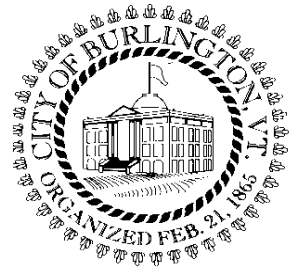


Department of Permitting and Inspections

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: ZP20-0667CA; 188 South Champlain Street
Date: ~~March 24, 2020~~ ~~April 14, 2020~~ ~~April 28, 2020~~ May 26, 2020

File: ZP20-0667CA

Location: 188-192 South Champlain Street

Zone: RH **Ward:** 5S

Parking District: Neighborhood

Date application accepted: January 29, 2020

Applicant/ Owner: Dave Perras

Request: Convert single family to six units. Expanded parking. Request for a 6 space parking waiver.

Background:

188 South Champlain Street

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 Assumed withdrawn.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

192 South Champlain Street

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

Overview:

188 South Champlain Street has recently been merged with the empty lot at 192 South Champlain Street. The owner wishes to convert the existing single-family home to a 6 unit

residential building. Although there was an application in 2003 by the same owner/family for a 7-bedroom boarding house, there is no project folder and no record of a decision.

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 and introduction of an expanded parking area.

(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 amount of site work required to install the parking area will require a Small Project Sediment Control Plan, and potentially a Stormwater Management Plan. The 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.

There is no identified snow removal or storage identified on the site plan.

Building entrances are largely uncovered, exposing residents to inclement weather. Canopies or entry shelter are typically recommended.

(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. There is, however, no well-defined pedestrian route through the parking areas to the primary building access points. This should be designed 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, which are illustrated on the plan. All parking spaces are dimensioned for compact cars (18' length.) The required 24' of backup space is provided. The minimum required 5' parking setback is provided from the north, south and east property lines.

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.*

While the parking is arranged on the side of the lot, screening is required between it and the street, and neighboring property to minimize the visual impacts.

Although the empty side yard can accommodate the required 12 parking spaces (2/unit), the applicant has requested 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. If supported, a revised site plan will be needed to reflect the (requested) smaller parking area for 6 vehicles.

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 applicant shall define the new tree species, caliper and their location, unless existing trees can provide the required shading.

The applicant has not defined the number and location of bicycle parking spaces.

(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 not identified on the plans and should be.

(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 not identified on the plans. If there is any mechanical equipment proposed, it, too should be illustrated on the site plan and building elevations as appropriate.

*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.***

Since the shed is proposed for removal, the location of trash and recycling needs to be identified; designed to be screened from public view and enclosed on all four sides.

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 proposed deck will have no 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 should 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 construction of connecting stairs/decks present a large building addition that is not historically consistent with the building in materials or massing. The DRB has consistently upheld a prohibition on pressure treated material as a visible material on historic building porches due to the incongruity of the material in close proximity to original materials. See Section 5.4.8, below.

(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.

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. The extremely large pressure treated decking 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.

Fiberglass replacement doors are not in character with the age and character of the historic home. If new doors are to be 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.

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 decking, similarly, cloaks the south side of the structure and in that manner, presents a significant intrusion into the character of the home. This is exacerbated by the proposed pressure treated material, which has not been found by the DRB acceptable as visible on a historic building.

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.

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 should 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.*

The extensive decking introduces significant new construction that will alter the physical characteristics of the historic building. Proposed to be constructed of pressure treated lumber, the deck system has the potential to significantly impact the defining characteristics of the home.

Even as the introduction of three new doors is modestly arranged within existing building openings, the concatenation of discrete alterations (window replacement, new access decks and walkways, modern doors, expansion of paving) collectively has the potential to significantly alter the historic character of the home. Even small changes can together rob the essential integrity of a historic resource.

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.*

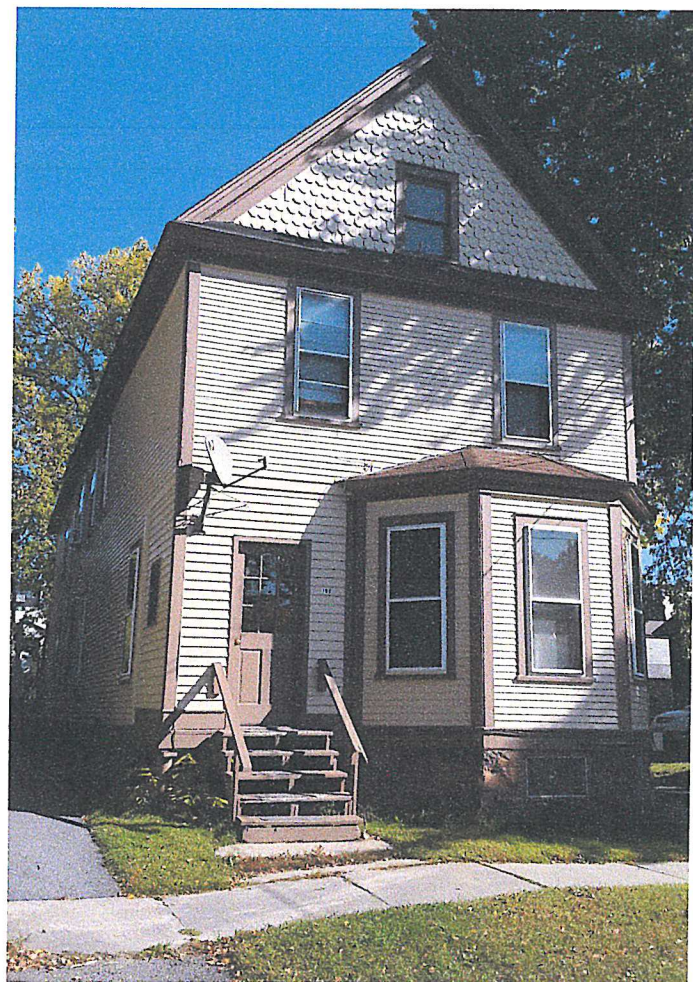
Although unlikely, the window replacement, door insertion, and extensive decking could be removed in the future to restore the building to its original layout and appearance.

Items for the Board's consideration:

- An identified pedestrian path to separate pedestrians from vehicles is required through the parking area to a building entrance.
- The location for snow storage, or a schedule for snow removal will be required.
- Parking areas must be screened from adjacent properties and the public right-of-way. A landscaping plan shall be provided to accomplish this.
- If the parking waiver is granted by the DRB, a revised site plan and coverage calculation shall be submitted to reflect the smaller parking area.
- It is recommended that the expanded parking area be paved and surrounded by curb stops to prevent parking creep. Parking spaces shall be marked and identified.
- If the parking area is expanded to 12 spaces, the applicant shall demonstrate or cause shading of at least 30% of the parking area. This plan shall be provided to staff for review.
- The location of light fixtures shall be identified on the plan.
- The location of trash and recycling shall be located on the plan. Trash should be enclosed on all four sides to prevent the refuse from blowing.
- The location of mailboxes shall be identified on the plan and subject to review and approval. Gang-style mailboxes on the sidewalk are not favored.
- The applicant shall define the location of bicycle parking. For six units, at least **3 long term spaces** (one for every two bedrooms) and **1 short term space** (1/10 units) shall be provided.
- If casement windows are introduced, they shall have a strong meeting rail factory adhered on the exterior of the sash to visually replicate the original double hung window when closed.
- 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.
- The first floor proposed floorplan shall be corrected to illustrate the location of a doorway into the front parlor.
- 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.

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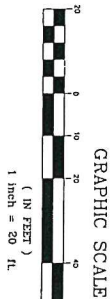


- Survey Notes -

- Purpose of this survey is to dissolve the common boundary line between two pieces of land:
 - Parcel known as 188 South Champlain Street, 1/2 interest deed to Perras Properties, LLC by Trustee's deed dated January 14, 2020 recorded to Volume 1489, Page 231 of the City of Burlington Land Records, 1/2 interest deed to Perras Properties, LLC by Trustee's deed dated January 14, 2020 recorded to Volume 1489, Page 233 of the City of Burlington Land Records.
 - Parcel known as 192 South Champlain Street, 1/2 interest deed to Perras Properties, LLC by Trustee's deed dated January 14, 2020 recorded to Volume 1489, Page 233 of the City of Burlington Land Records.
- Field survey was conducted winter 2020 and consists of a closed-loop traverse with outside diameter, unless otherwise indicated. Condition of pipes, rods and other utilities shown are depicted based solely on surface indications. Actual locations may vary. Contact Dig Safe (888-344-7253) prior to any construction.
- Iron pipes shown as "found" are typically labeled with inside diameter, rods with outside diameter, unless otherwise indicated. Condition of pipes, rods and other utilities shown are depicted based solely on surface indications. Actual locations may vary. Contact Dig Safe (888-344-7253) prior to any construction.
- Not being within the scope of this survey, Civil Engineering Associates, Inc. has conducted no investigation whatsoever respecting whether or not the property and each component thereof is in compliance with state or local permits.
- Utilities shown do not purport to constitute or represent all utilities located upon or adjacent to the surveyed premises. Existing utility locations are shown as best as can be determined from available records and field indications. Actual locations may vary. Contact Dig Safe (888-344-7253) prior to any construction.

- Lot Coverages -

EXISTING	
188 South Champlain Street	
Building	1233 Sq. Ft.
Porches/Decks	227 Sq. Ft.
Walks	91 Sq. Ft.
Driveway	326 Sq. Ft.
Total	1877 Sq. Ft. 44.4%
PROPOSED	
192 South Champlain Street	
Building	96 Sq. Ft.
Driveway	632 Sq. Ft.
Total	728 Sq. Ft. 17.3%
COMBINED	
Combined Lots	
Buildings	1329 Sq. Ft.
Porches	227 Sq. Ft.
Walks	91 Sq. Ft.
Driveway	958 Sq. Ft.
Total	2605 Sq. Ft. 30.8%



RECEIVED FOR RECORDING IN THE LAND RECORDS OF THE CITY OF BURLINGTON, VERMONT, AT _____ O'CLOCK ON THE _____ DAY OF _____, 20____.

ATTEST: _____ CITY CLERK

APPROVED BY RESOLUTION OF THE DEVELOPMENT REVIEW BOARD OF THE CITY OF BURLINGTON, VERMONT, ON THE _____ DAY OF _____, 20____.

SUBJECT TO THE REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION, SIGNED THIS _____ DAY OF _____, 20____.

BY _____ CHAIRPERSON

- Reference Plats or Plans -

- "Plan of Lands of Ched A. Campbell", prepared by Vermont Mapping & Survey Co., LLC, dated December 27, 2018, Map Slide 583A.
- "BRIEF Housing 1, P.1", prepared by Civil Engineering Associates, Inc., dated February 12, 2018, to be recorded.
- "King Street Neighborhood Revitalization Corporation", prepared by Civil Engineering Associates, Inc., dated May 21, 2018, to be recorded.
- "A & A Realty Property", prepared by G.E. Bedard, Inc., dated August 13, 1991, Map Slide 123, Map No. 11.
- "Condominium Site Plan for 43-45 King Street - 43-45 King Street Condominium Interest Community", prepared by Lamoureux & Dickinson Consulting Engineers, Inc., Map Slide 353 C.
- "Village of Burlington Vermont", prepared by J. Johnson Surveyor, dated April 1983, City of Burlington Land Records.

"Approval of this lot line adjustment plat does not constitute the creation of a separate parcel or lot. It adjusts the physical location of the common boundary of the adjoining parcels or lots. This lot line adjustment has been approved by:"

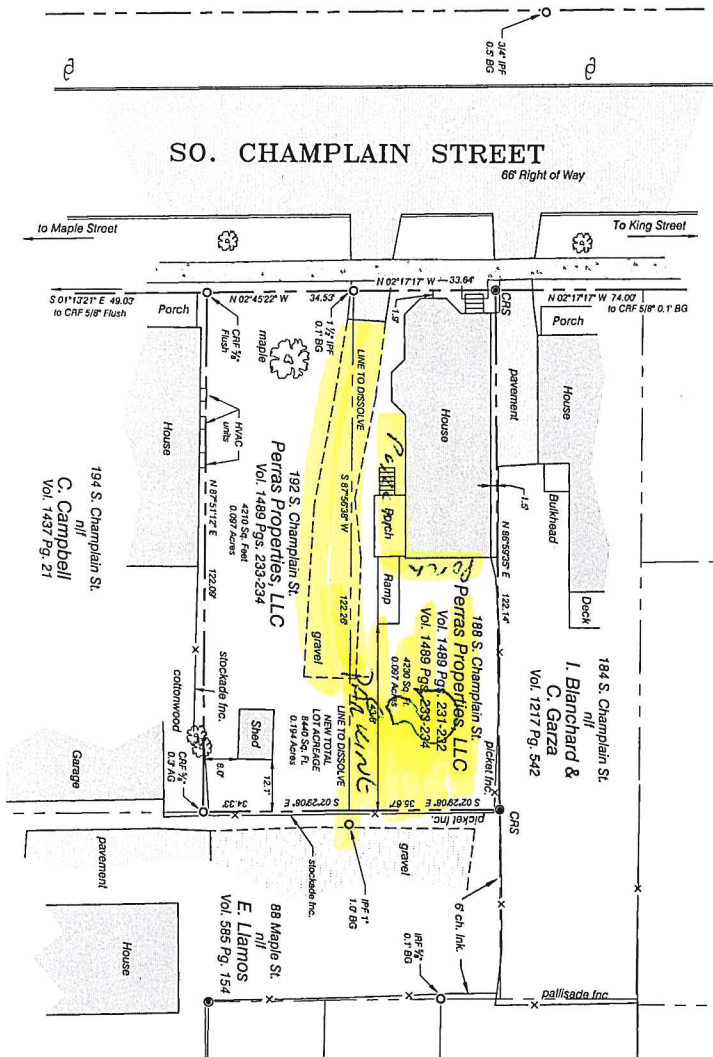
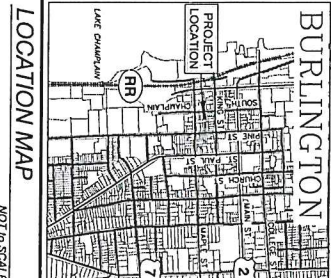
City of Burlington Administrative Officer/ Assistant Administrative Officer

Date: _____

Zoning Permit # _____

- Legend -

---	SUBJECT PROPERTY LINE
---	RIGHT OF WAY LINE
---	OTHER PROPERTY LINE
---	EXISTING CURB
---	EXISTING FENCE
---	EXISTING GRAVEL
○	IRON PIPE/IRON ROD/CAPPED ROD FOUND
●	CAPPED REBAR SET JANUARY 2020
○	EXISTING UTILITY POLE
○	EXISTING DECIDUOUS TREE
---	ABOVE GRADE/BELOW GRADE
---	NOW OR FORMERLY



To the best of my knowledge and belief this plat depicts the results of a survey conducted by me as a Professional Engineer and Surveyor. I have no knowledge of any other survey or map of the same or adjacent land. Existing boundaries shown are in substantial conformance with the records, except as noted. This plat is in substantial compliance with 27 VSA 1403, "Recording of Land Plats". This statement valid only when accompanied by my original signature and seal.

Roseeca Gibson, P.E. VT LS 109374

PLAT OF SURVEY

PERRAS PROPERTIES, LLC

188 & 192 SOUTH CHAMPLAIN STREET

BURLINGTON, VERMONT

Date	Chk'd	Revision
January 22, 2020	RGJ/LJM	
Scale	T = 20'	
Project No.	20104	

CIVIL ENGINEERING ASSOCIATES, INC.

10 HANSFIELD NEW LANE, SOUTH BURLINGTON, VT 05403

802-864-5232 FAX 802-864-2271 WEB: WWW.CEA-INC.COM

via email 3/16/20

LEGEND

---	APPROXIMATE PROPERTY LINE
---	APPROXIMATE SETBACK LINE
---	EXISTING CURB
-x-	EXISTING FENCE
---	EXISTING GRAVEL
---	EXISTING PAVEMENT
---	EXISTING ELEC., TEL. & CABLE
---	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.

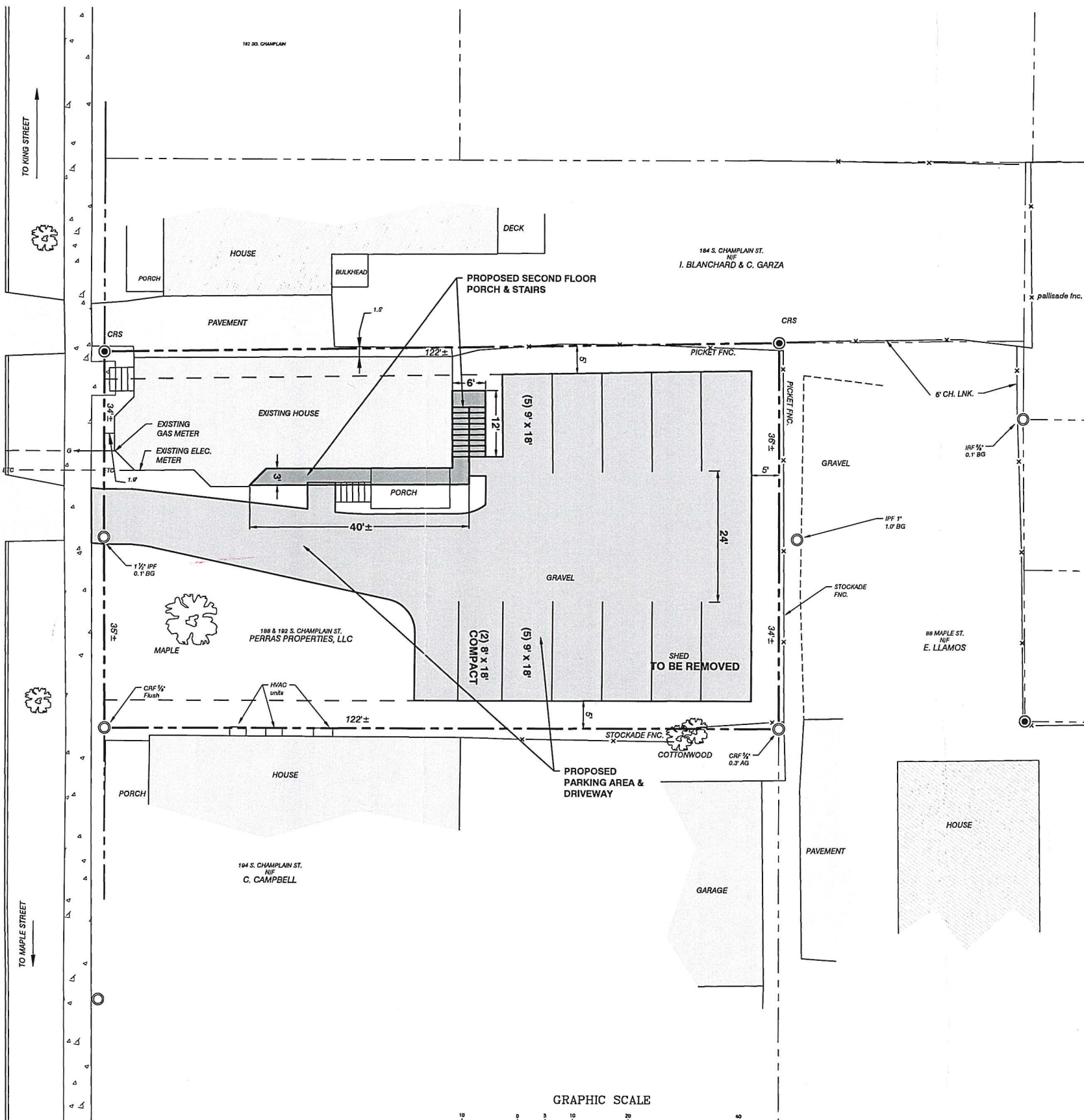
EXISTING BUILDING	1330 SQ. FT.
PORCHES/DECKS	230 SQ. FT.
WALKS	90 SQ. FT.
DRIVEWAY	960 SQ. FT.
TOTAL	2,610 SQ. FT. 31%

PROPOSED BUILDINGS	1,230 SQ. FT.
PORCHES	290 SQ. FT.
WALKS	70 SQ. FT.
DRIVEWAY	4,020 SQ. FT.
TOTAL	5,610 SQ. FT. 66%

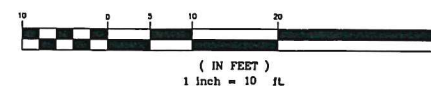
NOTES

- 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.

SO. CHAMPLAIN STREET



GRAPHIC SCALE



PROGRESS PLANS
3/13/2020

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
CHECKED
JML
APPROVED
JML

CLIENT:

PERRAS
PROPERTIES, LLC

188 & 192 SOUTH CHAMPLAIN
STREET
BURLINGTON, VERMONT

PROJECT:

PROPERTY
IMPROVEMENTS

188 & 192 SOUTH CHAMPLAIN
STREET
BURLINGTON, VERMONT



LOCATION MAP

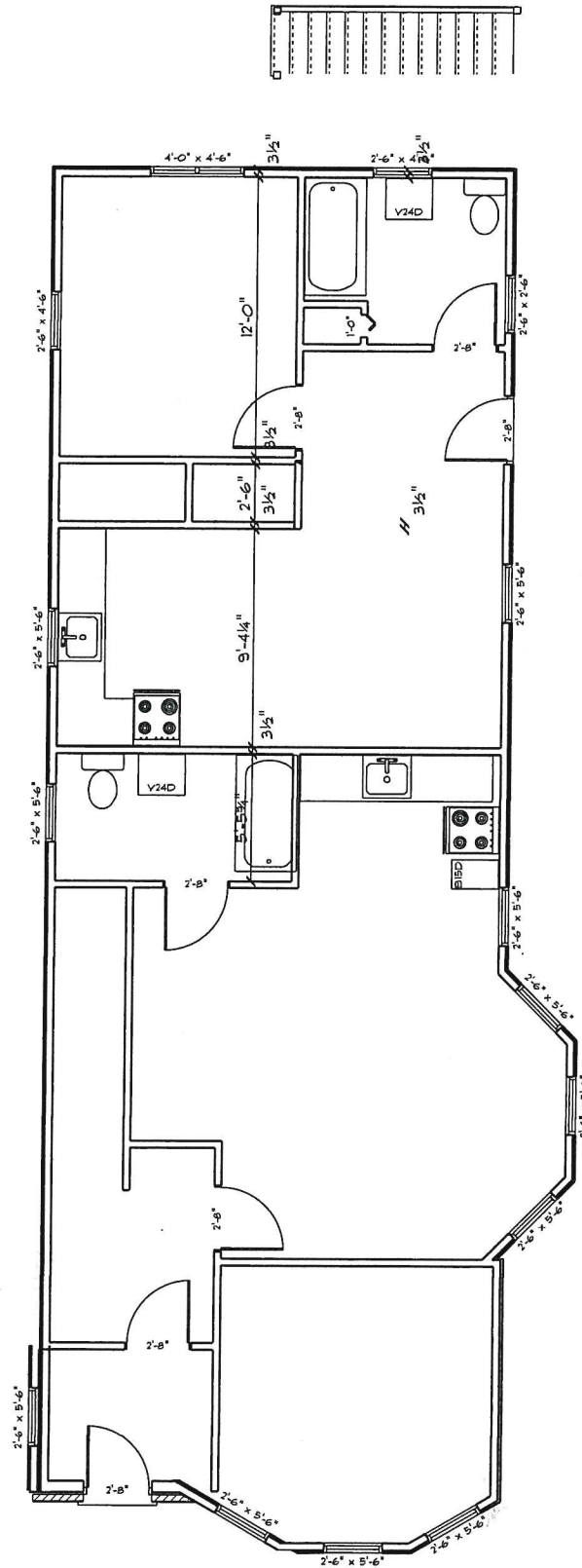
1" = 200'

DATE	CHECKED	REVISION

PROPOSED
CONDITIONS
PLAN

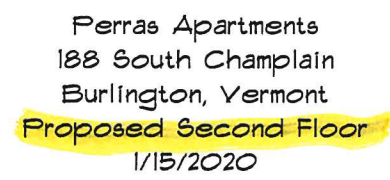
DATE
--
SCALE
1" = 10'
PROJ. NO.
20104

DRAWING NUMBER
C1.0

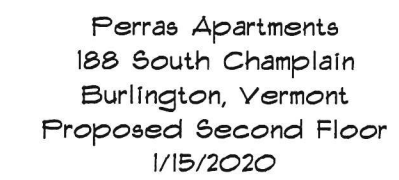


Perras Renovation
188 South Champlain St
Proposed First Floor
2/12/20

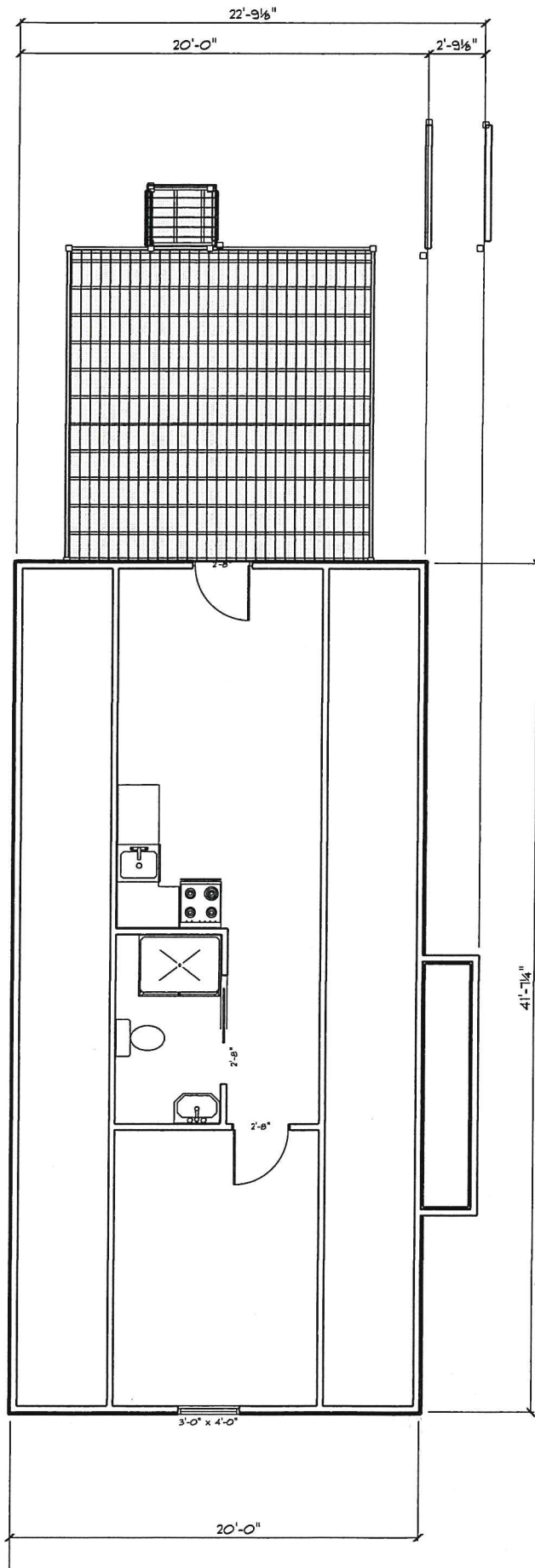
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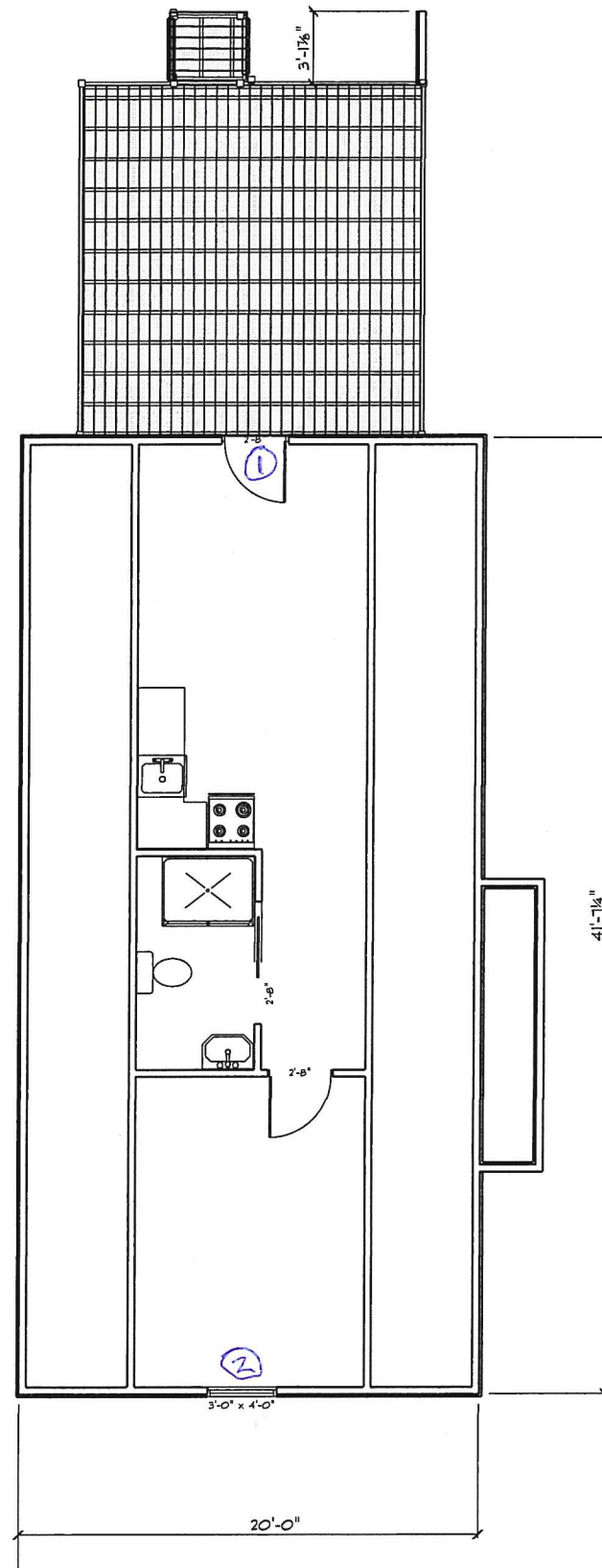


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Perras Apartments
188 South Champlain
Burlington, Vermont 05401
Proposed Third Floor
1/20/2020



Perras Apartments
 188 South Champlain
 Burlington, Vermont 05401
 Proposed Third Floor
 1/20/2020

- ① Replace door with new door
- ② Replace window with Double-hung

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Door Construction

Fiber-Classic® and Smooth-Star® doors set the standard for beauty, quality and performance at an excellent value. Explore the craftsmanship and innovation of doors designed for long-lasting energy efficiency, durability and security.



① Weather Resistance

Composite rails protect the door at the top and bottom edges to help block moisture that can wick into doors.

② Security

An enhanced lock block combined with a 1-1/4" engineered lumber lock stile increases rigidity and stability.

③ Durability

With very little maintenance, a fiberglass door can bring a home years of durability. Unlike wood, fiberglass will not warp or rot. And, unlike steel, it will not dent or rust.

④ R-Values

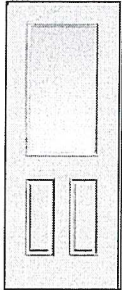
Built with a polyurethane foam core that offers up to four times the insulating R-Value of wood*, Therma-Tru fiberglass doors insulate against cold and heat for exceptional energy efficiency.

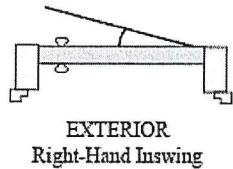
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Quote Form		
	CURTIS LUMBER CO INC-BURLINGTON	
	315 PINE ST	
	BURLINGTON VT 05401	
	802-651-6500	
		

Project Information (ID #3708517)		Hide
Project Name: KIP	Quote Date: 2/19/2020	
Customer:	Submitted Date:	
Contact Name:	PO#:	
Phone (Main):		
Phone (Cell):	Sales Rep Name: David Patnode	
Customer Type:	Salesperson:	
Terms:		

Delivery Information		Hide
Shipping Contact:	Comments:	
Shipping Address:		
City:		
State:		
Zip:		

Unit Detail				Hide All Configuration Options
Item: 0001: Ext 32" x 80" S206 RHI 4 9/16" FrameSaver	Location:	Quantity: 1		
	Smooth Star 32"x80" Single Door	713.48		



Configuration Options [Hide](#)

- Product Category: Exterior Doors
- Manufacturer: Reeb - Smooth Star
- Product Material: Smooth Star Fiberglass
- Material Type: Smooth Star
- Product Type: Entry
- Brand: Therma-Tru
- Configuration (Units viewed from Exterior): Single Door
- Reeb Finish: Yes
- Slab Width: 32"
- Slab Height: 80"
- Product Style: 1/2 Lite

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- **Glass Type:** Clear
- **Glazing Type:** Insert
- **Glass Style:** Clear
- **Insulation:** Insulated Glass
- **Model:** S206
- **Finish Door Exterior Color:** Alaskan Storm
- **Finish Door Interior Color:** Alaskan Storm
- **Frame Material:** FrameSaver
- **Finish Frame Exterior Color:** Unfinished
- **Finish Frame Interior Color:** Unfinished
- **Handing:** Right Hand Inswing
- **Casing/Brickmould Pattern:** None
- **Hinge Type:** Ball Bearing
- **Hinge Brand:** Therma-Tru
- **Hinge Finish:** Oil Rubbed Bronze
- **Jamb Depth:** 4 9/16"
- **Sill:** Composite Adjustable
- **Sill Finish:** Mill Finish w Light Cap
- **Multi-Point Lock:** None
- **Bore:** Double Lock Bore 2-3/8" Backset
- **Strike Jamb Prep:** Schlage/Baldwin Standard Prep
- **Weatherstrip Type:** Compression
- **Weatherstrip Color:** White
- **Custom Height Option:** No
- **Kick Plate:** None
- **Mail Slot:** None
- **Sill Cover:** No
- **Rough Opening Width:** 34 1/2"
- **Rough Opening Height:** 82 1/2"
- **Total Unit Width(Includes Exterior Casing):** 33 5/8"
- **Total Unit Height(Includes Exterior Casing):** 82"

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Item Total: \$ 713.48
Item Quantity Total: \$ 713.48

Unit Summary				
Item	Description	Quantity	Unit Price	Total Price
0001	Ext 32" x 80" S206 RHI 4 9/16" FrameSaver	1	\$ 713.48	\$ 713.48

SUBMITTED BY: _____
ACCEPTED BY: _____
DATE: _____

SUBTOTAL: \$ 713.48
TAXES (%): \$ 0.00
GRAND TOTAL: \$ 713.48



Item # 605399 Model # ODWW-1BKM

Portfolio 10.75-in H Sandy
Black Medium Base (E-26)
Outdoor Wall Light

84 Ratings
★★★★★
4.7 Average

95%
Recommend
this
product

Community
Q&A
View Now

- Sandy black finish outdoor wall light offers traditional elegance
- Frosted shades diffuse light perfectly
- Crafted from weather resistant plastic material for long lasting durability



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Feedback

**GET IT
INSTALLED**

Includes:

- Removal and haul away of old light fixture
- Install of new light fixture
- 1-year labor guarantee

Add light fixture to cart to view installation pricing and availability.

Product Information

i Description

This wet rated outdoor wall light provides

- Sandy black finish outdoor wall light offers

attractive illumination for your outdoor area. This weather resistant outdoor light will illuminate your porch and patio for an added measure of safety.

- traditional elegance
- Frosted shades diffuse light perfectly
 - Crafted from weather resistant plastic material for long lasting durability
 - Traditional lantern design is ideal for your entryway
 - Recommended use of one 60 watt max medium base bulb, not included
 - Measures 10.75 H x 5.88 W x 7.88 D
 - Hardware included for easy installation

CA Residents: **Prop 65 WARNING(S)**

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 Specifications

Collection Name	N/A	Lumens (Lumens)	0
Type	Outdoor sconce	Glass Color	Frosted
Size	Small (less than 6 inches)	Glass Style	Flat
Package Quantity	1	Style	Traditional
Bulb Type	Incandescent	Dark Sky	✗
Number of Bulbs Required	1	Hardware Included	✓
Bulb(s) Included	✗	Weather Resistant	✓
Recommended Light Bulb Shape	A19	Weatherproof	✓
Light Bulb Base Type	Medium base (E-26)	Weight (lbs.)	2
Power Source	Hardwired	ENERGY STAR Certified	✗
Material	Plastic	Lowe's Exclusive	✓
Fixture Height (Inches)	10.75	Warranty	5-year limited
		Safety Listing	UL safety listing
		Wattage	60

Feedback

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our glazing package: Clear Insulated, Low-E or ENERGY STAR®
grade available - includes sill rise adaptor, aluminum sash reinforcement and DSB glass
eloped frame and sash
ambered extrusion enhances structural and thermal performance
alibrated block & tackle sash balances never need adjustment or lubrication
ocks are standard on opening widths of ≥ 30-1/4"
s full screen standard on call sizes; fiberglass half screen standard on custom sizes
mb depth
hes are standard; always active limit latches are available
_ or J fin available



RIOR COLOR OPTIONS

Vinyl

HARDWARE



Low Profile Sweep Lock

GRIDS

Contoured GBG
(Grids Between Glass)

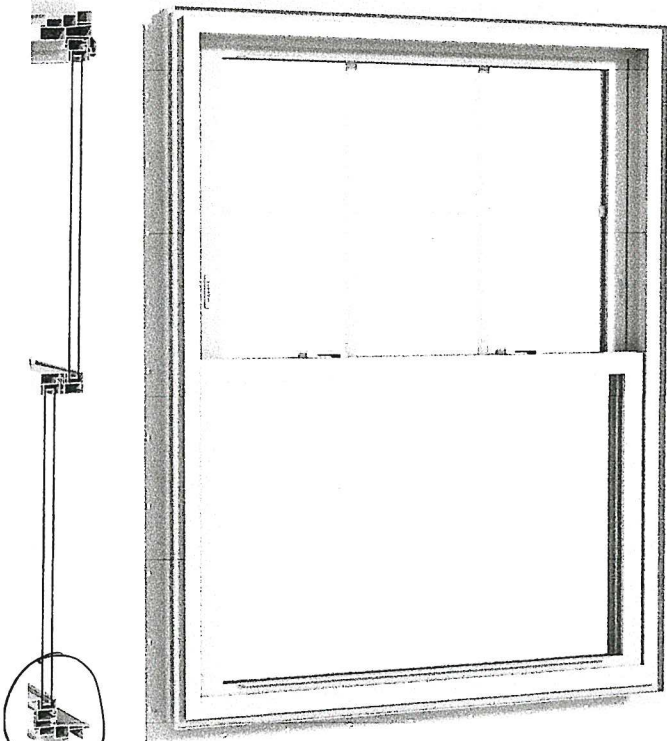


- Grid Configurations
- Colonial
 - Prairie
 - Custom

SCREEN OPTIONS

- VIEWS screen (standard) - *New and improved!*
- Fiberglass wire
- Aluminum wire

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Product options & pricing
Pages 34-36, 59-60



CON

400 SEI

Performa

Home Sty

Exterior &

Exterior T

Window

Patio Do

Glass &

Insect S

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Tilt-Wa

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For

TILT-WASH DOUBLE-HUNG FULL-FRAME WIND

FEATURES

Frame

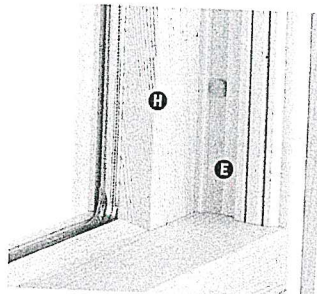
A Exterior outer frame members are covered with a Perma-Shield® rigid vinyl cladding, minimizing maintenance and providing an attractive appearance.

B For exceptional long-lasting* performance, sill members are constructed with a wood core and a Fibrex® material exterior. Sill ends are protected and sealed with weather-resistant covers.

C Natural wood stops are available in pine and prefinished white, dark bronze and black.** A new, taller sill stop increases performance to PG40 while still maintaining egress on our most popular sizes.

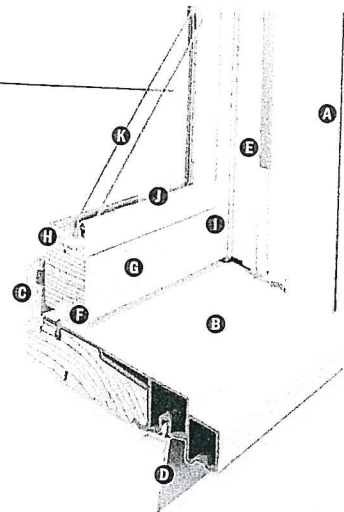
D A factory-applied rigid vinyl anchoring flange on the head, sill and sides of the outer frame helps secure the unit to the structure.

E An extruded rigid vinyl jamb liner and fin provide a protective seal against the outer frame members. Exclusive slide wash assists make it easy to tilt sash into wash mode position.



Unique block-and-tackle balancers feature sized-to-the-unit, rust-resistant springs that require no adjustment. Glass-reinforced nylon balancer shoes provide smooth, reliable sash operation. Sash can be removed, without tools, for drywall pass-through. Jamb liners are available in white or gray and must be specified when ordering. Contact your Andersen supplier for details.

F Weatherstrip throughout the unit provides a long-lasting, energy-efficient, weather-resistant seal. For the top and bottom rails, an encased foam material is used. The head jamb liner and sill have a rigid vinyl rib that the weatherstrip material compresses against. At the meeting rail, compressible vinyl bulb material is used. Side jamb liners use leaf-type weatherstrip with foam inserts.



Sash

Wash assists make it easy to tilt the sash into wash mode.

H Wood sash members are treated with a water-repellent preservative for long-lasting protection and performance. Interior surfaces are unfinished pine. Low-maintenance prefinished white interiors are also available.

G A polyester-stabilized coat with a Flexacron® finish is electrostatically applied to penetrate all exterior surfaces for maximum protection and a lustrous finish.

I Sash joints simulate the look of traditional mortise-and-tenon construction inside and out.

Glass

J Silicone bed glazing provides superior weathertightness and durability.

K High-Performance glass options include:

- Low-E4® glass
- Low-E4 HeatLock® glass
- Low-E4 Sun glass
- Low-E4 SmartSun™ glass
- Low-E4 SmartSunHeatLock glass

Tempered glass and other glass options are available. Contact your Andersen supplier.

A removable translucent film helps shield the glass from damage during delivery and construction and simplifies finishing at the jobsite.

Patterned Glass

Patterned glass options are available. See page 12 for more details.

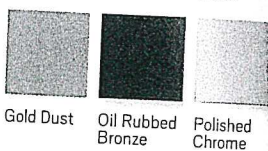
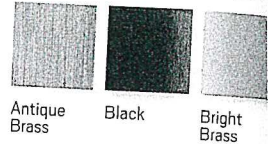
EXTERIOR

White Canvas Sandtor



Naturally occurring variations in grain of a kind. All wood interiors are t

HARDWARE FINISH



Distressed bronze and oil rubbed bronze

DOUBLE-HUNG HAF

STANDARD

Lock & Keeper



OPTIONAL DOUBLE-

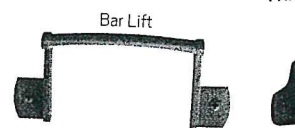
ESTATE™

Lock & Keeper



Optional Estate lock & keeper reduces the clear opening height by 1/16" (1.4). Check with local building code officials to determine compliance with egress requirements.

TRA



Antique Brass | Black | Bright Brass | Brushed Gold Dust | Oil Rubbed Bronze | Polis

Bold name der

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* Visit andersenwindows.com/warranty or for details.

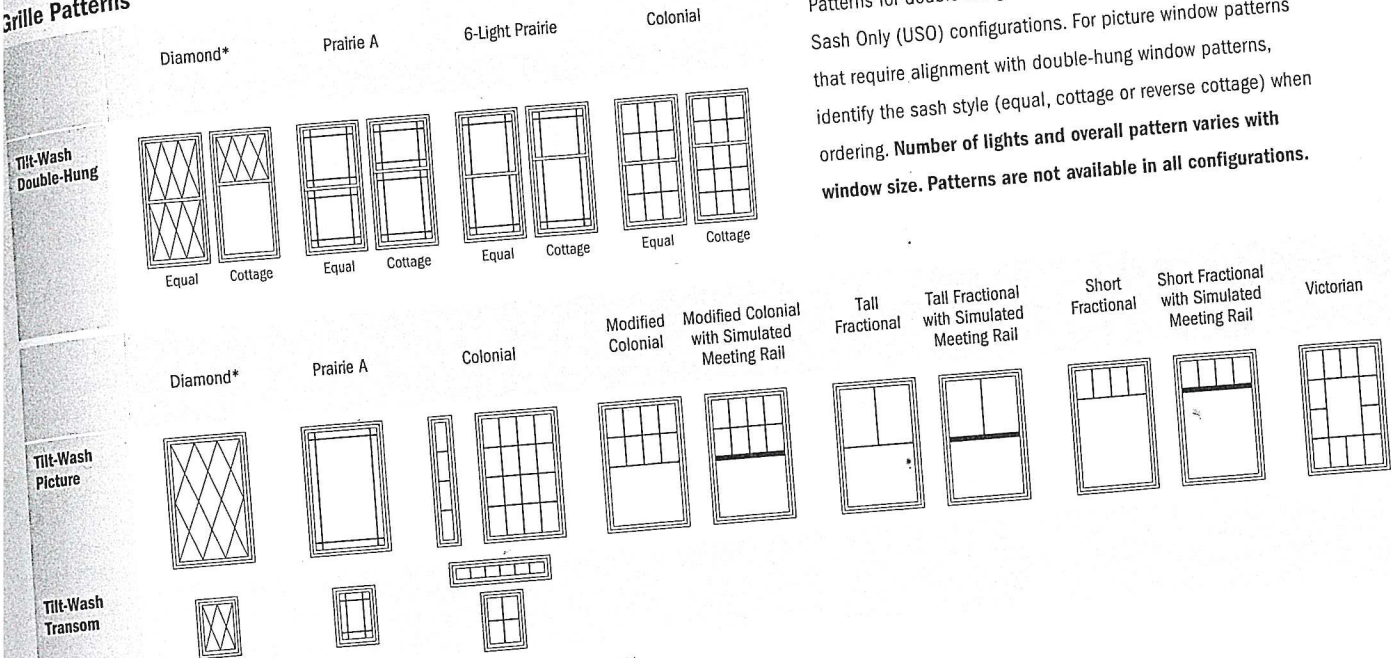
** Dark bronze and black interiors are only available with dark bronze and black exteriors, respectively.

"Flexacron" is a registered trademark of PPG Industries, Inc.

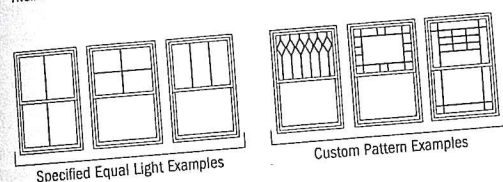
Dimensions in parentheses are in millimeters.

Printing limitations prevent exact replication of colors and finishes. See your Andersen supplier for actual color and finish samples.

Grille Patterns



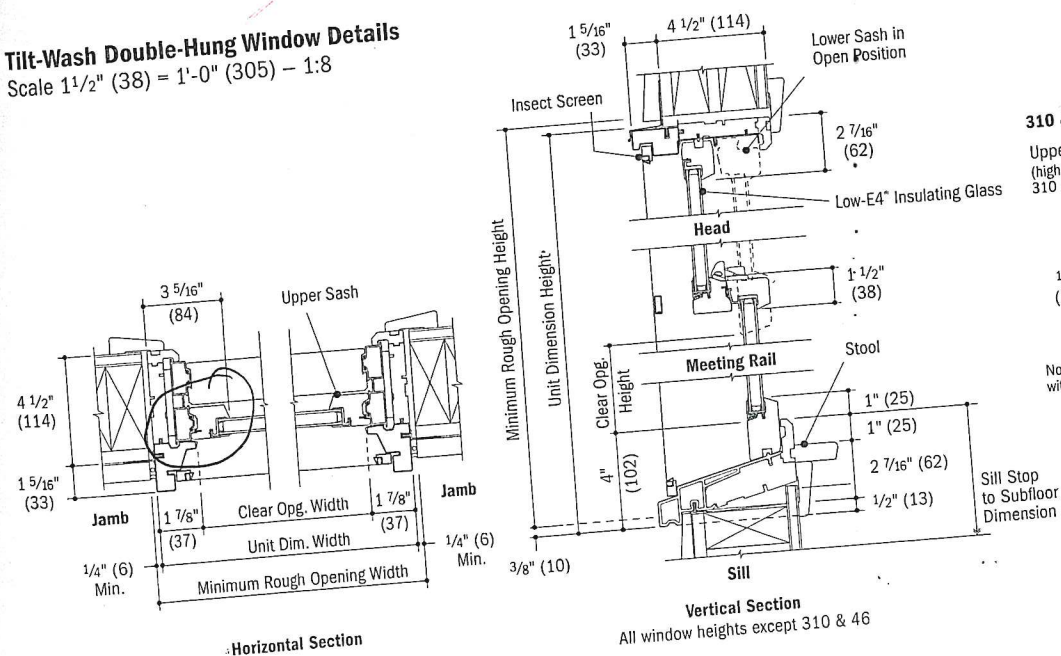
*Available only in Simulated Divided Light (SDL) configuration and only in 3/4" (19) and 7/8" (22) widths.



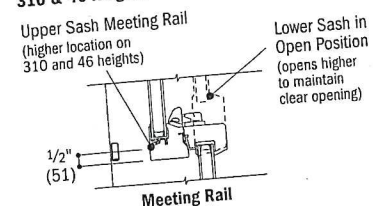
Specified equal light and custom patterns are also available. For more grille options, see page 13 or visit andersenwindows.com/grilles.

Tilt-Wash Double-Hung Window Details

Scale 1 1/2" (38) = 1'-0" (305) – 1:8



310 & 46 Height Windows Only:



Note: Location of support bar on optional insect screen aligns with meeting rail location on 310 and 46 window heights.

400 Series
Tilt-Wash Double-Hung
Full-Frame Windows

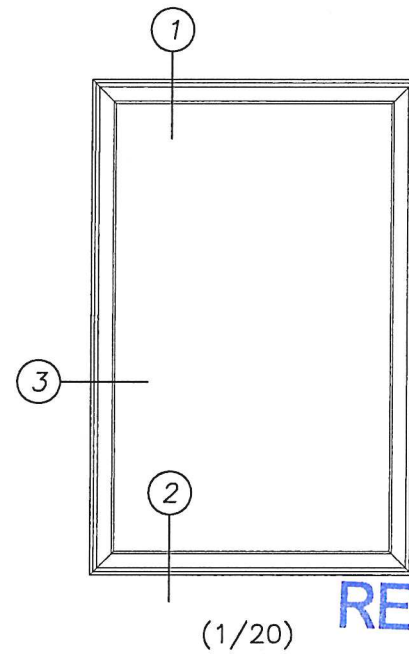
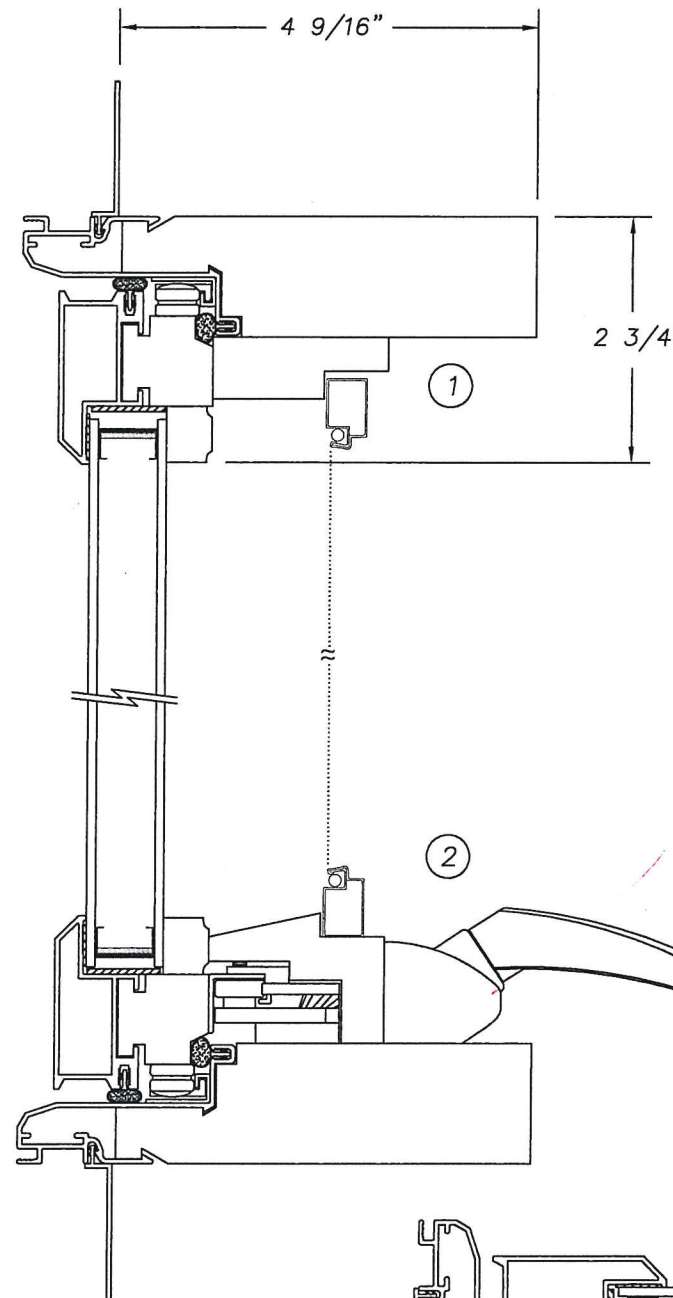
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* Light-colored areas are parts included with window. Dark-colored areas are additional Andersen® parts required to complete window assembly as shown.
* Rough openings may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items. See installation information on pages 210-211.
* Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation guides at andersenwindows.com.
* Dimensions in parentheses are in millimeters.

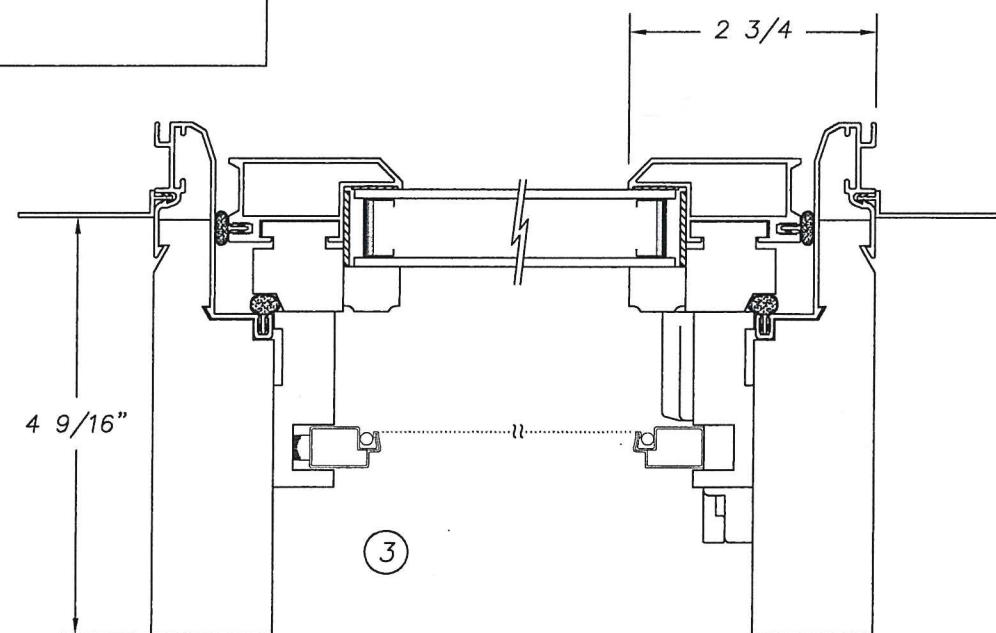
Harvey Industries, Inc.
Majesty New Construction
Wood Casement Window
(1/2 Scale)

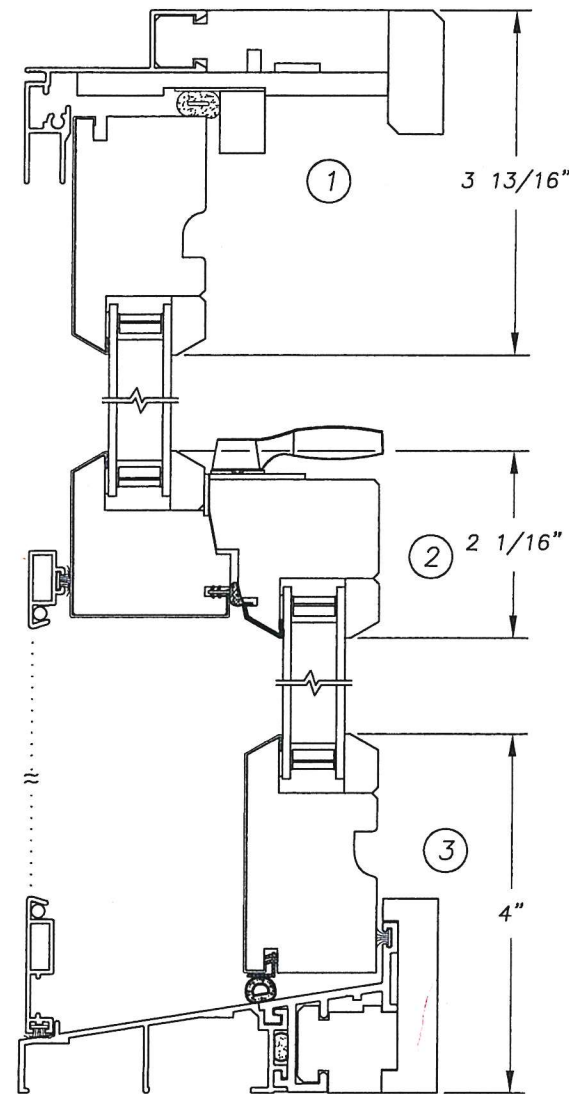


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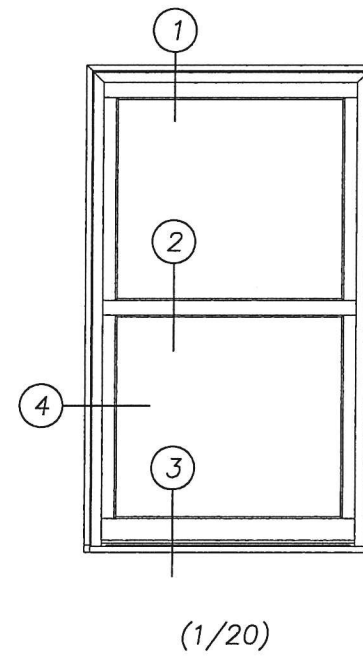
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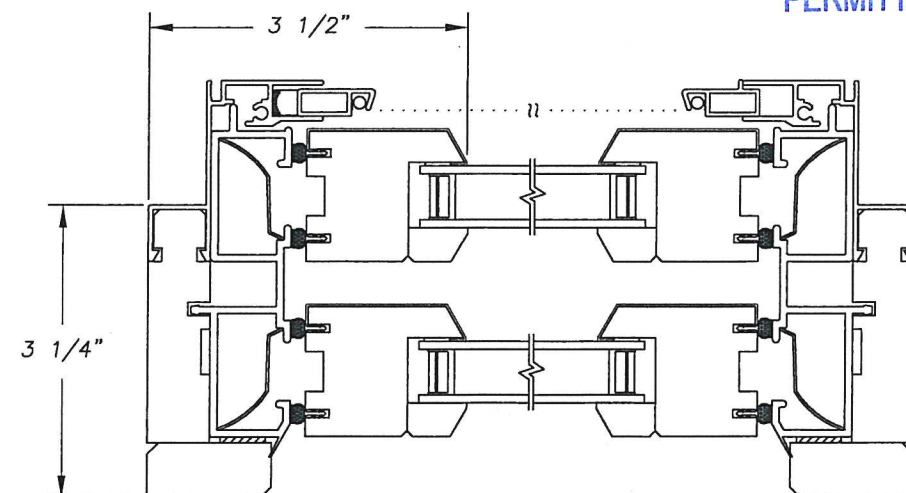
Harvey Building Products
Majesty Replacement
Double Hung
(1/2 Scale)



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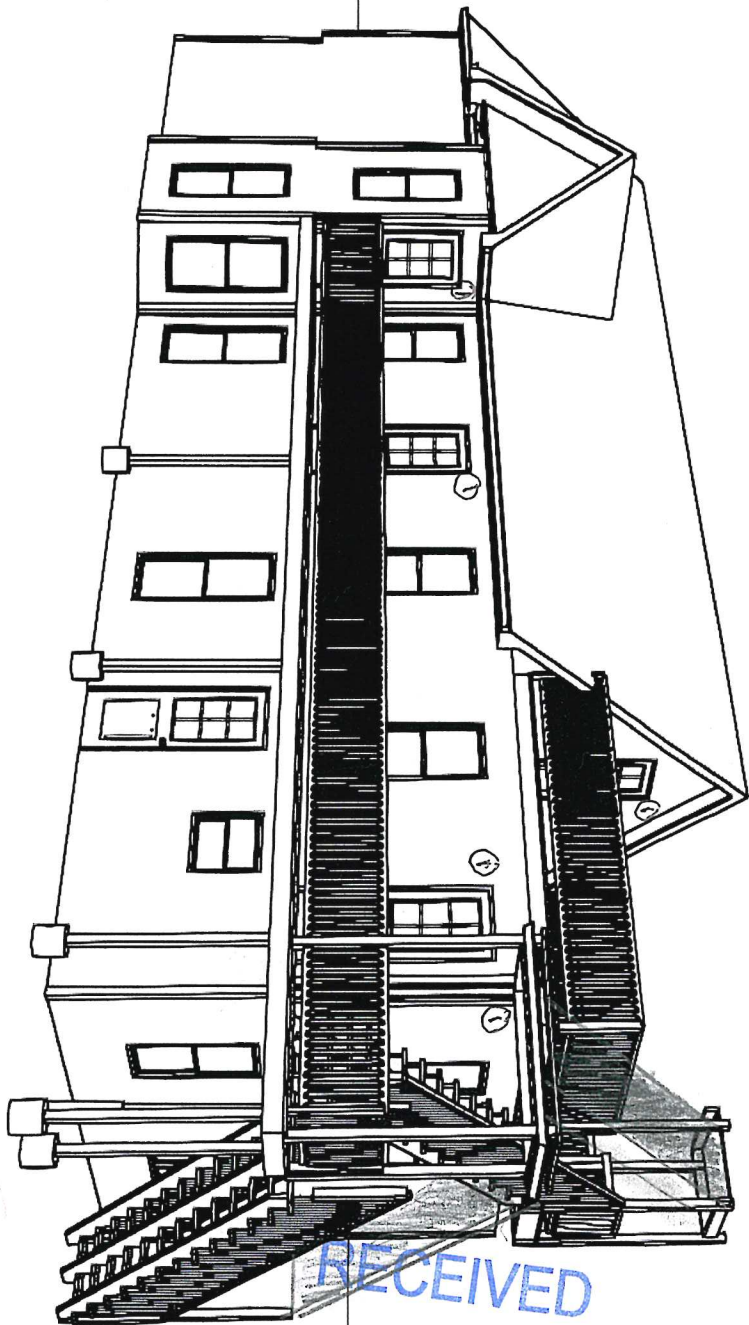
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① STANDARD WALL
MOUNT LIGHT FIXTURE

RAMPING 42" TALL
BALUSTERS 5 1/2" ON CENTER
5 1/2" COMPOSITE DECKING
PRESSURE TREATED STRUCTURE
4x4 POSTS MAX 6' ON CENTER



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UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY

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DATE ENTERED

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 13

- ✓27. Schoolhouse, 194 South Champlain Street, see Description.
- ★ ✓28. House, 188 South Champlain Street, c. 1885, Queen Anne style. 2½-story, clapboarded and imbricated shingles, frame, front pedimented gable roof, first floor bay window.
- ✓29. House, 184 South Champlain Street, before 1887. 1½-story, aluminum siding, frame, gabled roof, enclosed front porch.
- ✓30. House, 182 South Champlain Street, before 1889. 1½-story, aluminum siding, front gable roof, entrance on ridge side.
- ✓31. House, 43 & 45 King Street, before 1853. 1½-story, wood frame covered in rock faced and imitation brick asphalt siding; gabled roof sheathed in slate. Originally a classic cottage but the north-east front windows have been converted into a store front and a corner recessed door added. There is a long ell along South Champlain Street which appears to date earlier than the main building; windows are high on the cornice line and other small details, which are mostly obscured, suggest an earlier date.
- ✓32. Greek Revival Town House, 46 King Street, see Description.
- ✓33. House, 164 South Champlain Street, before 1885. 2½-story, clapboarded, frame, gabled roof sheathed in slate; the eaves on this house overlap those on # 34, 162 South Champlain Street.
- ✓34. House, 162 South Champlain Street, before 1885. 2½-story, clapboarded, frame, gable roof sheathed in slate. Greek Revival doorway and cap moulded lintels. The eaves on this house overlap those on # 33, 164 South Champlain Street.
- ✓35. Row Houses, 94, 96, 98, 100, 102, 104, 106 Maple Street, see Description.

188 S. Champlain



HARVEY
BUILDING PRODUCTS

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

Manufacturing
ACKNOWLEDGEMENT

Dealer Quote Detail

Williston
71 Leroy Road
WILLISTON, VT 05495-5891
Phone: (802) 660-8111 Fax: (802) 660-478



BILL TO:

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

Phone: 802-324-3767 Fax: 0

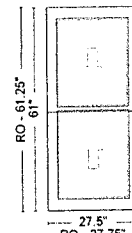
SHIP TO:

ARTISAN BUILDERS
237 RIVERSIDE AVE.

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

QUOTE NBR	CUST NBR	CUSTOMER PO	ENTERED	DATE ORDERED	ORDER TYPE
4753639	1037251		1/30/2020	Quote Not Ordered	Cash
ORDERED BY	STATUS	SHIP VIA	DELIVERY AREA		
kip	None	Whse Delivery	WILLISTON VT		
CLERK		JOB NAME	COUPON		
pjp1 - Patrick Pasqual		burl.			

LINE #	DESCRIPTION	QTY	UNIT PRICE	EXTENDED
10000-1	Majesty DH , Unit Size 27.5 x 61, RO 27.75 x 61.25 Unit 1: U-Factor = 0.27, SHGC = 0.29, VT = 0.51, HII-M-26-00616-00001, Size Options = Custom Size, Replacement Frame Width (Inches) = 27.5, Frame Height (Inches) = 61 Double Glazed, Double Low-E RS, Argon Filled Natural Pine , Base Color = White, Jamb Liner Color = Standard-Almond Single , Coppertone, Routed Full Screen, Full Screen Mullion, Fiberglass Mesh, Screen Shipping Separate Overall Frame Width (Inches) = 27.5, Overall Frame Height (Inches) = 61, Overall Rough Opening Width (Inches) = 27.75, Overall Rough Opening Height (Inches) = 61.25 Clear Opening Width = 23.625, Clear Opening Height = 24.25, Clear Opening Square Footage = 3.98 E.Star Zone:North=Yes, E.Star Zone:North-Central=Yes	11	\$443.65	\$4,880.15



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Room Location: None Assigned

Pricing Details

Lower Glass Low-E Add-On	\$13.00
Upper Glass Low-E Add-On	\$13.00
Lower Glass Argon Add-On	\$1.75
Upper Glass Argon Add-On	\$1.75
Majesty Double Hung Base Charge	\$362.65
Lower Glass Low-E RS Add-On	\$7.75
Upper Glass Low-E RS Add-On	\$7.75
Maj-DH Screen Add-On	\$36.00



Burlington Design Advisory Board

149 Church Street, City Hall

Burlington, VT 05401

www.burlingtonvt.gov/PZ/DAB

Phone: (802) 865-7188

Fax: (802) 865-7195

Matthew Bushey

Ron Wanamaker

Steven Offenhart

Tom Cullins

Eric Morrow

Philip Hammerslough, Alt.

Phil Wagner, Alt.



DESIGN ADVISORY BOARD

Tuesday May 26, 2020 3:00 PM

REMOTE MEETING

Session I – 3:00 PM – 3:30 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.

Session II – 3:30 PM – 4:00 PM

2. 20-0820CA; 44 Lakeside Avenue (E-LM, 5S); LandPlan/Lakeside Ovens

Demolition of existing two level 9,200 sf office building and construction of a four level, 18,150 sf office building on existing foundation.

Session III – 4:00 PM – 4:30 PM

3. 20-0858CA; 225 Elmwood Avenue (RM; 3C) Green Mountain Habitat for Humanity

Demolish existing single family home and built replacement single family home. Associated tree removal.

You are invited to a Zoom webinar.

When: May 26, 2020 03:00 PM Eastern Time (US and Canada)

Topic: Design Advisory Board

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/81333519043?pwd=RjROZFNSa015L2l0VkM2UEpLZEdDUT09>

Password: 923553

Or iPhone one-tap :

US: +19292056099,,81333519043#,,1#,923553# or
+13017158592,,81333519043#,,1#,923553#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

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

Webinar ID: 813 3351 9043

Password: 923553

International numbers available: <https://us02web.zoom.us/j/81333519043?pwd=RjROZFNSa015L2l0VkM2UEpLZEdDUT09>

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.

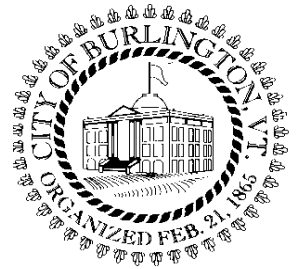
The programs and services of the City of Burlington are accessible to people with disabilities. Individuals who require special arrangements to participate are encouraged to contact the Department of Planning & Zoning at least 72 hours in advance so that proper accommodations can be arranged. For information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

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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



To: The Design Advisory Board
From: Mary O'Neil, AICP, Principal Planner
RE: 44 Lakeside Avenue (Building 32); ZP20-0820CA
Date: May 26, 2020

File: ZP20-0820CA
Location: 44 Lakeside Avenue, Building 32
Zone: E-LM **Ward:** 5S
Parking District: Shared Use
Date application accepted: April 13, 2020
Applicant/ Owner: LandPlan-John Caulo / Lakeside Ovens, LLC (Russ Scully)
Request: Demolition of existing two level 9,200 sf office building and construction of a four level, 18,150 sf office building on existing foundation with new westerly patio. Addition of 5 parking spaces, revised parking layout.



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Background:

Building 32 is one of several buildings on a 14.89-acre site that includes Buildings 32, 44, 50, a parking lot and at least 4 small waterfront “pavilions”. Permitting for Building 32 has generally fallen under the 44 Lakeside Avenue address:

- **Zoning Permit 20-0707CA;** Construction of seasonal bathhouse at the north end of site with two (2) toilet stalls and two (2) outdoor showers. March 2020.
- **Non-Applicability of Zoning Permit Requirements 19-0492NA;** rooftop solar. January 2019.
- **Zoning Permit 19-0202CA/MA;** Renovate buildings for assembly, office, and seasonal recreational use. Rework parking and circulation. Merge north and south lots into one. November 2018.
- **Zoning Permit 19-0011CA;** New windows, exterior entry doors and roof for existing office building. Demolition of existing loading dock on east side of building; reduction of gross floor area. July 2018.
- **Zoning Permit 18-0865A;** Construct one storage structure to match others built under zoning permit 18-0232CA. Also, construct a pavilion and wooden gate within the existing chain link fence along the bike path. Establish a boat rental use associated with the structures. May 2018.
- **Zoning Permit 18-0232CA;** Construct three outbuildings for storage, to be placed outside of lakeshore buffer. September 2017.
- **Zoning Permit 17-0315CA;** Renovation of interior commercial space for conversion to office use. [Building 32] September 2016.
- **Zoning Permit 13-0682CA;** Install new gas piping on roof beside existing piping. Intall four new roof mounted exhaust fans. January 2013.
- **Zoning Permit 10-0144CA;** Construct addition to link two existing commercial buildings. September 2009.
- **Zoning Permit 06-489CA;** Replace two windows, north facade with two new paired windows. Erect 12 ft x 5 ft 6 in. balcony, install door, west side. [Building 32] February 2006.
- **Zoning Permit 06-379CA;** Fit up for Coffee Enterprises. [Building 32] New steel egress door added to south elevation. December 2005.

- **Zoning Permit 05-171CU**; Change from office space to manufacturing space, add 800 amp of power, add heat to entire building. October 2004. Permit relinquished.
- **Zoning Permit 96-283**; Installation of a seasonal dock for recreational use of Blodgett employees. January 1996.
- **Zoning Permit 96-048 / MA96-007**; Installation of a seasonal dock for recreational use of Blodgett employees. August 1995.
- **Non-Applicability of Zoning Permit Requirements**; Blodgett no longer utilizing space with Blodgett Oven expanding into area. Use remains the same; storage, testing, sales, support offices. March 1991.
- **Zoning Permit 78-465**; Blodgett Supply Co. to erect a 12' high by 210' long block wall to enclose the loading platform, install three dock levelers and erect one office. December 1977.

Overview: The office building at the terminus of Lakeside Avenue is proposed to be demolished and replaced with a four-level office building on the same footprint. The building is not listed on the state or National Register of Historic Places, and is outside the boundaries of the Lakeside Historic District. The Assessor's Database offers a construction date of 1945.

Part 1: Land Division Design Standards

No land division is proposed within this application. Building 32 remains part of the overall 44/50 Lakeside Avenue parcel.

Part 2: Site Plan Design Standards

Sec. 6.2.2 Review Standards

(a)Protection of Important Natural Features:

The existing building is built into the embankment along Lake Champlain, the most notable natural feature. There is an existing steel sea wall that will not be disturbed. As the replacement building is proposed on the same footprint with the addition of a 550 sf granite patio on the west, no additional impact is proposed or anticipated.

(b) Topographical Alterations:

The new building will be built upon the existing foundation. No topographical alterations are proposed.

(c)Protection of Important Public Views:

There are no protected views from or through this site. As the building is proposed on the same footprint as the existing building, little alteration will be made of existing views from Lakeside Avenue.

(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).

Not applicable.

(e) Supporting the Use of Renewable Energy Resources:

Building 32 will be heated and cooled using geothermal energy, utilizing systems developed during the permitting of 44/50 under ZP19-0202 CA/MA. Although a solar array is not immediately planned for implementation, the redevelopment plan will include installation of two (2) empty conduits connecting the roof surface to the Building Electrical Closet; allowing future installation.

(f) Brownfield Sites:

Identified as Site 20154612, The property is listed under 34/44/50 Lakeside Avenue on the Vermont DEC website. <https://anrweb.vt.gov/DEC/ERT/Brownfields.aspx>

The project is enrolled in Brownfields Reuse and Environmental Liability Limitation Program (BRELLA), Two Phase I's have been submitted; two Phase II's completed. A Supplemental Phase II completed. A CAP (corrective action plan) was approved 3/19/19.

https://anrweb.vt.gov/PubDocs/DEC/Hazsites/20154612.0412.19.Final.Approved.17-070_Lakeside.Ave.CAP_031119.pdf

An excerpt from that approved CAP specific to Building 32 notes Recognized Environmental Conditions (RECs):

1.4.1. Weston & Sampson Phase I ESA, September 18, 2015

Weston & Sampson conducted a Phase I ESA of the Site on behalf of Malone Properties, Inc. in accordance with ASTM Standard Practice E1527-13. Weston & Sampson identified the following recognized environmental conditions (RECs) associated with the Site:

32 Lakeside Avenue

- The unknown outlet location of and historic release of boiler blow down and potentially hazardous materials to the floor drain in the utility room can result in a release to the environment and represents a REC.
- The apparent presence of a >50-year old fuel oil underground storage tank (UST) with fluid remaining in it represents a material threat for a release and is a REC.
- The potential for release of PCB containing window glazing and caulking to the soils surrounding the building is a REC.

Subsequent correspondence with Vermont DEC and Lee Rosberg of Stone Environmental provided the following directives¹:

[Lee Rosberg, Stone Environmental]:

¹ Email from Michael B. Smith, Vermont Department of Environmental Conservation; April 24, 2020.

The property owner has mentioned that they eventually intended to demolish the 32 building to the foundation and construct a building in the same footprint on the existing foundation. Stone [Environmental] has advised them:

- 1) There are PCBs (<50 ppm) in the window caulk and some adjoining masonry that will require removal and disposal as bulk product waste in the same manner as the windows that were removed from the 50 building. Since this is a bulk product waste a cleanup plan in accordance with 40 CFR 761.61 is not required.*
- 2) There are low level PCBs (< 1 ppm and < non-resident VSS) in soil below each window and that these soils will either need to stay in place or be managed for disposal during construction. The last we discussed, Lakeside Ovens intended to leave soil in place. Attached, please find a map with caulk, masonry, and soil sample locations and corresponding analytical summary tables. These were included in the CAP, which was prepared prior to the 2019 IRule update so soil results are compared to previous VT soil standards in the table. However, there are no exceedances of the PCB non-resident soil standard (0.68 ppm) in soil near the 32 building.*
- 3) A UST just off the northeast corner of the foundation was assessed and closed in place last year. The closure report was submitted to the UST Program and SMS.*
- 4) A hazardous building materials assessment (lead, asbestos, etc.) should be conducted.*

The applicant will be conditioned to follow the protocols identified within the Corrective Action Plan and the guidance of the environmental consulting firm, noted above.

(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.

A stormwater management plan has been requested of the applicant (4/20/2020, 5/13/2020.) Stormwater Engineering division acceptance of said 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 has ample on-site room for snow storage across the overall complex. Building entrances provide a manner of shelter during inclement weather.

(h) Building Location and Orientation:

The proposed building will be similarly reconstructed on the same foundation footprint, oriented toward Lakeside Avenue with dual presentation toward the lake.

(i) Vehicular Access:

Building 32 is part of a larger parcel, with a vehicular access and parking facilities approved under ZP19-0202CA/MA.

[illegible]

(k) Accessibility for the Handicapped:

(l) Parking and Circulation:

This application has minor modifications to the parking plan, appending the surface parking to 386 parking spaces (+5 over 19-0202 approval). See Plan L-1.1, with mark-up. The additional spaces include one conventional space (total 274) and 4 more tandem spaces (total 112.) The surfeit on the overall lot is 71 spaces; easily accommodating the additional 18 parking spaces required of the new building. (Proposed building 18,150 sf – existing building 9,200 sf = 8,950 sf @ 2/1000 in Shared Use district; 18 new parking spaces required.) Approval of the Parking Management Plan was within ZP19-0202CA/MA, including tenant managed parking assignment. A condition of approval will include conditions associated with that Parking Management Plan, to assure success of the plan and to prevent any on-street neighborhood parking with the expanded office building. See Plan L-1.0 for a breakdown of parking requirements.

There is an existing cedar hedge on the south side of the project site, which is proposed to be retained or replaced-in-kind if disturbed during construction activities. Staff notes that these are not on the subject parcel (as the sidewalk extension south of the site.) If these components are to be impacted or changed, the abutting property owner must submit a permit application. The applicant submitted new plans (received 5.14.2020) to condense the Limit of Construction. Those are currently under review by the Department of Public Works.

Existing trees to the east of the building will be removed, to be replaced with five new trees between the pedestrian way and the access road. Existing, approved pole lights will be relocated along the pedestrian path. A 550 sf granite terrace is proposed on the west of the building. As this is within the 250' lakeshore buffer, Conservation Board review is required.

(n) Public Plazas and Open Space:

There are no public plazas here, but the rooftop deck and terraced area will provide an opportunity for outdoor space for building tenants.

(o) Outdoor Lighting:

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

The plan indicates relocation of existing, approved walkway pole lighting. Under canopy can lights are proposed for the easterly entrance. (Information on the canopy lighting is on Plan L-1.0, upper left hand corner of the sheet.)

(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.

Mechanical equipment is proposed on the roof-top, enclosed on all sides with a pre-finished vertical metal siding equipment screen. Electrical service is currently undergrounded (E1, but revised plans indicate relocation to within parcel limits). See Plan C-1.2 for utility arrangement.

Part 3: Architectural Design Standards

Sec. 6.3.2 Review Standards

(a) Relate development to its environment:

1. Massing, Height and Scale:

Although the building replaces a building of lesser height it, too fits into the embankment along the lakeshore. The massing and height are congruent with the context and particular lot situation.



2. Roofs and Rooflines.

A flat roof is proposed, consistent with other buildings on the parcel (Buildings 44 and 50) and neighboring St. John's Club.

3. Building Openings

As might be expected of a lakefront property facing the west, there are abundant building openings to take advantage of the proximity to the lake, the view, and solar gain. Building entrances are provided on the east (primary entrance) and west (lakeside).

(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.

Not applicable.

(c) Protection of Important Public Views:

There are no protected views from or through this site.

(d) Provide an active and inviting street edge:

The building is attractively arranged and composed on all four elevations; the east (street front) elevation clearly articulated with a central entrance, balanced fenestration, interesting and durable materials, and accessible bike racks.

(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.

Reference is made to plan A-2.0 for specifics on materials proposed. The rich and diverse collection of sheathing materials are considered durable and appropriate for new construction.

(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.

The building will profit from the installation of geothermal wells installed as part of the overall complex redevelopment (ZP 0202CA/MA, 2019). Although not immediately proposed, the building will have the integral ability to adopt solar infrastructure in the future.

(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.

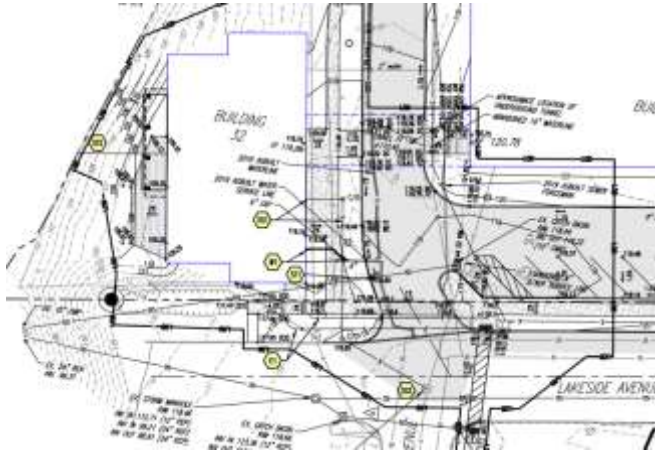
(i) Make spaces secure and safe:

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

Redevelopment shall be consistent with the requirements of the Corrective Action Plan approved March 2019, or any supplement to that document that addresses disposition or disturbance of soils and building materials specific to Building 32.

Items for the Board's consideration:

- Plans reveal work proposed outside the subject parcel (south of Building 32; within the Right-of-Way.) Any work within the ROW will require review and approval by the Department of Public Works and City Council.



- The proposed redevelopment will be consistent with the approved Corrective Action Plan approved by the Department of Environmental Conservation, and addresses the items identified as RECs within the CAP for Building 32. Additionally, redevelopment shall follow the guidance provided by the environmental consulting firm relative to the demolition of Building 32.
- The conditions of approval for the Parking Management Plan, approved under ZP19-02020CA/MA shall remain in effect. The owner shall remain responsible for tenant compliance with parking assignments to avoid residential street parking.
- Written approval by the Stormwater Engineering Division of the Stormwater and EPSC Plans are conditions of any affirmative decision.

LANDPLAN
61 Central Avenue
Burlington, Vermont 05401
802/233-6640 john.caulo@gmail.com

10 April 2020

Ms. Mary O'Neil, Principal Planner
Mr. Scott Gustin, Principal Planner
Permitting and Inspections
645 Pine Street – Suite A
Burlington, VT 05401

RE: HULA – 32 Lakeside Avenue
Demolition of Existing Building and Reconstruction on Existing Foundation

Dear Mary and Scott:

Per previous discussions regarding the proposed above-referenced Project, I enclose the following information for your review:

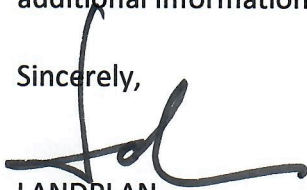
- Completed Application Form
- Zoning Permit Fee of \$32,290.00
- Site and architectural plans for proposed structure

In general, the proposed zoning permit application contemplates the demolition of the existing two-level, 9,200 square foot office building, and the new construction of a four-level office building utilizing the existing foundation. The proposed design of the building uses a contemporary palette of exterior materials that complements the traditional materials used at 44 and 50LS. The gross floor area of the new building will be approximately 18,150 square feet, and the maximum height of the building, as measured per Section 5.2.6 of the CDO, will be 44 feet.

The use will not result in any substantial changes to the site plan previously approved under Permit #19-0202CA/MA. The parking count approved by the DRB under Permit #19-0202CA/MA is just under the 125% of the permitted maximum. While the increased office space will create an additional parking demand of eighteen (18) vehicles, there are adequate parking assets to accommodate the expansion.

I trust this description provides the needed context for you to review and process this application. However, if additional information is required, please advise. Thank you.

Sincerely,



LANDPLAN
John Caulo

Attachments as noted

cc. Russ Scully, Hula Lakeside

PERMIT
SET
04/10/2020

SMITH
ALVAREZ
SIENKIEWYCZ

ARCHITECTS

17 St. Paul Street
3rd Floor
Burlington, VT
05401

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**MECHANICAL/
ELECTRICAL**
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RLINGTON, VT 05406-5178
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EAS PROJECT NUMBER: 1017

PROJECT

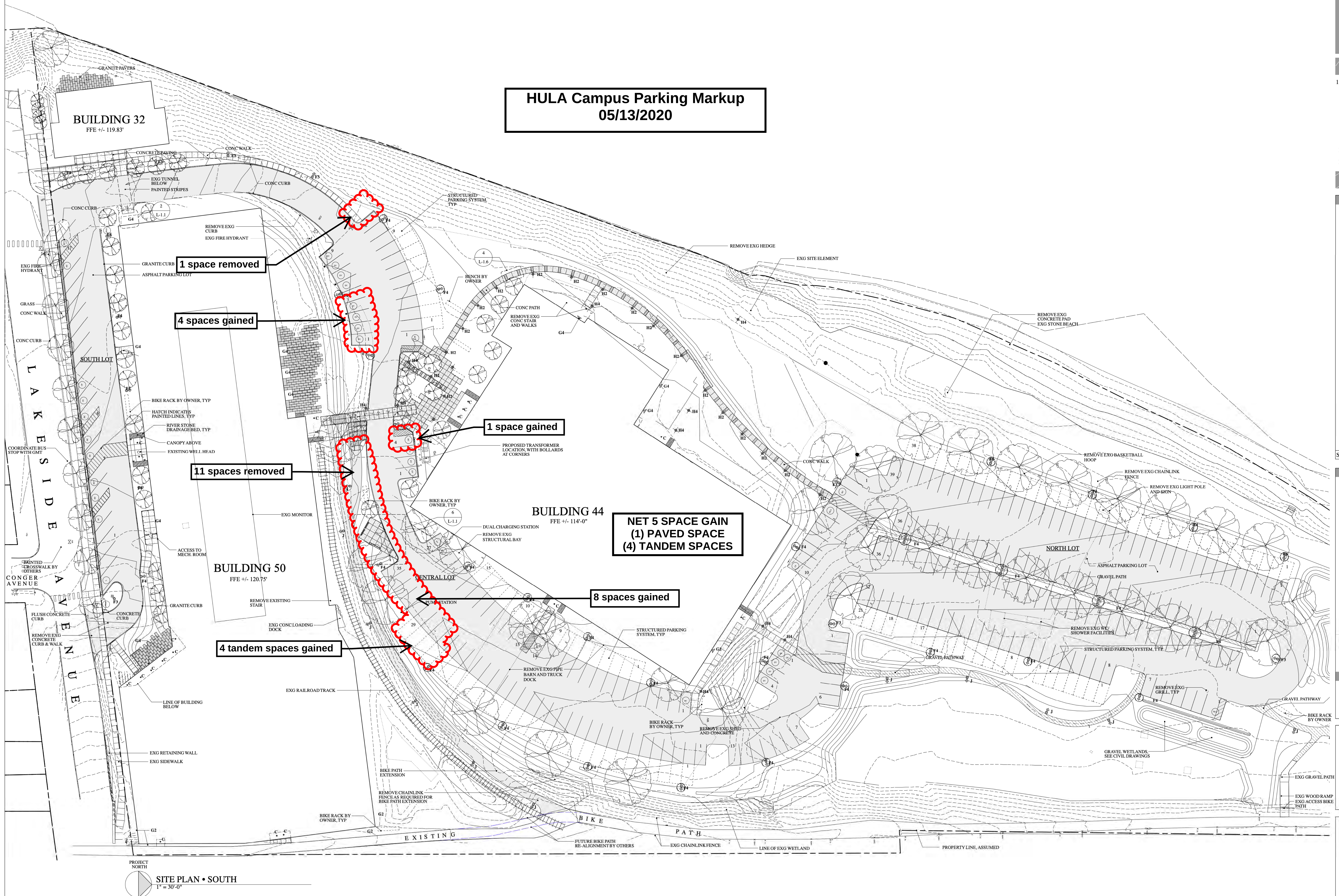
HULA
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BUILDING 32
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LAKESIDE AVE
URLINGTON, VT

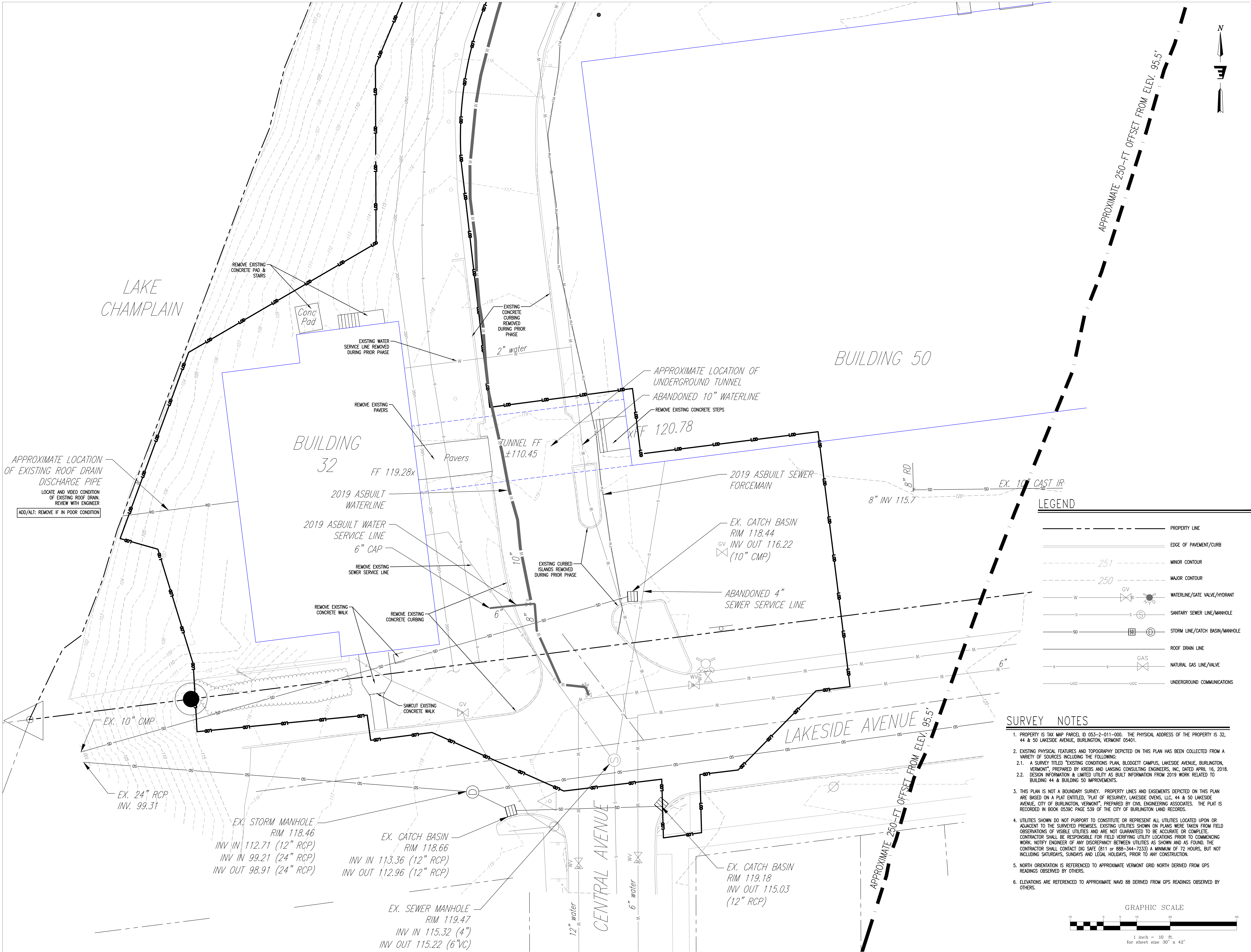
DATE: 04/10/2020
SCALE: AS NOTED
CHECKED: SHS
DRAWN: OBS, SAL

VISIONS

HULA CAMPUS OVERALL SITE PLAN

L-1.1





SMITH
ALVAREZ
SIENKIEWYCZ

ARCHITECTS

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P: 802-655-1753
F: 802-655-7628

SAS PROJECT NUMBER: 0917

PROJECT

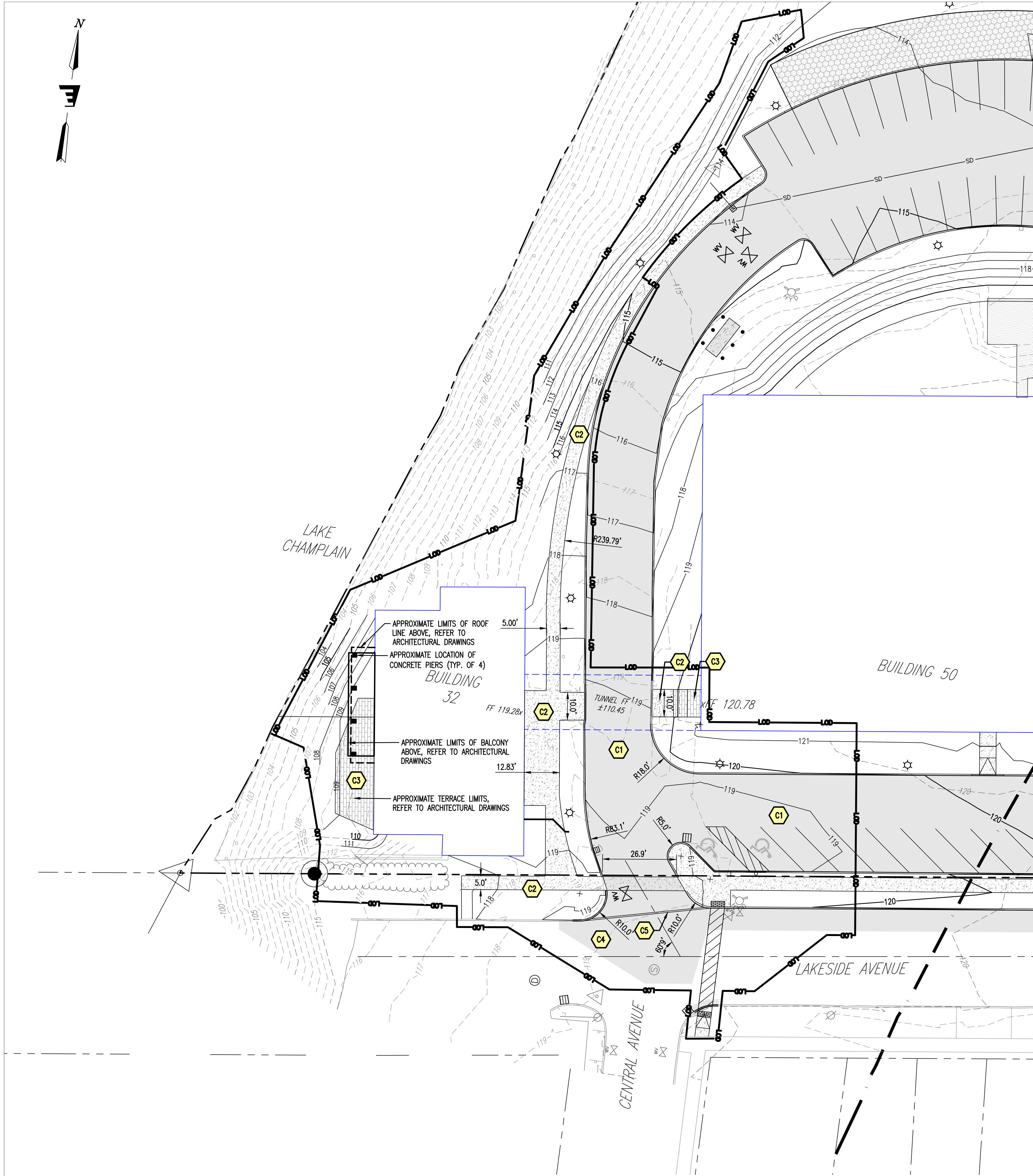
HULA
•
BUILDING 32
•
32 LAKESIDE AVE
BURLINGTON, VT

DATE: 03/30/2020
SCALE: AS NOTED
CHECKED: KW
DRAWN BY: HKW

REVISIONS

EXISTING CONDITIONS & DEMOLITION PLAN

C1.0



SITE LAYOUT PLAN
SCALE: 1" = 20'

PROPOSED SURFACE LEGEND

- PROPOSED BITUMINOUS PAVEMENT
- PROPOSED CONCRETE
- PROPOSED GRANITE PAVERS
- PROPOSED VEHICULAR CONCRETE
- PROPOSED DEPRESSED CURB WITH TRANSITION

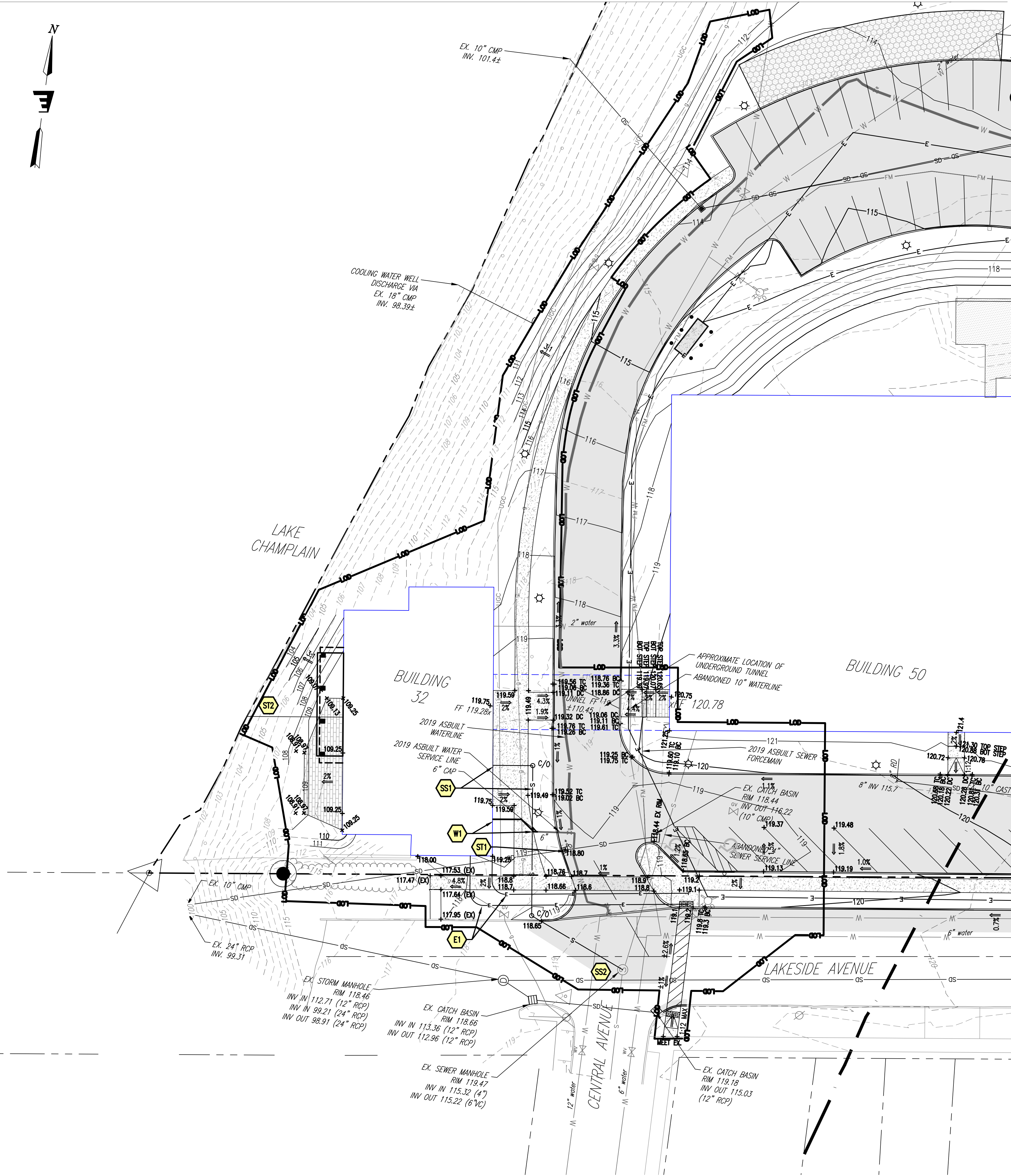
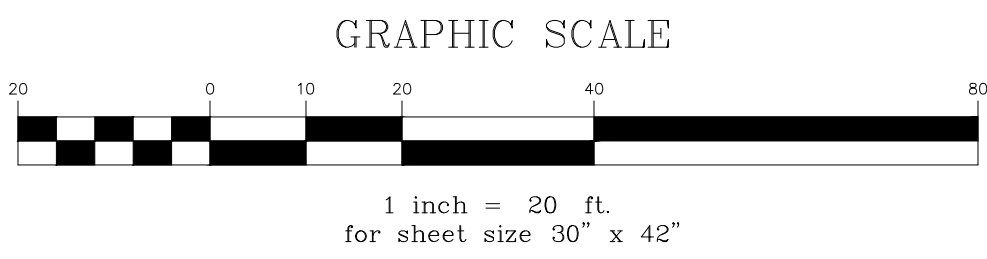
REFER TO ARCHITECTURAL DRAWINGS FOR CONCRETE FINISH & SCORING PATTERN

PROPOSED SITE FEATURES

- C1 PAVED DRIVES, SURFACE PARKING & STRIPING
- C2 CONCRETE SIDEWALK
- C3 GRANITE PAVERS
- C4 PAVEMENT PATCH
- C5 FLUSH CURB ACROSS DRIVE

LOT COVERAGE CALCULATION

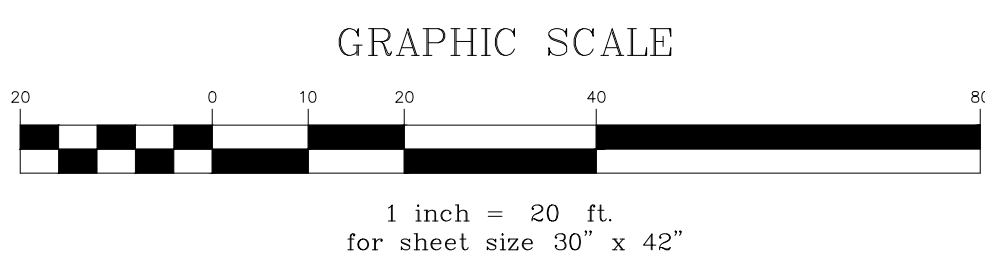
±6.67-AC PRE-DEVELOPMENT IMPERVIOUS AREA (PRIOR TO BUILDING 44 & 50 REDEVELOPMENT PROJECT)
±6.55-AC POST-DEVELOPMENT IMPERVIOUS AREA (PLANNED AT COMPLETION OF BUILDING 44 & 50 REDEVELOPMENT PROJECT)
±245-SF IMPERVIOUS REDUCED WITH LAKESIDE AVE ROW REVISIONS
±440-SF IMPERVIOUS EXPANSION WITH WESTERN SIDEWALK RECONFIGURATION
±550-SF IMPERVIOUS EXPANSION WITH BLD 32 TERRACE ADDITION
±750-SF (0.02-AC) NET RESULTING IMPERVIOUS EXPANSION FOR BUILDING 32 PROJECT
±6.57-AC IMPERVIOUS PARCEL POST DEVELOPMENT BUILDING 32 IMPERVIOUS
6.57-AC/14.89-AC = 44% IMPERVIOUS



SITE GRADING & UTILITY PLAN
SCALE: 1" = 20'

PROPOSED UTILITY SCHEDULE

- SS1 REPLACE SEWER LINE SERVING BUILDING 32 PROVIDE CLEANOUTS AT BENDS
- SS2 CORE & BOOT FOR NEW TIE IN AT EXISTING STRUCTURE
- W1 NEW 6" WATER SERVICE LINE WITH 45-DEG BENDS AS INDICATED PROVIDE 18" SEPARATION TO TOP OF SEWER SERVICE LINE
- E1 APPROXIMATE LOCATION OF UNDERGROUND ELECTRICAL LINES PROVIDE (5) 4" CONDUITS
- ST1 PROP. 4-FT I.D. CATCH BASIN INSTALLED INLINE WITH EXISTING CMP PIPE MATCH EXISTING CMP INVERT ELEVATIONS
- ST2 ADD/ALT REPLACE ROOF DRAIN DISCHARGE PIPE



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SAS PROJECT NUMBER: 0917

PROJECT

HULA
BUILDING 32
32 LAKESIDE AVE
BURLINGTON, VT

DATE: 03/30/2020
SCALE: AS NOTED
CHECKED: KW
DRAWN BY: HKW

REVISIONS

SITE LAYOUT & GRADING PLAN

C1.1



VIEW FROM WEST



VIEW FROM EAST



VIEW FROM SOUTHWEST



VIEW FROM NORTH

PERMIT
SET
04/10/2020

SMITH
ALVAREZ
SIENKIEWYCZ

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F: 802-655-7628

SAS PROJECT NUMBER: 1017

PROJECT

HULA
•
BUILDING 32
•
32 LAKESIDE AVE
BURLINGTON, VT

DATE: 04/10/2020
SCALE: AS NOTED
CHECKED: SHS
DRAWN: OBS, SAL

REVISIONS

EXISTING CONDITIONS
•
PHOTOS

XC-1.0

BICYCLE PARKING REQUIREMENTS:

BTV ZONING TABLE 8.2.5-1

LONG TERM SPACES
BUILDING 32
• OFFICE USE: 18,200 GSF @ 1 PER 5,000 GSF = 4 SPACES REQUIRED
20 SPACES PROVIDED (COVERED COMBINED LONG & SHORT TERM SPACES)

SHORT TERM SPACES
BUILDING 32
• OFFICE USE: 18,200 GSF @ 1 PER 10,000 GSF = 2 SPACES REQUIRED
20 SPACES PROVIDED (COVERED COMBINED LONG & SHORT TERM SPACES)

PLANTING SCHEDULE

KEY	QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE
A	5	SKYLINE THORNLESS HONEYLOCUST	GLEDITSIA TRIACANTHOS	3" CAL.

LIGHTING SCHEDULE

KEY	DESCRIPTION	MAKE & MODEL
A	6" RECESSED CAN LED DOWNLIGHT	PRESCOLITE LIGHTING LC6SL-6LCSL-10L-40K-8-WH-WT

SITE NOTES:

- PROTECT EXISTING TREES, PLANTS, AND MONUMENTS THROUGHOUT CONSTRUCTION.
- REFER TO CIVIL DRAWINGS FOR CONTRACT LIMIT LINE, BOUNDARY LINE, PROPOSED GRADING, LOT COVERAGE, & UNDERGROUND UTILITIES.
- BUILDING SERVICE/ TRASH AREA IS PART OF HULA CAMPUS

ACCESSIBLE PARKING REQUIREMENTS:

ADA TABLE 208.2:

BUILDING 32
• FOR 26-50 PARKING SPACES, 2 MINIMUM ACCESSIBLE SPACES

ACCESSIBLE PARKING:

SOUTH LOT FOR **BUILDING 32**:
2 ACCESSIBLE SPACES (1 ACCESSIBLE & 1 VAN ACCESSIBLE)

PARKING NOTES:

PARKING REQUIREMENTS BASED ON BTV ZONING ARTICLE 8.
@ SHARED USE DISTRICT:
OFFICE USE BASED ON 2 CARS/1000 GFA
MAKER SPACE BASED ON 1 CAR/1000 GFA

BUILDING 50 OFFICE @ 80,000 SF INCLUDING MEZZANINE = 160 SPACES
BUILDING 50 MAKER SPACE @ 3,900 SF = 4 SPACES
BUILDING 44 OFFICE @ 52,000 SF = 104 SPACES
BUILDING 32 OFFICE (4 FLOORS) 18,200 SF = 37 SPACES

SUB-TOTAL: 305 CARS
BURLINGTON SURF CLUB = 10 (SEASONAL)
TOTAL: 315 CARS

MAXIMUM ALLOWABLE 125% = 394 CARS

PROPOSED PARKING:

PAVED PARKING: 274 SPACES (10 EV)
TANDEM PARKING: 112 SPACES
TOTAL: 386 SPACES

BUILDING 32
FFE AT ENTRANCE LEVEL +/- 119.83'
(+/- 6" HIGHER THAN EXG)
ROOF ELEVATION +/- 162.08'
ROOF EQUIPMENT SCREEN ELEVATION +/- 167.9133

BUILDING 50
FFE +/- 120'-9"

TE PLAN
= 1'-0"

L-1.0

04/10/2020

SIENKIEWYCZ

ARCHITECTS

117 St. Paul Street
3rd Floor
Burlington, VT
05401

P: 8 0 2 • 8 6 3 • 2 2 2 7

F: ~~8~~02 • ~~8~~63 • 0093

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BURLINGTON, VT 05401
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F: 802-863-6306

STRUCTURAL
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**MECHANICAL/
ELECTRICAL**
LN CONSULTING
PO BOX 65178
BURLINGTON, VT 05406-5178
P: 802-655-1753
F: 802-655-7628

SAS PROJECT NUMBER: 1017

PROJECT

•

BUILDING 32

32 LAKESIDE AVE
BURLINGTON, VT

DATE: 04/10/2020

SCALE: AS NOTED

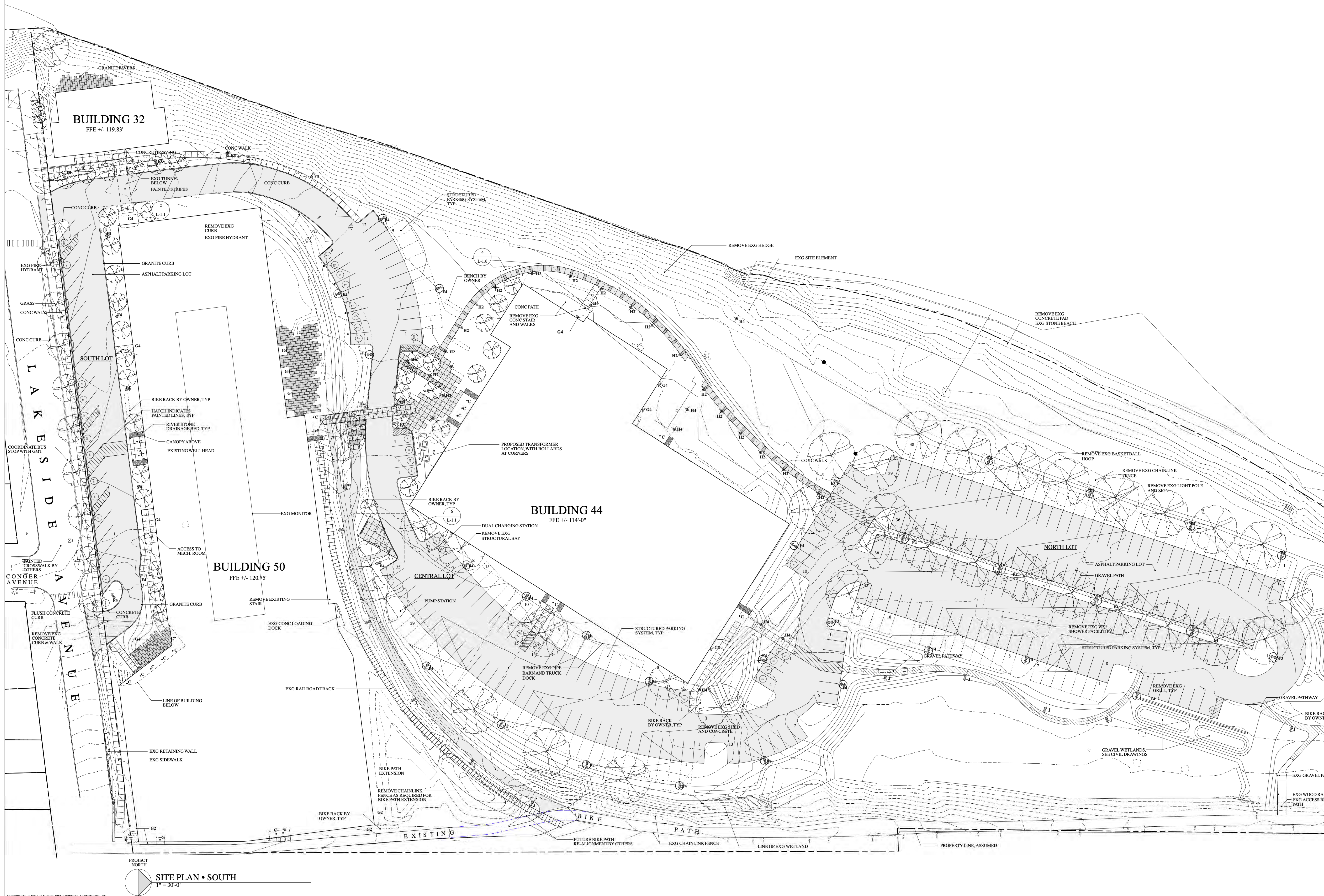
CHECKED: SHS

DRAWN: OBS, SAL

REVISIONS

HULA CAMPUS
OVERALL SITE PLAN

L-1.1



PERMIT

SET

04/10/2020

SMITH

ALVAREZ

SIENKIEWYCZ

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05401

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BURLINGTON, VT

DATE: 04/10/2020

SCALE: AS NOTED

CHECKED: SHS

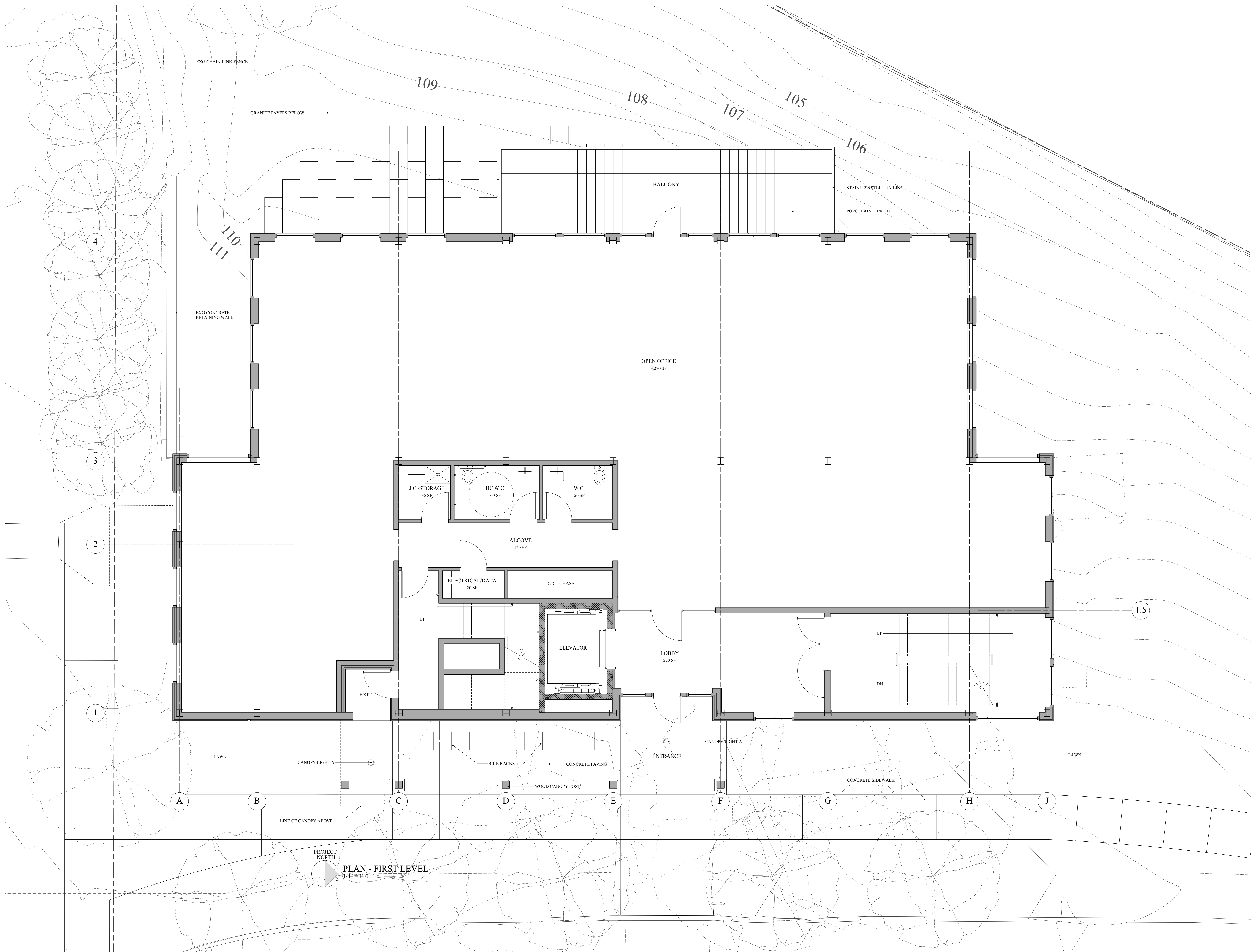
DRAWN: OBS, SAL

REVISIONS

PLAN

FIRST LEVEL

A-1.0



PERMIT

SET

04/10/2020

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BUILDING 32

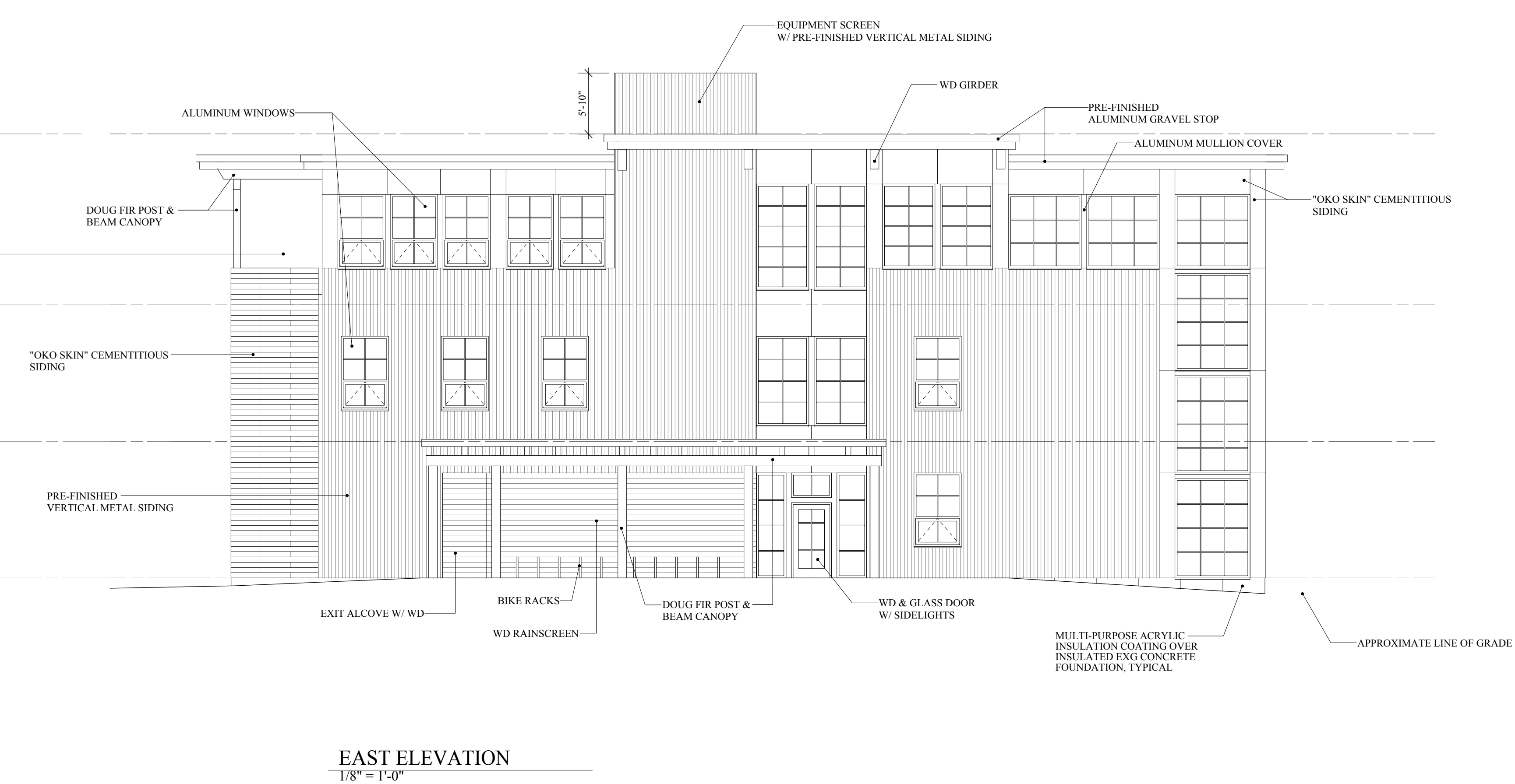
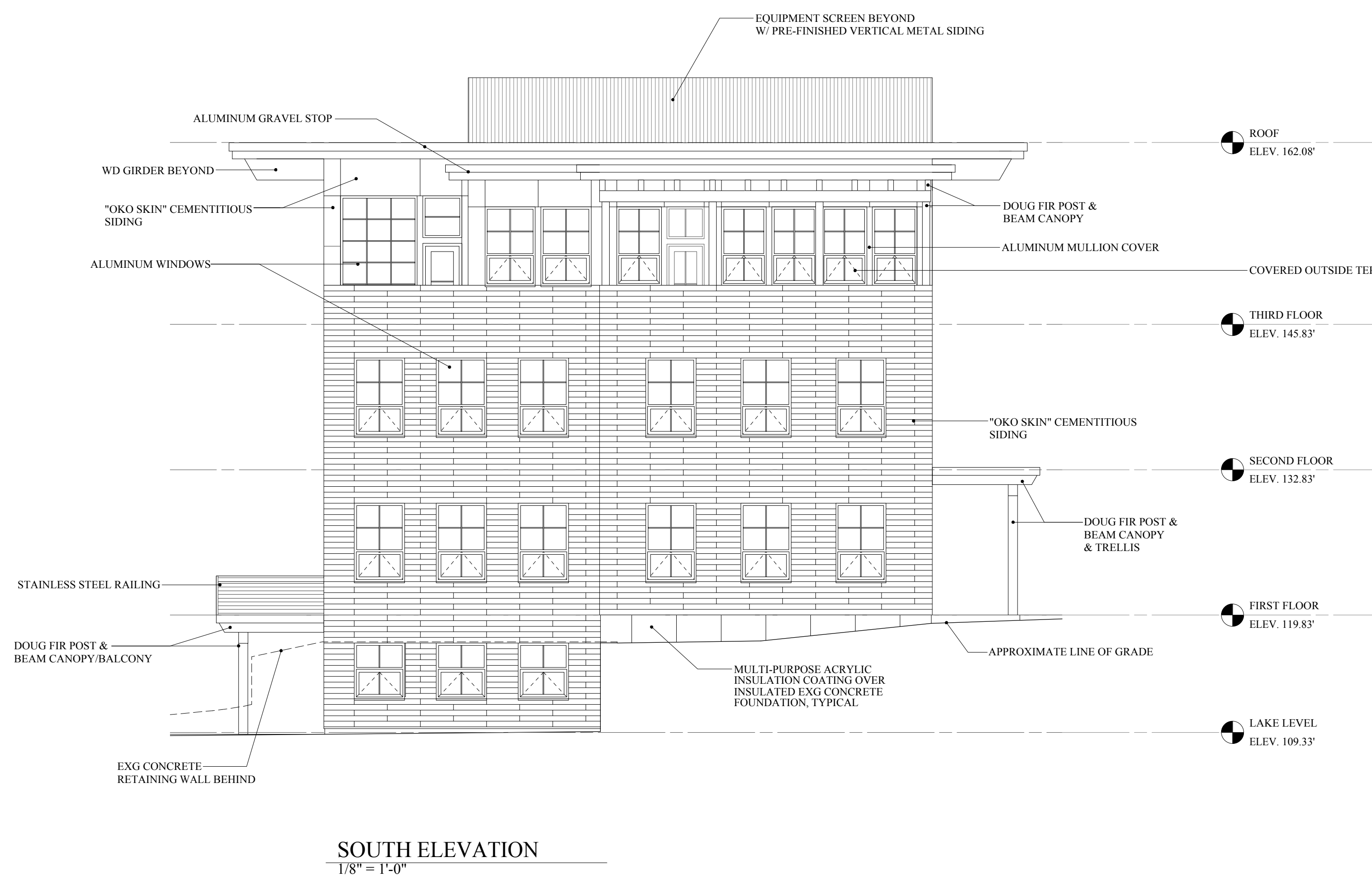
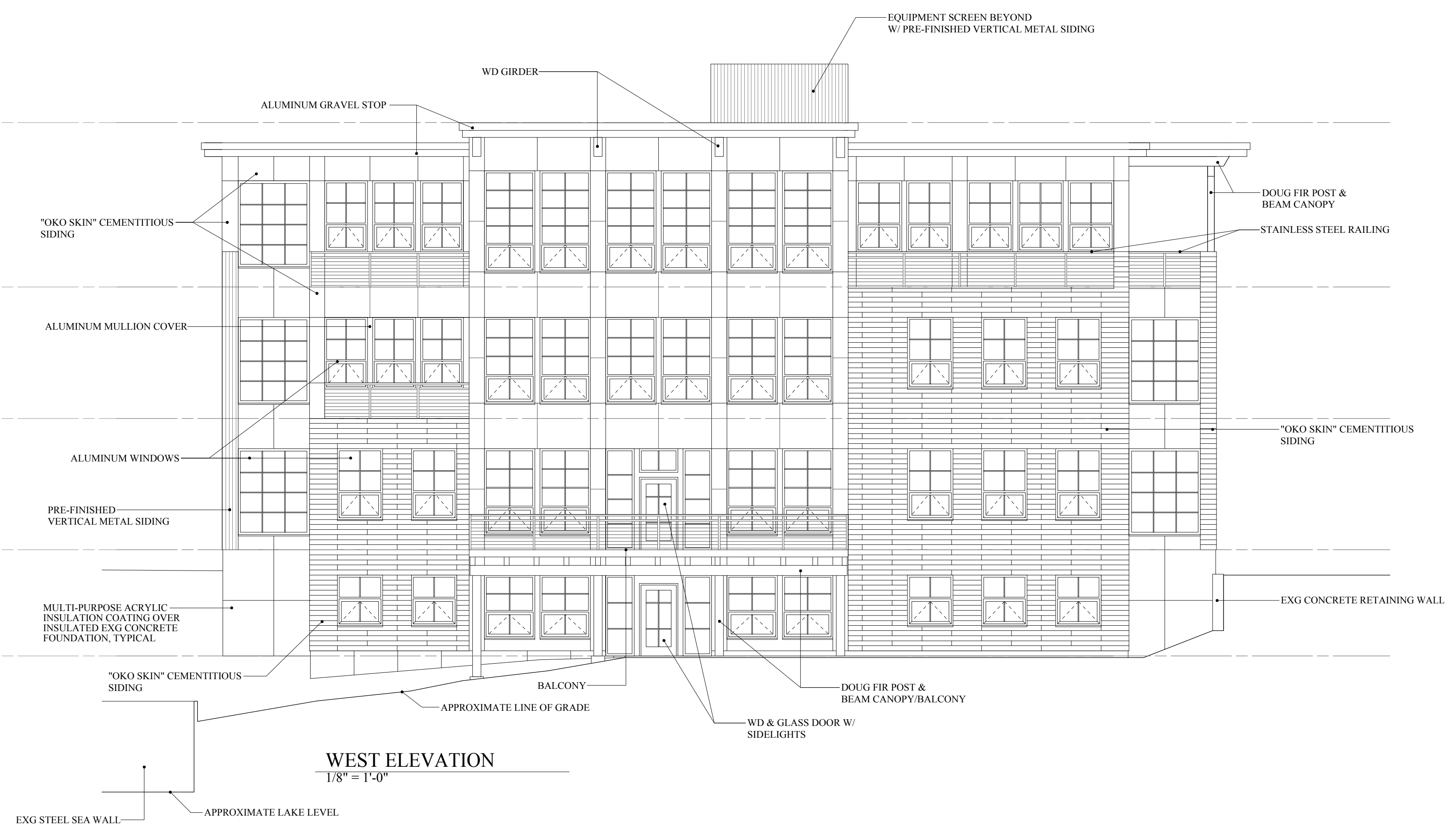
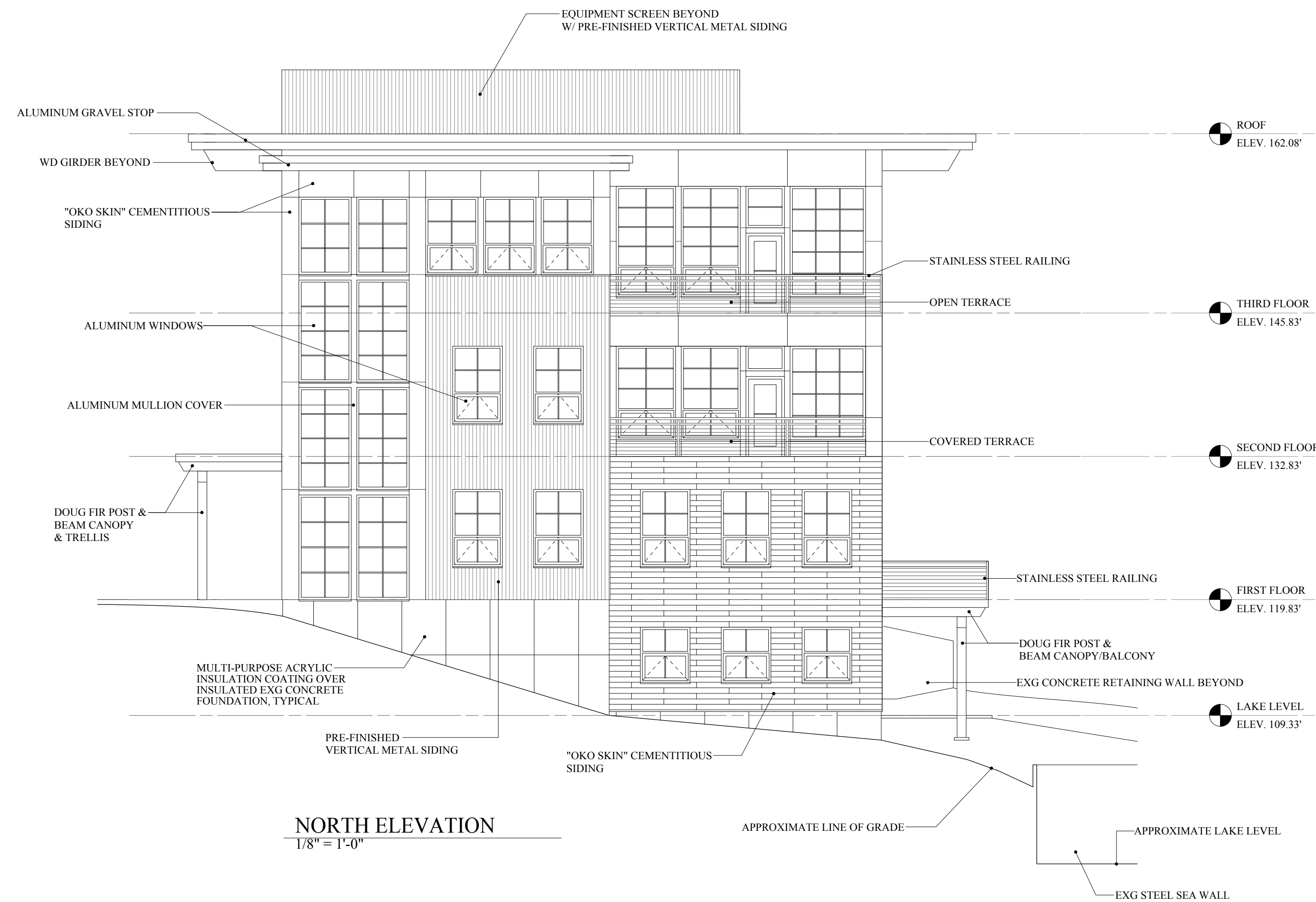
32 LAKESIDE AVE
BURLINGTON, VT

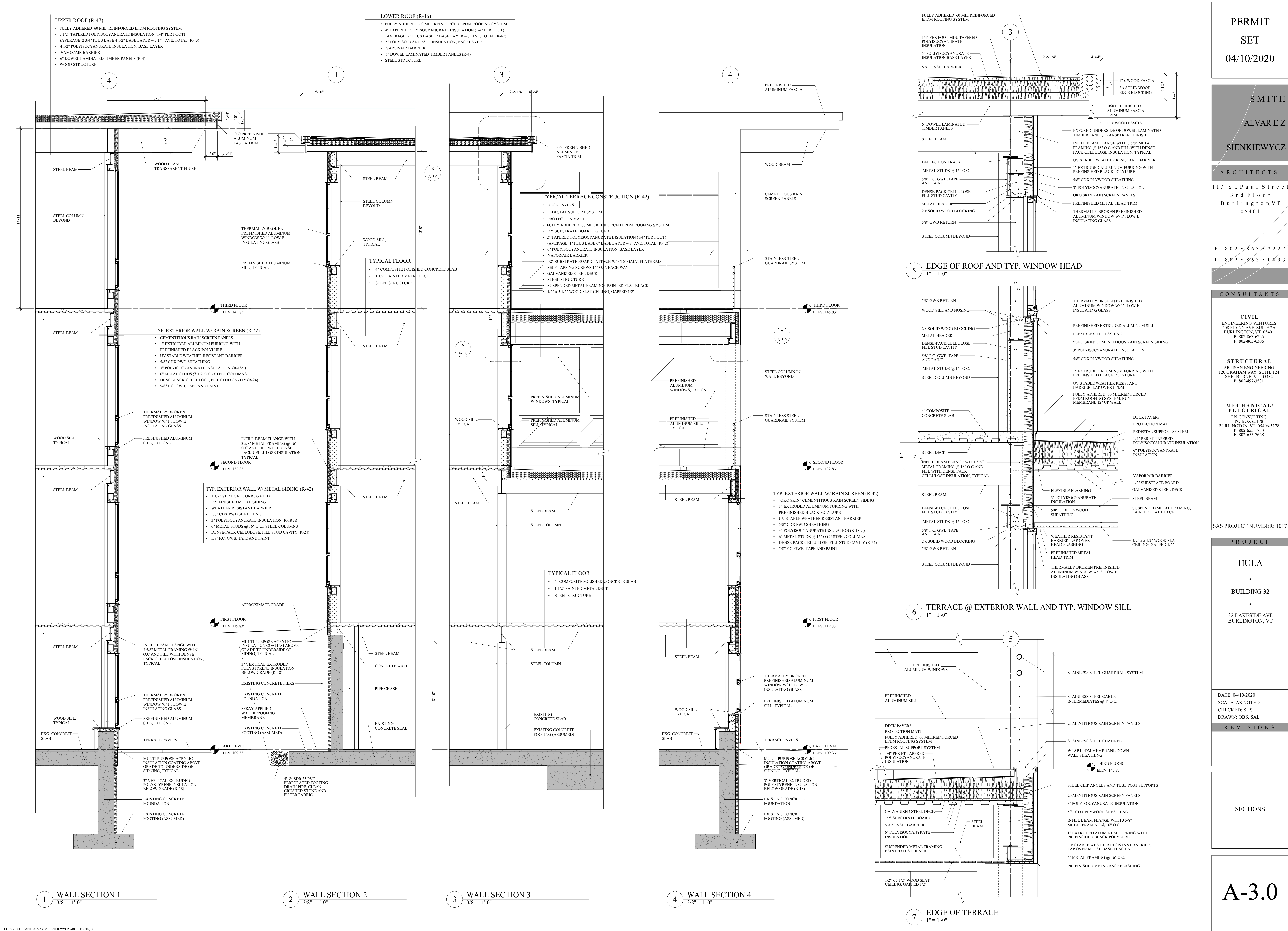
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SCALE: AS NOTED
CHECKED: SHS
DRAWN: OBS, SAL

REVISIONS

EXTERIOR ELEVATIONS

A-2.0





PERMIT
SET
04/10/2020

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PROJECT

HULA
BUILDING 32
32 LAKESIDE AVE
BURLINGTON, VT

DATE: 04/10/2020
SCALE: AS NOTED
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DRAWN: OBS, SAL

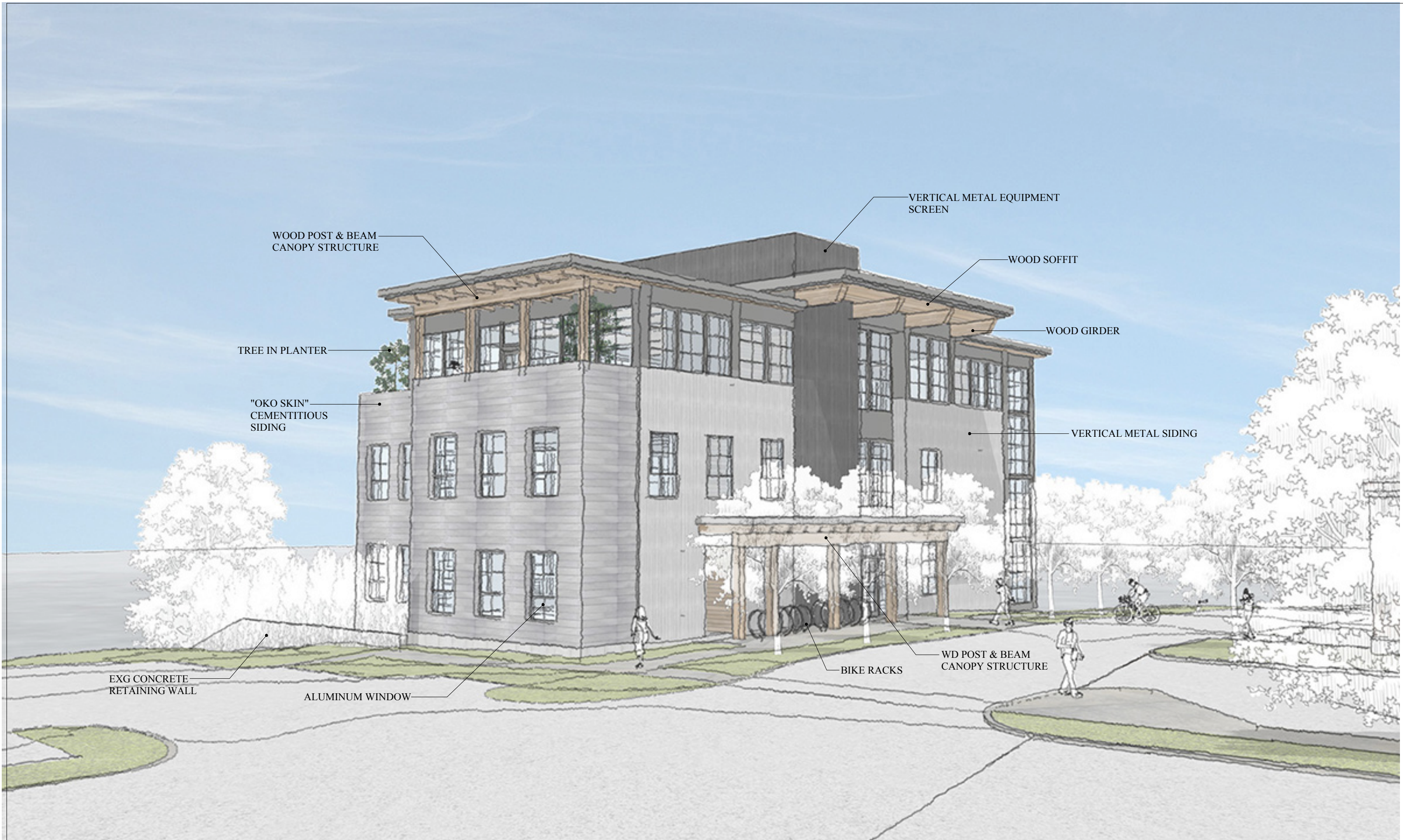
REVISIONS

SECTIONS

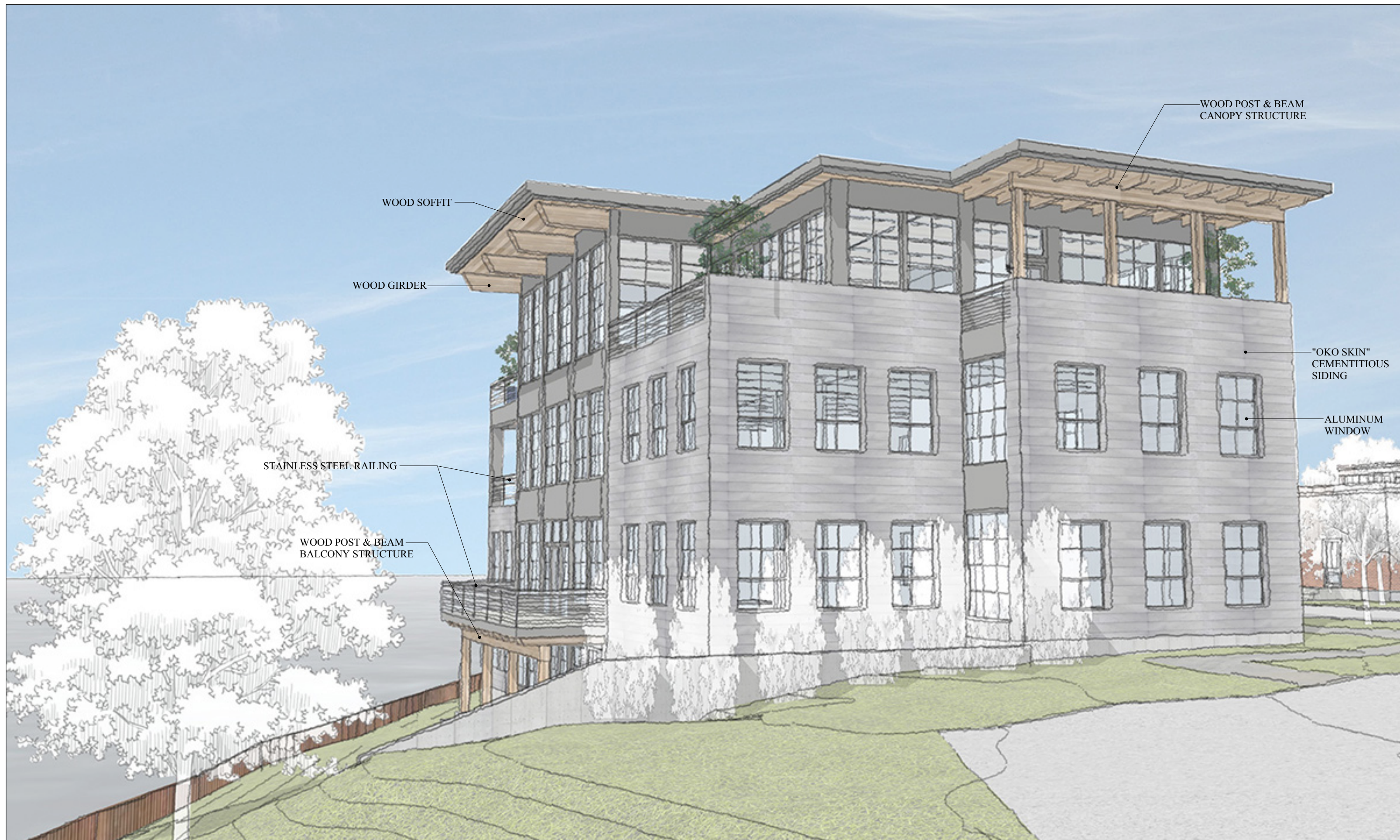
A-3.0



VIEW FROM WEST



VIEW FROM SOUTHEAST



VIEW FROM SOUTHWEST



VIEW FROM NORTHEAST



VIEW FROM WEST



VIEW FROM SOUTHEAST



VIEW FROM SOUTHWEST



VIEW FROM NORTHEAST

PERMIT
SET
04/10/2020

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HULA
•
BUILDING 32
•
32 LAKESIDE AVE
BURLINGTON, VT

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REVISIONS

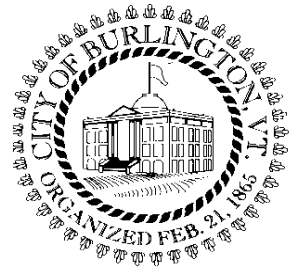
MODEL PHOTOS

A-4.1

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: ZP 20-0858CA, 225 Elmwood Avenue
Date: May 26, 2020

File: ZP20-0858CA

Location: 225 Elmwood Avenue

Zone: RM **Ward:** 3C

Parking District: Shared Use

Date application accepted: May 6, 2020

Applicant/ Owner: Green Mountain Habitat for Humanity

Request: Demolish existing single family home, rebuild new home.

Background:

- Zoning Permit 10-1086NA; replace roof. June 2010.



Overview:

225 Elmwood Avenue is a small dwelling, estimated to be constructed prior to 1869 (it appears on the Beers Atlas Map of 1869, at right). The application details material and structural failure. Asbestos analysis and abatement has been completed. A replacement single family, two story home is proposed. As there is documentation of human remains discovered in the immediate vicinity, (215 Elmwood), there remains the probability that the 1812 burial ground may extend into this area.

Part 1: Land Division Design Standards

No land division is proposed.

Part 2: Site Plan Design Standards

Sec. 6.2.2 Review Standards

(a) Protection of Important Natural Features:

The site is relatively flat. Trees along the north-east corner of the property and 3 in the back yard are proposed to be removed as part of this redevelopment.



None proposed.

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

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).

Recent review of a neighboring property raised an important issue with this section of Elmwood Avenue. There is the potential for discovery of human remains, likely associated with a burial ground for soldiers and hospital staff during the War of 1812. The Consulting Archaeology Program at UVM (CAP) has previously determined that there were some war burials, presumably of black soldiers, in the neighborhood of Spring Street, near the encampment site of soldiers of color. The 1937 discovery of human remains at a neighboring property underlines the unknown nature of the boundaries of any burial sites, raises the potential for additional, unmarked interments. The applicant should take notice that should any archaeological resources be uncovered during excavation, appropriate authorities shall be contacted to determine suitable treatment and disposition.

No part of this application will preclude use of wind, solar, or other renewable energy resource. If geothermal is desired, the same concerns for ground disturbance will apply.

None identified at this location.



(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 plan provides for both a front and back porch; both satisfactory for sheltering residents and visitors from inclement weather. There is adequate room for snow storage at the end of the driveway.

An Erosion Prevention and Sediment Control Plan will be required subject to review and approval by the Stormwater Engineering Program.

(h) Building Location and Orientation:

The replacement home is oriented toward the street and situated to replicate the street setback of neighboring properties. Moving the replacement building closer to the street will bring the home within the required front yard setback as calculated based on neighboring properties..

(i) Vehicular Access:

There is an existing curb cut and (mostly grown over) driveway south of the residence which is proposed to be duplicated with a length to accommodate the two required parking spaces.

(j) Pedestrian Access:

There is a public sidewalk along the west side of Elmwood Avenue. The site plan does not illustrate a walkway connecting the sidewalk to the new residence, which is required.

(k) Accessibility for the Handicapped:

ADA access is administered by the building inspector's office. Although not required, access is encouraged, even if only by Vermont Visitability Standards.

(l) Parking and Circulation:

Two parking spaces are required for a single family home. Two are proposed in the driveway.

(m) Landscaping and Fences:

A 6' stockade fence will be installed along the northerly property boundary. The Clear Site Triangle must be observed.

(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.

A typical residential style wall fixture is proposed. The product spec sheet is attached.

(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 placed underground whenever practicable. Trash and recycling bins and dumpsters shall be located, within preferably, or behind buildings, enclosed on all four (4) sides to prevent blowing trash, and screened from public view.

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

Electrical and cable conduit will be undergrounded. A shed is proposed in the southwesterly corner of the rear yard. A minimum 5' setback is required.

Part 3: Architectural Design Standards

Sec. 6.3.2 Review Standards

(a) Relate development to its environment:

1. Massing, Height and Scale:

As a two story, gable front residence with attached open porches is consistent with the immediately neighborhood.

2. Roofs and Rooflines.

The gable front structure will feature shed roofed porches; a common combination on Elmwood Avenue.

3. Building Openings

The new home will feature both single and paired double hung windows. Entries are available at both the east and west elevations.

(b) Protection of Important Architectural Resources:

Not applicable.

(c) Protection of Important Public Views:

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

(d) Provide an active and inviting street edge:

The open porch, with a visible front entry and a porch light will provide a welcoming introduction to the street. A walkway will be required from the front entry to the public sidewalk.

(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.

Vinyl siding and windows, with an asphalt shingle roof are proposed. The shed sheathing is similarly proposed.

All are acceptable for new construction.

(f) Reduce energy utilization:

The replacement home is proposed to be built to meet Efficiency Vermont standards.

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:

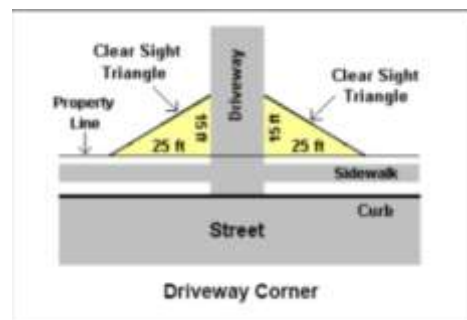
See Section 6.2.2. (p), above.

(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.

Items for the Board's consideration:

- The fence shall meet the Clear Site Triangle:
- The shed shall be set back a minimum of 5' from the property line.
- Vertical encroachment into a required setback is allowed per Section 5.3.5. (a) 1. And (b).
- If any archaeological resources are discovered during excavation, work shall stop until appropriate authorities are notified allowing for investigation, identification, and appropriate disposition of the resources.











225 Elmwood Ave. Burlington Vermont

Existing structure-20' X 20' patched stone foundation with one level living above. Additional rooms added on back with no cellar access. Presumably on slab. Dry rot throughout basement. Existing bathroom floor completely rotted through. Asbestos report from October 2, 2019 from KD associates. (KDAI Project No: 07057-0004) is attached. Materials found to be containing asbestos were remediated from the property by Levaggi Environmental Contracting (LEC) in January 2020. Documentation attached.

Site Plan- GMHH is looking to demolish existing 2 bedroom, 1 bath structure due to structural failures and extensive rot, replacing structure with a 3 bedroom, 1.5 bath single family home. New structure will be two stories 20' X 38' with 8' front porch and 6' rear porch. Large pine tree off north east corner on property side of sidewalk will be removed to meet neighborhood setback requirements. Three additional trees < 8" diameter will be removed from back yard.

New structure-New structure is 20' X38' two story single family home. 3 bedroom, 1.5 bath. Built to meet Efficiency Vermont standards. Home will have concrete exterior siding, asphalt shingle roof, vinyl windows, pressure treated rear deck (6' X 12' with roof, 4:12 pitch 16'wide extending over basement egress), composite front deck (8'X 16') with roof and vinyl railing. Interior of home will have egress window in basement, hardwood and ceramic tile flooring, sheetrocked interior walls and 1 hour fire burn wall on north side of structure. High efficiency boiler with air exchanger system.

Setbacks-	North side	30"	Location of current structure
	East side	48"	#217 & #219 Elmwood = 48" off sidewalk
			#227-229 Elmwood = 48" off sidewalk
			#237 Elmwood= 42" off sidewalk
	South side	<6"	Driveway material to match city curb cut
	West side	60"	New shed installed 60" of west fence

Needs to meet min .5' setback

Utilities- Conduit installed under sidewalk to move cable and electric to underground service.

Fence- Existing rusted metal fence will be replaced with 6' stockade fence along north boundary line. Fence will start 10' from edge of sidewalk and run the length of property to west boundary line

Needs to meet Clear site triangle

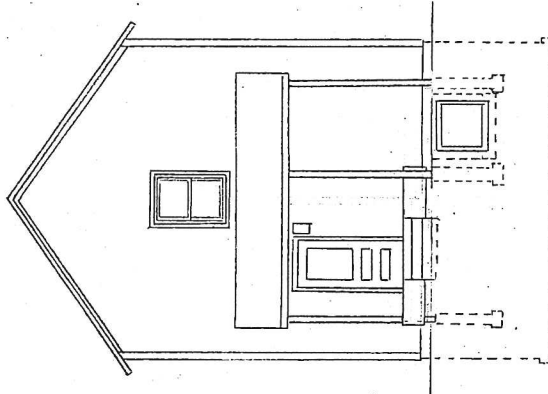
Shed- Existing Shed is going to be removed from property and replace with 8' X 12' shed positioned in SW corner of lot

Driveway- Stone driveway installed along south boundary line extending 16' X 9' wide

RECEIVED

MAY 18 2020

BURLINGTON
PERMITTING & INSPECTIONS



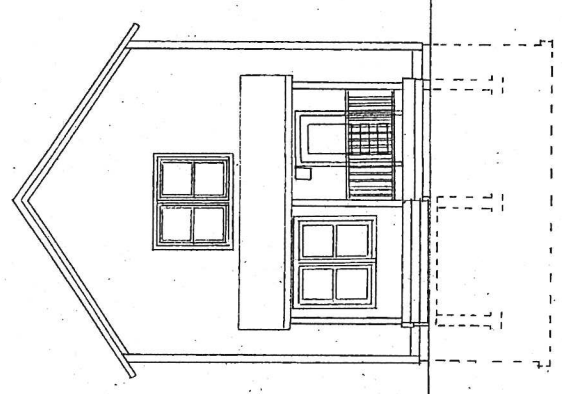
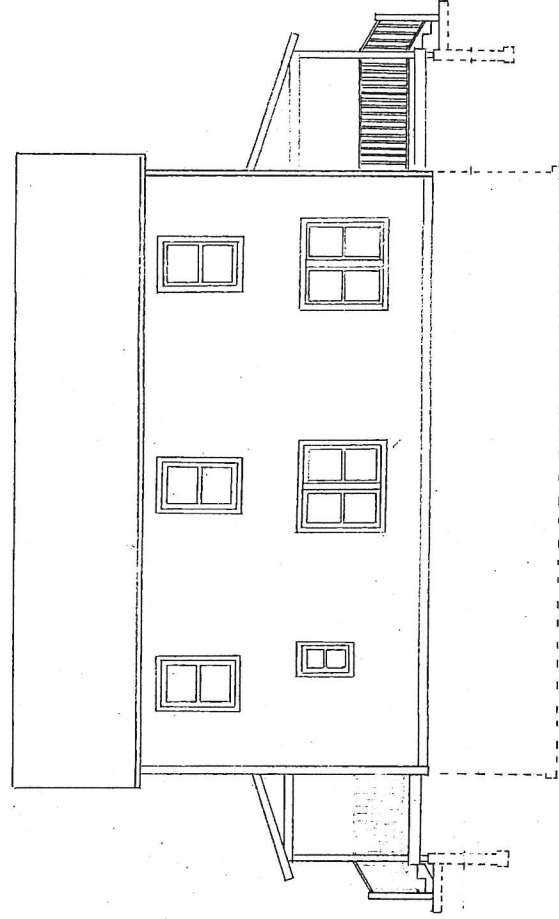
1 24' 11-7/8"

9' 1-3/4"

0' 0"

-1' 7-5/8"

-8' 11-1/8"



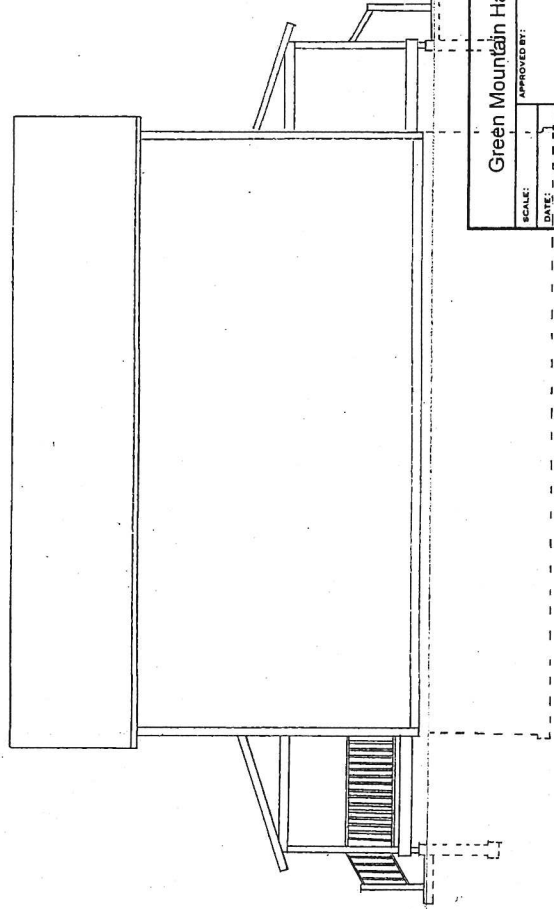
1 24' 11-7/8"

9' 1-3/4"

0' 0"

-1' 7-5/8"

-8' 11-1/8"



Green Mountain Habitat for Humanity

SCALE: 1/8" = 1'-0"

DATE: 4-2020

APPROVED BY: CDL

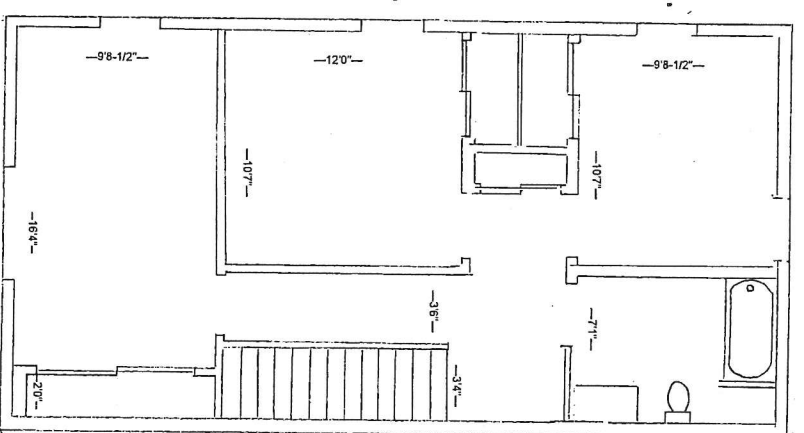
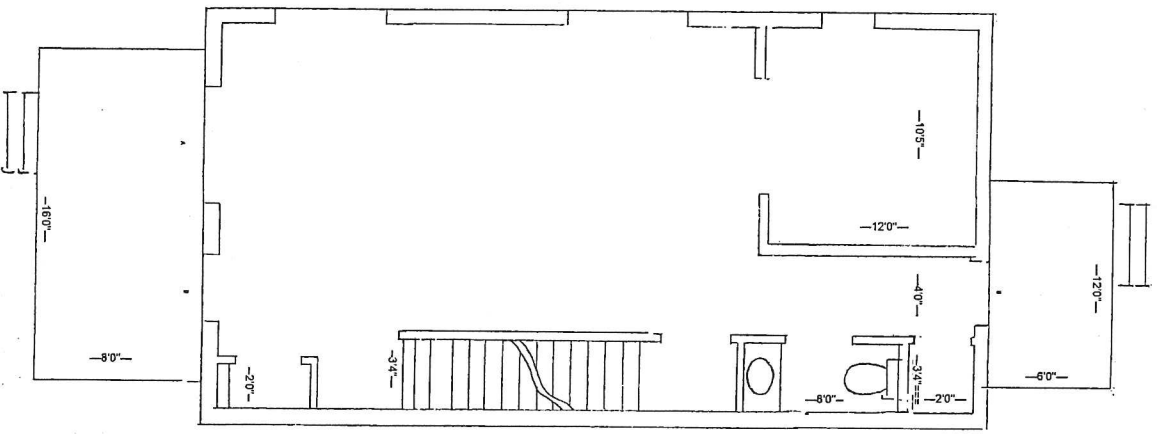
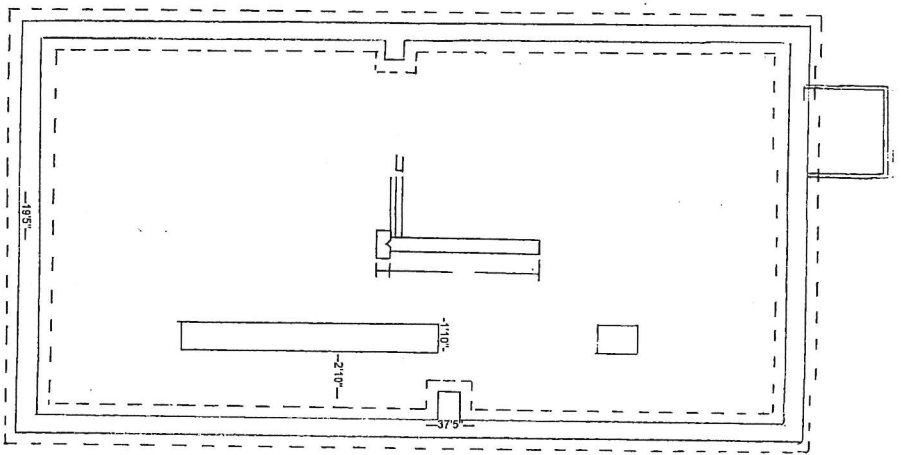
REVISED 4-2020

225 Elmwood Ave.

Window & Ext. Door Schedule

Qty.	Symbol	Manufacturer	Number	Roof/Opening WxH
1	A	Heavy/Chalk	28402	65'-0" x 45'-0"
3	B	Heavy/Chalk	31410	37' x 45'-0"
1	C	Heavy/Chalk	21462	65'-0" x 51'-0"
1	D	Heavy/Chalk	24210	30' x 33'-0"
1	E	Heavy/Chalk	3016	37' x 51'-0"

Qty.	Symbol	Manufacturer	Number	Roof/Opening WxH
2	B	Therma-Tite	Green/Sun-5104	38' 1/2" x 42' 1/2"



Green Mountain Habitat for Humanity

SCALE:

APPROVED BY:

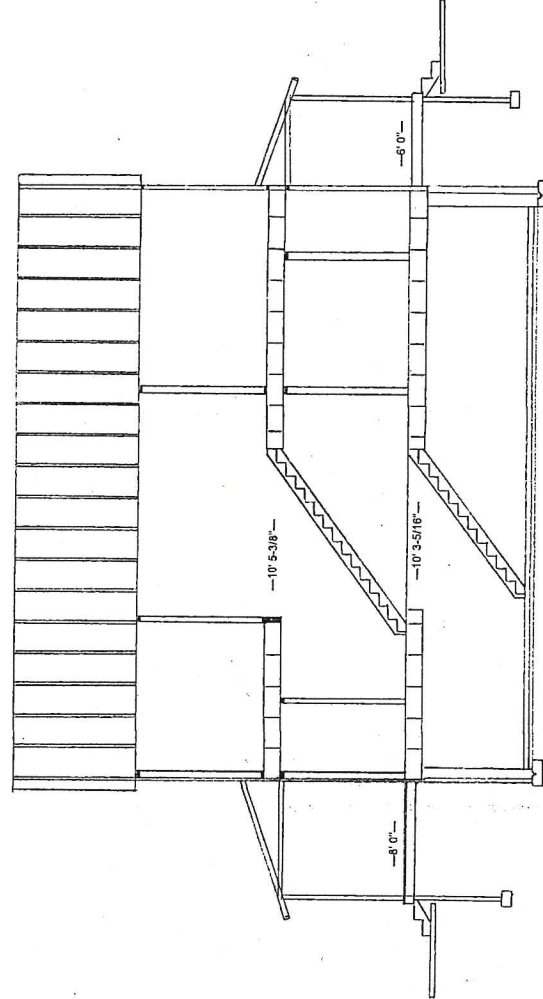
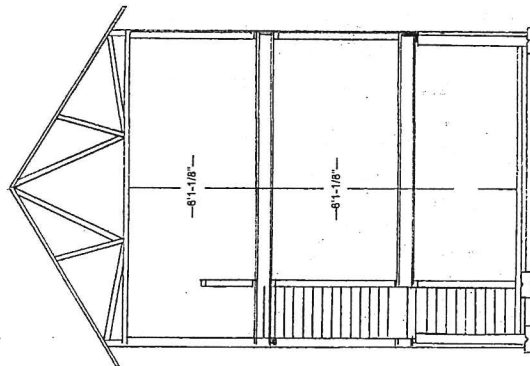
DRAWN BY: CDL

DATE:

REVISION: 4-2020

225 Elmwood Ave

DRAWING NUMBER



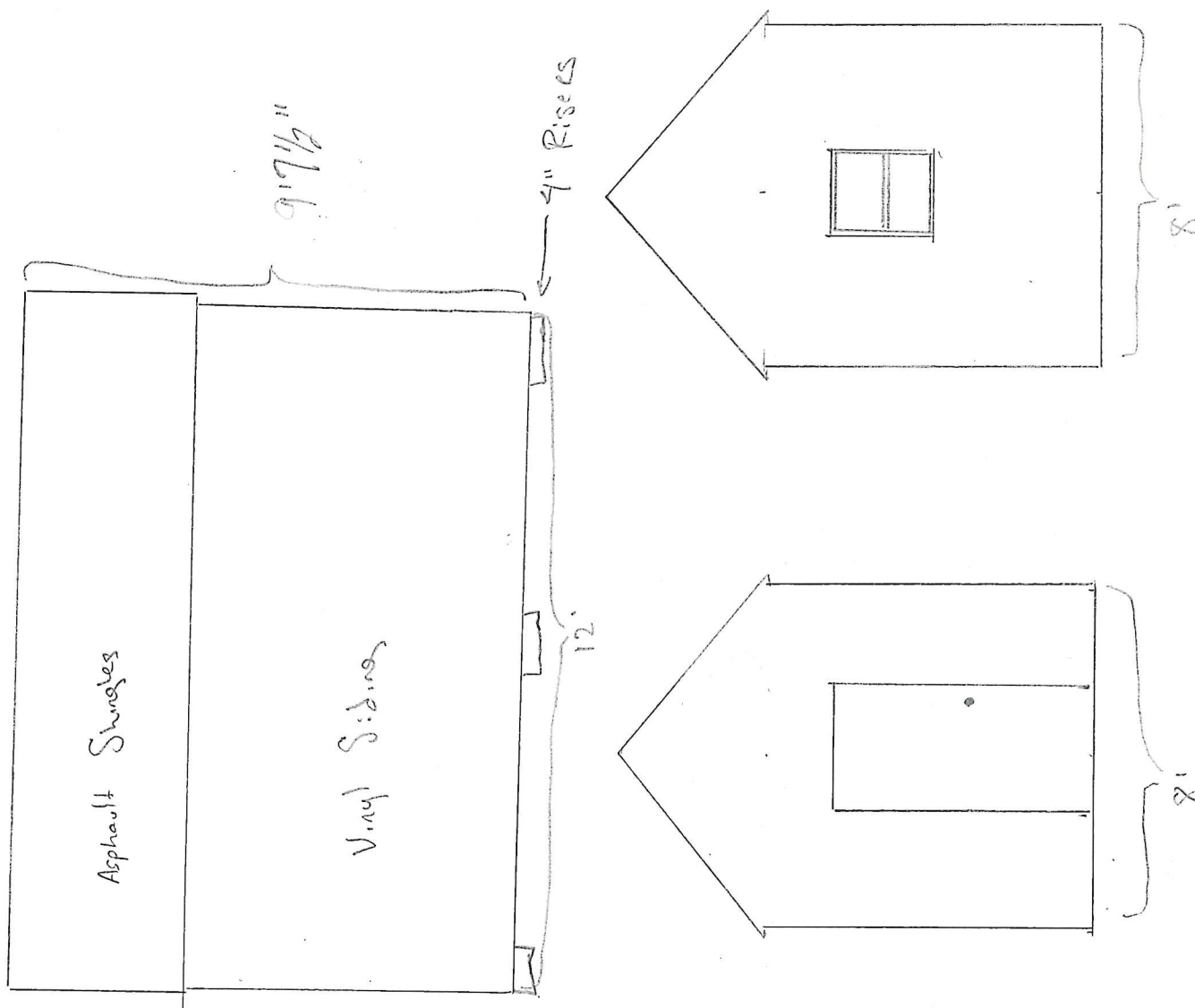
Green Mountain Habitat for Humanity

SCALE:
 DATE:
 APPROVED BY:
 DRAWN BY: CDL
 REVISED: 4-2020

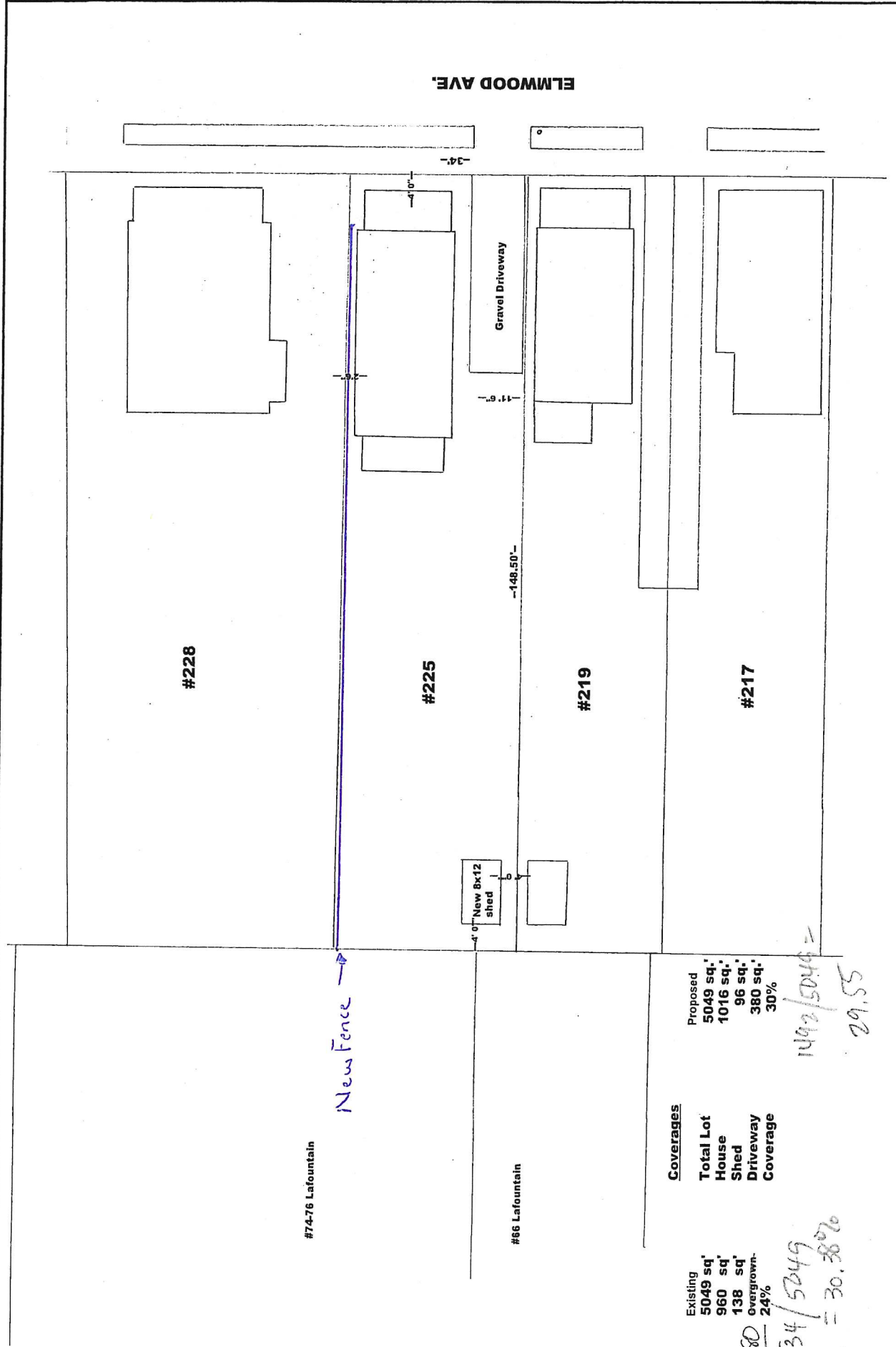
225 Elmwood Ave.

SHED

$\frac{1}{4}" = 1'$



225 Elmwood Ave.



Coverages

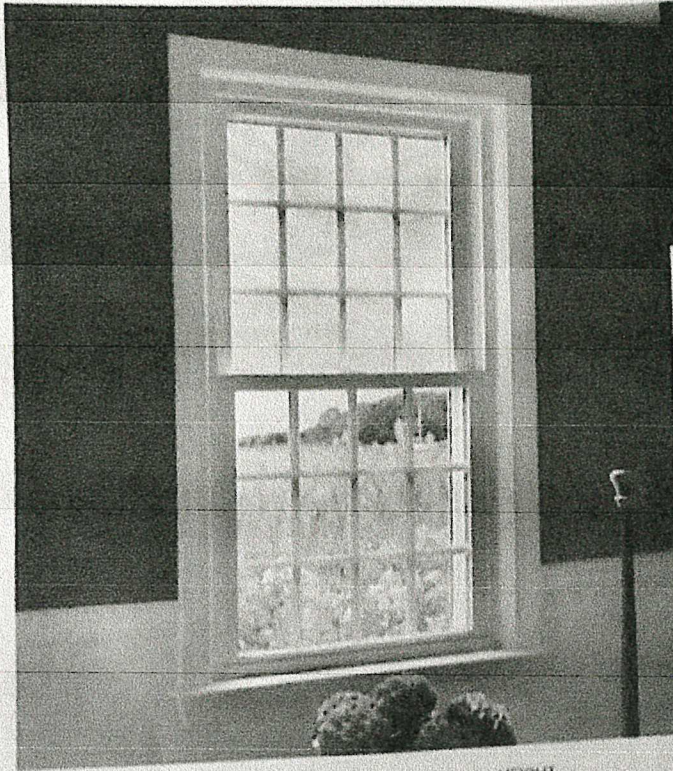
Existing	Proposed
Total Lot	5049 sq.
House	1016 sq.
Shed	96 sq.
Driveway	380 sq.
Coverage	30%

80
534 / 5049
= 30.80%

1492 / 5049 = 29.55

Classic Vinyl Double Hung Window

Vinyl Windows



UNIT/BUCK SIZE		WIDTH	HEIGHT
LIMITATIONS*	Min.	16 1/4"	24"
Max. U.I 124"	Max.	47 3/4"	84"

COLORS



White or
Almond
Extruded
Vinyl

+

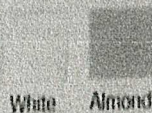
EXTERIOR PAINT
AVAILABLE

HARDWARE

Cam Lock



Standard



White Almond

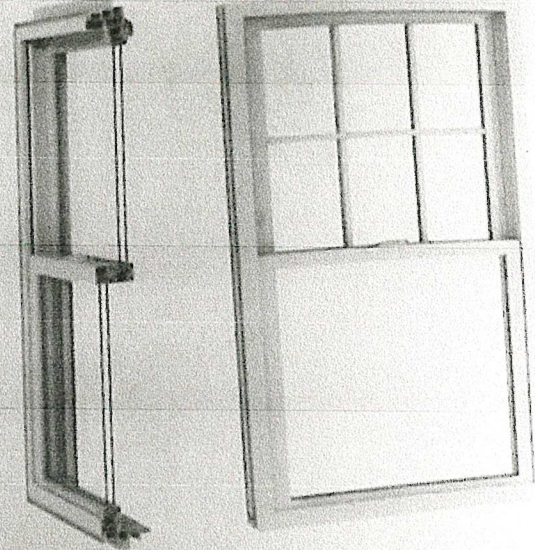
Premium

Premium finishes
available. Call for
pricing

ADDITIONAL OPTIONS

- ✓ GRIDS: 1" and 5/8" - GBG, Exterior Applied & SDL, Colonial, Prairie & Custom configurations
- ✓ Exterior Factory Applied Casing, Flat & 908 Brickmould, with or without sill nose
- ✓ Interior Trim Kits Available
- ✓ SCREENS: Full and half sizes; FlexScreen or Aluminum frame; VIEWS or fiberglass screen wire

Our most popular window, the Classic offers a variety of color, grid and hardware options to match the style of any home. The Classic's sleek fully welded sash and frame provides better performance than ordinary vinyl windows, with an air-tight seal that keeps wind and water where they belong — outside.



GLAZING & PERFORMANCE

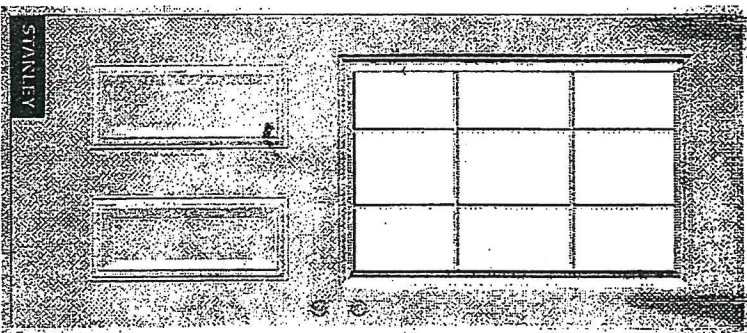
- Optional ThermoLock glazing surpasses ENERGY STAR criteria (U-Value 0.25)
- DP50 upgrade & Sound-reducing options available
- Double locks are standard on widths of $\geq 30"$
- Aluminum reinforcing in meeting rail widths of $\geq 30"$

REPLACEMENT APPLICATION

- 3-1/4" jamb depth
- Adjustable vinyl sill extender and head expander

NEW CONSTRUCTION APPLICATION

- Extension jambs available for 4-9/16" and 6-9/16" depths; custom sizes available
- Integral L or J fin available



*Front
&
Back
Doors*

Stanley Doors

36 in. x 80 in. Colonial 9 Lite
2-Panel Painted White Steel
Prehung Front Door with
Internal Grille and
Brickmold

★★★★★ (10) Write a Review Questions & Answers (85)

\$269.89 /each

Color/Finish: Prefinished white



Door Size (WxH) in.
36 x 80

Door Handling
Left-Hand/Inswing

Quantity

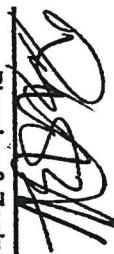
- 1 +

Live Chat

- 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: 5/17/2017
Planning & Zoning Department
Burlington, Vermont *RM*

Save to List



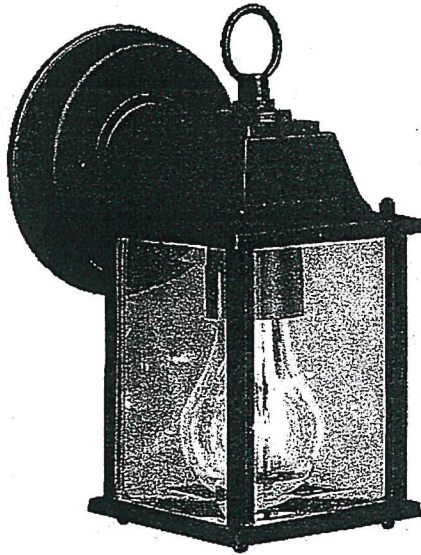
Not in Your Store - We'll Ship It There



We'll Ship It to You

Barrie Collection
Outdoor Wall 1Lt BK
9794BK (Black (Painted))

Project Name: _____
Location: _____
Type: _____
Qty: _____
Comments: _____



Ordering Information

Product ID	9794BK
Finish	Black (Painted)
Available Finishes	TZ, BK
Collection	Barrie Collection

Dimensions

Extension	5.75"
Height from center of Wall opening	2.70"
Base Backplate	4.75 DIA
Weight	1.60 LBS

Specifications

Material	Cast Aluminum
Glass Description	Clear Beveled

Electrical

Voltage	120V
Lead Wire Length	2.7"

Qualifications

Safety Rated	Wet
Warranty	www.kichler.com/warranty

Primary Lamping

Light Source	Incandescent
Lamp Included	Not Included
Number of Lights/LEDs	1
Max or Nominal Watt	100W
Socket Wire	150
Socket Type	Medium
Lamp Type	A19

Dimensions

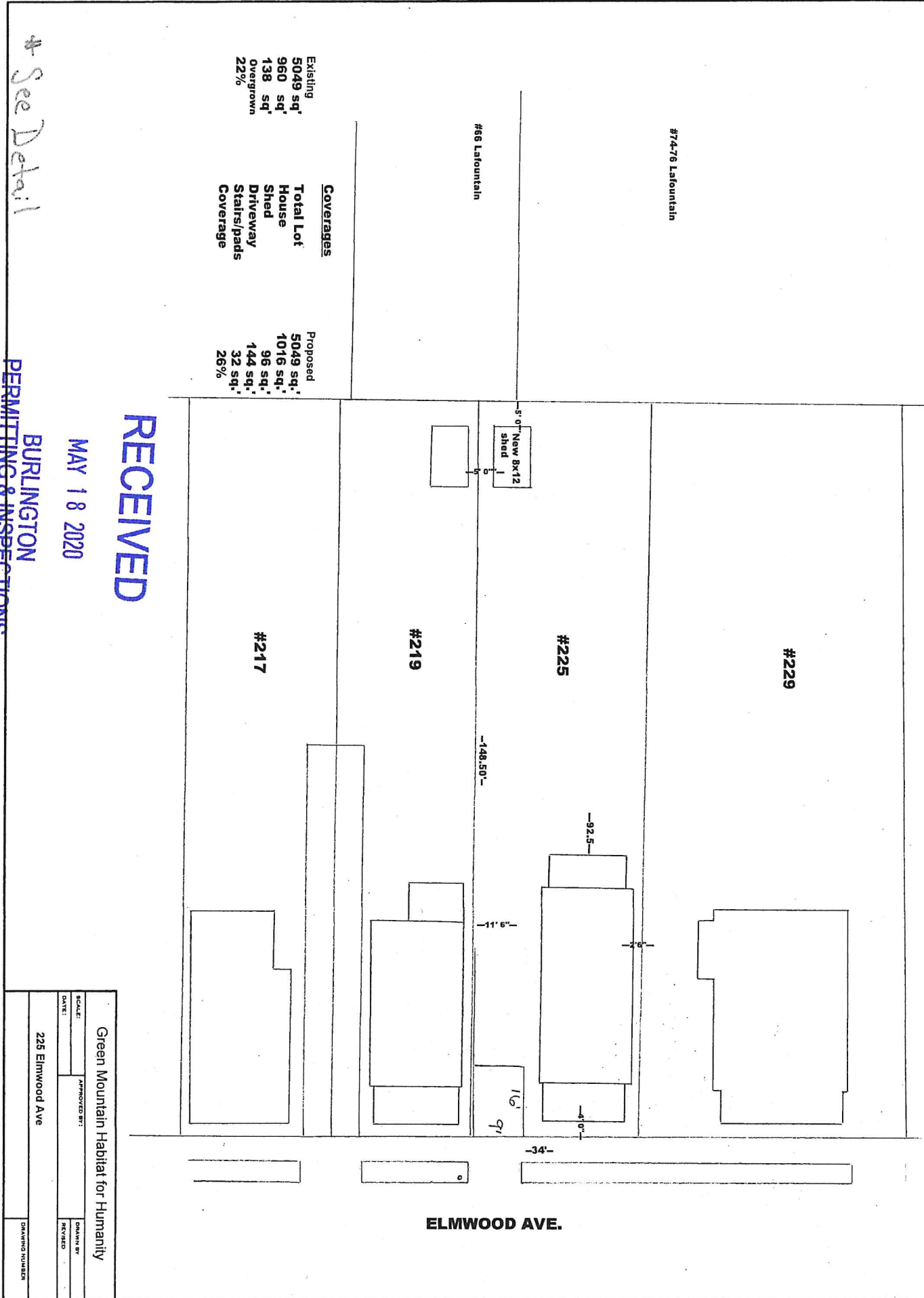
- NOTE -
Height 8.50"
Width 4.75"
ANY MODIFICATION OR DEVIATIONS FROM THESE PLANS REQUIRE ZONING APPROVAL PRIOR TO CONSTRUCTION. ALL ERRORS IN DIMENSIONS, PLANS, OR DETAILING ARE FULLY THE RESPONSIBILITY OF THE APPLICANT/OWNER.

FINAL APPROVAL

SIGNED:  DATE: 
Planning & Zoning Department
Burlington, Vermont

Alternate Lamps

Lamp Included	Bulb Listing	Light Source	Max Wattage/Range	Bulb Product ID	Dimmi
No	Alternate	INCA	60W	4071CLR	



#74-76 LaFountain

#66 LaFountain

Existing
5049 sq'
960 sq'
138 sq'
Overgrown
22%

Coverages
Total Lot
House
Shed
Driveway
Stats/pads
Coverage

Proposed
5049 sq'
1016 sq'
96 sq'
144 sq'
32 sq'
26%

RECEIVED

MAY 18 2020

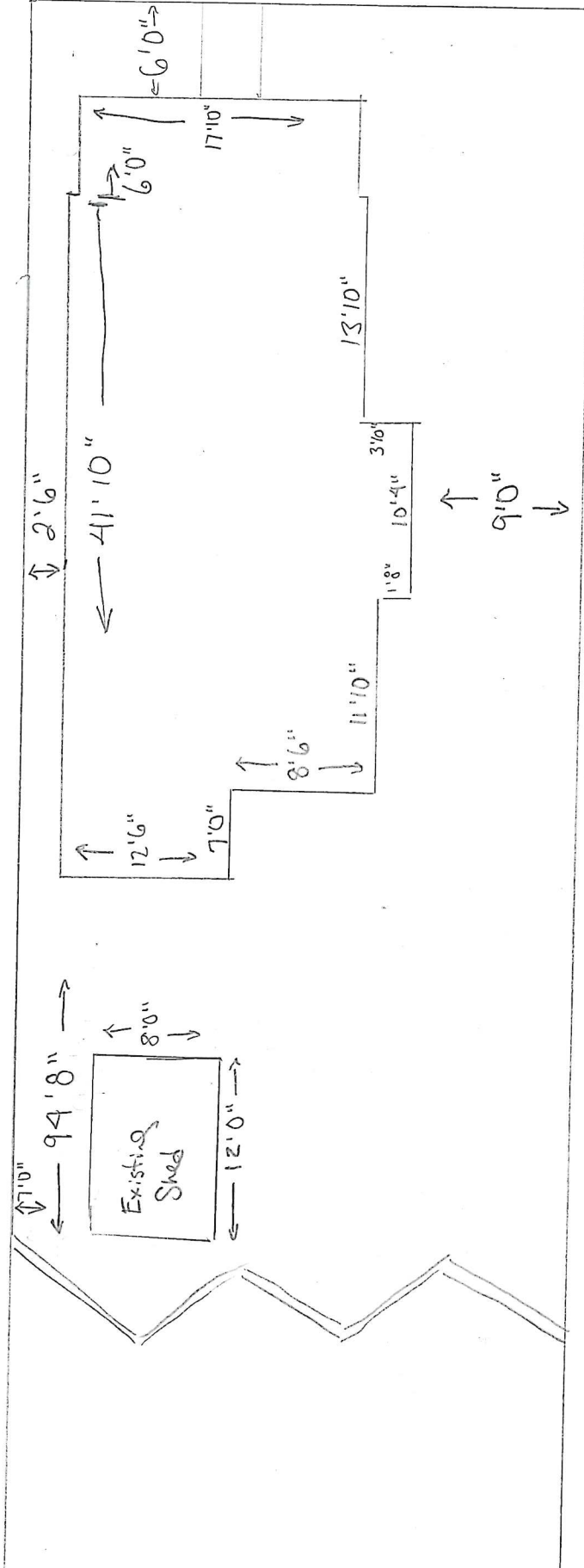
BURLINGTON
PERMITTING & INSPECTIONS

See Detail

Green Mountain Habitat for Humanity	
SCALE:	APPROVED BY:
DATE:	REVIEWED:
225 Elmwood Ave	
DRAWING NUMBER:	

ELMWOOD AVE.

148.50'



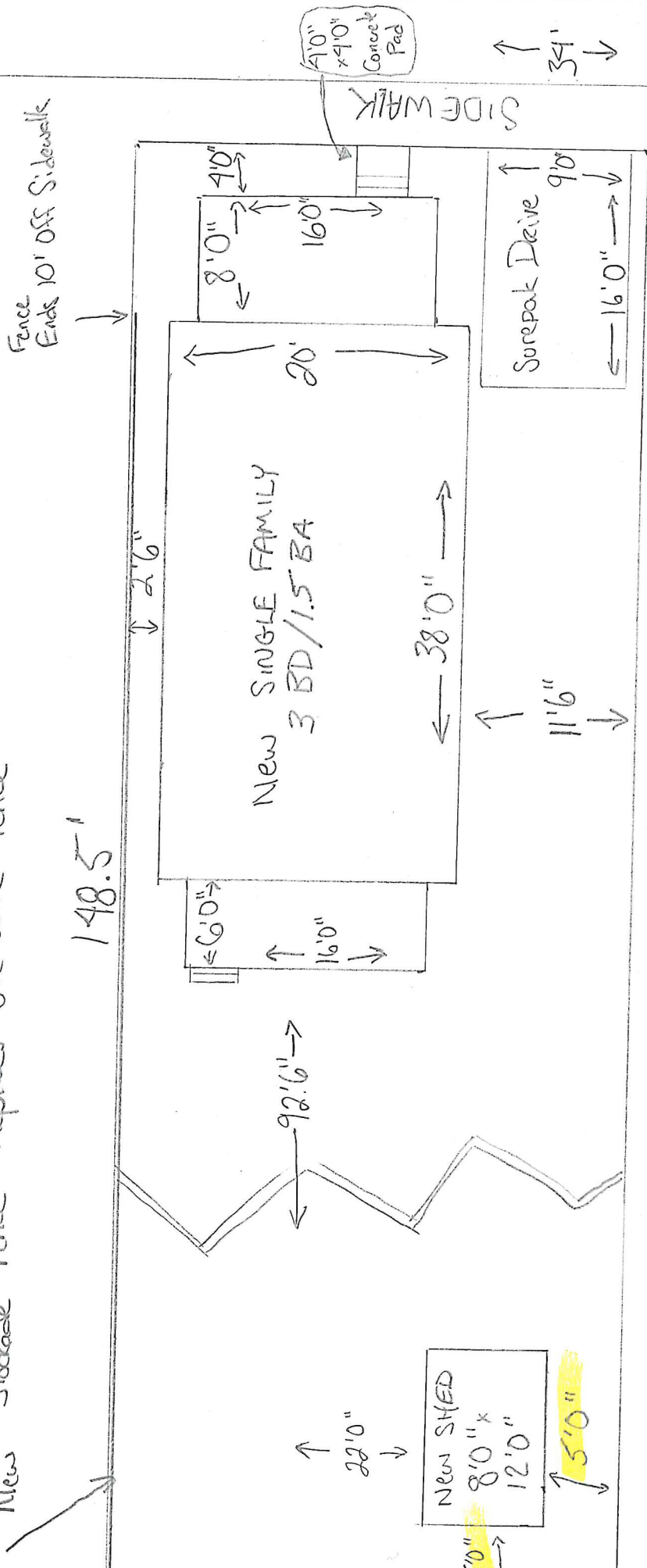
34' ↑ ↓

RECEIVED

MAY 18 2020

BURLINGTON
PERMITTING & INSPECTIONS

New Stockade Fence - Replaces old wire fence



Elmwood Ave

RECEIVED

MAY 18 2020

BURLINGTON
PERMITTING & INSPECTIONS

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 May 26, 2020

Remote Meeting via Zoom

Present: Steve Offenhartz, Matt Bushey, Eric Morrow, Tom Cullins

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

Staff present: Mary O'Neil

Session I – 3:00 PM – 3:30 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.

Motion by Matt Bushey: I move we request revised plans, including the following:

1. redeveloped porch design
2. Revised site plan with reduced parking per the waiver request; and
3. Incorporation of all additional materials submitted by the applicant in the Presentation.

2nd – Steve Offenhartz

Vote 3-0 (TC left early)

Motion carries.

Session II – 3:30 PM – 4:00 PM

2. 20-0820CA; 44 Lakeside Avenue (E-LM, 5S); LandPlan/Lakeside Ovens

Demolition of existing two level 9,200 sf office building and construction of a four level, 18,150 sf office building on existing foundation.

Motion by Eric Morrow: I move that we forward to the DRB as submitted with a recommendation for approval.

2nd – Matt Bushey

Vote 4-0.

Motion carries.

Session III – 4:00 PM – 4:30 PM

3. 20-0858CA; 225 Elmwood Avenue (RM; 3C) Green Mountain Habitat for Humanity

Demolish existing single family home and built replacement single family home. Associated tree removal.

Motion by Eric Morrow – I move we forward to the DRB with a recommendation for approval.

2nd – Steve Offenhartz

Vote 3-0 (TC has left the meeting).

Motion carries.

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).

