

Burlington Development Review Board

149 Church Street, City Hall
Burlington, VT 05401

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BURLINGTON DEVELOPMENT REVIEW BOARD

Tuesday May 5 2015

PUBLIC HEARING NOTICE

The Burlington Development Review Board will hold a meeting on **Tuesday May 5, 2015 at 5:00 p.m. in Contois Auditorium, City Hall.**

1. **15-08909CA/MA; 316-322 Flynn Ave (NMU, Ward 5) G&C Properties LLC**
Remove existing deli building and replace with new mixed use (deli, office, 9 residential units) building and associated site improvements.
2. **15-0882CA; 92 Home Ave (RL, Ward 5S) Benjamin Traverse**
Appeal of permit denial to expand living space into garage, associated modifications to windows.
3. **15-0849DT; 383 College St (RH, Ward 8E) Astra Burlington LLC**
Appeal of adverse determination pertaining to the existence of fourteen residential rental units.

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

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

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

The 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).

Department of Planning and Zoning

149 Church Street
Burlington, VT 05401

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

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Mary O'Neil, AICP, Senior Planner
Elsie Tillotson, Department Secretary
Anita Wade, Zoning Clerk



MEMORANDUM

To: Development Review Board
From: Mary O'Neil, AICP, Senior Planner
Date: May 5, 2015
RE: ZP15-0704CA; 61 Summit Street and 411 Main Street

Note: These are staff comments only. Decisions on projects are made by the Development Review Board, which may approve, deny, table or modify any project. THE APPLICANT OR REPRESENTATIVE MUST ATTEND THE MEETING.

File: 15-0704CA/CU

Location: 61 Summit Street / 411 Main Street

Zone: I **Ward:** 1

Date application accepted: December 22, 2014

Applicant/ Owner: University of Vermont

Request: Exterior rehabilitation of Alumni House at 61 Summit Street; new construction of a pavilion and connector building; landscaping, pedestrian and vehicular circulation; drainage improvements. Plan includes site alterations to 411 Main Street which are included within this application, pending approval of a lot line adjustment.

Staff site visit: January 5, 2015.



Background for 61 Summit Street:

- o Zoning Permit 15-0991LL; lot line merger with 411 Main Street. *Currently under review.*
- o Request for a Non-Applicability of Zoning Permit Requirements for work at 61 Summit Street. Request denied by Zoning Administrator; advised to secure zoning permit. (UVM.) August, 2011.
- o Zoning Permit 11-0474CA; removal of metal fire escape stairs on west side of building; removal of porch enclosure and wood sub-stairs on north side of building. (UVM.) November 2010.
- o Zoning Permit 10-0720CA; remove and store historic wood railings on southwest ground floor. Replace with interim black metal railing, 36" high, with 4.5" between members. Repair and reattach existing railing at main entry and on second floor southwest porch. (UVM.) March, 2010.
- o Non-Applicability of Zoning Permit Requirements; paint, repair, and maintenance. (UVM.) March 2010.
- o Zoning Permit 04-131; rebuild handrails at east and south elevation stairs to meet life safety requirements (Delta Psi Fraternity) September 2003.

Background for 411 Main Street:

- o Zoning Permit 15-0991LL; lot line merger with 61 Summit Street. *Currently under review.*
- o Zoning Permit 15-0763FC; install black galvanized vinyl cover chain link fence to connect two existing fences. Approved February 2015.
- o Zoning Permit 14-0777FC; install 4' high decorative metal fencing along north and west corner. Approved March, 2014.
- o Zoning Permit 13-1274CA; replace marble steps with granite, replace stair handrail, replace asphalt sidewalks with concrete, chimney caps, replace light fixtures with new and landscaping around the property. Approved June 2013.
- o Zoning Permit 05-283CA; porch and roof repairs to match existing historic detail of Grasse Mount. New safety railing, constructed of wood and wire mesh will be installed behind the original railing to meet code requirements. October 2004.
- o Zoning Permit 98-435; replace window on west side (basement area) for the existing office space at Grassemount. April 1998.
- o Zoning Permit 78-534; erect a 5' x 54' handicap access ramp on the rear of the building. May, 1977.
- o Zoning Permit issued April 1974; erect a concrete walk and retaining wall, a 5'8" x 9' ramp and landing and a 6'6" x 12' ramp to the second level.

Overview: UVM required 61 Summit Street in December of 2007. Known as the Edward Wells estate, the property is individually listed on the National Register of Historic Places.

Development is proposed that crosses property lines between this parcel and 411 Main Street, GrasseMount. The University has applied to merge the lots by dissolving the common property line to allow combined review of development proposed within this application.

UVM plans the continued rehabilitation of the structure at 61 Summit Street, including handrails, a ramp on the east, chimney removal to accommodate an elevator, new period lighting, a new storm water vault, and foundation waterproofing. The building will be adapted for administrative and office use for the UVM Alumni Association and the UVM Foundation.

Part 2 of this application is for a new structure, attached to Alumni House via a connector that will provide gallery space. The plan includes reconfigured driveways and pedestrian walkways, lighting and landscaping. The new “Silver Pavilion” building is intended to be an approximately 6,035 sq. feet event space for up to 150 people.

Plans include alteration and associated site changes to 411 Main Street which will require either separate zoning application and review, or merger of the lots to create a single lot. The University has chosen the latter.

Limitations on Municipal Review

The University of Vermont is an educational institution and, therefore, is subject to only limited zoning review per 24 VSA, §4413, *Limitations on municipal bylaws*. This application may be reviewed only with respect to **location, size, height, building bulk, yards, courts, setbacks, density of buildings, off-street parking, loading facilities, traffic, noise, lighting, landscaping, and screening requirements**.

The **Design Advisory Board** reviewed the application (which was limited to the 61 Summit Street parcel, as no application was received for work at 411 Main Street) at their January 13, 2015 meeting. The DAB voted 5-0 to recommend approval for development to the 61 Summit Street parcel, with the following recommended conditions:

1. A pedestrian walkway should be included from the new pavilion connecting to Summit Street.
2. Dumpster screening should be provided with vegetative or structural screening. Support was offered for a trash facility incorporated into the building.
3. Conditions as recommended within the DAB staff report:
 - a. The applicant shall confirm the proposed size of parking spaces, to assure compliance with Table 8.1.11-1.
 - b. A definitive landscaping plan must be submitted, identifying proposed layout and selection.
 - c. New or replacement street trees shall be provided consistent with the city’s Street Tree Master Plan. All proposed street trees shall be selected and planted in accordance with specifications provided by the city arborist.
 - d. Fence placement must meet the Clear Site Triangle as noted in 6.2.2. (m.), above.
 - e. A separate zoning permit application must be filed for the 411 Main Street parcel.
 - f. The applicant must clarify the coverage calculation for this discrete parcel (61 Summit); ordinance limits for the Institutional Zone are 40% lot coverage. As this

is outside the Core Campus overlay, coverage cannot be calculated in aggregate with abutting properties.

- g. The dumpster is recommended for incorporation within the new building; conversely a structural method for dumpster screening and containment shall be provided for review and approval.
- h. The issue of development on two parcels must be resolved – either combine them (61 Summit and 411 Main) or apply separately for work on each parcel so that issues of traffic and parking may be reviewed and resolved.

Recommendation: Certificate of Appropriateness **Approval**, per the following Findings and Conditions:

I. Findings

Article 3: Applications and Reviews

Part 3: Impact Fees

Section 3.3.2 Applicability

*Any new development or additions to existing buildings which result in new dwelling units or **in new nonresidential buildings square footage** are subject to impact fees as is any change of use which results in an added impact according to Section 3.3.4.*

Impacts fees will be based upon the gross new square footage submitted by the applicant. An estimate of 6,035 sq. ft. was provided by the applicant 4/28/2015, which is the basis for the draft calculation. Any deviation from that shall be submitted to staff to facilitate calculation of Impact Fees for the new Silver Pavilion. **Affirmative finding as conditioned.**

Section 3.3.7 Time and Place of Payment

Impact fees must be paid to the city's chief administrative officer/city treasurer according to the following schedule:

- (a) New Buildings: Impact fees must be paid at least seven (7) days prior to occupancy of a new building or any portion thereof.*

Affirmative finding as conditioned.

Part 5, Conditional Use & Major Impact Review:

Conditional Use and Major Impact Review does not apply per 24 VSA, §4413, *Limitations on municipal bylaws.*

Article 4: Maps & Districts

Section 4.4.4 Institutional District

Base Institutional Zoning District	Max. Intensity 20 du/acre	Max Lot Coverage 40%	Front Setback	Side Setback	Rear Setback	Maximum Height 35'
			15' min.	10% lot width, min. 5', max 20'.	25% of lot depth. If lots combined, there will be no rear property	

61 Summit/411 Main St. if lots combined	Not applicable. No residential component to the application.	Current: 61 Summit 20.07% 411 Main 24.13% Existing coverage on combined lots prior to development: 21.56%. Proposed, post development: 32.9%.	No change to Maple St. frontage. Parking area to be defined, but in existing location. No change to Main Street frontage. Summit Street setbacks acceptable for access drives.	Frontage for Maple Street is approx.. 254+ feet. 10% = 25' The proposed new pavilion is approximately 74' from the westerly property boundary. Edges of the circular parking area fronting Maple Street need to meet the minimum 5' setback.	line. If combined, there are no rear property boundary lines.	The pavilion will be less in height than the existing structure.
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Affirmative finding if parking area fronting Maple Street meets minimum 5' setback.

Article 5: Citywide General Regulations

Part 2: Dimensional Requirements

Sec. 5.2.3 Lot Coverage Requirements

See Table 4.4.4, above.

Sec. 5.2.4 Buildable Area Calculation

This criterion does not apply to properties in the Institutional zoning district.

Sec. 5.2.5 Setbacks

See Table 4.4.4, above.

Sec. 5.2.6 Building Height Limits

See Table 4.4.4, above.

Sec. 5.2.7 Density and Intensity of Development Calculations

See Table 4.4.4, above.

Part 4: Special Use Regulations

Sec. 5.4.8 Historic Buildings and Sites

61 Summit Street, the Edward Wells Estate/Alumni House, and 411 Main Street, Grassemount, are listed on the National Register of Historic Places. Municipal review is limited, however due to 24 VSA, §4413, *Limitations on municipal bylaws*.

Sec. 5.4.9 Brownfield Remediation

None identified or required.

Part 5: Performance Standards

Sec. 5.5.1 Nuisance Regulations

The Institutional District allows for an increased development scale and intensity than would typically be found in adjacent residential district to support continued growth and flexibility of Burlington's major educational institutions. Nothing in the proposal appears to constitute a nuisance within this zoning district under this criterion. **Affirmative finding.**

Sec. 5.5.2 Outdoor Lighting

A lighting plan, with photometrics and fixture information has been submitted. All lighting will be required to meet the standards of this section. Photometrics support compliance with this section of the ordinance. **Affirmative finding as conditioned.**

Sec. 5.5.3, Stormwater and Erosion Control

The new development will be required to demonstrate compliance with the standards of Stormwater and Erosion Control of Chapter 26 of the City Code of Ordinances: *Wastewater, Stormwater and Pollution Control*. Both the EPSC and the Stormwater Management Plan received approval of the Stormwater engineering team March 17, 2015. **Affirmative finding as conditioned.**

Article 6: Development Review Standards

Part 1: Land Division Design Standards

Not applicable.

Part 2: Site Plan Design Standards

Sec. 6.2.2 Review Standards

(a)Protection of Important Natural Features:

The site falls gradually away to the west, with a collection of large trees both to the west and north. Plan C1.1 defines "clearing existing brush", however that area has plantings that are so large as to escape definition as brush. No specimen trees are identified on the plan. See Section 5.5.4, Tree Removal for review criteria for standards and review criteria. "Evergreen screen" is not a sufficient landscaping proposal (Plan A1.1) A clearly articulated identification of existing landscaping, proposed tree removal and proposed landscaping plan with sizes, species and planting locations/spacing will be a requirement prior to release of the zoning permit.

Affirmative finding as conditioned.

(b) Topographical Alterations:

A grading plan has been submitted that reflects efforts to ease the 11' grade change between Harrington Court yards and Wells/Alumni House. See plan C-1.3. **Affirmative finding.**

(c)Protection of Important Public Views:

Distant terminal views of Lake Champlain and the mountains to the east and west, and important public and cultural landmarks, framed by public rights-of-way or viewed from public spaces shall be maintained through sensitive siting and design to the extent practicable. This shall not be construed to include views from exclusively private property.

While there are no protected public views, the historic home is itself a cultural landmark that enjoys spectacular views of Lake Champlain and mountains to the east and west. The rehabilitation of the iconic structure will assure the continued enjoyment of these unparalleled views, particularly of those working with the public institution. **Affirmative finding.**

(d) Protection of Important Cultural Resources:

Limitations on Municipal Review per 24 VSA, §4413.

(e) Supporting the Use of Renewable Energy Resources:

Limitations on Municipal Review per 24 VSA, §4413.

(f) Brownfield Sites:

None identified.

(g) Provide for nature's events:

The applicant will be required to comply with Chapter 26, Wastewater, Stormwater and Pollution Control Measures. **Affirmative finding as conditioned.**



(h) Building Location and Orientation:

As an addition to an existing building, the Silver Pavilion is proposed to be setback to the north of the existing structure, and falling into the grade change to the west. On the Summit Street frontage, the new building will have a street presence with an entry door clearly identified. As proposed, it presents itself lower and subordinate to the existing building. **Affirmative finding.**

(i) Vehicular Access:

Existing driveways along Main Street and Summit Street will be utilized. The Grassemount access on Summit Street is proposed to be widened, creating a shared use driveway that will serve the collection of buildings. **Affirmative finding.**

(j) Pedestrian Access:

Pedestrian walkways are proposed linking the porte-cochere, the public sidewalks, and the circular “drop-off” as well as the Grassemount parcel. The Design Advisory Board has recommended a pedestrian connection from the Silver Pavilion building around the circular drive to Summit. A revised plan is anticipated, but has not yet been submitted.

Affirmative finding if revised plans include a pedestrian connection from the Pavilion front that accompanies the driveway/circular drop-off connecting to Summit Street.

(k) Accessibility for the Handicapped:

Access will be provided via ramp to the existing structure, and from a level-entry at the proposed pavilion entrance facing Summit Street. Handicap parking and access lane are identified within the parking area on the south (Maple Street) and on the Grassemount four-space area proposed along their shared use Summit Street drive. **Affirmative finding.**

(l) Parking and Circulation:

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 ways.

The proposed parking area for 61 Summit Street has been used for limited parking and construction containers since UVM took ownership in 2007. Adjacent to the Porte-cochère, it has some historic connections for vehicular circulation and disembarkation. The application proposes beefing up that parking area, defining 12 parking spaces in the existing circular pattern.

Attempts to link adjacent parking lots or provide shared parking areas which can serve neighboring properties simultaneously shall be strongly encouraged.

Enhancements to the existing driveway at the Grassemount property are proposed; considered within this review if the parcels are joined in a boundary line adjustment (currently under review.) A loading area that extends from that proposed drive will benefit both properties via the shared use driveway.

Parking shall be laid out to provide ease in maneuvering of vehicles and so that vehicles do not have to back out onto city streets. Dimensions of spaces shall at a minimum meet the requirements as provided in Article 8. The perimeter of all parking areas shall be designed with anchored curb stops, landscaping, or other such physical barriers to prevent vehicles from encroaching into adjacent green spaces.

Concrete curbs and sidewalks are proposed in the perimeter area of the south parking drive and the circular “drop-off” in front of the pavilion. These should be effective prevention to parking creep.

Dimensions of parking spaces appear to meet the standards of Article 8.

Surface parking and maneuvering areas should be shaded in an effort to reduce their effect on the local microclimate, air quality, and stormwater runoff with an objective of shading at least 30% of the parking lot. Shading should be distributed throughout the parking area to the greatest extent practical, including within the interior depending on the configuration. New or substantially improved parking areas with 15 or more parking spaces shall include a minimum of 1 shade tree per 5 parking spaces with a minimum caliper size of 2.5”-3” at planting. Up to a

30% waiver of the tree planting requirement may be granted by the development review board if it is found that the standard requirement would prove impractical given physical site constraints and required compliance with minimum parking requirements. All new shade trees shall be: of a species appropriate for such planting environments, expected to provide a mature canopy of no less than 25-feet in diameter, and selected from an approved list maintained by the city arborist. Existing trees retained within 25-feet of the perimeter of the parking area (including public street trees), and with a minimum caliper size greater than 3-inches, may be counted towards the new tree planting requirement.

The substantially improved parking area fronting Maple Street does not meet the 15 space minimum. Although shading is a not a requirement per this standard, it is recommended.

All parking areas shall provide a physical separation between moving and parked vehicles and pedestrians in a manner that minimizes conflicts and gives pedestrians a safe and unobstructed route to building entrance(s) or a public sidewalk.

A continuous walkway is provided on the perimeter of the Maple Street parking circle. The DAB has recommended a continued pedestrian path from the front of the Silver Pavilion, around the circular drop-off to Summit Street.

Where bicycle parking is provided, access shall be provided along vehicular driveways or separate paths, with clearly marked signs indicating the location of parking areas. Where bicycle parking is located proximate to a building entrance, all shared walkways shall be of sufficient width to separate bicycles and pedestrians, and be clearly marked to avoid conflicts. All bicycle parking areas shall link directly to a pedestrian route to a building entrance. All bicycle parking shall be in conformance with applicable design & construction details as provided by the dept. of public works.

A bicycle parking rack is illustrated on Plan A1.1.

Affirmative finding as conditioned.

(m) Landscaping and Fences:

Landscaping shall be used to beautify the development site and to provide specific functions and benefits to the uses and buildings on the site. These include but are not limited to stormwater retention and erosion control, winter windbreaks and summer shade, recreational and habitat corridors, buffers and screening of parking areas, and creating privacy for and from adjacent property.

Existing trees shall be retained and incorporated into a landscape plan to the extent possible, and existing trees to be retained shall be protected during construction in accordance with specifications provided by the city arborist.

Plan C-1.1 notes “clear existing brush”, which appears to be much larger growth than suggested. The City Arborist has been contacted to confirm the characterization of existing growth, and to assure no loss of specimen trees in the area of development.

The landscaping plan (A1.1 is vague in defining proposed installation: General Note states: *Layout and planting selections are being developed by SE group Landscape Designers in conjunction with Fall 2014 and Spring 2015 UVM Plant and Soil Sciences Curriculum Classes.*

Although encouraging, this is not informative enough for project review. More specificity is required.

Screening is identified between the residential properties to the west and the development site; around equipment installations and the 411 Main Street parking area. Perennial beds are identified on the east (Summit Street) frontage near the pavilion.

Contiguous green space, both within the site and with adjacent properties, should be provided on a site whenever possible and be designed to provide wildlife travel corridors and habitat preservation, as well as enabling recreational access. If open space is intended to be publicly accessible, it shall be designed to maximize accessibility for all individuals including the disabled, encourage social interaction, and facilitate ease of maintenance. Along the street edge, landscaping shall be used to provide a visual buffer into parking areas from the public street and reinforce the streetscape.

The westerly yard of the former Wells Estate / Alumni House will be enhanced with clean-up of the overgrowth, and definition of an area useable for access and function. The easterly yard, fronting Summit Street, will now provide both vehicular access but a yard area suitable for temporary tent events. The viewscape northward toward Grassemount will remain.

A rain garden is proposed within the Maple Street parking circle. It is hoped that rather than a simple function for temporary sedimentation storage, this area will be landscaped to be visually attractive as well as providing some optical buffer to the abutting parking area.

The selection of plant materials and planting sites should create a sustainable landscape, and consideration shall be given to factors such as hardiness, salt tolerance, disease resistance, invasiveness, root and canopy spread, underground and overhead utilities, soil conditions, and microclimates. The use of native plant materials is encouraged, and the use of plants considered invasive by VT Agency of Agriculture shall be prohibited.

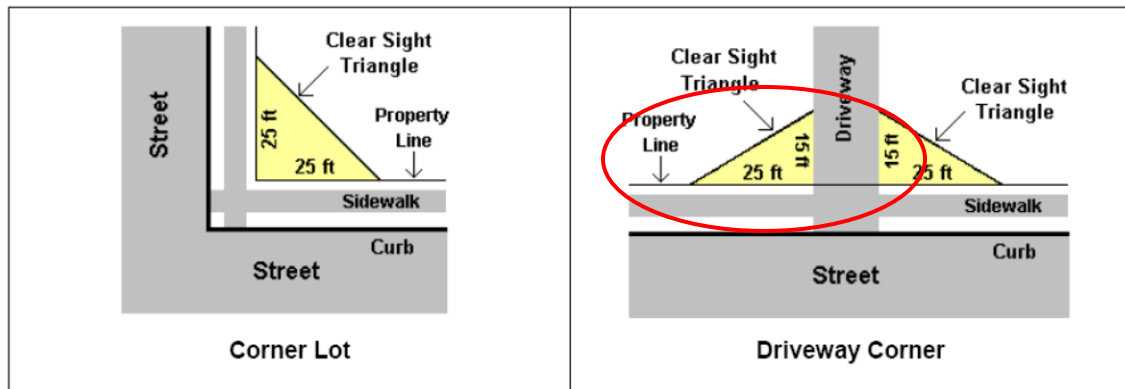
New or replacement street trees shall be provided consistent with the city's Street Tree Master Plan. All proposed street trees shall be selected and planted in accordance with specifications provided by the city arborist.

As noted, the City Arborist has been consulted relative to the proposed planting plan. Comparing Plans C1.1 and C1.2, it does not appear any trees within the public ROW will be removed or replaced. Many trees on the south of the Wells/ Alumni House structure will be removed, however. A definitive landscaping plan will be required.

Fences may be placed within the required setback along a property line, but shall be setback sufficiently to provide for the maintenance of both sides of the fence without entering onto the adjacent property and shall present a finished side to the adjoining property and public street. Fences placed within a clear sight triangle along driveways and at street intersections, or between an existing building and the front property line, whichever is less, shall be limited to 3-feet in height above the curb in order to provide safe sight distances for pedestrians and vehicles. Styles, materials, and dimensions of the proposed fence shall be compatible with the context of the neighborhood and the use of the property.

A 4' fence is illustrated on the southwest of the parcel; presumably to ban pedestrian foot traffic in the existing pattern of use. See Plan A6.5 for detail drawing.

From Plan A1.1, it appears that the fence does not meet the required 25' separation from the westerly driveway entrance, as illustrated below. Scaled, it appears to be about 15' from the Maple Street access drive. If the fence location is important to the plan, then the fence must be reduced in height to 3' if within that "clear site triangle."



Affirmative finding if fence meets clear site triangle and landscaping plan provided.

(n) Public Plazas and Open Space:

As a public institution, the university has opportunities to host gatherings and events. The enhancement of yards and creation of dedicated areas to do so will facilitate that programming.

Affirmative finding.

(o) Outdoor Lighting:

Building mounted lights are historically-inspired; other site lighting is proposed to be LED. Bollard lighting is proposed along walkways; seven new light poles will be included. See Plan A1.1. Photometrics (ES1) and pole height meet the standards of Section 5.5.2. **Affirmative finding.**

(p) Integrate infrastructure into the design:

A dumpster pad is identified on plans, westerly of the loading area. Although a vegetative screen is proposed to mitigate visual and audible impacts to the neighboring residential neighborhood, a much more welcome and suitable solution would be to accommodate the rubbish facilities within the proposed structure. A plan as thoroughly refined as this one, and with the likelihood of large groups of people utilizing the facility in close proximity to a residential neighborhood, an incorporated trash and recycling room would be the expected and appropriate response. A fenced or screened dumpster is still an afterthought for a large institutional project like this.

Mechanical infrastructure is identified on multiple plans; landscape screening is provided on the west side of the connector, and along the south and west of the new transformer. Rooftop mechanicals on the new pavilion will be setback from the roof edge approximately 20'.

The proposed site of the BED transformer has been chosen for proximity to the service location and ease of utility truck access. An inquiry was made to BED about potential relocation of the mechanical box within the site and out of public view to minimize or avoid visual intrusion on

the historic site. A location near the new pavilion and dumpster pad location had been suggested, where there might be a dual benefit in the proposed landscaping screen. The utility cited cost upon applicant for alteration to the plan, and the advantageous nature of siting near existing trunk lines on Maple Street; the transformer remains as proposed on the site unfortunately within clear viewshed and a front yard of Wells/Alumni House, and immediately adjacent to dual pedestrian paths.

A general utility “clean-up” at 61 Summit/Wells/Alumni House is reflected in the submission (See Plan A4.1, A4.2, A4.3, A4.4) with removal of existing electric meter, conduit and flood lights. Masonry and trim are proposed to be repaired. Plan C-1.2 defines the gas meter on the south elevation of 61 Summit inside an area defined by the access ramp. Landscaping should be utilized to minimize the visual impacts of what is likely to be a large meter.

The electric connection is identified on the northwesterly area of 61 Summit, near the current meter location. Some landscaping is proposed in the vicinity to screen condensing units, although as an existing location, any impact is anticipated to be inconsequential.

Affirmative finding, with a firm recommendation for incorporating trash facilities within the structure rather than on a pad outside.

Part 3: Architectural Design Standards

Sec. 6.3.2 Review Standards

(a) Relate development to its environment:

Proposed buildings and additions shall be appropriately scaled and proportioned for their function and with respect to their context. They shall integrate harmoniously into the topography, and to the use, scale, and architectural details of existing buildings in the vicinity.

The following shall be considered:

1. Massing, Height and Scale:

No building mass changes are proposed for the existing structure itself. The proposed pavilion and connector structure are smaller than the primary structure (one story.) **Affirmative finding.**

2. Roofs and Rooflines.

Limitations on Municipal Review per 24 VSA, §4413.

3. Building Openings

Limitations on Municipal Review per 24 VSA, §4413.

(b) Protection of Important Architectural Resources:

Limitations on Municipal Review per 24 VSA, §4413.

(c) Protection of Important Public Views:

Limitations on Municipal Review per 24 VSA, §4413.

(d) Provide an active and inviting street edge:

Limitations on Municipal Review per 24 VSA, §4413.

(e) Quality of materials:

Limitations on Municipal Review per 24 VSA, §4413.

(f) Reduce energy utilization:

Limitations on Municipal Review per 24 VSA, §4413.

All new construction will be required to meet Guidelines for Energy Efficient Construction pursuant to the requirements of Article VI. Energy Conservation, Section 8 of the City of Burlington Code of Ordinances, as well as meeting the Vermont Commercial Building Energy Standards. **Affirmative finding as conditioned.**

(g) Make advertising features complementary to the site:

The University has a Master Sign Plan. Any new signage will require a separate application to be reviewed under that approved plan. **Affirmative finding as conditioned.**

(h) Integrate infrastructure into the building design:

See Section 6.2.2. (p), above.

(i) Make spaces secure and safe:

The development will be required to meet all building and life safety code, as defined by the building inspector and fire marshal. **Affirmative finding as conditioned.**

Article 8: Parking

The parcel is within the Shared Use Parking District, which requires 2/1000 sf. of floor area. The estimate for the new Pavilion was provided as 6,035 sf. For that area., 12 new parking spaces would be required by Table 8.1.8-1 of the CDO. The UVM chapter of the JIPMP anticipated the Pavilion addition, with a net new change in parking spaces of 16. This proposal shows an increase in parking by 12; less than had been anticipated and integrated within the JIPMP, but equal to the demand required by the CDO. ($6,035 / 1000 = 6.035 \times 2 = 12$.) **Affirmative finding** for compliance with Table 21 of JIPMP; *UVM Planned Projects* and Table 8.1.8-1 of the CDO.

Sec. 8.2.5 Bicycle Parking Requirements

Table 8.2.5-1, Bicycle Parking Requirements requires 1 long term bike parking space per 20,000 sq. ft, and 3 per 5,000 for short term spaces. The estimated new floor area of the Silver Pavilion is 6,035; therefore *no* long term spaces and four short term bike parking spaces. A 12 bicycle parking rack is illustrated on Plan A1.1, northeast of 61 Summit/Wells/Alumni House; immediately adjacent to a walkway. The type of rack is not defined. It is required that they meet

the style and location requirements of Article 8 and Section 6.2.2. (l). Bike parking guidelines may be viewed here:

http://www.burlingtonvt.gov/uploadedFiles/BurlingtonVTgov/Departments/Public_Works/Transportation_Policy_and_Planning/Bicycling_and_Walking/Bicycle%20Parking%20Guidelines.pdf

Via this link:

<http://www.burlingtonvt.gov/DPW/Walk-Bike-In-Burlington>

Affirmative finding as conditioned.

Article 10: Subdivision

Sec. 10.1.5 Lot Line Adjustments

No subdivision of land is included in this proposal. An application is currently under review for a boundary line adjustment to join 61 Summit Street with 411 Main Street. A plat prepared by a VT licensed land surveyor will need to be submitted and approved; the lot line adjustment finalized prior to action on this project.

Affirmative finding as conditioned.

II. Conditions of Approval

1. Impact fees will be based upon the gross new square footage submitted by the applicant. An *estimate* of 6,035 gross floor area was provided by the applicant via email 4/28/2015; which is the basis for the draft calculation, below. Any deviation shall be submitted to staff to facilitate calculation of Impact Fees for the new Silver Pavilion **prior to release of the zoning permit.**

SF of Project 6,035		
Department	<u>Offices & Other</u>	
	Rate	Fee
Traffic	0.654	3,946.89
Fire	0.192	1,158.72
Police	0.339	2,045.87
Parks	0.405	2,444.18
Library	0.000	0.00
Schools	0.000	0.00
Total	1.590	\$ 9,595.66

2. Impact fees must be paid to the city's chief administrative officer / city treasurer at least seven (7) days prior to occupancy of a new building or any portion thereof.
3. The parking area adjacent to the Maple Street entrance shall meet the minimum setback of 5' from the property line.

4. New or replacement street trees shall be provided consistent with the city's Street Tree Master Plan. All proposed street trees shall be selected and planted in accordance with specifications provided by the city arborist.
5. Fence placement must meet the Clear Site Triangle as noted in 6.2.2. (m.), above.
6. As this is a large project and in close proximity to a residential neighborhood, it is strongly recommended that trash facilities are incorporated within the new structure rather than placed on a pad adjacent to the loading area. Conversely a structural method for dumpster screening and containment shall be provided for review and approval.
7. A clearly articulated identification of existing landscaping, proposed tree removal and a proposed landscaping plan, with species, sizes and planting locations/spacing, is required **prior to release of the zoning permit**. This plan is subject to review and approval by staff.
8. A pedestrian connection shall be included between the circular drop-off on Summit Street, and the Summit Street sidewalk, per the recommendation of the Design Advisory Board.
9. The fence is required to meet the "Clear Site Triangle" as noted. Revised plans may be necessary to confirm the location of the proposed fence.
10. All new construction will be required to meet Guidelines for Energy Efficient Construction pursuant to the requirements of Article VI. Energy Conservation, Section 8 of the City of Burlington Code of Ordinances.
11. Vermont Commercial Building Energy Standards apply to this project. Compliance with the standards is the Owner's responsibility. For more information, see http://publicservice.vermont.gov/topics/energy_efficiency.
12. Bicycle parking structure(s) shall meet the *Bicycle Parking Guidelines* of the City of Burlington, as noted.
13. A plat prepared by a VT licensed land surveyor will need to be submitted and approved; the lot line adjustment finalized **prior to action** on this project.
14. This approval incorporates the Stormwater Administrator's March 17, 2015 written approval of the Erosion Prevention and Sediment Control Plan.
15. This approval incorporates the Stormwater Administrator's March 17, 2015 written approval of the Stormwater Management Plan.
16. **Prior to issuance of a certificate of occupancy**, the applicant must obtain written certification from the Stormwater Administrator that, among other things, the project EPSC plan as approved has been complied with and final site stabilization has occurred. This certification shall be filed with the Department of Planning & Zoning.
17. Standard Permit Conditions 1-15.

NOTE: These are staff comments only. The Development Review Board, who may approve, table, modify, or deny projects, makes decisions.



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<http://www.uvm.edu/~plan/>

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DEPARTMENT OF
PLANNING & ZONING

December 22, 2014

Ken Lerner, Zoning Administrator
Burlington Planning & Zoning Department
149 Church Street
Burlington, VT, 05401

Re: Request for Zoning Permit COA Level II for
University of Vermont Rehabilitation of Existing Building and
Addition of New Pavilion Building at 61 Summit Street Alumni House

The University of Vermont is requesting a zoning permit COA Level II for portions of the exterior rehabilitation of an existing building at 61 Summit Street, including an accessibility ramp, and also construction of a separate new pavilion building for events. The new pavilion will be accessible from the outside as well as from the existing building via an enclosed connector space that will include a display gallery, stairs and an accessible ramp.

Site improvements will include 12 new parking spaces, reconfigured driveways and pedestrian walkways, lighting and landscaping. Drainage improvements will include existing building foundation waterproofing, a new storm water vault and three bio-retention planting areas.

Existing building exterior improvements will include a new handrail and repairs to the stairs on the east elevation, an accessible ramp to the main entrance on the east and handrails around the ground floor porch on the south and west side of the building to comply with code requirements. There will be a new opening on the north elevation for the connector building to the new events pavilion. The kitchen porch will be removed and a new entry door installed.

One chimney on the west side of the building will be removed due to the interior configuration of the renovation. In order not to change the building footprint, an accessible elevator is being installed inside the building and within the existing roof structure. As a result there will no longer be a structural foundation that could support the chimney.

The University has been working closely with officials from the State Historic Preservation Office, adjoining neighbors, the Ward 6 NPA and the Burlington Planning & Zoning Department to address concerns and incorporate suggestions into this project. Previous phases of work, permitted by the City, included exterior stabilization and rehabilitation of the existing historic structure.

The existing building was previously a fraternity house and will now be adapted for administrative and office use and events for the UVM Alumni Association and UVM Foundation.



Burlington Planning & Zoning staff have informed us that as an educational institution, the University of Vermont is subject to only limited zoning review per 24 VSA §4413, *Limitations on municipal bylaws*. As per City staff, this application may be reviewed only with respect to location, size, height, building bulk, yards, courts, setbacks, density of buildings, off-street parking, loading facilities, traffic, noise, lighting, landscaping and screening requirements.

The following details this project according to those criteria.

Location:

The University acquired the 61 Summit site on December 7, 2007, a beautiful historic structure in need of improvement and utilization. The location is contiguous to Grassmount, another University owned historic building and close to the central campus. The University's goal is to integrate Grassmount and 61 Summit into one area that can be a focus for daily administrative use and alumni events that are compatible with the existing residential and institutional uses in the neighborhood.

The University's significant investment in the preservation and renovation of the existing building, the daily use and upkeep of the building as well as the landscaping, infrastructure and drainage site improvements will be an asset to the neighborhood.

Size:

The existing building size will not change, with the exception of addition of an accessible ramp at the east entry, facing Summit Street and the removal of one chimney on the west side of the building, due to the interior reconfiguration of the space.

The new pavilion building, designed as UVM event space for up to 150 people, will be one story, substantially lower than the existing structure, with an enclosed ground level connector.

Height:

The existing building height will not change. Much effort was put into fulfilling the programmatic requirements of the existing building within the existing buildings envelope, with the exception of the one chimney, as previously noted, located on the west side of the building, not readily visible from either Summit or Maple Streets, on the east and south respectively.

The new building is one story, lower and separated from the existing structure. See the attached AP series of plans for more details.

Building Bulk:

The new structure will be lower than the existing, and visually separate. This will reduce perceived bulk, and keep the existing structure visually dominant. This massing will retain the residential scale of the buildings and enhance visual interest. See the attached AP series of plans for more details.

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Yards, courts:

The property encompasses the Summit Street block between Maple and Main Streets, and will be developed as one unified landscape. Landscaping and appropriately sited walkways will enhance the site and screen the back yards of the Harrington Terrace neighbors. The University worked with each abutting neighbor to the west, to meet individual landscaping needs of that resident.

Setbacks:

This project complies with all setback requirements.

Density of Buildings:

There is no residential component to this project. Lot coverage on the entire site will increase from 21.56% to 32.90%.

Off Street Parking:

This project includes relocation of eight existing parking spaces on site, as well as twelve new parking spaces. The 2014 Joint Institutional Parking Management Plan, Table 21: UVM Planned Projects 2014-2019, page 4-4, lists the change in number of parking spaces as 16 for this project. At this time the University is adding only 12 new spaces.

Loading Facilities:

A loading dock is planned on the north side of the new events pavilion. That will also be the loading dock for the existing building, through the connector building.

Traffic:

The employees who will work at this site already park on campus and that is not expected to change significantly. Guests for events will be expected to park off site, on campus. They will either walk or be shuttled to and from the site. Accessible parking is provided on site. The twelve new visitor parking spaces will have a negligible effect on existing traffic.

No new curb cuts are proposed. The existing Grassmount curb cut on Summit Street will be widened to comply with emergency vehicle access requirements.

Noise:

This project will comply with all applicable noise regulations in Burlington. Daily administrative use will not generate significant noise. Events will take into account that this is a residential area and comply with day, evening and nighttime noise limits as per the Burlington Noise Ordinance. All mechanical equipment will be screened and will not exceed 41 dBA at the property line.

Lighting:

See photometric plan and specs, ES1 and Attachment 4. The building mounted lights will be historic; all other site lighting will be UVM standard LED lights that meet all Burlington zoning requirements. There will be bollard lighting on walkways, three new building mounted lights

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and seven new light poles.

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Landscaping:

There will be new landscaping, including three new bio retention ponds and vegetative screening of backyards as per neighbor preference. Curricular plantings will be installed as part of classes at the Rubenstein School of Environmental and Natural Resources (RSENr).

Screening Requirements:

There will be vegetative screening in the back of the site. All mechanical equipment will be screened. The new pavilion will have few windows toward the back of the site, to screen neighbors from any lightspill. The existing building rehabilitation as well as the new pavilion building and connector will be attractive additions to the neighborhood and will be visible from the public right of way on Maple and Summit Streets.

Stormwater & Erosion Control:

See attached Erosion Prevention & sediment Control permit application.

Runoff during the 0.9-inch storm will be retained within a new oversized concrete vault and then be released at a controlled rate to the City's existing Combined Sewer System (CSO). In addition, runoff from other impervious areas of the site will be retained and infiltrated into three new bio-retention planting areas surrounding the new and existing buildings. See C-1.3 for more details.

As consistent with past practices, the University has met with key community stakeholders including the NPAs to inform about this Project. The University has held several meetings to work with abutting neighbors. This process has gone well and we made changes to the project at their request that have improved the project overall.

The total estimated hard construction cost of the project is \$ 6.5M.

Interior renovations (not part of this permit application) are planned for December 2014. Construction of the new wing is planned to start in early spring 2015.

Please contact me if you have any further questions or need more information.

Sincerely,



Lani Ravin, AICP,
Associate Planner, Campus Planning Services

Cc: Shirley Fortier, Assistant Planner, Campus Planning Services, UVM
Linda Seavey, Director, Campus Planning Services, UVM
Cara Hanson, Project Manager, Facilities Design & Construction, UVM
Robert Vaughan, Director, Capital Planning & Management, UVM

Project Description: 61 Summit Street Alumni House & New Events Pavilion, University of Vermont

Overall:

The University of Vermont is planning an exterior rehabilitation of 61 Summit Street, Alumni House, for administrative use. There will also be new construction of a pavilion, designed for events of up to 150 guests. The new pavilion will be accessible from the outside as well as from the existing building via an enclosed connector space that will include a display gallery, stairs and an accessible ramp. There will be associated site landscaping, pedestrian and vehicle circulation and drainage improvements.

The following description details the improvements:

Site Work

Foundation waterproofing and perimeter drainage is planned for the existing House structure. Building runoff will be collected and diverted to a stormwater vault prior to entering the City sanitary sewer. New sewer lines for Alumni house and the Pavilion will be installed and connected to the City line that runs N/S on Summit Street. Pavilion foundation will be raised slab construction. New vehicular parking, and roadways and pedestrian walkways will be designed to sheet runoff to three bio-retention planting areas surrounding the new and existing buildings. ADA ramps on the east elevations of each building will provide access to the main entries to Alumni House and Pavilion. See A4.2, A4.3, AP-4.1.

Walkways, Parking and Roadways

There are 8 existing parking spaces; 12 new spaces will be added for a total of 20[✓] spaces including accessible spaces, using the existing southern semi-circle drive and curb cuts. A new circular accessible and event drop off is created for the east building entries using the existing north curb cut at 61 Summit. Pavilion parking is limited to four spaces total including accessible. All vehicular, guest shuttle and service access and to the Summit and Event properties will use the existing one-way semi-circle drive originating at the Grasse Mount facility. A new lighted pedestrian walk connects Grasse Mount to all Alumni House and Pavilion access and parking areas, continuing to Summit and Maple street sidewalks.

Lighting, Fencing and Landscaping

Standard UVM Lumec LED street and bollard lights are shown at parking areas and walkways. Two free-standing Blue Lights are planned to visually connect the new pedestrian walk from Grasse Mount to Alumni House. Service lighting for the Pavilion loading dock, and ground entry to Alumni House is the new sharp cut off A-LED fixture. Exterior lighting at Alumni House porches to be period replications. See ES1 Site Lighting and Photometric Plan.

Exterior Equipment

Two 20-ton Heat Pumps are sited on the west side of the Connector between Alumni House and the Pavilion. Plantings will mitigate sight line to neighbors. One BED transformer is planned for the SW corner of the lot. Four 4-ton rooftop units will be located on the flat portion of the Pavilion roof and set back from west edge by approximately 20 feet. Service access is flat and accessed by exterior ladder. UVM-installed mechanical equipment will not exceed 41 DBA at the property line.

EXTERIOR ELEVATIONS OF EXISTING 61 SUMMIT BUILDING

East Elevation

A new ADA ramp with incorporated planters and signage is designed to bring visitors from the south parking area to the main front door. Porch floor will be modified to allow roll in entry. New front stairs with code compliant railings will be installed. Slate walkway from house to street will be repaired.

South Elevation

The Porte Cochere entry stairs will be repaired and code compliant railings installed. The former drive will be reconfigured to provide a continuous pedestrian walkway from around the parking area and secondary access to Alumni House.

West Elevation

Code compliant railing will be added to the balustrades at the main porch, and full size door access will be created at an existing window access onto the second floor porch. Two 20-ton heat pump units are planned to reside on grade, north of the porch. The existing chimney above the new stair tower location will be removed due to interior configuration of the renovation, so as to not change the building footprint.

North Elevation

Kitchen porch will be removed for the construction of an ADA accessible passage connecting Alumni House to the new events pavilion. Existing ground floor entry door will be replaced as part of the new interior egress stair assembly. On grade entry to the lower floor will be created for service access.

NEW EVENT PAVILION

A new event venue to accommodate 150 guests is being added and connected to the north of Summit House by new construction.

Alumni House to Pavilion Connector Gallery

The main floor of the Alumni House connects visually and physically to the new Silver Pavilion with a graceful combination stair and accessible ramp. Glass storefront on the East elevation provides maximum natural light. West elevation is solid with high clerestory windows to provide display wall space and limit light migration to adjacent neighbors. Pitched roof mitigates snow load.

Lobby

The Connector Gallery from the Alumni House opens into the Pavilion lobby centered on a large double sided gas fireplace. Interior double door access to the main event space flank each side of the fireplace. Primary building ADA access from the circular vehicle drop off is via ramp to the SE door.

Support Spaces

West of the lobby, public spaces include coat storage, sitting area and restrooms. Operation spaces include storage, mechanical, custodial and kitchen. A service hallway connects operational to public spaces. The Pavilion kitchen set-up supports large event catering and small event onsite food prep.

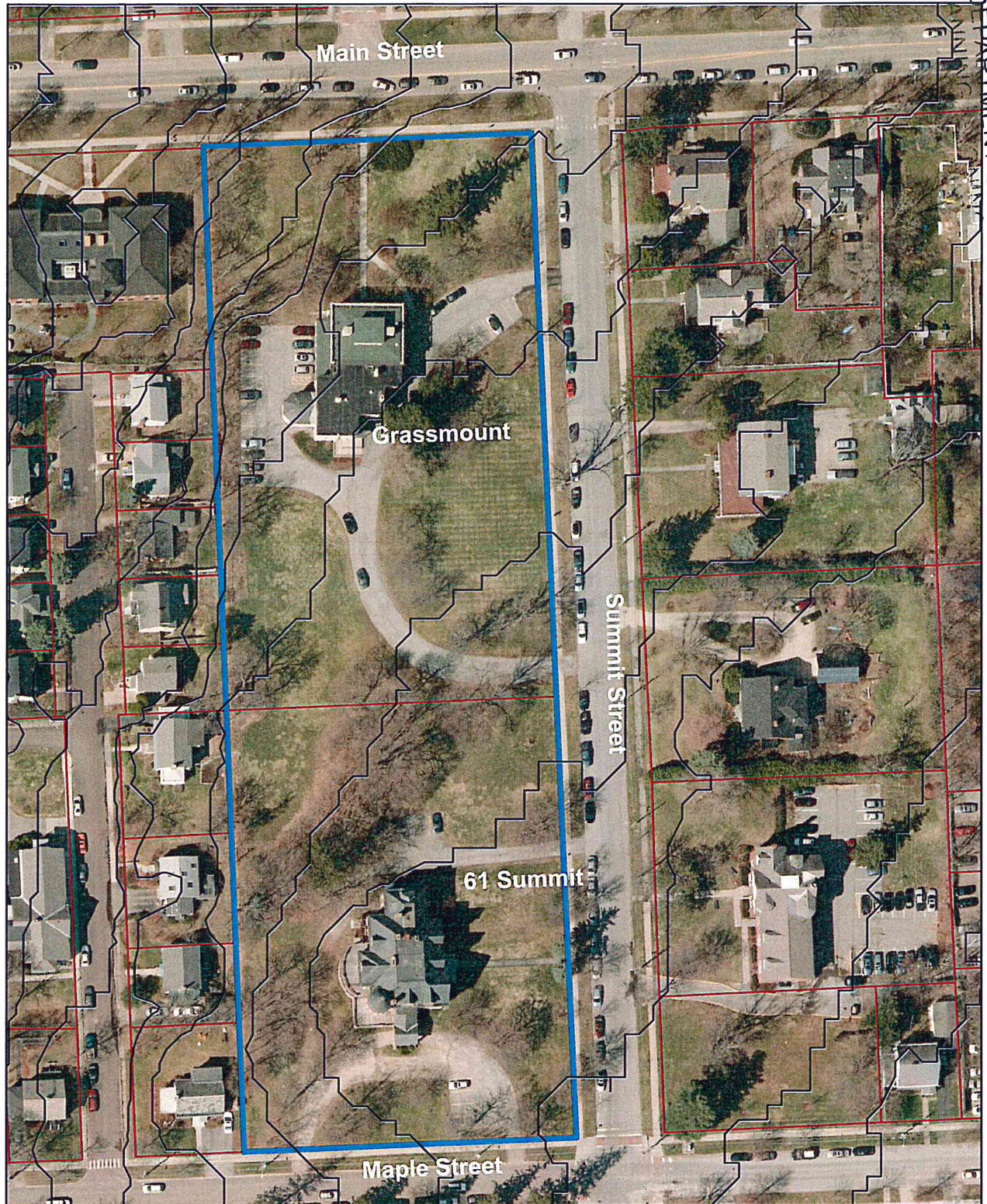
Event Space

The approximately 2,600 sf event space is designed to accommodate 150 person occupancy. Open space can be divided by a mobile wall system into three smaller event spaces, each with full media capability and dedicated public/service access on the west side of the rooms and exterior access to the east. Ceiling is vaulted with exposed timber framing. Three sets of glass double doors open directly to the east building terrace and outdoor tent space.

Site Location Map
Alumni House, 61 Summit Street
University of Vermont

Attachment 2

Orthophoto: Spring 2011



Prepared by Campus Planning Services
Date: 12/22/2014

Path: S:\cps\PLANNING\PROJECTS\PLANNING WORK\Lani master.mxd

0 50 100 200 Feet

Burlington Parcel Layer
UVM Property



Attachment 3:
Existing Site Photographs: 61 Summit Street UVM



East Elevation



View from the Southwest

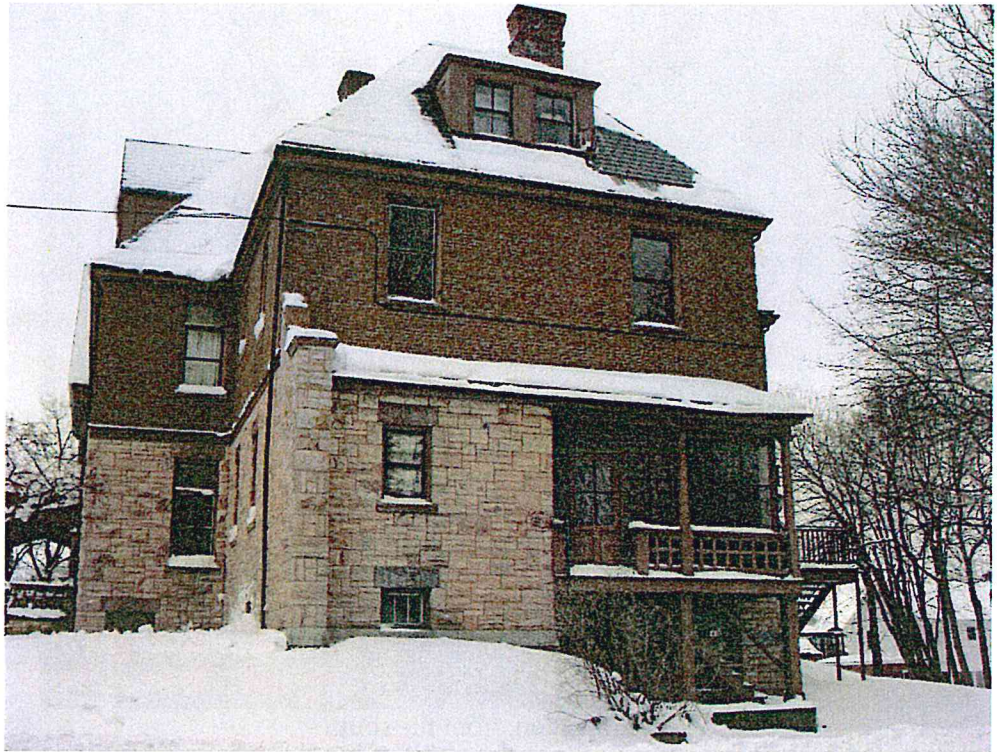
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South Elevation, 2014



South Elevation, 2010



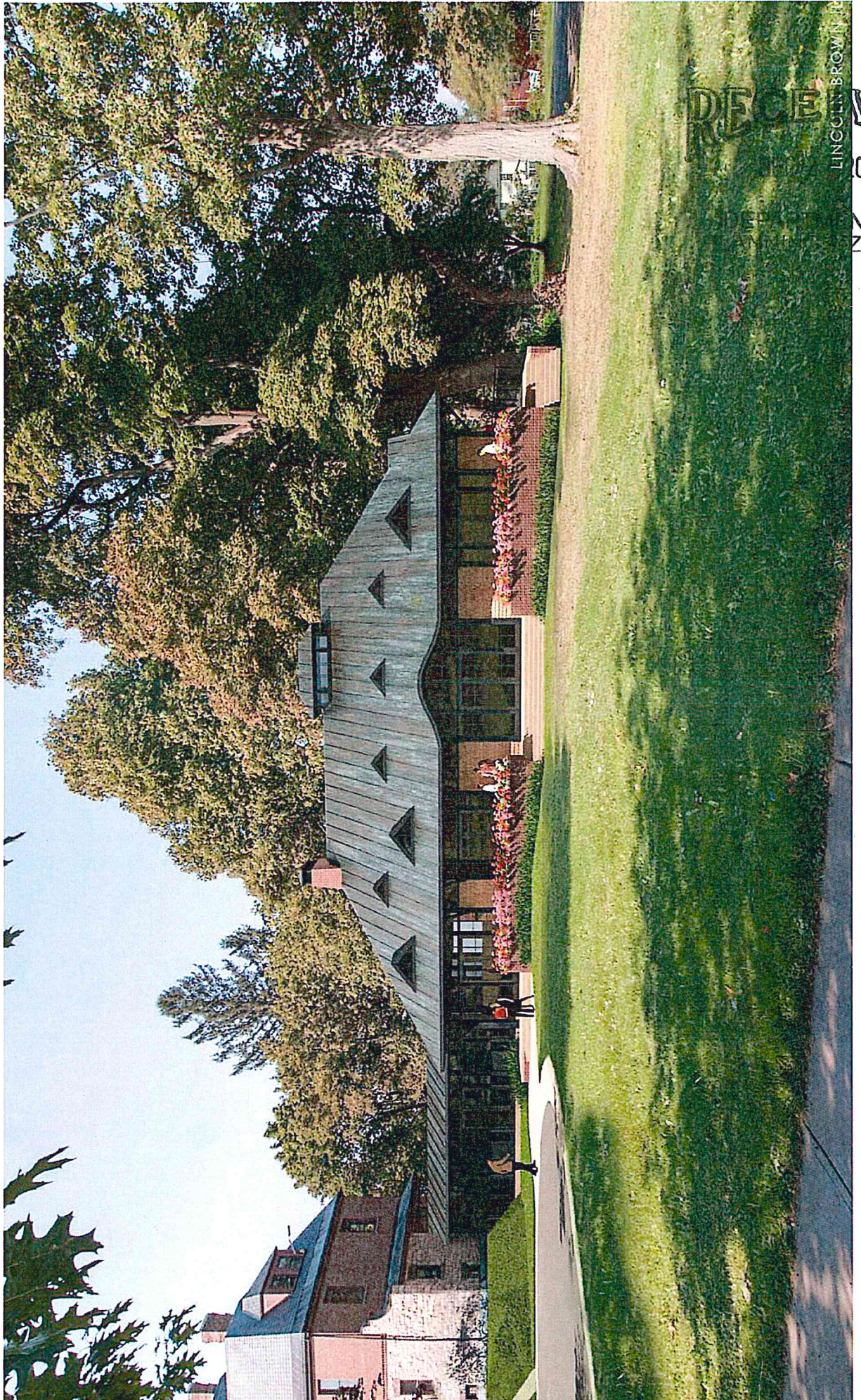
North Elevation



West Elevation, from the north



West Elevation, from the south



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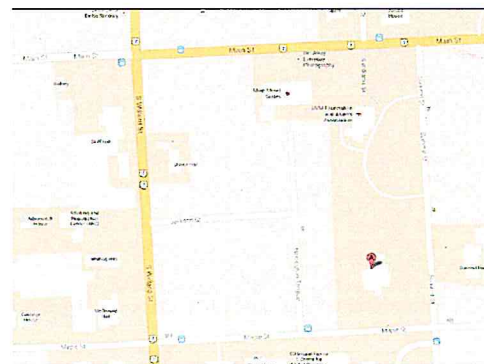
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Burlington, VT



PROJECT LOCATION:

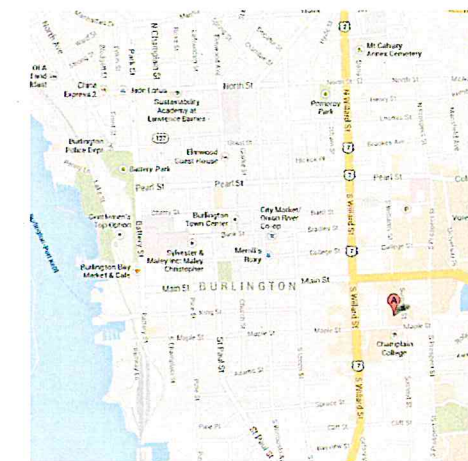


CS 1.0 COVER SHEET

Civil Drawings

C 1.1 EXISTING AND DEMOLITION PLAN
C 1.2 PROPOSED UTILITY PLAN
C 1.4 EROSION PREVENTION & SEDIMENT CONTROL PLAN
C 3.1 NOTES AND DETAILS
C 3.2 NOTES AND DETAILS
C 3.3 NOTES AND DETAILS
C 3.4 EROSION CONTROL NOTES AND DETAILS
ES1 SITE PHOTOMETRIC PLAN

- A 1.0 CODE AND GENERAL INFORMATION
- A 1.1 SITE PLAN
- A 2.6 ROOF EXISTING/DEMO PLAN
- A 2.12 ROOF PLAN
- A 4.1 NORTH ELEVATION
- A 4.2 EAST ELEVATION
- A 4.3 SOUTH ELEVATION
- A 4.4 WEST ELEVATION
- A 4.5 EAST ELEVATION - COMBINED SITE
- A 4.6 WEST ELEVATION - COMBINED SITE
- A 5.1 LONGITUDINAL OVERALL SECTION
- A 6.5 CONNECTOR AND RAMP DETAILS
- A 8.1 EXTERIOR DETAILS
- AP 2.4 ROOF PLAN AND DETAILS
- AP 4.1 EXTERIOR ELEVATIONS
- AP 7.3 TERRACE DETAILS



PROJECT LOCATION:



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Burlington, VT

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Sheet Title			
COVER SHEET			

Sheet Number

CS-1.0

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**DEPARTMENT OF
PLANNING & ZONING**

DEC 22 2014

1. THESE PLANS ARE BASED ON A TOPOGRAPHIC SURVEY CONDUCTED WITH A THREE SECOND TOTAL STATION ON JUNE 18 AND 19, 2013 BY OTTER CREEK ENGINEERING, INC.

2. IN THE PREPARATION OF THESE PLANS, DATA FROM THE FOLLOWING SOURCES WAS INCORPORATED:

A. NATURAL GAS PIPING LOCATIONS SHOWN ON PLAN DERIVED FROM FIELD OBSERVATIONS OF UTILITY MARKINGS BY OTHERS.

B. PLAN TITLED "61 SUMMIT/CRASSE MOUNT, BURLINGTON, VT 05405" DATED 8/17/2013.

C. PLAN TITLED "PLAT OF SURVEY 81 SUMMIT STREET & 411 MAIN STREET, UNIVERSITY OF VERMONT & STATE AGRICULTURAL COLLEGE, BURLINGTON VERMONT" DATED AUG. 14, 2013 AND NOTED AS "DRAFT".

D. SANITARY AND STORM SEWER TYPES AND DEPTHS AND WATER MAIN SIZES ARE BASED ON INFORMATION SUPPLIED BY THE CITY OF BURLINGTON DEPARTMENT OF PUBLIC WORKS.

3. DATUM AND ELEVATION IS BASED ON VERMONT NAD83 IN FEET.

4. FOR CLARITY, TEXT DENOTING EXISTING ITEMS IS SHOWN IN LOWER CASE, AND TEXT DENOTING PROPOSED ITEMS IS UPPERCASE AND BOLD.

5. REFER TO LEGEND LOCATED ON THIS SHEET FOR SYMBOL DESIGNATIONS.

7. ALL UNDERGROUND UTILITIES ARE SHOWN AS APPROXIMATE LOCATIONS.

8. THIS IS NOT A BOUNDARY SURVEY.

1. PRIOR TO CLEARING AND CUTTING OF VEGETATION, CONTRACTOR SHALL MARK INDIVIDUAL TREES TO BE REMOVED WITH FLAGGING OR PAINT. LIMITS OF CLEARING SHALL BE MARKED IN ACCORDANCE WITH EROSION CONTROL PLANS. CONTRACTOR SHALL MEET WITH UNIVERSITY OF VERMONT'S GROUNDS MANAGER TO CONFIRM AND DOCUMENT THAT PLANTINGS SLATED FOR REMOVAL ARE NOT MEMORIAL PLANTINGS.

CI	- CAST IRON	MH	= MANHOLE
CS	- CATCH BASIN	MC	= CONCRETE MONUMENT
CL	- CLASS	NFL	= NOT FIELD LOCATED
CH	- CORRUGATED METAL PIPE	NL	= NO LEGS TO DEPTH
CS	- CURB STOP	NTS	= NOT TO SCALE
DI	- DUCTILE IRON	RD	= RIGHT OF WAY
FM	- FORCE MAIN	SD	= SANITARY SEWER
GPW	- GALLON PER MINUTE	STW	= STORM DRAIN
GSP	- GALVANIZED SERVICE PIPE	SMH	= SEWER MANHOLE
GV	- GATE VALVE	TBN	= TEMPORARY BENCH MARK
GR	- GROUND	TO	= TO BE REMOVED
HYD	- HYDRANT	TBR	= TO BE REMOVED
INV	- INVERT	TMH	= TELEPHONE MANHOLE
IPF	- RCP PIPE/PM	WSE	= WATER SURFACE ELEVATION
	- RCP PIPE/PM FOUND	WMH	= WATER MANHOLE
		W.U.D.	= UNLESS NOTED OTHERWISE

boundary line/r.o.w.		deciduous tree
road/parking (r/ surface label)		coniferous tree
drive (w/ surface label)		shrub, bush
tree line/hedge row		stump
1 foot contour		traverse station
5 foot contour		temporary bench mark
stone wall		
underground electric		
natural gas		
underground telephone		
ditch line/drainage		FRESH GRADE
storm drain		STORM DRAIN
water main/service		CATCH BASIN
sanitary sewer		
signs		DRAIN MANHOLE
light pole		CLEANOUT
utility pole		SANITARY SINKER
gas		REDUCER
gas test location		WATER MAIN
gas valve		WATER SERVICE
water gate valve		LIGHT BOLLARD
curb stop		POLE LIGHT
hydrant		UNDERGROUND ELECTRO
iron pipe/rod		UNDERGROUND COMMUNICATIONS
catch basin		SILT FENCE
		PROJECT DELINEATION FENCE



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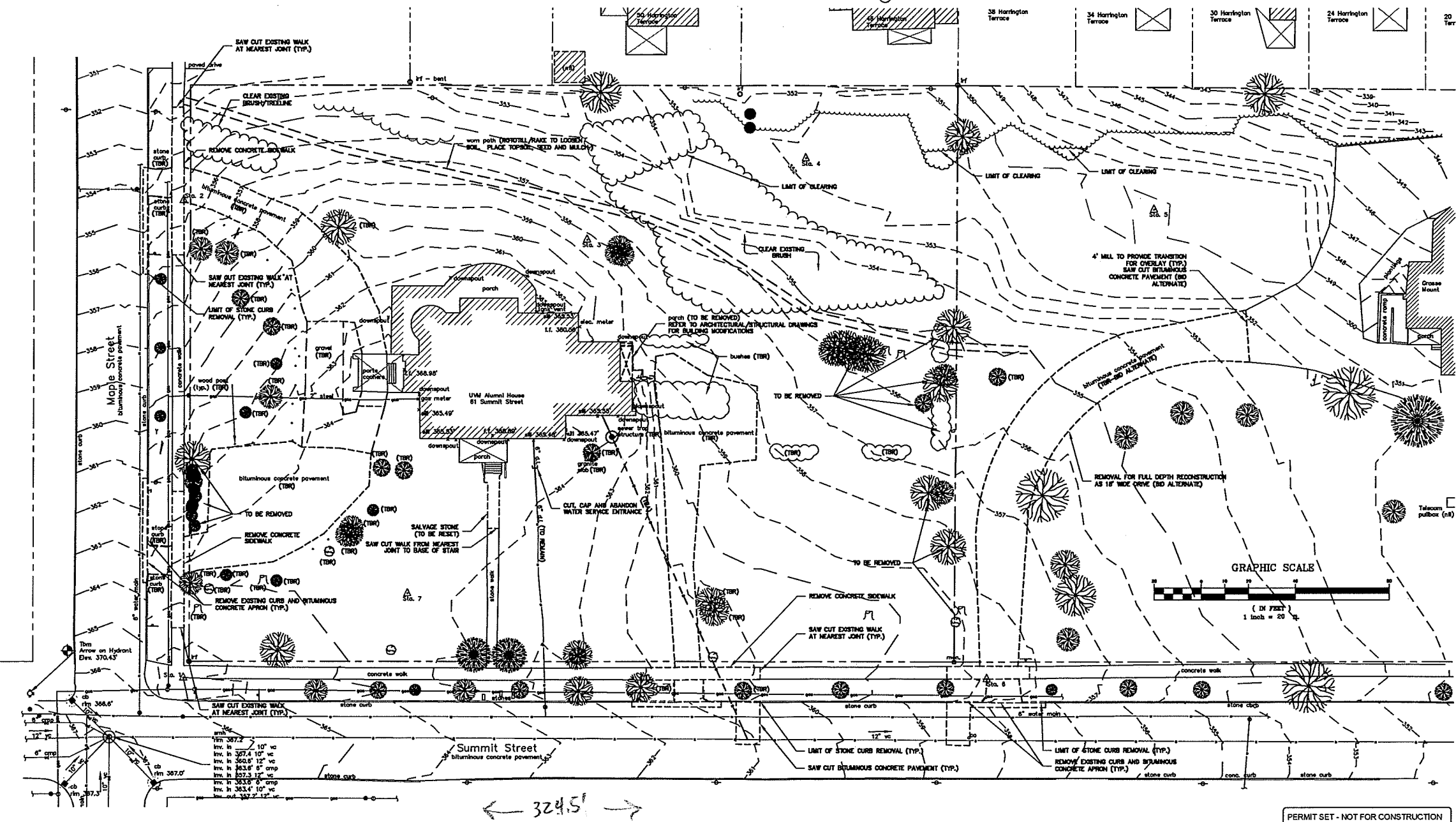
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Proj No: 141-030	Drawn: HB
Date: 7/8/14	Ch'd: BR
Sheet Title:	

Existing and Demolition Plan

C-1.1



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Seat 11



No	Date	Description
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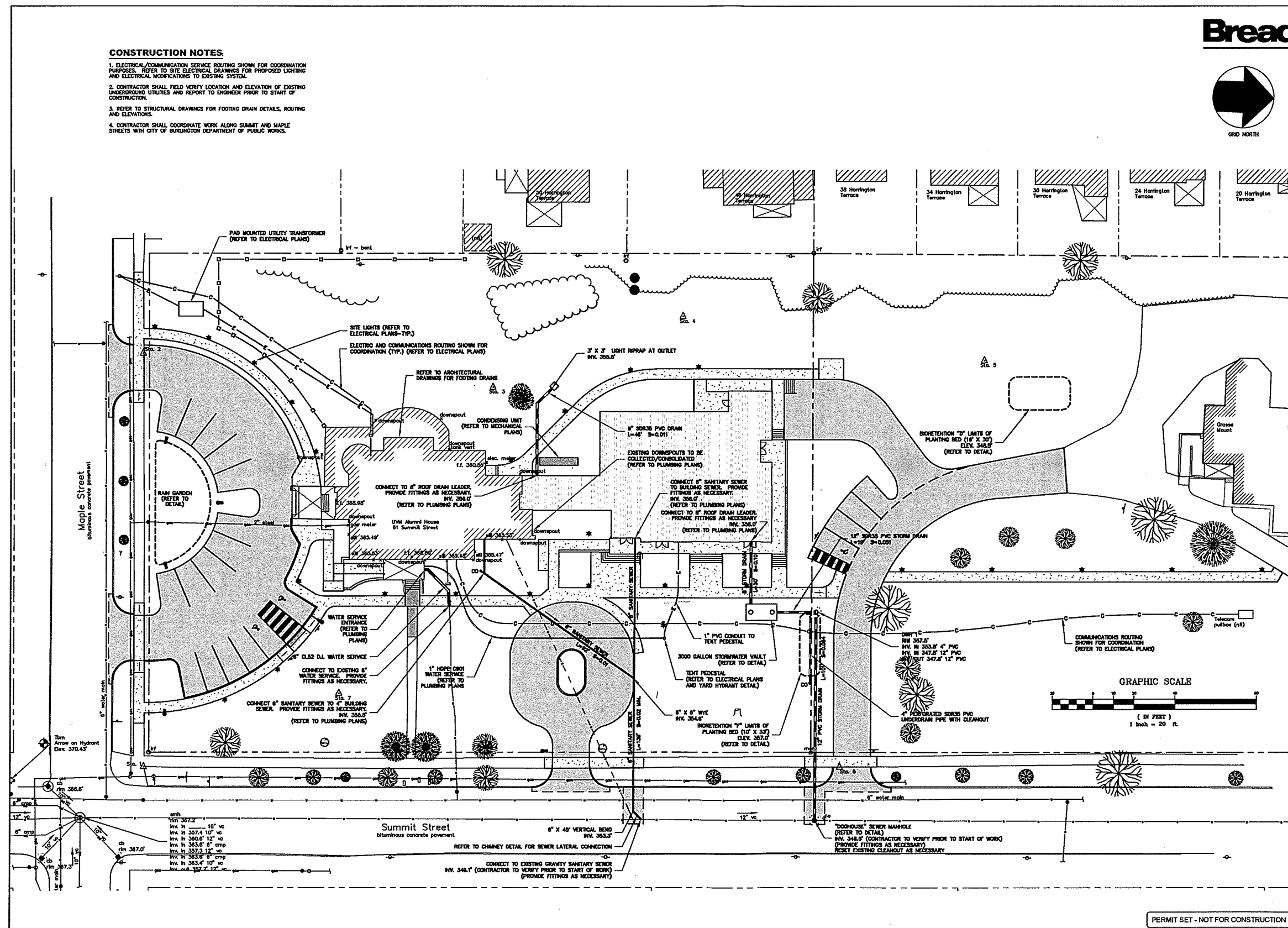
UVM Alumni
Restoration
Burlington VT

Sheet Title
Proposed Utility
Plan

Sheet Number

C-1.2

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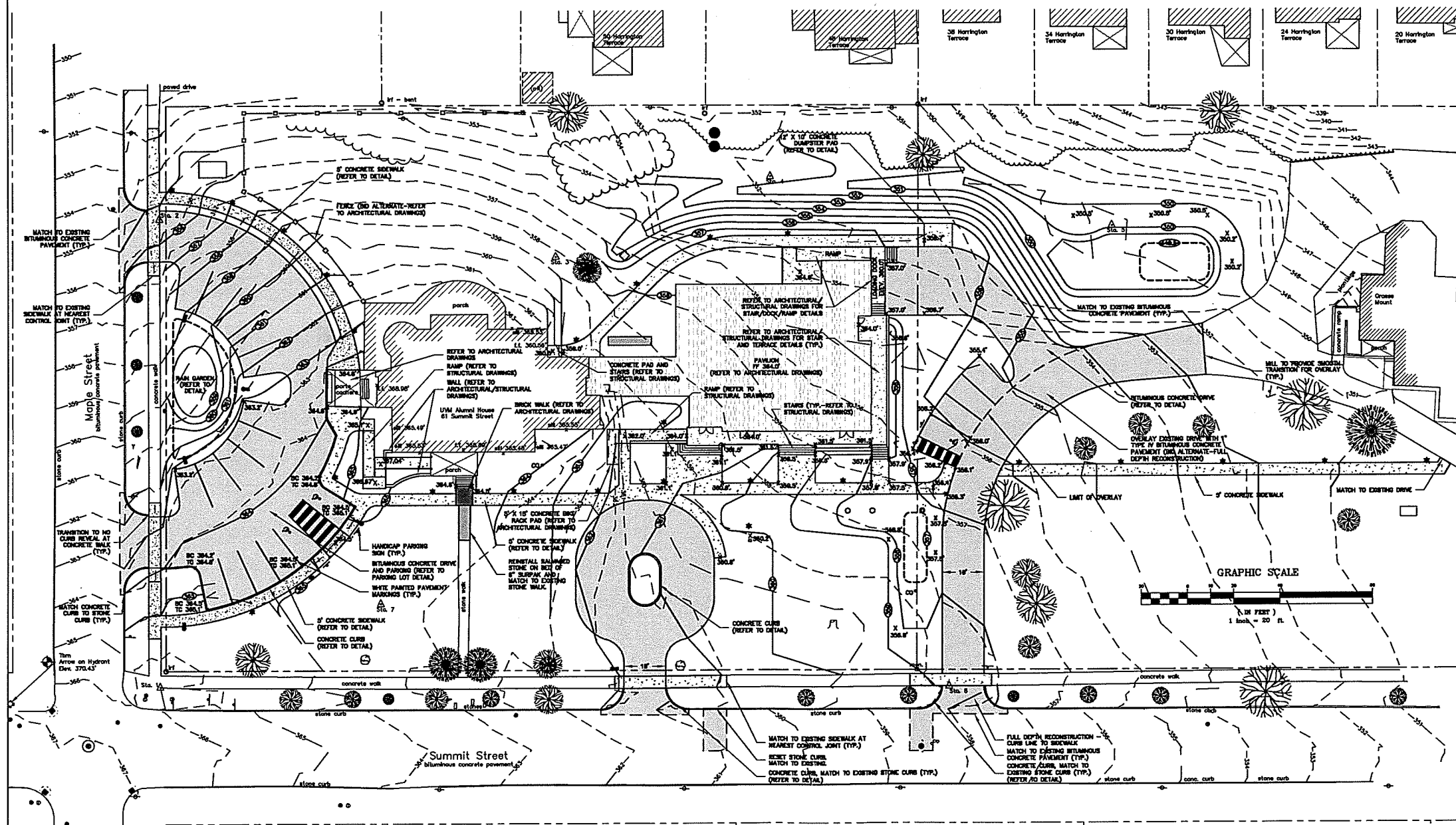
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UVM Alumni Restoration

Burlington VT

Proj No: 141-030 Drawn: HB
Date: 7/8/14 Ch'd: BR
Sheet Title
Proposed Grading
Plan
Sheet Number

C-1.3



BID SET, NOT FOR CONST.



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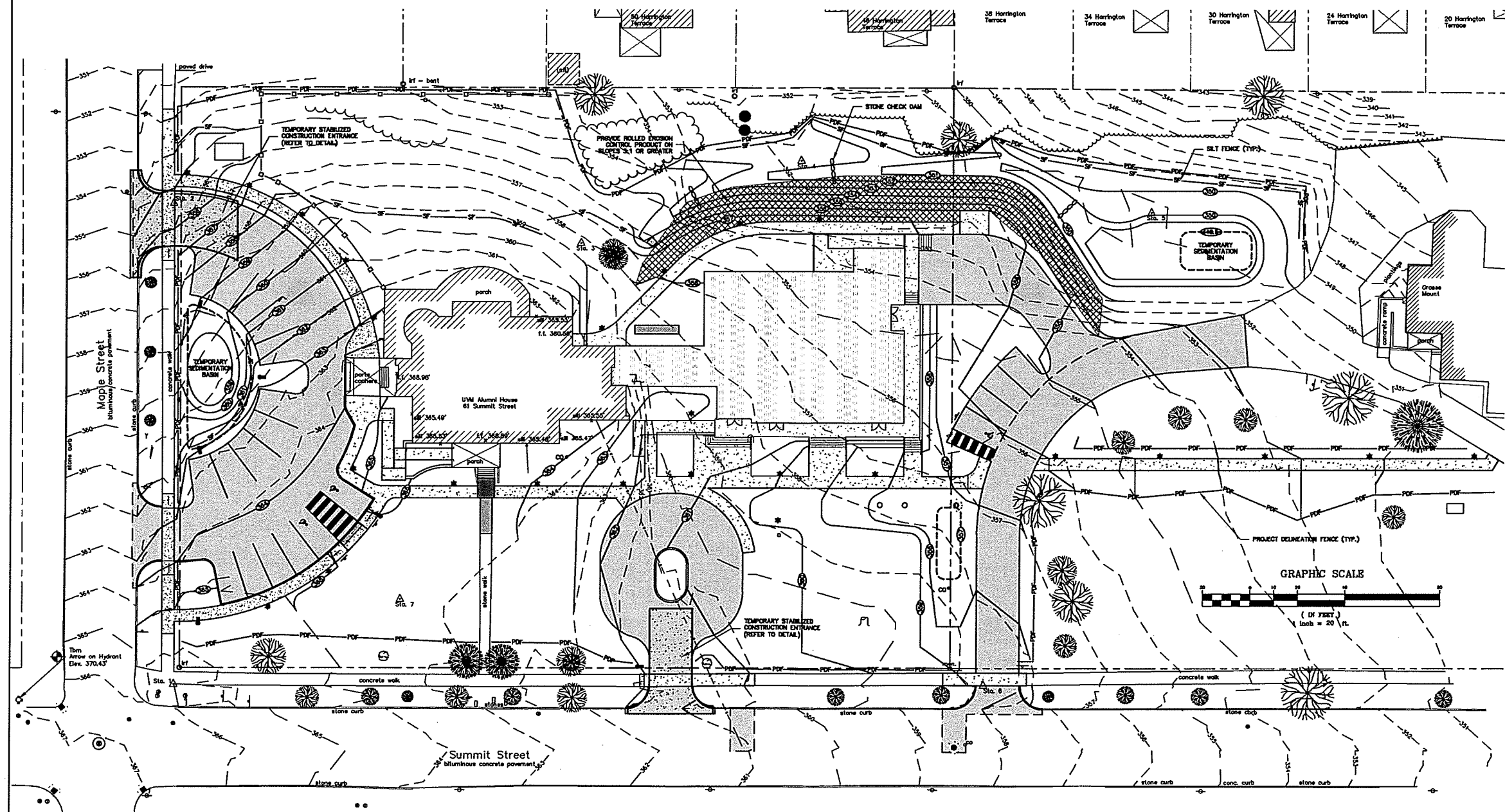
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UVM Alumni Restoration Burlington VT
Proj No: 141-030 Drawn: HB Date: 7/8/14 Ch'd: BR Sheet Title Erosion Prevention & Sediment Control Plan Sheet Number

C-1.4



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Notes and Details

Sheet Number

C-3.1

SAFETY NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL WORK SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT DAMAGE, INJURY OR LOSS TO:

A. ALL EMPLOYEES ON THE WORK SITE AND OTHER PERSONS WHO MAY BE AFFECTED.

B. THE WORK SITE AND ALL THE MATERIALS AND EQUIPMENT TO BE INCORPORATED WHETHER IN STORAGE ON OR OFF THE SITE.

C. OTHER PROPERTY AT THE SITE OR ADJACENT, INCLUDING BUT NOT LIMITED TO TREES, SHRUBS, LAWNS, WALKS, PAVEMENTS, ROADWAYS, STRUCTURES AND UTILITIES NOT DESIGNATED FOR REMOVAL, RELOCATION, OR REPLACEMENT IN THE COURSE OF CONSTRUCTION.

2. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, RULES, REGULATIONS AND ORDERS (INCLUDING O.S.H.A. REGULATIONS) OF ANY PUBLIC BODY HAVING JURISDICTION OVER THE SAFETY OF PERSONS OR PROPERTY.

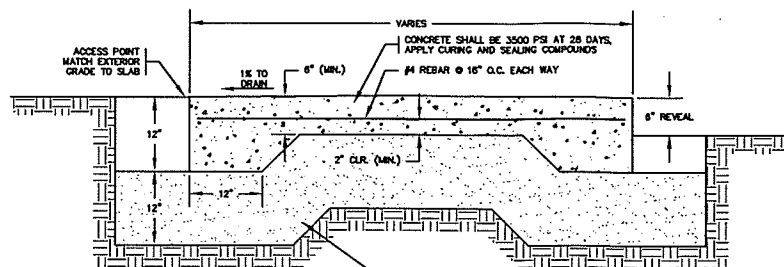
3. THE CONTRACTOR SHALL NOTIFY OWNERS OF ADJACENT PROPERTY AND UTILITIES WHEN EXECUTION OF THE WORK WILL AFFECT THEM.

4. THE CONTRACTOR'S DUTIES AND RESPONSIBILITIES FOR THE SAFETY AND PROTECTION OF THE WORK SHALL CONTINUE UNTIL SUCH TIME AS ALL THE WORK IS COMPLETED.

5. THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH OCCUR BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

6. CONTRACTOR SHALL COORDINATE WITH DIG-SAFE (800)-344-7233 OR WWW.DIGSAFE.COM A MINIMUM OF 48 HOURS PRIOR TO PERFORMING ANY EXCAVATION.

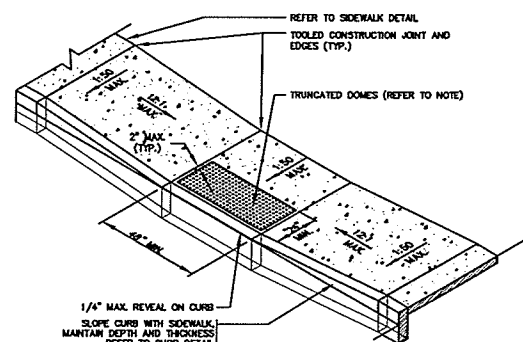
7. AT THE CLOSE OF EACH WORK DAY, THE CONTRACTOR SHALL BACKFILL OR ADEQUATELY BARRICADE ALL OPEN TRENCHES.



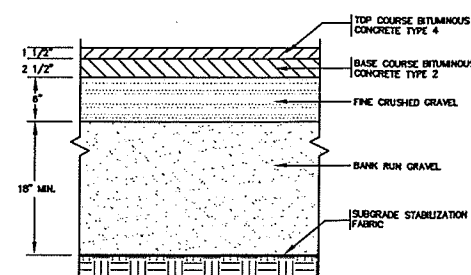
DUMPSTER PAD DETAIL
NOT TO SCALE

ACCESSIBILITY NOTES:

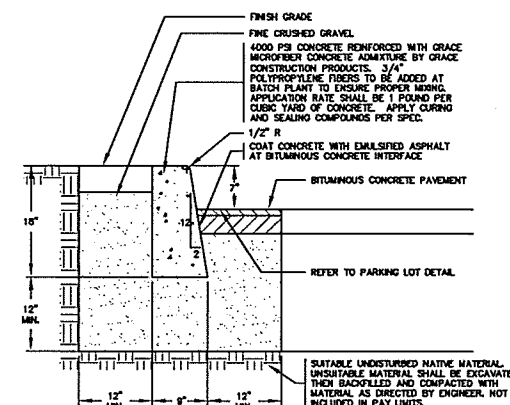
1. ALL LANDINGS SHALL HAVE MAXIMUM CROSS SLOPE NOT EXCEEDING 2%.
2. ALL WALKS, RAMPS AND CROSSWALKS SHALL HAVE MAXIMUM CROSS SLOPES NOT EXCEEDING 2%.
3. ALL RAMPS SHALL HAVE MAXIMUM LONGITUDINAL SLOPE NOT TO EXCEED 12:1.
4. ALL WALKS NOT NOTED AS "RAMPS" SHALL HAVE MAXIMUM LONGITUDINAL SLOPE NOT TO EXCEED 20:1 (3%). (ACCESSIBLE ROUTE)
5. ACCESSIBLE PARKING SPACES AND DROP OFF AREAS SHALL HAVE MAXIMUM SLOPE NOT TO EXCEED 2% IN ALL DIRECTIONS.



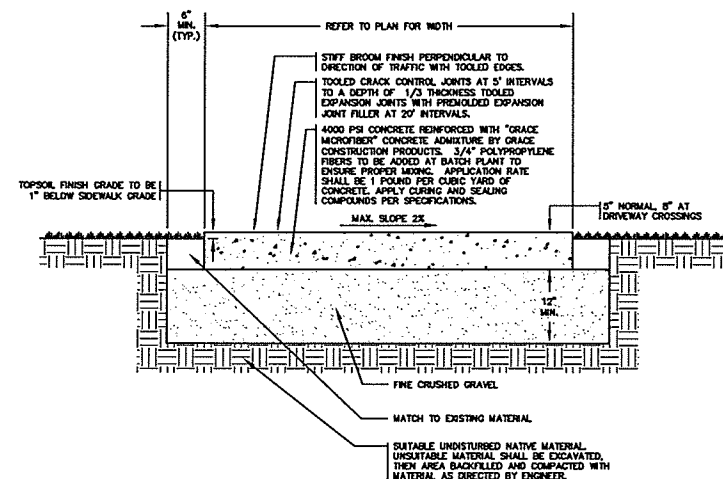
INLINE HANDICAP RAMP SIDEWALK DETAIL
NOT TO SCALE



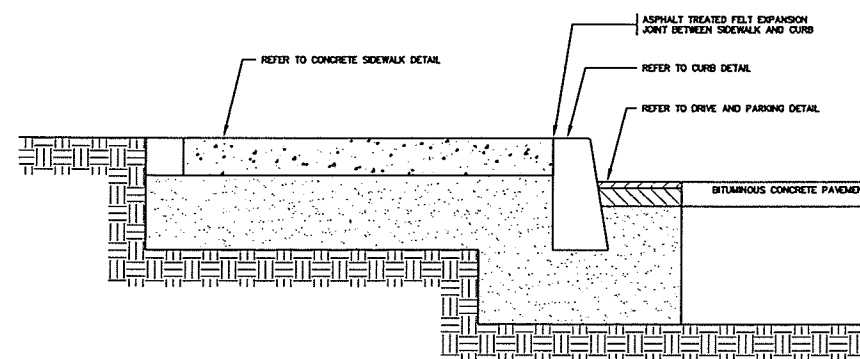
DRIVE AND PARKING DETAIL
NOT TO SCALE



CONCRETE CURB DETAIL
NOT TO SCALE

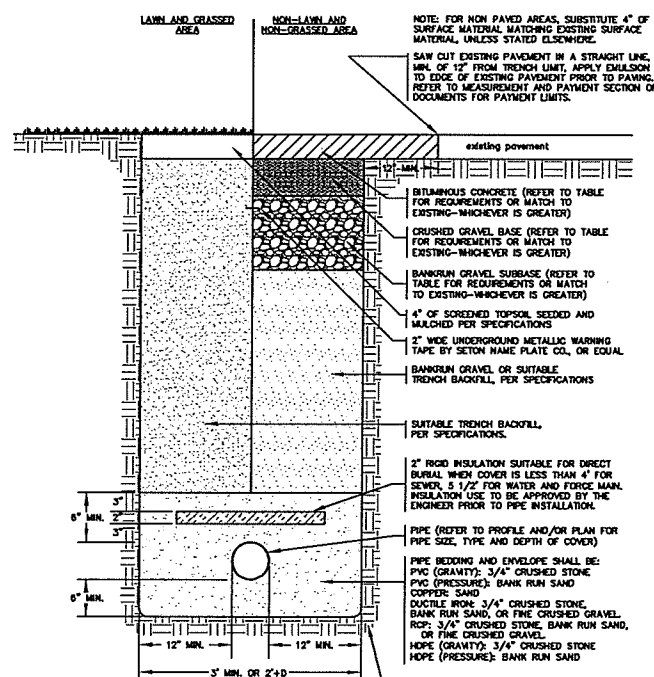


CONCRETE SIDEWALK DETAIL
NOT TO SCALE



CONCRETE SIDEWALK AND CURB DETAIL
NOT TO SCALE

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PIPE IN TRENCH DETAIL
NOT TO SCALE

TRENCH RESTORATION TABLE

LOCATION	BITUMINOUS PAVEMENT (THICKNESS/TYP)	CRUSHED GRAVEL BASE	BANKRUN SUBBASE
STATE VTRNS	TOP: 1.5" / TYPE 3 (1 1/2") BASE: 2.5" / TYPE 2 (3/4")	6"	18"
TOWN ROADS	TOP: 1.5" / TYPE 4 (3/8") BASE: 2.5" / TYPE 2 (3/4")	6"	12"
PRIVATE/DRIVE	TOP: 1.5" / TYPE 4 (3/8") BASE: 2.5" / TYPE 2 (3/4")	12"	0"

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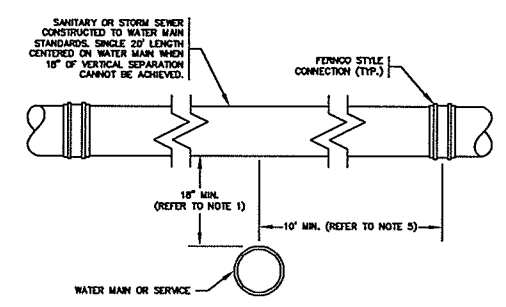
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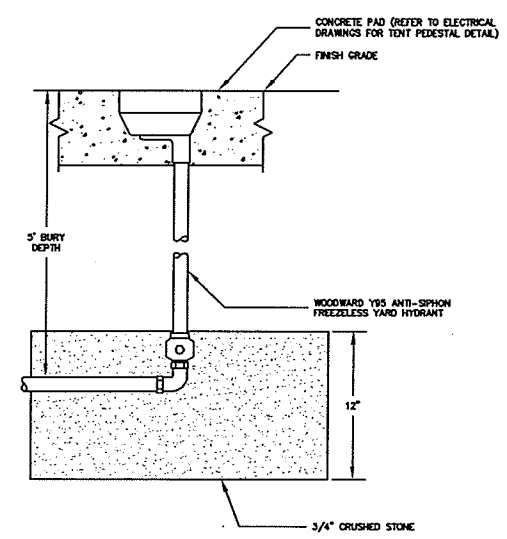
Sheet Number

C-3.2

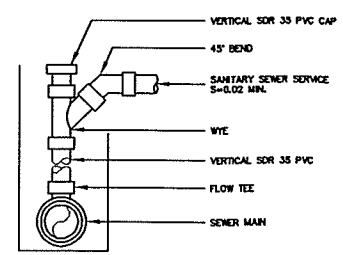


WATER / SEWER CROSSING DETAIL
NOT TO SCALE

1. WATER MAINS AND SEWER MAINS OR SERVICES WHICH CROSS SHALL HAVE A MINIMUM VERTICAL CLEARANCE OF 18 INCHES.
2. WATER AND SEWER PIPE JOINTS SHALL BE LOCATED AS FAR APART AS POSSIBLE.
3. PROVIDE STRUCTURAL SUPPORT FOR EXPOSED WATER AND SEWER PIPES.
4. FOR PARALLEL INSTALLATION, THERE SHALL BE A HORIZONTAL SEPARATION OF 10 FEET BETWEEN WATER MAINS AND SANITARY SEWER, AND A SEPARATION OF 5 FT BETWEEN WATER MAINS AND STORM SEWERS.
5. IN THE EVENT 18 INCHES OF VERTICAL CLEARANCE (SEWER OVER WATER OR WATER OVER SEWER) OR 10' OF HORIZONTAL SEPARATION CANNOT BE ACHIEVED, THE SANITARY SEWER PIPE MUST BE CONSTRUCTED TO WATER MAIN STANDARDS (CLASS D.L. OR C-900 PVC) FOR A MINIMUM OF 10 FEET IN EACH DIRECTION AS MEASURED PERPENDICULAR TO THE WATER MAIN. CONNECTIONS AT EACH END SHALL BE MADE WITH "FERROCUT" STYLE COUPLINGS.



YARD HYDRANT DETAIL
NOT TO SCALE



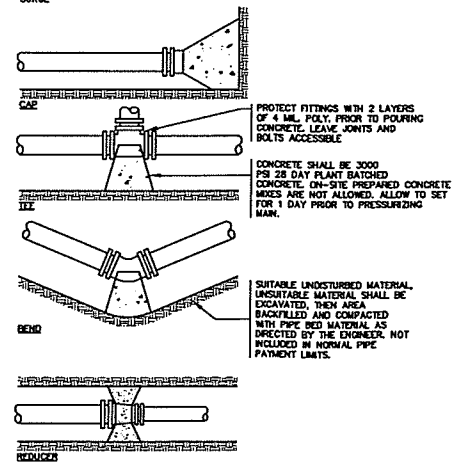
- NOTE:
1. REFER TO SITE PLANS AND PROFILES FOR PIPE SIZE, TYPE AND LOCATION.
 2. REFER TO PIPE IN TRENCH DETAIL FOR BEDDING AND BACKFILL REQUIREMENTS.

CHIMNEY DETAIL FOR
SEWER LATERAL CONNECTION
NOT TO SCALE

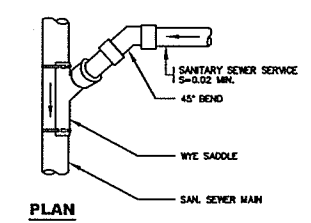
AREA OF BEARING FACE OF CONCRETE THRUST BLOCKS
(IN SQUARE FEET)

PIPE SIZE (INCHES)	SOFT NET CLAY, SAND OR SILT (1000 PPS)	DRY SAND (3000 PPS)	COMPACT SAND, COARSE GRAVEL OR HARDPAN (5000 PPS)
HORIZONTAL, CAP OR TEE			
8 OR LESS	20 SF	7 SF	4 SF
10	28	10	6
12	41	14	8
16	60	20	12
HORIZONTAL, 90° BEND			
8 OR LESS	27 SF	9 SF	6 SF
10	41	14	8
12	58	19	12
16	85	28	17
HORIZONTAL, 45° BEND			
8 OR LESS	15 SF	5 SF	3 SF
10	22	7	5
12	31	11	6
16	46	15	9
HORIZONTAL, 22 1/2° BEND OR LESS			
8 OR LESS	8	3	2
10	11	4	3
12	16	5	3
16	23	8	5
REDUCER			
6 X 8	8 SF	7 SF	3 SF
10 X 8	11	7	5
12 X 8	16	11	6
12 X 10	24	14	8
16 X 12	27	16	10

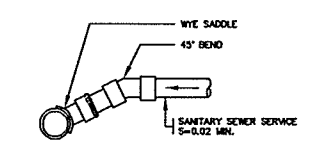
NOTE: BEARING SURFACE AREAS CALCULATED ASSUMING A MAXIMUM WORKING PRESSURE OF 150 PSI AND A 2:1 SAFETY FACTOR FOR SURGE



THRUST BLOCK DETAIL
NOT TO SCALE



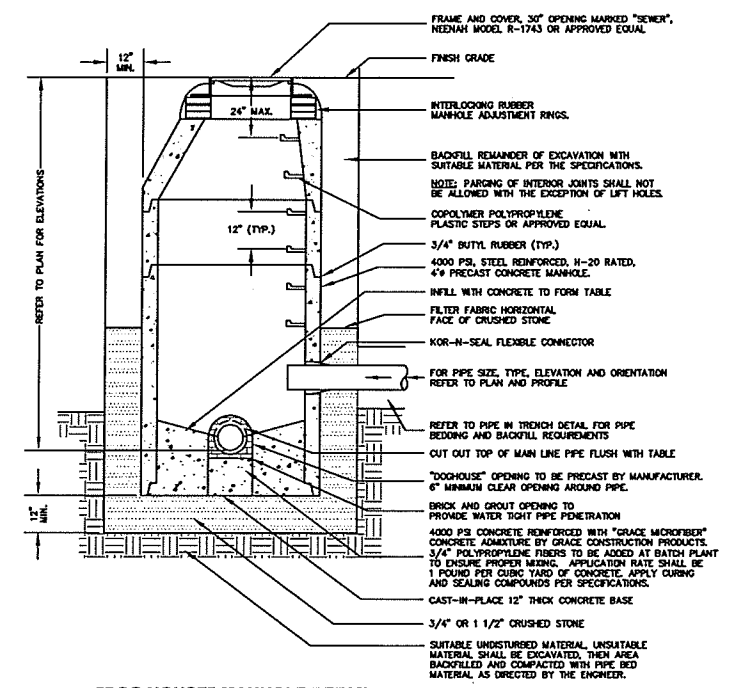
PLAN



ELEVATION

- NOTE:
1. REFER TO SITE PLANS AND PROFILES FOR PIPE SIZE AND TYPE.
 2. REFER TO PIPE IN TRENCH DETAIL FOR BEDDING AND BACKFILL REQUIREMENTS.

SEWER LATERAL WYE SADDLE CONNECTION DETAIL
NOT TO SCALE



"DOG HOUSE" MANHOLE DETAIL
NOT TO SCALE

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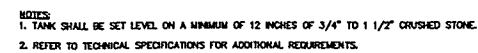
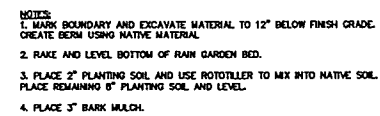
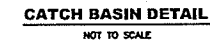
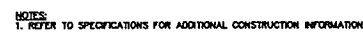
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C-3.3



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12. REFER TO CONTRACT SPECIFICATION AND DETAILS FOR ADDITIONAL EROSION PREVENTION AND SEDIMENT CONTROL REQUIREMENTS.



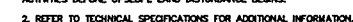
2. VEHICLE WASHING: WHEN NECESSARY, WHEELS AND TIRES SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE, WHICH DRAINS INTO A STORM DRAIN. CRUSHED STONE SHALL BE MAINTAINED TO A MINIMUM OF 18" DEPTH TO PREVENT EXTERIOR ANY STORM DRAIN, DITCH, OR WATERCOURSE THROUGH USE OF SAND BAGS, GRAVEL, BOARDS, OR OTHER APPROPRIATE METHODS.



DO NOT USE CHECK DAMS BELOW 2% OR
ABOVE 6% DITCH GRADES



NOTE:
1. INSTALL SILT FENCING AROUND PERIMETER OF MOUND.



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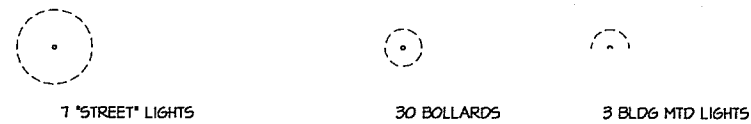
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Sheet Title
**Site
Plan**

Sheet Num

A1.1



1 Alumni Site Plan
 AHJ SCALE: 1" = 20'-0"



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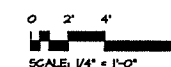
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Roof
Plan
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A2.12



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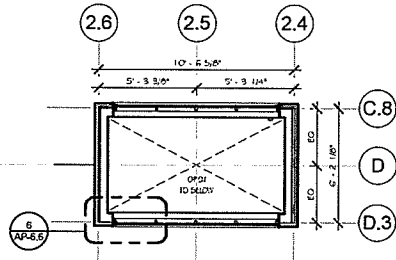
UVM ALUMNI HOUSE
RESTORATION
BURLINGTON, VT

Proj. No: 13411 Drawn: Author
Date: 12/11/12 Chk'd: Checker

Roof Plan and
Details

AP-2.4

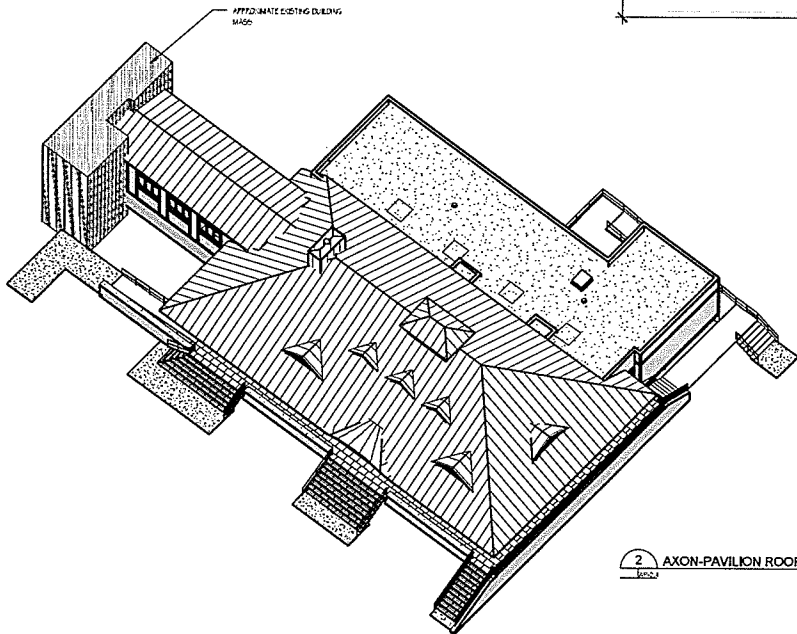
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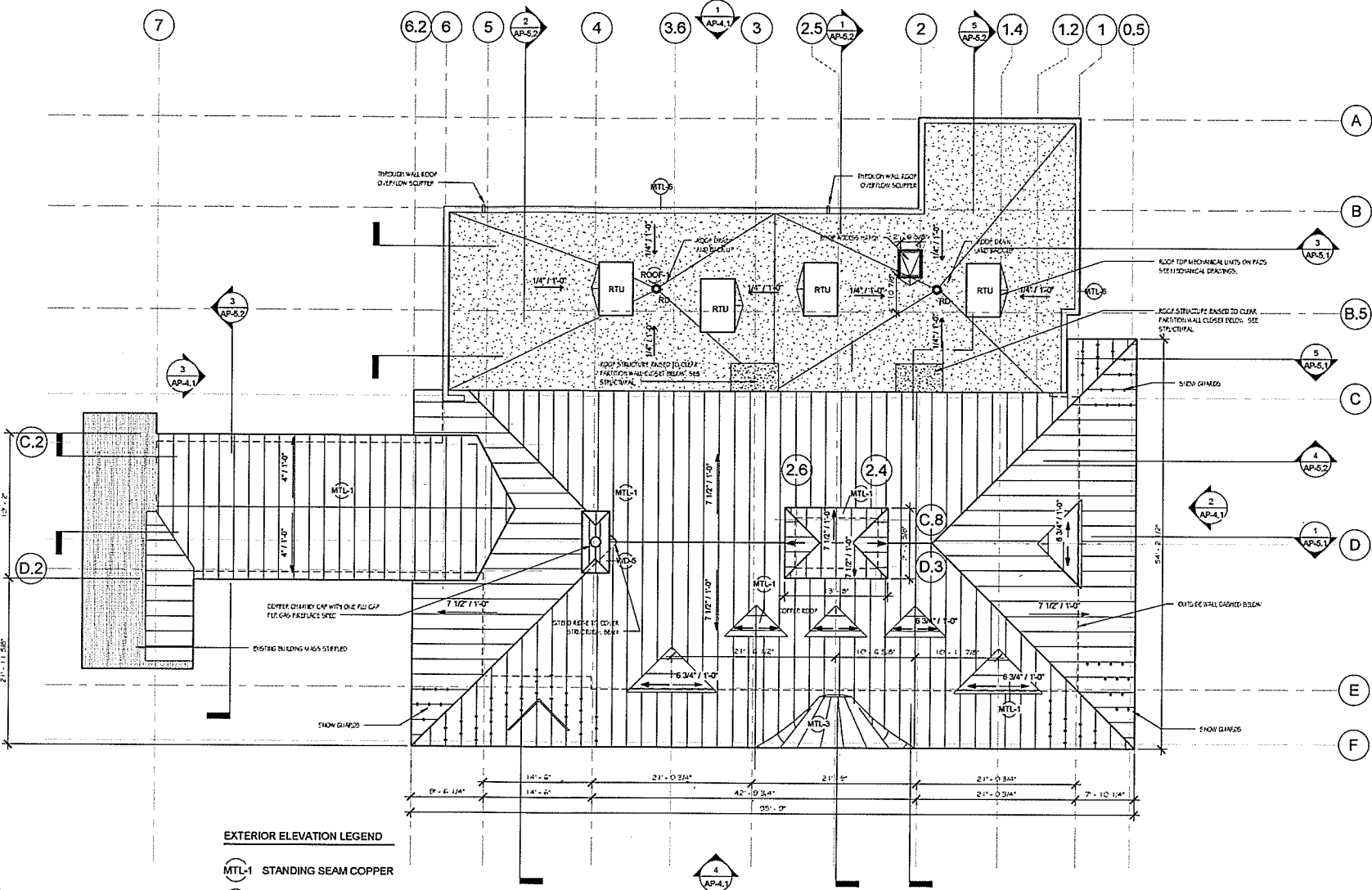
3 Enlarged Lantern Glazing Plan
Scale: 1/4" = 1'-0"

GENERAL NOTES FOR PLANS

- A. WALLS ARE DIMENSIONED TO FACE OF STUD, UNO
- B. ALL GYPSUM WALLBOARD TO BE 5/8" TYPE 'X' UNLESS NOTED OTHERWISE.
- C. PROVIDE 5/8" GLASS MAT FACED WATER RESISTANT GYPSUM WALLBOARD AT WET LOCATIONS, INCLUDING WALLS BEHIND PLUMBING FIXTURES AND THE BOTTOM 4' OF ALL PLUMBING WALLS, AND TOILET ROOMS.
- D. UNLESS DIMENSIONED, DOORS ARE TO BE LOCATED 4" FROM NEAREST ADJACENT PERPENDICULAR WALL TO FACE OF JAMB. SEE DOOR DETAILS.
- E. OUTLETS SHOWN BACK TO BACK SHALL BE OFFSET A MINIMUM OF 18". OUTLETS IN SOUND PARTITIONS SHALL BE SEPARATED BY A STUD WITH ACOUSTIC PUTTY.
- F. SEAL AROUND ALL INTERIOR JOINTS AT DOORS, WINDOWS, CABINETS, AND COUNTERTOPS. SEAL ALL OPENINGS IN SOUND PARTITIONS WITH ACOUSTIC SEALANT.
- G. REFER TO FINISH SCHEDULE SPECIALTY WALL FINISH DETAILS



2 AXON-PAVILION ROOF
Scale: 1/8" = 1'-0"



EXTERIOR ELEVATION LEGEND

- MTL-1 STANDING SEAM COPPER
- MTL-2 NOT USED
- MTL-3 FLAT SEAM COPPER
- MTL-4 PAINTED METAL RAIL
- MTL-5 COPPER FLASHING & TRIM
- MTL-6 PAINTED ALUMINUM FLASHING & TRIM
- WD-1 CEDAR SHINGLE
- WD-2 PAINTED WOOD SHIPLAP SIDING
- WD-3 PAINTED WOOD TRIM
- CONC-1 CONCRETE FOUNDATION WITH THOROSEAL
- CONC-2 PRECAST CAP
- BR-1 BRICK VENEER
- ST-1 STONE PAVER
- ROOF-1 FULLY ADHERED EPDM ROOF

1 PAVILION ROOF PLAN
Scale: 1/8" = 1'-0"

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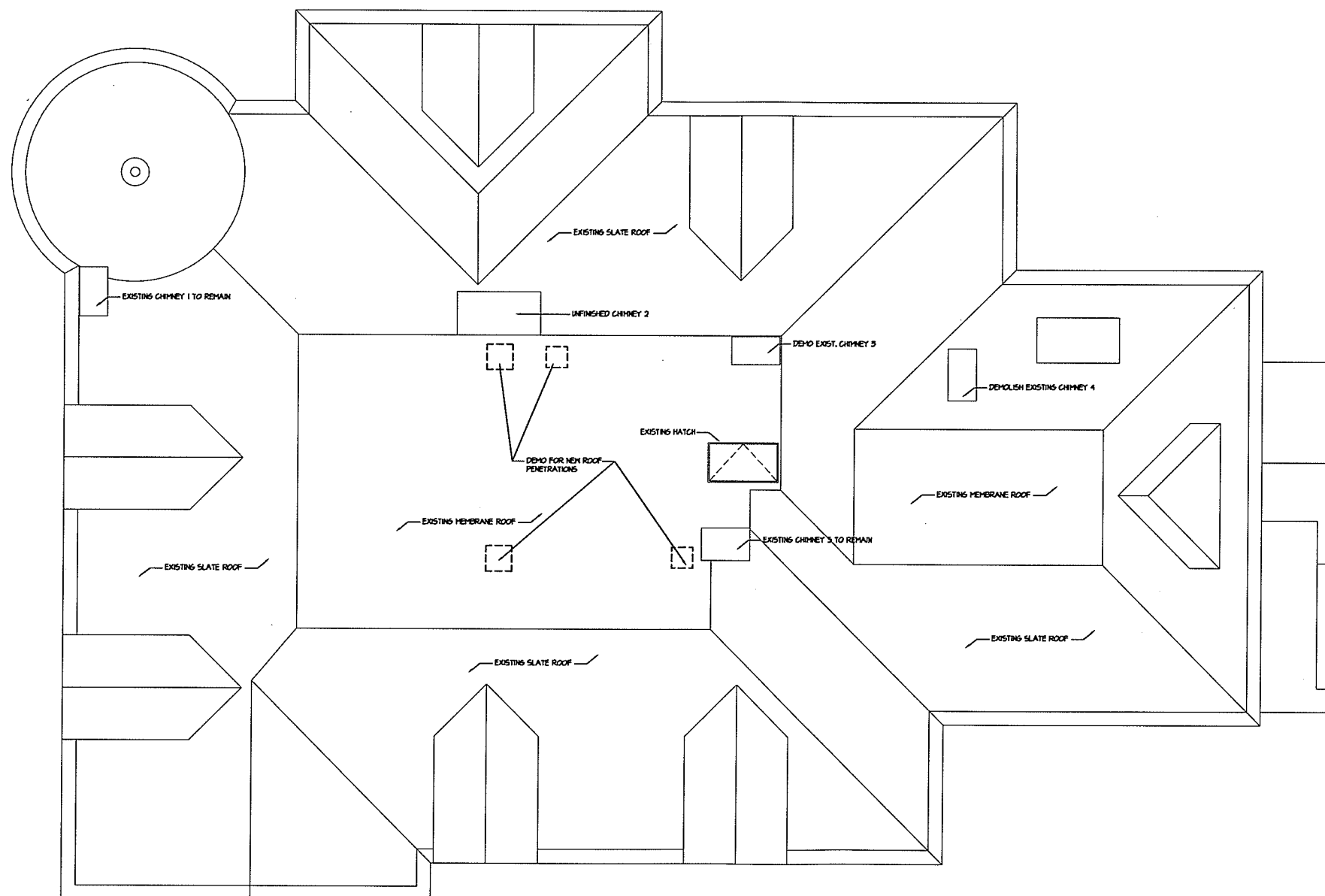
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Date: 7-17-2014 Ch'd: XX

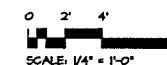
Sheet Title
Roof Exist/Demo
Plan

Sheet Number

A2.6



1 Roof Plan
A-2b SCALE: 1/4" = 1'-0"



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Sheet Title	
East Elevation	

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A4.2



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Sheet Title	
South Elevation	

Sheet Number

A4.3

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1 SOUTH ELEVATION
A-3 SCALE: 1/4" = 1'-0"

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Sheet Title
West Elevation

Sheet Number

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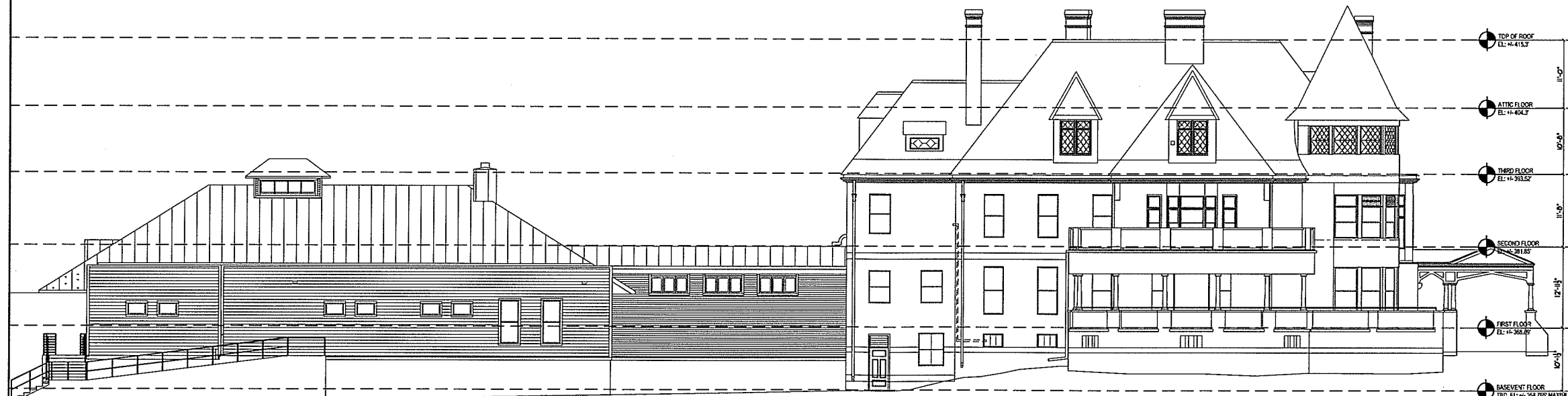
Burlington VT

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Date: 7-17-2014	Ch'd: XX
Sheet Title	
East Elevation	
Combined Site	
Sheet Number	

A4.5

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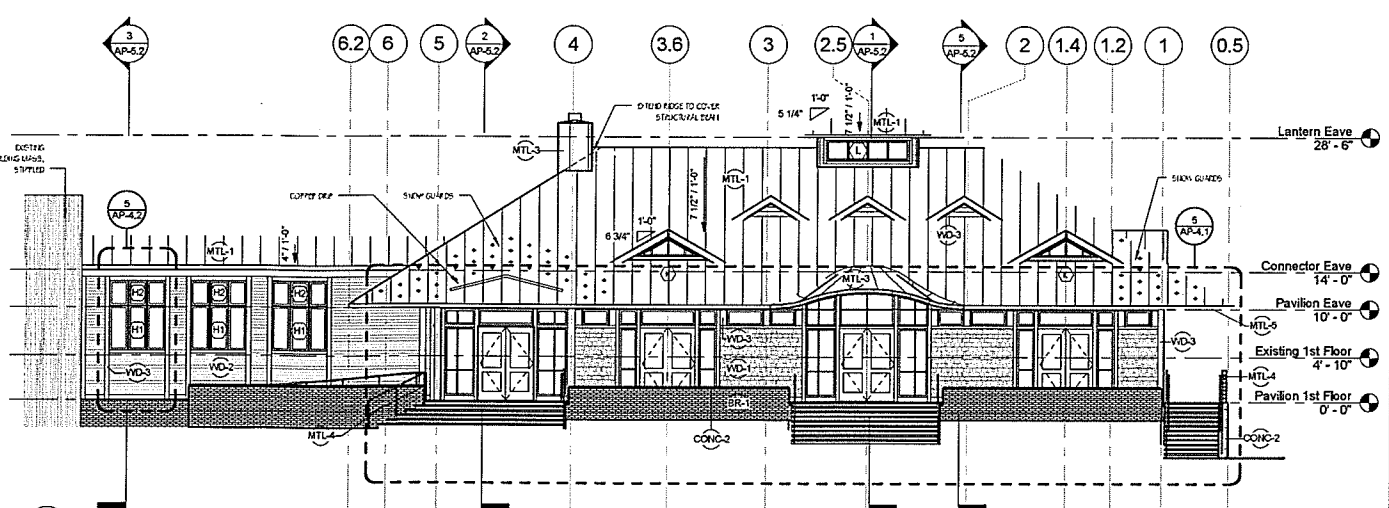
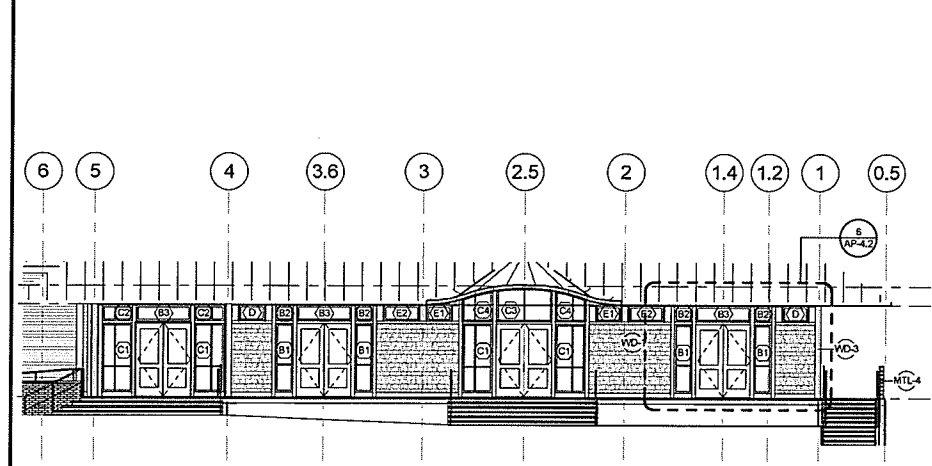
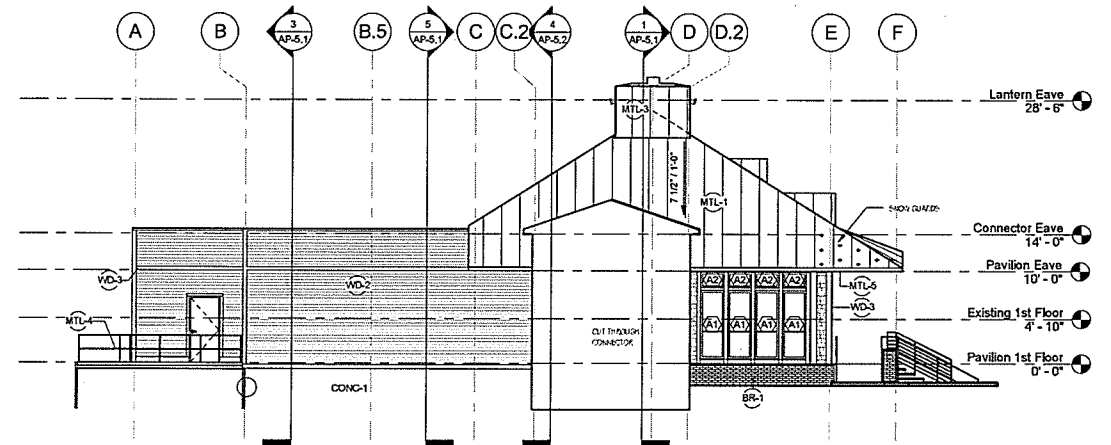
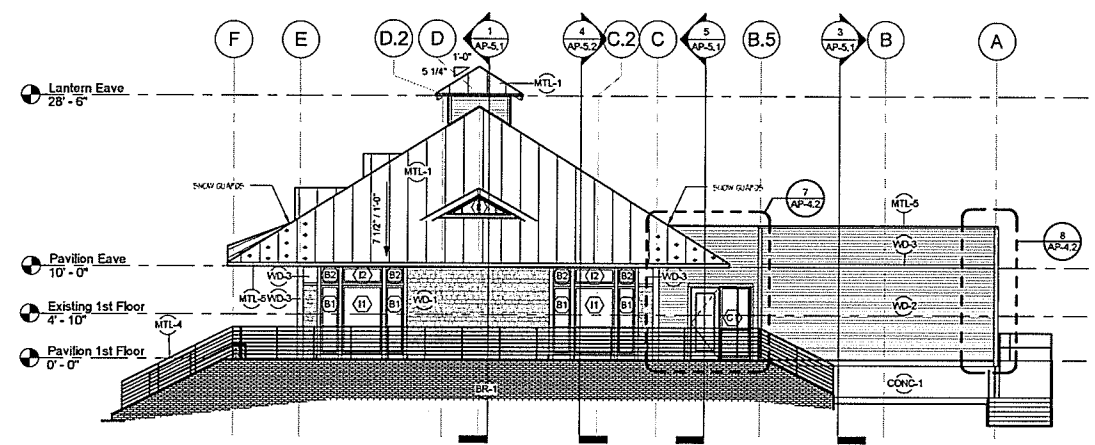
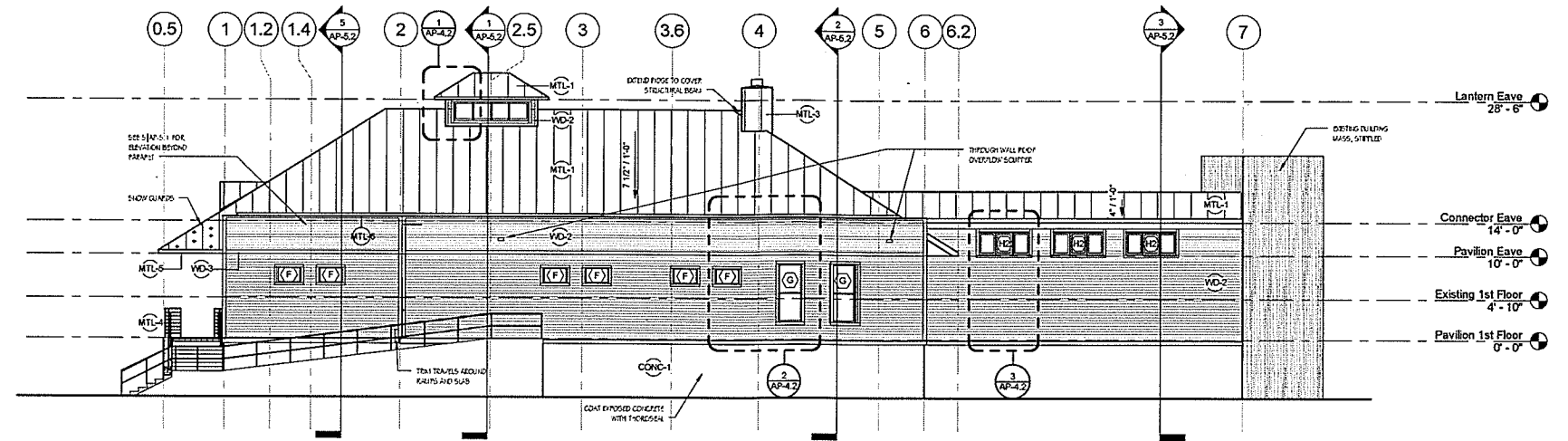
Proj. No: 13411 Drawn: Author
Date: 12/12/12 Chk'd: Check

Exterior
Elevations

AP-4.1

EXTERIOR ELEVATION LEGEND

- MTL-1 STANDING SEAM COPPER
- MTL-2 NOT USED
- MTL-3 FLAT SEAM COPPER
- MTL-4 PAINTED METAL RAIL
- MTL-5 COPPER FLASHING & TRIM
- MTL-6 PAINTED ALUMINUM FLASHING & TRIM
- VD-1 CEDAR SHINGLE
- VD-2 PAINTED WOOD SHIPLAP SIDING
- VD-3 PAINTED WOOD TRIM
- CONC-1 CONCRETE FOUNDATION WITH THOROSEAL
- CONC-2 PRECAST CAP
- BR-1 BRICK VENEER
- ST-1 STONE PAVER
- ROOF-1 FULLY ADHERED EPDM ROOF



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0	10-20-14	Bulletin 1 Issued for Bird

Sheet Title
Longitudinal
Overall Section

0 4' 8'

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

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SEE AP DRAWINGS FOR PAVILION.

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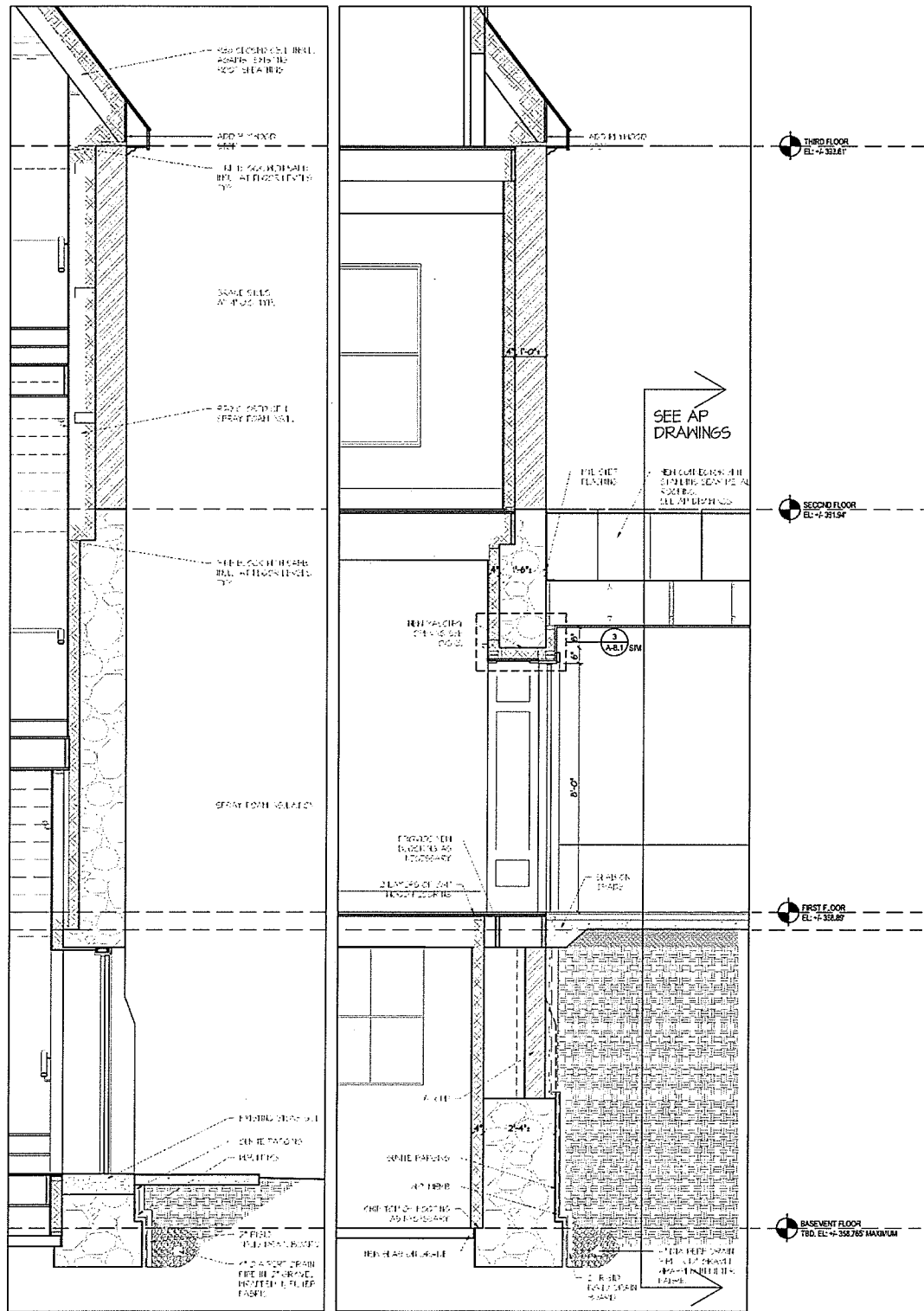
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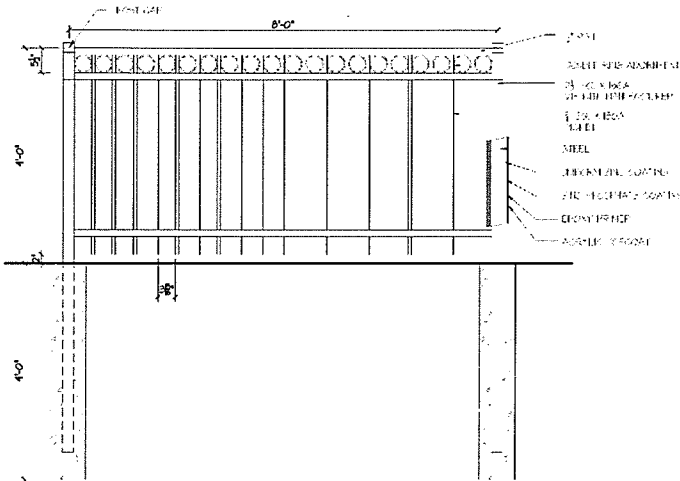
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Date: 7-17-2014 Ch'd: XX
Sheet Title
Connector and Ramp
Detail
Sheet Number

A6.5

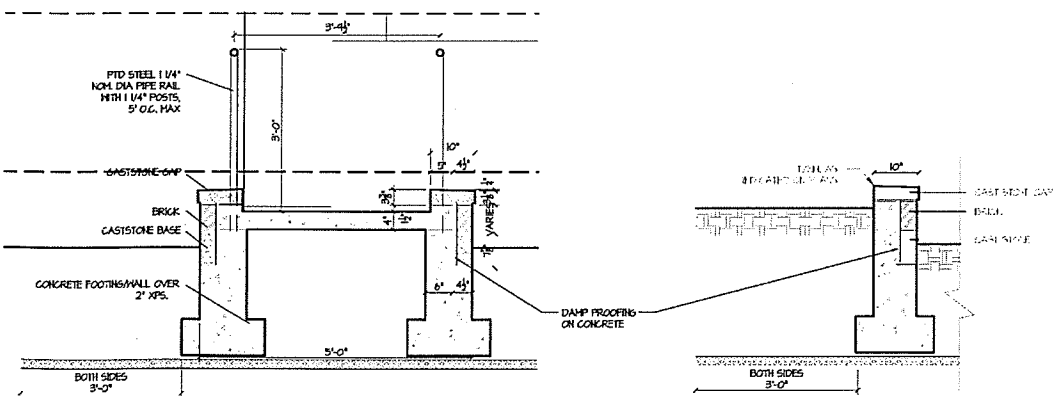


1 Wall Section at Stair
SCALE: 1/2" = 1'-0"

2 Wall Section
SCALE: 1/2" = 1'-0"



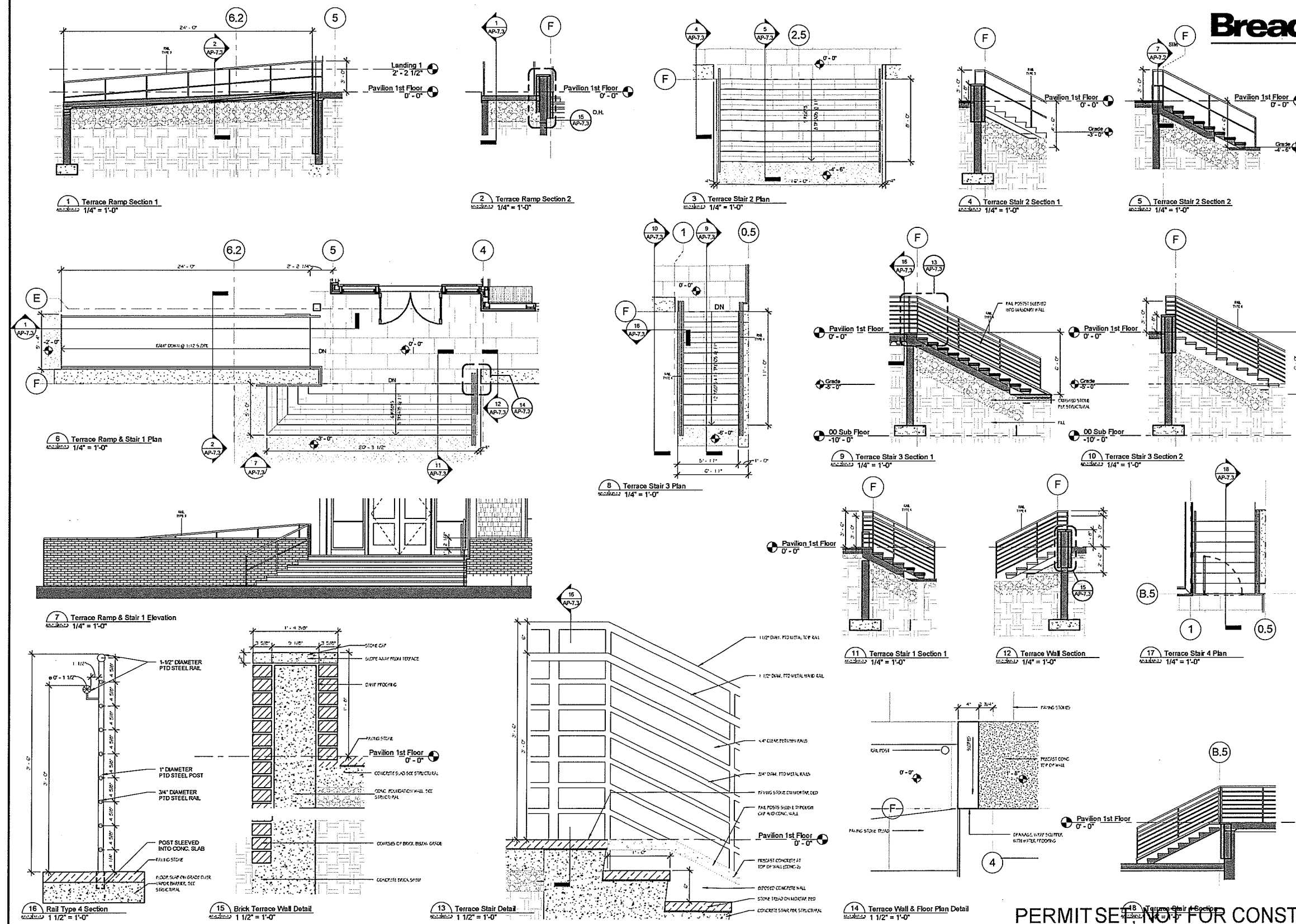
5 Boundary Fence Detail (Bid Alternate)
SCALE: 3/4" = 1'-0"



3 H/C Ramp Section
SCALE: 3/4" = 1'-0"

4 Curb at HC Ramp Section
SCALE: 3/4" = 1'-0"

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PERMIT SET, NOT FOR CONSTRUCTION

AP-7.3

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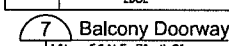
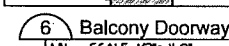
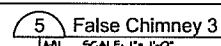
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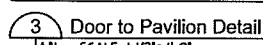
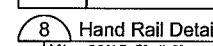
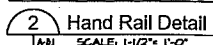
A8.1



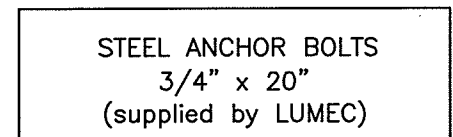
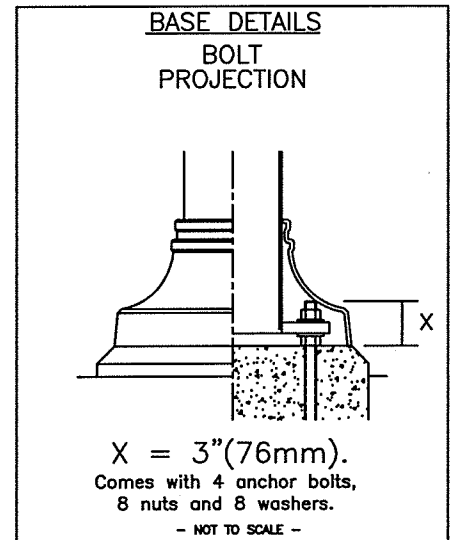
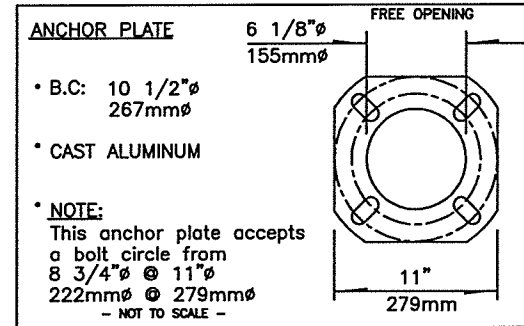
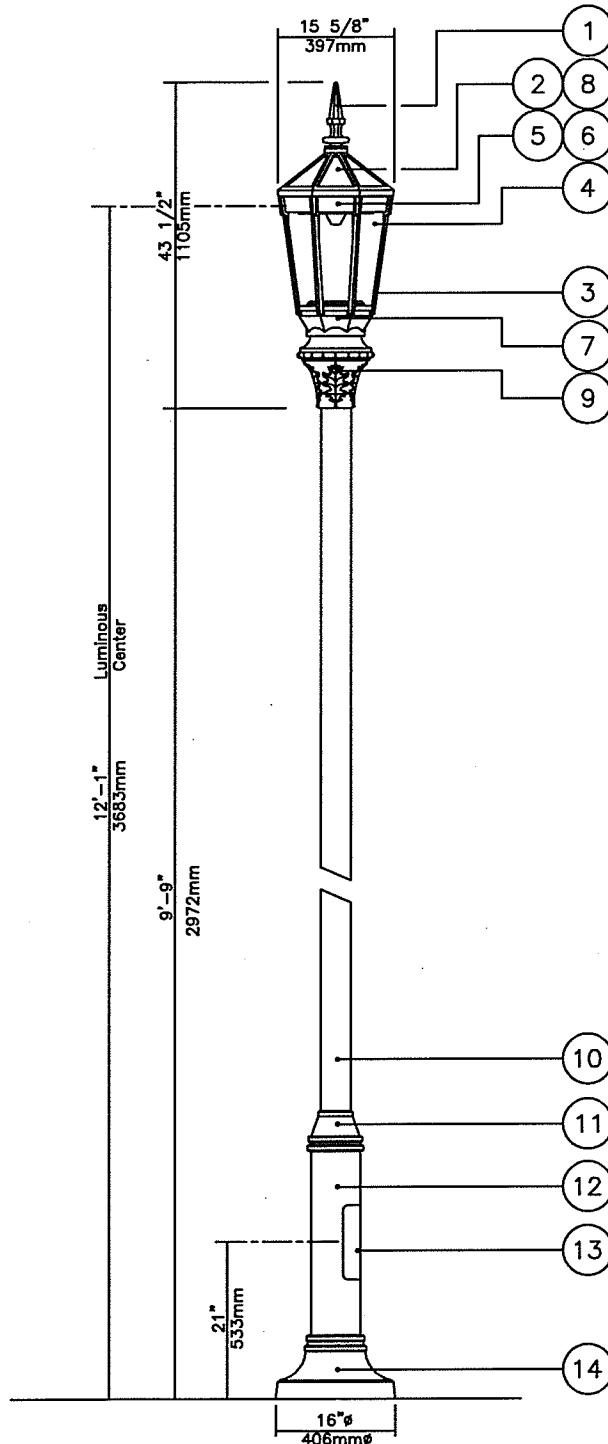
4 Entrance Stair
A-BJ SCALE: 1/2" = 1'-0"



1 East Porch Plan
A-8J SCALE: 1/2" = 1'-0"



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NOTE: Pole height is: 10'-1" (3073mm)

TITRE: TITRE:		ENREGISTRÉ		Burlington U V M											
				L70 LMS12030A											
ECHELLE/SCALE:		ISO 9002		N°		REVISION		PAR./BY:		DATE:		VER.:		PAR./BY:	
1/2"=1'-0"		REGISTERED								04-11-03				TV	
												N° DE DESSIN / DRAWING N°		PA	
												L70 76725B		1/	

WPLED52

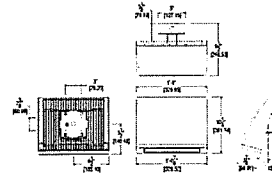
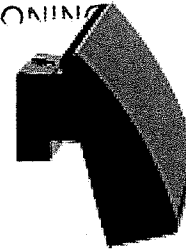
LED 52W Wallpacks. 3 cutoff options. Patent Pending thermal management system. 100,000 hour L70 lifespan. 5 Year Warranty.

RECEIVED
DEC 22 2014

Color: Bronze

Weight: 17.6 lbs

DEPARTMENT OF
PLANNING & ZONING



LED Info

Watts: 52W
Color Temp: 5000K (Cool)
Color Accuracy: 65
L70 Lifespan: 100000
LM79 Lumens: 5,896
Efficacy: 97 LPW

Driver Info

Type: Constant Current
120V: 0.51A
208V: 0.33A
240V: 0.29A
277V: 0.24A
Input Watts: 61W
Efficiency: 86%

Technical Specifications

UL Listing:

Suitable for wet locations.

Lumen Maintenance:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

LEDs:

Two (2) multi-chip, high-output, long-life LEDs.

Drivers:

Two drivers, constant current, 720mA, Class 2, 100 - 277V, 50 - 60 Hz, 100 - 277VAC .8 Amps.

THD:

8.3% at 120V, 11% at 277V

Ambient Temperature:

Suitable for use in 40°C ambient temperatures.

Surge Protection:

6kV

Cold Weather Starting:

The minimum starting temperature is -40°F/-40°C.

Thermal Management:

Cast aluminum Thermal Management system for optimal heat sinking. The WPLED is designed for cool operation, most efficient output and maximum LED life by minimizing LED junction temperature.

Housing:

Precision die cast aluminum housing, lens frame.

Mounting:

Die-cast aluminum wall bracket with (5) 1/2" conduit openings with plugs. Two-piece bracket with tether for ease of installation and wiring.

Arm:

Die-cast aluminum with wiring access plate.

Color Consistency:

7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

Color Stability:

LED color temperature is warrantied to shift no more than 200K in CCT over a 5 year period.

Color Uniformity:

RAB's range of CCT (Correlated color temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2008.

Reflector:

Specular vacuum-metallized polycarbonate

Gaskets:

High temperature silicone.

Lens:

Tempered glass

Finish:

Our environmentally friendly polyester powder coating are formulated for high-durability and long-lasting color and contains no VOC or toxic heavy metals.

Green Technology:

WPLEDs are Mercury and UV free.

IESNA LM-79 & IESNA LM-80 Testing:

RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and 80, and have received the Department of Energy "Lighting Facts" label.

SEC. 8.1.8 MINIMUM OFF-STREET PARKING REQUIREMENTS

Table 21 summarizes projects that may be built by 2019; because many elements of these planned projects are currently undefined, approximate square footages and associated employment were estimated based on a number of assumptions.¹⁶ This is a conservative estimate, as it includes all projects that could potentially be constructed within the 2019 timeframe; in reality, it is likely that not all projects will be developed or pursued by then. The new facilities Gross Square Footage (GSF) estimated for these projects were added to the existing campus facilities described in Section 8.1.4 to calculate minimum parking requirements per the Ordinance.

TABLE 21: UVM PLANNED PROJECTS 2014-2019

Building Project	Primary Use	Change in GSF	Change in # of Beds	Change in # Parking Spaces
Multi-Purpose Event Center ¹	Athletic	200,000	0	0
STEM ²	Administrative/Academic	100,000	0	0
Kalkin Addition	Administrative/Academic	21,750	0	0
61 Summit Street ³	Administrative/Academic	5,300	0	16
UVM Rescue Building	Administrative/Academic	3,400	0	-38
Billings ⁴	Administrative/Academic	0	0	0
Housing Master Plan – Phase I ⁵	Residential	250,000	up to 730	0
Athletic Recreation Center	Athletic	58,000	0	0
Virtue Field Outdoor Seating ⁶	Athletic	6,165	0	0
Total New GSF		656,615	730	-22
Demolition Project	Primary Use			
Angell Hall ²	Administrative/Academic	-11,079	0	0
Housing Master Plan – Phase II ⁵	Residential	-77,936	-391	0
Total Demolished GSF		-89,015	-391	0
Net Change GSF		555,600	339	-22

Notes: (1) Assumes new 6,500 to 7,500-seat facility.

(2) Total STEM project will include the renovation of Cook and Votey Buildings, the demolition of Angell Lecture Center, and the addition of a new 100,000 square-foot facility.

(3) Additional square footage in new pavilion addition; renovation of existing building will not add new space.

(4) Renovation; does not include any new additional space.

(5) Approximate square footage for new housing south of Main Street near Harris-Millis and Marsh-Austin-Tupper Residence Halls; assume that Chittenden, Buckham, and Wills Residence Halls (up to 391 beds) will be demolished within five years, with replacement occurring more than five years in the future.

(6) Includes the following accessory buildings: bathrooms, lockers, and a concession stand.

In the next five years, UVM expects a number of new projects with minimal changes to the parking inventory. These projects include ones that carried over from the last five-year projection: the Multi-Purpose Event Center, STEM Initiative, and the Athletic Recreation Center. In addition to these projects, UVM has several projects currently in design, including the Kalkin Addition, 61 Summit Street, and the Rescue Building. The Virtue Field Outdoor Seating has obtained a municipal permit. Billings, the Athletic Recreation Center, and the Housing Master Plan – Phase I project are also expected in the next five years.

¹⁶ Planned projects are not assumed to generate any new employment.

Department of Planning and Zoning

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Jay Appleton, Senior GIS/IT Programmer/Analyst
Scott Gustin, AICP, CFM, Senior Planner
Mary O'Neil, AICP, Senior Planner
Vacant, Zoning Clerk
Elsie Tillotson, Department Secretary



MEMORANDUM

To: Development Review Board
From: Kern Lerner *[Signature]*
Date: May 5, 2015
RE: ZP15-0882CA (AP); 92 Home Avenue

Note: These are staff comments only. Decisions on projects are made by the Development Review Board, which may approve, deny, table or modify any project. THE APPLICANT OR REPRESENTATIVE MUST ATTEND THE MEETING.

File: ZP15-0882CA Appeal

Location: 92 Home Avenue

Zone: RL **Ward:** 5

Date appeal accepted: March 31, 2015

Date of administrative decision: March 17, 2015

Date of application: March 16, 2015

Applicant/ Owner: Ben Traverse

Request: Appeal of Administrative Denial of request to expand living space into garage, associated modifications to windows.

Background:

- Zoning Permit request 15-0882CA; expand living space into garage, associated modifications to windows. Denied March 17, 2015. (Subject of this appeal.)
- No-applicability determination 15-0533NA; Interior remodel with no change to exterior. Work includes bedroom, bathroom, kitchen and dining renovation. Approved October 2014.
- No-applicability determination 14-0248NA; roof, siding, entryway, deck, railing work. Approved August 2014.
- Zoning Permit 03-635; Addition to house at rear— sunroom & kitchen, and patio. Approved July 29, 2003.
- Zoning Permit 01-447; Fence, patio, lighting, shed and recovering steps. Approved May 23, 2001.
- No-applicability; Replace fence. Approved August 11, 2000.
- Zoning Permit 99-054; fence. Approved July 28, 1998.

Overview:

The application (subject of this appeal) was **denied March 17, 2015 for the following reasons:**

1. The proposed conversion of the garage to living space results in the loss of a parking space in the garage leaving a single off street parking space on the subject property. This is insufficient to meet the minimum two spaces required for a single family dwelling as per *Article 8, Table 8.1.8-1 Minimum Off Street Parking Requirements*.
2. The single parking space remaining after the loss of the garage for parking constitutes front yard parking. Front yard parking is forbidden in this residential zone. Conversion of the garage results in the driveway no longer being an access drive (to the garage) but becomes a parking space itself. *Section 8.1.12 (c) Front Yard Parking Restricted: Required parking in all residential zoning districts shall not be located in a required front yard setback area abutting a public street, except alleys. This prohibition extends from the edge of the public right-of-way into the required front yard setback for the entire width of the property with the exception of a single access drive no more than eighteen feet (18') or less in width. The provisions of this subsection shall not be applicable during such times as when the winter parking ban pursuant to Section 20-56 of the Code of Ordinances is in effect. Where parking is provided outside the front yard setback, but either partially or entirely between the principle structure and the street, such parking shall be screened to the extent practicable from view from the public street*
3. An additional parking space illustrated on the submitted site plan cannot be considered to meet the requirements as per Article 8 as it is not on-site but encroaches into the public ROW.

The appellant has provided a detailed statement addressing why the denial should be overturned. See attached memo to DRB dated March 31, 2015 (Exhibit A).

Response to Applicant appeal.

In the introduction the appellant contends that the definition of “access” runs contrary to the legislative intent. No further supporting documentation is provided.

City approved elimination of the garage parking.

The appellant contends that the approval of an addition to the house under ZP03-635 eliminated use of the garage. This is based on the zoning permit including a kitchen expansion and that also included expanding a pantry into the garage. However, the pantry was not part of the zoning request or approval. He argues that the zoning office should have inquired as to whether the pantry rendered the garage useless. There is no requirement for submittal or review of floor plans – (see Sec. 4.2.3 of the regs in affect in 2003 below). In addition the floor plan submitted does not illustrate that the pantry was proposed to be located within the garage, or that it was new construction and not part of the existing kitchen being expanded. Further, it is clear from the plans that it is not within the addition being considered. (See attached permit, approved site plan and unstamped floor plan Exhibit B). Plans did not indicate the pantry having any relationship to the garage, or even that it was new construction as part of the expansion and not existing to making a determination that it reduced parking.

Recognition of the pantry into the garage by other city departments is not relevant as their jurisdiction does not address parking requirements but only life safety standards and observing for assessment purposes. The CO issued was only for the addition (and patio); see attached Exhibit C.

ZP 03-635 was a basic permit where the only review that occurred was to examine the site plan that illustrated the addition. This site plan was formally stamped "Final Approval". The interior floor plans, while submitted, were not part of the approval and are not stamped for approval. The submittal requirements for a basic zoning permit in 2003 were:

Sec. 4.2.3 Basic Zoning Permits. The Basic Zoning Permit is issued for those zoning requests that require only administrative review with regard to use, parking, and dimensional requirements pertaining to density, lot coverage, height and setback. Submission requirements for obtaining a Basic Zoning Permit include the following:

- (a) Completed and signed application form;
- (b) Site plan of the subject property indicating dimensions, existing structure(s), as well as the proposed improvement;
- (c) Photographs of subject property; and
- (d) Payment of applicable fee(s).

The two spaces are "grandfathered" for continued use.

The appellant has provided some information that an additional parking space has been used alongside the driveway over a walkway for over 15 years. Thus it can be used to meet the two space requirement. There are problems with this argument.

First, the space is only 15'5" long on the subject property. As a standard parking space is 20' long, a portion of this space extends beyond the property into the public ROW, Exhibit D, applicant's site plan. Public ROW's cannot be used for private parking or be counted toward meeting a parking requirement, nor can a claim be made for possession of a public ROW. Further, based on the 79 Spruce Street decision (Docket 266-12-07 Vtec), the property cannot meet the two space parking requirement with only one legal space. The second space was never approved under any permit or city action and even if in use continuously for over 15 years and deemed unenforceable; it is still a violation and cannot be counted to support development. The concrete slab that the appellant references has no zoning permits to support its use for parking. The approved site plan for ZP 01-441 dated May 2001 clearly shows a strip of uncovered ground between the driveway and a walkway on two plans; see attached Exhibit E.

The comparison that the appellant makes to the 2006 140 Wells St decision overturning a similar denial is not precedent. This is due to it being considered under the previous ordinance, the side-by-side space was formally determined to be pre-existing and did not encroach into the ROW (while the subject site's "grandfathered space does encroach), and this decision was prior to the 79 Spruce St. order. This judicial decision determined that "Any

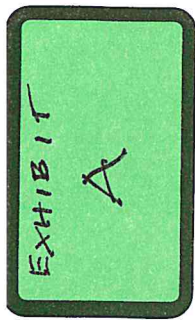
alleged protection from enforcement does not mean that such development is entitled to automatic issuance of a zoning permit” and “Simply put, just because an action cannot be condemned does not mean it must be condoned.”

ZA definition of access drive is incorrect

A driveway is an access onto and within the property whose purpose is to access parking. It must access a legitimate parking area otherwise it becomes a parking area, and becomes frontyard parking, if the parking is in front of the house. While driveway widening has been approved, it is only in the cases where the driveway continues to access a garage or other legitimate parking space; that is not the case here.

Recommendation: Deny the appeal and **uphold the administrative denial** for the reasons as stated above.

NOTE: These are staff comments only. The Development Review Board, who may approve, table, modify, or deny projects, makes decisions.



RECEIVED
MAR 31 2015
DEPARTMENT OF
PLANNING & ZONING

To: Development Review Board
From: Benjamin Traverse & Rebecca Wasserman
Date: March 31, 2015
Re: 92 Home Avenue

We have been living at 92 Home Avenue since August 2014. By no fault of our own, the home's garage is completely unusable for parking and, as such, we are required to park our two vehicles outside. The home's prior owners faced this same situation. Now, we seek to convert the garage into habitable space. Our proposed construction would not in any way change the home's long-standing parking arrangement. Nonetheless, our zoning permit application was denied on the ground that it would violate the City's parking requirements. For multiple reasons explained more fully below, the zoning administrator's denial was improper.

Introduction

This appeal is in reference to the denial of our zoning permit to convert the single-car garage at 92 Home Avenue into habitable space. Now that we are starting a family, we are looking to add an additional bedroom to our home. The garage, which currently amounts to nothing more than unnecessary storage space, is a perfect location to construct a master suite. Our mortgage lender, which is servicing our renovation loan, has already approved the project, pending permitting. A recent appraisal of the proposed construction revealed that by adding a master suite, we would increase our home's value to approximately \$465,000.00; a \$100,000.00 increase from the purchase price. However, when we applied for our zoning permit, it was denied by the zoning administrator on the grounds that it would infringe upon the city's parking ordinances.

When we purchased 92 Home Avenue, we understood and were informed by the sellers that the home's single-car garage was not useable as a parking space. Historical evidence clearly indicates that for more than 15 years, the home's various owners have used two outdoor parkings spaces, rather than the garage. Indeed, to accommodate two outdoor vehicles, one prior owner widened the asphalt driveway with a concrete slab, connecting it to the driveway with brick pavers.

Admittedly, it is likely the case that the owners who initially started parking two cars outside did so out of personal preference arising from the difficulty in parking a car in garage's originally narrow space. Importantly, though, this mere difficulty in parking became a complete impossibility when, in 2003, the City permitted the home's owners to construct a walk-in pantry off of the kitchen, which juts into the back of the garage. Consequently, the garage is now less than 14 feet in length.

Notwithstanding the evidence that 92 Home Avenue has had two outdoor parking spaces for more than 15 years, and regardless of the fact that this situation was affirmed by the City itself in 2003, the zoning administrator still views the garage as a parking space, with the only additional space being that portion of the driveway immediately outside the garage. As a result, the zoning administrator denied our permit to convert the garage into habitable space on the ground that the proposed construction will infringe upon the City's parking ordinances. More specifically, the zoning administrator set forth the following three points in his denial: (1) converting the garage to habitable space will eliminate a parking space, in

violation of the City's minimum parking requirements, set forth in Sec. 8.1.8 of Appendix A, the Comprehensive Development Ordinance (the "Development Ordinance"); (2) by eliminating the garage, the driveway will no longer be an "access" driveway and accordingly, any parking spaces therein will violate the City's frontyard parking ban, set forth under Sec. 8.1.12(c) of the Development Ordinance; and (3) proposed additional parking spaces on the submitted site plan infringe upon the City's right of way.

The zoning administrator's defense is flawed in the following ways: (1) the City previously approved the elimination of the home's garage as a parking space and must be equitably estopped from arguing otherwise; (2) the home's two outdoor parking spaces have been in use for more than 15 years and, per the precedent of the Development Review Board, are "grandfathered" in for the purpose of continued use; and (3) the zoning administrator's definition of an "access" driveway, as used in the zoning ordinances, runs contrary to the City Council's legislative intent.

I. The City Approved Elimination of the Garage Parking Space

In June 2003, prior owners of 92 Home Avenue applied to the zoning administrator for a permit to renovate the backend of the house. A review of the permit application reveals that the plans contemplated an expanded kitchen, the addition of a sunroom, the placement of an outdoor patio, and construction of the above-mentioned walk-in pantry. The site plan stamped "approved" by the zoning administrator only sketches out the expansion of the home's footprint - it does not delineate the interior of the home. However, again, it is clear from the remainder of the permit application that the interior work would include the walk-in pantry, among other things, and that the pantry would jut into the home's garage space.

The zoning permit application was approved on July 9, 2003. Based on the zoning administrator's approval, the prior owners proceeded to construct the walk-in pantry, effectively eliminating the square footage necessary to park a car in the garage. The City also issued related building and electrical permits in September 2003 and November 2003, respectively, which were subsequently closed out.

Additionally, the records of the Assessor's Office demonstrate that the walk-in pantry was considered in a reassessment inspection conducted in January 2004. Accordingly, we and the prior owners of 92 Home Avenue have been paying property taxes on that habitable square footage for more than a decade. Moreover, when the zoning permit was closed out, the Code Enforcement Office conducted a comprehensive inspection of the new construction and issued a certificate of occupancy on November 4, 2010.¹

We suspect from the zoning administrator's past averments that his office will allege the construction of the pantry was never approved, as the site plan on which it appears was not specifically stamped with his office's "approval." This is a specious argument. The zoning administrator cannot contend the pantry was not approved anymore than he can argue the kitchen or sunroom were not approved. Although the "approved" site plan did not delineate the interior walls, the permit application clearly included the construction of these rooms.

¹ The related zoning permit was closed out in connection with the sale of the property to our immediate predecessors in interest.

Furthermore, it bears noting that the zoning administrator did not express any denial of the pantry construction; any conditions of approval are silent as to the pantry and the blueprint depicting the interior rooms is void of any markings other than the zoning administrator's "received" stamp.

Contrary to the zoning administrator's claims, the construction of the walk-in pantry was, in fact, approved by his office. However, even if one could argue otherwise, the zoning administrator must be equitably estopped from denying our permit application on the ground that conversion of our garage will eliminate a parking space. It was incumbent upon the zoning administrator to perceive, or at least inquire as to the fact that the proposed construction rendered the garage useless for the purposes of parking. In the absence of this due diligence, the prior owners were left unaware of the fact that they were not permitted to construct the pantry. The virtue of the prior owners' misperception was only reaffirmed by the City's subsequent approval of related building and electrical permits. Finally, to permit the zoning administrator's office to espouse its belief that the garage is still a parking space would run afoul of the facts that both the Code Enforcement Office and the Assessor's Office have acknowledged the pantry as livable space that complies with the City's ordinances.

When we purchased our home, we confirmed there were no pending permits and that certificates of occupancy had been issued with respect to the home's livable area. Now, the zoning administrator argues that our garage is still considered to be one of the two minimum parking spaces we require. This is an impossibility. The lawful construction of the pantry by prior owners affirmed a necessity for two outdoor parking spaces. These circumstances will persist, regardless of whether we convert the garage to livable space, and the zoning administrator must not be permitted to cite to this parking arrangement as reason for denying our permit application.

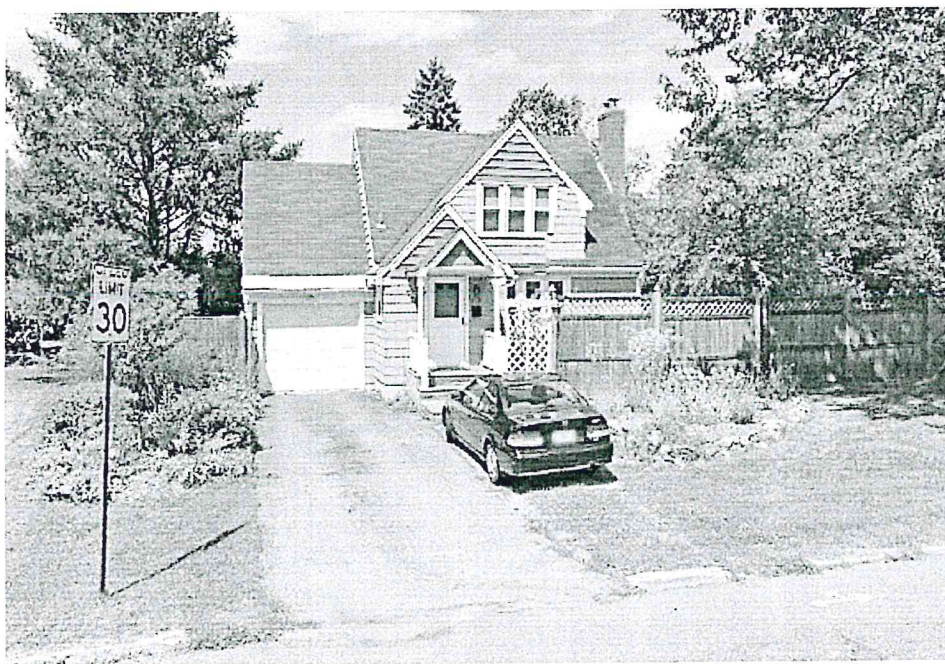
II. The Two Outdoor Parking Spaces are "Grandfathered" in for the Purpose of Continued Use

In addition to viewing our garage as a parking space, the zoning administrator has further erred in determining that 92 Home Avenue only has one outdoor parking space, in the driveway immediately outside the garage. Although our site plan proposes tandem parking with a "concrete walkway" running along the right side of the driveway, historical evidence indicates that for well more than 15 years, our predecessors in interest have used both a parking space in the driveway and a second space in the "concrete walkway," which was, in actuality, connected to the driveway with brick pavers for the purpose of expanding its width to more than 20 feet.

An old photo of 92 Home Avenue on file with the Assessor's Office, believed to have been taken prior to 1990, shows an actual walkway to the right of the driveway, leading from the road the home's front steps:



However, more than 15 years ago, the walkway was removed and replaced with a still-existing concrete slab, which is connected to the driveway with brick pavers. The following is a Google Street View image from 2011, which depicts one car parked atop the concrete slab:

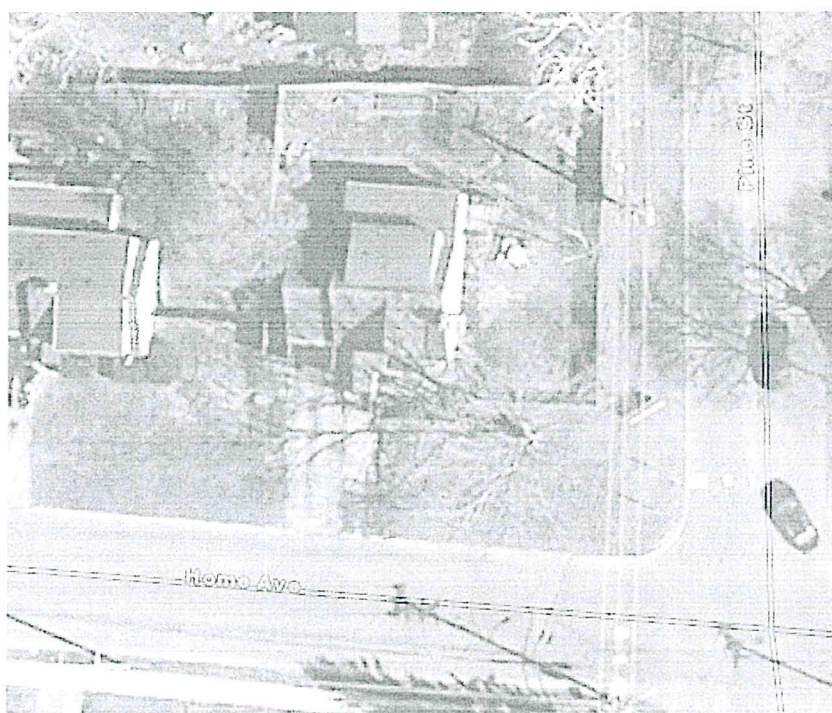


The owners of 92 Home Avenue at that time, Elizabeth Valitchka and David Adams, have agreed to provide a statement that when they owned the property, from November 2009 through July 2014, they consistently used two outdoor parking spaces. Their predecessor in interest, Kim Fox, has also agreed to provide a statement that she similarly used two outdoor parking spaces between 2002 and 2009.

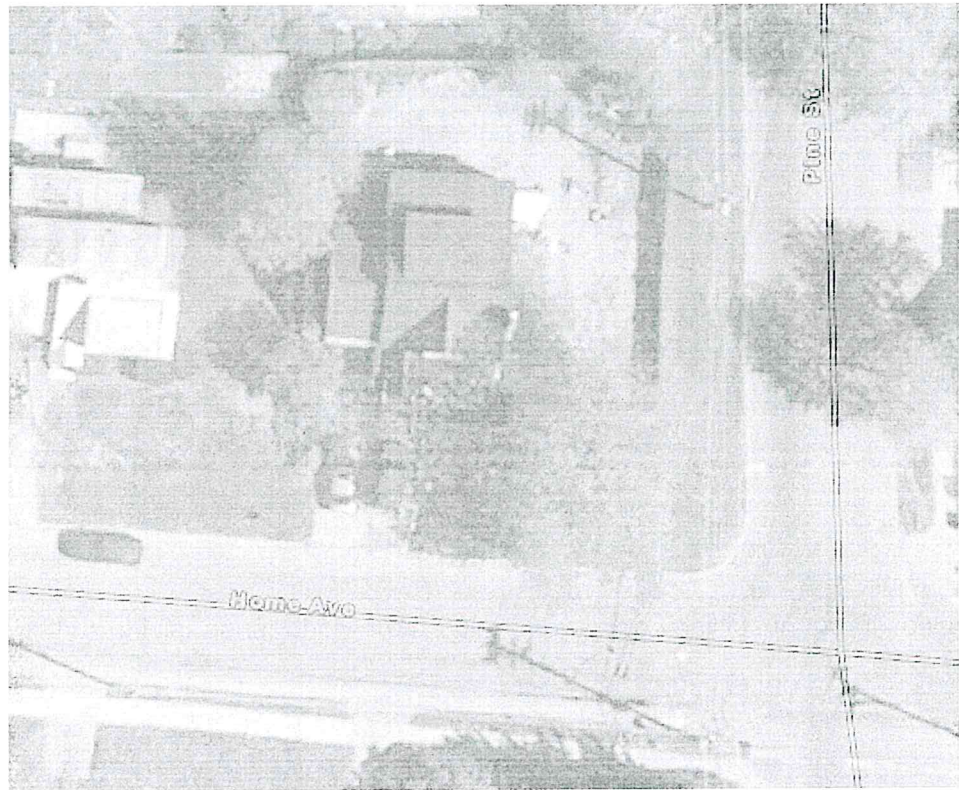
Recent Google satellite imagery actually shows both parking spaces in use:



An official aerial photo from 2013 depicts the full width of the driveway, including the concrete slab, without any vehicles parked thereon:



Another official aerial photo from 2004 shows two vehicles in the driveway, including one on the concrete slab:



An official aerial photo from 2000 depicts the concrete slab as it currently stands, connected to the right side of the driveway:



And, the City's official property database includes a photograph from January 4, 1999 that includes a car parked on top of the concrete slab:



DEPARTMENT OF
PLANNING & ZONING

The Development Review Board previously considered a situation nearly identical to that presented here, when the owners of 140 Wells Street appealed from the denial of their zoning permit application to convert a garage into livable space. See No. 06-844AP; 140 Wells St. (Ward 5, RL) (Tax Lot No. 057-4-185-000). The following Google Street View image is of 140 Wells Street and its now-renovated garage:



As evidenced by the image, the dimensions of the driveway at 140 Wells Street are nearly identical, if not smaller than those at 92 Home Avenue. As noted in the Development Review Board's decision of August 1, 2006, the zoning administrator conceded that:

The existing parking configuration consists of a 2-space wide (19') driveway, a portion of which leads to a 1-space garage for a total of 3 parking spaces. All spaces have been in place for at least 15 years (i.e. the statute of limitations for zoning violations). The southern driveway space is pre-existing front yard parking and has been "grandfathered" by Code Enforcement.

The zoning administrator denied the application permit, though, on the following ground:

The space sits within the front yard setback. The northern driveway space leads to the 1-car garage and, as an access drive, is permissible. Based on previous rulings by the Development Review Board, this northern access drive/parking space is not front yard parking specifically because it leads to the parking space in the garage. By removing the garage space, the northern driveway space no longer leads to the garage.

The Development Review Board unanimously rejected this argument, however, holding as follows:

The appellants have argued that the driveway is not changing. The two driveway parking spaces will remain and satisfy the 2-space parking requirement for the home. Furthermore, they have asserted that the garage is not actually used as such. It is used as a mudroom and storage space.

The Development Review Board finds that, although the garage will be removed, the southern driveway parking space remains legitimate. The curb cut is not as wide as the driveway. It is only as wide as the southern driveway parking space. As such, in order to access the "grandfathered" parking space to the north, vehicles must drive through the space to the south. Therefore, the southern parking space remains an access drive and does not constitute front yard parking.

The Development Review Board should apply this same rationale to the instant matter. The facts presented here are identical to those presented by 140 Wells Street. Like in that matter, the garage at 92 Home Avenue is not used as such; the driveway at 92 Home Avenue is of similar dimensions and, indeed, the width of our driveway (more than 20 feet) is at least one foot larger than that at 140 Wells Street; two driveway parking spaces have been used for more than fifteen years; and the driveway spaces do not infringe upon the City's right of way.

It should be additionally noted here that a finding that the two driveway parking spaces at 92 Home Avenue are not "grandfathered" would effectively force us to continue acting in violation of the City's parking code. Here, the zoning administrator is effectively arguing that we, by no fault of our own, could be cited for parking two cars in our driveway. The zoning administrator actually informed us that one of our vehicles could be towed if we continue to

park as we and our predecessors in interest have done for more than 15 years. This is an untenable situation that must be addressed, regardless of the outcome of our permit application.

III. The Zoning Administrator's Definition of an "Access" Driveway is Incorrect

If the Development Review Board disagrees with the above-stated arguments, the request that you consider an additional claim that the zoning administrator is improperly interpreting the City's restrictions on front yard parking, which read as follows:

Required parking in all residential zoning districts shall not be located in a required front yard setback area abutting a public street, except alleys. This prohibition extends from the edge of the public right-of-way in to the required front yard setback for the entire width of the property with the exception of a single access drive no more than eighteen feet (18') or less in width. The provisions of this subsection shall not be applicable during such times as when the winter parking ban pursuant to Section 20-56 of the Code of Ordinances is in effect. Where parking is provided outside the front yard setback, but either partially or entirely between the principle structure and the street, such parking shall be screened to the extent practicable from view from the public street.

Although we proposed the alternative of further widening our driveway beyond the concrete slab, the zoning administrator denied our permit application, stating that by eliminating our garage, our driveway will no longer fall under the front yard parking exception for "single access drive[s]." The zoning administrator defines the term "access" as requiring that the driveway lead to a legal parking space. Admittedly, it appears the Development Review Board may have also adopted this definition, as indicated by its decision in the 140 Wells Street appeal. We respectfully posit, however, that this was not the City Council's intent in adopting the ordinance.

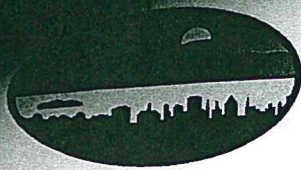
If the City Council intended for an "access" drive to be one that leads to a legal parking space, it could have defined it as such. As used in the City's ordinance and similar Vermont regulations, the term "access" merely indicates that a driveway is the means by which a private property is accessed from a public road. Under the front yard parking restrictions, the term "access" must be read in conjunction with the preceding term of "single." A plain reading of the City's ordinances as a whole reveals that the phrase "single access drive" is used to distinguish it from a "shared access drive." It is sensible that the City Council would only extend the front yard parking exception to a "single access drive," as permitting driveway parking for multi-unit dwelling would be unfeasible. Under this interpretation of the ordinance, the removal of a garage does not change the status of a "single access drive."

Conclusion

The parking arrangement at 92 Home Avenue exists for reasons we have no control over. Within the confines of these circumstances, we seek to improve the value of our home. Adding a master suite will not affect our parking arrangement, which has stood for more than 15 years. The garage was entirely eliminated as a parking space more than a decade ago when prior owners were permitted to construct a walk-in pantry. For the reasons set forth

DEPARTMENT OF
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MAY 31 2015



Unified Certificate of Occupancy

Tax ID: 057-2-109-000

92 HOME AVENUE

Maximum Occupant
Load: NA

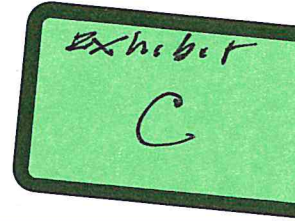
City of Burlington, Vermont

Project Description:

25x9 single story addition, and 12x14' uncovered patio.

Issued:

November 4, 2010



Owner of Record: ELIZABETH H VALITCHKA
92 HOME AV
BURLINGTON VT 05401

FolderRSN	Permit Info	Permit Issued	Permit Description
105547	Zoning Permit - Basic 03-635 92 HOME AVENUE	Jul 9 2003	25x9 single story addition, and 12x14' uncovered patio.
108201	Building Permit 2003 040888 00000 BP 92 HOME AVENUE	Sep 8 2003	one story addition

This Certificate of Occupancy for 92 HOME AVENUE is issued on November 4, 2010 by the City of Burlington, Vermont, for the Zoning and Building permits listed above.

Jeanne Francis, Zoning Compliance Officer

Ned H. Holt, City Building Official

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NOV 15 2010

DEPARTMENT OF
PLANNING & ZONING

above, we request that our appeal be granted and that a zoning permit be issued that permits converting the garage at 92 Home Avenue into livable space.

Benjamin J. Traverse

DEPARTMENT OF
PLANNING & ZONING

MAR 31 2015



ZONING PERMIT

135 Church Street, Ste. 3
Burlington, Vermont 05401-8415

(802) 865-7188 * (802) 865-7142 TDD * (802) 865-7195 FAX

Exhibit

B

Application Date: 06/30/2003 Appeal Exp. Date: 07/24/

Project Location: 92 HOME AVE Zone: RL Ward:

Owner/Applicant Name: LISA LEISER

Address: KIM FOX

92 HOME AVENUE

BURLINGTON, VT 05401

AKA Address:

Telephone: 865-4692

Project Description: Addition (25' x 9') of sunroom and kitchen at rear of house; add new 12' x 14' patio.

Estimated Cost of Construction: \$50,000.00 Lot Size: 6349

Net New Sq. Ft.: 225

Net New # of Housing Units: 0

Existing % Lot Coverage: 22

Existing # of Parking Spaces: 2

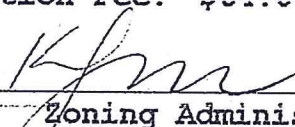
Proposed % Lot Coverage: 28

Proposed # of Parking Spaces: 2

Required # of Parking Spaces:

Zoning Permit #: 03-635

Application Fee: \$64.00 Yes


Zoning Administrator

Decision: AWC Date 07/09/2003

An interested person may appeal a decision of the Zoning Administrator to the Development Review Board within 15 days of final action.

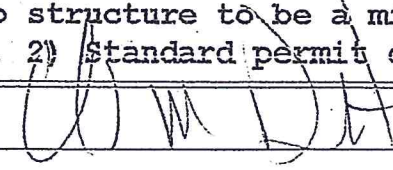
V #: ZBA #: ZBA Decision Date:

Assessor Parcel #: 057-2-109-000

PERMIT_ID:

7511

Conditions: 1) Addition to structure to be a minimum of 7.5' from side property lines. 2) Standard permit conditions 1-15.

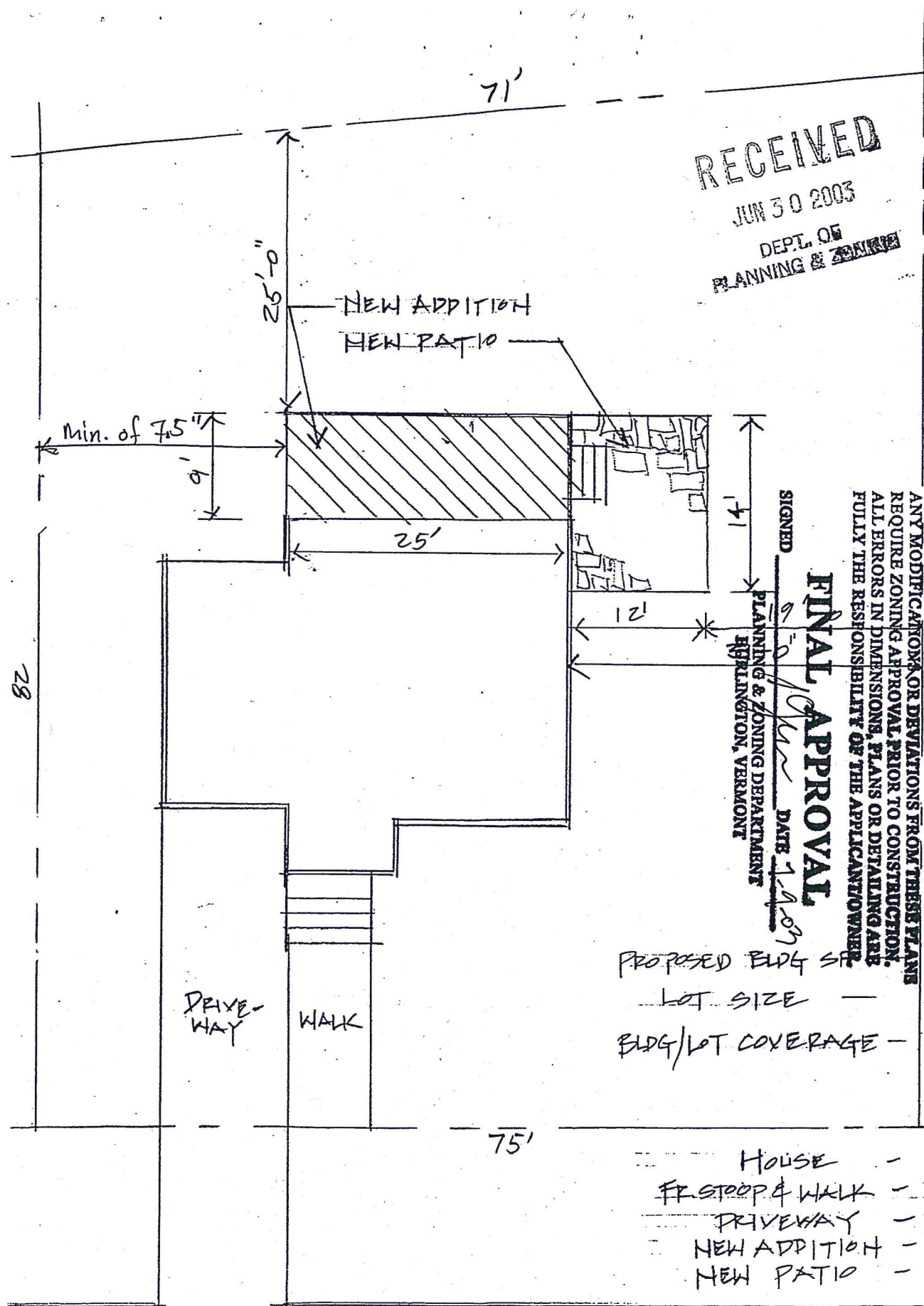
Applicant Signature: 

Standard Permit Conditions
92 Home Avenue
Zoning Permit #: 03-635
DATE ISSUED: July 9, 2003

1. **15-Day Posting Period.** Zoning permit is not effective until expiration of 15-day appeal period as required by state statute.
2. **Time Limits.** Zoning permit shall become invalid unless work or action authorized by permit commenced by **July 9, 2005**. The Permittee shall complete the approved construction by **July 2006**.
3. **Required Revisions.** Any revisions or additions to plans required as a result of approval must be submitted in triplicate and stamped "approved" prior to issuance of zoning permit.
4. **Changes.** The project shall be completed as shown on the plans, which have been stamped "approved" and dated **July 9, 2003** by the Department of Planning and Zoning. The project shall not deviate from the approved plans without prior written approval from the Department of Planning and Zoning.
5. **Property Inspection.** By acceptance of this permit, Permittee authorizes City Officials and/or their authorized representatives, access to the subject property for purpose of observing work in progress, inspecting and/or measuring the property or improvements as long as the use authorized by this permit remains in effect.
6. **Certificate of Occupancy.** A certificate of occupancy must be issued by the Department of Public Works PRIOR to use and/or occupancy of the subject premises. Prior to issuance, the Department of Planning and Zoning must certify that work has been completed in accordance with approved plans and that applicable conditions have been met. The Permittee may be required to provide a Letter of Credit to obtain a Certificate of Occupancy prior to completion of all required improvements.
7. **Completion and Maintenance of Improvements and Landscaping.** Permittee or successor in interest is responsible for completing all improvements shown on approved plans. By acceptance of this permit, Permittee agrees to maintain all improvements in a satisfactory condition. Any landscaping installed according to the approved plan which becomes diseased or dies shall be replaced by similar species and size no later than the first available planting season.
8. **Building Permit; Other Permits.** Permittee is solely responsible for obtaining BUILDING PERMIT and all other applicable local, state and federal permits.
9. **Off-Site Drainage.** Issuance of this permit does not authorize the discharge of stormwater runoff or other surface drainage from the subject premises onto adjoining property or properties.

Standard Permit Conditions

- 10. Appeals.** Appeals of a decision of the Zoning Administrator can occur up to fifteen (15) days following such decision. Appeals of Development Review Board decisions can occur up to thirty (30) days following final decision. Any work done in connection with this permit prior to the expiration of all applicable appeal periods is done SOLELY at the risk of the Permittee.
- 11. Errors.** Permittee is solely responsible for the accuracy of all information contained in the Zoning Permit form and in accompanying documentation. Any errors contained therein may invalidate the Zoning Permit and may result in issuance of a zoning violation citation and prosecution.
- 12. Transfer of Ownership.** In the event of a transfer of ownership, partial or whole, of the subject premises, the transferee shall become permittee and subject to compliance with the terms and conditions of this permit.
- 13. Violations/Penalties.** A violation of any of the conditions of this permit or of any provision of the Burlington Zoning Ordinance may result in a penalty of up to one hundred dollars (\$100) per day.
- 14. Incorporation and Reference of All Plans Presented to Development Review Board.** This approval incorporates by reference all plans and drawings presented and all verbal representations by the Permittee at Development Review Board meetings and hearings on the subject application to the extent that they are not in conflict with other stated conditions or regulations.
- 15. For Properties Involved in Boundary Disputes.** When there is a boundary dispute regarding the subject property, and, as no certified survey has been produced to the Planning and Zoning Office to help resolve this dispute, this permit is granted upon the information, including site plan, provided by Permittee. If another party submits sufficient evidence (ie. a certified survey) to demonstrate that the boundary is not as indicated by Permittee, this permit shall be null and void. Further, Permittee shall bear all costs to remedy the situation, including removal of the structure(s) if necessary, that is if the structure(s) is/are unable to meet the requirements of the zoning ordinance and receive an amended permit in light of the actual boundary line.



HOME AVE.

EISER/FOX RESIDENCE - 92 HOME AVE.

612

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24'-6" ±

8'-0"

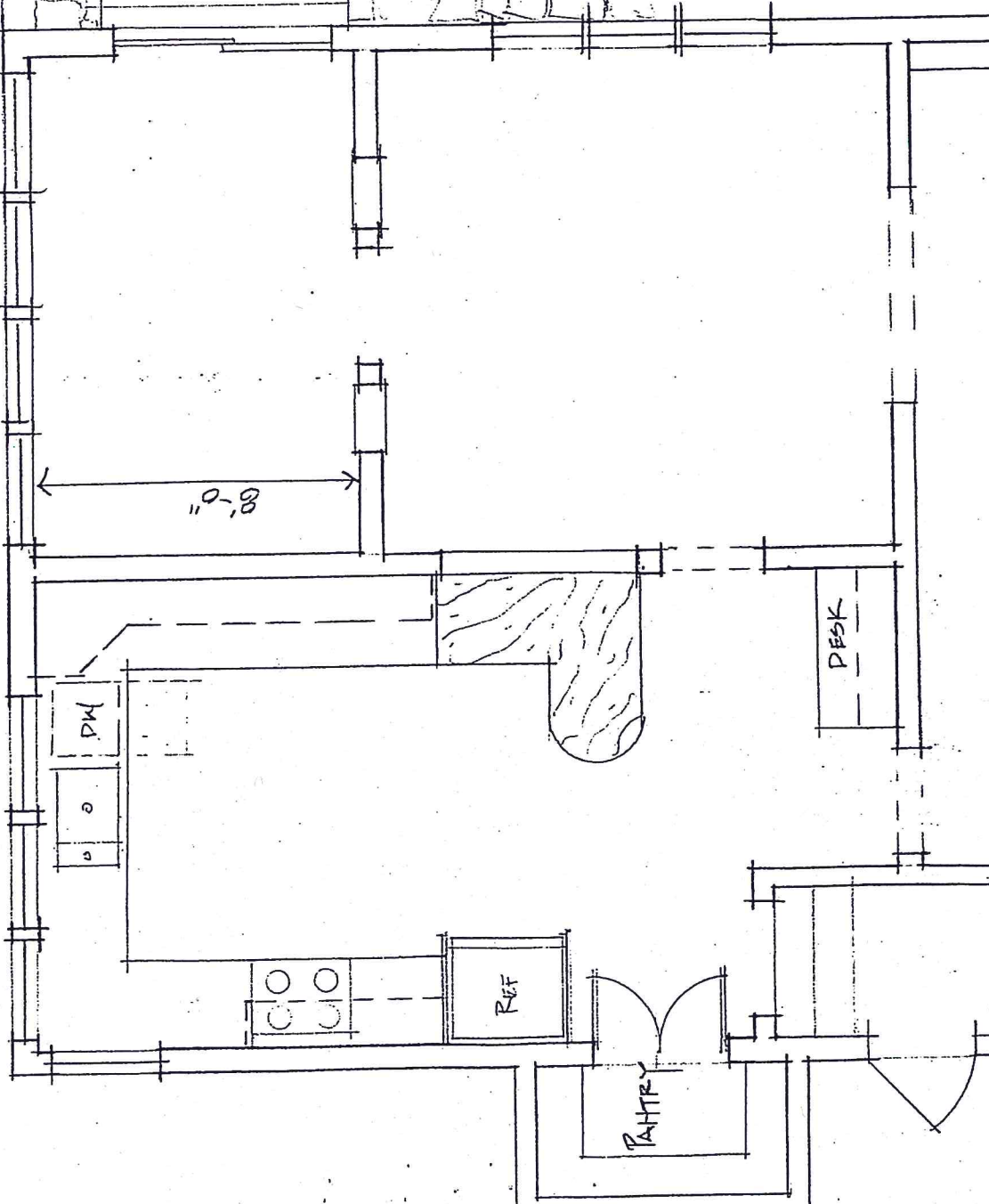
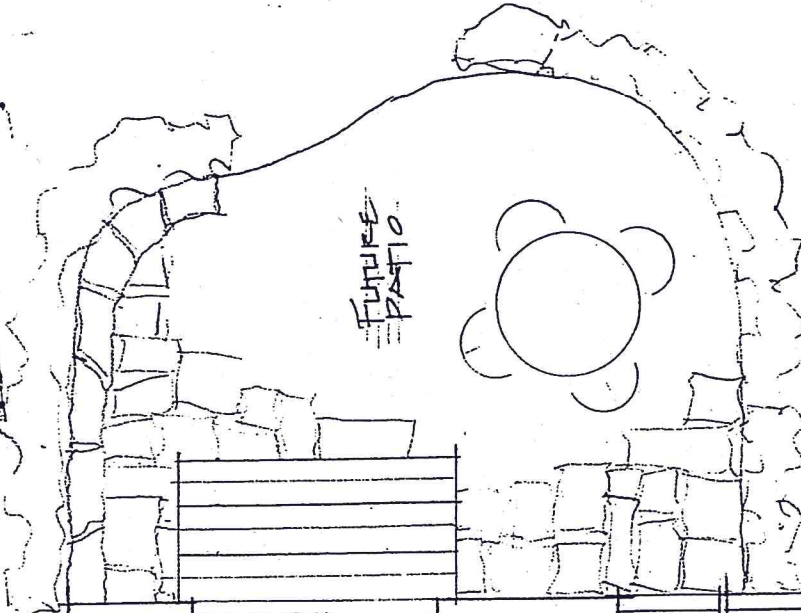
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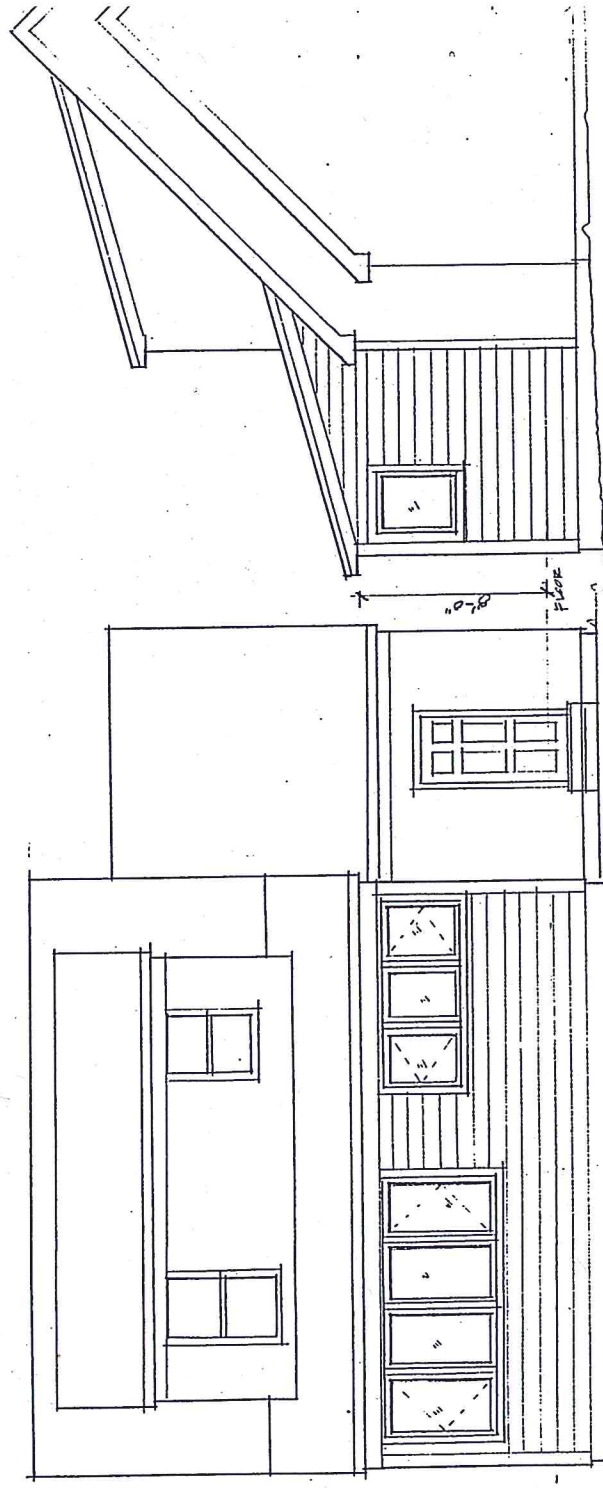
DESK

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WEST ELEVATION

EAST ELEVATION

Basic Zoning Permit Application

Burlington Planning and Zoning

149 Church Street, City Hall

Burlington, VT 05401

(802) 865-7188 (865-7142 TDD)

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JUN 30 2003

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Project Address: 92 HOME AVE Tax Lot #: 1
Property Owner: LISA LEISER / KIM FOX Applicant: PRIME CONSTRUCTION
Owner's Address: 92 HOME AVE. Applicant's Address: PO Bx 1236
Phone Number(s): 865-4692 Daytime Phone Number: 865-927
Zone: RL Estimated Construction Cost: 50,000

Existing Use of Property: ☒ Single Family ☐ Duplex ☐ Other: _____

Proposed Use of Property: ☒ Single Family ☐ Duplex ☐ Other: _____

Description of Work Proposed: SUN ROOM & KITCHEN ADDITION

☐ Site Plan to scale to include: See Design Review Guide – Site Plans, for a reference

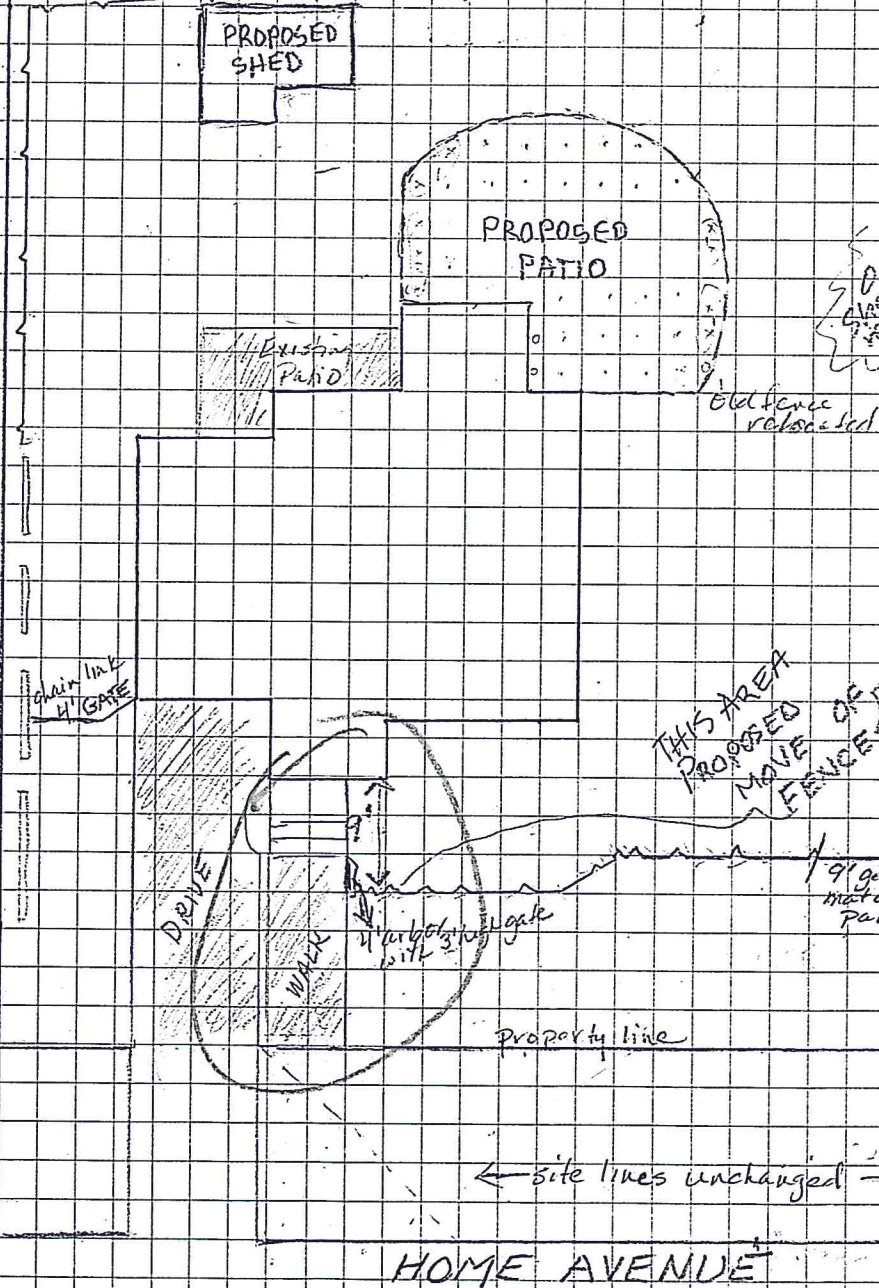
1. Dimensions of the land, (ie., lot size 50' x 100'). 6250
2. Lot Coverage – Perimeter outline including dimensions of all structures including, decks, patios, parking areas with spaces delineated, driveway(s), walkway(s), etc., with Existing and Proposed differential
3. Setbacks - Distance to property lines from building(s), parking area(s), driveway(s), etc.
4. Easements and/or right-of-ways.
5. Existing topography and any proposed grading (changes in elevations, fill, etc. with minimum 5' contour intervals shown in a sketch form).
6. Height: Existing: _____ and Proposed: _____.
7. Parking Spaces: Existing: _____ and Proposed: _____.
8. If this property is a Corner Lot, (property located on the corner of two streets) indicate street names on site plan.
9. Other: _____

Property Owner's Signature: [Signature] Date: 6-26-03
Applicant's Signature: [Signature] Date: 6-30-03

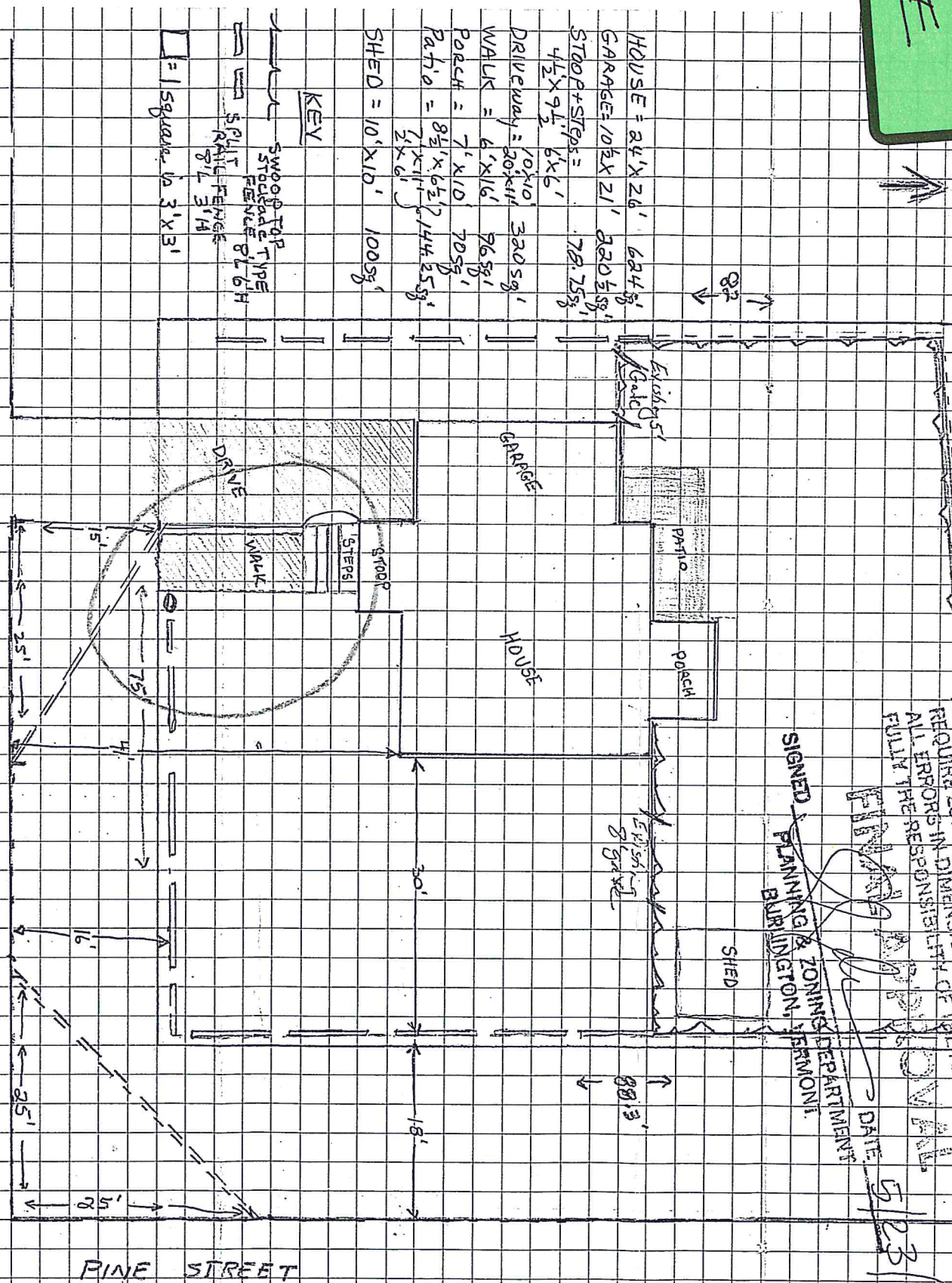
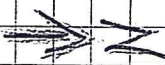
PROPOSED
NEW SHED = $7' \times 12' / 3' \times 6'$ entrance = $\frac{84}{9} + \frac{18}{9} = 102 \text{ sq'}$
 PROPOSED
NEW PATIO = $46 \text{ squares} = 9 \text{ sided} = 414 \text{ sq'}$ for total patio coverage
 (SCALE)

EVERYTHING ELSE AS IS except removal of old shed and move existing patio
add panels.

RECEIVED
MAY 2-2 2001
DEPT. OF
PLANNING & ZONING



hibit
E



KEY

SWOOD TOP
STOCKPILE TYPE
FENCE 8' x 6' H
RAIL FENCE
8' x 3' H

HOUSE = $24' \times 26' = 624 \text{ sq'}$
 GARAGE = $10' \frac{1}{2} \times 21' = 220 \frac{1}{2} \text{ sq'}$
 STOOD + STEPS = $4 \frac{1}{2} \times 9 \frac{1}{2} = 42 \frac{1}{4} \text{ sq'}$
 DRIVEWAY = $10' \times 10' = 100 \text{ sq'}$
 WALK = $6' \times 16' = 96 \text{ sq'}$
 PORCH = $7' \times 10' = 70 \text{ sq'}$
 PATIO = $8 \frac{1}{2} \times 6 \frac{1}{2} = 54 \frac{1}{4} \text{ sq'}$
 SHED = $10' \times 10' = 100 \text{ sq'}$

TOTAL OF
OLD DIMENSIONS = 1653.5 sq' $\times 100 \div 6,250 \text{ sq'}$ = 26.456% of lot covered
 LOT = $6,250 \text{ sq'}$
 N = $71'$
 E = $88.3'$
 S = $75'$
 W = $82'$

Proposed Coverage Change = 2069.5 sq' $\times 100 \div 6,250 \text{ sq'}$ = 33.12%
 92 HOME AVE. Zoned for = 35% total allowed coverage

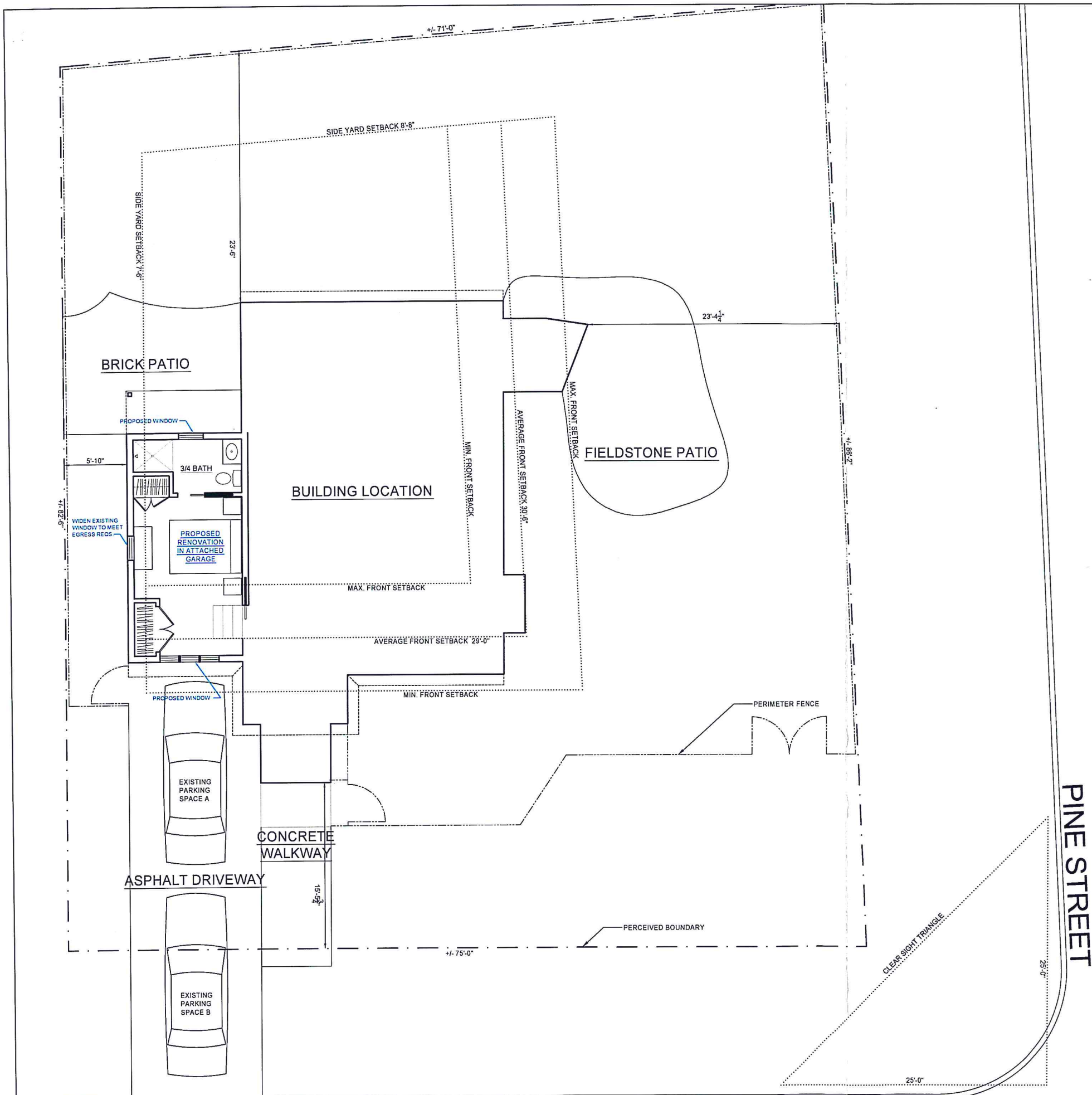


Exhibit
D

LOT COVERAGE
NO CHANGE:
EXISTING LOT COVERAGE:
(1,637 / 6,250) x 100= 26%

SETBACKS
SIDE YARD SETBACK (HOME AVE)
: 75' x 10%= 7'-6"
SIDE YARD SETBACK (PINE AVE)
: 88' x 10%= 8'-8"
PINE STREET FRONT SETBACK:
+/- 5' OF 30'-6" AVERAGE
991 & 981 PINE STREET
(30'-0" + 31'-0")/2 = 30'-6"
HOME AVENUE FRONT SETBACK:
+/- 5' OF 29'-0" AVERAGE
88 & 82 HOME AVENUE
(22'-6" + 35'-6")/2 = 29'-0"

RUDY POLWIN ARCHITECT

3256-2 North Road
Waitsfield, VT 05673

c 814.441.0410
rudypolwin@gmail.com
www.rudypolwin.com

SEAL



ISSUE STATUS:
PERMIT REVIEW
THE INFORMATION PROVIDED
NOT FOR CONSTRUCTION
PURPOSES. THE DRAWINGS &
DETAILS HEREIN ARE FOR
PERMITTING PURPOSES ONLY

JOB TITLE / CLIENT
**BEN TRAVERSE /
BECKY WASSERMAN
RENOVATION**
92 HOME AVENUE
BURLINGTON, VT 05401
(607) 624-1287

SITE PLAN

SCALE
1" = 10'
0 5 10

DATE PRINTED

NOTE:
THE SITE PLAN IS AN ILLUSTRATIVE REPRESENTATION
FOR ZONING APPLICATION PURPOSES ONLY AND IS
NOT TO BE USED FOR CONSTRUCTION PURPOSES

Department of Planning and Zoning

149 Church Street
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David White, AICP, Director
Ken Lerner, Assistant Director
Sandrine Thibault, AICP, Comprehensive Planner
Jay Appleton, GIS Manager
Scott Gustin, AICP, Senior Planner
Mary O'Neil, AICP, Senior Planner
Anita Wade, Zoning Clerk
Elsie Tillotson, Department Secretary



TO: Development Review Board
FROM: Scott Gustin
DATE: May 5, 2015
RE: 15-0809CA/MA; 316-322 Flynn Avenue

=====

Note: These are staff comments only; decisions on projects are made by the Development Review Board, which may approve, deny, table or modify any project. THE APPLICANT OR REPRESENTATIVE MUST ATTEND THE MEETING.

Zone: NMU Ward: 5

Owner/Applicant: G&C Properties / Michael F. Alvanos

Request: Remove existing deli building and replace with new mixed use (deli, office, 9 residential units) building and associated site improvements.

Applicable Regulations:

Article 3 (Applications and Reviews), Article 4 (Maps & Districts), Article 5 (Citywide General Regulations), Article 6 (Development Criteria & Guidelines), Article 8 (Parking), Article 9 (Inclusionary and Replacement Housing), and Article 11 (Planned Unit Development)

Background Information:

The applicant is seeking approval for a proposed mixed use building and associated parking. The existing corner market building will be demolished along with the redemption center. The existing 3-unit residential building will be retained. The proposed building will be set to the street corner and will contain a mix of office, deli, and residential uses. Note that the deli space, at 2,315 sf exceeds the 2,000 sf café size limitation and is, therefore, considered a restaurant. In all, 9 new residential units are proposed (+ 3 existing for a total of 12). Existing surface parking will be reconstructed to serve the new multi-use building.

This project underwent sketch plan review with the Development Review Board on November 18, 2014. At that sketch plan review, the DRB advised against the use of CMU block (now deleted in favor of brick), requested bike parking details, and noted the vehicular congestion at the Pine & Flynn intersection.

The Conservation Board reviewed this project on April 6, 2015 and unanimously recommended approval of the project with a recommendation that the stormwater system be revised to include a level spreader for discharge of stormwater into Englesby Brook. The level spreader will reduce the likelihood of soil erosion into the brook. Revised plans have been submitted that incorporate the level spreader.

The Design Advisory Board reviewed this project on March 24, 2015. The Board unanimously recommended approval subject to the following conditions:

1. Add trees by the northwest corner of the parking lot between the sidewalk and the parking area.
2. Provide long term bike parking within the building.
3. Provide material specification sheets or sample of the metal siding types.
4. Provide a footpath between the parking lot and front patio.
5. Show rooftop equipment and screening.
6. Vertical short term bike parking is recommended.
7. Replace trees along the north end of the parking area to the extent possible once stormwater improvements are complete.

Revised project plans have been submitted to address the DAB's recommendation; however, bike parking details remain lacking.

Recommendation: Initial Major Impact & Certificate of Appropriateness review and table pending resolution of outstanding items noted below.

I. Findings

Article 3: Applications and Reviews

Part 5, Conditional Use & Major Impact Review:

Sec. 3.5.6, Review Criteria

(a) Conditional Use Review Standards

1. The capacity of existing or planned community facilities;

The proposed development will be served by municipal water and sewer. Sufficient capacity is available; however, written confirmation from the Department of Public Works will be required. A state wastewater permit will also be needed prior to construction. **(Affirmative finding as conditioned)**

2. The character of the area affected;

The subject property and the properties on the southwest and southeast corners of the Pine Street/Flynn Avenue intersection are zoned as Neighborhood Mixed Use (NMU). This zoning designation that was done several years ago better reflects the mixed use character of these properties and enables greater flexibility for their redevelopment. Champlain Elementary School (and the RL zone) abuts the subject property to the north. Single family homes lie to the east and south. Mixed uses are present to the west. The proposed development is of a scale that is contextually appropriate to its surroundings. The proposed mix of uses is consistent with the intent of the NMU zone. **(Affirmative finding)**

3. Traffic on roads and highways in the vicinity;

The proposed development is not large enough to require a comprehensive traffic analysis. As requested, the applicant has provided basic traffic information relating to pre- and post-construction traffic generation. The residences are expected to generate 10.54 PM peak hour trip ends. Note that the 0.62 trip end per unit does not add up to 10.54 – clarification is needed. The commercial uses are expected to generate 4.47 PM peak hour trip ends. As with the residences, the per-unit number does not add up to the total number – clarification is needed. The traffic memo assumes that 50% of the traffic generated will use the Pine & Flynn intersection; however,

this assumption is unsubstantiated. Regardless, even in the unlikely event that all traffic generated uses the intersection, only 15 new PM peak hour trip ends are anticipated (a 1.2% increase in volume). Pre-construction traffic volumes date from 2003. More recent background information should be used if available. Given the scope of the proposed development, major traffic impacts are not anticipated; however, the problems with the traffic memo noted above prevent a conclusive evaluation of traffic impacts. Traffic estimates need to be cleaned up as noted above and will be subject to review and approval by the Department of Public Works. As presently submitted, Public Works concurs that the traffic information is inconclusive. **(No finding possible)**

4. Bylaws then in effect;

As conditioned, the application is in compliance with all applicable bylaws.

5. Utilization of renewable energy resources;

No provision for renewable energy resources is noted in the project proposal; however, the incorporation of rooftop solar energy devices into the development is encouraged. **(Affirmative finding as conditioned)**

6. Cumulative impacts of the proposed use;

The deli and office components of the proposed development will have little impact beyond the existing corner market use. The proposed 9 residential units will entail impacts on community services and facilities, but those impacts are expected to be proportionately modest. **(Affirmative finding)**

7. Functional family;

Not applicable.

8. Vehicular access points;

See Sec. 6.2.2 (i).

9. Signs;

See Sec. 6.3.2 (g).

10. Mitigation measures;

The proposed development is not expected to generate offsite noise or glare substantial enough to require mitigation. HVAC and kitchen exhaust for the café will be located on the rooftop, away from nearby residences. **(Affirmative finding)**

11. Time limits for construction;

No extended time frame for construction or phasing schedule is proposed. Therefore, the standard 2-year time limit will apply for construction of the proposed development. **(Affirmative finding)**

12. Hours of operation and construction;

Hours of operation need not be specified for the residential use. The office and deli uses are both permitted in the NMU zone and are not subject to restrictions on hours of operation.

No construction hours are noted in the application. Other projects with nearby residences have days and hours of construction limited to Monday-Friday 7:00 am – 6:00 pm. Limited work may extend outside this schedule to extend to Saturday 9:00 AM – 5:00 PM only after obtaining

approval from the Development Review Board through correspondence rather than a scheduled hearing. No construction on Sunday. **(Affirmative finding as conditioned)**

13. Future enlargement or alterations;

In the event of future enlargement or alteration, permits would be required and reviewed under the regulations then in effect.

14. Performance standards;

Performance standards relating to outdoor lighting and erosion control are addressed under Article 5 of these findings.

15. Conditions and safeguards;

See recommended conditions of approval.

(b) Major Impact Review Standards

1. Not result in undue water, air, or noise pollution;

A stormwater management system is proposed. Details are addressed under Sec. 5.5.3 of these findings. For the purposes of this criterion, the proposed stormwater management system will improve the quality of stormwater discharging into Englesby Brook. Presently, there is no onsite stormwater management. As proposed, runoff will be collected and retained in an underground tank for treatment prior to discharge into Englesby. A bioretention swale is also proposed along the northern length of parking. No significant air or noise pollution is anticipated. **(Affirmative finding)**

2. Have sufficient water available for its needs;

See Sec. 3.5.6 (a) 1.

3. Not unreasonably burden the city's present or future water supply or distribution system;

See Sec. 3.5.6 (a) 1.

4. Not cause unreasonable soil erosion or reduction in the capacity of the land to hold water so that a dangerous or unhealthy condition may result;

An erosion prevention and sediment control plan has been submitted. The Conservation Board has reviewed this plan, and final approval from the Stormwater Administrator is pending.

(Affirmative finding as conditioned)

5. Not cause unreasonable congestion or unsafe conditions on highways, streets, waterways, railways, bikeways, pedestrian pathways or other means of transportation, existing or proposed;

See Sec. 3.5.6 (a) 3.

6. Not cause an unreasonable burden on the city's ability to provide educational services;

At 9 new units, the residential component of the proposed development is fairly modest. No significant impacts on the city's educational services are expected. Impact fees will be paid to help offset what impacts there are. **(Affirmative finding as conditioned)**

7. Not place an unreasonable burden on the city's ability to provide municipal services;

The proposed development will generate additional impacts on city services; however, those impacts may be mitigated by payment of impact fees. **(Affirmative finding as conditioned)**

8. *Not have an undue adverse effect on rare, irreplaceable or significant natural areas, historic or archaeological sites, nor on the scenic or natural beauty of the area or any part of the city;*
See Sec. 6.2.2.

9. *Not have an undue adverse effect on the city's present or future growth patterns nor on the city's fiscal ability to accommodate such growth, nor on the city's investment in public services and facilities;*

The proposed development brings about greater intensity and diversity of development consistent with the rezoning of this area to NMU. The project is not expected to have an undue adverse effect on the city's present or future growth patterns or on its public services and facilities.

(Affirmative finding)

10. *Be in substantial conformance with the city's municipal development plan;*

The application demonstrates substantial compliance with the MDP, as per the following:

The project will result in additional mixed use development (pg. I-2, Land Use Policies) within the Neighborhood Mixed Use zone.

The proposed development lies within the radius of the neighborhood activity center anchored at the Flynn Avenue/Shelburne Street intersection (pg. I-29, Future Land Use Map - Centers for Growth and Development).

The development will implement measures to improve the quality and quantity of stormwater runoff leaving the site and entering Englesby Brook (pg. II-12, Natural Environment Action Plan).

The proposed commercial space is small in scale, consistent with that typically found in neighborhood mixed use areas (pg. VI-2, City Policies).

The project will comply with the city's current energy efficiency standards (pg. VIII-1, City Policies). **(Affirmative finding)**

11. *Not have an undue adverse impact on the present or projected housing needs of the city in terms of amount, type, affordability and location;*

The proposed development will bring additional housing to the city and will diversify the housing stock in the neighborhood. No undue adverse impacts on the city's present or projected housing needs are anticipated. **(Affirmative finding)**

12. *Not have an undue adverse impact on the present or projected park and recreation needs of the city.*

Minimal anticipated impacts on the city's park and recreation needs are anticipated. Payment of impact fees will help offset what impacts there are. **(Affirmative finding as conditioned)**

Article 4: Maps & Districts

Sec. 4.4.2, Neighborhood Mixed Use Districts:

(a) Purpose

(2) Neighborhood Mixed Use (NMU)

The Neighborhood Mixed Use District is intended to preserve and enhance historically commercial areas while reinforcing the compact scale and development patterns within the city's older neighborhoods. Uses are intended to provide neighborhood oriented goods and services and employment opportunities within walking or biking distance of residential neighborhoods. The proposed commercial uses are small in scale and are consistent with the purpose of the district. The location of the proposed development is well within walking or biking distance of residential areas and other employers. **(Affirmative finding)**

(b) Dimensional Standards & Density

FAR in the NMU zone is limited to 2.0. The subject property is 26,424 sf (with 16,420 sf in the NMU zone). Gross square footage is 19,180 sf or 1.2 FAR relative to the NMU portion of the property.

Maximum permissible lot coverage is 80% in the NMU zone and 35% in the RL zone. The site plan notes that coverage in the NMU portion will be 86.4% and will be 30.4% in the RL portion. Existing coverage in the NMU portion is nonconforming at 91%. The reduction to 86.4% is acceptable.

The subject property is a corner lot, and therefore, contains two front yards and two side yards. There is no rear yard for the purposes of setback requirements.

A 15' setback is required along NMU property lines that abut a residential district. The proposed building observes this setback. This particular section of the NMU zone requires a 10' minimum front yard setback from the street curb (Table 4.4.2-1 footnote 7). The proposed structure complies with this setback.

Lastly, the front yard setback in the RL portion of the property is based on the average setback of neighboring buildings, +/- 5'. In this case, there is only one neighboring building in the RL zone – Champlain Elementary School. The school is set back far from the road and would result in an impossible setback for the RL portion of the property. As proposed, the reconstructed parking lot would remain nonconforming relative to the front yard setback, but the degree of nonconformity would not increase.

Within the NMU zone, the maximum building height is 35', and the minimum is 20'. Buildings shall be at least 2 stories. The proposed building is 35' tall and 3 stories. **(Affirmative finding)**

(c) Permitted & Conditional Uses

Multifamily residential development is a permitted use in the NMU zone. The restaurant and office uses are also permitted. **(Affirmative finding)**

(d) District Specific Regulations

Not applicable to the project as proposed in either NMU or RL zones.

Sec. 4.5.4, Natural Resource Protection Overlay (NR) District

(c) District Specific Regulations: Riparian and Littoral Conservation Zone

(4) Requirements

The proposed development lies partially within the 100' buffer zone along Englesby Brook. The emphasis of this subsection is on protection of riparian corridors and on stormwater management.

The proposed development, including its stormwater management system, is subject to review and approval by the Conservation Board and the Stormwater Administrator. The Conservation Board has reviewed the project and recommended approval. Approval of the stormwater management system from the Stormwater Administrator is pending. **(Affirmative finding)**

(d) District Specific Regulations: Wetland Conservation Zone

(6) Criteria for Review

The property lies within 100' of wetlands included in the city's wetlands map. As a result, review under this subsection is required. The Conservation Board reviewed the project under these criteria and found no adverse impacts. No direct wetland impacts are proposed. Only work within the buffer zone is proposed. **(Affirmative finding)**

Article 5: Citywide General Regulations

Sec. 5.2.3, Lot Coverage Requirements

See Sec. 4.4.2 (b) above.

Sec. 5.2.4, Buildable Area Calculation

Not applicable in the NMU zone or on a parcel of less than 2 acres in the RL zone.

Sec. 5.2.5, Setbacks

See Sec. 4.4.2 (b) above.

Sec. 5.2.6, Building Height Limits

See Sec. 4.4.2 (b) above.

Sec. 5.2.7, Density and Intensity of Development Calculations

See Sec. 4.4.2 (b) above.

Sec. 5.5.1, Nuisance Regulations

Nothing in the proposal appears to constitute a nuisance under this criterion. **(Affirmative finding)**

Sec. 5.5.2, Outdoor Lighting

A photometric plan and fixture cutsheet have been provided for outdoor lighting; however, the information is limited only to parking and circulation. The parking and circulation illumination levels are acceptable. A satisfactory cutoff LED luminaire will be used to provide the illumination. The mounting height of the pole-mounted luminaire is not noted and must be.

Presumably, building entries will be illuminated. Cutsheets for proposed entry lights must be provided. In addition, either photometric or lumens information must be provided to determine compliance of the proposed building entry fixtures.

Is any illumination of the front patio area proposed? If so, fixture and illumination level details are needed. The perspective image depicts outdoor illumination underneath the wrap-around canopy and also within the upper story terrace facing Pine Street. Fixture and illumination level details are needed. **(Affirmative finding as conditioned)**

Sec. 5.5.3, Stormwater and Erosion Control

Presently, there is no onsite stormwater management. Runoff simply runs across the ground and into the street or into Englesby Brook. The brook is an impaired waterway as identified by VT DEC. The proposed development includes onsite stormwater management that includes retention and infiltration. Much of the stormwater will be collected and directed into an underground tank wherein settling and treatment will occur. Water will then discharge via a level spreader (as recommended by the Conservation Board) into Englesby Brook. An additional stormwater management measure, a bioretention swale, will be installed along the northern end of the parking area. This swale will collect runoff from the parking lot and will infiltrate much of it into the ground. Excess runoff will be directed into the retention tank. As noted previously, the Conservation Board reviewed this project and recommended approval. Final approval from the Stormwater Administrator is pending. **(Affirmative finding as conditioned)**

Article 6: Development Review Standards:

Part 1, Land Division Design Standards

Not applicable.

Part 2, Site Plan Design Standards

Sec. 6.2.2, Review Standards

(a) Protection of important natural features

Important natural features onsite include Englesby Brook and associated wetlands. In light of this waterway's impaired status, construction site erosion control measures and post-construction stormwater management are particularly important. As noted above, both have been reviewed and approved by the Conservation Board. Approval by the Stormwater Administrator is pending. **(Affirmative finding)**

(b) Topographical alterations

The site is generally flat and will remain so. Some grading work is proposed; however, it will not substantially alter the existing topography of the site. **(Affirmative finding)**

(c) Protection of important public views

There are no designated view sheds from or through the property. **(Affirmative finding)**

(d) Protection of important cultural resources

The proposed development site has no known archaeological resources. **(Affirmative finding)**

(e) Supporting the use of alternative energy

The utilization of alternative energy is not included in the project plans. With ample solar exposure, future utilization of rooftop solar is encouraged. **(Affirmative finding as conditioned)**

(f) Brownfield sites

The property is not an identified brownfield. **(Affirmative finding)**

(g) Provide for nature's events

See Sec. 5.5.3 for stormwater management.

The front entrance into the building is sheltered under a canopy. The center rear entry appears to be sheltered as well. Ample room remains onsite for seasonal snow storage. **(Affirmative finding)**

(h) Building location and orientation

Placement of the proposed building is essentially consistent with that of the existing building. The new structure will be set to the street corner while still observing the required setback from the curb. Any encroachments into the street right-of-way will require an encumbrance permit from the City Council in consultation with the Department of Public Works. The primary façade faces Pine Street and contains a well-defined central entrance and street-level shop front. The Flynn Avenue façade contains no entrance but continues with the fenestration and canopy facing Pine Street. On all sides, the ground level of the proposed building is differentiated from the upper stories, thereby improving its pedestrian interface. **(Affirmative finding)**

(i) Vehicular access

Vehicular access will continue to be provided from both Flynn Avenue and Pine Street, albeit in better defined form. **(Affirmative finding)**

(j) Pedestrian access

Steps, a walkway, and a patio area will connect the primary building entry to the public sidewalk. The public sidewalk will continue across both driveways entering the site. The site plan indicates that the public sidewalks along Pine and Flynn will be reconstructed. Any and all construction within the public right-of-way requires review and approval by the Department of Public Works. Except for the reconstructed public sidewalk, an encumbrance permit may be required. As recommended by the DAB, a walkway will link the north parking area to the patio. **(Affirmative finding as conditioned)**

(k) Accessibility for the handicapped

Two HC parking spaces are to be provided, and ramp access is available to the building's primary entrance. It is not noted whether any of the new dwelling units will be handicap accessible. The 2012 Vermont Access Rules require that all of the proposed dwelling units be "adaptable." It is the applicant's responsibility to comply with all applicable ADA requirements. **(Affirmative finding as conditioned)**

(l) Parking and circulation

Reconstructed surface parking is placed to the side and rear of the building. The existing streetfront pavement will be removed and replaced with the new building and associated walkways, stairs, and patio. The rear parking area in particular will be screened by the existing and proposed buildings. Parking spaces are compliant at 9' X 18' within the surface parking lot. Back up space is sufficient at ~25'. New landscaping is proposed along the periphery of the parking area, but no shading analysis has been provided. One is needed. At least 30% shading of the surface parking should be achieved. As noted below, some new maple trees will be installed, and existing evergreen trees along the eastern border of the parking area will be retained. The 8 new and retained trees along the parking area meet the minimum standard of 1 shade tree per 5 parking spaces (24 spaces); however, additional trees may well be needed in order to achieve 30% shading. **(Affirmative finding as conditioned)**

(m) Landscaping and fences

The project plans include a proposed landscaping scheme. As noted above, revisions are likely needed in order to achieve the necessary parking lot shading. A couple of new maple trees are proposed in the green belt along Pine Street. These trees will be subject to review and approval by

the City Arborist. Another maple tree is to be located around the corner along Flynn Avenue (but not within the green belt). Revised plans depict two additional maple trees at the driveway onto Pine Street as recommended by the DAB. Other landscaping consists of ornamental grasses concentrated in garden beds in front of the existing and proposed buildings. Previously proposed trees along the northern end of the parking area have been deleted in favor of the bioretention swale and related plantings (mostly in the form of wet-tolerant shrubs). **(Affirmative finding as conditioned)**

(n) Public plazas and open space

A walkway and patio area will be installed between the new building and the public sidewalk along Pine Street. This area will benefit from ample western exposure and appears as though it will contain seating for the onsite deli. **(Affirmative finding)**

(o) Outdoor lighting

See Sec. 5.5.2.

(p) Integrate infrastructure into the design

All utility lines must be buried. No ground-mounted mechanical equipment is included in the proposal. A trash and recycling enclosure will be provided at the northeast corner of the parking area. The enclosure will be 8' tall with cedar siding and front gates. It will be set on a concrete pad. **(Affirmative finding)**

Part 3, Architectural Design Standards

Sec. 6.3.2, Review Standards

(a) Relate development to its environment

1. Massing, Height, and Scale

The 19,180 sf building is rectangular in shape and includes 100' of frontage along Pine Street and almost 40' of frontage along Flynn Avenue. Although larger than the building it will replace, the massing, height, and scale of the proposed structure are well within the range established by existing buildings in this NMU district. The proposed building exemplifies the cubist theme so popular for new construction in Burlington. In an effort to maintain a relationship to the human scale (as required by this criterion), the ground level is differentiated from the upper stories and contains shop front fenestration and a wrap-around canopy separating it from the upper stories. Fenestration, architectural details, and building recesses and projections are successfully employed and preclude any blank facades. **(Affirmative finding)**

2. Roofs and Rooflines

The proposed building will have a flat roof. While uncommon in this neighborhood, it is not without precedent. The proposed flat roof works well with the intended form and function of the building. **(Affirmative finding)**

3. Building Openings

The proposed building exhibits two fenestration patterns, both of which are consistent with the overall appearance of the building. The ground level fenestration presents as that of a shop front while the upper stories incorporate a fenestration pattern more consistent with an apartment building. Fenestration throughout is appropriately scaled and suited to its intended purpose. **(Affirmative finding)**

(b) Protection of important architectural resources

The existing building is not historic, nor is it eligible for listing on an historic register. Its demolition will have no adverse impact on Burlington's architectural resources. **(Affirmative finding)**

(c) Protection of important public views

See 6.2.2 (c) above.

(d) Provide an active and inviting street edge

The primary façade will provide an active and inviting street edge. The proposed store front fenestration provides ample visual access into the building. The primary entrance is well defined and enhanced with an associated walkway and patio area. The projecting canopy shelters the front entrance and also divides the ground level from the upper stories. **(Affirmative finding)**

(e) Quality of materials

Exterior building materials will consist primarily of metal and brick. Two types of metal siding are proposed. As recommended by the DAB, a materials detail sheet has been provided for the two types of metal siding – one flat and one ribbed surface. Roofing materials are not noted but will presumably be some sort of membrane. Window and railing materials are not noted and must be. The wrap-around canopy will be clad in extruded metal. **(Affirmative finding as conditioned)**

(f) Reduce energy utilization

The building will be required to comply with current state and city energy efficiency standards. The multi-unit, mixed use structure will be inherently more energy efficient than multiple detached structures. **(Affirmative finding)**

(g) Make advertising features complimentary to the site

Potential signage is depicted on the wrap-around canopy. The canopy will double as a sign band. The signs depicted thereon are conceptually acceptable. All outdoor signage; however, is subject to a separate zoning permit. **(Affirmative finding as conditioned)**

(h) Integrate infrastructure into the building design

As recommended by the DAB, revised plans include rooftop mechanicals. The elevation plans depict the building with, and without, rooftop screening. Screening of the rooftop mechanicals is required. The screen is appropriately designed to tie into the overall building aesthetic. Screening materials are not noted and must be. Utility meters and boiler vents are appropriately located on secondary building elevations. **(Affirmative finding as conditioned)**

(i) Make spaces safe and secure

Building entries appear to be illuminated, but details are needed as noted above. An intercom system for residents is encouraged. Adherence to applicable building codes will be required. **(Affirmative finding as conditioned)**

Article 8: Parking

Sec. 8.1.8, Minimum Off-Street Parking Requirements

The proposed mixed-use building is located in the Shared Use parking district. The 12 residential units (3 existing and 9 new) require 12 parking spaces (1 space per dwelling unit). The 1,100 sf office space requires 2 parking spaces. The 2,315 sf deli (restaurant) space requires 7 parking spaces. In all, 21 parking spaces are required. As proposed, 24 parking spaces will be provided. **(Affirmative finding)**

Sec. 8.2.5, Bicycle Parking Requirements

The proposed 9 new residential units will require 2 long term bicycle parking spaces and 2 short term bicycle parking spaces. The 1,100 sf office space is too small to require bike parking. The deli (restaurant) requires 0 long term spaces and just 2 short term spaces. Revised project plans note where bike parking spaces are to be located – outside but covered by the front entrance and inside within the lobby – but details are lacking. The 7 inside spaces are enough for the long term bike parking requirement; however, no details are indicated as to what the inside spaces are or whether they include provision for locking bikes. The capacity of the outside bike parking location is not indicated, nor is there any indication as to what the outside bike parking facility actually is. **(No finding possible)**

Article 9: Inclusionary and Replacement Housing

Sec. 9.1.5, Applicability

As 9 new residential units are proposed, inclusionary units must be provided. The standard requirement is 15% inclusionary – in this case 1 unit. No information has been provided as to whether the proposal includes 1 inclusionary unit or which one it will be. Details as to the 1 required inclusionary unit are needed and shall be subject to review and approval of the city's Housing Trust Fund Manager. **(No finding possible)**

Article 11: Planned Unit Development

As 5 or more residential units are proposed in a single structure, the project qualifies as a minor PUD under Sec. 11.1.3, *Major and Minor Planned Unit Development* and is, therefore, not subject to review under Article 11. However, as previously noted, the number of units proposed requires major impact review under Article 3. **(Affirmative finding)**

II. Conditions of Approval

In the event that traffic, bike parking, and inclusionary housing is resolved prior to close of the public hearing, the following conditions of approval are recommended.

1. **Prior to release of the zoning permit**, the applicant shall obtain written confirmation of adequate wastewater capacity from the Department of Public Works.
2. **Prior to release of the zoning permit**, revised project plans depicting the following shall be submitted, subject to staff review and approval:
 - a. Outdoor lighting details including the mounting heights of the pole-mounted parking and circulation lights, building entry light fixture cutsheets and illumination levels, and patio light fixture cutsheets and illumination levels;
 - b. A parking lot shading analysis depicting at least 30% shading; and,
 - c. Roofing, window, railing, and rooftop mechanical screening materials (screening of the rooftop mechanicals is required).
3. **Prior to release of the zoning permit**, the proposed street trees shall receive the written approval of the City Arborist.

4. **Prior to the release of the zoning permit**, the applicant shall obtain the written approval of the Stormwater Management Plan from the Stormwater Administrator.
5. **Prior to release of the zoning permit**, the applicant shall obtain written approval of the Erosion Prevention and Sediment Control (EPSC) Plan from the Stormwater Administrator.
6. Any and all construction with the public right-of-way (ROW) is subject to review and approval by the Department of Public Works. This includes, but is not limited to, the reconstructed public sidewalk. Any and all private construction within the public ROW requires an encumbrance permit issued from the City Council in consultation with the Department of Public Works.
7. **Prior to issuance of a certificate of occupancy**, the project engineer must certify in writing that, among other things, the project EPSC plan as approved by the Department of Public Works has been complied with and final site stabilization has occurred. This certification shall be filed with the Department of Planning & Zoning.
8. **At least 7 days prior to issuance of a certificate of occupancy**, impact fees calculated on the net new square footage of the development shall be paid to the Department of Planning & Zoning. Impact fees may be adjusted for the required inclusionary housing.
9. Days and hours of construction shall be Monday-Friday 7:00 am – 6:00 pm. Limited work may extend outside this schedule to extend to Saturday 9:00 AM – 5:00 PM only after obtaining approval from the Development Review Board through correspondence rather than a scheduled hearing. No construction on Sunday.
10. A State Wastewater Permit is required. It is the obligation of the owner/applicant to seek this and any other required additional permits.
11. The proposed structure shall comply with Burlington's current energy efficiency standards and with Burlington's current egress and ADA requirements as established by Burlington Electric Department and Burlington Public Works, respectively.
12. All exterior signs are subject to a separate zoning permit.
13. Provision of an intercom system for use by tenants and guests is encouraged.
14. The applicant is encouraged to install rooftop solar photovoltaics if feasible.
15. Standard Permit Conditions 1-15.

PINE & FLYNN DEVELOPMENT

COA LEVEL II

ARCHITECT

JRMA DESIGN STUDIO

175 SUMMIT CIRCLE
SHELBURNE VERMONT
802 985 9363

WWW.JRMADESIGNSTUDIO.COM

CIVIL ENGINEERING

SUMMIT ENGINEERING
1233 Shelburne Road
South Burlington, Vermont
658 - 5588

STRUCTURAL ENGINEERING

j.e BAKER ENGINEERING, PC
7 Cedar Glen North
South Burlington

318 - 1080

GENERAL CONTRACTOR

WRIGHT AND MORRISSEY, INC
99 Swift Street
South Burlington

863 - 4541

DRAWINGS

REFERENCE

- R-1 VICINITY MAP
- R-2 CONTEXT PHOTOS
- R-3 EXISTING DESIGN PRECEDENT

DESIGN OBJECTIVES

- D-1 DESIGN OBJECTIVES

CIVIL ENGINEERING

- EC-1 EXISTING CONDITIONS
- SP-1 PROPOSED SITE PLAN
- D-1 SITE DETAILS
- D-2 EROSION CONTROLS

ARCHITECTURE

- | | | | |
|------|----------------------------|--------|-----------------------------|
| LP-1 | LANDSCAPE PLAN | A400 | WEST ELEVATION |
| A200 | FOUNDATION PLAN | A400-1 | WEST ELEVATION W. SCREENING |
| A201 | GROUND FLOOR PLAN | A400-2 | SCREENING STUDY |
| A202 | 2 nd FLOOR PLAN | A401 | EAST ELEVATION |
| A203 | 3 rd FLOOR PLAN | A402 | SOUTH ELEVATION |
| A204 | ROOF PLAN | A403 | NORTH ELEVATION |
| A205 | ROOF PLAN w. Screening | A450 | SECTION |
| A-RE | RENDERING | A700 | WALL SPECIFICATION |

DRAWINGS		PERMIT STAGE		CONSTRUCTION DRAWINGS	
CONCEPTUAL	☐	SKETCH / DISCRETIONARY	☐	25 % COMPLETE	☐
SCHEMATIC	☐	PRELIMINARY	☐	50 % COMPLETE	☐
DESIGN DEVELOPMENT	☒	FINAL	☒	75 % ISSUE FOR BID	☒
		ACT 250	☐	100 % COMPLETE	☐

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DEPARTMENT OF PLANNING

PINE & FLYNN DEVELOPMENT | SKETCH PLAN REVIEW

PROJECT NAME		PINE & FLYNN DEVELOPMENT
PROJECT ADDRESS		316 – 322 FLYNN AVENUE
TAX PARCEL NUMBER		057-4-066-000
OWNERS SIGNATURE		
NAME OF APPLICANT		MICHAEL F. ALVANOS C/O G & C PROPERTIES
MAILING ADDRESS		90 SETH CIRCLE, WILLISTON, VERMONT 05495
TELEPHONE NUMBER		802 343 6789
E – MAIL		MICHAEL @ ALVANOSPMG.COM
LEAD ARCHITECT		WILLIAM JOHN ROONEY JRMA DESIGN STUDIO
TELEPHONE NUMBER		802 985 9363

DESCRIPTION

The project site is situated along the eastern side of Pine Street and along the northern part of Flynn Avenue at its respective corners. The site is currently occupied by three (3) separate structures. First, a commercial store and deli, a three (3) unit residential building and a garage that houses a recycling center for the store/deli. The proposed development program includes the demolition of the existing store/deli and the garage that houses the recycling center. A new mixed use structure will be erected on site that will house a ground level commercial, replacing and reintroducing the store and adding new office space to the lower level. Above the commercial 2 levels of residential apartments will provide much needed housing to this area.

NOTEABLE IMPROVEMENTS

ENGLESBY STORMWATER IMPROVEMENTS

One of the goals of this project is the improvement of the Englesby Brook Storm Water Management system. Improvement on the land will allow all the storm water to be either infiltrated through improved landscaping, or, via an underground retention system that will house and treat all stormwater prior to discharge back into the ecosystem.

ENERGY EFFICENCY THROUGH MIXED-USE

Prior to submitting this project, Michael Alvanos and Eric Hoekstra, spearheaded a zoning change through the Burlington Planning Commission to provide the local residences improved zoning laws that would support mixed-use developments. Mixed-Use Development and infill design are cornerstones to improved energy efficiency.

UPDATED ARCHITECTURAL VENACULAR

The "South-End" of Burlington over the last 20 years has seen increased commercial development. With Dealer.Com, Burton Snowboards and Champlain College offering over 500 jobs, the demand to live close to where one works becomes a valuable asset to keeping these jobs local. The design of the building will adhere to the architectural vernacular created by these local businesses.



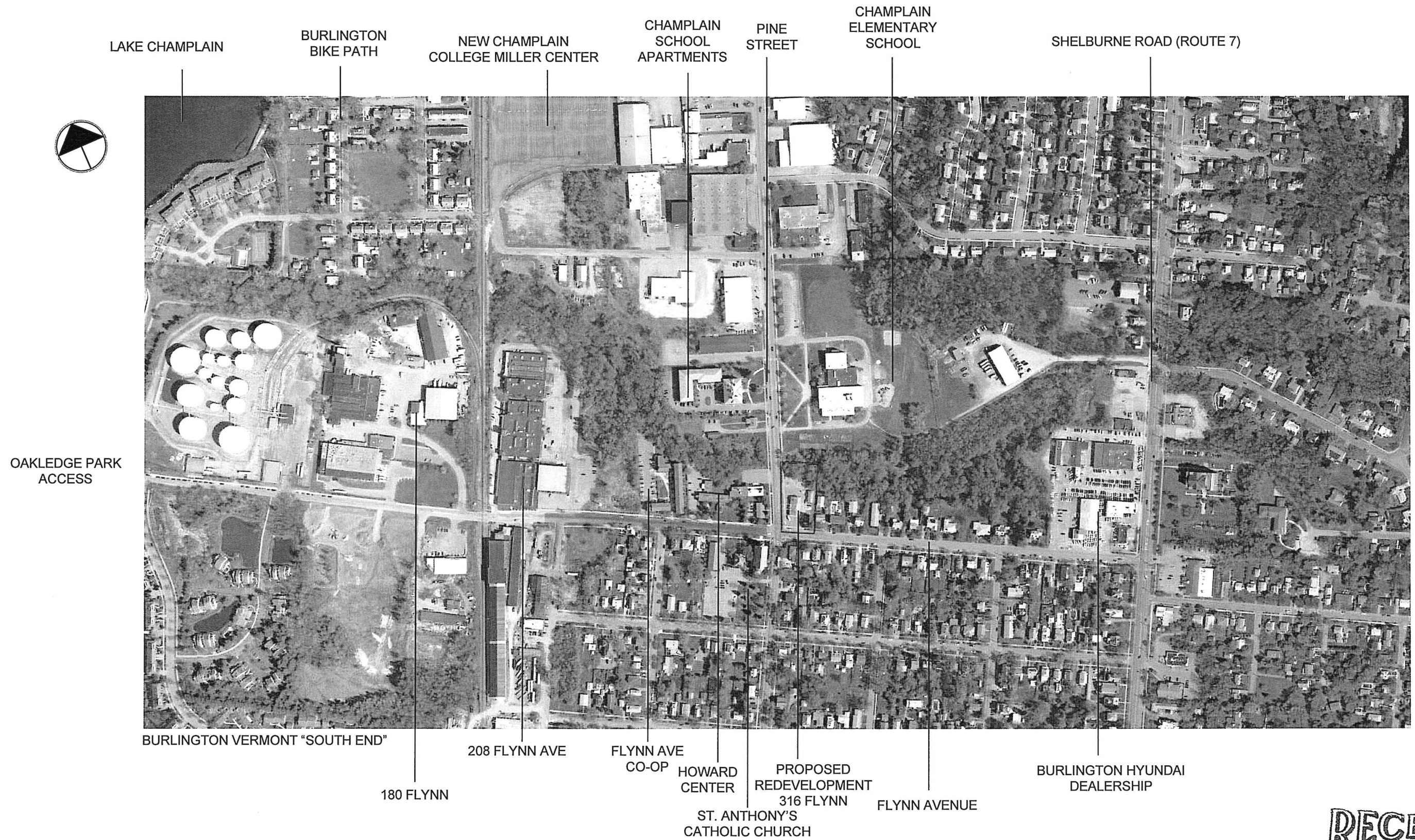


Stantec Preliminary Report
Pine & Flynn Development | JRMA Design Studio
June 2014

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FEB 27 2015

DEPARTMENT OF
PLANNING & ZONING

ITEM	VALUE	SOURCE
Existing (2003) PM Peak Hour Entering	Volume 1280	Champlain Parkway EIS Figure 3-3
Proposed Dwelling Units	9 New 3 Existing (12 Total)	JRMA Design Studio
PM Peak Hour Trips per Unit	0.62	ITE Trip Generation Land Use Code 220, Apartments
Expected Residential PM Peak Trips	10.54	JRMA Design Studio
Net Proposed Commercial/Office Space (SF)	1130	ITE Trip Generation Land Use Code 710, General Office
PM Peak Hour Trips per KSF	1.49	
Expected Commercial PM Peak Trips	4.47	
Total Expected PM Peak Trips	15.01	
Percentage of Trips Using Intersection	50%	Stantec assumption (traffic oriented to Pine St-North and Flynn Ave-East may not need to use intersection)
PM Peak Trips Added to Intersection	8	
Percentage Change in Intersection Volumes	0.6%	





1. EXISTING DELI (PINE ST. DELI)
2. CHAMPLAIN SCHOOL
3. ST. ANTHONY'S CHURCH & OFFICE
4. HOWARD CENTER



Existing Context

JRMA | DESIGN STUDIO architects + development + interiors

Pine Street & Flynn Ave: Mixed Use Building

COA LEVEL II

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EXISTING DESIGN PRECEDENT

1. MALTEX BUILDING (PINE ST.) AIA AWARD RECIPIENT*
2. BURLINGTON ELECTRIC (PINE ST.)
3. BURTON SNOWBOARDS (INDUSTRIAL DR.)
4. BURLINGTON PUBLIC WORKS (PINE ST & LAKESIDE)
5. CHAMPLAIN COLLEGE (LAKESIDE)
6. FLYNN AVE. CO-OP (FLYNN AVE)



NOTABLE DESIGN ELEMENTS

1. Use of Metal & Glass
2. Flat or Low Pitch Roof
3. Use of Masonry (Brick)
4. Integration of Landscape Elements
5. Large (over 20,000 S.F +/-) Buildings where the height is at or over 35'-0"





DESIGN OBJECTIVES

1. DESIGN A RELATIONSHIP BETWEEN THE SIDEWALK AND THE STREET

The Streetscape along Flynn Ave is characterized by the mature tree canopy that is consistent along most of Flynn Ave to the north and south sides all the way to its terminus at Oakledge Park. We see a typical sidewalk width of 5' – 0"

The Pine Street Streetscape, towards the South End, is characterized by mainly larger buildings with little vegetation that protects the pedestrian from the street. Fewer plantings and minimal setbacks to commercial spaces

The ability to wrap the landscape into the design will remain a high priority. Tree plantings along Pine Street & Flynn Ave should protect the building and pedestrians from weather and provide shade during summer seasons.



2. CREATE A VISUALLY INTERESTING ELEVATION

The South End of Burlington, has been, and continues to be the location and heart of the Burlington Arts District. With the success of First Friday, and the annual Art Hop, the ability to support these events through visually interesting architecture become a main design goal. Moreover, Professional Design Firms, Engineering, Computer Science, Web-Site Design and Marketing firms all call the South End of Burlington Home. The Design must remain sensitive to the existing residential program yet also continue to strengthen the creative nature of the South End. A major component to this is how the West & South Elevation are treated along with the Material Selection of the Building.



3. SUPPORT A VARIETY OF MIXED-USE

The South End is a notable community that is truly mixed use. Its location near the Burlington Bike Path, Schools, Cafes, Shopping Centers and major transportation routes requires the building to be designed with multiple programs to meet the needs of the community. Any other approach would fail to recognize its strategic position and miss a valuable opportunity for smart growth as listed in the Comprehensive Development Plan for Burlington.

Also, the Burlington Planning Commission supported a change of zoning for this property and others in the hopes of providing greater Mixed-Use potential to a valuable corner in Burlington Vermont.

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D-1



Areas			
Total Lot	26,427.9 s.f.	0.61 acre	100%
Paved Area	10,143.7 s.f.	0.23 acre	38.4%
Gravel Parking	4,555.0 s.f.	0.10 acre	17.2%
Building Area	4,741.5 s.f.	0.11 acre	17.9%
Total Impervious	19,440.2 s.f.	0.45 acre	73.6%
Pervious Area	6,987.6 s.f.	0.16 acre	26.4%

- ### LEGEND
- | | | |
|---|-----|------------------------|
|  | --- | Property/R.O.W. Line |
|  | | Proposed Property Line |
|  | | Overhead Utility Line |
|  | | Gas Line |
|  | | Water Line |
|  | | Sanitary Line |
|  | | Storm Line |
|  | | Utility Pole |
|  | | Concrete Monument |
|  | | Rebar Found |
|  | | Storm Catch Basin |
|  | | Gate Valve |
|  | | Manhole |
|  | | Gas Valve |
|  | | Traffic Light Base |
|  | | Spot Elevation |

Reference Plans

1. "Englesby Farm" plan of the former Flynn Estate property by A.R. Dow, CE dated May, 1899 and recorded in Vol. 120, Pg. 55 of the Burlington City Land Records
2. "Flat of Survey - BGDCH Realty, LLC" by Civil Engineering Assoc., Inc. last dated 2/26/07 and recorded in Map Slide 4198 of the Burlington City Land Records
3. "Property Survey - Flat - G&C Properties, LLC" by Summit Engineering, Inc. dated 11/4/10, last revised 7/14/11

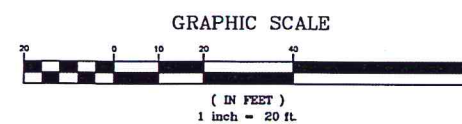
Note: Previous deeds describe the easterly line of this property as being parallel to Pine Street. The referenced 1899 plan shows the easterly line to be parallel with Shelburne Road which coincides with apparent usage.

3. "Property Survey Plat - G&C Properties, LLC" by Summit Engineering, Inc. dated 11/4/10, last revised 7/14/11

Note: Previous deeds describe the easterly line of this property as being parallel to Pine Street. The referenced 1899 plan shows the easterly line to be parallel with Shelburne Road which coincides with apparent usage.

Horizontal and Vertical Information shown hereon are related to NAD 83(2007) and NAVD 88 datums based upon this Station "ANTHONY" and upon Station "PUMP STA PINE" located on the easterly side of Pine St. opposite Lakeside Ave.

"ANTHONY" Elevation = 111.29' NAVD 88



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ARCHITECT

JRMA design studio
architecture - master planning - interiors
www.jrma designstudio.com

JRMA DESIGN STUDIO LLP
175 SUMMIT CIRCLE
SHELBURNE VERMONT

CLIENT

PINE & FLYNN
DEVELOPMENT

LOCATION

316 FLYNN AVE (CORNER OF PINE & FLYNN)
BURLINGTON, VERMONT

OWNER

G & C PROPERTIES
BURLINGTON, VERMONT
TEL: 802 343 6789

CONTRACTOR

CIVIL ENGINEER



STAMP



Issue	Date	Issue	Date
-------	------	-------	------

Project

Drawing Title **EXISTING CONDITIONS PLAN**

Project No. 8163 Drawn By BEG Date 2/10/15 Scale 1"=20'

Floor(s)

Drawing No. _____

EC1

G&C Properties LLC
316-322 Flynn Avenue, Burlington, VT
Water and Sanitary Sewer Basis of Design
December 4, 2014

Existing Water/Sewer Design Flow

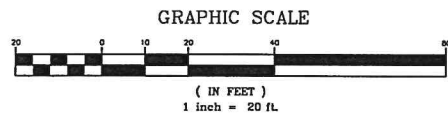
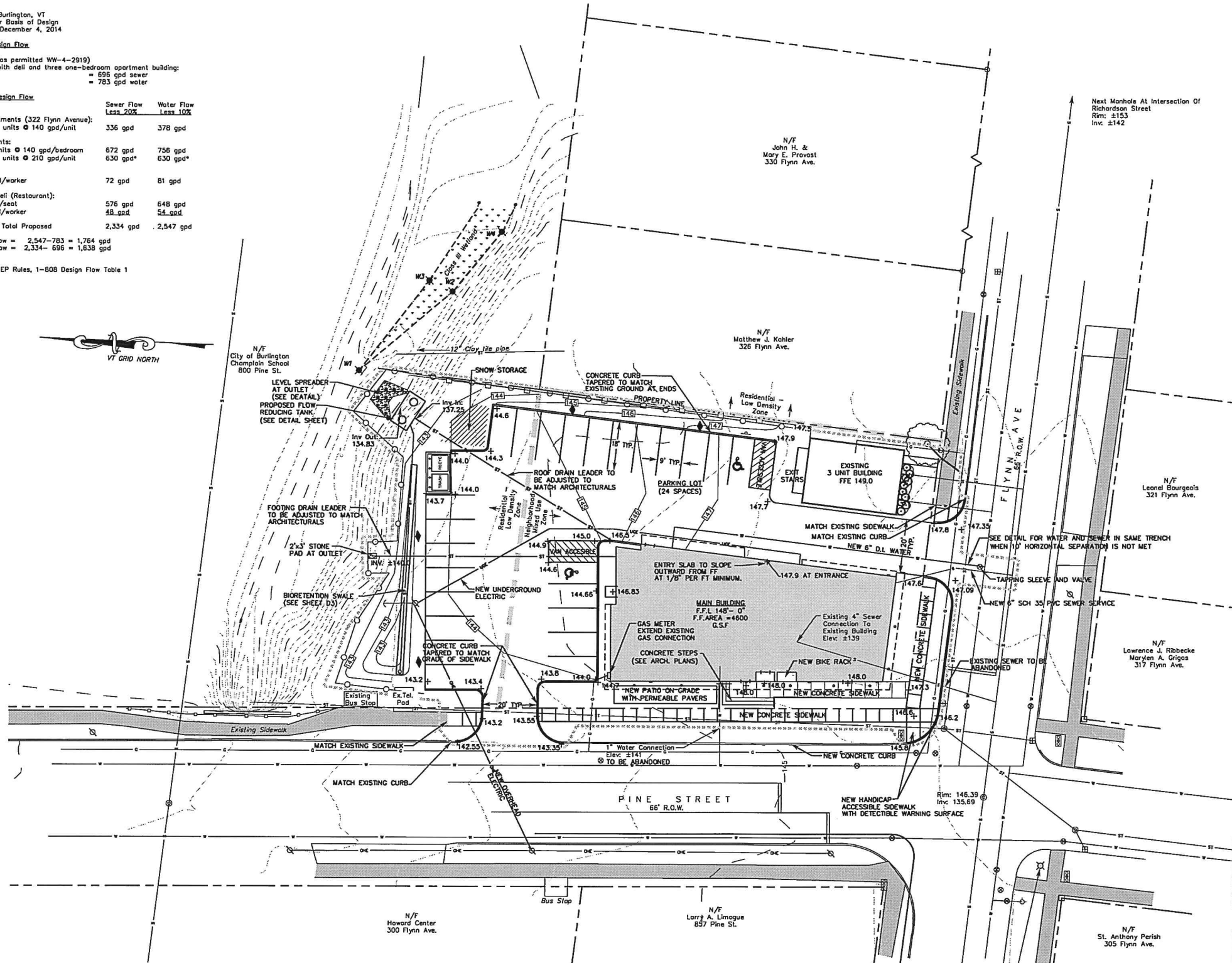
Water and Wastewater: (as permitted WW-4-2919)
Convenience store with deli and three one-bedroom apartment building:
= 696 gpd sewer
= 783 gpd water

Proposed Water/Sewer Design Flow

	Sewer Flow Less 20%	Water Flow Less 10%
Existing Residential Apartments (322 Flynn Avenue): Three one-bedroom units @ 140 gpd/unit	336 gpd	378 gpd
New Residential Apartments: Six one-bedroom units @ 140 gpd/bedroom Three two-bedroom units @ 210 gpd/unit	672 gpd 630 gpd*	756 gpd 630 gpd*
Office Spaces: 6 Workers @ 15 gpd/worker	72 gpd	81 gpd
Convenience Store and Deli (Restaurant): 24 seats @ 30 gpd/seat 4 workers @ 15 gpd/worker	576 gpd 48 gpd	648 gpd 54 gpd
Total Proposed	2,334 gpd	2,547 gpd

Increase in water flow = 2,547-783 = 1,764 gpd
Increase in sewer flow = 2,334-696 = 1,638 gpd

*No reduction taken per EP Rules, 1-808 Design Flow Table 1



Notes:
It is noted that no site assessment of hazardous or other waste materials has been made and S.E. takes no responsibility for any materials or conditions that may exist on this site.
The Contractor is to notify Dig-Safe (Tel. 1-800-DIG-SAFE) 48 hours prior to any excavation.
Underground locations shown are drawn from structure to structure or located per City Public Works plans.
All utility services enter this lot through a public right-of-way or recorded easement.
Class Three wetland delineated by Jeffrey Severson, Principal Ecologist from Oakledge Environmental Services, Inc. on 7/8/11. Wetland delineation and Class Three wetland designation reviewed and approved by Julie Foley, ANR District Wetlands Ecologist on 7/12/11. Field located from flag W1 found 3/6/15 by Summit Engineering, and flags W2-W4, which identify approximate wetland boundary locations re-established by Jeffrey Severson on 3/6/15.

Reference Plans

- "Engleby Farm" plan of the former Flynn Estate property by A.R. Dow, CE dated May, 1899 and recorded in Vol. 120, Pg. 55 of the Burlington City Land Records
- "Plot of Survey - BCDH Realty, LLC" by Civil Engineering Assoc., Inc. last dated 2/26/07 and recorded in Map Slide 419B of the Burlington City Land Records
- "Property Survey Plot - G&C Properties, LLC" by Summit Engineering, Inc. dated 11/4/10, last revised 7/14/11

Note: Previous deeds describe the easterly line of this property as being parallel to Pine Street. The referenced 1899 plan shows the easterly line to be parallel with Shelburne Road which coincides with apparent usage.

Owner of Record:
G&C Properties, LLC
316 Flynn Ave.
Burlington, Vermont
Tax Map Parcel No. 057-4-086-000
Bk. 1151, Pg. 457
16,420 S.F. (0.377 Acres)
10,008 S.F. (0.230 Acres)
Total 26,428 S.F. (0.607 Acres)

Location Map



LEGEND

---	Property/R.O.W. Line
---	Proposed Property Line
---	Overhead Utility Line
---	New Underground Utility Line
---	Gas Line
---	Existing Water Line
---	New Water Line
---	Sanitary Line
---	Storm Line
---	New Fence
---	Proposed Silt Fence
---	Construction Limits
---	Class III Wetland
---	Existing Contours
---	Proposed Contours
---	Utility Pole
---	Concrete Monument
---	Rebar Found
---	Catch Basin
---	Gate Valve
---	Manhole
---	Gas Valve
---	Traffic Light
---	Existing Spot Elevation
---	Proposed Spot Elevation
---	Proposed Light Pole
---	Proposed Catch Basin

Total Existing Lot Coverage			
Total Lot	26,428 s.f.	0.61 acre	100%
Paved Area	14,697 s.f.	0.34 acre	55.6%
Building Area	4,742 s.f.	0.11 acre	18.0%
Total Coverage	19,439 s.f.	0.45 acre	73.6%
Total Pervious	6,985 s.f.	0.16 acre	26.4%

Total Proposed Lot Coverage			
Total Lot	26,428 s.f.	0.61 acre	100%
Paved Area	11,101 s.f.	0.25 acre	42.0%
Building Area	6,119 s.f.	0.14 acre	23.2%
Total Coverage	17,220 s.f.	0.40 acre	65.2%
Total Pervious	9,204 s.f.	0.21 acre	34.8%

Lot Coverage Low Density Residential (RL) Zone			
	Existing	Proposed	100%
Total Area	10,003 s.f.	10,003 s.f.	100%
Paved Area	4,381 s.f.	3,039 s.f.	30.4%
Building Area	0 s.f.	0 s.f.	0.0%
Total Coverage	4,381 s.f.	3,039 s.f.	30.4%

Lot Coverage Neighborhood Mixed Use (NMU) Zone			
	Existing	Proposed	100%
Total Area	16,421 s.f.	16,421 s.f.	100%
Paved Area	10,338 s.f.	8,062 s.f.	49.1%
Building Area	4,601 s.f.	6,119 s.f.	37.3%
Total Coverage	14,939 s.f.	14,181 s.f.	86.4%

Proposed Gross Floor Area 19,180 s.f. FAR = 1.17 (IN NMU ZONE)

SITE INFORMATION

Zone: RL Residential Low Density/NMU Neighborhood Mixed Use
Existing Dwelling Units: 3
Proposed Dwelling Units: 12

Parking District: Shared Use
21 Spaces Required

Proposed Parking Spaces 24 (2 Van-Accessible Handicap Included)

ARCHITECT

JRMA design studio
architecture - master planning - interiors
www.jrma-designstudio.com

JRMA DESIGN STUDIO LLP
176 SUMMIT CIRCLE
SHELBOURNE VERMONT

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DEPARTMENT OF
PLANNING & ZONING

CLIENT

PINE & FLYNN
DEVELOPMENT

LOCATION

316 FLYNN AVE (CORNER OF PINE & FLYNN)
BURLINGTON, VERMONT

OWNER

G & C PROPERTIES
BURLINGTON, VERMONT
TEL: 802 343 6769

CONTRACTOR

CIVIL ENGINEER

SUMMIT ENGINEERING, INC.
Engineers - Surveyors - Planners - Landscape Architects
1233 Shelburne Road C2
South Burlington, VT 05403
(802) 336-1000

STAMP



Issue	Date	Issue	Date

Project

Project No. 8163 Drawn by BEG/DFH Date 4/8/15 Scale 1"=20'

Drawing Title

SITE PLAN

Project No. 8163 Drawn by BEG/DFH Date 4/8/15 Scale 1"=20'

Sheet No. _____

Drawn by _____

Checked by _____

Approved by _____

Scale _____

Notes _____

Revisions _____



Issue	Date	Issue	Date

Project

Drawing Title **SITE DETAILS**

Project No. 8163 Drawn By: BEG Date: 2/10/15 Scale: N.T.S.

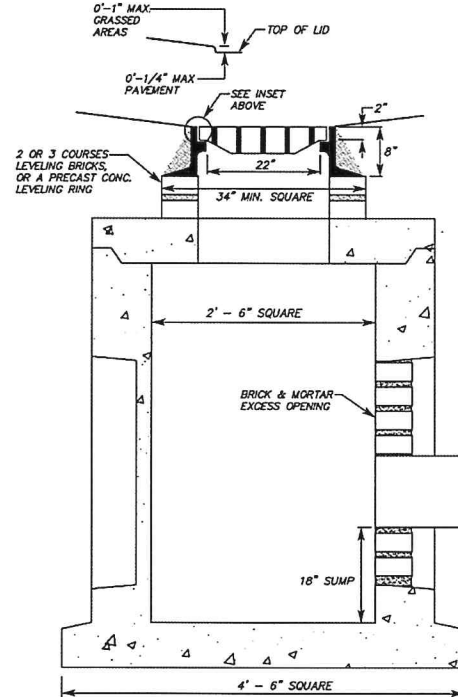
Sheet

Drawing No.

D1

WATER LINE INSTALLATION AND TESTING

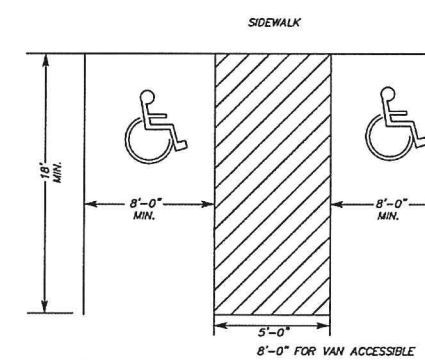
- BEFORE CONSTRUCTION OF ANY UTILITIES OR IMPROVEMENTS, THE CONTRACTOR SHALL NOTIFY THE MUNICIPAL WATER DEPARTMENT IN WRITING OF THEIR INTENT TO PROCEED AND SHALL ARRANGE FOR A MEETING WITH THE DEPT., THE ENGINEER, AND THE CONTRACTOR TO DISCUSS THE PROJECT.
- ALL WATER MAINS, FITTINGS, APPURTENANCES, AND OTHER MATERIALS AND CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE AWWA, STATE AND TOWN CODES, STANDARDS, AND REGULATIONS. IN CASE OF CONFLICT BETWEEN THESE CONSTRUCTION DETAILS AND SPECIFICATIONS, AND A CODE OR REGULATION, THE DECISION OF THE VERMONT DEPT. OF HEALTH OR THE MUNICIPAL WATER DEPARTMENT SHALL BE BINDING.
- CONNECTION TO AN EXISTING WATER MAIN SHALL BE DONE BY OR UNDER THE SUPERVISION OF, AND WITH THE APPROVAL OF THE MUNICIPAL WATER DEPARTMENT. IT IS THE CONTRACTORS RESPONSIBILITY TO SECURE ALL NECESSARY PERMITS AND PERMISSION TO MAKE THE CONNECTION AND TO COORDINATE ALL PARTIES INVOLVED IN THE PROCESS. THE MUNICIPAL WATER DEPARTMENT AND ENGINEER SHALL BE NOTIFIED AT LEAST FORTY-EIGHT (48) HOURS IN ADVANCE OF THE INTENDED CONNECTION TIME.
- ALL WATER MAINS SHALL HAVE AT LEAST A TEN (10) FOOT SEPARATION HORIZONTALLY FROM SANITARY SEWERS.
- ALL PUBLIC AND PRIVATE WATER MAINS: 1) 4" OR GREATER SHALL BE DUCTILE IRON, MINIMUM CLASS 52, DOUBLE CEMENT LINED, MECHANICAL OR PUSH ON JOINT PIPE. 2) LESS THAN 4" IN DIAMETER SHALL BE TYPE K COPPER.
- ALL WATER LINE FITTINGS SHALL BE DUCTILE IRON (AWWA C-110) CEMENT-LINED. WATER LINES LESS THAN 4" IN DIAMETER FITTINGS (OTHER THAN VALVES), SHALL BE BRASS.
- ALL BURIED GATE VALVES SHALL CONFORM TO AWWA C-500 OR C-509 AND BE 150 LB. IRON BODY, BRONZE MOUNTED RESILIENT WEDGE TYPE. ALL GATE VALVES SHALL HAVE ADJUSTABLE IRON VALVE BOXES EXTENDING TO THE FINISHED GRADE (SEE TYPICAL DETAILS).
- ALL WATER LINES AND APPURTENANCES SHALL BE PRESSURE AND LEAK TESTED BEFORE BEING PLACED INTO SERVICE, ACCORDING TO AWWA STANDARD C-651. THE TEST PRESSURE SHALL BE 200 PSI (+/- 5 PSI), MEASURED AT OR NEAR THE HIGH POINT IN THE PORTION OF THE SYSTEM BEING TESTED, AND THE TEST SHALL BE RUN FOR TWO (2) HOURS. THE MUNICIPAL WATER DEPARTMENT AND THE ENGINEER SHALL BE GIVEN AT LEAST FORTY-EIGHT (48) HOURS NOTICE BEFORE THE TEST IS TO BE CONDUCTED, AND THE MUNICIPAL WATER DEPARTMENT PERSONNEL SHALL WITNESS THE TEST. ALLOWABLE LEAKAGE SHALL BE COMPUTED BY ONE OF THE FOLLOWING FORMULAS: THE CHOICE TO BE MADE BY THE MUNICIPAL WATER DEPARTMENT.
 - $L = (S \times D \times P) / 133200$ WHERE: L = NUMBER OF GALS. ALLOWED LEAKAGE PER HOUR, S = LENGTH OF PIPE TESTED IN FEET, D = INCHES OF PIPE DIAMETER, P = AVERAGE TEST PRESSURE (PSI GAUGE).
 - $O = (N \times D \times P) / 3700$ WHERE: O = NUMBER OF GALS. ALLOWED LEAKAGE IN TWO (2) HOURS, N = NUMBER OF JOINTS, D = INCHES OF PIPE DIAMETER, P = TEST PRESSURE (PSI). THE PERSON(S) CONDUCTING THE TEST(S) SHALL, IN WRITING, CERTIFY THE RESULTS TO THE MUNICIPAL WATER DEPARTMENT.
- ALL WATER LINES SHALL BE DISINFECTED IN ACCORDANCE WITH AWWA C-601, OR AS DIRECTED BY THE MUNICIPAL WATER DEPARTMENT BEFORE BEING PUT INTO SERVICE. THE CONTRACTOR SHALL INSTALL A 1" DIAMETER TAP IN THE WATER MAIN FOR CHLORINE INJECTION. THE TAP SHALL BE LOCATED AS DIRECTED BY THE MUNICIPAL WATER DEPARTMENT. DISINFECTION SHALL BE ACCOMPLISHED BY INTRODUCING A CONCENTRATION OF 50 PARTS PER MILLION (PPM) OF AVAILABLE CHLORINE INTO A RECENTLY FLUSHED MAIN. THE DISINFECTING SOLUTION, AFTER REMAINING IN THE WATER MAIN FOR 24 HOURS, SHALL HAVE A CONCENTRATION OF AT LEAST 25 PPM OF CHLORINE. THE PERSON(S) RESPONSIBLE FOR DISINFECTION SHALL REPORT IN WRITING, TO THE MUNICIPAL WATER DEPARTMENT AND VERMONT DEPT. OF HEALTH, THAT THIS DISINFECTION PROCEDURE WAS FOLLOWED AND THE REQUIRED MINIMUM RESULTS WERE OBTAINED. ACTUAL SAMPLING SHALL BE PERFORMED BY THE MUNICIPAL WATER DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAMPLING AND ANALYSIS COSTS.



NOTES:
CAMP PRECAST CONCRETE PRODUCTS, INC. PRECAST REINFORCED CONCRETE CATCH BASIN, OR EQUAL. H2O LOADING CAPABILITY IS REQUIRED. CONCRETE SHALL BE 4000 PSI MINIMUM AT 28 DAYS. FRAME & GRATE SHALL BE LEABRON NO. 248-2, OR EQUAL.

TYPICAL CATCH BASIN

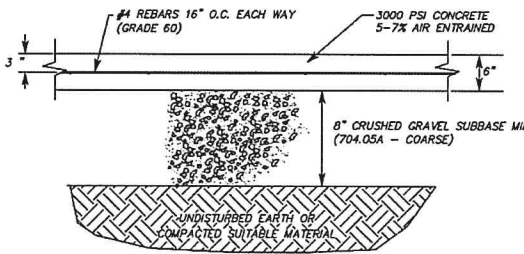
N.T.S.



- NOTES:
- BITUMINOUS CONCRETE RAMP SHALL MEET TOP OF SIDEWALK CURB.
 - HANDICAP SYMBOL SHALL BE CENTERED IN PARKING STALLS.
 - HANDICAP RAMP SHALL BE STRIPED AND TEXTURED IN CONFORMANCE WITH VIRTRANS STD C-3A & C-3B.
 - HANDICAP RAMP SLOPE SHALL NOT EXCEED 8.3%.

HANDICAP PAVEMENT MARKING DETAIL

N.T.S.

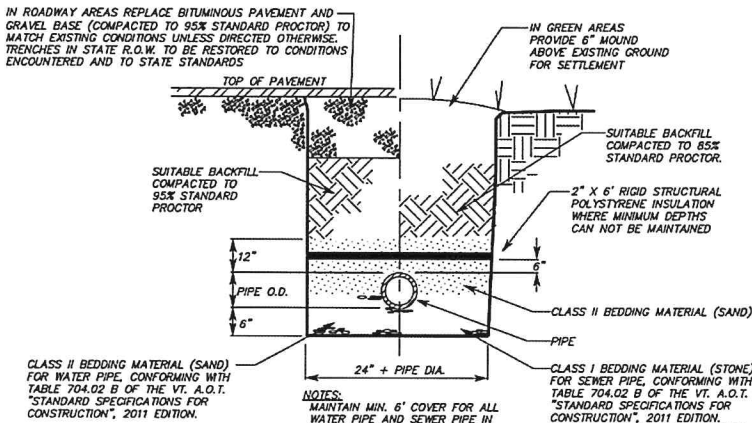


DIMENSIONS OF PADS SHOWN ON PLAN:
6" 10'x10' DUMPSTER PADS

NOTES:
SUBBASE AND BASE LAYERS SHALL BE COMPACTED TO MIN. 95% PROCTOR IN 6" LIFTS. ALL MATERIALS SHALL CONFORM TO VT. AOT STANDARD SPECIFICATIONS FOR CONSTRUCTION 1990 ED.

TYPICAL DUMPSTER PAD

N.T.S.



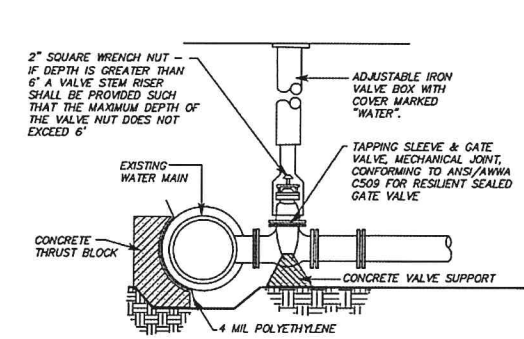
NOTES:
MAINTAIN MIN. 6" COVER FOR ALL WATER PIPE AND SEWER PIPE IN PAVED AREAS. MAINTAIN 5" OF COVER FOR SEWER IN GRASSED AREAS.

CLASS II MATERIAL (SAND) SHALL COMPLY WITH THE FOLLOWING GRADATION REQUIREMENTS:

U.S. SEIVE SIZE	PERCENT PASSING
NO. 100	0-30
NO. 200	0-12

TRENCH TYPICAL

N.T.S.

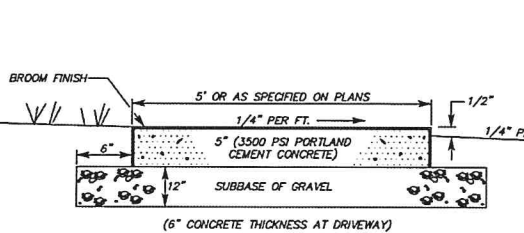


NOTE: TAPPING SLEEVE SHALL BE OF THE SPLIT SLEEVE DESIGN CONSTRUCTED WITH TWO SOLID HALF-SLEEVES BOLTED TOGETHER. SLEEVES SHALL BE CONSTRUCTED OF CAST IRON OR DUCTILE IRON. SHALL HAVE A WORKING PRESSURE OF AT LEAST 150 PSI, AND SHALL HAVE MECHANICAL JOINT ENDS WITH END AND SIDE GASKET SEALS. SLEEVES SHALL BE PROVIDED WITH A 3/4" NPT TEST PLUG. ALL BOLTS AND NUTS FOR MECHANICAL JOINTS AND TAPPING SLEEVES SHALL CONFORM TO ANSI/AWWA C111/A21.11 AND BE CLEAN AND COATED WITH A RUST-RESISTANT LUBRICANT WITH THEIR SURFACES FREE OF OBJECTIONABLE PROTRUSIONS. ALL BOLTS AND NUTS AFTER TIGHTENING SHALL BE BRUSH COATED WITH BITUMASTIC GOLD-APPLIED MATERIAL.

TAPPING VALVES SHALL HAVE A MINIMUM WORKING PRESSURE OF 150 PSI. THE INLET FLANGES SHALL BE CLASS 125 CONFORMING TO ANSI B16.1 OF ANSI/AWWA C110/A21.10 AND OUTLET CONNECTION SHALL BE STANDARDIZED MECHANICAL JOINT.

TAPPING SLEEVE AND VALVE

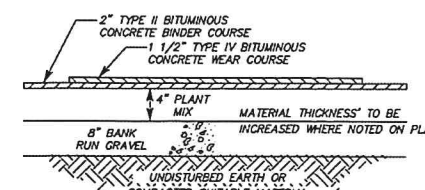
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NOTE:
CONSTRUCT EXPANSION & CONTRACTION JOINTS EVERY 20' WITH DUMMY JOINTS EVERY 5'.

SIDEWALK TYPICAL

N.T.S.

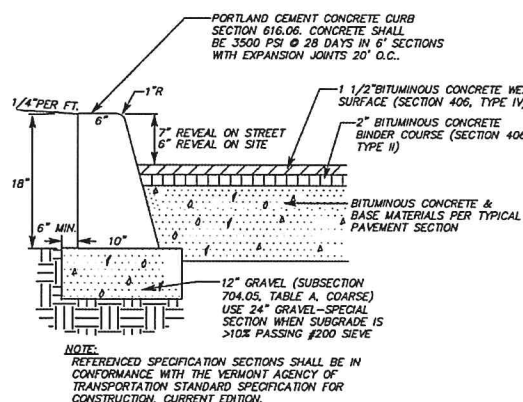


NOTES:
SUBBASE AND BASE LAYERS SHALL BE COMPACTED TO MIN. 95% STANDARD PROCTOR IN 6" LIFTS. ALL MATERIALS SHALL CONFORM TO VT. AOT STANDARD SPECIFICATIONS FOR CONSTRUCTION 2011 ED.

*SECTION TO BE USED WHERE RECLAIM IS NOT ADEQUATE

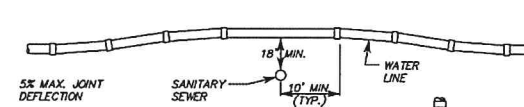
TYPICAL PAVEMENT SECTION

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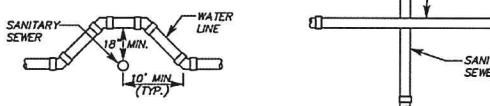


CURB AND PAVEMENT TYPICAL

N.T.S.



ALTERNATE SECTION



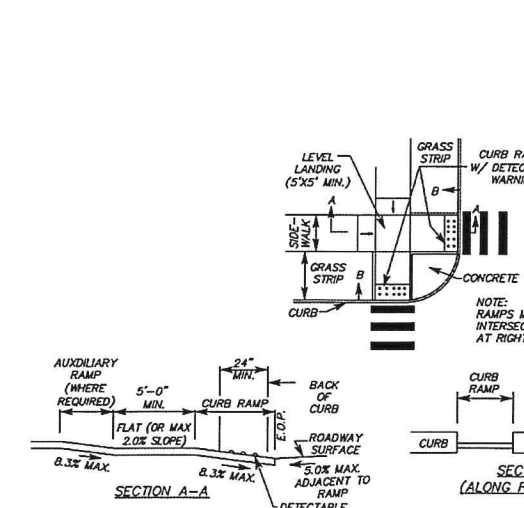
SECTION

PLAN VIEW

NOTES:
THE CROSSING SHALL BE ARRANGED AS SHOWN SO THAT THE SEWER JOINTS ARE AS FAR AS POSSIBLE AND EQUIDISTANT FROM THE POINT OF INTERSECTION. PROVIDE PIPE FITTING RESTRAINTS AND BLOCKING AS NECESSARY.

WATER/SEWER CROSSING TYPICAL

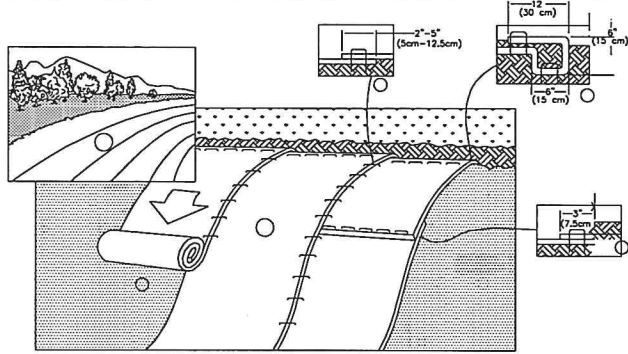
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SIDEWALK RAMP DETAIL

N.T.S.

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DEPARTMENT OF PLANNING



1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCT (RECP's), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF SLOPE BY ANCHORING THE RECP's IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH WITH APPROXIMATELY 12" (30 CM) OF RECP's EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR RECP's WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) OF RECP's APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30 CM) PORTION OF RECP's BACK OVER SEED AND COMPACTED SOIL. SECURE RECP's OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30 CM) APART ACROSS THE WIDTH OF RECP's.
3. ROLL THE RECP's (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. RECP's WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECP's MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. THE EDGES OF PARALLEL RECP's MUST BE STAPLED WITH APPROXIMATELY 2" - 5" (5CM - 12.5CM) OVERLAP DEPENDING ON RECP's TYPE.
5. CONSECUTIVE RECP's SPICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5 CM) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30 CM) APART ENTIRE RECP's EDITH.

NOTE:

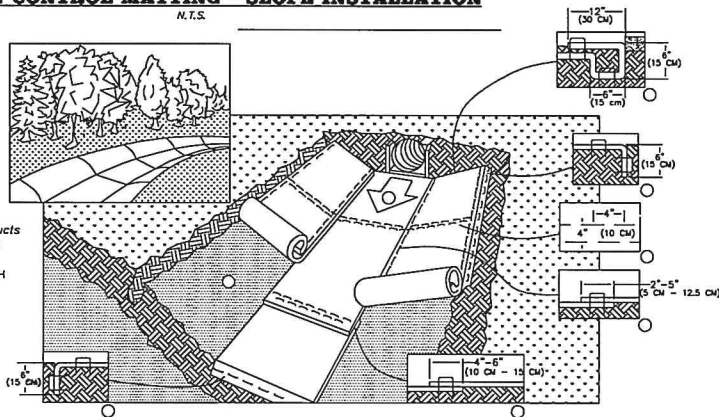
IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 CM) MAY BE NECESSARY TO PROPERLY SECURE THE RECP's.

EROSION CONTROL MATTING - SLOPE INSTALLATION

N.T.S.

NORTH AMERICAN GREEN
EROSION CONTROL Products
Guaranteed SOLUTIONS

14649 HIGHWAY 41 NORTH
EVANSVILLE, IN 47725
800-772-2040
www.norgreen.com



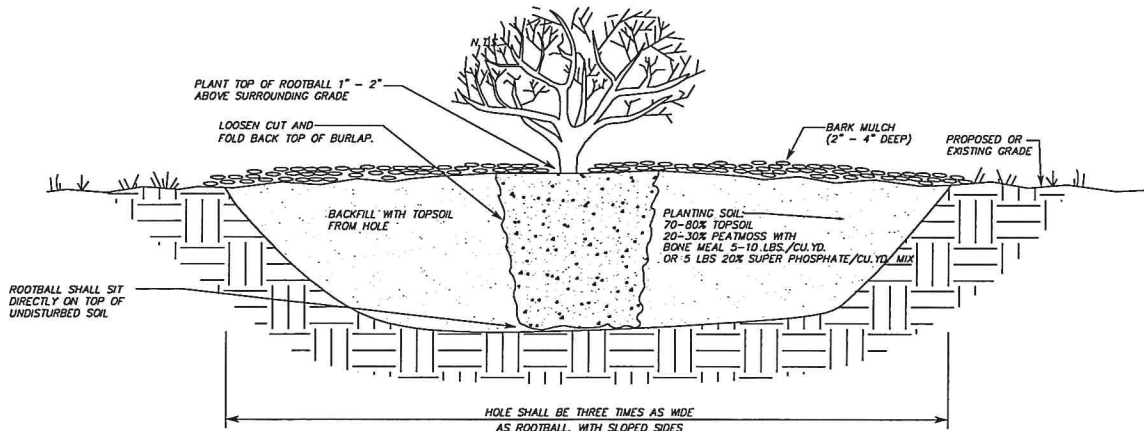
1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECP's), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE RECP's IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH WITH APPROXIMATELY 12" (30 CM) OF RECP's EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECP's WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30 CM) PORTION OF RECP's BACK OVER SEED AND COMPACTED SOIL. SECURE RECP's OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30 CM) ACROSS THE WIDTH OF THE RECP's.
3. ROLL CENTER RECP's IN DIRECTION OF WATER FLOW IN BOTTOM OF CHANNEL. RECP's WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECP's MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. PLACE CONSECUTIVE RECP's END OVER END (SHINGLE STYLE) WITH A 4" - 6" (10 CM - 15 CM) OVERLAP. USE A DOUBLE ROW OF STAPLES STAGGERED 4" (10 CM) APART AND 4" (10 CM) ON CENTER TO SECURE RECP's.
5. FULL LENGTH EDGE OF RECP's AT TOP OF SIDE SLOPES MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
6. ADJACENT RECP's MUST BE OVERLAPPED APPROXIMATELY 2" - 5" (5 CM - 12.5 CM) (DEPENDING ON RECP's TYPE) AND STAPLED.
7. IN HIGH FLOW CHANNEL APPLICATIONS, A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT (9 M - 12 M) INTERVALS. USE A DOUBLE ROW OF STAPLES STAGGERED 4" (10 CM) APART AND 4" (10 CM) ON CENTER OVER ENTIRE WIDTH OF THE CHANNEL.
8. THE TERMINAL END OF THE RECP's MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.

NOTE:

* IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 CM) MAY BE NECESSARY TO PROPERLY ANCHOR THE RECP's.

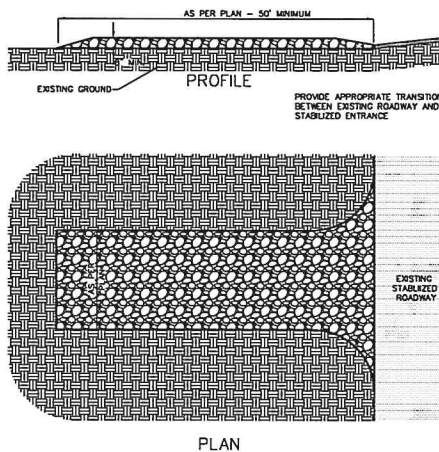
EROSION CONTROL MATTING - CHANNEL INSTALLATION

N.T.S.



SHRUB PLANTING TYPICAL

N.T.S.

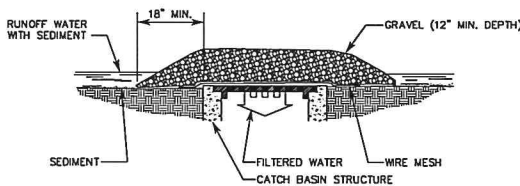


NOTES:

1. STONE SHALL BE 1.5 TO 4 INCHES WITH A MINIMUM THICKNESS OF 8 INCHES.
2. LENGTH, WIDTH AND RETURN RADII SHALL BE AS SHOWN ON THE APPLICABLE CONSTRUCTION STABILIZATION PLAN.
3. MAINTENANCE OF ENTRANCE WILL BE NECESSARY TO PREVENT TRACKING OF SEDIMENT OFF SITE. THIS MAY INCLUDE ADDING STONE, AND/OR REMOVING AND REPLACING STONE.
4. THE EMPLOYMENT OF APPROVED ALTERNATIVE METHODS OF REMOVING SEDIMENT FROM VEHICLE PRIOR TO EXITING SITE IS ENCOURAGED TO MINIMIZE REQUIRED MAINTENANCE OF STABILIZED ENTRANCE.
5. CONSTRUCT STABILIZED APRON AROUND BUILDING AS SHOWN ON THE PLAN, AND WITH THE PROFILE SHOWN ABOVE.

STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE



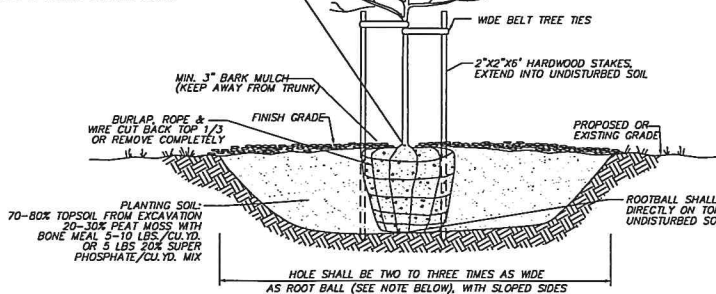
1. A WIRE MESH SHALL BE PLACED OVER THE DROP INLET OR CURB OPENING SO THAT THE ENTIRE OPENING AND A MINIMUM OF 12 INCHES AROUND THE OPENING ARE COVERED BY THE MESH. THE MESH MAY BE ORDINARY HARDWARE CLOTH OR WIRE MESH WITH OPENINGS UP TO 1/4 INCH.
2. THE WIRE MESH SHALL BE COVERED WITH CLEAN COARSE AGGREGATE SUCH AS CRUSHED STONE FOR A MINIMUM DEPTH OF 12 INCHES. CRUSHED STONE SHALL BE BEDDING STONE FOR SEWERS (ASTM STONE SIZE NO. 67). SEE SPECIFICATIONS.
3. THE COARSE AGGREGATE SHALL EXTEND AT LEAST 18 INCHES BEYOND ALL SIDES OF THE CATCH BASIN/DRAIN OPENING.
4. THIS SEDIMENTATION CONTROL SHALL BE UTILIZED AT ALL CATCH BASINS THAT WILL RECEIVE RUNOFF FROM DISTURBED AREAS.
5. GEOTEXTILE BAG PRODUCTS DESIGNED FOR EROSION CONTROL AT CATCHBASINS ARE ACCEPTABLE ALTERNATIVES PROVIDED THEY ARE INSTALLED AND MAINTAINED PER MANUFACTURERS RECOMMENDATIONS.
6. SILT FENCING PROPERLY INSTALLED AND MAINTAIN AROUND CATCH BASINS IN GRASS AREAS IS AN ACCEPTABLE ALTERNATIVE.

SEDIMENTATION CONTROL

AT CATCH BASIN

N.T.S.

TRUNK FLARE JUNCTION: PLANT AT EXISTING GRADE IN WELL DRAINED SOILS. UP TO 4" ABOVE EXISTING GRADE IN POORLY DRAINED SOILS



DECIDUOUS TREE PLANTING DETAIL

N.T.S.

NOTES:

1. PLANTING HOLE SHALL BE 3 TIMES ROOT BALL DIAMETER IN HIGHLY COMPACTED SOIL; 2 TIMES ROOT BALL DIAMETER MINIMUM IN ALL OTHERS.
2. STAKES AND GUY WIRE PLACEMENT SHALL NOT INTERFERE WITH PEDESTRIAN TRAFFIC.

Landscaping Notes:

1. Landscape architect shall be notified to inspect proposed locations of plant material and condition of plant materials when delivered to site prior to installation.
2. All plant material is to conform to the requirements of ANSI Z60.1 "American Standard for Nursery Stock" for quality, size, genus, species and variety shown on the planting plan.
3. Landscape contractor shall be responsible for identifying locations of underground utilities prior to excavation for planting.

EROSION PREVENTION AND SEDIMENT CONTROL STABILIZATION NOTES:

1. MULCH SHALL BE APPLIED TO ALL DISTURBED AREAS AT 2 TONS PER ACRE. MULCH SHALL CONSIST OF AIR-DRYED HAY OR STRAW FREE OF SEEDS AND COARSE MATERIALS.
2. TOPSOIL PILES SHALL BE MULCHED AND RINGED WITH SILT FENCE.
3. DISTURBED SOILS TO BE STABLED AS FOLLOWS:

CHANNEL SLOPE	LINING
1% TO 5%	NORTH AMERICAN GREEN S150
> 5%	STONE RIP RAP

SIDE SLOPES	LINING
< 3:1	MULCH
> 3:1	NORTH AMERICAN GREEN S150 OR EQUAL
> 2:1	NORTH AMERICAN GREEN SC250 OR EQUAL
4. LIME MAY BE APPLIED TO ACHIEVE SOIL PH OF 6.5 FOR AREAS TO BE SEEDDED.
5. APPLY COMMERCIAL FERTILIZER AT 1.0 LBS/1,000SQ. FT. OF N20, P5 AND K20, IF REQUIRED.
6. LIME AND FERTILIZER SHALL BE MIXED THOROUGHLY INTO THE SEEDBED DURING SOIL PREPARATION.
7. GRASSED CHANNELS SHALL HAVE A MIN. OF 4" OF TOPSOIL PRIOR TO SEEDING.
8. DISTURBED SOILS SHALL BE SEEDDED ACCORDING TO THE FOLLOWING TABLE:

SEEDING RATES FOR TEMPORARY STABILIZATION:			
APRIL 15 - SEPT. 15: RYEGRASS (ANNUAL OR PERENNIAL: 20 LBS/ACRE)			
SEPT. 15 - APRIL 15: WINTER RYE (120 LBS/ACRE)			
SEEDING RATES FOR FINAL STABILIZATION:			
CHOSE FROM:	VARIETY	LBS./ACRE	LBS./1000 SQ. FT.
BIRDSFOOT TREFOIL	EMPIRE/PARDEE	5*	0.1
OR	COMMON	8	0.2
COMMON WHITE CLOVER			
PLUS			
TALL FESCUE	KY-31/REBEL	10	0.25
PLUS			
REDTOP	COMMON	2	0.05
OR			
RYEGRASS (PERENNIAL)	PENNFINE/LJNN	5	0.1

* - MIX 2.5 LBS. EACH OF EMPIRE AND PARDEE OR 2.5 LBS. OR BIRDSFOOT AND 2.5 LBS. WHITE CLOVER PER ACRE.

LIMIT-OF-DISTURBANCE CORDON CONSTRUCTION SPECIFICATIONS

1. LIMIT OF DISTURBANCE CORDON SHALL BE 3-FOOT HIGH ORANGE "CONSTRUCTION" SAFETY FENCE OR APPROVED EQUIVALENT, AND SHALL BE LOCATED AS SHOWN ON THE APPLICABLE PHASE PLAN. INSTALLATION OF PERMANENT SECURITY FENCING IS ALSO ACCEPTABLE.
2. SAID FENCE SHALL BE SUPPORTED BY STEEL "U" OR "T" TYPE POSTS PLACED AT MAXIMUM 16-FOOT INTERVALS.
3. FENCE SHALL BE WIRE OR "ZIP" TIED TO THE SUPPORT POSTS.
4. THE FENCE SHALL BE MAINTAINED IN A WORKMAN LIKE MANNER, AND SHALL REMAIN IN PLACE UNTIL FINAL SITE STABILIZATION IS ACHIEVED.

EROSION PREVENTION AND SEDIMENT CONTROL CONSTRUCTION NOTES:

1. NEW LOT OWNERS/CONTRACTORS MUST COMPLY WITH THE EROSION PREVENTION AND SEDIMENT CONTROL STANDARDS OF THE CITY OF BURLINGTON.
2. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES MUST BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER TEMPORARY MEASURES ARE NO LONGER NEEDED, UNLESS OTHERWISE AUTHORIZED.
3. ALL AREAS MUST HAVE TEMPORARY OR PERMANENT STABILIZATION WITHIN 14 DAYS OF INITIAL DISTURBANCE. AFTER THIS TIME ANY DISTURBANCE IN THE AREAS MUST BE STABILIZED AT THE END OF EACH WORK DAY. THE FOLLOWING EXCEPTIONS APPLY:
- STABILIZATION IS NOT REQUIRED IF WORK IS TO CONTINUE IN THE AREA WITHIN THE NEXT 24 HOURS AND THERE IS NO PRECIPITATION FORECAST WITHIN THE NEXT 24 HOURS.
- STABILIZATION IS NOT REQUIRED IF THE WORK IS OCCURRING IN A SELF-CONTAINED EXCAVATION (E.G. NO OUTLET) WITH A DEPTH OF 2 FEET OR GREATER (E.G. HOUSE FOUNDATION EXCAVATION, UTILITY TRENCHES)
4. ALL EROSION CONTROL MEASURES MUST BE INSPECTED AT A FREQUENCY OF EVERY 7 DAYS OR WITHIN 24 HOURS OF A PRECIPITATION EVENT CAUSING RUNOFF TO LEAVE CONSTRUCTION SITE, AND REPLACED OR REPAIRED AS NECESSARIES.

EROSION CONTROL SEQUENCING

1. DELINEATE THE AREA TO BE DISTURBED WITH LIMIT OF DISTURBANCE CORDON, SILT FENCE OR CONSTRUCTION FENCING AS APPROPRIATE.
2. INSTALL STABILIZED CONSTRUCTION ENTRANCES.
3. INSTALL TEMPORARY AND PERMANENT EROSION CONTROL FEATURES AS APPROPRIATE AND AS DESCRIBED IN THESE DETAILS.

WINTER CONSTRUCTION EROSION CONTROL MEASURES

ADDITIONAL EROSION PREVENTION AND SEDIMENT CONTROL MEASURES MUST BE IMPLEMENTED DURING THE WINTER CONSTRUCTION SEASON IF EARTH DISTURBANCE IS PLANNED DURING THIS TIME (OCTOBER 15TH TO APRIL 15TH). CONTRACTOR/LANDOWNER SHALL READ AND UNDERSTAND THE FOLLOWING ITEMS:

1. NON-VEGETATIVE PROTECTION MUST BE INSTALLED AFTER SEPTEMBER 15TH TO BARE SOILS INCLUDING EROSION CONTROL, BLANKETS AND/OR HEAVY MULCH LAYER.
2. APPLY A MINIMUM OF 3 INCHES OF MULCH WITH AN 80-BOX GROUND COVER. MULCH SHALL BE TRACKED OR STABILIZED WITH NETTING IN OPEN AREAS VULNERABLE TO WIND.
3. PROVIDE ENLARGED ACCESS POINTS TO THE SITE, STABLED TO PROVIDE FOR SNOW STOCKPILING.
4. LIMITS OF DISTURBANCE MOVED OR REPLACED TO REFLECT BOUNDARY OF WINTER WORK.
5. CLEARED SNOW SHALL BE STOCKPILED DOWNSLOPE OF ALL AREAS OF DISTURBANCE AND OUT OF STORMWATER TREATMENT STRUCTURES.
6. A MINIMUM 25 FOOT BUFFER SHALL BE MAINTAINED ON PERIMETER CONTROLS SUCH AS SILT FENCE.
7. IN AREAS OF DISTURBANCE THAT DRAIN TO A WATERBODY WITHIN 100 FEET, TWO ROWS OF SILT FENCE MUST BE INSTALLED ALONG THE CONTOUR.
8. DRAINAGE STRUCTURES MUST BE KEPT FREE AND CLEAR OF SNOW AND ICE DAMS.
9. SILT FENCE AND OTHER PRACTICES MUST BE INSTALLED AHEAD OF FROZEN GROUND.
10. DISTURBED SOILS MUST BE STABILIZED AT THE END OF EACH WORK DAY, UNLESS NO PRECIPITATION IS FORECAST WITHIN 24 HOURS AND WORK WILL RESUME WITHIN 24 HOURS IN THE SAME DISTURBED AREA. IN AREAS THAT COLLECT AND RETAIN RUNOFF SUCH AS HOUSE FOUNDATIONS AND UTILITY TRENCHES DAILY STABILIZATION IS NOT REQUIRED.
11. PRIOR TO STABILIZATION SNOW AND ICE SHALL BE REMOVED TO LESS THAN 1 INCH THICKNESS.
12. USE STONE TO STABILIZE AREAS SUCH AS THE PERIMETER OF BUILDINGS UNDER CONSTRUCTION OR WHERE CONSTRUCTION VEHICULAR TRAFFIC IS ANTICIPATED.

ARCHITECT

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CLIENT

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DEVELOPMENT

LOCATION

316 FLYNN AVE (CORNER OF PINE & FLYNN)
BURLINGTON, VERMONT

OWNER

G & C PROPERTIES
BURLINGTON, VERMONT
TEL: 802 343 6789

CONTRACTOR

CIVIL ENGINEER



BLUMMITT ENGINEERING, INC.
Engineers - Architects - Planners - Landscape Architects
1233 Shelburne Road C2
South Burlington, VT 05403
(802) 343-7088

STAMP



Issue	Date	Issue	Date

Project

EROSION CONTROL AND
LANDSCAPING DETAILS

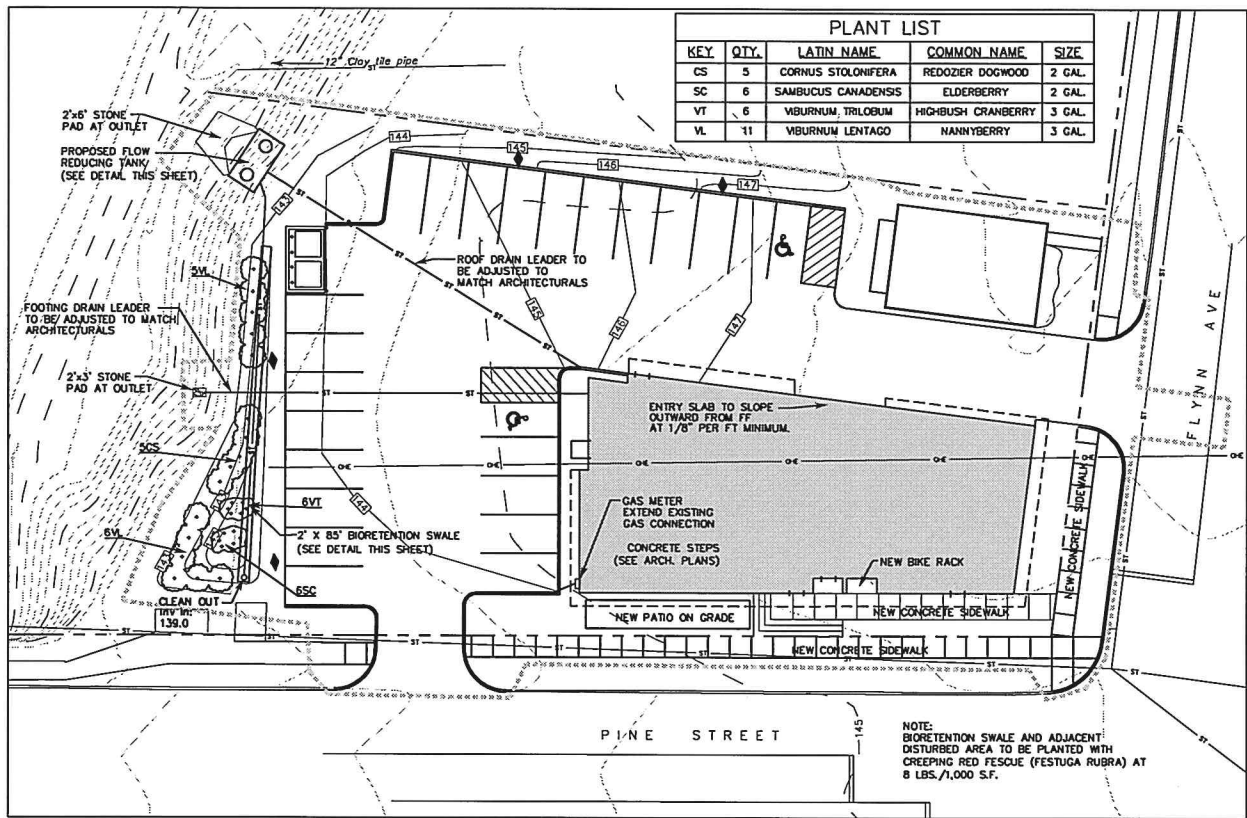
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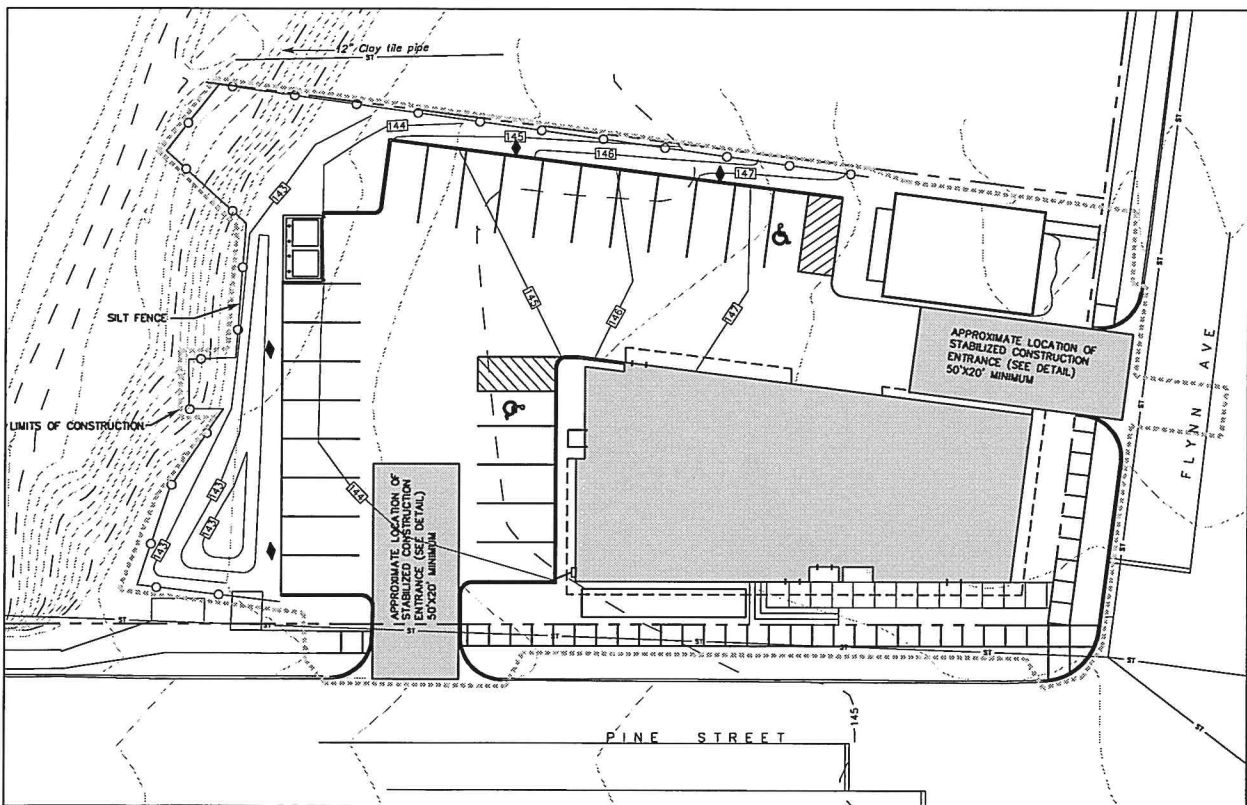
Floor(s)

Drawing No.

D2



STORMWATER MANAGEMENT VIEW



EROSION CONTROL VIEW

STORMWATER SYSTEM MAINTENANCE REQUIREMENTS

- The system is to be inspected annually after spring snow melt, prior to June 15th. The inspection shall evaluate the operation and maintenance and condition of the stormwater collection, treatment and control system.
- The stormwater treatment tank is to be inspected monthly and after significant rainfall events.
- The owner shall prepare an annual inspection summary which shall be submitted to the Burlington Department of Public Works and the State of Vermont Stormwater Office by July first of each year. The report shall include the dates and details of all stormwater system maintenance and repairs performed in the previous year.
- The inspection shall include an evaluation of all catch basins, treatment tank, and natural areas. The features are to be inspected for sediment accumulation and stability.
- Sediment shall be removed from the catch basins when the sediment level is within 10" of the pipe invert and from the treatment tank when the depth reaches 6".
- Any sediment or erosion observed on the site shall be removed/repaired and full vegetation reestablished.

PROJECT DESCRIPTION

The project consists of the construction of a Multi-Use Building at 316 Flynn Avenue on the lot of the currently operating Pine Street Deli and the associated utilities, parking and landscaping. The improvements will include reconstruction of the adjacent city sidewalks and the installation of a stormwater attenuation and treatment tank.

Using the state of Vermont stormwater guidelines, the risk category has been defined as "Low". The site improvements include items that will be phased (building excavation and construction, sidewalk replacement, site regarding, utility installation and replacement, etc.) to minimize the time of exposed soils.

EXISTING CONDITIONS

The site runoff from the existing site runs to Engleby Brook via sheet flow, gutter flow, a catch basin in Flynn Avenue and the Outlet drainage pipe in Pine Street. The site has no collection system with all the runoff exiting the site via sheet flow and overland flow. The majority of the site is covered by paved parking and rooftops.

Soils -

The soils along the brook are mapped by the NRCS as Munson and Belgrade Silt Loams with C & D Hydrologic Soils Groups.

STORMWATER TREATMENT AND DRAINAGE CONSIDERATIONS -

The proposed stormwater treatment methods are the result of space limitations and the poor infiltration properties of the underlying soils. The inclusion of catch basins and roof drain systems create a concentration of runoff to a new culvert to Engleby Brook. The installation of a Flow Attenuator/Sedimentation Tank prior to the final discharge is the most efficient method of improving the runoff characteristics of the site. Impervious portions of the site will continue to drain to the adjacent street systems and runoff directly to Engleby Brook.

Site Runoff will continue to enter the City of Burlington Municipal Stormwater system and the adjacent brook (Engleby) via overland flow, gutter flow, on-site and municipal catch basins, storm pipes and a new treatment structure. The overall impervious area of the site will be reduced by approximately 2,200 sf with 9,000 sf of the new roof and paved surfaces being routed through the treatment tank.

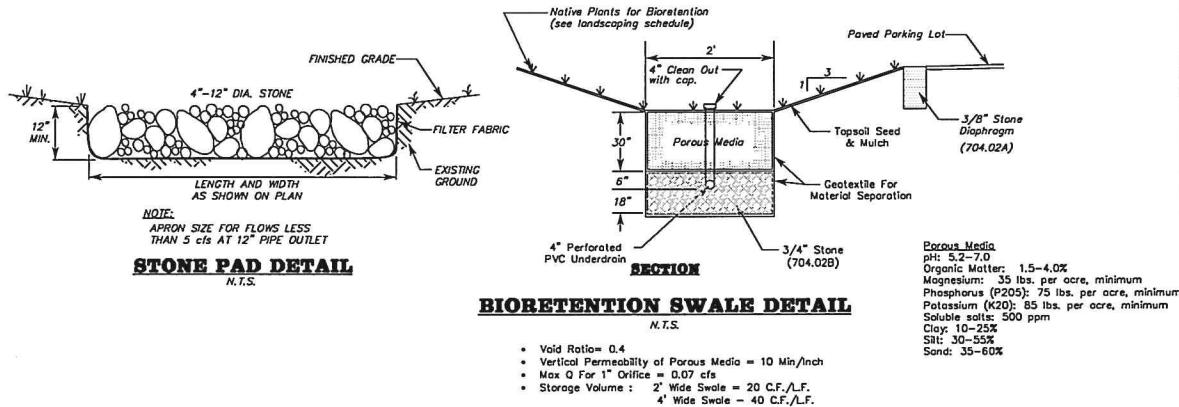
RUNOFF ATTENUATION -

The resulting stormwater design, including the Flow Reducer Tank, based on a TR-55 runoff model, will result in a reduction of the peak design flows for the 1, 2, 10, 25 and 100-year, 24-hour design storms as specified in the table included on the design plans and stormwater management details.

Existing Impervious Lot Coverage			
Total Lot	26,424 s.f.	0.61 acre	100%
Paved Area	14,697 s.f.	0.34 acre	55.6%
Building Area	4,742 s.f.	0.11 acre	18.0%
Total Coverage	19,439 s.f.	0.45 acre	73.6%

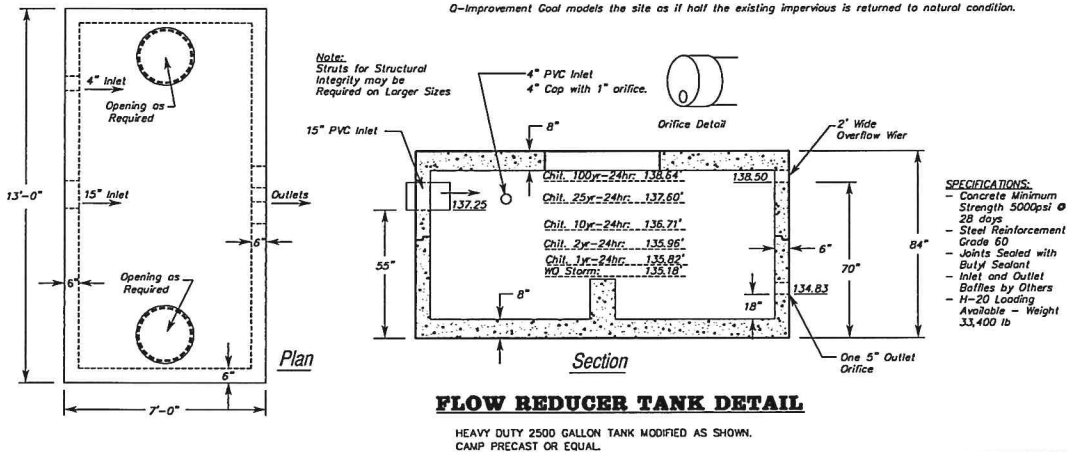
Proposed Impervious Lot Coverage			
Total Lot	26,424 s.f.	0.61 acre	100%
Paved Area	11,101 s.f.	0.25 acre	42.0%
Building Area	6,119 s.f.	0.14 acre	23.2%
Total Coverage	17,220 s.f.	0.40 acre	65.2%
Effective Impervious	17,220 s.f.	0.40 acre	65.2%
New Impervious	-2,219 s.f.	-0.05 acre	-8.4%

Impervious Surface Management		
Standard	Net New Impervious	Redeveloped/Existing Impervious
Water Quality	0 s.f.	13,373 s.f.
Runoff Reduction	0 s.f.	13,373 s.f.
Q1 Peak Control	0 s.f.	13,373 s.f.
Q10 Peak Control	0 s.f.	13,373 s.f.



Q Into Engleby Brook Before and After Construction			
Design Storm	Q-Pre Development	Q-Improvement Goal	Q-Post Development
WQ Storm	0.61 c.f.s.	0.49 c.f.s.	0.18 c.f.s.
Chil. 1yr-24hr	1.49 c.f.s.	0.75 c.f.s.	0.55 c.f.s.
Chil. 2yr-24hr	1.67 c.f.s.	0.90 c.f.s.	0.61 c.f.s.
Chil. 10yr-24hr	2.46 c.f.s.	1.63 c.f.s.	0.86 c.f.s.
Chil. 25yr-24hr	3.26 c.f.s.	2.42 c.f.s.	1.10 c.f.s.
Chil. 100yr-24hr	4.25 c.f.s.	3.41 c.f.s.	1.39 c.f.s.

Note: WQ flows based on calculations to maintain the minimum WQ Volume of 0.2"
Q-Improvement Goal models the site as if half the existing impervious is returned to natural condition.



ARCHITECT

JRMA design studio
architecture - master planning - interiors
www.jrmadesignstudio.com

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175 SUMMIT CIRCLE
SHELburnE VERMONT

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CLIENT

PINE & FLYNN
DEVELOPMENT

LOCATION

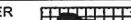
316 FLYNN AVE (CORNER OF PINE & FLYNN)
BURLINGTON, VERMONT

OWNER

G & C PROPERTIES
BURLINGTON, VERMONT
TEL: 802 343 6789

CONTRACTOR

CIVIL ENGINEER



SUMMIT ENGINEERING, INC.
Engineers - Surveyors - Planners - Landscape Architects
1233 Shelburne Road C2
South Burlington, VT 05403
(802) 688-1000

STAMP



Issue	Date	Issue	Date

Project

STORMWATER MANAGEMENT
PLAN AND DETAILS

Drawing Title
Project No. 8163 Drawn By: BEGCH Date: 4/8/15 Scale: N.T.S.

Floor(s)

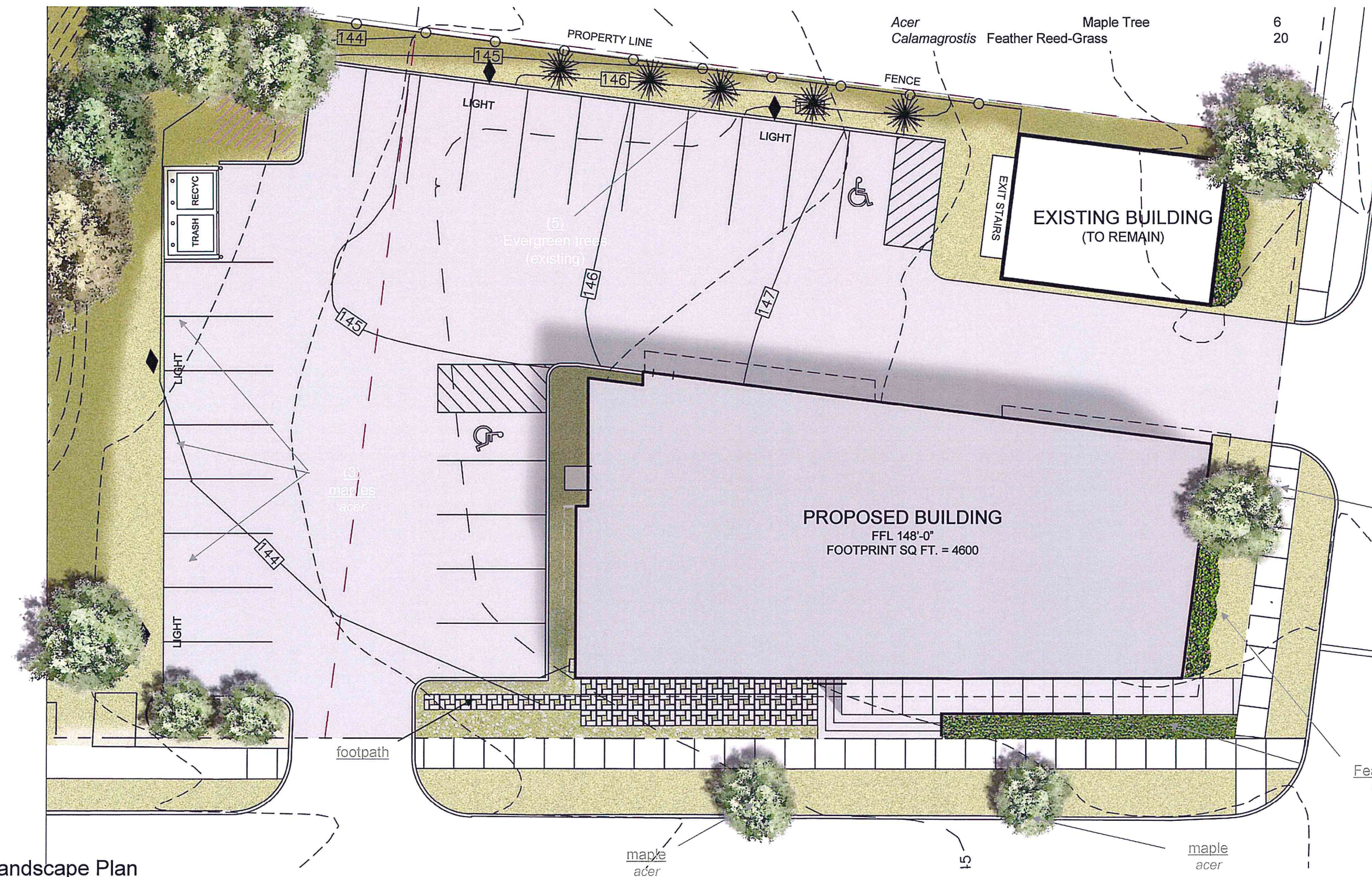
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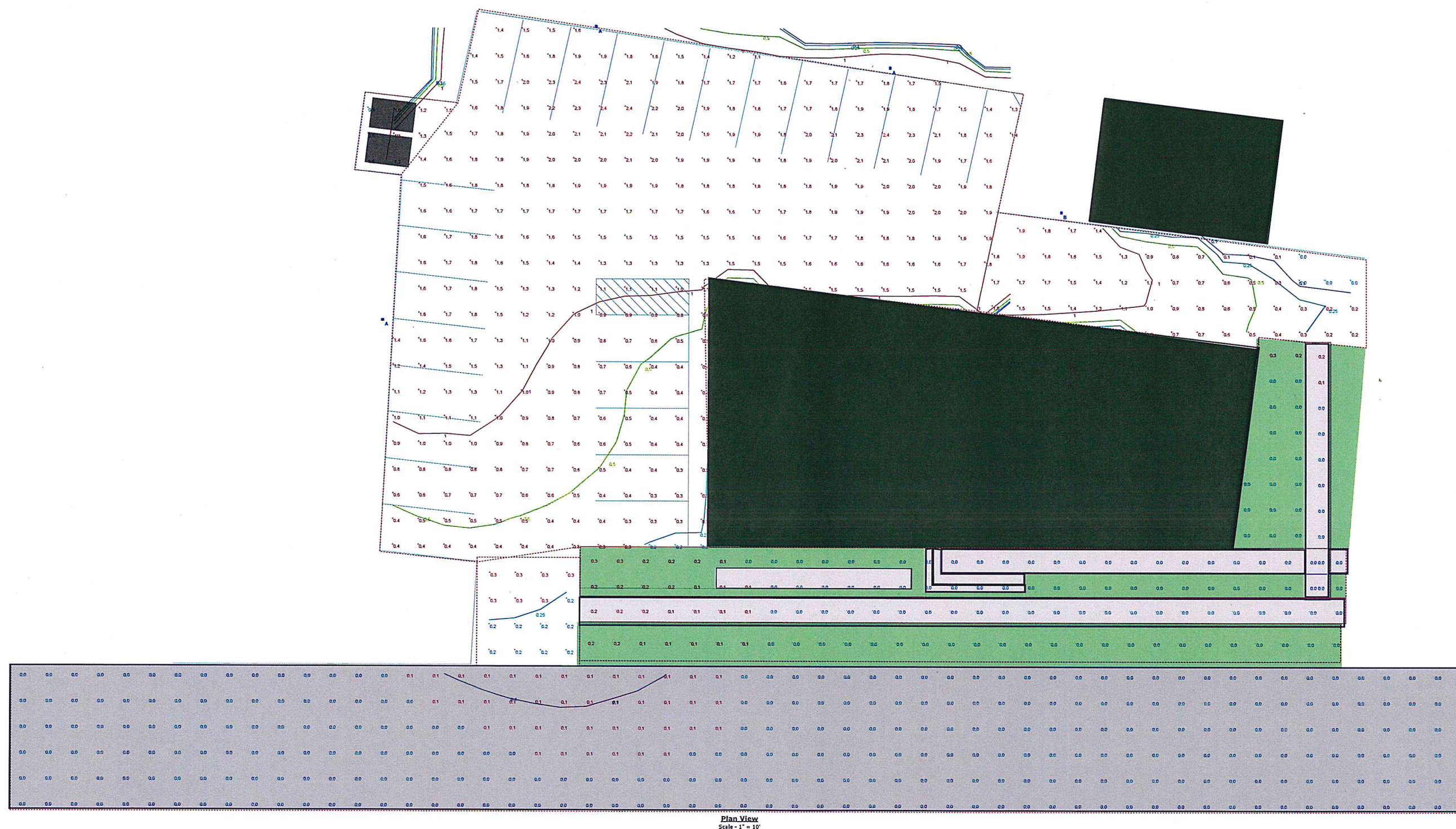
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PLANT LIST

LATIN NAME	COMMON NAME	QTY
Acer	Maple Tree	6
Calamagrostis	Feather Reed-Grass	20

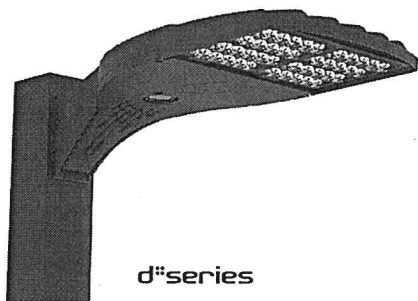


Landscape Plan



Luminaire Schedule										
Symbol	Label	Quantity	Manufacturer	Model Number	Description	Lamp	Number	Filename	Lumens Per Lamp	Wattage
	A	3	Lithonia Lighting	DSX0 LED 40C S30 30K T4M HVOLT HS	DSX0 LED WITH (2) 20 LED LIGHT ENGINE, TYPE T4M OPTIC, 3000K, @ 530mA WITH HOUSE SIDE SHIELD	LED	1	DSX0_LED_40C_S30_30K_T4M_HVOL_Tiles	5426.219	68
	B	1	Lithonia Lighting	DSX0 LED 20C S30 30K T2M HVOLT	DSX0 LED WITH (1) 20 LED LIGHT ENGINE, TYPE T2M OPTIC, 3000K, @ 530mA	LED	1	DSX0_LED_20C_S30_30K_T2M_HVOL_Tiles	2901.443	35

Statistics							
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
Driveway Flynn Street	+	0.9 fc	1.9 fc	0.0 fc	N/A	N/A	0.5:1
Driveway Pine Street	+	0.2 fc	0.3 fc	0.2 fc	1.5:1	1.0:1	0.7:1
Dumpster	+	1.0 fc	1.5 fc	0.5 fc	3.0:1	2.0:1	0.7:1
Entry	+	0.0 fc	0.3 fc	0.0 fc	N/A	N/A	0.0:1
Front Lawn	+	0.0 fc	0.2 fc	0.0 fc	N/A	N/A	0.0:1
Parking Lot	+	1.4 fc	2.4 fc	0.2 fc	12.0:1	7.0:1	0.6:1
Pine Street	+	0.0 fc	0.1 fc	0.0 fc	N/A	N/A	0.0:1
Side Lawn	+	0.0 fc	0.3 fc	0.0 fc	N/A	N/A	0.0:1
Sidewalk	+	0.0 fc	0.2 fc	0.0 fc	N/A	N/A	0.0:1
Sidewalk #2	+	0.0 fc	0.2 fc	0.0 fc	N/A	N/A	0.0:1



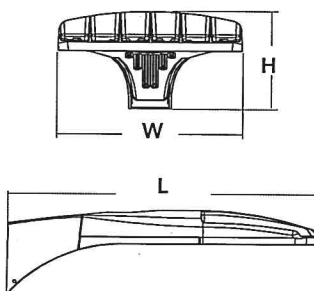
D-Series Size 0 LED Area Luminaire



d#series

Specifications

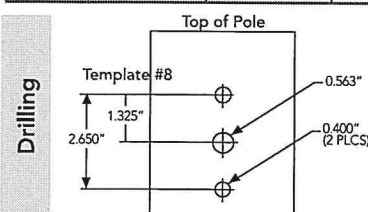
EPA:	0.8 ft ² (.07 m ²)
Length:	26" (66.0 cm)
Width:	13" (33.0 cm)
Height:	7" (17.8 cm)
Weight (max):	16 lbs (7.25 kg)



Ordering Information

EXAMPLE: DSX0 LED 40C 1000 40K T3M MVOLT SPA DDBXD

DSX0 LED										
Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Mounting	Control options	Other options	Finish (required)	
DSX0 LED	Forward optics 20C 20 LEDs (one engine) 40C 40 LEDs (two engines) Rotated optics¹ 30C 30 LEDs (one engine)	530 530 mA 700 700 mA 1000 1000 mA (1 A) ²	30K 3000 K (80 CRI min.) 40K 4000 K (70 CRI min.) 50K 5000 K (70 CRI) AMBPC Amber phosphor converted ³	T1S Type I short T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium TFTM Forward throw medium T5VS Type V very short T5S Type V short T5M Type V medium T5W Type V wide	MVOLT ⁴ 120 ⁴ 208 ⁴ 240 ⁴ 277 ⁴ 347 ⁵ 480 ⁵	Shipped included SPA Square pole mounting RPA Round pole mounting WBA Wall bracket SPUMBA Square pole universal mounting adaptor ⁶ RPUMBA Round pole universal mounting adaptor ⁶ Shipped separately⁷ KMA8 Mast arm mounting bracket adaptor (specify finish)	Shipped installed PER NEMA twist-lock receptacle only (no controls) ⁸ DMG 0-10V dimming driver (no controls) ⁹ DCR Dimmable and controllable via ROAM [®] (no controls) ¹⁰ PIR Motion sensor, 8-15' mounting height ¹¹ PIRH Motion sensor, 15-30' mounting height ¹¹ BL30 Bi-level switched dimming, 30% ¹² BL50 Bi-level switched dimming, 50% ¹²	Shipped installed HS House-side shield ¹³ SF Single fuse (120, 277, 347V) ¹⁴ DF Double fuse (208, 240, 480V) ¹⁴ L90 Left rotated optics ¹ R90 Right rotated optics ¹ DDL Diffused drop lens ¹⁵	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white	



Accessories	
DL127F 1.5 JU	PhotoCell - SSL twist-lock (120-277V) ¹⁵
DL1347F 1.5 CUL JU	PhotoCell - SSL twist-lock (347V) ¹⁵
DL1480F 1.5 CUL JU	PhotoCell - SSL twist-lock (480V) ¹⁵
SCU	Shorting cap ¹⁵
DSX0HS 20C U	House-side shield for 20 LED unit ¹¹
DSX0HS 30C U	House-side shield for 30 LED unit ¹¹
DSX0HS 40C U	House-side shield for 40 LED unit ¹¹
DSX0DDL U	Diffused drop lens (polycarbonate) ¹¹
PUMBA DDBXD U*	Square and round pole universal mounting bracket adaptor (specify finish)
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) ⁷

DSX0 shares a unique drilling pattern with the AERIS™ family. Specify this drilling pattern when specifying poles, per the table below.

DM19AS	Single unit	DM29AS	2 at 90° *
DM28AS	2 at 180°	DM39AS	3 at 90° *
DM49AS	4 at 90° *	DM32AS	3 at 120° **

Example: SSA 20 4C DM19AS DDBXD

Visit Lithonia Lighting's POLES CENTRAL to see our wide selection of poles, accessories and educational tools.

*Round pole top must be 3.25" O.D. minimum.
**For round pole mounting (RPA) only.

Tenon Mounting Slipfitter **

Tenon O.D.	Single Unit	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2-3/8"	AST20-190	AST20-280	AST20-290	AST20-320	AST20-390	AST20-490
2-7/8"	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4"	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

NOTES

- 30 LEDs (30C option) and rotated optics (L90 or R90) only available together.
- 1000mA is not available with AMBPC.
- AMBPC only available with 530mA or 700mA.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options).
- Not available with single-board, 530 mA product (20C 530 or 30C 530). Not available with DCR, BL30, or BL50.
- Available as a separate combination accessory: PUMBA (finish U); 1.5 G vibration load rating per ANSI C136.31.
- Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" mast arm (not included).
- PhotoCell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories.
- DMG option for 347v or 480v requires 1000mA.
- Specifies a ROAM[®] enabled luminaire with 0-10V dimming capability; PER option required. Not available with 347 or 480V. Additional hardware and services required for ROAM[®] deployment; must be purchased separately. Call 1-800-44-6745 or email: sales@roamservices.net. N/A BL30, BL50, PIR, or PIRH.
- PIR specifies the SensorSwitch SBGR-10-ODP control; PIRH specifies the SensorSwitch SBGR-6-ODP control; see Motion Sensor Guide for details. Dimming driver standard. Not available with DCR.
- Requires an additional switched circuit. Dimming driver standard. MVOLT only. Not available with DCR.
- Also available as a separate accessory; see Accessories information. HS and DDL are not available together.
- Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
- Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item from Acuity Brands Controls.



Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.02
10°C	50°F	1.01
20°C	68°F	1.00
25°C	77°F	1.00
30°C	86°F	1.00
40°C	104°F	0.99

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	DSX0 LED 20C 1000			
	1	0.97	0.94	0.90
	DSX0 LED 40C 1000			
	1	0.94	0.90	0.84
	DSX0 LED 40C 700			
	1	0.99	0.98	0.96

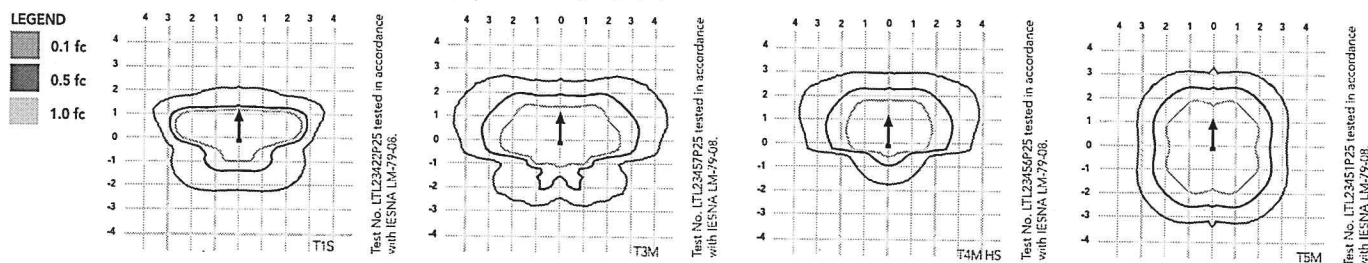
Electrical Load

Number of LEDs	Drive Current (mA)	System Watts	Current (A)					
			120	208	240	277	347	480
20C	530	35	0.34	0.22	0.21	0.20	--	--
	700	45	0.47	0.28	0.24	0.22	0.18	0.14
	1000	72	0.76	0.45	0.39	0.36	0.36	0.26
30C	530	52	0.51	0.31	0.28	0.25	--	--
	700	70	0.72	0.43	0.37	0.34	0.25	0.19
	1000	104	1.11	0.64	0.56	0.49	0.47	0.34
40C	530	68	0.71	0.41	0.36	0.33	0.25	0.19
	700	91	0.94	0.55	0.48	0.42	0.33	0.24
	1000	138	1.45	0.84	0.73	0.64	0.69	0.50

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Area homepage.

Isofootcandle plots for the DSX0 LED 40C 1000 40K. Distances are in units of mounting height (20').



FEATURES & SPECIFICATIONS

INTENDED USE

The sleek design of the D-Series Size 0 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and streetscapes.

CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED driver is mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (0.8 ft³) for optimized pole wind loading.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS

Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in standard 4000 K (70 minimum CRI) or optional 3000 K (80 minimum CRI) or 5000 K (70 CRI) configurations. The D-Series Size 0 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine(s) configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L96/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of

100,000 hours with <1% failure rate. Easily serviceable 10kV or 6kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

INSTALLATION

Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 0 to withstand up to a 3.0 G vibration load rating per ANSI C136.31. The D-Series Size 0 utilizes the AERIS™ series pole drilling pattern. Optional terminal block, tool-less entry, and NEMA photocontrol receptacle are also available.

LISTINGS

UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C minimum ambient. U.S. Patent No. D672,492 S. International patent pending.

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org to confirm which versions are qualified.

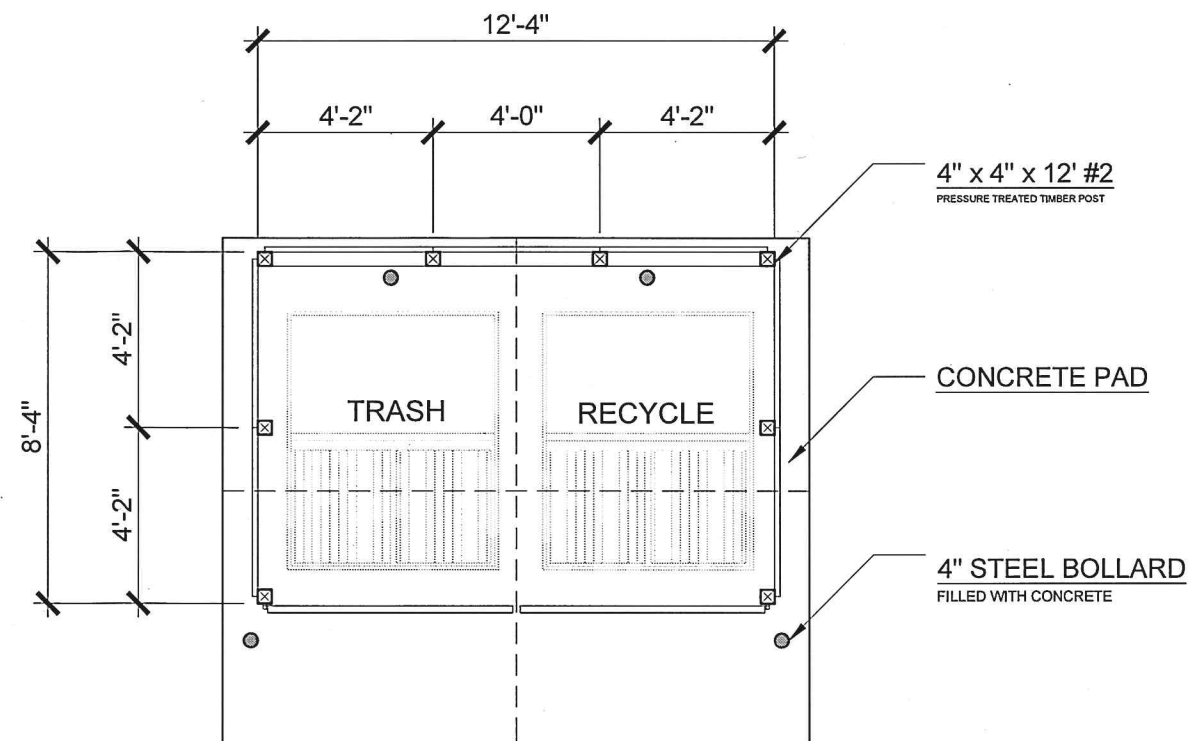
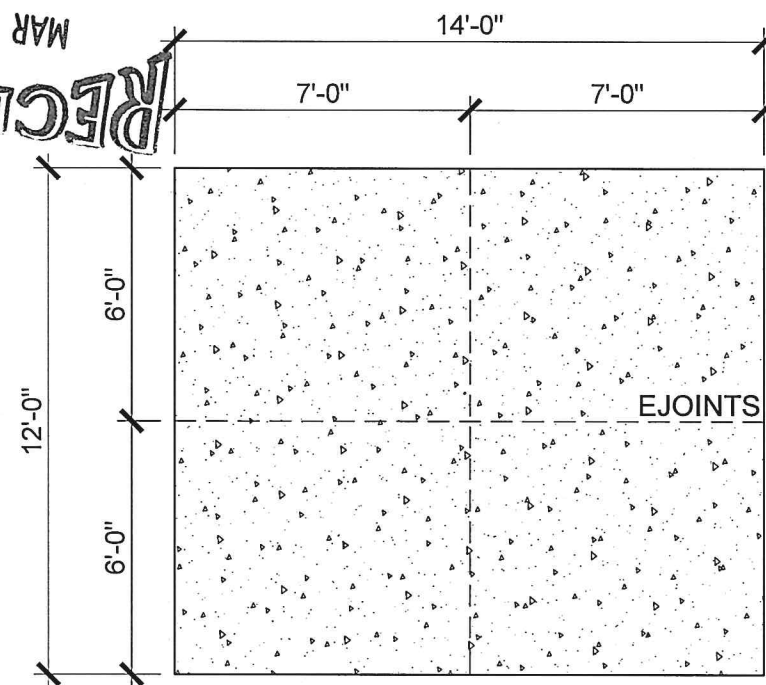
WARRANTY

Five-year limited warranty. Full warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.asp

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

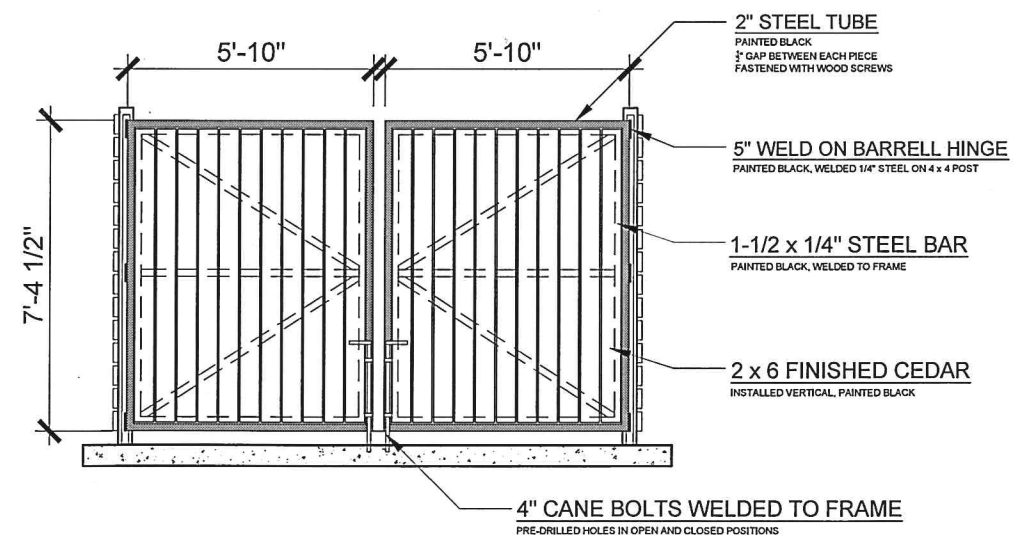
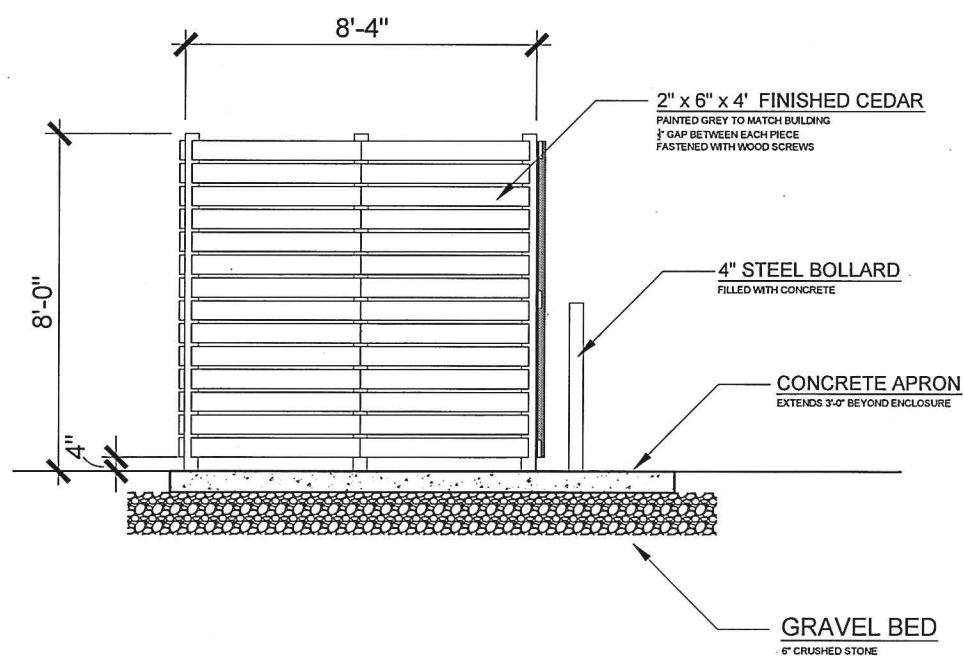


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01 L-4 CONCRETE PAD PLAN VIEW SCALE 1/2" = 1'-0"

02 L-4 ENCLOSURE PLAN PLAN VIEW SCALE 1/2" = 1'-0"



03 L-4 TRASH ENCLOSURE DETAILS PLAN VIEW SCALE 3/16" = 1'-0"

ARCHITECT

JRMA design studio
architecture - master planning - interiors
www.jrmadesignstudio.com

JRMA DESIGN STUDIO LLP
175 SUMMIT CIRCLE
SHELBURNE VERMONT

CLIENT

PINE & FLYNN
DEVELOPMENT

LOCATION

316 FLYNN AVE (CORNER OF PINE & FLYNN)
BURLINGTON, VERMONT

OWNER

G & C PROPERTIES
BURLINGTON, VERMONT
TEL: 802.343.6789

CONTRACTOR

WM
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So. BURLINGTON, VERMONT
Contact: Mark Sammut

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SUMMIT ENGINEERING

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ph: (802) 658-5508
cell: (802) 734-8239
CONTACT: DOUG HEWITT

STRUCTURAL ENGINEER

J. E. BAKER ENGINEERING P.C.

7 Cedar Glen North
South Burlington, VT 05403
802.318.1000

MECHANICAL ENGINEERING

Carlson Mechanical, Inc.

Paul A. Carlson
802-862-3809 extn 12
802-862-6245 Fax

STAMP

Issue	Date	Issue	Date
ISSUED FOR BID	02-25		

Project **PINE & FLYNN**

**TRASH ENCLOSURE
DETAILS**

Drawing Title

Project No: 2011-03 Drawn By: **MFA**

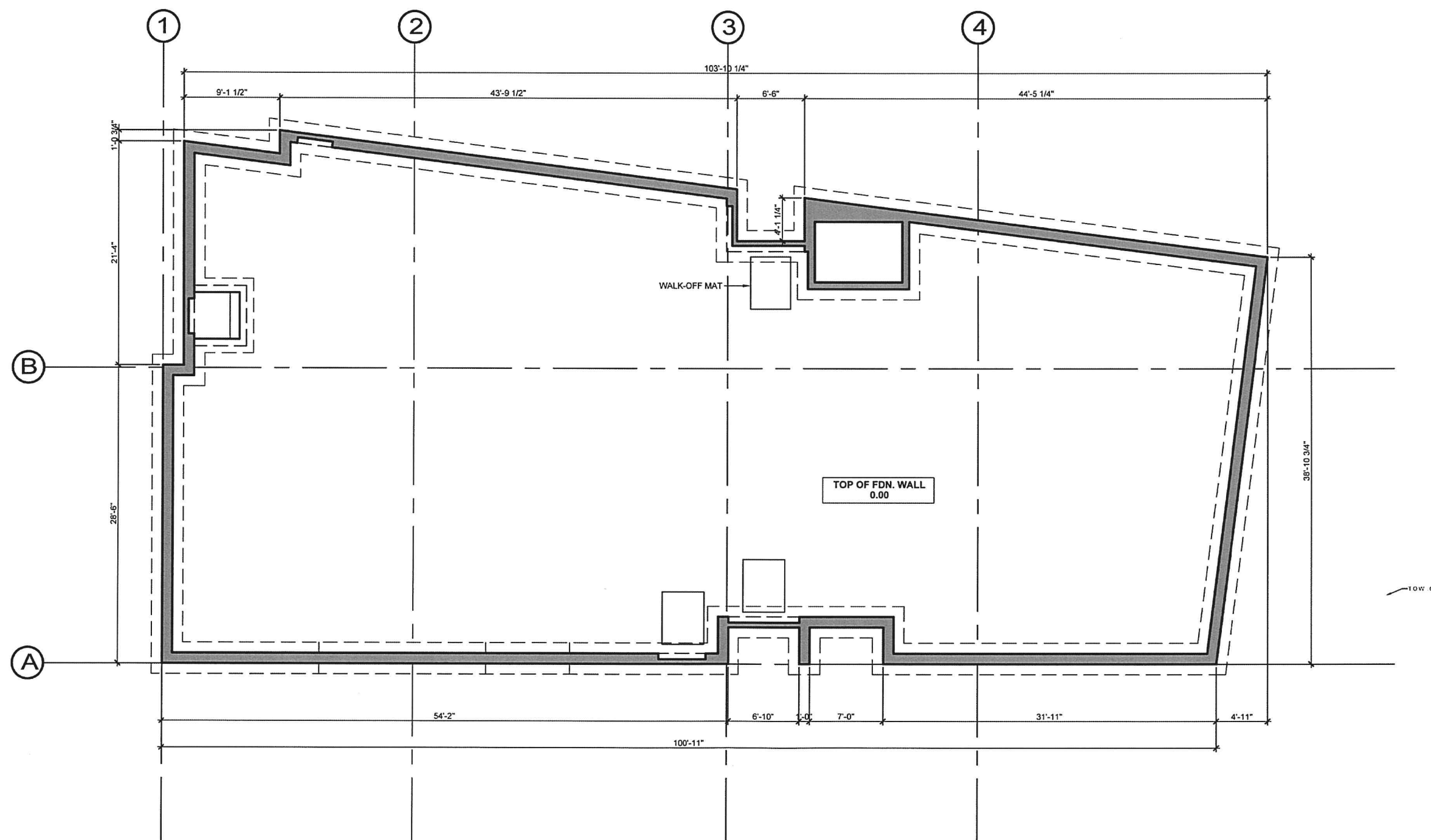
Floor(s) **- N/A -**

Drawing No.

L-4

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Foundation Plan

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Pine Street & Flynn Ave: Mixed Use Building

COA LEVEL II

2015

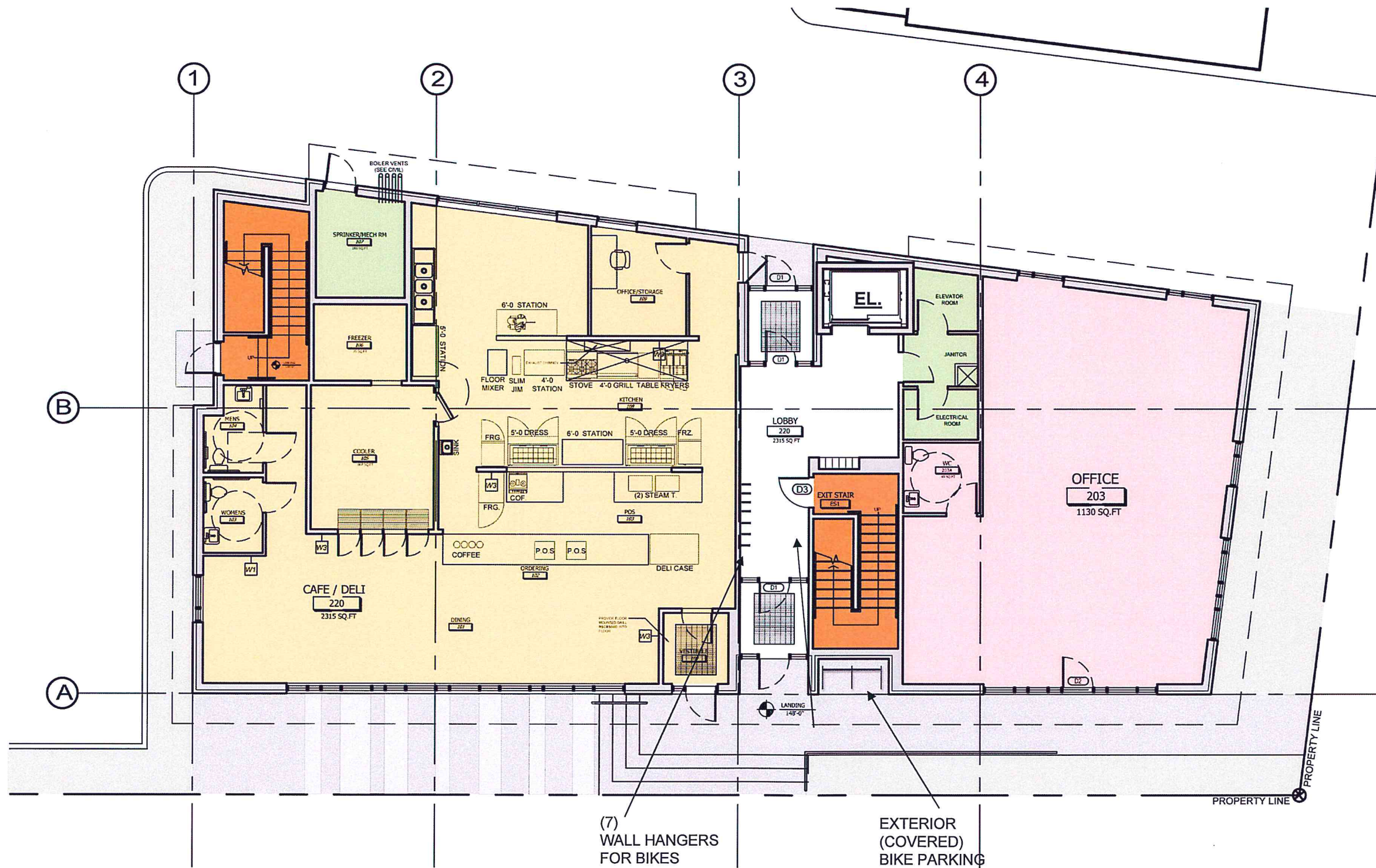
SCALE 3/32" = 1'-0"

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Ground Level 148'-0"

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Pine Street & Flynn Ave: Mixed Use Building

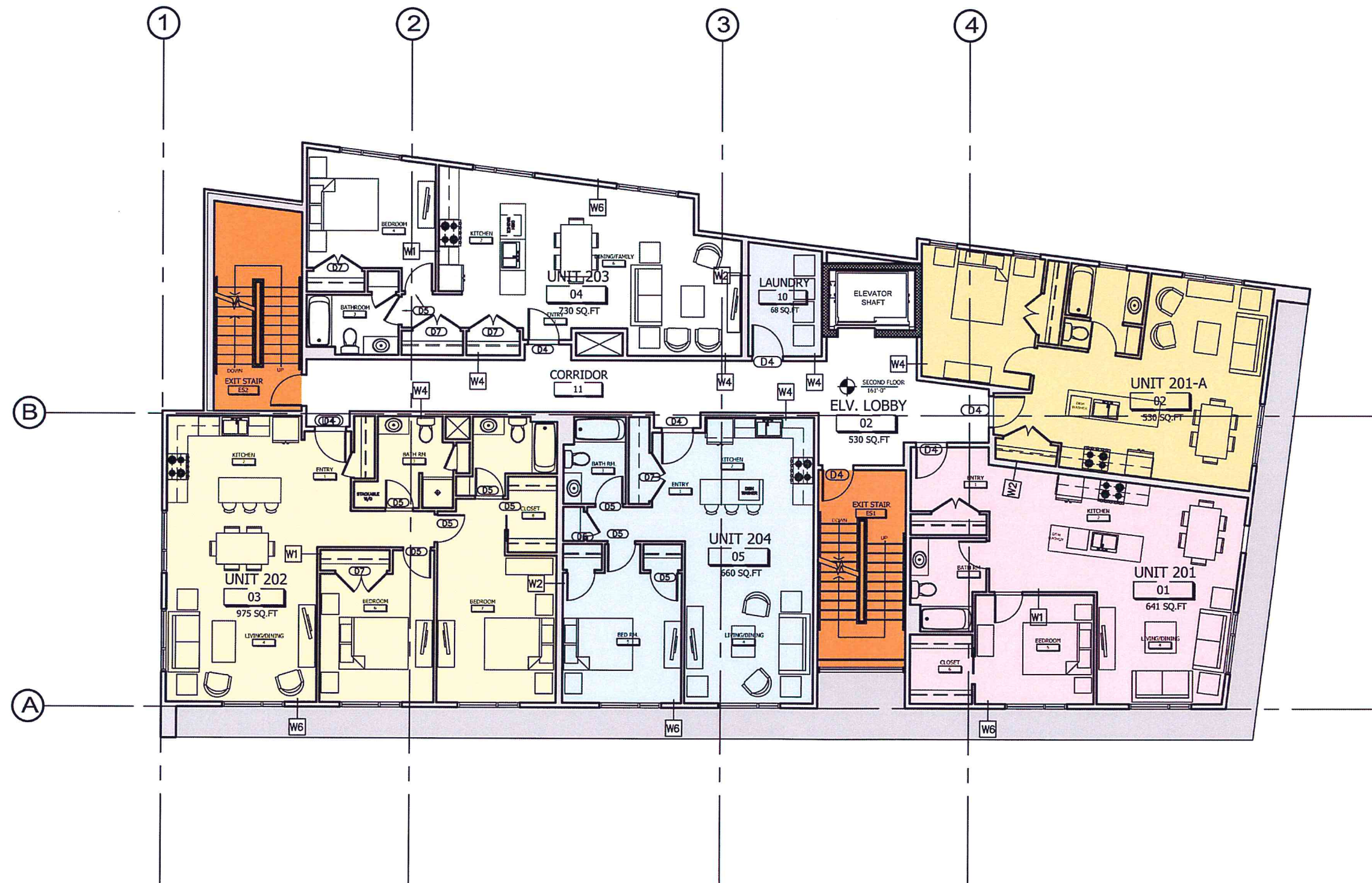
COA LEVEL II

2015

SCALE 3/32" = 1'-0"

A201

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2nd Floor Level 161'-0"

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Pine Street & Flynn Ave: Mixed Use Building

COA LEVEL II

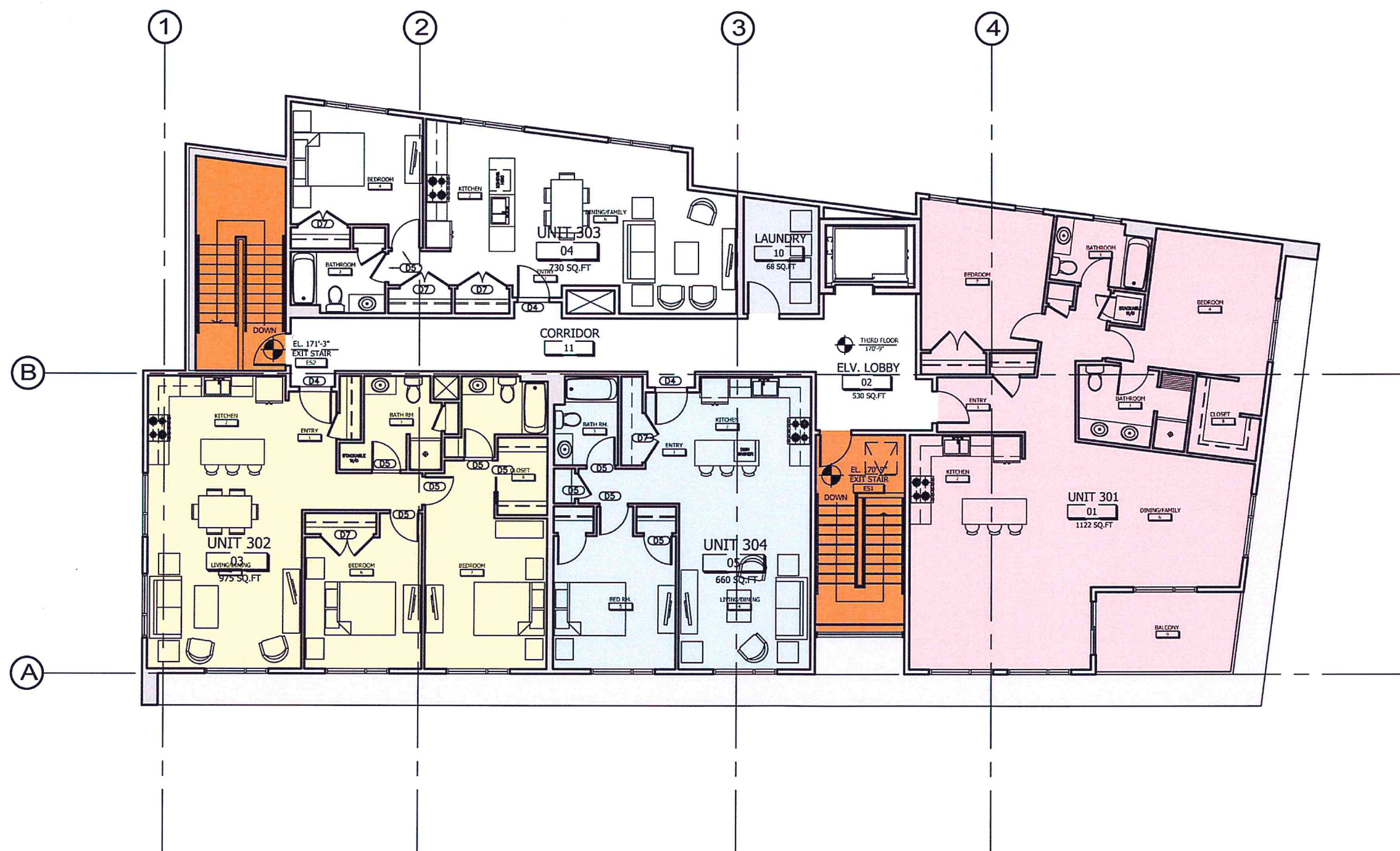
2015

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A202

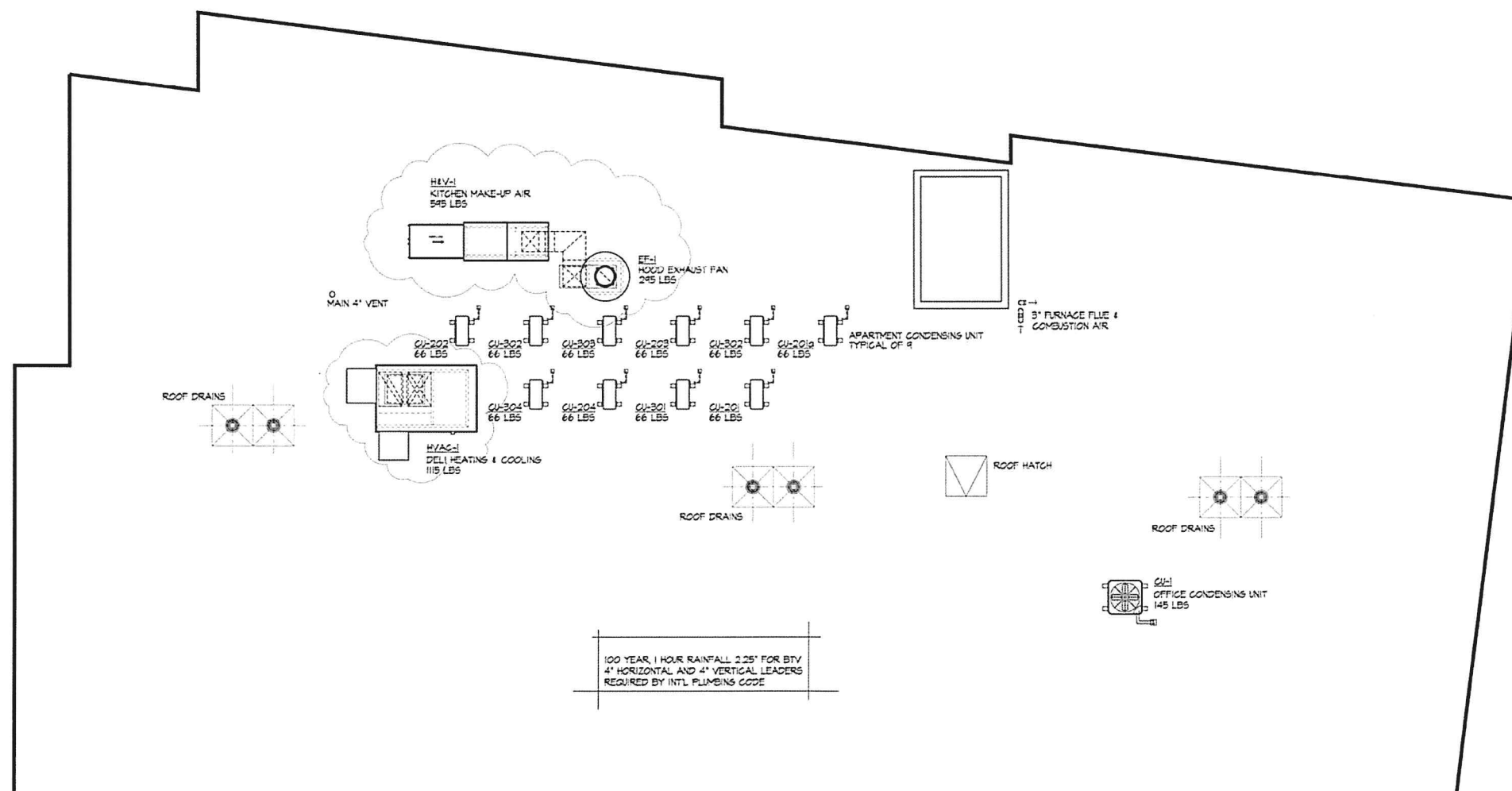
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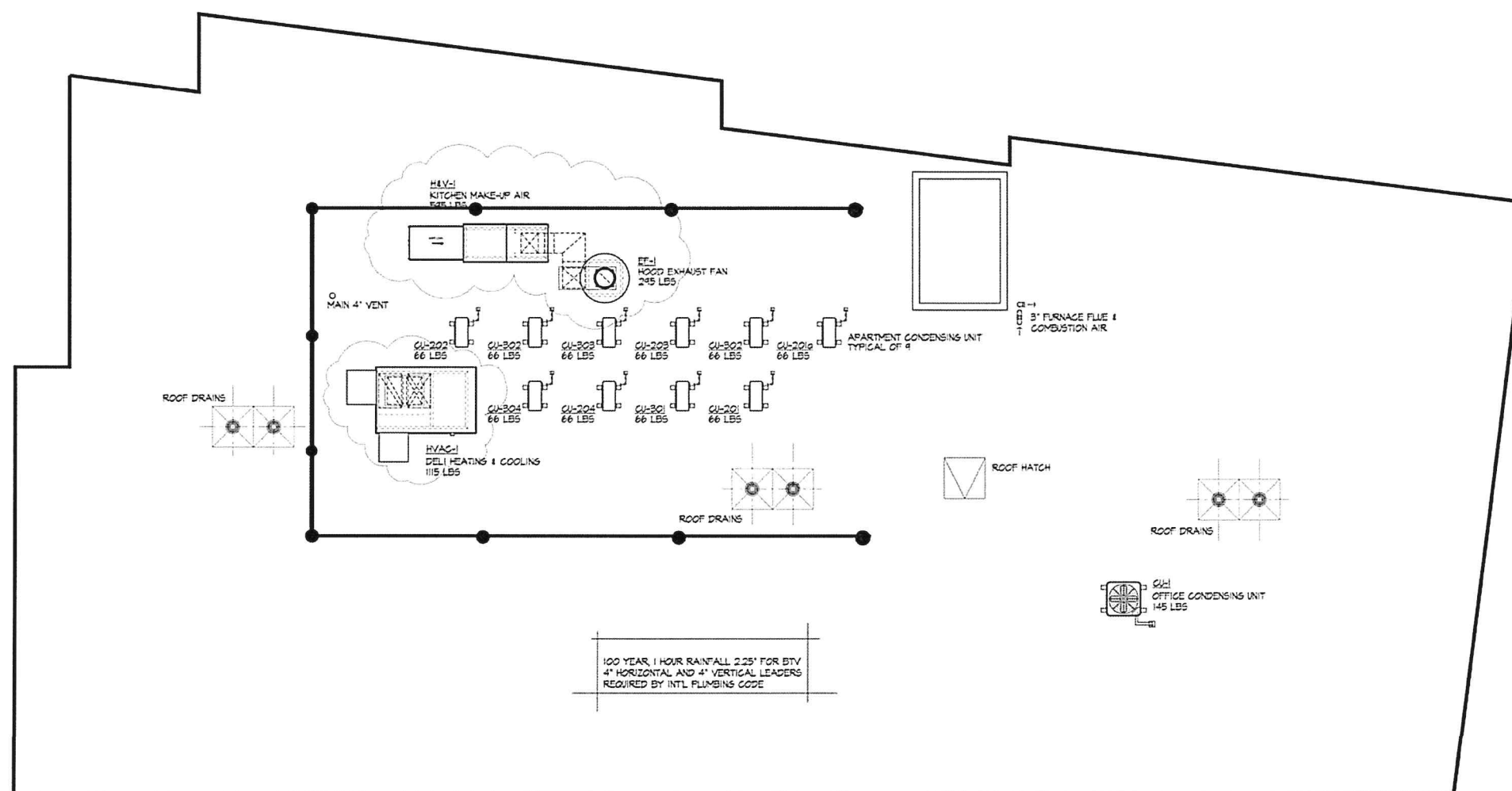


3rd Floor Level 171'-3"

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RENDERING| PINE STREET

JRMA | DESIGN STUDIO architects + development + interiors

Pine Street & Flynn Ave: Mixed Use Building |

COA LEVEL II |

2015 |

SCALE 3/32" = 1'-0"

A-RE

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DEPARTMENT OF
PLANNING & ZONING



WEST ELEVATION | PINE STREET

JRMA | DESIGN STUDIO architects + development + interiors

Pine Street & Flynn Ave: Mixed Use Building |

COA LEVEL II |

2015 |

SCALE 3/32" = 1'-0"

A400

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DEPARTMENT OF
PLANNING & ZONING

WEST ELEVATION | PINE STREET (w/screening)

JRMA | DESIGN STUDIO architects + development + interiors

Pine Street & Flynn Ave: Mixed Use Building

COA LEVEL II

2015

SCALE 3/32" = 1'-0"

A400-1

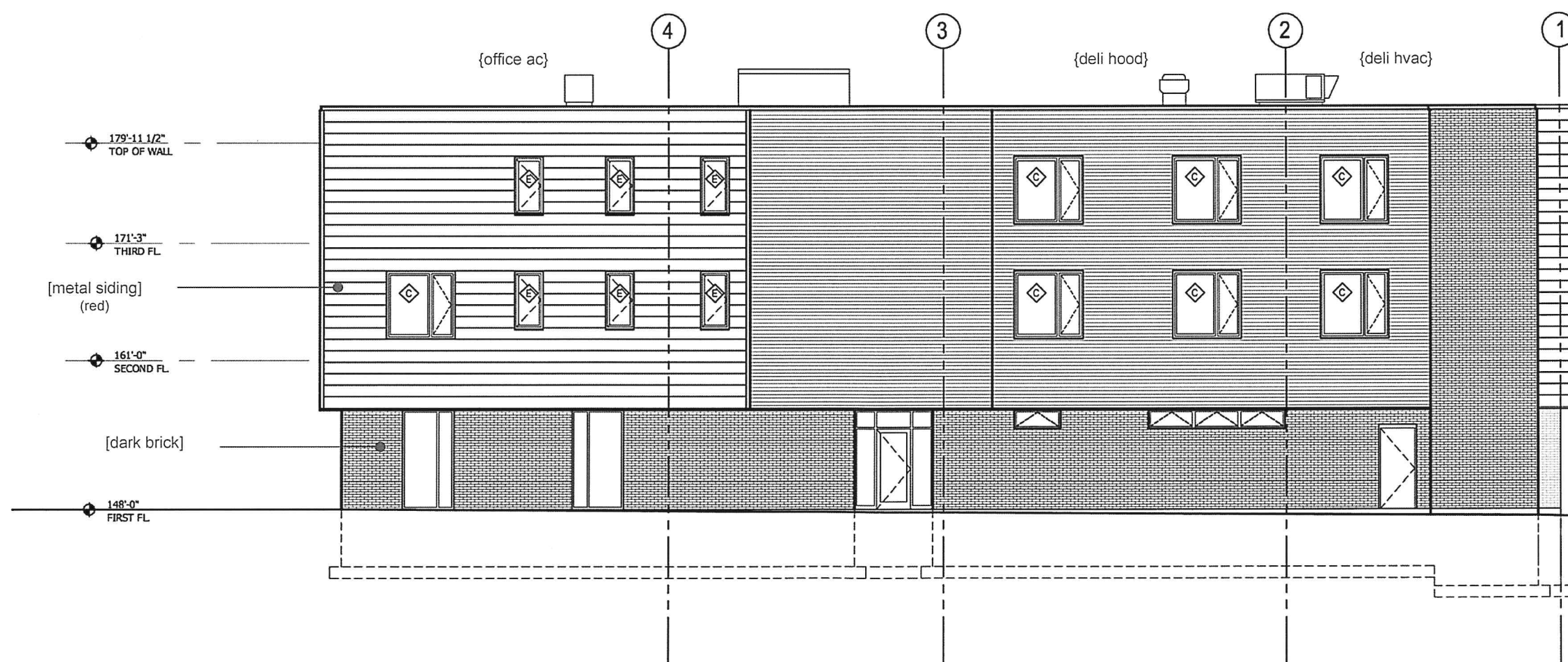
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EAST ELEVATION

JRMA | DESIGN STUDIO architects + development + interiors

Pine Street & Flynn Ave: Mixed Use Building

COA LEVEL II

2015

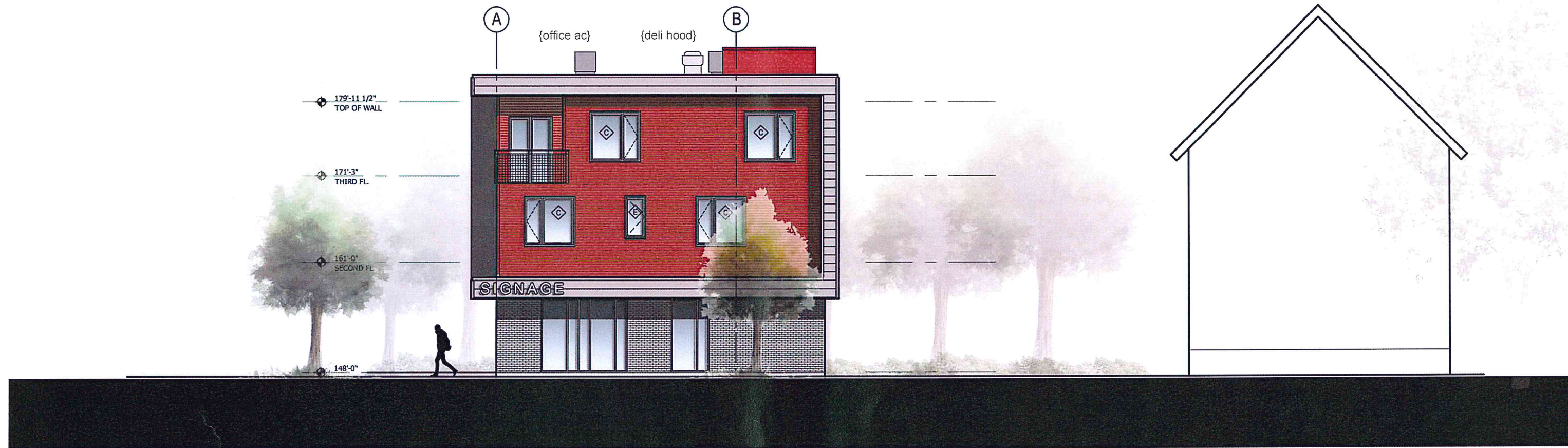
SCALE 3/32" = 1'-0"

A401

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DEPARTMENT OF
PLANNING & ZONING



SOUTH ELEVATION | FLYNN AVE

JRMA | DESIGN STUDIO architects + development + interiors

Pine Street & Flynn Ave: Mixed Use Building |

COA LEVEL II |

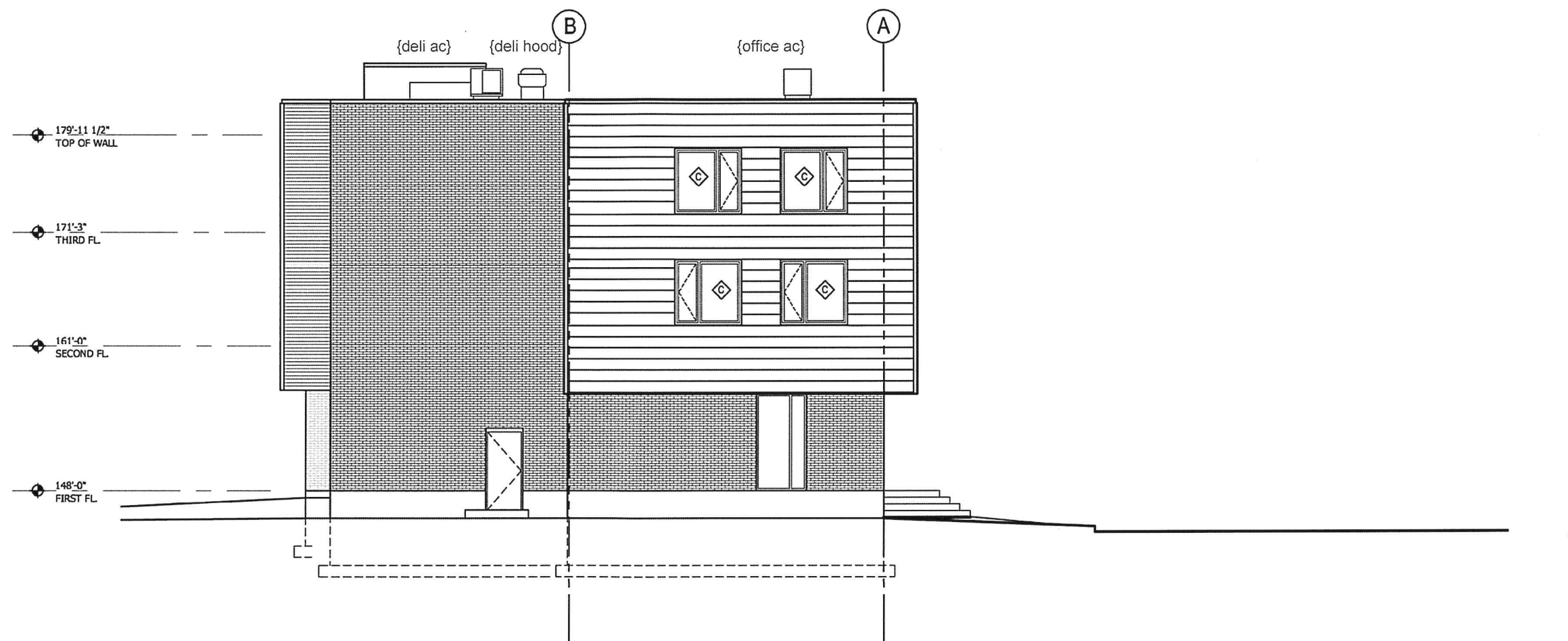
2015 |

SCALE 3/32" = 1'-0"

A402

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DEPARTMENT OF
PLANNING & ZONING



NORTH ELEVATION

JRMA | DESIGN STUDIO architects + development + interiors

Pine Street & Flynn Ave: Mixed Use Building

COA LEVEL II

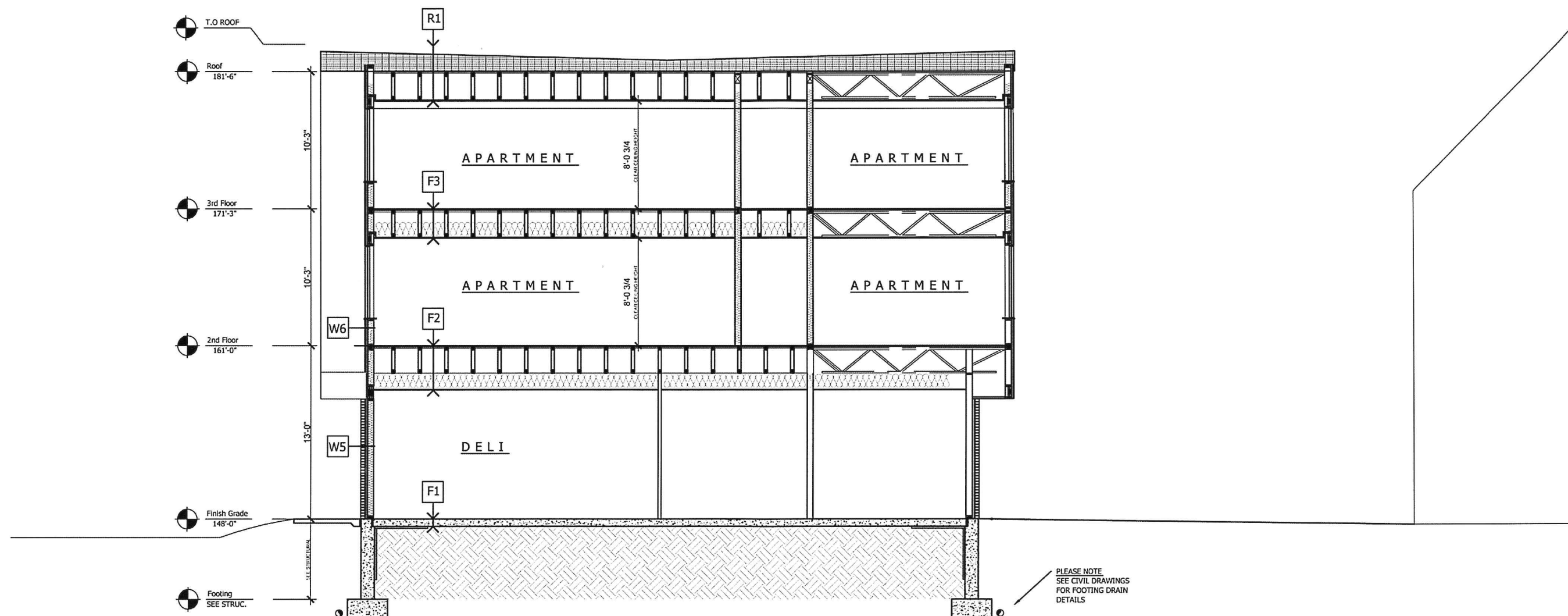
2015

SCALE 3/32" = 1'-0"

A403

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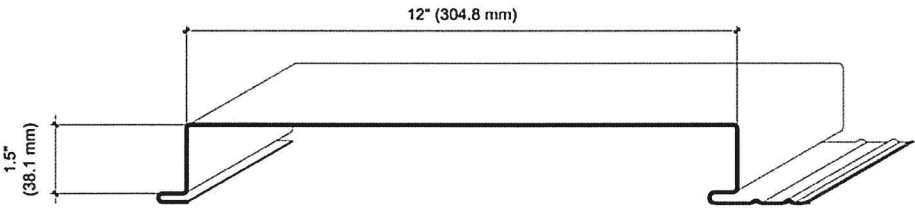
DEPARTMENT OF
PLANNING & ZONING



Site Section A-A

1-888-758-9758

Wall Panel - DW-1



FEATURES

- DW panels have no exposed fasteners for a clean, continuous aesthetic offered in stucco embossed or smooth finishes.
- Architectural flush panel was designed for usage in vertical or horizontal applications on walls, fascia's, or soffits.
- Easy to install tongue-and-groove engagement system.
- The DW panels features a common lock-joint design that allows for creative mix and match of panels.

SEAM HEIGHT / PANEL DEPTH

- 1 1/2" [38.1mm]

PANEL COVER WIDTH

- 12" [304.8mm]

METAL OPTIONS

- 18 [1.19mm], 20 [.91mm], 22 [.76mm], 24 [.60mm], & 26 [.48mm] gauge G90 galvanized steel, Galvalume®
- .032" [.81mm], .040" [1mm] & .050" [1.27mm] aluminum
- 20 [.91mm], 22 [.76mm] & 24 [.60mm] gauge stainless steel
- 16 oz. or 20 oz. Natural Copper
- Other metal options are available

SURFACE OPTIONS

- Perforated
- Embossed

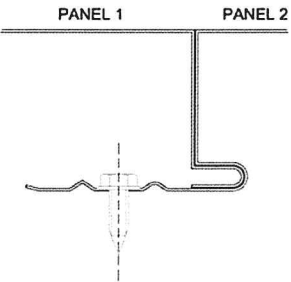
FINISHES

- Symphony™ Silicone Polyester
- Symphony™ Kynar500® (PVDF)
- Acrylic Coated Galvalume®
- Galvalux™ Acrylic Coated G90 Galvanized

PANEL LENGTHS

- 5ft. [1.52m] to 45 ft. [13.71 m] standard
- Shorter & longer lengths available – contact Steellogic.

ASSEMBLY DETAIL:



Subject to change without notice. Copyright 2013 © Steellogic



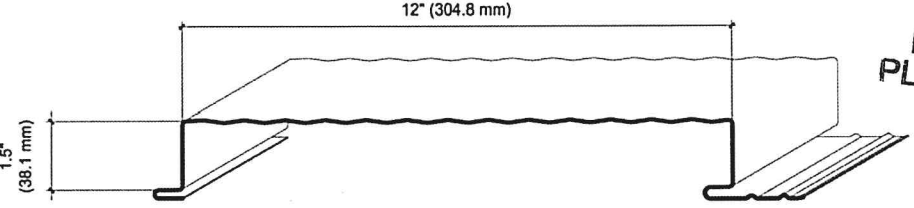
Quality Solutions in Metal

www.steellogic.com

Questions? Contact our Technical Department at:
plech@steellogic.com

1-888-758-9758

Wall Panel - DW-2



FEATURES

- DW panels have no exposed fasteners for a clean, continuous aesthetic offered in stucco embossed or smooth finishes.
- Architectural flush panel was designed for usage in vertical or horizontal applications on walls, fascia's, or soffits.
- Easy to install tongue-and-groove engagement system.
- The DW panels features a common lock-joint design that allows for creative mix and match of panels.

SEAM HEIGHT / PANEL DEPTH

- 1 1/2" [38.1mm]

PANEL COVER WIDTH

- 12" [304.8mm]

METAL OPTIONS

- 18 [1.19mm], 20 [.91mm], 22 [.76mm], 24 [.60mm], & 26 [.48mm] gauge G90 galvanized steel, Galvalume®
- .032" [.81mm], .040" [1mm] & .050" [1.27mm] aluminum
- 20 [.91mm], 22 [.76mm] & 24 [.60mm] gauge stainless steel
- 16 oz. or 20 oz. Natural Copper
- Other metal options are available

SURFACE OPTIONS

- Perforated
- Embossed

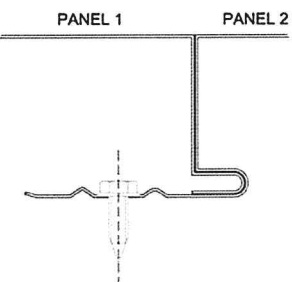
FINISHES

- Symphony™ Silicone Polyester
- Symphony™ Kynar500® (PVDF)
- Acrylic Coated Galvalume®
- Galvalux™ Acrylic Coated G90 Galvanized

PANEL LENGTHS

- 5ft. [1.52m] to 45 ft. [13.71 m] standard
- Shorter & longer lengths available – contact Steellogic.

ASSEMBLY DETAIL:



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PLANNING & ZONING

Department of Planning and Zoning

149 Church Street
Burlington, VT 05401
<http://www.burlingtonvt.gov/PZ/>
Telephone: (802) 865-7188
(802) 865-7195 (FAX)

David E. White, AICP, Director
Ken Lerner, Assistant Director
Sandrine Thibault, AICP, Comprehensive Planner
Jay Appleton, Senior GIS/IT Programmer/Analyst
Scott Gustin, AICP, CFM, Senior Planner
Mary O'Neil, AICP, Senior Planner
Vacant, Zoning Clerk
Elsie Tillotson, Department Secretary



MEMORANDUM

To: Development Review Board
From: Kern Lerner
Date: May 5, 2015
RE: 15-0849DT (AP); 383 College Street

Note: These are staff comments only. Decisions on projects are made by the Development Review Board, which may approve, deny, table or modify any project. THE APPLICANT OR REPRESENTATIVE MUST ATTEND THE MEETING.

File: 15-0849DT Appeal

Location: 383 College Street

Zone: RH **Ward:** 8E

Date appeal accepted: April 8, 2015

Date of administrative decision: March 26, 2015

Date of application: March 5, 2015

Appellant/Owner: Marc Wiener/Dianne & Drew Chase, DBA Astra Burlington LLC

Request: Appeal of Administrative Determination regarding the existence of fourteen residential units at 383 College Street.

Background:

- Zoning Permit to build frat house. Approved November 24, 1959.
- Zoning Permit/COA7510 to convert frat house to twelve apartments and five offices. Approved February 24, 1975/March 17, 1975.
- Zoning Permit to convert the 12 apartments and five offices into 16 apartments and the removal of the five offices. Approved March 14, 1978. This permit was conditioned to obtain approval of the Planning Commission for design review.
- Zoning Determination 15-0849DT; to recognize the existence of fourteen residential rental units. Adverse March 26, 2015. (Subject of appeal).

Overview:

The determination request was adverse "Based on the zoning permit issued on February 24, 1975 for 12 apartments and the lack of any additional zoning permits for additional units, under current status of law it is not possible to confirm fourteen residential units on the subject property."

Subsequent to the appeal of the determination another permit was found that approved, on March 14, 1975, the conversion of the 12 units into 16 units, but also eliminated the offices. This permit was conditioned upon approval of the Planning Commission for design review. However, after a further search no evidence of the Planning Commission approval was found. This included

review of all Commission agendas from February 1978 to December 1979. Unless the appellant can provide evidence of the Planning Commission approval it appears that this permit never was completed or implemented. This is further evidenced by the appellant's affidavit that states there are five office spaces, which confirms that they were not removed under the March 14, 1975 permit.

Appellant Statement/Response

See attached statement dated April 7, 2015

Appellant claims they have owned the property since 1985 and that it contained 14 units at that time and ever since. The appeal applies the 15-year statute of limitations pursuant to 24 VSA 4454 to support the claim for 14 units.

In addition to the appellant's affidavit all other documentation provided by the appellant for the existence of 14 units are city records from Code Enforcement, Minimum Housing. However, these records only go back to 2002, and are based on owners' representation and not on any research of zoning permit files to insure all appropriate Zoning Permits and Zoning Certificates of Occupancy have been issued for the above property. This is clearly stated in the zoning compliance letter issued for this property by Code in 2003.

Further, the change of use to 14 units is an exception to the 15-year limitation, based on case law; see *St. Albans v. Hayford*, Docket No. 161-9-03 Vtec., (Vt. Environmental Ct., June 1, 2004)(Wright, J.); *City of Burlington v. Richardson*, 2006 WL 4088224 at 5 (Vt. Env'tl. Ct. June 27, 2006); *City of Burlington v. Wesco, Inc.*, 2008 WL 7242596 at 7 (Vt. Env'tl. Ct. March 6, 2008). Thus, the 15-year position put forth by the appellant is not applicable in the use of the premises in violation that is not in compliance with the 12-unit approved permit and COA.

Recommendation: Deny the appeal and uphold the administrative adverse determination as per 15-0849DT and the above comments.

NOTE: These are staff comments only. The Development Review Board, who may approve, table, modify, or deny projects, makes decisions.

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**DEPARTMENT OF
PLANNING & ZONING**

MARC E. WIENER LAW OFFICES, PLLC
Attorney-at-Law
P.O. Box 433/ 110 Main Street Suite 1-A
Burlington, Vt 05402
Telephone (802) 863-1836
Facsimile (802) 863-1948

Marc E. Wiener, Esq.
Alec K. Slater, Esq.

Ronieta F. Downey
Legal Assistant

April 7, 2015

To the Development Review Board, City of Burlington :

My clients, Drew and Dianne Chace have asked me to file an appeal of the adverse decision issued on zoning permit application 15-0849.

Decision under appeal : The application was submitted to the Department of Planning and Zoning requesting a determination that there are 14 existing residential units in the building. There are also 5 offices in this property. A copy of the determination is attached hereto along with the affidavit of Drew Chase, a copy of a rental registration from 2002 showing 14 declared residential units, as well as a copy of an invoice from 2001 from the City Public Works Department, also showing 14 residential units.

Description of Property : 383 College Street is a mixed residential/office space with 14 residential living units and 5 offices.

Regulatory Provisions : The statute applicant relies upon is 24 VSA 4454 establishing a 15 year statute of limitations.

Relief Requested: Applicant is requesting a determination that its property is not in violation of the City of Burlington Zoning Ordinance as configured with 14 residential rental units and 5 offices.

Grounds why relief is believed proper : Applicant (as individuals and presently as an LLC comprising Drew and Dianne Chace as members) has owned this property for 30 years, has made no structural changes or additions since it has owned the property and believe the property is in compliance with zoning regulations.

But for the absence of City records dating back prior to 2002, Applicant would have been able to show the use of the building with 14 residential units and 5 offices for over 15 years.

Marc Wiener

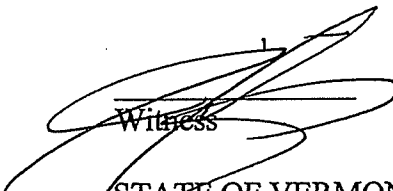
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AFFIDAVIT OF DREW CHACE
DEPARTMENT OF
PLANNING & ZONING

I, Drew Chace, being duly sworn, do hereby depose and state as follows:

1. My Wife Dianne Chace, and I, have owned first individually, then through our own company "Astra-Burlington, LLC" the land and premises designated as College Street, Burlington, Vermont (the property).
2. There are fourteen residential rental units in the property, as well as five residential office spaces.
3. We have owned this property since 1985, and made no structural changes or additions to the property in that time period. Routine maintenance and repairs have been made but nothing that alters the configuration of the building.
4. The number of units specifically has not changed since we have owned the property.

Dated at South Burlington, Vermont this 20th day of February, 2015.

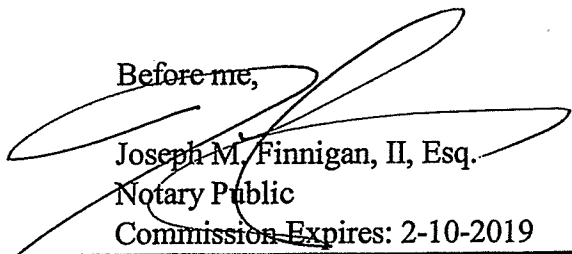

Witness


Drew Chace

STATE OF VERMONT
CHITTENDEN COUNTY, SS:

At South Burlington, in said County, on this 20th day of February, 2015, Drew Chace personally appeared and he swore to the truth of this Affidavit to the best of his knowledge and belief.

Before me,


Joseph M. Finnigan, II, Esq.

Notary Public

Commission Expires: 2-10-2019

JP

City of Burlington, Vermont

ZONING PERMIT

Pursuant to the provisions of Appendix A, Section 80-B of the Zoning Ordinances for the City of Burlington, Vermont, a zoning permit is hereby issued on February 24, 1975.

To:

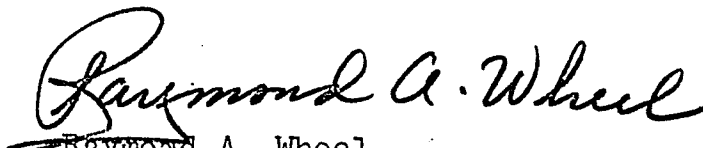
The Fielding Corporation to convert the former Tau Epsilon Phi building at 383 College Street, Burlington, Vermont, to twelve apartments on the second and third floors, and five offices on the first floor. Also to erect a single flat against the building (1'x 5'). Replace a front window with a door.

R-75 zone

An appeal of the Zoning Permit so issued, may be taken within fifteen (15) days from the date of issuance of this permit, and plans may be reviewed in the Zoning Administrator's Office.

The final expiration date that appeals may be taken is ~~February 11, 1975.~~

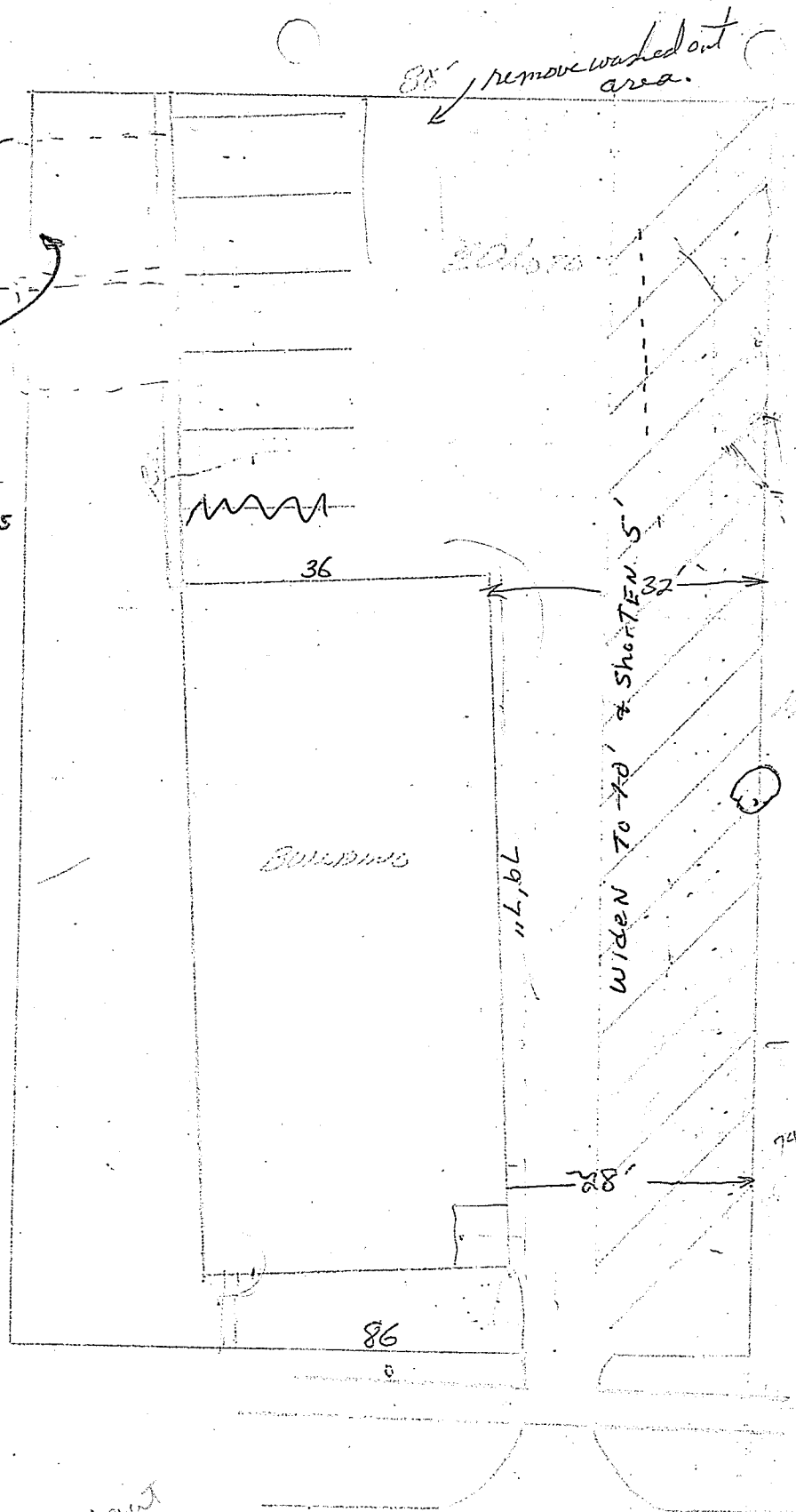
March



Raymond A. Wheel
Zoning Administrative Officer

\$125,000

Roofed
Space
or 2 CARS
at 22



The building
is to be
rehabilitated
and the
cost is

cost of rehab. est. of 25,000
plus 40,000
total 65,000

9x20

A. A Ingalls
Craig Butterfield
863-53

1974 12 unit
approval

Construction

Financing Corp
RDH Trust Assoc

cost of rehab. est. of 25,000
plus 40,000
total 65,000

CERTIFICATE OF APPROPRIATENESS

DISCLAIMER Receipt of a Certificate of Appropriateness in no way releases the applicant from the responsibility of obtaining a building permit from the Building Inspector to assure compliance with the Building Code of the City of Burlington.

Stipulations for Certificate of Appropriateness to:
A.A. Ingalls

a) A further reduction in required parking spaces from 18 to 17 (zoning ordinance requires 21 spaces for uses proposed) with all parking to be provided south of the front building line parallel to College St. The Board is in complete agreement that the requirements in the zoning ordinance are overly stringent for this particular project since overlapping coverage is provided by the non-conflicting office and residential uses. The site is also one block from two primary bus routes.

b) Landscaping of the parking lot along the street frontage to screen the parked cars from the street.

c) Continuation of the screening along the westerly property line to minimize glare from parked cars.

d) Provision by a ramp at the front or rear entrance to give access to the handicapped to the basement or office level.

e) The provision of 2 controlled parking spaces within the "carport" is acceptable for this project but is not to be viewed as a precedent for future projects.

CITY OF BURLINGTON, VERMONT

ZONING PERMIT

Pursuant to the provisions of Appendix A, Section 80-B of the Zoning Ordinances for the City of Burlington, Vermont, a zoning permit is hereby issued on

March 14, 1978

To:

Don Emmons to convert the 12 Apartments and five offices building at 383 College Street, Burlington, Vermont into 16 Apartments and the removal of the five offices. Remove rear exterior doors and fill in the spaces.

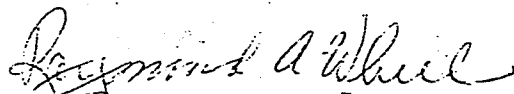
Subject to the approval of the Planning Commission for design review.

R-75 Zone

An appeal of the Zoning Permit so issued, may be taken within fifteen (15) days from the date of issuance of this permit, and plans may be reviewed in the Zoning Administrator's Office.

The final expiration date that appeals may be taken is

March 29, 1978



Raymond A. Wheel
Zoning Administrative Officer

\$16,300

Burlington Development Review Board

149 Church Street, City Hall
Burlington, VT 05401

www.burlingtonvt.gov/pz/drb

Phone: (802) 865-7188

Fax: (802) 865-7195

Austin Hart
Michael Long
Jonathan Stevens
Brad Rabinowitz
Missa Aloisi
Israel Smith
A. J. LaRosa
Alexandra Zipparo (Alt.)
Jim Drummond (Alt.)



BURLINGTON DEVELOPMENT REVIEW BOARD

Tuesday, May 5, 5:00 p.m.

Conference Room 12, City Hall, 149 Church Street, Burlington, VT

AGENDA

I. Agenda

II. Communications

Supplemental Communications;

III. Minutes

IV. Public Hearing

1. 15-0809CA/MA; 316 Flynn Ave (NMU, Ward 5) G and C Properties LLC

Remove existing deli building and replace with new mixed use (deli, office, 9 residential units) building and associated site improvements. (Project Manager: Scott Gustin)

2. 15-0830AP; 18-20 Weston St (RL, Ward 1) Charles Burns

Appeal of zoning violation #279187. Continued hearing from April 7, 2015. (Project Manager: Jeanne Francis/Ken Lerner)

3. 15-0882CA/AP; 92 Home Ave (RL, Ward 5S) Benjamin Traverse

Appeal of denied permit to expand living space into garage and associated modifications to windows. (Project Manager: Ken Lerner)

4. 15-0849DT/AP; 383 College St. (RH, Ward 8E) Astra Burlington LLC

Appeal of determination of the existence of fourteen residential rental units. (Project Manager: Ken Lerner)

V. Certificate of Appropriateness

1. 15-0704CA; 61 Summit St (I, Ward 6S) University of Vermont

Exterior renovation of Alumni House with construction of a new pavilion. Includes connector to original building and miscellaneous improvements to surrounding grounds. (Project Manager: Mary O'Neil)

VI. Other Business

VII. Adjournment

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

All staff comments, plans and supporting documents will be available on the Planning and Zoning website at: www.burlingtonvt.gov/pz/drb/agendas approximately one week before the hearing.

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

This agenda is distributed to: adjacent property owners of projects before the Development Review Board, Neighborhood Planning Assemblies, City Councilors, City Departments and interested parties. You may direct written comments to the Planning and Zoning Department, at the above address. Inquiries may be made by calling 865-7188. Oral comments may be given at the meeting by any persons on any project listed on the Agenda.

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
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Burlington Development Review Board

149 Church Street, City Hall
Burlington, VT 05401

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Jim Drummond (Alt.)



BURLINGTON DEVELOPMENT REVIEW BOARD

Tuesday, May 5, 5:00 p.m.

Conference Room 12, City Hall, 149 Church Street, Burlington, VT
Minutes

Board Members Present: Jonathan Stevens, Brad Rabinowitz, Alexander La Rosa, Jim Drummond,
Ali Zipparo, Israel Smith, Missa Aloisi
Board Members Absent: Austin Hart
Staff Members Present: Scott Gustin, Ken Lerner, Anita Wade

I. Agenda

No changes to Agenda

Jonathan chairs the meeting which begins at 5:08pm.

II. Communications

Supplemental Communications;

18-20 Weston, Time line memo from Bill Ward and photo packets;

III. Minutes

To be taken up at deliberation hearing.

IV. Public Hearing

1. 15-0809CA/MA; 316 Flynn Ave (NMU, Ward 5) G and C Properties LLC

Remove existing deli building and replace with new mixed use (deli, office, 9 residential units) building and associated site improvements. (Project Manager: Scott Gustin)

Swearing in of applicants at 5:10pm.

M.Alvanos and Christine Alvanos

M. Alvanos, new development on corner of Pine and Flynn; 9 new residential units, new deli and new office space; DAB and Conservation Brd suggestions mentioned; DAB brought up discussion of bike parking issues;

S.Gustin; mentioned the spec's for bike hanger noting nothing on outside for bike parking

M.Alvanos explanation of outside bike parking; half covered, 7 for 9 units;

JStevens; bike racks for deli?

M Alvanos, some racks, not opposed to other suggestions for rack locations; mentioned mechanical equipment and potential screening; sited in middle of building; maybe concerns about southern exposure and view; open to suggestions from Board;

BRabinowitz; questions

MAlanos, elevator core sticks out?

JStevens has applicant read ordinance about screening and elevation

MAlanos, yes; mentioned traffic and trip ends; okay on traffic;

SGustin, revised estimates, 8 trips, L.Wheelock says not a concern

AJLaRosa, peak am is concern with school drop-off and pickup; questions if building closer to Flynn and Pine and if blocking views for people wanting to turn; landscaping plan in question; are hedge and views of intersection clear

MAlanos no impact on those areas,

MAloisi, site line of intersection questions and the flow of traffic concerns

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MAlvanos, mentioned that entrances on Glen Ave, trying to bring entrances back to Pine St; Affordable housing question and committed to doing this; outdoor lighting providing sketch plan; 20' off ground
 BRabinowitz, this seems high
 MAlvanos, shading requirement for parking lot unclear when bldg. is southwest corner; may need waiver
 SGustin planting new shade trees; shading calculated with the bldg. may have the 30% that's necessary
 BRabinowitz, landscape plan shows some new and some existing?
 MAlvanos, explains plan planted 3 or 4 yrs. ago; not in site lines
 BRabinowitz door into parking lot concerns and deli; need a roof overhang or show some feature to identify egress
 MAlloisi, speed bump placement possible and concerned with sort of a blind spot
 MAlvanos, agrees to speed bump and maybe change of pavement;
 JStevens questions about inclusionary housing
 MAlvanos making sure it is in writing; 1 unit will be affordable on site
 MLong, questions about exterior parking
 MAlvanos, 5 to 6 bikes for rack
 SGustin need to know what type of rack
 MAlvanos; DAB wanted coverable space for bikes
 ISmith, can there be interior bike parking?
 MAlvanos, agrees with everything Board says
 BRabinowitz, asks about color rendering?
 MAlvanos, yes, red color, contemporary,
 BRabinowitz, reddish/black brick?
 JStevens; members of public comment? No
 MAlloisi, likes the change to brick
 AZipparo, mix of bedrooms?
 MAlvanos, 2nd floor has 4 one bedroom; 2 2 bedrooms 3rd floor; families or young couples
 MAlloisi inclusionary one or two bedroom?
 MAlvanos not sure
 AZipparo restaurant and hours
 MAlvanos, 6 – 8pm
 ALaRosa, questions storm water management
 MAlvanos, storm water management plan sent to DPW; treatment on site with section of area
 SGustin, says swale area
 Public Hearing is closed at 5:40pm

2. 15-0830AP; 18-20 Weston St (RL, Ward 1) Charles Burns

Appeal of zoning violation #279187. Continued hearing from April 7, 2015. (Project Manager: Jeanne Francis/Ken Lerner)
 Michael Long recused during this proceeding.
 JStevens swears in C.Burns and B.Heir a 5:41 pm

KLerner, distributes supplemental communications.
 JStevens, asks for summation
 SRiley; chair of Board in Williston owned bldg. 1996 to 2002; parking all around lot; residential 2; garage built 100 yrs. ago not serviceable for cars; sold to Chuck in 2002;
 BHeir, said green space reduced and questions Scott if green space was reduced
 SRiley, no it was not
 JStevens questions?
 KLerner, no or if Code Enforcement?

JFrancis, findings of the 1st complaint 2004 stated she lived there forever and parking had increased
B.Heir, witness should be here to comment
JFrancis, said everything at last meeting; spoke to Chuck on site and about plan of 2005 was he had agreed to
B.Heir, nothing happened to it
JStevens will make decision to significance of plan
JFrancis, characterized as a plan
B.Heir, discounts the agreement
BRabinowitz questions about if plan was followed through
CBurns; never went through; didn't make sense; has drawing that makes more sense and shares it with board
KLerner; aerial photo legitimizes site;
KLong lived Henry St since 1982; questions # of residents and parking and SRiley statements
SRiley, answered no photos
BRabinowitz, questions about garages
SRiley, presently construction materials storage, too small a space for a car
KLong, questioned who parks in garage
SRiley, garage all different sizes and only one resident
JRosenstrick, lived there when SRiley owned house; problem house; meeting of Henry St and joining Association; receiving letters from Judy Rosenstrick
SRiley does not recall receiving letters
JRosenstick, there were complaints about Riley's ownership and noise
JStevens, this is not relevant
SBuser, City Councilperson, Ward 1, questions SRiley
KimSturvant, question for SRiley; how often at property?
SRiley, once a week, 1992 lived there, 2002 did not live there, 2000 lived in Williston;
JStevens; clarify last answer; there was a daily inspection of property in Burlington?
SRiley, 1993 to 2011 office in Burlington Alpine Shop; managing properties weekly basis
SBuser, opportunity to ask more questions; issues to address are parking,
BHeir asks for SRiley to be excused
MLong, asks to address SRiley
JStevens everyone speak to him; other witnesses may have other things to say; no more back and forth;
SRiley; stated that he owned bldg. from 1996 to 2002;
BRabinowitz, where are trash receptacles on plan?
CBurns, under porch
BHeir, reluctant to rehash everything
MLong, read letter from Mark Mahoney; parking on north side always in 1980's; not parking all over lot; parking since has been expanded;
SBuser, long time lived on Weston St, concerned about the number of activities identified by code enforcement and that it is not fault of City that it is not implemented and a recommendation to remedy a problem.
JStevens, Should Board do a formal site visit to see garage?
M.Aloisi, questions sizes of bays
BRabinowitz, the size of the bays seems difficult cars
JFrancis, state that code enforcement does not support the plan and does not correspond to aerial photos;
JStevens, not clear about the statement 'not support'
JFrancis, the number of parking spaces does not support what is shown on aerial; further discussion about the bays being used for parking
ABond, lived since 2009, no problem with residents; problem with how parking is allowed on neighboring property; taking advantage of code enforcement
ISmith, 2005 plan and how it came about
BRabinowitz yes, went over this at last hearing

C.Long, offered additional information to share; in 2005 curb cut pulled out of 18/20 Weston; DPW inspected; allowed landlord to widen apron and driveway at same time drawing came up; found out no permit to do driveway; green space taken away at that time; indications that a business being run out of garage; abutting neighbor not notified of expanded parking; only parking allowed in garage...

B.Heir, City cannot establish when green space was removed/occurred; photos not disguisable; same for garages about use changing; horse and buggy garages unsuitable for cars; two bays used for storage materials; not a shop; materials come in and go out; people from both properties using lots;

ALaRosa, people who live at 18/20 park at garage?

C.Burns, didn't know

BHeir, asks where does City ordinance prohibit people from using a parking lot

BHeir, driveway being paved was replaced not taken away green space and made a smooth driveway

ALaRosa when did paving occur

CBurns, said he cannot remember,

K.Sturtevant, there needs to be clarification on City violation; said property owner has burden to prove statute of limitations and violations, exceptions for uses over 15yrs; separate use of property is not accessory to property

JStevens closed public hearing at 6:27pm

3. 15-0882CA/AP; 92 Home Ave (RL, Ward 5S) Benjamin Traverse

Appeal of denied permit to expand living space into garage and associated modifications to windows. (Project Manager: Ken Lerner)

JStevens, said the City has burden to prove its case in this matter and City will go first.

Swearing performed at 6:27pm

KLerner, this is an appeal of denial of zoning permit; garage converted to living space; exhibit D; result of second parking space was within City right of way; driveway becomes defacto parking space; cannot claim use of public right away

LLaRosa, how much into public right away

KLerner, a few feet

BRabinowitz, widened driveway?

KLerner, no access to parking?

M. O'Neil, first space has to have access to garage

KLerner, approved expansion of house, but owner put pantry into garage; approved addition in rear only; potential to use north side of property and expand living space
Explanation of floor plans showing pantry;

BRabinowitz, lot coverage?

KLerner, up to 27% could have up to 45% coverage

BTraverse, 92 Home Ave owners since 1994; wants to add a new bedroom; alternatives more expensive to add bedroom; not accurate assessment; site plan with parking is aspirational with two cars in driveway and use walkway as walkway; concrete slab has been used as parking space; space described by P & Z has never been used as parking space; argument should be practical and don't think P & Z should rule at all; cannot find single person who has used it as a garage; 2003 approved walk-in pantry and considered liveable space by assessor's office; does not affect parking and will still park two cars outside; submit copies of emails to Board

Explanation of emails and previous owners; Photos from 1999 shows location of cars parked; 2003 proposal was included in zoning application; only approved was expansion of house; only stamped approval was the blueprint; CO was signed off and in compliance with code; it was livable space and relevant to discussion; learned back in 2000 work done on street City expanded curb cut to access concrete slab and make second cut; evidence that City approved parking spaces; spaces grandfathered in over 15yrs; referenced to 140 Wells St and similar circumstance; owners were able to prove

statute of limitations for reasons of pre-existing; no evidence in code or elsewhere on how grandfathered in; garage was too small; not able to access and converted to livable space; Environmental Ct did not say something cannot be condoned; can demonstrate that driveway has been used as two car driveway; driveway closer to 20' length, suggestion by Zoning to widen driveway and concerns about not being access driveway. Term access driveway is not clear in Codes. 1991 VT Supreme CT drive by which one accesses a piece of property; Definition of Access Driveway by Board?; exception to driveway is simply 18' and not to an access point; mentioned location of driveway near busy intersection; busy bus stop; lawn used as signage; parking situation precludes from improving home

ALaRosa, Is pantry taxed as livable space?

BTraverse, accessed since 2003 as livable space

ISmith, basic application, description matches well

KLerner, basic permit, only looked at addition, does not look at floor plan; CO refers to addition only; site plan from 2001 shows two site plans to walkway to driveway not supported in original plan 14 yrs. ago; Wells St is not in right away;

BRabinowitz, question about small lots and driveways; tiny house and tiny lot; how does zoning address this

KLerner, no alternative, in Burlington has determined access of a lot

BRabinowitz, is it preferred approach to allow two driveways

ALaRosa, discussion about alternatives

KLerner giving options; required to have two space; survey might help;

ALaRosa, 18' not right away chance decision

KLerner still in right away

BRabinowitz trouble with placement

MAloisi addition is the whole thing

JStevens discussion for deliberation

BTraverse: reads term addition differently; disagrees about Well St does not involve right away; Spruce St spots not in driveway; front yard parking ban is single access driveway; see same factual issues as Well St; if Board disagrees with arguments request a variance;

JStevens, one alternative would be to remove the pantry?

BTraverse; not enforceable to take down the pantry

KLerner, basic permits are very basic, pantry was beyond basic permit; if claim not extending right away suggest a survey

Wells St was grandfathered and not a right away;

JStevens reminds Board this is appropriate for deliberation hearing;

Public Hearing closed at 7:15pm

4. 15-0849DT/AP; 383 College St. (RH, Ward 8E) Astra Burlington LLC

Appeal of determination of the existence of fourteen residential rental units. (Project Manager: Ken Lerner)

Swearing in performed at 7:16pm.

KLerner, permit in 1975 for 12 permits; 1980's changed. Application for 16 apts but did not follow up. Last permit is 12 permits; Owner indicated 14 permits; 15 yr. statute does not apply to use;

Atty; Mr Chase purchase bldg. in 1995; 5 offices; three stories; 6 units on 2nd and 3rd floor; March in 1975 applied for 12 permits; half floor not accounted for in 1975; issues with documents in City not available; questions on former applications for permits; paying for 14 units and min housing; Assessors cards shows 15 units and not certain what this is; 1994 shows 13 units and 2 offices; discrepancies shown in Assessors office; inconsistencies in City records; taxes paid on uses; City has burden to show with records not accurate

BRabinowitz, how did discrepancies come up

Atty, wasn't based on violation,

Discussion of Assessors; record and question about showing Board photographs;
KLerner, made effort to try to verify 14 unit permit; based on research could not say otherwise
Atty.; quotes code; possible former applicant failed to comply with permit
Buyer of property looking for affirmation from City that won't enforce 1975 permit;
Drew Chase; Bldg. always keep the same; want to sell due to health issues; converted dorm room to apartments; apartments are very small; talking about 2nd floor; not the first.
Assume help lived on first floor; tenants now are college professors and doctors; first floor 5 small offices and 2 residences
KLerner, was a fraternity, assume staff house separate from other units;
JStevens, any more questions
Closed Public Hearing 7:33pm

V. Certificate of Appropriateness

1. 15-0704CA; 61 Summit St (I, Ward 6S) University of Vermont

Exterior renovation of Alumni House with construction of a new pavilion. Includes connector to original building and miscellaneous improvements to surrounding grounds.
(Project Manager: Mary O'Neil)

JStevens, questions if applicant has reviewed Board recommendations and conditions of approval; asks applicant to go through the list.

Swearing in at 7:37pm

LRavin, introduces UVM project managers; UVM has reviewed conditions and agrees with them; #6 received request from neighbor for vegetative structure

JSteven, questions most proximate neighbor

LRavin, yes

M. O'Neil, have received 4/29/15

LRavin, submits plan to Board

JStevens asks about elevation

Discussion on screening

JStevens, give brief description of project

LRavin, new pavilion description,

ARyea, office located in project, survey, bldg. with main and larger event space for students;

LRavin, working with neighbors,

JDale speaks to building description

BRabinowitz, beautiful bldg., looking at west side back end of bldg. is back end of alley; disappointing and connector

Abutting neighbor, cannot see sight plan, no contour lines

JStevens, is there a site plan?

JDale, yes

LRavin will set up projector; have submitted topo plans

Abutting neighbor, not large enough

Set up of projector

JDale, 1890 residence, description, street locations, 61 Summit central house and garden and residential area; limit impact on western side with neighbors; speaking to elevations on each side; modern survey of lot shown;

BRabinowitz grade changes question

JDale ground slopes; proposal to use existing curb cuts; turnaround off Summit; connected pavilion toward grass mount; 61 Summit is severe grade and added connector; allowed for ramps; fire stair in NW corner;

LRavin, 6' grade change

Abutting neighbor, questions contours,

BRickowski, runoff from sight, storm water slowing down, giving it opportunity to hold onto ground; filters w/in 48 hrs., mixture of planting area,
JDale, slow water down into western households; drop offs displayed; terrace from east and north; flat area used for tents; 61 Summit has copper and slate roof; granite base with brick; connector is recessive;
BRabinowitz exterior materials question
JDale, Brick material?
LaRosa, Natural shingles? Wood?
JDale, 3 sets of stairs and landscaping;
JStevens, corrugated metal roof?
JDale, yes;
Mechanical system hot air heat pump piped into bldg. and not shown in elevation
Discussion of each elevation from all sides.
BRabinowitz, disappointed by the mass seen from other sides;
J Dale, tried to shield the mass
CLong, comment of massing and plainness; neighbors about light trespass and noise; trying to soften with perennials; description of plantings; neighbors asked for screening with evergreens and Siberian elms for temporary fill in; new fence to limit foot traffic between Main and Maple
KLerner, concern about circular driveway and sightline; concerns that pedestrians been seen
JDale, adding service drive; screen trash area; connector will have plantings;
LRavin, DAB suggestions on turnaround
Neighbor, trees are all down; imagine showing trees slated to be taken down;
C.Long, pointing out American Elm
J Dale, trees are not healthy and taken down; more trees and plantings;
Concept of interior views and street views;
LRavini can address the work with neighbors and letters
Lisa Kingsbury, planning relations manager; working with neighbors number of changes to make it more successful; eliminated service rd.; parking; boundary fence; storm water treatment; added fence to deter walk areas; neighbors on north end put in plantings; conditions agreed to in writing and want to continue work with neighbors; outside events done by 10pm; shuttle buses parking in approximate lots and not further than Maple St; Sat work let know in advance
KLerner, questions route for shuttle buses
LSeavey, explained the route, ultimately use Main St
JStevens presentation complete, asking questions
MGaty, Bio retention area explanation? 11 'grade chance Harrington Terrace; dumpster location enclosure; lighting fixtures, cutoff, don't cutoff enough and shines into windows;
JStevens, questions statute and scope
MONEil, lighting is included
Brad/UVM Bio retention area is small storage area of water; concerns, created shallow ditch less than 1' and 3' wide; routes water to rent ion area disperse; water has opportunity to get into ground in 48hrs; mixture of plantings; rain garden and bio retention same
MLong question if it solves runoff
Brad/UVM captures 1 yr. storm
JDale has storm water runoff
JStevens questions on other items
Mary G; questions lines,
Brad/UVM shrub line
LRavini packet includes photo metric plan;
M. O'Neil never be able to read it; must take staff comments it complies
BRabinowitz questions lighting and standards UVM concerns yellow light
Discussions of elevation;
BRabinowitz overall count it up is 11' grade

Graty, shows the 11' grade
M. O'Neil, contours go from 344 to 357
Board agrees it is 11'
LRavin, cannot comment on 11' grade change; have received request for vegetative screening;
MAloisi questions dumpster location
C.Long, no looked at a nice pad and dense planting and no enclosure
JDale neighbor didn't want chain link
Discussion further about dumpster location
JDale make sure it is not relocate with trucks
Laura G. UVM put a lot of effort into project; Harrington Terrace location; Champlain College construction on Sat; building is 6,000'; green space is compromised;
Intersection of two institutions; realistic expectations of traffic between Champlain and UVM; Saturday construction starts not at 7am but 9am; 2am UVM students walking up street and parties all summer concerns; being hemmed in in a significant way.
Public Hearing closed at 8:44pm.

VI. Other Business
VII. Adjournment

Deliberation is scheduled for Monday, May 18, 2015 at 5:00pm.

A Hart – Chair, Development Review Board

Date

Anita Wade, Zoning Clerk

Date

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

All staff comments, plans and supporting documents will be available on the Planning and Zoning website at: www.burlingtonvt.gov/pz/drb/agendas approximately one week before the hearing.

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

This agenda is distributed to: adjacent property owners of projects before the Development Review Board, Neighborhood Planning Assemblies, City Councilors, City Departments and interested parties. You may direct written comments to the Planning and Zoning Department, at the above address. Inquiries may be made by calling 865-7188. Oral comments may be given at the meeting by any persons on any project listed on the Agenda.