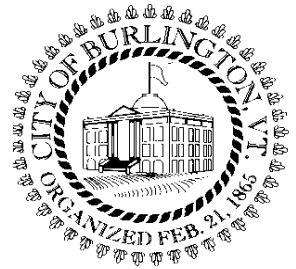


Department of Permitting and Inspections

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

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



MEMORANDUM

To: The Design Advisory Board
From: Mary O'Neil, AICP, Principal Planner
RE: ZP20-0875CA; 115- 117 North Union Street
Date: June 9, 2020

File: 20-0875CA
Location: 115-117 North Union Street
Zone: RM **Ward:**2C
Parking District: Neighborhood
Date application accepted: May 13, 2020
Revised Application received: June 1, 2020
Applicant/ Owner: Daniel Cockerline/Skipjack Building; Gerard Williams
Request: Renovation of carriage house to create a fourth residential unit on the second floor; construction of a small cottage for another residential unit (total of five); reconfiguration of driveway and parking areas, fence and landscaping.

Background:

- **Zoning Permit 19-1013CA;** replace window. June 2019.
- **Zoning Permit 19-0900CA;** change of use from duplex to triplex. June 2019.

Overview: The third unit of 115-117 North Union Street was legitimized with a zoning permit last year. New owners wish to add a fourth unit in the 2nd floor of the existing carriage barn, which is included in the description of the property on the Vermont State Register of Historic Resources. A fifth unit is proposed for a newly constructed, detached cottage. Parking areas reconfiguration and new landscaping is included with the application.

Part 1: Land Division Design Standards

No land division is proposed as part of this application. Not applicable.

Part 2: Site Plan Design Standards

Sec. 6.2.2 Review Standards

(a)Protection of Important Natural Features:

There are significant, mature trees that line the property boundaries of this parcel. The proposed cottage location is illustrated with three large trees in the “existing conditions” site plan. The applicant will need to identify the species and maturity of those trees prior to review of their removal.

(b) Topographical Alterations:

No topographical alterations are defined within the project application.

(c) Protection of Important Public Views:

There are no protected important views from or through this property. Not applicable.

(d) Protection of Important Cultural Resources:

Burlington's architectural and cultural heritage shall be protected through sensitive and respectful redevelopment, rehabilitation, and infill. Archeological sites likely to yield information important to the city's or the region's pre-history or history shall be evaluated, documented, and avoided whenever feasible. Where the proposed development involves sites listed or eligible for listing on a state or national register of historic places, the applicant shall meet the applicable development and design standards pursuant to Sec. 5.4.8(b).

See Section 5.4.8, below.

(e) Supporting the Use of Renewable Energy Resources:

No part of this application precludes the use of wind, solar, water, geothermal or other renewable energy resource.

(f) Brownfield Sites:

This address is not listed on the Vermont DEC website for identified Brownfields.

(g) Provide for nature's events:

Special attention shall be accorded to stormwater runoff so that neighboring properties and/or the public stormwater drainage system are not adversely affected. All development and site disturbance shall follow applicable city and state erosion and stormwater management guidelines in accordance with the requirements of Art 5, Sec 5.5.3.

Design features which address the effects of rain, snow, and ice at building entrances, and to provisions for snow and ice removal or storage from circulation areas shall also be incorporated.

The applicant has provided an Erosion Prevention and Sediment Control Plan for review by the Stormwater engineering program. Their review and written approval will be a condition of any permit.

Neither the carriage barn entrance(s) or the cottage door provide any canopy or shelter from inclement weather. The carriage barn, with interior parking, can reasonably afford shelter for residents as they exit their vehicles within the structure; but a canopy or roof shelter is recommended for the entry to the cottage.

(h) Building Location and Orientation:

The carriage barn is in a pre-existing location on the site. The cottage is proposed on the southerly side of the entrance drive, behind the principle structure. In that manner, it reinforces the detached and secondary nature of its addition to the collective site.

(i) Vehicular Access:

Access will remain as existing, from North Union Street via an elongated driveway.



(j) Pedestrian Access:

There are no identified pedestrian paths between the new residential unit(s) and the parking areas, which are required. The parking for the carriage barn unit (within the building) eliminates that necessity; but a walkway needs to be provided between the cottage and its assigned parking spaces.

(k) Accessibility for the Handicapped:

The building inspector has jurisdiction over ADA requirements. By his direction and per Chapter 8 of the Burlington Code of Ordinances, 4 to 14 units must provide 1 accessible unit. The building inspector will clarify within review of this application.

There are no h/c parking spaces identified on the plan. Vermont Visitability standards may apply.

(l) Parking and Circulation:

Within the Neighborhood Parking District, 2 parking spaces are required for each residential unit. For five units, 10 parking spaces are required. The plan rearranges the parking areas; providing two in tandem along the entrance drive; six in two separate parking areas, and two within the carriage barn.

There are conflicts with **Table 8.1.11-1, Minimum Parking Dimensions**. The parking area on the south of the property does not provide standard size parking spaces (9' x 20'); compact car parking spaces (8' x 18'); or adequate back-up space (24' required for standard size, 20' required for compact.)

(m) Landscaping and Fences:

The proposed site plan illustrates new landscape barriers between the newly configured parking areas and adjacent properties, as required. A 3' picket fence is proposed, but its location is not annotated on the site plan. It should be added to that plan.

(n) Public Plazas and Open Space:

There are no public plazas required, but the site plan illustrates areas for resident outdoor enjoyment.

(o)Outdoor Lighting:

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

No lighting information has been provided, and is required. Building sketches illustrate gooseneck lamps on the carriage house. Fixture information and illumination levels are required.

(p) Integrate infrastructure into the design:

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

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

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

The location of mailboxes, utility connections, meters, and mechanical equipment must be identified on the site plan and building elevations as appropriate. All new electrical service shall be undergrounded.

Part 3: Architectural Design Standards

Sec. 6.3.2 Review Standards

(a)Relate development to its environment:

1. Massing, Height and Scale:

The carriage house is existing; no change to its massing is proposed. The proposed addition of a minor detached structure is consistent with a secondary accessory building, and does not conflict with the massing, height or scale of the existing principal dwelling.

2. Roofs and Rooflines.

The carriage barn roof will retain the same configuration and centered gable as it enjoys now. The roof of the cottage is illustrated as a gable and eaves-front structure, consistent with accessory structures but not necessarily related to the other buildings on the parcel.

3. Building Openings

Carriage barn:

In general, building openings are in the same location, but many are enlarged beyond their existing rough openings. In particular, the window under the center gable has been enlarged to accommodate a multi-paned casement window, which by its enlargement encroaches into a notable gable detail of the original barn. Another under-eave window has been added (presumably for symmetry), and a small window on the front (east) first floor elevation has been removed. The three carriage barn doors on the first floor (east) have proposed to be replaced with large garage doors (illustration for “open doors” looks like glass panels.) If the doors are proposed to be opened and closed by the occupants, it is more likely they will be left open. The second floor south window is proposed to be replaced with a double patio door, entering onto a curvilinear deck, supported by two braces. The north elevation proposes installation of two new double hung windows. No openings are proposed for the west; presumably to meet code as the building sits close to the property line.

Cottage:

The cottage has minimal openings, with the largest on the west elevation where a patio is proposed.

(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, below.

(c) Protection of Important Public Views:

There are no protected important views from this property. Not applicable.

(d)Provide an active and inviting street edge:

No changes are included for the principal building, but the reconfigured access drive and parking areas may introduce visual access to the cottage.

The new parking areas are proposed to be screened with landscaping. That planting schedule shall be presented for review.

(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.

The cottage is proposed to be sheathed in white cedar shingles and solid pine trim board. Roofing appears to be asphalt shingle. The materials of decks and patios has not been provided.

(f) Reduce energy utilization:

All new construction shall 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:

Any signage will require a separate zoning permit.

(h) Integrate infrastructure into the building design:

See Section 6.2.2. (p), above.

(i) Make spaces secure and safe:

Redevelopment is subject to all applicable building and life safety codes as defined by the Burlington's Building Inspector and the 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.

As such, a building or site may be found to be eligible for listing on the state or national register of historic places and subject to the provisions of this section if all of the following conditions are present:

1. *The building is 50 years old or older;*
2. *The building or site is deemed to possess significance in illustrating or interpreting the heritage of the City, state or nation in history, architecture, archeology, technology and culture because one or more of the following conditions is present:*
 - A. *Association with events that have made a significant contribution to the broad patterns of history; or,*
 - B. *Association with the lives of persons significant in the past; or,*
 - C. *Embodiment of distinctive characteristics of a type, period, or method of construction, or representation of the work of a master, or possession of high artistic values, or representation of a significant or distinguishable entity whose components may lack individual distinction; or,*
 - D. *Maintenance of an exceptionally high degree of integrity, original site orientation and virtually all character defining elements intact; or,*
 - E. *Yielding, or may be likely to yield, information important to prehistory; and,*
3. *The building or site possess a high degree of integrity of location, design, setting, materials, workmanship, feeling, and association*

The carriage barn at 115-117 North Union Street is listed, with the principle building, on the Vermont State Register of Historic Resources. See attached listing sheet. Therefore, the standards of Section 5.4.8 apply for alterations to the carriage barn.

(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 carriage barn was traditionally used as an accessory structure to the primary dwelling. Conversion to residential use has been successful in other applications, with some allowances for alteration. In this instance, replacement of the central 2nd story bay with an oversized casement window cuts into gable ornament specific to this building (and notable because this was constructed for Edward Booth, manage of the Booth Lumber Company.)

Some rearrangement has occurred with the main carriage house doors, allowing them to be utilized for garage parking. If building openings are retained in the same pattern

and visually reflect the original design, then the change may be determined to be minimal. Introduction of obviously modern components are less so.

The southerly deck, while not original to the barn, is easily reversible.

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 massing, scale and proportion of the carriage barn is retained. Some alteration to the primary (easterly) façade bend the flexibility of alteration away from compliance with this standard. The enlarged central window opening, cuts into the gable ornament; a specific design feature of this building. While replacement of the three barn doors is proposed, their visual appearance will be important to understand. The illustration depicts something that looks like glass panels. The northerly most door is not clearly articulated what changes might be happening at that location.

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 introduction of a small cottage may be considered; however one that more clearly depicts a seaside vacation cottage may not be consistent with the other Queen Anne buildings on the parcel. Perhaps if amending the plan to include some compatible ornamentation, or sticking to simple narrow wood clapboard rather than cedar shingles will correct that geographic and stylistic anomaly.

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.*

The gable end timbering of the carriage barn is among the most notable characteristics of the building. Its retention is essential.

6. *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials recognizing that new technologies may provide an appropriate alternative in order to adapt to ever changing conditions and provide for an efficient contemporary use. Replacement of missing features will be substantiated by documentary and physical evidence.*

The application proposes the adaptation of an existing barn to residential use. Materials and features will be retained or replaced to match the old.

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 or physical treatments are proposed. Not applicable.

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

There are no identified archaeological resources at this location. 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.*

Replacement windows and entry doors for the carriage barn will certainly read as new; their arrangement in existing openings will help retain the character of the structure.

The cottage is somewhat anachronistic in its relationship to the other two buildings on the parcel; both in materials and ornament. Some adjustment should be considered here to either find a common language in exterior sheathing, or to completely simplify the siding to a more pedestrian, accessory structure cladding (like the exterior of the carriage barn.)

10. *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

It is possible to consider the reverseable nature of both of the accessory cottage structure and the wooden deck proposed for the carriage barn. Both could be removed at some future date without an adverse impact to the essential form and integrity of the overall historic property.

Items for the Board's consideration:

- A walkway shall be introduced to link the cottage to its assigned parking spaces.
- A roof canopy is recommended over the entrance to the cottage door to provide shelter from the weather.
- All parking spaces are undersized from the parking space standard, and inadequate back-up space is illustrated on the southerly parking area.
- The location of mailboxes, meters, utility connections and mechanical equipment are required to be identified and illustrated on the site plan and building elevation as appropriate.
- Electrical service shall be undergrounded.
- A clearly articulated landscape plan, including tree cutting and planting schedule (with species and location) shall be provided for review.
- The materials of decks and patios shall be provided.
- Roofing materials shall be defined.



Department of Permitting and Inspections

645 Pine Street
Burlington, VT 05401-8415
Phone: (802) 865-7188
Fax: (802) 865-7195

www.burlingtonvt.gov/dpi

Zoning Permit Application

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

PROJECT LOCATION ADDRESS: 115 North Union St

PROPERTY OWNER*: Gerard Williams

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

POSTAL ADDRESS: 115 North Union St

CITY, ST, ZIP: Burlington VT 05401

DAY PHONE: 310-435-6820

EMAIL: gered.williams@gmail.com

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.

APPLICANT: Daniel Cockerline / Skipjack Building

POSTAL ADDRESS: 195 Flynn Ave

CITY, ST, ZIP: Burlington VT 05401

DAY PHONE: 802-999-2407

EMAIL: skipjackbuilding@gmail.com

SIGNATURE:

Description of Proposed Project: Restoration and insulation of existing carriage house.
Addition of loft apartment on second floor with exterior landing and staircase. New windows.
Reconfigure driveway, landscaping and patios.

Existing Use of Property: ☐ Single Family ☒ Multi Family: # 3 Units ☐ Other: _____

Proposed Use of Property: ☐ Single Family ☒ Multi Family: # 4 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)*: \$ 250,000

(*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 for 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 out this form. Call the Zoning Division at 802-865-7188, or visit the office in the lower level of City Hall, 149 Church Street.

Office Use Only: Zone: _____ Eligible for Design Review? _____ Age of House _____ Lot Size _____

Type: SN _____ AW _____ FC _____ BA _____ COA 1 _____ COA 2 _____ COA 3 _____ CU _____ MA _____ VR _____ HO _____ SP _____ DT _____ MP _____

Check No. _____ Amount Paid _____ Zoning Permit # _____

115-117 North Union St.
Burlington, VT 05401

RECEIVED
MAY 22 2019

DEPARTMENT OF
PLANNING & ZONING

5' Setback.

dedicate parking

214.5' (1. road Volume 18, Page 438)
213.5' (12 road 15 1/2 feet Volume 35, Page 350)

Grades 0.6' off
Retracted Sideline
PARKING

7 Parking Spaces
@ 8'x13'

HOUSE 1594 ft² Ground Floor
Porches 294 ft² #115
DWELLING

776 ft²
CARRIAGE HOUSE

Existing Pavement.
Granite Curbing

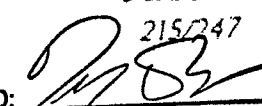
Existing Grave

Paved Driveway 8' wide

NOTE: Scale = 1" = 14.4'

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

FINAL APPROVAL

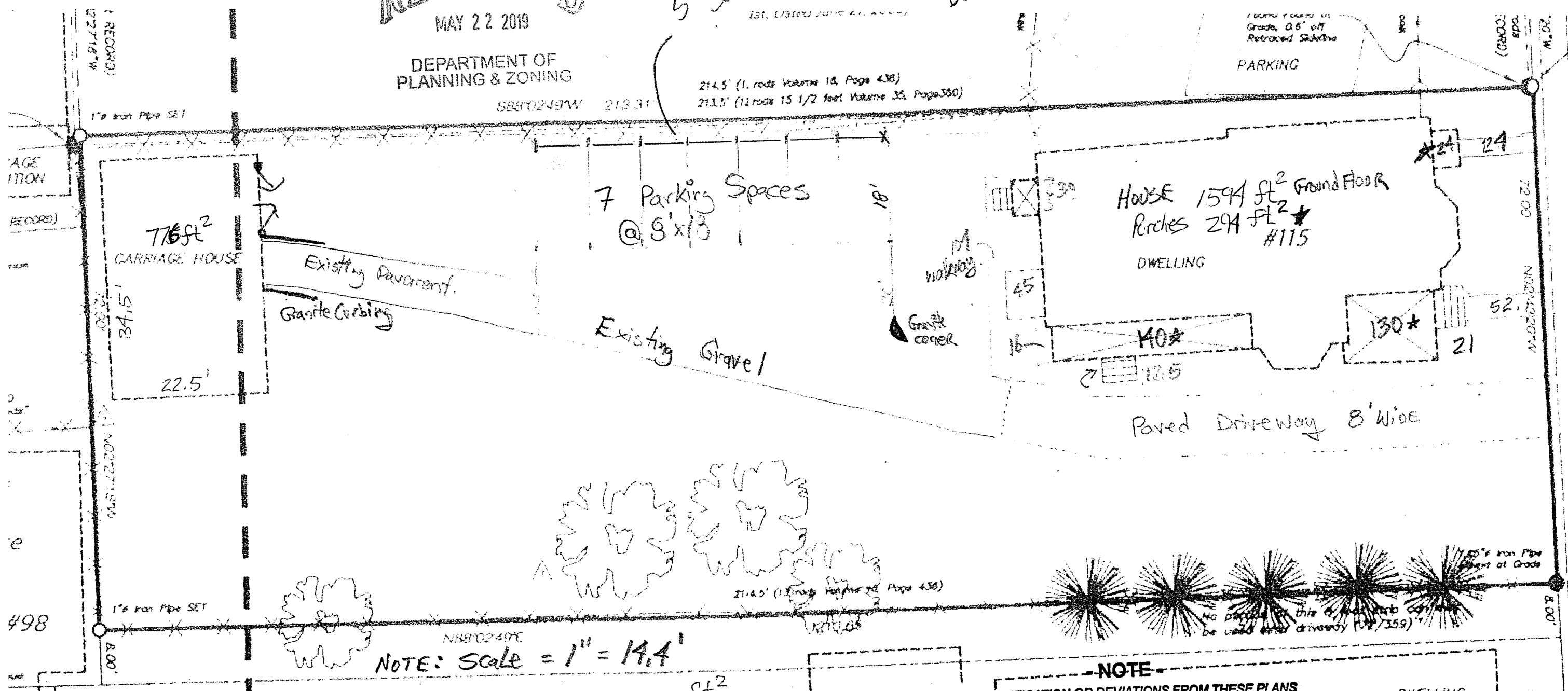
SIGNED:  DATE: 6/4/19
Planning & Zoning Department
Burlington, Vermont

DRAWN BY John Pike, E

5/21/19

House	1594. -
Porches	294. -
Carrage Barn	776. -
DRIVEWAY	1561. -
PARKING	1648. -
Walking + Steps	304

115
116
Approved location
address

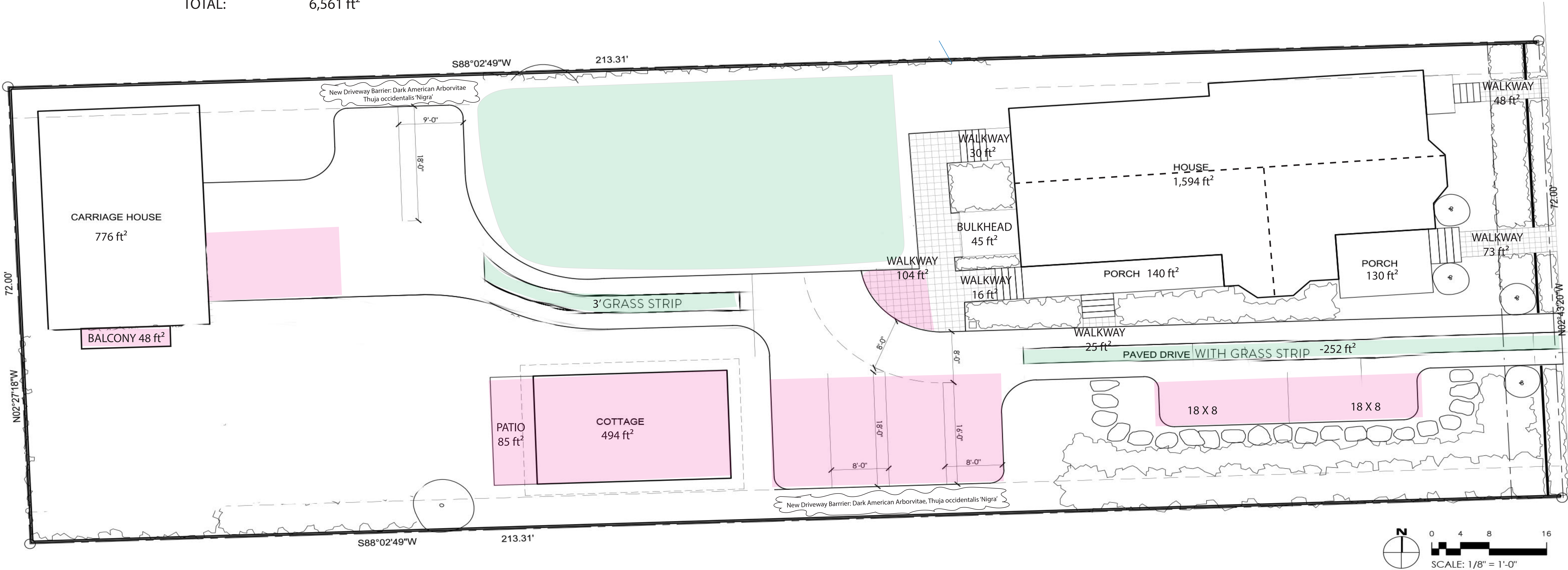


115-117 NORTH UNION STREET
PROPOSED LOT COVERAGE

Main House:	1,594 ft ²
Carriage House:	776 ft ²
NEW Cottage:	494 ft ²
Porches:	342 ft ²
Walkways:	402 ft ²
Parking Spaces:	1,792 ft ²
Driveway:	1,161 ft ²
TOTAL:	6,561 ft ²

TOTAL COVERAGE	6,561 ft ²
LOT SIZE	15,662 ft ²
PERCENT COVERAGE	41.9%

- = NEW CONSTRUCTION
- = RECOVERED GREENSPACE



	Existing Coverage			Proposed Coverage			
Description	Sq ft	% of Lot	Descriptoin	Sq ft	% of Lot		
Main House	1594	10.18%	Main House	1594	10.18%		
Carriage House	776	4.95%	Carriage House	776	4.95%		
Cottage	0	0	Cottage	494	3.15%		
Parking Spaces	1008	6.44%	Parking Spaces	1792	11.44%		
Driveway	1988	12.69%	Ribbon Driveway	1161	7.41%		
Walkways / Steps	304	1.94%	Walkways / Steps	402	2.57%		
Porches	294	1.88%	Porches	342	2.18%	Falls under 10% bonus	
TOTALS	5964	38.08%		6561	41.89%		
Lot Size	15662						

Fencing



3 foot high solid wood picket fence to be installed along lot front and side boundaries



Existing carriage house as seen from back yard



Existing carriage house as seen from N union St with main house in foreground

Spruce Clapboards
2.5" Reveal
Solid Wood Trim to match existing



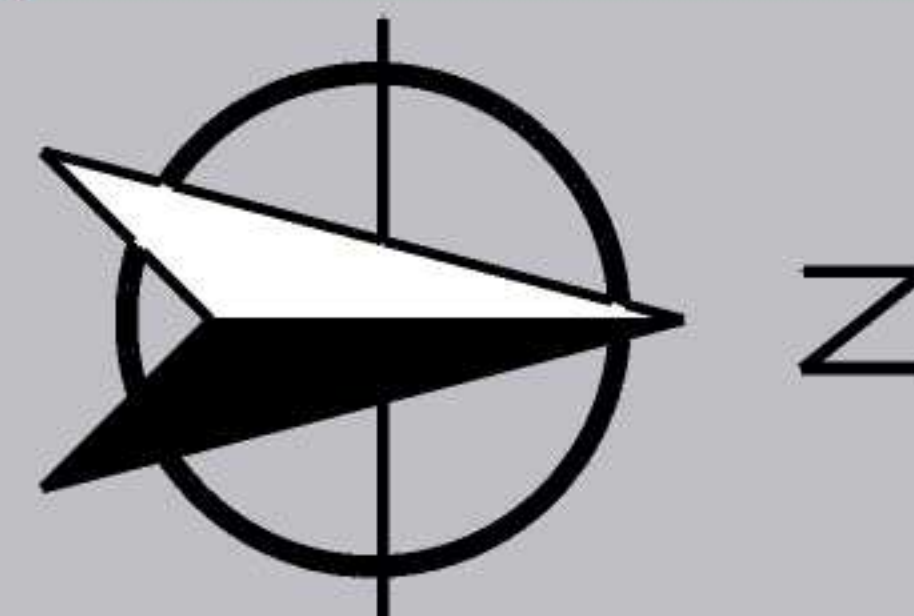
South East Perspective Doors Closed

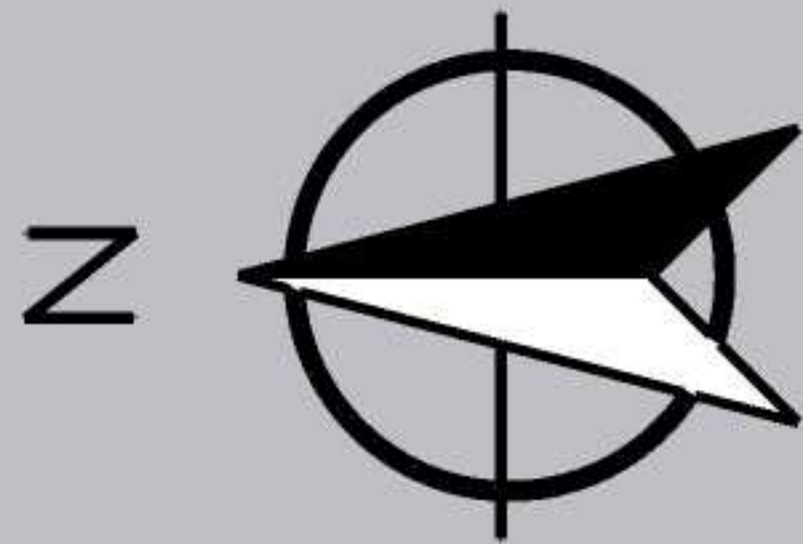
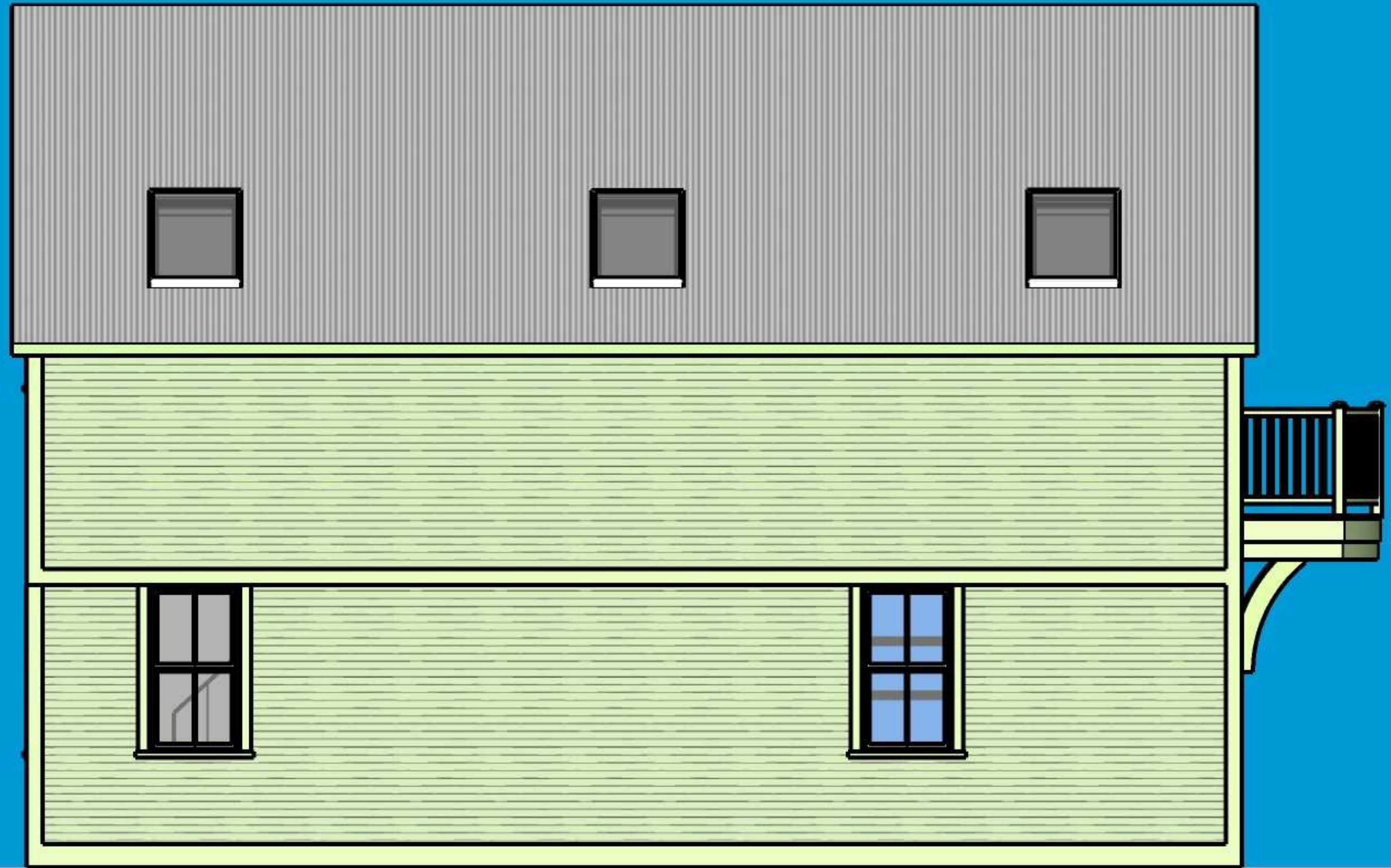


South East Perspective Doors Open



East Elevation

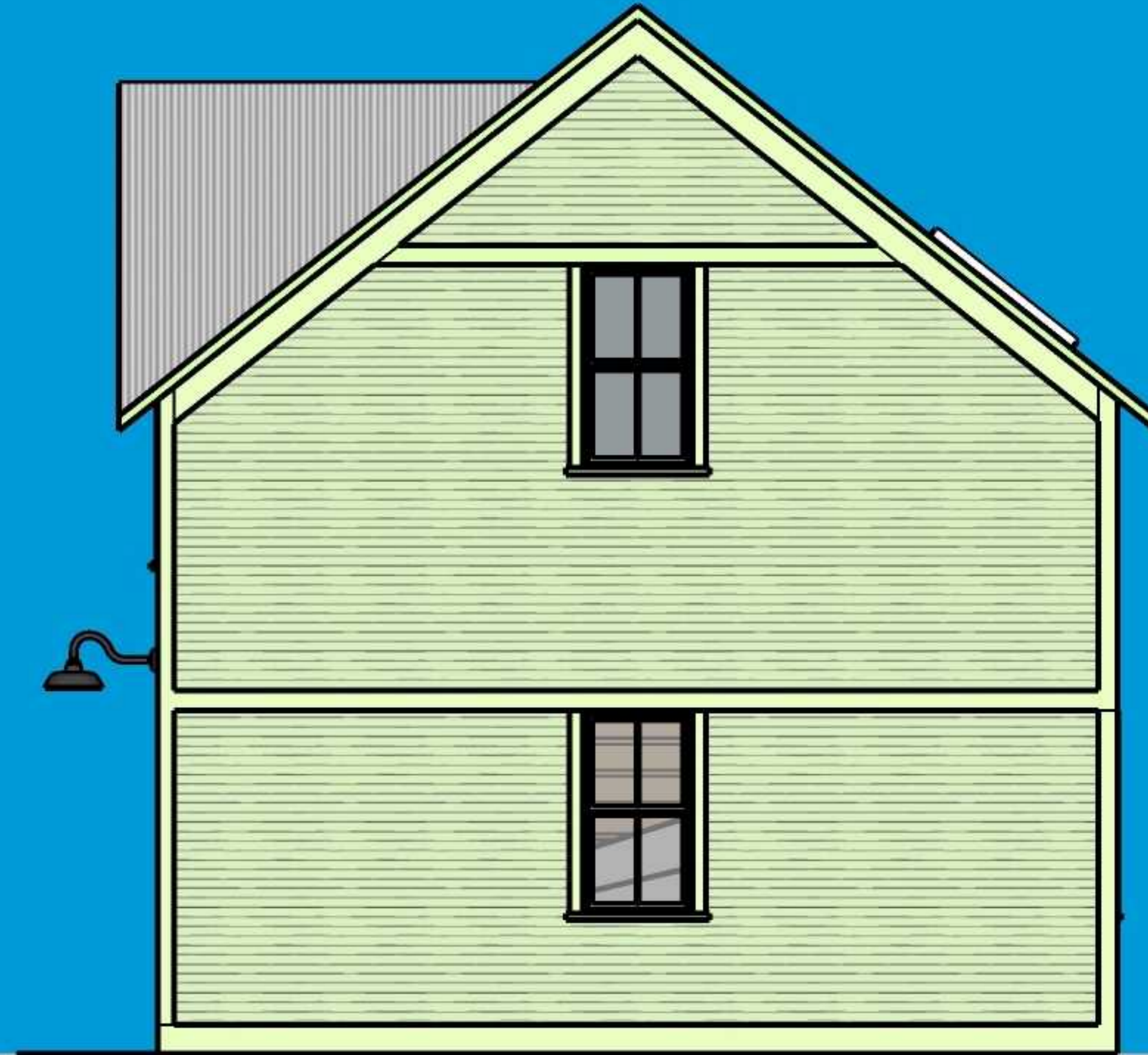




West Elevation

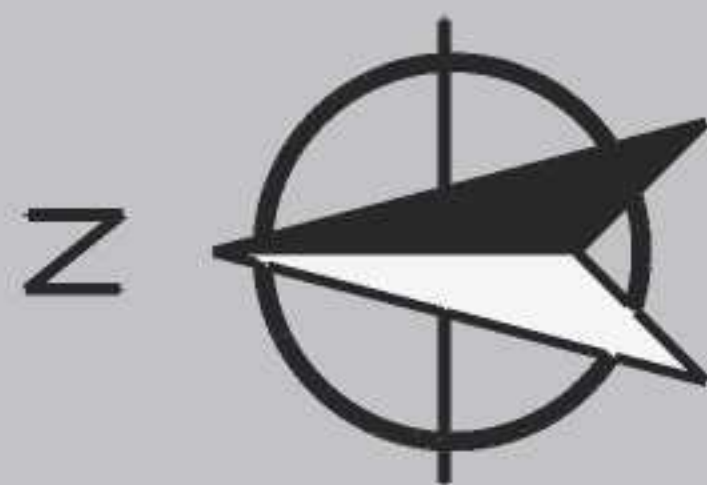


South Elevation

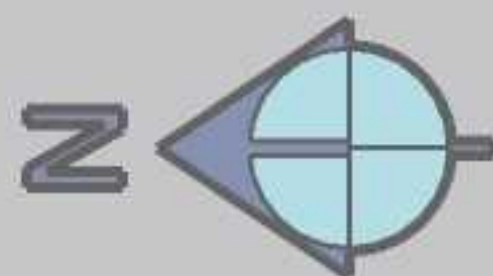
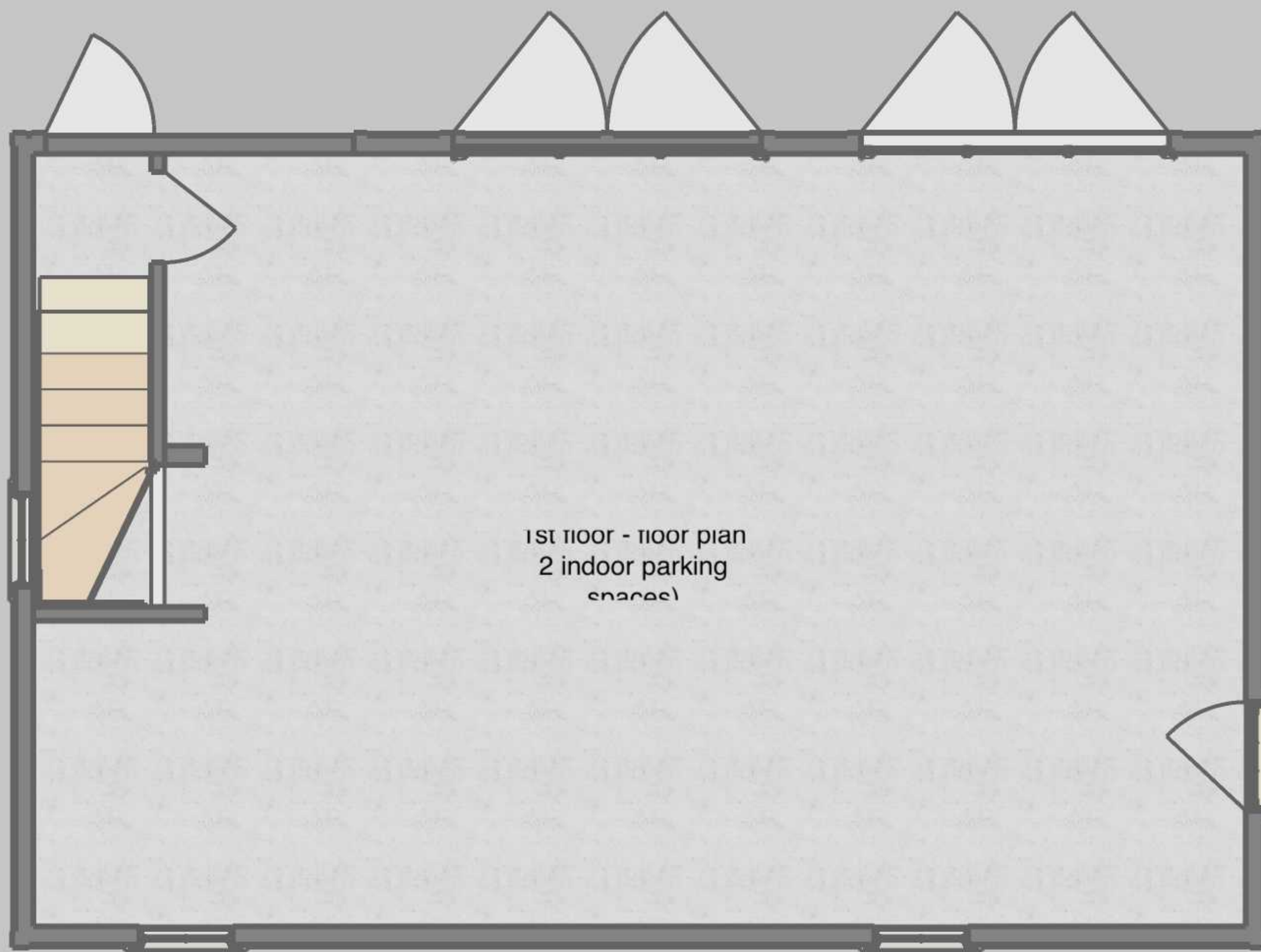


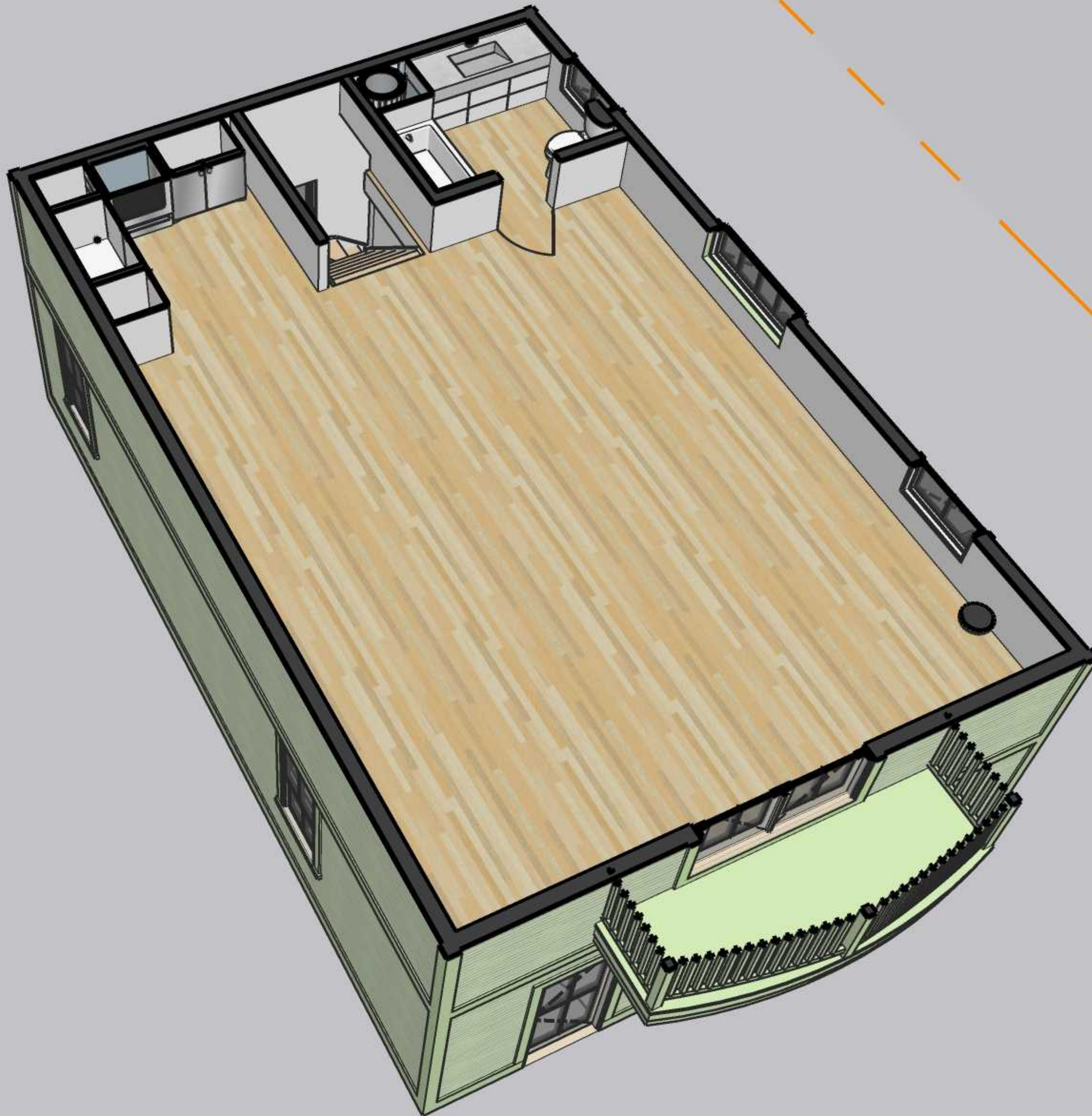
North Elevation





Loft Floor Plan

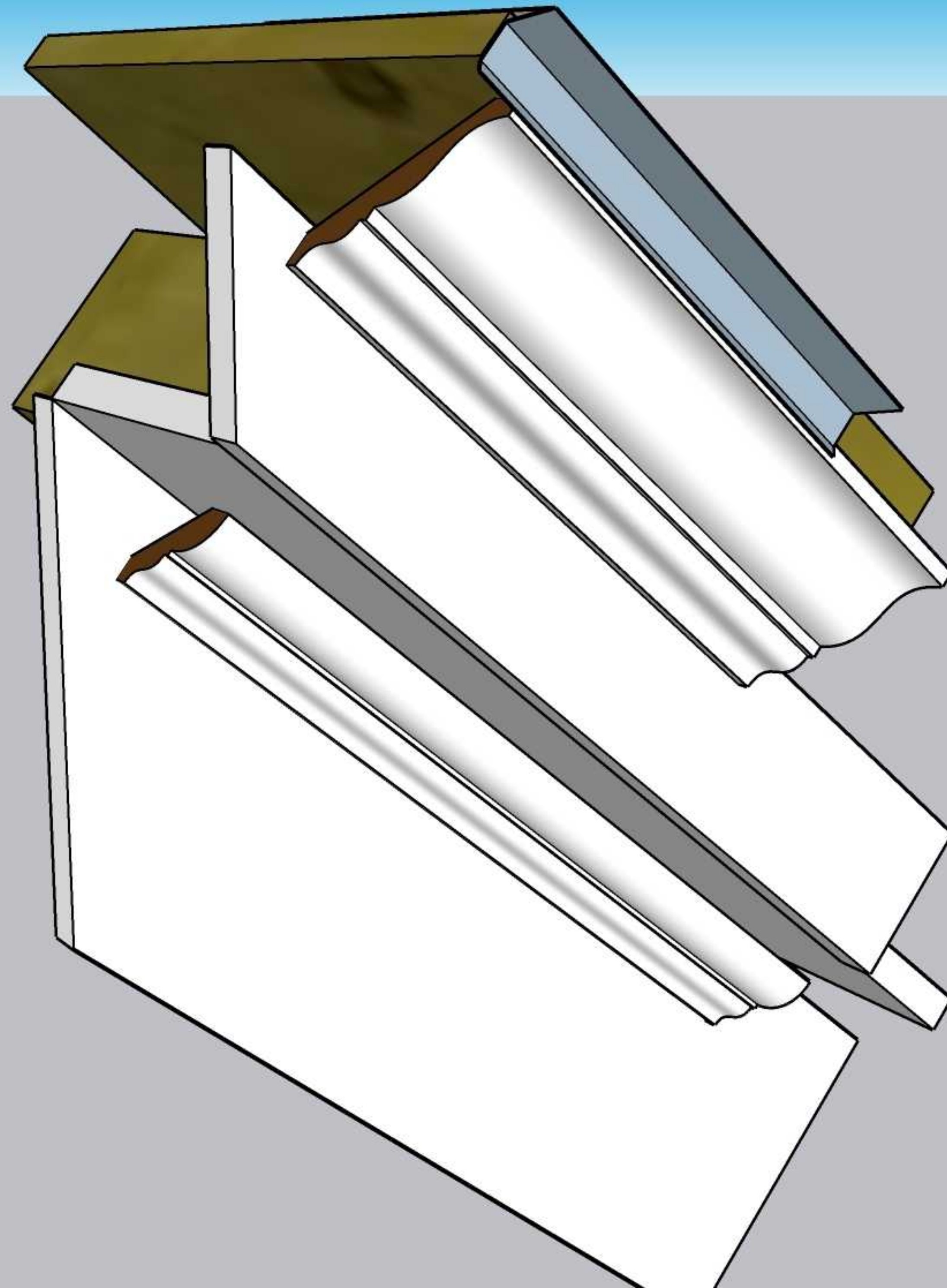


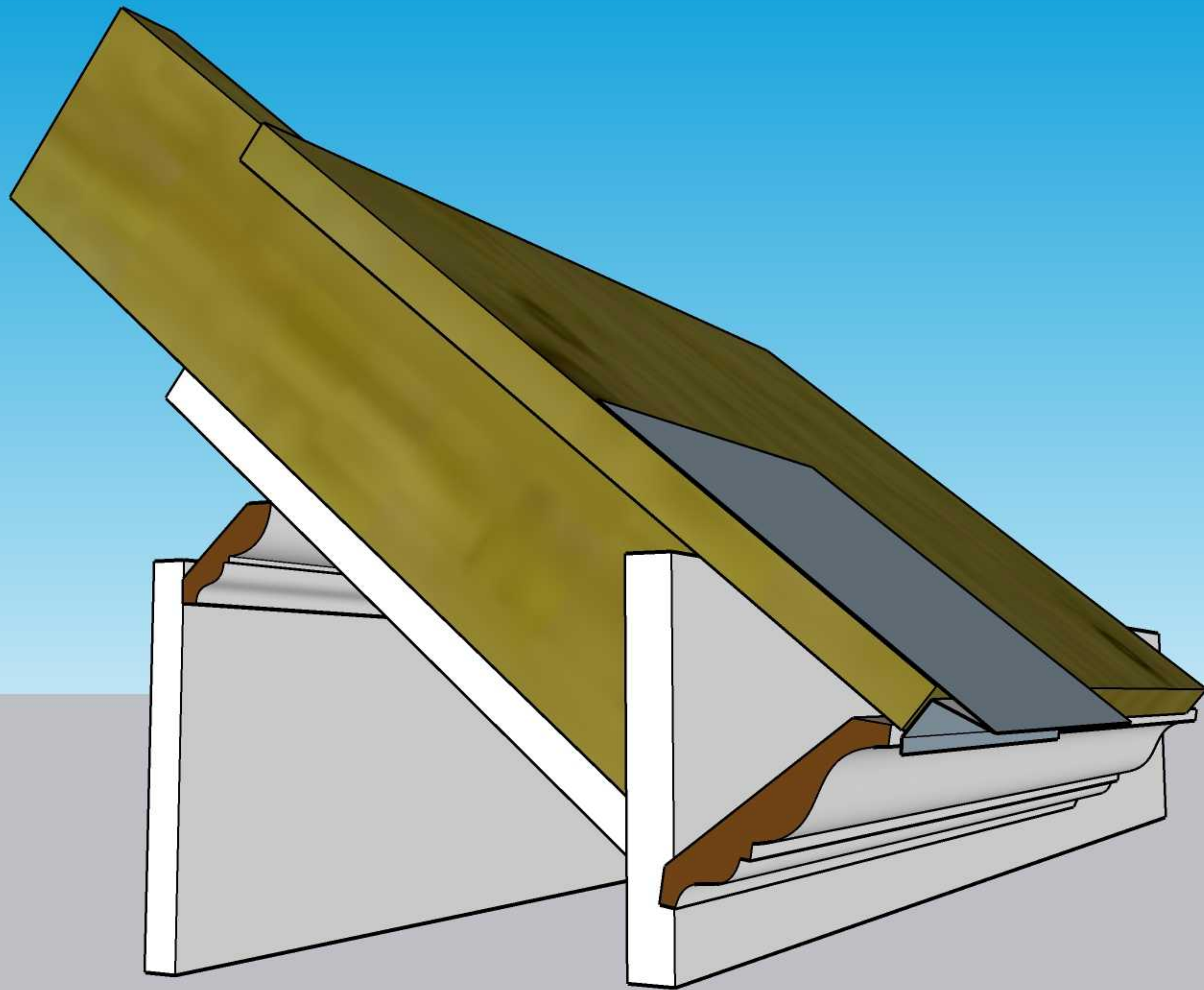


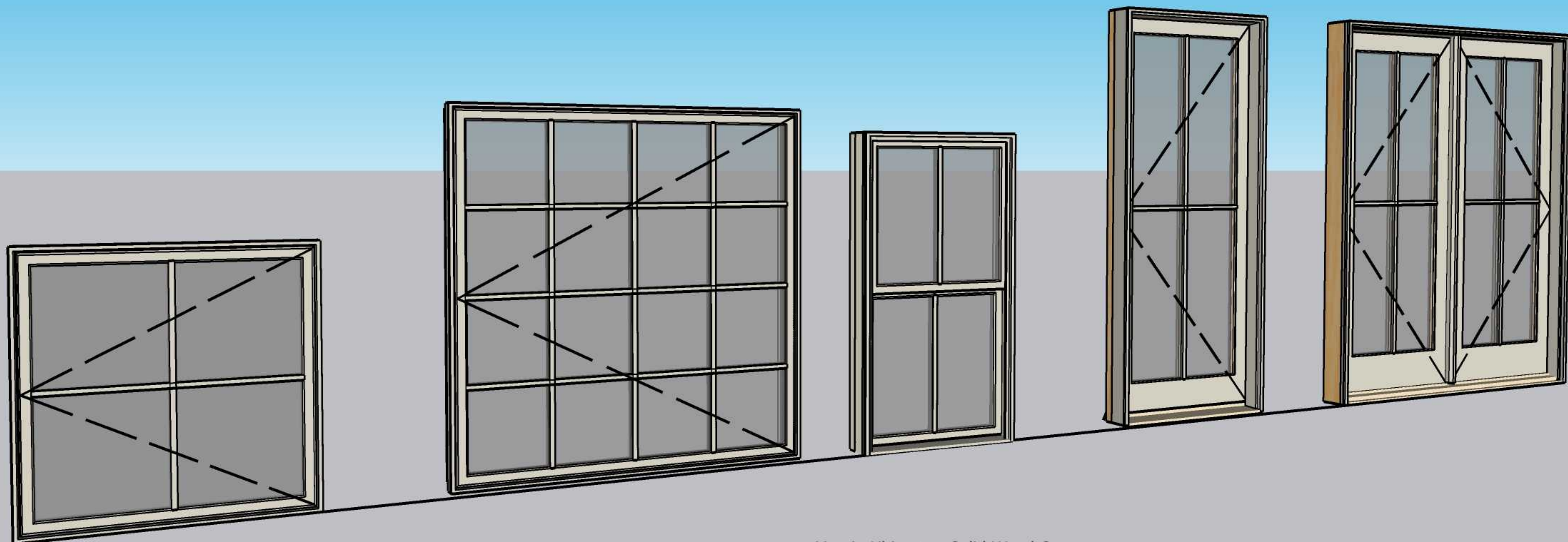


1st floor cross section

Rake Trim

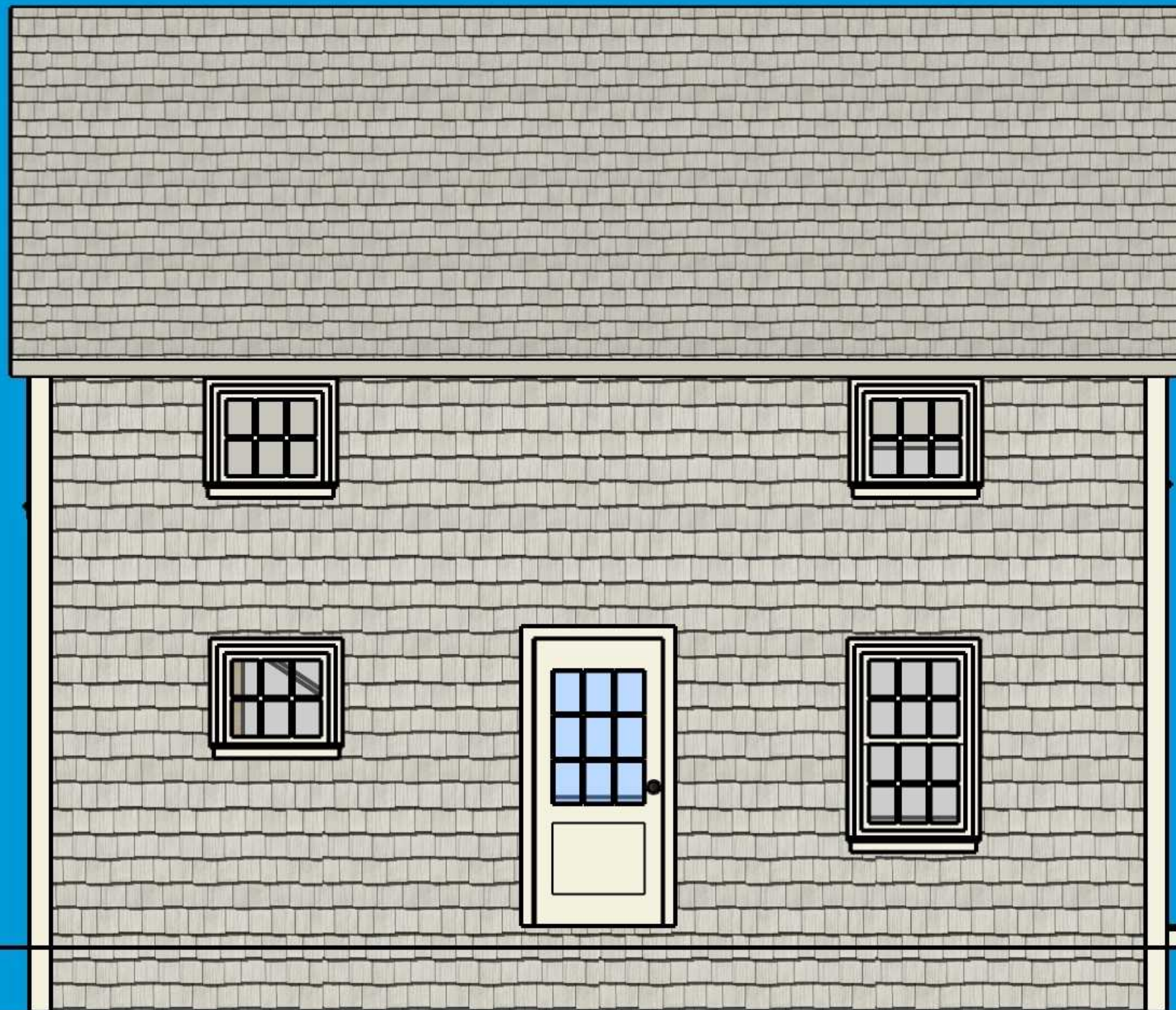






Marvin Ultimate - Solid Wood Core

White Cedar Shingles
4" Reveal
Solid Pine Trim Board 1" x 3.5"



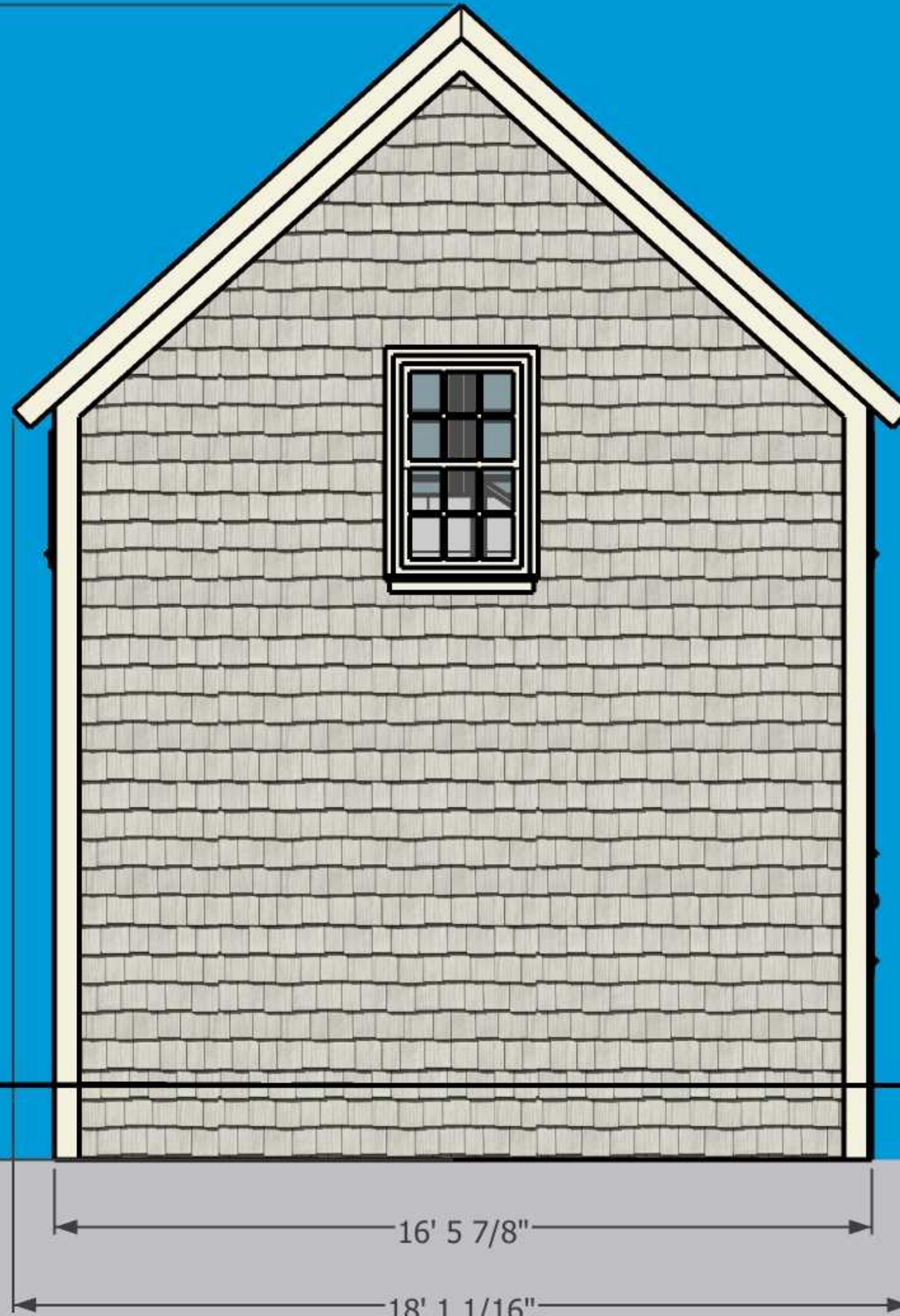
North Elevation

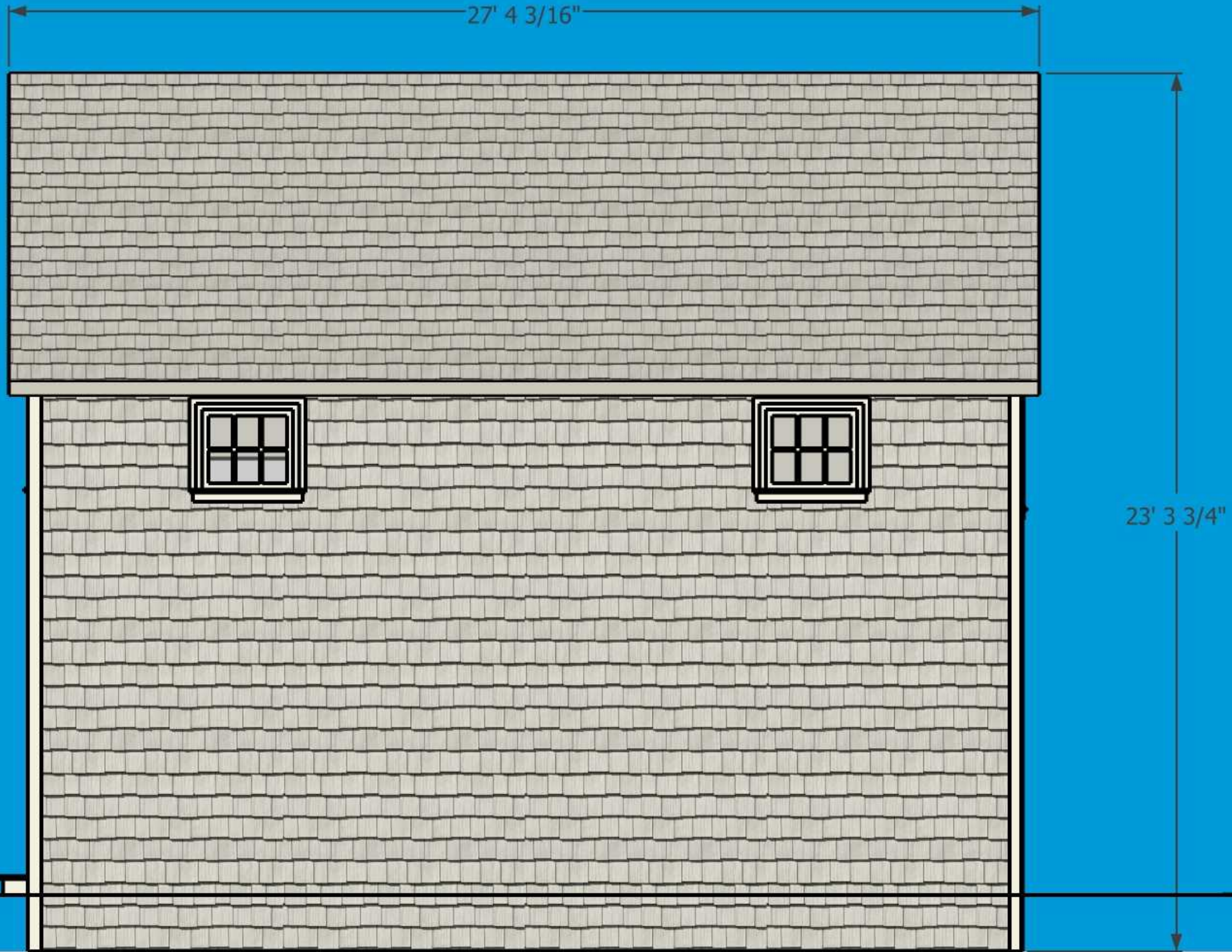
23' 3 3/4"

16' 5 7/8"

18' 1 1/16"

East Elevation



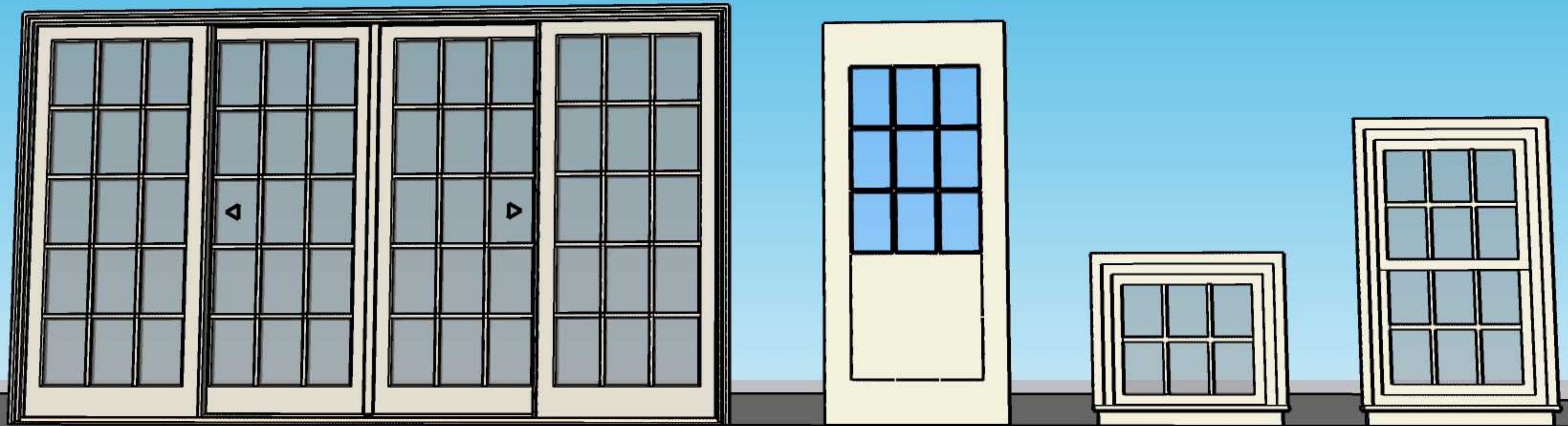


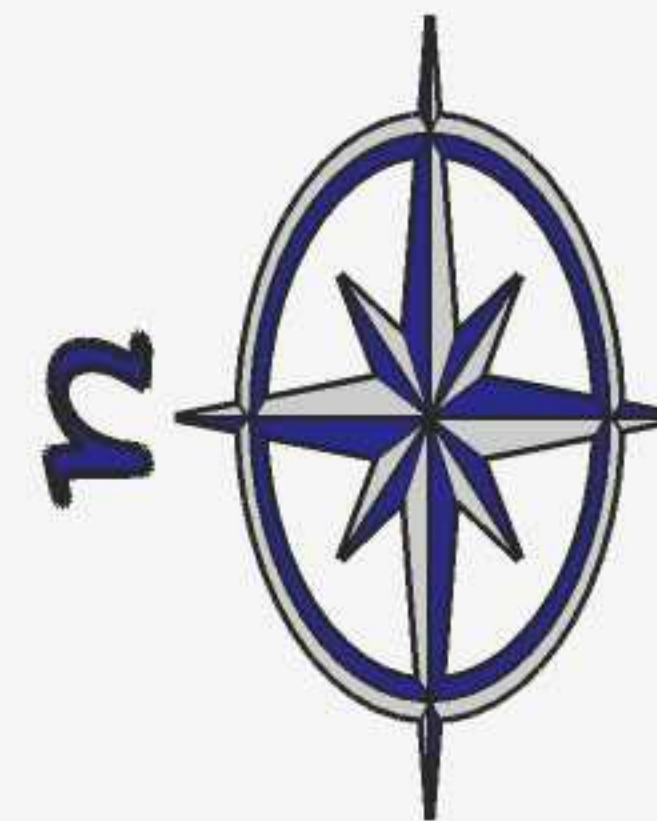
East Elevation



West Elevation

Cottage Windows and Doors
Marvin Elevate Series





East Elevation



East Elevation

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 9, 2020 3:00 PM REMOTE MEETING

Zoom: <https://us02web.zoom.us/j/87447499278?pwd=b3B0L01BOXBjVk1VSGJDN0JydXZSZz09>

Webinar ID: 874 4749 9278

Password: 046602

Call in telephone: US: +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

Session I – 3:00 PM – 3:30 PM

1. 20-0875CA; 115 North Union (RM, 2C) Gerard Williams

Renovation of carriage barn to convert second floor into a residential unit; construction of a new detached cottage for an additional residential unit for a total of five units on-site; rearrangement of parking; landscaping and fencing.

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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 9, 2020

Remote Meeting via Zoom

Present: Steve Offenhartz, Matt Bushey, Eric Morrow, Ron Wanamaker

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

Staff present: Mary O'Neil

Applicants and guests present: Daniel Cockerline and Gerard Williams

Session I – 3:00 PM – 4:45 PM

1. 20-0875CA; 115 North Union (RM, 2C) Gerard Williams

Renovation of carriage barn to convert second floor into a residential unit; construction of a new detached cottage for an additional residential unit for a total of five units on-site; rearrangement of parking; landscaping and fencing.

Motion by Ron Wanamaker: I move we table the application and request the applicant bring the following materials back to us for review.

- Updated site plan
- Updated parking, in quantities and layout
Meeting zoning and Fire criteria
- Product Cut sheets for doors, windows and garage doors.
- Show how cladding of cottage relates to main house.
- Detail on foundation of cottage
- Proximity to neighboring structures.

Second: Steve Offenhartz

Vote: 4-0

Motion carries.