

Burlington Development Review Board

149 Church Street, City Hall

Burlington, VT 05401

www.burlingtonvt.gov/pz/DRB

Telephone: (802) 865-7188

Fax (802) 865-7195

Brad Rabinowitz

AJ LaRosa

Vacant

Springer Harris

Geoff Hand

Alexandra Zipparo

Zoraya Hightower

Jim Drummond, (Alternate)

Ravi Venkataraman, (Alternate)



BURLINGTON DEVELOPMENT REVIEW BOARD

Tuesday July 2nd, 2019, 5:00 PM

PUBLIC HEARING NOTICE

The Burlington Development Review Board will hold a meeting on Tuesday July 2nd, 2019, at 5:00 PM in Contois Auditorium, City Hall.

- 1. 19-0575CU; 366 North Ave (RL, Ward 7N) Eric Corey**
Convert single family home to a duplex.
- 2. 19-0840CA; 51 Staniford Rd (RL, Ward 4N) Adam Frowine and Anne Lawson**
Appeal of administrative denial of proposed mudroom addition.
- 3. 19-0951CA/CU; 183 Van Patten Parkway (RL, Ward 7N) George and Sherri Loso**
Request for 1 bedroom bed and breakfast; Related site improvements

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

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

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

The City of Burlington will not tolerate unlawful harassment or discrimination on the basis of political or religious affiliation, race, color, national origin, place of birth, ancestry, age, sex, sexual orientation, gender identity, marital status, veteran status, disability, HIV positive status, crime victim status or genetic information. The City is also committed to providing proper access to services, facilities, and employment opportunities. For accessibility information or alternative formats, please contact Human Resources Department at (802) 540-2505.

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

Printed on 100% Recycled Paper



Department of Planning and Zoning

149 Church Street, City Hall

Burlington, VT 05401-8415

Phone: (802) 865-7188

Fax: (802) 865-7195

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Appeal of an Administrative Decision Request

Use this form to appeal any Administrative Decision or Notice of Violation - See Sec. 12.2.2 of the Zoning Ordinance.

SUBJECT LOCATION ADDRESS: 51 Staniford Road

Subject Property Owner: Anne Lawson and Adam Frowine

Appellant: Adam Frowine

Agent/Representative: _____

Mailing Address: 51 Staniford Rd.

City, St, Zip: Burlington 05408

Day Phone: 802-343-0702 Email: adamfrowine@gmail.com

Appellant Signature: _____

Date: 5/15/19

In order for your request to be considered complete, **ALL** of the following information **must** be provided, as applicable:

- ☐ The Appeal **fee of \$250**;
- ☐ Description of the decision under appeal;
- ☐ Description of the property subject to the appeal;
- ☐ Reference to the regulatory provisions applicable to the appeal;
- ☐ Relief requested by the appellant;
- ☐ Alleged grounds why such requested relief is believed proper under the circumstances.

Office Use Only:

Check No. 505 Amount Paid 250 Zoning Permit # 19-06646

Dear Department of Planning & Zoning,

I'm writing to request an appeal of your denial to the mudroom design at 51 Staniford Rd. I have attached a memo from Hinge Architecture that speaks more directly to this appeal. Our request is to move forward with the original design that was denied by Department of Planning & Zoning on 5/6/19.

Please let me know if you have any questions.

Thanks,

Adam

Adam Frouzino

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MAY 15 2019

DEPARTMENT OF
PLANNING & ZONING

5/15/19



MEMORANDUM

To: Planning and Zoning
Regarding: 51 Staniford Road
Date: 4/29/19

Dear Scott and Ryan,

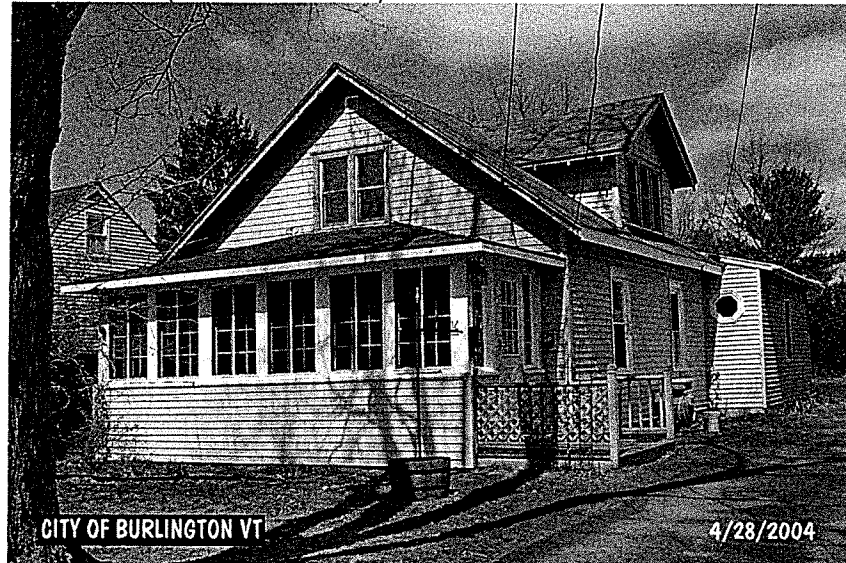
This letter is for the DRB members and gives reasoning and findings regarding our decision to appeal the planning and zoning denial. I have laid these points out below.

1. 51 Staniford Road has 50' for road frontage, current standards are 60'. Having 10' less makes this lot non-conforming and triggers it as a non-compliant lot in a non-design review district, which then need to comply with the design review standards. The particular standard stated for the denial is Sec. 6.2.2 (h) "principal buildings shall have their main entrance facing and clearly identifiable from the public street." Most adjacent lots on this street and in the neighborhood are 50' wide. Including examples listed below with similar entrance arrangement. Although 10' is the deciding factor we think this is unreasonable given this is not a design review district.
2. The design shown minimizes potential damage to an existing maple tree while providing an adequate front porch. If the porch were to be moved to the front to have the front entrance facing the street to meet this standard then this current tree would need to be removed. The porch would also need to be significantly smaller in order to maintain the front yard setback.
3. The current design incorporates a front porch which suggests a front entrance from the street, even though the door faces West. The door is visible from the West approach, while the porch is visible from the entire street. This is common design vocabulary to delineate a front entrance.
4. Below is a list of pre-existing examples within a ½ mile of this property. These examples show entry's to the side (meaning the front entry does not face the street). Most of these examples also do not have a front porch which I think strengthens the entry point. This design vocabulary is already established within the neighborhood.

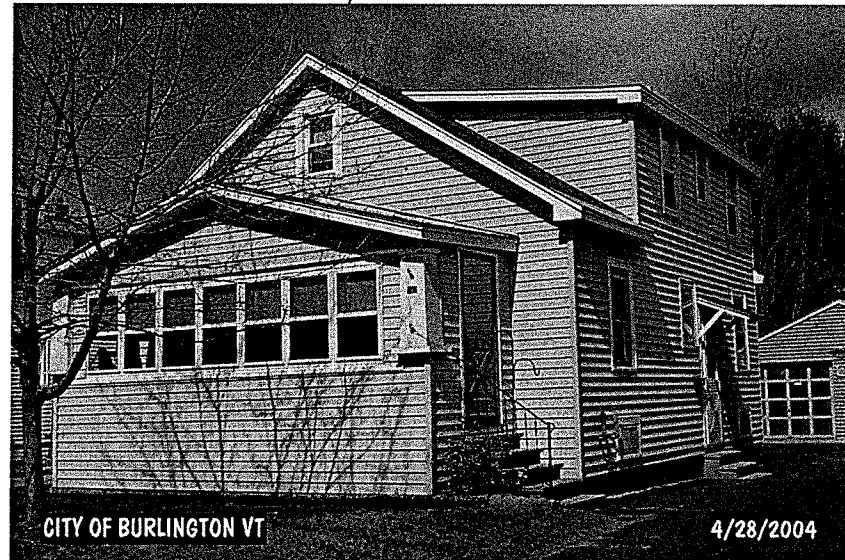
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HINGE

60 Staniford (across the street)



44 Staniford – has 50' front yard



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PLANNING

HINGE

143 Staniford



70 Woodbury



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PLANNING & ZONING

HINGE

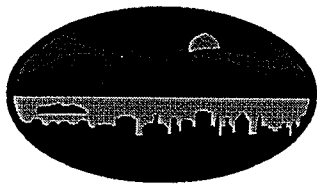
91 Woodbury



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DEPARTMENT

116 Woodbury





ZONING REQUEST DENIAL
CERTIFICATE OF APPROPRIATENESS

City of Burlington, Vermont
Department of Planning and Zoning

Application Date: 05/06/2019

Appeal Expiration Date: 05/23/2019

Project Location: 51 STANIFORD ROAD

District: RL

Owner: Adam M. Frowine

Ward: 4N

Address: 51 STANIFORD ROAD
BURLINGTON VT 05408

Tax ID: 028-1-136-000

Project Type: Residential - Addition/Expansion

Project Description: Mudroom addition

Construction Cost:	\$8,000.00	Lot Size (Sq Ft):	7,500
Net New Habitable Sq Ft:	108.00	Net New # of Housing Units:	0
Existing % Lot Coverage:	26.20	Existing # of Parking Spaces:	2
Proposed % Lot Coverage:	27.10	Proposed # of Parking Spaces:	2
Net New % Lot Coverage:	0.90	Required # of Parking Spaces:	2

Zoning Permit #: 19-0840CA

Level of Review: 1

Decision By: Administrative

Decision: Denied

See Reasons for Denial

Decision Date: May 8, 2019

Project File: NA

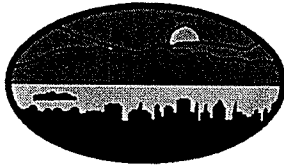
Zoning Administrative Officer

An interested person may appeal a decision of the Zoning Administrator to the Development Review Board until 4 pm on May 23, 2019.

Fee Type	Amount	Paid in Full	Balance Due: \$0.00
Application Fee(s):	\$70.00	Y	Date Paid: _____
Development Review Fee:	\$0.00	NA	Check # _____
Land Records Filing Fee:	\$10.00	Y	
Impact Fees:	Not Applicable		Building Permit Required: Not

Received by: CERT MAILED 5-10-19

Date: 5-10-19



City of
Burlington, Vermont
149 Church Street

Zoning Permit - COA Level I – Reasons for Denial

ZP #: 19-0840CA

Tax ID: 028-1-136-000

Issue Date: May 8, 2019

Decision: Denied

Property Address: 51 STANIFORD ROAD

Description: Mudroom addition

Reasons for Denial:

Sec. 3.2.2 Application Types and Submission Requirements

(a) Basic Zoning Applications

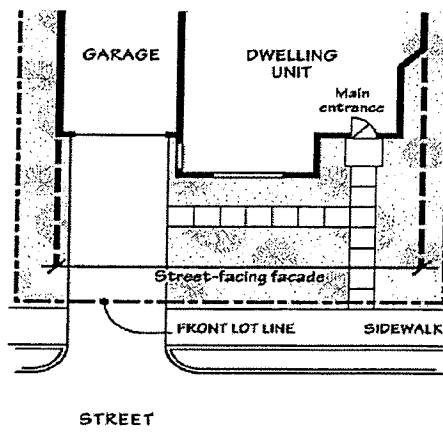
A Basic Zoning application is necessary for those requests pertaining to single-family dwellings on conforming lots located in a non-design review portion of a RL zoning district as defined in Sec. 4.4.5.

While the property contains a single family residence, the lot itself is not conforming. *Table 4.4.5-1 Minimum Lot Size and Frontage: RL* requires a minimum lot frontage of 60 ft in the RL zoning district. The subject property has 50 ft of frontage along Staniford Road, and is therefore non-conforming. As a result, the application is a Certificate of Appropriateness and is subject to the design review standards of Article 6.

Sec. 6.2.2 Review Standards

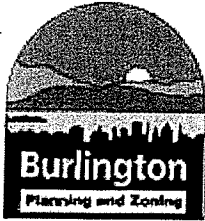
(h) Building Location and Orientation

Principle buildings shall have their main entrance facing and clearly identifiable from the public street.



The applicant proposes a new mudroom on the front façade of the home, with the entrance door located to the side of the mudroom, not on the street facing side as is required.

The application does not comply with Sec. 6.2.2 (h) and, therefore, cannot be approved.



Department of Planning and Zoning

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DEPARTMENT OF
PLANNING & ZONING

Zoning Permit Application

Use this form for ALL zoning permit applications. See the relevant checklist for specific requirements.

PROJECT LOCATION ADDRESS: 51 Staniford Rd, Burlington, VT

PROPERTY OWNER*: Anne Lawson & Adam Frowine

APPLICANT: Adam Frowine

*If condominium unit, written approval from the Association is also required

POSTAL ADDRESS: 51 Staniford Rd

POSTAL ADDRESS: _____

CITY, ST, ZIP: Burlington, VT 05408

CITY, ST, ZIP: _____

DAY PHONE: 802-343-0702

DAY PHONE: _____

EMAIL: adamfrowine@gmail.com

EMAIL: _____

SIGNATURE: Adam Frowine

SIGNATURE: _____

I am the owner. In addition, I duly authorize the applicant (if noted) to act on my behalf for all matters pertaining to this zoning permit application.

Description of Proposed Project: Mudroom addition to front of house

Existing Use of Property: ☒ Single Family ☐ Multi Family: #___ Units ☐ Other: _____

Proposed Use of Property: ☒ Single Family ☐ Multi Family: #___ Units ☐ Other: _____

- Does your project involve new construction, addition, alteration, renovation, or repair to a structure that is heated or cooled? Yes ☒ No ☐

(If yes, the Vermont Residential/Commercial Building Energy Standards (VRBES/VCBES) apply. Please visit the following links for more information: http://publicservice.vermont.gov/energy_efficiency/rbes or http://publicservice.vermont.gov/energy_efficiency/cbes)

- Will 400 sq ft or more of land be disturbed, exposed and/or developed? Yes ☐ No ☒

(If yes, you will need to submit the 'Erosion Prevention and Sediment Control Plan' questionnaire, with a site plan)

- For Single Family & Duplex, will total impervious area be 2500 sq ft or more? Yes ☐ No ☒

(If yes, you will need to submit the 'Stormwater Management Plan' questionnaire, with a site plan)

- Are you proposing any work within, below, or above the public right of way? Yes ☐ No ☒

(If yes, you will need to receive prior approval from the Department of Public Works)

- Are you proposing any onsite food or beverage production/manufacturing? Yes ☐ No ☒

(If yes, you will need to consult with Water Resources Division at the Department of Public Works: 863-4501)

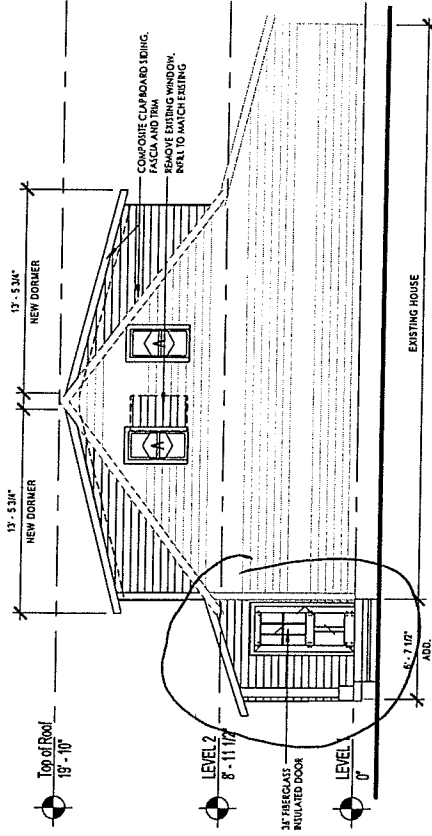
Estimated Construction Cost (value)*: \$ 8,000

(*Estimated cost a typical contractor would charge for all materials and labor, regardless of who physically completes the work)

Within 30 days of submission, the permit application will be reviewed for completeness, and, if complete, will be processed administratively or referred to a board for review. All permit approvals or denials are subject to an appeal period (15 days administrative permit; 30 days for board permit). A building (and/or electrical, mechanical, plumbing, curb cut) permit will also be required. Contact the Department of Public Works at 802-863-9094 to inquire. Please ask for assistance if you have any questions about filling this form. Call the Planning and Zoning at 802-865-7188, or visit the office in the lower level of City Hall, 149 Church Street.

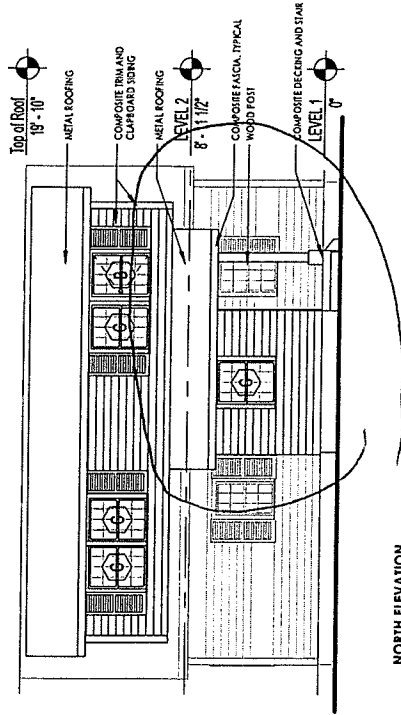
Office Use Only: Zone: RL Eligible for Design Review? N Age of House 195 Lot Size 730

Type: SN___ AW___ FC___ BA X COA 1___ COA 2___ COA 3___ CU___ MA___ VR___ HO___ SP___ DT___ MP___



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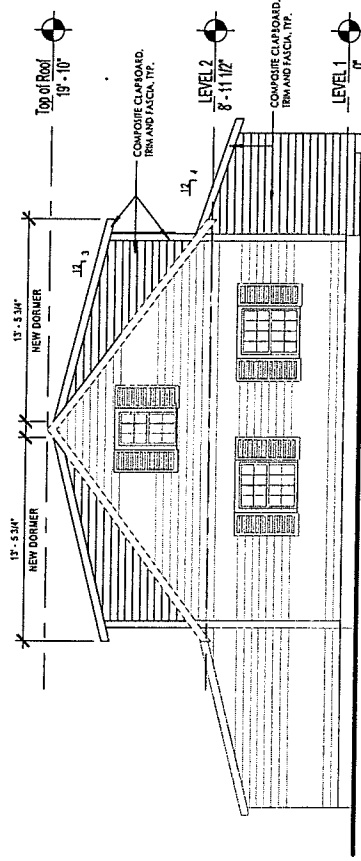
WEST ELEVATION



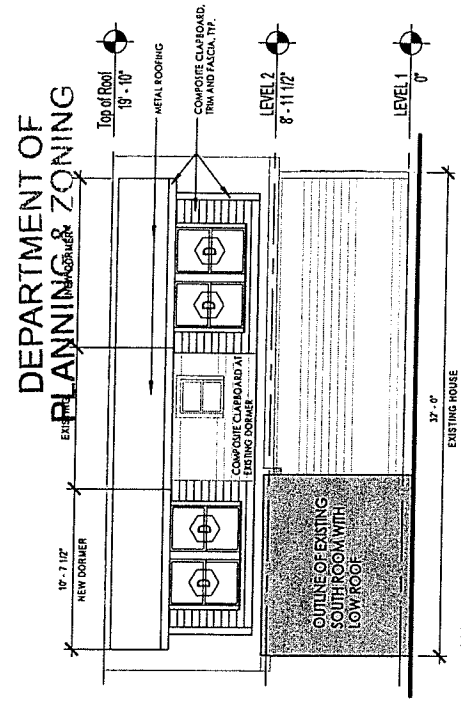
NORTH ELEVATION

Type Mark	Description	Count	Type	Width	Sill Height	Height	Head Height	Comments
A	DOUBLE HUNG	2	24" x 48"	2'-0"	2'-4"	4'-0"	6'-4"	
B	CASEMENT	1	36" x 48"	3'-0"	2'-6"	4'-0"	6'-6"	EGRESS WINDOW
C	DOUBLE HUNG	4	36" x 48"	3'-0"	4'-0"	4'-0"	6'-0"	
D	DOUBLE HUNG	4	38" x 58"	3'-2"	1'-10"	4'-10"	6'-8"	EGRESS WINDOW

NOTE: WINDOWS TO BE WHITE.



EAST ELEVATION



SOUTH ELEVATION

LAWSON & FROWINE RESIDENCE

51 STANIFORD RD., BURLINGTON, VT



© 2011 HINGE, INC.

DATE: 04/02/19
SCALE: 1/8" = 1'-0"

DRAWN BY: NA
CHECKED BY: NA

PHASE: A.20

ELEVATIONS

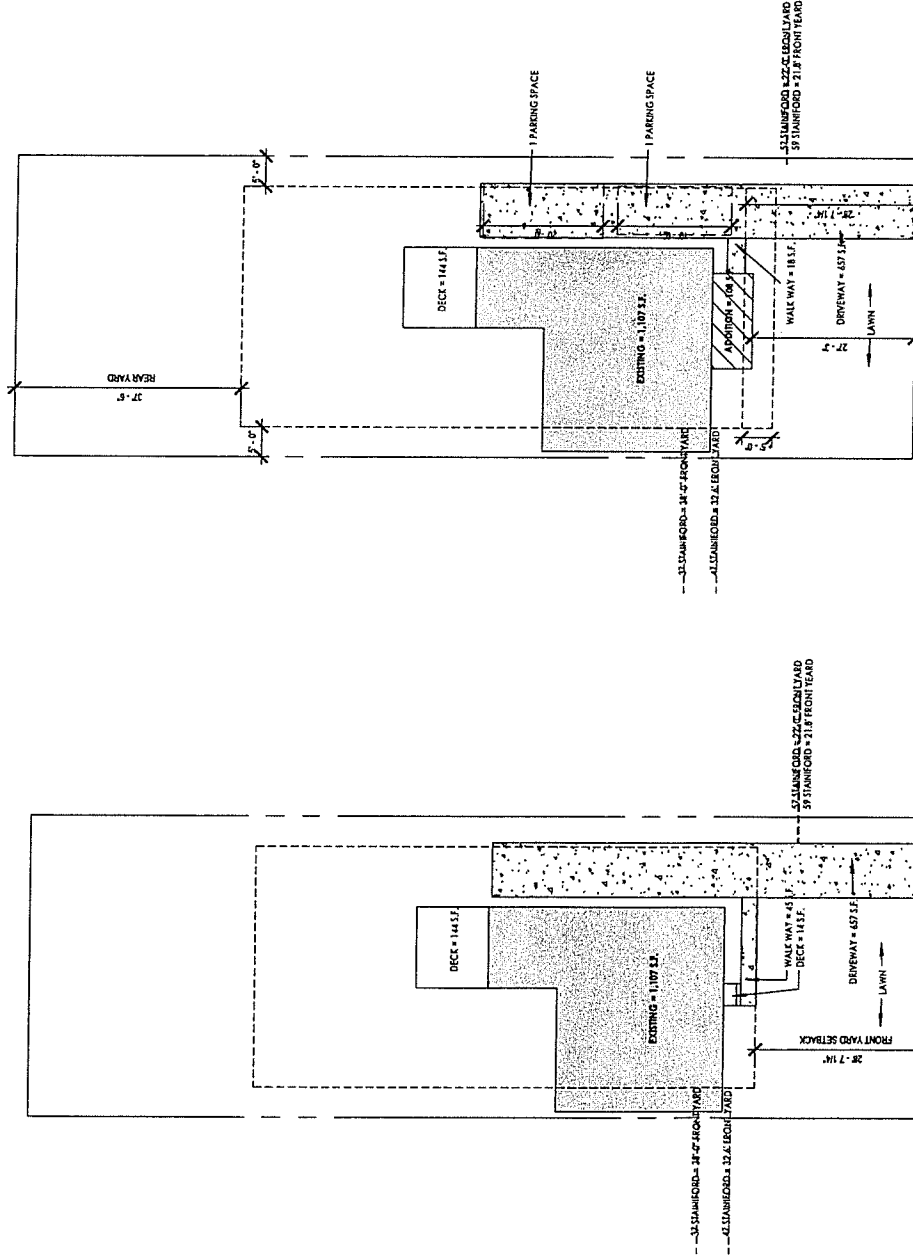
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DEPARTMENT OF
PLANNING & ZONING

ZONING DISTRICT: R1

MAX. LOT COVERAGE = 35%
+ 10 COVERAGE FOR PATIOS, DECKS PORCHES, TERRACES.

FRONT: AVE. OF 2 ADJACENT LOTS ON BOTH SIDE +/- 5'-0"
SIDE: 10% OF LOT WIDTH, BUT IN NO EVENT LESS THAN 5'-0"
REAR: 25% OF LOT DEPTH, BUT IN NO EVENT LESS THAN 20'-0"



SITE PLAN - EXISTING: 1"=20'-0"

SITE PLAN - PROPOSED: 1"=20'-0"

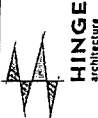
DRAWING KEY

- EXISTING STRUCTURE
- ADDITION
- PROPERTY LINE
- SETBACK LINE

© 2011 HINGE, INC.

LAWSON & FROWINE RESIDENCE

51 STANFORD RD. BURLINGTON, VT



DATE: 04/02/19
SCALE: AS SHOWN
DRAWN BY: MA
CHECKED BY: MA
PHASE: A01

SITE PLAN

Department of Planning and Zoning

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

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



TO: Development Review Board
FROM: Scott Gustin
DATE: July 2, 2019
RE: 19-0664CA; 51 Staniford Road

=====

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: RL Ward: 4N

Owner/Appellant: Anne Lawson & Adam Frowine

Request: Appeal of administrative zoning permit denial for front mudroom addition.

Overview:

The appellants are seeking approval for a front mudroom addition to their detached single family dwelling. The basics such as lot coverage, setbacks, and building height are acceptable. The singular deficiency with the application is that the entry to the new mudroom does not face the street as required.

Recommendation: **Uphold administrative denial** based on the following findings and conditions:

I. Findings:

The subject home was built in 1955 and is located in a suburban style neighborhood of detached single family homes on ~ ¼ acre lots. The area is zoned residential – low density (RL). While the area is not within the city's design review overlay, nonconformities such as substandard lot size and/or street frontage trigger design review. A "basic" zoning permit (i.e. no design review) is only for detached single family dwellings on conforming lots in the RL zone per Sec. 3.2.2 (a), *Basic Zoning Applications*. The subject property has only 50' of street frontage whereas 60' is the minimum required (Table 4.4.5-1: *Minimum Lot Size and Frontage: RL, RL-W, RM, & RM-W*). As a result, the design review standards of Article 6 apply.

The proposed mudroom addition will be constructed on the front of the existing home. The mudroom entry will become the primary entry into the home. Rather than face the street, the door into the mudroom will face sideways towards the driveway. Sec. 6.2.2, (h) *Building Location and Orientation*, states, in part, that "principle buildings shall have their main entrance facing and clearly identifiable from the public street."

Following discussions with the appellant, the zoning permit application was denied May 8, 2019 as noted below.

Sec. 3.2.2 Application Types and Submission Requirements

(a) Basic Zoning Applications

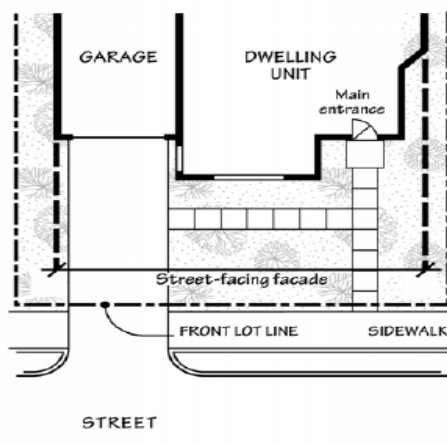
A Basic Zoning application is necessary for those requests pertaining to single-family dwellings on conforming lots located in a non-design review portion of a RL zoning district as defined in Sec. 4.4.5.

While the property contains a single family residence, the lot itself is not conforming. *Table 4.4.5-1 Minimum Lot Size and Frontage: RL* requires a minimum lot frontage of 60 ft in the RL zoning district. The subject property has 50 ft of frontage along Staniford Road, and is therefore non-conforming. As a result, the application is a Certificate of Appropriateness and is subject to the design review standards of Article 6.

Sec. 6.2.2 Review Standards

(h) Building Location and Orientation

Principle buildings shall have their main entrance facing and clearly identifiable from the public street.



The applicant proposes a new mudroom on the front façade of the home, with the entrance door located to the side of the mudroom, not on the street facing side as is required.

The application does not comply with Sec. 6.2.2 (h) and, therefore, cannot be approved.

An appeal of this denial was filed May 15, 2019, within the 15-day appeal period. The appellant requested deferral of the appeal hearing until July 2, 2019.

The appeal requests relief on four grounds as addressed in the following paragraphs.

The appeal asserts that most properties in this neighborhood have ~ 50' wide lots, and that triggering design review due to this 10' deficiency is unreasonable.

The intent in triggering design review is simply to afford a more detailed look at development proposed on nonconforming lots. The rationale is solid. As with any standard, this trigger could

be revised through the zoning amendment process to be more narrowly construed, but as presently written, substandard street frontage triggers design review.

The appeal asserts that the proposed design minimizes potential damage to an existing maple tree in the front yard.

Relocating the mudroom door to the front (or simply adding another door on the front) would not necessarily affect the footprint of the mudroom structure. The front door could be placed off-center to avoid location immediately behind the tree if need be.

The appeal asserts that the front mudroom addition suggests a front entrance, even though the door faces sideways to the west.

The applicable standard of 6.2.2 (h) requires more than a suggestion of a front entry. It expressly requires that the front entry is clearly identifiable and faces the street. This standard is routinely applied and readily addressed.

Finally, the appeal asserts that side-facing front doors are common in the neighborhood.

A tour of the neighborhood does turn up some such entries; however, front-facing primary entries are common as well, including all of the immediate neighbors of the subject property. In fact, the subject home presently has a street-facing front door. It presently conforms to the standard of 6.2.2 (h). The proposed design would replace a conforming design with a nonconforming one.

The applicable standard at issue here – a street-facing front door – is clear and reasonably attainable. The requested design does not meet this standard and cannot be approved.

II. Recommended Motion:

Uphold the administrative denial 19-0664CA.

Burlington Development Review Board

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www.burlingtonvt.gov/pz/DRB

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Zoraya Hightower
Jim Drummond, (Alternate)
Ravi Venkataraman, (Alternate)



BURLINGTON DEVELOPMENT REVIEW BOARD Tuesday July 2nd, 2019, 5:00 PM Contois Auditorium, City Hall, 149 Church St, Burlington, VT AGENDA

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

1. **19-0575CU; 366 North Ave (RL, Ward 7N) Eric Corey**
Convert single family home to a duplex. (Project Manager: Scott Gustin)
2. **19-0840CA; 51 Staniford Rd (RL, Ward 4N) Adam Frowine and Anne Lawson**
Appeal of administrative denial of proposed mudroom addition. (Project Manager: Scott Gustin)

V. Adjournment

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

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Department of Planning and Zoning

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Burlington, VT 05401

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

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



MEMORANDUM

To: Development Review Board
From: Mary O'Neil, AICP, Principal Planner
Date: July 2, 2019
RE: 366 North Avenue; ZP19-0575CU

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: ZP19-0575CU

Zone: RL **Ward:** 7N

Date application accepted: February 8, 2019 (incomplete)

Applicant/ Owner: Eric Corey

Request: Request change of use: Single family home with accessory dwelling unit to a duplex.

Background:

- **Zoning Permit 18-0772CA;** new accessory dwelling unit, above existing garage. April 2018.
- **Zoning Permit 86-397;** pour footings around perimeter of building and rebuild north wall with no change in exterior materials. No change in use and no additional lot coverage. August 1986.
- **Zoning Permit;** install a 550-gallon underground gasoline tank and pump at 366 North Avenue. Application withdrawn 1974.
- **Zoning Permit n.n.;** erect an 18' x 44' addition to the rear of the existing house and right on the lot line with no setback. September 19, 1972, with the condition that a one-foot setback be maintained.
- **Zoning Permit** issued to John Demag, September 27, 1968. (No specific information.)

Overview: The owner of 366 North Avenue was administratively granted a permit in April of last year for an Accessory Dwelling Unit, located above the garage. He now seeks to change the use to a duplex.

The application has remained incomplete since February 8, 2019. Staff has given the applicant a deadline of July 10, 2019 to make the application complete or face denial as incomplete.

Burlington Development Review Board

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Ravi Venkataraman, (Alternate)



BURLINGTON DEVELOPMENT REVIEW BOARD Tuesday July 2nd, 2019, 5:00 PM Contois Auditorium, City Hall, 149 Church St, Burlington, VT Minutes

Board Members Present: B. Rabinowitz, A. LaRosa, B. McArthur, S. Harris, G. Hand, Z. Hightower, R. Venkataraman(alt.)

Board Members Absent: Z. Hightower, J. Drummond(alt.)

Staff Present: Mary O'Neil and Layne Darfler

I. Agenda

B. Rabinowitz: No changes to the agenda; the first public hearing item has been removed from staff as it is incomplete.

II. Communications

No communications submitted

III. Minutes

B. Rabinowitz: Minutes from the June 18th, 2019 meeting will be discussed at deliberation.

IV. Public Hearing

1. 19-0575CU; 366 North Ave (RL, Ward 7N) Eric Corey

Convert single family home to a duplex. (Project Manager: Scott Gustin)

B. Rabinowitz: Pulled from the agenda as it remains incomplete

M. O'Neil: Application submitted incomplete, staff pulling it from the agenda as no clock ticking on it.

2. 19-0840CA; 51 Staniford Rd (RL, Ward 4N) Adam Frowine and Anne Lawson

Appeal of administrative denial of proposed mudroom addition. (Project Manager: Scott Gustin)

M. O'Neil: Reason for denial is that application state mudroom on front of house, entry door does not face street. Under CDO entrance must face the street, this is a non-design review area however due to the lot not meeting conformity it pushes the review back into design review. Plan lacked a street facing entry therefor it was denied.

B. Rabinowitz: Lot is too small to be conforming and that is why it is under design review

Confirmed

R. Venkataraman: any issues with setbacks

M. O'Neil: no issues with setbacks were brought up

A. Frowine: appealing decision given the reason to not have the door facing the driveway is a 10 foot difference between conforming and not conforming in the Ordinance. Discussed the reasons for the porch orientation and door orientation. Provided adjacent properties with side entrances with similar lot issues. Current design allows for future building modifications for safety. Discussed tree issues with redesign of porch to create street facing entry.

H. Loopo: full support of the submitted plan.

A. LaRosa: Mudroom addition and landing area, how big is the landing area?

A. Frowine: small sitting area with steps, clear that it is an entryway, house numbers will be displayed street facing possibly on overhand to identify the space

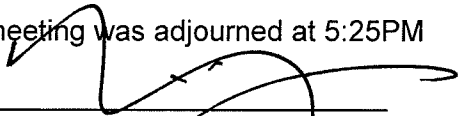
G. Hand: Anything in ordinance that states the door itself has to be facing the street or what an entryway consists of?

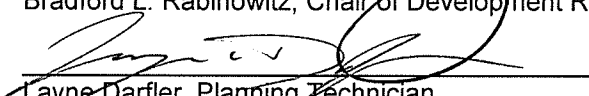
M.O'Neil: confirmed

B. Rabinowitz: Close the public hearing

V. Adjournment

The meeting was adjourned at 5:25PM


Bradford L. Rabinowitz, Chair of Development Review Board


Layne Darfler, Planning Technician

7/16/17
Date

7-12-2019
Date

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

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

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