.
2. SEEDING METHOD TO RESULT IN GOOD SOIL TO SEED CONTACT.
3. AFTER SEEDING, MULCH THE AREA WITH HAY OR STRAW AT 2 TONS/AC (APPROX 90 LBS/1,000 SF OR 2 BALES/1,000 SF); SEE MULCH DETAIL AND SPECIFICATIONS.
4. MULCH ANCHORING MAY BE NEEDED WHERE WIND OR AREAS OF CONCENTRATED WATER ARE POSSIBLE.
5. WOOD FIBER HYDROMULCH OR OTHER SPRAYABLE PRODUCTS APPROVED FOR EROSION CONTROL MAY BE USED IF APPLIED ACCORDING TO MANUFACTURERS' SPECIFICATIONS.

PERMANENT SEEDING

1. AREA TO BE SEEDED MUST BE ROUGH GRADED AND SLOPES PHYSICALLY STABLE; CHISELING OR DISKING MAY BE NEEDED IF SOIL IS COMPACTED.
2. SEEDING METHOD TO RESULT IN GOOD SOIL TO SEED CONTACT.
3. PERMANENT SEEDING TO OCCUR PRIOR TO SEPTEMBER 15TH UNLESS WEATHER PERMITS SEEDING BEYOND SEPTEMBER 15TH.
4. AFTER SEEDING, MULCH THE AREA WITH HAY OR STRAW AT 2 TONS/AC (APPROX 90 LBS/1,000 SF OR 2 BALES/1,000 SF); SEE MULCH DETAIL AND SPECIFICATIONS.
5. MULCH ANCHORING MAY BE NEEDED WHERE WIND OR AREAS OF CONCENTRATED WATER ARE POSSIBLE.
6. WOOD FIBER HYDROMULCH OR OTHER SPRAYABLE PRODUCTS APPROVED FOR EROSION CONTROL MAY BE USED IF APPLIED ACCORDING TO MANUFACTURERS' SPECIFICATIONS.
7. IRRIGATION MAY BE NEEDED TO FACILITATE GRASS GROWTH AND ESTABLISH ADEQUATE GRASS COVER.

Seeding Notes and Specifications

N.T.S. Source: VHB 08/16 LD_VT



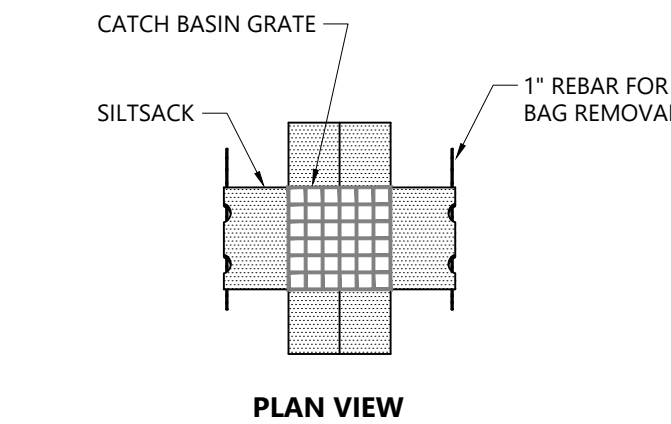
CROSS-SECTION

NOTES

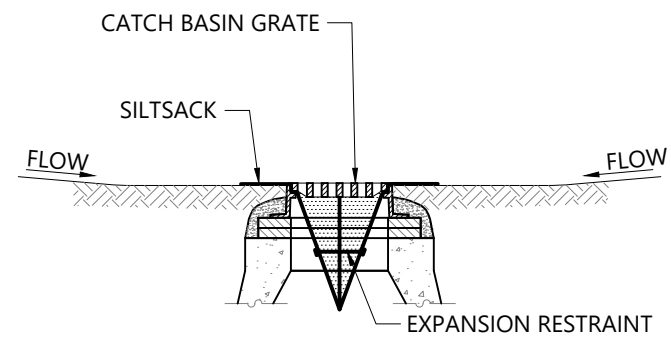
1. AGGREGATE SIZE: USE A MIX OF 1 TO 4 INCH STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH: NOT LESS THAN 50 FEET (EXCEPT ON SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH APPLIES)
3. THICKNESS: NOT LESS THAN EIGHT (8) INCHES
4. WIDTH: TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT MINIMUM IF THERE IS ONLY ONE ACCESS TO THE SITE.
5. GEOTEXTILE MUST BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE
6. ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION EXITS SHALL BE PIPED BENEATH THE EXIT. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. THE EXIT SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED ACCORDING TO PERMIT REQUIREMENTS.

Stabilized Construction Exit

N.T.S. Source: VHB 1/16 REV LD_682-VT



PLAN VIEW



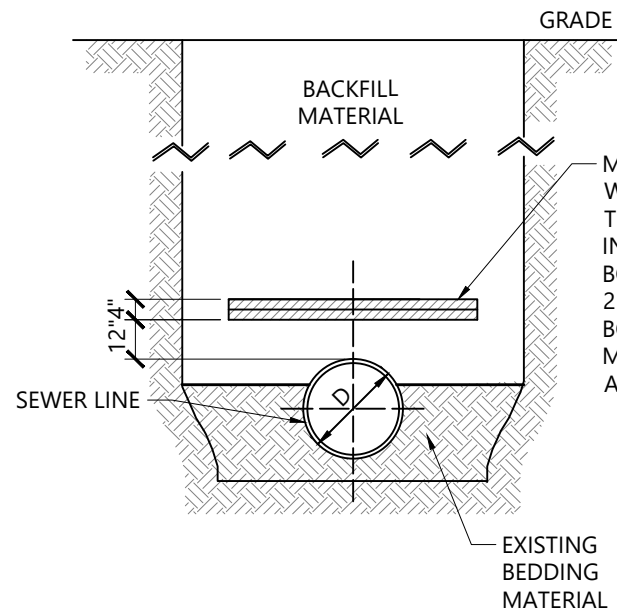
SECTION VIEW

NOTES

1. INSTALL SILTSACK IN ALL CATCH BASINS WHERE INDICATED ON THE PLAN BEFORE COMMENCING WORK OR IN PAVED AREAS AFTER BINDER COURSE IS PLACED AND STRAW BALES HAVE BEEN REMOVED.
2. GRATE TO BE PLACED OVER SILTSACK.
3. SILTSACK SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS AND CLEANING OR REPLACEMENT SHALL BE PERFORMED PROMPTLY AS NEEDED. MAINTAIN UNTIL UPSTREAM AREAS HAVE BEEN PERMANENTLY STABILIZED

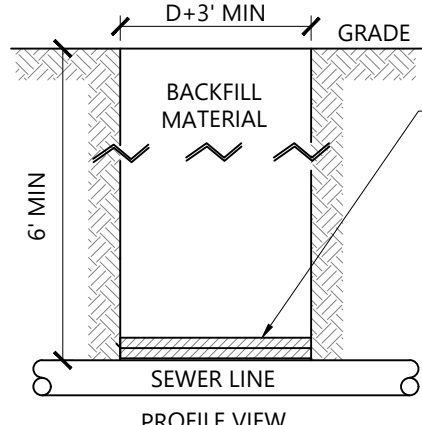
Siltsack Sediment Trap

N.T.S. Source: VHB 1/16 REV LD_674

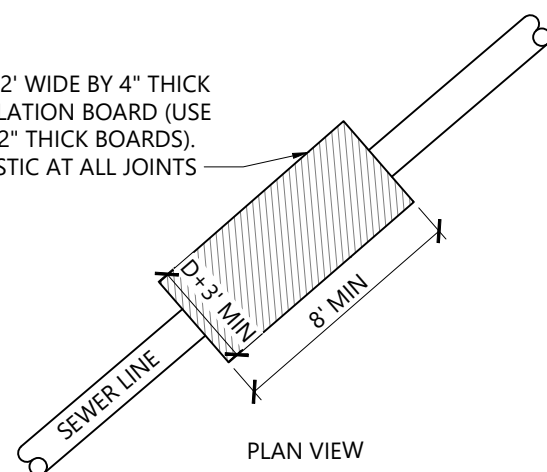


NOTES

1. INSULATION BOARD TO BE CLOSED CELL, EXTRUDED POLYSTYRENE FOAM MEETING ASTM 578, TYPE VI, 40 PSI COMPRESSING STRENGTH (ASTM D1621), 0.1% MAX. WATER ABSORPTION (ASTM C272).
2. BACKFILL MATERIAL AROUND INSULATION MUST BE FREE FROM ROOTS, ORGANIC MATTER, AND OTHER INJURIOUS MATERIALS.
3. OVERLAP ALL INSULATION BOARD JOINTS
4. PROVIDE INSULATION WHEN DEPTH OF COVER IS LESS THAN 6 FEET



PROFILE VIEW



PLAN VIEW

Sewer Line Isulation

N.T.S. Source: VHB 03/22 LD_

Proposed Addition
323 Greencastle, LLC

323 College Street
Burlington, Vermont

No.	Revision	Date	Appr'd.
1	Revisions to Building and Retaining Wall	04/01/2022	PBS

Designed by	Checked by
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Issued for	Date
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Review

July 14, 2020

Not Approved for Construction

Drawing Title
Site Details 1

Drawing Number

C4.01

Sheet of
5 5

Project Number
57970.00



Daniel Goltzman Design & Development

119 Caroline Street
Burlington, Vermont 05401
646-957-4248

VHB
101 Walnut Street
Watertown, MA 02471
617-924-1770

No.	Description	Date
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Greencastle LLC

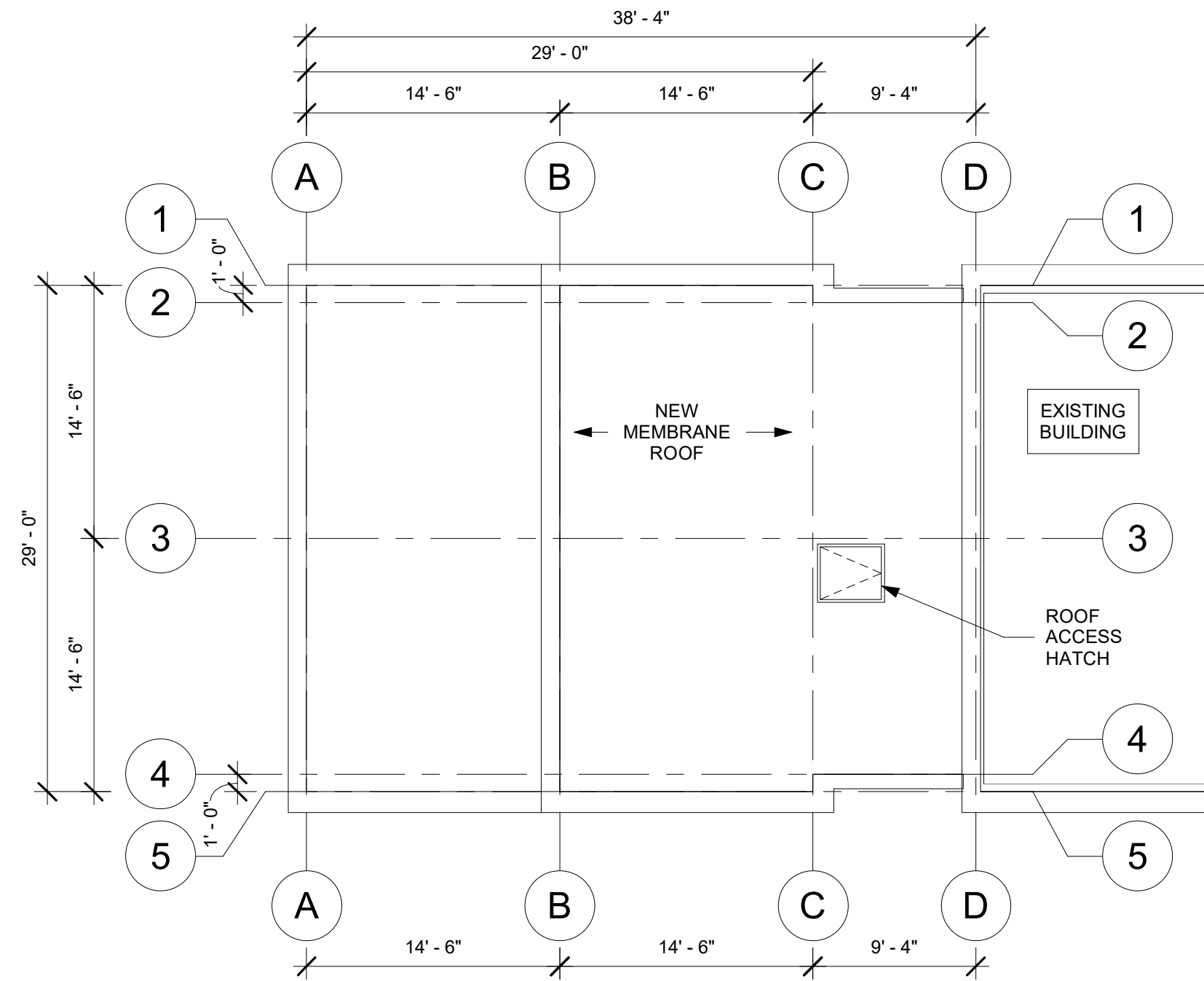
323 College Street

FLOOR PLANS

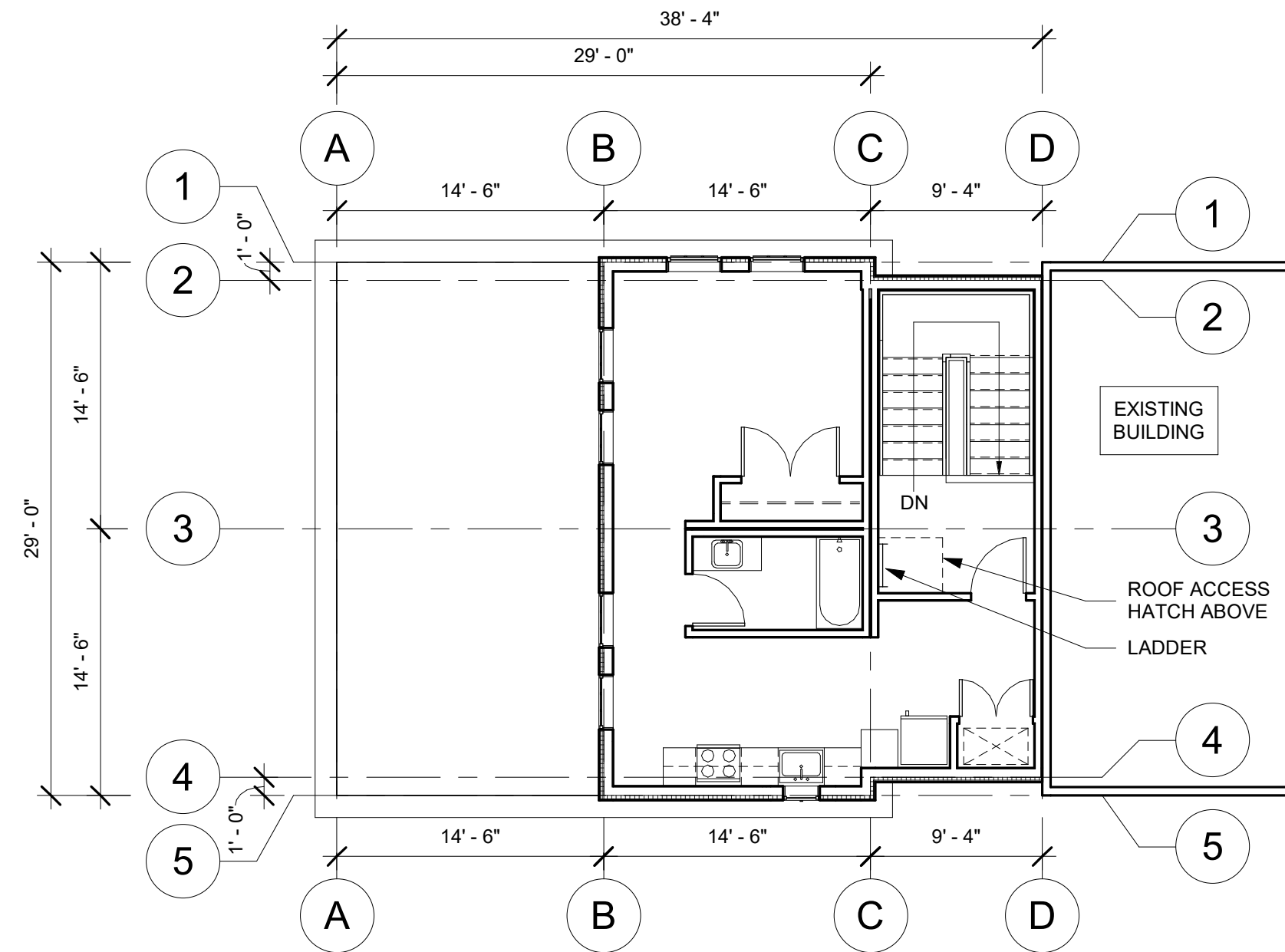
Project number :	202002
Date :	17 February 2022
Drawn by :	DLG
Checked by :	DLG
Project Phase :	Zoning Permit

A1

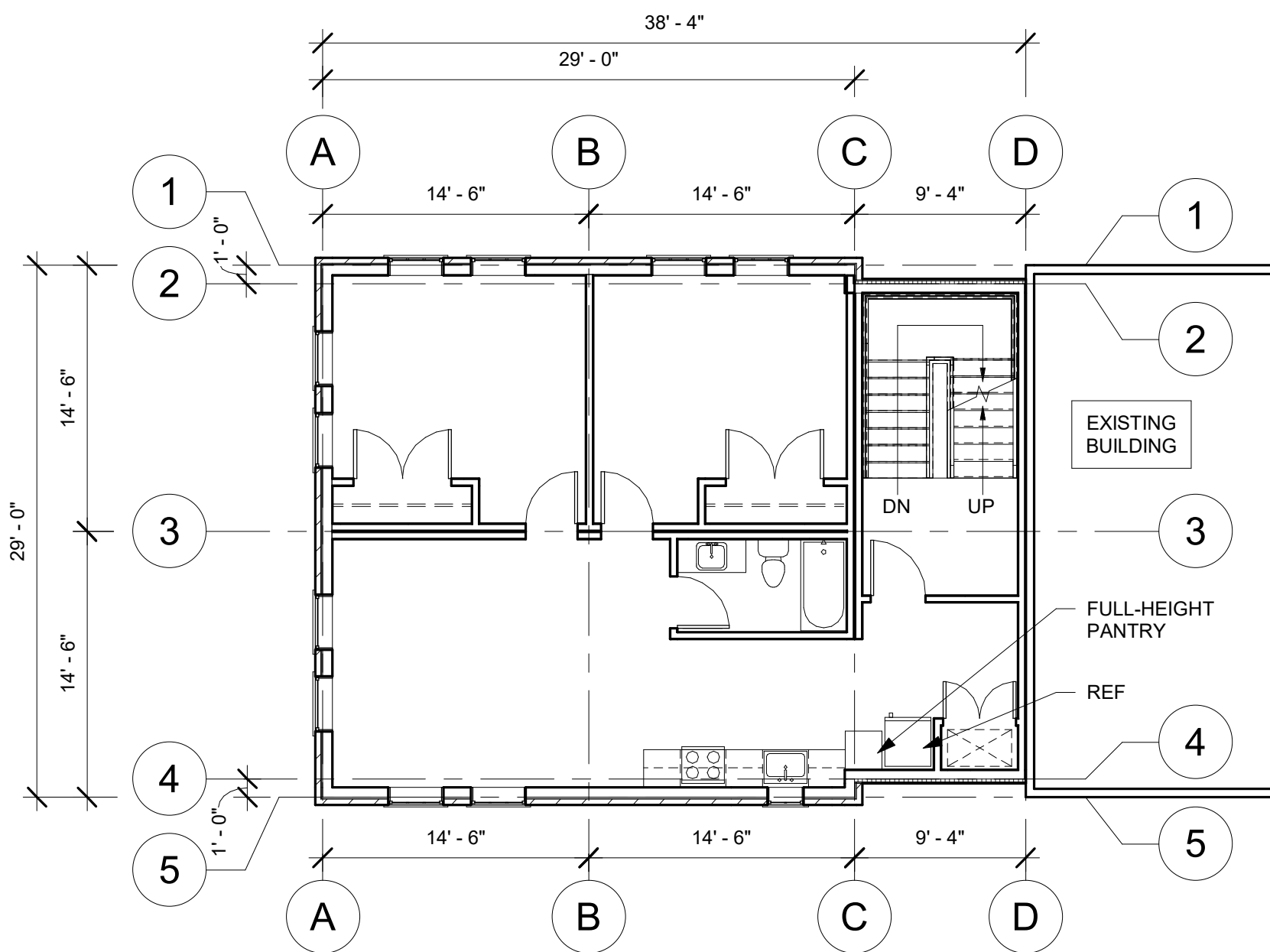
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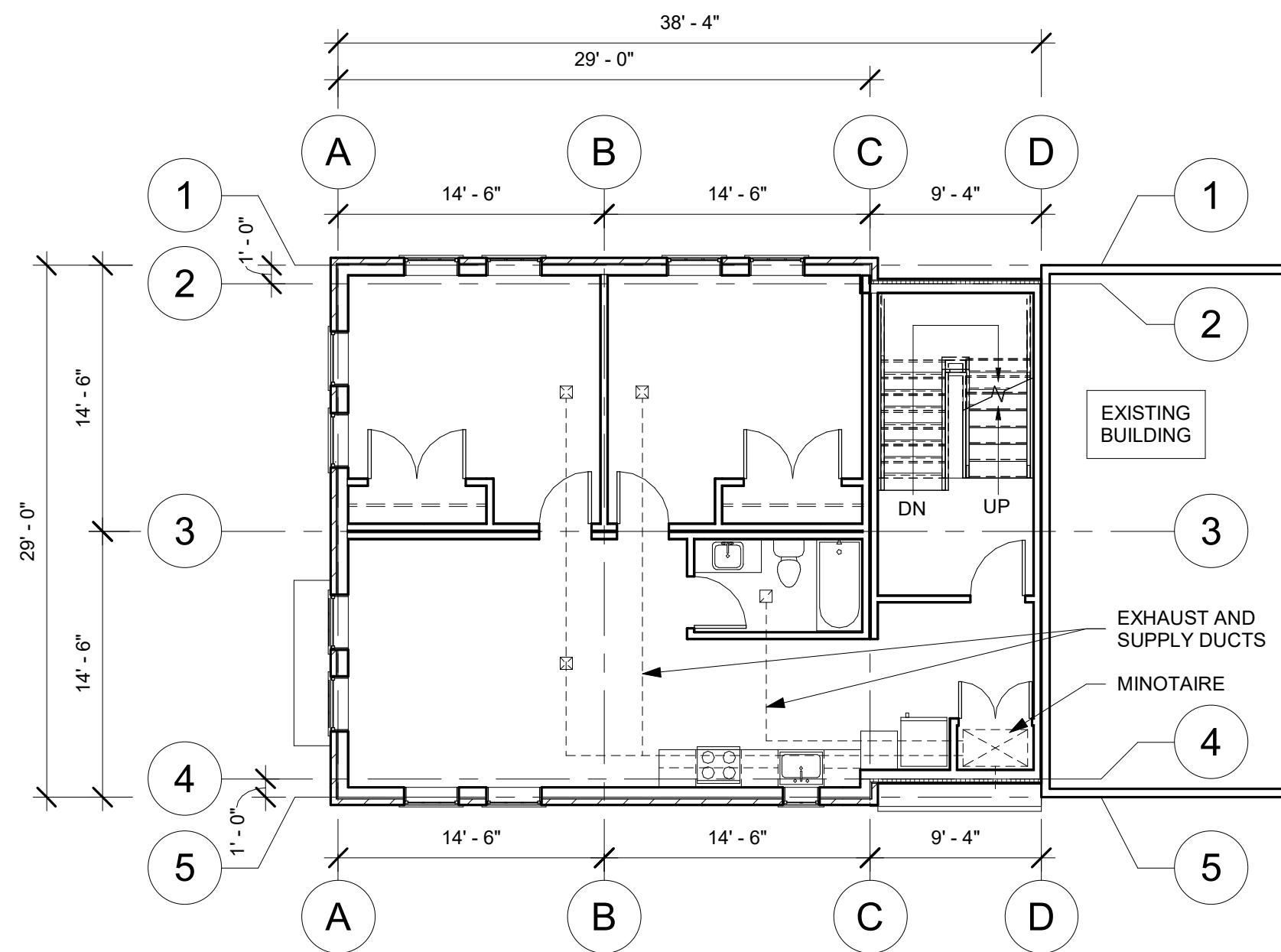
5 Roof Deck
1/8" = 1'-0"



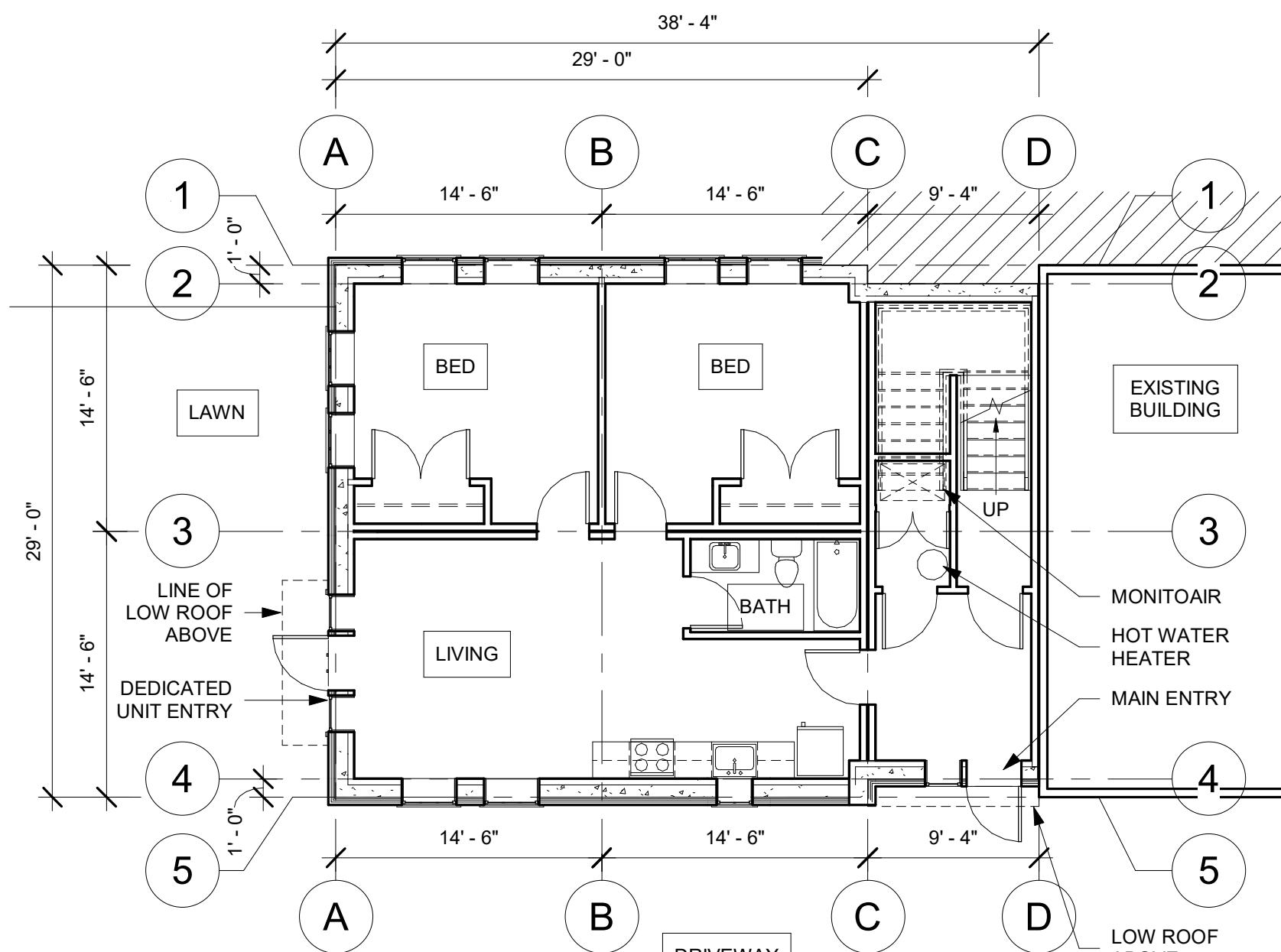
4 Third Floor
1/8" = 1'-0"



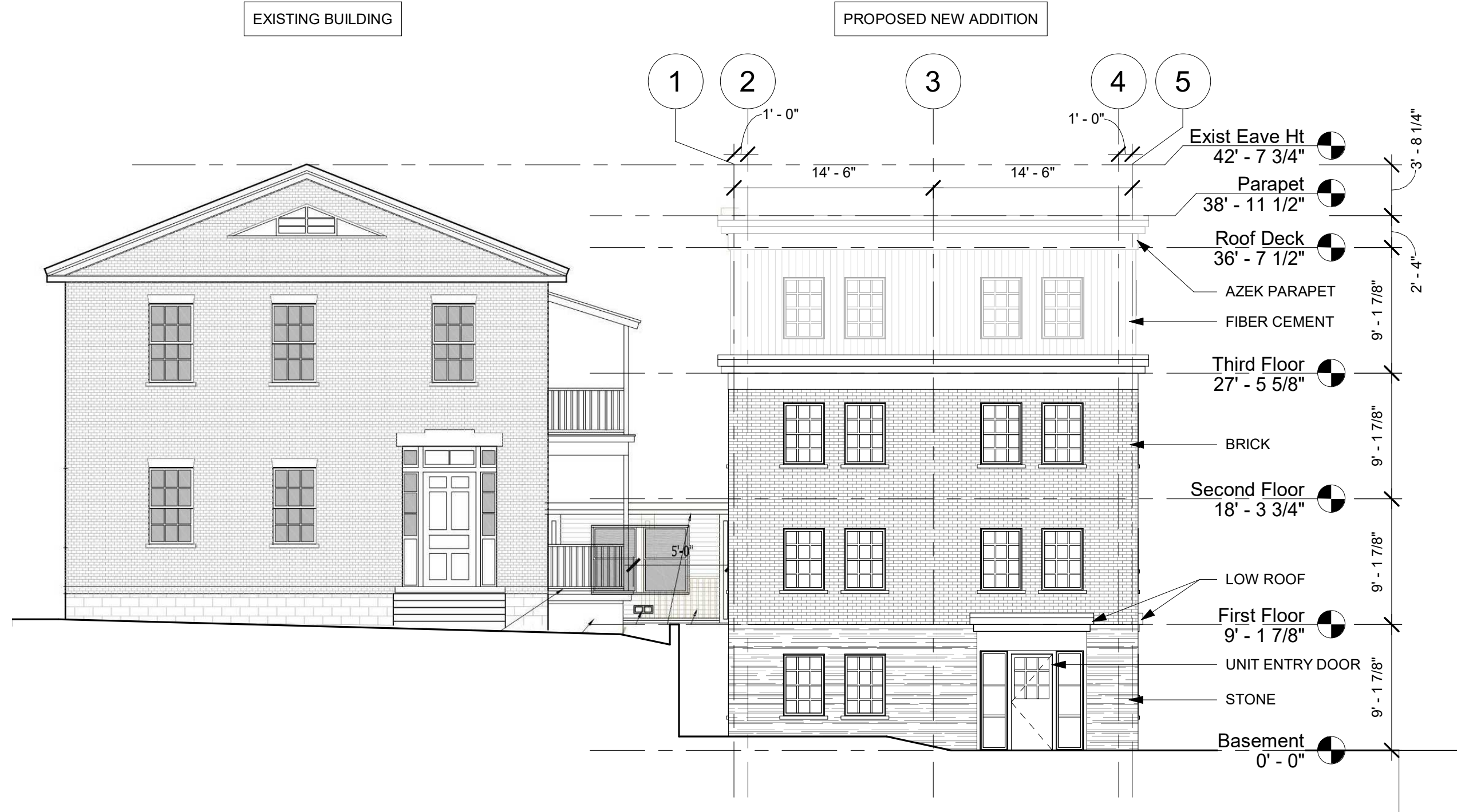
3 Second Floor
1/8" = 1'-0"



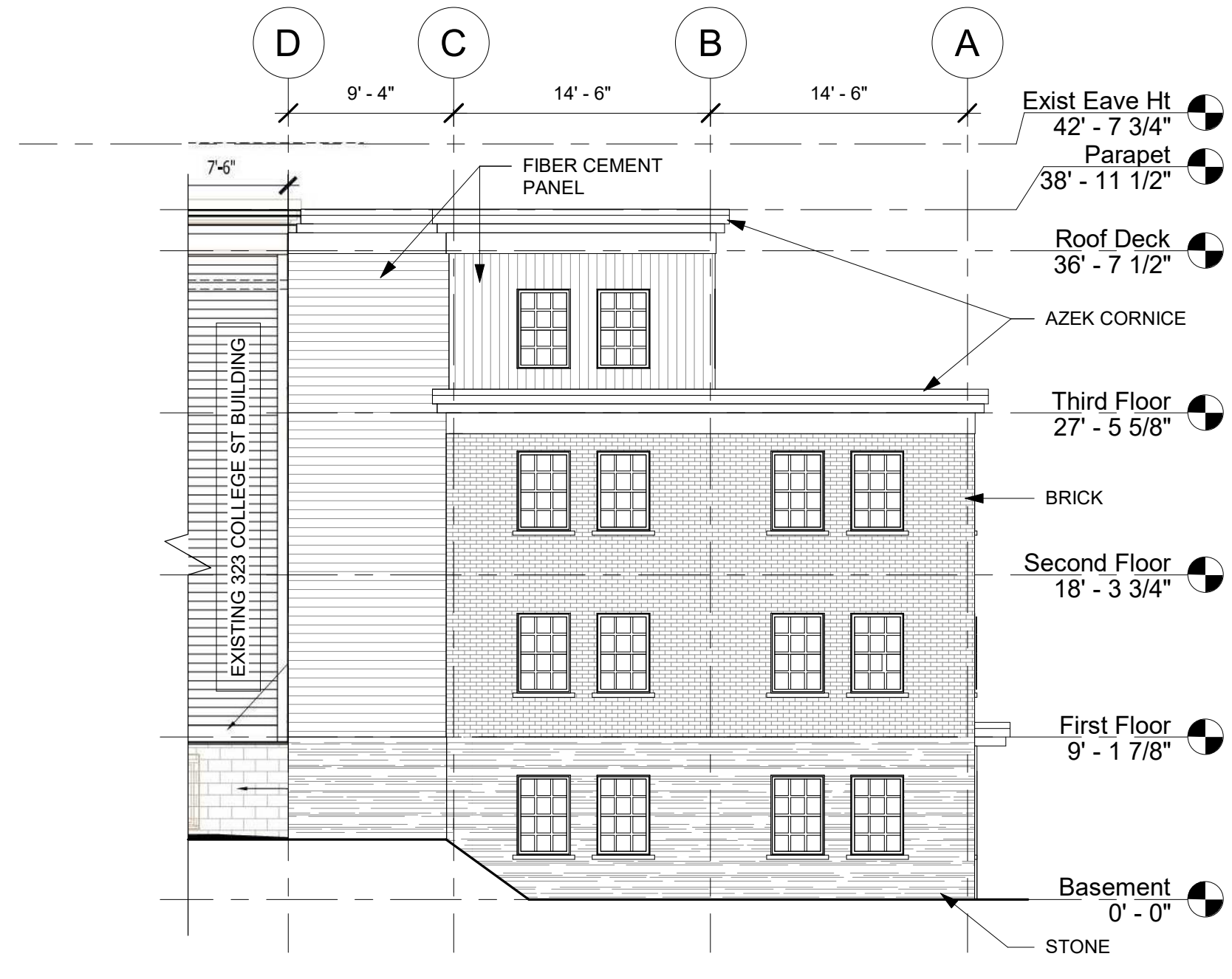
2 First Floor
1/8" = 1'-0"



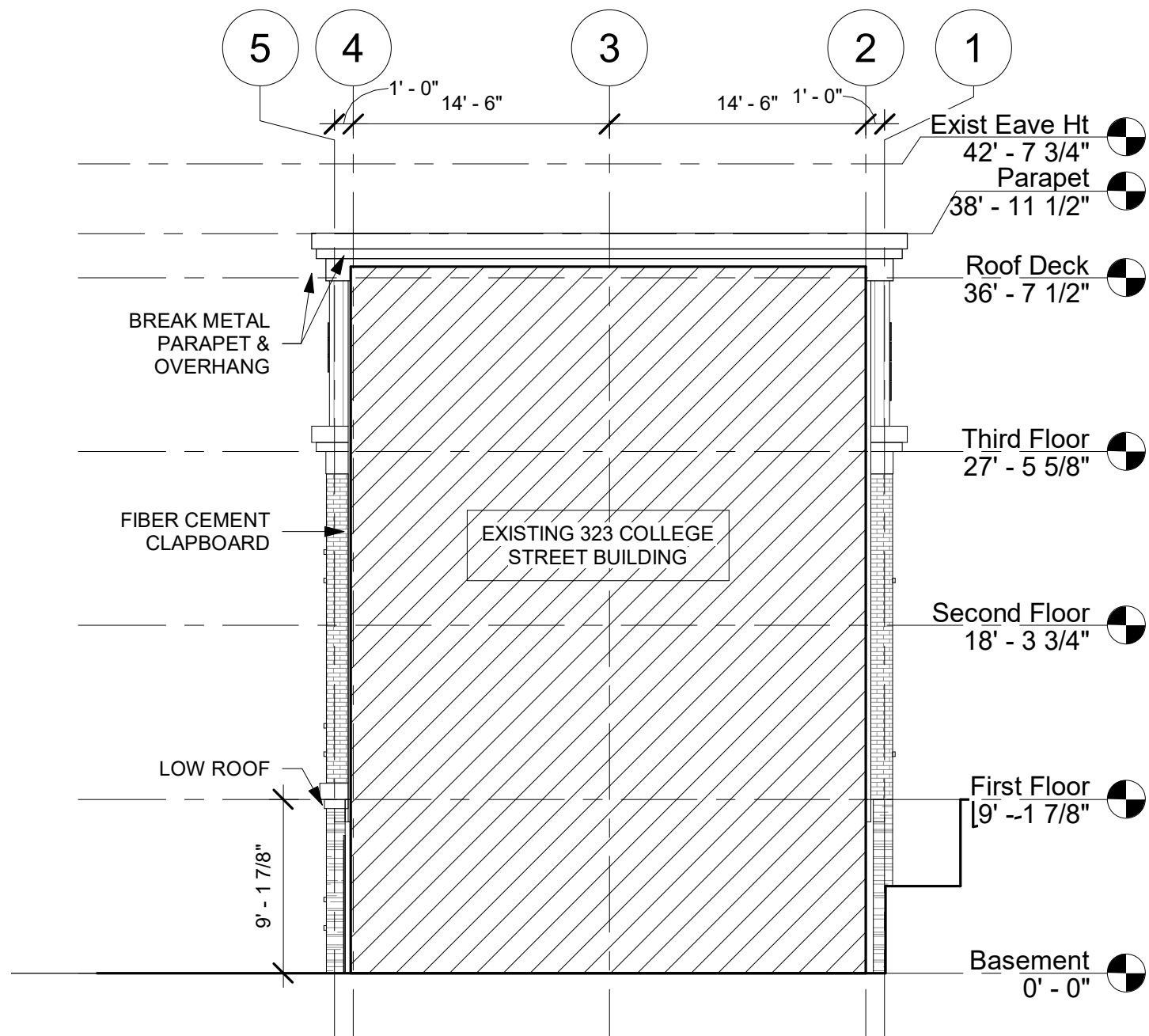
1 Basement
1/8" = 1'-0"



1 North Elevation
1/8" = 1'-0"



2 East Elevation
1/8" = 1'-0"

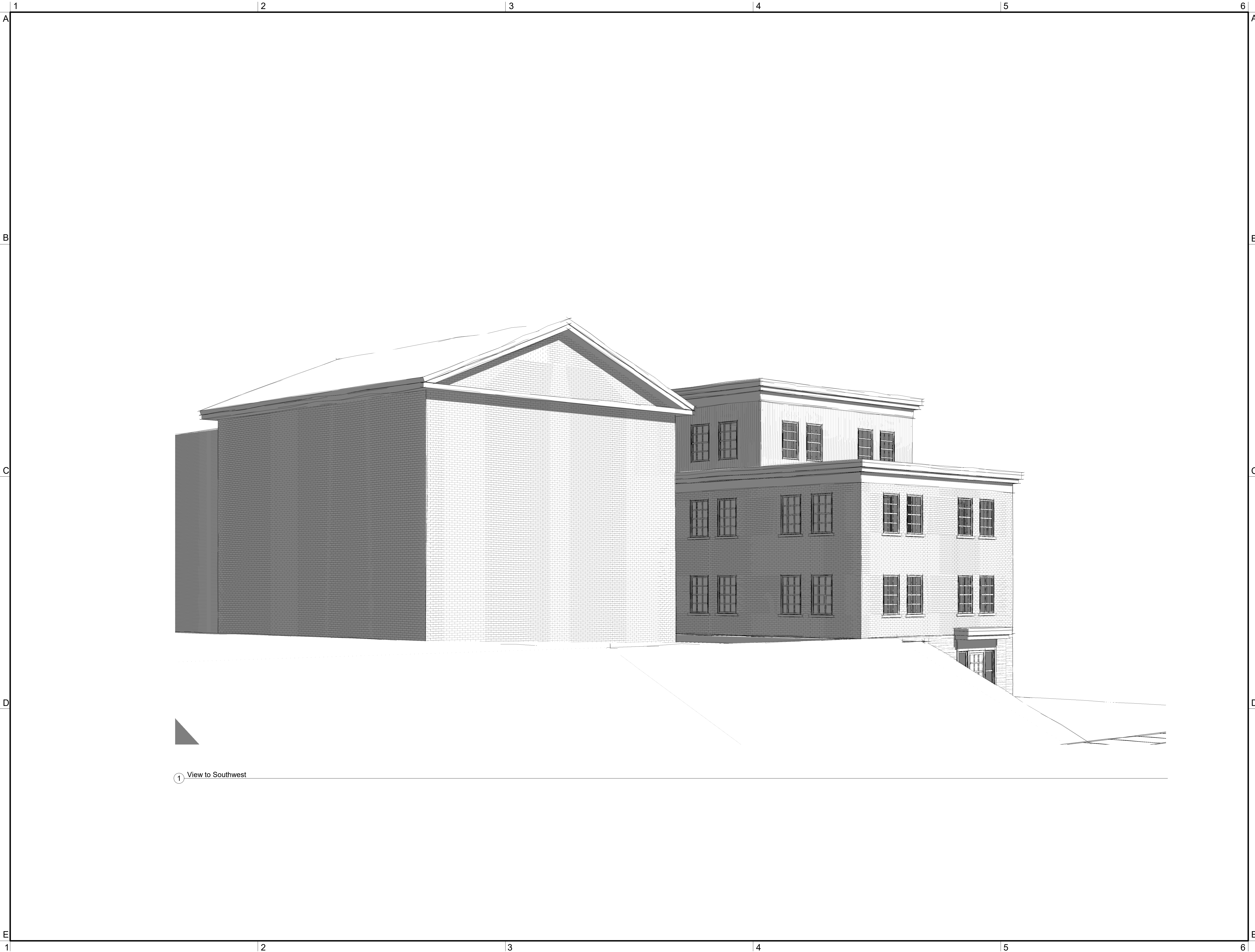


3 South Elevation
1/8" = 1'-0"



4 West Elevation
1/8" = 1'-0"

2/18/2022 3:43:55 PM



① View to Southwest

DGD
Daniel Goltzman Design & Development
119 Caroline Street
Burlington, Vermont 05401
646-957-4248

VHB
101 Walnut Street
Watertown, MA 02471
617-924-1770

No.	Description	Date
-----	-------------	------

Greencastle LLC

323 College Street

3D View

Project number : 202002
Date : 17 February 2022
Drawn by : DLG
Checked by : DLG
Project Phase : Zoning Permit

A3

Scale :

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1 VIEW TO SOUTHEAST

DGD
Daniel Goltzman Design & Development
119 Caroline Street
Burlington, Vermont 05401
646-957-4248

VHB
101 Walnut Street
Watertown, MA 02471
617-924-1770

No.	Description	Date
-----	-------------	------

Greencastle LLC

323 College Street

3D VIEW

Project number :	202002
Date :	17 February 2022
Drawn by :	DLG
Checked by :	DLG
Project Phase :	Zoning Permit

A4

Scale :



323 COLLEGE - GRAY SIDING, BLACK CORNICE AT ROOFS



323 COLLEGE - WHITE SIDING, WHITE CORNICE AT ROOFS

323 COLLEGE STREET - EXISTING CONDITIONS PHOTOS



VIEW TO SOUTHWEST FROM COLLEGE STREET



VIEW TO SOUTH FROM COLLEGE STREET



VIEW TO SOUTHEAST FROM COLLEGE STREET



ROUGH CUT®



Autumn Leaf RoughCut



Casa Blanca RoughCut



Moonlight RoughCut



Vineyard Trail® RoughCut



Wheatfield RoughCut



ELDORADO PROFILE SIZES

*Sizes are nominal ranges. Actual sizes may vary slightly.

STONE	HEIGHT	LENGTH	THICKNESS	PAGES
Ashlar	4" – 12"	11" – 26"	.625" – 3"	30
Bluffstone	1" – 5.5"	4" – 22"	1.375" – 3.5"	40, 46
Cliffstone	1.25" – 6"	4" – 22"	1" – 2"	1, 38
Coarsed Stone	11.75"	12", 18", 24", 30"	1.5"	52
Coastal Ledge	1" – 4"	4" – 24"	1" – 2.75"	52
Coastal Reef	4" – 12"	4" – 16"	1" – 1.25"	14, 31
Cobblestone	2.5" – 12"	4" – 21"	1.875" – 2.75"	50, 53
Country Rubble	2" – 18"	4" – 18"	1" – 2.5"	42, 47
Cut Coarse Stone	3", 6", 9"	12", 18", 24"	.75" – 2.5"	8, 20, 31
Cypress Ridge	1.25" – 18"	4" – 24"	1" – 3.5"	6, 42
European Ledge Single Stone	1.5"	11"	.75" – 2.125"	8, 33
European Ledge Panel	4.5"	24"	.75" – 2.25"	33
Fieldledge	1.5" – 15"	5" – 18"	1.25" – 1.5"	43, 53
Hillstone	1" – 12"	3" – 18"	1" – 3.25"	43, 54
LedgeCut33	3"	12", 18", 24"	.75" – 2"	8, 32
Limestone	2.25" – 8"	3.5" – 17"	1" – 2.5"	39, 48, 53
Longitude24	12"	24"	1"	28
Marquee24	12"	24"	1"	8, 30
Mountain Ledge	1" – 4"	4" – 18"	1" – 3.5"	10, 36, 47, 51, 53
Mountain Ledge Panels	5"	8", 12", 20"	1" – 2.5"	37, 51
Ridgetop18	9"	18"	1" – 1.625"	27
River Rock	1.5" – 15"	3" – 18"	2" – 3.5"	44
RoughCut	2" – 11"	2" – 18.375"	1.5" – 2.5"	41, 48, 51
Rustic Ledge	1" – 5"	6.5" – 20"	1" – 2.5"	12, 22, 35, 54
Shadow Rock	2" – 10"	5" – 24"	2" – 3.5"	44, 49
SierraCut24	12"	24"	1" – 2.5"	30
Stacked Stone	4"	8", 12", 20"	.625" – 2"	16, 34, 48, 51, 54
Vantage30	6"	30"	1" – 1.625"	27
Vintage Ranch	6"	36"	1.125" – 1.375"	4, 25
Weather Edge	1.25" – 8"	5" – 25"	1" – 3.5"	48
Zen24	12"	24"	1"	28
ADOBE				
CaminoAdobe	5"	15.5"	1.375" – 1.5"	55
CapistranoAdobe	3.5"	15"	1.25"	55
BRICK				
ModenaBrick	2.5"	8"	.75" – .875"	6, 58
RomaBrick	1.5" – 2"	9" – 10.25"	1.125" – 1.25"	58
TundraBrick	2.5"	7.875"	.875"	18, 56, 59
ViaBrick	1.25" – 1.75"	7" – 7.25"	.875"	58



ASHLAR ACCENTS

Ashlar Accents have been sculpted to create uniform edge details. The consistent shape simplifies the installation process, while providing the characteristics and texture of natural stone. Available in Taupe, Earth, Smoke & Buckskin.



Taupe



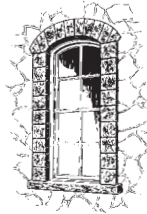
Earth



Smoke

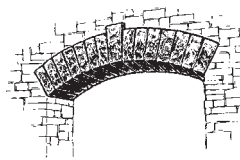


Buckskin



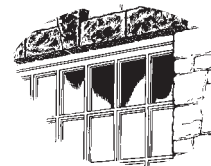
Trim Stones

Approx. 2" thick.



Keystone & Archstone

Approx. 1.5" to 2" thick.



Cut Heads

Approx. 1.5" to 2.5" thick.



Keystone

Approx. 1.5" to 2.5" thick.



Rustic Wall Caps

Approx. 5.75" to 7" thick.

Available in 3 Sizes:

30" x 24"

24" x 24"

18" x 24"



Wall Caps

Approx. 5.75" to 6.5" thick.

Available in 2 Sizes:

20" x 12"

16" x 12"

CRAFTSHIELD™

Preserving the Art of Masonry. CraftShield is a protective treatment that preserves the intended artistry and beauty of architectural stone veneer while safeguarding the surface from nature's elements.

Designed for use on concrete and most masonry surfaces including Eldorado Stone and Eldorado Brick veneer, CraftShield goes on wet and dries invisible to the eye.

It's low odor and alkaline-stable formula is ideal for both exterior and interior applications and offers 10-Year Protection to help resist staining, spalling, cracking and other damage related to water intrusion.

Gallon covers 150-200 sq. ft. of surface area.



CHISELED EDGE™ ACCENTS

Historically, masons have worked with natural stone to create unique accent pieces to finalize their projects. Chiseled Edge Accents feature a hand-dressed appearance with a uniform yet rustic detail. Available in Taupe, Earth, Smoke & Buckskin.



Taupe

Earth

Smoke

Buckskin



Wainscot Sill 90°

8" L (both exterior sides) × 3"D × 2"H (face)
to 2.5"H (back)



Wainscot Sill 135°

7.5" L (both exterior sides) × 3"D × 2"H (face)
to 2.5"H (back)



Wainscot Sill Straight

19.75" L × 3"D × 2"H (face)
to 2.5"H (back)



Hearthstone

20" L × 20"D × 2"H



Peaked Wall Caps

Available in 2 sizes:
20" × 16" (2"H sides with a 3.5"H peak)
20" × 12" (2.375"H sides with a 3.5"H peak)



Textured Column Caps

Cap peak approx. 5.5"H.
Available in 3 sizes with or without hole:
26" × 26" (2.5"H sides)
22" × 22" (2.5"H sides)
18" × 18" (2.5"H sides)



Column & Wall Caps

Column Caps approx. 2.5" thick.
Available in 2 sizes:
30" × 24"
24" × 24"

Wall Caps approx. 2.25" thick.
Available in 3 sizes:
37" × 12"
37" × 9"
37" × 6"

UTILITY ACCENTS

Utility Accents create a simple yet decorative way of transitioning from the utility to the stone or brick veneer. Available in Taupe, Earth, Smoke & Buckskin (see colors above).



(a)



(b)



(c)



(d)



(e)



(f)

Lightboxes

Approx. 1.75" thick.
(a) 8" × 10"
(b) 9.5" × 11"

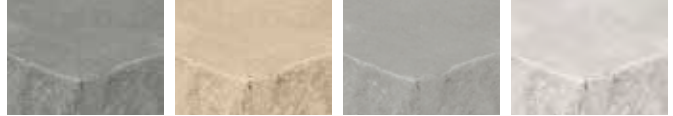
Electrical Boxes

(c) 6" × 8" (approx. 2" thick)
(d) 8" × 8" (approx. 2" thick)
(e) 8" × 8" (approx. 1.75" thick)
(f) 8" × 12" (approx. 1.75" thick)



SPLIT EDGE™ ACCENTS

Split Edge Accents feature a 2" guillotined edge to complement our line of modern stones and contemporary color palettes.

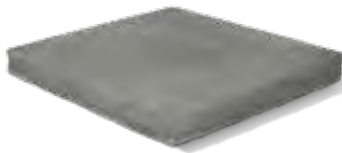


Blue Steel

Coastal Sand

Grey Sky

White Cloud



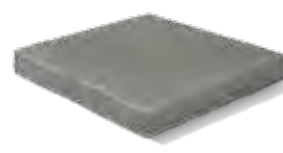
Column Caps

Available in 4 sizes:
26"L × 26"D × 2"H
24"L × 24"D × 2"H
22"L × 22"D × 2"H
18"L × 18"D × 2"H



Wall Caps

Available in 2 sizes:
12"L × 30"D × 2"H
9"L × 30"D × 2"H



Hearthstone

20"L × 20"D × 2"H

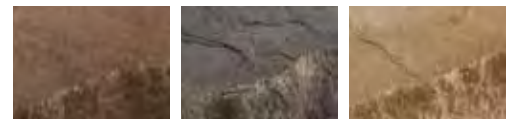


Wainscot Sill

20"L × 3"D × 2"H (face)
to 2.5"H (back)

SNAPPED EDGE™ ACCENTS

Snapped-Edge Accents feature irregular edge details and random undulations that look as if they had been hand chiseled on location. Additionally, each accent features subtle yet contrasting color highlights on the surface and edge details for the ultimate natural appearance. Wainscot Sills have a recessed drip edge on the underside to prevent water from returning behind the stone or dripping onto the face of the stone wall. Available in Walnut, Pewter & Sand.



Walnut

Pewter

Sand



Column Caps

Available in 3 sizes:
24"L × 24"D × 1.5"H
22"L × 22"D × 1.5"H
18"L × 18"D × 1.5"H



Wall Caps

Available in 2 sizes:
24"L × 14"D × 1.5"H
18"L × 14"D × 1.5"H



Hearthstone

20"L × 20"D × 1.5"H



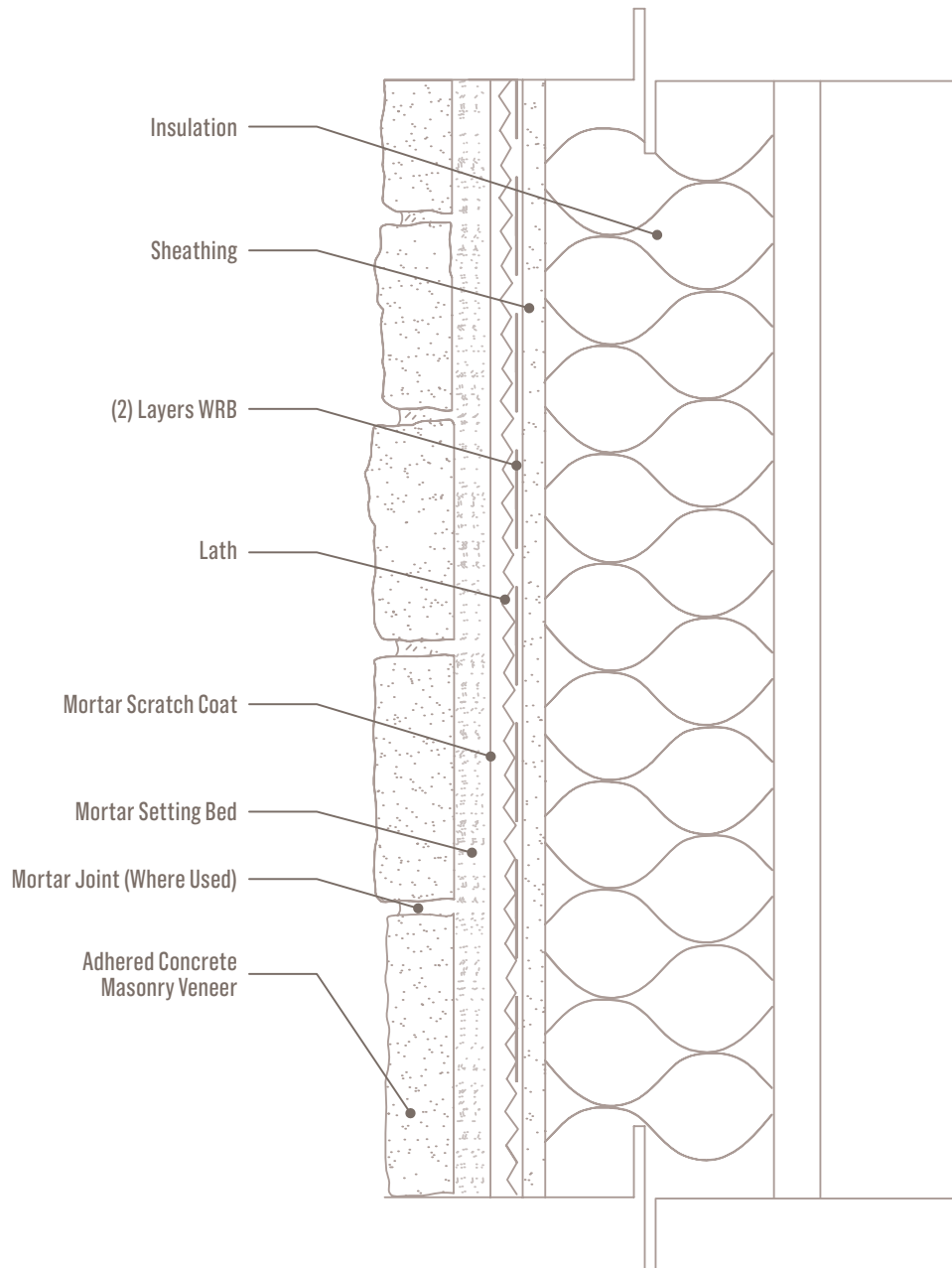
Wainscot Sill

19.75"L × 3"D × 1.5"H (face)
to 2.5"H (back)



INSTALLATION GUIDELINES

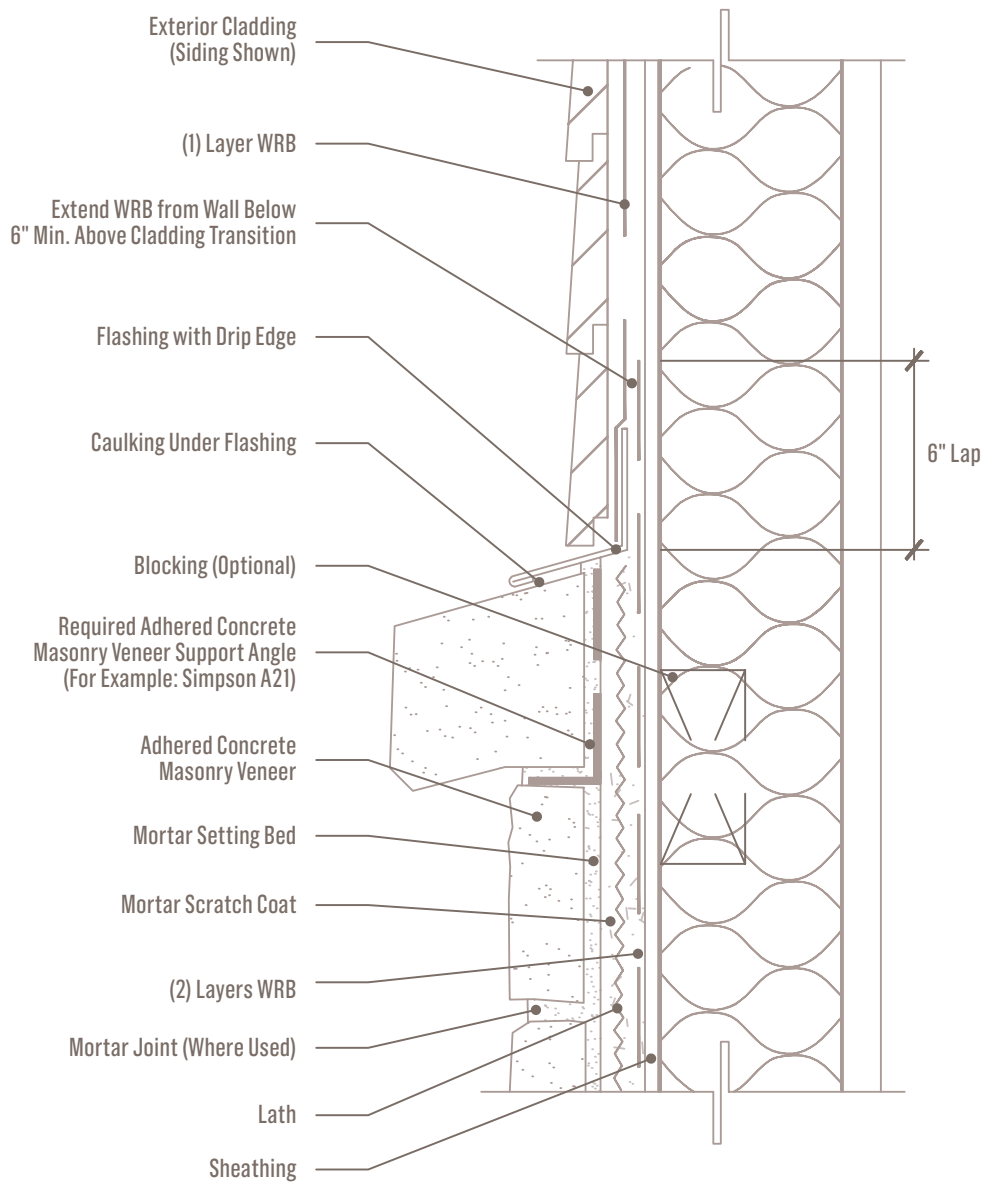
TYPICAL WALL SECTION



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INSTALLATION GUIDELINES

CLADDING TRANSITION



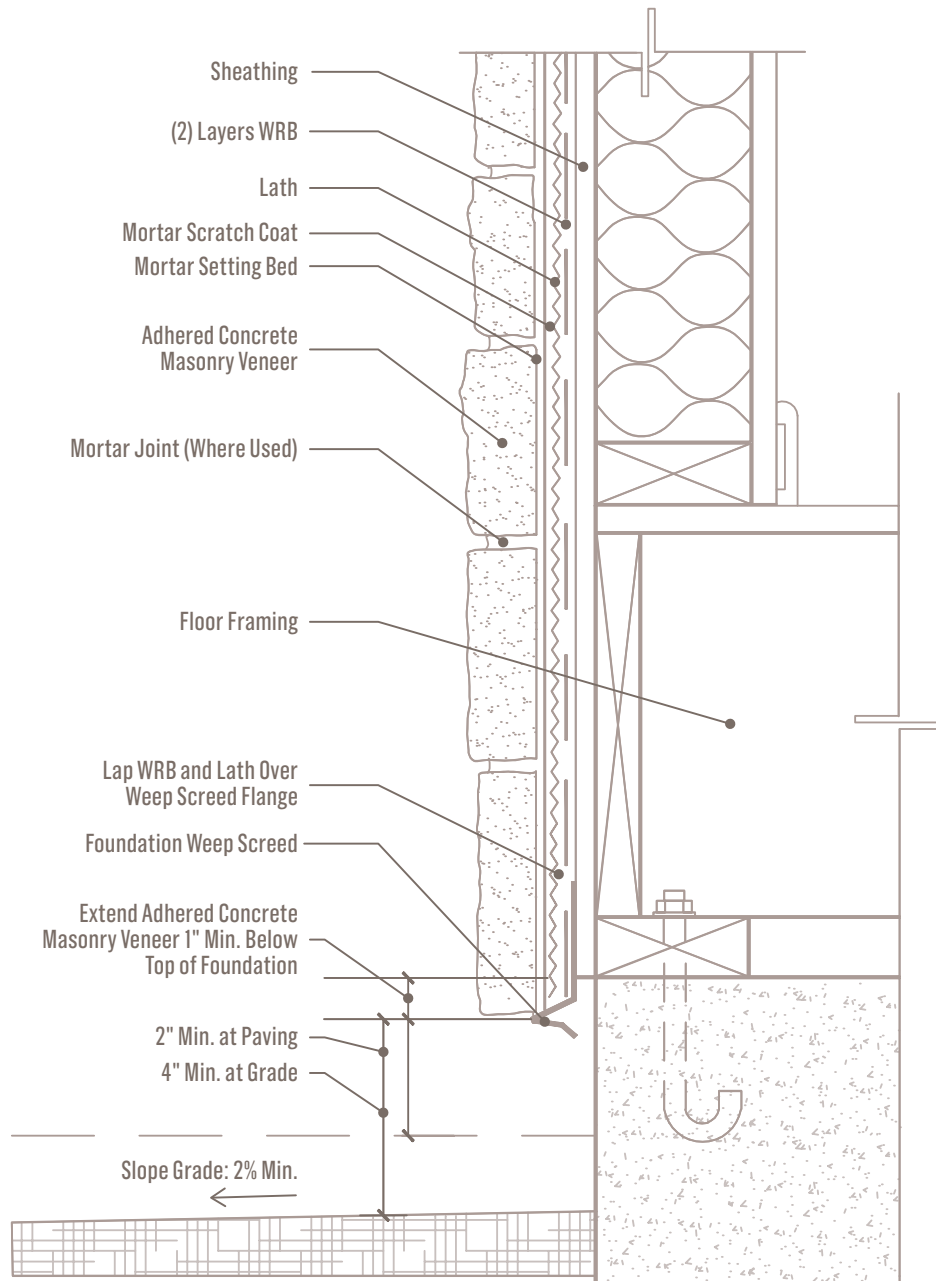
NOTE: Other Finishes May Be Used



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INSTALLATION GUIDELINES

FOUNDATION WALL BASE



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Because Eldorado Stone replicates natural stone, variations should, and can be expected. Even though colors in this brochure are as close to the actual stone as possible, photographic and printing techniques — and actual viewing conditions — can alter perception of color. It is recommended to obtain a sample of Eldorado Stone before placing an order.

If you would like more information on prices, availability of stone, the name of your local distributor, or answers to any questions not covered in this brochure, please contact us. We would be happy to assist you with your stone building plans. Detailed installation instructions, specifications, technical information and test data is available upon request.

800.925.1491 eldoradostone.com

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Department of Permitting and Inspections

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645 Pine Street
Burlington, VT 05401
www.burlingtonvt.gov/pz
Phone: (802) 865-7188
Fax: (802) 865-7195

William Ward, Director
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Ryan Morrison, Associate Planner
Joseph Cava, Permitting Technician
Theodore Miles, Code Compliance Officer
Charlene Orton, DPI Administrator



MEMORANDUM

To: Design Advisory Board
From: Ryan Morrison, Associate Planner
Re: ZP-22-307; 120 Depot Street
Date: July 12, 2022

File: ZP-22-307

Location: 120 Depot Street

Zone: RM-W **Ward:** 3C

Applicant/ Owner: Steven & Andrea Trombley

Request: Construct a single family residence on a vacant property, and after the fact tree removal.

Overview:

The applicants are seeking approval to construct a new single family dwelling on a vacant lot, with related tree removal. The lot is small at just 4,180 sf and 44' of road frontage. The lot is also steeply pitched except for the upper, easternmost end. A variance was approved by the Development Review Board in August, 2021 to reduce the front yard setback, and is still in effect. While no particular development was included with the variance approval, a conceptual house plan was included with that application, which differs significantly from the current proposal house plan.

Previous zoning actions for this property:

- **Zoning Permit 15-0339VR;** front setback variance request. Approved October, 2014.
- **Zoning Permit 21-508;** front setback variance request. Approved August, 2021.

Article 6: Development Review Standards

Part 1, Land Division Design Standards

Not applicable.

Part 2, Site Plan Design Standards

Sec. 6.2.2, Review Standards

(a) Protection of important natural features

The subject property is steeply pitched except for the upper, easternmost end. Recently, the lot was cleared of trees, and this application also includes a request to permit after-the-fact tree removal. Section 5.5.4, *Tree Removal*, allows tree removal as part of an approved development, which this application seeks. No other important natural features exist onsite.

(b) Topographical alterations

The property is steeply pitched, and some topographical alterations will occur to accommodate the new home. However, the new home is more or less designed to work with the topography, rather than altering the topography to accommodate the structure.

(c) Protection of important public views

Where the property flattens out at the eastern end, views of Lake Champlain and the Adirondack mountains from the east will be marginally affected given a building height of 14' 1" above the highest grade. The bulk of the development will occur below the highest elevation of the property and not impact views at all.

(d) Protection of important cultural resources

The vacant property contains no known archaeological resources.

(e) Supporting the use of alternative energy

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

(f) Brownfield sites

The subject property is not an identified brownfield.

(g) Provide for nature's events

As required, an erosion prevention and sediment control plan has been provided to the city's stormwater program staff and will need to be approved prior to the release of the zoning permit. The applicant should consider including shelter over the garage level man-door and the top level rear deck. Given the development footprint, surrounding steep slope, and proximity to Depot Street, room for snow storage is limited, but there is area to the side of the driveway. However, with the smaller driveway and short walkway to the man-door, there isn't much area to clear of snow.

(h) Building location and orientation

The introduction of new buildings and additions shall maintain the existing development pattern and rhythm of structures along the existing streetscape. New buildings and additions should be aligned with the front façade of neighboring buildings to reinforce the existing "street-edge," or where necessary, located in such a way that complements existing natural features and landscapes. Buildings placed in mixed-use areas where high volumes of pedestrian traffic are desired should seek to provide sufficient space (optimally 12-15 feet) between the curblin and the building face to facilitate the flow of pedestrian traffic. In such areas, architectural recesses and articulations at the street-level are particularly important, and can be used as an alternative to a complete building setback in order to maintain the existing street wall.

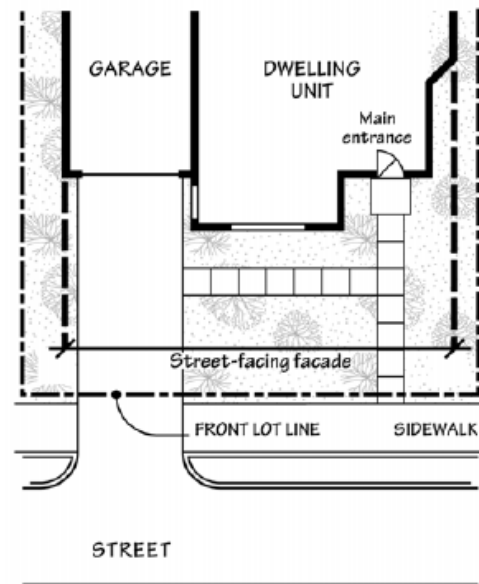
This proposal will be the first development fronting Depot Street, so there is no existing development pattern to maintain here.

Principal buildings shall have their main entrance facing and clearly identifiable from the public street. The development of corner lots shall be subject to review by the city engineer regarding the adequacy of sight distances along the approaches to the intersection. To the extent practicable, development of corner lots in non-residential areas should try to place the building

mass near the intersection and parallel to the street to help anchor the corner and take advantage of the high visibility location.

This is a unique design where the garage is proposed as the foremost, and lowest portion of the development. In terms of a clearly identifiable entrance, the garage will have a single man-door, in addition to 2 garage doors, that face the street.

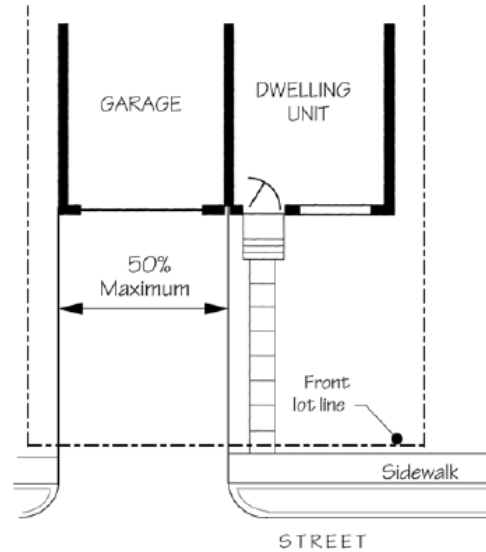
In residential areas, accessory buildings shall be located in such a way so as to be secondary and subordinate in scale and design to the principal structure. A parking structure – either attached or detached – shall be setback from the longest street-facing wall of the principal structure and be deferential yet consistent in character and design. Where a front yard setback is required, any street-facing garage wall containing garage doors shall be set back a minimum of 25' from the front property line to prevent parked vehicles from blocking the public sidewalk. Where a garage is not oriented towards the street (i.e. the garage doors face the rear or side yard), the street-facing garage wall shall have windows or doors or other features that break-up the mass into smaller elements, and be blended with the character of the residential portion of the structure.



The property received variance approval (ZP-21-508) for a 10 ft front yard setback, and thus the minimum 25' garage setback does not apply here. The garage will provide ample room for two vehicles. The garage itself, however, is in conflict with the requirement that it be setback behind the longest street facing wall of the principal structure and cannot be approved. This is a 'shall be setback...' requirement, not a 'should be setback...' requirement. While the variance permit approved the 10 ft front yard setback, it did not include development plans as part of the approval. However, a conceptual house plan was included in that application (attached) that saw a ground level garage flush with the upper floors of the home. That conceptual plan and the current plans are significantly different. The current plan places the garage at the forefront of the development, which represents a clear nonconformity.

Where a garage is attached to a principal single-family or duplex residential structure and oriented to the street (i.e. the garage doors face the street) the following standards shall apply:

1. *Except as provided in subsections 3, 4 and 5 below, a street-facing garage wall shall constitute no more than 50% of the width of the street-facing façade of the entire structure (including the garage portion), and shall not exceed 24-feet. In cases where a street-facing garage wall constitutes between 30%-50% of the street-facing façade, living space is encouraged above to integrate the garage more closely into the design and mass of the overall structure. In cases where the street-facing garage wall constitutes more than 50% of the width of the street-facing façade, living space above is required.*



The street-facing wall of the garage constitutes more than 50% of the width of the street-facing façade and thus living space is required above. But what constitutes ‘above’ here? The principal house structure will situate further back slopeside, whereas the garage will locate closer to the street edge. Additionally, the upper floors are only connected to the garage via an elevator shaft, with an approximate 22 ft open-air gap between the two. Staff is of the position that living space in this configuration, above the garage that exceeds 50% of the width of the street-facing façade, does not constitute living space above the garage, which is required here. The disconnect between the garage and living space is too great to consider this requirement met.

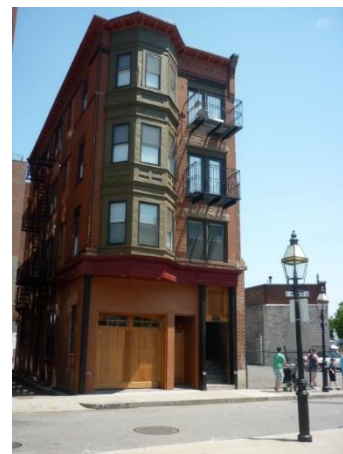
2. *Each bay of the garage shall have a separate entrance door of no more than 10-feet in width.*

The garage doors do not appear to exceed 10 ft in width.

3. *Where the width of the street-facing façade of the residential portion of the structure is less than 14 feet, the street-facing garage portion may be allowed up to but not exceeding 14 feet in order to allow for a single garage bay.*

Not applicable.

4. *Where a garage entrance is within a single roofline and wholly integrated into the overall design the front façade of the structure, it may constitute more than 50% of the width of the street-facing façade provided there is interior living space above, and the primary pedestrian entrance offers a clear and welcoming entrance from the street.*



Not applicable.

5. *Enclosed space originally designed and constructed as a garage for vehicular parking but converted to living space may be converted back to enclosed vehicular parking provided there is no expansion of the building footprint necessary to complete the conversion.*

Not applicable.

(i) Vehicular access

The proposal will see direct vehicular access to the garage from Depot Street.

(j) Pedestrian access

The proposal will see direct pedestrian access from Depot Street, via a walkway and man-door at the garage level.

(k) Accessibility for the handicapped

No handicap accessibility is evident or required with this proposal.

(l) Parking and circulation

The proposal includes a two-car garage, accessed directly from Depot Street.

(m) Landscaping, fences, and retaining walls

No new landscaping or fencing is indicated in the plans. The lot was cleared of trees, and the applicant notes that the tree stumps will remain in place outside the development footprint. Retaining walls will be constructed along the sides of the garage, particularly for slope stabilization. Additional landscaping should be added to the project, particularly along the surrounding slope to not only aesthetically enhance the property, but to aid in slope stabilization.

(n) Public plazas and open space

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

(o) Outdoor lighting

The elevation plans do not included outdoor lighting fixtures and will need to. An exterior wall mount light fixture specification sheet is included in the application packet. This fixture appears compliant with the requirements of Sec. 5.5.2 *Outdoor Lighting*.

(p) Integrate infrastructure into the design

Underground utilities should be installed, including electricity. However, since utility poles run along Depot Street, this may not be feasible. Additional utilities and meters shall be placed out of sight from the street, or adequately screened. The plans will need to be updated to include all utilities, mechanical units, meters, etc. Trash/recycling will be stored in the garage.

Part 3, Architectural Design Standards

Sec. 6.3.2, Review Standards

(a) Relate development to its environment

1. *Massing, Height, and Scale*

The subject property is the only one along the eastern side of Depot Street that does not also front North Avenue. Nearby structures (multifamily, commercial, police station) front North Avenue, with only one other property utilizing Depot Street for vehicular access. Given the lot's steep slope, only 14 ft of the top floor will be seen from the east. The rest of the home will be below the top elevation of the property – meaning it will be small in scale when compared with neighboring structures – albeit neighboring structures fronting North Avenue. On the other hand, the new home will be quite noticeable as viewed from Depot Street, which is the result of the lot's steep slope. Massing of the structure is broken up by distinct building components along the front, side and rear elevations.

2. Roofs and Rooflines

The proposed home will have a shed roof. The garage roof below is proposed to be flat, with a grass top.

3. Building Openings

The primary front façade will be lined with sliding doors that provide access to each floor's Lake Champlain-facing decks. The side and rear facades will see appropriately placed fenestration. Overall, fenestration is appropriately scaled and stylistically appropriate for the proposed building design.

(b) Protection of important architectural resources

Not applicable.

(c) Protection of important public views

See 6.2.2 (c) above.

(d) Provide an active and inviting street edge

The ground level garage takes on more of an industrial appearance, rather than residential, which does not provide an attractive and inviting street edge for this residentially zoned neighborhood. The doors could use some sort of glazing pattern to aesthetically enhance the structure. Additional variants to the façade should be investigated. The upper levels, while a considerable height above the garage, would be viewed as offering an active and inviting street edge. Unfortunately, those upper levels are significantly elevated above the street edge and offer little toward an active street front.

(e) Quality of materials

The proposed home will be clad in vinyl shingle siding, while the elevator shaft will be sided with board and batten siding. The roof will be metal standing seam. Additional features include steel support columns, composite decking and cable deck railings. Spec sheets have been included for windows and doors as well, which will either be wooden or fiberglass. The materials proposed are of acceptable quality and durability for this new construction.

(e) Reduce energy utilization

The proposed building must comply with the current energy efficiency standards of Burlington and the State of Vermont.

(f) Make advertising features complimentary to the site
No advertising is included in this proposal.

(g) Integrate infrastructure into the building design
No building- or ground-mounted mechanical equipment is included in the project plans. If any is proposed, it must be depicted and screened. Utility meters also need to be shown on the plans, and need to be out of view from the street.

(h) Make spaces safe and secure
The proposed building must comply with the city's current egress requirements. Building entries will presumably be illuminated. A location plan for outdoor lighting is needed as previously noted.

Items for the Board's consideration:

- The garage is not setback from the longest street facing wall of the principal structure and needs to be. This requirement is clearly outlined in Sec. 6.2.2 (h).
- The garage exceeds 50% of the width of the street-facing façade and living space is required above. The upper living-space floors are so removed from the garage, and setback considerably, for this requirement to be met.
- The front garage facade should be redesigned to include glazing on all doors, and additional accents/features to improve its appearance along the street edge.
- Add shelter/canopy over the garage and rear deck man-doors.
- The applicant shall provide information about the following, and illustrate on a site plan/building elevation as appropriate:
 - Clear distinction between the driveway and walkway
 - Meter/mailbox locations
 - Utility connections
 - Any other mechanical equipment
 - New landscaping







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Select decking is the perfect pairing of price and minimal maintenance.



Trex Select® Composite Decking

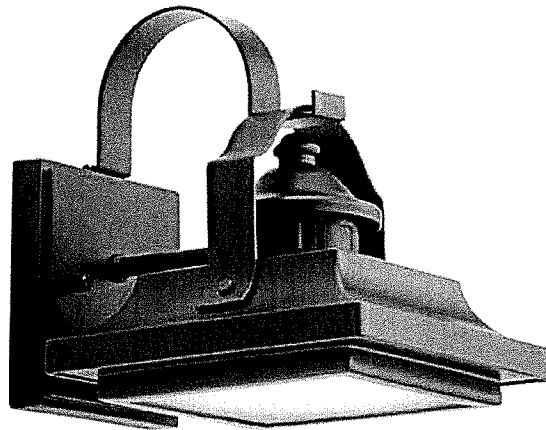
FEATURES

High Performance

Trex Select stands up to both weather and weekend mishaps alike, thanks to its high-performance shell. It resists stains and mold better than traditional composites.

Perennial Beauty

Trex Select comes in five nature-inspired colors that pair smartly with any home, and offer a soft, splinter-free finish that's comfortable underfoot.



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The olde bronze finish delivers a timeless look that complements masonry or siding

Clear glass panels feature a subtle wave-like texture to add a rustic touch

Carriage-inspired design works well with traditional colonial architectural features, like decorative mouldings and doors

Fixture Height (inches)

7.38



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OVERVIEW

This olde bronze wall mount light is part of the Linford collection. The classic design and vintage wavy glass give this fixture a very traditional look and feel. Coordinate with other fixtures from the Linford collection for a cohesive lighting plan.

- The olde bronze finish delivers a timeless look that complements masonry or siding
- Clear glass panels feature a subtle wave-like texture to add a rustic touch
- Carriage-inspired design works well with traditional colonial architectural features, like decorative mouldings and doors
- Fixture dimensions: 7.38-in H x 6.5-in W x 8 in extension from wall
- All mounting hardware and detailed instructions are included for an easy installation



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**Installation
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**Kichler Linford 1-Light 7.38-in
Olde Bronze Integrated Outdoor
Wall Light**

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36 in. x 80 in. Craftsman 3 Lite V Groove Unfinished Stain Left-Hand/I...
by Krosswood Doors ★★★★★ (2) 20 **SPECIAL BUY \$1290⁵²**

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Questions & Answers

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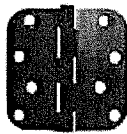
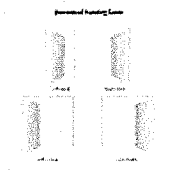
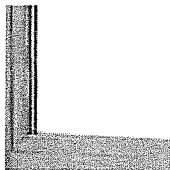
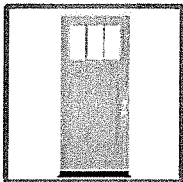
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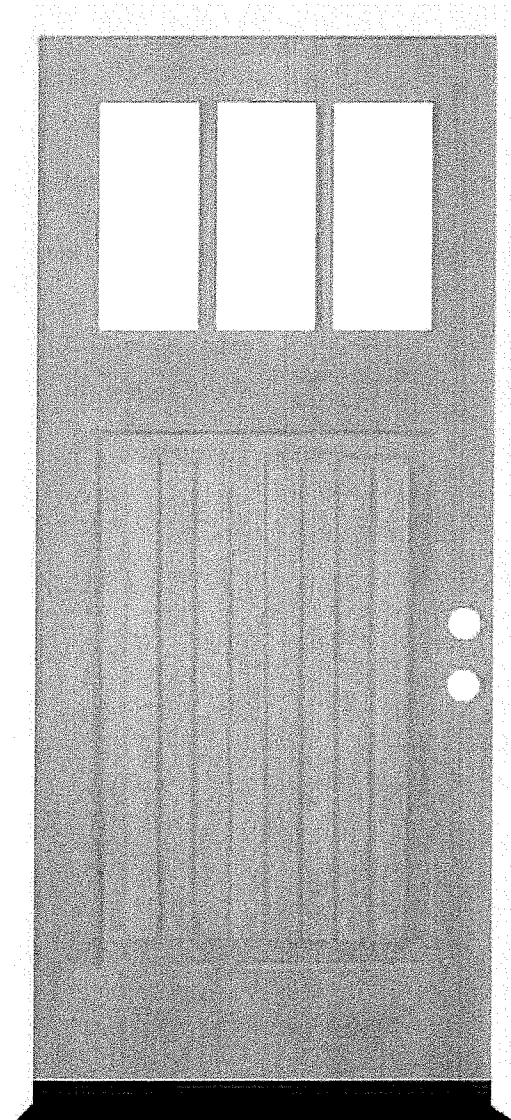
Krosswood Doors (Brand Rating: 3.7/5)

36 in. x 80 in. Craftsman 3 Lite V Groove Unfinished Stain Left-
Hand/Inswing Douglas Fir Prehung Front Door

★★★★★ (2) Questions & Answers (7)



Product Image



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AUTHENTIC LOOK WITHOUT COMPROMISE

Deep grains and rough textures you can see from the curb, moulded from real cedar siding make Cedar Spectrum™ the perfect choice for homeowners looking for rustic, authentic craftsmanship that lasts.



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PEARL	ABCD	DOUBLE 7" SHINGLE
CREAM	ABCD	DOUBLE 6.25" ROUND CUT
ALMOND	ABCD	TRIPLE 5" SHINGLE
TAN	ABCD	DEEPLY REALISTIC GRAIN
CLAY	ABCD	ROUGH TEXTURE
HAZELNUT	BD	AUTHENTIC LOOK
AMBER	BD	STANDS UP TO THE ELEMENTS
BRIARWOOD	BD	MOLDED FROM REAL CEDAR SIDING
TEAK	ABD	ULTRA-LOW MAINTENANCE
BROWNSTONE	B	LIMITED LIFETIME TRANSFERABLE WARRANTY*
SHADED CEDAR	ABD	
HAMPTON RED	ABD	
CINNABAR	B	
GRAY	ABCD	
FLINT	ABCD	
PEWTER	ABD	
SHADED GRAY	ABD	
SHADOW	ABD	
IRON	B	
BRUNSWICK	B	
SAVON	ABD	
WEDGEWOOD	ABD	
OLIVE	BD	
THISTLE	ABD	
SAGEBROOK	ABD	
PALM	BD	
DUBLIN	B	

Due to printing limitations, color representations may not be exact.
* Upcharge applies.

DOUBLE 9" HAND-SPLIT
DOUBLE 7" SHINGLE
DOUBLE 6.25" ROUND CUT
TRIPLE 5" SHINGLE
DEEPLY REALISTIC GRAIN
ROUGH TEXTURE
AUTHENTIC LOOK
STANDS UP TO THE ELEMENTS
MOLDED FROM REAL CEDAR SIDING
ULTRA-LOW MAINTENANCE
LIMITED LIFETIME TRANSFERABLE WARRANTY*

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RIGOROUS, 35-POINT TESTING
ACCREDITED, THIRD-PARTY QUALITY CONTROL



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FULL COMPLEMENT OF STYLES
WIDE ARRAY OF COLORS
DIVERSE PRODUCT OPTIONS



HIGH-QUALITY PIGMENTS
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1-800-839-2588 (Eastern Sales Region)
1-800-830-7370 (Western Sales Region)

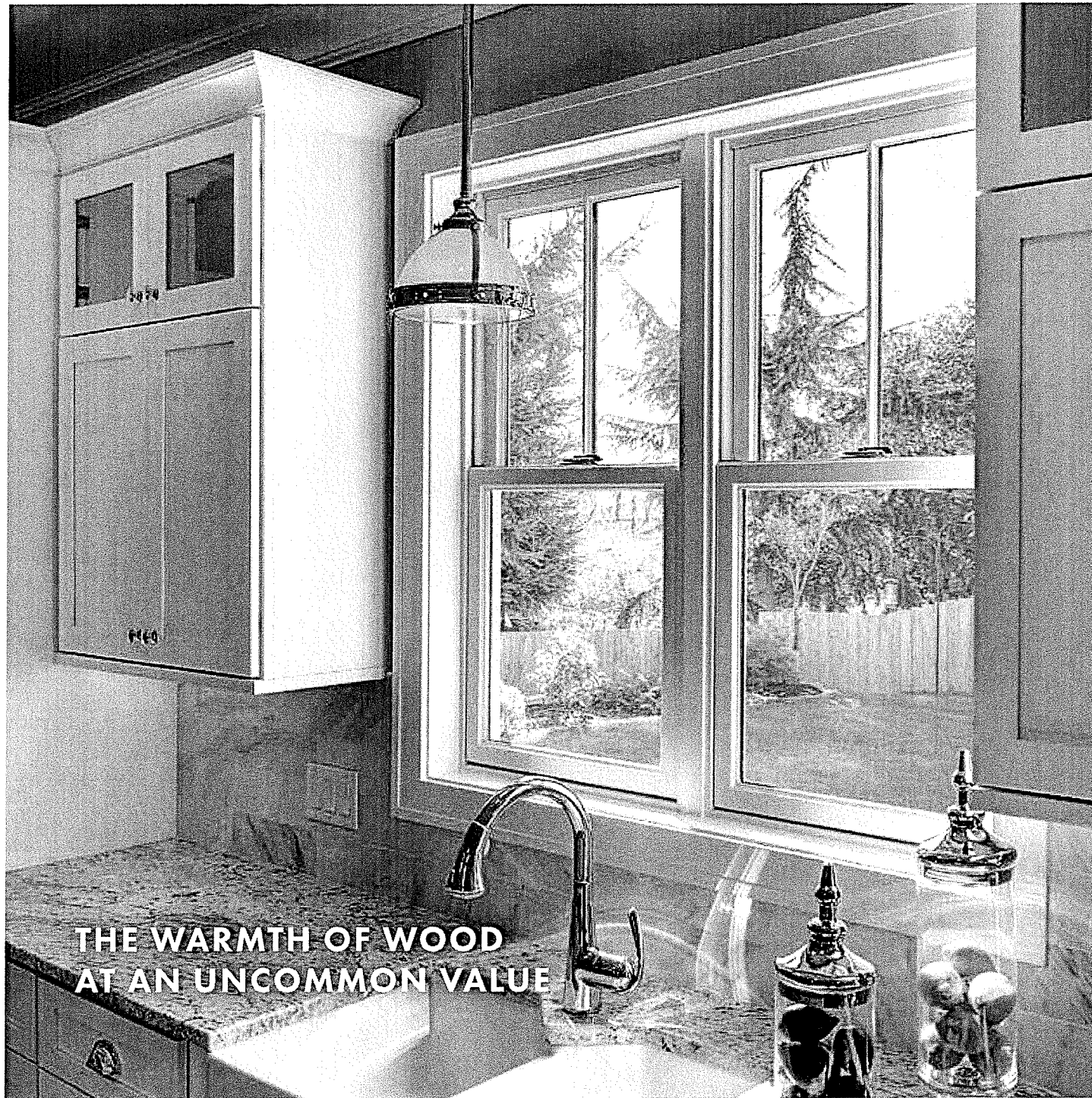
GP Georgia-Pacific
Vinyl Siding & Accessories

BOARD & BATTEN

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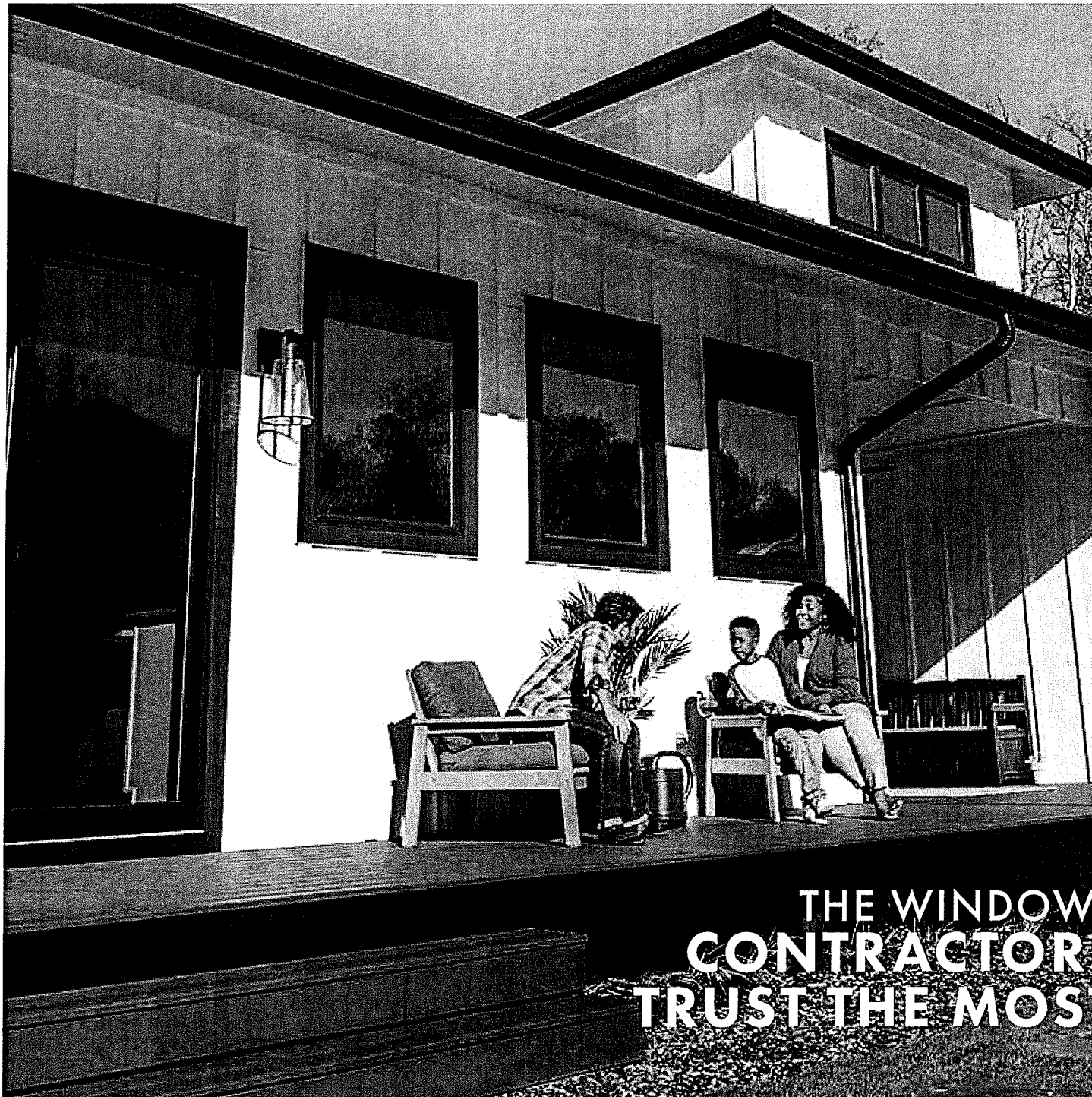
200 SERIES



**THE WARMTH OF WOOD
AT AN UNCOMMON VALUE**



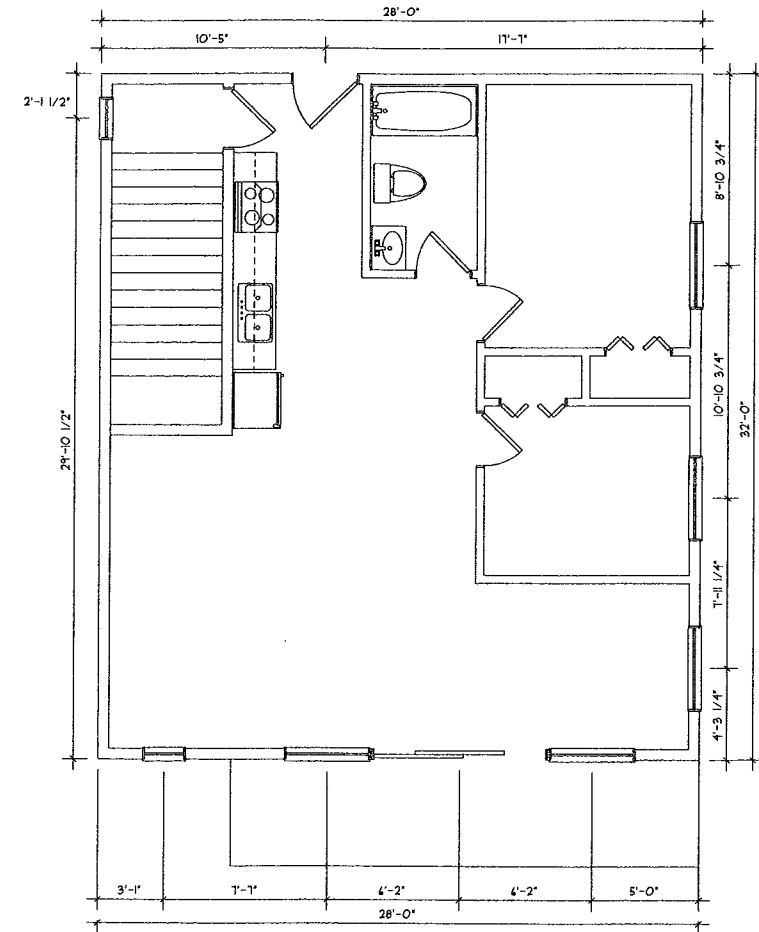
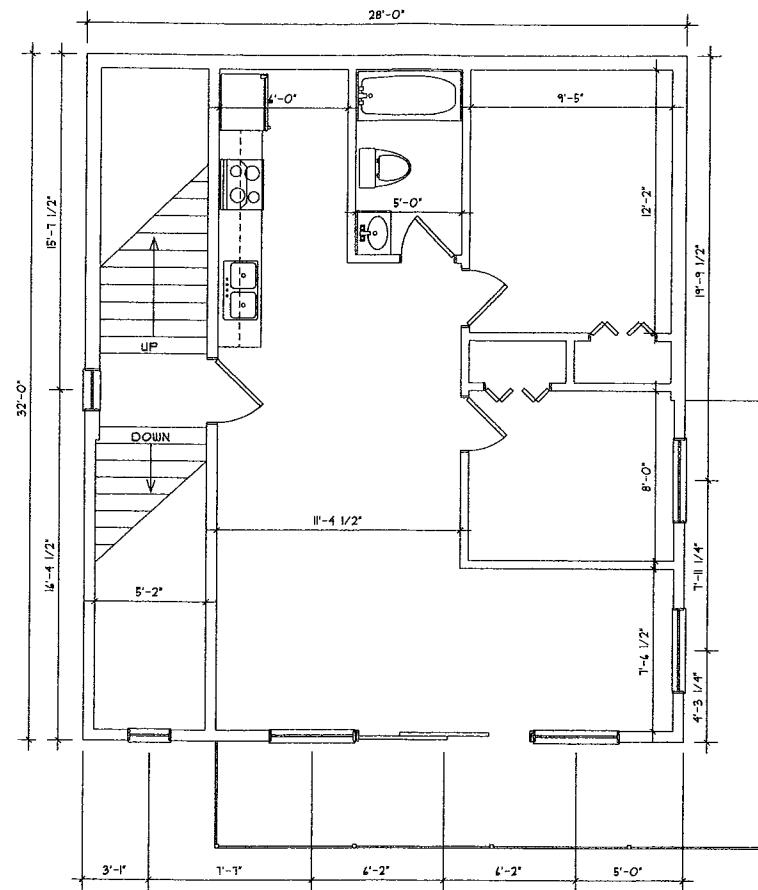
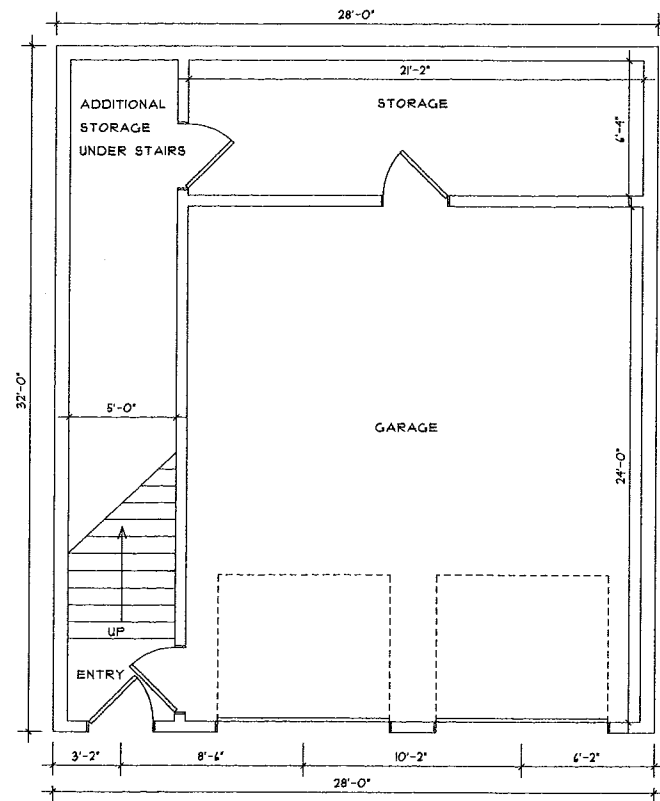
400 SERIES



**THE WINDOW
CONTRACTOR
TRUST THE MOST**

*2020 Andersen brand survey of U.S. contractors.

2021-22 PRODUCT GUIDE FOR PROFESSIONALS



REVISIONS	BY

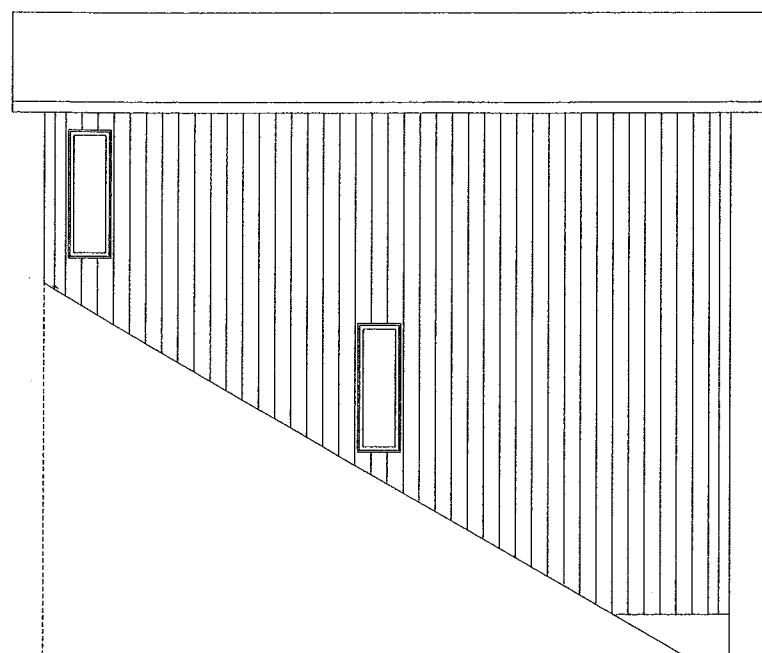
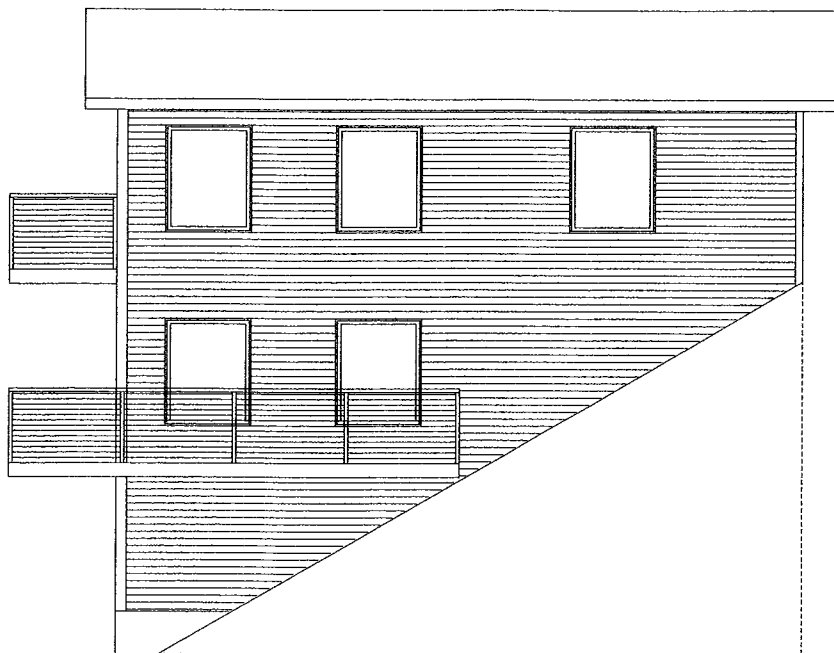
PROVIDING QUALITY, SERVICE & VALUE SINCE 1888

Allenlumber co

SMITH

DRAWN :	CHECKED :
TRL	
DATE : 10/04/14	
SCALE : 1/4" = 1'	
JOB NO. :	
SHEET	

A-1



REVISIONS	BY

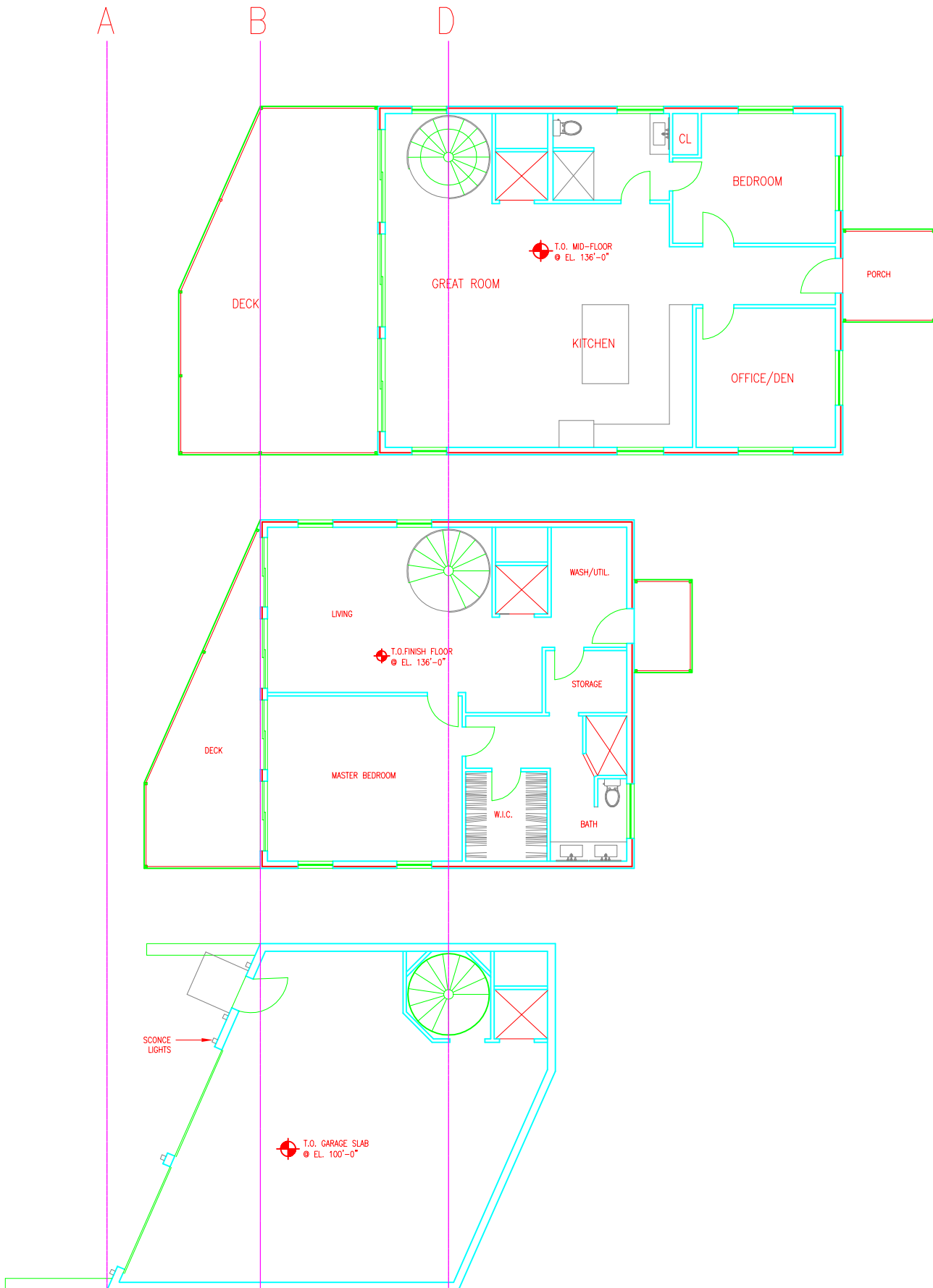
PROVIDING QUALITY, SERVICE & VALUE SINCE 1888
Allenlumber co

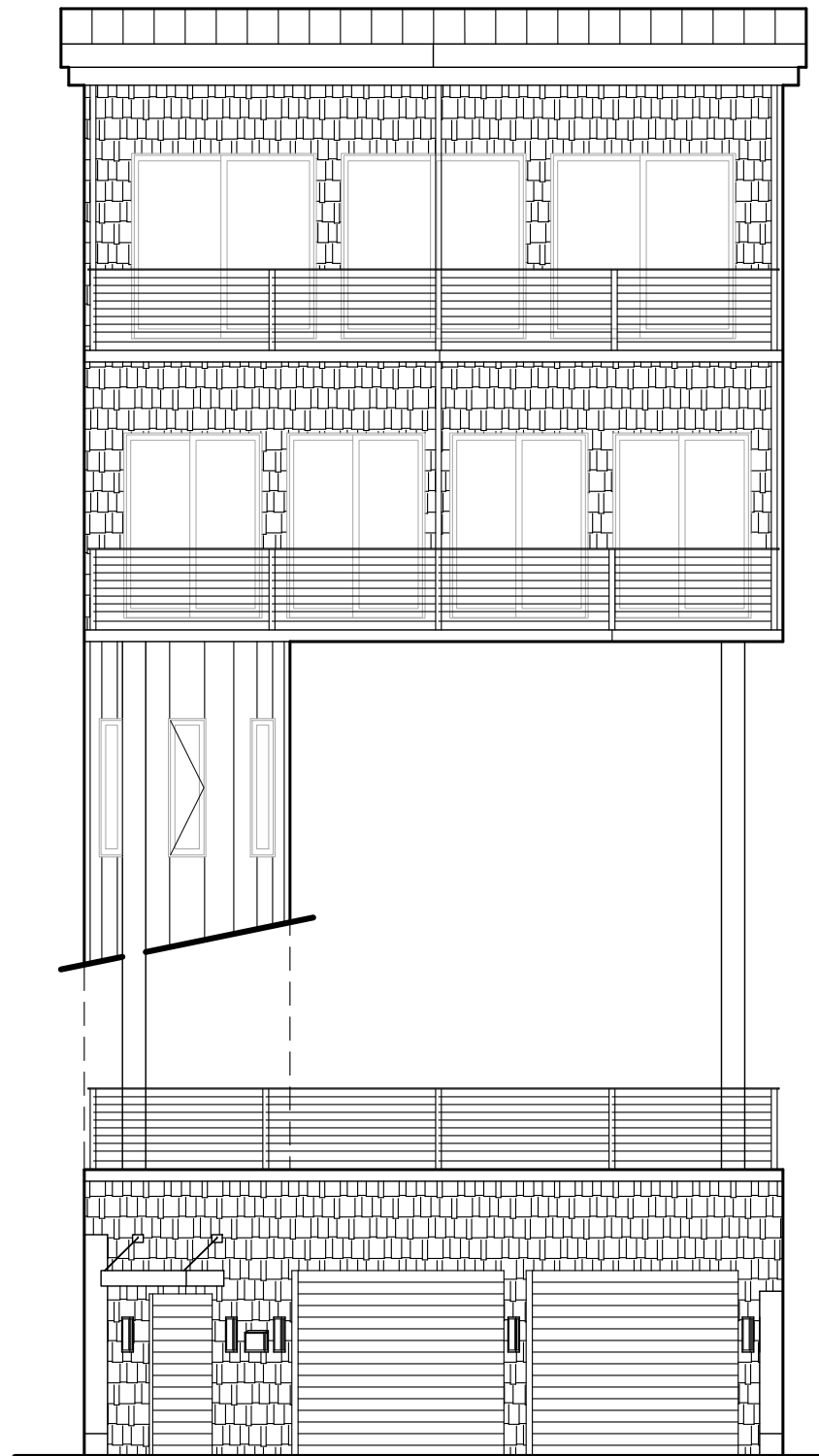
SMITH

DRAWN : TRL	CHECKED :
DATE : 10/06/14	
SCALE : 1/4" = 1'	
JOB NO. :	
SHEET	

A-1

ALIGNMENT DRAWING





TROMBLEY RESIDENCE

120 Depot Street
Burlington, Vermont

DESIGN REVIEW SET

Drawing list:

Cover

A0.0 - Site Plan & Zoning

A1.0 - Garage Level Plan

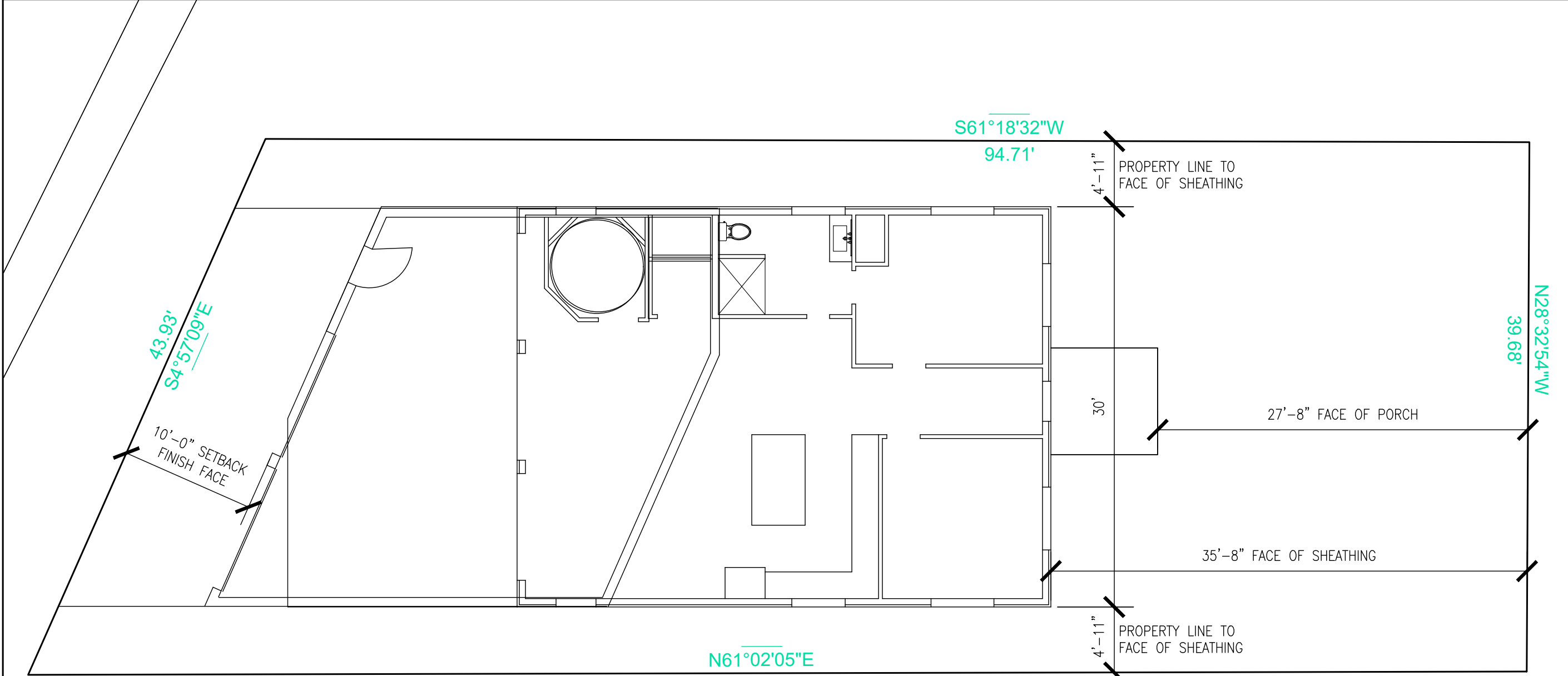
A1.1 - Mid-Level Plan

A1.2 - Top-Level Plan

A2.1 - South Elevation

A2.2 - North Elevation

A2.3 - East & West Elevations



1 SITE PLAN
1/8" = 1'-0"

SETBACK REQUIREMENTS – WRM			
TYPE	REQUIREMENT	ACTUAL	COMMENTS
LOT COVERAGE	60%	52.1%	FOOTPRINT, PORCH & DRIVE = 2,153 SF / 4,132 SF LOT
FRONT	10' *	10'	(DEPOT ST.) VARIANCE FOR 10' GRANTED.
SIDES	3'-11 1/2"	4'-9" +	4'-11" TO SHEATHING – SIDING SYSTEM WILL BE < 2"
REAR	26' *	27'-8"	AVE LOT DEPTH = 104' (25% = 26')
REAR	35' MAX	14'-1"	FROM NORTH AVE SIDE FROM EXIST GRADE

JPF Architecture, PLLC
Dubois & King, Inc.

Architect:
Engineer:

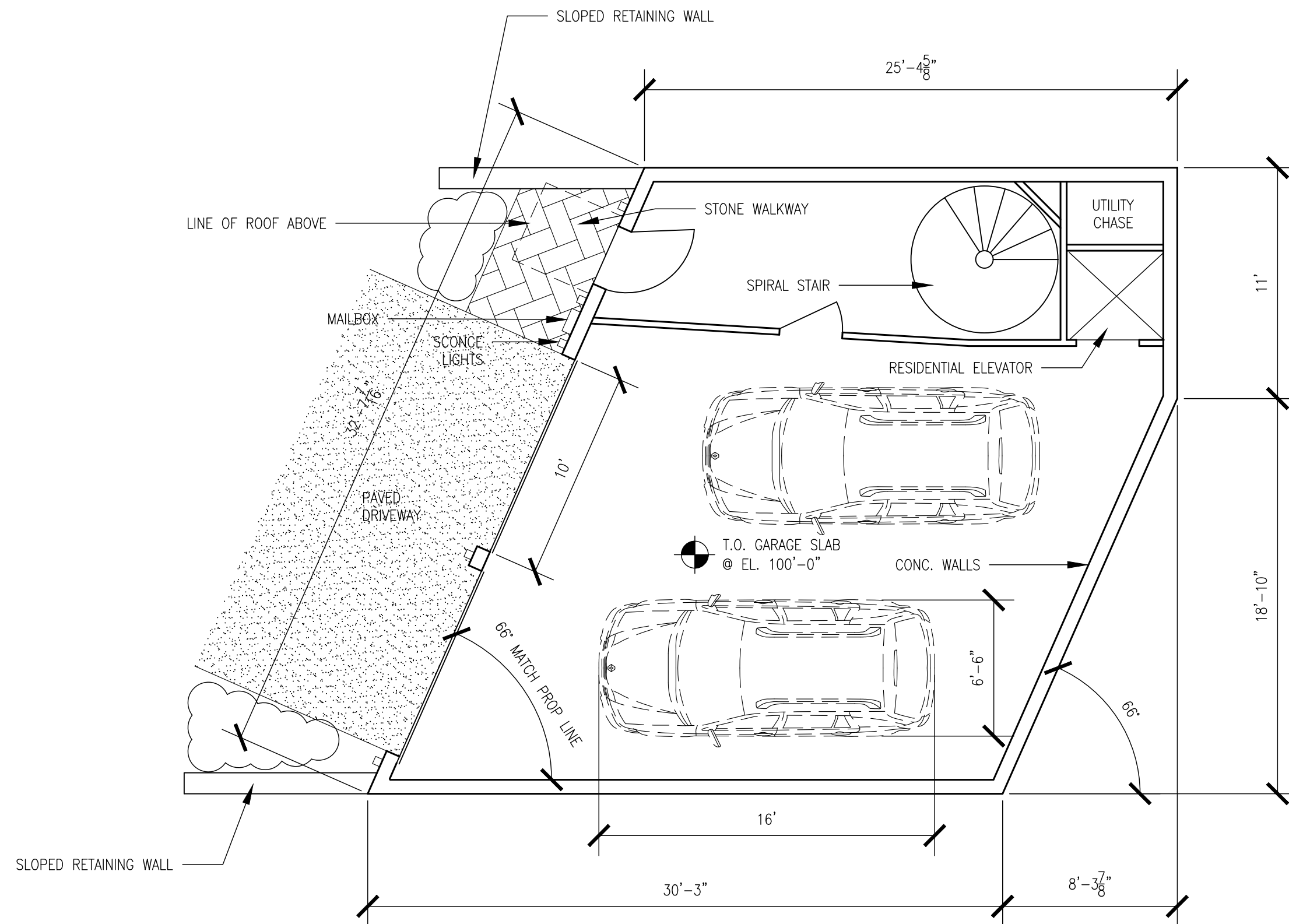
TROMBLEY RESIDENCE
120 Depot Street

SITE PLAN
&
ZONING

DATE
5.12.

SHEET NUMBER
A0.0

Revised 7.18.22
DRB set Not for Construction



1 GARAGE PLAN
3/16" = 1'-0"
1. GARAGE SLAB ELEVATION 100'-0" IS EQUAL TO 157'

Revised 7.18.22
DRB set Not for Construction

JPF Architecture, PLLC
Dubois & King, Inc.

Architect:
Engineer:

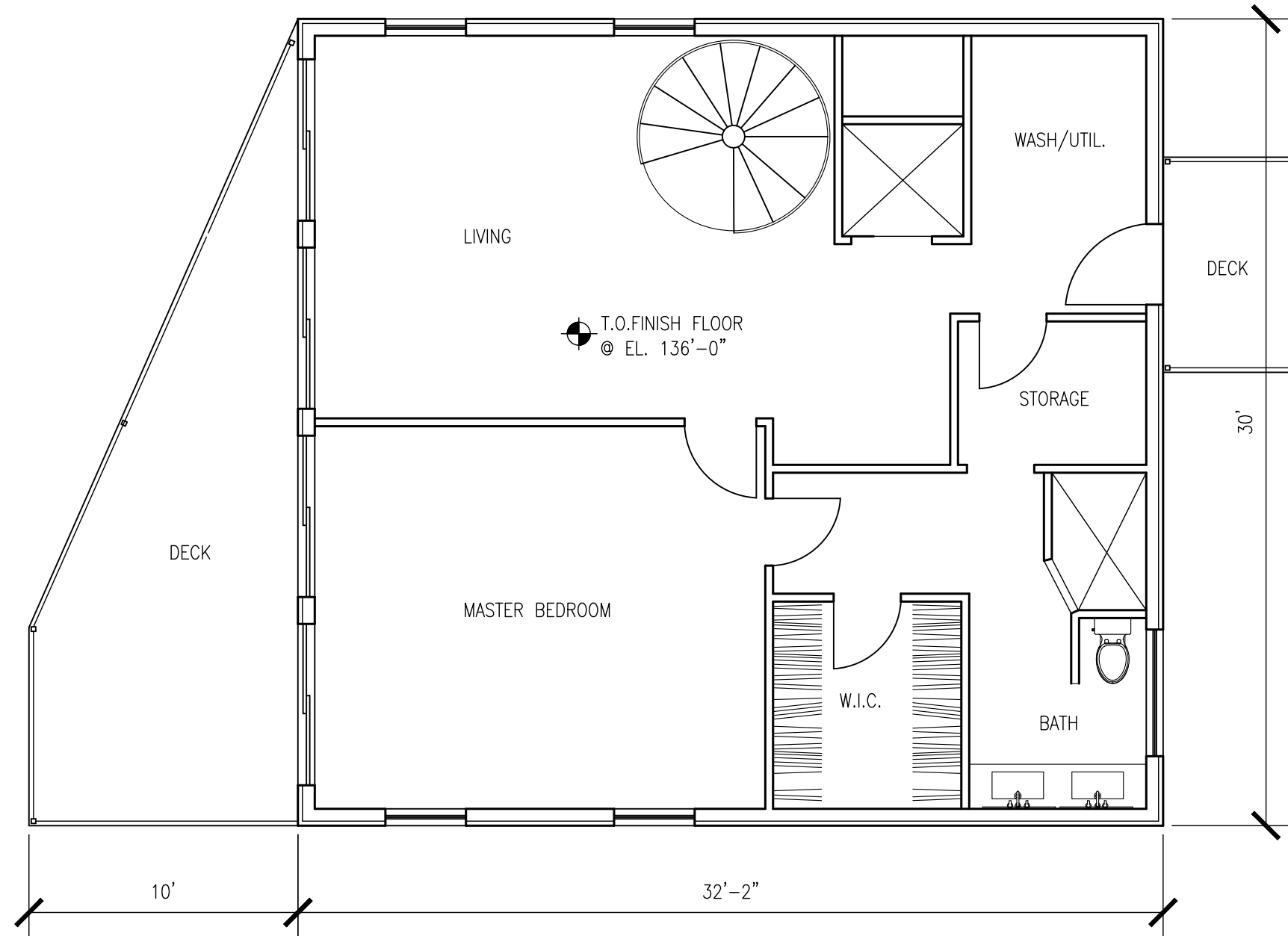
TROMBLEY RESIDENCE
120 Depot Street

GARAGE
PLAN

DATE
5.12.

SHEET NUMBER

A1.0



1 MID-LEVEL PLAN

3/16" = 1'-0"

DRB set Not for Construction

JPF Architecture, PLLC
Dubois & King, Inc.

Architect:
Engineer:

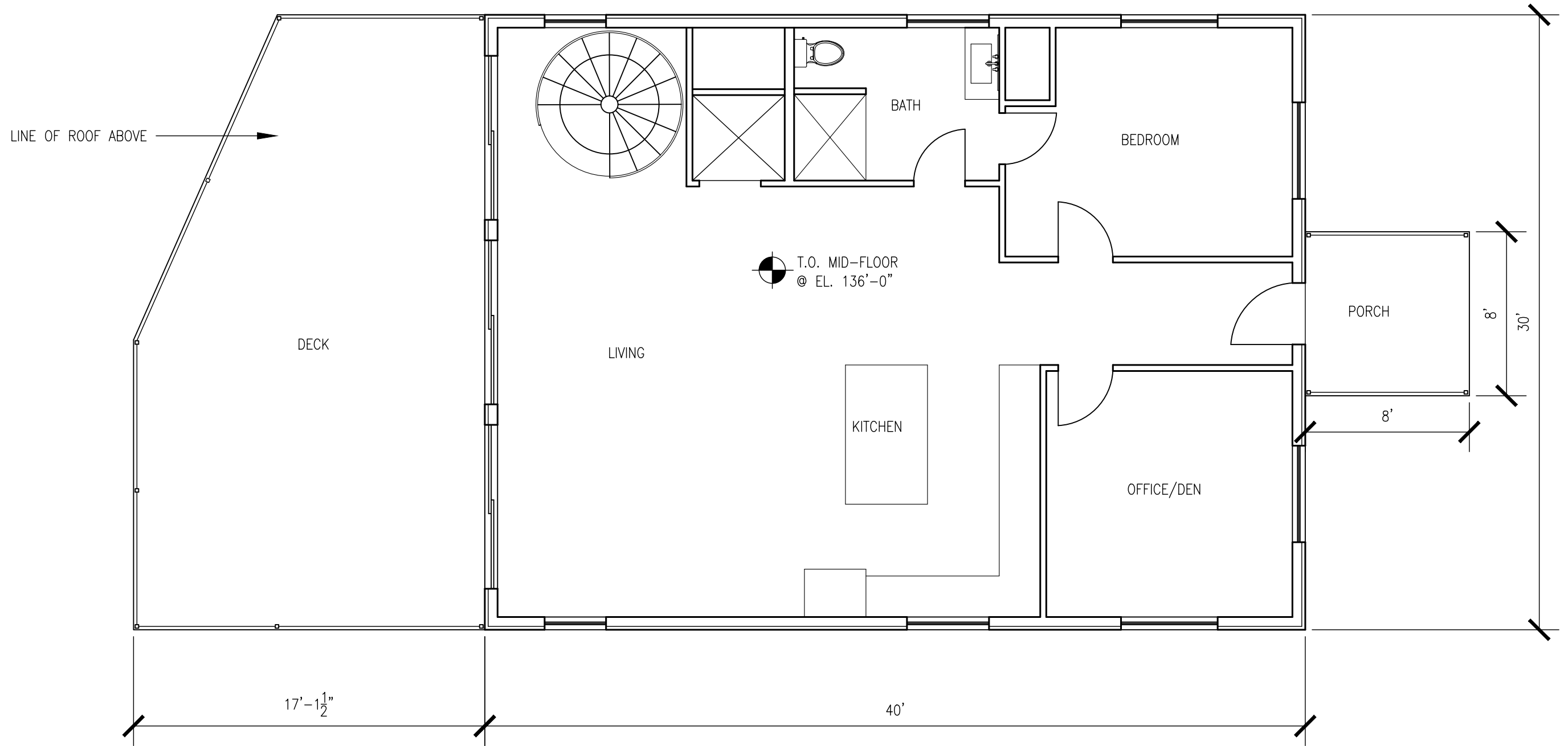
TROMBLEY RESIDENCE
120 Depot Street

MID-LEVEL
PLAN

DATE
5.12.

SHEET NUMBER

A1.



1 TOP-LEVEL PLAN
3/16" = 1'-0"

Revised 7.18.22
DRB set Not for Construction

JPF Architecture, PLLC
Dubois & King, Inc.

Architect:
Engineer:

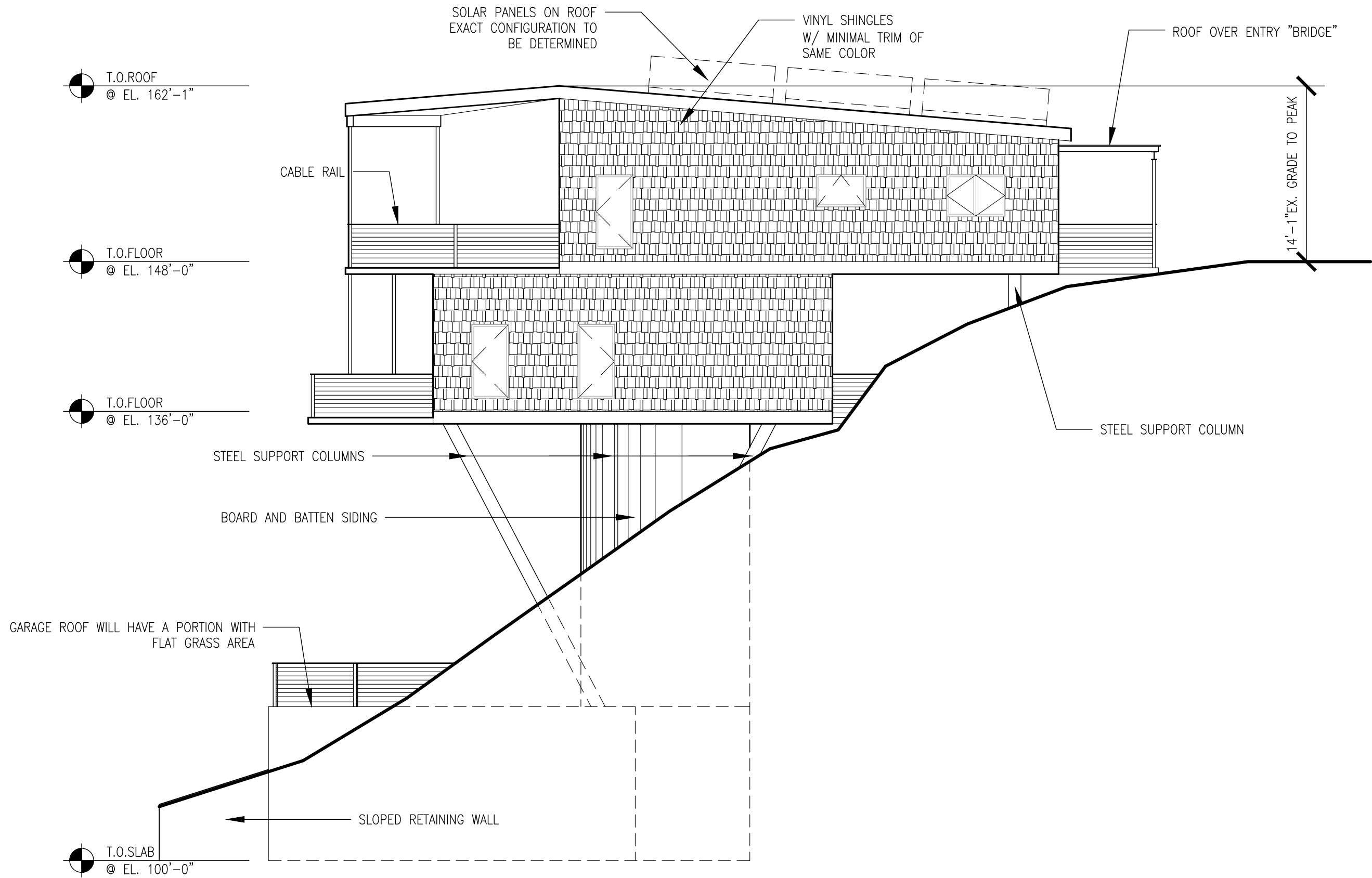
TROMBLEY RESIDENCE
120 Depot Street

TOP-LEVEL
PLAN

DATE
5.12.

SHEET NUMBER

A1.



1 SOUTH ELEVATION
1/8" = 1'-0"

Revised 7.18.22
DRB set Not for Construction

JPF Architecture, PLLC
Dubois & King, Inc.

Architect:
Engineer:

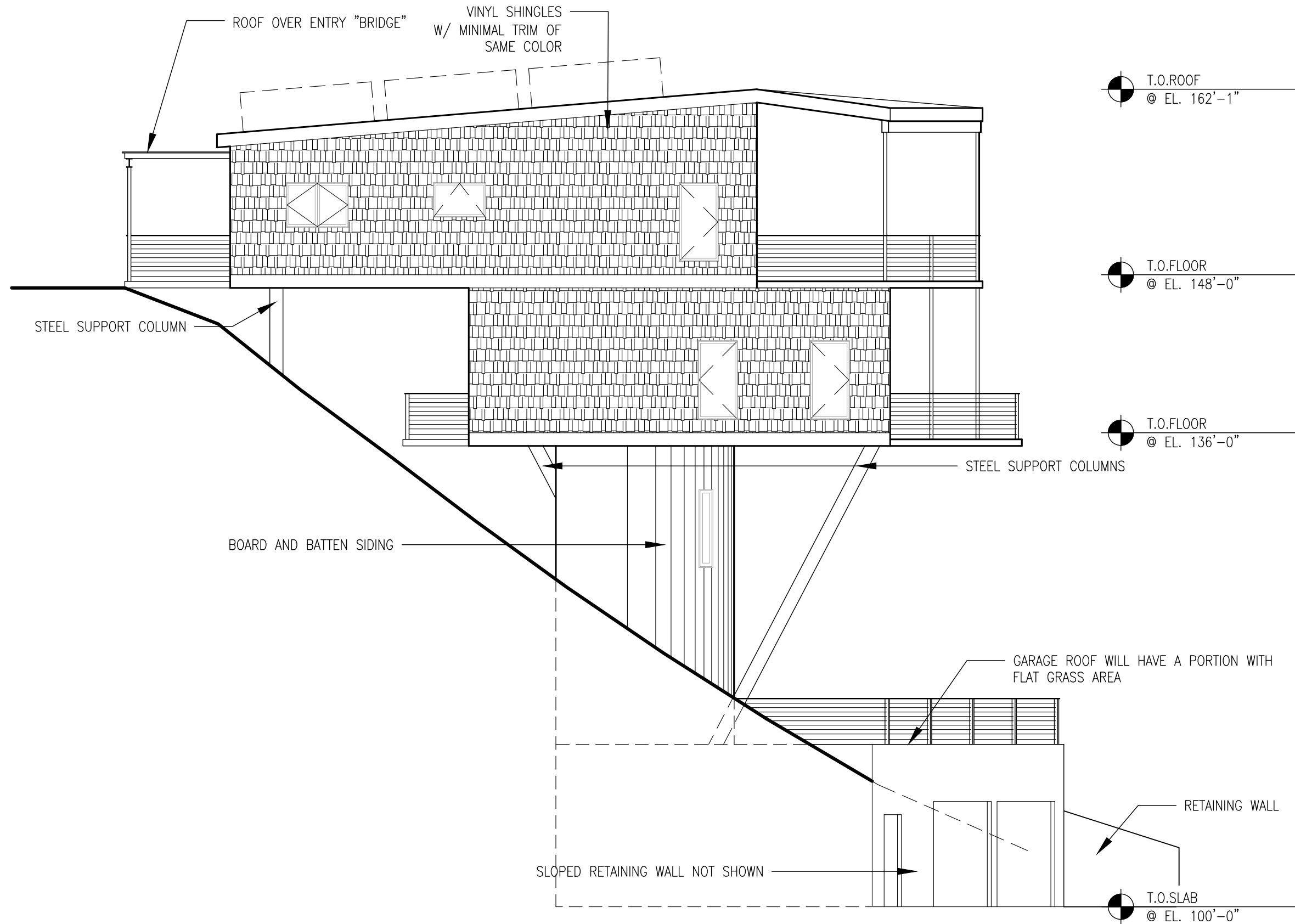
TROMBLEY RESIDENCE
120 Depot Street

SOUTH
ELEVATION

DATE
5.12.

SHEET NUMBER

A2.



1 NORTH ELEVATION

1/8" = 1'-0"

1. GARAGE SLAB ELEVATION 100'-0" IS EQUAL TO 157'

Revised 7.18.22
DRB set Not for Construction

JPF Architecture, PLLC
Dubois & King, Inc.

Architect:
Engineer:

TROMBLEY RESIDENCE
120 Depot Street

NORTH
ELEVATION

DATE
5.12.

SHEET NUMBER

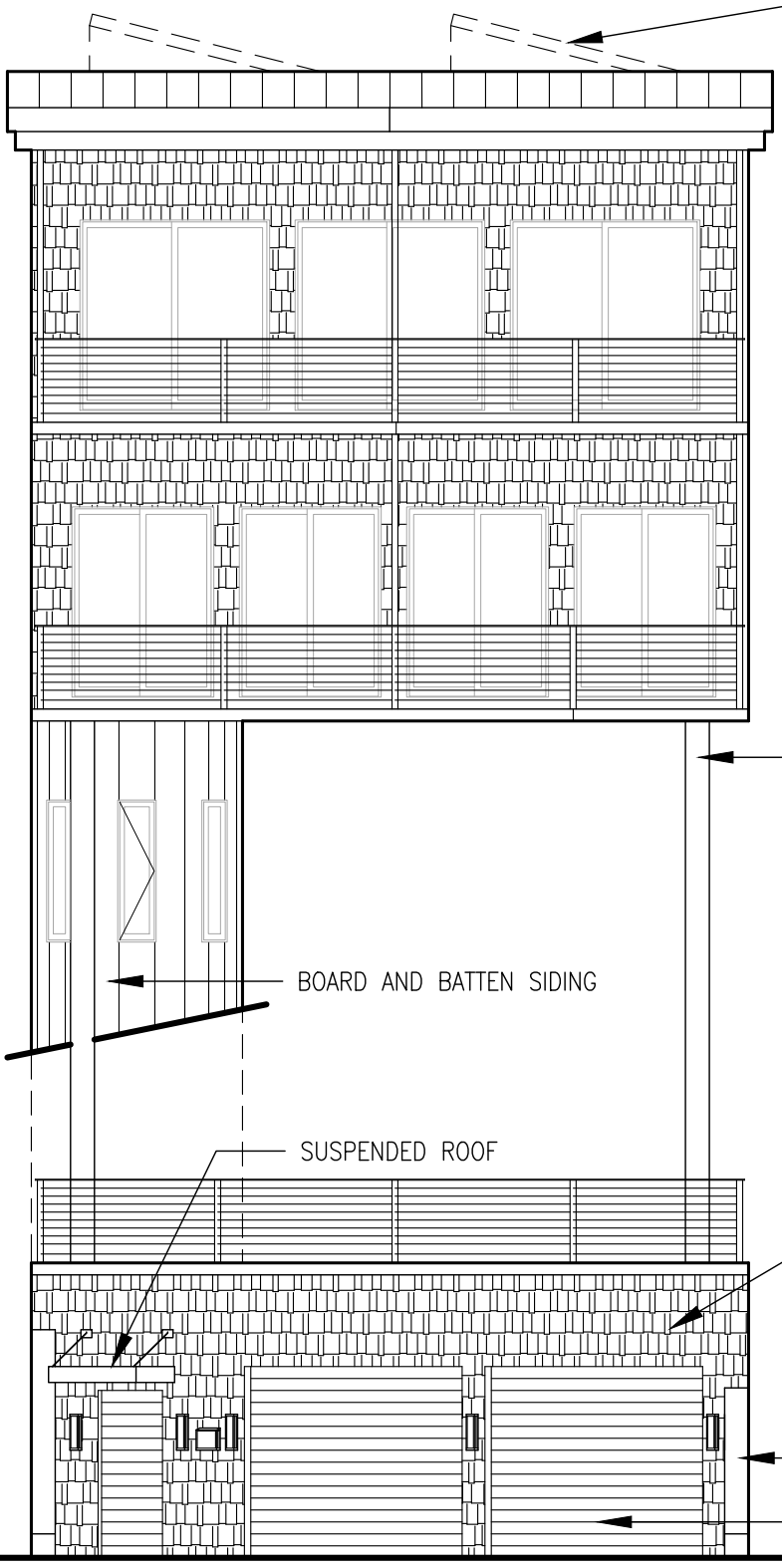
A2.

T.O. ROOF
@ EL. 162'-1"

T.O. FLOOR
@ EL. 148'-0"

T.O. FLOOR
@ EL. 136'-0"

T.O. SLAB
@ EL. 100'-0"



1 WEST ELEVATION

1/8" = 1'-0"

1. GARAGE SLAB ELEVATION 100'-0" IS EQUAL TO 157'

SOLAR PANELS ON ROOF
EXACT CONFIGURATION TO
BE DETERMINED

SEE A2.1 FOR SIDING INFO

THIS FACE TO BE SIMILAR
TO UPPER LEVEL ABOVE

STEEL SUPPORT COLUMNS

BOARD AND BATTEN SIDING

SUSPENDED ROOF

VINYL SHINGLES
W/ MINIMAL TRIM OF
SAME COLOR

SLOPED RETAINING WALLS

NATURAL WOOD GARAGE
AND MAN DOORS

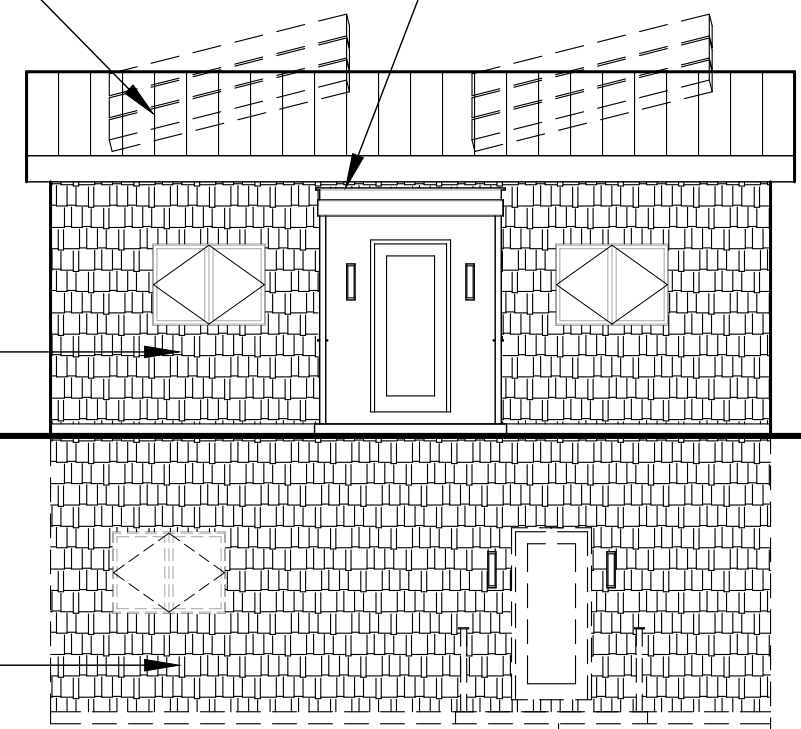
ROOF ABOVE ENTRY "BRIDGE"

T.O. ROOF
@ EL. 162'-1"

T.O. FLOOR
@ EL. 148'-0"

T.O. FLOOR
@ EL. 136'-0"

T.O. SLAB
@ EL. 100'-0"



2 EAST ELEVATION

1/8" = 1'-0"

1. GARAGE SLAB ELEVATION 100'-0" IS EQUAL TO 157'

JPF Architecture, PLLC
Dubois & King, Inc.

Architect:
Engineer:

TROMBLEY RESIDENCE
120 Depot Street

EAST & WEST
ELEVATIONS

DATE
5.12.22

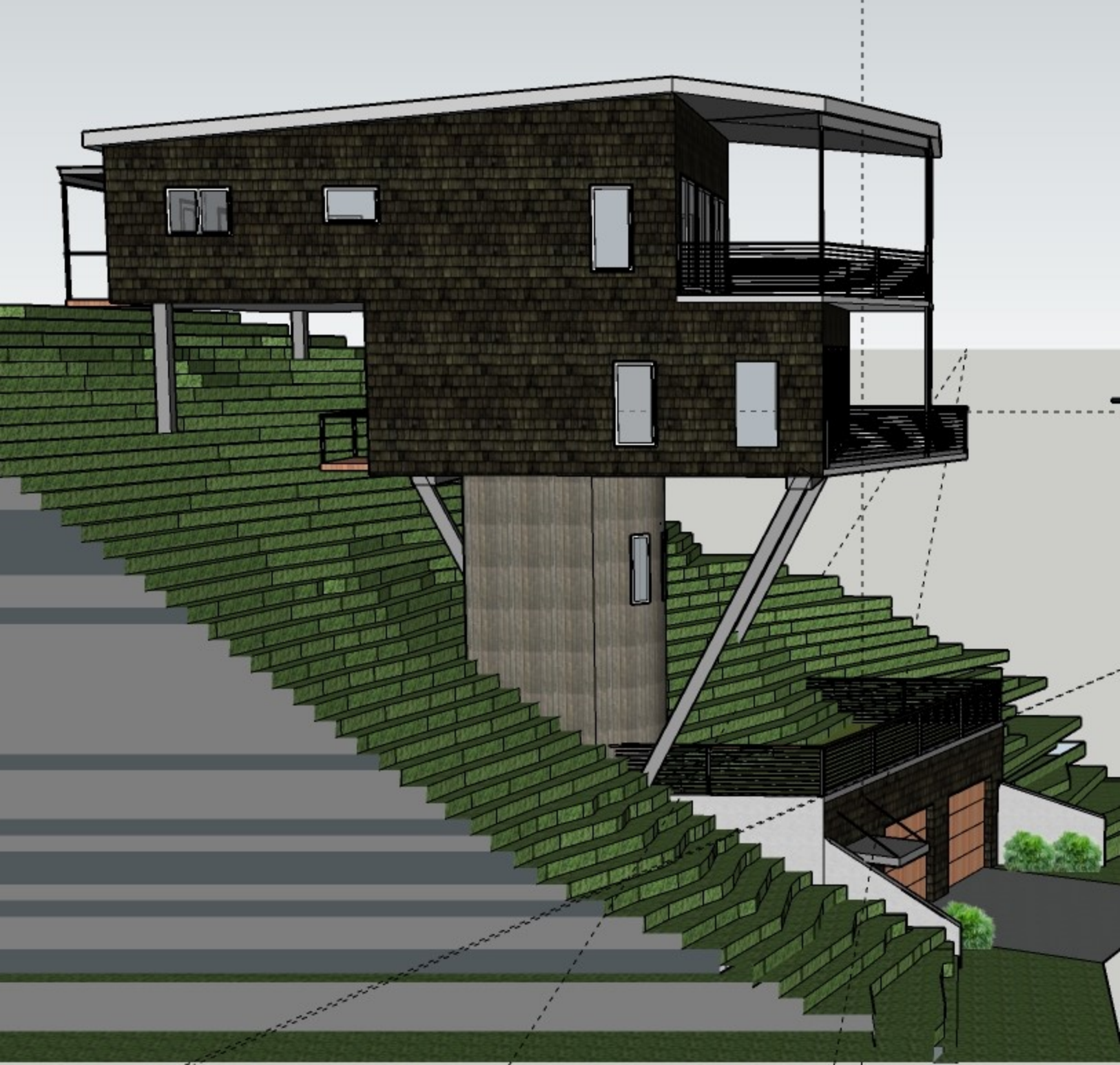
SHEET NUMBER

A2.1

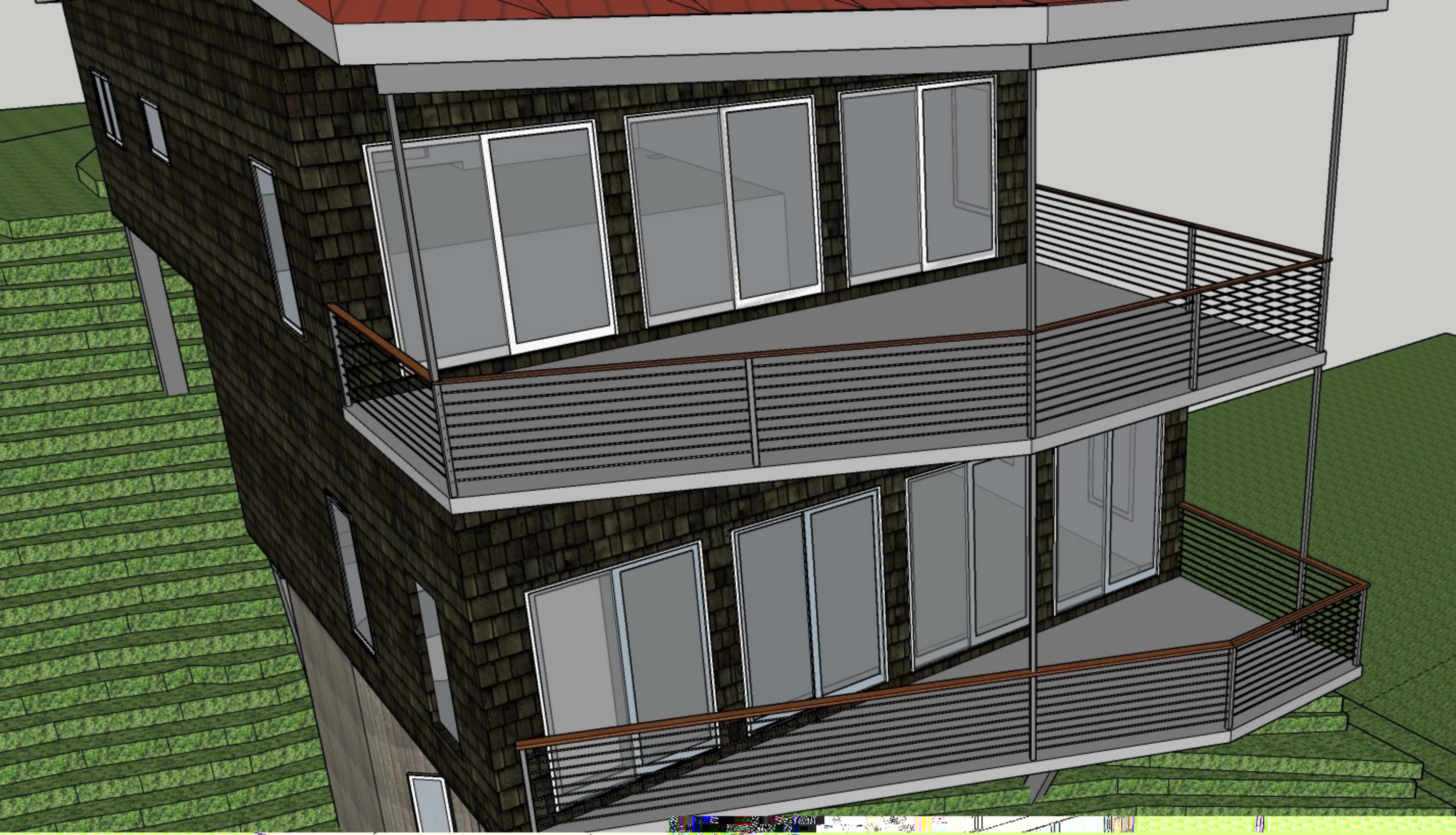
Revised 7.18.22
DRB set Not for Construction











Burlington Design Advisory Board

Department of Permitting and Inspections

645 Pine Street

Burlington, VT 05401

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

Telephone: (802) 865-7188

Ron Wanamaker

Emily Morse

Jack Qualey

Gabriel Stadecker

Jay White

Kathleen Ryan, Alternate

Michael Alvanos, Alternate



DESIGN ADVISORY BOARD

Tuesday July 26, 2022 3:00 PM

Minutes

Present: Ron Wanamaker, Emily Morse, Jack Qualey, Gabe Stadecker, Kathleen Ryan (alternate),

Absent: Jay White and Michael Alvanos (alternate).

Staff present: Mary O'Neil, Ryan Morrison (remote.)

Guests: Steve Trombley, Ben Frye, Bruce Baker, Dan Goldsman.

Agenda

Session I – 3:00 PM – 3:30 PM

ZP-22-416; 323-325 College Street (RH, Ward 8E) Advanta Ira Services LLC / FBO Peter C. Potts / Benjamin Frye

Construction of a 4-unit building addition with associated utility work and minor grading.
(Project Manager, Ryan Morrison)

Motion by Emily Morse: I move we recommend **approval**, and include all staff comments.
Jack Qualey, 2nd.

Vote: 5-0

Motion carries.

Session II – 3:30-4:00 PM

ZP-22-307; 120 Depot Street (RM-W, Ward 3C) Steven & Andrea Trombley

Construct single-family house and associated site improvements including related tree removal.
(Project Manager, Ryan Morrison)

Motion by Jack Qualey: I move we **deny** the application as it doesn't meet the standards of Article 6.

2nd: Emily Morse

Vote: 5-0

Motion carries.

Adjournment: 4:40 pm.