

Burlington Development Review Board

Department of Permitting & Inspections
645 Pine Street
Burlington, VT 05401
www.burlingtonvt.gov/DPI/DRB
Telephone: (802) 865-7188
Fax (802) 863-0466

Brad Rabinowitz
AJ LaRosa
Springer Harris
Geoff Hand
Brooks McArthur
Kienan Christianson
vacant
Sean McKenzie, (Alternate)
Ravi Venkataraman, (Alternate)



BURLINGTON DEVELOPMENT REVIEW BOARD

Tuesday, July 21, 2020, 5:00 PM

PUBLIC HEARING NOTICE

REMOTE MEETING

Zoom: <https://us02web.zoom.us/j/86993344896?pwd=S3o5TjIwWWhKL1hPRXJJORIF6aFAvUT09>

Webinar ID: 869 9334 4896

Password: 842557

Telephone: 1 301 715 8592 or +1 312 626 6799 or +1 929 205 6099 or +1 253 215 8782 or
+1 346 248 7799 or +1 669 900 6833

- 1. 20-0939CA/CU; 6 Catherine Street (RL, Ward 5S) Old Home Place, LLC**
Remove and rebuild garage

Plans may be viewed upon request by contacting the Department of Permitting & Inspections 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 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/dpi/drb/agendas or the office notice board, one week before the hearing for the order in which items will be heard.

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Agenda

- I. **Agenda**
- II. **Communications**
- III. **Minutes**
- IV. **Public Hearing**
 1. **20-0939CA/CU; 6 Catherine Street (RL, Ward 5S) Nancy Hejna**
Remove and rebuild garage. (Project Manager: Mary O'Neil)
 2. **19-0980CA/MA; 110 Riverside Avenue (NAC-R, Ward 1E) Sisters & Brothers Investment Group, LLC**
57-unit apartment building with underground parking. *Continued review.* (Project Manager: Mary O'Neil & Scott Gustin)
- V. **Certificate of Appropriateness**
 1. **20-0667CA; 188 South Champlain Street (RH, Ward 5S) Perras Properties, LLC**
Converting single-family home (on merged 188-192 South Champlain Street lot) to six units. Add deck and stairway, replace three windows with doors, and replace all other windows with new windows. Six space (50%) parking waiver request. (Project Manager: Mary O'Neil)
- VI. **Master Sign Plan**
 1. **20-0931MP; 266 Pine Street (ELM, Ward 5S) Pine Properties, LLC**
Master Sign Plan for 266-270 Pine Street. (Project Manager: Ryan Morrison)
- VII. **Other Business**
 1. **Annual Organizational Meeting**
Nomination and election of Chair, Vice Chair, and Ordinance Committee members
- VIII. **Adjournment**

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Department of Permitting and Inspections

Zoning Division
149 Church Street
Burlington, VT 05401
<http://www.burlingtonvt.gov/PZ/>
Telephone: (802) 865-7188
(802) 865-7195 (FAX)

William Ward, Director
Theodore Miles, Interim Code Compliance Officer
Charlene Orton, Permitting and Inspections Administrator
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Ryan Morrison, Associate Planner
Layne Darfler, Planning Technician
Alison Davis, Zoning Clerk



MEMORANDUM

To: Development Review Board
From: Mary O'Neil, AICP, Principal Planner
Date: July 21, 2020
RE: ZP20-0939CA/CU; 6 Catherine 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: ZP 20-0939CA/CU
Location: 6 Catherine Street
Zone: RL **Ward:** 5S
Date application accepted: May 20, 2020
Applicant/ Owner: Nancy Hejna
Request: Demolish existing one car garage/shed; replace with new garage in same location.



Background:

- **Zoning Permit 20-0886CA;** Replacing brick foundation with new poured concrete, replacing deck, replace concrete steps and landing on side entry. Remove driveway and replace with tire tracks. Replace fence along rear boundary line. May 2020.

- There are no earlier zoning permits on file.

Overview: 6 Catherine (Katherine) Street was constructed in 1915, and was included within the Five Sisters (New Harlam) Historic Sites and Structures Survey of 2007 which determined it to be eligible for historic designation. That survey work (attached) identifies a one bay garage as a related structure on-site. This application proposes to demolish that accessory structure, and to build a new garage on the lot. Demolition of historic structures requires Conditional Use Review, per Section 5.4.8 (d) of the Comprehensive Development Ordinance.

Recommendation: Consent approval, per the following findings:

I. Findings

Conditional use review required by Section 5.4.8 d) 2:

2. *Standards for Review of Demolition.*

Demolition of a historic structure shall only be approved by the DRB pursuant to the provisions of Art. 3, Part 5 for Conditional Use Review

Article 3 Applications, Permits and Project Reviews

3.5.6 (a) Conditional Use Review Standards

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;*

There is no change proposed to the existing use on the site. The property will remain a single family residence. **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 an existing, developed residential area. The replacement accessory structure will be similar in size to the one proposed for demolition. No significant change will be perceived within the neighborhood to alter its character.

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;*

There are no anticipated changes or impacts from noise, odor, dust, heat or vibration in reconstructing an accessory garage. **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 replacement of a failing garage will have no impacts on the municipal transportation system. **Affirmative finding.**

and,

5. *The utilization of renewable energy resources;*

Not applicable.

and,

6. *Any standards or factors set forth in existing City bylaws and city and state ordinances.*

The condition of the existing accessory building may be subject to warnings from the building inspector for its state of failure. Repair and/or replacement are logical responses to this condition. **Affirmative finding.**

(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.*

Screening is not required for the replacement garage. Its appearance will contribute and strengthen the character of the residential neighborhood. **Affirmative finding.**

2. *Time limits for construction.*

The permit will have a typical three-year life in which to complete the replacement. **Affirmative finding.**

3. *Hours of operation and/or construction to reduce the impacts on surrounding properties.*

There are no hours of operation for residential use. Hours of construction shall be limited to 7:00 am – 5:30pm Monday through Friday, with no construction on Sunday. Saturday construction hours may be considered by the DRB if specifically requested.

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

Any future work will be considered under the regulations in effect at the time of application. **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.*

See conditions of approval.

Article 4: Zoning Maps and Districts

Table 4.4.5-3: Residential District Dimensional Standards

Zoning District	Max. Lot Coverage¹	Setbacks^{1, 3, 4, 5, 6}				Max. Height¹
		Front²	Side³	Rear	Waterfront	
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-feet	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
6 Catherine Street	No change	No change	As existing	As existing	Not applicable	16' to ridegeline

Affirmative finding.

(c) Permitted and Conditional Uses:

There is no proposed change to the use. The property remains a single family home.

(d) District Specific Regulations:

The following regulations are district-specific exceptions, bonuses, and standards unique to the residential districts. They are in addition to, or may modify, city-wide standards as provided in Article 5 of this ordinance and district standards as provided above.

1. Setbacks

A. Encroachment for Residential Driveways

Not applicable.

B. Encroachment into the Waterfront Setback.

Not applicable.

2. Height

A. Exceptions in the Waterfront RM District.

Not applicable.

3. Lot Coverage

There is no proposed change to lot coverage. ZP20- 0886CA approved 44.4% lot coverage.

Affirmative finding.

A. Exceptions for Accessory Residential Features.

In the RL, RL-W, RM and RM-W districts, an additional ten (10) per cent of lot coverage above the otherwise applicable limit may be permitted for the following amenity features accessory to residential uses provided that such features shall at no time be enclosed or be used for parking:

- (i) *Decks;*
- (ii) *Patios;*
- (iii) *Porches;*
- (iv) *Terraces;*
- (v) *Tennis or other outdoor game courts;*
- (vi) *Swimming pools and swimming pool aprons;*
- (vii) *Walkways;*
- (viii) *Window Wells; and/or*
- (ix) *Pervious pavement designed and maintained to infiltrate the 1-year/24-hour storm event onsite, subject to review and approval by the Stormwater Administrator.*

With the exception of the additional lot coverage allowances provided for under Inclusionary Zoning, requirements such additional lot coverage shall not be permitted for any development where bonus provisions of this ordinance are applicable.

The approved lot coverage included bonus amenity items. **Affirmative finding.**

4. Accessory Residential Structures and Uses

An accessory structure and/or use as provided under Sec. 5.1.1 and 5.1.2 customarily incidental and subordinate to a principal residential use, including but not limited to private garages, carriage houses, barns, storage sheds, tennis courts, swimming pools, cabanas for swimming pools and detached fireplaces may be permitted as follows:

- A. *Accessory Structures shall meet the dimensional requirement set forth in the district in which they are located pursuant to Sec. 4.4.5(b) of this Article [Dimensional Standards and Density] and related requirements in Art 5, Part 2; See 4.4.5-3, above.*
- B. *Any accessory structure that is seventy-five percent (75%) or greater of the ground floor area of the principle structure shall be subject to the site plan and*

design review provisions of Art. 3, Part 4 and the applicable standards of Art 6; Not applicable.

C. *Private garages shall be limited to as many stalls as there are bedrooms in the dwelling to which it is accessory, provided that the ground floor area is less than seventy-five percent (75%) of the ground floor area of the principle structure; A one-stall garage is proposed. **Affirmative finding.***

D. *The outdoor overnight storage of commercial vehicles not otherwise associated with an approved home occupation or made available for the exclusive use of the residential occupants, or the outdoor storage of more than one unregistered vehicle, shall be prohibited. Any and all vehicles shall be stored in an approved parking space;*

*No commercial vehicles or unregistered vehicles are proposed to be associated with the replacement garage. **Affirmative finding.***

and,

E. *Uncovered play structures, seasonal skating rinks, raised planting beds shall not require a zoning permit. Not applicable.*

5. Residential Density

A. Additional Unit to Multi-Family.

One additional unit may be added to structures located in the RL district which legally contained two or more units as of January 1, 2007, if approved in advance as a conditional use, by the DRB.

Not applicable.

B. Additions to Existing Residential Structures.

No request for an addition to an existing structure shall be considered or imply approval of an additional unit, unless requested specifically on the zoning permit application form.

The replacement of an accessory structure in this application does not include any new living space or additional residential units. **Affirmative finding.**

C. Residential Occupancy Limits.

No additional units or occupancy limit is part of this request. Not applicable.

6. Uses

A. Exception for Existing Neighborhood Commercial Uses.

Not applicable

7. Residential Development Bonuses.

No bonuses are sought. Not applicable.

Article 5: Citywide General Regulations

Section 5.2.1 Existing Small Lots.

This is an existing, developed lot. **Affirmative finding.**

Section 5.2.2 Required Frontage or Access

No change is proposed to the existing frontage or access. **Affirmative finding.**

Section 5.2.3 Lot Coverage Requirements

See Section 4.4.5 (3) above.

Section 5.2.4 Buildable Area Calculation

Not applicable.

Section 5.2.5 Setbacks

See Section 4.4.5-3 above.

Section 5.2.6 Building Height Limits

See Section 4.4.5-3 above.

Section 5.2.7 Density and Intensity of Development Calculations

There is no change to density. The property remains a single family home. **Affirmative finding.**

Part 3: Non-conformities

Sec. 5.3.5 Nonconforming Structures

(a) Changes and Modifications:

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

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

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

The replacement garage will continue the non-conformity to setback (west, north) at the same degree as the existing garage. **Affirmative finding.**

Within the residential districts, and subject to Development Review Board approval, existing nonconforming single family homes and community centers (existing enclosed spaces only) that project into side and/or rear yard setbacks may be vertically expanded so long as the expansion does not encroach further

into the setback than the existing structure. Such expansion shall be of the existing nonconformity (i.e. setback) and shall:

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

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

The replacement garage will not exceed 15' to the mid-line of the rise of the roof; directions for calculation of building height. **Affirmative finding.**

- 2. Such a change or modification shall not create any new nonconformity; and,*
- 3. Such a change or modification shall be subject to review and approval under the Design Review provisions of Article 3, Part 4.*

When any portion of a nonconforming structure has been made conforming, it shall not be made nonconforming again except as provided for historic building features pursuant to Sec. 5.2.6(b)(3).

A non-conforming residential structure may be enlarged up to the dimensional standards of the underlying zoning district, subject to review and approval by the DRB pursuant to Art. 3, Part 4 Design Review and Art. 3, Part 5 Conditional Use Review. Adaptive reuse or residential conversion bonuses may allow a greater expansion than the underlying zoning district allows approved per the provisions of Article 4.

(b) Demolition:

A nonconforming structure may be replaced by a new structure retaining the same degree of nonconformity as the original structure. This provision is limited to the existing dimensional nonconformity (i.e. setback, lot coverage, or height), and shall not expand the degree of nonconformity except as provided for in (a) above. The new structure shall be subject to conformance with all other dimensional requirements (i.e. setback, lot coverage, and height). Zoning permit application for the replacement structure shall be completed within 1 year of demolition of the nonconforming structure; failure to do so shall result in the loss of the ability to retain the nonconformity.

Replacement of the building retaining the same degree of non-conformity to setback shall be conditioned upon a one-year timeline. **Affirmative finding as conditioned.**

In all other cases, a nonconforming structure that has been demolished or moved shall not be re-built or relocated in any way other than in full conformance with the provisions of this ordinance. Structures or any portion thereof that are structurally unsound, and are required to be removed by order of the building inspector, may be replaced within the original footprint provided both the requirement to demolish the building is not the result

of demolition by neglect and the replacement shall not expand the degree of nonconformity.

The building will be conditioned upon replacement within one year of demolition. There has been no determination of Demolition by Neglect. **Affirmative finding as conditioned.**

Sec. 5.4.8 Historic Buildings and Sites

(d) Demolition of Historic Buildings:

The purpose of this subsection is:

- . To discourage the demolition of a historic building, and allow full consideration of alternatives to demolition, including rehabilitation, adaptive reuse, resale, or relocation;*
- . Provide a procedure and criteria regarding the consideration of a proposal for the demolition of a historic building; and,*
- . To ensure that the community is compensated for the permanent loss of a historic resource by a redevelopment of clear and substantial benefit to the community, region or state.*

1. Application for Demolition.

For demolition applications involving a historic building, the applicant shall submit the following materials in addition to the submission requirements specified in Art. 3:

A. A report from a licensed engineer or architect who is experienced in rehabilitation of historic structures regarding the soundness of the structure and its suitability for rehabilitation;

The applicant included an architect's report with submission materials. See attached.

B. A statement addressing compliance with each applicable review standard for demolition;
See attached Memorandum from Hinge Architecture/Missa Aloisi.

C. Where a case for economic hardship is claimed, an economic feasibility report prepared by an architect, developer, or appraiser, or other person experienced in the rehabilitation and adaptive reuse of historic structures that addresses:

(i) the estimated market value of the property on which the structure lies, both before and after demolition or removal;

No claim of economic hardship has been made.

The garage/shed is an accessory structure to a single family home. As the existing garage is in failed condition (as determined by Missa Aloisi, registered architect and supported by submitted photographs), it's condition would adversely affect the market value of the overall property. A replacement structure will likely increase the market value of the overall property. **Affirmative finding.**

and,

(ii) the feasibility of rehabilitation or reuse of the structure proposed for demolition or partial demolition;

See architect's report for conditions review and recommendations.

D. A redevelopment plan for the site, and a statement of the effect of the proposed redevelopment on the architectural and historical qualities of other structures and the character of the neighborhood around the sites;

The applicant proposes construction of a new garage, in the same location. **Affirmative finding.**



and,

E. Elevations, drawings, plans, statements, and other materials which satisfy the submission requirements specified in Art. 3, for any replacement structure or structures to be erected or constructed pursuant to a development plan.

Plans are enclosed. See attached. **Affirmative finding.**

2. Standards for Review of Demolition.

Demolition of a historic structure shall only be approved by the DRB pursuant to the provisions of Art. 3, Part 5 for Conditional Use Review and in accordance with the following standards:

A. The structure proposed for demolition is structurally unsound despite ongoing efforts by the owner to properly maintain the structure;

The applicant is a new owner, purchasing from owners that had lived in the home for 65 years. There are no zoning permits prior to this year, obtained by this applicant.

Affirmative finding.

or,

B. The structure cannot be rehabilitated or reused on site as part of any economically beneficial use of the property in conformance with the intent and requirements of the underlying zoning district; and, the structure cannot be practicably moved to another site within the district;

The architect's report determines the existing structure not suitable for use or occupancy due to its failed condition. **Affirmative finding.**

or,

C. The proposed redevelopment of the site will provide a substantial community-wide benefit that outweighs the historic or architectural significance of the building proposed for demolition.

These early garage sheds provide a specific point-in-time when residents were acquiring automobiles and needed shelter for them. Rare building permit records from this time period illustrate the popularity of adding a garage shed to properties in this time period. Its loss will be regrettable, but understandable. Photos of the structure, kept in the zoning file, will provide a photographic record for future use.

Certainly the construction of a new accessory structure will be useful to the property owners, and remove a failing building on-site. In that manner, coupled with the information about the existing garage shed, there is a greater community-wide benefit.

Affirmative finding.

And all of the following:

D. The demolition and redevelopment proposal mitigates to the greatest extent practical any impact to the historical importance of other structures located on the property and adjacent properties;

Photo documentation would provide a minimal amount of mitigation. **Affirmative finding as conditioned.**

E. All historically and architecturally important design, features, construction techniques, examples of craftsmanship and materials have been properly documented using the applicable standards of the Historic American Building Survey (HABS) and made available to historians, architectural historians and others interested in Burlington's architectural history;

See D. above.

and,

F. The applicant has agreed to redevelop the site after demolition pursuant to an approved redevelopment plan which provides for a replacement structure(s).

(i) Such a plan shall be compatible with the historical integrity and enhances the architectural character of the immediate area, neighborhood, and district;

(ii) Such plans must include an acceptable timetable and guarantees which may include performance bonds/letters of credit for demolition and completion of the project; and,

(iii) The time between demolition and commencement of new construction generally shall not exceed six (6) months.

The applicant proposes an immediate replacement structure, to be used for both a garage and storage. As submitted, the new storage building will complement the existing house and character of the area. **Affirmative finding.**

This requirement may be waived if the applicant agrees to deed restrict the property to provide for open space or recreational uses where such a restriction constitutes a greater benefit to the community than the property's redevelopment.

There has been no such deed restriction proffered; nor is it warranted. **Affirmative finding.**

3. Deconstruction: Salvage and Reuse of Historic Building Materials.

The applicant shall be encouraged to sell or reclaim a structure and all historic building materials, or permit others to salvage them and to provide an opportunity for others to purchase or reclaim the building or its materials for future use. An applicant may be required to advertise the availability of the structure and materials for sale or salvage in a local newspaper on at least three (3) occasions prior to demolition.

The applicant shall be encouraged to deconstruct using the safest method possible, minimizing exposure to lead paint and any other potential public safety issue. What material may be salvaged is encouraged for sale or reuse if managed with a regard for public safety. **Affirmative finding as conditioned.**

Article 8: Parking

Table 8.1.8-1 requires 2 parking spaces for every residential unit in the Neighborhood Parking District. Although the garage/shed no longer can accommodate a motor vehicle, it has counted toward satisfaction of their parking requirement. The submitted site plan defines an existing lengthy driveway that leads to the garage. A recent permit approval allowed for the removal of

driveway pavement and a reserved parking space in front of the garage. As provided and illustrated in the site plan, the site will still meet the 2 space parking requirement of this article.

Affirmative finding.

II. Conditions of Approval

1. Photodocumentation submitted with the application of the existing building shall be included in the zoning permit file for future information and reference.
2. Sale, relocation, deconstruction for salvage or reuse is encouraged.
3. All materials shall be disposed of in a safe and legal manner.
4. The building shall be constructed within one year of demolition of the existing structure. Failure to rebuild within one year forfeits the opportunity to reclaim the non-conformity of the existing building.
5. 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.

6 Catherine St.
Proposed site
plan

Replace existing
garage, deck &
driveway. Add
fence.

Parking
space for
compact car
(144)

Ribbon
drive to
replace
asphalt
(248)

$$\frac{1899}{4276} = 44.4\% \text{ coverage}$$

garage
(352)

Shed
(64)

16' x 10'
Deck w
steps
(172)

House
(720)

Porch (160)

Front
walk
(39)

Proposed
Fence to
match
existing
fence
on east
lot line

106.7'
(1" = 10')

40'

To: Mary O'Neil
Regarding: 6 Catherine
Date: 7/14/20

The following is a memorandum to address the demolition of an accessory structure (garage) located at 6 Catherine Street, Burlington, Vermont.

Report for Demolition:

The garage located at 6 Catherine Street is beyond the service life period and is very dangerous to its occupants due to its deteriorated state. The previous owners neglected important repairs to this structure over the years. The city has no record of when this structure was built as no permit was filed for it. The structure has a main structure that appears to be modified later to extended the length with a lower flatter single slope roof as seen in the pictures below. The upper roof trim appears to have a common crown trim with drip edge. The asphalt shingles on the main roof appear to have been replaced recently by the previous owner but there is no record of the date of replacement.



South Elevation

HINGE



East Elevation



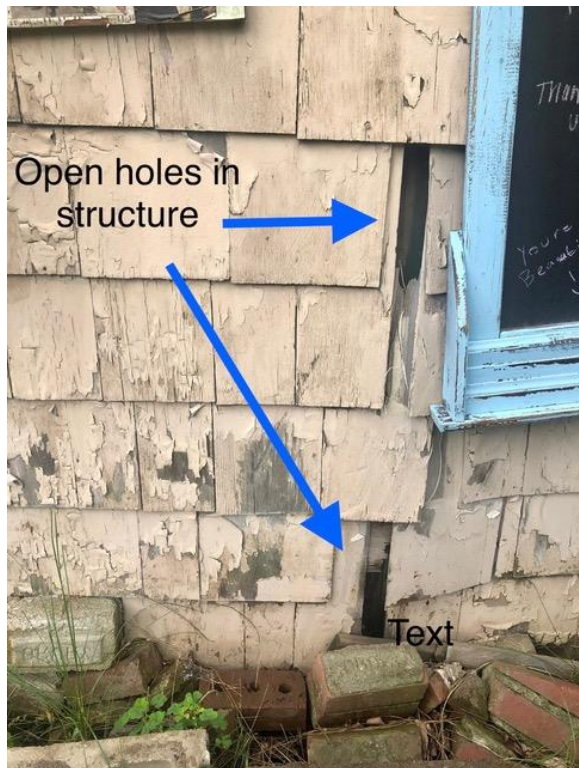
West Elevation

HINGE

Condition of the exterior

Siding and Roofing

The exterior siding is beyond repair and has significant rot at the base where the shingles make contact with the ground. Many shingles are missing which have caused the weather to infiltrate the building. The lower front roof has 2x6 headers spanning the doors, this is inadequate to carry proper snow loads, this improper sizing has caused the headers to sag, which has caused the left door from being able to open and the right door to open only partially.



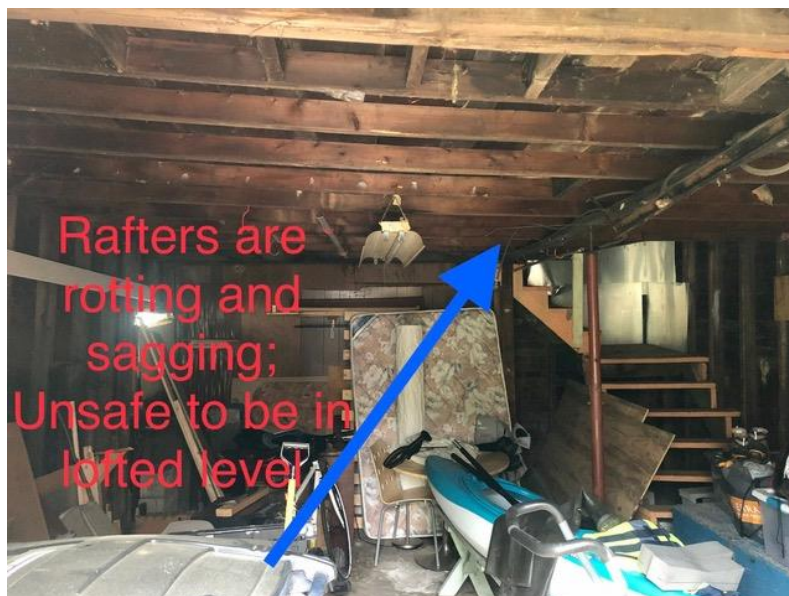
HINGE

Foundation

The foundation is a slab on grade with no footings to provide structural stability. This has caused the structure to shift causing areas for weather to infiltrate the building over the years. The slab itself is also beyond repair as it did not have reinforcement and has significant cracks throughout. The interior support columns are temporary placed on concrete blocks for stabilization. The loft framing consists of 2x6 spaced 2'-0" o.c. spanning upwards of 10' and does not meet code (max 9'-6" at 2'-0" o.c.) for the required span. Even though efforts to stabilize the structure have been made it is still structurally unsound to be inhabited.



Cracked concrete;
Support pole held up
by concrete block



Rafters are
rotting and
sagging;
Unsafe to be in
lofted level

HINGE

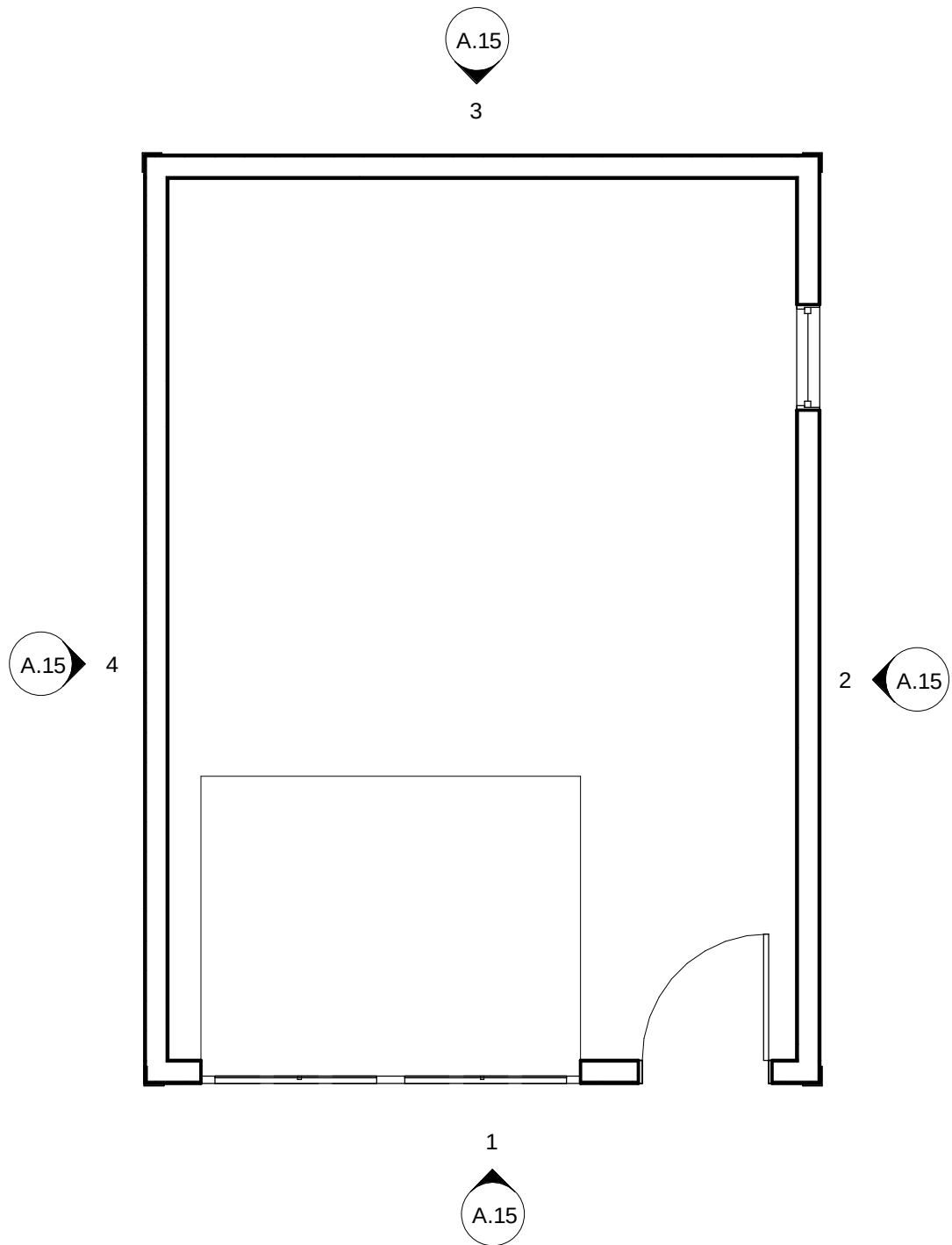


HINGE

Summary

The owner requests that demolition of this structure be allowed as the cost to rehabilitate is significantly more work and more expensive due to the efforts needed to stabilize the structure 1st. The owner would like to permit an accessory structure of similar size (same footprint and height) that has a single gable roof over the entire structure that is the same slope of what is exists. The South elevation is intended to replicate the entry doors. A lofted space will be provided for additional storage only. Please find the attached elevations of the proposed new structure for your review.

END OF MEMORANDUM



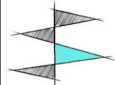
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HEJNA RESIDENCE

6 CATHERINE STREET, BURLINGTON, VT



HINGE

architecture

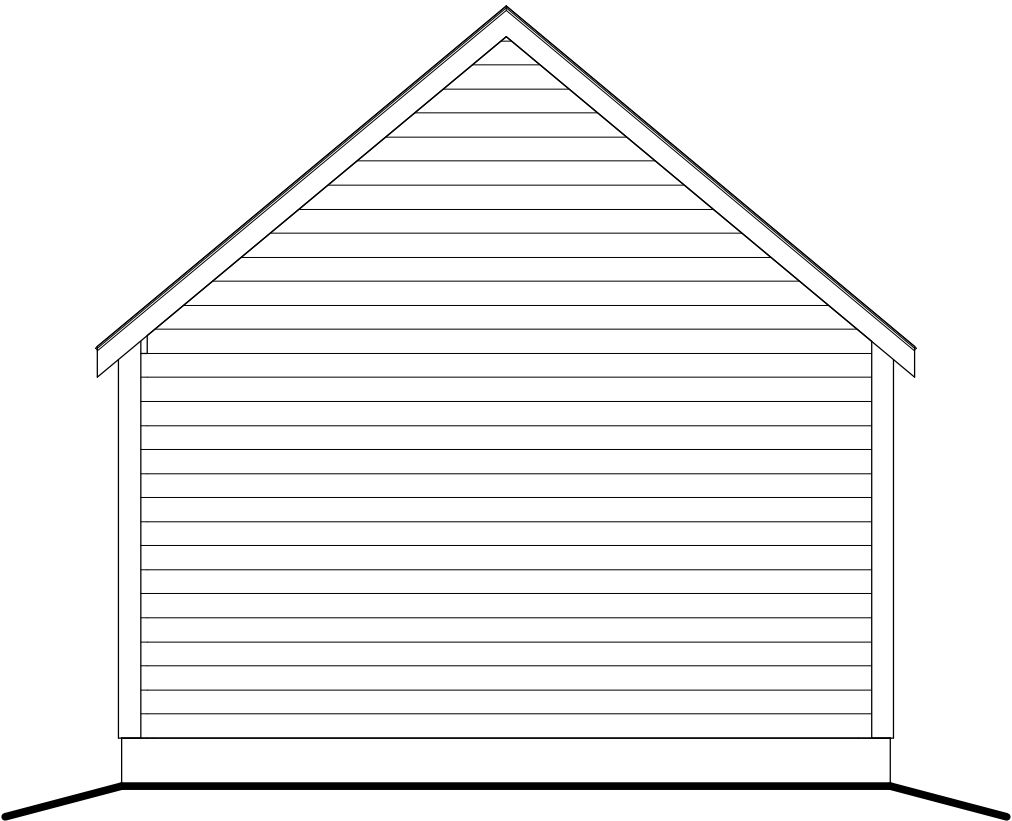
431 Pine Street, Suite 314, Burlington, VT 05401
802.793.9840

DATE: 07/12/20
SCALE: 1/4" = 1'-0"
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CHECKED BY: Author
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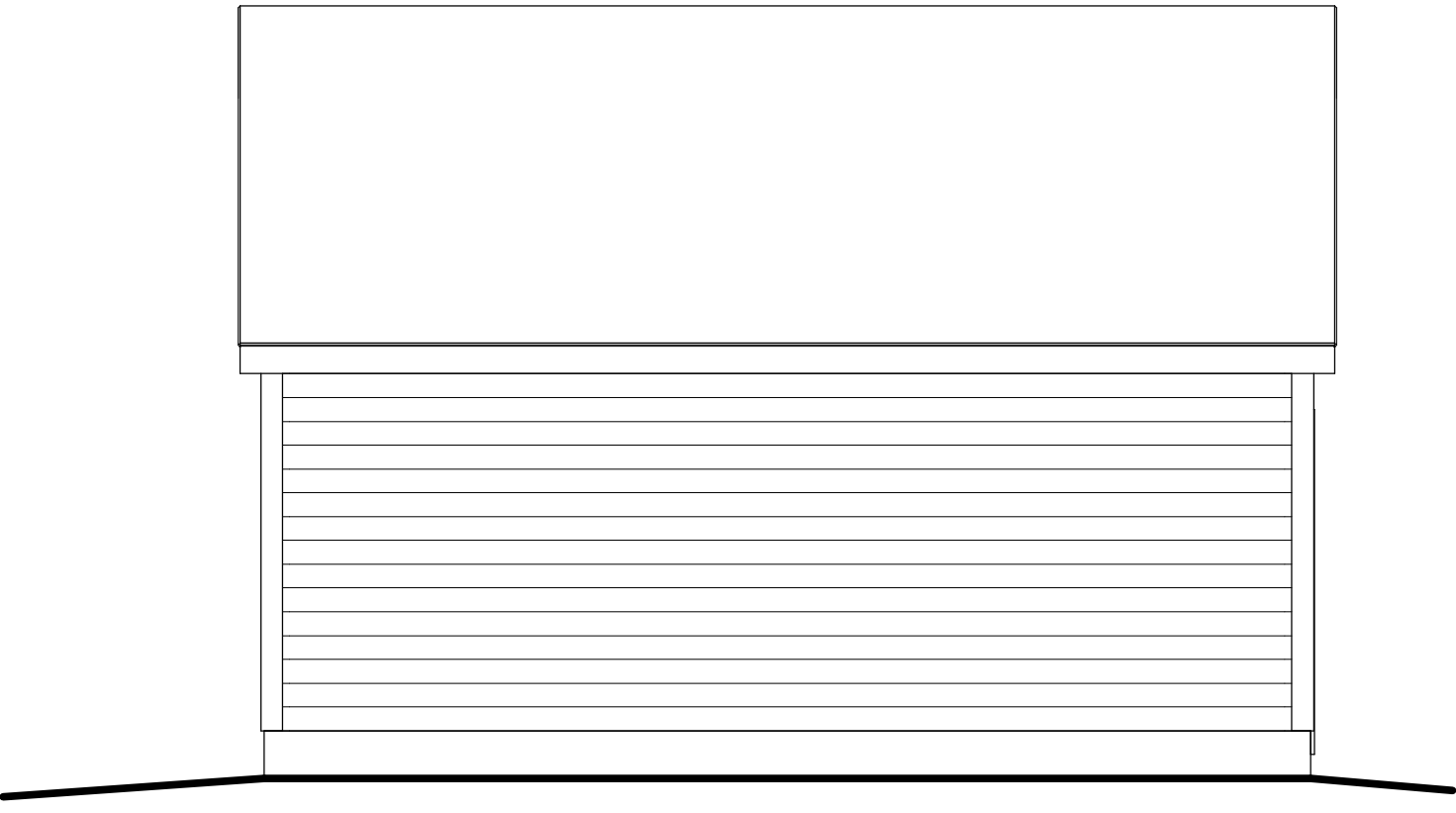
GARAGE FLOOR
PLAN & 3D

SHEET NO:

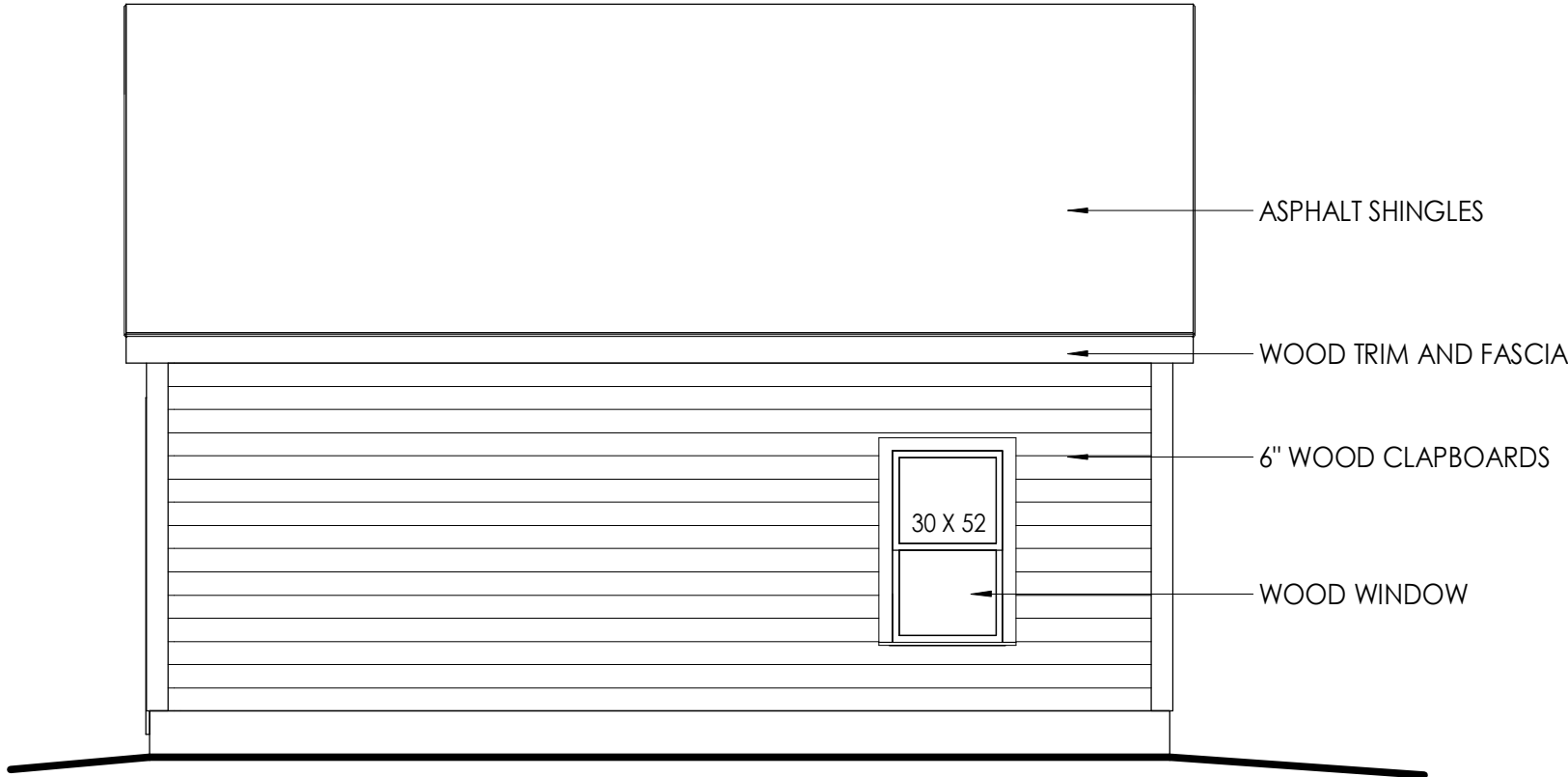
A.14



NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION

7/14/2020 2:57:03 AM

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HEJNA RESIDENCE

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DATE: 07/12/20
SCALE: 1/4" = 1'-0"
DRAWN BY: Author
CHECKED BY: Author
PHASE:

**GARAGE
ELEVATIONS**

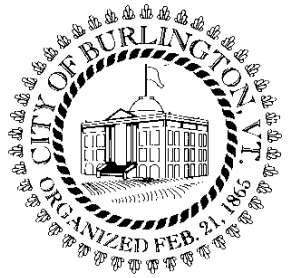
SHEET NO:

A.15

Department of Permitting and Inspections

Zoning Division
149 Church Street
Burlington, VT 05401
<http://www.burlingtonvt.gov/PZ/>
Telephone: (802) 865-7188
(802) 865-7195 (FAX)

William Ward, Director
Charlene Orton, Code Compliance Officer
Theodore Miles, Interim Code Compliance Officer
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Ryan Morrison, Associate Planner
Layne Darfler, Planning Technician
Alison Davis, Zoning Clerk



MEMORANDUM

To: Development Review Board
From: Mary O'Neil, AICP, Principal Planner
Date: July 14, 2020
RE: ZP20-0667CA 188 (-192) South Champlain 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 Number: ZP20-0667CA
Zone: RH **Ward:** 5S
Date application accepted: January 29, 2020
DAB: May 26, June 23, 2020.
New Plans submitted: June 15, 2020

Applicant/ Owner: Dave Perras, Perras Properties LLC.

Request: Convert single family home to six units. Expand parking. Request for a 4 space, 40% parking waiver.

Background:

188 South Champlain Street

- **Zoning Permit 20-0662LL;** Boundary Line Adjustment (merger) with 192 South Champlain Street. February 2020.
- **Zoning Permit 11-0204CA;** construct handicapped access ramp at rear of house. September 2010. [Property identified as a single family home on application, *with six roomers.*] September 2010.
- **Zoning Permit 79-268;** enclose porch to make a room with door to outside. No additional coverage. June 1979. [Property identified as a single family home.]
- **Zoning Permit application ZP CU-2003-049;** establish a 7-room boarding house in an existing single family home. Public hearing 6.17.2003; hearing opened and continued for more information. No subsequent public hearing identified, no project folder in zoning history files, no decision is recorded. Assumed withdrawn.
- **Zoning Permit n.n.;** erect a 8' x 14' wood storage shed in the rear yard. June 1978.
- **Zoning Permit 77-320;** erect a 15' x 6' rear open porch. September 1976.

192 South Champlain Street

- Zoning Permit 20-0663LL; Boundary Line Adjustment (merger) with 188 South Champlain Street.

Overview:

188 South Champlain Street has recently been merged with the empty lot at 192 South Champlain Street. The owner wishes to convert the existing single-family home to a 6 unit residential building. Although there was an application in 2003 by the same owner/family for a 7-bedroom boarding house, there is no project folder and no record of a decision. Although the property has been managed as a boarding house, there are no zoning approvals for that use. The project is under review as a single family home.

The proposed use is a permitted use in the RH zoning district, and the building changes are typically subject to administrative review. The DRB is asked solely to act on the request for a 40% parking waiver (4 spaces).

The **Design Advisory Board** reviewed the application at their May 26 and June 23, 2020 meetings. There was no decision at either meeting.



Recommended motion: Certificate of Appropriateness approval, per the following findings and conditions:

I. Findings

Article 4: Zoning Maps and Districts

Section 4.4.5 Residential Districts

(a) Purpose

The Residential Districts are intended to control development in residential districts in order to create a safe, livable, and pedestrian friendly environment. They are also intended to create an inviting streetscape for residents and visitors. Development that places emphasis on architectural details and form is encouraged, where primary buildings and entrances are oriented to the sidewalk, and historic development patterns

are reinforced. Parking shall be placed either behind, within, or to the side of structures, as is consistent with the district and/or the neighborhood. Building facades designed for parking shall be secondary to the residential aspect of a structure.

*5. The **Residential High Density (RH)** district is intended primarily for high density attached multi-family residential development. Development is intended to be intense with high lot coverage, large buildings, and buildings placed close together. Parking is intended to be hidden either behind or underneath structures.*

The application proposes 6 units, with parking placed to the side of the structure, consistent with the neighborhood and previous practice. **Affirmative finding.**

Section 4.4.5-2 Base Residential Density

RH allows 40 units/acre without bonuses or Inclusionary allowances. On the combine lot size of 8,440 sf, the proposed 6 units are acceptable. **Affirmative finding.**

Table 4.4.5-3 Dimensional Standards

RH	Lot coverage 80%	Front Yard Setback Min/Max: Ave of 2 adjacent lots on both sides +/- 5- feet	Side yard setback Min: 10% of lot width Or ave. of side yard setback of 2 adjacent lots on both sides Max required: 20-feet	Rear yard setback Min: 25% of lot depth but in no event less than 20' Max required: 75-feet	Height 35-feet
188 South Champlain Street	Proposed coverage 50%	Not applicable	Shed, HVAC and parking will meet minimum requirement of 5'	Parking will meet minimum requirement of 5'	Rear stairwell roof will not exceed height of existing building.

Affirmative finding.

Article 5: Citywide General Regulations

Section 5.2.1 Existing Small Lots.

The subject parcel is the result of combining 188 South Champlain Street and the abutting empty parcel at 192 South Champlain Street. The plat was filed February 19, 2020 in the land records as required by conditions of those permits. **Affirmative finding.**

Section 5.2.2 Required Frontage or Access

There is existing access from South Champlain Street. **Affirmative finding.**

Section 5.2.3 Lot Coverage Requirements

See Table 4.4.5-3, above.

Section 5.2.4 Buildable Area Calculation

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

See Table 4.4.5-3, above

Part 3: Non Conformities

The existing structure is non-conforming to setbacks on the north property line. No part of this application includes changes to that non-conformity. **Affirmative finding.**

Sec. 5.4.8 Historic Buildings and Sites

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

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

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

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

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

(a) Applicability:

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

188 South Champlain Street is listed within the original **King Street / Battery Street Historic District** on the National Register of Historic Places. See attached detail sheet.

(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 property was constructed as a residential building; a use that is proposed to be continued.

Affirmative finding.

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 structure is characterized by its Queen Anne detailing. Alteration of its features, materials, spatial arrangements or design have the potential to diminish the historic character of the building. The DAB recommended in their first hearing that a two story porch be introduced to provide access to upper floor units.

Replacement windows should match the visual characteristics of the original windows, including size and configuration. A revised submission package indicated that solid wood core windows with a factory adhered strong meeting rail (for egress windows) will be provided. This will need to be confirmed with submission of spec sheets. Fiberglass replacement doors are generally not in character with the age and character of the historic home. If new doors are introduced, they should appear as if they were originally intended for that location, and be of a material and design consistent with the style of the house. The DAB did not reach an advisory recommendation on this.

Corrected interior floor plans have been provided at the request of the Design Advisory Board.

Affirmative finding as conditioned.

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.*

The doors are modern in manufacture and appearance, and have no relationship to the age and style of the home.

The Design Advisory Board recommended that the proposed deck be redesigned as a two-story porch to aid in its compatibility with the historic building. **Affirmative finding as conditioned.**

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

None identified.

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

Much of the alteration will be internal. The window replacements should visually replicate the existing windows. Clapboard, shingles and window casings shall be retained.

With the extension of the roof over the access stairway, the applicant had requested removal of approximately 10 sq. ft. of slate and replacement of shingles. This is an unfortunately loss of historic fabric, and not supported. Slate shall be retained and replaced where necessary; the new access stairway roof may, however, be asphalt shingle.

Affirmative finding as conditioned.

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.*

As noted, window replacements must be wood core, and visually replicate the existing 1/1 windows. Slate shall be retained on the original house roof. **Affirmative finding as conditioned.**

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

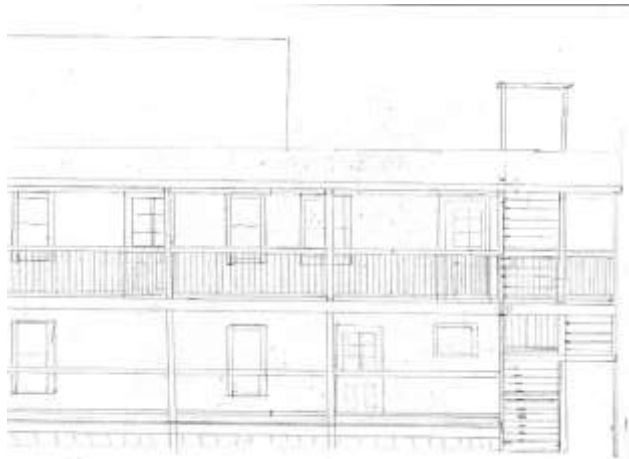
No chemical treatments are identified. Not applicable.

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

No archeological resources have been identified at this location. 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.*

As noted, the DAB recommended redesign of the deck as a two-story porch. The results of that effort are seen below.



The introduction of three new doors are modestly arranged within existing building openings on secondary elevations. Care must be exercised that the concatenation of discrete alterations (window replacement, new decks and walkways, modern doors, expansion of paving) does not collectively alter the historic character of the home. The reduction in paving for parking, and the effort to redesign the access porch contribute to ameliorate those cumulative changes.

The request for a 40% parking waiver from the DRB will result in much less paving in the side yard, and provide the opportunity to retain more green space and existing mature landscaping for tenant enjoyment. Given the use (6 one-bedroom apartments), such a request is reasonable.

Affirmative finding as conditioned.

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.

Although unlikely, the window replacement, door insertion, and large porch could be removed in the future to restore the building to its original layout and appearance. **Affirmative finding.**

Article 6: Development Review Standards

Part 1: Land Division Design Standards

188 and 192 South Champlain Street have recently been merged (ZP20-0662LL and ZP20-0663LL, plat recorded February 19, 2020.) **Affirmative finding.**

Part 2: Site Plan Design Standards

Sec. 6.2.2 Review Standards

(a) Protection of Important Natural Features:

There is a large maple tree on 192 South Champlain Street, which is proposed to be retained.

Affirmative finding.

(b) Topographical Alterations:

A larger parking area is proposed to be introduced on the (former) 192 parcel, although a permit for a handicap ramp at 188 South Champlain Street in 2011 referenced parking provided off-site. Approval of an Erosion Prevention and Sediment Control plan will be a Condition of Approval for the proposed ground disturbance, which includes creation of a swale west of the parking area, and introduction of an expanded parking area. **Affirmative finding as conditioned.**

(c) Protection of Important Public Views:

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).

188 South Champlain Street is listed on the Vermont State Register of Historic Resources and within the original Battery Street / King Street Historic District on the National Register of Historic Places. See Section 5.4.8, above.

(e) Supporting the Use of Renewable Energy Resources:

No part of this application would preclude the use of wind, water, solar, geothermal, or other renewable energy resource. The applicant will be required to meet energy efficiency standards for window and door replacement. **Affirmative finding as conditioned.**

(f) Brownfield Sites:

The parcel is not listed on DEC's website as a Brownfield. 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.

The site work required to install the parking area will require a Stormwater and Erosion Control Plan. The revised project plans have been submitted to the City Stormwater Engineering program to review. Written approval of the plan will be a condition of any approval.

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.

The applicant's revised plans indicate: *With the reduction of parking to 6 spaces, this leaves a significant portion of the back yard as retained green space....there is plenty of room to accommodate the storage of snow. In the unlikely event that a large snowfall results in an*

overabundance of snow, the applicant will contract for snow removal immediately with a local service provider.

Building entrances are now proposed to be under cover of the newly designed common porch.
Affirmative finding.

(h) Building Location and Orientation:

The existing building at 188 South Champlain will remain with no change to street orientation.
Affirmative finding.

(i) Vehicular Access:

Vehicle access is proposed to continue through an existing curb cut on the 188 South Champlain Street parcel, leading to a newly establishing parking area on the former 192 parcel. **Affirmative finding.**

(j) Pedestrian Access:

No change is proposed from the current building access from the public sidewalks. The revised submission states *a pathway to the tenant stairs is depicted on the updated site plan on the northeast side of the parking area.* This is really an extension of pavement and directly abuts a vehicular back-up area. Any pathway should be painted, designed or segregated by some method to provide a physical separation between vehicles and pedestrians in a manner that minimizes conflicts and improves safety. The applicant is obligated to identify this designated pedestrian path on a revised site plan. **Affirmative finding as conditioned.**

(k) Accessibility for the Handicapped:

ADA compliance is under the jurisdiction of the building inspector. If six units spurs the requirement for a handicap accessible parking space, an access aisle of 5' in width will need to be added and marked in the parking area. **Affirmative finding as conditioned.**

(l) Parking and Circulation:

In the Neighborhood Parking District, 2 parking spaces are required for every residential unit. 6 units will require 12 on-site parking spaces. Required parking is diminished by the percentage of Inclusionary Housing units, so 10 spaces are required on-site. The revised site plan, illustrating 6 parking spaces accompanies a request for a 40% parking waiver. All parking spaces are dimensioned for compact cars (8' x 18' length.) The required 20' of backup space is provided. The minimum required 5' parking setback is provided from the south property line. This standard states: *To the extent possible, parking should be placed at the side or rear of the lot and screened from view from surrounding properties and adjacent public rights of way.* The applicant has redesigned his parking to move it eastward, away from windows of the abutting property at 194 South Champlain Street. Screening has been provided on the front (west) facing the street, but is required of the south (side) property boundary as well, to prevent headlight spill onto neighboring property.

Although the empty side yard can accommodate the required 12 parking spaces (2/unit), the applicant requests a 40% parking waiver as a reflection of the six one-bedroom units, retention of

an existing mature Maple tree and green backyard, and a desire not to pave such a large portion of the yard.

To avoid “parking creep” and vehicular pull of gravel out into the street, the parking lot should be paved and parking spaces clearly marked. The perimeter of the parking area must be designed with curb stops, landscaping, or other such physical barrier to prevent vehicles from encroaching into adjacent green spaces and into required setbacks.

This standard also requires shading of 30% of the parking area. The existing Maple tree appears to effectively provide this required shade of the parking area.

The previous plan defined a bike rack behind the building. That rack is missing in the current submission, although the narrative defines six secure bike parking spaces.

Bicycle parking should be located along a pedestrian route to a building entrance to be easily accessible for tenants. Relocation of the bike rack to meet this standard is required. **Affirmative finding as conditioned.**

(m) Landscaping and Fences:

The application proposes a new hedgerow along the front (westerly) property line to screen the new parking area. Additional landscaping will be required along the southerly property line to prevent headlight trespass on the neighboring property. **Affirmative finding as conditioned.**

(n) Public Plazas and Open Space:

Not applicable.

(o) Outdoor Lighting:

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

The submission include a fixture spec sheet for a wall mounted residential fixture. The location of these installations is now identified on a revised plan. **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.

The location of mailboxes is now identified on page 11 of revised plans. Mechanical equipment, now proposed for the northeast corner of the building, must meet a required 5’ setback from the property boundary.

*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.***

Revised plans include retention of the shed, with an extension on the north side as a trash enclosure. This extension must meet the required 5' property line setback, and be enclosed on all four sides to prevent the blowing of trash and recycling.

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.

See note above about mechanical equipment. **Affirmative finding as conditioned.**

Part 3: Architectural Design Standards

Sec. 6.3.2 Review Standards

(a) Relate development to its environment:

1. Massing, Height and Scale:

The existing building will remain, with a newly design access deck on the east and south.

Affirmative finding.

2. Roofs and Rooflines.

The existing building will remain. The newly designed two story porch will have a slightly pitched shed on the second floor, the extended access stairway will have a required roof.

Affirmative finding.

3. Building Openings

All windows are proposed for replacement; some are double hung and others casement. Although one specification sheet defines "Wood casement", the cross section illustrates voids in the window frame, sill and apron, suggesting a composite structural material. Confirmation of **solid wood core windows**, and casement windows with a strong meeting rail to visually replicate a double hung window, will be required.

At least 3 of the windows will be replaced with doors to access new units. **Affirmative finding as conditioned.**

(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:

Aside from the replacement of the third-floor gable end window, the primary façade will remain intact. Care must be exercised in this particular window replacement so as not to alter the character of this state-registered listed historic building. **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.

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.

The applicant understands that visually accessible components of the porch cannot be pressure treated wood, which is reserved for structural frame and not appropriate for exposed porch elements. Modeled building elevations illustrate a triple horizontal barrier rail design, while the hand drawn sketch by the building show a baluster railing on the 2nd floor and a single barrier on the first floor porch (image on p. 7, above.) The latter image prevents resident access to the first floor entry. The applicant shall clarify which is proposed. **Affirmative finding as conditioned.**

(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 as conditioned.**

(g) Make advertising features complementary to the site:

No signs are included in this review. Any signage will require a separate sign permit. **Affirmative finding as conditioned.**

(h) Integrate infrastructure into the building design:

See Section 6.2.2. (p) above.

(i) Make spaces secure and safe:

As a three story residential building, the building inspector has indicated that the building will need to be fully sprinklered. The applicant has confirmed the requirement.

Construction shall meet all applicable building and life safety codes as defined by the building inspector and/or fire marshal. **Affirmative finding as conditioned.**

Article 8: Parking

Section 8.1.8 Minimum Off Street Parking Requirements

Table 8.1.8-1 requires 2 parking spaces for every residential unit in the Neighborhood Parking District. For six units, 12 parking spaces are required.

(c) The minimum off-street parking requirement for a development with inclusionary housing units provided on site shall be reduced by the percentage of inclusionary units required by Article 9.

(Example: A 100-unit residential development with a requirement of 15% inclusionary units shall provide minimum off-street parking based on 85 dwelling units.)

As one unit will be an Inclusionary Housing Unit, required onsite parking may be based on 5 units, a reduction of required parking spaces from 12 to 10. The applicant proposes 6 parking spaces, requesting a parking waiver. See Article 8.1.15, below.

Section 8.1.11 Parking Dimensional Requirements

The site plan illustrates 6 parking spaces, dimensioned for compact cars, with the required 20' backup space. There is no limitation on compact cars for surface parking spaces. **Affirmative finding.**

Section 8.1.15 Waivers from Parking Requirements/ Parking Management Plans

The applicant proposes 6 one-bedroom units with 6 parking spaces. The submission includes the following support for a parking waiver 

This article requires 2 parking spaces per unit; with a reduction of 2 spaces per the Inclusion of an affordable unit. With 6 spaces provided and 10 required, a 40% waiver, or 4 space waiver is requested. This is reasonable, particularly as the owner defined a shared-use opportunity with a downstairs unit presently vacant 6 months of the year. To further strengthen the waiver it is recommended that leases assign only one parking space per unit.

Affirmative finding as conditioned.

Article 9: Inclusionary and Replacement Housing

- ▶ Provide quality and affordable homes that are walkable:
 - ▶ 5 minutes to Church Street
 - ▶ 2 minutes to the waterfront
 - ▶ on the GMT Gold Loop
 - ▶ Normally within 2 blocks of a CarShare Vermont vehicle
- ▶ Provide a unit that adheres to the Inclusionary Zoning limits
- ▶ Retain the large maple, green space and provide a garden for tenant enjoyment
- ▶ Provide secure bicycle storage for residents

Section 9.1.5 Applicability

This ordinance provision shall apply to any development of five or more residential units in a single structure. Multiple developments or projects by the same applicant or responsible party within any consecutive twelve (12) month period that in the aggregate equal or exceed the above criteria shall be subject to these regulations.

Except as otherwise provided in this ordinance, these regulations shall apply in the instances specified below.

- (a) The creation of five (5) or more residential units through new construction and/or substantial rehabilitation of existing structures, including the development of housing units utilizing development provisions other than those specified in Sec 9.1.5 (b).*

The applicant is proposing 6 one-bedroom residential units in a single structure. Therefore, Inclusionary Housing standards apply. One Inclusionary unit will be provided in the redevelopment of the property. The applicant will work with the Housing Trust Fund Manager to assure compliance and rental rates. **Affirmative finding as conditioned.**

Section 9.1.7 Certificate of Inclusionary Housing Compliance

Notwithstanding any other provision of this ordinance, no certificate of occupancy for a project covered by this chapter shall be granted unless and until a Certificate of Inclusionary Housing Compliance has been issued by the Housing Trust Fund Manager.

Affirmative finding as conditioned.

II. Conditions of Approval

1. One Inclusionary Unit shall be provided. The applicant shall consult with the Housing Trust Fund manager to assure compliance, particularly with regard to rental fees.
2. Fiberglass doors are not recommended on the historic structure. The applicant shall provide a more compatible insertion with the historic property.
3. Window specs shall be submitted to confirm wood core windows with exterior placed factory adhered muntins (for egress windows.)
4. This approval includes a 40%, or 4 space parking waiver in order to preserve the existing green space and mature landscaping.
5. Slate shall be retained and in-filled where necessary to retain the historic fabric of the roof. The new access stairway roof may be asphalt shingle.
6. The location of bicycle parking shall be identified on a revised site plan. For the 6 unit (6 bedroom) building, 3 long term and 1 short terms bicycle parking spaces are required.
7. Additional landscaping or other screening shall be provided on the southerly property line to prevent headlight trespass onto neighboring property. This shall be identified on a revised site plan.
8. Mechanical equipment must meet a minimum 5' setback from any property boundary.
9. The parking lot shall be paved and parking spaces clearly marked. The perimeter of the parking area must be designed with curb stops,

- landscaping, or other such physical barrier to prevent vehicles from encroaching into adjacent green spaces and into required setbacks.
10. A defined pedestrian path between the parking area and the building entrance(s) shall be introduced and illustrated on a revised site plan **prior to release of the permit.**
 11. 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.
 12. The applicant shall define the choice of porch barrier rail.
 13. No signs are included in this review. Any signage will require a separate sign permit.
 14. One Inclusionary unit will be provided. No certificate of occupancy for a project covered by Article 9 shall be granted unless and until a Certificate of Inclusionary Housing Compliance has been issued by the Housing Trust Fund Manager.
 15. Leases shall define only one parking space per rental unit.
 16. Written approval of the Erosion Prevention and Sediment Control Plan by the Stormwater Engineering division is a condition of this approval.
 17. 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.

188 South Champlain St.

City of Burlington, Vermont
Development Review Board Meeting
07.21.2020

Plan Summary

Dave Perras, Perras Properties, LLC
Kip De Moll, Artisan Builders

Recap of Property History

- ▶ Acquired on October 10, 1947 by Paul Y. and Lionel F. Perras using savings from Navy pay after return from WWII (operation Magic Carpet)
- ▶ 1st floor served as the Perras family residence, while 2nd floor operated as a boarding house with 6 rental rooms until December, 2019
- ▶ Adjoining empty lot (192 So. Champlain St.) acquired on October 24th, 1956 after Paul and Lionel's return from Korea
- ▶ After Paul's death (April, 2013) and Lionel's death (June, 2019), Dave Perras and James Perras DBA Perras Properties, LLC acquired the property from the estate in February, 2020
- ▶ Merged lots 188 and 192 in February, 2020 to formalize both the Perras properties into a single entity

Recap of Plan Objectives

- ▶ Keep the property in the Perras family, as it has been the core and the central gathering place for the family since the 1940's
- ▶ Renovate the 1st floor (later) into two family units, one for Dave (half-time resident to-be) and the other for James (current full-time resident)
- ▶ Create four newly remodeled rental units using the 2nd and 3rd floors
- ▶ Transform the property on the inside from an aging and tired interior into a safe and comfortable home for the Perras family and four lucky tenants
- ▶ Retain and maintain important historical aspects of the property and enhance its value to the City of Burlington (both taxes and aesthetics)
- ▶ Align to the goals and objectives of planBTV: the property is in the area identified as 'Downtown and Waterfront'
 - ▶ Provide quality and affordable homes that are walkable
 - ▶ 5 minutes to Church Street
 - ▶ 2 minutes to the waterfront
 - ▶ on the GMT Gold Loop
 - ▶ Normally within 2 blocks of a CarShare Vermont vehicle
 - ▶ Provide a unit that adheres to the Inclusionary Zoning limits
 - ▶ Retain the large maple, green space and provide a garden for tenant enjoyment
 - ▶ Provide secure bicycle storage for residents

Exterior Plan

- ▶ Two-story porch with historic conforming materials and consistent with foundation of house
- ▶ Position stairs on the back of the house to minimize impact to street view
- ▶ Conform to requirements set forth for historic properties - strong support from Design Advisory Board
- ▶ Provide 6 spaces of on-site parking and 6 spaces of secure bicycle parking - strong support from next door neighbor regarding revised parking plan
- ▶ Provide landscaped screening of the parking area
- ▶ Retained green space both in south west corner and north east corner of lot



Current Photos - Facing East



Current Photos - Facing North

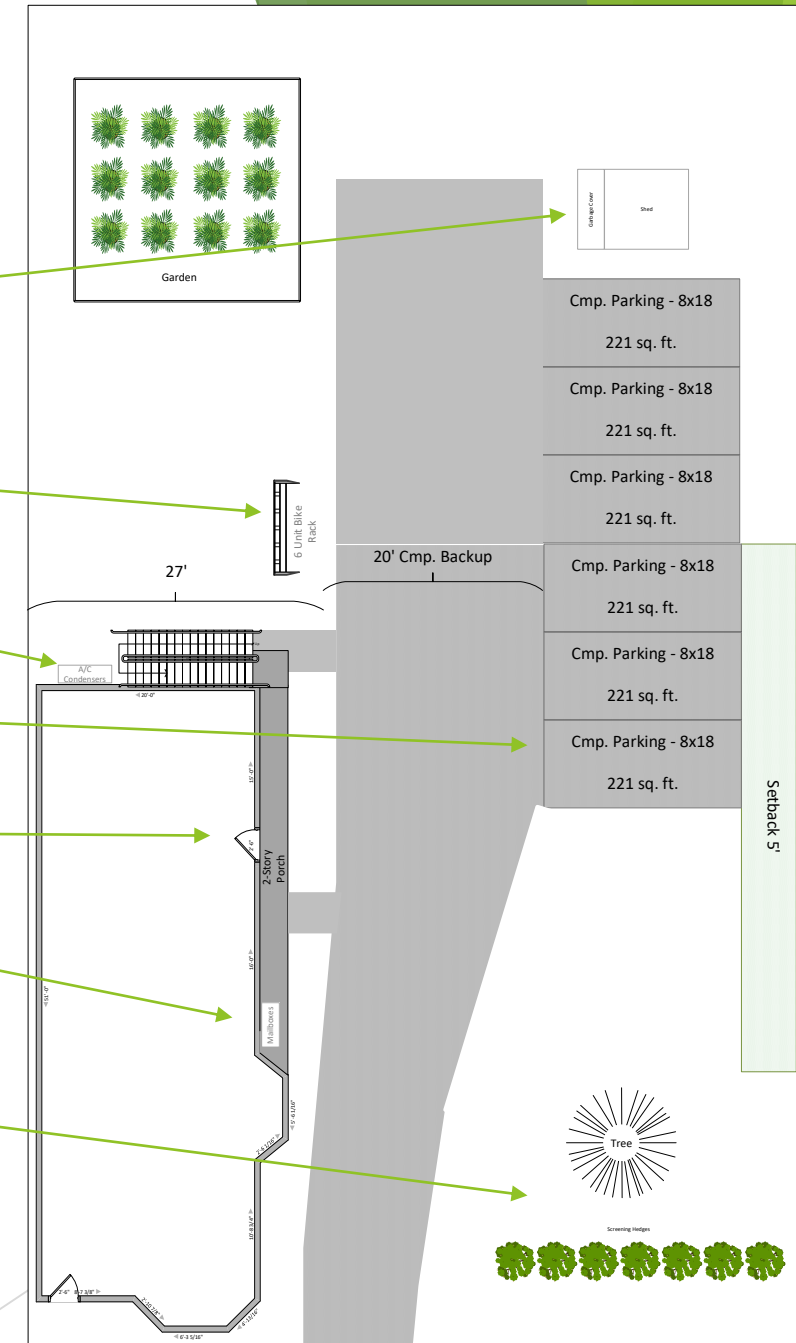


Current Photos - West Facing

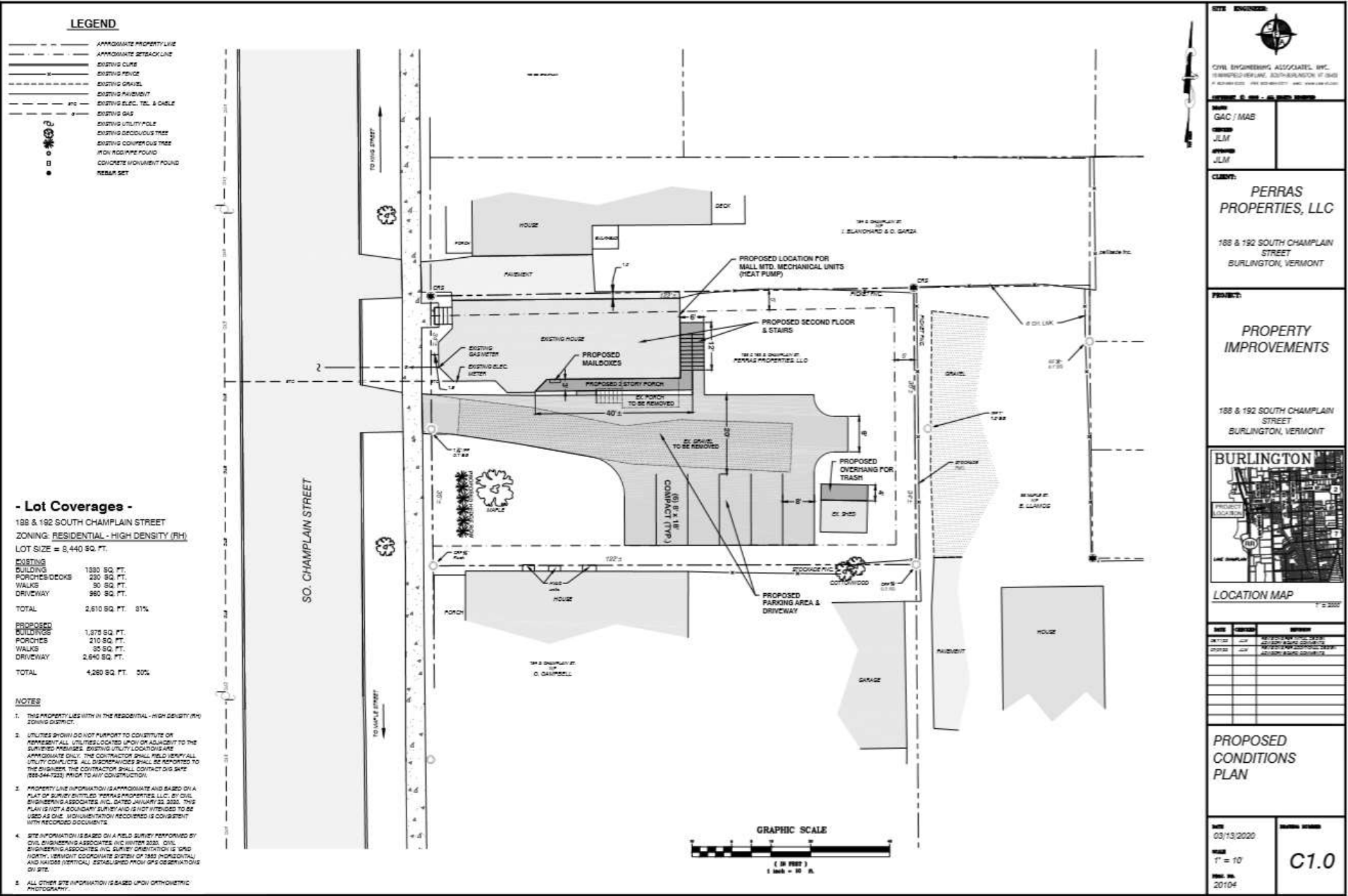


Site Plan Summary

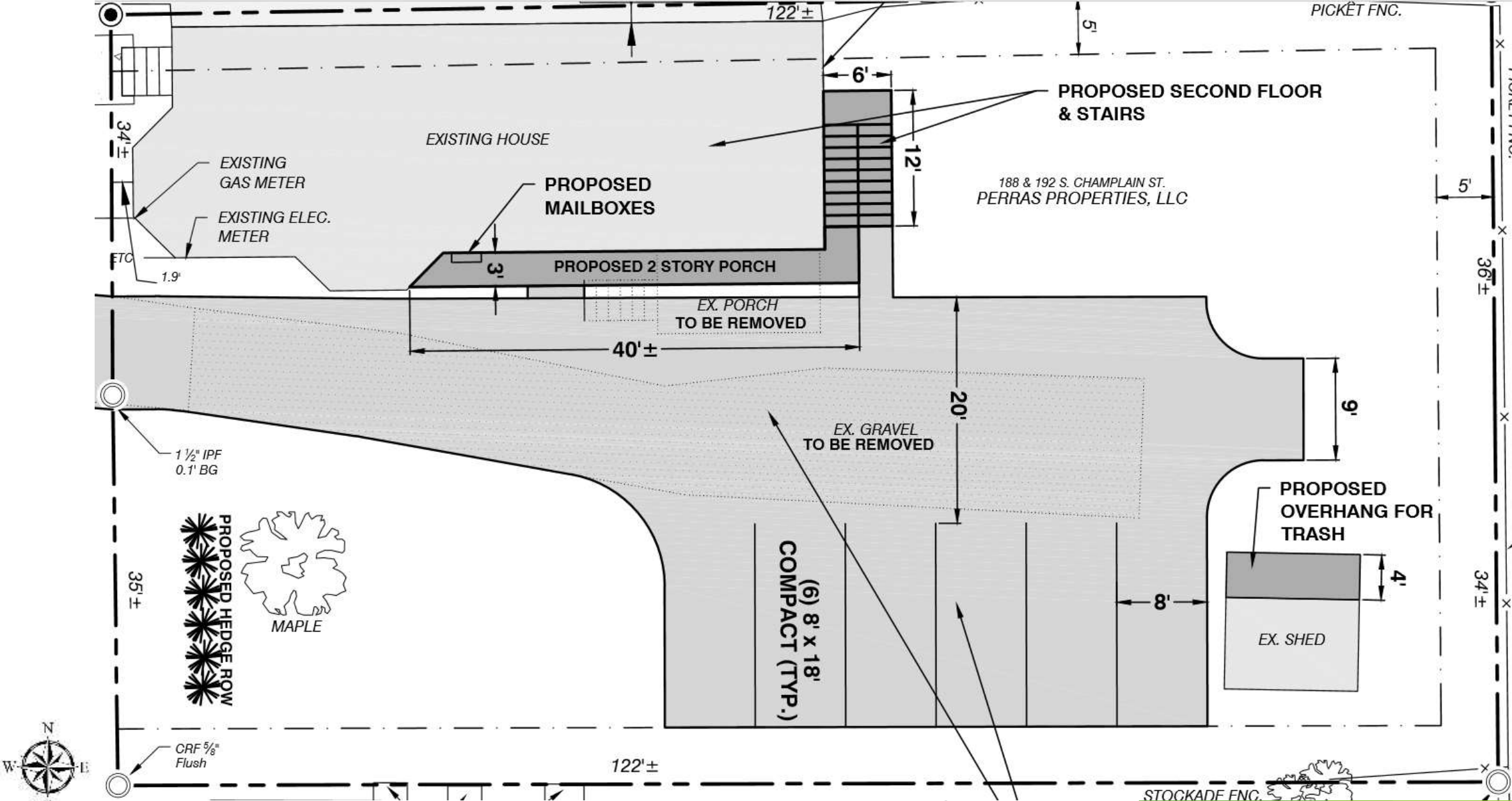
- ▶ A garbage enclosure is planned as a fully-enclosed and covered extension to the existing shed
- ▶ Secure Bicycle parking for 6 bicycles
- ▶ Mechanicals to be attached near back of house on the left (front-facing). Small-profile condensers for mini-split HVAC - 5 ft setback compliant
- ▶ Parking reduction to 6 spaces with updated site plan
- ▶ All doors and windows are confirmed to adhere to the requirements as identified by the Advisory Board
- ▶ Mailboxes to be located on the side of the house near the 1st floor residential entry
- ▶ Parking is screened by a large maple tree plus the addition of a hedge row near the front of the property
- ▶ A small swale will be created on the street side of the parking area to eliminate runoff during construction (very little slope exists)



Site Plan - Full View



Site Plan - Expanded View



Proposed Exterior Design



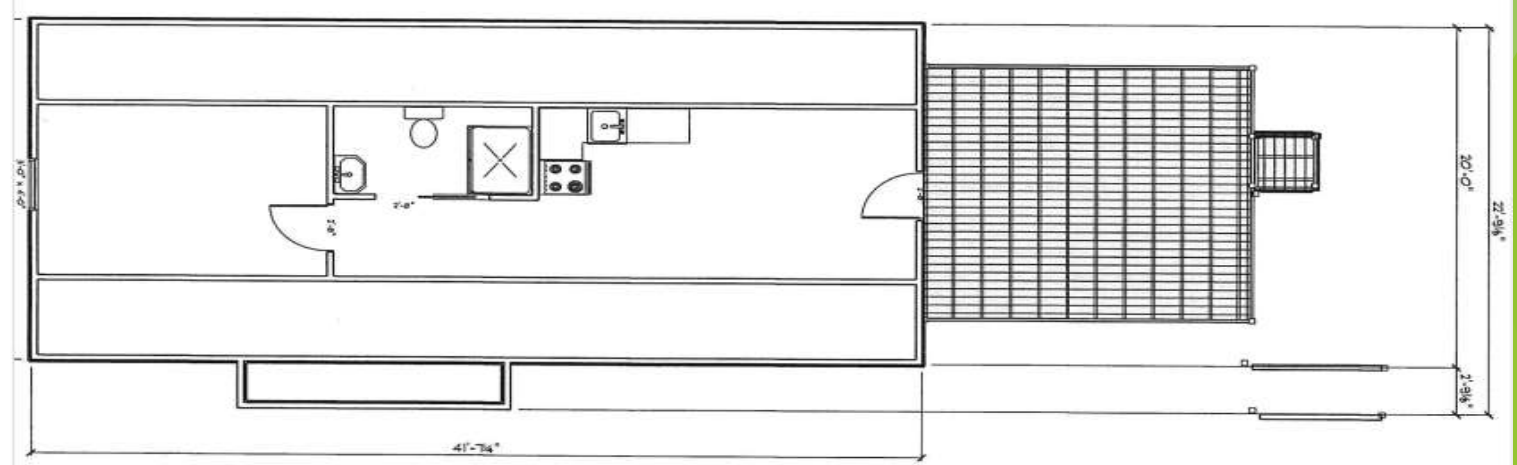
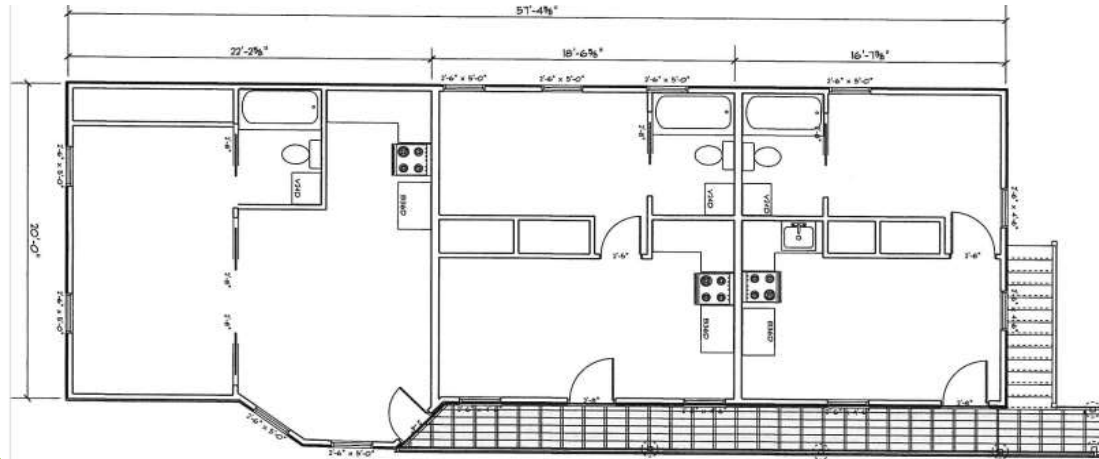
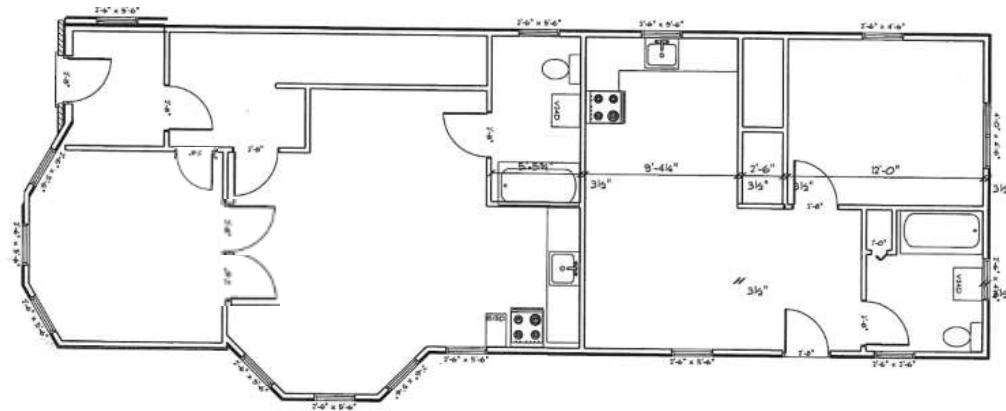
Interior Plan

Ground Floor

Second Floor

Third Floor

- ▶ Fully sprinklered
- ▶ All 1-Bedroom Units
- ▶ One unit designated Inclusionary Zoning
- ▶ Modern Interiors w/Mini-Split HVAC
- ▶ 2 Owner Occupied Units
- ▶ 4 Rental Units



North

Backup Materials

Additional information that may be useful during review meeting

- ▶ Zoning indicates that the house is a single family home that had no permit for operating as a boarding house
 - ▶ Owner can attest that the property has been operated as a boarding house at least as long as he has been alive (54 years)
 - ▶ Pct. Rental has always shown 46% rental until the last transaction was recorded in February
 - ▶ Existing COC for rental exists and there has been a long history of rental inspections for the 6 rental units (always paid and in-compliance)
 - ▶ It is unclear why the City's records do not match

Issue Date	Permit Type / Description	Folder No.	Permit No.	Grantor	Status
	Document Type: Code Billing Folders		Contact: DPI Code Enforcement Division	Address: 645 Pine Street	Phone: (862)863-0442
	Code Enforcement Billing Folder	114540	04-104032	Paul Y. Perras	Closed
	Code Enforcement Billing Folder	126762	05-102845	Lionel F. Perras Trust	Closed
2005 Rental Billing					
03/07/2006	Code Enforcement Billing Folder	138677	06-102944	Lionel F. Perras Trust	Paid
2006 Rental Billing					
	Code Enforcement Billing Folder	152334	07-102567	Lionel F. Perras Trust	Paid
2007 Rental Billing					
	Code Enforcement Billing Folder	164954	08-131086	Lionel F. Perras Trust	Paid
2008 Rental Billing					

Property Summary					
Parcel ID	049-1-047-000	Address	188 SOUTH CHAMPLAIN ST.	Owner(s)	PERRAS PROPERTIES, LLC
SPAN Number	114-036-20951	Land Use	R1 - Single Fam.		
Lot Area	1.174 SF ± SQ. FT.	Mail Address	188 SOUTH CHAMPLAIN STREET BURLINGTON, VT 05401		
Current Appraised Values & Taxes					
Total Value	\$340,900	Building Value	\$191,300	Land Value	\$129,600
Total Property Taxes	\$9,116	HS-131	Pct. Business		Pct. Rental
Property data and appraised values were updated 10/14/2020. Homes and addresses are updated weekly. For questions regarding property taxes, contact the Clerk/Treasurer's Office at (802) 865-1000.					
Rental Information					
Residential Units	1	Rental Units	0	COC Years	1
Last Inspection	11/03/2017	COC Issued Date	11/25/2017	COC Expiration Date	11/29/2021
For questions regarding rental information, contact Permitting Inspections at (802) 865-1441.					

Other Important Facts

- ▶ Owner is NOT an professional developer with an unlimited budget, therefore:
 - ▶ Owner would like to explore opportunities with the City relative to the support for Inclusionary Zoning as well as his support for the city's planBTV strategic plan
 - ▶ Fee waivers
 - ▶ 15-25% density and lot coverage bonus
- ▶ Owner's decision to cease operations as a boarding house upon acquisition from the estate is due to:
 - ▶ Property was managed by our 90+ year old uncle who did not screen tenants, which contributed to > 50% non-payment of rent and difficulties with building maintenance and retaining the desired 'quiet enjoyment' rental expectation
 - ▶ Disruptive and questionable behavior of some of the week-to-week boarding tenants
 - ▶ Desire to use as a full-time residence for James, and a half-year residence for Dave and wife
 - ▶ Desire to enhance the surrounding community by providing peaceful, safe, and affordable housing in the most beautiful city in America

LEGEND

- APPROXIMATE PROPERTY LINE
--- APPROXIMATE SETBACK LINE
= EXISTING CURB
-x- EXISTING FENCE
- - - EXISTING GRAVEL
- - - EXISTING PAVEMENT
- - - ETC EXISTING ELEC., TEL. & CABLE
- - - G EXISTING GAS
- - - EXISTING UTILITY POLE
- - - EXISTING DECIDUOUS TREE
- - - EXISTING CONIFEROUS TREE
- - - IRON ROD/PIPE FOUND
- - - CONCRETE MONUMENT FOUND
- - - REBAR SET

- Lot Coverages -

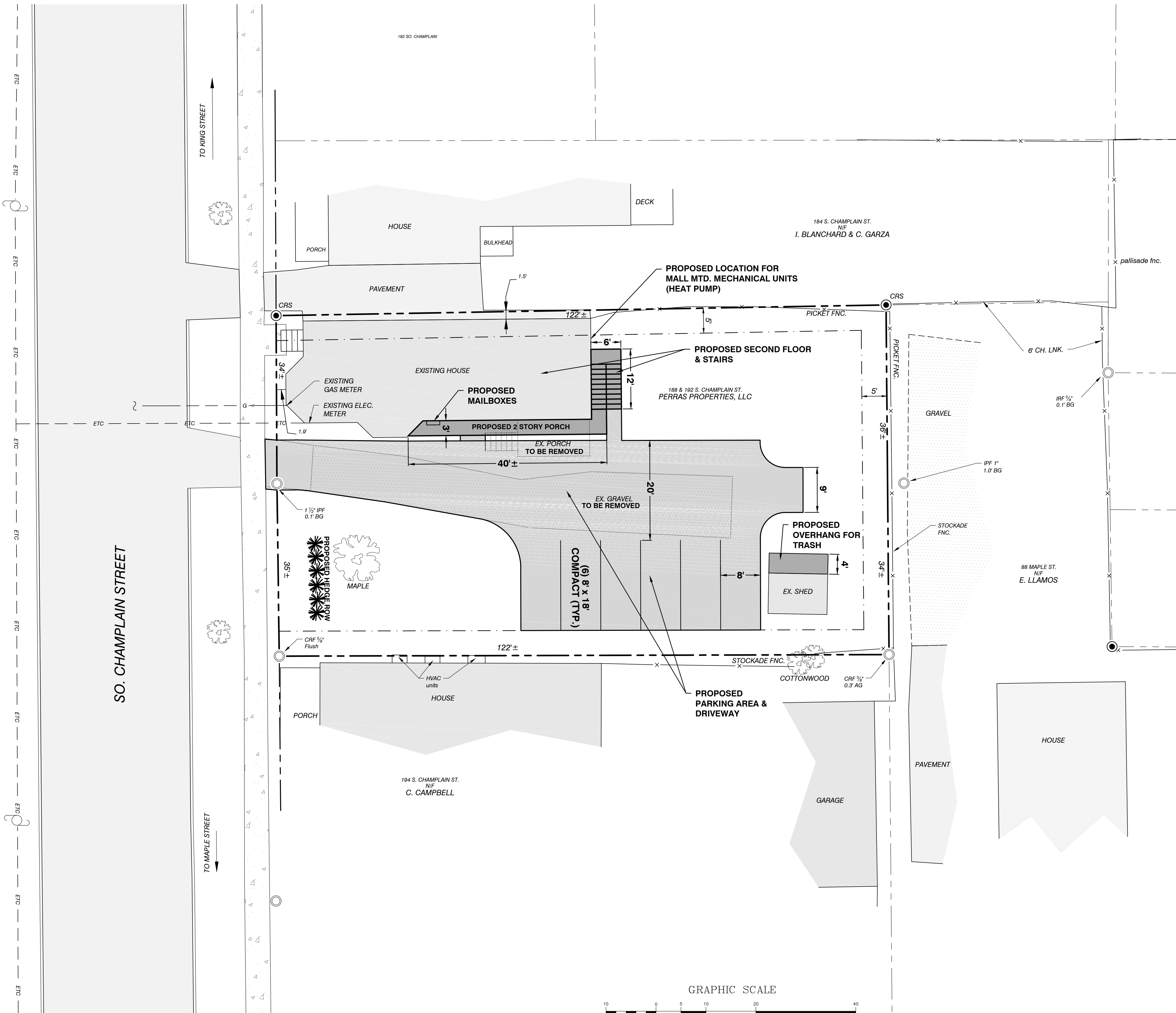
188 & 192 SOUTH CHAMPLAIN STREET
ZONING: RESIDENTIAL - HIGH DENSITY (RH)
LOT SIZE = 8,440 SQ. FT.

EXISTING BUILDING	1330 SQ. FT.
PORCHES/DECKS	230 SQ. FT.
WALKS	90 SQ. FT.
DRIVEWAY	960 SQ. FT.
TOTAL	2,610 SQ. FT. 31%

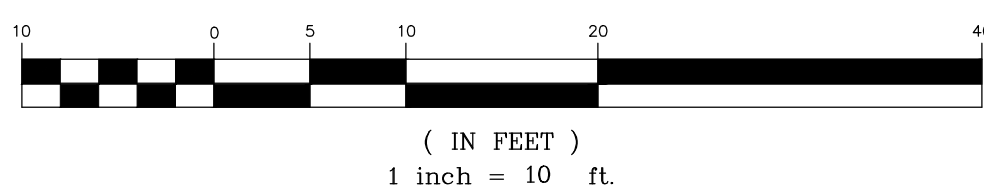
PROPOSED BUILDINGS	1,375 SQ. FT.
PORCHES	210 SQ. FT.
WALKS	35 SQ. FT.
DRIVEWAY	2,640 SQ. FT.
TOTAL	4,260 SQ. FT. 50%

NOTES

- THIS PROPERTY LIES WITH IN THE RESIDENTIAL - HIGH DENSITY (RH) ZONING DISTRICT.
- UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES LOCATED UPON OR ADJACENT TO THE SURVEYED PREMISES. EXISTING UTILITY LOCATIONS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL FIELD VERIFY ALL UTILITY CONFLICTS. ALL DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER. THE CONTRACTOR SHALL CONTACT DIG SAFE (888-344-7233) PRIOR TO ANY CONSTRUCTION.
- PROPERTY LINE INFORMATION IS APPROXIMATE AND BASED ON A PLAT OF SURVEY ENTITLED "PERRAS PROPERTIES, LLC", BY CIVIL ENGINEERING ASSOCIATES, INC., DATED JANUARY 22, 2020. THIS PLAN IS NOT A BOUNDARY SURVEY AND IS NOT INTENDED TO BE USED AS ONE. MONUMENTATION RECOVERED IS CONSISTENT WITH RECORDED DOCUMENTS.
- SITE INFORMATION IS BASED ON A FIELD SURVEY PERFORMED BY CIVIL ENGINEERING ASSOCIATES, INC WINTER 2020. CIVIL ENGINEERING ASSOCIATES, INC. SURVEY ORIENTATION IS "GRID NORTH". VERMONT COORDINATE SYSTEM OF 1983 (HORIZONTAL) AND NAVD88 (VERTICAL) ESTABLISHED FROM GPS OBSERVATIONS ON SITE.
- ALL OTHER SITE INFORMATION IS BASED UPON ORTHOMETRIC PHOTOGRAPHY.



GRAPHIC SCALE



SITE ENGINEER:



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

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JLM
APPROVED
JLM

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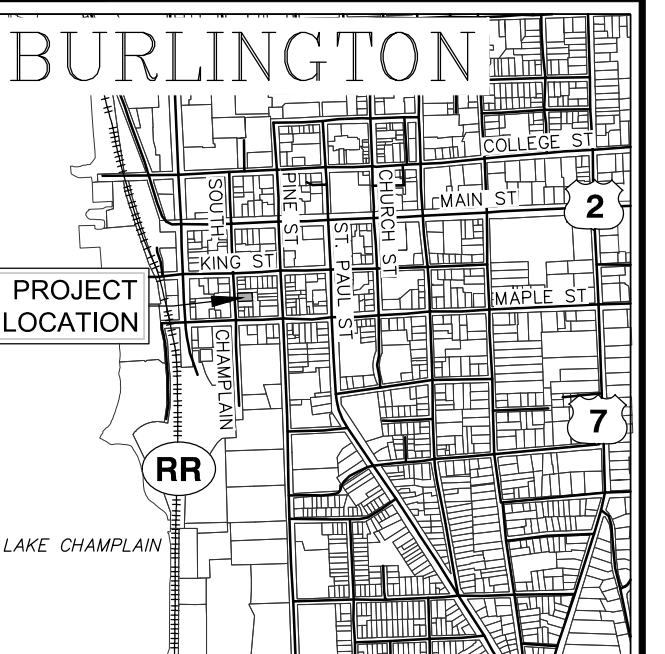
PERRAS
PROPERTIES, LLC

188 & 192 SOUTH CHAMPLAIN
STREET
BURLINGTON, VERMONT

PROJECT:

PROPERTY
IMPROVEMENTS

188 & 192 SOUTH CHAMPLAIN
STREET
BURLINGTON, VERMONT



LOCATION MAP

1" = 200'

DATE	CHECKED	REVISION
06/11/20	JLM	REVISIONS PER INITIAL DESIGN ADVISORY BOARD COMMENTS
07/07/20	JLM	REVISIONS PER ADDITIONAL DESIGN ADVISORY BOARD COMMENTS

PROPOSED
CONDITIONS
PLAN

DATE
03/13/2020
SCALE
1" = 10'
PROJ. NO.
20104

DRAWING NUMBER

C1.0

STATE OF VERMONT Division for Historic Preservation Montpelier, VT 05602 HISTORIC SITES & STRUCTURES SURVEY Individual Structure Survey Form		SURVEY NUMBER: 0402-5 Part of: ☒ District _____ ☐ Complex _____ Contributing ☒ Non-Contributing ☐	
COUNTY: Chittenden		Listed on: State Register of Historic Places N National Register of Historic Places N 01/01/20	
TOWN: Burlington VILLAGE:		CRITERIA: A ☐ B ☐ C ☐ D ☐	
LOCATION: 6 Katherine Street		NEGATIVE FILE NUMBER:	
PROPERTY TYPE: House		COORDINATES: UTM (ZONE 18) E 0 N 0 VSP (NAD 83) E 443290.90187 N 218713.026 E911 E N	
OWNER: Jacqueline Comstock		PRESENT FORMAL NAME: Comstock House	
ADDRESS:		COMMON NAME: Comstock House	
ACCESSIBILITY TO PUBLIC: Yes ☐ No ☒ Restricted ☐		ORIGINAL FORMAL NAME: Scribner House	
HISTORIC CONTEXT: Physical Patterns of Communities		PRESENT USE: House	
SIGNIFICANCE: Architectural ☒ Historic ☒ Archeological ☐ Engineering ☐		ORIGINAL USE: House	
LEVEL OF SIGNIFICANCE: Local ☒ State ☐ National ☐		ARCHITECT/ENGINEER:	
PHYSICAL CONDITION OF STRUCTURE: Excellent ☐ Good ☒ Fair ☐ Poor ☐		BUILDER/CONTRACTOR:	
GENERAL DESCRIPTION:		STYLE: Vernacular	
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 ☐ Bonding Pattern: c. Iron ☐ Steel ☐ e. Other:		PLAN:	
3. Wall Covering: Clapboard ☐ Board & Batten ☐ Wood Shingle ☐ Shiplap ☐ Novelty ☐ Asbestos Shingle ☐ Sheet Metal ☐ Aluminum & Asphal Siding ☒ Brick Veneer ☐ Stone Veneer ☐ Bonding Pattern: Other:		DATE BUILT: 1915	
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:	
8. Appendages: Porches ☒ Towers ☐ Cupolas ☐ Dormers ☐ Chimneys ☒ Shed ☐ Ells ☐ Wings ☒ Bay Window ☐ Other:			
9. Roof Styles: Gable ☒ Hip ☐ Shed ☐ Flat ☐ Mansard ☐ Gambrel ☐ Jerkinhead ☐ Saw Tooth ☐ With Monitor ☐ With Bellcast ☐ With Parapet ☐ With False Front ☐ Other:			
Number of Stories: 2.5 Number of Bays: 2 x 2		Entrance Location: gable right Approximate Dimensions: 26x20	

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

Additional Features:

Queen Anne porch; brick foundation; Queen Anne window;

Additional Description:

Front porch foundation is made of red brick, with turned posts.

RELATED STRUCTURES:

Garage - One-bay Garage; Shed;

STATEMENT OF SIGNIFICANCE:

This house occupies Lot #70 as shown on the 1898 Buell plan. Batchelder & Brown sold the lot to Richard A. Shepard in 1913, and the first Burlington City Directory listing appears in 1915 for Charles & Rose Scribner. Charles worked as an engineer.

REFERENCES:

MAP: (Indicate North in Circle)

SURROUNDING ENVIRONMENT:

Open ☐

Woodland ☐

Scattered Buildings ☐

Moderately Built Up ☐

Densely Built Up ☒

Residential ☒

Commercial ☐

Agricultural ☐

Industrial ☐

Roadside Strip Development ☐

Designed Landscape Features ☐

Other:

RECORDED BY:

Devin Colman

ORGANIZATION:

City of Burlington

DATE RECORDED:
09/27/2007

LAST UPDATED:
10/11/2008

RECEIVED

JUL 14 2020

COVINGTON
PERMITTING & INSPECTIONS

EXISTING SLATE

NEW
SHED
ROOF

PERRAS

188 S. CHAMPLAIN
SOUTH ELEVATION

NEW
ROOF

NEW ASPHALT SHINGLE ROOF



PERRAS

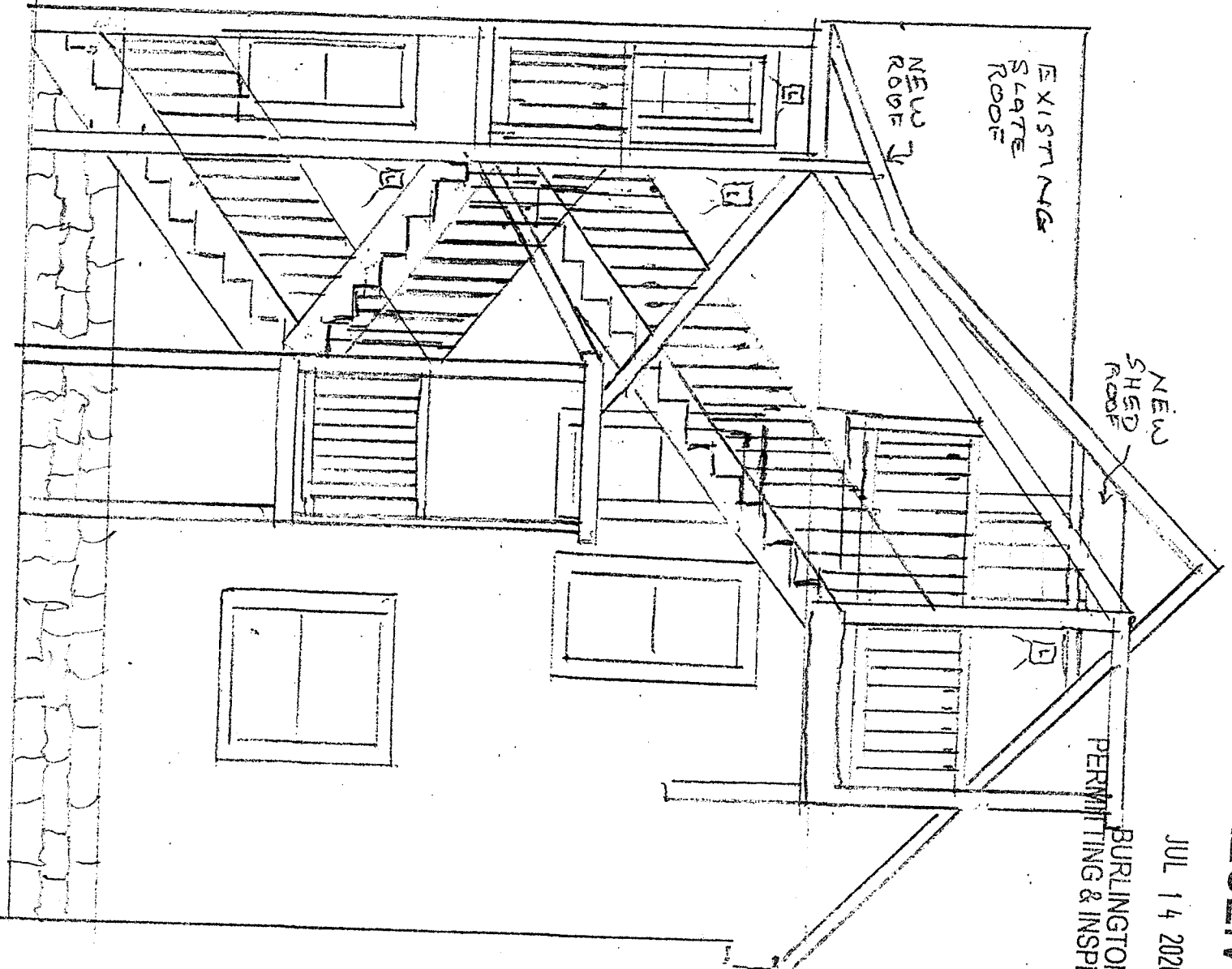
188 S CHAMPLAIN

EAST ELEVATION

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BURLINGTON
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Therma-Tru Tru-Defense™ System

WHY ASK FOR A TRU-DEFENSE™ ENTRY DOOR SYSTEM?

It offers the best performance against water and air infiltration!

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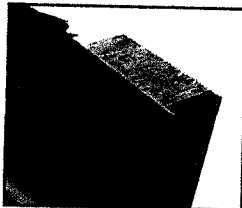
THERMA-TRU

JUL 14 2020

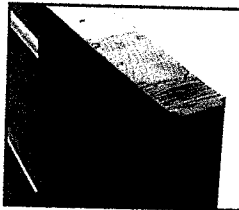
Therma-Tru's comprehensive Tru-Defense Entry Door Systems give you maximum severe weather resistance with all the warmth and security of a Therma-Tru® fiberglass door. It's the next generation in Therma-Tru's high performance entry door systems. Our Tru-Defense entry door system includes a high dam sill, patent-pending corner seal pads and door bottom sweep. For regions of the country that require an entry door system to meet stringent building codes (i.e. DP-40, DP-47) for severe weather conditions, Therma-Tru also offers a Tru-Defense Certified Entry Door System that has been independently tested and certified when built using our multi-point locking system. Bottom line: Therma-Tru's Tru-Defense entry door systems provide the best protection no matter what part of the country you live in.

To get a door system made this tough, ask for Tru-Defense only by Therma-Tru.

Therma-Tru Entry Doors



Classic-Craft®

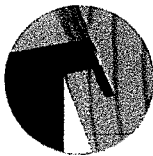


Fiber-Classic® and Smooth-Star®

Polyurethane foam core. Offers five times the energy efficiency of a wood door and is CFC-free.

Solid wood square edge on Classic-Craft doors. This reproduces the look of a real wood door. Wood lock stile on Classic-Craft runs the entire length of the door to add structural integrity. Fiber-Classic and Smooth-Star offer a wood lock block.

Decorative glass designs. Encased between two panes of tempered safety glass for energy efficiency and easy cleaning.



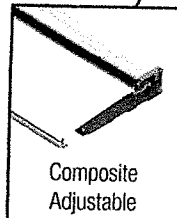
Classic-Craft
(Square)



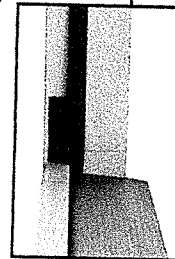
Fiber-Classic and Smooth-Star
(Bullnose)

Weatherstrip. Foam filled compression weatherstrip remains flexible and seals your entryway against moisture and air infiltration. Removable for finishing. Available in White, Bronze or Stone.

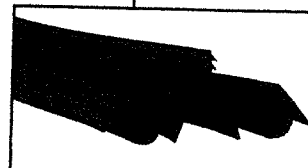
Tru-Defense Sills. High dam design with composite threshold cap locks under the door panel while a flush surface provides full contact between the sweep and the sill to keep water out. Choose from mill, bronze or brass finish.



Composite
Adjustable



Tru-Defense Corner Seal Pad. Its innovative design creates a pocket that effectively prevents water infiltration.



Tru-Defense Door Bottom Sweep. Features dual bulbs with dual fins that sit tightly on the sill to help prevent air and water infiltration.



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1400 Main Street. Waltham, MA 02451-1689
(781) 899-3500 harveybp.com

Manufactur
ACKNOWLEDG

Dealer Quote I

Williston
71 Leroy Road
WILLISTON, VT 05495-5891
Phone: (802) 660-8111 Fax: (802)



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ARTISAN BUILDERS
237 RIVERSIDE AVE.
BURLINGTON, VT 05401-4845

Phone: 802-324-3767 Fax: 0

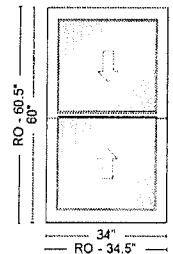
SHIP TO:

ARTISAN BUILDERS
237 RIVERSIDE AVE.

BURLINGTON VT 05401-4845
Phone: 802-324-3767 Fax: 0

QUOTE NBR	CUST NBR	CUSTOMER PO	ENTERED	DATE ORDERED	ORDER TY
4845474	1037251		7/13/2020	Quote Not Ordered	Cash
ORDERED BY	STATUS	SHIP VIA	DELIVERY AREA		
Kip	None	Whse Pickup	WILLISTON VT		
CLERK		JOB NAME	COUPON		
sac - Steven Chagnon		Parran			

LINE #	DESCRIPTION	QTY	UNIT PRICE	EXTEN
10000-1	Majesty DH , Unit Size 34 x 60, RO 34.5 x 60.5 Unit 1: U-Factor = 0.27, SHGC = 0.29, VT = 0.51, HII-M-26-00616-00001, Size Options = Custom Size, New Construction Frame Width (Inches) = 34, Frame Height (Inches) = 60 Double Glazed, Double Low-E RS, Argon Filled Natural Pine , Base Color = White, Jamb Liner Color = Standard-Almond Single , Coppertone, Non-Routed Full Screen, Full Screen Mullion, Fiberglass Mesh, Screen Shipping Separate Applied Nail Fin Overall Frame Width (Inches) = 34, Overall Frame Height (Inches) = 60, Overall Rough Opening Width (Inches) = 34.5, Overall Rough Opening Height (Inches) = 60.5 Clear Opening Width = 30.125, Clear Opening Height = 23.75, Clear Opening Square Footage = 4.97 E.Star Zone:North=Yes, E.Star Zone:North-Central=Yes	1	\$472.05	\$



Room Location: None Assigned

Pricing Details

Lower Glass Low-E Add-On	\$13.00
Upper Glass Low-E Add-On	\$13.00
Lower Glass Argon Add-On	\$1.75
Upper Glass Argon Add-On	\$1.75
Majesty Double Hung Base Charge	\$391.05
Lower Glass Low-E RS Add-On	\$7.75
Upper Glass Low-E RS Add-On	\$7.75
Maj-DH Screen Add-On	\$36.00

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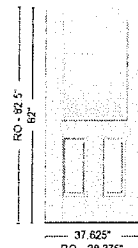
JUL 14 2020

BURLINGTON
PERMITTING & INSPECTIO



QUOTE NBR	CUST NBR	CUSTOMER PO	ENTERED	DATE ORDERED	ORDER TYPE
4845474	1037251		7/13/2020	Quote Not Ordered	Cash
ORDERED BY	STATUS	SHIP VIA	DELIVERY AREA		
Kip	None	Whse Pickup	WILLISTON VT		
CLERK		JOB NAME	COUPON		
sac	- Steven Chagnon	Parran			

LINE #	DESCRIPTION	QTY	UNIT PRICE	EXTEN
11000-1	Smooth-Star , Unit Size 37.625 x 82, RO 38.375 x 82.5 S262 Call Width = 30, Call Height = 68, Frame Width (Inches) = 37.625, Frame Height (Inches) = 82 Standard Overall Frame Width (Inches) = 37.625, Overall Frame Height (Inches) = 82 Door Grille Options = Molded Non-Removable Grille Hinge Direction (As Viewed From the Outside) = Hinge Right, In-Swing Primed, 4 9/16", Mill Composite Adjustable Sill Bore Lockset & Deadbolt, Door Sleeve Type = Harvey Logo, Brush Nickel Ball Bearing Primed Finger Jointed Flat Casing	1	\$519.00	\$519.00



Room Location: None Assigned

Pricing Details

TT Glass - Add-On	\$72.00
Therma-Tru Deadbolt Bore	\$12.00
TT Hinge Charge	\$18.00
Therma-Tru Slab Charge	\$245.00
Therma-Tru Door Sill Charge	\$38.00
Wrapping TT Casing Charge	\$47.00
Wrapping Therma-Tru Frame	\$87.00

RECEIVED

JUL 14 2020

BURLINGTON
PERMITTING & INSPECTIONS

****Note: Delivery charges may apply and are not included on this quote.**

This quotation is based on our interpretation of the information provided. All quantities, sizes, extensions, grand totals, and specifications should be verified by the contractor prior to his/her bidding or ordering of materials. Harvey Industries, Inc., is responsible only for the items as quoted above. Any changes or addendums will be subject to a requote. We propose to supply the materials as described above, subject to the terms and conditions as required by our credit department. The prices are guaranteed for 30 days from the date of quotation unless otherwise noted. Delivery charges may apply and are not reflected on this quote. We appreciate the opportunity to quote this job. If you have any questions, please call your local warehouse.

SUBTOTAL: \$

TAX: \$

ORDER TOTAL: \$1

CUSTOMER SIGNATURE _____ DATE _____



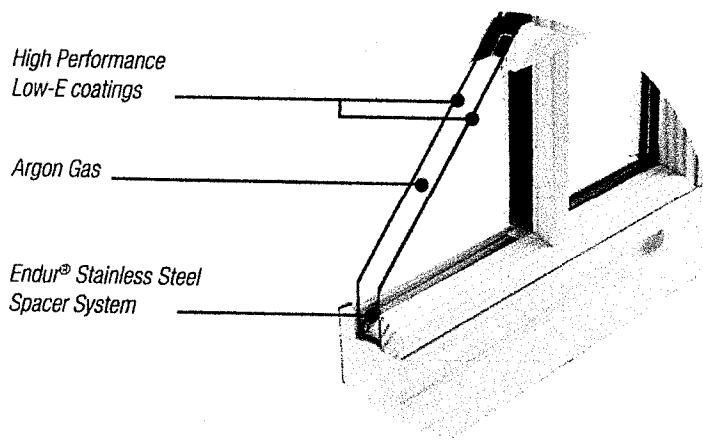
The best components for the best performance.

In keeping with traditional wood windows, Majesty windows withstand the elements and operate smoothly for a lifetime. Made in the USA, Majesty combines its impressive energy efficient glazing with a well-built durable aluminum clad wood frame and sash – manufactured by folks who have been making windows for more than 50 years. That level of expertise is what sets Majesty apart; the perfect combination of state-of-the-art engineering, energy-saving value, and stylish elegance.

RECEIVED

JUL 14 2020

MAJESTY PREMIUM GLASS BURLINGTON
PERMITTING & INSPECTION



Majesty double hung windows come standard with our Premium glass, which incorporates two panes of glass, high-performance double Low-E coatings, stainless steel spacer system, and argon gas. This glass system meets the most stringent ENERGY STAR® requirements which will significantly enhance the comfort in your home and help save you money on your home energy costs.



Soda Plant Sign Area Totals

266 Pine St.

270 Pine St.

Total linear feet frontage:

266 Pine St.: 212'

270 Pine St.: 28'

Total for both: 240'

Total allowable sign area for 266 Pine St.:

Total allowable sign area for 270 Pine St.:

480 sq. ft.

Total allowable Directory Sign area:

60 sq. ft.

List of Tenants:

Brandthropology:

Not permitted yet

West wall by Pine St., Projecting Sign

4 sq. ft.

Total Brandthropology sign area:

4 sq. ft.

Brio:

Total sq. ft.

Not yet permitted for
window decals.

Door decal, logo with store hours:

2.2 sq. ft.

Additional 3 words on windows: 1 sq. ft. ea.

3 sq. ft.

West Facing Banner:

24 sq. ft.

Decorative art decal in window, not included in count

Total Brio sign sq. ft.

29.2 sq. ft.

Conant Metal & Light:

Window decals not permitted

South Entrance: Conant Metal & Light

Out of compliance: decal is too large
and out of compliance. The allowable size:

.5 sq. ft.

North Facing Building Windows:

Decal lettering at bottom of North facing windows:

Quantity, 4 windows

Size: H 85" x W 45"

Sq. ft. total per window: 26.5 sq. ft.

Total decal area: @ .7 x 4 2.8 sq. ft.

2.8 sq. ft.

Conant Metal & Light: Cont.

North Side Building Wall:

Small Directional Way Finding Sign: mounted to wall

Sign size: H 8" x W 68"

Total sq. ft. size: .6 sq. ft.

Larger Dimensional letter and logo signs:

Inside the North wall windows, leaning against the window glass: MANUFACTORY

3.75 sq. ft.

North Wall logo sign above overhead door:

26.9 sq. ft.

West Wall logo sign below the large building ID street numbers:

30.7 sq. ft.

West wall by Pine St.:

21.3 sq. ft.

Total Conant Metal & Light Sign Area:

86.55 sq. ft.

Groove & Grain:

Not permitted

South Side:

23.5 sq. ft.

Total Groove & Grain Sign Area:

23.5 sq. ft.

Rackk & Ruin:

Not yet permitted

South Side building Wall of 270 Pine St.

Out of compliance: Cloth banner sign

Proposed replacement:

Dimensional, wall mounted, metal lettering:

16 sq. ft.

Rackk & Ruin total window decals on 2 entrance doors:

2 sq. ft.

Total Rackk & Ruin sign area:

18 sq. ft.

S.P.A.C.E.:

Not yet permitted

South Side of 266 Pine St.

Painted logo graphics on building wall

23.7 sq. ft.

Building mounted 3 D lettering:

4.7 sq. ft.

Total S.P.A.C.E. sign area:

28.4 sq. ft.

Soda Plant (Building Branding):

Not yet permitted

South Entrance: Soda Plant Decal, allowed size: .5 sq. ft.
Out of compliance: Present Soda Plant decal is too large
and out of compliance. Remove and replace with smaller one.

West Entrance: Soda Plant Decal, allowed size: .5 sq. ft.
Out of compliance: Present Soda Plant decal is too large
and out of compliance. Remove and replace with smaller one
out of compliance, Conant Metal & Light decal.

Total Soda Plant Sign Area: 1 sq. ft.

30 ODD:

Already permitted

Window decals on entrance doors: 3 sq. ft.

South Side on 270 Pine St. 16.25 sq. ft.

Projecting Building Mounted: 4 sq. ft.

Total 30 ODD Sign Area: 23.25 sq. ft.

Tom Girl

Already permitted

Wall facing West, building wall mounted sign above windows: 12.2 sq. ft.

Total Tomgirl Sign Area: 12.2 sq. ft.

Second Floor Above Tomgirl:

Entrance Facing West

Not yet permitted

5 uniform sign panels for tenant use above entrance door to second floor.
Sign size: H 15" x W 48"

Total Sign Area for Second Floor Tenant Spaces Above Tomgirl: 25 sq. ft.

Total sign area existing and proposed: 271.1 sq. ft.

Total allowed: 480 sq. ft.

Exterior Directories:

West Entrance (pine St entrance)	12	sq. ft.
North Entrance (delivery entrance)	12	sq. ft.
North Entrance (next to Tomgirl)	12	sq. ft.

Total Wall Mounted Tenant Directory sign panel area: 36 sq. ft.

**Soda Plant (Branding) Complex ID Sign
(Permitted separately)** 58 sq. ft.

**Could you please check to see whether Soda Plant (Branding) Complex ID Sign
is being permitted separately ?**

Soda Plant Complex Tenant Sandwich Boards Along Pine St. at 8 sq. ft. each

**I realize that these are permitted through Caleb Mana but they may need to
be counted toward the compex total sign area maximum.**

Allowance for 10 tenant sandwich boards along Pine St. 80 sq. ft.

Sign Totals in Quantity:

For window signs and decals (20% or less of glass pane coverage): 18
(not permitted yet)

For tenant wall mounted parallel signs: 19
(not permitted yet: 5)

For tenant projecting signs: 3
(not permitted yet: 2)

For tenant sidewalk sandwich board allowance: 10
(not permitted yet: 7 or 8?)

For free standing signs, complex ID sign only: 2

For complex directory wall mounted signs: 3

Total sign count: 55

**These are both existing and proposed signs.
These are inclusive of signs that have already been permitted.**



12.5" BRAND  tHROPOLOGY

46"

Projecting Sign at the Soda Plant:

Size: H 12"x W 48"

Materials: Black ACM panel with

Cut vinyl decals

Hanger: Welded steel painted flat black.

2 steel eye screw sign brackets painted black

Sign Hanger mount: Masonry anchors

Hanger

Fabrication amount: Sign with bracket: \$ 420.00

Installation: \$ 300.00

Includes mount, drill template: \$ 660.00

7% sales tax: \$ 29.40

total for project: \$ 689.40

If you want a 1/8" solid aluminum panel with a powder coat surface: \$ 192.60

If you want a powder coated panel please add another:

Please Note:

Prices are good for 60 days.

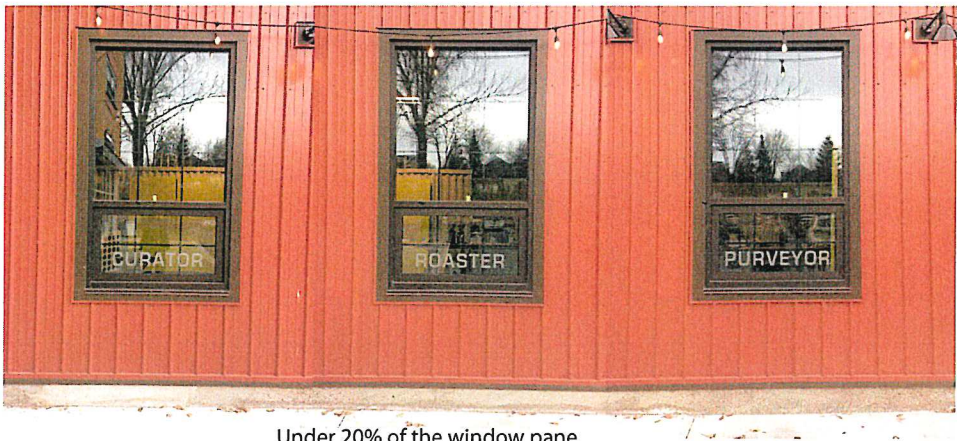
Turn around time: fabrication could start somewhere around the approval date.

(about 3 weeks for approval - April 15 +-)

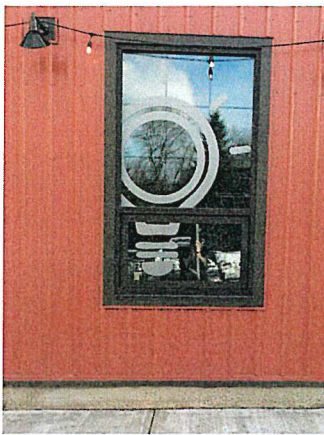
Installation estimate, around May 1

I'm not sure how long of a process the Soda Plant Master Plan will be and what the turn around time is for the Burlington P&Z Dept.

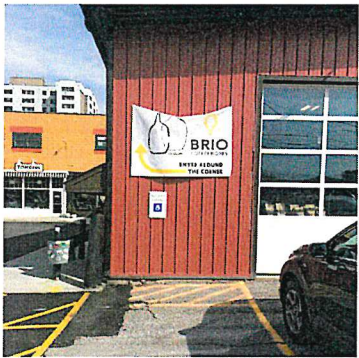
Brio



Under 20% of the window pane



Art Category



H 4' x W 6'
Total area: 24 sq. ft.
90" to top of Banner



Door is H 70" x W 24"
Area: 11.9 sq. ft.
Decal is H 23" x W 14"
Area: 2.23 sq. ft.
Decal is less than 20%
of the door glass.

Lorem Ipsum

Conant



Out of Compliance
No permit pulled
It will be removed or reduced
to less than 20% of the glass area.
Size limit: 8" x 7"



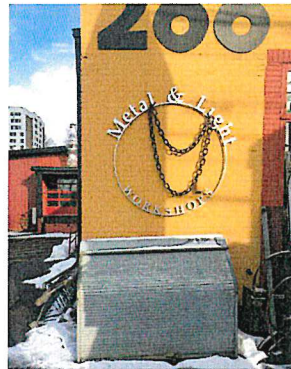
No permit pulled
Small lettering is less than 20% of the glass area.
3D lettering leaning on the inside of the
glass at top of window is 8" x 68"
Area: 3.75 sq. ft.
Window pane is 21" x 122"
Area: 17.8 sq. ft.



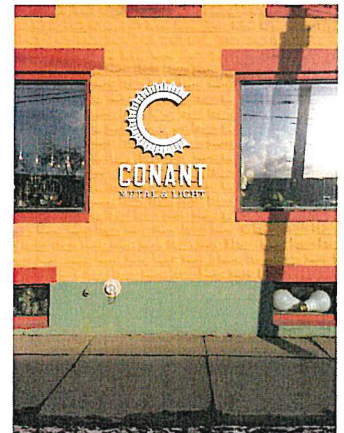
No permit pulled
Sign is 6.25" x 12.75"
Sign area: .6 sq.ft



Above North Wall Garage Space:
Size: H 41" x W 88"
Sign area: 26.9 sq. ft.
Ht to top of sign: 15 ft. (single story)



Under Large Address Numbers
Size: H 68.75" x W 64"
Sign area: 30.7 sq. ft. sq. ft.
Ht to top of sign: 7 ft. (single story)



Near West Entrance
Size: H 64" x W 48"
Sign area: 21.3 sq. ft.
Ht to top of sign: 7.5 ft.

Groove & Grain



No permit pulled
Size: H 36" x W 94"
Ht to top of sign: 162"
Building is 270 Pine St.
South facing

S.P.A.C.E.



Decorative art

Painted lettering on the wall: H 32" x W 102"
Area: 23.7 sq. ft.
Ht to top of sign: 116"
3D lettering above the entrance: H 7" x 96"
Area: 4.7 sq. ft.
Ht to top of sign: 147"

Soda Plant

West Entrance:
Soda Plant branding decal
is ok, less than 20% of the
door glass.

Door Glass: 75" x 30"
Area: 15.6 sq. ft.
Decal: 20" x 20"
Area: 2.8 sq. ft.

The Conant Metal and Light
decal will be removed.



North Entrance:
Soda Plant branding decal
is ok, less than 20% of the
door glass.

Same as West entrance,

Free Standing : Complex ID Sign:

This I believe is being permitted separately
Approximate size: H 40" x W 84"

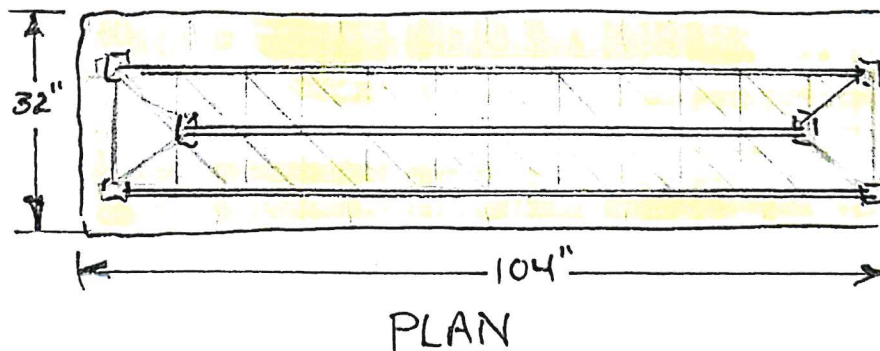
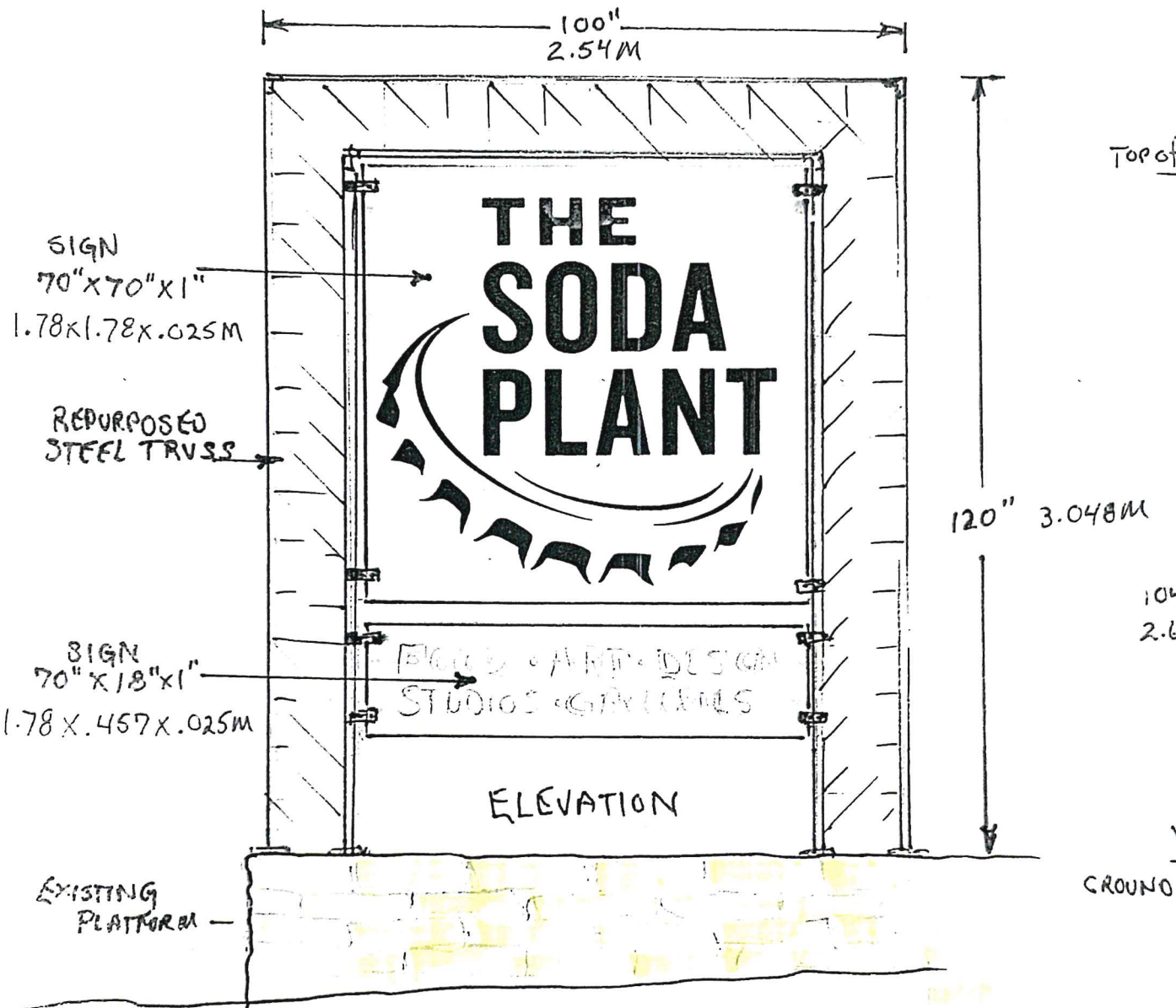


CONANT
METAL & LIGHT

...working wonders since 1979

Pine Properties, LLC
CLIENT

Soda Plant Sign
PROJECT





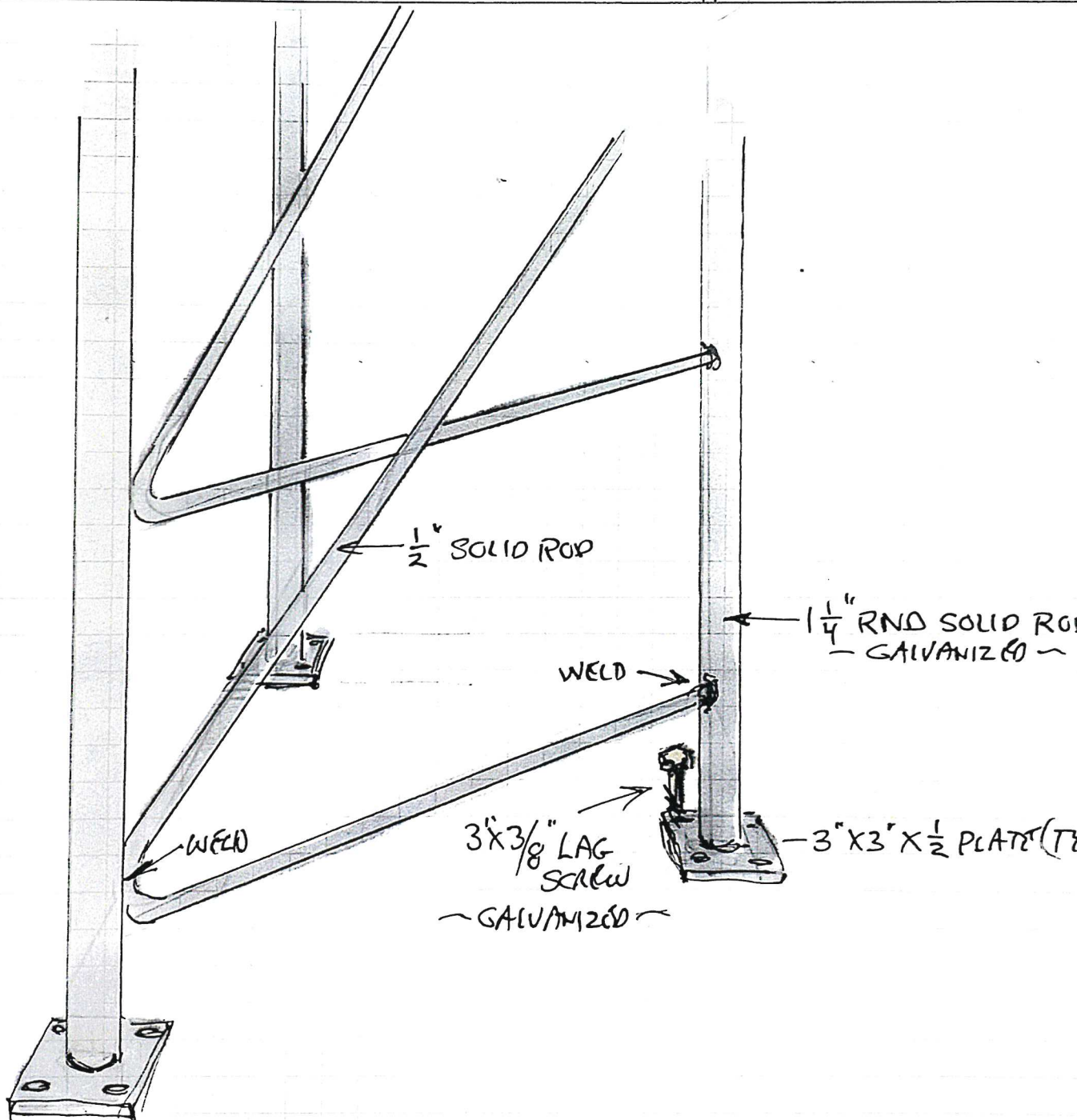
CONANT

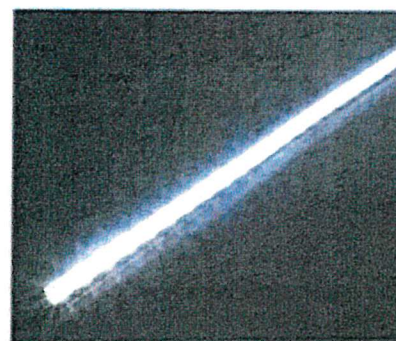
METAL & LIGHT

...working wonders since 1979

PINE PROPERTIES, LLC 2
CLIENT

SODA PLANT SIGN
PROJECT TRUSS STRUCTURE





MODEL: AL-WW-M-48

aspectLED's Micro Series low profile wall wash fixtures are perfect for interior or exterior wall wash applications and are easily concealed due to their compact size. These wall wash fixtures are the choice of electricians, lighting designers and architects worldwide for their high performance light output, attractive styling, and accurate colors. They are rotatable and can be mounted on a vertical or horizontal axis. Available in a variety of colors.

This product comes with power connections on each end for daisy chaining multiple fixtures. If you only want an input connection, please contact us to order.

Dimensions	49.8" Long 1.25" Wide 1.25" Deep
Input Voltage	24VDC
Beam Angle	15, 30, or 45 Degrees
Dimmable	Yes
Max Power Consumption	36 Watts
Max Luminous Flux	3240 Lumens (white), 2820 Lumens (color)
LED Type	SMD LED Chips
LED Color	Warm White Neutral White DayWhite Blue Green Red RGB Custom colors available
LED Quantity	36 LEDs
Fixture Material	Aluminum Body
Glass	Polycarbonate
IP Rating	IP65
Weight	11 lbs
Estimated Lifespan	Up to 50,000 hours
Warranty	1 Year
Suitable Uses	Indoor/Outdoor, Dry or Damp Locations Only
Standards/Certifications	Built with UL Listed and cUL Components, RoHS

30 ODD

Permit pulled
Size: H 39" x W 60"

Ht to top of sign: 162"



Rackk & Ruin

No permit pulled
Size: H 36" x W 94"
Ht to top of sign: 168"
Building is 270 Pine St.
South facing

30 ODD Door Decals:

H 10" x W 19"
Front and back doors
Area: 1.8 sq. ft. each door



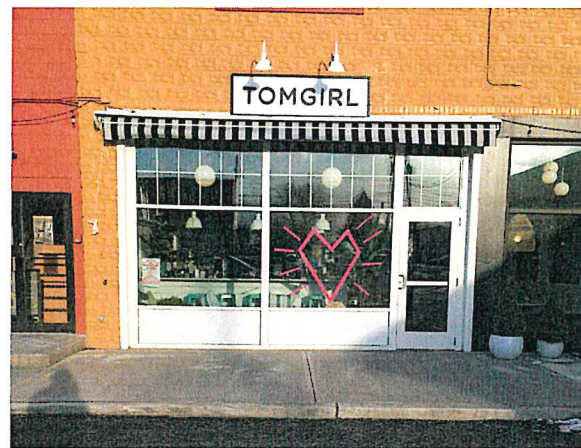
Rackk & Ruin:
H 4" x W 19"
Front and back doors
Area: .7 sq. ft. each door

Soda Plant Prospective 2nd Floor Tanants Above Tomgirl



2nd Floor entrance next to To,girl storefront
4 signs total
Each sign size: H 15" x 48"
Total sign area: 24 sq. ft.

Tomgirl



Sign over store front windows:
Permit already pulled.
266 Pine St.
Size: H 22" x W 80"
Ht to top of sign: 14'
Total signs area: 12.2 sq. ft.



ARTISAN BUILDERS

& Consulting

Exterior Material Specifications

Roof: 2x6 rafters; primed & painted fascia; 5/8 OSB sheathing; 8" galvanized drip-edge; synthetic underlayment paper; architectural shingles;

Deck: 2x8 pressure-treated joists and beams; 1x10 primed & painted skirting; 4x4 painted pressure-treated posts; 5/4 x 6 painted pressure-treated decking; 2x4 cedar top & bottom rails with black enamel-coated aluminum balusters;

Windows: Majesty Double-hung, double glazed double Low E RS, Argon filled, natural pine frame painted white interior, white aluminum clad exterior, no grilles;

Doors: ThermaTru fiberglass inswing residential door with pine frame and white fiberglass cladding, Low E tempered glass and standard sill

Department of Permitting and Inspections

Zoning Division

645 Pine Street

Burlington, VT 05401

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

Telephone: (802) 865-7188

*William Ward, Director
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Theodore Miles, Zoning Compliance Officer
Ryan Morrison, Associate Planner
Charlene Orton, Permitting & Inspections Admin
Layne Darfler, Permit Technician
Alison Davis, Zoning Clerk*



MEMORANDUM

To: Development Review Board
From: Scott Gustin, Principal Planner
Date: July 21, 2020
RE: ZP19-0980CA/MA, 110 Riverside Avenue

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 Number: ZP19-0980CA/MA

Zone: NAC-R **Ward:** 1

Date application accepted: June 12, 2019 (incomplete)

Date traffic study received: November 12, 2019

Applicant/ Owner: G4 Design Studio/Sisters and Brothers Investment Group / Joe Handy

Request: Reapplication to demolish existing c. 1935 former auto repair structure; construct new 4 story 57 unit apartment building with underground parking on 1.22 acre site. Height bonus exercised by providing Senior Housing. Originally approved with amended conditions, July 2, 2013. Two time extensions procured; permit expired without exercise.

NPA Review Date: May 8, 2019.

The Development Review Board considered this application at their November 19, 2019 meeting. The Board closed the public hearing, but upon deliberating the Board acted to re-open the public hearing to receive additional information relative to shoring work at the back of the property and as to stormwater. Additional information was provided, and the project plans were

revised slightly as well to relocate a dumpster enclosure out of the residential/NMU zone district setback.

The Development Review Board subsequently considered this application at the February 19, 2020 meeting. The Board again closed the public hearing and deliberated. Upon deliberation, the Board found the additional information to be insufficient and moved to re-open the public hearing to receive additional information as to:

- Current stormwater review based on current conditions;
- City Arborist comments as to trees affected by the project; and,
- City engineer review of the proposed shoring system.

This application has been pending since its July 16, 2019 review with the DRB. Per Sec. 3.2.5, *Completeness of Submission, Administrator's Action*, action may be deferred for up to 6 months. Up to two 3-month extensions may be granted by the Development Review Board. In re-opening the hearing in February 2020, the Board granted an initial extension of the timeline for review. The Coronavirus pandemic led to a declared state of emergency that suspended permit timelines for 90-days.

Between the initial 6 months, the first 3-month extension, and the 3-month timeline suspension due to the pandemic, July 2020 is the current time limit for consideration of this application. As noted above, a second (and final) 3-month extension may be granted by the Development Review Board. If the application lay dormant for the initial 3-month extension, a second extension may not be granted. Such is not the case here. The applicants have continued to work to address stormwater, trees, and the retaining wall. A second and final 3-month extension may be granted by the Development Review Board.



77 College Street, Ste. 2A Burlington, VT 05401

July 15, 2020

645 Pine Street
Burlington, VT 05401

Re: Permit 2nd extension

Project: Riverside Ave Apartments

Project Location: 110 Riverside Ave

Dear Scott:

I want to inform you that Sisters & Brothers Investment Group want to file for an extension. I submitted information on shoring requirements for the bank. We are in the process of gathering temporary and permanent easements from abutting property owners for anchor encroachment onto their properties. We are also in the process of updating stormwater.

Sincerely,

Steve Guild

Department of Permitting & Inspections

Zoning Division
645 Pine Street
Burlington, VT 05401
Telephone: (802) 865-7188
(802) 865-7195 (FAX)
(802) 865-7142 (TTY)

William Ward, Director
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Ryan Morrison, Associate Planner
Layne Darfler, Planning Technician
Alison Davis, Zoning Clerk
Ted Miles, Zoning Specialist
Charlene Orton, Permitting & Inspections Administrator



TO: Development Review Board
FROM: Ryan Morrison
DATE: July 21, 2020
RE: 20-0931MP; 266 & 270 Pine St

=====

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: ELM Ward: 5S

Owner/Representative: Pine Properties LLC / Steve Conant

Request: Master sign plan

Applicable Regulations:

Article 6 (Development Criteria & Guidelines), Article 7 (Signs)

Background Information:

The applicant is seeking approval for a master sign plan for use at the Soda Plant (266-270 Pine Street). There are multiple tenants in this complex that will be subject to this plan. These include: Brandthorology, Brio, Conant Metal & Lighting, Groove & Grain, Rackk & Ruin, S.P.A.C.E., Soda Plant (building brand), 30 Odd, Tom Girl, and five to-be-determined second floor tenants.

Some of the signs in the Master Sign Plan have already been permitted separately, and some are proposed for future installation. The existing and proposed sign types include wall, window, blade, and freestanding.

Each future sign identified within this Master Sign Plan may be exempt from obtaining individual sign permits if their location, type, lighting and other requirements are not altered from this plan. Any alterations (size, location, type, lighting, etc.) from the signs identified within this plan will trigger the requirement for a separate sign permit.

Sign plans offer flexibility but are required to be compatible with the site and buildings and character of the surrounding area pursuant to the provisions of Article 6. While individual signs in the plan may vary from the standards in Article 7, Part 2: *District Regulations*, as to the type and placement of signs on a structure or lot, no individual sign may exceed the size limitations.

Except for such variations approved by the Development Review Board by acceptance of a master sign plan pursuant to this Article, all other standards regarding signs shall remain in effect.

Recommendation: Master Sign Plan approval as per, and subject to, the following findings and conditions:

I. Findings

Article 7: Signs

Several signs subject to this Master Plan have already been approved and installed per prior sign permits. These include the illuminated freestanding sign fronting along Pine Street, several wall and window signs, and a blade sign for 30 Odd. Proposed new signage will include wall, blade and window signs.

The majority of the signs included are wall signs. Signage area allotted to wall signs is '*2 sf per linear foot of street frontage, or elevation where no street frontage is available, associated with a first floor tenant.*' and '*10 sf for a second floor tenant with only a ground floor entryway.*' The application doesn't break down the street frontage and elevations (per non-street frontage availability) per first floor tenant. Rather, they include the linear street frontage of each façade running north to south. For both 266 & 270 Pine Street combined, linear street frontage totals 240 ft, which equates to 480 sf of wall sign area. Overall, 318 sf of wall sign area is proposed, and for those wall signs located on a non-street facing façade, those also meet the allotted size-to-elevation ratio.

Blade signs are limited to 1 per ground floor tenant, with specific dimensions outlined. Two blade signs are included as part of this plan, one is existing (30 Odd) and one proposed for Brandthropology. While the Brandthropology blade sign complies with the height and location requirements of Art. 7, it exceeds the 3 ft maximum width, and will have to be reduced in the width.

The freestanding sign included in this plan was permitted in March, 2020 and complies with the standards of Art. 7.

Additional clarity is needed for the window sign sizes in relation to the percentages allowed. Specifically, the total signage area cannot exceed 30% of the total window area of all windows with signs per façade. And more specifically, for any signs located between 4 and 7 ft above the adjacent sidewalk or finished grade, said sign cannot exceed 20% of the window area. The applicant has provided sign percentage information, but does not specify whether or not the signage is located within the 4 to 7 ft height area. This information will need to be submitted, and any proposed window sign that exceeds these size limits will need to be reduced in order to comply. **(Affirmative finding as conditioned)**

Sec. 7.3.4 Flexibility from Existing Standards

(a) The Master Sign Plan must establish standards of consistency applicable to all Signs to be provided on the subject property with regard to:

- *Colors;*
- *Letter/graphics style;*
- *Location and Sign Type;*
- *Materials;*
- *Methods of illumination; and/or*
- *Maximum dimensions and proportion.*

- (b) *A Master Sign Plan shall be consistent with the intent and purpose of the form or zoning district within which the site is located and the intent of this Article, and be compatible with the site and character of the surrounding area.*
- (c) *All of the Signs in a Master Sign Plan shall be designed and organized in a manner consistent and complementary with the overall architecture of the Building, and employ complimentary materials, colors, design, and scale of letters while still providing diversity and differentiation among individual tenants,*
- (d) *Individual Signs in an approved Master Sign Plan may vary from the locational standards of Part 2 of this Article pertaining to each Sign Type, and be granted Alternative Compliance per Sec. 7.1.11. However, no individual Sign may exceed the maximum area limitations for the specified Sign Type, or conflict with the limitations and prohibitions of Sec. 7.1.4 .*
- (e) *Except for such variations approved by the DRB by acceptance of a Master Sign Plan pursuant to this Article, all other requirements, permits, and restrictions regarding Signs shall remain in effect.*

The proposed master sign plan varies from the standard sign regulations in terms of sign placement. Specifically, there are three wall signs that appear to slightly exceed the height maximum – the Groove & Grain wall sign, the Rackk & Ruin wall sign, and the top ‘2nd Floor Tenants’ sign. The height requirement limits wall signs to locate no higher than the floor level of the second story. Interestingly, these signs are lower than another wall sign that happens be on single story façade, thus being able to locate higher. Article 6 is addressed below. **(Affirmative finding)**

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

Not applicable.

Part 3, Architectural Design Standards

Sec. 6.3.2, Review Standards

(g) Make advertising features complimentary to the site

The proposed master sign plan depicts signage typically associated with commercial uses. With the exception of one blade sign, and possibly a few windows signs, all signs proposed and existing comply with the size limitations. The signs are fairly small and unobtrusive. They provide the necessary information and nothing else. No new illumination is proposed. **(Affirmative finding)**

II. Conditions of Approval

1. The individual signs included in this Master Sign Plan are subject to separate zoning permits only if they differ from what is included in this Master Sign Plan and/or where they may be exempt due to location within a public right-of-way.
2. The Brandthropology blade sign exceeds the maximum width allowance of 3 ft and shall be revised to achieve compliance, subject to staff review and approval.

3. All window signs within the 4' to 7' height area above adjacent sidewalks or finished grade shall be limited to 20% of the window area within that height area. Verification shall be provided, subject to staff review and approval.

Burlington Development Review Board

Department of Permitting & Inspections
645 Pine Street
Burlington, VT 05401
www.burlingtonvt.gov/DPI/DRB
Telephone: (802) 865-7188
Fax (802) 863-0466

Brad Rabinowitz
AJ LaRosa
Springer Harris
Geoff Hand
Brooks McArthur
Kienan Christianson
vacant
Sean McKenzie, (Alternate)
Ravi Venkataraman, (Alternate)



BURLINGTON DEVELOPMENT REVIEW BOARD

Tuesday July 21, 2020, 5:00 PM

Remote Meeting

Zoom: <https://us02web.zoom.us/j/86993344896?pwd=S3o5TjJwWWWhKL1hPRXJORIF6aFAvUT09>

Webinar ID: 869 9334 4896

Password: 842557

Telephone: 1 301 715 8592 or +1 312 626 6799 or +1 929 205 6099 or +1 253 215 8782 or
+1 346 248 7799 or +1 669 900 6833

Minutes

Attendees: Brad Rabinowitz, Kienan Christianson, AJ LaRosa, Ravi Venkataraman (Alt), Sean McKenzie (Alt)

Absent: Springer Harris, Geoff Hand, Brooks McArthur

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

1. 20-0939CA/CU; 6 Catherine Street (RL, Ward 5S) Nancy Hejna

Remove and rebuild garage. (Project Manager: Mary O'Neil)

Nancy Hejna appeared on behalf of project
No public appeared to provide public comment

N. Hejna: Briefly describes project.

B. Rabinowitz: Asks about dimensions of garage door, might be too short.

N. Hejna: Will look into plans. May need to increase the height.

S. McKenzie: Asks to clarify if this would be considered demolition by neglect

M. O'Neil: No because of new owner and previous owners lived there for decades and never pulled permits.

B. Rabinowitz: Closes public hearing

2. 19-0980CA/MA; 110 Riverside Avenue (NAC-R, Ward 1E) Sisters & Brothers Investment Group, LLC

57-unit apartment building with underground parking. *Continued review.* (Project Manager: Mary O'Neil & Scott Gustin)

No applicant or public appeared on behalf of project

S. Gustin: Eligible for one more 3-month extension

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 Zoning Division 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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AJ LaRosa: Motion to continue hearing to October 20th and grant time extension for additional three months

R. Venkataraman: Seconds motion

5-0-0

V. Certificate of Appropriateness

1. 20-0667CA; 188 South Champlain Street (RH, Ward 5S) Perras Properties, LLC

Converting single-family home (on merged 188-192 South Champlain Street lot) to six units. Add deck and stairway, replace three windows with doors, and replace all other windows with new windows. Six space (50%) parking waiver request. (Project Manager: Mary O'Neil)

Dave Perras and Kip de Moll appeared on behalf of project

D. Perras: Gives overview of history of property and future visions. Explains concerns of neighboring property and details about parking waiver request.

B. Rabinowitz: Comments about structural plans. Site plan inaccuracies, porch, walkway, stairs. Questions about roof plans.

K. de Moll: Answers questions and concerns about roof plans

M. O'Neil: Small project EPSC form has been completed but needs further details and materials. Property does not propose any stormwater management or recognition of increased impervious cover in a combined sewer shed. Stormwater admin wants them to include the use of LID techniques such as porous pavement, ribbon driveway strips and permanent rain gardens located on property where stormwater is being directed. Confirms that it would be reviewed by the stormwater engineering program.

AJ LaRosa: Confirms that Board is not reviewing the use, but just the parking waiver. Asks if would be administrative approval

M. O'Neil: This would need to be included as a condition of approval

AJ LaRosa: Asks to clarify that if Board approves parking waiver, the application then goes through updated administrative review with that or if they should include the condition now

M. O'Neil: Correct that the focus of responsibility of DRB is parking waiver, but since it is a COA II, we have combined everything and could include that as part of this review

S. McKenzie: Asks about design review

M. O'Neil: Gives history of project timeline through DAB review

S. McKenzie: Comments on exterior project designs and plans. Wrapping posts in pine

B. Rabinowitz: Closes public hearing

VI. Master Sign Plan

1. 20-0931MP; 266 Pine Street (ELM, Ward 5S) Pine Properties, LLC

Master Sign Plan for 266-270 Pine Street. (Project Manager: Ryan Morrison)

Steve Conant appeared on behalf of master sign plan

S. Conant: Explains history of signs and how some are unpermitted, wanted to create master sign plan to be more cohesive and permitted

B. Rabinowitz: Asks about dimensions

S. Conant: Those unpermitted banners will come down and be replaced with compliant signs

K. Christianson: Asks about changing signs in the future and if they would

S. Gustin: There are certain conditions that need to be met and can have individual review of signs in the future, answers questions about possibly changing signs in the future and what that process of review would be

Conversation about zoning review of master sign plans and keeping tracks of cumulative signs. Questions about application of individual signs outside of the master sign plan

S. Gustin: Master sign plan will be your baseline

B. Rabinowitz: Recaps that there are conditions of approval recommended in the staff report that address and clarifies questions about signs

B. Rabinowitz: Closes public hearing

VII. Other Business

1. Annual Organizational Meeting

Nomination and election of Chair, Vice Chair, Long Range Committee, and Ordinance Committee members

B. Rabinowitz: Would do one more year, would be open if someone else would like to step up

AJ LaRosa: Nominates Brad Rabinowitz for Chair

R. Venkataraman

5-0-0

B. Rabinowitz: Nominates AJ LaRosa for Vice Chair

S. McKenzie: Seconds nomination

5-0-0

Ordinance Committee: Ravi Venkataraman appointed

Long Range Committee: Kienan Christianson appointed

VIII. Adjournment

Meeting adjourned 5:45 PM

Plans may be viewed upon request by contacting the Department of Permitting & Inspections 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 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/dpi/drbb/agendas or the office notice board, one week before the hearing for the order in which items will be heard.

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