

Burlington Design Advisory Board

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

Matthew Bushey
Ron Wanamaker
Eric Morrow
Karyn Norwood
Emily Morse
Jay White, Alt.
Kathleen Ryan, Alt.



DESIGN ADVISORY BOARD Tuesday May 25, 2021 3:00 PM REMOTE MEETING

Zoom: <https://us02web.zoom.us/j/85421725850?pwd=M3VEejlUNkxKY0FJeFJlSGdSUnQwQT09>

Webinar ID: 854 2172 5850

Passcode: 619511

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

Agenda

Session I – 3:00 PM – 3:30 PM

- 1. 21-0927CA; 77 Pine Street (FD6, Ward 3C) 157 Nedde Real Estate**
Residential apartment building.

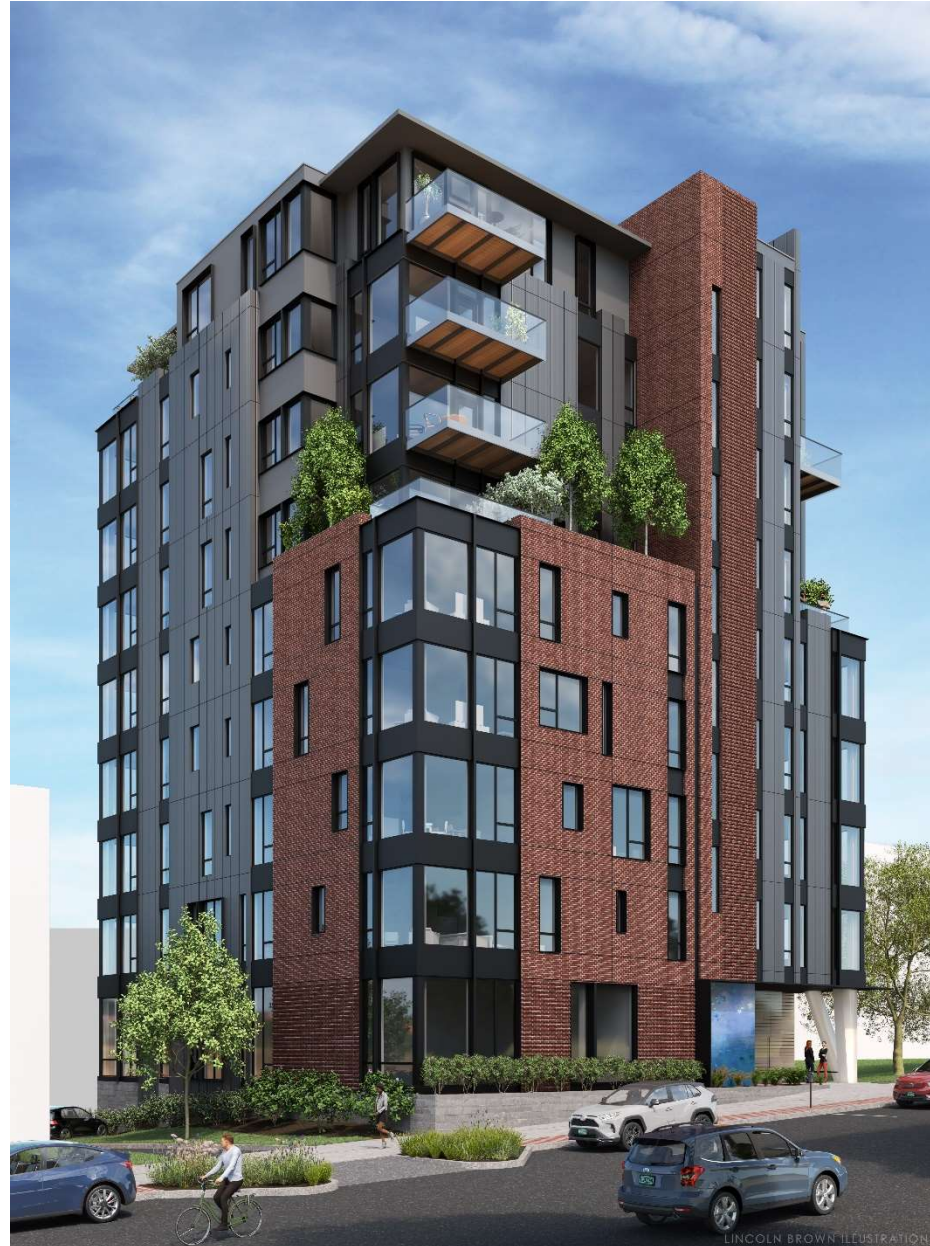
Session II – 3:30 PM – 4:00 PM

- 2. 21-0910CA; 125 South Cove Road (RL-W, Ward 5S) David M Boardman**
Demolish existing single family home and replace with new single family home and related site work.

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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.



***Northwest view
from pine street***



***Southwest view
from pine street***





79 PINE STREET

view east . 9th floor . 96'



79 PINE STREET

view west . 9th floor . 96'

PINE STREET

79 Pine St. Burlington, VT

Revisions:
#

Project Number: Project Number

Phase: BID DOCUMENTS

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

Date: 04/20/2021

BUILDING ELEVATIONS

FACADE VOIDS



FROM THE DESIGN SPECIFICATIONS

C. Insulating-Glass Units: ASTM E 2190.

1. Provide the following glazing types or comparable:

a. South and West Elevations:

1) Comparable to Dual Pane Pella Sun Defense Glazing

a) Cardinal Low-E 366 coating on the 2nd surface

b) Surface #1 is the outdoor surface.

c) Allow for tempering as required by code.

d) Argon gas fill

e) Low conductivity spacers

2) Center of glass performance:

a) SHGC = 0.27 maximum

b) Visible Light Transmittance = 0.65

c) U Value = .24

b. North and East Elevations:

1) Comparable to Dual Pane Pella Advanced Low-E Glazing

a) Cardinal Low-E 270 coating on the 2nd surface

b) Surface #1 is the outdoor surface.

c) Allow for tempering as required by code.

d) Argon gas fill

e) Low conductivity spacers

2) Center of glass performance:

a) SHGC = 0.37 maximum

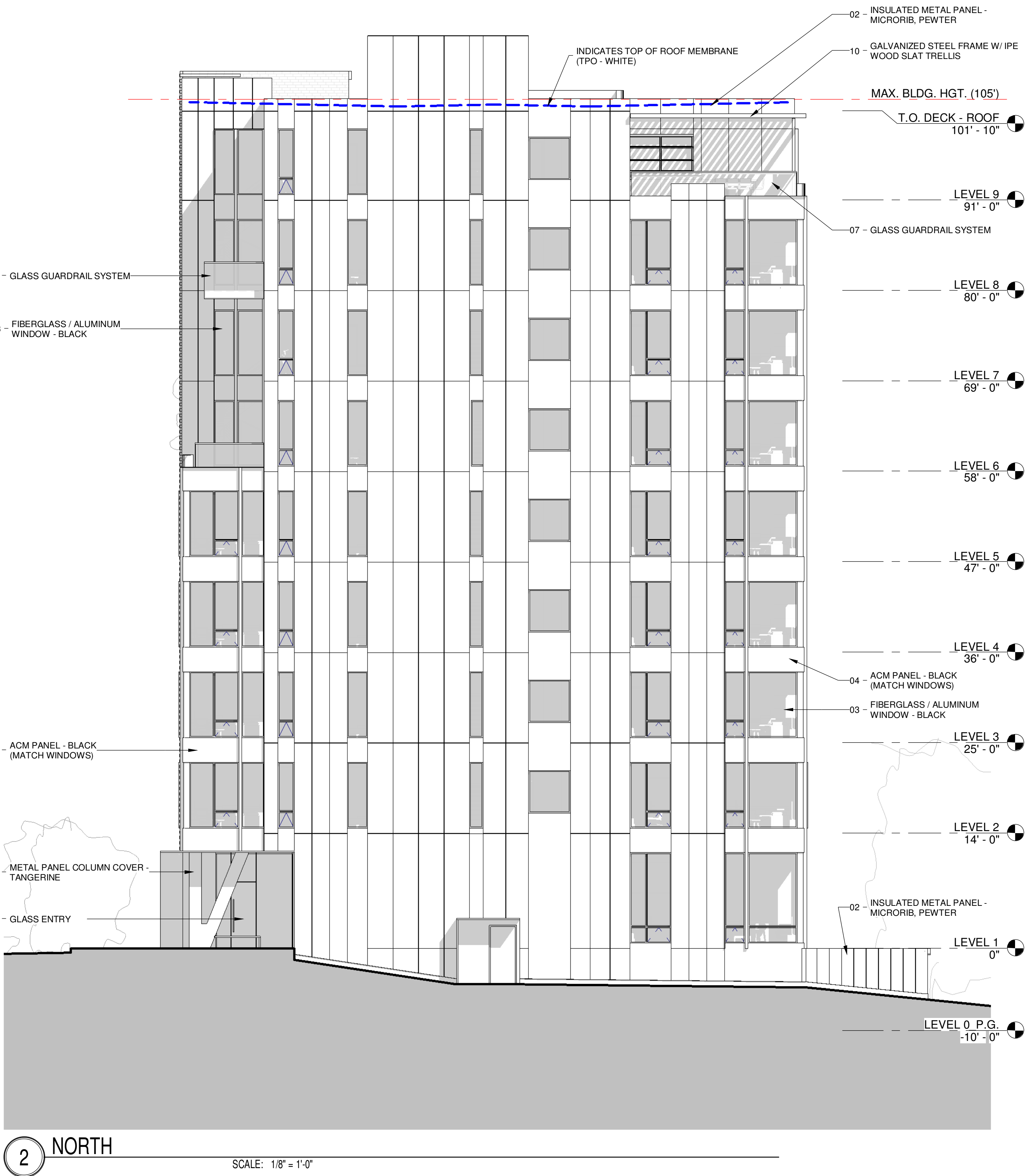
b) Visible Light Transmittance = 0.70

c) U Value = .25

c. All Glazing shall meet Burlington Form Based Code Requirements:

1) Minimum Visible Light Transmission = 60%

2) Maximum Visible Light Reflectance = 15%



PINE
STREET

79 Pine St. Burlington, VT

Revisions:
#

Project Number: Project Number

Phase: DESIGN DEVELOPMENT

Scale 1/8" = 1'-0"

Date 03/25/2021

BUILDING
ELEVATIONS

A201



3/25/2021 4:51:52 PM



85 granite shed lane
montpelier, vermont 05602
802.229.1664 • 802.229.4822 FAX
www.gbarchitecture.com

PINE STREET

79 Pine St. Burlington, VT

Revisions:	#
Project Number:	Project Number
Phase:	DESIGN DEVELOPMENT
Scale:	1/8" = 1'-0"
Date:	03/25/2021

BUILDING ELEVATIONS - COLOR

A202

©GOSSENS BACHMAN, INC.



1 WEST - RENDERED

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



2 SOUTH - RENDERED

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



SOUTH EAST VIEW



NORTH EAST VIEW

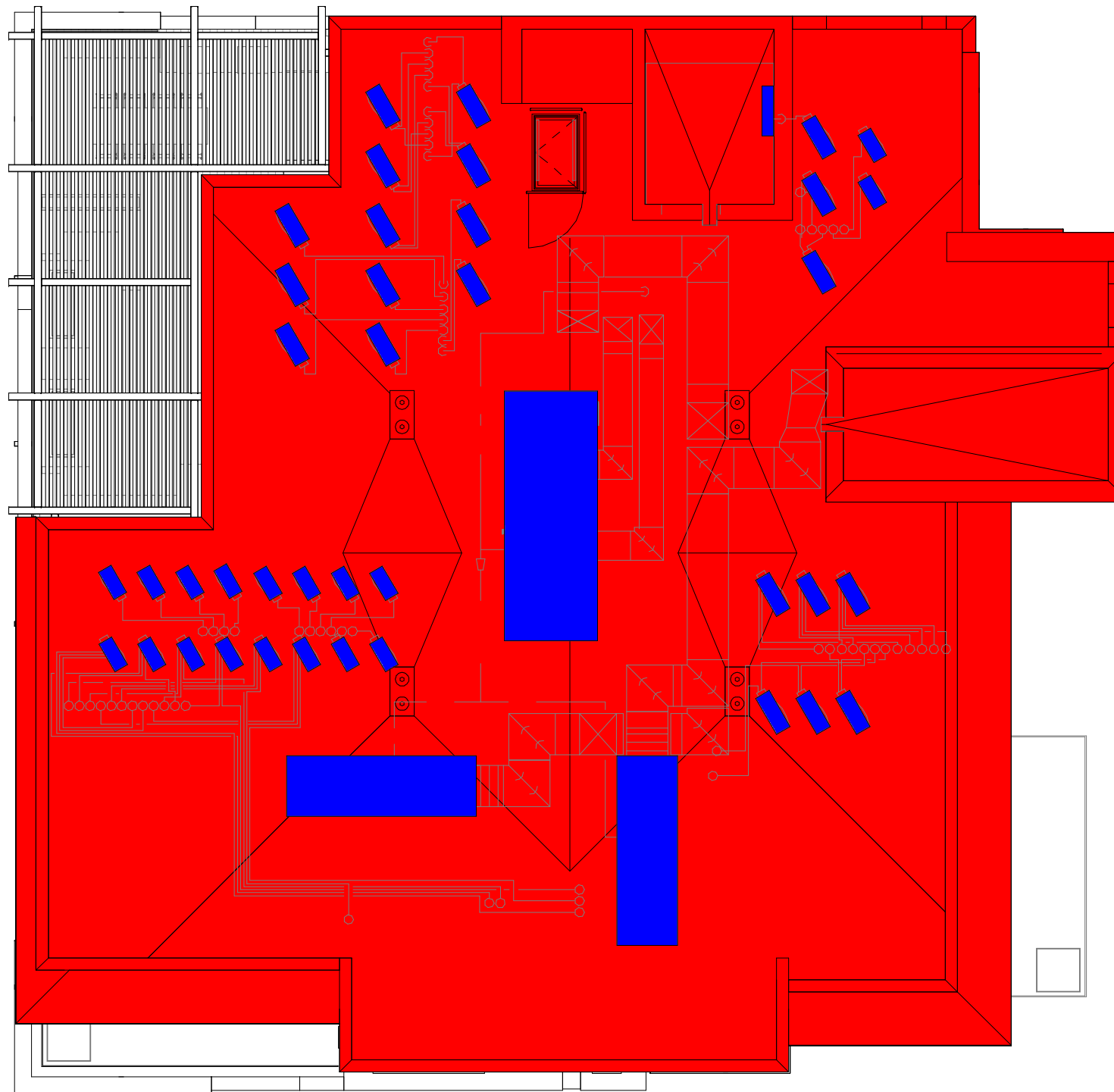
PINE STREET

79 Pine St. Burlington, VT

Revisions:	
#	
Project Number:	Project Number
Phase:	DESIGN DEVELOPMENT
Scale	
Date	03/25/2021

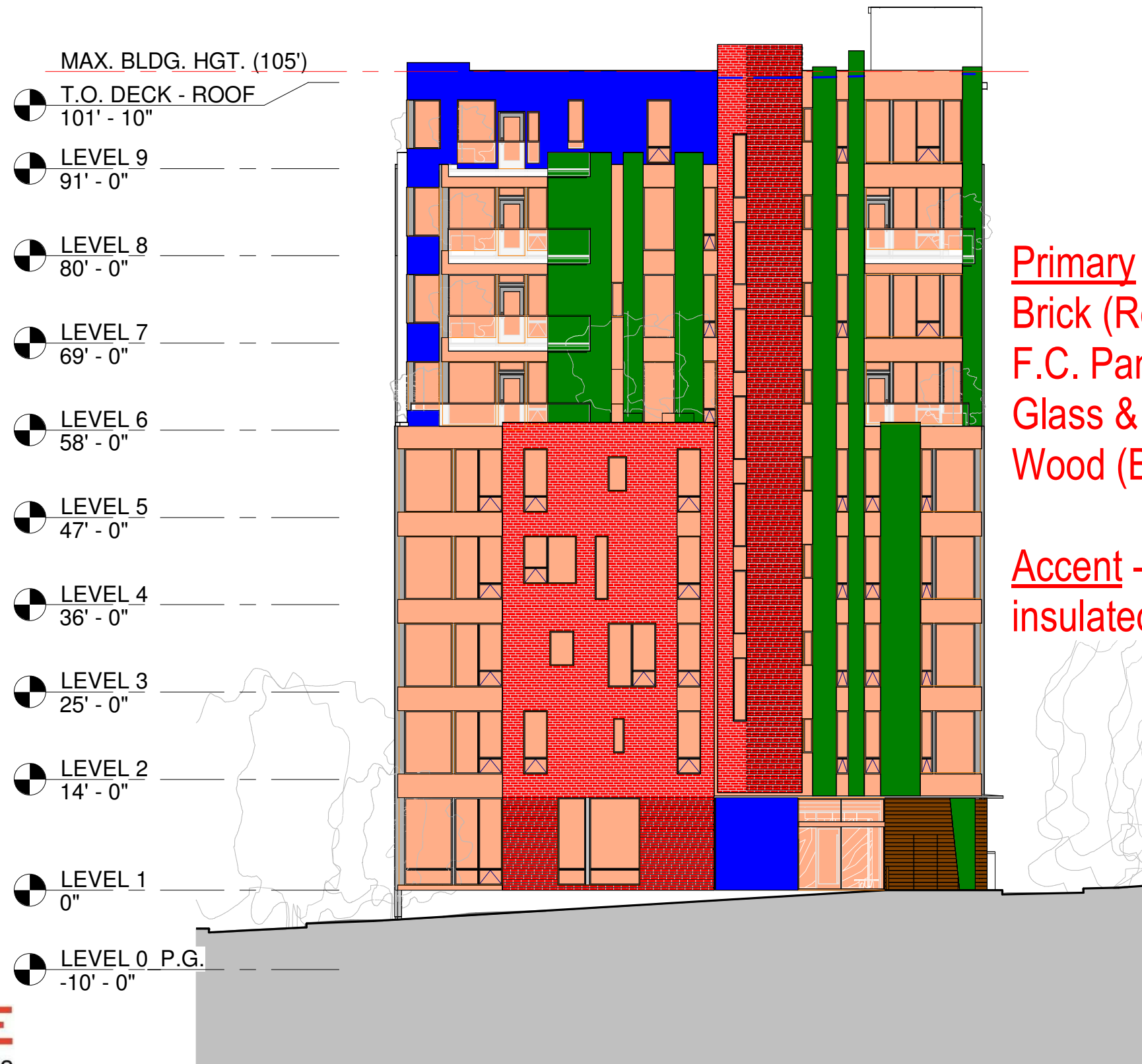
3D
RENDERINGS

A204



Roof area (red): 4,426 sf
HVAC Equip (blue): 324 sf (7%)

note: equipment cannot be seen from street.



NOTES

- 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 BASE ON A PLAT ENTITLED "SOUTH PORTION SECTION NO. 1 REDSTONE PARK" DATED OCTOBER 1961 RECORDED IN THE CITY LAND RECORDS VOL. 156 / PG. 867. 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. FEBRUARY 2021. CIVIL ENGINEERING ASSOCIATES, INC. SURVEY ORIENTATION IS "GRID NORTH", VERMONT COORDINATE SYSTEM OF 1983 (HORIZONTAL) AND NAVD83 (VERTICAL) ESTABLISHED FROM GPS OBSERVATIONS ON SITE.
- PROJECT BENCHMARK IS LAKE CHAMPLAIN ESTABLISHED FROM THE UNITED STATES GEOLOGICAL SURVEY GAUGING STATION 04284500 LOCATED IN BURLINGTON, VERMONT. (DATUM NGVD 29)
- THERE ARE SOME LIMITATION TO DEVELOPING EXISTING CONDITIONS SITE PLANS IN THE WINTER. DUE TO SIGNIFICANT SNOW COVER A RETURN TRIP AFTER SNOW MELT WILL BE REQUIRED TO VERIFY SITE CONDITIONS.

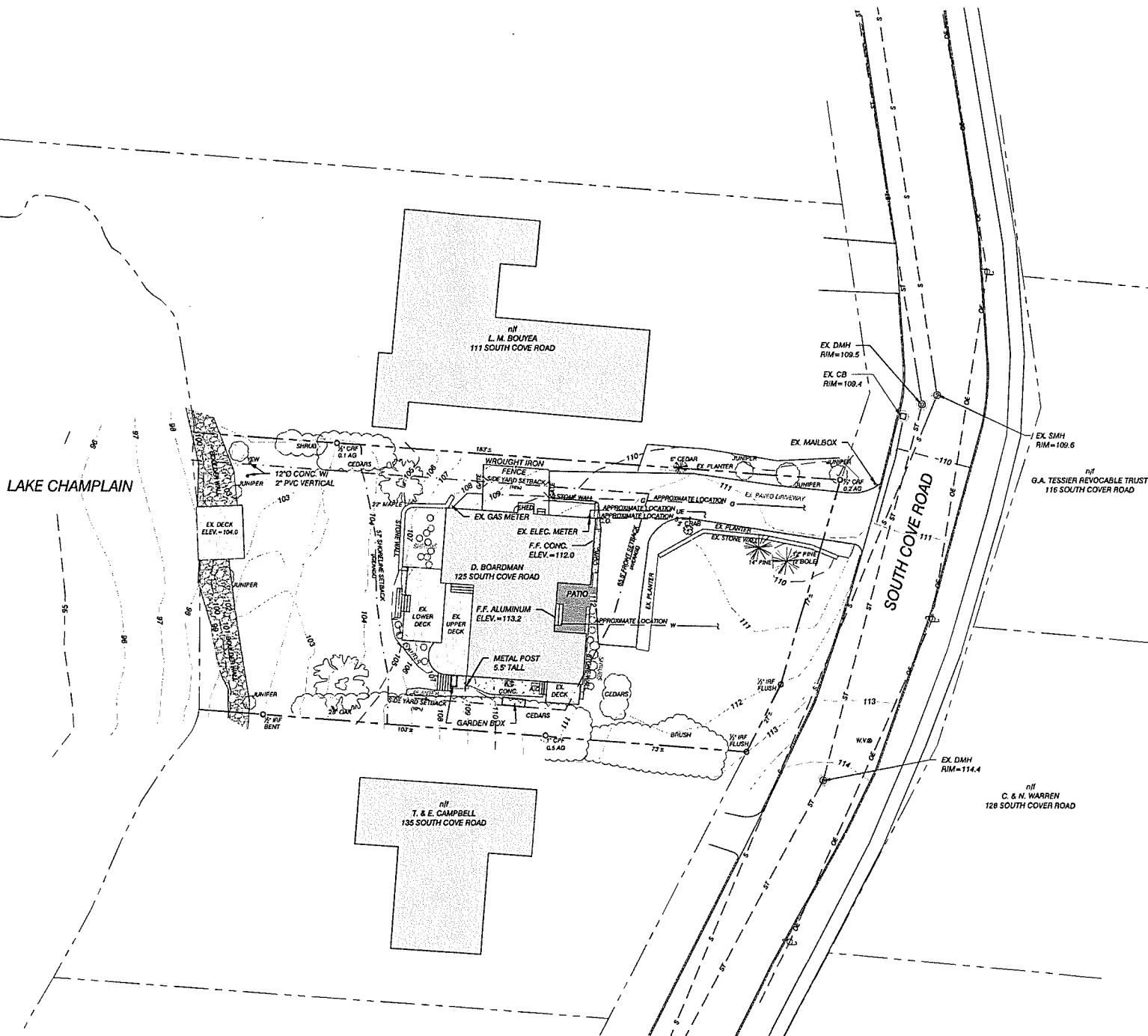
LEGEND

---	PROPERTY LINE
---	SETBACK LINE
---	EXISTING CONTOUR
---	EXISTING CURB
---	EXISTING FENCE
---	EXISTING PAVEMENT
---	EXISTING OVERHEAD ELECTRIC
---	EXISTING UNDERGROUND ELECTRIC
---	EXISTING GAS
---	EXISTING STORM
---	EXISTING GRAVITY SEWER
---	EXISTING WATER
---	EXISTING SEWER MANHOLE
---	EXISTING STORM MANHOLE
---	EXISTING CATCH BASIN
---	EXISTING UTILITY POLE
---	EXISTING DECIDUOUS TREE
---	EXISTING CONIFEROUS TREE
---	EDGE OF BRUSHWOODS
---	IRON ROD/PIPE FOUND

ZONING DISTRICT: WATERFRONT RESIDENTIAL LOW DENSITY (RL-W)

CATEGORY	ZONING REGULATIONS	EXISTING
LOT SIZE	6,000 S.F.	21,277 S.F. ±
COVERAGE		
TOTAL	35%	32%
SETBACK		
FRONT YARD	AVG. 2 ADJ. LOTS ON BOTH SIDES +/- 5'	74'±
SIDE YARD	10% WIDTH OR AVG. 2 ADJ. LOTS MAX 20'	16'±
WATERFRONT	75' FROM ELEV 100' OR DISTRICT SPECIFIC REGULATIONS	85'±
BUILDING HEIGHT		
EXISTING PRIMARY	35	-

NOTE: THE EXISTING WATERFRONT SETBACKS AT 135 SOUTH COVE ROAD (49') AND 111 SOUTH COVE ROAD (65') WERE FIELD MEASURED FEBRUARY 2021 AND THEIR ALIGNMENT AVERAGED TO REDUCE THE WATERFRONT SETBACK REQUIREMENT AT 125 SOUTH COVE ROAD TO 57' FROM ELEVATION 100' (NGVD29).



SITE ENGINEER:



CIVIL ENGINEERING ASSOCIATES, INC.
10 HAVSFIELD VIEW LANE, SOUTH BURLINGTON, VT 05403
P: 802-864-1323 FAX: 802-864-2271 www.cem-ll.com

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DRAWN
MAB
CHECKED
JLM
APPROVED

CLIENT:

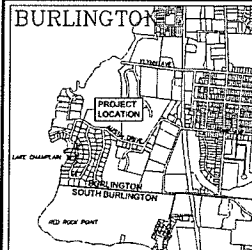
PEREGRINE DESIGN
BUILD

49 COMMERCE AVENUE
UNIT 1A
SOUTH BURLINGTON, VT
05403

PROJECT:

DAVID M.
BOARDMAN
PROPERTY

125 SOUTH COVE ROAD
BURLINGTON, VT



LOCATION MAP

1" = 200'

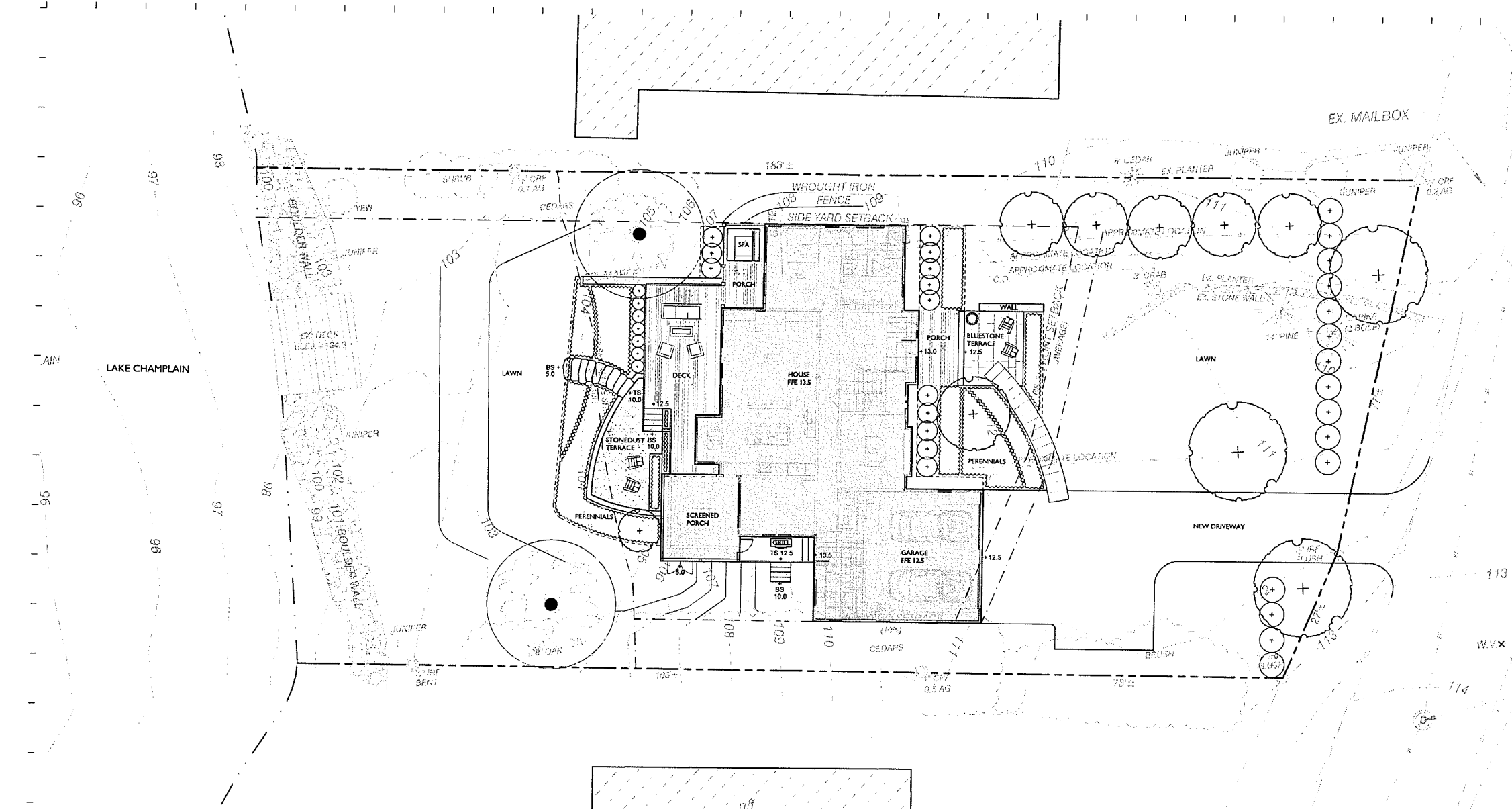
DATE CHECKED REVISION

EXISTING
CONDITIONS
PLAN

DATE
04/15/2021
SCALE
1" = 20'
PROJ. NO.
21123

DRAWING NUMBER

C1.0



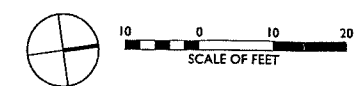
WAGNERHODGSON
 LANDSCAPE ARCHITECTURE
 VT 052-444-1100 NY 516-562-1751 www.wagnerhodgson.com
 430 Warren Street, Madison, NY 12241

NO.	DESCRIPTION	DATE
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BOARDMAN
RESIDENCE
 ADDRESS

LANDSCAPE PLAN

RECEIVED
 APR 20 2021
 BURLINGTON
 PERMITTING & INSPECTIONS

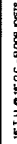


JOB NO. 000
 SCALE: 1"=10'
 DRAWN BY: AH
 DATE: 04.04.2021

L100

PRINT DATE: 4/20/21 3:55 PM

**BURLINGTON
PERMITTING & INSPECTIONS**



NOT FOR CONSTRUCTION

RECEIVED

APR 16 2021

BOAC TOWN
PERMITTING & INSPECTIONS

PEREGRINE
DESIGN / BUILD

49 Commerce Ave. Unit A1
S Burlington, VT 05403
802-383-1808

Boardman Residence

125 South Cove Road
Burlington, VT 05401

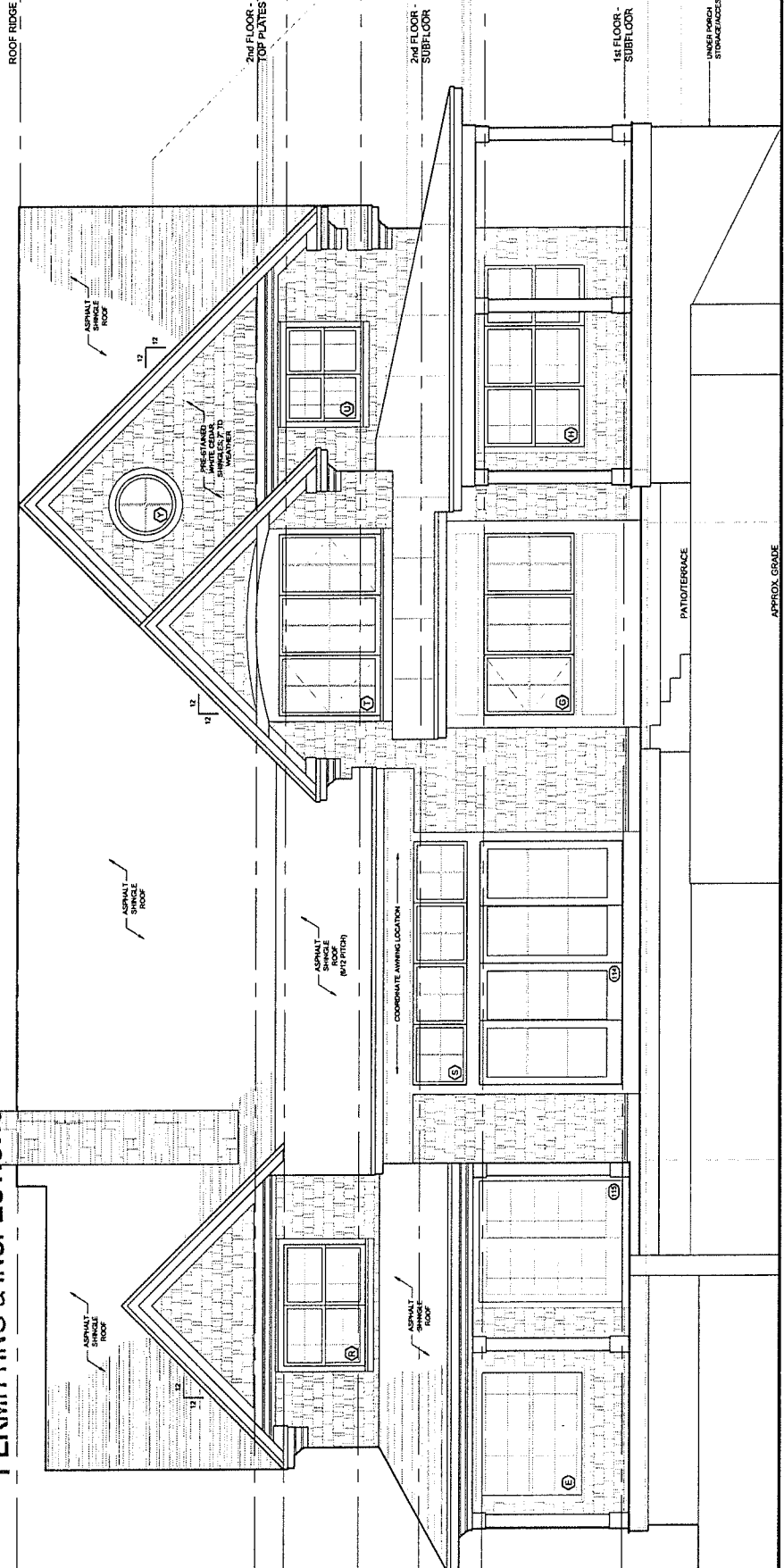
Revised:

Date: 04/14/21
Scale: 3/16"=1'-0"

West
Elevation

A4.2

NOT FOR CONSTRUCTION



**BURLINGTON
PERMITTING & INSPECTIONS**

PEREGRINE — DESIGN / BUILD

49 Commerce Ave. Unit A1
S Burlington, VT 05403
802-383-1808

Boardman Residence

125 South Cove Road
Burlington, VT 05401

Revised:

Date: 04/14/21
Scale: 3/16"=1'-0"

South
Elevation

A4.4

NOT FOR CONSTRUCTION

RECEIVED

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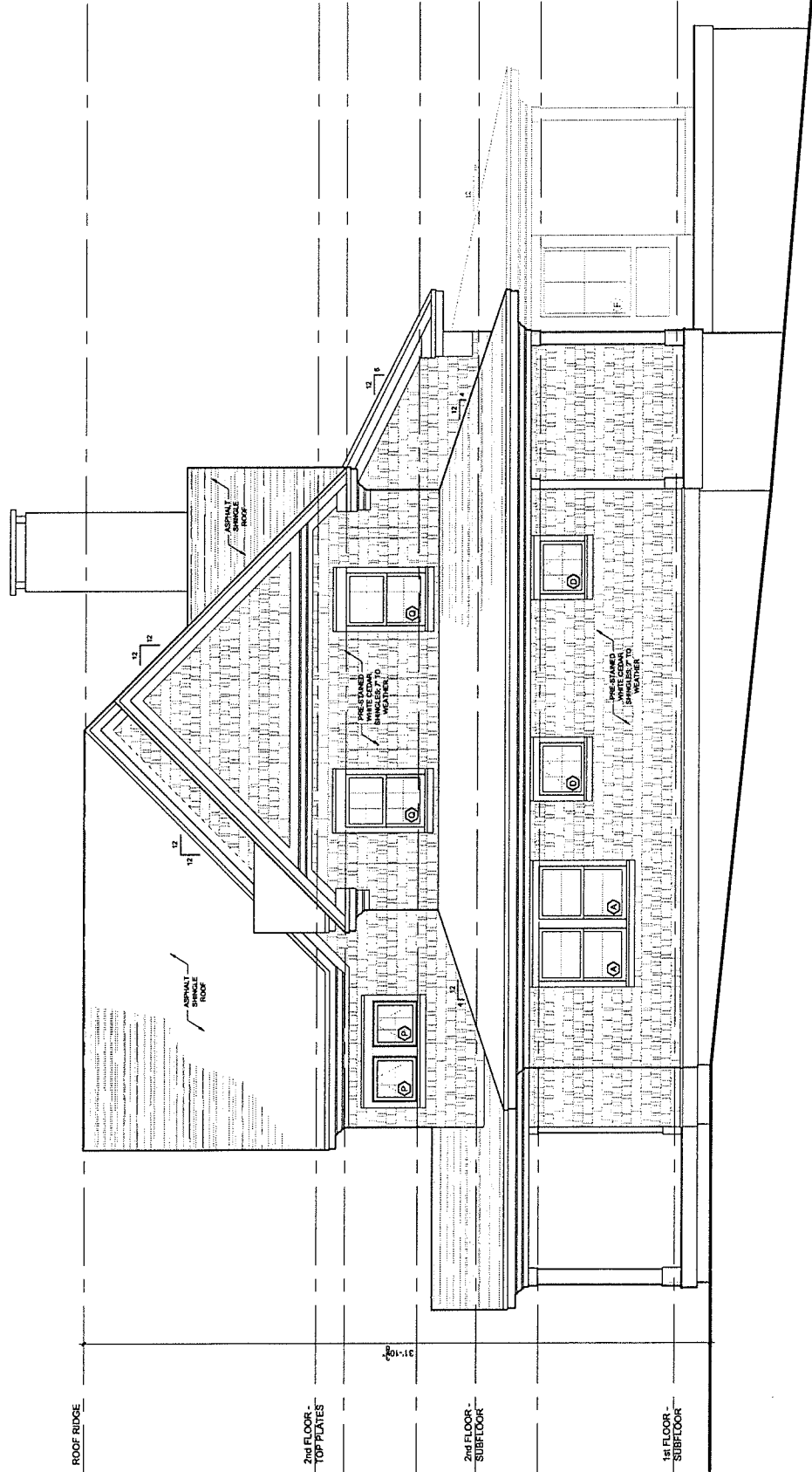
BURLINGTON
PERMITTING & INSPECTIONS

ROOF RIDGE

2nd FLOOR -
TOP PLATES

2nd FLOOR -
SUBFLOOR

1st FLOOR -
SUBFLOOR



NOT FOR CONSTRUCTION

PEREGRINE
DESIGN / BUILD

49 Commerce Ave, Unit A1
S Burlington, VT 05403
802-383-1808

Boardman Residence

125 South Cove Road
Burlington, VT 05401

Revised:

Date: 04/14/21
Scale: 3/16"=1'-0"

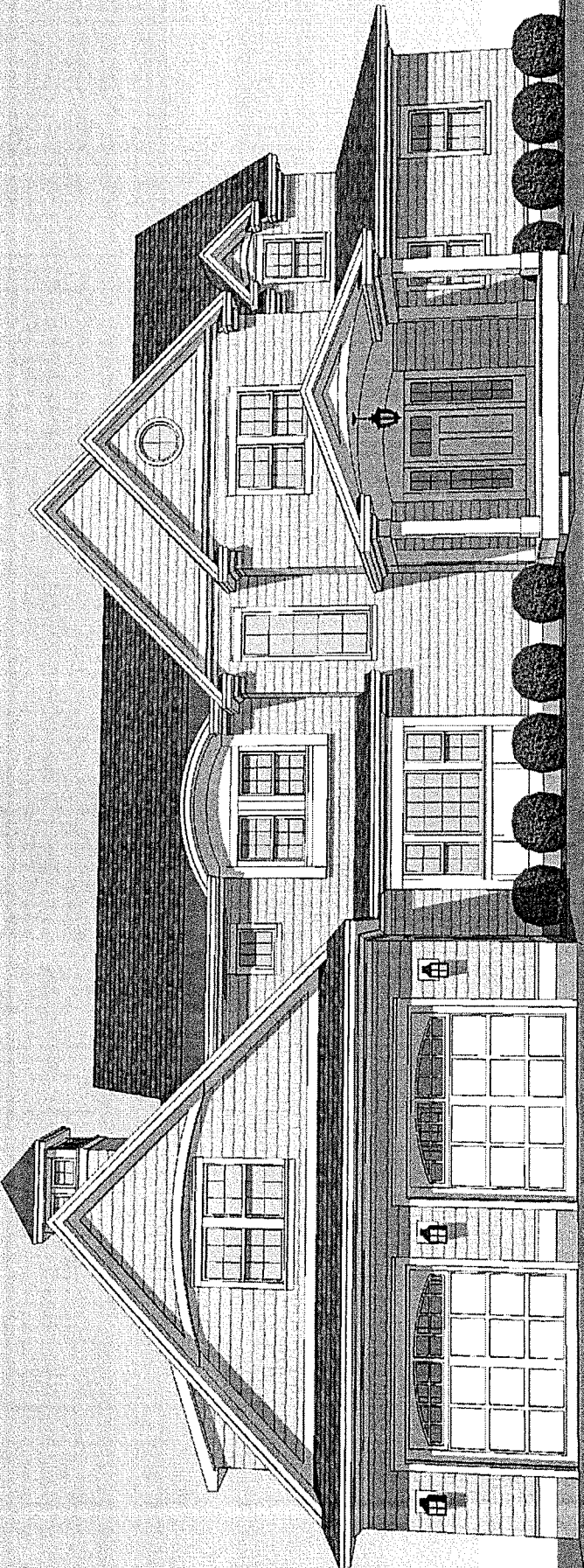
North
Elevation

A4.3

RECEIVED

APR 16 2021

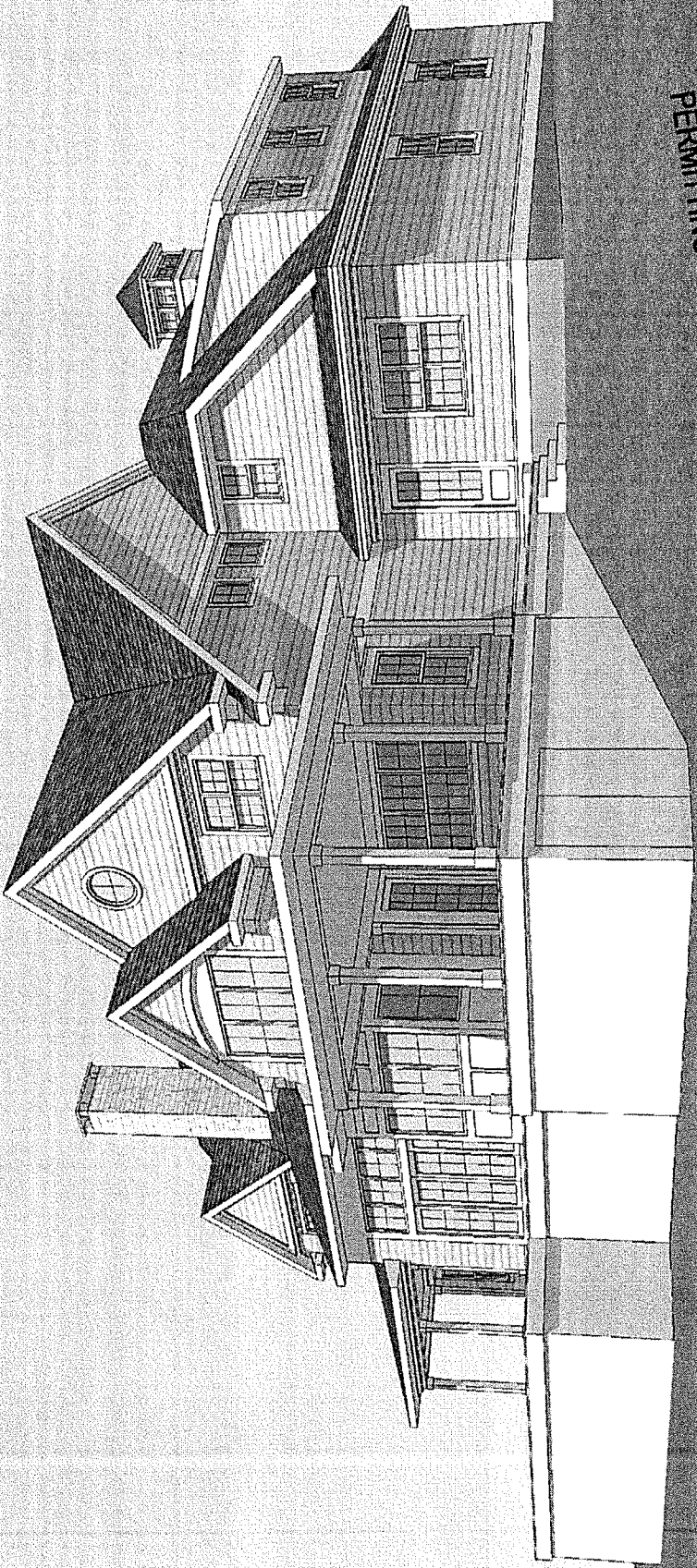
BURLINGTON
PERMITTING & INSPECTIONS



RECEIVED

APR 16 2021

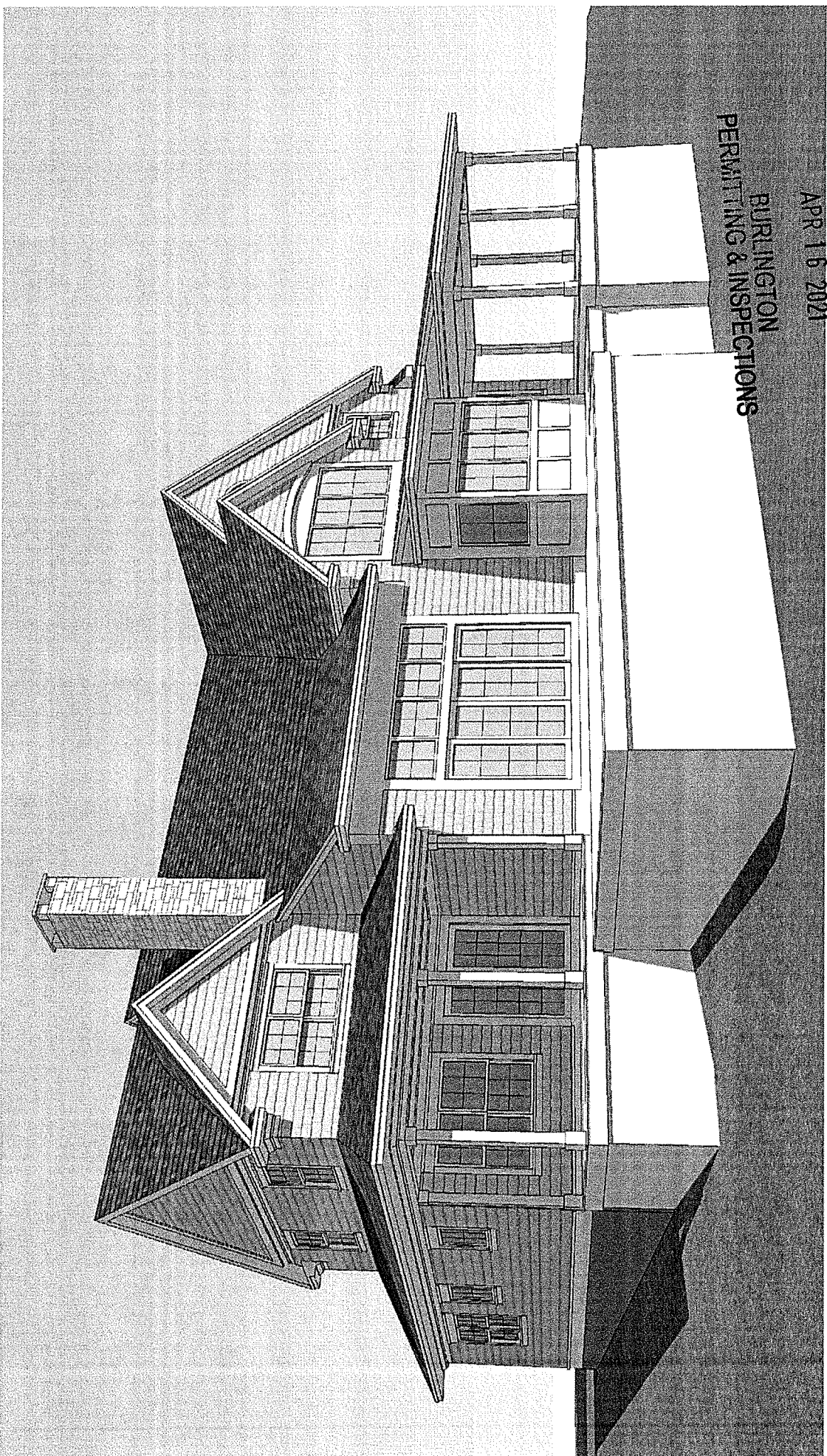
BURLINGTON
PERMITTING & INSPECTIONS

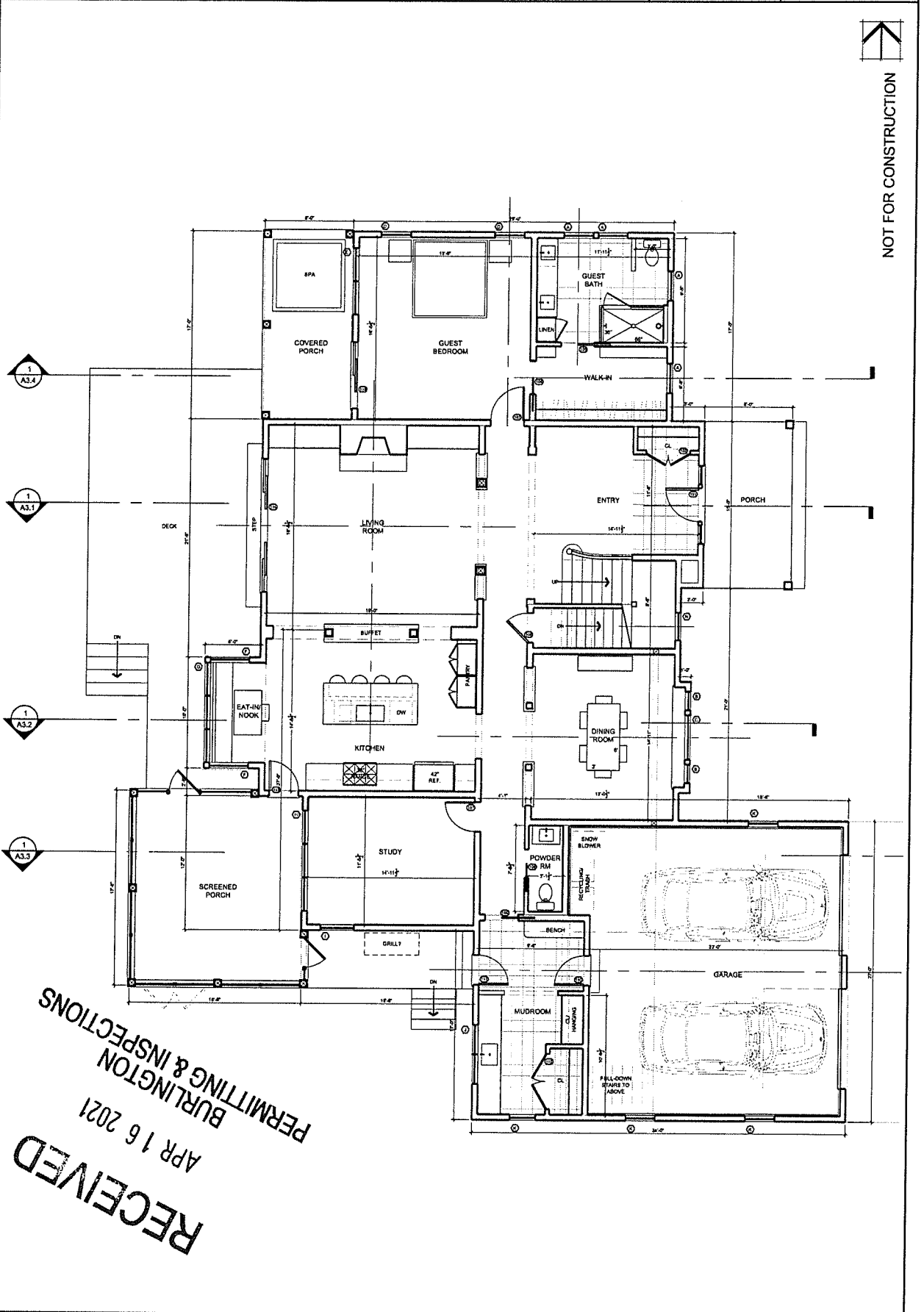


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APR 16 2021

BURLINGTON
PERMITTING & INSPECTIONS





PEREGRINE

DESIGN/BUILD

Boardman New Home

April 19, 2021

General Exterior material selections for 125 South Cove Road, Burlington

Chimney- Corinthian Granite face stone with bluestone cap

Roof- Certainteed Asphalt 30yr architectural shingle roof; copper metal accents

<https://www.certainteed.com/residential-roofing/products/landmark-premium/>

Siding/Trim- Semi solid stain Maibec cedar shingle with painted cedar trim

<https://www.maibec.com/us/wood/products/shingles>

Windows- Marvin Ultimate clad double hung and casements with SDL grilles;

<https://www.marvin.com/products/collections/signature/ultimate/double-hung-g2>

Doors- Marvin Ultimate clad with SDL grilles; Simpson fir front door with sidelites

<https://www.marvin.com/products/collections/signature/ultimate/sliding-patio-door>

<https://www.simpsondoor.com/find-a-door/?view=detail&doorType=Exterior&BaseSpecificationID=565&architecturalGroup=Colonial#DoorDetail>

Decks- IPE deck boards with cable rail system between cedar posts

Patio/walks- bluestone hardscape with stacked stone sitting walls and bluestone caps

Driveway- Asphalt surface

RECEIVED

APR 20 2021

BURLINGTON
PERMITTING & INSPECTION

Department of Permitting & Inspections

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

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



MEMORANDUM

To: Design Advisory Board
From: Ryan Morrison, Associate Planner
Date: May 25, 2021
RE: 21-0910CA; 125 South Cove Road

File: ZP21-0910CA
Location: 125 South Cove Road
Zone: RLW **Ward:** 5S
Parking District: Neighborhood
Date application accepted: April 16, 2021
Applicant/ Owner: Peregrine Design Build / David M Boardman
Request: Demolish and replace the existing single family home, and associated site improvements.

Background:

- **ZP 00-054;** rear single story addition to the existing home. August 1999.
- **ZP 04-627;** install chain link fence. June 2004.
- **ZP 07-107CA;** demolish and replace the existing single family home. November 2007.

Overview: The applicant proposes to demolish and replace the existing single family residence at 125 South Cove Road. The existing driveway will also be removed and a new one will locate in a different location on the site.

The property, located along the shore of Lake Champlain, is within several overlay zoning districts: Riparian and Littoral Conservation Zone, the RL Larger Lot Overlay District, and the VT Shoreland Protection Buffer. The proposal is also subject to the new shoreline low-mow zone requirement of the Riparian and Littoral Conservation Zone – Sec. 4.5.4 (c). This low-mow zone is intended for properties with frontage along Lake Champlain or the Winooski River, where development includes 400 sf or more of new or redeveloped lot coverage. The low-mow zone is a new or existing vegetated area that is not mowed more than once per year and allows vegetation to grow and mature. The low-mow zone needs to be at least 15 ft wide as measured inland from the 100-ft elevation and needs to be of a size equivalent to, or greater than, the new or redeveloped lot coverage, except that in no event shall a low-mow zone be required to extend more than 50 ft wide as measured inland from the 100-ft elevation or extend along more than 80% of a property's shoreline frontage. The attached site plan depicts the low-mow zone.

Additionally, for properties subject to this provision, development can be no closer to the shoreline than existing development wherever reasonably possible. The applicant submitted a plan showing the existing and proposed building footprints. The proposed footprint shows a lakeside deck and stonedust terrace that is locating closer to the shoreline than an existing deck, which is a conflict of this requirement. While there is an existing detached deck located at the shoreline, it does not count it as the foremost development for purposes of this requirement.

Part 1: Land Division Design Standards

No land division is proposed. Not applicable.

Part 2: Site Plan Design Standards

Sec. 6.2.2 Review Standards

(a) Protection of Important Natural Features:

The property fronts on Lake Champlain. The proposed development will be subject to the requirements of the Riparian and Littoral Conservation Zone and VT Shoreland Protection Buffer requirements. These preservation overlays require the new building footprint to not encroach any closer to the shoreline as the existing development, and a low-mow zone. Based on the 'Plan Overlays' plan, a portion of the new rear deck and a stonedust terrace will encroach closer to the shoreline than the existing development – which would create noncompliance with Sec. 4.5.4 (c). The plans will need to be revised so that there is no additional infringement toward the shoreline. Lastly, the site plan shows a low-mow area, which appears to cover more area than required – further staff evaluation of that will be needed.

(b) Topographical Alterations:

The property has a gentle east-west downslope toward the lake. No significant topographical alterations are proposed.

(c) Protection of Important Public Views:

While this lakefront area has views of Lake Champlain and the Adirondack Mountains to the west, the site is not within an identified view corridor. The proposed 2 ½ story home is replacing a 2 story home, and is well within the height allowance for structures in the RLW zoning district.

(d) Protection of Important Cultural Resources:

Not applicable. The existing structure is not listed as historic resource on either State or National Historic Registries.

(e) Supporting the Use of Renewable Energy Resources:

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

(f) Brownfield Sites:

Not applicable. The property is not listed as a Brownfield Site.

(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 applicant has submitted an Erosion Prevention and Sediment Control plan and a stormwater plan to the Stormwater Program Manager for review and 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.

As proposed, the main front entrance (porch) will be covered. Covered entries off the rear deck will also be provided. There is ample room for snow storage on the property.

(h) Building Location and Orientation:

Neighboring structures along North Winooski Avenue vary between 2, 2 ½ and 3 story buildings. Most rooflines along this stretch of the street are gabled. The proposed building will have a similar alignment to the street frontage with neighboring structures.

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

As proposed, the replacement home will have a clearly defined front entrance.

A parking structure – either attached or detached – shall be setback from the longest street-facing wall of the principal structure and be differential yet consistent in character and design.

While the attached garage is consistent in character and design with the new home, it is not setback from the longest street facing wall of the home, and it needs to be. While there are examples of garages that are the foremost feature of many nearby homes, this was not a requirement when those homes were constructed. The project must comply with this current requirement, which may result in a significant redesign to the proposal.

(i) Vehicular Access:

The proposal will remove the existing driveway along the north property line. A new driveway will be constructed in the southern half of the property, accessing the property directly from South Cove Road. The footprint of the removed driveway will be converted to yard/landscaping space.

(j) Pedestrian Access:

There are no public sidewalks on this side of South Cove Road, and there is no evidence of properties on this side of the road having walkways to the street. However, it is recommended that a walkway between the home and the street curb be installed.

(k) Accessibility for the Handicapped:

The building inspector has jurisdiction over ADA requirements. Single family residences do not trigger ADA requirements.

(l) Parking and Circulation:

Included in the proposal is an attached 2-car garage, which would fulfill the standard 2 parking space requirement for single family residences in the Neighborhood Parking District. The plans also indicate a turnaround area in front of the garage. However, driveways are limited to 18 ft in width within the front yard setback area. Any portion of driveway exceeding 18 ft in width within the minimum front yard setback (50 ft setback max. required here) will have to be reduced in width in order to comply with the maximum width allowance. This includes the turnaround area in front of the garage.

(m) Landscaping and Fences

The plans do not indicate any new fencing. A landscape plan has been submitted that includes a shrub row along the front of the property, and a variety of deciduous tree types located throughout the front yard. Based on the plan, the new home will have a certain amount of screen from the street. Additional plantings at the rear of the home are also proposed, consisting of a variety of

ornamental grasses, perennials, and shrubs. Finally, the plans identify two existing trees and existing cedars that will remain in place at the rear and sides of the new home.

(n) Public Plazas and Open Space:

Nor applicable.

(o) Outdoor Lighting:

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

The front elevation drawing shows wall mounted fixtures on the front of the garage, and a hanging fixture under the front porch roof. The elevation drawings for the other sides of the home do not include fixtures and should, wherever proposed. While the fixtures shown on the front façade appear to be typical residential fixtures that normally comply with the lighting standards of Sec. 5.5.2, the applicant will have to provide spec sheets to verify compliance.

(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.

Utilities will need to be placed underground. Underground utilities appear to serve the existing home. The plans will need to be updated to show the location of electric and gas meters. It is expected that trash and recycling will be kept in the garage. If not, the plans will need to be updated to show the location of trash/recycling containers. If there are any other mechanical units proposed, they will need to be shown on revised plans. Additionally, the location of the mailbox needs to be included on the site plan. Lastly, mechanical units, meters, trash/recycling containers, etc. will have to be screened from view from the public street.

Part 3: Architectural Design Standards

Sec. 6.3.2 Review Standards

(a) Relate development to its environment:

1. Massing, Height and Scale:

Neighboring residences along South Cove Road range between 1 and 3-story homes. The replacement home will be similar in height to the existing home. Given the lot size and surrounding development, the proposal will not create a structure with unordinary massing, height and scale.

2. **Roofs and Rooflines.**

There are a variety of roof styles in this neighborhood, but the most common would be gable. The main portion of the new home will have a gable roof/roofline that runs parallel with the street. In contrast, the attached garage and front dormers will have gable roofs as well, but will run perpendicularly to the street. Roofing on the main roof sections will be asphalt shingle, with standing seam metal roofing on the rear porch roof, cupola, and at the base of the street-facing main roof.

3. **Building Openings**

There is a mix of double-hung, casement, awning and fixed windows proposed throughout the home in what appears to be consistent and appropriate locations. Doors will locate at the main front entrance and out to the rear porches.

(b) **Protection of Important Architectural Resources:**

Not applicable.

(c) **Protection of Important Public Views:**

See 6.2.2 (c) above.

(d) **Provide an active and inviting street edge:**

Building facades shall be varied along the street edge by the integration of architectural features, building materials, or physical step-backs of the façade along its length. ..This may be accomplished by incorporating fenestration patterns, bays, horizontal and vertical façade articulations, the rhythm of openings and prominent architectural features such as porches, patios, bays, articulated bases, stepping back an elevation relative to surrounding structures, and other street level details. The use of traditional façade components such as parapet caps, cornices, storefronts, awnings, canopies, transoms, kick plates, and recessed entries are highly encouraged. In areas where high volumes of pedestrian traffic are desired, the use of architectural recesses and articulations at the street level are particularly important in order to facilitate the flow of pedestrian traffic.

The new home will be setback from the street similarly to neighboring homes. The front façade offers a variety of articulations with window placement, street-facing dormers, a front porch and a 2-bay garage. The front yard will be landscaped extensively as well.

(e) **Quality of materials:**

All development shall maximize the use of highly durable building materials that extend the life cycle of the building, and reduce maintenance, waste, and environmental impacts. Such materials are particularly important in certain highly trafficked locations such as along major streets, sidewalks, loading areas, and driveways. Efforts to incorporate the use of recycled content materials and building materials and products that are extracted and/or manufactured within the region are highly encouraged.

The new home will have semi solid stain cedar shingle siding with painted cedar trim. Roofing will consist of asphalt shingles, with copper metal accents. Standing seam metal roofing will be used on the cupola and rear porch roof. Wood doors and windows with grilles are proposed throughout. The chimney will be stone with a bluestone cap. The porches/decks will be constructed with IPE deck boards and cable rail systems between cedar posts.

(f) Reduce energy utilization:

All new construction is required to meet the Guidelines for Energy Conservation, Section 8 of the City of Burlington Code of Ordinances.

(g) Make advertising features complementary to the site:

Any signs will require separate permitting.

(h) Integrate infrastructure into the building design:

See Section 6.2.2 (p), above.

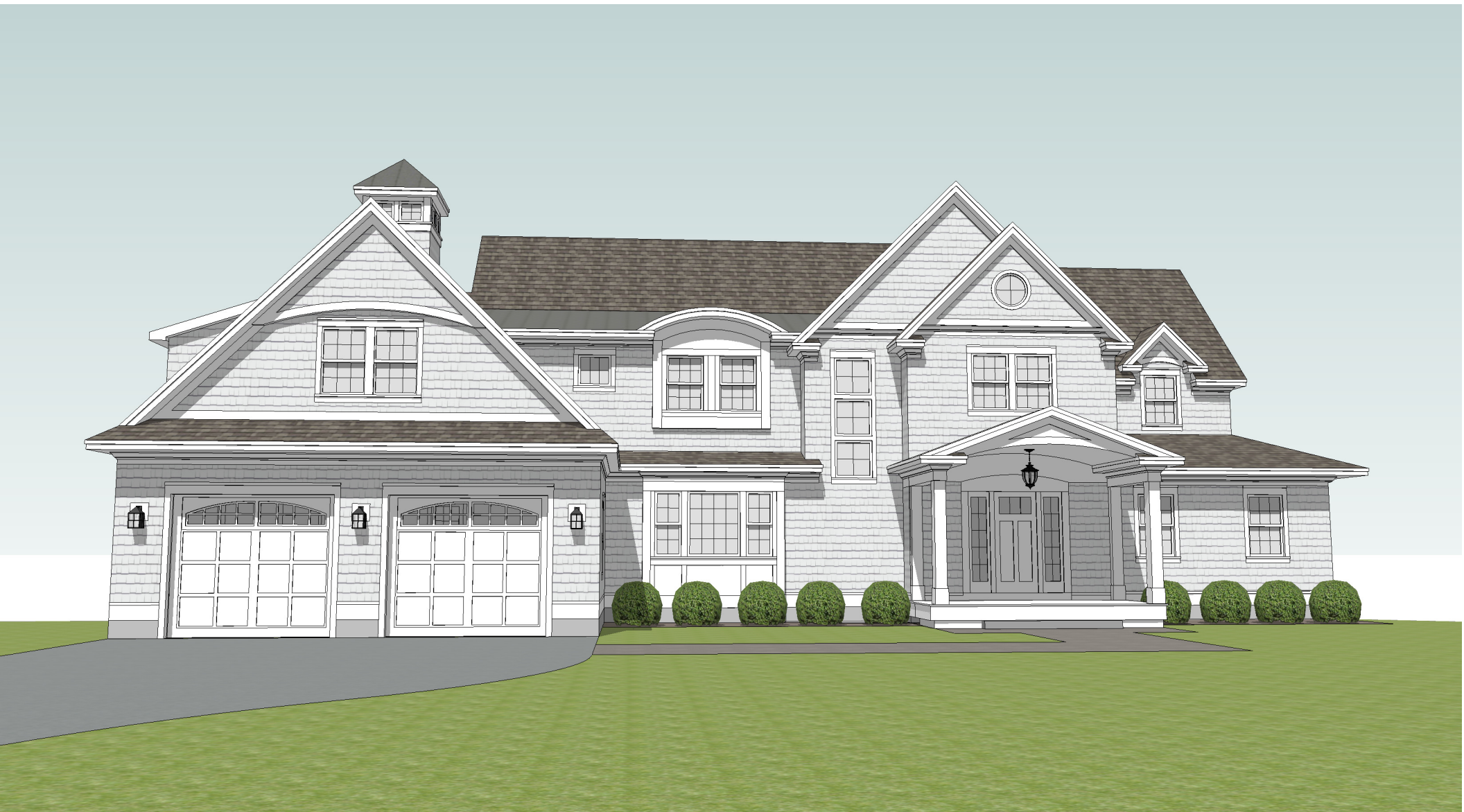
(i) Make spaces secure and safe:

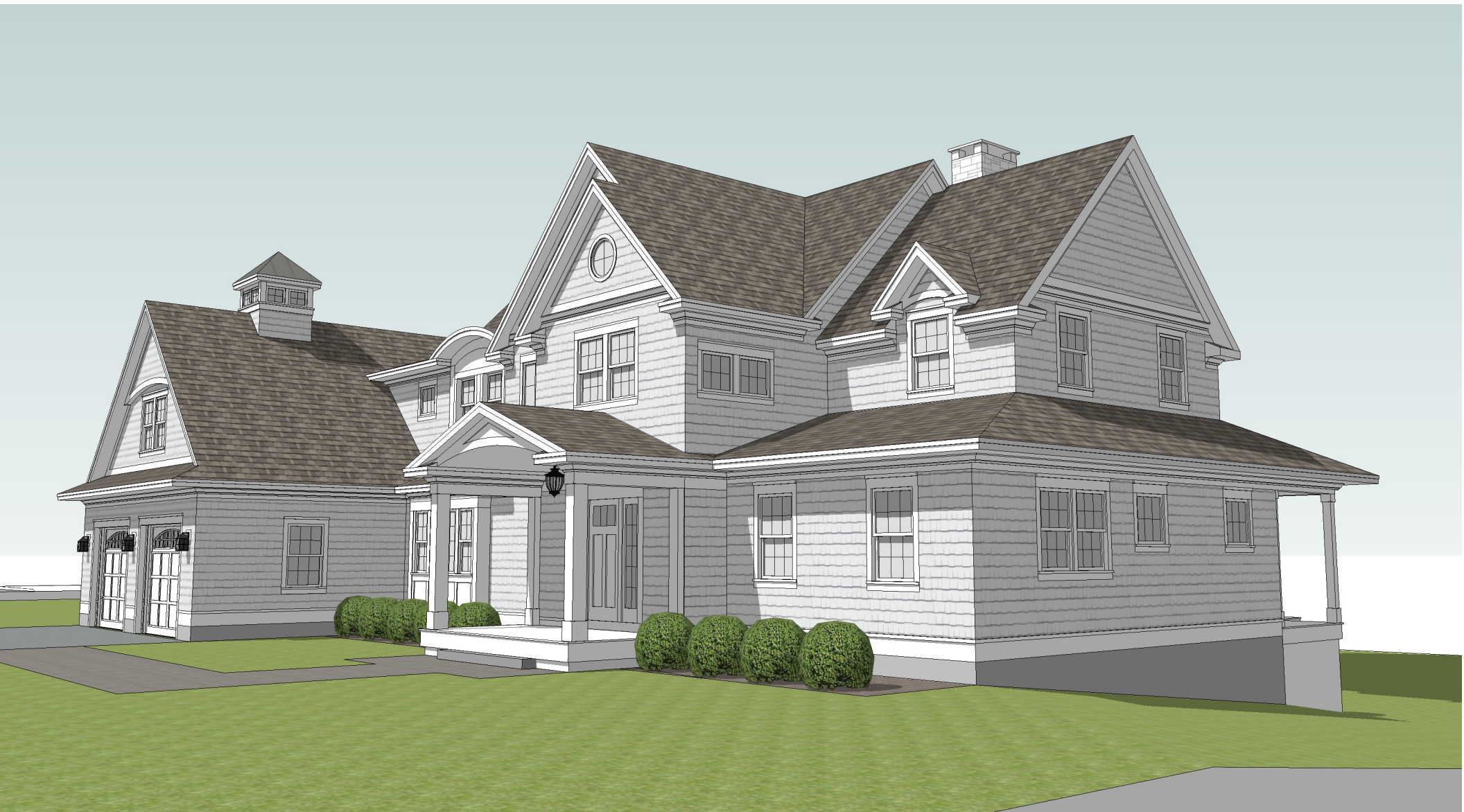
Spaces shall be designed to facilitate building evacuation, accessibility by fire, police or other emergency personnel and equipment, and, to the extent feasible, provide for adequate and secure visibility for persons using and observing such spaces. Building entrances/entry points shall be visible and adequately lit.

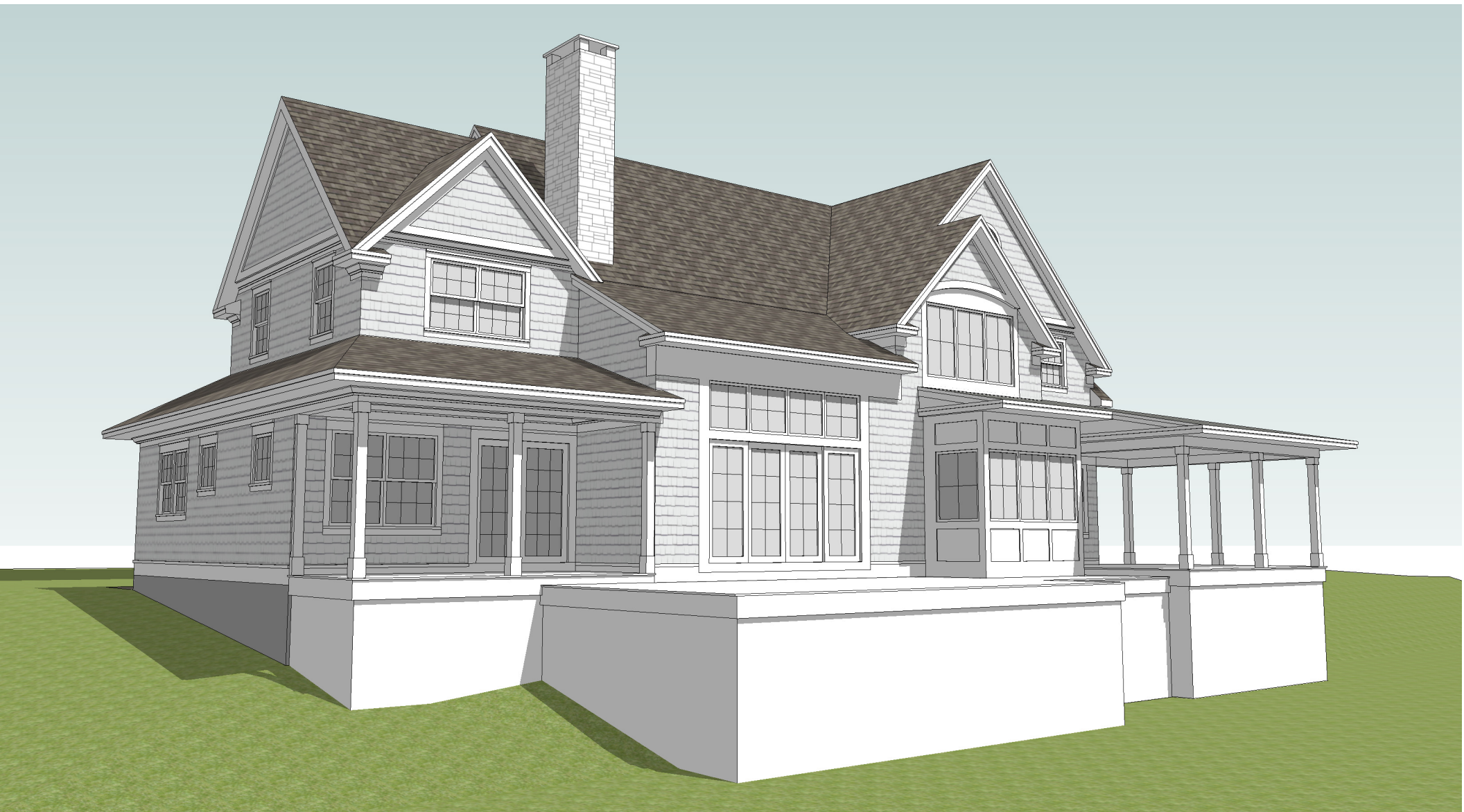
New construction shall conform to all building and life safety code as defined by the building inspector and the fire marshal.

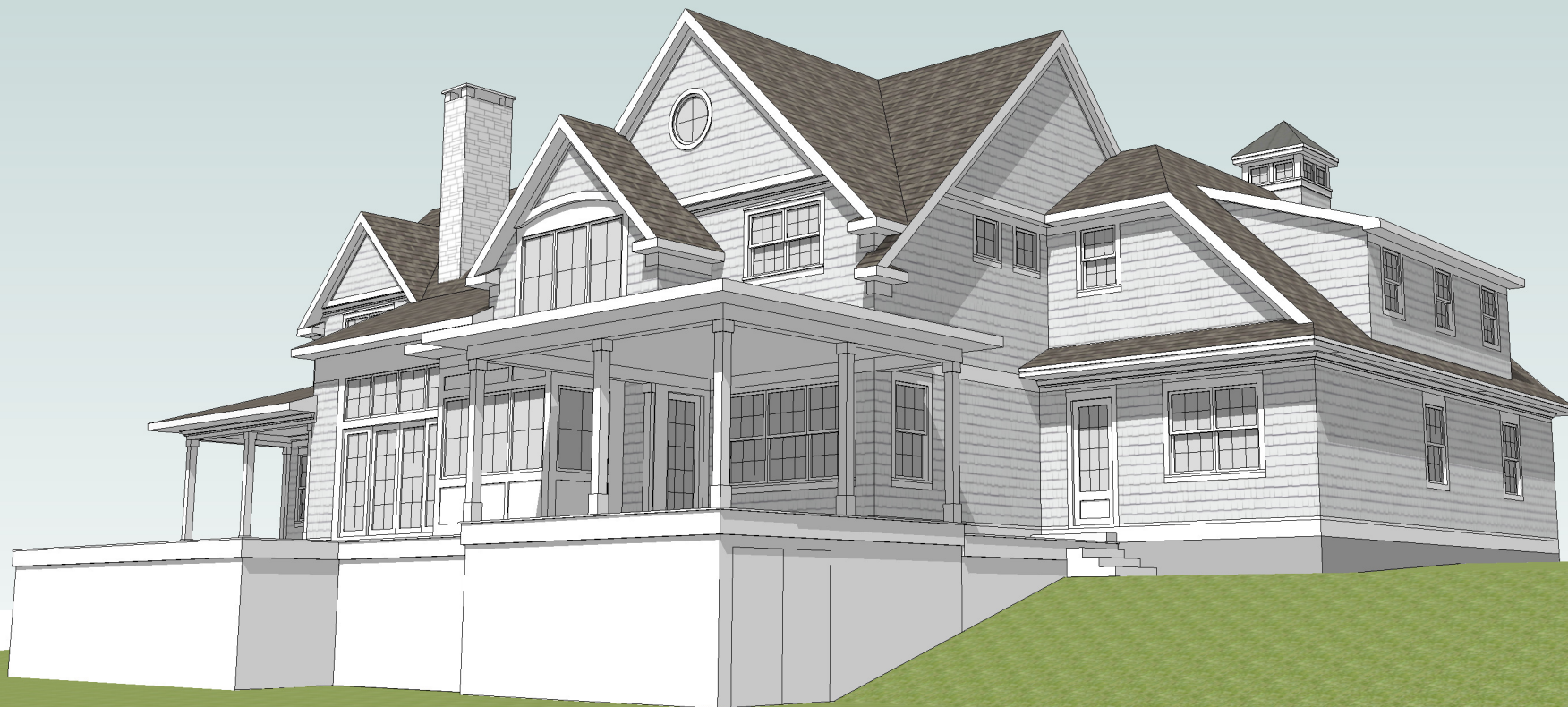
Items for the Board's consideration:

- The garage, as proposed, is the foremost feature of the new home, and as a requirement of Sec. 6.2.2 (h) needs to be setback from the longest street-facing wall of the principal structure.
- All portions of the driveway/turnaround area within the front yard setback need to be reduced in width to no more than 18 ft.
- The rear deck and stonedust terrace cannot encroach any closer to the shoreline than existing development.
- Elevation and site plans need to be updated to show all light fixtures, the mailbox, utility meters, and any other mechanical units.
- Is a pedestrian walkway between the home and the street an option.
- Floor plans for all floors need to be submitted.

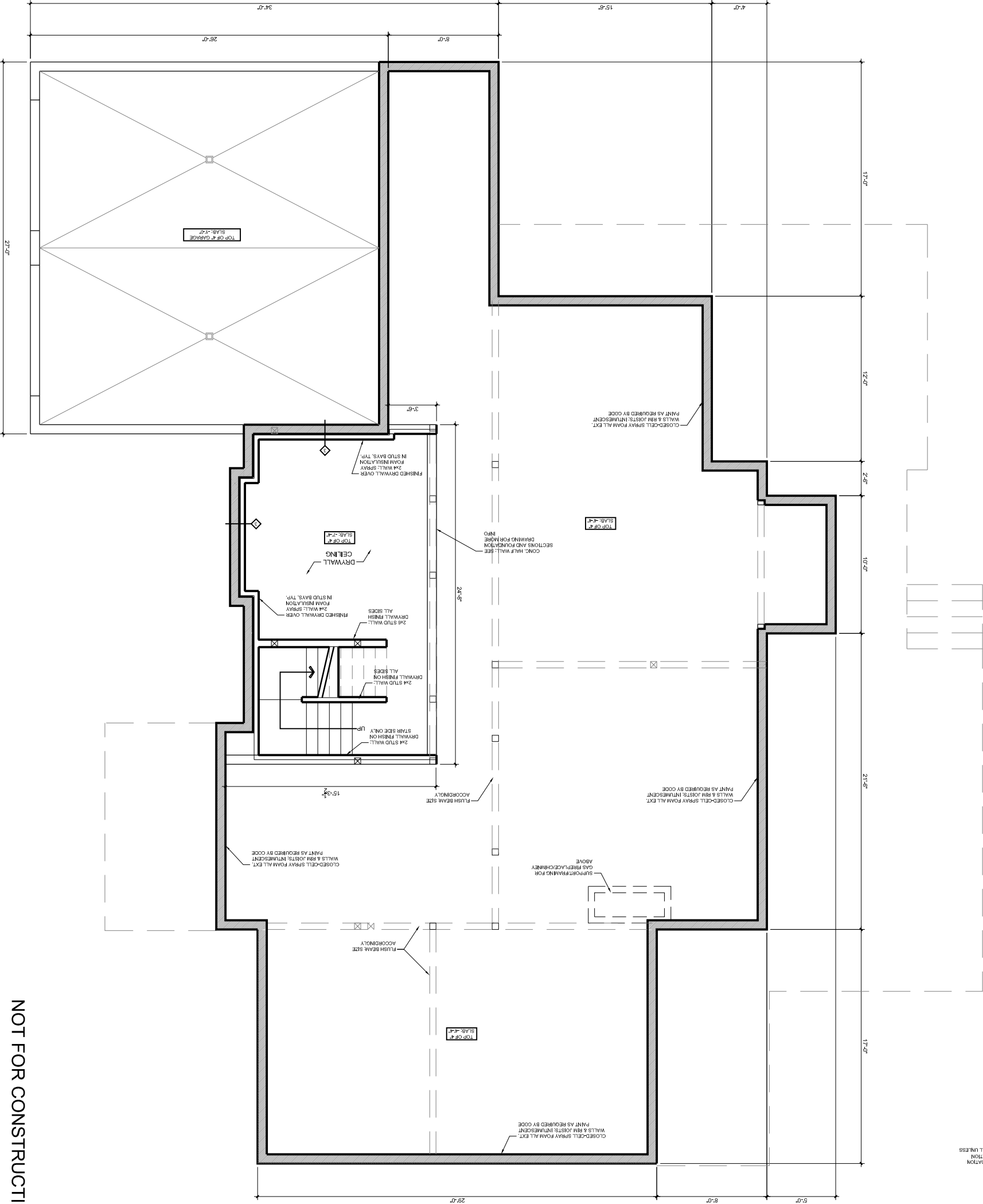




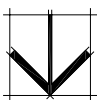




2x4 STUD AGAINST F FOUNDATION
WALL - FINISH w/ DRYWALL UNLESS
OTHERWISE NOTED



NOT FOR CONSTRUCTION



PEREGRINE
DESIGN / BUILD

49 Commerce Ave. Unit A1
S Burlington, VT 05403
802-383-1808

Boardman Residence

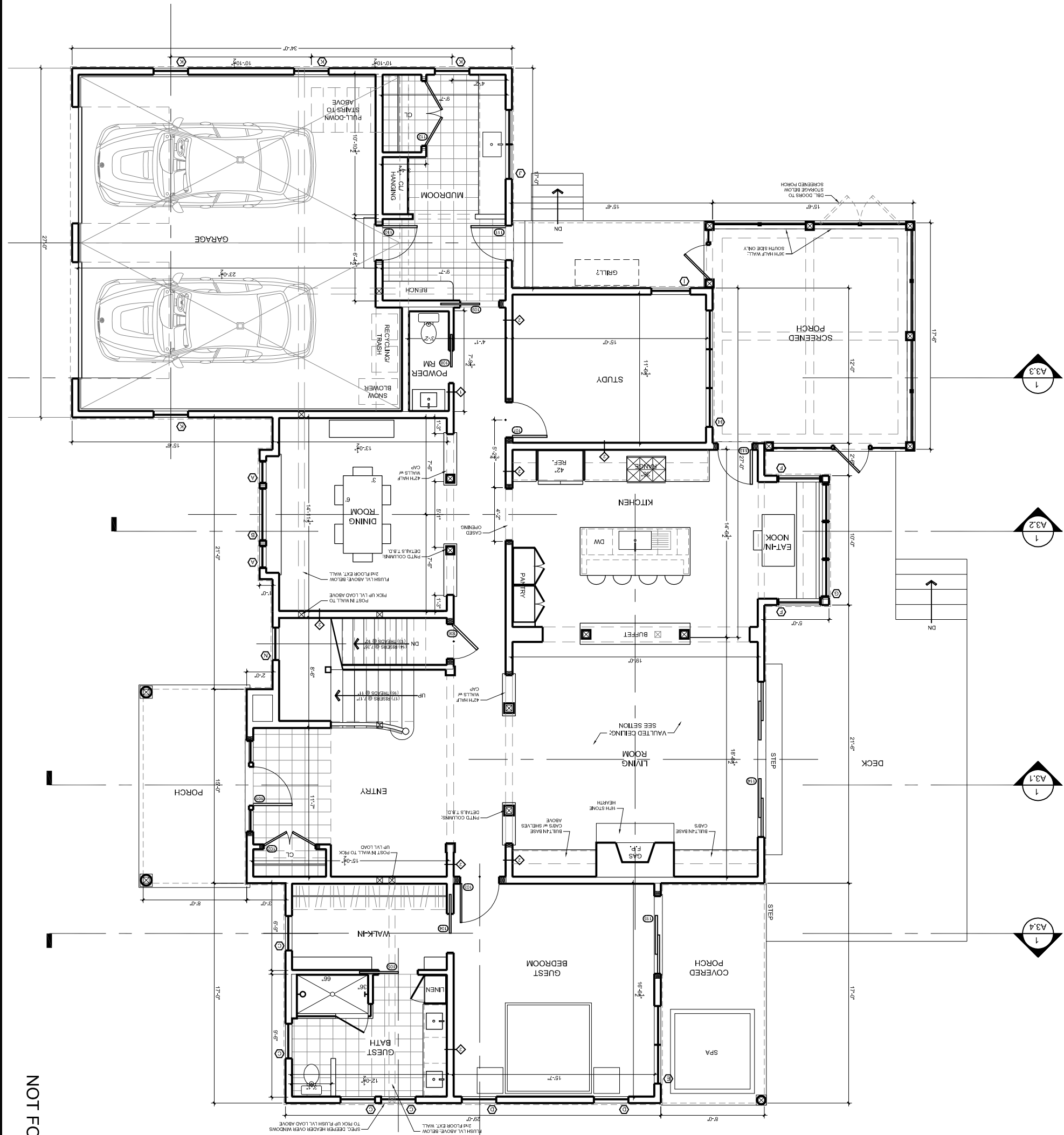
125 South Cove Road
Burlington, VT 05401

Revised:

Date: 4/30/21
Scale: 1/8"=1'-0"

Basement
Plan

A1.0



PEREGRINE
DESIGN / BUILD

49 Commerce Ave. Unit A1
S Burlington, VT 05403
802-383-1808

Boardman Residence

125 South Cove Road
Burlington, VT 05401

Revised:

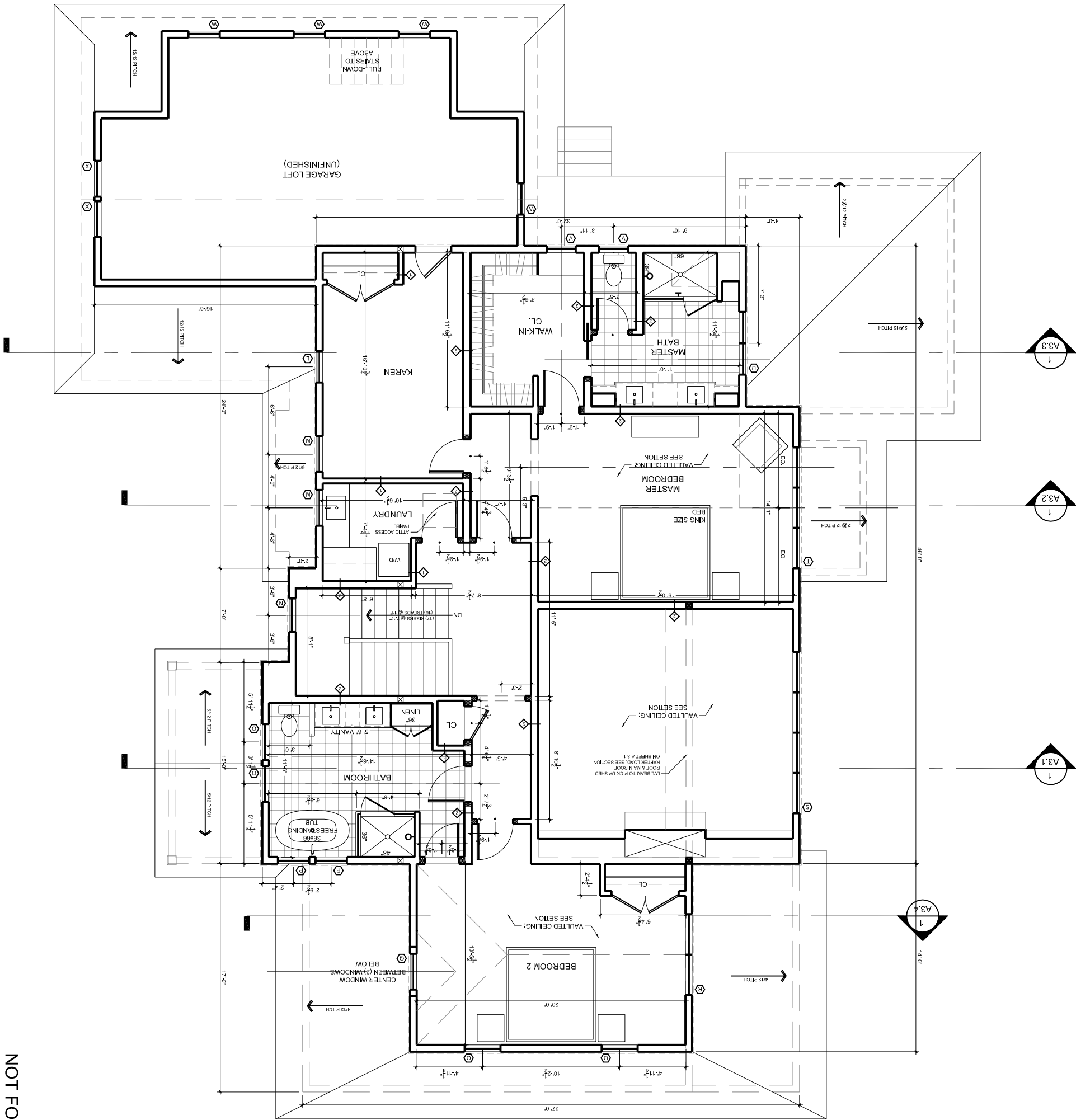
Date: 04/30/21
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1st Floor
Plan

A1.1

NOT FOR CONSTRUCTION





NOT FOR CONSTRUCTION



PEREGRINE
DESIGN / BUILD

49 Commerce Ave. Unit A1
S Burlington, VT 05403
802-383-1808

Boardman Residence

125 South Cove Road
Burlington, VT 05401

Revised:

Date: 04/30/21
Scale: 1/8"=1'-0"

2nd Floor
Plan

A1.2

Boardman Residence

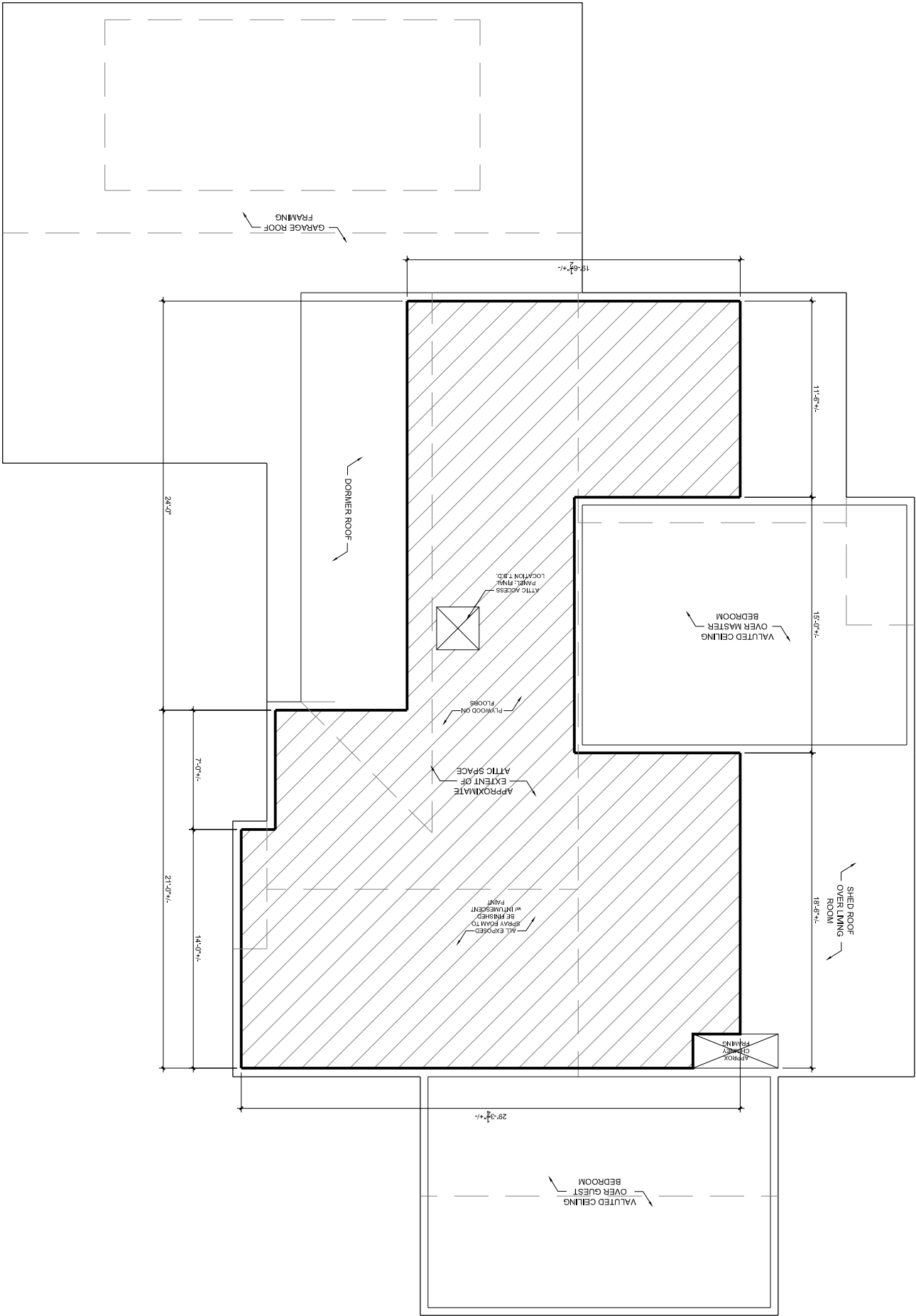
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Revised:

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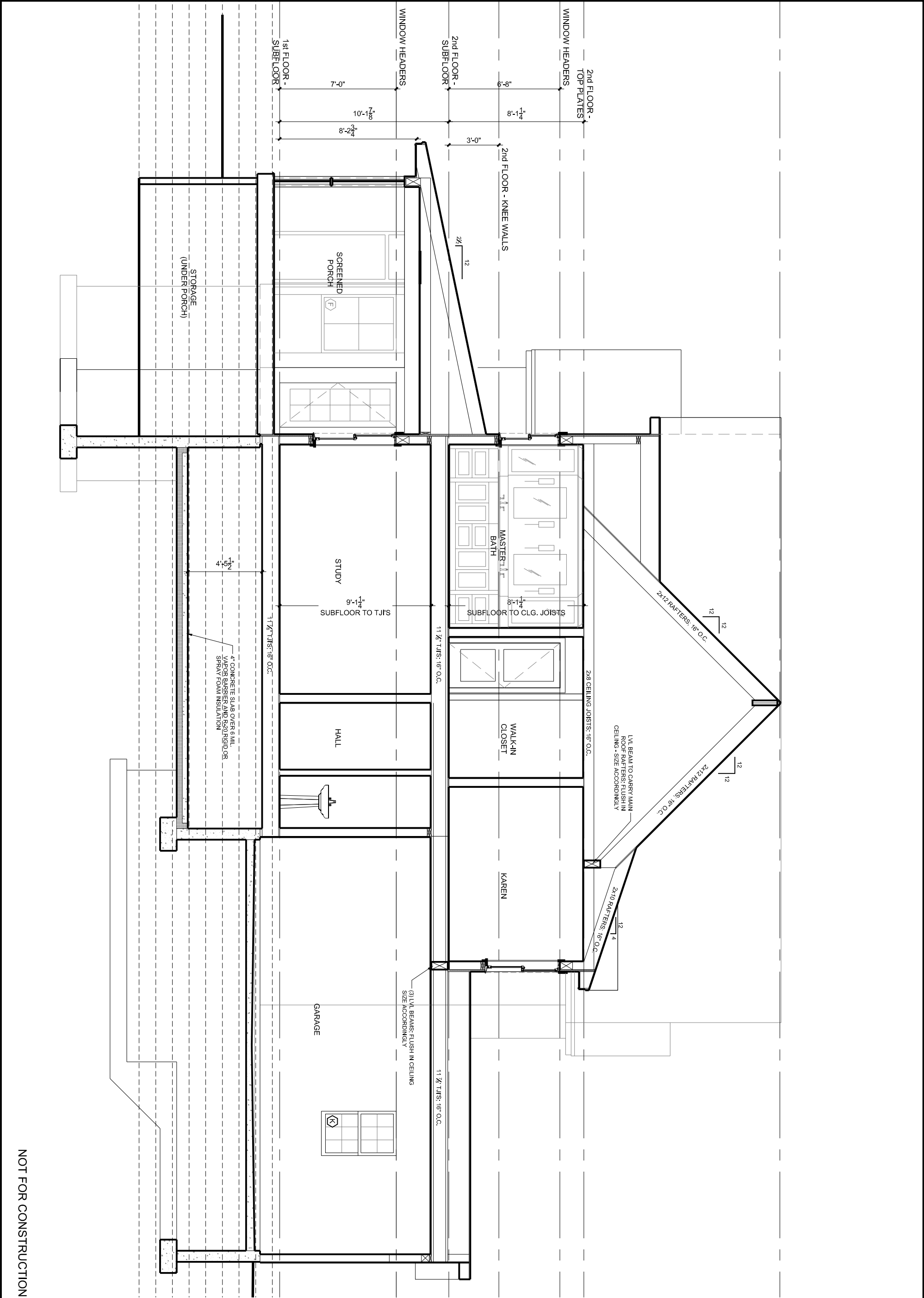
Attic
Plan
Diagram

A1.3



NOT FOR CONSTRUCTION





NOT FOR CONSTRUCTION

PEREGRINE
DESIGN / BUILD

49 Commerce Ave. Unit A1
S Burlington, VT 05403
802-383-1808

Boardman Residence

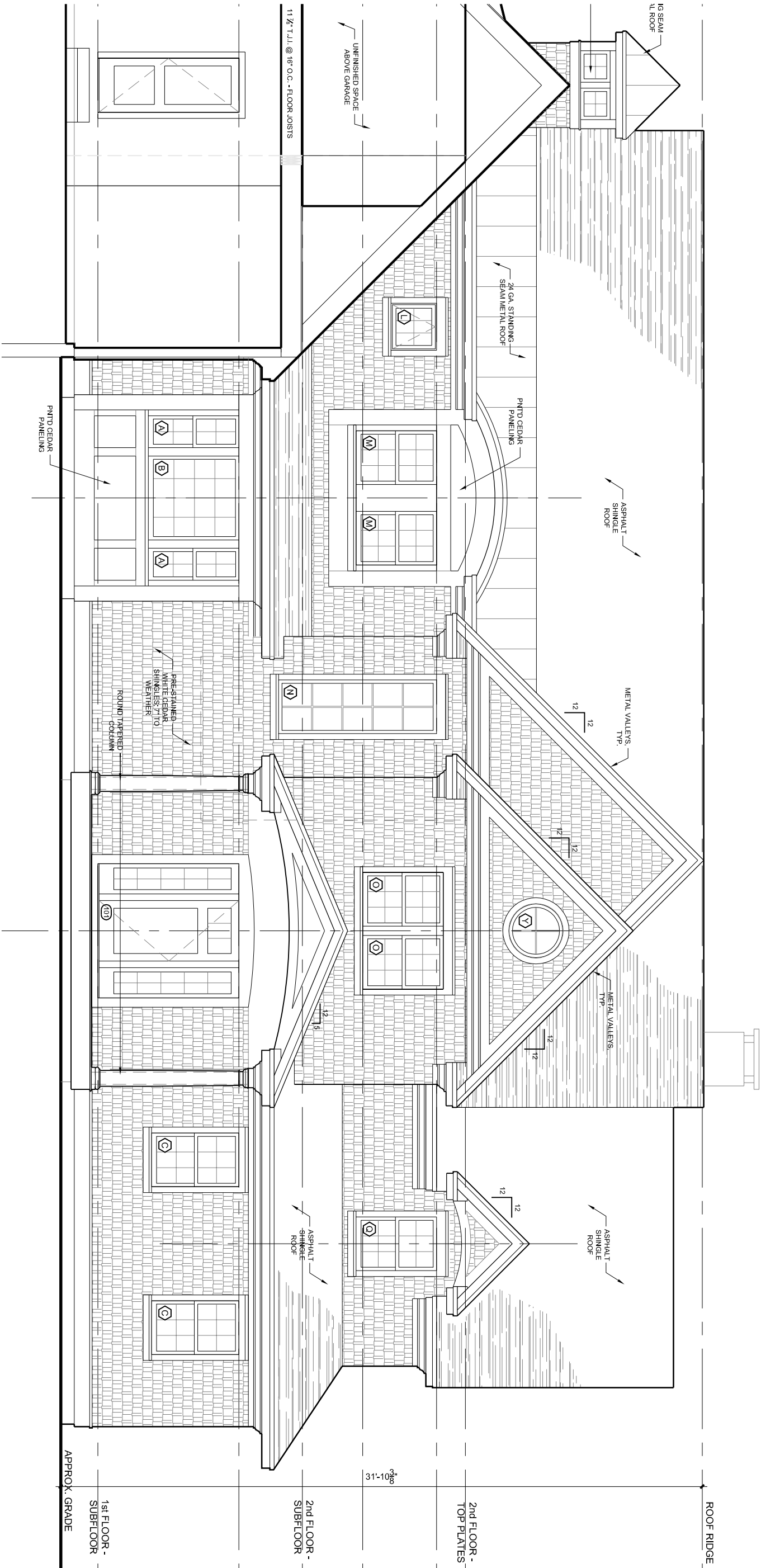
125 South Cove Road
Burlington, VT 05401

Revised:

Date: 04/30/21
Scale: 3/16"=1'-0"

House
Section
3

A3.3



PEREGRINE
DESIGN / BUILD

49 Commerce Ave. Unit A1
S Burlington, VT 05403
802-383-1808

Boardman Residence

125 South Cove Road
Burlington, VT 05401

Revised:

Date: 04/30/21

Scale: 3/16"=1'-0"

East
Elevation

A4.1

NOT FOR CONSTRUCTION



PEREGRINE
DESIGN / BUILD

49 Commerce Ave. Unit A1
S Burlington, VT 05403
802-383-1808

Boardman Residence

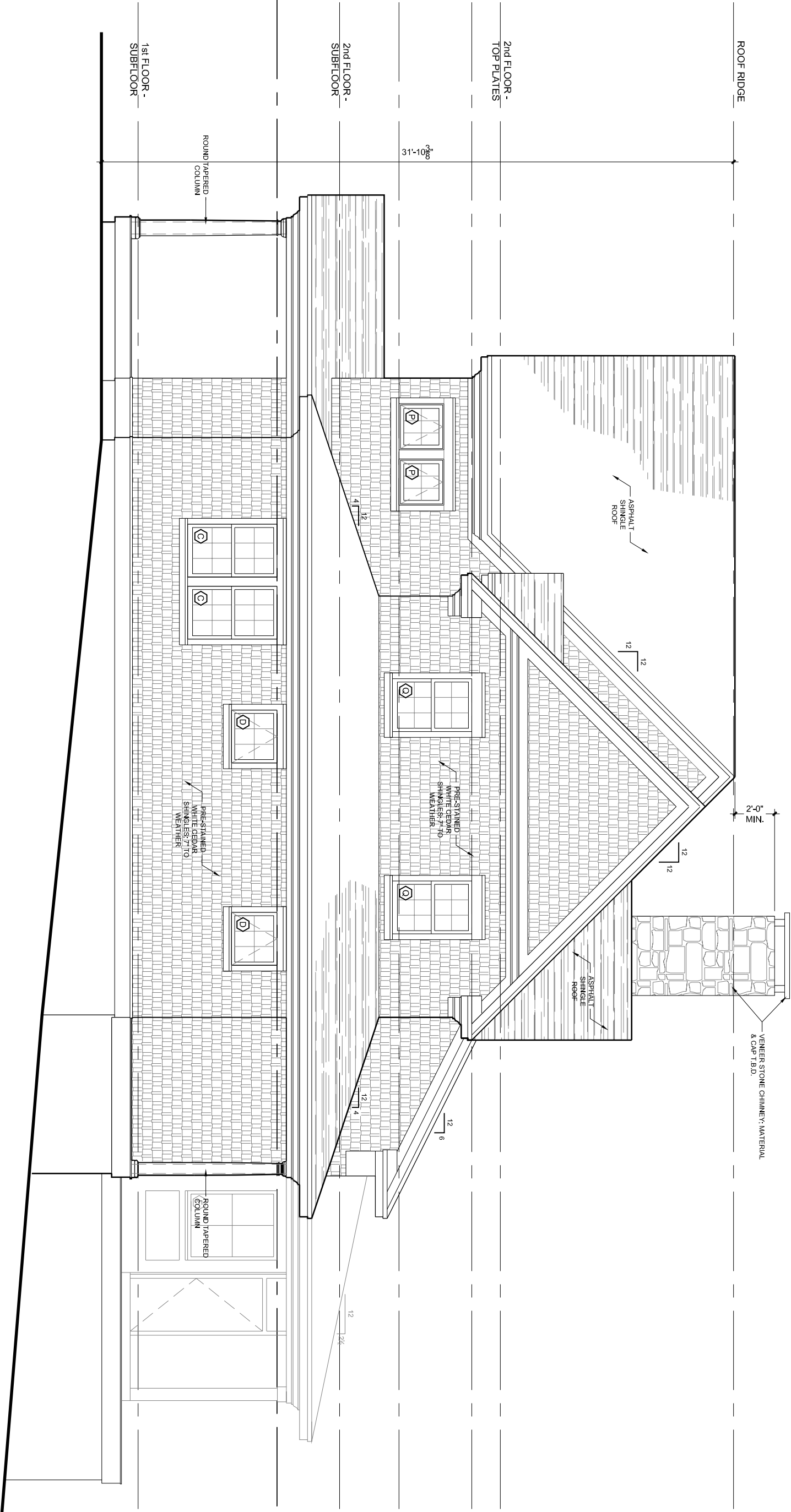
125 South Cove Road
Burlington, VT 05401

Revised:

Date: 04/30/21
Scale: 3/16"=1'-0"

West
Elevation

A4.2



PEREGRINE
DESIGN / BUILD

49 Commerce Ave. Unit A1
S Burlington, VT 05403
802-383-1808

Boardman Residence

125 South Cove Road
Burlington, VT 05401

Revised:

Date: 04/30/21

Scale: 3/16"=1'-0"

North
Elevation

A4.3

NOT FOR CONSTRUCTION



ROOF RIDGE

2nd FLOOR -
TOP PLATES

2nd FLOOR -
SUBFLOOR

1st FLOOR -
SUBFLOOR

NOT FOR CONSTRUCTION

PEREGRINE
DESIGN / BUILD

49 Commerce Ave. Unit A1
S Burlington, VT 05403
802-383-1808

Boardman Residence

125 South Cove Road
Burlington, VT 05401

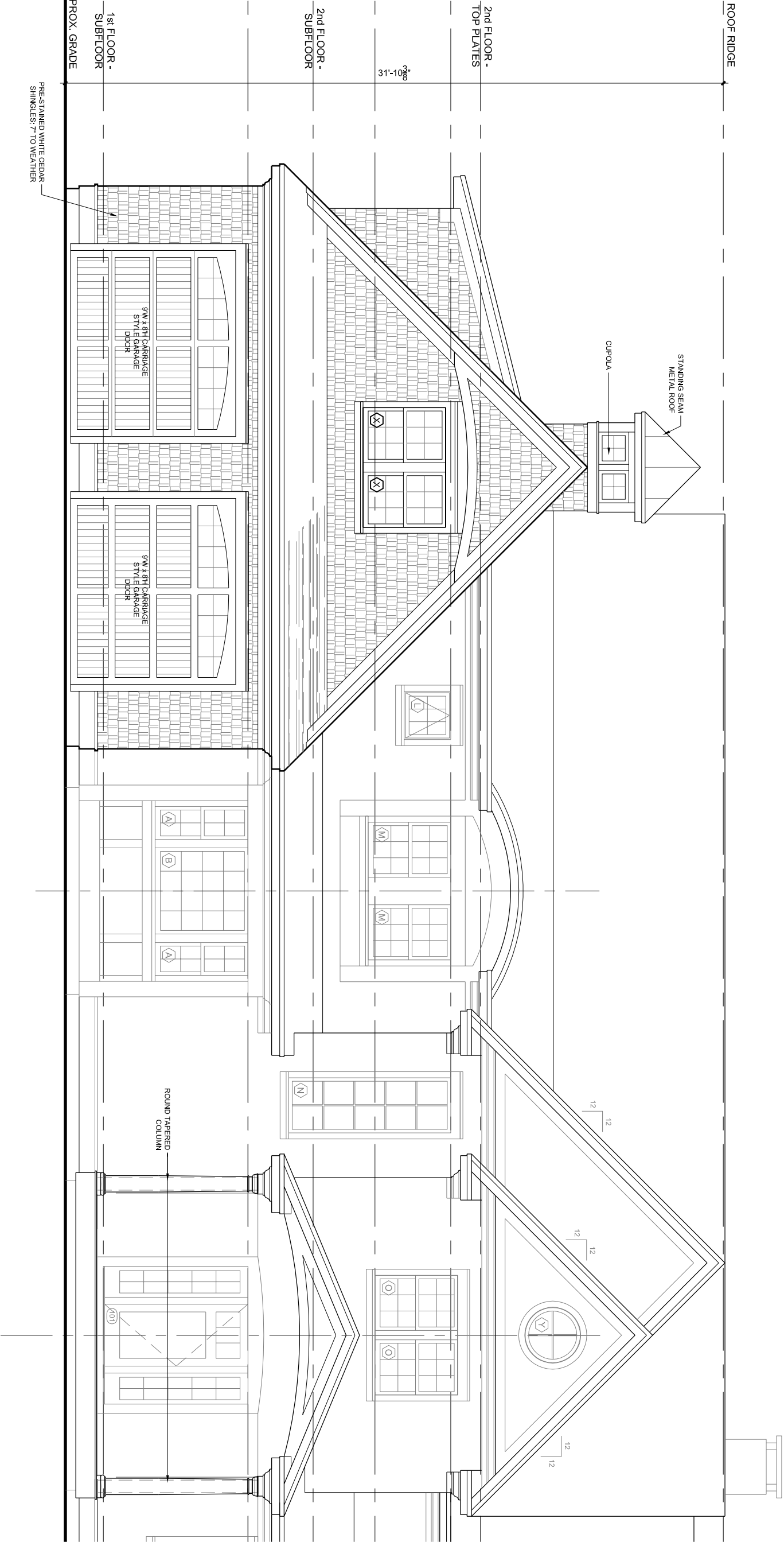
Revised:

Date: 04/30/21

Scale: 3/16"=1'-0"

**South
Elevation**

A4.4



PEREGRINE
DESIGN / BUILD

49 Commerce Ave. Unit A1
S Burlington, VT 05403
802-383-1808

Boardman Residence

125 South Cove Road
Burlington, VT 05401

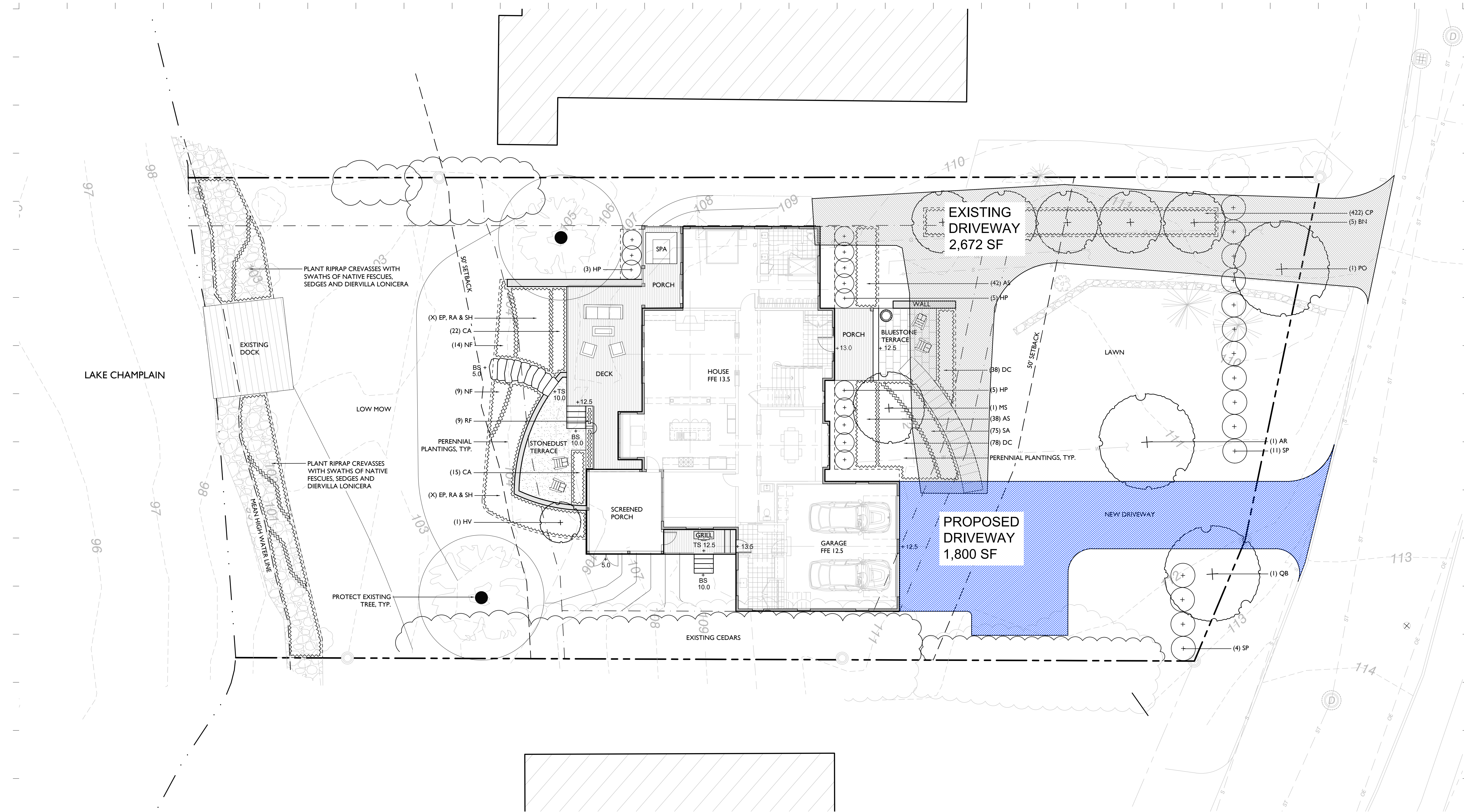
Revised:

Date: 04/30/21
Scale: 3/16"=1'-0"

Garage
Elevation

A4.5

NOT FOR CONSTRUCTION



PLANT SCHEDULE

KEY	QTY.	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING
-----	------	-----------------	-------------	------	---------

DECIDUOUS TREES

AR	1	Acer rubrum	RED MAPLE	4-4.5" CAL.	SEE PLAN
BN	5	Betula nigra 'Heritage'	HERITAGE RIVER BIRCH (Single-stem)	14-16' HT.	SEE PLAN
PO	1	Platanus occidentalis	AMERICAN SYCAMORE	4-4.5" CAL.	SEE PLAN
QB	1	Quercus bicolor	SWAMP WHITE OAK	4-4.5" CAL.	SEE PLAN
MS	1	Malus 'Snowdrift'	CRABAPPLE	3-3.5" CAL.	SEE PLAN

SHRUBS

HP	13	Hydrangea paniculata 'Little Lime'	LITTLE LIME HYDRANGEA	5 GAL.	42" O.C.
HV	1	Hamamelis virginiana 'Harvest Moon'	COMMON WITCHAZEL	8-10' HT.	SEE PLAN
SP	15	Syringa pubescens subsp. patula 'Miss Kim'	KOREAN MISS KIM LILAC	5 GAL.	5' O.C.
RA	X	Rhus aromatica 'Gro-Low'	FRAGRANT SUMAC	3 GAL.	3' O.C.

ORNAMENTAL GRASSES & PERENNIALS

AS	80	Astilbe 'Erika'	PINK ASTIBLE	1 GAL.	18" O.C.
CA	37	Calamagrostis acutiflora 'Karl Foerster'	FEATHER REED GRASS	2 GAL.	18" O.C.
CP	422	Carex pensylvanica	PENNSYLVANIA SEDGE	1 GAL.	12" O.C.
DC	116	Deschampsia cespitosa 'Pixie Fountain'	TUFTED-HAIR GRASS	1 GAL.	18" O.C.
EP	X	Echinacea purpurea 'Kim's Knee High'	PURPLE CONEFLOWER	1 GAL.	18" O.C.
NF	23	Nepeta x faassenii 'Walker's Low'	CATMINT	1 GAL.	24" O.C.
RF	9	Rudbeckia fulgida 'Goldsturm'	BLACK EYED SUSAN	1 GAL.	24" O.C.
SH	X	Sporobolus heterolepis	PRAIRIE DROPSEED	1 GAL.	30" O.C.
SN	75	Salvia nemorosa 'May Night'	SALVIA	1 GAL.	15" O.C.

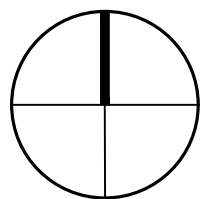
NO.	DESCRIPTION	DATE
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BOARDMAN
RESIDENCE

125 SOUTH COVE RD.
BURLINGTON, VT

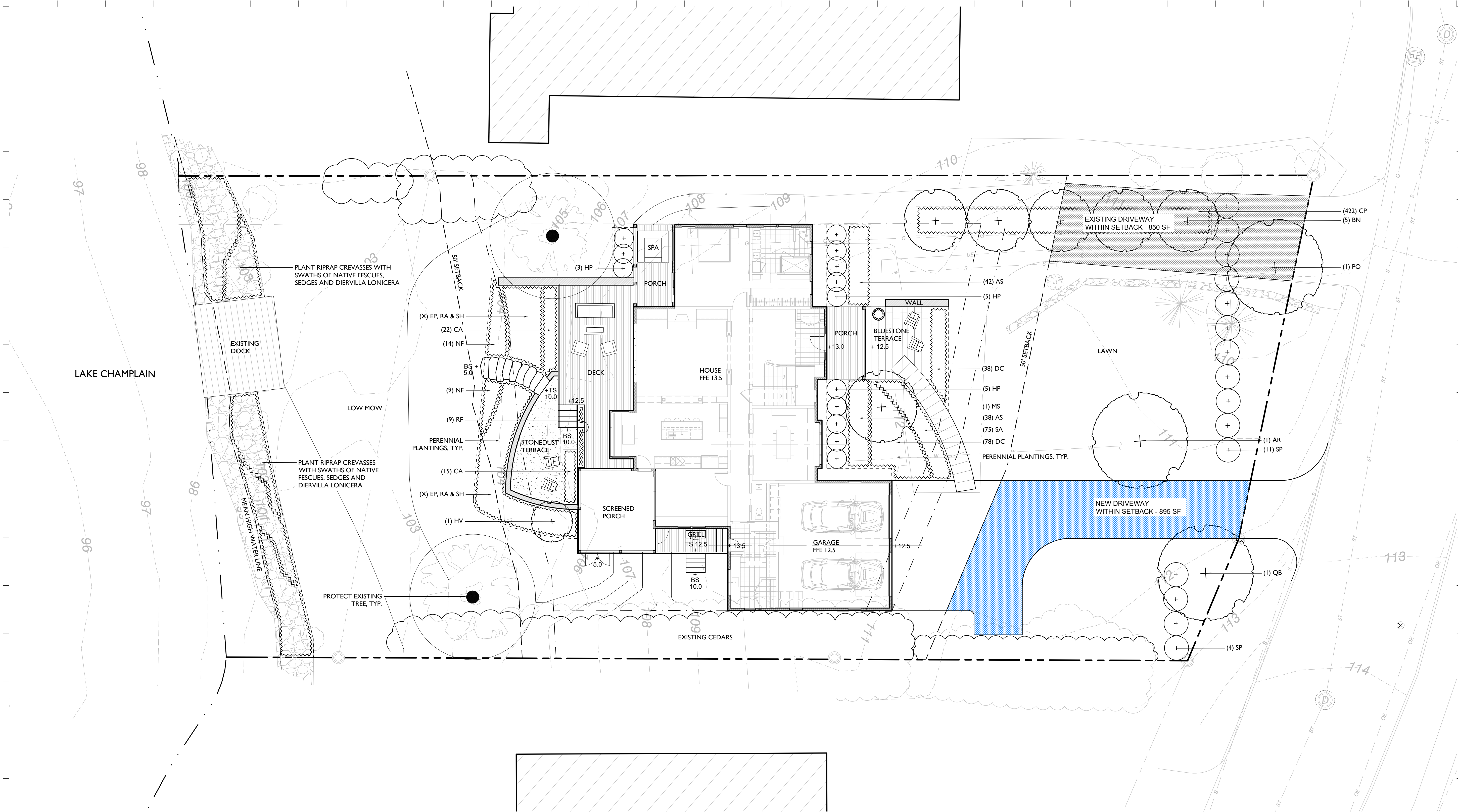
PLANTING PLAN

DRIVEWAY AREA
COMPARISION DIAGRAM
5.20.21



JOB NO. 21-037
SCALE: 1"=10'
DRAWN BY: AH
DATE: 04.07.2021

L200



PLANT SCHEDULE

KEY	QTY.	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING
-----	------	-----------------	-------------	------	---------

DECIDUOUS TREES

AR	1	Acer rubrum	RED MAPLE	4-4.5" CAL.	SEE PLAN
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PO	1	Platanus occidentalis	AMERICAN SYCAMORE	4-4.5" CAL.	SEE PLAN
QB	1	Quercus bicolor	SWAMP WHITE OAK	4-4.5" CAL.	SEE PLAN
MS	1	Malus 'Snowdrift'	CRABAPPLE	3-3.5" CAL.	SEE PLAN

SHRUBS

HP	13	Hydrangea paniculata 'Little Lime'	LITTLE LIME HYDRANGEA	5 GAL.	42" O.C.
HV	1	Hamamelis virginiana 'Harvest Moon'	COMMON WITCHAZEL	8-10' HT.	SEE PLAN
SP	15	Syringa pubescens subsp. patula 'Miss Kim'	KOREAN MISS KIM LILAC	5 GAL.	5' O.C.
RA	X	Rhus aromatica 'Gro-Low'	FRAGRANT SUMAC	3 GAL.	3' O.C.

ORNAMENTAL GRASSES & PERENNIALS

AS	80	Asiilbe 'Erika'	PINK ASTIBLE	1 GAL.	18" O.C.
CA	37	Calamagrostis acutiflora 'Karl Foerster'	FEATHER REED GRASS	2 GAL.	18" O.C.
CP	422	Carex pensylvanica	PENNSYLVANIA SEDGE	1 GAL.	12" O.C.
DC	116	Deschampsia cespitosa 'Pixie Fountain'	TUFTED-HAIR GRASS	1 GAL.	18" O.C.
EP	X	Echinacea purpurea 'Kim's Knee High'	PURPLE CONEFLOWER	1 GAL.	18" O.C.
NF	23	Nepeta x faassenii 'Walker's Low'	CATMINT	1 GAL.	24" O.C.
RF	9	Rudbeckia fulgida 'Goldsturm'	BLACK EYED SUSAN	1 GAL.	24" O.C.
SH	X	Sporobolus heterolepis	PRAIRIE DROPSEED	1 GAL.	30" O.C.
SN	75	Salvia nemorosa 'May Night'	SALVIA	1 GAL.	15" O.C.

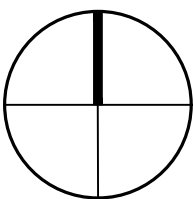
NO.	DESCRIPTION	DATE
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BOARDMAN
RESIDENCE

125 SOUTH COVE RD.
BURLINGTON, VT

PLANTING PLAN

DRIVEWAY AREA
COMPARISION DIAGRAM
5.21.21



JOB NO. 21-037
SCALE: 1"=10'
DRAWN BY: AH
DATE: 04.07.2021

L200



135 SOUTH COVE RD



111 SOUTH COVE RD



99 SOUTH COVE RD



159 SOUTH COVE RD



352 SOUTH COVE RD



254 SOUTH COVE RD



278 SOUTH COVE RD



228 SOUTH COVE RD



159

135

125

111

99

228

254

278

352

Google



PLANT SCHEDULE

REF.	QTY.	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING
DECIDUOUS TREES					
AR	1	<i>Acer rubrum</i>	RED MAPLE	4-4.5' CAL	SEE PLAN
BN	3	<i>Betula nigra</i> "Heritage"	HERITAGE RIVER BIRCH (Single-stem)	18-20' HT.	SEE PLAN
PO	1	<i>Platanus occidentalis</i>	AMERICAN SYCAMORE	4-4.5' CAL	SEE PLAN
QB	1	<i>Quercus bicolor</i>	SWAMP WHITE OAK	4-4.5' CAL	SEE PLAN
NS	1	<i>Nyssa sylvatica</i>	CHERRYBARK	3-3.5' CAL	SEE PLAN
SHRUBS					
HP	13	<i>Hydrangea paniculata</i> "Little Lime"	LITTLE LIME HYDRANGEA	5 GAL.	4' O.C.
HY	1	<i>Hamelia virginiana</i> "Harvest Moon"	COMMON WITCHAZEL	8-10' HT.	SEE PLAN
SP	15	<i>Syringa pubescens</i> subsp. <i>pendula</i> "Miss Kim"	KOREAN MISS KIM LILAC	5 GAL.	5' O.C.
RA	X	<i>Rhus aromatica</i> "Cris-Love"	FRAGRANT SUMAC	1 GAL.	3' O.C.
ORNAMENTAL GRASSES & PERENNIALS					
AS	80	<i>Anthriscus</i> "Tale"	PINK ASTER	1 GAL.	18" O.C.
CA	37	<i>Calamagrostis canadensis</i> "Karl Foerster"	FEATHER REED GRASS	2 GAL.	18" O.C.
CP	422	<i>Carex pensylvanica</i>	PENNSYLVANIA SEDGE	1 GAL.	12" O.C.
DC	116	<i>Desmodium illinoense</i> "Blue Moon"	TURTLE-HEAD GRASS	1 GAL.	18" O.C.
EP	X	<i>Echinacea purpurea</i> "Kim's Knee High"	PURPLE CONEFLOWER	1 GAL.	18" O.C.
HF	33	<i>Hieracium</i> "Walter's Low"	CATPANT	1 GAL.	24" O.C.
RF	9	<i>Rudbeckia hirta</i> "Goldensun"	BLACK EYED SUSAN	1 GAL.	24" O.C.
SH	X	<i>Sporobolus heterostachys</i>	PRAIRIE DROPSID	1 GAL.	30" O.C.



05.12.2021

BOARDMAN SOUTH COVE - BURLINGTON, VT | SITE PLAN

WAGNERHODGSON
LANDSCAPE ARCHITECTURE

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 21- 0927CA; 79 Pine Street
Date: May 25, 2021



File: ZP21-0927CA
Location: 79 Pine Street
Zone: FD6 **Ward:** 3C
Parking District: Multi Modal Mixed Use
Date application accepted: April 21, 2021
Applicant/ Owner: Nedde Real Estate
Request: Construct 9 story 49 unit residential building on the same lot as the Peoples United Bank.

Background:

(Address is sometimes recorded as 2 Burlington Square. Parcel is 77 Pine Street.)

- **Zoning Permit 21-0728SN;** install 1 wall sign, illumination included. April 2021.
- **Zoning Permit 21-0722SN;** install replacement signs for People's United Bank. March 2021.
- **Zoning Permit 21-0082CA;** adding rooftop terrace adjacent to existing mechanical penthouse. Solar panels, mechanical equipment and sun shades included. July 2020.
- **Zoning Permit 20-0681CA;** site changes relative to reestablishing greenspace and removal of access from 1 Burlington Square into 2 Burlington Square. February 13 2020.



- **Zoning Permit 20-0453CA**; consolidation of bank use; drive through reduce from 3 to 2 lanes, creation of 50 residential units; reorganization of circulation/parking; stormwater infiltration, revised landscaping and lighting, replacement windows, stained brick, metal clad canopy. November 2019.
- **Zoning Permit 18-0336CA**; removal of existing masonry façade and windows. Replacement with insulated wall assembly with rain screen ceramic façade system and new windows. October 2017. Permit expired.
- **Non-applicability of Zoning Permit Requirements 17-0502NA**; remove and replace same in kind concrete sidewalk, concrete step and landing with same handrail. October 2016.
- **Non-applicability of Zoning Permit Requirements 17-0328NA**; change out existing ATMs to newer models and set to ADA compliance. September 2016.
- **Zoning Permit 13-0538CA**; replace existing entry door with larger handicapped accessible doorway. November 2012.
- **Zoning Permit 11-0111SN**; replace two existing nonconforming parallel signs with new nonconforming parallel signs. September 2010.
- **Zoning Permit 10-0972SN**; replace two nonconforming parallel signs with two new nonconforming parallel signs. July 2010.
- **Zoning Permit 10-0971SN**; change face of three existing signs (two freestanding and one parallel). No change in dimensions or placement. No illumination for the freestanding signs. Internal illumination for the parallel sign. May 2010.
- **Non-applicability of Zoning Permit Requirements 09-036NA**; removal and replacement of concrete walls, stair and sidewalks replaced to match existing design. July 2008.
- **Zoning Permit 07-398SN**; replace face of existing parallel sign for Chittenden Bank. December 2006. Superseded by 10-0971SN.
- **Zoning Permit 09-034CA**; install new railings. July 2008.
- **Zoning Permit 99-606**; construction of an emergency generator enclosure adjacent to the existing drive up teller station. June 1999.
- **Non-applicability of Zoning Permit Requirements**, antennae placed on the rooftop. March 1995.
- **Zoning Permit 92-171**; installation of internally illuminated parallel sign above drive up ATM. November 1991.
- **Zoning Permit 92-172**; removal of teller operated drive-up bank window with drive-thru ATM unit. No change to circulation or overall use. November 1991.
- **Zoning Permit 81-255**; construct two vestibules on entrance ways for energy efficiency purposes. November 1980.

- **Zoning Permit 81-232**; enclose presently elevated loading dock area and extend out the platform being enclosed. October 1980.

Overview: The proposal is to construct a 9 story, 49 unit residential building on the same parcel as the former Chittenden Bank / Peoples United Bank. The parcel is within Form District 6.

The Design Advisory Board's role is limited to:

1. A recommendation relative to the request for additional height above that allowed by administrative authority.

Applicable Standards for Design Advisory Board review:

Article 14 Downtown Code

Section 14.3.4-D Building Height & Bulk (Form District 6)

14.3.4-D- BUILDING FORM

BUILDING HEIGHT A	
Principal Buildings	<u>Subject to Administrative Review:</u> • 3 Stories min. • 4 Stories max., not to exceed 45-feet within 20-feet of the Frontage Line on the Church Street Marketplace¹; otherwise, • 6 Stories max., not to exceed 65-feet <u>Subject to DRB Review per Sec. 14.6.4 f:</u> • 10 Stories max., not to exceed 105-feet; or, • 14 Stories max., not to exceed 160-feet²
Outbuildings	2 Stories max. not to exceed 24-feet

The by-right height is 6 stories or 65 feet. The applicant is requesting additional height subject to DRB review per Section 14.6.4 f for a total height of 105 feet maximum.



THE DIAGRAM ABOVE IS AN EXCERPT OF REGULATING PLAN SPECIAL REQUIREMENTS - MAP 2 - SPECIFIC HEIGHT AREAS. (SEE SEC. 14.2.6)

The subject parcel is NOT within any specific height area on Map 2 – *Specific Height Areas*. The proposed building height is 105'; within the DRB discretionary allowance. No additional stories are proposed above the 10 story limitation with DRB approval. (The application seeks 9 stories.)

Section 14.6.4 Building Height

(f) Design and Public Space Standards Required for Additional Building Height

i. *Design Standards: The maximum building height and mass is permitted By Right by the underlying Form District, as may be modified by the chosen Building Type and Frontage Type. However, there are a number of ways that building shape, articulations, and choice of materials can be used to reduce the perceived height and mass of taller buildings, and ensure a high quality of design that complements the character of the Downtown and Waterfront area.*

After consultation with the Design Advisory Board and a Public Hearing, the Development Review Board shall evaluate any proposal seeking additional Building height under each of the following additional design standards, and find affirmatively that:

- a. *The proposed building presents a design that emphasizes slender, vertically-oriented proportions to assure a rich visually interesting experience as viewed within the context of the downtown skyline; reinforces opportunities for establishing points of reference for visual orientation; and provides visual interest and human scale at the pedestrian level through the use of a variety of scales, materials, fenestration, massing, or other architectural design techniques;*

The purposeful design (shown in a rendering, above right) utilizes materials, stepbacks, architectural voids, and a vertical design to slenderize the building as experienced from the street. The particular vertical emphasis of the off-center masonry column that runs the full height of the building further emphasizes the recesses and differing heights of the bookended companion building volumes. Furthermore, the fifth story stepback with green roof partnered with the three projecting balconies guides the eye upward. Vertical window ribbons further encourage skyward view. The alternating materials and varied building outline provide marked visual interest. Pedestrian level interface is excited by the conversely fluctuating recessed plane and void/solid contrast. A landscaped planter at the first level introduces the pedestrian entrance and welcomes directs to the primary access door, further identified by the modernist structural support column at the northeast corner.



SOUTH EAST VIEW



and,

b. Upper story proportions of the building are oriented and tapered and/or separated into separate masses in order to retain sky view between individual building elements from the public thoroughfare.

The proposed residential building is situated between the former Chittenden Bank / Peoples United Bank to the north, and the ICV office building to the south. It addresses the street by replicating the front setback of ICV along Pine Street. There are voids between all building masses, allowing for skyview between each individual structure. Visual dynamism is produced with the modulating building edges: Projecting balconies, building step backs and plane recesses.

ii. Active Public Space and Restrooms

A minimum of 20 sf/1,000 sf of the gross floor area above 85 feet shall be dedicated to active and publicly accessible upper story rooftops and terraces, **and/or** street-level public restrooms as follows:

- a. Upper story rooftops and terraces must incorporate active public use such as outdoor dining with seating or other uses and activities that invite use by the public, and be located above the 7th floor. At least 25% of the space must be accessible to the general public during all regular business hours without expectation of payment or purchase.

No rooftop public access is proposed for this development. The applicant is meeting the standard with (b), below.

- b. Public restrooms may count towards the public space requirement above at a ratio of 10:1. Public restrooms must be located on the ground floor, have a minimum size of 50 sqft, be signed from the public street, be actively monitored and maintained, and be open to the public during all regular business hours. Placement of a public restroom in partnership with the City within an adjacent public space or the public ROW may be acceptable with the concurrence of the respective responsible City department and provided actual development costs and projected 20-yr maintenance costs are paid by the applicant.

Floor plans confirm 4,040sf on the 9th floor establishing the gross floor area above 85'. The calculation for public space requirement is 20 sf/1,000 sf, or $20 \times 4 = 80$ sf. The ratio for public restrooms is 10:1, $10 \times 58 = 580$ ($7'7'' \times 7'8'' = 58.06$ sf.) The area of the restroom exceeds the calculation defined in this standard and therefore satisfies the active public space/restroom requirement. The restroom is on the ground floor (see plan A1.01), exceeds the minimum size of 50 sf, must be signed from the public street, actively monitored and maintained, and open to the public during regular business hours.

Burlington Design Advisory Board

Department of Permitting and Inspections

645 Pine Street

Burlington, VT 05401

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

Telephone: (802) 865-7188

Eric Morrow, Chair
Matt Bushey, Vice Chair
Ron Wanamaker
Karyn Norwood
Emily Morse
Jay White, Alternate
Kathleen Ryan, Alternate



DESIGN ADVISORY BOARD

Tuesday May 25, 2021

Remote Meeting via Zoom

Present: Eric Morrow, Matt Bushey, Ron Wanamaker, Karyn Norwood, Emily Morse and Jay White (alternate).

Absent: Kathleen Ryan (alternate.)

Staff present: Mary O'Neil, Ryan Morrison

Applicants and guests present:

Doug Nedde

Jaeger Nedde

Grace Ciffo

Greg, GBA Architects

Cliff Deetjen

David Boardman

Griffin Allen

Keith Wagner

Suki Rubin (neighbor, 40 College Street Unit 802.)

Session I – 3:00 PM – 3:30 PM

1. 21-0927CA; 77 Pine Street (FD6, Ward 3C) 157 Nedde Real Estate

Residential apartment building.

Motion by Ron Wanamaker: I move we recommend **approval** of the additional discretionary height as presented in the plans.

2nd – Jay White

Vote 5-0 (Karyn Norwood arrives late and does not participate.)

Session II – 3:30 PM – 4:00 PM

2. 21-0910CA; 125 South Cove Road (RL-W, Ward 5S) David M Boardman

Demolish existing single family home and replace with new single family home and related site work.

Motion by Ron Wanamaker: I move we recommend **tabling the application**, with encouragement to the application to address items in the staff report.

2nd: Emily Morse.

Vote 4-1 (Jay White.) Karyn Norwood has left the meeting.

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).