

Department of Permitting and Inspections

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MEMORANDUM

To: The Design Advisory Board
From: Mary O'Neil, AICP, Principal Planner
RE: ZP20-0667CA; 188 South Champlain Street
Date: ~~March 24, 2020~~ ~~April 14, 2020~~ ~~April 28, 2020~~ May 26, 2020, **June 23, 2020.**

File: ZP20-0667CA
Location: 188-192 South Champlain Street
Zone: RH **Ward:** 5S
Parking District: Neighborhood
Date application accepted: January 29, 2020
DAB First review: May 26, 2020
New Plans submitted: June 15, 2020
Applicant/ Owner: **Perras Properties LLC.**
Request: Convert single family to six units. Expanded parking. Request for a 6 space parking waiver.



New staff comments are in red.

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 Assumed withdrawn.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 may have been managed as a boarding house, there are no zoning approvals for that use. The project is under review as a single family home.*

Part 1: Land Division Design Standards

188 and 192 South Champlain Street have recently been merged (ZP20-0662LL and ZP20-0663LL)

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.

(b) Topographical Alterations:

A large 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. An Erosion Prevention and Sediment Control plan will be required for the proposed ground disturbance, *which includes creation of a swale west of the parking area*, and introduction of an

expanded parking area. Staff has provided information on preparing both Stormwater and Erosion Control plans.

(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. See Section 5.4.8, below.

(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.

(f) Brownfield Sites:

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

(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 [sic] 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.

(h) Building Location and Orientation:

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

(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.

(j) Pedestrian Access:

No change is proposed from the current building access from the public sidewalks. *P. 8 of 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.*

(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.

(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. *The revised site plan, illustrating 6 parking spaces accompanies a request for a 50% 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.*

Screening has been provided on the front (west) facing the street, but will be required of the south (side) property boundary as well, to prevent headlight trespass onto neighboring property.

Although the empty side yard can accommodate the required 12 parking spaces (2/unit), the applicant requests a 50% parking waiver as a reflection of the 6 one-bedroom units, and a desire not to pave such a large portion of the yard.

The parking area is identified as gravel. 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 may effectively provide this required shade of the (now reduced proposed) parking area.*

The revised plans define a bike rack behind the building. The 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.

(m) Landscaping and Fences:

No landscaping plan has been provided. Screening will be required for the parking area. See 6.2.2 (l), above.

(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.**

(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 the 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.

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.

2. Roofs and Rooflines.

The existing building will remain. **The newly designed two story porch will have no roof on the second floor, but the extended access stairway is required to have a roof.**

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.

(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.

(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 revised plan for a two-story porch differs little from the original application. A detail on p. 5 of the revision illustrates the addition of “stone post footings”. 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. Otherwise, with triple horizontal barrier rails and plain square narrow posts, the new design has fallen short of the DAB’s recommendation to design a two story porch compatible with the existing historic building.

(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.

(g) Make advertising features complementary to the site:

No signs are included in this review. Any signage will require a separate sign permit.

(h) Integrate infrastructure into the building design:

See Section 6.2.2. (p) above.

(i) Make spaces secure and safe:

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.

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.

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 will diminish the historic character of the building. **Although revised in plan, the extremely large two story deck with modern barrier rails and posts threatens to alter the building's character (as it will be visible from the right-of-way from the south.)**

Similarly, replacement windows should match the visual characteristics of the original windows, including size and configuration. **P. 11 of the revised submission package indicate 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 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.

Corrected interior floor plans have been provided at the request of the Design Advisory Board. See p. 12.

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 has recommended that the proposed deck be redesigned as a two-story porch to aid in its compatibility with the historic building. See p. 5.**

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 requests removal of approximately 10 sq. ft. of slate and replacement of shingles. This is an unfortunately loss of historic fabric, and not supported.

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.

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.

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.

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 on p. 5 of the new submission.

Even as the introduction of three new doors are modestly arranged within existing building openings, the concatenation of discrete alterations (window replacement, new decks and walkways, modern doors, expansion of paving) collectively has the potential to significantly alter the historic character of the home. **The reduction in paving for parking, and the effort to redesign the access porch have the potential to ameliorate those collective changes.**

The request for a 50% parking waiver from the DRB will result in much less paving in the side yard, and more green space for tenant enjoyment. Given the use (6 one-bedroom apartments), such a request is reasonable.

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.

Items for the Board's consideration:

- The parking area shall be paved and surrounded by curb stops to prevent parking creep. Parking spaces shall be marked and identified.
- Corrected window specification and cut sheets shall be provided to staff to confirm wood core windows.
- The Design Advisory Board is encouraged to reflect on the selection of door replacement.
- Functional Family provisions of the ordinance shall apply. Not more than four unrelated adults may occupy any unit.
- All building and life safety codes, as defined by the building inspector and fire marshal, shall apply. Per the building inspector's direction, full structural sprinklering may be required.
- As the application proposes at least five new residential units, at least one unit shall be identified as an Inclusionary (affordable) residential unit. The applicant is encouraged to consult with the Housing Trust Fund Manager in the Community and Economic Development Office for further guidance.
- The bicycle rack shall be relocated to be in proximity to a pedestrian path to resident entry. For six units, at least **3 long term spaces** (one for every two bedrooms) and **1 short term space** (1/10 units) are required. Long term spaces are typically provided indoors or in lockable enclosures to protect the bicycles during long term storage.
- Provide landscaping on the south side of the proposed parking area to prevent headlight trespass onto neighboring property.
- The resident walkway 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.
- Mechanical equipment, now proposed for the northeast corner of the building, must meet a required 5' setback from the property boundary.
- 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.



188 South Champlain Street
Burlington, Vermont 05401

Design Advisory Board
Revised Plan - Secondary Review

Dave Perras, Managing Member and President, Perras Properties, LLC.
Business ID: 0363080

TABLE OF CONTENTS

- 1 Document control.....3**
 - 1.1 Distribution list3**
 - 1.2 Amendment record.....3**
- 2 Property Development Plan4**
 - 2.1 Executive Summary.....4**
 - 2.2 Redeveloped Porch Design5**
 - 2.3 Revised Site Plan.....6**
 - 2.4 All other additional materials in the presentation8**

1 DOCUMENT CONTROL

1.1 DISTRIBUTION LIST

NAME	ROLE	REPRESENTING
Dave Perras	Managing Member, President	Perras Properties, LLC
James Perras	Member	Perras Properties, LLC
Kip De Moll	President	Artisan Builders
Mary O'Neil	Principal Planner	Burlington Zoning Division
Design Advisory Board Members	Advisory	Design Advisory Board

1.2 AMENDMENT RECORD

VERSION	DATE	STATUS	COMMENT
1.0	05/27/2020	Draft	Initial Draft
1.1	06/12/2020	Final	Final Submission

2 PROPERTY DEVELOPMENT PLAN

2.1 EXECUTIVE SUMMARY

This document intends to provide the detailed plan for the renovation of 188 South Champlain Street, Burlington, Vermont.

The property is currently classified as a single-family residence, though it had been operating as a family dwelling and boarding house since it was acquired by the Perras family in 1947.

This document will begin by providing clarity on the details requested during the Design Advisory Board review on May 26th, 2020. Subsequent sections will address all other items that were represented in the presentation that was shown during that review session.

The following board recommendations were made regarding the submission of a revised plan:

- Redeveloped porch design
- Revise site plan with reduced parking per the 50% waiver request
- Incorporation of all additional materials submitted by the application in the presentation

2.2 REDEVELOPED PORCH DESIGN

Board recommendations with respect to the porch design:

- Create a two-story porch design, where the ground floor and second floor spans match in length
- Utilize only pressure treated wood 'under foot', while all other exposed material be compliant with the historic nature of the house
- Integrate a stone base for each of the porch posts to match the foundation of the house

The application agrees with the board recommendations and believes that these changes will enhance to the appearance of the property but also add consistency and function.

Initial drawings depicted the ground floor porch using its existing footprint, spanning from the back of the house to just in front of the ground floor side entry door. It depicted the second-floor porch as spanning the full length from the back of the house to the second-floor entry on the south east side of the bay.

The board recommended that in order to retain continuity in appearance, that the ground floor porch span the same length as the second-floor porch, thus creating a two-story porch. The appicatee agrees that this design greatly enhances the appearance, and also provides a nice and functional location for additional seating as well as a great location to install the mailboxes.

The board stated that pressure treated lumber could only be used for that part of the porch that is 'under foot', and that all other exposed wood should be a material that is in-alignment with the historic nature of the house. The current plan is to utilize Douglas Fir as the primary material for all that is not 'under foot'.

The third recommendation made by the board was to make the porch posts complimentary to the appearance of the house, which means to wrap in similar stone the bottom of each porch post using stone similar to the foundation.

The following illustration depicts the design for the porch:



Consistent span for both ground floor and second floor porch.

Stone post footings to match existing foundation.

2.3 REVISED SITE PLAN

Board recommendations with respect to site plan:

- Revised site plan with reduced parking per the waiver request

The applicant has requested a waiver for a minimum of 50% parking, which at most would be 6 parking spots. The applicant contracted with Jack Milbank, Civil Engineering Associates to perform the required survey and produce the various iterations of the site plan that have been required for permitting. The version submitted along with this revised plan includes the following, as previously identified in the staff report:

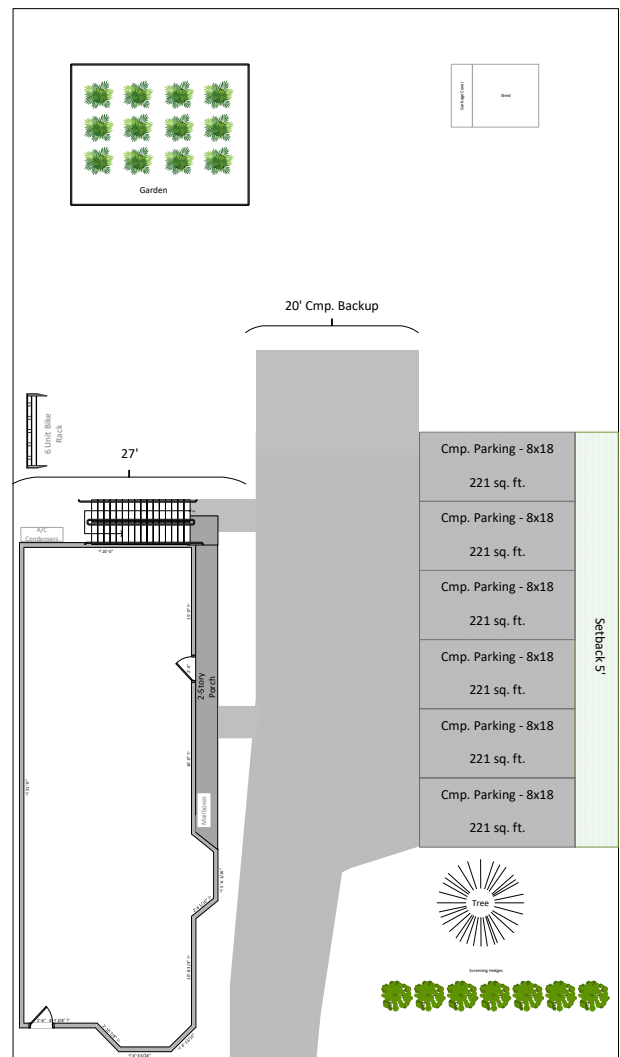
- Depiction of 6 compact parking spaces
- Placement of HVAC mechanicals (in this case wall-mounted mini-split condensers)
- Placement of mailboxes
- Placement of trash bin enclosure
- Screening of parking area

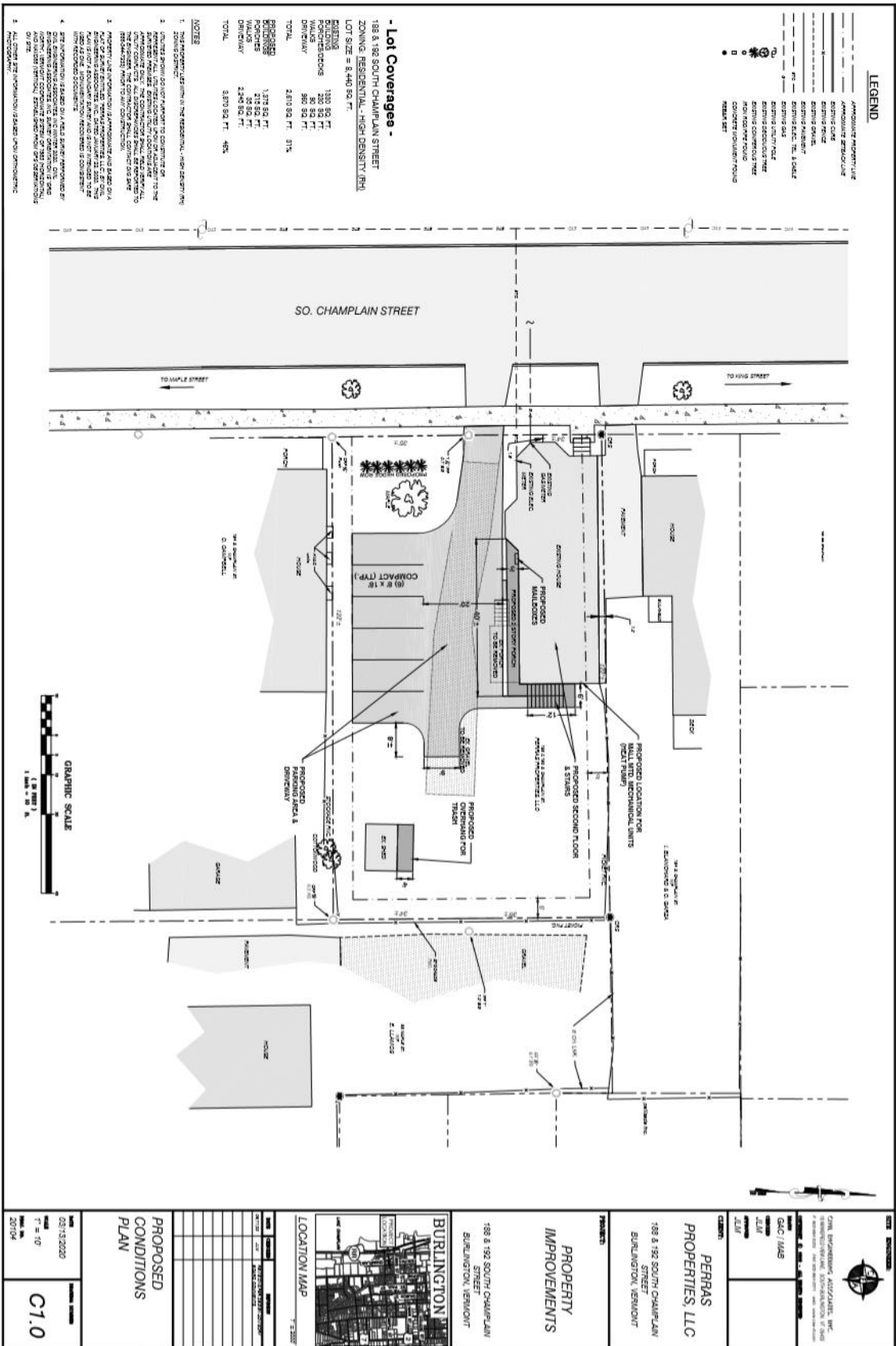
Not depicted on the site plan but included in the applicant's plan is to provide secure bicycle parking near the rear of the house on the north side just east of the mechanicals.

The drawing on the right depicts these elements.

The actual engineering site plan does not depict the bike rack, garden, or snow storage as per best practices however they are depicted in the rendering to the right of this text for clarity.

An embedded view of the site plan that was submitted is on the following page. Please refer to the original for easier readability.





2.4 ALL OTHER ADDITIONAL MATERIALS IN THE PRESENTATION

A presentation (updated and made available to be considered a summary of 'the plan') was used for discussion during the May 26th review. This presentation highlighted several items that directly addressed comments in the staff report. Some of these are addressed above, however for clarity the remaining ones are detailed below. The additional materials that are covered in this section are fully cover the 'Items for the Board's consideration' summary' in the staff report:

- Parking related considerations (site plan and coverage, pedestrian path, screening, shading, paving)
- Location for snow storage, or a schedule for snow removal
- Location of outdoor lighting fixtures
- Location of trash and recycling, and enclosure
- Location of mailboxes
- Location and quantity of bicycle parking
- Window and door specifications and compliance
- Corrected floor plan depicting doorway into the front parlor
- Functional family provisions
- Building and life safety codes, full sprinklering may be required
- Inclusionary zoning

2.4.1 Parking related considerations

The staff report identified several considerations regarding parking. During the May 26th review, the Board stated full support for the 6-compact space waiver pending an updated site plan. The following items are covered within the site plan to address the considerations of the Board:

- Reduction of the parking area to six spaces and meeting all the requirements related to parking:
 - Setback from property boundary of 5'
 - Minimum of 20' back-up space requirement
 - Screening of the parking by both the existing large tree and the addition of a hedge row that would block its visibility from So. Champlain St.
 - A pathway to the tenant stairs is depicted on the updated site plan on the northeast side of the parking area
- Screening hedgerow is proposed to be Green Mountain Boxwood or Common Juniper

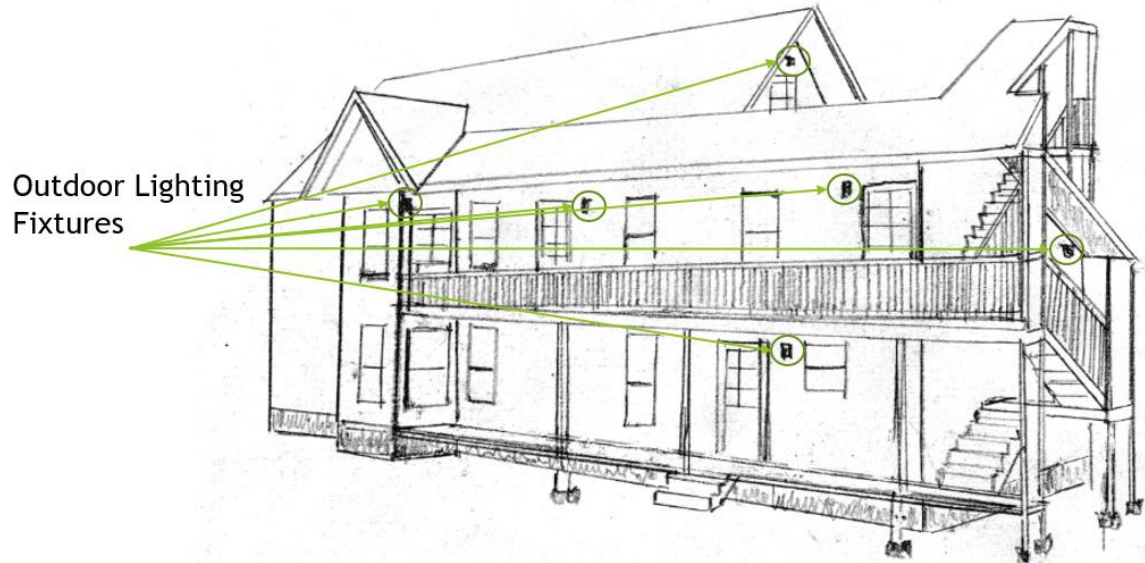
2.4.2 Location for snow storage, or a schedule for snow removal

With the reduction of parking to 6 spaces, this leaves a significant portion of the back yard as retained green space. Aside from a tenant garden area and the storage shed there is plenty of room to accommodate the storage of snow without encroaching on neighboring properties.

In the unlikely event that a large snow fall results in and overabundance of snow, the applicant will contract for snow removal immediately with a local service provider.

2.4.3 Location of outdoor lighting fixtures

Outdoor lighting fixture locations are depicted in the following drawing:

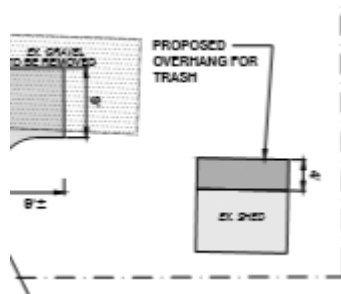


2.4.4 Location of trash and recycling, and enclosure

The shed will be extended on the north side by a 4' enclosure for the trash bins and recycling.

The enclosure will cover all four sides and in addition have a covering to ensure that refuse cannot blow during high winds or adverse weather.

The following segment from the site plan depicts the location of the trash enclosure:



2.4.5 Location of mailboxes

Resident mailboxes are planned to be on the south side, just east of the bay on the ground floor porch. This will provide for easy delivery access as well as for secure tenant access.

The second-floor porch will provide covering for adverse weather. In addition, it's location behind the bay will minimize visibility from the street.

The following depictions illustrate the placement of the mailboxes. The choice of mailbox style will be considered to ensure that their design reflects the historic nature of the property. The illustrations below are intended to represent placement but not design:



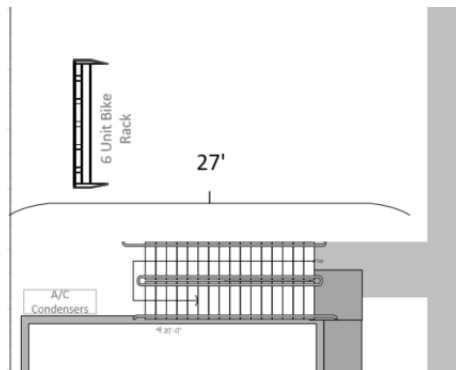
Graphic Rendering

2.4.6 Location and quantity of bicycle parking

The plan includes a proposed placement of a secure bike rack that can accommodate up to 6 bicycles

The bike rack will be located behind the house at the northwest side of the back yard, and 5' from the property boundary

The following diagram depicts the location of the proposed bicycle parking:



2.4.7 Windows and doors specifications and compliance

Artisan Builders has provided specification sheets for the proposed products, and those should be referenced directly.

All doors and windows will comply with the requirements as identified by the Board.

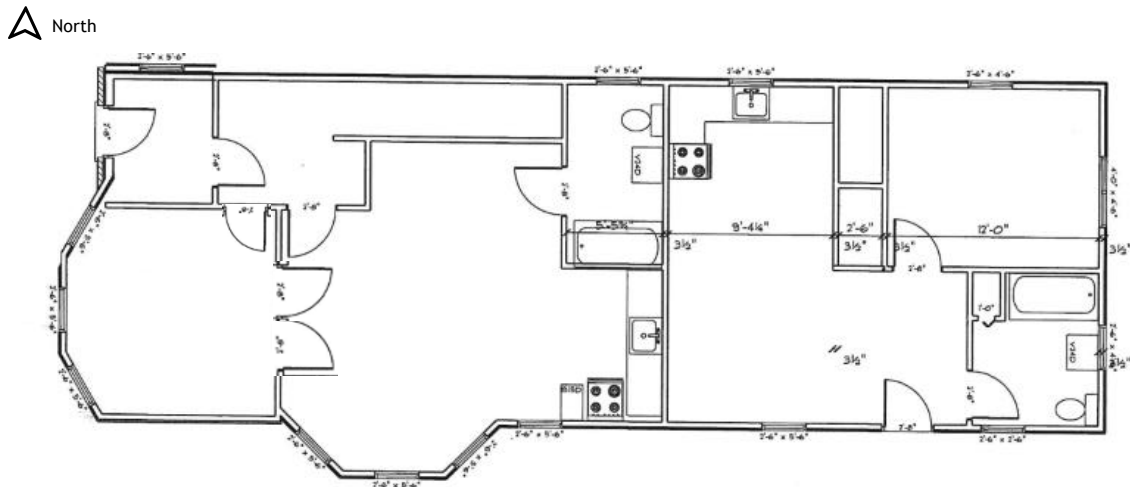
Specifically, it has been verified that the windows do comply with the following requirements, which was a concern by the Board during the May 26th review:

- Have a strong meeting rail factory adhered on the exterior of the sash to visually replicate the original double hung window when closed
- Solid wood core

2.4.8 Corrected floor plan depicting doorway into the front parlor

The initial submitted floor plan erroneously showed now doorway into the front parlor. There is an existing large double entry folding door into the parlor on the east side of the room as well as a single-entry door on the north side of the room that will not be altered.

The following revised floorplan depicts the existing parlor entries which are not changing:



2.4.9 Functional family provisions

Functional Family provisions of the ordinance shall apply. Not more than four unrelated adults may occupy any unit.

The rental units are each 1-bedroom, and therefore would never have more than one or two occupants at most.

The 2 family residences on the ground floor will be inhabited as follows:

- Unit #1, 1/2 year only – Dave and Lisa Perras
- Unit #2, full-time – James Perras

2.4.10 Building and life safety codes, full sprinkling may be required

Artisan Builders has been consulting with both the Fire Marshal as well as a sprinkler system providers and other contractors who have performed recent fire suppression installations.

It has been determined that the applicant WILL install a full-house sprinkler system so that the existing interior stairwell can be removed.

This design provides for larger and more comfortable rental units while ensuring the safety of the residents.

2.4.11 Inclusionary Zoning

Because the house will consist of 6 total units, 4 rental and 2 family residence, one of the units will be identified as an Inclusionary residential unit.

The applicant has been briefed on the requirements, including the rental cap and coverage of other costs such as utilities.

Because all units fall below the 750 sq. ft. size stipulation for one bedroom, the minimum of 750 for a 1-bedroom unit does not apply. All other requirements are met in the current design.

188 South Champlain St.

City of Burlington, Vermont
Design Advisory Board Meeting
06.23.2020

Revised 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

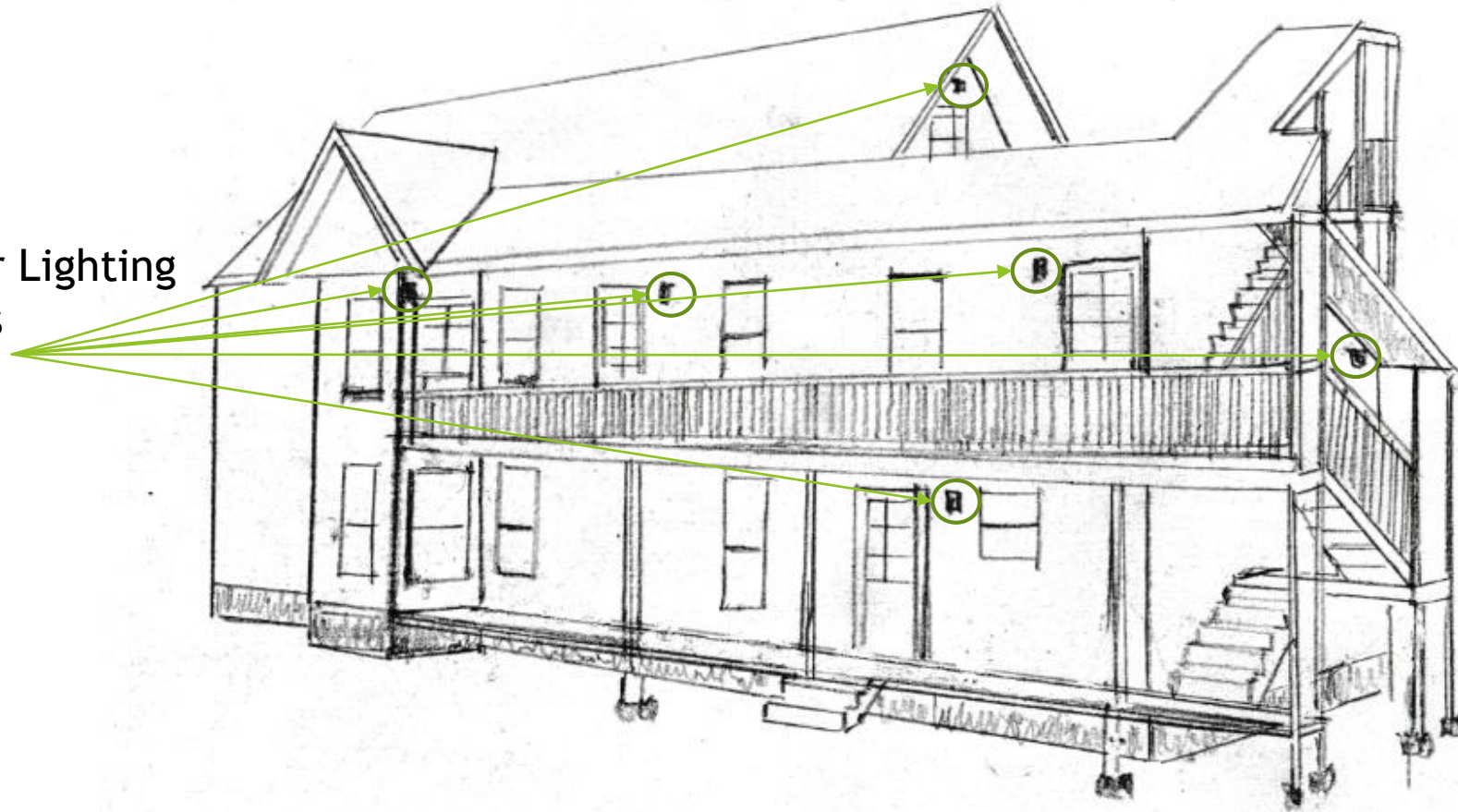
Revised Exterior Plan

- ▶ Redesigned two-story porch with conforming materials and consistent with foundation of house
- ▶ Position all stairs on the back of the house to minimize impact to street view
- ▶ Conform to requirements set forth for historic properties
- ▶ Provide 6 spaces of on-site parking and 6 spaces of secure bicycle parking
- ▶ Provide landscaped screening of the now smaller parking area



Revised Elevation with Lighting Placement

Outdoor Lighting
Fixtures



PERRAS RENOVATION
188 SOUTH CHAMPLAIN ST

Revised Elevation / Mailboxes Placement

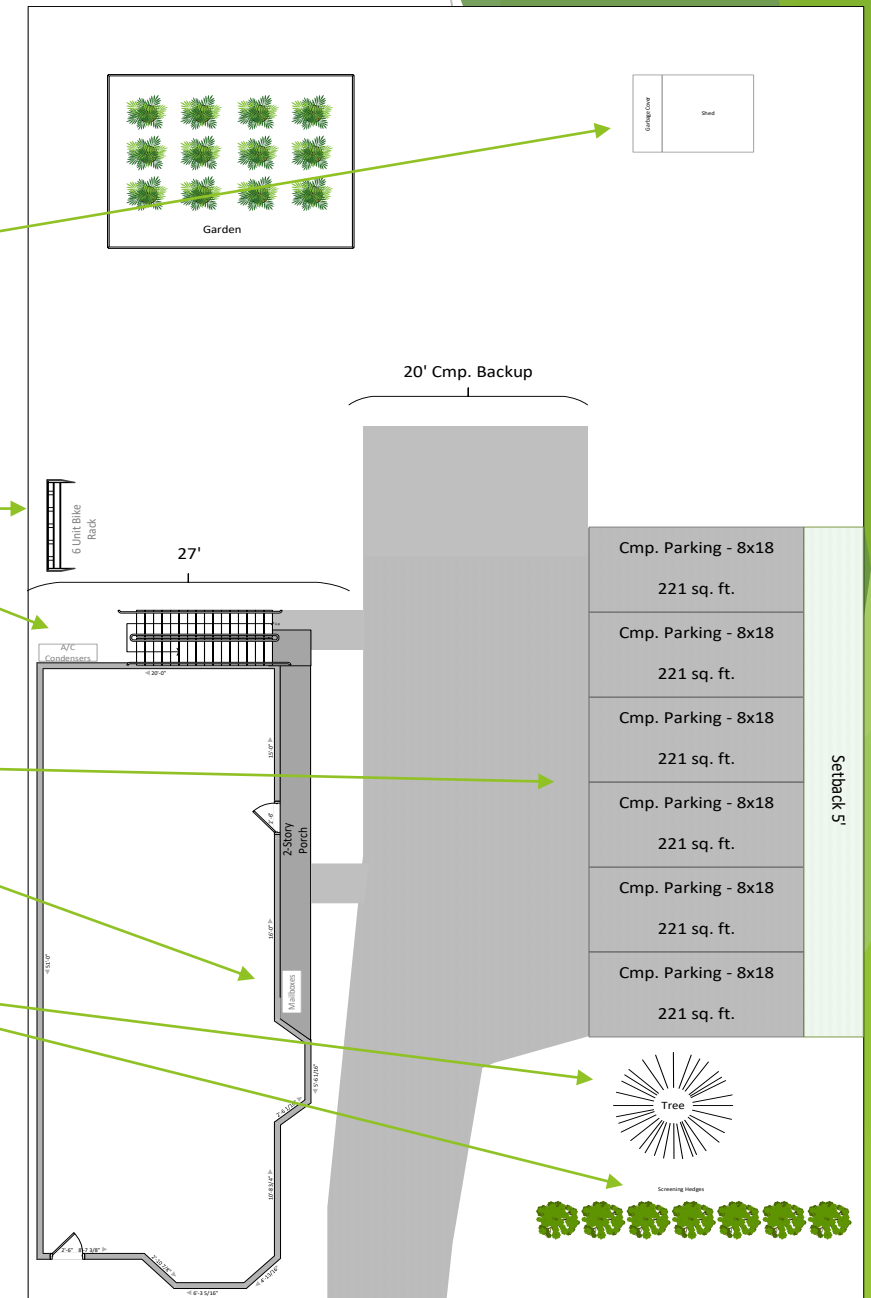


Mailboxes

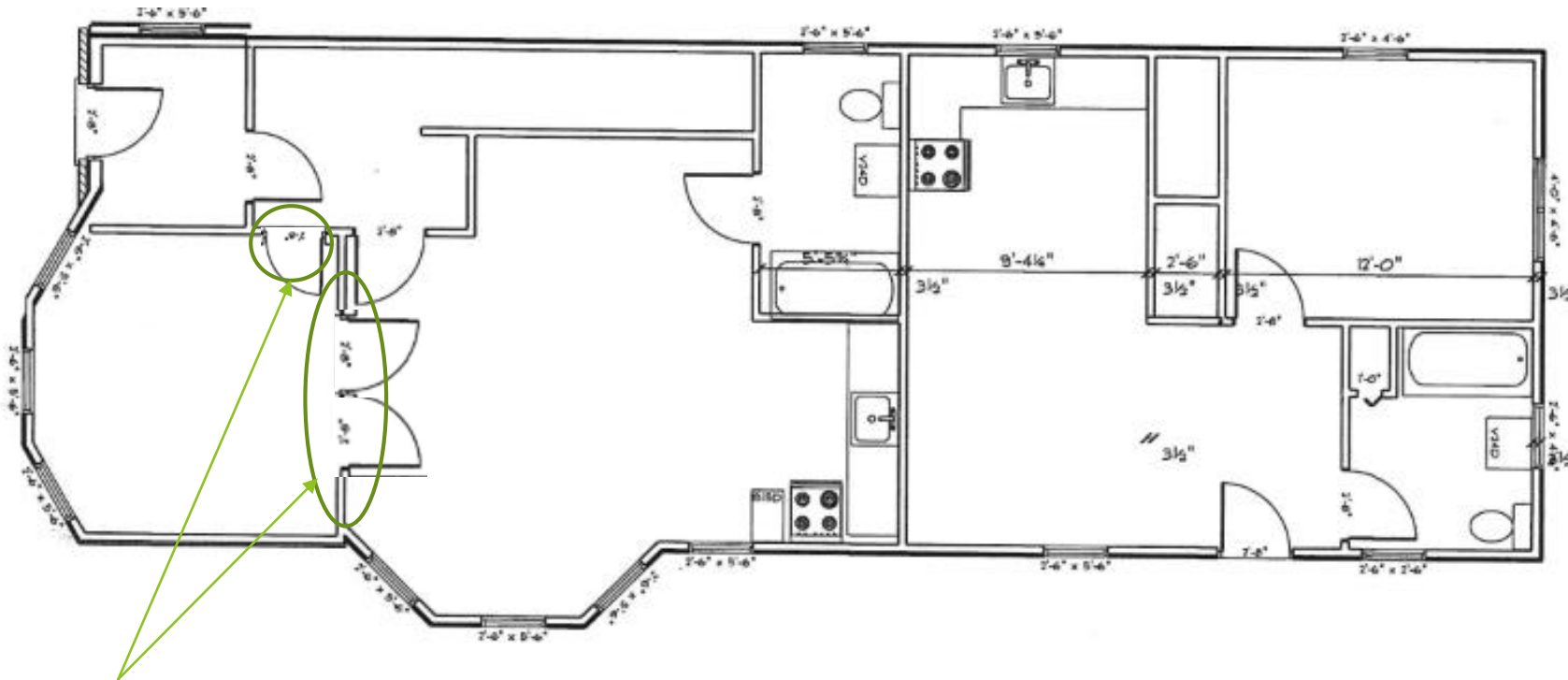
PERRAS RENOVATION
188 SOUTH CHAMPLAIN ST

Revised Exterior Plan

- ▶ A garbage enclosure is planned as an 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 similar to home next door
- ▶ All doors and windows are confirmed to adhere to the requirements as identified by the Board
- ▶ Parking reduction to 6 spaces with updated site plan
- ▶ 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)



Corrected floorplan



Existing entries
to be unchanged

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

Rental Information
COC Expires 11/09/2021
4 year COC

Property Summary							
Parcel ID	049-1-047-000	Address	188 SOUTH CHAMPLAIN ST	Owner(s)	PERRAS PROPERTIES, LLC		
SPAN Number	114-035-16951	Land Use	R1 - Single Fam				
Lot Area	4,174 SF - SQ FT	Mail Address	188 SOUTH CHAMPLAIN STREET, BURLINGTON, VT 05401				
Current Appraised Values & Taxes							
Total Value	\$320,900	Building Value	\$191,300	Land Value	\$129,600	Yard Items	\$0
Total Property Taxes	\$9,116	HS-131		Pct Business		Pct Rental	
Property Data and appraised values were updated on 5/4/2020. Names and addresses are updated weekly. For questions regarding property taxes, contact the Clerk/Treasurer's Office at (802) 865-7000							
Rental Information							
Residential Units	1	Rental Units	6	COC Years	4		
Last Inspection	11/09/2017	COC Issued Date	11/15/2017	COC Expiration Date	11/09/2021		
For questions regarding rental information, contact Permitting Inspections at (802) 863-0442							

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 -

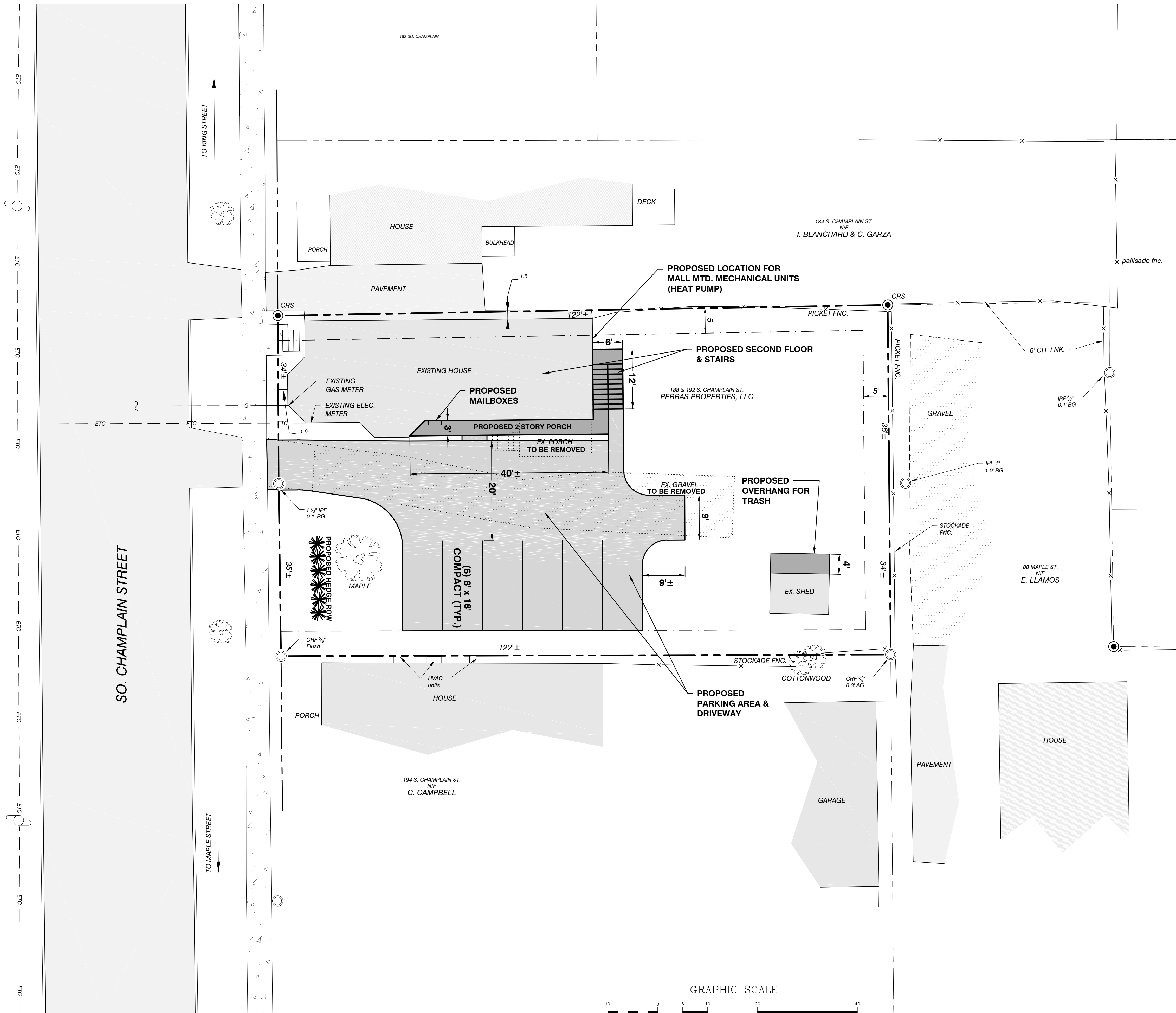
188 & 192 SOUTH CHAMPLAIN STREET
ZONING: RESIDENTIAL - HIGH DENSITY (RH)
LOT SIZE = 8,440 SQ. FT.

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	215 SQ. FT.
WALKS	35 SQ. FT.
DRIVEWAY	2,245 SQ. FT.
TOTAL	3,870 SQ. FT. 46%

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.



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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DRAWN
GAC / MAB
CHECKED
JLM
APPROVED
JLM

CLIENT:

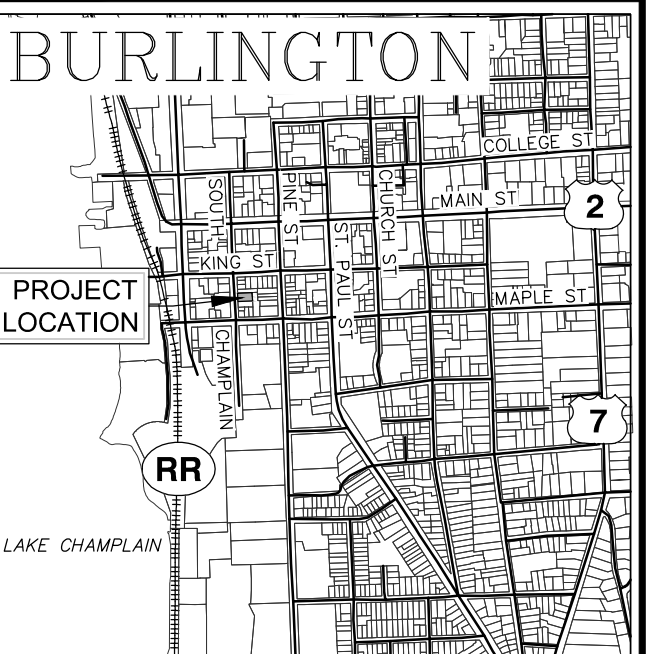
**PERRAS
PROPERTIES, LLC**

188 & 192 SOUTH CHAMPLAIN
STREET
BURLINGTON, VERMONT

PROJECT:

**PROPERTY
IMPROVEMENTS**

188 & 192 SOUTH CHAMPLAIN
STREET
BURLINGTON, VERMONT



LOCATION MAP

1" = 200'

DATE	CHECKED	REVISION
08/11/20	JLM	REVISIONS PER DESIGN ADVISORY BOARD COMMENTS

**PROPOSED
CONDITIONS
PLAN**

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

DRAWING NUMBER

C1.0

Burlington Design Advisory Board

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

Matthew Bushey
Ron Wanamaker
Steven Offenhartz
Tom Cullins
Eric Morrow
Philip Hammerslough, Alt.
Phil Wagner, Alt.



DESIGN ADVISORY BOARD Tuesday June 23, 2020 3:00 PM REMOTE MEETING

Amended Agenda

Zoom: <https://us02web.zoom.us/j/84021418742?pwd=TUNKZVV5ZWxOUVpoMUpsSQk9zT1lTUT09>

Webinar ID: 840 2141 8742

Password: 923553

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

Session I – 3:00 PM – 3:30 PM

20-0667CA; 188 South Champlain Street (RH, 5S) Dave Perras

Convert single family home to six one-bedroom residential units. Request for a 50% parking waiver. *Continued review.*

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 Permitting & Inspections at least 72 hours in advance so that proper accommodations can be arranged. For information call 865-7188.

Non-Discrimination

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.

Burlington Design Advisory Board

645 Pine Street, City Hall
Burlington, VT 05401

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

Telephone: (802) 865-7188

Steve Offenhartz, Chair
Matt Bushey, Vice Chair
Tom Cullins
Ron Wanamaker
Eric Morrow

Philip A. Wagner, Alternate
Phil Hammerslough, Alternate



DESIGN ADVISORY BOARD

Tuesday June 23, 2020

Remote Meeting via Zoom

Present: Steve Offenhartz, Matt Bushey, Eric Morrow

Absent: Ron Wanamaker, Tom Cullins, Phil Wagner (alternate), Phil Hammerslough (alternate.)

Staff present: Mary O'Neil

Applicants and guests present: Dave Perras, Kip Demoll (Artisan Builders), and Cheri Campbell (neighbor.)

Session I – 3:00 PM – 5:15 PM

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

Convert single family home to six one-bedroom residential units. Request for a 50% parking waiver. *Continued review.*

Motion by Matthew Bushey:

I move we approve the revised application and advance to the DRB with the following conditions:

- We support the reduced parking request, with 6 spaces instead of 12;
- Move parking spaces to the east, but west of the shed;
- Approve 2 story deck;
- Roof over 2nd floor deck shall be of a shallow pitch, with the fascia aligning with the bay window on the south elevation;
- Asphalt shingles are ok on the new porch and stairway roof;
- Visible deck materials shall be compatible with the exterior materials of the existing building. Pressure treated is not acceptable.

2nd – Steve Offenhartz

Vote: 2-1 (EM)

Motion fails.

Motion by Steve Offenhartz:

I move we advance this project to the DRB subject to the following conditions:

- Porch roof have a lower pitch
- Shingles on the porch roof are fine;
- Deck and porch material shall be compatible with the materials of the existing home.
- An effort is made to ground the first floor porch;
- Move parking spaces to the east to eliminate headlight spill onto neighboring property;

- First floor porch railings be considered to ground design.

2nd – Matthew Bushey

Amendment by MB, accepted by Steve Offenhartz:

- The applicant will provide exterior elevation drawings showing the relationship of new construction to new construction
- Cut sheets of proposed materials.

Vote: 2-1 (EM)

Motion fails.