Burlington Development Review Board
149 Church Street, City Hall
Burlington, VT 05401
www.burlingtonvt.gov/pz/DRB
Telephone: (802) 865-7188
Fax (802) 865-7195

Austin Hart
Brad Rabinowitz
Israel Smith
AJ LaRosa
Geoff Hand
Alexandra Zipparo
Samantha Tilton
Jim Drummond, (Alternate)
Vacant, (Alternate)

BURLINGTON DEVELOPMENT REVIEW BOARD
Tuesday May 1st, 2018, 5:00 PM
PUBLIC HEARING NOTICE

The Burlington Development Review Board will hold a meeting on Tuesday May 1st, 2018 at 5:00pm in Contois Auditorium, City Hall.

1. **18-0774CU; 207 North Ave (RM, Ward 3C) John Leclair and Louise George**
   Change of use from multi-family to single family and permit request for bed and breakfast.

2. **18-0714CA/CU; 36 Convent Square (RM, Ward 3C) Champlain Housing Trust**
   Demolish and rebuild single family home.

3. **18-0803CU; 53 Summit Ridge (RL, Ward 6S) James Brown and Vida Drungilaite**
   Change of use to Bed and breakfast; letting one bedroom.

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/drb/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).
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BURLINGTON DEVELOPMENT REVIEW BOARD
Tuesday May 1st, 2018, 5:00 PM
Contois Auditorium, City Hall, 149 Church St, Burlington, VT
AGENDA

I. Agenda

II. Communications

III. Minutes

IV. Consent

1. **18-0757CA; 131 Lakeview Terrace (RM, Ward 3C) Katherine Lesser**
   Addition and renovation to a historic single family house. (Project Manager: Mary O'Neil)

2. **18-0791CA; 351 North Ave (NAC-CR, Ward 4N) 351-375 North Ave Owners Assn.**
   Revisions to Buildings B & G, with additional floor added to Building B. No change to total units in project; revisions to design of buildings and proposed transportation hub; revision to road phasing plan. (Project Manager: Scott Gustin)

3. **18-0803CU; 53 Summit Ridge (RL, Ward 6S) James Brown and Vida Drungilaite**
   New bed and breakfast room; letting one bedroom. (Project Manager: Ryan Morrison)

V. Public Hearing

1. **18-0774CU; 207 North Ave (RM, Ward 3C) John Leclair and Louise George**
   Change of use from multi-family to single family and permit request for bed and breakfast. (Project Manager: Ryan Morrison)

2. **18-0714CA/CU; 36 Convent Square (RM, Ward 3C) Champlain Housing Trust**
   Demolish and rebuild single family home. (Project Manager: Ryan Morrison)

VI. Sketch Plan

1. **18-0793SP; 75 Briggs St (ELM, Ward 5S) Onion River Coop. Inc/Petra Cliffs**
   Sketch plan review for a new health club/climbing center. Includes a new building and site improvements. (Project manager: Scott Gustin)

VII. Other Business

1. **ZP95-333; 40-42 George St (RH, Ward 3C) Thomas McCormick**
   Update on the 4-space parking waiver granted under ZP95-333.

VIII. Adjournment

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http://www.burlingtonvt.gov/PZ/
Telephone: (802) 865-7188
(802) 865-7195 (FAX)

David E. White, AICP, Director
Meagan Tuttle, AICP, Comprehensive Planner
Jay Appleton, Senior GIS/IT Programmer/Analyst
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Ryan Morrison, Associate Planner
Layne Darfler, Planning Technician
Vacant, Zoning Clerk

MEMORANDUM

To: Development Review Board
From: Mary O'Neil, AICP, Principal Planner
Date: May 1, 2018
RE: ZP18-0757CA; 131 Lakeview Terrace

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: 18-0757CA
Location: 131 Lakeview Terrace
Zone: RM **Ward**: 3C
Date application accepted: March 7, 2018
Applicant/ Owner: Josh Chafe (Truex Cullins) / Katy Lesser
Request: Addition and renovation to historic single family home.
Background:

- **Zoning Permit 76-982;** Convert the side porch into a family room, and enclose front porch with combination windows. June 1976.

The **Design Advisory Board** reviewed the application at the March 27, 2018 meeting, and voted unanimously to forward to the DRB with a recommendation for approval.

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Recommended motion: **Consent Approval**, per the following findings and conditions:

I. Findings

Article 2: Administrative Mechanisms
Section 2.7.8 Withhold Permit
Per this standard, the applicant is required to remedy all violations and close out all zoning permits issued after July 13, 1989 prior to issuance of a Certificate of Occupancy for this permit. See attached list for guidance on open permits/violations. **Affirmative finding as conditioned.**

Article 4: Zoning Maps and Districts
Table 4.4.5-3 Residential District Dimensional Standards

RM Zoning District	Max coverage 35%	Setbacks			Maximum Height
		Front: Ave. of 2 adjacent lots on both sides +/- 5'	Side: 105 of lot width or ave. of side yard setback of 2 adjacent lots on both sides	Rear: Min 25% of lot depth butin no event less than 20'.	
131 Lakeview Terrace	25% existing, 39% proposed	6'9 existing 5' proposed	Currently 6' (north), 2'9" (south) Proposed: 4'7" (south) (10% lot width) North: No change to existing setback.	85' (garage), greater than 47'(25% of lot depth) required.	20'

Affirmative finding.

Section 4.4.5 (d)
1. *Setbacks*
   A. Encroachment for residential driveways
   Not applicable.

   B. Encroachment into the Waterfront setback
   Not applicable.

2. *Height*
   A. Exceptions in the Waterfront RM District
   Not applicable.

3. *Lot Coverage*
   A. Exceptions for Accessory Residential Features
   Coverage does not exceed allowable limits for the zoning district. **Affirmative finding.**

4. Accessory Residential Structures and Uses
The garage will become attached to the principal dwelling. It will continue to function as accessory to the residential use. **Affirmative finding.**

5. Residential Density
A. Additional Unit to Multi-Family
Not applicable.

B. Additions to Existing Residential Structures
No request for an addition to an existing structure shall be considered or imply approval of an additional unit, unless requested specifically on the zoning permit application form.
No additional unit is requested or proposed. Not applicable.

C. *Residential Occupancy Limits*
In all residential districts, the occupancy of any dwelling unit is limited to members of a family as defined in Article 13.
Residential occupancy limits shall apply. Not more than 4 unrelated adults may occupy the residential unit. **Affirmative finding as conditioned.**

6. Uses
A. Exception for Existing Neighborhood Commercial Uses
Not applicable.

7. Residential Development Bonuses
No bonuses are sought. Not applicable.

Section 4.5.4 Natural Resource Protection Overlay (NR) District
(b) 3. Natural Areas Zone, which consists of all areas identified as Significant Natural areas in the City's Open Space Protection Plan and a corresponding buffer area of 100'.
The westerly edge of the lot, outside the development area, is within the 100' buffer. As the project area is outside the identified NRP buffer, this standard does not apply. Not applicable.

<u>Article 5: Citywide General Regulations</u>

Section 5.2.1 Existing Small Lots.
Not applicable.

Section 5.2.2 Required Frontage or Access
There is existing frontage on a public street. **Affirmative finding.**

Section 5.2.3 Lot Coverage Requirements
See Table 4.4.5-3, above.

Section 5.2.4 Buildable Area Calculation
The lot is not more than 2 acres. Not applicable.

Section 5.2.5 Setbacks
See Table 4.4.5-3, above.

Section 5.2.6 Building Height Limits
See Table 4.4.5-3, above.

Section 5.2.7 Density and Intensity of Development Calculations
No change to existing density. One dwelling unit is existing and proposed. **Affirmative finding.**

Part 3: Non Conformities
The existing garage sits within a side yard setback. The garage footprint will not be expanded. Eave lines on the garage both east and west are illustrated; a defined allowance within required setbacks. **Affirmative finding.**

Sec. 5.4.8 Historic Buildings and Sites

(a) Applicability:

These regulations shall apply to all buildings and sites in the city that are listed, or eligible for listing, on the State or National Register of Historic Places.

131 Lakeview Terrace, constructed c. 1900 was included in the Historic Sites and Structures Survey of 1993-94, and formally listed on the Vermont State Register of Historic Resources November 21, 2006 as part of the larger Lakeview Terrace district. The standards of Section 5.4.8 therefore apply.

(b) Standards and Guidelines:

The following development standards, following the Secretary of the Interior's Standards for the Treatment of Historic Properties, shall be used in the review of all applications involving historic buildings and sites subject to the provisions of this section and the requirements for Design Review in Art 3, Part 4. The Secretary of the Interior's Standards are basic principles created to help preserve the distinctive character of a historic building and its site. They are a series of concepts about maintaining, repairing and replacing historic features, as well as designing new additions or making alterations. These Standards are intended to be applied in a reasonable manner, taking into consideration economic and technical feasibility.

1. *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*

131 Lakeview Terrace was constructed as a single family residence, and will remain so. **Affirmative finding.**

2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

The existing principle structure will remain. The project will restore the original front porch to its open appearance, and original materials will be retained or replaced in kind (including the corner boards, cornice returns, boxed cornice, stone foundation and slate roof.) A 1920s era rear flat-roofed addition will be removed for the construction of a larger rear addition. Although the

scale and design are different than the existing rear appendage, it remains behind the original building and has limited visual access from the street. **Affirmative finding.**

3. *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

No conjectural features are identified. The new addition is clearly discernable as distinct from the historic house and a product of its own time. **Affirmative finding.**

4. *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*

The 1976 enclosed porch has not acquired its own significance so it not mandated for retention. The 1920s rear addition, although identifiable as a common manner to increase living (kitchen) space, will be replaced with new structure. Its location on a secondary façade with limited visual access strengthens its consideration. **Affirmative finding.**

5. *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

The essential features of the historic house will be retained or replaced, including the central chimney. See above comments. **Affirmative finding.**

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

The development is not related to structural failure, but a desire for expanded habitable space toward a most favorable prospect. More modern building materials may be exercised there. **Affirmative finding.**

7. *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

Not applicable.

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

No archaeological resources have been identified at this location. Not applicable.

9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials,*

features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.

The proposed new construction includes rehabilitation of the historic house and restoration of features altered or compromised. The new addition profits from its location; in the rear of the lot, behind a tri-gable roof arrangement and between structures in relatively close proximity to the subject house. The new construction is easily discernable as new in design, materials, arrangement of window openings, material and vocabulary. **Affirmative finding.**

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

Although unlikely, the proposed addition could be removed leaving the original house intact; and may therefore be considered reversible. **Affirmative finding.**

<u>Article 6: Development Review Standards</u>

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 conceptual site plan with landscaping confirms the intended retention of at least one large Maple tree in the rear yard. The smaller of the two will be removed to accommodate the project. **Affirmative finding.**

(b) Topographical Alterations:

No changes to topography are proposed. The lot begins its grade change west of the proposed addition. **Affirmative finding.**

(c) Protection of Important Public Views:

There are no protected public views from this private parcel. Not applicable.

(d) Protection of Important Cultural Resources:

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

See Section 5.4.8, below.

(e) Supporting the Use of Renewable Energy Resources:

There is nothing within the application precluding the use of wind, solar, water, geothermal or other renewable energy resources. The direct westerly (and limited southerly) exposure offers the opportunity to maximize solar gain via large or numerous window openings. **Affirmative finding.**

(f) Brownfield Sites:

Not applicable.

(g) Provide for nature's events:

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

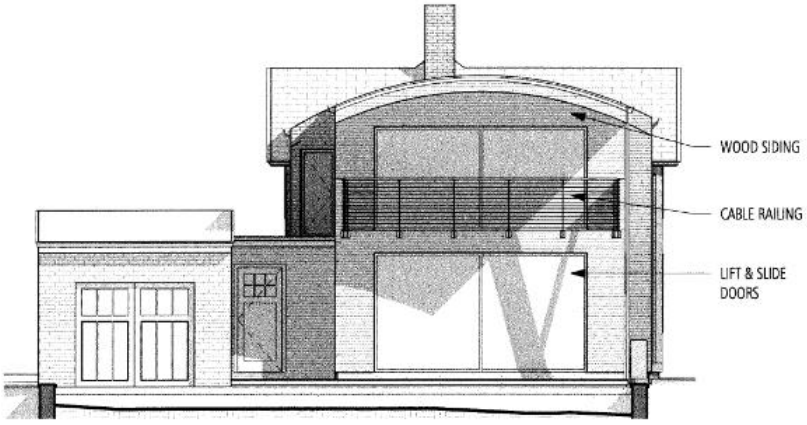
The applicant has provided an Erosion Prevention and Sediment Control Plan for review by the Stormwater program, which was approved March 19, 2018.

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

The reconstructed front porch will once more provide shelter from inclement weather. The northerly entry to the mudroom is similarly nicely sheltered. Although limited, some snow storage may be provided on the northerly side of the driveway. **Affirmative finding.**

(h) Building Location and Orientation:

The orientation of the principle building will remain as existing. The proposed addition extends westerly, in the rear as is typical of most residential additions. That westerly building elevation provides another articulated face toward Lake Champlain. **Affirmative finding.**



2 ELEVATION - WEST
1/8" = 1'-0"

(i) Vehicular Access:

Vehicular access remains as existing, from Lakeview Terrace. **Affirmative finding.**

(j)Pedestrian Access:

There remains a front stone walkway. Access is also available via the northerly porch, which abuts the driveway. **Affirmative finding.**

(k) Accessibility for the Handicapped:

Although not required of single family homes, accessibility is always encouraged. Vermont's "visitability" standards may apply. The building inspector has the jurisdiction for ADA review. **Affirmative finding.**

(l) Parking and Circulation:

The existing single lane driveway and garage will continue to accommodate the required 2 parking spaces for the single family residence. **Affirmative finding.**

(m) Landscaping and Fences:

An existing mature Maple tree will be retained west of the proposed addition. See Plan L100 for the proposed landscaping plan. **Affirmative finding.**

(n) Public Plazas and Open Space:

As a private residence, there are no public plazas. The rear terrace and front porch, however, provide opportunities for gathering and enjoying the outdoors with friends and neighbors. **Affirmative finding.**

(o) Outdoor Lighting:

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

The applicant includes specification sheets for exterior lighting, including "downlights" to be placed within the trees in the rear yard. The spec sheet for "Nite Star II" fixtures is illustrated as an "up" light, which is not acceptable per Section 5.5.2. (c). All lighting shall be full cut-off and appropriately residential in nature, with no light spill across property boundaries. **Affirmative finding as conditioned.**

(p) Integrate infrastructure into the design:

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

Electric and Gas meters are to remain as existing and are identified on the site plan (PZ1, 2)
The mailbox will be located on the front porch.
A condensing unit has been relocated to a void in the building wall on the south elevation, outside of a required setback.

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

The trash and recycling are assumedly within the residence or the garage. No outside storage is proposed. The utility meters are proposed to remain on the north elevation. Landscaping screening is identified on Plan L100.

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

The relocated condensing unit is now situated in an alcove on the south building elevation. In its "niche" location and distrance from neighbors, it is unlikely to introduce any adverse impact. **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 addition, although large, is located behind the principle structure and will remain largely out of view from the public street. The height does not exceed that of the existing historic home. **Affirmative finding.**

2. Roofs and Rooflines.

The roof form of the new building form is arched (typically referred to as a barrel roof); clearly signaling a more modern vocabulary for the proposed addition. As it remains in the rear of the existing building, it will not be easily discernable from the public realm. If views were possible from the lake, the addition would confirm a consistency with existing modern additions along the terrace. The large maple, however, appears to block that vantage. **Affirmative finding.**

3. Building Openings

The applicant includes replacement window sash on the existing building (aluminum clad double hung in existing openings), with replacement entry doors. Openings on the westerly addition are casement and awning windows, more modern in arrangement and appearance. The largest of openings are predictably at the west elevation (facing the lake.) **Affirmative finding.**

(b) Protection of Important Architectural Resources:

Burlington's architectural and cultural heritage shall be protected through sensitive and respectful redevelopment, rehabilitation, and infill. Where the proposed development involves buildings listed or eligible for listing on a state or national register of historic places, the applicant shall meet the applicable development and design standards pursuant to Sec. 5.4.8. The introduction of new buildings to a historic district listed on a state or national register of historic places shall make every effort to be compatible with nearby historic buildings.
See Section 5.4.8.

(c) Protection of Important Public Views:

There are no protected public views from this private parcel. Not applicable.

(d) Provide an active and inviting street edge:

The general rehabilitation of the existing house and the proposed reconstructed front porch re-introduces a feature lost in 1976 when the porch was enclosed. **Affirmative finding.**

(e) Quality of materials:

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

Painted wood clapboards and trim will remain on the existing house in addition to retention of the slate roof. The rear addition will begin with slate tile siding, transitioning to wood siding as the volume moves to the west. The new barrel roof is proposed be membrane.

Owners of historic structures are encouraged to consult with an architectural historian in order to determine the most appropriate repair, restoration or replacement of historic building materials as outlined by the requirements of Art 5, Sec. 5.4.8.

The historic structure will retain its original materials or be replaced-in-kind.
Affirmative finding.

(f) Reduce energy utilization:

All new construction is required to meet the Guidelines for Energy Efficient Construction pursuant to the requirements of Article VI. Energy Conservation, Section 8 of the Burlington Code of Ordinances. **Affirmative finding as conditioned.**

(g) Make advertising features complementary to the site:

Not applicable.

(h) Integrate infrastructure into the building design:

See Section 6.2.2. (p), above.

(i)Make spaces secure and safe:

All development must observe building and life safety code as defined by the building inspector and/or fire marshal. **Affirmative finding as conditioned.**

Article 8: Parking

A single family home in the Neighborhood Parking District requires 2 parking spaces. Two parking spaces are currently available, in tandem, on the site. **Affirmative finding.**

II. Conditions of Approval

1. **Per Section 2.7.8 Withhold Permit** the applicant is required to remedy all violations and close out all zoning permits issued after July 13, 1989 prior to issuance of a Certificate of Occupancy for this permit. See attached list for guidance on open permits/violations.
2. The street identification number shall be located on the street façade and readily visible from the right-of-way.
3. Lighting shall be full cutoff and/or directed downward. Up lights are prohibited by Section 5.2.2. (c).
4. No change in use or increase in the number of residential units is included within this application. The property remains a single family residence.
5. All new construction is required to meet the Guidelines for Energy Efficient Construction pursuant to the requirements of Article VI. Energy Conservation, Section 8 of the Burlington Code of Ordinances.
6. Standard Permit Conditions 1-15.

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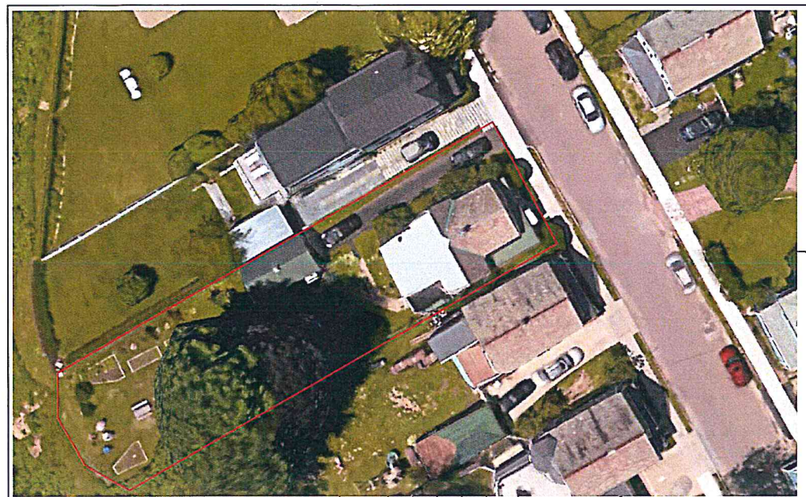
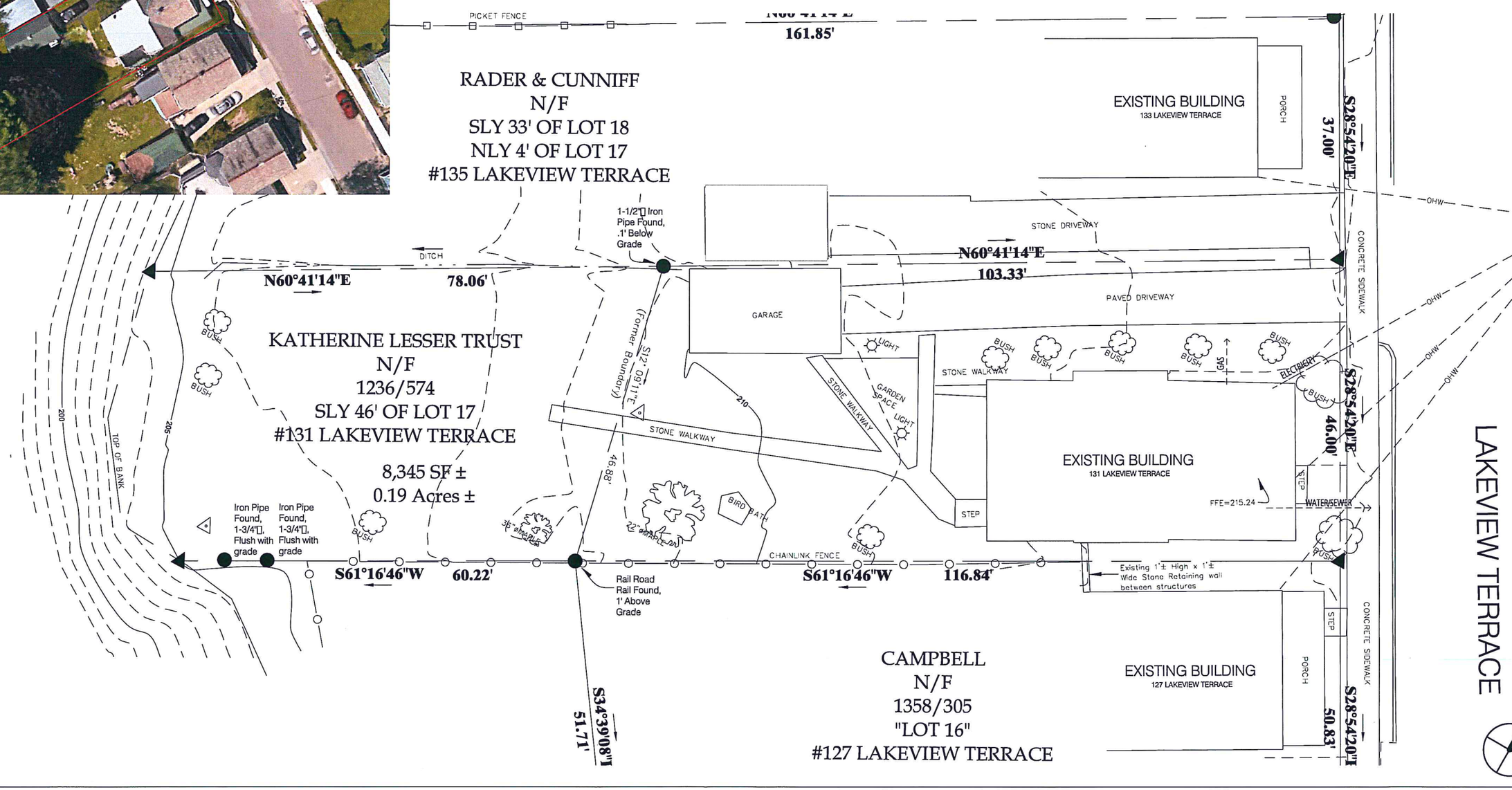


AERIAL VIEW



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209 BATTERY STREET, BURLINGTON, VERMONT 05401 USA
Phone 802.658.2775 800.227.1076

LESSER / ROOS RESIDENCE
131 LAKEVIEW TERRACE
BURLINGTON, VT

No.	Description	Date

EXISTING SITE PLAN

Project number	A2017046
Date	03.07.18

PZ.1

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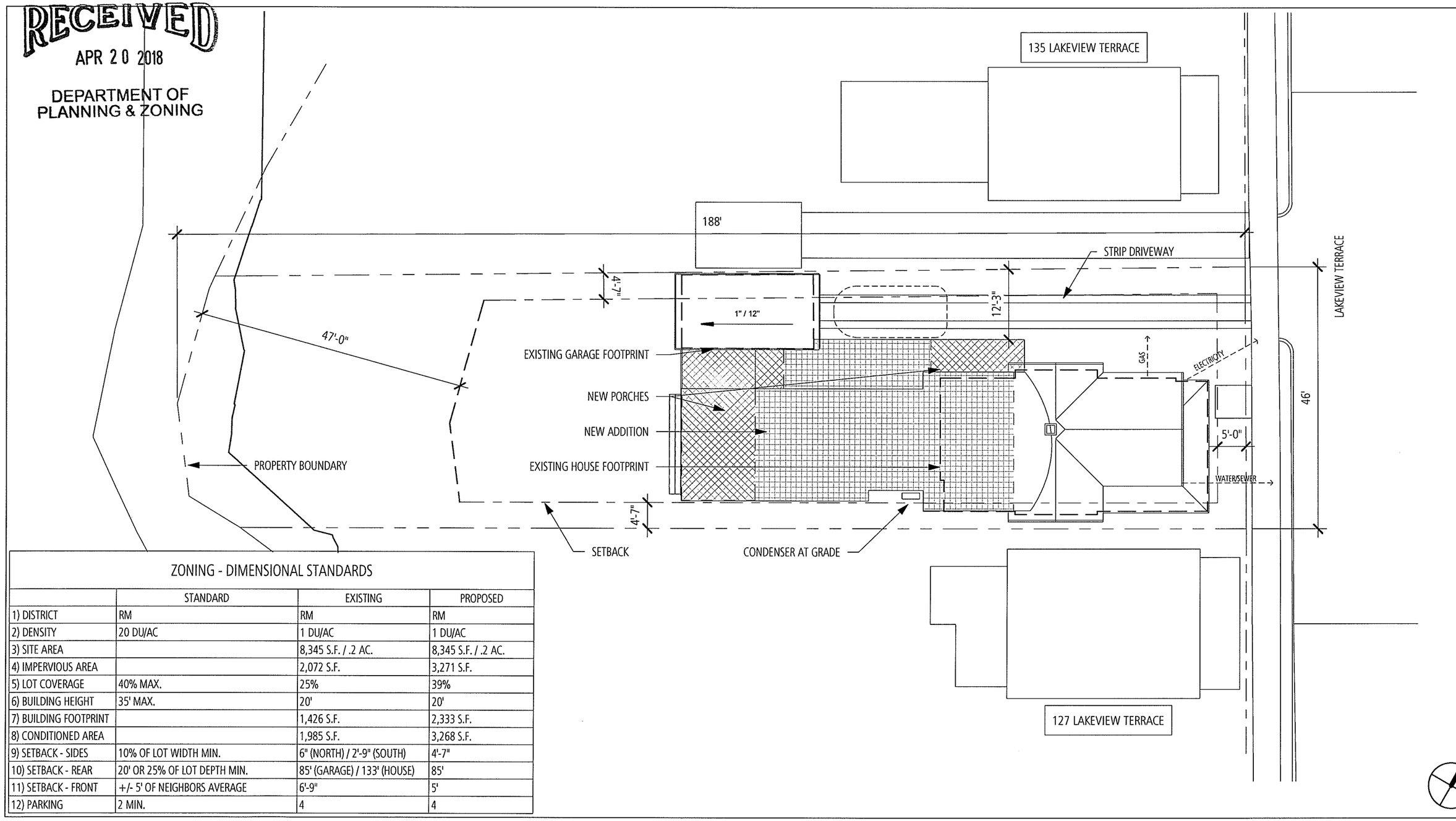

ZONING - DIMENSIONAL STANDARDS			
	STANDARD	EXISTING	PROPOSED
1) DISTRICT	RM	RM	RM
2) DENSITY	20 DU/AC	1 DU/AC	1 DU/AC
3) SITE AREA		8,345 S.F. / .2 AC.	8,345 S.F. / .2 AC.
4) IMPERVIOUS AREA		2,072 S.F.	3,271 S.F.
5) LOT COVERAGE	40% MAX.	25%	39%
6) BUILDING HEIGHT	35' MAX.	20'	20'
7) BUILDING FOOTPRINT		1,426 S.F.	2,333 S.F.
8) CONDITIONED AREA		1,985 S.F.	3,268 S.F.
9) SETBACK - SIDES	10% OF LOT WIDTH MIN.	6" (NORTH) / 2'-9" (SOUTH)	4'-7"
10) SETBACK - REAR	20' OR 25% OF LOT DEPTH MIN.	85' (GARAGE) / 133' (HOUSE)	85'
11) SETBACK - FRONT	+/- 5' OF NEIGHBORS AVERAGE	6'-9"	5'
12) PARKING	2 MIN.	4	4

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LESSER / ROOS RESIDENCE
131 LAKEVIEW TERRACE
BURLINGTON, VT

No.	Description	Date

PROPOSED SITE PLAN

Project number	A2017046
Date	03.07.18

PZ.2

Scale 1/16" = 1'-0"

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DEPARTMENT OF
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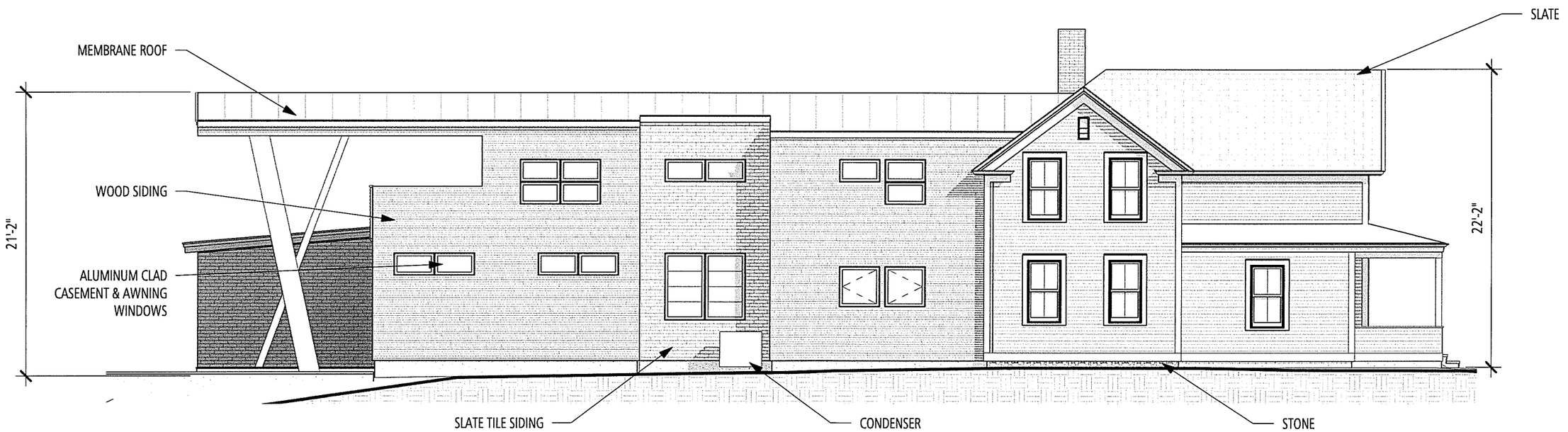

1 ELEVATION - SOUTH

1/8" = 1'-0"

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Phone 802.658.2775 800.227.1076

LESSER / ROOS RESIDENCE
131 LAKEVIEW TERRACE
BURLINGTON, VT

No.	Description	Date

ELEVATIONS

Project number	A2017046
Date	03.07.18

A.1

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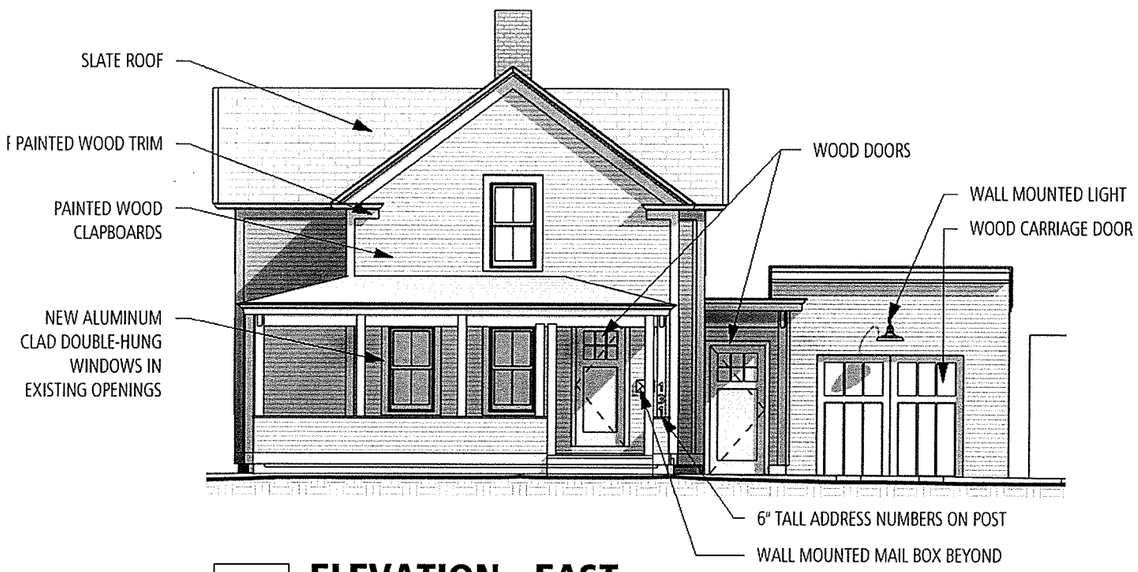
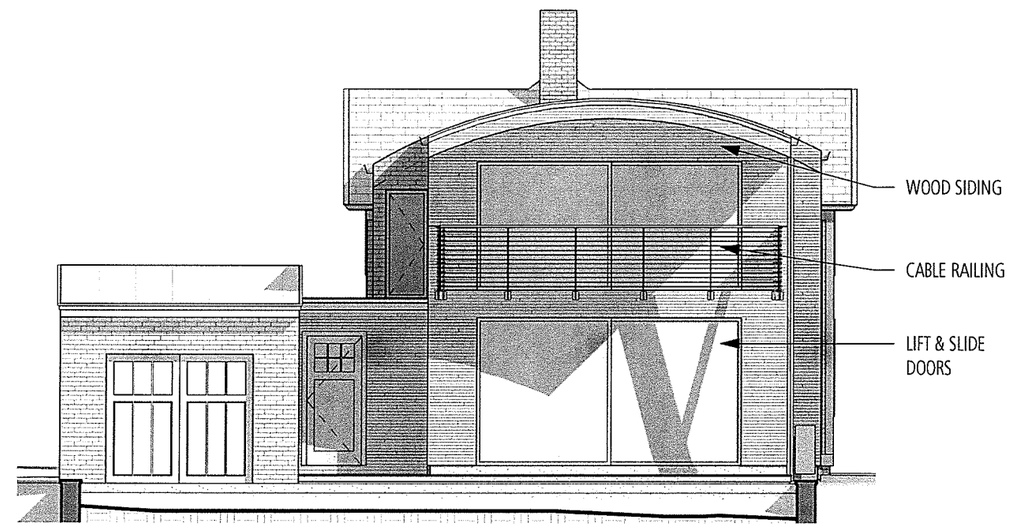
APR 20 2018
DEPARTMENT OF
PLANNING & ZONING



1 ELEVATION - EAST

1/8" = 1'-0"



2 ELEVATION - WEST

1/8" = 1'-0"

truexcullins

209 BATTERY STREET, BURLINGTON, VERMONT 05401 USA
Phone 802.658.2775 800.227.1076

ARCHITECTURE + INTERIOR DESIGN | TRUEXCULLINS.COM

LESSER / ROOS RESIDENCE
131 LAKEVIEW TERRACE
BURLINGTON, VT

No.	Description	Date

ELEVATIONS

Project number	A2017046
Date	03.07.18

A.2

Scale 1/8" = 1'-0"

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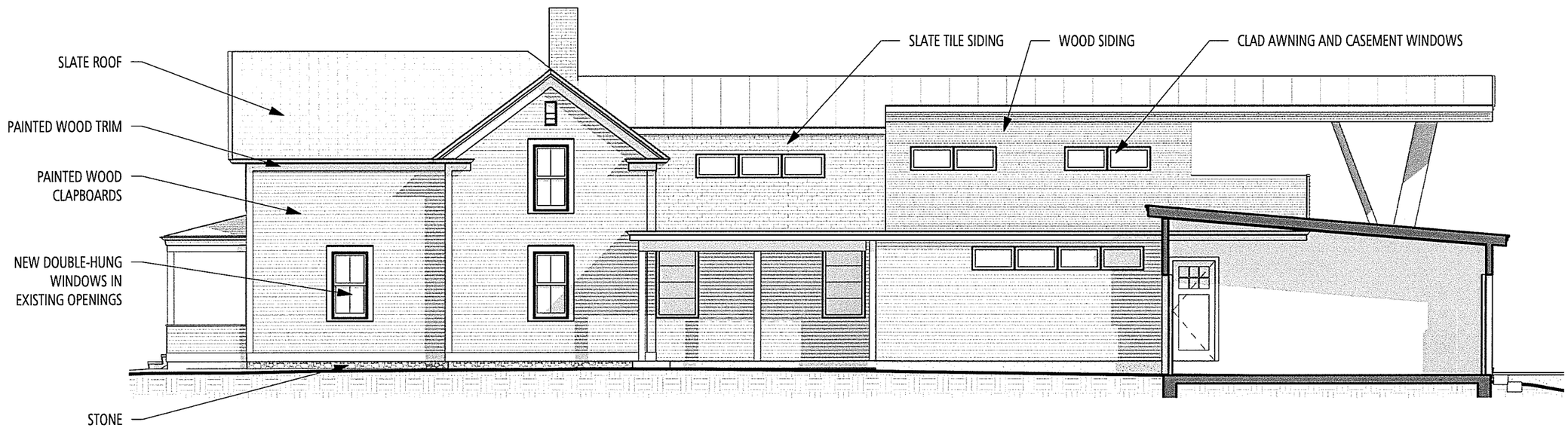

1 ELEVATION - NORTH

1/8" = 1'-0"

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Phone 802.658.2775 800.227.1076

LESSER / ROOS RESIDENCE
131 LAKEVIEW TERRACE
BURLINGTON, VT

No.	Description	Date

ELEVATIONS

Project number	A2017046
Date	03.07.18

A.3

PLANT SCHEDULE

DECIDUOUS TREES

KEY	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING
AR	Acer rubrum	RED MAPLE	3-3.5" CAL.	AS SHOWN
BN	Betula nigra 'Heritage'	HERITAGE RIVER BIRCH	12-14' HGT.	AS SHOWN
CV	Chionanthus virginicus	WHITE FRINGETREE	1.5-2" CAL.	AS SHOWN

SHRUBS

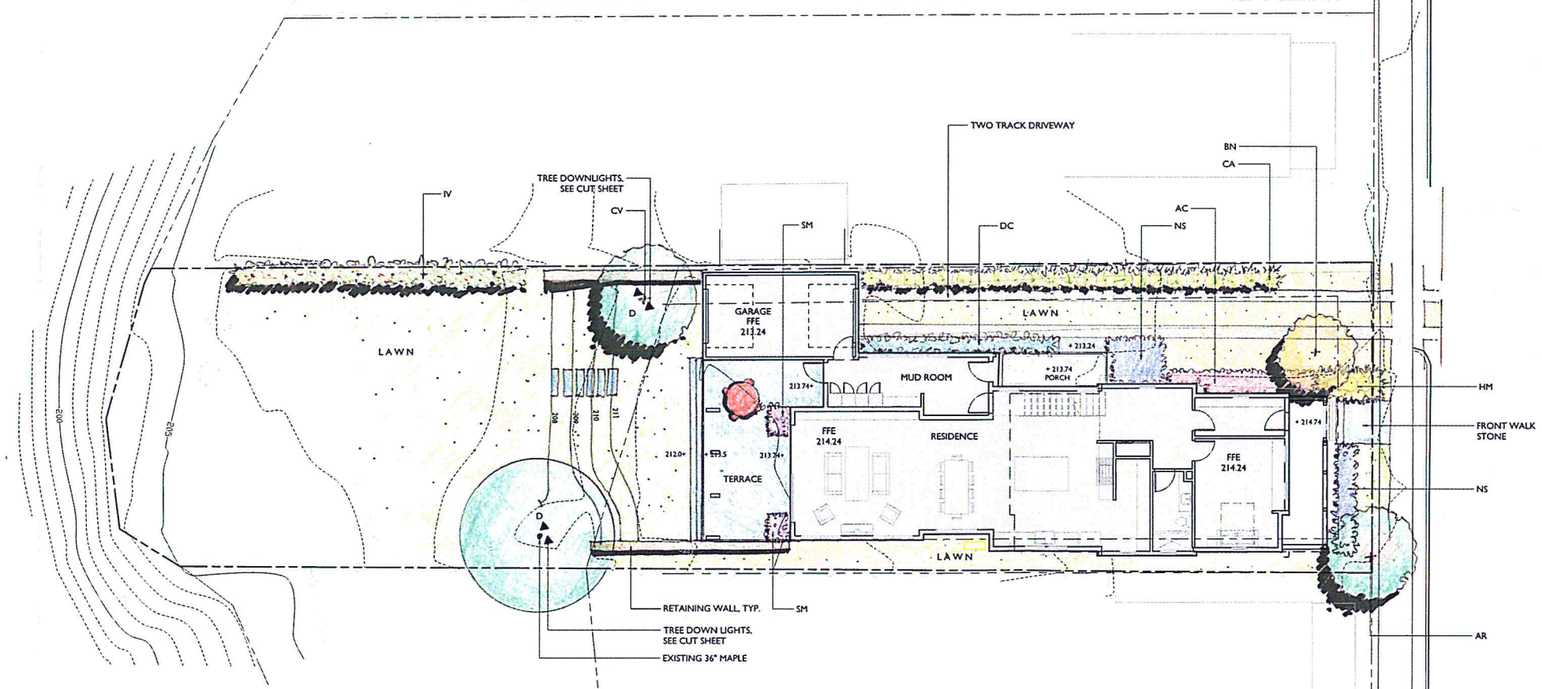
KEY	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING
IV	Ilex verticillata 'Berry Nice'	WINTERBERRY	3-4' HGT.	6' O.C.
IVJ	Ilex verticillata 'Jim Dandy'	WINTERBERRY (male for pollinating)	5 GAL.	AS SHOWN

ORNAMENTAL GRASSES

KEY	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING
CA	Calamagrostis acutiflora 'Karl Foerster'	FEATHER REED GRASS	1 GAL.	30" O.C.
HM	Hakonechloa macro 'Aureola'	HAKONE GRASS	1 GAL.	24" O.C.

PERENNIALS& FERNS

KEY	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING
AC	Astilbe chinensis 'Visions in Pink'	ASTILBE	1 GAL.	24" O.C.
DC	Dryopteris championii	CHAMPION'S WOOD FERN	1 GAL.	30" O.C.
NS	Nepeta subsessilis	CATMINT	1 GAL.	24" O.C.
SM	Stachys monieri 'Hummelo'	STACHYS	1 GAL.	18"O.C.



WAGNERHODGSON
LANDSCAPE ARCHITECTURE
VT 802.864.0010 NY 518.317.1791 www.wagnerhodgson.com

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NO.	DESCRIPTION	DATE

LESSER/ROOS RESIDENCE

131 LAKEVIEW TERRACE
BURLINGTON, VERMONT

CONCEPTUAL SITE PLAN

JOB NO. 808
SCALE: 1"=10'
DRAWN BY: CO
DATE: 03.06.2018

L100

10 0 10 20
SCALE OF FEET

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1 **3D - NORTHEAST**

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Phone 802.658.2775 800.227.1076

LESSER / ROOS RESIDENCE
131 LAKEVIEW TERRACE
BURLINGTON, VT

No.	Description	Date

PERSPECTIVES

Project number	A2017046
Date	03.07.18

SD.8

truexcullins
ARCHITECTURE + INTERIOR DESIGN
209 BATTERY STREET, BURLINGTON,
VERMONT 05401 USA
Phone 802.658.2775 800.227.1076
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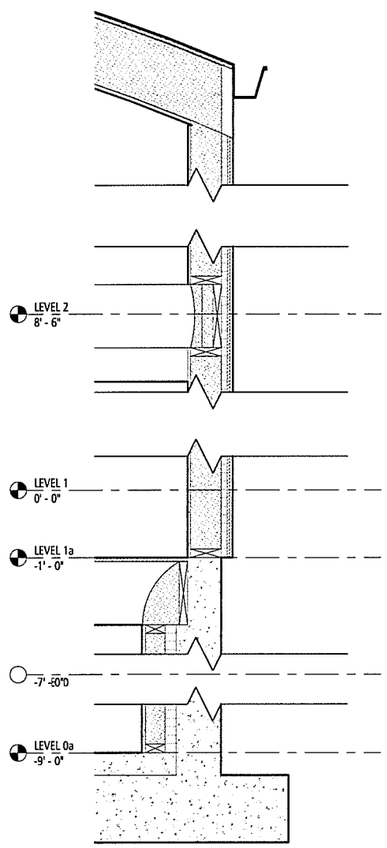
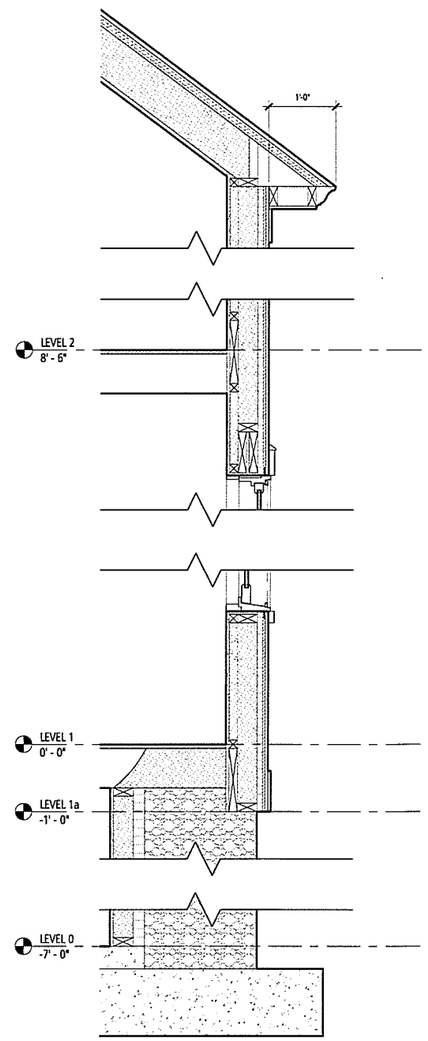
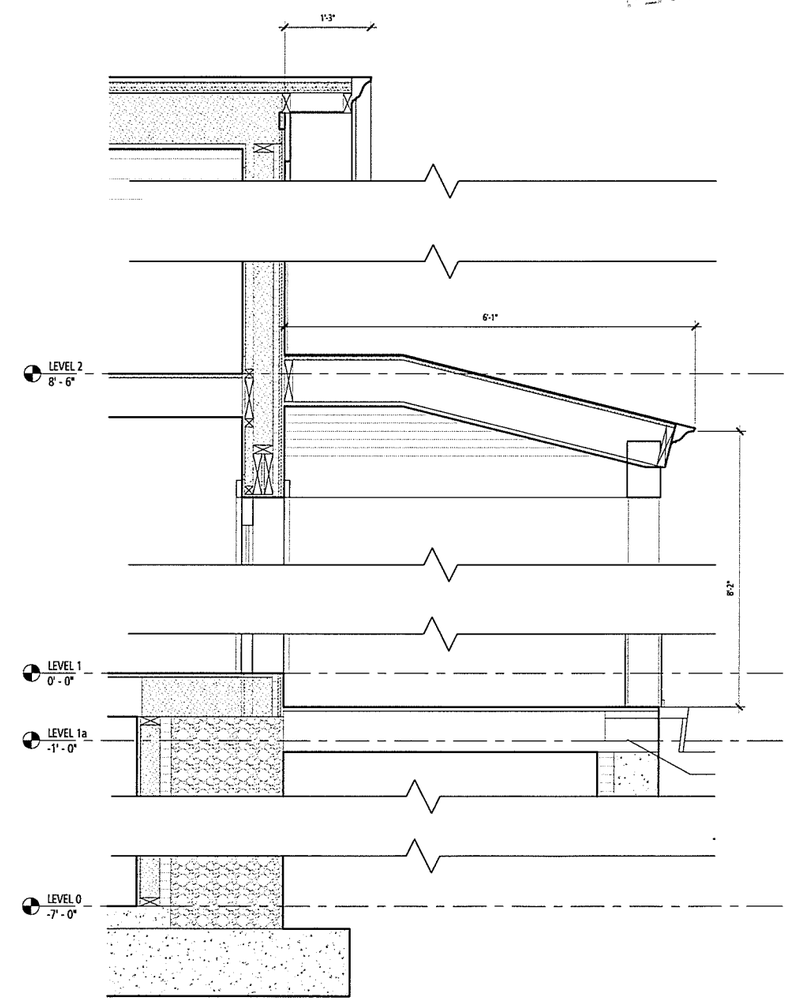
MAR 07 2018
DEPARTMENT OF
PLANNING & ZONING



3 **WALL SECTION - 3**
1" = 1'-0"



2 **WALL SECTION - 2**
1" = 1'-0"



1 **WALL SECTION - 1**
1" = 1'-0"

No.	Description	Date

LESSER / ROOS RESIDENCE

BURLINGTON, VT

WALL SECTIONS

Project number :	A201704
Date :	03.07.1
Drawn by :	T
Checked by :	T

PZ.5

Scale : 1" = 1'-0

STATE OF VERMONT
Division for Historic Preservation
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
Individual Structure Survey Form

SURVEY NUMBER: 0402

NEGATIVE FILE NUMBER: 83-A-178

UTM REFERENCES: Zone/Easting/Northing
18/641260/4927080

U.S.G.S. QUAD. MAP: Burlington 7.5

PRESENT FORMAL NAME: Sherwood Brand House

ORIGINAL FORMAL NAME:

COUNTY: Chittenden

TOWN: Burlington

LOCATION: 131 Lakeview Terrace, three lots south from corner of Berry Street.

COMMON NAME:

FUNCTIONAL TYPE: House

OWNER: Sherwood & Celia Brand

ADDRESS: 131 Lakeview Terrace
Burlington, VT 05401

ACCESSIBILITY TO PUBLIC:
Yes ☐ No ■ Restricted ☐

LEVEL OF SIGNIFICANCE:
Local ☐ State ■ National ☐

PRESENT USE: House

ORIGINAL USE: --

ARCHITECT/ENGINEER: Unknown

BUILDER/CONTRACTOR: Unknown

PHYSICAL CONDITION OF STRUCTURE:
Excellent ☐ Good ■
Fair ☐ Poor ☐

STYLE: Vernacular

DATE BUILT: c.1900

GENERAL DESCRIPTION:

Structural System

1. Foundation: Stone ■ Brick ☐ Concrete ☐ Concrete Block ☐
2. Wall Structure
   a. Wood Frame: Post & Beam ☐ Balloon ■
   b. Load Bearing Masonry: Brick ☐ Stone ☐ Concrete ☐ Concrete Block ☐
   c. Iron ☐ d. Steel ☐ e. Other:
3. Wall Covering: Clapboard ■ Board & Batten ☐ Wood Shingle ☐ Shiplap ☐ Novelty ☐ Asbestos Shingle ☐ Sheet Metal ☐ Aluminum ☐ Asphalt Shingle ☐ Brick Veneer ☐ Stone Veneer
   Bonding Pattern: Other:
4. Roof Structure
   a. Truss: Wood ■ Iron ☐ Steel ☐ Concrete ☐
   b. Other:
5. Roof Covering: Slate ■ Wood Shingle ☐ Asphalt Shingle ☐ Sheet Metal ☐ Built Up ☐ Rolled ☐ Tile ☐ Other:
6. Engineering Structure:
7. Other:

Appendages: Porches ■ Towers ☐ Cupolas ☐ Dormers ☐ Chimneys ■ Sheds ☐ Ells ☐ Wings ■ Bay Window ☐ Other:

Roof Style: Gable ■ Hip ☐ Shed ☐ Flat ☐ Mansard ☐ Gambrel ☐ Jerkinhead ☐ Saw Tooth ☐ With Monitor ☐ With Bellcast ☐ With Parapet ☐ With False Front ☐ Other:

Number of Stories: 1½

Number of Bays: 3 x 2

Approximate Dimensions: 18 x 24

Entrance Location: Gable front le

THREAT TO STRUCTURE:
No Threat ☐ Zoning ☐ Roads ☐
Development ☐ Deterioration ☐
Alteration ☐ Other:

LOCAL ATTITUDES:
Positive ☐ Negative ☐
Mixed ☐ Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

1½ story "tri-gable ell" house with cornice returns, cornerboards and projecting box cornice. Rear 2 story wing (c.1920) with shingle siding, 1/1 sash windows and flat roof. Front enclosed porch with 1/1 sash window and shingled skirt (c.1920). 2/1 sash windows in lip molded lintels and plain surrounds on facade. Rear enclosed porch. Center interior chimney.

RELATED STRUCTURES: (Describe)

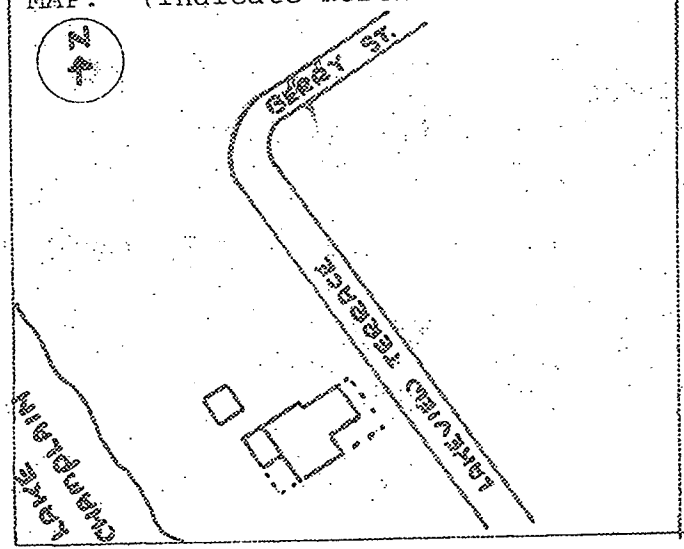
Garage- gable front asphalt roof, clapboard, cement foundation, turned posts flank overhead door, single bay (10' x 12') c.1920-30.

STATEMENT OF SIGNIFICANCE:

This well-preserved vernacular house was one of the first to be built at this end of Lakeview Terrace.

REFERENCES:

MAP: (Indicate North in Circle)



SURROUNDING ENVIRONMENT:

- Open Land ☐ Woodland ☐
- Scattered Buildings ☐
- Moderately Built Up ☐
- Densely Built Up ■
- Residential ■ Commercial ☐
- Agricultural ☐ Industrial ☐
- Roadside Strip Development ☐
- Other:

RECORDED BY:
KAREN CZAIKOWSKI

ORGANIZATION:
DIVISION FOR HISTORIC PRESERVATION

DATE RECORDED:
JULY 8, 1983

riages. She worked for Mrs. Webb until the latter's death in 1960 and continued for another year at the museum.

Elected to the Vermont Legislature as one of the State Representatives from Burlington, Lilian served on the Natural Resources Committee during the Legislature's 1969/70 session. This was the committee that passed Act 250, Vermont's development control law in 1970.

At this writing, Lilian who celebrated her 90th birthday in 2002 still lives at #117 Lakeview Terrace.

Goss/Brand House
#131 Lakeview Terrace

This is one of the first homes built on the north end of the street in the early 1900s by Rudolph Hauke who is also responsible for construction of several other Lakeview Terrace houses. The property has been in the same family since 1923. The *Free Press* of October 19, 1923 reported this real estate item:

J.G. White has sold for Fred Myers and wife their home place on Lake View Terrace to Mr. and Mrs. F.B. Goss. Mr. Goss has charge of the mechanical department of the Packard service station in this city.

Frank and Erma Goss had just come to Burlington from St. Johnsbury that year. He was employed by the C.H. Goss (no relation) Company at the corner of North Avenue and Berry Street for 32 years and then worked for the F.H. Taplin Company for 15 years. He died in 1951 and his widow Erma lived here with son-in-law Sherwood Brand and daughter Celia until her death in 1973

Celia Goss Brand died in 2002 and her husband, Sherwood Brand, continues to live at #131 Lakeview Terrace.

Fortin House
#3 Berry Street

This was the first house built on Berry Street. Joseph Fortin, identified as a "dry goods peddler," built it and moved here from #52 Peru Street. Local residents remember the flower arrangements Mr. Fortin kept in his living room window and visible from the street. They changed with the seasons, and the spring tulips were always a most welcome sight.

The street was deeded to the city by J.B. Henderson in 1923, and the origin of its name is unknown. Perhaps it is a reference to the former market gardens on this site.

MARVIN Windows and Doors
Built around you.

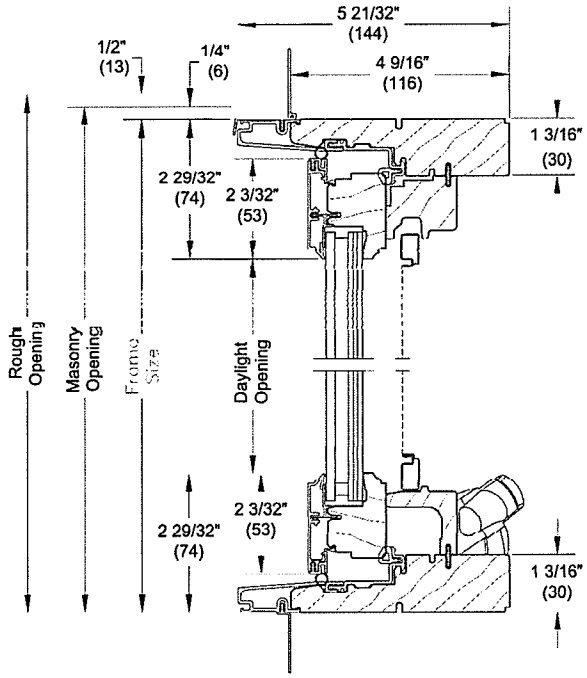
Clad Ultimate Casement, Awning and Picture

Section Details: IZ3/IZ4 Operating/Stationary/Picture - 3/4" (19) IG

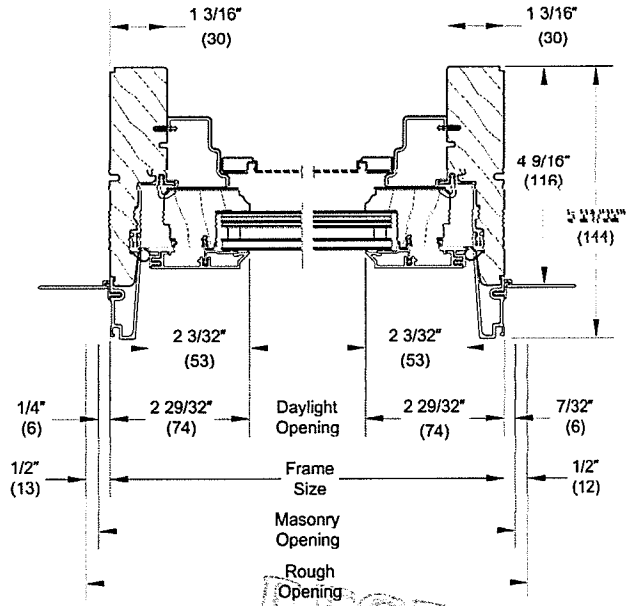
WINDOWS ON NEW ADDITION

Scale: 3" = 1' 0"

Operating



Head Jamb and Sill



Jambs

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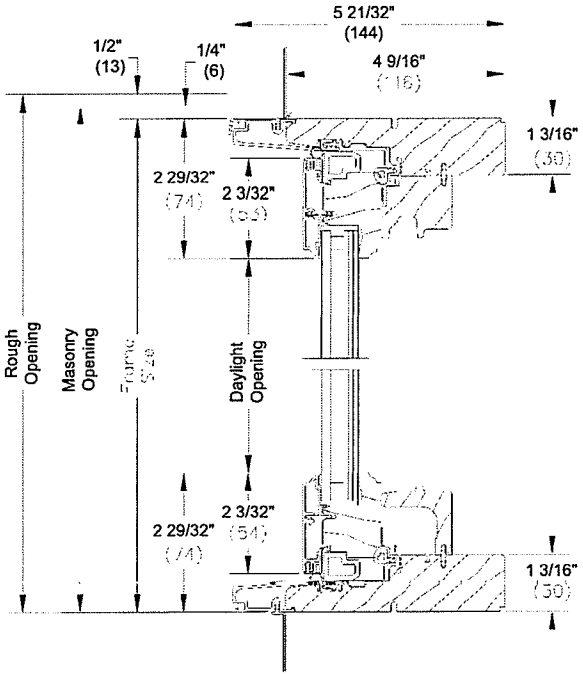
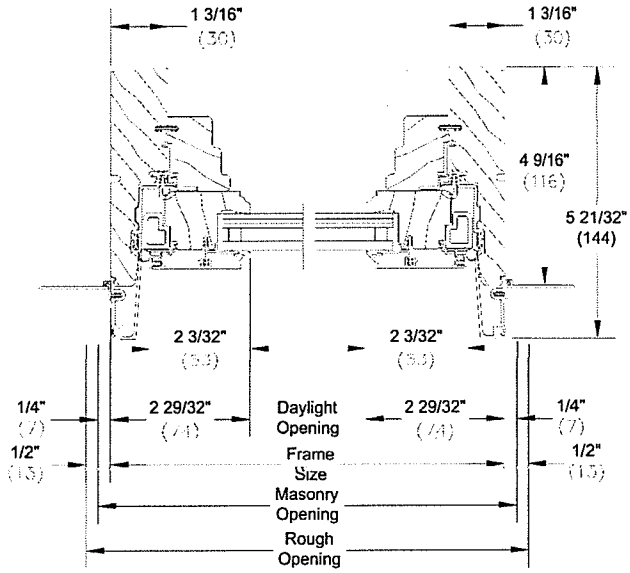
Stationary/Picture



Head Jamb and Sill



Jambs

NOTE: CE mark is not available on Impact units

Clad Ultimate Double Hung - Next Generation 2.0

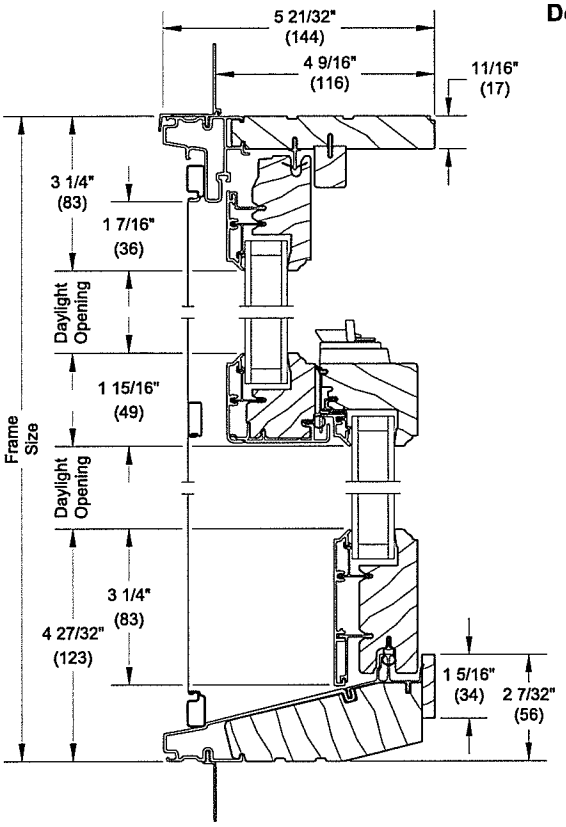
MARVIN Windows and Doors
Built around you.

WINDOWS ON EXISTING, HISTO
RENOVATION

Section Details: Operating

Scale: 3" = 1' 0"

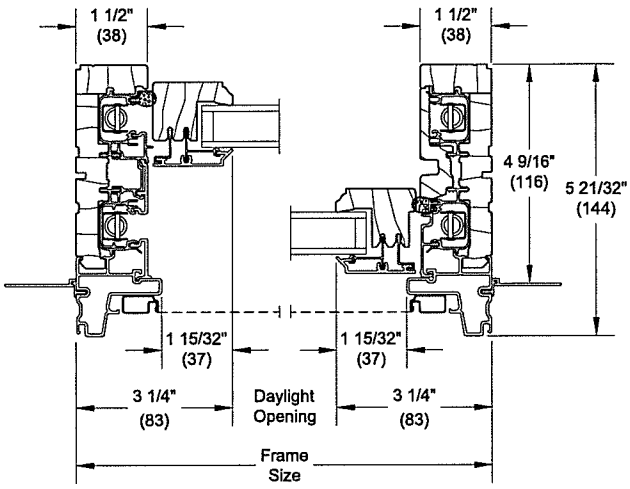
Double Hung



Head Jamb and Sill

Lower Sash

Upper Sash



Jambs

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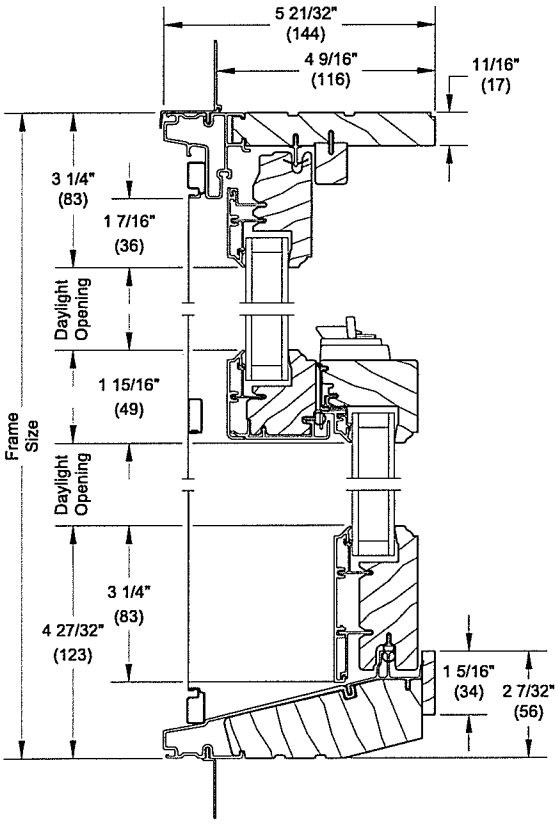
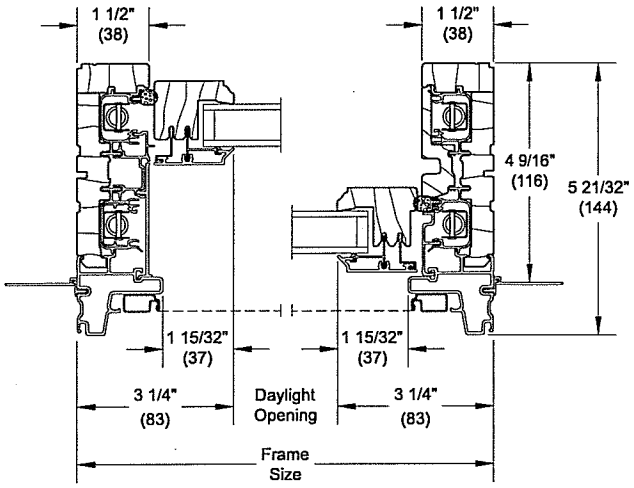
Single Hung



Lower Sash

Upper Sash



Jambs

Clad Ultimate Lift and Slide Door

MARVIN Windows and Doors
Built around you.

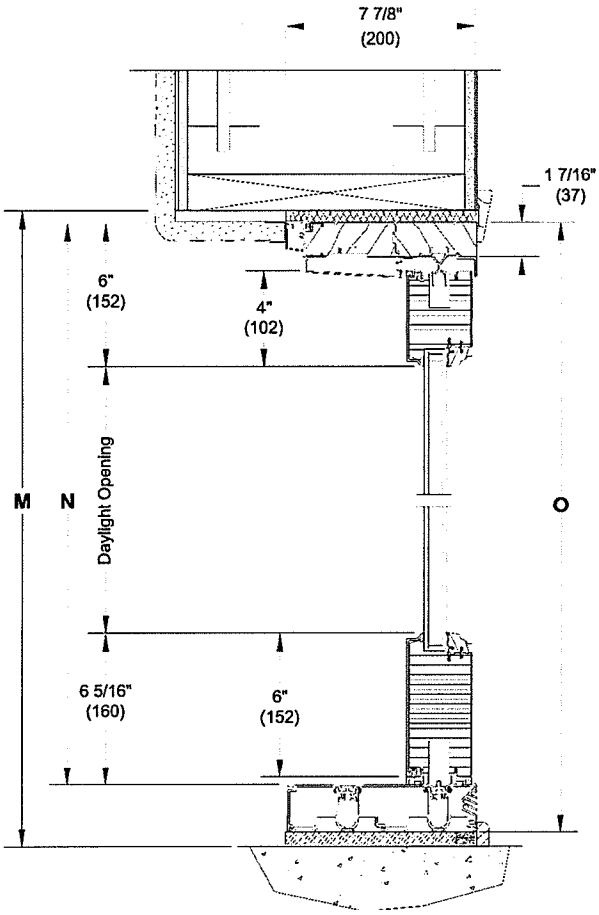
Sill Details: Performance Sill - Stacked and Pocket Units

DOORS ON REAR OF NI
ADDITION

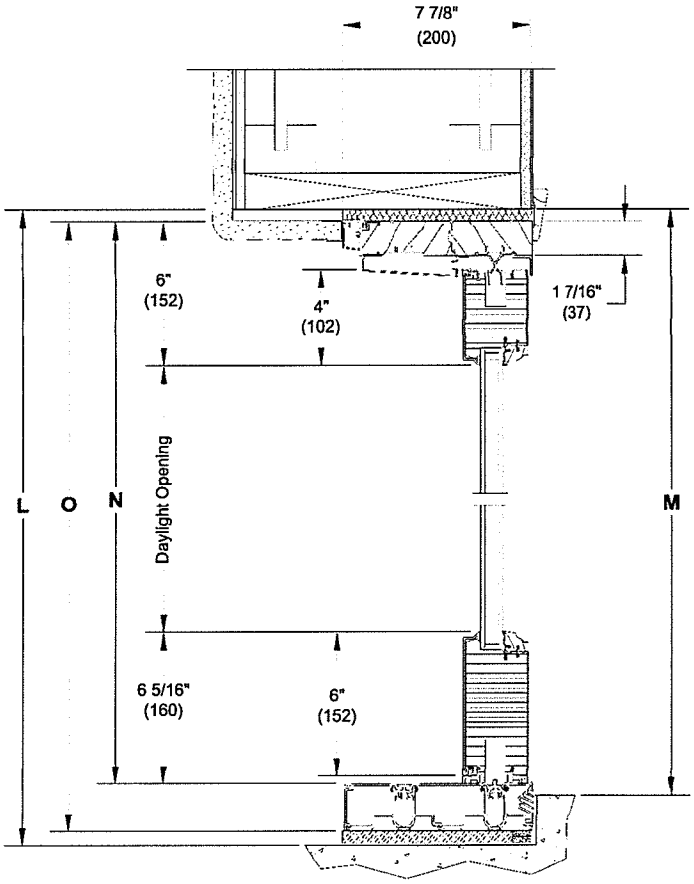
Scale: Not to Scale

Description of Measurements used

L. **Total RO Height:** Is from the bottom of the slot (or sub-floor) to 1/2" (13) above the header jamb.
M. **Rough Opening Height:** From the sub floor surface to 1/2" (13) above the header jamb.
N. **Frame Height:** Top of sill cover to top of header jamb.
O. **System OM Height:** Distance from the bottom of the sill to top of head jamb.



Performance Sill w/ Subfloor



Performance Sill w/ Open Face slot

NOTE: Square sticking is the default for the contemporary product.

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Simpson® Door Company

INSPIRATION AT YOUR DOOR®

DOOR SPEC SHEET

77504 — NANTUCKET®

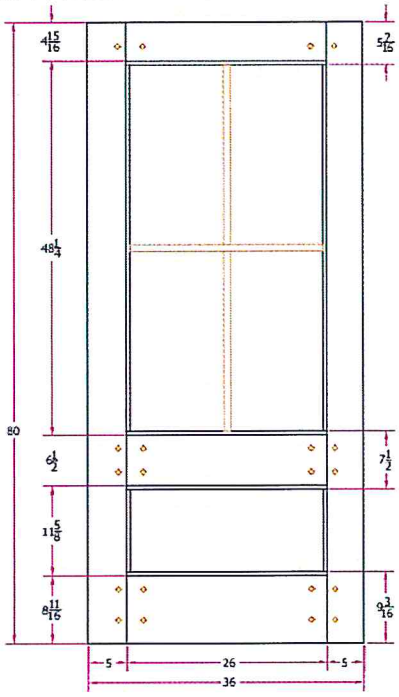
DOORS FACING STREET ON EXISTING, HISTORIC RENOVATION

SERIES: Nantucket® Collection
TYPE: Exterior French & Sash
APPLICATIONS: Can be used for a swing door, with barn track hardware, with pivot hardware, in a patio swing door or slider system and many other applications for the home's exterior.

Construction Type: Two-Piece Laminated Wood Stiles and Rails with Modified Mortise-and-Tenon Stile/Rail Joinery

Panels: 3/4" Flat Panel or 1-7/16" Innerbond® Double Hip-Raised Panel
Profile: Ovolo Sticking or Shaker Sticking
Glass: 3/4" Insulated Glazing

DETAILED DRAWING



STANDARD FEATURES

- Any Wood Species
- Virtually Any Size
- Glass Options
- Privacy Rating: 1

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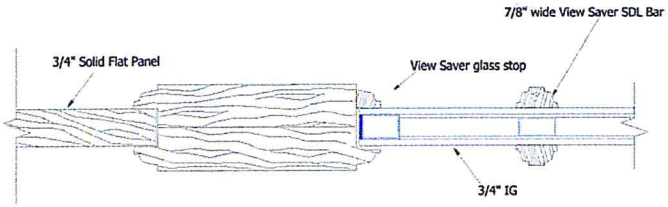
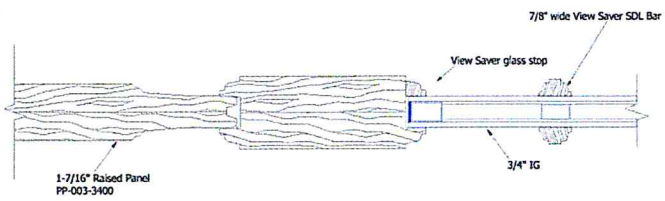
DETAILS



(Standard)



(Optional)

Simpson® Door Company

INSPIRATION AT YOUR DOOR®

DOOR SPEC SHEET

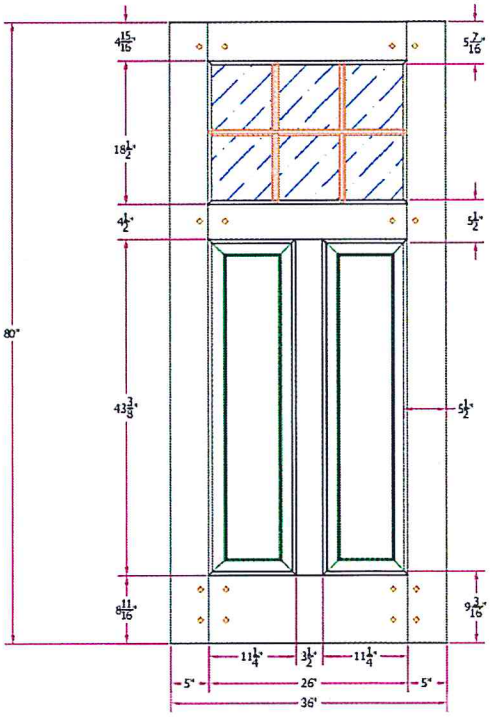
77662 — NANTUCKET®

SERIES: Nantucket® Collection
TYPE: Exterior French & Sash
APPLICATIONS: Can be used for a swing door, with barn track hardware, with pivot hardware, in a patio swing door or slider system and many other applications for the home's exterior.

Construction Type: Two-Piece Laminated Wood Stiles and Rails with Modified Mortise-and-Tenon Stile/Rail Joinery

Panels: 3/4" Flat Panel or 1-7/16" Innerbond® Double Hip-Raised Panel
Profile: Ovolo Sticking or Shaker Sticking
Glass: 3/4" Insulated Glazing

DETAILED DRAWING



HIS DRAWING AND THE INFORMATION CONTAINED HEREIN IS THE PROPRIETARY TO

STANDARD FEATURES

- Any Wood Species
- Virtually Any Size
- Glass Options
- Privacy Rating: 1

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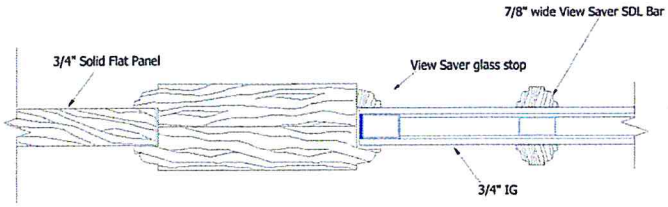
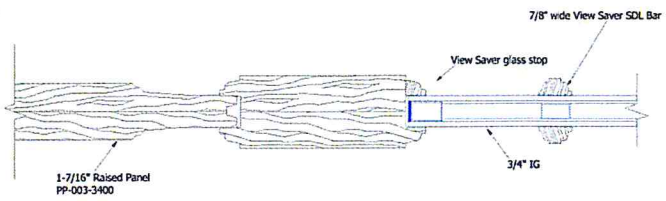
DETAILS



(Standard)

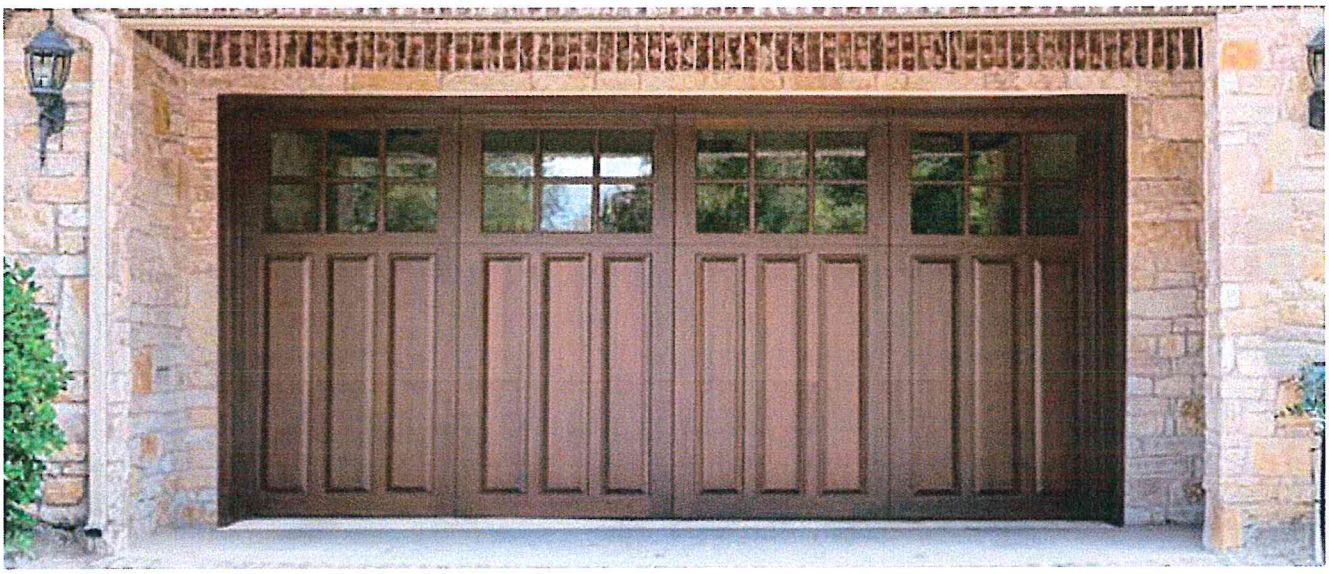


(Optional)

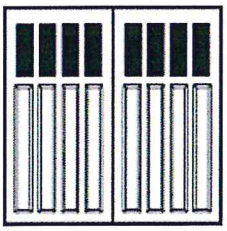
GARAGE DOORS

Door Designs

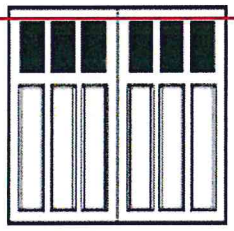
Parson Collection



Premium Construction - Squared Tops



Bristol
Narrow
580BN



Bristol
Wide
580BW

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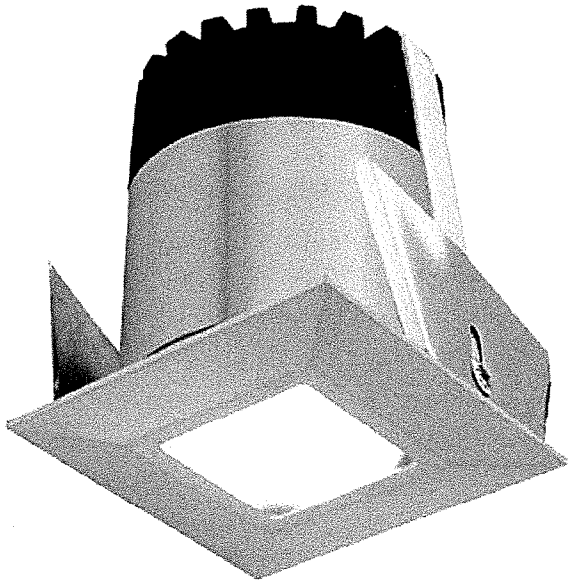
Sun3C Square 36 Deg LED Ceiling Recessed

Lightology

RECESSED CEILING FIXTURES AT ENTRY DOORS



Shown in: Satin Aluminum

List Price: $336.00
Our Price: $268.80

Designer: Gregory Kay

Description:
Sun3C 3 inch Square 36 Degree LED ceiling recessed downlight includes a 12VAC 9.5 system watts/7 LED watt Warm White 2858K color temperature LED, 85CRI, 46 lumens per watt/322 lumens total. Features a 16 degree precise focus and tempered glass lens with marine-grade aluminum beveled edge trim. Available in 16, 23, 36 and 47 degree beam options. Finish in Satin Aluminum. 70 percent lumen maintenance based on 50,000 hours of operation. Perfect for installation in ceilings with a low clearance (3.2 inch depth). Sun3C is rated for outdoor, ocean front, wet location, shower, or indoor applications. Dimmable with a low voltage electronic dimmer. Dims to 12 percent with Lutron Diva DVELV-300P and Lutron Skylark SELV-300P, and 20 percent with Lutron Maestro MAELV-600P. ETL listed. 3.3 inch width x 3.3 inch depth x 3.3 inch height. Fixture includes a 5 year warranty. Sun3C is constant voltage fixture and it is listed to be used only in ceiling applications and should not be used in floor or wall applications which will damage the fixture and void the warranty. For floor or wall applications use Sun3. A complete fixture consists of a housing and trim. Required Sun3-HS new construction IC rated housing with dimmable electronic power

Shade Color: N/A
Body Finish: Satin Aluminum
Lamp: 1 x LED/7W/12V LED
Wattage: 7W
Dimmer: Low Voltage Electronic
Dimensions: 3.3"H x 3.3"W x 3.3"D

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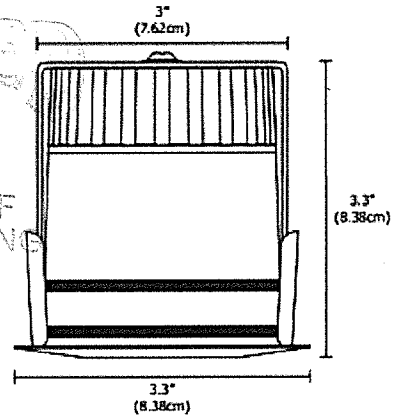


Technical Information
Luminous Flux: 322 lumens
Lumens/Watt: 46.00
Lamp Color: 2858 K
Color Rendering: 85 CRI
Beam Angle: 36°
Lamp Life: 50000 hours
Function: Wet Location
Aperture Shape: Square
Aperture Size: 3.000"

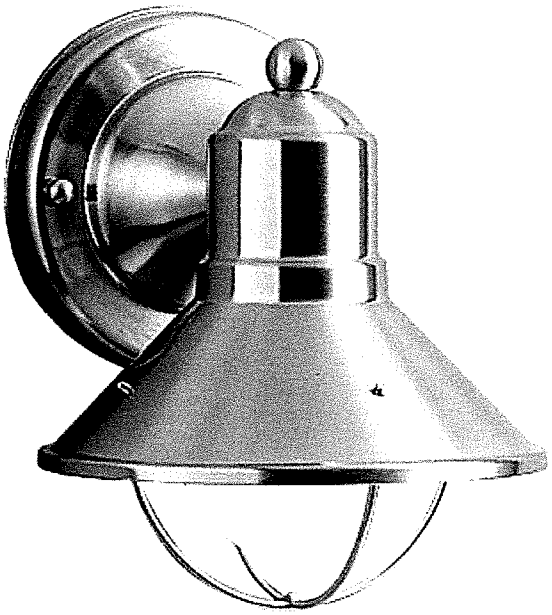
Product Number: **EDG57683**					
Company:		Fixture Type:		Date:	Feb 16, 2018
Project:		Approved By:			

#1200CR-SUN3CSH-036L1-XXSN

Seaside Outdoor Wall Light

Lightology

FIXTURE AT GARAGE DOOR



Shown in: Brushed Nickel

Description:
The Seaside Wall Sconce is made of aluminum with stainless steel and features a Painted Black, Brushed Nickel, or Olde Bronze finish in three sizes. Small: One 60 watt 120 volt A19 type medium base bulb is required, but not included. 6 inch width x 7.3 inch height x 6.5 inch depth. Medium: One 100 watt 120 volt A19 type medium base bulb is required, but not included. 8 inch width x 12 inch height x 9 inch depth. Large: One 150 watt 120 volt A19 type medium base bulb is required, but not included. 10.3 inch width x 14.3 inch height x 11.5 inch depth. UL listed for wet locations.

List Price: $65.00
Our Price: $41.60

Shade Color: N/A
Body Finish: Brushed Nickel
Lamp: 1 x A19/Medium (E26)/60W/120V Incandescent
Wattage: 60W
Dimmer: Incandescent
Dimensions: 7.3"H x 6"W x 6.5"D

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Product Number: **KHR237388**

Company:		Fixture Type:		Date:	Feb 16, 2018
Project:		Approved By:			

SRL4 Aluminum Wall Mount Decklyte

Lightology

DOWNLIGHTING AT COLUMNS ON FRONT & SIDE PORCHES

Shown in: Black

Description:
SRL4 Aluminum Wall Mount Decklyte is fabricated from die-cast aluminum with thermoset polyester powdercoat finish in Black, White, Verde or Bronze. Includes one 10 watt T3.25 wedge base xenon lamp. Pre-wired with a 6 foot pigtail of 18-2 AWG wire. Includes low voltage quick connector LVC3 for easy hook up to the low voltage supply cable not included. 3.5 inches wide x 2.4 inches high x 2 inches deep. ETL listed for wet locations. Requires remote transformer not included.

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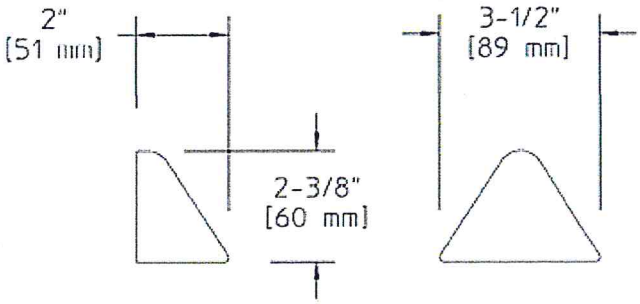
List Price: $60.05
Our Price: $36.03

Shade Color: N/A
Body Finish: Black
Lamp: 1 x T3/WEDGE/10W/12V Krypton Xenon
Wattage: 10W
Dimmer: Dimmable
Dimensions: 2.4"H x 3.5"W x 2"D



Product Number: **HAD21677**					
Company:		Fixture Type:		Date:	Feb 16, 2018
Project:		Approved By:			

#0810ES-SRL4-002I1-00BK

FIXTURE AT BACK COVERED PATIO

Wall luminaires for light in two directions

Housing: One Piece, die cast aluminum housing with a one piece, die cast aluminum mounting plate. The fixture is supplied with a flat plate that mounts directly to a standard, recessed 4" octagonal wiring box. Die castings are marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy.

Enclosure: Clear tempered glass diffusers, the top diffuser with a machined step to provide a flush finish with the cast housing. Two reflectors provided are anodized aluminum. Housing is secured to the mounting plate with a single, mechanically captive, stainless steel set screw.

Electrical: 7.9W LED luminaire, 10.9 total system watts, -30°C start temperature. Integral 120V through 277V electronic LED driver, 0-10V dimming – 120V only. LED module(s) are available from factory for easy replacement. Standard LED color temperature is 3000K with an 85 CRI. Available in 4000K (85 CRI); add suffix K4 to order.

Note: Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

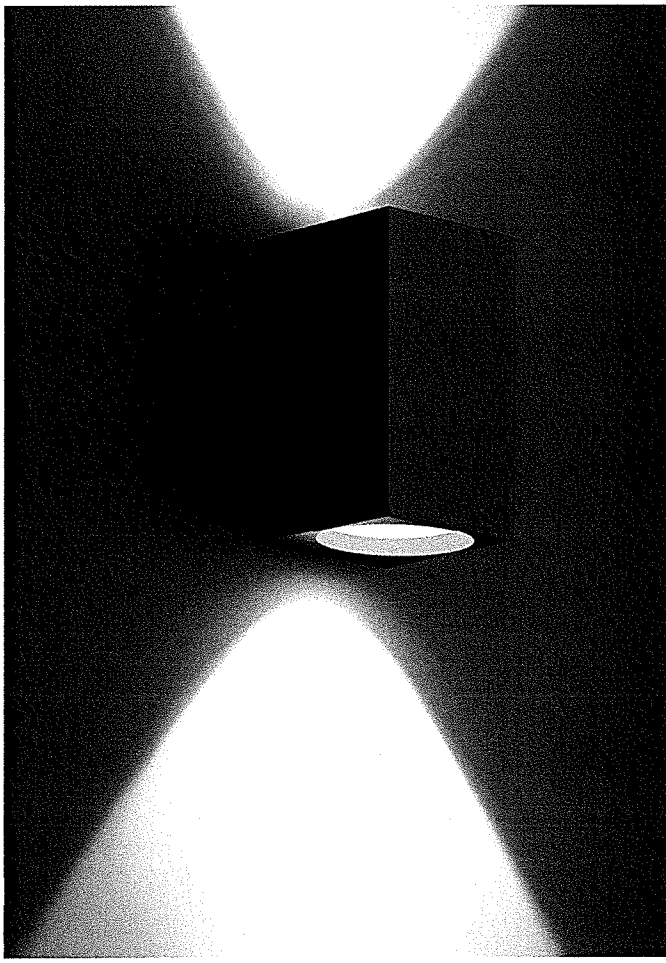
Finish: All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. Available in four standard BEGA colors: Black (BLK); White (WHT); Bronze (BRZ); Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

CSA certified to U.S. and Canadian standards for wet locations. Protection class IP64

Weight: 3.5 lbs.

Luminaire Lumens: 346
Tested in accordance with LM-79-08

Type:
BEGA Product:
Project:
Voltage:
Color:
Options:
Modified:



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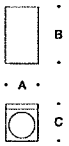

Two-sided light distribution

	Lamp	β	A	B	C
33591	7.9W LED	20°	4⅜	7½	5

β = Beam angle

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 FAX (805) 566-9474 www.bega-us.com
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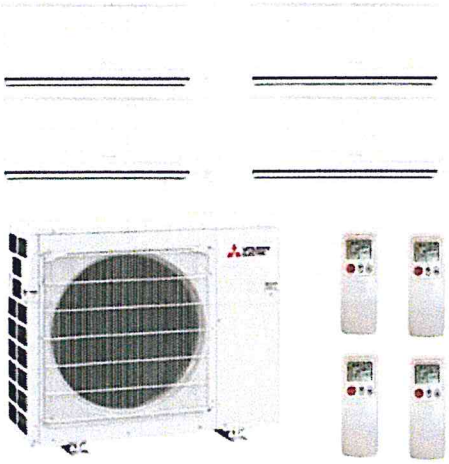
Mitsubishi Wall Mounted 4-Zone System - 36,000 BTU Outdoor - 6k + 6k + 12k + 18k Indoor - 19.2 SEER

CONDENSER AT GRADE



Click to Enlarge Image

Our Price Shipping Info

Model: M4H36W06061218

A+

★★★★★ (6)

Write A Review

$5,439.00

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Outdoor Unit BTU/h	Indoor Units Sizes
36,000	6k + 6k + 12k + 18

Dimensions

Maximum Line Length	230 Feet
Line Set A Liquid Connection	0.25 Inches
Line Set A Gas Connection	0.5 Inches
Line Set B Liquid Connection	0.25 Inches
Line Set B Gas Connection	0.375 Inches
Line Set C Liquid Connection	0.25 Inches
Line Set C Gas Connection	0.375 Inches
Line Set D Liquid Connection	0.25 Inches
Line Set D Gas Connection	0.375 Inches
Product Height	31.34375 Inches
Product Width	37.40625 Inches
Product Depth	13 Inches
Product Weight	130 Pounds

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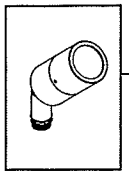

the power of dimming with adjust-e-lume® TECHNOLOGY

NITE STAR

PROJECT:	
TYPE:	
CATALOG NUMBER:	
SOURCE:	
NOTES:	

CATALOG NUMBER LOGIC

B	NSII	LED	e65	MFL	A9	BZP	12		360SL

Example - NSII - LED - e64 - SP - A5 - BZW - 12 - 11 - 360SL

Material
- **Blank** - Aluminum
- **B** - Brass
- **S** - Stainless Steel

Series
- **NSII** - Nite Star II™

Source
- **LED** - **'e'** Technology with Integral Dimming Driver (See Specifications for Dimming)
  Designed for use with remote 12VAC BKSSL® transformers. Requires magnetic Low Voltage dimmer

LED Type
- **e64** - 7WLED/2.7K
- **e65** - 7WLED/3K
- **e66** - 7WLED/4K
- **e74** - 7WLED/Amber

Optics*
- **NSP** - Narrow Spot (Red Indicator)
- **SP** - Spot (Green Indicator)
- **MFL** - Medium Flood (Yellow Indicator)
- **WFL** - Wide Flood (Blue Indicator)

Adjust-e-Lume® Output Intensity** *(Choose factory setting)*
- **A9** (Standard), **A8, A7, A6, A5, A4, A3, A2, A1**

***Please see Adjust-e-Lume® photometry to determine desired intensity.*

Finish

Aluminum Finish

Powder Coat Color	Satin	Wrinkle
Bronze	BZP	BZW
Black	BLP	BLW
White (Gloss)	WHP	WHW
Aluminum	SAP	—
Verde	—	VER

Brass Finish

Machined	MAC
Polished	POL
Mitique™	MIT

Stainless Finish

Machined	MAC
Polished	POL
Brushed	BRU *Interior use only.*

Premium Finish

ABP	Antique Brass Powder	CMG	Cascade Mountain Granite	RMG	Rocky Mountain Granite
AMG	Aleutian Mountain Granite	CRI	Cracked Ice	SDS	Sonoran Desert Sandston
AQW	Antique White	CRM	Cream	SMG	Sierra Mountain Granite
BCM	Black Chrome	HUG	Hunter Green	TXF	Textured Forest
BGE	Beige	MDS	Mojave Desert Sandstone	WCP	Weathered Copper
BPP	Brown Patina Powder	NBP	Natural Brass Powder	WIR	Weathered Iron
CAP	Clear Anodized Powder	OCP	Old Copper	*Also available in RAL Finishes See submittal SUB-1439-00*	

Lens Type
- **12** - Soft Focus Lens
- **13** - Rectilinear Lens

Shielding
- **11** - Honeycomb Baffle

Option
- **360SL** - 360SL™ Rotational Knuckle Mounting System

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DRIVER DATA

Input Volts	InRush Current	Operating Current	Dimmable	Operation Ambient Tempera
12VAC/DC 50/60Hz	250mA (non-dimmed)	700mA	Magnetic Low Voltage Dimmer	-10°F-130°F

LM79 DATA

BK No.	CCT (Typ.)	Input Watts (Typ.)	CRI (Typ.)
e64	2700K	7.0	80
e65	3000K	7.0	80
e66	4000K	7.0	80
e74	Amber (590nm)	7.0	~

L70 DATA

Minimum Rated Life (hrs.) 70% of initial lumens(L70)
50,000
50,000
50,000
50,000

*OPTICAL DATA

Beam Type	Angle	e66 CBCP	Visual Indic
Narrow Spot	13°	6889	Red Dot
Spot	15°	5225	Green Do
Medium Flood	23°	1984	Yellow Do
Wide Flood	31°	1300	Blue Dot

B-K LIGHTING
40429 Brickyard Drive • Madera, CA 93636 • USA
559.438.5800 • FAX 559.438.5900
www.bklighting.com • info@bklighting.com

RELEASED 06-07-16

DRAWING NU SUB-219

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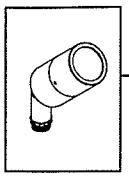
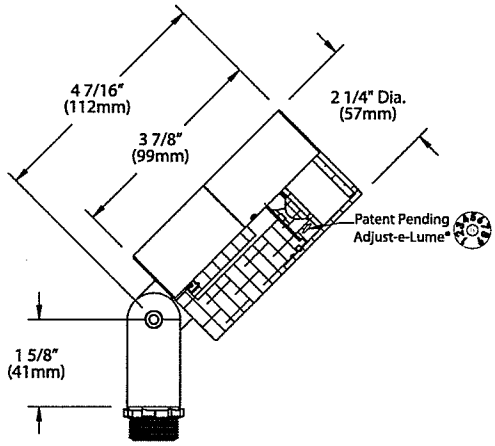


the power of dimming with adjust-e-lume® TECHNOLOGY

NITE STAR II™

PROJECT:	
TYPE:	

SIDE VIEW



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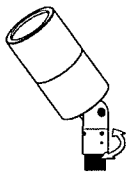
360 SL™

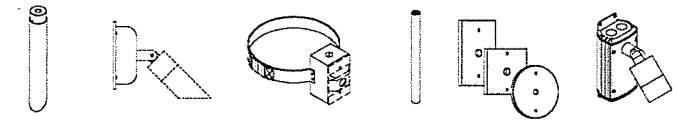


Horizontal Rotation
(Optional 360SL™ Knuckle)

Accessories *(Configure separately)*

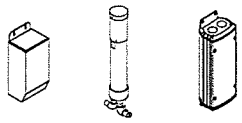
All dimensions indicated on this submittal are nominal.
Contact Technical Sales if you require more stringent specifications.

Mounting:



Power Pipe™ | Power Canopy™ | Tree Strap™ | Stems | Canopies | UPM™

Remote Transformers:



TR Series | Power Pipe™ | UPMRM™

SPECIFICATIONS

GreenSource Initiative™
Metal and packaging components are made from recycled materials. Manufactured using renewable solar energy, produced on site. Returnable to manufacturer at end of life to ensure cradle-to-cradle handling. Packaging contains no chlorofluorocarbons (CFC's). Use of this product may qualify for GreenSource efficacy and recycling rebate(s). Consult www.bklighting.com/greensource for program requirements.

Materials
Furnished in Copper-Free Aluminum (Type 6061-T6), Brass (Type 360) or Stainless Steel (Type 304).

Body
Fully machined from solid billet. Unibody design provides enclosed, water-proof wireway and integral heat sink for maximum component life. Integral knuckle for maximum mechanical strength. High temperature, silicone 'O' Ring provides water-tight seal.

Knuckle
The LOCK™ (Locking 'O' Ring Compression Knuckle) is comprised of two components. The first is integral to the body and features an interior, machined taper. The second is machined from solid billet and features a second, reverse angle taper. The resultant mechanical taper-lock allows a full 180° vertical adjustment without the use of serrated teeth, which inherently limit aiming. High temperature, silicone 'O' Ring provides water-tight seal and compressive resistance to maintain fixture position. Design withstands 73 lb. static load prior to movement to ensure decades of optical alignment. ½" pipe thread for mounting.

Optional 360SL™ additionally provides biaxial source control with 360° horizontal rotation in addition to vertical adjustment.

Cap
Fully machined. 1" deep cutoff with flush mounted lens. Accommodates up to (2) lens or louver media.

Lens
Shock resistant, tempered, glass lens is factory adhered to fixture cap and provides hermetically sealed optical compartment. Specify soft focus (#12) or rectilinear (#13) lens.

BKSSL®
Integrated solid state system with 'e' technology is scalable for field upgrade. Modular design with electrical quick disconnects permit field maintenance. High power, forward throw source complies with ANSI C78.377 binning requirements. Exceeds ENERGY STAR® lumen maintenance requirements. LM-80 certified components.

Integral, constant current driver. 12VAC/VDC input. 50/60Hz. Proprietary input control scheme achieves power factor correction and eliminates inrush current. Output, over-voltage, open-circuit, and short circuit protected. Inrush current limited to <1A (non-dimming). Conforms to Safety Std. C22.2 No. 250.13-12.

Dimming
Line voltage dimmable via magnetic low voltage dimmer. For use with low voltage dimmer with dedicated neutral conductor. For purposes of dimming: Remote magnetic transformer with BKSSL® Power of 'e' technology loads should be loaded to 25% of the transformer VA (watts) rated value.

Adjust-e-Lume®
Integral electronics allows dynamic lumen response at the individual fixture. Indexed (100% to 25% nom.) lumen output. Maintains output at desired level or may be changed as conditions require. Specify factory preset *output intensity.*

Optics
Interchangeable OPTIKIT™ modules permit field changes to optical distribution. Color-coded for easy reference: Narrow Spot (NSP) = Red. Spot (SP) = Green.
Medium Flood (MFL) = Yellow. Wide Flood (WFL) = Blue.

Remote Transformer
For use with 12VAC BKSSL remote transformer or magnetic transformers only. B-K Lighting cannot guarantee performance with third party manufacturers' transformers.

Wiring
Teflon® coated, 18AWG, 600V, 250° C rated and certified to UL 1659 standard.

Hardware
Tamper-resistant, stainless steel hardware. LOCK™ aiming screw is additionally black oxide treated for additional corrosion resistance.

Finish
StarGuard®, our exclusive RoHs compliant, 15 stage chromate-free process cleans and conversion coats aluminum components prior to application of Class 'A' TGIC polyester powder coating. Brass components are available in powder coat or handcrafted metal finish. Stainless steel components are available in handcrafted metal finish. (Brushed finish for interior use only).

Warranty
5 year limited warranty.

Certification and Listing
ITL tested to IESNA LM-79. UL Listed. Certified to CAN/CSA /ANSI Standards. RoHs compliant. Suitable for indoor or outdoor use. Suitable for use in wet locations. Suitable for installation within 4' of the ground. IP66 Rated. Made in USA.

c UL us LISTED RoHS USA

**Teflon is a registered trademark of DuPont Corporation.*
**Energy Star is a registered trademark of the United States Environmental Protection Agency.*

B-K LIGHTING
40429 Brickyard Drive • Madera, CA 93636 • USA
559.438.5800 • FAX 559.438.5900

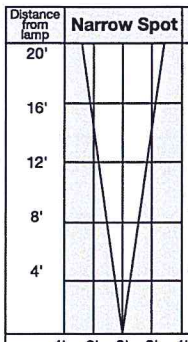
RELEASED	DRAWING NUMBER
06-07-16	SUB-2192-00

adjust-e-lume®
TECHNOLOGY

Select OptiKit™ for desired distribut

RED	Narrow Spot (NS
GREEN	Spot (SP)
YELLOW	Medium Flood (M
BLUE	Wide Flood (WFL

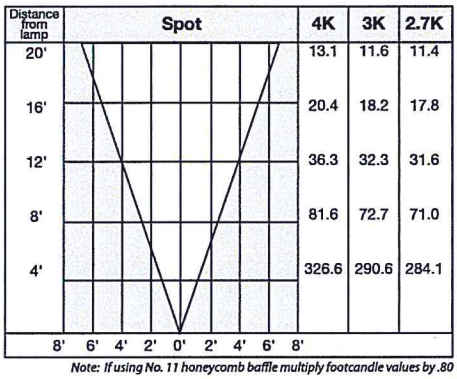
Set adjust-e-lume® Dial to desired o



Distance from lamp	Narrow Spot	4K	3K	2.7K
20'		17.2	15.3	15.0
16'		26.9	23.9	23.4
12'		47.8	42.6	41.6
8'		107.6	95.8	93.6
4'		430.6	383.2	374.6

4' 2' 0' 2' 4'

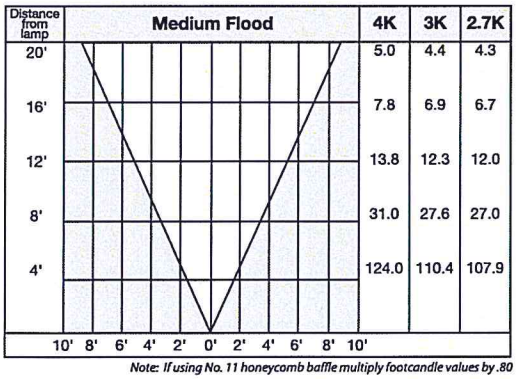
Note: If using No. 11 honeycomb baffle multiply footcandle values by .80



Distance from lamp	Spot	4K	3K	2.7K
20'		13.1	11.6	11.4
16'		20.4	18.2	17.8
12'		36.3	32.3	31.6
8'		81.6	72.7	71.0
4'		326.6	290.6	284.1

8' 6' 4' 2' 0' 2' 4' 6' 8'

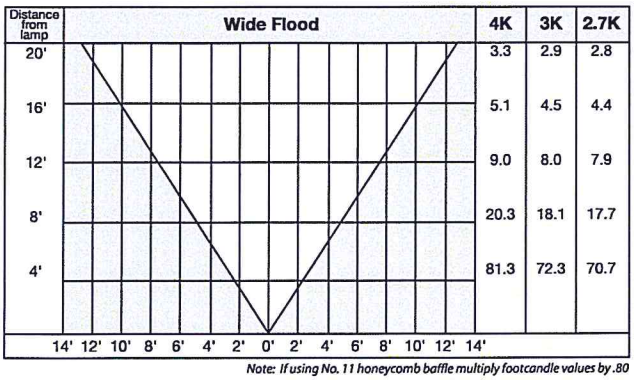
Note: If using No. 11 honeycomb baffle multiply footcandle values by .80



Distance from lamp	Medium Flood	4K	3K	2.7K
20'		5.0	4.4	4.3
16'		7.8	6.9	6.7
12'		13.8	12.3	12.0
8'		31.0	27.6	27.0
4'		124.0	110.4	107.9

10' 8' 6' 4' 2' 0' 2' 4' 6' 8' 10'

Note: If using No. 11 honeycomb baffle multiply footcandle values by .80



Distance from lamp	Wide Flood	4K	3K	2.7K
20'		3.3	2.9	2.8
16'		5.1	4.5	4.4
12'		9.0	8.0	7.9
8'		20.3	18.1	17.7
4'		81.3	72.3	70.7

14' 12' 10' 8' 6' 4' 2' 0' 2' 4' 6' 8' 10' 12' 14'

Note: If using No. 11 honeycomb baffle multiply footcandle values by .80

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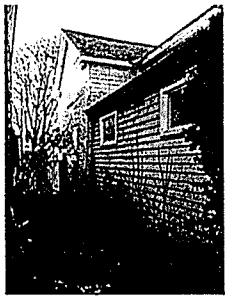
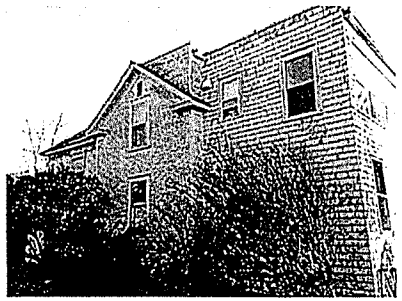
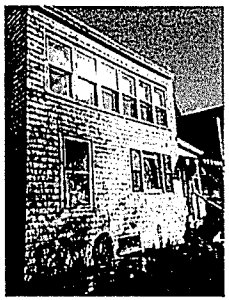
via email - 116/10







127 LAKEVIEW TERRACE

131 LAKEVIEW TERRACE

135 LAKEVIEW TERRACE

ruexcullins

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ne 802.658.2775 800.227.1076
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LESSER / ROOS RESIDENCE
131 LAKEVIEW TERRACE
BURLINGTON, VT

No.	Description	Date

EXISTING STREET ELEVATION

Project number	A2017046
Date	03.07.18

PZ.3

Scale 1/8" = 1'-0"

3/16/2018 10:54:29 AM

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
Meagan Tuttle, Comprehensive Planner
Jay Appleton, Senior GIS/IT Programmer/Analyst
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Ryan Morrison, Associate Planner
Layne Darfler, Planning Technician

MEMORANDUM

To: Development Review Board
From: Ryan Morrison, Associate Planner
Date: May 1, 2018
RE: 18-0803CU; 53 Summit Ridge

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: ZP18-0803CU
Location: 53 Summit Ridge
Zone: RL **Ward**: 6S
Date application accepted: March 21, 2018
Applicant/ Owner: James W Brown & Vida Drungilaite
Parking District: Neighborhood
Request: To permit a bed and breakfast use in one bedroom in the existing single family residence.

Applicable Regulations:
Appendix A (Use Table – All Zoning Districts), Article 3 (Applications, Permits, and Project Reviews), Article 8 (Parking)

Background:

The programs and services of the City of Burlington are accessible to people with disabilities. For accessibility information call 865-7188 (for TTY users 865-7142).

- **Non-Applicability of Zoning Permit 12-0348NA**; remove two doors and window unit on north wall, replace with clapboard siding. Approved September 20, 2011.
- **Zoning Permit 12-0994BA**; second floor addition to existing single family home, patio and pergola at rear. Approved May 31, 2012.

Overview:
The applicant proposes to convert one bedroom within the existing single family dwelling to a bed and breakfast rental. The 4-bedroom home was constructed in 1960.

Recommendation: **Consent Approval**, per the following findings and conditions:

I. Findings

Appendix A: Use Table – All Zoning Districts
Bed and Breakfast is a Conditional Use in the RL zoning district. Footnotes 4 & 6 of Appendix A apply to bed and breakfasts. Footnote #4 states: *"No more than 5 rooms permitted to be let in any district where bed and breakfast is a conditional use. No more than 3 rooms permitted to be let in the RL district."* Footnote #6 states: *"Must be owner-occupied."* The applicant proposes to rent out 1 bedroom within the 4-bedroom home as a bed and breakfast use. The owner currently resides on the property. **Affirmative finding.**

Article 3: Applications, Permits and Project Reviews
Part 5: Conditional Use and Major Impact Review
Section 3.5.6 Review Criteria
(a) Conditional Use Review Standards
Approval shall be granted only if the DRB, after public notice and public hearing, determines that the proposed conditional use and associated development shall not result in an undue adverse effect on each of the following general standards:

1. *Existing or planned public utilities, facilities, or services are capable of supporting the proposed use in addition to the existing uses in the area;*
   The proposal will have minimal impact on public utilities, facilities and services. It is possible that a state wastewater permit will be required, and if so, the applicant will be responsible for securing said permit. **Affirmative finding as conditioned.**

2. *The character of the area affected as defined by the purpose or purposes of the zoning district(s) within which the project is located, and specifically stated policies and standards of the Municipal Development Plan;*
   The property is within an established residential neighborhood and a residential zoning district. The Residential Low Density (RL) zoning district is intended primarily for low-density residential development in the form of single detached dwellings and duplexes. B&Bs have the potential for up to 3 rooms in the underlying zoning district. The proposal should result in little to no change in traffic and circulation impacts. The B&B is accessory to the single family home, which is consistent with the intent of the zoning district. **Affirmative finding.**

3. *The proposed use will not have nuisance impacts from noise, odor, dust, heat, and vibrations greater than typically generated by other permitted uses in the same zoning district;*
   No greater impacts are anticipated than other residential uses in the area. **Affirmative finding.**

4. *The transportation system is capable of supporting the proposed use in addition to the existing uses in the area. Evaluation factors include street designations and capacity; level of service and other performance measures; access to arterial roadways; connectivitiy; transit availability; parking and access; impacts on pedestrian, bicycle and transit circulation, safety for all modes; and adequate transportation demand managegment strategies;*
   This parcel is located on Summit Ridge, a residentially developed cul-de-sac street. The driveway and garage combination provides adequate space to accommodate the 3 required parking spaces. It is expected that the B&B use will generate one additional vehicle to the property when occupied. There are transit stops well within walking distance, on Cliff Street and South Prospect Street. Sidewalks line both sides of Summit Ridge. The proposal is not expected to create adverse impacts on the exisitng transportation system. **Affirmative finding.**

5. *The utilization of renewable energy resources;*
   Nothing within the application prevents the use of wind, solar, water, geothermal or other renewable energy resource. **Affirmative finding.**
   and;

6. *Any standards or factors set forth in existing City bylaws and city and state ordinances.*
   The application and resultant change in use will be required to meet all bylaws and city and state ordinances in effect. Specific to the proposed use, the applicant will have to ensure compliance with state regulations regarding short-term B&B type rentals, including but not limited to payment of required rooms and meals taxes. **Affirmative finding as conditioned.**

(c) Conditions of Approval

In addition to imposing conditions of approval necessary to satisfy the General Standards specified in (a) or (b) above, the DRB may also impose additional conditions of approval relative to any of the following:

1. *Mitigation measures, including but not limited to screening, landscaping, where necessary to reduce noise and glare and to maintain the property in a character in keeping with the surrounding area;*
   Not applicable. No changes to the site are proposed.

2. *Time limits for construction.*
   Not applicable. There is no construction proposed.

3. *Hours of operation and/or construction to reduce the impact on surrounding properties.*

It is recommended that guests' arrivals and departures be limited to 7:00 am – 10:00 pm to minimize noise, traffic, and neighborhood nuisances. **Affirmative finding as conditioned.**

4. *That any future enlargement or alteration of the use return for review to the DRB to permit the specifying of new conditions,*
   There are no enlargements or alterations proposed. However, should the applicant wish to add an additional B&B room(s), the change will require review and permitting under regulations in effect at that time. **Affirmative finding as conditioned.**
   and

5. *Such additional reasonable performance standards, conditions and safeguards as it may deem necessary to implement the purposes of this chapter and the zoning regulations.*
   None identified.

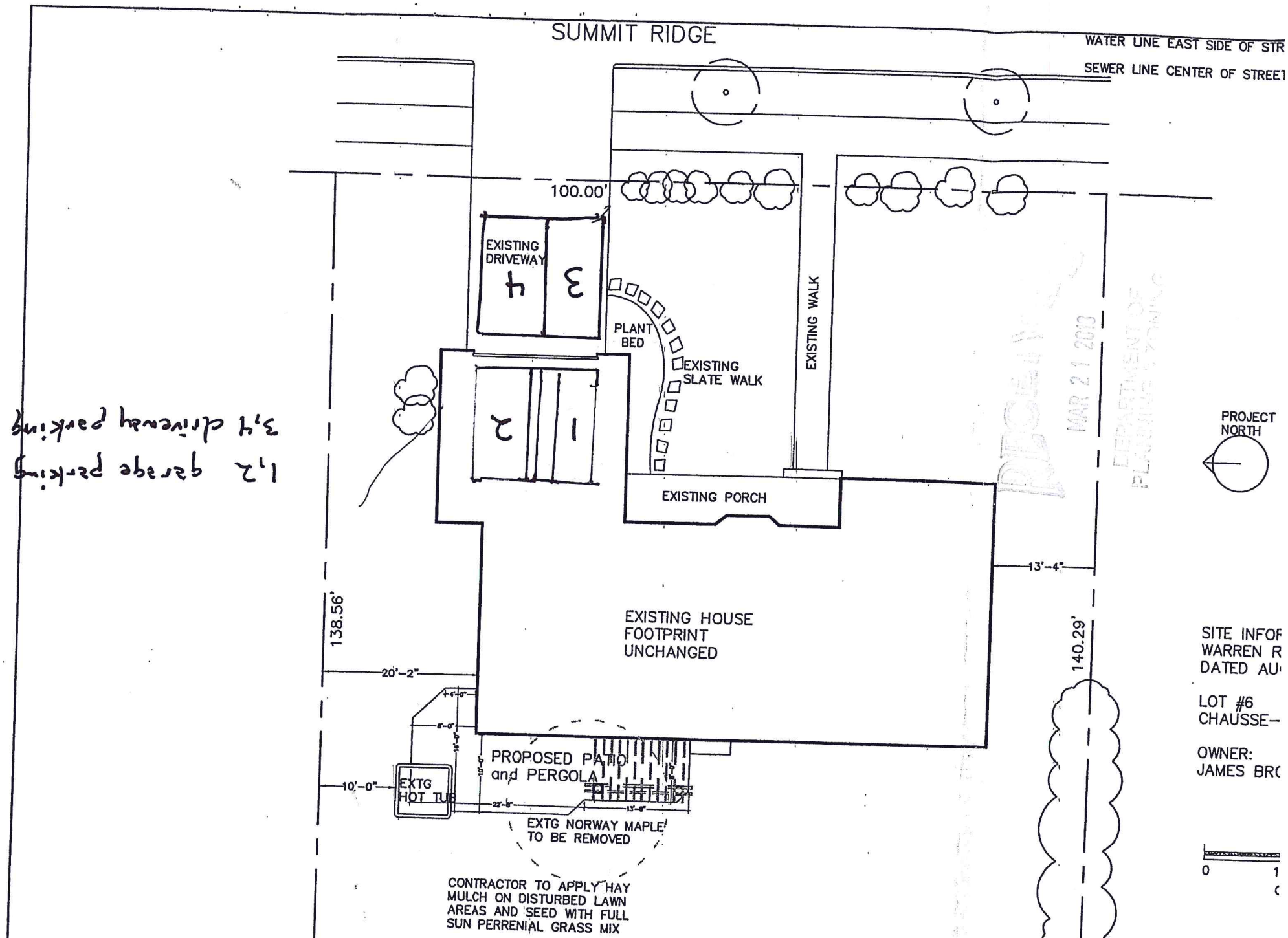
Article 8: Parking

Table 8.1.8-1 Minimum Off-Street Parking Requirements

In the Neighborhood Parking District, single family uses require 2 parking spaces per unit. B&Bs require 1 parking space per room. A total of 3 off-street parking spaces will be required. The driveway/garage combination provides 4 off-street parking spaces. **Affirmative finding.**

II. Conditions of Approval

1. This approval is for a 1-room Bed and Breakfast use, in association with the single family dwelling. The applicant will allow Code Enforcement to periodically confirm that the use is limited to the one bedroom rental limitation. This may include review of web-based advertising, posted guest comments, or response to neighborhood complaint.
2. The subject property must be, and remain, owner occupied as long as the B&B use remains in operation.
3. It is recommended that guests' arrival and departures be limited to 7:00 am – 10:00 pm to minimize noise, traffic, and neighborhood nuisance.
4. All guest parking shall be on-site and off-street.
5. The applicant will have to ensure compliance with state regulations regarding short-term B&B type rentals, including but not limited to payment of required rooms and meals taxes.
6. Any additional B&B room, or physical alteration, will require a new zoning permit, subject to regulations in effect at the time of permit application submittal.
7. The applicant/property owner is responsible for obtaining all necessary Zoning Permits and Building Permits through the Department of Public Works as well as other permit(s) as may be required, and shall meet all energy efficiency codes of the city and state as required.
8. The applicant/property owner shall secure a state wastewater permit, should one be required for the proposal.
9. Standard Permit Conditions 1-15.


SUMMIT RIDGE
WATER LINE EAST SIDE OF STR
SEWER LINE CENTER OF STREET
100.00'
EXISTING DRIVEWAY
4
3
PLANT BED
EXISTING SLATE WALK
EXISTING WALK
2
1
EXISTING PORCH
13'-4"
138.56'
20'-2"
EXISTING HOUSE FOOTPRINT UNCHANGED
140.29'
PROPOSED PATIO and PERGOLA
EXTG HOT TUB
10'-0"
EXTG NORWAY MAPLE TO BE REMOVED
CONTRACTOR TO APPLY HAY MULCH ON DISTURBED LAWN AREAS AND SEED WITH FULL SUN PERRENIAL GRASS MIX
PROJECT NORTH
MAR 21 2013
DEPARTMENT OF PLANNING & ZONING
SITE INFOR
WARREN R
DATED AU
LOT #6
CHAUSSE–
OWNER:
JAMES BRO
0
1
1,2 garage parking
3,4 driveway parking

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MAR 2 1 2008
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PLANNING & ZONING

GARAGE

ENTRY
3'-4"

MECH ROOM

KITCHEN

FOYER

BATH 2

STUDY

HALL

13'-11"

2'-10½"

2'-7"

2'-1½"

FAMILY ROOM

GREAT ROOM

BATH 1

BEDROOM 1

STONE PATIO
& STEPS by owner

Department of Planning and Zoning
149 Church Street
Burlington, VT 05401
http://www.burlingtonvt.gov/PZ/
Telephone: (802) 865-7188
(802) 865-7195 (FAX)

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Mary O'Neil, AICP, Principal Planner
Ryan Morrison, Associate Planner
Layne Darfler, Planning Technician

MEMORANDUM

To: Development Review Board
From: Ryan Morrison, Associate Planner
Date: May 1, 2018
RE: 18-0774CU; 207 North 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: ZP18-0774CU
Location: 207 North Avenue
Zone: RM **Ward**: 3C
Date application accepted: March 12, 2018
Applicant/ Owner: Zelde Grimm / John LeClair & Louise George
Parking District: Neighborhood
Request: To permit a one-room apartment unit within the existing triplex to be used as a bed and breakfast unit.

Applicable Regulations:
Appendix A (Use Table – All Zoning Districts), Article 3 (Applications, Permits, and Project Reviews), Article 8 (Parking)

Background:

- **Non-Applicability of Zoning Permit 05-704NA**; repair slate roof with same material on existing tri-plex. Approved June 14, 2005.

Overview:
The applicant proposes to convert the one-bedroom unit within the existing triplex into a bed and breakfast use. By converting the unit, the overall use of the property will change from a triplex to a duplex with an accessory B&B room. The building was constructed circa 1899.

Recommendation: **Conditional Use approval**, per the following findings and conditions:

I. Findings

Appendix A: Use Table – All Zoning Districts
Bed and Breakfast is a Conditional Use in the RM zoning district. Footnotes 4 & 6 of Appendix A apply to B&Bs. Footnote #4 states: *"No more than 5 rooms permitted to be let in any district where bed and breakfast is a conditional use. No more than 3 rooms permitted to be let in the RL district."* Footnote #6 states: *"Must be owner-occupied."* The applicant proposes to rent out one 1-bedroom unit within the existing triplex as a B&B use. The current owners do not reside on the property. However, the applicant is a tenant of the property, and if the B&B use is approved, a condition of approval will require that the applicant be added to the property deed as part owner, and will require her to continue residing onsite while the B&B is in operation.
Affirmative finding as conditioned

Article 3: Applications, Permits and Project Reviews
Part 5: Conditional Use and Major Impact Review
Section 3.5.6 Review Criteria
(a) Conditional Use Review Standards
Approval shall be granted only if the DRB, after public notice and public hearing, determines that the proposed conditional use and associated development shall not result in an undue adverse effect on each of the following general standards:

1. *Existing or planned public utilities, facilities, or services are capable of supporting the proposed use in addition to the existing uses in the area;*
   The proposal will have minimal impact on public utilities, facilities and services. It is possible that a state wastewater permit will be required, and if so, the applicant will be responsible for securing said permit. **Affirmative finding as conditioned.**

2. *The character of the area affected as defined by the purpose or purposes of the zoning district(s) within which the project is located, and specifically stated policies and standards of the Municipal Development Plan;*
   The property is within an established residential neighborhood and a residential zoning district. The Residential Medium Density (RM) zoning district is intended primarily for medium-density residential development in the form of single detached dwellings and attached multi-family apartments. B&Bs have the potential for up to 5 rooms in the underlying zoning district. The proposal should result in little to no change in traffic and circulation impacts as the existing unit will simply change from long-term to short-term. The B&B will be accessory to the duplex, which is consistent with the intent of the zoning district. **Affirmative finding.**

3. *The proposed use will not have nuisance impacts from noise, odor, dust, heat, and vibrations greater than typically generated by other permitted uses in the same zoning district;*
   No greater impacts are anticipated than other residential uses in the area. **Affirmative finding.**

4. *The transportation system is capable of supporting the proposed use in addition to the existing uses in the area. Evaluation factors include street designations and capacity; level of service and other performance measures; access to arterial roadways; connectivitiy; transit availability; parking and access; impacts on pedestrian, bicycle and transit circulation, safety for all modes; and adequate transportation demand managegment strategies;*
   This property is located on North Avenue, a major street designed to handle heavy traffic. This stretch of North Avenue contains a mixture of single family, duplex, and multi-family uses. Sidewalks exist on both sides of the street, and there are several transit stops within walking distance from the property. By converting the 1-bedroom apartment to a B&B room, traffic to the property is not expected to increase. The proposal is not expected to create adverse impacts on the existing transportation system. **Affirmative finding.**

5. *The utilization of renewable energy resources;*
   Nothing within the application prevents the use of wind, solar, water, geothermal or other renewable energy resource. **Affirmative finding.**
   and;

6. *Any standards or factors set forth in existing City bylaws and city and state ordinances.*
   The application and resultant change in use will be required to meet all bylaws and city and state ordinances in effect. Specific to the proposed use, the applicant will have to ensure compliance with state regulations regarding short-term B&B type rentals, including but not limited to payment of required rooms and meals taxes. **Affirmative finding as conditioned.**

(c) Conditions of Approval

In addition to imposing conditions of approval necessary to satisfy the General Standards specified in (a) or (b) above, the DRB may also impose additional conditions of approval relative to any of the following:

1. *Mitigation measures, including but not limited to screening, landscaping, where necessary to reduce noise and glare and to maintain the property in a character in keeping with the surrounding area;*
   Not applicable. No changes to the site are proposed.

2. *Time limits for construction.*
   Not applicable. There is no construction proposed.

3. *Hours of operation and/or construction to reduce the impact on surrounding properties.*

It is recommended that guests' arrivals and departures be limited to 7:00 am – 10:00 pm to minimize noise, traffic, and neighborhood nuisances. **Affirmative finding as conditioned.**

4. *That any future enlargement or alteration of the use return for review to the DRB to permit the specifying of new conditions,*
   There are no enlargements or alterations proposed. However, should the applicant wish to add an additional B&B room(s), the change will require review and permitting under regulations in effect at that time. **Affirmative finding as conditioned.**
   and

5. *Such additional reasonable performance standards, conditions and safeguards as it may deem necessary to implement the purposes of this chapter and the zoning regulations.*
   None identified.

Article 8: Parking

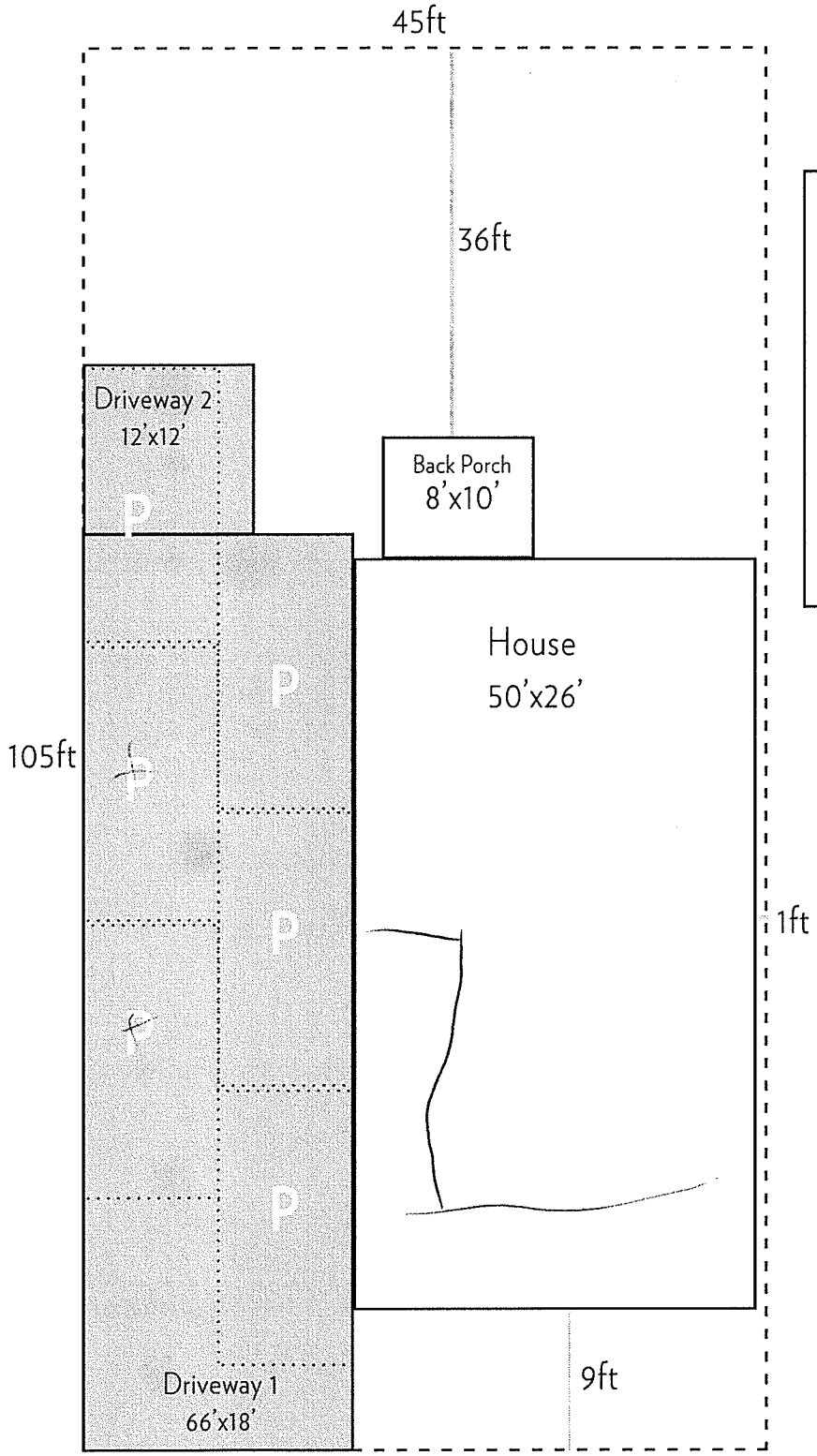
Table 8.1.8-1 Minimum Off-Street Parking Requirements

In the Neighborhood Parking District, single family uses, duplexes, and multi-family uses require 2 parking spaces per unit. B&Bs require 1 parking space per room. Given the current driveway/parking configuration, parking for the existing triplex is technically non-conforming. The site plan identifies 6 on-site spaces within the 18' wide driveway. However, these spaces are stacked, and there is no parking attendant available to move vehicles, as required by Sec. 8.1.14 (a). Tandem parking (2 vehicles) is only permitted for single family uses and duplexes. The current proposal changes the use to a duplex with an associate B&B room – which results in the need for 5 on-site parking spaces. Given the width of the driveway, compliant parking for 5 vehicles does not appear possible because one row would have to be 3 spaces deep. However, the proposal requires 1 less parking space than the current triplex use. While parking will still be non-compliant, this change reduces the degree on non-conformity. **Affirmative finding.**

II. Conditions of Approval

1. This approval is to convert the existing 1-bedroom apartment unit within the existing triplex to a 1-room B&B use. The proposal also converts the existing triplex use to a duplex use with an associate B&B room. The applicant will allow Code Enforcement to periodically confirm that the use is limited to the one bedroom rental limitation. This may include review of web-based advertising, posted guest comments, or response to neighborhood complaint.
2. The subject property must be, and remain, owner occupied as long as the B&B use remains in operation. 'Owner', in this sense, must be a person listed on the property deed. **Prior to issuance of a certificate of occupancy**, a recorded property deed shall be submitted to Planning and Zoning showing that the applicant, or any other person taking charge of the B&B room, resides on the premises, and is part owner of the property.
3. It is recommended that guests' arrival and departures be limited to 7:00 am – 10:00 pm to minimize noise, traffic, and neighborhood nuisance.
4. All guest parking shall be on-site and off-street.

5. The applicant will have to ensure compliance with state regulations regarding short-term B&B type rentals, including but not limited to payment of required rooms and meals taxes.
6. Any additional B&B room, or physical alteration, will require a new zoning permit, subject to regulations in effect at the time of permit application submittal.
7. The applicant/property owner is responsible for obtaining all necessary Zoning Permits and Building Permits through the Department of Public Works as well as other permit(s) as may be required, and shall meet all energy efficiency codes of the city and state as required.
8. The applicant/property owner shall secure a state wastewater permit, should one be required for the proposal.
9. Standard Permit Conditions 1-15.



House (50'x26').....	1,300sc
Driveway 1 (66'x18').....	1,188sq
Driveway 2 (12'x12').....	144sqft
Back Porch (8'x10').....	80sqft
Total:	2,712sc
Lot Size (105'x45')	4,725sc
Coverage (2,712/4,725)x100=	57%

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MAR 14 2018
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sidewalk

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MAR 12 2018
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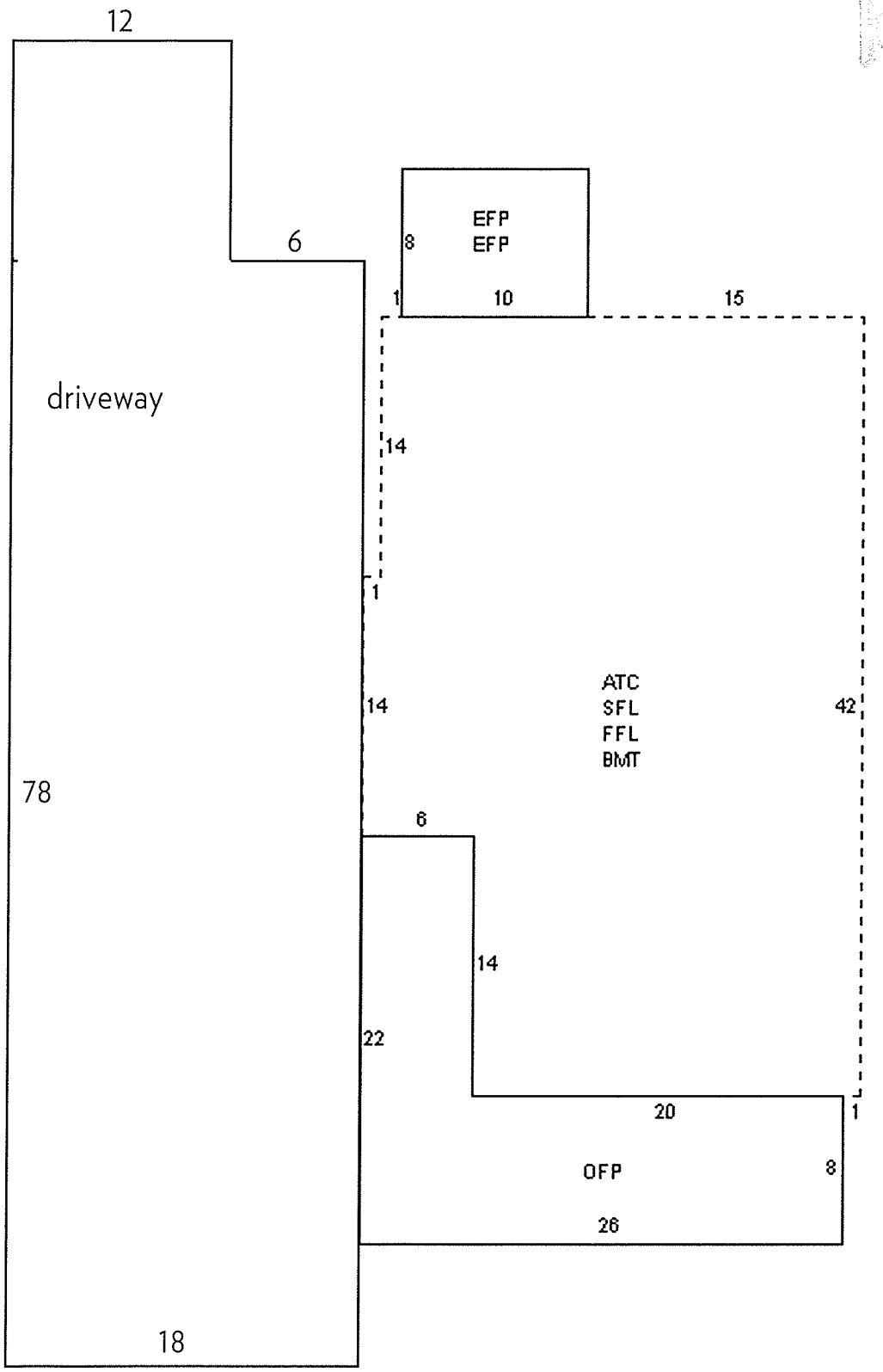

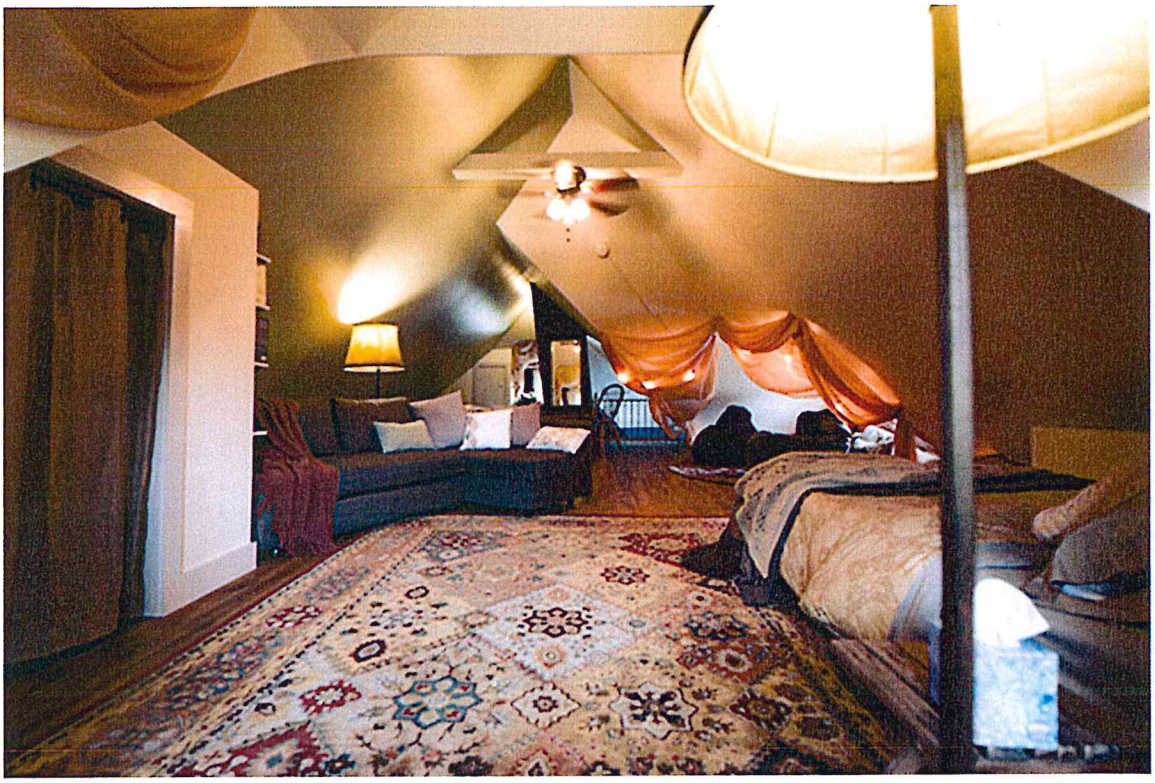

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Department of Planning and Zoning
149 Church Street
Burlington, VT 05401
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Telephone: (802) 865-7188
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David E. White, AICP, Director
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Ryan Morrison, Associate Planner
Layne Darfler, Zoning Technician

MEMORANDUM

TO: Development Review Board
FROM: Ryan Morrison, Associate Planner
DATE: May 1, 2018
RE: 18-0714CA/CU; 36 Convent Square

==========

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: RM Ward: 3C

Applicant/Owner: Lee Buffinton / Champlain Housing Trust

Request: Demolish existing single family residence and rebuild new single family home.

Applicable Regulations:
Article 3 (Applications, Permits, and Project Reviews), Article 4 (Zoning Maps & Districts), Article 5 (Citywide General Regulations), Article 6 (Development Review Standards), Article 8 (Parking), Article 9 (Inclusionary and Replacement Housing)

Background Information:
The applicant is seeking approval to demolish an existing 2 bedroom single family residence and replace it with a new 3 bedroom single family residence. The existing structure was built circa 1885, on a 6,384 sf lot in the RM zoning district. The structure consists of 2 sections: the main

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front portion which is 2 stories with a full basement; and the rear portion which is one story on-grade. The structure was listed on an Urban District Building Inventory in 2007, and as a result is subject to historic preservation standards of Sec. 5.4.8 CDO. The applicant has submitted a structural report prepared by JIH Structural Engineering, Inc. (attached) which contends that the existing structure should be rebuilt.

The Design Advisory Board reviewed this project April 24, 2018. The Board voted 5-1 to recommend approval of the project with the following conditions:

1. That a front walkway leading to the street not be required, in an effort minimize disturbance to the lawn. A pad at the base of the front porch steps that also connects with the driveway is recommended;
2. That required underground utilities be waived and that the existing above ground utilities continue to be used for the replacement home;
3. That interior conduit be installed for potential rooftop solar panels;
4. That a landscaping plan, and lighting spec sheets, be submitted to staff;
5. That all meters be located on the front wall, to the north of the front porch, and be adequately screened; and
6. That pressure treated wood, aside from non-visible structural support, not be used for the front porch/decking

The applicants noted at the DAB meeting that they will prepare a landscape plan, provide spec sheets on the exterior light fixtures, locate trash/recycling totes behind a fence at the end of the driveway, and that pressure treated wood will only be used for structural support of the front porch/decking and will not be visible.

There are no previous zoning actions associated with this property.

Recommendation: <u>Conditional Use and Certificate of Appropriateness approval</u> as per, and subject to, the following findings and conditions:

I. Findings

Article 3: Applications, Permits and Project Reviews
Part 5, Conditional Use & Major Impact Review:
Section 3.5.6 Review Criteria
(a) Conditional Use Review Standards
Approval shall be granted only if the DRB, after public notice and public hearing, determines that the proposed conditional use and associated development shall not result in an undue adverse effect on each of the following general standards:

1. *Existing or planned public utilities, facilities or services are capable of supporting the proposed use in addition to the existing uses in the area;*

The property will continue to be served by municipal utilities. The applicant will be required to obtain a letter of adequate capacity from DPW for water and sewer services. A State of Vermont

wastewater permit may also be required, and it will be the applicant's responsibility to secure one if needed. **Affirmative finding as conditioned**

2. *The character of the area affected as defined by the purpose or purposes of the zoning district(s) within which the project is located, and specifically stated policies and standards of the municipal development plan;*

The property is located within an established residential neighborhood in the medium density residential (RM) zoning district. The RM zone is intended primarily for medium-density residential development in the form of single detached dwellings and attached multi-family apartments. The replacement single family home is consistent with this intent. The MDP provides the following support:

- Support the development of additional housing opportunities within the city… (MDP, Housing Plan, Page IX-1.
- Support the creation of new rental and owner-occupied housing on every parcel of land in Burlington that is zoned for residential development at the number of units allowed by zoning. (MDP, Housing Plan, Page IX-12.) **Affirmative finding**

3. *The proposed use will not have nuisance impacts from noise, odor, dust, heat, and vibrations greater than typically generated by other permitted uses in the same zoning district;*

The replacement single family home is not expected to generate nuisance impacts from noise, odor, dust, and the like that may be more typically associated with industrial uses. **Affirmative finding**

4. *The transportation system is capable of supporting the proposed use in addition to the existing uses in the area. Evaluation factors include street designations and capacity; level of service and other performance measures; access to arterial roadways; connectivity; transit availability; parking and access; impacts on pedestrian, bicycle and transit circulation; safety for all modes; and adequate transportation demand management strategies;*

No traffic analysis has been provided or is required for this application. The use will remain the same as existing, and as a result, no additional traffic is anticipated. The property is fronted by Convent Square, and a sidewalk exists on the other side of the street. Transit stops are located within walking distance along nearby North Avenue. **Affirmative finding**

5. *The utilization of renewable energy resources;*

No renewable energy utilization is included in this proposal. Future incorporation is not precluded by the project design. **Affirmative finding**

and,

6. *Any standards or factors set forth in existing City bylaws and city and state ordinances;*

City building and energy efficiency codes will apply as conditioned **Affirmative finding as conditioned**

(b) Major Impact Review Standards
Not applicable.

(c) Conditions of Approval:
In addition to imposing conditions of approval necessary to satisfy the General Standards specified in (a) or (b) above, the DRB may also impose additional conditions of approval relative to any of the following:

1. Mitigation measures, including but not limited to screening, landscaping, where necessary to reduce noise and glare and to maintain the property in a character in keeping with the surrounding area.
The replacement home is not expected to produce offsite noise or glare substantial enough to require mitigation. **Affirmative finding**

2. Time limits for construction.
The applicant notes that demolition is anticipated to occur later this spring, and construction of the new home will proceed soon thereafter, in the summer of 2018. The standard 2-year timeframe for zoning permits will apply. **Affirmative finding**

3. Hours of operation and/or construction to reduce the impacts on surrounding properties.
Hours of operation are not applicable to this residential use.

Construction hours are not noted in the application. Typical construction hours are Monday – Friday from 7:30 AM – 5:30 PM. Saturday construction may occur for interior work only. No construction activity on Sunday. **Affirmative finding as conditioned**

4. That any future enlargement or alteration of the use return for review to the DRB to permit the specifying of new conditions; and,
Any future enlargement or alteration will be reviewed under the zoning regulations in effect at that time. **Affirmative finding**

5. Such additional reasonable performance standards, conditions and safeguards, as it may deem necessary to implement the purposes of this chapter and the zoning regulations.
See the recommended conditions.

Article 4: Zoning Maps & Districts
Sec. 4.4.5, Residential Districts:
(a) Purpose
(3) Residential Medium Density (RM)
The subject property is located in the RM zone. This zone is intended primarily for medium density residential development in the form of single family detached dwellings and attached multi-family apartments. This proposal entails replacing an existing single family residence with a single family residence. The use will remain consistent with the intent of this zone.
Affirmative finding

(b) Dimensional Standards & Density

Residential density will remain at 1 dwelling unit. This density is acceptable on the 6,384 sf lot (20 units/acre). The lot has 32 ft of frontage along Convent Square, just wider than the minimum 30 ft requirement. The existing lot coverage is 19.4%, and the proposal will reduce lot coverage to 18.2%, well below the 40% maximum allowance for the zone. The narrow lot (32' wide) requires 3.2 ft side yard setbacks, or the average side yard setback of 2 adjacent lots on both sides. The replacement home is proposed to maintain the same side yard (north) setback as existing – 2 ft. The setback from the south side yard property line will be 9.95', with the driveway between. The structure will be setback 6.11 ft from the front yard property line, which is a greater setback than the adjacent setbacks of neighboring homes, which are setback approximately 4 ft. The structure will be setback more than 120 ft from the rear property line, which far exceeds the rear setback requirement of 25% of the 190' lot depth (a 47.5' setback). The height of the home, to the peak of the gable roof, will be 28' 8 11/16", well below the 35' maximum allowance. **Affirmative finding**

(c) Permitted & Conditional Uses
The replacment single family home is a permitted use in the RM zone. **Affirmative finding**

(d) District Specific Regulations
1. Setbacks
No setback encroachments are sought. **Not applicable**

2. Height
No height bonuses are being sought. **Not applicable**

3. Lot Coverage
No lot coverage bonuses are being sought. **Not applicable**

4. Accessory Residential Structures and Uses
No accessory structures are being sought. **Not applicable**

5. Residential Density

A. Additional Unit to multi-family
Not applicable

B. Additions to Existing Residential Structures
No additions are proposed. **Not applicable**

C. Residential Occupancy Limits
In all residential districts, the occupancy of any dwelling unit is limited to members of a family as defined in Article 13.
The residential occupancy provisions of the ordinance will apply to the replacement home.
Affirmative finding as conditioned

6. Uses
No neighborhood commercial use is included in this proposal. **Not applicable**

7. Residential Development Bonuses
No development bonuses are being sought. **Not applicable**

Article 5: Citywide General Regulations
Sec. 5.2.3, Lot Coverage Requirements
See Sec. 4.4.5 (b) above.

Sec. 5.2.4, Buildable Area Calculation
Not applicable

Sec. 5.2.5, Setbacks
See Sec. 4.4.5 (b) above.

Sec. 5.2.6, Building Height Limits
See Sec. 4.4.5 (b) above.

Sec. 5.2.7, Density and Intensity of Development Calculations
See Sec. 4.4.5 (b) above.

Sec. 5.4.8 Historic Buildings and Sites

The City seeks to preserve, maintain, and enhance those aspects of the city having historical, architectural, archaeological, and cultural merit. Specifically, these regulations seek to achieve the following goals:

To preserve, maintain and enhance Burlington's historic character, scale, architectural integrity, and cultural resources;

To foster the preservation of Burlington's historic and cultural resources as part of an attractive, vibrant, and livable community in which to live, work and visit;

To promote a sense of community based on understanding the city's historic growth and development, and maintaining the city's sense of place by protecting its historic and cultural resources; and,

To promote the adaptive re-use of historic buildings and sites.

(a) Applicability:

These regulations shall apply to all buildings and sites in the city that are listed, or eligible for listing, on the State or National Register of Historic Places.

36 Convent Square, built ca. 1885, was listed on the Urban District Building Inventory 2007. These standards, therefore, apply. **Affirmative finding**

(b) Standards and Guidelines:

The following development standards, following the Secretary of the Interior's Standards for the Treatment of Historic Properties, shall be used in the review of all applications involving historic buildings and sites subject to the provisions of this section and the requirements for Design Review in Art 3, Part 4. The Secretary of the Interior's Standards are basic principles created to help

preserve the distinctive character of a historic building and its site. They are a series of concepts about maintaining, repairing and replacing historic features, as well as designing new additions or making alterations. These Standards are intended to be applied in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The house was constructed in 1885 as a residence; a use which remains today. The proposal will result in no change to the use of the property. **Affirmative finding**

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

Based on a structural analysis prepared by JIH Structural Engineering, Inc., the structure is in need of replacement. The following list highlights the findings of the analysis:

- Some of the existing first floor joists are cut off, rotted, or otherwise compromised, and will need to be sistered or replaced.
- The second story floors are unlevel and uneven. The floor joists may need sistering or replacement, and the load bearing wall needs new headers. *'The second floor in the front part is inadequate and would require to be completely rebuilt.'*
- The roof has visible sag in the middle. The rafters are adequate but all the connections to the walls and at the top will need to be fixed.
- The structure's exterior walls appear to bulge and are overhanging the foundations. The exterior walls at the second floor appear to be spreading from the thrust imposed on them from the rafters.

While demolishing the structure would be contrary to the goals of this section, Sec. 5.4.8 (d) – Demolition of Historic Structures, lays out specific criteria for consideration. See below. **Affirmative finding, should the DRB find that the proposal meets the criteria of Sec. 5.4.8 (d)**

3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

Preserving and repairing historic structures is the goal of this Section. The structure has certain merits that warranted its inclusion on the Urban District Building Inventory. Demolishing the home would be contrary to this criterion. However, Sec. 5.4.8 (d) below provides an avenue for consideration to demolish structures that have historic significance. **Affirmative finding, should the DRB find that the proposal meets the criteria of Sec. 5.4.8 (d)**

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

See above, and Sec. 5.4.8 (d) below. **Affirmative finding, should the DRB find that the proposal meets the criteria of Sec. 5.4.8 (d)**

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

The proposal includes demolishing and replacing a historic structure. While the proposal is contrary to this criterion, Sec. 5.4.8 (d) below provides an avenue to allow it. **Affirmative finding, should the DRB find that the proposal meets the criteria of Sec. 5.4.8 (d)**

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

Based on the structural analysis, there are several aspects of the home in need of repair or replacement. Knowledge of these needed repairs was documented in the structural analysis, which was prepared in 2010. Champlain Housing Trust has owned the property since 1990, and the applicants note that they have conducted some repairs in the basement for the foundation and supporting structure. There is no evidence (planning or building permits) demonstrating repair work having occurred during the current ownership. The applicants now seek a full demolition and structural rebuild, which can be permitted if the standards of Sec. 5.4.8 (d) 2 can be met. See below. **Affirmative finding, should the DRB find that the proposal meets the criteria of Sec. 5.4.8 (d)**

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

Not applicable.

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

No archaeological resources have been identified at this address.

If any work associated with the project uncovers any archaeological remains or resources, proper authorities shall be contacted for appropriate recovery, assessment and disposition. **Affirmative finding**

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.

The proposal involves the full demolition of the historic structure. See Sec. 5.4.8 (d) below. **Affirmative finding, should the DRB find that the proposal meets the criteria of Sec. 5.4.8 (d)**

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
The proposal involves the full demolition of the historic structure. See Sec. 5.4.8 (d) below. **Affirmative finding, should the DRB find that the proposal meets the criteria of Sec. 5.4.8 (d)**

(c) Demolition by Neglect:

> *No owner of a historic building, or lessee who is obligated by lease to maintain and repair such a structure (other than the interior), shall allow, cause, or permit the structure to suffer or experience demolition by neglect. Examples of such disrepair and deterioration include, but are not limited to, the following:*
>
> 1. *Deterioration of walls or other vertical supports; walls, partitions or vertical supports that split, lean, list, or buckle, thus jeopardizing structural integrity;*
> 2. *Deterioration or inadequate foundations that jeopardize structural integrity;*
> 3. *Deterioration of roofs, ceilings, or other horizontal members;*
> 4. *Deterioration of fireplaces or chimneys;*
> 5. *Deterioration or crumbling exterior stucco or mortar;*
> 6. *Ineffective waterproofing of exterior walls, roof, or foundations, including broken windows or doors;*
> 7. *Lack of weather protection that jeopardizes the structural integrity of walls, roofs, plumbing, electricity, or overall structural integrity, including lack of paint, lack of adequate heating, and lack of adequate ventilation;*
> 8. *Vandalism caused by lack of reasonable security precautions; and/or*
> 9. *Deterioration of any feature so as to create a hazardous condition that could require demolition for public safety.*

In such cases, the building inspector shall notify the property owner of any violation of this section. Such person shall have sixty (60) days to remedy any such violation. In the event the violation is not corrected within sixty (60) days of notification, the city shall be authorized to perform all repairs necessary to correct the violation and to place a lien on the property for the costs of such repairs and reasonable administrative and legal fees incurred.

Based on city records, the property has been a rental for a number of years. The structural analysis, prepared in 2010 by JIH Structural Engineering, Inc., identified several deficiencies with the structure, deficiencies which have been known to the property owner for the last 8 years. There is no zoning or building permit record for structural repair work. The applicants noted at the April 24, 2018 DAB meeting that there has been some restorative work in the basement to strengthen the supporting walls and foundation, however, again there is no permit evidence to confirm this. The DAB acknowledged this, and voted to recommend approval of the project as proposed. **Affirmative finding, should the DRB find that the proposal meets the criteria of Sec. 5.4.8 (d)**

(d) Demolition of Historic Buildings:

The purpose of this subsection is:

- *To discourage the demolition of a historic building, and allow full consideration of alternatives to demolition, including rehabilitation, adaptive reuse, resale, or relocation;*
- *Provide a procedure and criteria regarding the consideration of a proposal for the demolition of a historic building; and,*
- *To ensure that the community is compensated for the permanent loss of a historic resource by a redevelopment of clear and substantial benefit to the community, region or state.*

1. Application for Demolition

For demolition applications involving a historic building, the applicant shall submit the following materials in addition to the submission requirements specified in Art. 3:

A. *A report from a licensed engineer or architect who is experienced in rehabilitation of historic structures regarding the soundness of the structure and its suitability for rehabilitation;*

See the Preliminary Structural Report prepared by JIH Structural Engineering, Inc., dated January 29, 2010. **Affirmative finding**

B. *A statement addressing compliance with each applicable review standard for demolition;*

See attached applicant response to the demolition standards. **Affirmative finding**

C. *Where a case for economic hardship is claimed, an economic feasibility report prepared by an architect, developer, or appraiser, or other person experienced in the rehabilitation and adaptive reuse of historic structures that addresses:*

(i) *the estimated market value of the property on which the structure lies, both before and after demolition or removal; and,*

(ii) *the feasibility of rehabilitation or reuse of the structure proposed for demolition or partial demolition;*

See attached memo from Robert Leuchs, Director of Home Ownership at Champlain Housing Trust (CHT), with supporting documentation from Nancy Goodrich. **Affirmative finding**

D. *A redevelopment plan for the site, and a statement of the effect of the proposed redevelopment on the architectural and historical qualities of other structures and the character of the neighborhood around the sites; and,*

See attached site plan, elevation drawings, and photos. **Affirmative finding**

E. Elevations, drawings, plans, statements, and other materials which satisfy the submission requirements specified in Art. 3, for any replacement structure or structures to be erected or constructed pursuant to a development plan.

See attached site plan and elevation drawings. **Affirmative finding**

2. Standards for Review of Demolition:

Demolition of a historic structure shall only be approved by the DRB pursuant to the provisions of Art. 3, Part 5 for Conditional Use Review and in accordance with the following standards:

A. The structure proposed for demolition is structurally unsound despite ongoing efforts by the owner to properly maintain the structure; or,

There is no permit history to back up any efforts by the owner to properly maintain the structure. The applicants note that some restorative work has occurred in the basement over the years. From the street, the home looks to be in average condition. The JIH Structural Engineering, Inc. report, prepared in 2010, documents several structural aspects that need repair or complete replacement. The following list highlights the findings of the analysis:

- Some of the existing first floor joists are cut off, rotted, or otherwise compromised, and will need to be sistered or replaced.
- The second story floors are unlevel and uneven. The floor joists may need sistering or replacement, and the load bearing wall needs new headers. *'The second floor in the front part is inadequate and would require to be completely rebuilt.'*
- The roof has visible sag in the middle. The rafters are adequate but all the connections to the walls and at the top will need to be fixed.
- The structure's exterior walls appear to bulge and are overhanging the foundations. The exterior walls at the second floor appear to be spreading from the thrust imposed on them from the rafters.

Even though there is no permit evidence of repair work, the structural report asserts that the structure is unsound in several areas. The DAB voted 5-1 in support of the proposal. **Affirmative finding**

B. The structure cannot be rehabilitated or reused on site as part of any economically beneficial use of the property in conformance with the intent and requirements of the underlying zoning district; and, the structure cannot be practicably moved to another site within the district; or,

According to Robert Leuchs memo, the existing home has an assessed value of $75,000 (matches the Assessor's property listing). CHT believes that its current value, based on comparables in the area, is $180,000. If CHT were to do the rehab mentioned in the scope of work, with an estimated cost of over $197,000 (see the attached scope of work documents prepared by Nancy Goodrich), they estimate the market value might increase to $210,000 to $220,000.

Mr. Leuchs states that due to the size of the home and the lot, and the frontage in front of each home along the street, it is not feasible to move the home to another part of the property. CHT investigated the possibilities of moving a separate home to the property, and given the different variables involved, the costs totaled around $250,000. It is assumed that if CHT were to relocate the subject home to an offsite location, the costs would also be in the $250,000 neighborhood, plus an estimated $100,000 for a lot to place the home on. Mr. Leuchs concludes that the cost of moving the home would be much higher than the market value of the property. **Affirmative finding**

C. *The proposed redevelopment of the site will provide a substantial community-wide benefit that outweighs the historic or architectural significance of the building proposed for demolition.*

The applicant states that constructing a new, sturdy, energy efficient, 3 bedroom, 1 ½ bath for a low to moderate income family provides a great benefit to the community rather than a structurally unsound 2 bedroom, 1 bath home that is not considered a historic resource due to its numerous alterations.

Staff will note that the structure was recorded in 2007 as historically significant on the Urban District Building Inventory. Alterations from the original structure appear to include the building's vinyl siding, the rear building addition, and the enclosed, side entry porch. These alterations all appear to have occurred prior to the 2007 historic recording. **Affirmative finding**

And all of the following:

D. *The demolition and redevelopment proposal mitigates to the greatest extent practical any impact to the historical importance of other structures located on the property and adjacent properties;*

The structure proposed for the redevelopment of the site will have a gable end facing the street with a 12/12 roof pitch, a covered front porch, and a symmetrical façade in keeping with the appearance of the original home and nearby homes. This should mitigate negative impacts on adjacent properties. The north side of the home will have a fire rated wall with no window penetrations, therefore reducing the fire risk in the tight, urban neighborhood. **Affirmative finding**

E. *All historically and architecturally important design, features, construction techniques, examples of craftsmanship and materials have been properly documented using the applicable standards of the Historic American Building Survey (HABS) and made available to historians, architectural historians and others interested in Burlington's architectural history; and,*

In 2007, the property was documented in an Urban District Building Survey as being historically relevant. While the home appears to have had several alterations prior to 2007, there were enough historic aspects to warrant its inclusion in the survey. The survey notes that the structure is a 1 ¾-story, gable roof house with a gable roof wing, an enclosed porch on the south

façade that contains the main entrance, and a picture window installed on the front façade. Historic Preservation consultant Liz Pritchett notes that the property has a lack of historic and architectural significance, and documents the '*simple molded cornice as one of few remaining historic elements.*' Ms. Pritchett concludes that the home is not considered historic due to its alterations. (see attached memo from Liz Pritchett, dated December 7, 2009). **Affirmative finding**

F. The applicant has agreed to redevelop the site after demolition pursuant to an approved redevelopment plan which provides for a replacement structure(s).

(i) Such a plan shall be compatible with the historical integrity and enhances the architectural character of the immediate area, neighborhood, and district;

The replacement structure will have a gable end facing the street with a 12/12 roof pitch, a covered front porch, and a symmetrical façade in keeping with the original structure and nearby homes, thereby maintaining the architectural character of the neighborhood. **Affirmative finding**

(ii) Such plans must include an acceptable timetable and guarantees which may include performance bonds/letters of credit for demolition and completion of the project; and,

The applicant states that the plan is to demolish the existing home later this spring and begin construction of the new home soon thereafter, in the summer of 2018. **Affirmative finding**

(iii) The time between demolition and commencement of new construction generally shall not exceed six (6) months.

The applicant states that the demolition and the start of construction will happen in a quick sequence of less than 6 months. **Affirmative finding**

This requirement may be waived if the applicant agrees to deed restrict the property to provide for open space or recreational uses where such a restriction constitutes a greater benefit to the community than the property's redevelopment.

Sec. 5.5.1, Nuisance Regulations

Nothing in the proposal appears to result in creating a nuisance under this criterion. **Affirmative finding**

Sec. 5.5.2, Outdoor Lighting

Proposed outdoor lighting is limited to just two fixtures; one at the front door and one at the back door. Typical outdoor light fixtures for single family residences are exempt from the requirements and guidelines of Sec. 5.2.2 – Outdoor Lighting. Spec sheets still need to be submitted to Planning and Zoning for review approval. **Affirmative finding as conditioned**

Sec. 5.5.3, Stormwater and Erosion Control

As more than 400 sf of earth disturbance is proposed, a "small project erosion control" will need to be submitted to the Stormwater Program Manager for review. Approval by the Stormwater Program Manager is required prior to construction. **Affirmative finding as conditioned**

Sec. 5.5.4 Tree Removal
The applicant has indicated no plans to remove trees as part of the project. **Not applicable**

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
There are no important natural features on the subject property. Existing green space amounts to a lawn area. **Affirmative finding**

(b) Topographical alterations
The property drops in elevation in the rear toward the Intervale wetlands. The building site at the front of the property is essentially flat and will remain so. No significant topographical alterations are proposed. **Affirmative finding**

(c) Protection of important public views
The subject property is not affected by any identified public view corridor. **Affirmative finding**

(d) Protection of important cultural resources
The existing structure, built ca. 1885, was included in a 2007 Urban District Building Inventory, and is considered a contributing historic resource. See Sec. 5.4.8 CDO above. **Affirmative finding**

(e) Supporting the use of alternative energy
No part of this application would prevent the use of wind, solar, water, or other alternative energy device. **Affirmative finding**

(f) Brownfield sites
The subject property is not an identified brownfield. **Not applicable**

(g) Provide for nature's events
The front doorway will be sheltered by a porch roof. The site plan shows there to be ample room for snow storage beyond the end of the driveway. Because more than 400 sf of land will be disturbed, the applicant will be required to submit an Erosion Prevention and Sedimentation Control Plan to the Stormwater Program Manager for review. **Affirmative finding**

(h) Building location and orientation
Buildings within the neighborhood exhibit a consistent rhythm and pattern along both sides of the street. The placement of the proposed home is consistent with the existing built environment. Its front entry is prominent and readily identifiable from the street. **Affirmative finding**

(i) Vehicular access
The existing curb cut will remain unchanged. The 50 ft deep driveway is deep enough to provide 2 parking spaces (2 required per dwelling). **Affirmative finding**

(j) Pedestrian access
This criterion requires that a pedestrian walkway directly link the primary building to the public sidewalk, which the site plan doesn't indicate. However, this side of Convent Square doesn't have a sidewalk. The site plan submitted shows a front porch with steps, but without a linking walkway to the street curb. The DAB recommends not requiring a walkway connecting the front porch to the street, in an effort to minimize disturbance to the small front lawn. Rather, the DAB recommended moving the front porch steps to the southern portion of the porch and add a landing that will act as a walkway between the steps and the driveway. The applicant is agreeing to do this. **Affirmative finding as conditioned**

(k) Accessibility for the handicapped
None is required for single family homes; however encouraged. **Not applicable**

(l) Parking and circulation
The property has a 50' x 10' driveway that is more than adequate to provide for 2 tandem parking spaces. **Affirmative finding**

(m) Landscaping and fences
The plans do not indicate existing or proposed landscaping. There is an existing, mature tree in the front yard which the applicants hope to keep, as well as a 3 small shrub plants along the building's front wall. The front yard is small, but landscaping will need to be incorporated into the project. The DAB recommends a plan that will enhance the front of the home, and that will also provide a screen to the utility meters that will locate on the front wall. **Affirmative finding as conditioned**

(n) Public plazas and open space
No public plaza or open space is included or required in this proposal. **Not applicable**

(o) Outdoor lighting
New outdoor lighting fixtures will illuminate the front and rear building entries. Locations are noted on the elevation drawings. Typical outdoor light fixtures for single family residences are exempt from the requirements and guidelines of Sec. 5.5.2 – Outdoor Lighting. Spec sheets will need to be submitted to Planning and Zoning staff for review and approval. **Affirmative finding as conditioned**

(p) Integrate infrastructure into the design
The existing home, and the homes along Convent Square all have above ground utility lines. This subsection requires utility lines to be buried. However, on similar projects, the Development Review Board has allowed for replacement homes that already have above ground utility lines to continue to use them, especially when the rest of the surrounding neighborhood has above ground utilities. Additionally, the power poles are on the opposite side of Convent

Square, which would require digging across the street to bring underground power to the new home. The DAB recommended approval of maintaining the existing above ground utility lines.

The applicants note that due to the close proximity of the homes in the neighborhood, utility meters on the replacement home will need to locate on the front wall. As long as adequate screening is provided, locating the meters on the front wall should be acceptable. Adequate screening in this sense would be coniferous shrubs. **Affirmative finding should the DRB allow the existing above ground utility lines to continue to be used.**

Part 3, Architectural Design Standards
Sec. 6.3.2, Review Standards
(a) Relate development to its environment

1. Massing, Height, and Scale
The massing, height, and scale of the proposed building is similar to the existing structure and is consistent with the pattern of development within the neighborhood. **Affirmative finding**

2. Roofs and Rooflines
A gable roof, similar to the existing roof, is proposed. Gable roofs are very common in the neighborhood. **Affirmative finding**

3. Building Openings
The front entrance is clearly articulated and is sheltered by a front porch. Fenestration is appropriately scaled. Double hung windows (Harvey Classics – vinyl) are proposed and are acceptable in this new structure. **Affirmative finding**

(b) Protection of important architectural resources
The existing single family residence is more than 50 years old, and has historic significance. See Sec. 5.4.8 above. **Affirmative finding**

(c) Protection of important public views
See 6.2.2 (c) above.

(d) Provide an active and inviting street edge
The front entry to the replacement home is clearly articulated with an open porch. Front porches are common in the neighborhood. Like the property itself, the structure is fairly narrow, with the gable end facing the street. What little building mass there is facing the street is broken up with the porch and windows. There are no large blank walls or expanses of roof on this façade. **Affirmative finding**

(e) Quality of materials
The proposed home will be clad in 'James Hardie' fiber cement siding, with 4" exposure. All trim will be either PVC or vinyl. 25-yr asphalt shingles will be installed on the roof. The double hung windows will be vinyl. These materials are acceptable on new construction. Pressure treated wood, with the exception of non-visible supports, will not be used for the front deck. **Affirmative finding**

(f) Reduce energy utilization
The proposed building must comply with the city's current energy efficiency standards. **Affirmative finding as conditioned**

(g) Make advertising features complimentary to the site
No advertising is included in this proposal. Not applicable.

(h) Integrate infrastructure into the building design
The location of utility meters, and other mechanical units if proposed, is unknown. The applicant will need to submit a revised site plan and/or elevation drawings showing the location of these items. Additionally, as noted above, they will need to be screened from view from the public street. **Affirmative finding as conditioned**

(i) Make spaces safe and secure
The proposed building must comply with the city's current egress requirements. Building entries will be illuminated. **Affirmative finding as conditioned**

Article 8: Parking
Sec. 8.1.8, Minimum Off-Street Parking Requirements
The parking requirement for a single family residential use in the Neighborhood Parking District is 2 spaces. The driveway is 50' x 10', and long enough to adequately handle 2 tandem parking spaces. **Affirmative finding**

Article 9: Inclusionary and Replacement Housing
Part 2: Housing Preservation and Replacement/Demolition and Conversion
The applicant proposes replacing the single family residence with a single family residence. There is no net loss of housing. **Affirmative finding**

II. Conditions of Approval

1. **Prior to release of the zoning permit**, the following items shall be submitted to Planning and Zoning staff for review and approval:
    a. A letter of adequate capacity from DPW for water and sewer services.
    b. Outdoor lighting spec sheets demonstrating compliance with Sec. 5.5.2 (b).
    c. A landscape plan.
    d. An updated site plan and/or elevation drawings showing the location of exterior utilities, the trash/recycling area with screening, the relocated front porch steps and landing.

2. **Prior to release of the zoning permit**, the "small project erosion control" plan shall be approved by the Stormwater Program Manager.
3. The occupancy of the single family residence is limited to members of a family as defined in Article 13. No more than four unrelated adults may occupy the dwelling.
4. The existing above ground utilities may continue to be used for the replacement home.

5. Construction hours shall be limited to Monday – Friday from 7:30 AM – 5:30 PM. Saturday construction may occur for interior work only. No construction activity on Sunday.
6. A state wastewater permit may be required, and will be the responsibility of the applicant to secure if needed.
7. Any encroachments into the public street right-of-way (permanent or temporary and including underground structure such as footings) will require an encumbrance permit via the Department of Public Works.
8. The applicant shall secure any associated trades permits for the interior work.
9. The Applicant/Property Owner is responsible for obtaining all necessary Zoning Permits and Building Permits through the Department of Public Works as well as other permit(s) as may be required, and shall meet all energy efficiency codes as required.
10. All new construction is required to meet the Guidelines for Energy Efficient Construction pursuant to the requirements of Article VI. Energy Conservation, Section 8 of the City of Burlington Code of Ordinances.
11. Vermont Residential Building Energy Standards apply to this project. Compliance with the standards is the Owner's responsibility. Prior to requesting a Certificate of Occupancy, a copy of a completed Vermont Residential Building Energy Standards Certificate shall be submitted with a Certificate of Occupancy (final or temporary) request, and filed in the Land Records located at the Clerk/Treasurers office in City Hall (149 Church Street). For more information, see http://publicservice.vermont.gov/topics/energy_efficiency.
12. Standard Permit Conditions 1-15 shall apply.

36 Convent Square, Burlington

MAR 24 2010

1. Application for Demolition.

For demolition applications involving a historic building, the applicant shall submit the following materials in addition to the submission requirements specified in Art. 3:

A. A report from a licensed engineer or architect who is experienced in rehabilitation of historic structures regarding the soundness of the structure and its suitability for rehabilitation; Both reports were submitted to the City with the Zoning Permit Application.

B. A statement addressing compliance with each applicable review standard for demolition; See below.

C. Where a case for economic hardship is claimed, an economic feasibility report prepared by an architect, developer, or appraiser, or other person experienced in the rehabilitation and adaptive reuse of historic structures that addresses: See attached memo from Rob Leuchs, Director of Home Ownership at CHT with supporting documentation from Nancy Goodrich.

(i) the estimated market value of the property on which the structure lies, both before and after demolition or removal; and,

(ii) the feasibility of rehabilitation or reuse of the structure proposed for demolition or partial demolition;

D. A redevelopment plan for the site, and a statement of the effect of the proposed redevelopment on the architectural and historical qualities of other structures and the character of the neighborhood around the sites; See Site Plan and Elevations submitted with Zoning Permit Application, and attached Statement of Effect.

E. Elevations, drawings, plans, statements, and other materials which satisfy the submission requirements specified in Art. 3, for any replacement structure or structures to be erected or constructed pursuant to a development plan. See documents submitted with Zoning Permit Application.

2. Standards for Review of Demolition.

Demolition of a historic structure shall only be approved by the DRB pursuant to the provisions of Art. 3, Part 5 for Conditional Use Review and in accordance with the following standards:

A. The structure proposed for demolition is structurally unsound despite ongoing efforts by the owner to properly maintain the structure; See Structural Report submitted with Zoning Permit Application.

B. The structure cannot be rehabilitated or reused on site as part of any economically beneficial use of the property in conformance with the intent and requirements of the underlying zoning district; and, the structure cannot

be practicably moved to another site within the district; See attached memo from Rob Leuchs, Director of Home Ownership at CHT

C. **The proposed redevelopment of the site will provide a substantial community-wide benefit that outweighs the historic or architectural significance of the building proposed for demolition.** Constructing a new, sturdy, energy efficient, 3 bedroom, 1 ½ bath home for a low to moderate income family provides a greater benefit to the community than a structurally unsound 2 bedroom, 1 bath home that is not considered a historic resource due to its numerous alterations.

And all of the following:

D. **The demolition and redevelopment proposal mitigates to the greatest extent practical any impact to the historical importance of other structures located on the property and adjacent properties;** The compatible structure proposed for redevelopment of the site will have a gable end facing the street with a 12/12 roof pitch, a covered front porch, and a symmetrical facade in keeping with the original house and nearby homes that mitigates any impact to adjacent properties. In addition, the north side of the new structure will have a fire-rated wall with no window penetrations, thereby decreasing the fire risk in this tight, urban neighborhood.

E. **All historically and architecturally important design, features, construction techniques, examples of craftsmanship and materials have been properly documented using the applicable standards of the Historic American Building Survey (HABS) and made available to historians, architectural historians and others interested in Burlington's architectural history;** See Historic Preservation consultant Liz Pritchett's comments regarding the property's lack of historic and architectural significance that documents the simple molded cornice as "one of few remaining historic elements".

F. **The applicant has agreed to redevelop the site after demolition pursuant to an approved redevelopment plan which provides for a replacement structure(s).**

(i) **Such a plan shall be compatible with the historical integrity and enhances the architectural character of the immediate area, neighborhood, and district;** The compatible structure proposed for the site will have a gable end facing the street with a 12/12 roof pitch, a covered front porch, and a symmetrical facade in keeping with the original house and nearby homes, thereby maintaining the architectural character of the neighborhood.

(ii) **Such plans must include an acceptable timetable and guarantees which may include performance bonds/letters of credit for demolition and completion of the project;** The plan is to demolish the existing home later this spring and begin construction of the new home soon thereafter, in the summer of 2018.

(iii) **The time between demolition and commencement of new construction generally shall not exceed six (6) months.** The demolition and start of construction will happen in quick sequence of less than 6 months.

36 Convent Square

Market Value

Market Value

The home has 2 BR and 1 bath and its assessed value is $75,000. CHT believes that its current value, based on comparables in the area, is $180,000. If CHT were to do the rehab mentioned in the scope of work, with an estimated cost of over $197,000, we estimate the market value might increase to $210,000 - $220,000.

Moving the Home

Due to the size of the home, the size of the lot, and the frontage in front of each home along the street, it is not feasible to move the home to another part of the property.

When CHT was considering options for 36 Convent Square, we were approached by a landowner that considered donating a home to CHT that would fit on the 36 Convent site. This was a 2 story home similar in size to the subject home and located in Burlington less than a mile away. We spoke to Messier House Moving about an estimated cost for moving this similar home. There were two possibilities for moving the home. The first was to move it as it is now which would require several crews to work through the night to take down and re-install the utility lines in the Old North End. They estimated about $250,000 for the total cost of moving the home. The second was to move the first floor and second floor separately to be able to go underneath the utility lines and then reassemble the home and reconnect the plumbing and electrical lines. This too was estimated at $250,000.

We assume that the cost of moving the home at 36 Convent would be similar if the home would be moved to a new location in Burlington. These costs do not included the estimated $100,000 for a lot to move the home to nor do to. The cost of moving the home would be much higher than the market value of the property.

Robert Leuchs
Director of Homeownership Programs

NCGK, LLC
PO Box 4127
Burlington, VT 05406

March 6, 2018

Robert Leuchs
Champlain Housing Trust
88 King St.
Burlington, VT 05401

Dear Rob,

I've attached a preliminary cost estimate for renovations at 36 Convent Square based on o
previous site visits and discussions. The following existing conditions have influenced the high
than normal rehab costs for this house:

1. Presence of vermiculite in the attic which has likely infiltrated the walls.
2. The riser heights for the stairs to the 2nd floor vary from 7.5" to 9.5" which combined wi
   the extremely low ceiling height necessitates a total rebuild of the stairs.
3. The 2nd floor ceiling height is currently 6'-4. I've assumed it would be raised and a dorm
   would be installed on the South façade to create adequate head room in the hallway
4. Rigid insulation would need to be added on top of the roof deck prior to roofing to me
   energy code.

The first floor ceiling height is 6'-10" and there is a substantial slope in the floors and ceilin
that won't be able to be corrected.

Given the total cost of the renovations and the shortcomings of the end product, I wou
recommend demolishing and replacing with a newly built, efficient home.

Please let me know if you have any questions or need further information.

Sincerely,

Nancy Goodrich

36 Convent Square
Burlington, VT
Scope of Work
Nov. 21, 2013

Division 1: General Conditions		
Division 2: Demolition and Sitework		
Remove Chimney	$	500
Remove Roofing - 20 square	$	1,500
Vermiculite and other hazardous material remediation	$	5,600
Removal of Roof Sheathing in areas where rafters will be sistered	$	1,500
Remove damaged and leaning exterior walls	$	12,000
Remove floor structure of back mudroom - temporarily support walls/roof as necessary	$	2,000
Remove back door	$	200
Clean basement of misc. debris and old heating equipment	$	1,000
Open up kitchen ceiling to investigate water issues	$	500
Dumpster expenses - not including hazardous materials	$	2,000
Division 3: Concrete		
Pour 4" concrete slab at mudroom	$	1,500
Division 4: Masonry		
Repointing of Foundation	$	2,000
Division 5: Metals		
Misc. hardware and fasteners	$	1,000
Division 6: Wood and Plastics		
Sister half of the roof rafters as necessary to make structurally sound and level roof deck -	$	5,000
Resheath roof where necessary -	$	4,000
Replace leaning exterior walls	$	30,000
Build up roof deck edges as necessary for foam board insulation to be installed over roof deck	$	2,500
Install new roof trim	$	2,500
Install 2nd layer of sheathing over XPS insulation	$	5,000
Make structural repairs in basement as necessary	$	3,000
Rebuild stairs to the 2nd floor and create more headroom at 1st floor ceiling	$	7,500
Build Dormer south side, raise 2nd floor ceiling joists	$	8,000
Carpentry as necessary where windows are to be altered	$	3,500
Division 7: Thermal/ Moisture		
Spray foam the 1st floor box sill	$	1,500
Insulation at new dormer	$	500
Dense pack rafter bays from roof deck	$	2,000
Install 2 layers of 1-1/2" XPS rigid foam insulation board,	$	2,500
Install 2" of XPS rigid foam insulation under slab to be poured in back mudroom/laundry	$	500
New roofing ~ 20 squares	$	11,000
Install gutters	$	1,800
Division 8: Doors and Windows		
Replace rear entry door unit	$	700
Install new bedroom windows to meet egress code. Some rough openings may need to be altered	$	5,400
Division 9: Finishes		
New drywall in kitchen, 2nd floor ceilings and slopes, dormer and stairwell	$	5,000
Repair exisiting drywall and as necessary	$	2,000
Interior Painting	$	6,000
Exterior Painting	$	8,000
New Siding where walls replaced	$	8,000
Flooring	$	6,500
Division 15: Electrical		
Install new smoke/CO detectors as required by code	$	2,500
Upgrade other components of electrical as necessary	$	2,000
Install new bath fan/lights in both baths	$	800
Division 16: Mechanical		
Install new tub and surround at first floor bath	$	2,000
Install new hot water heater	$	1,000
subtotal	$	172,000
15% contingency	$	25,800.00
total	$	197,800

Application for Demolition:

36 Convent Square

Statement of Effect-

The compatible single-family home proposed for redevelopment of the site at 36 Convent Square will have the following elements to maintain the architectural and historical qualities of the existing structure and the surrounding neighborhood:

- a 2-story structure with a modest footprint of 720 square feet
- a narrow gable end facing the street
- a 12/12 roof pitch
- a symmetrical facade with clean, simple lines
- a covered front porch in keeping with the original home's former front porch
- a fire-rated wall with no window penetrations on the north side close to the neighbor's property line, thereby decreasing the fire risk in this tight, urban neighborhood
- a narrow gravel driveway accommodating 2 to 3 cars tandem-style for off street parking
- a deep back yard typical of the immediate area

By respecting the historic character, style, and scale of the neighborhood the new home will fit in seamlessly with its eclectic surroundings while providing a much needed new, affordable, energy efficient, 3-bedroom, 1 ½ bath home for a deserving family.

See supporting documentation: elevations, photos of site and surrounding structures, and historic review by Liz Pritchett.

Google Maps 40 Convent Square

36 Convent Sq.

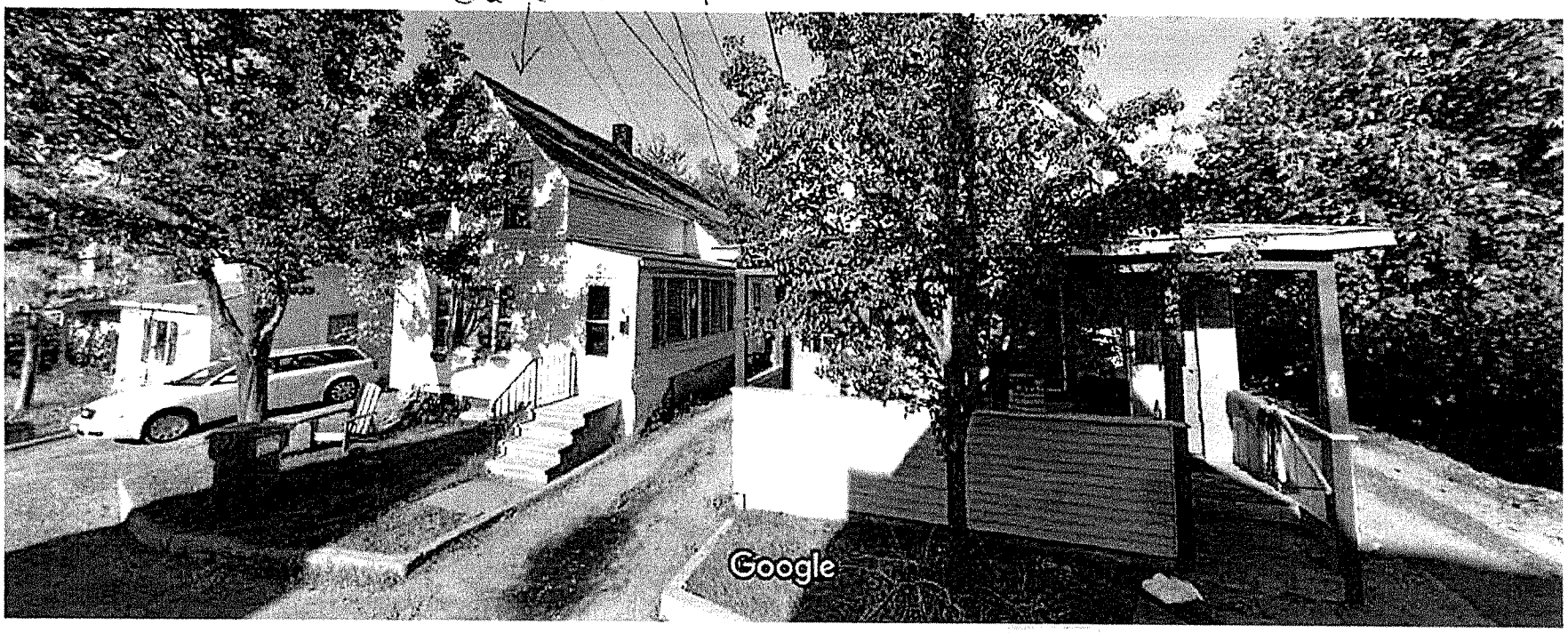

Image capture: Oct 2014 © 2018 Google

Burlington, Vermont

Google, Inc.

Street View - Oct 2014

Google Maps 36 Convent Square

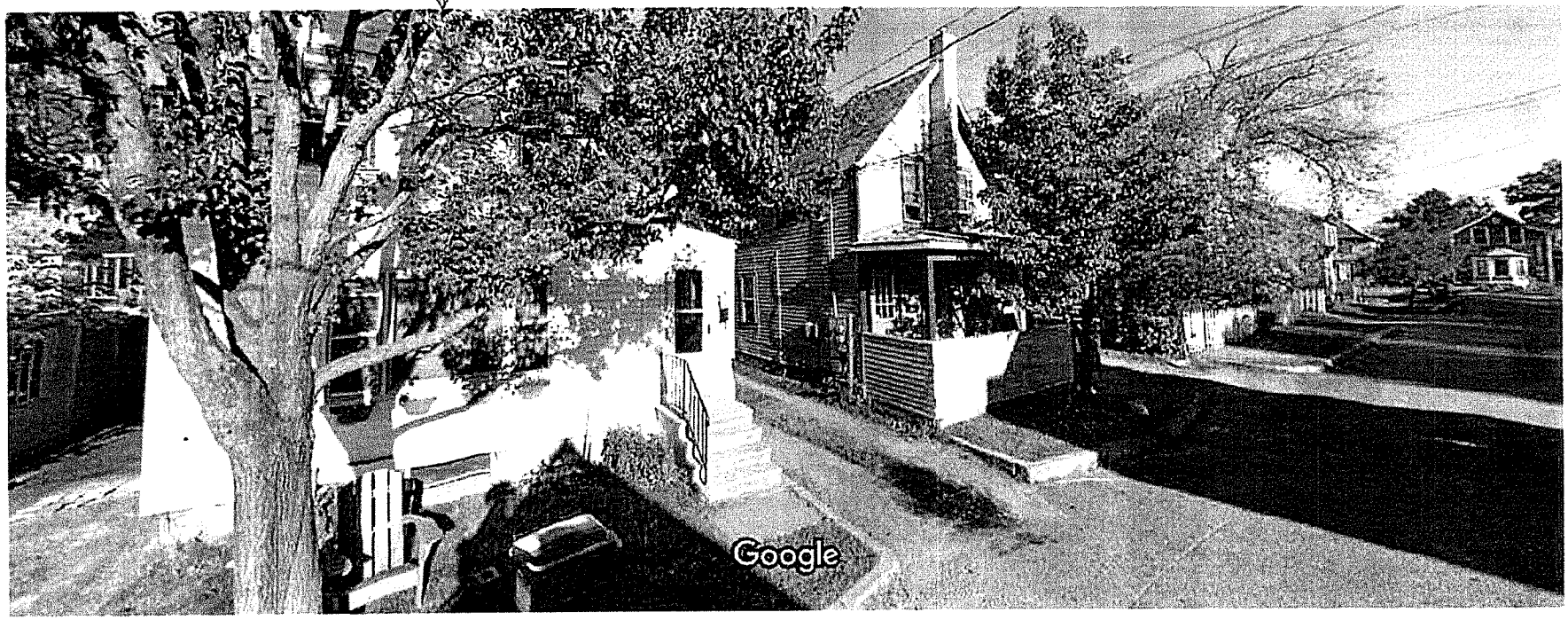

Image capture: Oct 2014 © 2018 Google

Burlington, Vermont

Google, Inc.

Street View - Oct 2014

Google Maps 20 Convent Square

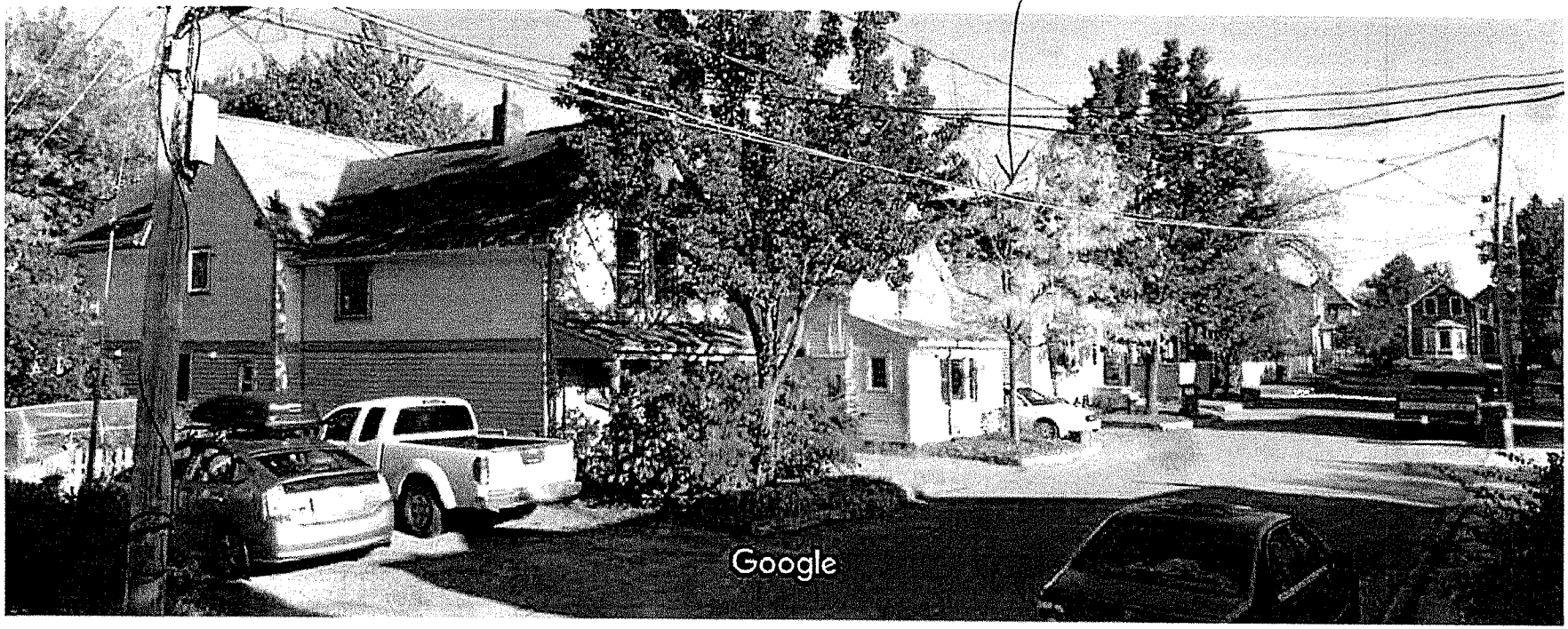

Image capture: Oct 2014 © 2018 Google

Burlington, Vermont

Google, Inc.

Street View - Oct 2014

Google Maps 36 Convent Square

House to north

36

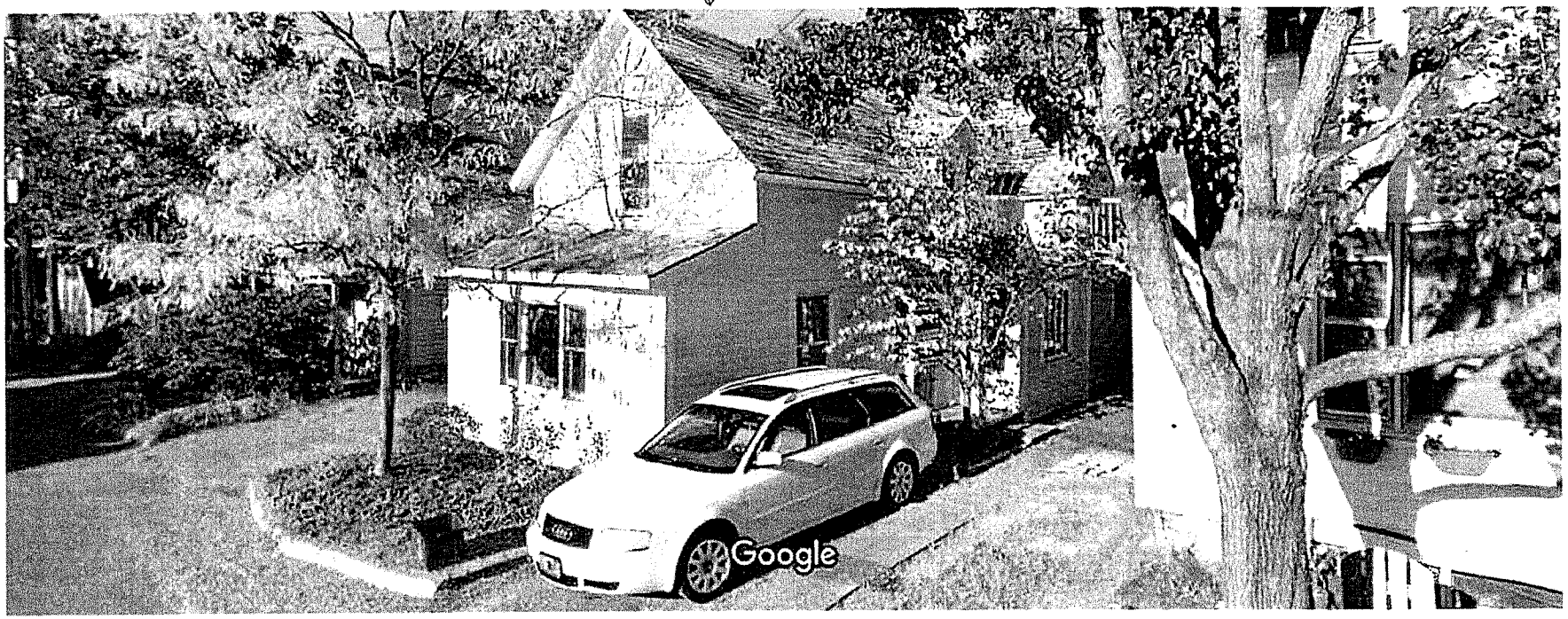

Image capture: Oct 2014 © 2018 Google

Burlington, Vermont

Google, Inc.

Street View - Oct 2014

Google Maps 40 Convent Square

Homes across the street from 36 Convent Sq.

Image capture: Oct 2014 © 2018 Google

Burlington, Vermont

Google, Inc.

Street View - Oct 2014

Google Maps 34 Convent Square

36 Convent Sq — Streetscape

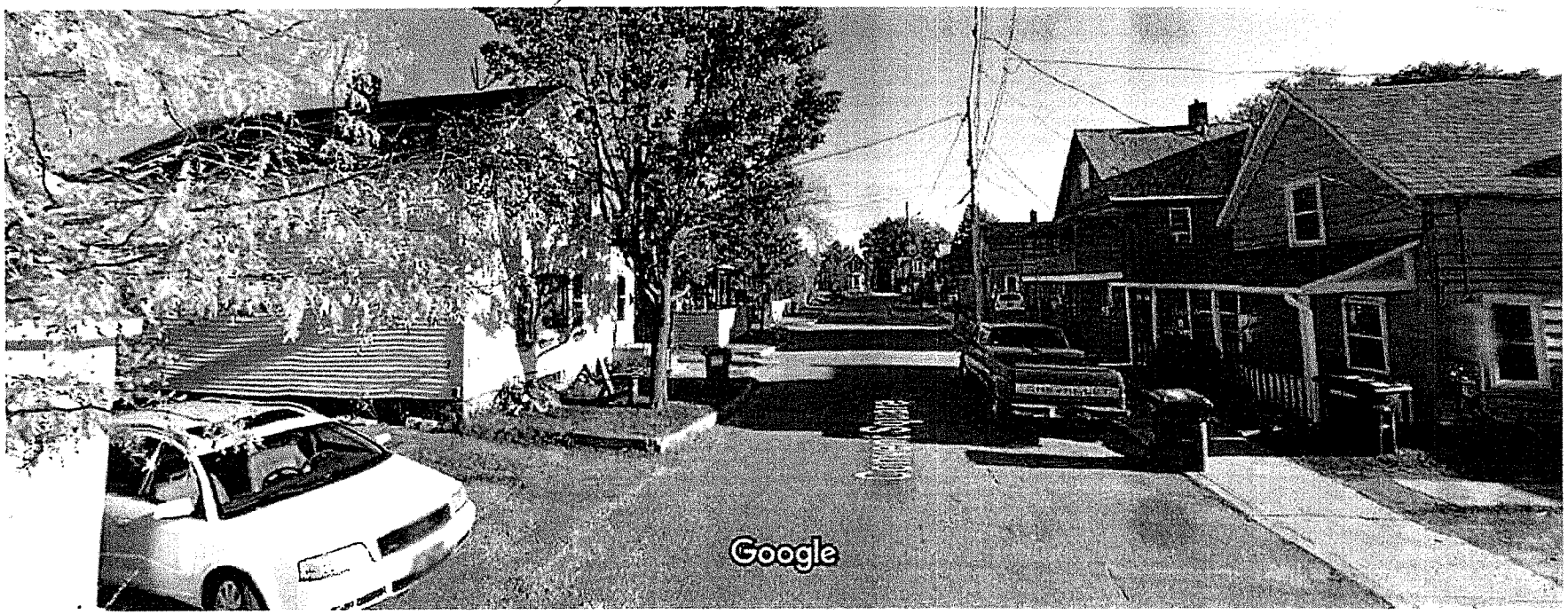

Image capture: Oct 2014 © 2018 Google

Burlington, Vermont

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City Neighborhoods
Burlington and Winooski, Vermont

Historic Preservation preliminary comments from Liz Pritchett
December 7, 2009

36 Convent Square, Burlington, VT, c. 1890

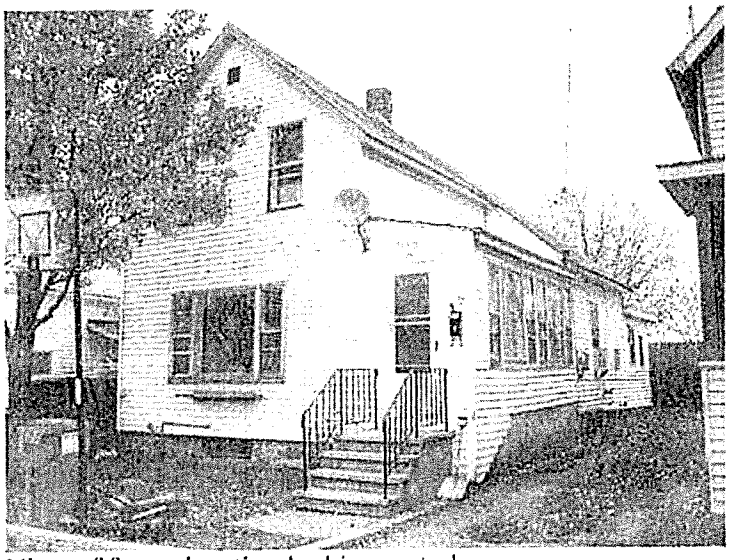
Historic and Architectural Significance:

The house at 36 Convent Square is not eligible for the National Register due to alterations.

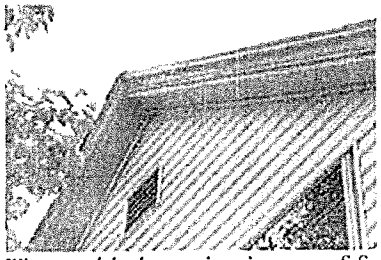
This one and one-half story, gable front, wood frame dwelling has undergone numerous alterations. Modern changes with replacement materials include vinyl siding, one-over-one wood windows, the three-part Chicago type window on the front elevation, and a rebuilt brick chimney. The redstone foundation appears original. For many years a porch spanned the front elevation and wrapped around to the south side; currently only the south side portion of the porch remains, although it has been enclosed and no longer reflects its historic appearance. The interior does not retain features or finishes of historic significance.

Recommendations for Preservation:

N/A. The building is not considered a historic resource due to its alterations.



View of front elevation looking easterly.



The molded cornice is one of few remaining historic elements.

City Neighborhoods
Burlington and Winooski, Vermont

Historic Preservation preliminary comments from Liz Pritchett
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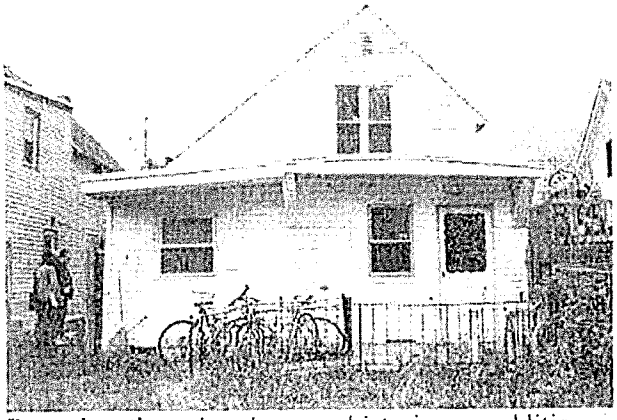
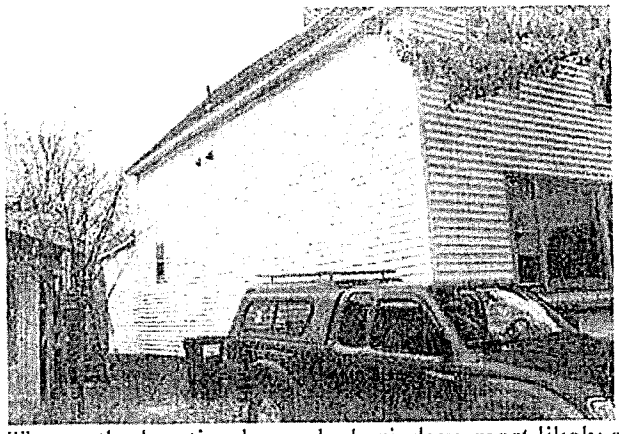


Rear elevation, showing non-historic rear addition.



The north elevation has only 1 window, most likely others were removed or covered over.

Typical interior view showing modern finishes.

Listed 9/20/07

URBAN DISTRICT BUILDING INVENTORY

SURVEY NUMBER: PAGE of

30 Convent Square, c. 1890

1 ½ story, tri-gable house with addition to the rear. Decorative wood fanlight in front gable peak. Main entrance to the house has been moved from gable front to the rear. Shed roof porch extends across front façade. Vinyl siding and wood trim.

32 Convent Square, c. 1890

1 ½-story, tri-gable house with wood clapboard siding. Small shed roof addition on front façade. Main entrance has been moved to south façade. Decorative shingles in gable peaks.

35 Convent Square, c. 1890

1 ½-story, tri-gable ell house with attached 2-story gable roof ell at the rear. Shed roof porch across front (east) façade of main block. Rear ell addition also has shed roof porch across east façade.

36 Convent Square, c. 1885

1 ¾-story, gable roof house with gable roof wing. Enclosed porch on south façade contains main entrance. Picture window has been installed on front façade.

39 Convent Square, c. 1900

A tall, 2 ½-story gable roof house with patterned slate roof shingles and gable roof dormers on both roof slopes. A 2-story open porch extends across front façade. Some 2/2 sash windows remain. Clad in aluminum siding.

45 Convent Square, c. 1890

1 ¾-story, gable roofed house with wraparound hipped roof porch. A one-story shed roof addition on rear façade. Fenestrated with 2/2 sash windows. Clad in aluminum siding.

JIH Structural Engineering, Inc.

10 Athens Dr., Essex Jct., VT 05452

phone # (802) 878 - 3504

Draft

Preliminary Structural Report

36 Convent Square

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PLANNING & ZONING

Burlington, Vermont

January 29th, 2010

The following is a preliminary structural evaluation of the 36 Convent Square building based on my observation of the structures on December 21st, 2009. The purpose of the investigation was to determine the structural condition of the building, to identify any visible structural problems and to make recommendations for repairs.

The main front part of the building is a two story wood framed structure with a full basement. The back part is a one story addition on grade. The basement walls are stone walls. The second floor framing was not fully accessible but based on one area where the framing could be partially observed reasonable assumptions about the second floor framing could be made. The first floor framing can be observed at the basement. There have been alternations to the

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original floor framing system over the years.

Basement and Foundations

The basement is divided into two separate spaces by a partial stone wall and 6x7 beam. The basement walls appear to be more than stone walls that were reinforced with concrete walls cast against them with CMU blocks on top of the original walls. Parts of the original walls were completely rebuilt.

First Floor Structure:

The first floor framing was visible from the basement. At the front part of the building (under the living room) the floor joists consists of 2"x 7" joists spaced at approximately 18"The joists clear spanning between the basement walls. Floor joists in the middle part of the building (the kitchen and dining room area) consists of 2"x 6" joists sistered with 1½" x 7¼" and are spaced at approximately 20". Here the joists are supported by central beam. The main central beam is 6" x 7" and bears on steel columns that seem to be added at later time. The columns are spaced 5 to 6 feet apart and most of them rest on concrete footings. Some of the existing joists were cut off, rotted or otherwise compromised and would have to be sistered or replaced, but thanks to the repairs that were done to the walls and the main beam, the first floor framing is adequate for the residential loading. The basement walls were reinforced so only some minor repointing and filling the void where plumbing enters the building will be needed but no major structural repairs are necessary.

Second Floor Structure:

Second floor structure was not accessible at all in the front part of the building, however I was able to see and measure the floor joists in the bathroom (middle part of the building) and they are 1½"x 9" at 16" o.c. They appear to bear on the bathroom wall (which is not supported by any beam in the basement) but there was no header over the door opening in the wall. Existing floors are out of level and uneven. I would suggest to assume that floor joists will need sistering or replacement and load bearing wall will need new headers. Also supports would be needed under the baring wall in the basement. The second floor in the front part is inadequate and would require to be completely rebuild.

Roof structure

The roof structure consists of 2" x 4" rafters spaced at about 18" inches on center. The rafters are supported on exterior walls. There is no ridge beam. The roof has a visible sag in the middle. The rafters themselves are adequate but all the connections to the walls and at the top would need to be fixed.

Exterior walls

It is hard to tell how the walls are constructed. The walls appear to bulge and are overhanging the foundations. The overhang varies so it seems that there is no sound connection between the walls and foundations. The exterior walls at the second floor seem to be spreading from the thrust imposed on them from the rafters.

Summary and Recommendations

The back part of the building is inadequate and needs to be rebuild.

I would also recommend rebuilding the whole building, as the second floor will need a lot of work and it is hard to tell if the exterior walls are sound. Should the decision be made to keep the structure the exterior wall structure will need to be determined as well as how the wall is connected to the foundations and what are the details at the eaves before any recommendations about the repairs could be made.

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City Neighborhoods
Burlington and Winooski, Vermont

Historic Preservation preliminary comments from Liz Pritchett
December 7, 2009

36 Convent Square, Burlington, VT, c. 1890

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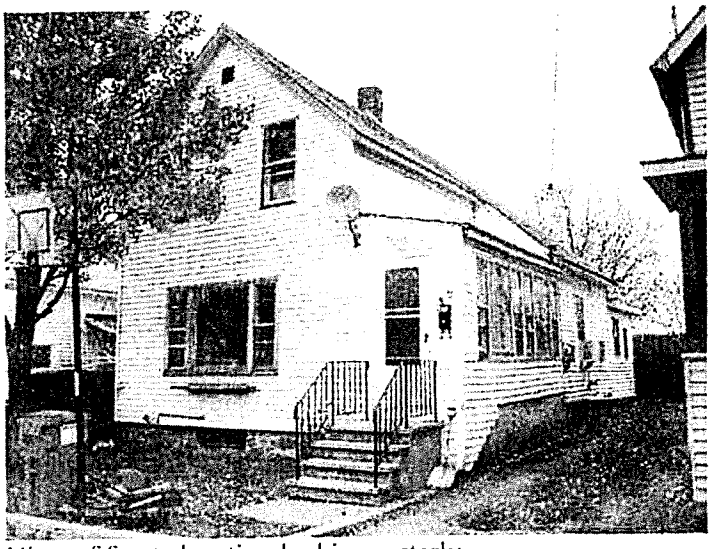
Recommendations for Preservation:

N/A. The building is not considered a historic resource due to its alterations.



View of front elevation looking easterly.

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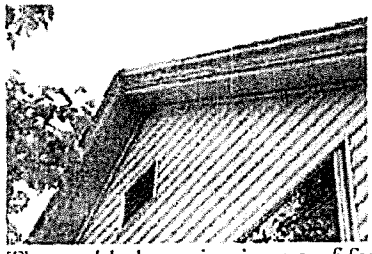
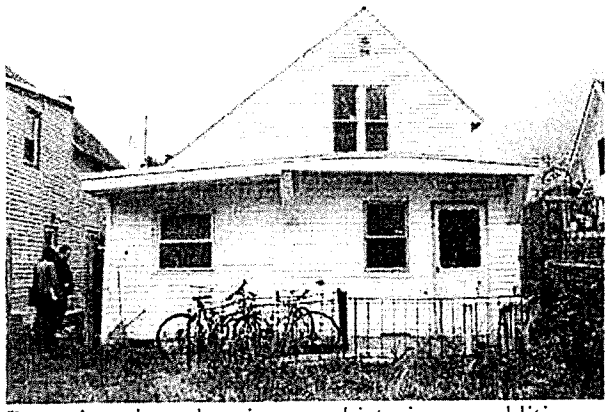


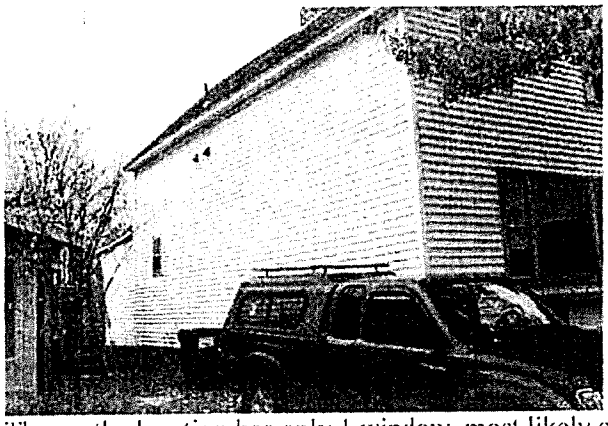
The molded cornice is one of few remaining historic elements.

City Neighborhoods
Burlington and Winooski, Vermont

Historic Preservation preliminary comments from Liz Pritchett
December 7, 2009



Rear elevation, showing non-historic rear addition.



The north elevation has only 1 window, most likely others were removed or covered over.

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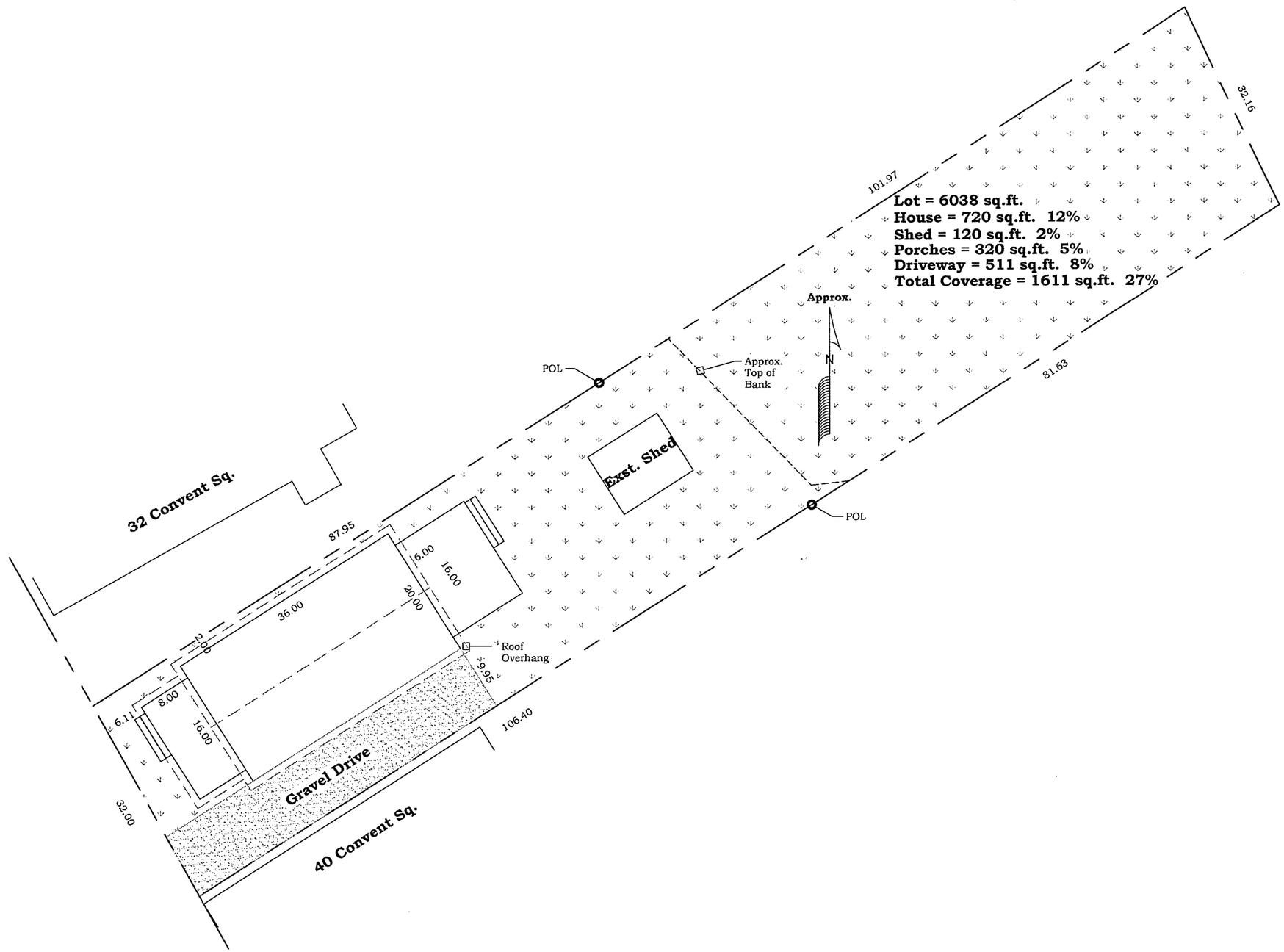
Typical interior view showing modern finishes.



Green Mountain Habitat for Humanity

Green Mountain Habitat for Humanity
36 Convent Square
Burlington, VT

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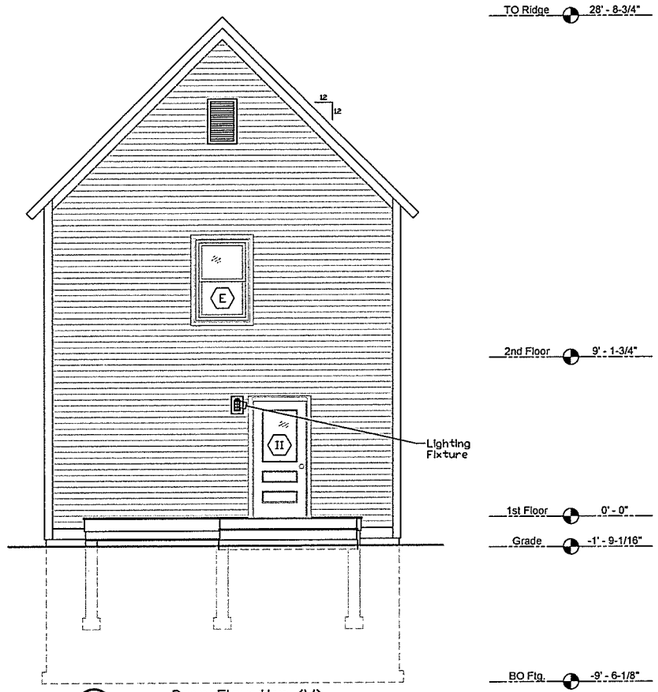
Issue Date: Sept., 2017
Rev: Jan., 2018
Rev: Feb., 2018
Rev:

Site Plan

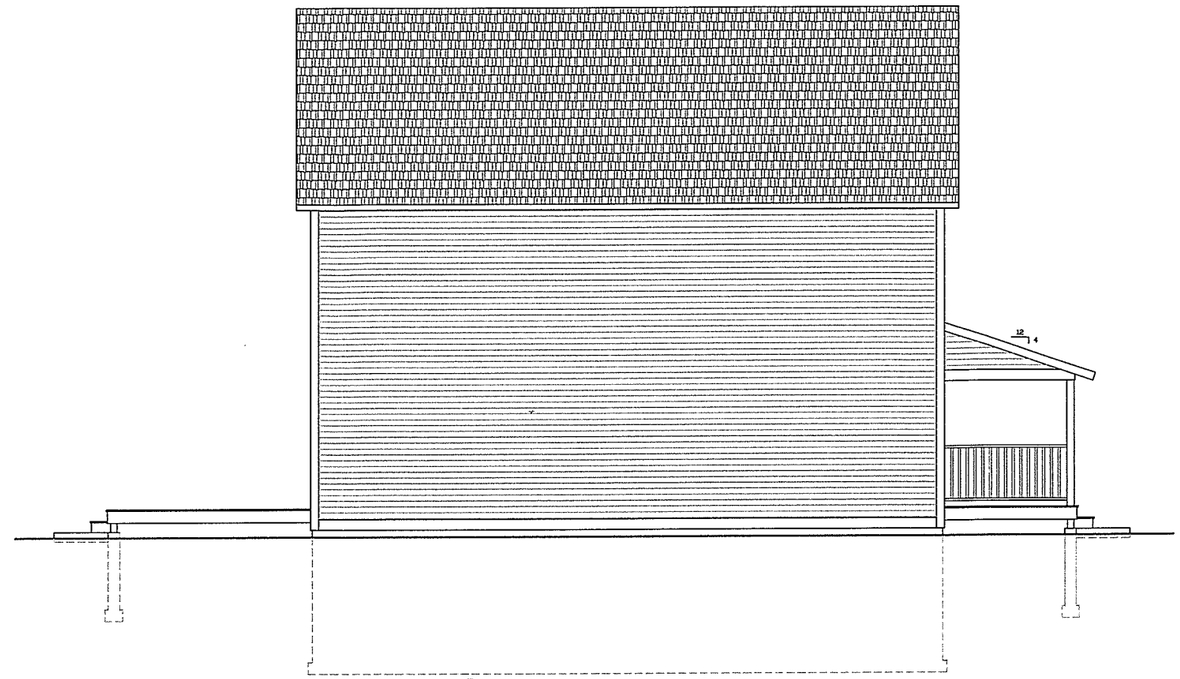
Drawn by: GMHH
Drawing #: 1 of 5

GMHH-1.0

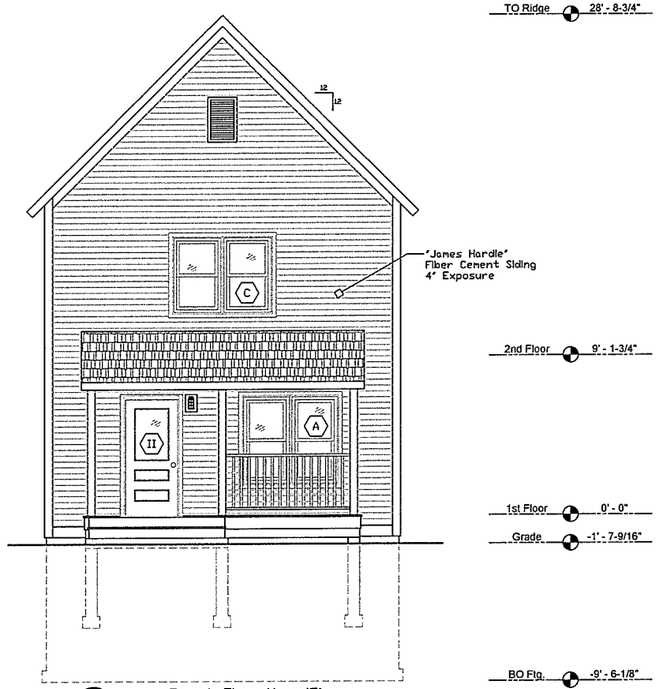
Scale: 1" = 10'



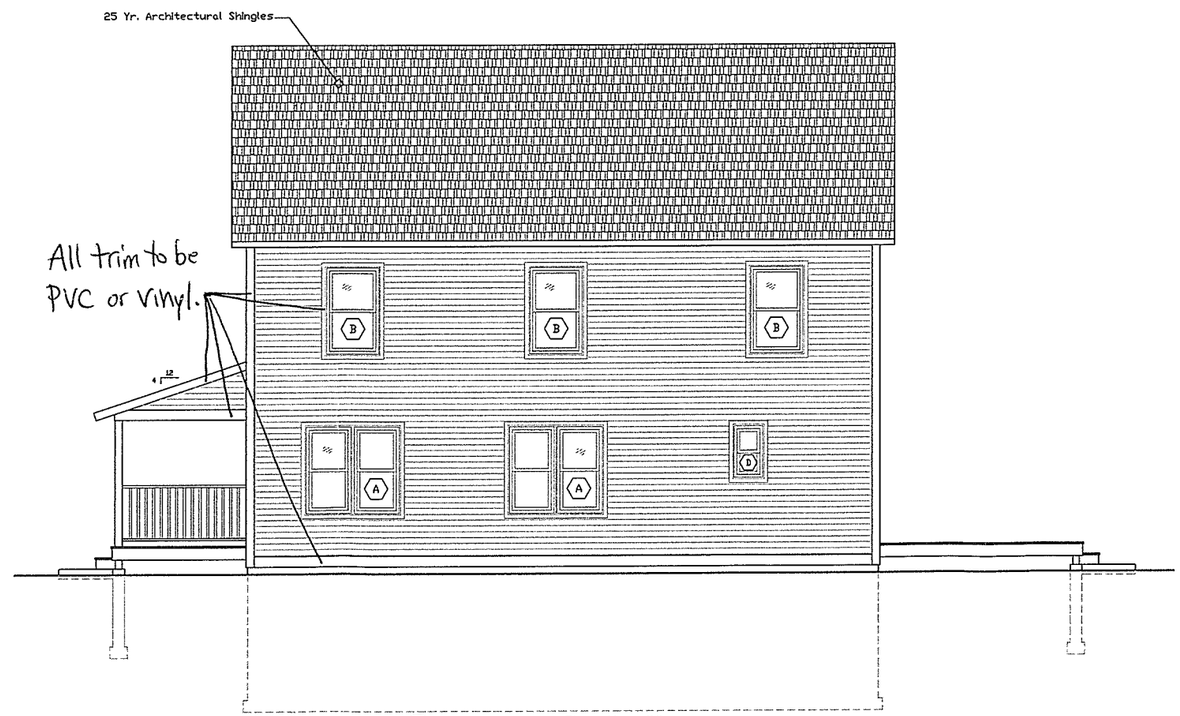
GMHH 1.3 Rear Elevation (W)
Scale: 3/16" = 1'



GMHH 1.3 Left Side Elevation (S)
Scale: 3/16" = 1'



GMHH 1.3 Front Elevation (E)
Scale: 3/16" = 1'



GMHH 1.3 Right Side Elevation (N)
Scale: 3/16" = 1'

Green Mountain Habitat for Humanity

Green Mountain Habitat for Humanity
36 Convent Square
Burlington, VT

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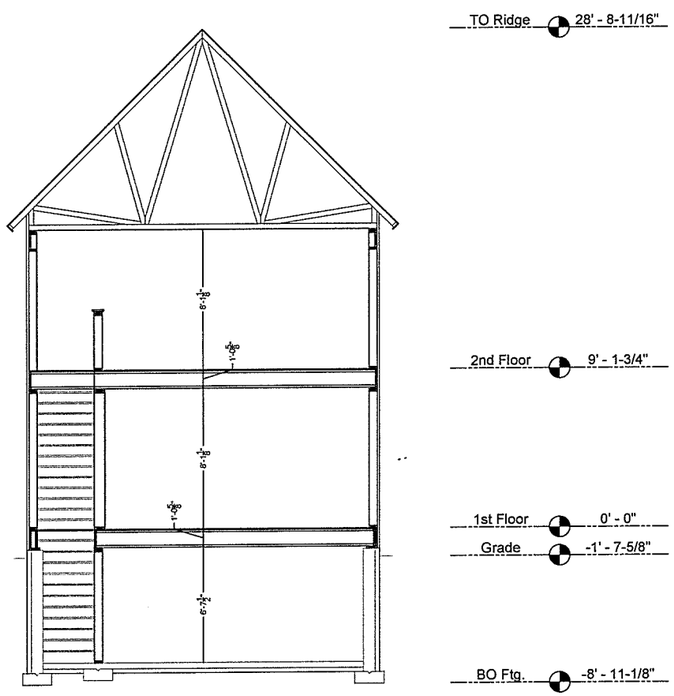
DEPARTMENT OF PLANNING & ZONING

Issue Date: Dec., 2017
Rev: Jan., 2018
Rev: Feb., 2018
Rev:

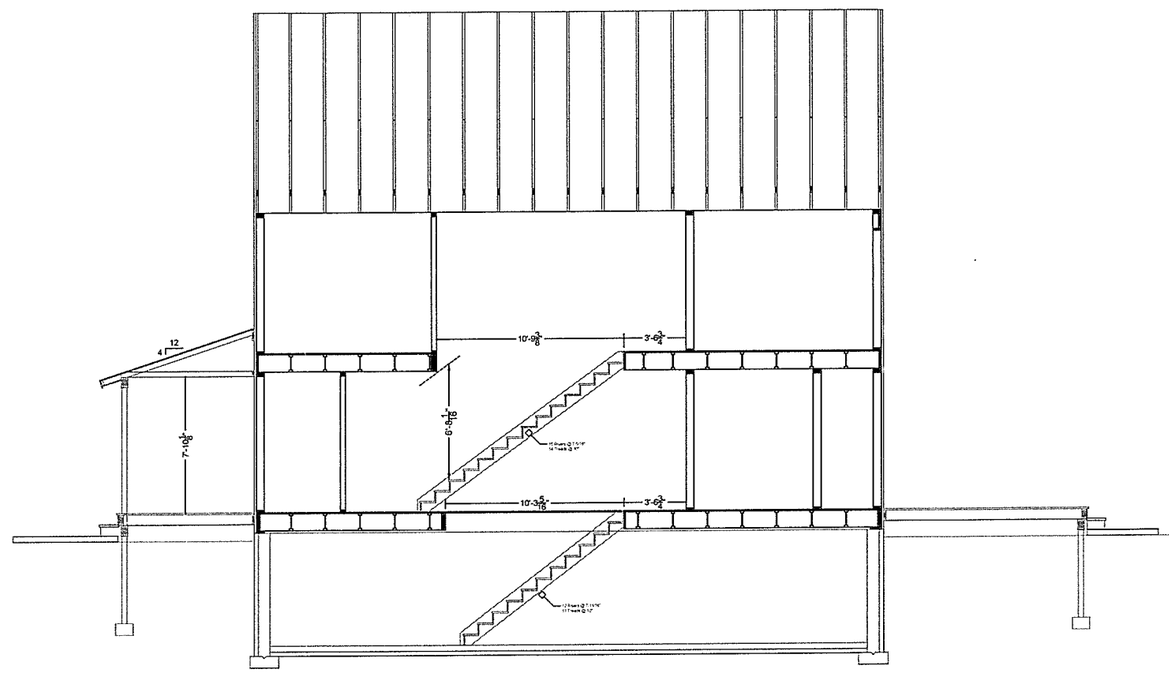
Elevations

Drawn by: GMHH
Drawing #: 3 of 5

GMHH-3.0



S1 Building Section - (facing East)
Scale: 3/16" = 1'



S2 Building Section - (facing North)
Scale: 3/16" = 1'

Green Mountain Habitat for Humanity

Green Mountain Habitat for Humanity
36 Convent Square
Burlington, VT

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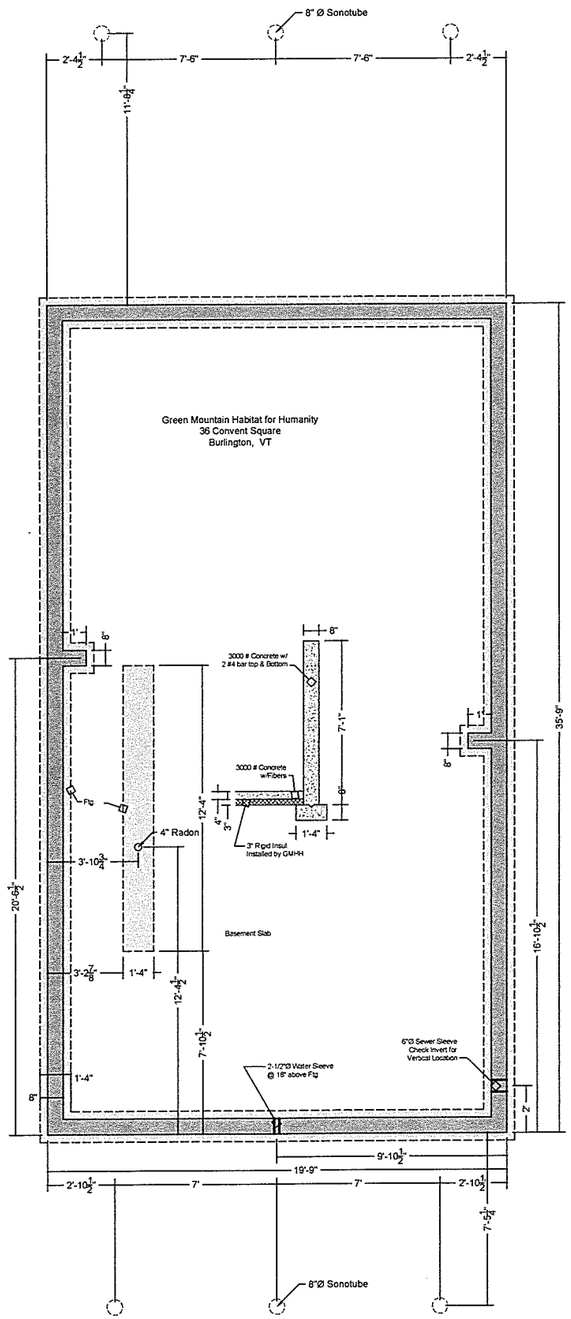
Issue Date: Sept., 2017
Rev: Jan., 2018
Rev: Feb., 2018
Rev:

Section Views

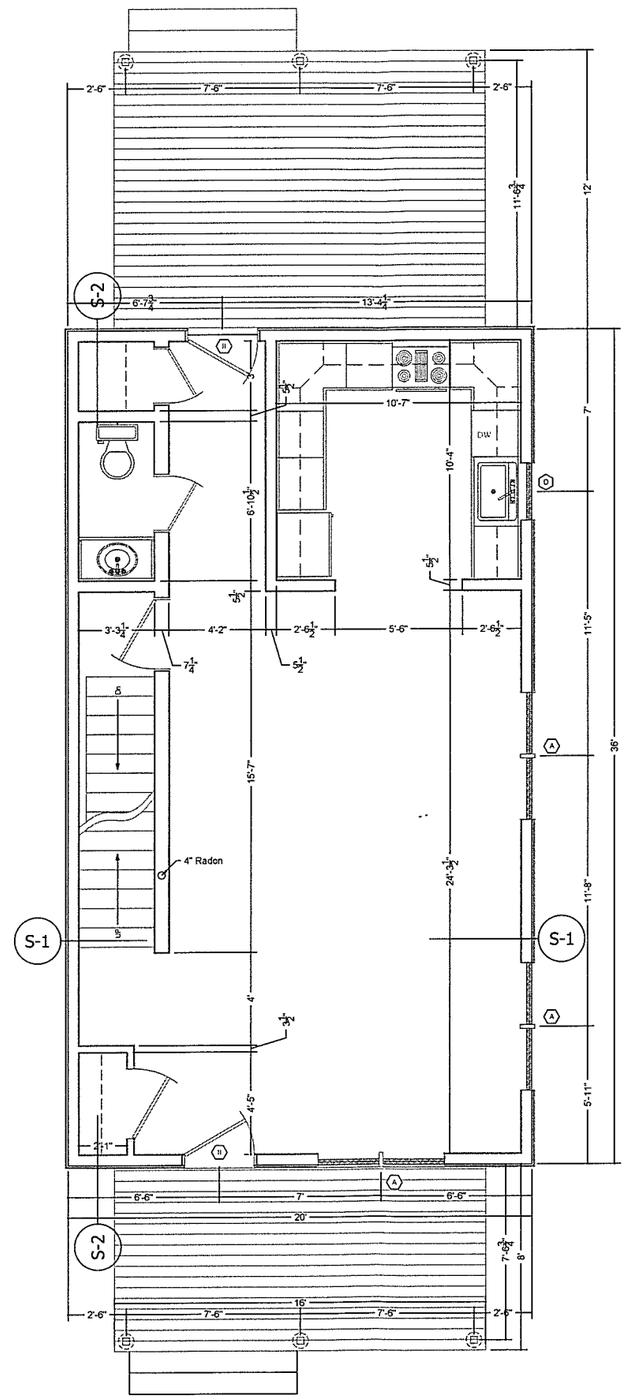
Drawn by: GMHH
Drawing #: 4 of 5

GMHH-4.0

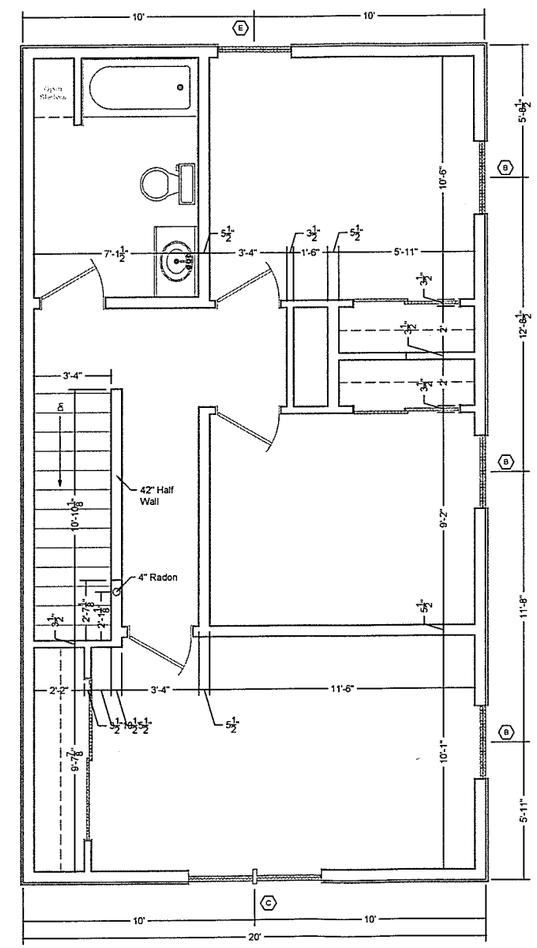
Window & Ext. Door Schedule					
Rm.	Qt.	Symb	Manufacturer	Number	Rough Opening WxH
LR	3	A	Harvey-Classic	28410-2	66-1/4" x 61-1/2"
MBR,Br-2,BR-3	3	B	Harvey-Classic	31410	38" x 61-1/2"
MBR	1	C	Harvey-Classic	2942-2	69-1/4" x 53-1/2"
Kit.	1	D	Harvey-Classic	24210	30" x 37-1/2"
BR-3	1	E	Harvey-Classic	3046	38" x 57-1/2"
Var.	2	II	Therma-Tru	Smooth Star-S104	38 1/2" x 82 1/2"



Basement



1st Floor



2nd Floor

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36 Convent Square
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Issue Date: Dec., 2017
Rev: Jan., 2018
Rev: Feb., 2018
Rev:

Plan Views

Drawn by: GMHH
Drawing #: 3 of 5

GMHH-2.0

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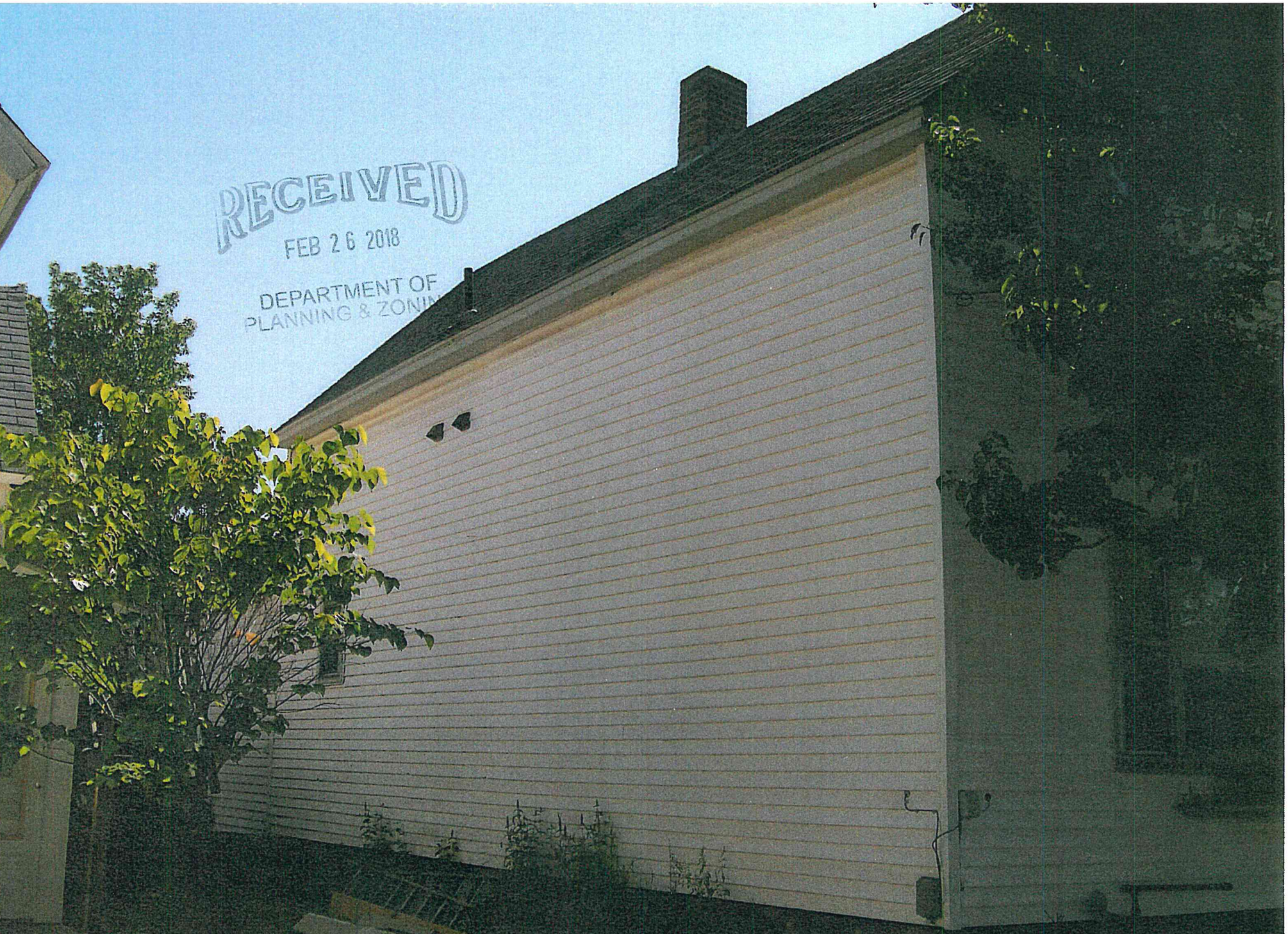

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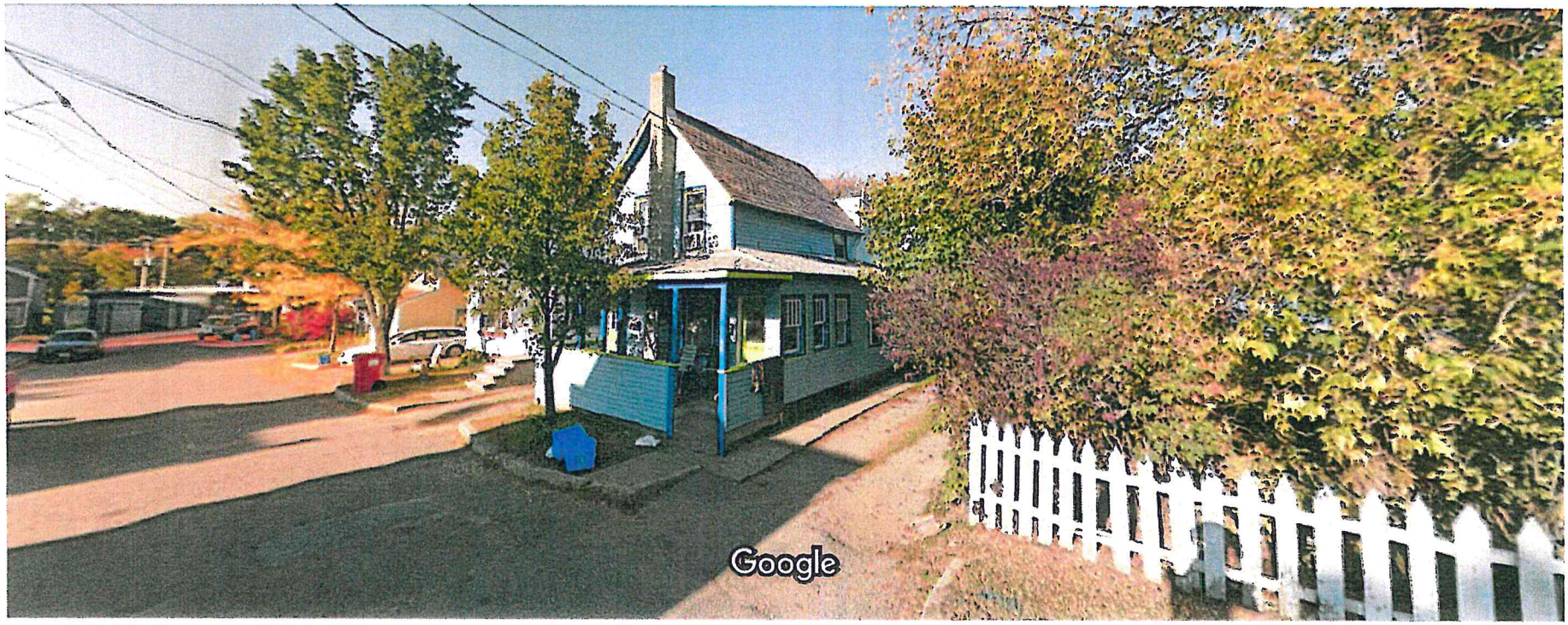
Abutting property to the South of 36 Convent Sq.

Google Maps 40 Convent Square



Burlington, Vermont

Google, Inc.

Street View - Oct 2014

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Image capture: Oct 2014 © 2018 Google

Abutting property to the north of 36 Convent S

Google Maps 34 Convent Square

Burlington, Vermont

Google, Inc.

Street View - Oct 2014

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Image capture: Oct 2014 © 2018 Google

Ryan Morrison

From: Aaron Stein ·
Sent: Wednesday, April 25, 2018 11:59 PM
To: Ryan Morrison
Subject: 36 Convent Square

Hi Ryan, thank you for meeting with me today.
To be clear I live at 32 Convent Square; the house abutting the north side of the 36 Convent Square, there is 34.
As per our conversation I would like to add the following questions & comments to the review process.
1.) 36 Convent Sq is one of the few houses on the street to have its historic stone foundation fully visible, a stone one at that on the street elevation. Most foundations of the neighboring houses are below grade creati situation that leaves the wood sills sitting at grade; and/or have concrete poured along & covering the existi foundation to stabilize them.
The proposed drawings do not clearly address a finish floor elevation and the foundation height relationship the existing and/or proposed grades.
My request is to ensure the new construction honors the historic feature of the existing structure by having a lease 15" of visible foundation on the street side. And it would be great if the visible foundation on the stree side were stone veneered; is it possible to request the applicant reuse the existing stone from the demolished house on the street elevation?
2.) The drawings show a wide stairway exiting the front door on the west side onto the green space. Also th is no consideration for water & snow falling off the porch roof onto the stairs. Why not have the stairs set o the south end of the porch?They would be under cover, not under a drip line, and serve access to the drivew in a functional way.
3.) is the tree in the front of the house being removed? The rhythm of the street trees will be interrupted if th remove or not replaced.
4.) What species street tree is proposed? What size?
5.) How do they plan to demolish the existing structure?
6.) Has the applicant submitted a demolition plan that addresses the hazardous materials that are identified i the building assessment?
7.) It is unclear in the drawings if where the mechanical exhaust vents are located, including a dryer vent. M request is that they are not located on the north elevation. I have the same request for the electrical meter & meter.
8.) what is the proposed construction schedule? (Probably not a Zoning concern!)
These are my comments to date. Thank you for the opportunity to submit them.
Sincerely, Aaron Stein

Sent from my iPhone

Burlington Design Advisory Board
149 Church Street, City Hall
Burlington, VT 05401
http://www.burlingtonvt.gov/PZ/Boards/Design-Advisory-Board/
Telephone: (802) 865-7188
(802) 865-7195 (FAX)

Matt Bushey, Chair
Ron Wanamaker, Vice Chair
Tom Cullins
Steve Offenhartz
Leo Sprinzen
Philip A. Wagner, Alternate
Phil Hammerslough, Alternate

Burlingto
Planning and Zonin

Minutes
Burlington Design Advisory Board
Tuesday, April 24, 2018 3:00 p.m.
Conference Room 12, City Hall, 149 Church Street, Burlington, VT

Present: Matt Bushey (Chair), Tom Cullins, Steve Offenhartz, Ron Wanamaker, Leo Sprinzen, Phil Hammerslough (alternate)
Absent: Phil Wagner (alternate)
Staff present: Ryan Morrison

Session I – 3:00 PM – 3:30 PM

18-0714CA/CU; 36 Convent Square (RM, Ward 3C) Champlain Housing Trust
Demolish and rebuild single family home.
(Project Manager: Ryan Morrison)

Present: Amy Demetrowitz, David Mullin, Lee Buffinton, Jaclyn Marcotte – Champlain Housing Trust staff

Motion by MB: I move to recommend approval of the application, with the following conditions:

1. That a front walkway leading to the street not be required, in an effort minimize disturbance to the lawn. A pad at the base of the front porch steps that also connects with the driveway is recommended;
2. That required underground utilities be waived and that the existing above ground utilities continue to be used for the replacement home;
3. That interior conduit be installed for potential rooftop solar panels;
4. That a landscaping plan, and lighting spec sheets, be submitted to staff;
5. That all meters be located on the front wall, to the north of the front porch, and be adequately screened; and
6. That pressure treated wood, aside from non-visible structural support, not be used for the front porch/decking.

2nd – SO.
Vote 5-1 (RW)

Session II – 3:30 PM – 4:00 PM

18-0857CA; 159 Locust Terrace (RL, Ward 5S) William Marquess
Renovation and addition to existing single family home.
(Project Manager: Mary O'Neil)

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

Present: Norm Benoit, Architect; Pat Rivers

Motion by SO – I move to recommend approval of the application as submitted, with the following conditions:

1. Include a walkway strip connecting the new pergola to the new walkway that connects the driveway to the front door
2. If an HVAC is used it shall be located in the alcove between the garage and the screened porch.
3. Landscaping shall be added at the northeast corner to screen the utility meters.

2nd – RW
Vote 5-0. (TC recused)

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
Meagan Tuttle, Comprehensive Planner
Jay Appleton, Senior GIS/IT Programmer/Analyst
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Ryan Morrison, Associate Planner
Layne Darfler, Zoning Technician
Anita Wade, Zoning Clerk

MEMORANDUM

TO: Development Review Board

FROM: Ryan Morrison

DATE: May 1, 2018

RE: Update on the 4-space parking waiver granted under ZP 95-333 – 40-42 George Street

---

Zoning Permit ZP95-333, issued on March 23, 1995 for a 4-space parking waiver from the total of 15 required parking spaces for an existing office, had a condition of approval that required the applicant to return to the Planning Commission (permit issuing body at the time) after five years to verify that the situation regarding the waiver was still valid. The applicant never returned to the report on the validity of the waiver. As a result, the permit remains open, and non-compliant with the condition of approval.

In an effort to close out the permit, the property owner is prepared to report on the validity of the parking waiver in front of the Development Review Board. The attached letter from McCormick, Fitzpatrick, Kasper & Burchard, P.C., dated March 26, 2018, provides details on the existing parking situation.

The Planning Commission is no longer the authority to act on such requests. It is within the Development Review Board's authority to act on this request.

The programs and services of the City of Burlington are accessible to people with disabilities. For accessibility information call 865-7188 (for TTY users 865-7142).

McCormick, Fitzpatrick,
Kasper & Burchard, P.C.

40 George Street
P.O. Box 638
Burlington, VT 05402

David A. Berman
Daniel L. Burchard
John P. Cain
Jason R. Ferreira
Eric A. Johnson
Keith J. Kasper
Craig S. Matanle
Robin M. McCormick
Thomas E. McCormick
Krystn M. Perettine
Thomas P. Simon
Chelsea K. Crucitti

John C. Fitzpatrick
(1936-2009)

Telephone: (802) 863-3494
Telefax: (802) 865-9747
E-mail: [attorney's initials]@mc-fitz.com

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MAR 28 2018
DEPARTMENT OF
PLANNING & ZONING

March 26, 2018

City of Burlington's Development Review Board
Department of Planning & Zoning
City Hall
Burlington, Vermont 05401

Re: 40-42 George Street Parking Lot Waiver Permit #95-333

To Whom It May Concern:

I am submitting the following letter as a requirement to close out the above mentioned permit for 40-42 George Street. The outstanding permit is in regards to a parking lot, adjacent the property, that is permitted via waiver based on the number of spaces. I have received the following list of questions from Ryan Morrison, an Associate Planner for the City of Burlington.

1. *Current use of the property:* employee parking lot
2. *Current # of employees (full and half time) and hours*: 14 Full-time employees and 2 part time employees
3. *Average number of clients/customers visiting the property daily*: 6-8 clients/day
4. *Current # of onsite and leased offsite parking spaces*: None
5. What sort of deliveries come to the site: UPS, Fed-Ex, Staples, USPS, and periodic storage, shredding, and WB Mason products
6. *Just a general overview of the parking situation and how it's worked over the years – have there been any parking related problems like more demand than parking availability, or has parking been adequate, etc.:* 40-42 George Street houses the law firm of McCormick, Fitzpatrick, Kasper & Burchard, P.C. The employee make-up is listed above. Most of the firm's clients are located out of state, but we average approximately 8-10 client visits per day. The building has two staff parking lots located on the North and South side of the building. The primary lot is located at 32 George street, owned by an LLC associated with the building/firm. All employees and visitors have ample parking use.

Please feel free to contact me with any questions or follow up concerns regarding the request to close this open permit. Thank you in advance for your attention to this matter.

Sincerely,

McCORMICK, FITZPATRICK,
KASPER & BURCHARD, P.C.

Krystn M. Perettine, Esq.

N:\clients\DRB.wpd

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MAR 28 2018
DEPARTMENT OF
PLANNING & ZONING

ZONIN PERMIT/CERTIFICATE OF APPI RIATENESS
Burlington, Vermont

Application Date: 03/09/9
Appeal Exp. Date: 04/07/9

Project Location: 40 GEORGE ST *Zone:* RH *Ward:* 3

Owner/Applicant Name: Thomas McCormick
Address: 40 George Street
Burlington, VT 05401
Telephone: 802-863-3494

Project Description: A 4 space parking waiver of the total of 15 required parking spaces for the existing office as required in the original conditions of approval granted 9/83.

Estimated Cost of Construction: $0.00

Lot Size: 4469

Net New Sq.Ft.:
Net New # of Housing Units:

Existing % Lot Coverage:
Proposed % Lot Coverage:

Existing # of Parking Spaces: 7
Proposed # of Parking Spaces: 11
Required # of Parking Spaces: 15

Zoning Permit #: 95-333

Application Fee: $40.00 Y

Kenneth Leriger Jr.
Zoning Administrator

Decision: AWC *Decision Date:* 03/23/95

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

COA #: 095-036A *Level of Review:*

Development Review Fee: $0.00

Mark T. Eldridge
Planning Director

Decision: AWC *Decision Date:* 03/23

An interested person may appeal a decision of the Planning Commissio to the Chittenden Superior Court within 30 days of final action.

ZBA #: CU95-022 *ZBA Decision Date:* 11/28/94

Conditions: Approval subject to the following:
1. Seven(7) parking spaces are provided on site at 40 George St. and four(4) parking spaces are leased for use off-site at 32 George St. A four(4) space parking waiver is granted due to the unique flex time of employees. This waiver is limited to five(5) years(3/23/2000) or less if ownership of either 40 or 32 George St. is transferred outside of the applicant's firm(McCormick, Fitpatrick & Mertz).
2. The applicant shall return to the Planning Commission in five years to verify that the

STANDARD PERMIT CONDITION

COA# 95-036A
DATE ISSUED: 3/23/95

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:
a. Zoning permit shall become invalid unless work or action authorized by permit is commenced by 3/23/97; th Permittee shall complete the approved construction by 3/23/98.
b. Zoning permit with a conditional use or variance shall become invalid unless work or action authorized by permit is commenced N/A; the Permittee shall complete the approved construction by _____.

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 issu ance of zoning permit.

4. Changes:
The project shall be completed as shown on the plans which have been stamped "approved" dated 3/23/95 by the Department of Planning and Zoning. The project shall not deviate from the approve plans without prior written approval from the Department of Planning and Zoning.

5. Property Inspections:
By acceptance of this permit, Permittee authorizes City Officials and/or their authorized representatives access to the subject proper for purpose of observing work in progress, inspecting and/or measuri 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 Publi Works PRIOR to use and/or occupancy of the subject premises. Prior issuance, the Department of Planning and Zoning must certify that wo has been completed in accordance with approved plans and that applic ble conditions have been met. The Permittee may be required to pro- vide a Letter of Credit to obtain a Certificate of Occupancy prior t completion of all required improvements.

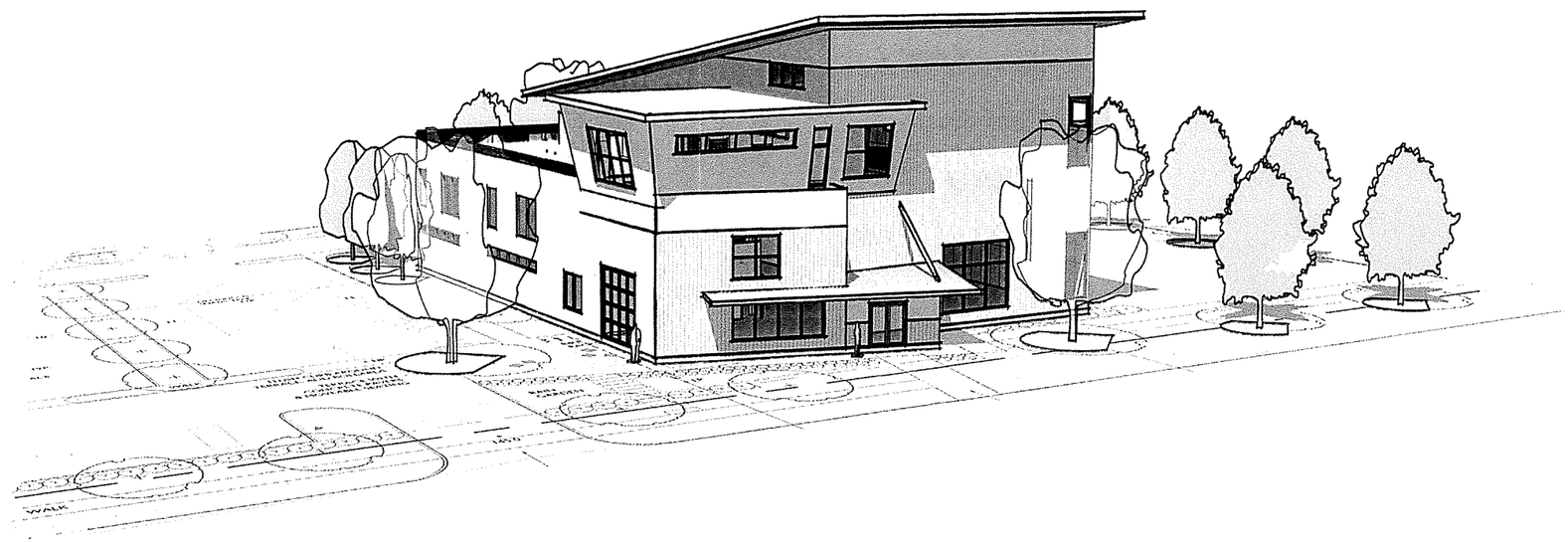
7. Completion and Maintenance of Improvements and Landscaping:
Permittee is solely responsible for completing all improvements show on approved plans. By acceptance of this permit, Permittee agrees t maintain all improvements in a satisfactory condition. Any landscap ing installed according to the approved plan which becomes diseased 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 al other applicable local, state and federal permits.

-Continued-

Google Maps

Map data ©2018 Google 20 ft



PETRA CLIFFS CLIMBING CENTER
BUILDING DESIGN CONCEPT

MARCH 16, 2018

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DEPARTMENT OF
PLANNING & ZONING

A/E DESIGN TEAM:

ARCHITECT: Susan Coddaire
studio b architecture
114 Meadow Lane
Dorset, VT 05251
802-318-1309

LANDSCAPE ARCHITECT:
Amy Houghton
Wagner Hodgson Inc.
7 Marble Avenue
Burlington, VT 05401
802-864-0010

STRUCTURAL ENGINEER:
Matt Earnst, PE
Engineering Ventures PC
208 Flynn Ave. 2A
Burlington, VT 05251
802-863-6225

MEP ENGINEER:
George Martin, PE
LN Consulting, Inc.
69 Union St.
Winooski, VT 05404
802-655-7628

GEOTECHNICAL ENGINEER:
Jonathan H. Grace, P.E.
Sanborn, Head & Associates, Inc.
40 College St. Suite 100
Burlington, VT 05401
802-489-6271

CIVIL ENGINEER:
Andy Rowe, PE
Lamoureux & Dickinson Inc.
14 Morse Drive
Essex Jct. Vermont 05452
802-878-4450

ENVIRONMENTAL ENGINEER:
Erik Sandblom, PE
KAS Consulting
368 Avenue D
Williston, VT 05495
802-383-0486

CONCEPT DESIGN DRAWINGS- SHEET INDEX:

A1.1 LEVEL 1 PROGRAM
A1.1M MEZZANINE PROGRAM
A1.2 LEVEL 2 PROGRAM
A1.3 ROOF PLAN
A2.1 EAST ELEVATION (BRIGGS ST.)
A2.2 SOUTH ELEVATION
A2.3 WEST ELEVATION
A2.4 NORTH ELEVATION

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architecture
114 meadow lane
dorset, vermont
802.318.1309

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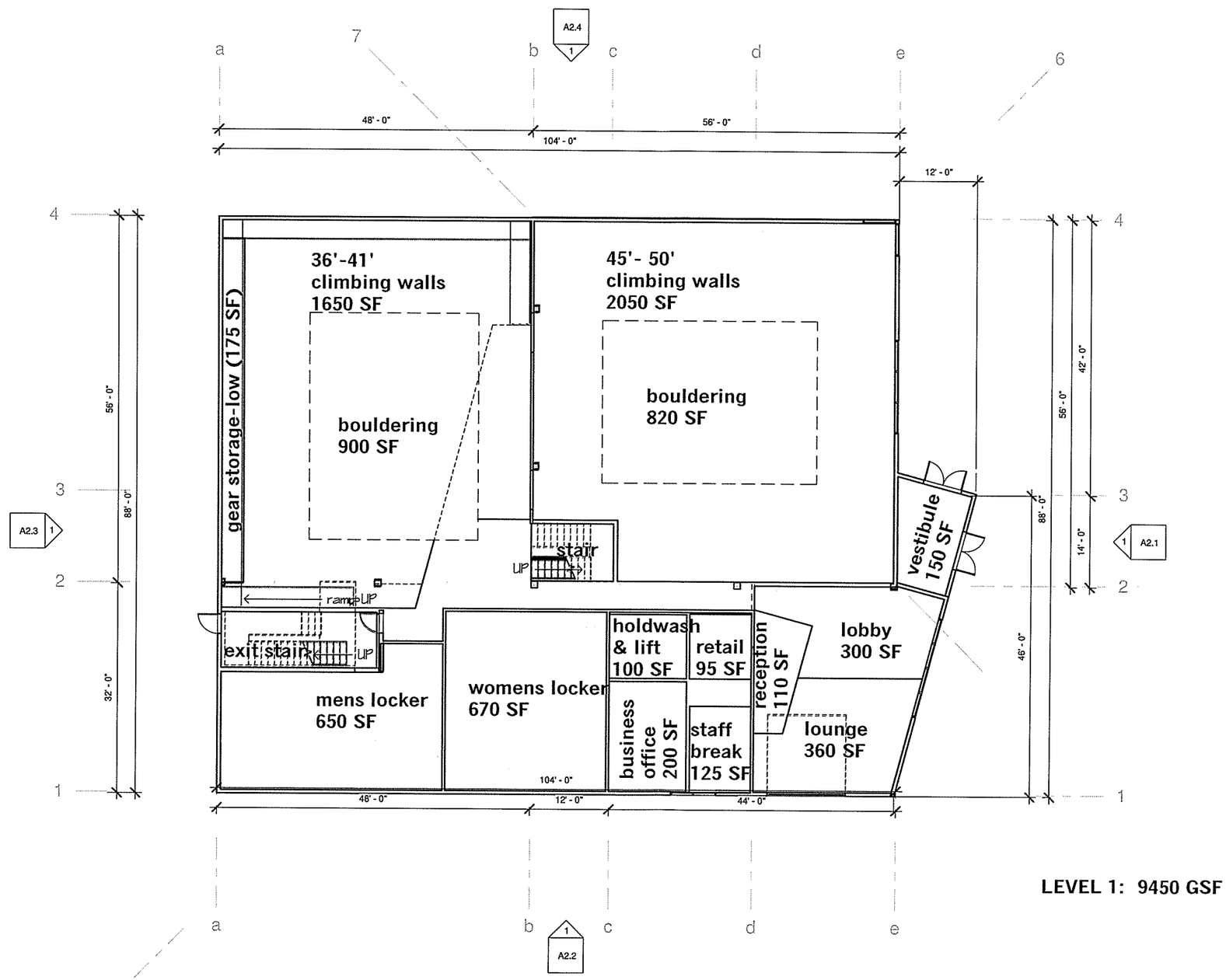

LEVEL 1: 9450 GSF

1 LEVEL 1 PROGRAM
3/32" = 1'-0"

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dorset, vermont
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PETRA CLIFFS CLIMBING CENTER
75 BRIGGS STREET BURLINGTON, VT

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DEPARTMENT OF PLANNING & ZONING

CLIENT:
CHAREST ALPINISM, LLC
DESIGN PHASE:
PRE-DESIGN

LEVEL 1
PROGRAM

SCALE: 3/32" = 1'-0"

A1.1

DATE: MARCH 16, 2018

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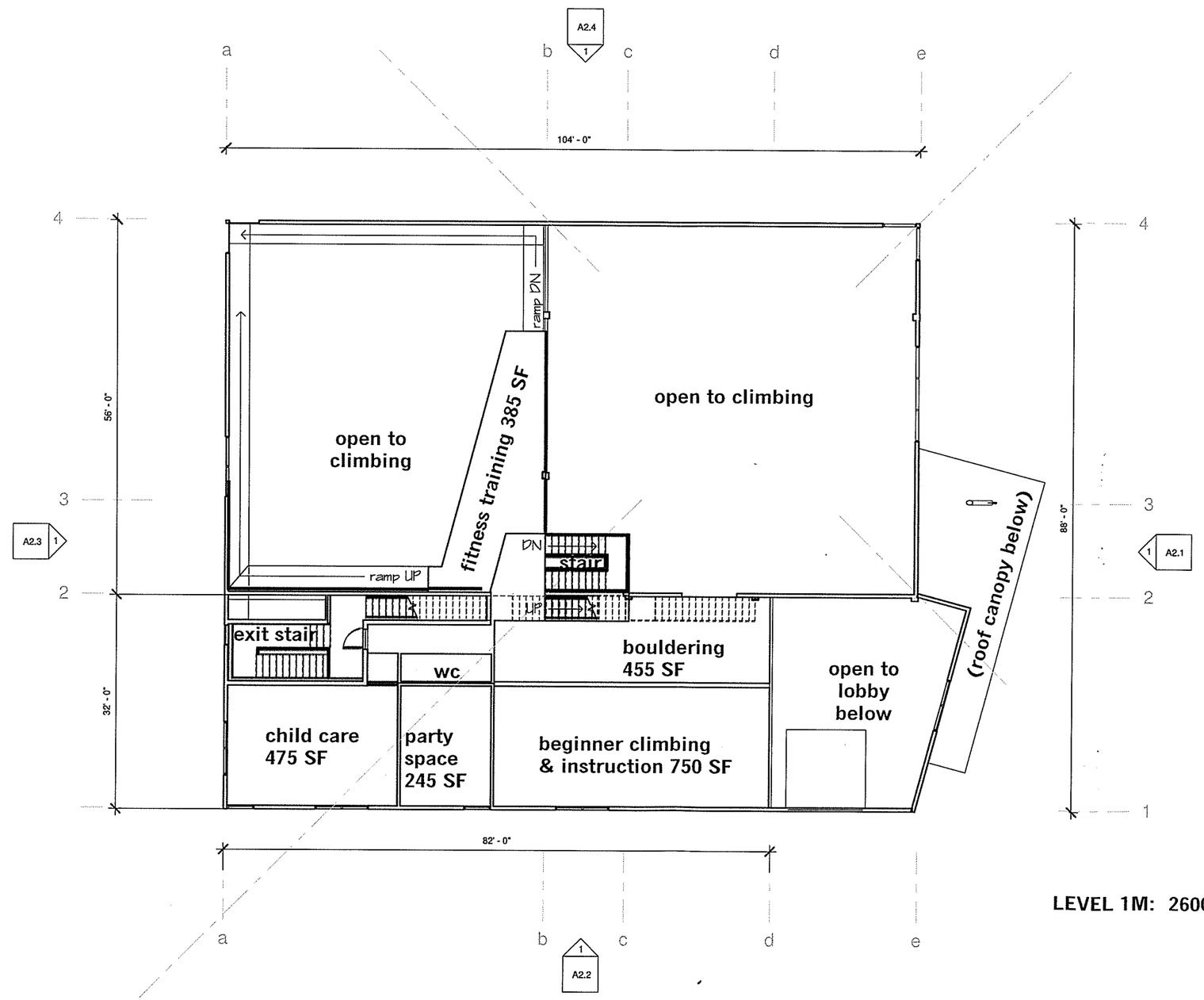

LEVEL 1M: 2600 GSF

1 LEVEL 1 MEZZANINE PROGRAM
3/32" = 1'-0"

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PETRA CLIFFS CLIMBING CENTER
75 BRIGGS STREET BURLINGTON, VT

CLIENT:
CHAREST ALPINISM, LLC
DESIGN PHASE:
PRE-DESIGN

LEVEL 1
MEZZANINE
PROGRAM

SCALE: 3/32" = 1'-0"

A1.1M

DATE: MARCH 16, 2018

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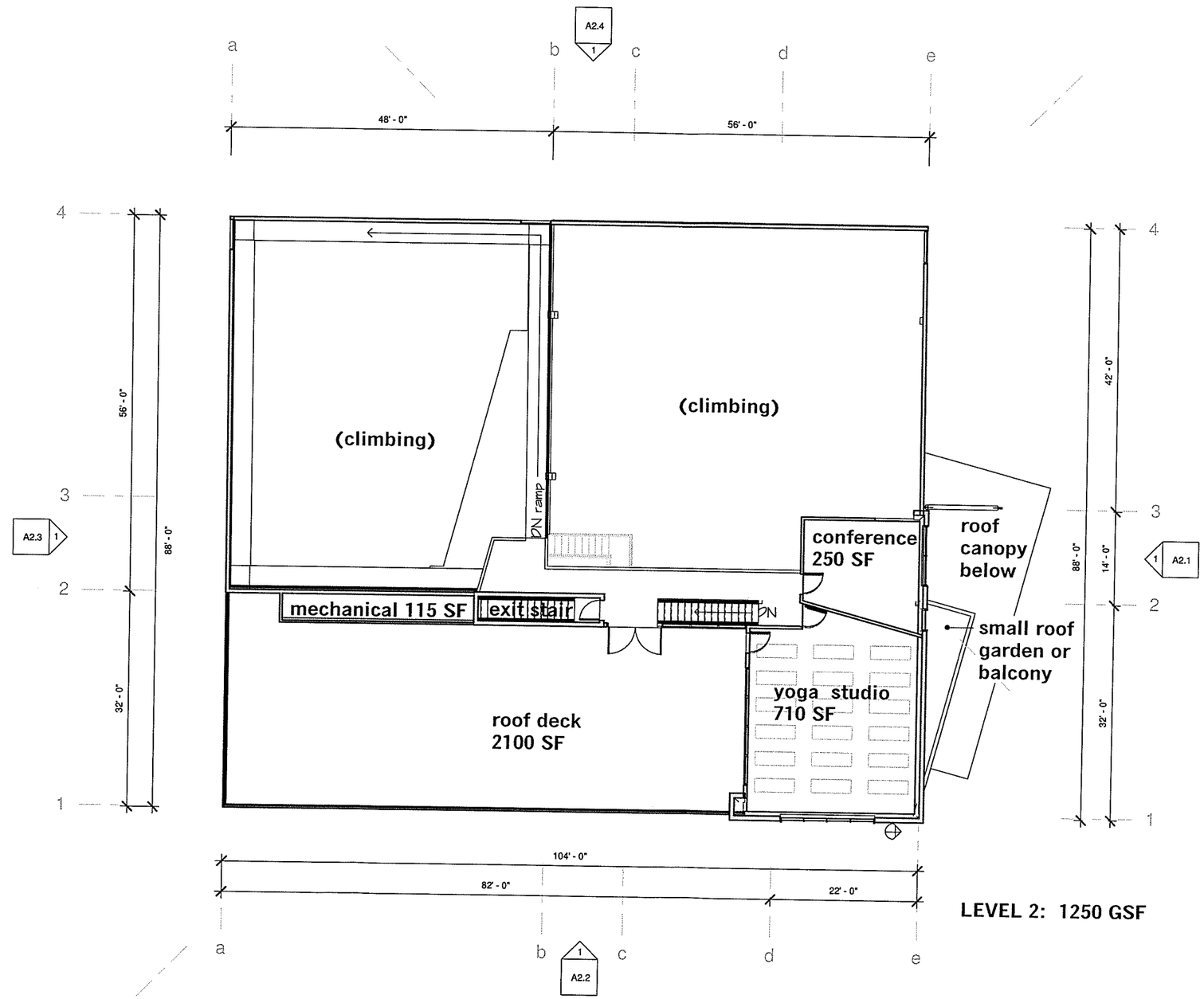

LEVEL 2: 1250 GSF

1 LEVEL 2 PROGRAM
3/32" = 1'-0"

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75 BRIGGS STREET BURLINGTON, VT

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PLANNING & ZONING

CLIENT:
CHAREST ALPINISM, LLC

DESIGN PHASE:
PRE-DESIGN

LEVEL 2
PROGRAM

SCALE: 3/32" = 1'-0"

A1.2

DATE: MARCH 16, 2018

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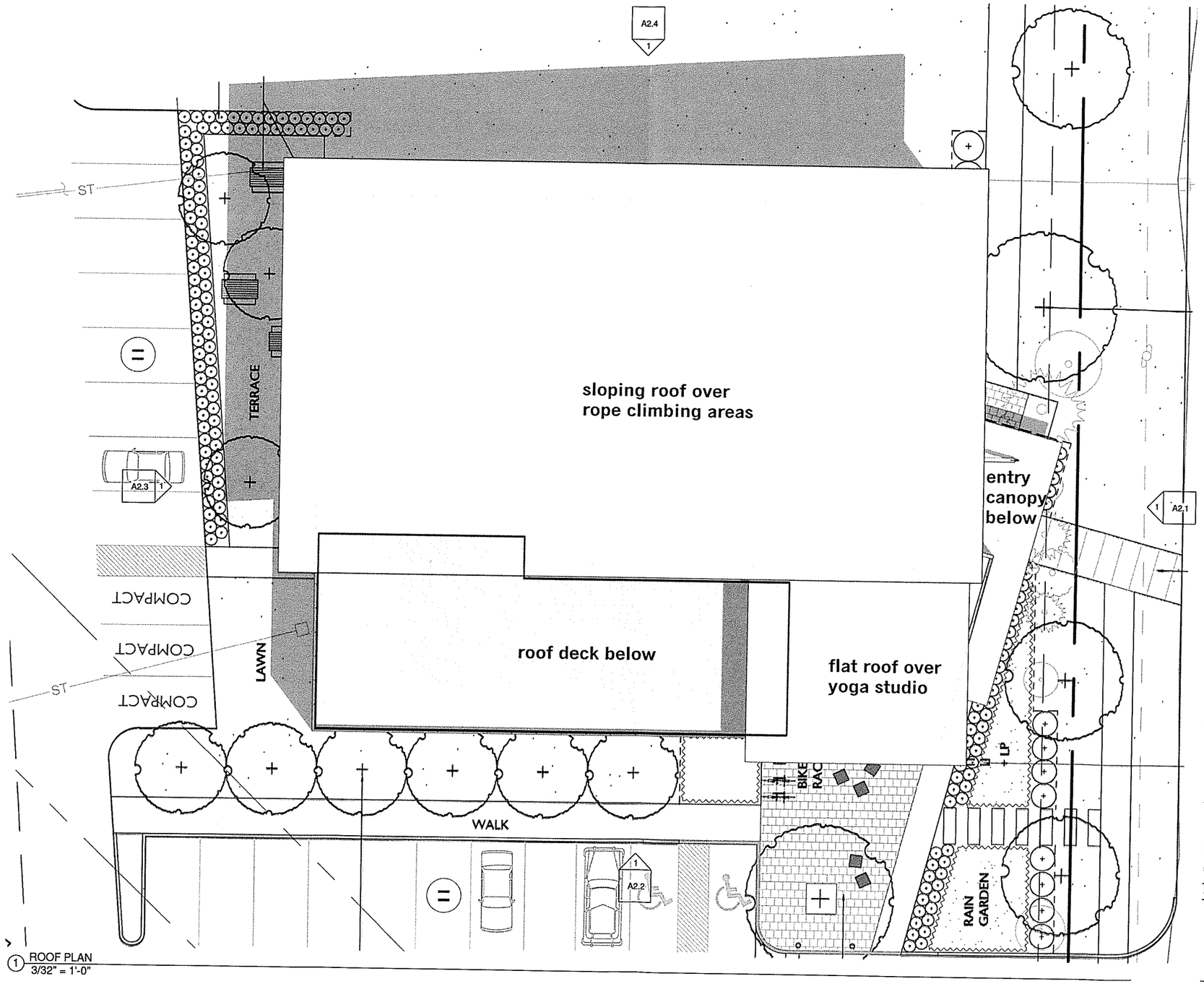

1 ROOF PLAN
3/32" = 1'-0"

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dorset, vermont
802.318.1309
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PETRA CLIFFS CLIMBING CENTER
75 BRIGGS STREET BURLINGTON, VT

CLIENT:
CHAREST ALPINISM, LLC

DESIGN PHASE:
PRE-DESIGN

ROOF PLAN
CONCEPT

SCALE: 3/32" = 1'-0"

A1.3

DATE: MARCH 16, 2018

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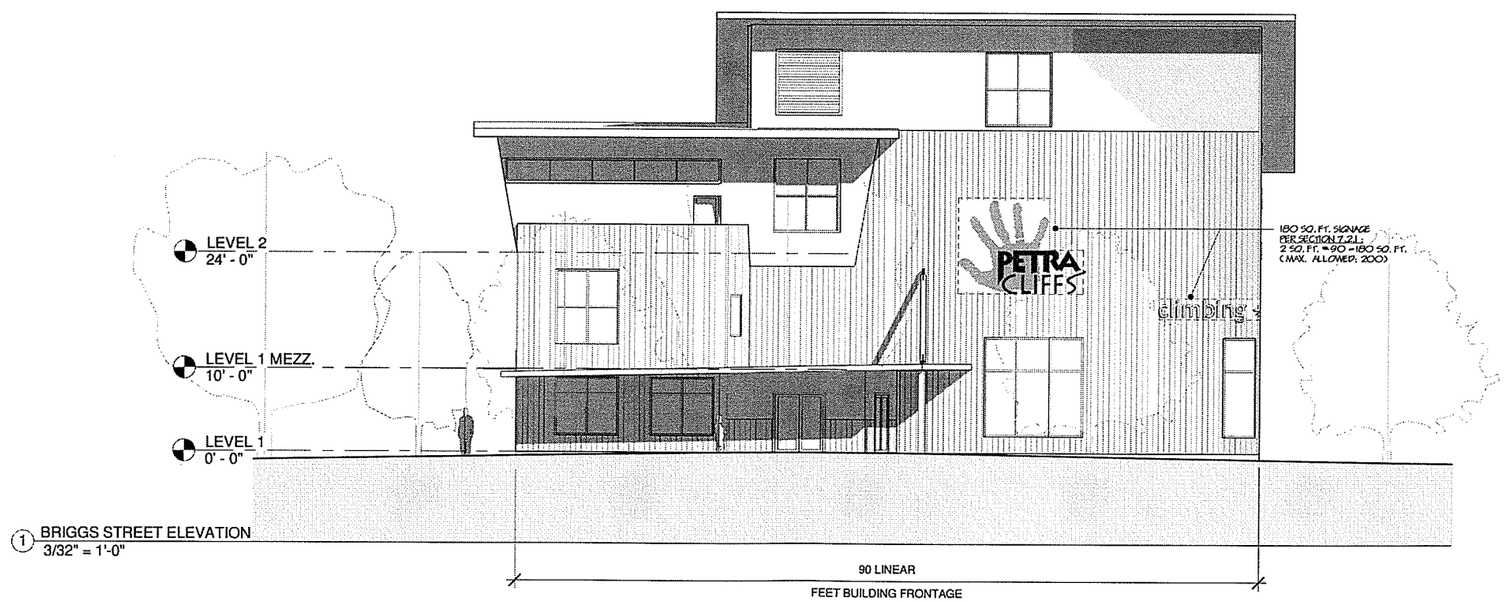

1 BRIGGS STREET ELEVATION
3/32" = 1'-0"

studio b
architecture
114 meadow lane
dorset, vermont
802.318.1309
www.studiobvt.com

PETRA CLIFFS CLIMBING CENTER
75 BRIGGS STREET BURLINGTON, VT

CLIENT:
CHAREST ALPINISM, LLC

DESIGN PHASE:
SCHEMATIC DESIGN

BUILDING ELEVATION CONCEPT

SCALE: 3/32" = 1'-0"

A2.1

DATE: APRIL 19, 2018

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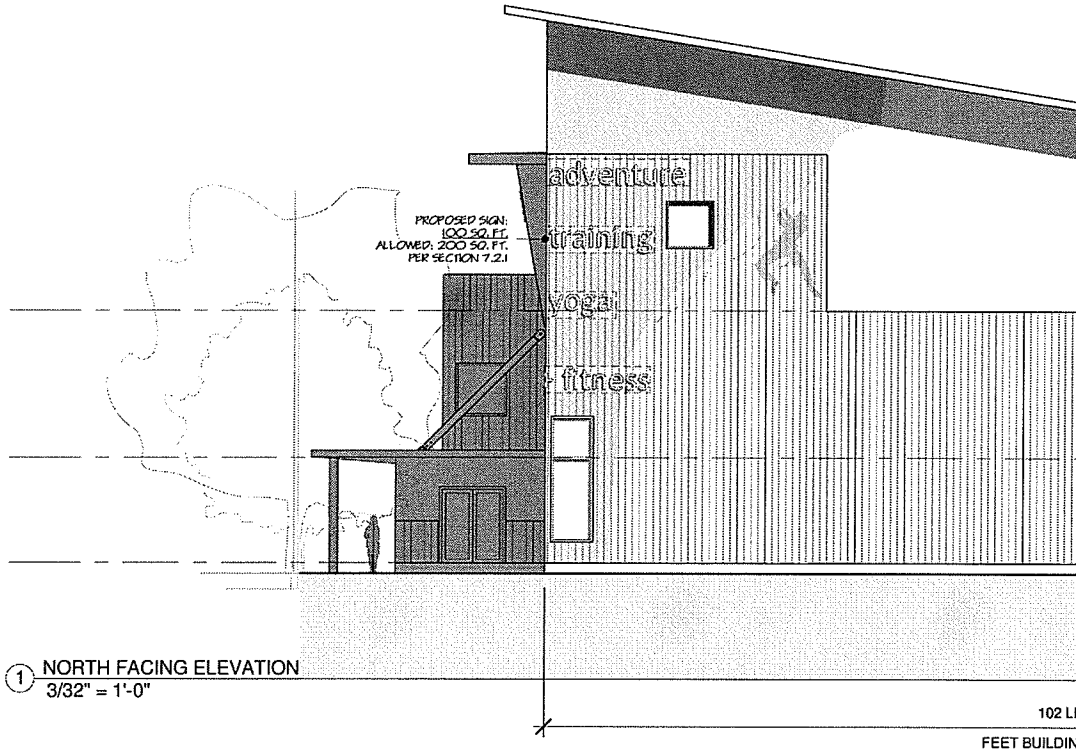
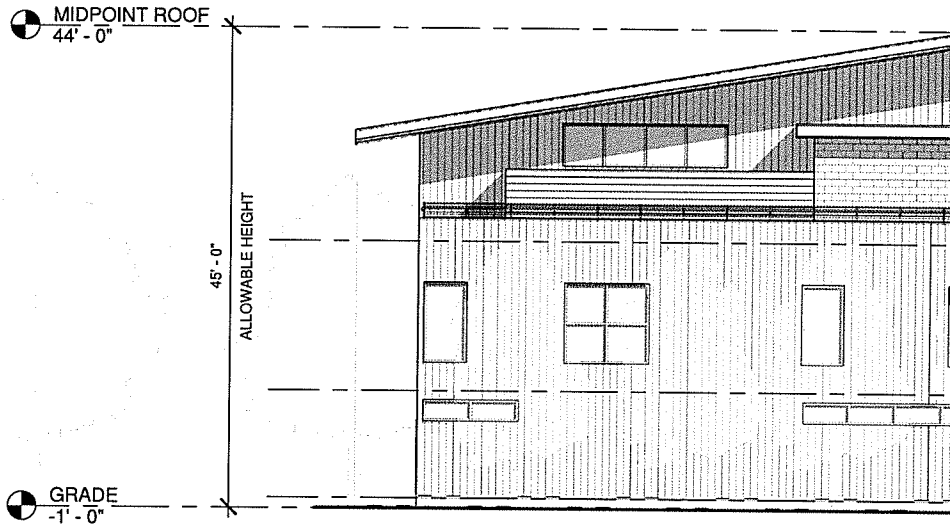
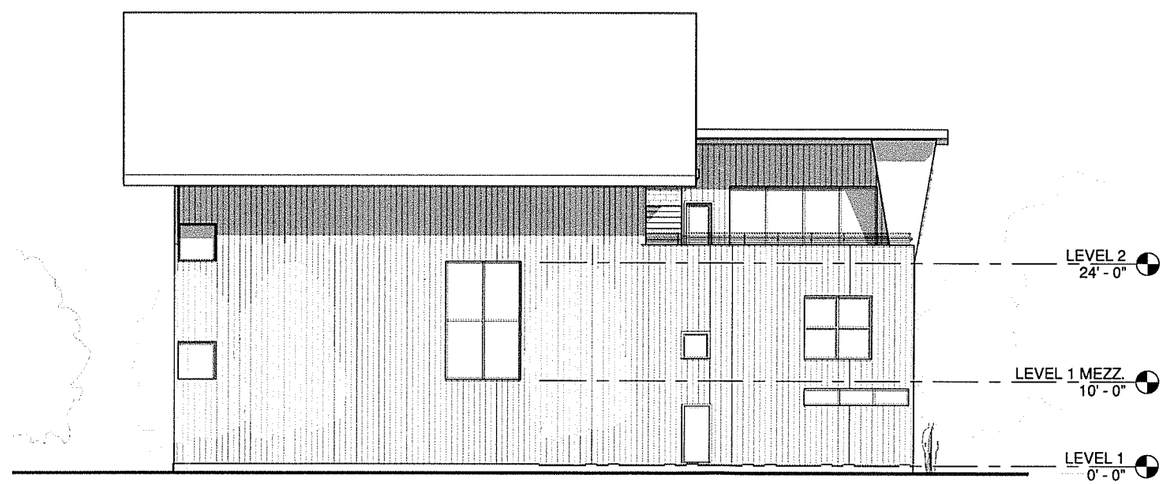
RECEIVED
APR 20 2018
DEPARTMENT OF
PLANNING & ZONING



1 NORTH FACING ELEVATION
3/32" = 1'-0"



1 SOUTH FACING ELEVATION
3/32" = 1'-0"



1 WEST FACING ELEVATION
3/32" = 1'-0"

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PETRA CLIFFS CLIMBING CENTER
75 BRIGGS STREET BURLINGTON, VT

CLIENT:
CHAREST ALPINISM, LLC
DESIGN PHASE:
PRE-DESIGN

BUILDING
ELEVATION
CONCEPT

SCALE: 3/32" = 1'-0"

A2.3

DATE: MARCH 16, 2018

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WAGNERHODGSON
LANDSCAPE ARCHITECTURE

VT 802.864.0010 NY 518.567.1791 wagnerhodgson.com

LOT COVERAGE

SITE AREA - 73,395 SF (1.68 AC.)
PERVIOUS AREA - 25,313 SF = 34.5%
IMPERVIOUS AREA - 48,082 SF = 65.5%
(80% ALLOWED)

PARKING CALCULATIONS

ASSUMPTIONS
SHARED USE DISTRICT
USE - HEALTH CLUB
MIN. PRKG - 2/1000 SF
MAX. PRKG. - 3/1000 SF x 1.25

EX. BLDG. - 4,046SF
(4X3X1.25) =15 SPACES
PROP. BLDG. -13,000SF
(13X3X1.25)= 49 SPACES
ALTERNATIVE FUEL VEHICLES
2 SPACES

TOTAL MAX. PRKG. SPACES = 66

RECEIVED
MAR 19 2018
DEPARTMENT OF PLANNING & ZONING

NO.	DESCRIPTION	DATE

PETRA CLIFFS
75 BRIGGS STREET,
BURLINGTON, VERMONT

LANDSCAPE PLAN

JOB NO. 807
SCALE: 1/16"=1'-0"
DRAWN BY: AH
DATE: 03.15.2018

L100

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Department of Planning and Zoning
149 Church Street
Burlington, VT 05401
Telephone:(802) 865-7188
(802) 865-7195 (FAX)
(802) 865-7142 (TTY)

David White, AICP, Director
Meagan Tuttle, AICP, Comprehensive Planner
Jay Appleton, GIS Manager
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Ryan Morrison, Associate Planner
Layne Darfler, Planning Technician
vacant, Zoning Clerk

TO: Development Review Board
FROM: Scott Gustin
DATE: May 1, 2018
RE: 18-0793SP; 75 Briggs 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.

Zone: ELM Ward: 5S

Owner/Applicant: Onion River Cooperative, Inc. / Charest Alpinism, LLC

Request: Sketch plan review for new health club/climbing center. Includes a new building and related 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)

Background Information:
The applicant has requested sketch plan review of a new health club/climbing center and related site improvements at 75 Briggs Street. This parcel is presently vacant with one remaining building left over from the former railroad use of the property. This proposal is a comprehensive redevelopment of the site involving the new 13,000 sf building, retention of the existing 4,000 sf building, and new parking, landscaping, and stormwater management features. The sketch plan materials also make note of an associated daycare facility. Both the health club and daycare are conditional uses in the E-LM zone. As the project entails a development footprint of > 40,000 sf, major impact review is also triggered.

This project was reviewed by the Technical Review Committee on February 8, 2018. Sketch plan review with the Conservation Board occurred April 2, 2018 and with the Design Advisory Board on April 10, 2018. Revised east and north elevations have been provided following DAB review.

Previous zoning actions for this property are noted below.
11/21/16, Approval to remove portion of gravel lot and convert to green space
10/4/16, Approval to construct new grocery store and subdivide the property in two (creating the present lot)

I. Findings

Article 3: Applications and Reviews
Part 5, Conditional Use & Major Impact Review:

Section 3.5.6 (a) Conditional Use Review Standards
Approval shall be granted only if the DRB, after public notice and public hearing, determines that the proposed conditional use and associated development shall not result in an undue adverse effect on each of the following general standards:

1. *Existing or planned public utilities, facilities or services are capable of supporting the proposed use in addition to the existing uses in the area;*

The proposed development will be served by municipal utilities. Sufficient water and sewer service are available. A State of Vermont wastewater permit will be required. A capacity letter issued by the Dept. of Public Works will be required prior to issuance.

2. *The character of the area affected as defined by the purpose or purposes of the zoning district(s) within which the project is located, and specifically stated policies and standards of the municipal development plan;*

The subject property is located within the Enterprise – Light Manufacturing zone. This zone is intended primarily for manufacturing, distribution, processing and the like; however, other commercial uses are allowed. The proposed health club with related daycare is one of those allowed uses. It is situated in a location with ready access from other nearby commercial uses and a large residential neighborhood.

3. *The proposed use will not have nuisance impacts from noise, odor, dust, heat, and vibrations greater than typically generated by other permitted uses in the same zoning district;*

The proposed health club is not expected to generate nuisance impacts from noise, odor, dust, and the like that may be more typically associated with industrial uses. The proposed construction is set relatively far from homes in the adjacent neighborhood.

4. *The transportation system is capable of supporting the proposed use in addition to the existing uses in the area. Evaluation factors include street designations and capacity; level of service and other performance measures; access to arterial roadways; connectivity; transit availability; parking and access; impacts on pedestrian, bicycle and transit circulation; safety for all modes; and adequate transportation demand management strategies;*

No traffic information is included in the sketch plans. An estimate of peak hour traffic is needed. Based on that estimate, a complete traffic analysis may or may not be required. A comprehensive traffic study was conducted for the adjacent City Market. That analysis could serve as the basis for an updated traffic study for this application. The applicants should be in touch with the engineering division at the Department of Public Works to address required traffic information.

and,

5. *The utilization of renewable energy resources;*

The sketch plans make note of solar energy utilization. Incorporation into the project design is encouraged.

and,

6. *Any standards or factors set forth in existing City bylaws and city and state ordinances;*

Technical Review Committee comments relative to applicable City bylaws have been provided.

(b) Major Impact Review Standards
1. Not result in undue water, air, or noise pollution;
No significant air or noise pollution is anticipated as a result of this development.

See Sec. 5.5.3 for stormwater management.

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;
See Sec. 5.5.3.

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) 4.

6. Not cause an unreasonable burden on the city's ability to provide educational services;
No impacts on the city's educational system are anticipated as a result of this purely commercial development.

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 are expected to be relatively modest. Impacts will be mitigated by payment of impact fees if the zoning permit application is approved.

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 Article 6 for effects on significant natural areas, historic buildings, and archaeological significance.

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 is located within the ELM zone – an area of the city specifically zoned for a variety of commercial land uses. The project will not adversely impact the city's present or future growth patterns. The development is of a relatively moderate scale and is not expected to have an undue adverse impact on the city's ability to accommodate growth.

10. Be in substantial conformance with the city's municipal development plan;
Several provisions of the Municipal Development Plan target the Enterprise zones for new commercial investment and development (Land Use Policies, pg. I-2; Growth Areas, pg. I-22 {The Enterprise District}). Further, this project brings about new investment to a site with significant

soil contaminants (Land Use Policies, pg. I-23 {Brownfields}). As required, the new building will comply with present energy efficiency standards of the city and state (Energy Plan, pg. VIII-1).

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 commercial development will have no impact on the present or projected housing needs of the city.

12. Not have an undue adverse impact on the present or projected park and recreation needs of the city.
Little impact on the city's park and recreation needs is expected as a result of this development. What impact there is will be mitigated by payment of impact fees.

(c) Conditions of Approval:
In addition to imposing conditions of approval necessary to satisfy the General Standards specified in (a) or (b) above, the DRB may also impose additional conditions of approval relative to any of the following:

1. Mitigation measures, including but not limited to screening, landscaping, where necessary to reduce noise and glare and to maintain the property in a character in keeping with the surrounding area.
The proposed development will likely not generate offsite noise or glare substantial enough to require mitigation. Screening of the parking lot along Briggs Street is proposed in an effort to reduce the visual impact associated with the relatively large parking lot.

2. Time limits for construction.
No construction timeline or phasing are included in the sketch plans. Unless a longer timeframe is specifically requested and approved, the standard 2-year timeframe for zoning permits will apply.

3. Hours of operation and/or construction to reduce the impacts on surrounding properties.
Hours of operation are not noted and must be in the zoning permit application. The must specify for the health club and for the related daycare.

No construction schedule is included in the sketch plans. One must accompany the zoning permit application.

4. That any future enlargement or alteration of the use return for review to the DRB to permit the specifying of new conditions; and,
Any future enlargement or alteration will be reviewed under the zoning regulations in effect at that time.

5. Such additional reasonable performance standards, conditions and safeguards, as it may deem necessary to implement the purposes of this chapter and the zoning regulations.
See the recommended conditions.

Article 4: Maps & Districts
Sec. 4.4.3, Enterprise Districts:
(a) Purpose

(1) Light Manufacturing (E-LM)
The subject property is located in the E-LM zone which is intended as the primary commercial/industrial center of Burlington. The proposed health club and related daycare are consistent with the array of commercial uses allowed in this zone.

(b) Dimensional Standards & Density
Proposed building area is 13,000 sf. Along with the existing 4,000 sf building to remain, FAR is 0.23 on the 1.68 acre lot. This FAR is well below the 2.0 FAR limit in this zone.

Proposed lot coverage will be 65.5%. This percentage is under the maximum allowable 80% coverage.

The proposed front yard setback is 12' along Briggs Street. The minimum required is 5'. Side yard setbacks are not applicable in the E-LM zone. The minimum required rear yard setback is 10% of the lot depth – in this case about 12.5,' although the rear lot line is somewhat angled. The building is set about 45' from the rear property line.

Maximum building height will be 44' to the midpoint of the sloped shed roof and is under the maximum permissible 45' height.

(c) Permitted & Conditional Uses
The proposed climbing center is a "health club" under Appendix A of the CDO and is a conditional use in the E-LM zone. The associated daycare center is also a conditional use and is allowed only as accessory to another use. Whether the daycare is "large" (> 20 children) or "small" (20 or fewer children) needs to be noted.

(d) District Specific Regulations
Not applicable.

Article 5: Citywide General Regulations
Sec. 5.2.3, Lot Coverage Requirements
See Sec. 4.4.3 (b) above.

Sec. 5.2.4, Buildable Area Calculation
Not applicable.

Sec. 5.2.5, Setbacks
See Sec. 4.4.3 (b) above.

Sec. 5.2.6, Building Height Limits
See Sec. 4.4.3 (b) above.

Sec. 5.2.7, Density and Intensity of Development Calculations
See Sec. 4.5.3 (b) above.

Sec. 5.5.1, Nuisance Regulations
Nothing in the proposal appears to constitute a nuisance under this criterion.

Sec. 5.5.2, Outdoor Lighting
No outdoor lighting info is included in the sketch plans. The permit application must include fixture cutsheets and depict fixture locations on the building exterior and the site. A photometric plan will be needed in order to demonstrate compliance with the illumination standards for the building entries and parking and circulation areas.

Sec. 5.5.3, Stormwater and Erosion Control
Presently, there are no stormwater management features onsite. The proposed project design includes three bioretention areas. These areas will collect stormwater runoff from the parking area and building rooftop and will attenuate flows prior to discharge to the city's combined sewer system. The contaminated soils onsite prevent utilizing infiltration, but post-development peak flows will be reduced by 50% for the one year design storm.

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 property does not contain any important natural features as identified in the Open Space Protection Plan or as outlined in Sec. 4.5.4, *Natural Resource Protection Overlay Districts*. In fact, the property is nearly devoid of any green space at all. It is a vacant former railroad property. The proposed construction will have no impact on Burlington's diversity of important natural features.

(b) Topographical alterations
The existing property is essentially flat and will remain so. Proposed grading will direct stormwater runoff into newly proposed stormwater management measures.

(c) Protection of important public views
There are no significant public views from or through the subject property. The proposed construction will not adversely impact any identified public view corridor.

(d) Protection of important cultural resources
The property has no known archaeological significance. It contains no archaeological site points, nor is it located within an archaeologically sensitive area.

(e) Supporting the use of alternative energy
See Sec. 6.3.2 (f).

(f) Brownfield sites
The Vermont DEC Hazardous Site List specifically lists this property as a contaminated site. The applicants are working with VT DEC to establish a corrective action plan (CAP) to address onsite contaminants. The zoning permit application, when filed, should address at least generally the corrective measures that will be utilized to address the onsite contaminants.

(g) Provide for nature's events

See Sec. 5.5.3 for stormwater management.

The main building entry will be sheltered. There is sufficient room onsite for snow storage during the winter months.

(h) Building location and orientation
The proposed building will be set close to the street, reflecting similar front yard setbacks on neighboring properties. As required, the new building presents an entryway facing Briggs Street.

(i) Vehicular access
The site plan depicts two driveways accessing the property, although one is labeled "potential." One driveway and curb cut is recommended in the zoning standards; however, the Department of Public Works has final authority over the number of curb cuts allowed. The zoning permit application must include a final access plan.

(j) Pedestrian access
Pedestrian access to the property will be afforded by way of a new sidewalk and onsite walkways. The new sidewalk within the Briggs Street right-of-way is subject to Department of Public Works review and approval. The northern extension crosses over onto the private property and connects with that on the adjacent City Market property. This configuration should include review by the Department of Public Works. The new sidewalk is continuous across both driveways as required. The site plan depicts a new crosswalk across Briggs Street. DPW review and approval will be required for this feature.

Within the site, walkways will provide clear pedestrian routes towards the building entry. The walkway through the parking area is clearly delineated.

(k) Accessibility for the handicapped
Handicap parking spaces are depicted near the south-facing building entrance. Entries into the building appear to be at-grade. It is the applicant's responsibility to comply with all applicable ADA requirements.

(l) Parking and circulation
Parking is set to the side and rear of the buildings. Given the lengthwise orientation of the property along Briggs Street, the side parking lot also has frontage along the street. Proposed landscaping, including a mix of trees and shrubs will be installed to provide screening of the parking lot.

Parking spaces and circulation isles appear to be dimensionally compliant. Parking spaces are 9' X 18', and circulation isles are 24' wide allowing for 10' wide travel lanes and compliant back-up space. The 18' parking space depth is acceptable given that all of the spaces are peripheral.

Curbing is evident along much of the parking lot's edge. There is no curbing along the western edge where stormwater runoff will sheetflow into the linear bioretention area. As recommended by this criterion, the parking area is divided into smaller components with peripheral landscaping to delineate the boundaries of the parking and circulation areas.

The proposed parking lot will require shade trees. No parking lot shading analysis is included in the sketch plans. One will be required with the permit application. This criterion establishes a target of 30% shading of the parking area with new shade trees. At least 1 shade tree for every 5 parking spaces is required. The new parking lot will contain 66 parking spaces and will require 13 shade trees. As proposed, 22 new trees will be planted within or around the parking lot (not counting the row of new trees along the northern edge – they will provide minimal, if any, shade for the parking lot). Species and size information is not included in the sketch plans. Minimum caliper size at the time of planting must be 2.5" – 3.5." A mature canopy diameter of at least 25' is needed.

Bike racks are depicted on the site plan near the building's southern entry. Details as to the number and type (short and long term) of bike parking spaces will be needed with the permit application.

(m) Landscaping, fences, and retaining walls
The sketch plans include a landscaping plan that encompasses a variety of plantings. Proposed landscaping will be used to frame the property and to screen parking from the street. It will be used to break up the surface parking lot and to define spaces within the site. Species and planting size information has not been provided and will be required with the permit application.

(n) Public plazas and open space
No public plazas or open space are included in this proposal.

(o) Outdoor lighting
See Sec. 5.5.2.

(p) Integrate infrastructure into the design
No ground-mounted mechanical equipment is apparent in the sketch plans, nor is any dumpster enclosure. Such items, if proposed, must be depicted and screened. Any new utility lines must be buried.

Part 3, Architectural Design Standards
Sec. 6.3.2, Review Standards
(a) Relate development to its environment

1. Massing, Height, and Scale
The proposed building contains 13,000 sf GFA with a 9,000 sf footprint. The massing of the structure is broken into distinct building components as required by this criterion. Varying roof forms and materials reinforce the perception of separate building components. Its height, as measured to the midpoint of the sloped roof, is within the 45' height limit in the ELM zone. Overall building scale fits within the context of the built environment. The newly constructed City Market next door is ~ 30,000 sf, while the remaining building on the subject site is 4,000 sf. Significantly larger commercial buildings exist to the north, while significantly smaller residential structures exist to the east.

2. Roofs and Rooflines
As noted above, the proposed building incorporates multiple roof lines. The primary roof structure is a simple sloped shed roof. Other roof sections are flat or nearly so. These roof

forms are common in the ELM zone. Part of the roof area will be activated with programmatic uses.

3. Building Openings
The primary building entrance is sheltered and oriented towards Briggs Street. It is also accessible from the parking area to the south. This primary entrance clearly reads as such. The fenestration is consistent with the angular, boxy appearance of the building and is placed proportionately throughout.

(b) Protection of important architectural resources
This new construction will not affect existing historic buildings in the area. No building demolition is included in this application.

(c) Protection of important public views
See 6.2.2 (c) above.

(d) Provide an active and inviting street edge
The building is set close to the street and presents a clearly defined sheltered entrance easily accessible from the newly constructed sidewalk. The outdoor patio area and adjacent walkways further improve the perceived sense of invitation into the building. Ample street level glazing affords visual access into the building by patrons and passersby. The DAB commented on the relatively blank east elevation along Briggs Street but acknowledged this is due to the function of the climbing walls inside. Improvement was recommended nonetheless. Revised elevation plans have been provided that incorporate additional fenestration and signage.

(e) Quality of materials
Variation in materials is evident, but the sketch plans do not note specifically what the materials are. Such information will be required with the permit application.

(f) Reduce energy utilization
Few energy details are included in the sketch plans. Inclusion of solar energy into the project design is being considered. The new building must comply with the current energy efficiency requirements of the city and state.

(g) Make advertising features complimentary to the site
Exterior signs are depicted in the sketch plans. Location appears to be acceptable, but total sign area appears to exceed the maximum allowable. Sign area is limited to 2 square feet for every 1 linear foot of building street frontage. In this case, the building has 90' of street frontage. In turn, up to 180 sf of parallel signage is allowed. The total proposed appears to be 280 sf. Exterior signage is handled by way of separate zoning permit in any event.

(h) Integrate infrastructure into the building design
No rooftop mechanical units are depicted in the sketch plans, nor are utility meter locations. These items, and any other similar features that may be proposed, must be depicted on the project plans for the permit application.

(i) Make spaces safe and secure

The project underwent technical review in February 2018. As the project moves ahead, egress and fire safety standards will apply as administered through the offices of the fire marshal and of the building inspector.

Article 8: Parking

Sec. 8.1.8, Minimum Off-Street Parking Requirements

The proposed health club is located in the Shared Use Parking District. The minimum onsite parking requirement is 2 spaces per 1,000 sf. At 13,000 sf, the new facility will require 26 spaces. The use of the 4,000 sf existing building has yet to be determined. As a storage building, it would require 0.35 space per 1,000 sf – in this case 1 parking space. Parking for the daycare is dependent on the number of staff and children – information not yet provided. As proposed, 66 parking spaces will be constructed, including 2 dedicated EV spaces.

Sec. 8.1.9, Maximum Parking Spaces

This section limits surface parking to 125% of the Neighborhood Parking District minimum parking requirement. The 2 EV parking spaces provided are exempt from this provision.

Without information as to the daycare parking requirement, the upper limit for onsite parking cannot yet be determined.

Sec. 8.1.10, Off-Street Loading Requirements

The existing 4,000 sf building will apparently use an existing loading bay. No loading bay for the new building is evident. This criterion requires that every new non-residential building provide sufficient space for loading and unloading vehicles. This criterion must be addressed in the zoning permit application.

Sec. 8.1.11, Parking Dimensional Requirements

See Sec. 6.2.2 (*l*).

Sec. 8.1.12, Limitations, Location, Use of Facilities

(a) Offsite parking facilities
(Not applicable)

(b) Downtown street level setback
(Not applicable)

(c) Front yard parking restricted
(Not applicable)

(d) Shared parking in the Neighborhood Parking Districts
(Not applicable)

(e) Single story structures in Shared Use Districts
See Sec. 8.1.8.

(f) Joint use of facilities
As enabled by this section, parking for all of the uses onsite will be provided in a single parking facility.

(g) Availability of facilities
None of the proposed parking will be used for the storage or display of vehicles or materials by offsite users. Parking will be for clients and employees only.

(h) Compact car parking
Three of the parking spaces appear to be "compact;" however, the 15% limitation associated with this criterion applies only to structured parking.

Sec. 8.1.13, Parking for Disabled Persons
The site plans depict several handicap parking spaces in close proximity to pathways and the building's main entrance. Associated striping is also shown. ADA compliance is administered via the city's building permit process.

Sec. 8.1.14, Stacked and Tandem Parking Restrictions
(Not applicable)

Sec. 8.1.15, Waivers from Parking Requirements / Parking Management Plans
(Not applicable)

Sec. 8.2.5, Bicycle Parking Requirements
Little bike parking information has been provided. The site plan depicts several bike racks near the new building's main entrance. Information as to the number and type (long and short term) of bike parking spaces for both the health club and the daycare will be required with the zoning permit application.

II. Conditions of Approval

Not applicable for sketch plan review.

Lamoureux & Dickinson
Engineers • Surveyors • Planners • Wetland & Soil Scientists

March 19, 2018

RECEIVED
MAR 19 2018
DEPARTMENT OF
PLANNING & ZONING

Scott Gustin, AICP, CFM
Department of Planning & Zoning
City Hall
Burlington, Vermont 05401

RE: Sketch Plan Application
Petra Cliffs – 75 Briggs Street

Dear Scott:

We are writing on behalf of Andrea & Steve Charest of Petra Cliffs to request sketch plan review for the proposed development of 75 Briggs Street. This application involves Lot 2 of the City Market South End subdivision. This 1.68 acre parcel is the remaining undeveloped land located to the south of the recently constructed City Market at the corner of Briggs Street and Flynn Avenue.

Petra Cliffs is currently located just south of the proposed site at 105 Briggs Street. This application involves the development of 75 Briggs Street into a new larger, modern climbing and community center. The enclosed narrative, prepared by the applicant, provides a detailed description of the proposed programming and building.

The project is located in the Enterprise – Light Manufacturing (E-LM) zoning district. The project is also located in the shared use parking district and the design review overlay. Per Article 13 (Definitions), the climbing center is classified as a health club use, which is a conditional use in the E-LM zoning district.

The enclosed Landscape Plan presents the proposed site and building layout. The proposed project layout has been modified since the Technical Review Committee (TRC) meeting on February 8. The proposed building siting and parking lot layout have been revised to reflect an optimized utilization of the site and comments received from both your office and the TRC. The Landscape Plan includes coverage and parking calculations.

A multi level 13,000 square foot facility (9,450 square foot footprint) is proposed for the new climbing center. The proposed building height will comply with the 45 feet maximum, as defined for sloping roofs in Article 5. The Building Design Concept plans present the proposed interior layout, as well as the building exterior.

An existing 4000 square foot single story metal building is located along the southerly boundary of the project parcel. This existing building will be retained, for use as storage and other activities related to the climbing center.

Prior environmental site assessments have identified soil contamination on the site resulting from the prior industrial and commercial land uses. The applicant is working with KAS Consulting on environmental remediation and a corrective action plan (CAP). This process is

already underway, and the parcel has been accepted into the VT DEC Brownfields Reuse and Environmental Liability Limitation (BRELLA) program.

On March 15 the applicant presented the proposed project to the monthly meeting of the Ward 5 Neighborhood Planning Assembly (NPA). A copy of the meeting agenda is enclosed. The meeting minutes and attendance list will forwarded as soon as available from the NPA.

The applicant is requesting sketch plan review by the Conservation Board, Design Advisory Board, and Development Review Board.

Since this sketch plan review, the applicant will be continuing to refine and develop the project design as the development review process moves forward.
The following information is enclosed for your review:

- Zoning Permit Application
- $900 application fee (Review by 3 Boards x $300/Board)
- List of abutting landowners
- Project narrative
- Building Design Concept plans (Studio b Architecture, 03-16-18)
- Landscape Plan (Wagner Hodgson Landscape Architecture, 03-15-18)
- Stormwater narrative
- Ward 5 NPA Meeting Agenda (03-15-18)

Please contact our office with any questions. We look forward to receiving your comments and discussing this application with Boards.

Sincerely,

Andrew Rowe P.E.

c: Andrea & Steve Charest

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P:\2017\17023 Petra Cliffs\City\Sketch\sketchcover letter.docx

Dear City of Burlington,

On January 29, 2018, Charest Alpinism LLC dba Petra Cliffs signed a Purchase & Sale Agreement with City Market to purchase the 1.67 acre lot at 75 Briggs Street, with plans to develop a modern climbing ar community center that is compatible with the City of Burlington, with the South End neighborhoods, and with its neighbor, City Market.

Petra Cliffs Climbing Center & Mountaineering School has been a fixture in the Burlington community sir its opening in 2000. Andrea and Steve Charest have managed the business since its beginning and purchased it in April of 2012.

Popularity and demand have caused a growth opportunity for Petra Cliffs, and a move to 75 Briggs St. w serve the market well. A move to this new location enables us to produce a more modern climbing facility growing from our 6,000 square foot building with 26 foot tall ceilings, to 13,000 square feet GFA with climbing walls up to 45 feet high. The climbing facility will feature bouldering, top roping and national-leve lead climbing areas, a fitness/alpine training center, yoga studio, drop-off child care and classroom space The facility will keep design elements from the existing location to maintain a warm, friendly, local atmosphere, while elements like a rooftop deck for social events will bring a new dimension for guests.

Part of what makes Petra Cliffs unique is its inclusivity and strong culture. Maintaining these qualities are the highest importance as we grow. We are a recreation and education center for people of all ages and abilities, without discrimination. Staying in the neighborhood in which we planted our roots is very importa to us. Our neighbors have a peaceful relationship with Petra Cliffs, and a move down the street will maintain compatibility in the neighborhood and will preserve- and improve- the character of Briggs Street

The following pages describe the physical aspects and programming goals for the project.

We appreciate the opportunity to discuss our plans with the Burlington Review Boards and to receive you feedback as we navigate the permitting process.

Thank you,

Steve & Andrea Charest
Owners, Petra Cliffs

andrea@petracliffs.com
steve@petracliffs.com

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Goals for Features of the Physical Location at 75 Briggs Street

Exterior

- 13,000 sq ft GFA (9,000 sq ft footprint) building on the North end of the lot
- 66 parking spaces and natural traffic flow pattern to facilitate child/camper drop-off and pick-up
- Stormwater management area
- Welcoming front entrance with bike parking, tables for gathering
- Landscaping, raised bed gardens
- Active Rooftop: deck & conference room, multi-use event space

Interior

- Climate controlled, sprinkler system, accessible
- Renewable energy options (exploring solar with Burlington Electric Dept)
- Natural light from windows and skylights
- Air filtration incorporated into climbing structures
- Lobby with community space, lounge area, waiver station, local art gallery
- Small retail space for climbing goods, Petra Cliffs merchandise, energy bars and drinks
- 19,000 square feet of indoor climbing: 25% lead, 30% lead/top rope, 30% bouldering, 15% instruction/beginner area; max height 45+'
- Climber gear storage areas (cubbies) and seating for rest/observation/film viewing
- Climbing hold storage with large hold washing station, ladder and lift storage
- Training space with Moon Board, hang boards and campus ladders
- Indoor ropes course with adaptive-accessible elements
- Instruction space with rappel access and multi-pitch climbing transitions
- Autobelays
- Onsite drop-off child care
- Climate-controlled studio space for yoga
- Modern training facility with free weights and exercise machines, crossfit-style gym
- Community conference space/classroom/Mountaineering School trip planning space
- Birthday Party area; upper-level with views of Lake Champlain
- Locker room facilities with bathroom and showers
- Staff office/locker room/break room
- Administrative office
- Mountaineering School gear storage

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Petra Cliffs Program Goals

- Continued, Increased & New Community Events
- Climbing Competitions
- Reel Rock Film Tour
- Talks, Guest Presenters, Films
- Local Artist Gallery
- South End Art Hop
- CRAG-VT Fundraising Events
- Everest Challenge Fundraiser
- Over the Edge Sponsorship to benefit the Flynn Center

INDOOR PROGRAMMING

- Youth Climbing
  - Pro Team, Competition Team, Recreational Team
  - Mini Monkeys
  - Itsy Bitsy Spiders
- Birthday Parties
- Adult Programming
  - Private Lessons, Climbing Clinics
  - Free Member Clinics
- Adaptive Programming
  - Dedicated space for adaptive programs
  - Accessible ropes course elements

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SUMMER CAMP

- Continue classic SumMAT (Summer Mountain Adventure Training) & School Vacation Camps
- Work with Fresh Air Fund, Howard Center, The North Face Explore Fund Grant and more organizati to offer scholarships for families in need
- Indoor half day camp option
- Partner camps with City Market ("Climbing & Cooking," "Ropes & Roots")
- Partner camps with more local organizations

MEMBERSHIP

- Expanded hours & fitness options to grow membership base
- Additional member benefits
- Collaborate with local business for health club reimbursement for employees

MOUNTAINEERING SCHOOL

- Increased educational programs with use of classroom space: Navigation, Avalanche Awareness
- Expanded programming and destinations
- Continue managing Smuggs Ice Bash, Vermont's Ice Climbing Festival, increase participation

Stormwater Narrative
Conceptual Design

Proposed Petra Cliffs Facility
75 Briggs Street, Burlington

March 14, 2018

Existing conditions

This project involves Lot 2 of the City Market South End subdivision, located at 75 Briggs Street in the City of Burlington. Lot 2 consists of 1.68 acres located to the south of the City Market building and parking lot. The railroad right of way is located along the westerly boundary, with Briggs Street to the east. A single family home is located to the south. Vacant lots are located along the opposite (east) side of Briggs Street - these parcels comprise a portion of the right of way for the future Champlain Parkway.

The project parcel was previously owned by Vermont Railway, having several buildings with a history of a variety of commercial and industrial uses. Most recently, much of the site was used as a storage and intermodal transfer facility for road salt.

Currently, only a 4,000 sf one story building remains on the southerly portion of the parcel. The remainder of the parcel consists of pavement remnants, gravel/stone or packed soil surface. Several isolated small berms with trees and shrubs are located along the parcel frontage on Briggs Street.

The site is mapped by the Natural Resources Conservation Service as Munson Raynham silt loam. However, with the exception of the narrow vegetated strip between the existing building and the nearby property line, the ground surface is comprised of imported materials. Prior environmental site assessments have identified soil contamination on the site resulting from prior land uses.

Runoff along Briggs Street is collected in the City's combined sewer system. Runoff collected along the railroad flows westerly through open channels and pipes via the Oakledge Tributary to Lake Champlain. The majority of the project parcel and an adjacent segment of Briggs Street is located in the Oakledge Tributary watershed, which discharges about 2000 feet away into Lake Champlain at the end of Flynn Avenue. The catchbasins at the Briggs Street / Lyman Avenue intersection are connected to the combined sewer collection system.

Proposed Conditions

The proposed site concept involves construction of a new multi-story Petra Cliffs facility on the northerly portion of the site. The existing 4,000 sf building will remain. New parking is proposed between the two buildings, and along the westerly side of the new building. The northernmost portion of the lot will remain open, potentially for outdoor activities or future expansion.

Due to the soil contamination, no infiltration of stormwater is proposed.

Bioretention is proposed to manage runoff from the proposed impervious surfaces. A linear bioretention area will be located along the westerly boundary, parallel to the railroad. This bioretention area will receive runoff from the majority of the parking lot and rooftop of the existing building. A smaller linear bioretention area is proposed between the two curbcuts off Briggs Street. This smaller bioretention area will receive runoff from the easternmost parking area. A third bioretention area is proposed off the northwest corner of the new building for rooftop runoff. All of the bioretention areas will have underdrains that discharge to the existing catchbasin and piping leading to the Oakledge Tributary.

The new sidewalk along Briggs Street and short segments of the access drives will slope toward Briggs Street, draining to the existing catchbasin system. The catchbasins at the Lyman street intersection are connected to the combined sewer collection system.

Treatment of runoff from the proposed site will be substantially improved compared to existing conditions. Currently, there is no treatment of stormwater runoff from the site, which flows off the existing rooftop and barren ground surface to several collection points.

The project will require a State Stormwater Discharge Permit. To meet City requirements for redevelopment, the project will be designed to reduce the post development peak flow to 50% of the pre-development peak flow for the one year design storm.

The project will also require a State Construction General Permit for stormwater runoff during construction, since greater than 1 acre of disturbance is proposed. The project will also be subject to City erosion prevention and sediment control plan and permitting requirements.

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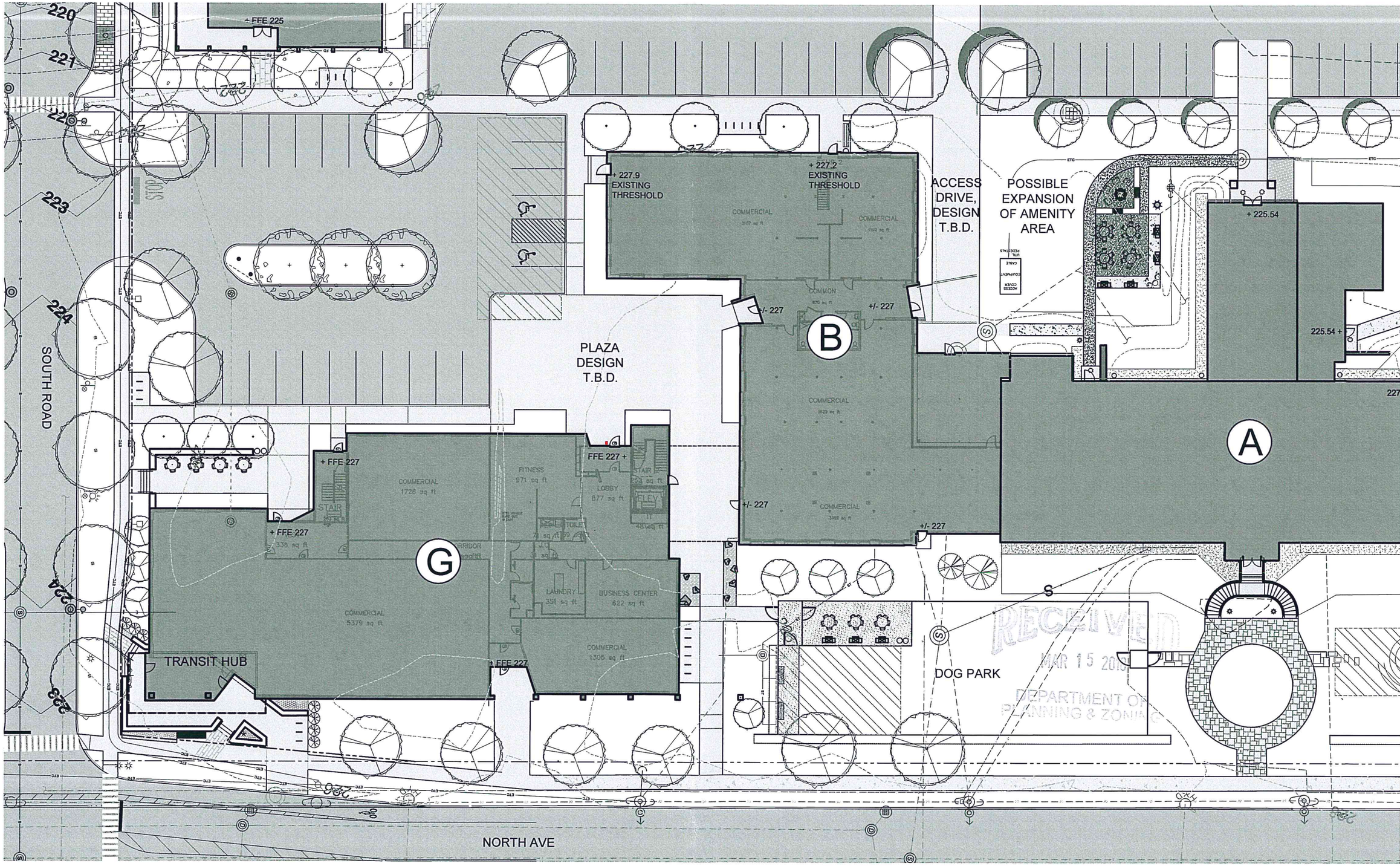

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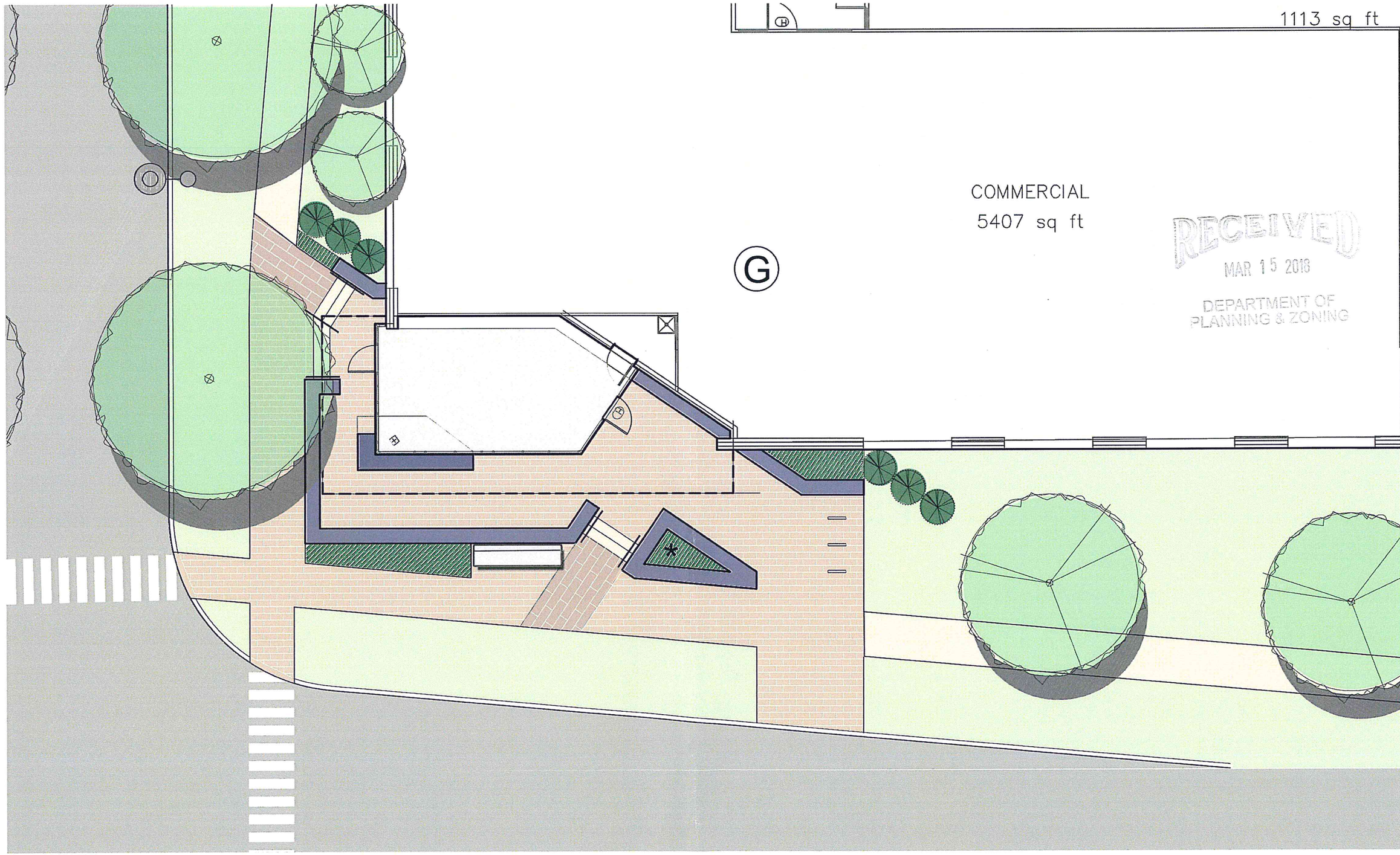
T. J. Boyle Associates LLC

landscape architects • planning consultants

301 college street • burlington • vermont • 05401 802 • 658 • 3555 www.tjboyle.com

EB / MJB team	03-13-2018 date	Cambrian Rise



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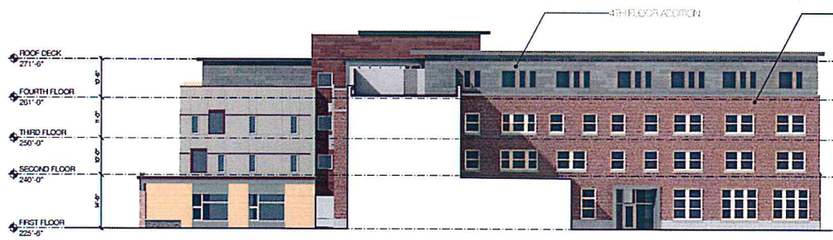
team	date	
EB / MJB	03-01-2018	Cambrian Rise



NORTH ELEVATION
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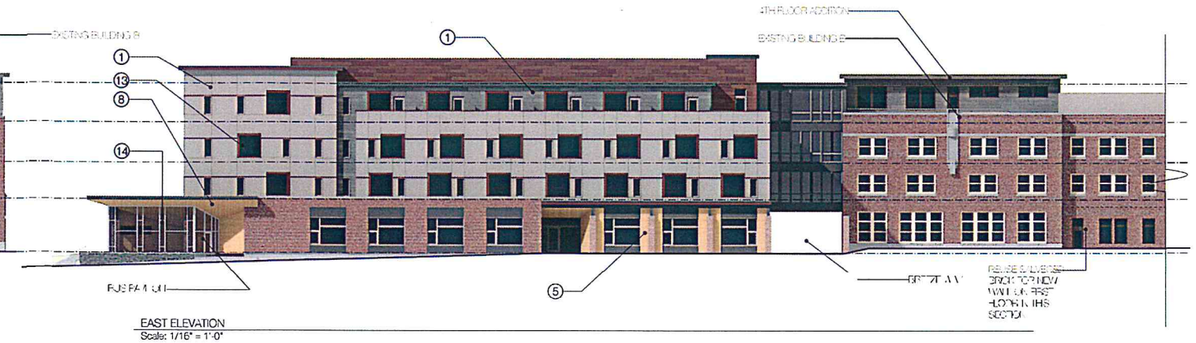

EAST ELEVATION
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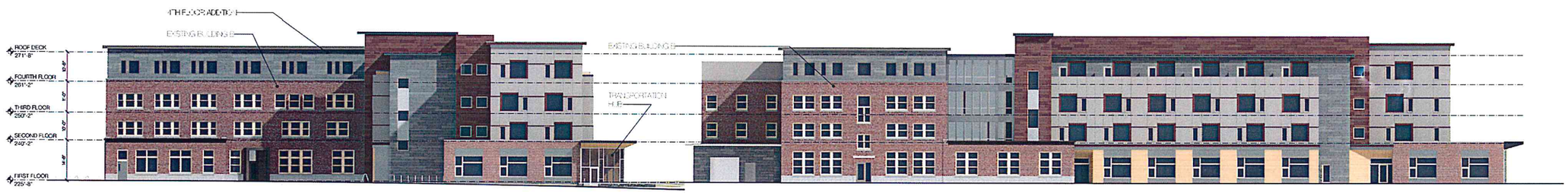

SOUTH ELEVATION
Scale: 1/16" = 1'-0"

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EAST ELEVATION
Scale: 1" = 30 ft

ELEVATION NOTES:

1. FIBER CEMENT PANEL
2. FIBER CEMENT LAP SIDING
3. CORRUGATED METAL SIDING
4. BOARD AND BATTER SIDING
5. WOOD SIDING
6. WOOD SHINGLE SIDING
7. EXPOSED CONCRETE WALL
8. BRICK MASONRY VENEER
9. STONE MASONRY VENEER
10. STANDING SEAM METAL ROOF
11. COMPOSITE TRIM
12. ALUMINUM TRIM
13. FIBERGLASS AUDAV
14. STOREFRONT FRAMING SYSTEM
15. ACCENT PANEL
16. SCREENING
17.

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SCHEMATIC DESIGN

Duncan Wisniewski ARCHITECTURE
255 SOUTH CHAMPLAIN STREET
BURLINGTON, VERMONT 05401
T: 802.864.6693

DATE: 03.12.18
DRAWN: ABC

BG-2

VIEW FROM SOUTH EAST

VIEW FROM SOUTH WEST

VIEW FROM NORTH EAST

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VIEW FROM SOUTH EAST

VIEW FROM NORTH EAST

VIEW FROM SOUTH WEST

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6 EAST ELEVATION
Scale: 1/8" = 1'-0"

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PROGRESS SET

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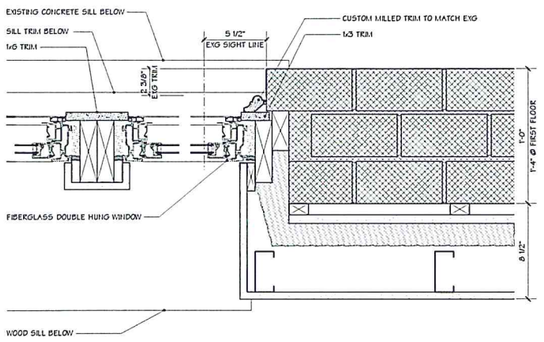
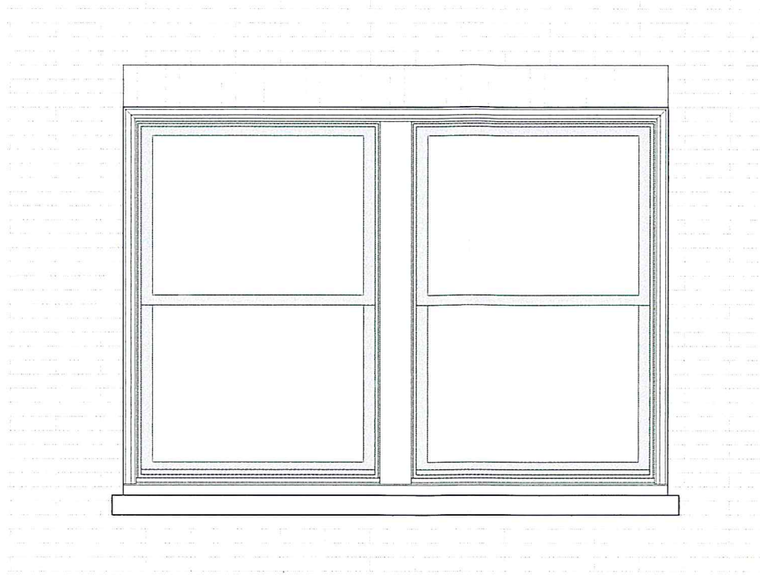
BUILDING - B

DATE: 04.10.2018
DRAWN: XXX, XXX

EAST



1 TYPICAL WINDOW JAMB
Scale: 2" = 1'-0"



3 PROPOSED REPLACEMENT WINDOW ELEVATION
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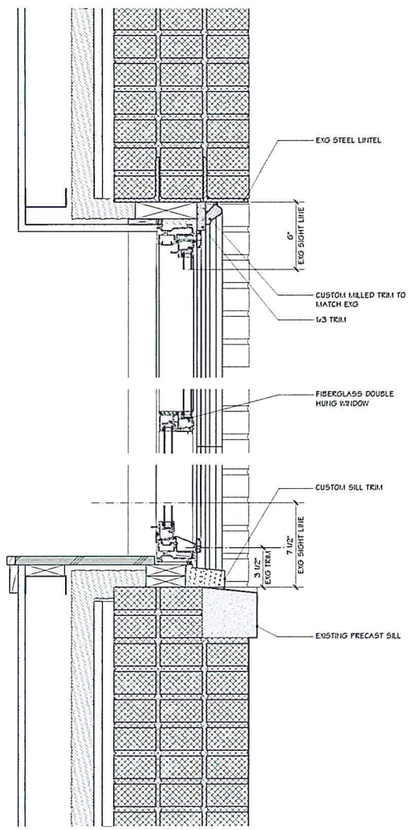

2 TYPICAL WINDOW SILL AND HEAD
Scale: 2" = 1'-0"

4 TYPICAL EXISTING WINDOW
Scale: 2" = 1'-0"

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CONSTRUCTION SET

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ARCHITECTURE
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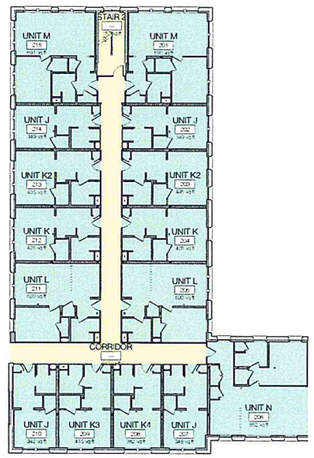

SECOND FLOOR 240'-2 1/2"
Scale: 1" = 20 ft

FOURTH FLOOR 263'-4"
Scale: 1" = 20 ft

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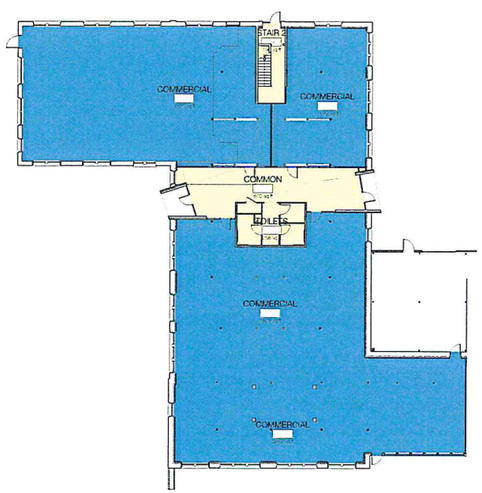
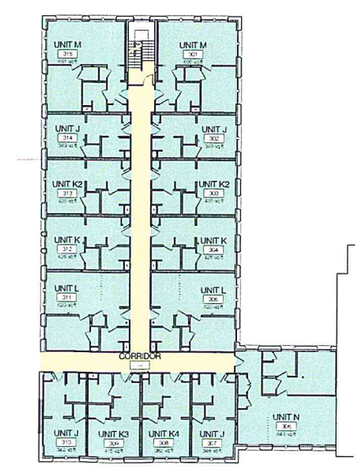
Space Name	Gross Area
BASEMENT	
Total Area:	**0**
FIRST FLOOR	
COMMERCIAL	1,829
COMMERCIAL	1,192
COMMERCIAL	3,107
COMMERCIAL	3,352
COMMON	670
STAIR 2	196
TOILETS	258
Total Area:	**10,604**
SECOND FLOOR	
CORRIDOR	842
STAIR 2	157
UNIT J	349
UNIT J	349
UNIT J	348
UNIT J	342
UNIT K	426
UNIT K	426
UNIT K2	435
UNIT K2	435
UNIT K3	415
UNIT K4	382
UNIT L	620
UNIT L	620
UNIT M	692
UNIT M	691
UNIT N	852
Total Area:	**8,381**
THIRD FLOOR	
CORRIDOR	842
STAIR 2	157
UNIT J	349
UNIT J	349
UNIT J	342
UNIT J	348
UNIT K	426
UNIT K	426
UNIT K2	435
UNIT K2	435
UNIT K3	415
UNIT K4	382
UNIT L	620
UNIT L	620
UNIT M	692
UNIT M	691
UNIT N	849
Total Area:	**8,378**
FOURTH FLOOR	
UNIT F2	742
CORRIDOR	734
UNIT J	349
UNIT J	349
UNIT L	620
UNIT M	691
UNIT M	692
UNIT K	426
UNIT K2	435
UNIT K2	435
UNIT K	426
STAIR 2	157
LAV	58
Total Area:	**6,114**
GROSS BUILDING AREA (not Including Basement)	**33,477**

PROGRAM	Gross Area
COMMERCIAL	
COMMERCIAL	3,352
COMMERCIAL	1,829
COMMERCIAL	1,192
COMMERCIAL	3,107
TOTAL	**9,480**
APARTMENT	
UNIT F2	742
UNIT J	342
UNIT J	349
UNIT J	349
UNIT J	348
UNIT J	349
UNIT J	348
UNIT J	349
UNIT J	342
UNIT J	349
UNIT J	349
UNIT K	426
UNIT K	426
UNIT K	426
UNIT K	426
UNIT K	426
UNIT K	426
UNIT K2	435
UNIT K2	435
UNIT K2	435
UNIT K2	435
UNIT K2	435
UNIT K2	435
UNIT K3	415
UNIT K3	415
UNIT K4	382
UNIT K4	382
UNIT L	620
UNIT L	620
UNIT L	620
UNIT L	620
UNIT L	620
UNIT M	692
UNIT M	691
UNIT M	691
UNIT M	692
UNIT M	691
UNIT M	692
UNIT N	852
UNIT N	849
TOTAL:	**19,926**
CIRCULATION	
COMMON	670
CORRIDOR	842
CORRIDOR	842
CORRIDOR	734
STAIR 2	157
STAIR 2	157
STAIR 2	196
STAIR 2	157
TOILETS	258
TOTAL	**4,013**
TOTAL UTILITARIAN SPACE	
TOTAL	**0**
TOTAL AMENITIES	
LAV	58
TOTAL	**58**
GROSS BUILDING AREA	**33,477**



FIRST FLOOR 227'-0"
Scale: 1" = 20 ft

0 20 30 40 50 FT



THIRD FLOOR 250'-2 1/2"
Scale: 1" = 20 ft

AREA CALCULATION	%	AREA
TOTAL COMMERCIAL	28%	9,480
RESIDENTIAL Apartments	60%	19,926
RESIDENTIAL Common&Circulation	12%	4,071
TOTAL RESIDENTIAL	**72%**	**23,997**
RES EFFICIENCY (AREA/RESIDENTIAL)		120%
BUILDING AREA		**33,477**

BUILDING - B

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DESIGN DEVELOPMENT

Duncan Wisniewski
ARCHITECTURE
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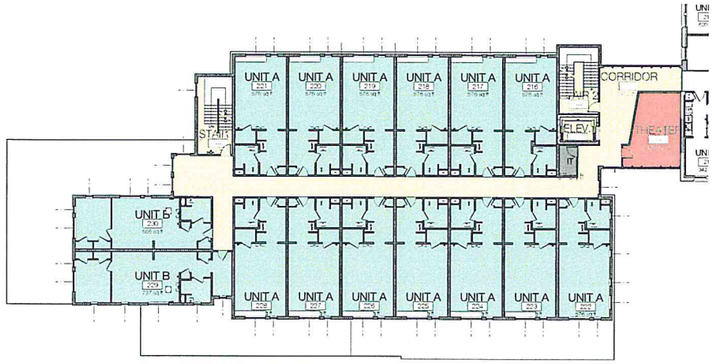

SECOND FLOOR 240'-2 1/2"
Scale: 1" = 20 ft

AREA CALCULATION	%	AREA
TOTAL COMMERCIAL	23%	10,485
RESIDENTIAL Apartments	55%	24,918
RESIDENTIAL Common&Circulation	22%	10,058
TOTAL RESIDENTIAL	**77%**	**34,976**
RES EFFICIENCY (AREA/RESIDENTIAL)		140%
BUILDING AREA		**45,461**
TOTAL UNITS		**44**

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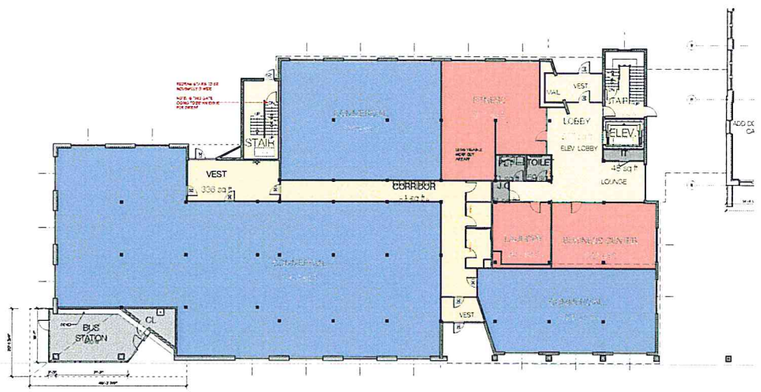

FIRST FLOOR 227'-0"
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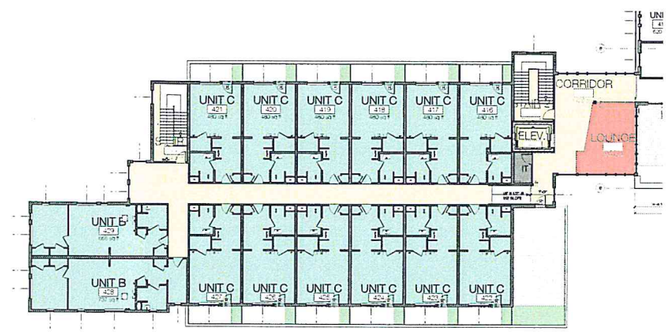

FOURTH FLOOR 262'-4 1/2"
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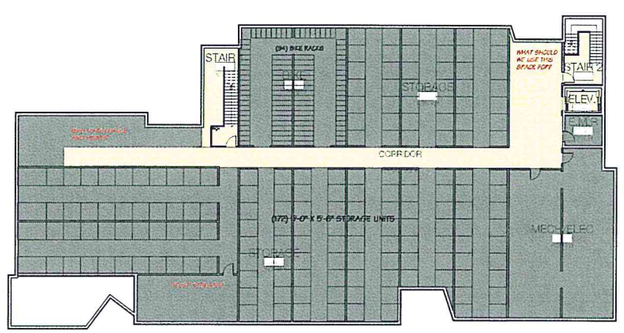

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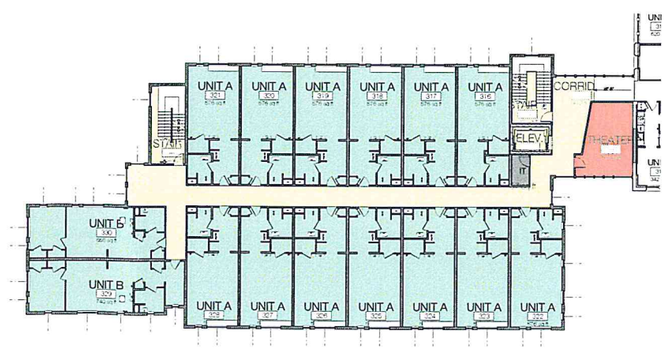

THIRD FLOOR 250'-8 1/2"
Scale: 1" = 20 ft

Space Name	Gross Area
BASEMENT	
STORAGE	6,664
STORAGE	1,728
CORRIDOR	1,400
STAIR 2	250
MECH/ELEC	1,520
E.M.R	120
ELEV.	105
BIKE	1,156
STAIR 1	320
Total Area:	**13,263**
FIRST FLOOR	
BUSINESS CENTER	622
COMMERCIAL	1,728
COMMERCIAL	1,305
COMMERCIAL	5,379
CORRIDOR	1
CORRIDOR	859
ELEV.	105
FITNESS	971
IT	48
J.C	31
LAUNDRY	351
LOBBY	877
PET	71
STAIR 1	263
STAIR 2	252
TOILET	59
VEST	336
Total Area:	**13,258**
SECOND FLOOR	
CORRIDOR	1,410
ELEV.	105
IT	57
STAIR 1	264
STAIR 2	250
THEATER	341
UNIT A	576
UNIT A	576
UNIT A	576
UNIT A	576
UNIT A	576
UNIT A	576
UNIT A	576
UNIT A	576
UNIT A	576
UNIT A	576
UNIT A	576
UNIT A	576
UNIT B	656
UNIT B	737
Total Area:	**11,308**
THIRD FLOOR	
CORRIDOR	1,410
ELEV.	105
IT	57
STAIR 1	264
STAIR 2	252
THEATER	341
UNIT A	576
UNIT A	576
UNIT A	576
UNIT A	576
UNIT A	576
UNIT A	576
UNIT A	576
UNIT A	576
UNIT A	576
UNIT A	576
UNIT A	576
UNIT A	576
UNIT B	740
UNIT B	656
Total Area:	**11,313**
FOURTH FLOOR	
LOUNGE	326
CORRIDOR	1,425
IT	57
STAIR 1	264
UNIT C	480
UNIT B	656
UNIT B	737
UNIT C	480
UNIT C	480
UNIT C	480
UNIT C	480
UNIT C	480
UNIT C	480
UNIT C	480
UNIT C	480
UNIT C	480
UNIT C	480
UNIT C	480
STAIR 2	252
ELEV.	105
Total Area:	**9,582**
GROSS BUILDING AREA	**45,461**
(not Including Basement)	

PROGRAM	Gross Are
COMMERCIAL	
CORRIDOR	
CORRIDOR	
COMMERCIAL	5,
LOBBY	
COMMERCIAL	1,
COMMERCIAL	1,
VEST	
TOTAL	10,
APARTMENT	
UNIT A	5
UNIT A	5
UNIT A	5
UNIT A	5
UNIT A	5
UNIT A	5
UNIT A	5
UNIT A	5
UNIT A	5
UNIT A	5
UNIT A	5
UNIT A	5
UNIT A	5
UNIT A	5
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UNIT A	5
UNIT A	5
UNIT A	5
UNIT A	5
UNIT A	5
UNIT A	5
UNIT A	5
UNIT A	5
UNIT A	5
UNIT A	5
UNIT B	7
UNIT B	6
UNIT B	6
UNIT B	7
UNIT B	7
UNIT C	4
UNIT C	4
UNIT C	4
UNIT C	4
UNIT C	4
UNIT C	4
UNIT C	4
UNIT C	4
UNIT C	4
UNIT C	4
UNIT C	4
TOTAL:	24,5
CIRCULATION	
CORRIDOR	1,4
CORRIDOR	1,4
CORRIDOR	1,4
ELEV.	1
ELEV.	1
ELEV.	1
ELEV.	1
STAIR 1	2
STAIR 1	2
STAIR 1	2
STAIR 1	2
STAIR 2	2
STAIR 2	2
STAIR 2	2
STAIR 2	2
TOTAL	6,7
TOTAL UTILITARIAN SPACE	
IT	
J.C	
TOILET	
PET	
IT	
IT	
IT	
TOTAL	3
TOTAL AMENITIES	
BUSINESS CENTER	6
FITNESS	9
LAUNDRY	3
LOUNGE	3
THEATER	3
THEATER	3
TOTAL	2,9
GROSS BUILDING AREA	45,4
Total Units	

BUILDING - G

CAMBRIAN RISE • BUILDING B & G

BURLINGTON, VERMONT

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DUNCAN • WISNIEWSKI ARCHITECTURE
A Professional Corporation

CONSTRUCTION SET

Duncan Wisniewski
ARCHITECTURE
255 SOUTH CHAMPLAIN STREET
BURLINGTON, VERMONT 05401
T: 802.864.6693

DATE: 03.08.2018
DRAWN: ABC

BG-1

Updated: 4.16.18

Building	Use	Type	Residential Unit Count	Non-residential Square Footage	Non-residential Primary	Non-residential Secondary	Non-res. Tertiary	No. Levels	Parking Spaces Provided Structured + Surface
Burlington College Parcel									
A	Residential	For Rent	65					5 Story	
B & G	Former College	For Rent/Sale	84	21,000	Prof./Trade School	Restaurant	Bakery	3 Story	
C	Multi-Use	For Rent	98	7,300	Office	Retail		5 Story	
D	Parking Garage	For Rent	-	23,000	Garage			3 Story	
E & F	Residential	For Rent	92	8,500	Office			5 Story	
Sub-total - College Parcel			**339**	**59,800**					
Relative Percentage (based upon building SF)						**College Parcel Parking Total:**			**492 spaces**
BC Community Housing, LLC parcel									
H	Residential	For Rent	38	5,700	Office			4 Story	84
I	Residential	For Rent	28	3,000	Daycare	Office		5 Story	41
I	Fitness	N/A		15,000	Fitness			Ground Fl	
J	Greenhouse	N/A		3,000	Greenhouse			1 Story	
K & L	CSC/CSC Residential	Sell Off	146					4 Story	155
M	Residential	For Sale	98	3,000	Retail	Office		4 Story	105
P	Residential	For Sale	52	1,300	Retail			4 Story	78
Q	Residential	For Sale	38					5 Story	83
R	Commercial			33,000	42 room Hotel				42
Sub-total - BCCH Parcel			**400**	**64,000**		**BCCH + Non-Profit Parcel Parking Total:**			**548**
Grand Totals			**739**	**123,800**					**1040**

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ARKING REQUIREMENTS FOR ALL CAMBRIAN RISE SITES								Updated: 4.16.18		
891	Required Spaces		Allocated as Shown							
	Residential Uses	Non-	Commercial Uses						Professional/	
	Apartments	Residential	Bakery	Restaurant	Hotel	Office	Daycare	Retail	Trade College	
	1	Commercial	2.5	3.0	0.75	2.0	1.0	2.0	3.0	
	space/unit	in Square Ft	spaces/per 1000sf	spaces/per 1000sf	spaces/ hotel room	spaces/per 1000sf	per 5 children+1	spaces/per 1000sf	spaces/per 1000sf	TOTALS
ilding A	65									65
Residential	84									84
dgs B+G (Comm)			0							
Restaurant		3,000		9						9
General Office		18,500						37		37
ilding C	98									98
mm./Bldg C										
General Office		3,000				6				6
Retail		4,321						9		9
dg D Garage		23,000								
ilding E	92									92
ilding F										
mm/Bldg E+F										
General Office		8,500				17				17
ilding H	38									38
Commercial		5,700				11				11
ilding I	28									28
Building I/Fitness*		15,000								
Daycare (75 total kids w 14 staff)**		3,000					22			22
ilding J/ nhse(accessory)*		3,000								
ilding K/CSC	70									70
ilding L/CHT	76									76
ilding M	98									98
Office/Service		3,000				6				6
ilding P	52									52
Retail		1,300						3		3
ilding Q	38									38
Bldg R - 42 Room Hotel		33,000			32					32
OTAL REQ'D ARKING:			0	9	32	40	22	12	0	**891**
Total Residential (in Units):	**739**									
Total Non-Residential (in SF):		**124,321**								

ON-RESIDENTIAL SUMMARY	
83,321	sf/commercial space
41,000	sf/non-residential + support space
124,321	sf TOTAL NON-RESIDENTIAL

SUMMARY OF PARKING SUPPLIED	
TOTAL PARKING IN GARAGES:	821
TOTAL SURFACE LOT PARKING	219
TOTAL SURFACE + GARAGE PARKING:	**1040**
On-Street Spaces (not counted in total)	90

* for residents and immediately ajacent neighbors

** this is a conservative "guesstimate", based on 40 children at a staff rate of 1:4 and 35 children at a staff rate of 1:10

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BIKE PARKING

Updated: 3.15.17

Building	Use	RESIDENTIAL BIKE STORAGE/RACK CALCULATIONS: Residential Unit Count	Outdoor Racks PROVIDED (space for)	Long Term Bike Parking Req'd 1 per 4 units	Short Term Bike Parking Req'd 1 per 10 units	Non-Residential Square Footages + Uses: Non-residential Square Footage	Non-residential Primary	Non-res Secondary	Non-res. Tertiary	NON-RESIDENTIAL BIKE STORAGE/RACK CALCULATIONS: NON-RES. LONG TERM: Req'd Parking Standard (LT)	Req'd Parking Long Term	NON-RES SHORT TERM: Req'd Parking Standard (ST)	Req'd Parking Short Term	Non-Residential Use Bike Parking Required
Burlington College Parcel														
A	Residential	65	20	16.25	6.50									
B & G	Former College	84	62	21.00	8.40	19,077	Prof./Trade Sch	Restaurant	Bakery	1 per 20,000sf	**0.95**	3 per 5,000sf	11.45	
C	Multi-Use	98	22	24.50	9.80	13,400	Office	Retail		1 per 5,000sf	**2.68**	1 per 5,000sf	2.68	
D	Parking Garage	-				23,000	Garage	For Resident Use						
E & F	Residential	92	30	23.00	9.20	2,000	Office			1 per 5,000	**0.40**	1 per 10,000	0.20	
Sub-total - College Parcel		**339**	**134**	**84.75**	**33.90**						**4.03**		**14.33**	**Req'd Bike Parking 137.01** sub-total spaces
BC Community Housing, LLC parcel														
H	Residential	38	16	9.50	3.80	5,639	Office			1 per 5,000	**1.13**	1 per 10,000	**0.56**	91.00
I	Residential	28	30	7.00	2.80	4,025	Daycare	Office		1 per 20,000	**0.20**	1 per 10,000	**0.40**	41.00
I	Fitness					19,000	Fitness	For Resident Use						
J	Greenhouse					3,000	Greenhouse	For Resident Use						
K & L	CSC/CSC Res*	146	48	26.00	14.60									179.00
M & N	Residential	98	48	24.50	9.80	2,916	Retail	Office		1 per 5,000	**0.58**	1 per 5,000	**0.58**	106.00
O & P	Residential	52	14	13.00	5.20	1,000	Retail			1 per 20,000	**0.05**	1 per 5,000	**0.20**	82.00
Q	Residential	38	18	9.50	3.80	11,000					**2.00**	2 per 20 rooms	**4.00**	117.00
R	Commercial						42 Room Hotel			1 per 20 rooms				
							BCCH + Non-Profit Parcel Bike Parking Totals:							
Sub-total - BCCH Parcel		**400**	**174**	**89.50**	**40.00**						**3.96**		**5.75**	**139.21**
Grand Totals			**Provided: 308**	**Req'd Long+Short Term TOTAL: 248.15**							**8.00**		**20.08**	**REQUIRED TOTAL: 276.22**

*parking adjusted to reflect 70 senior/elderly units

Required:	Long Term (LT)	Short Term (ST)
Residential:	185	74
NonResidential:	7	19
Total Req'd:	**192**	**93**

Provided:	Interior/ covered (LT) Bike Parking	Exterior (ST) Bike Parking
	599	308
	TOTAL PROVIDED:	**907**

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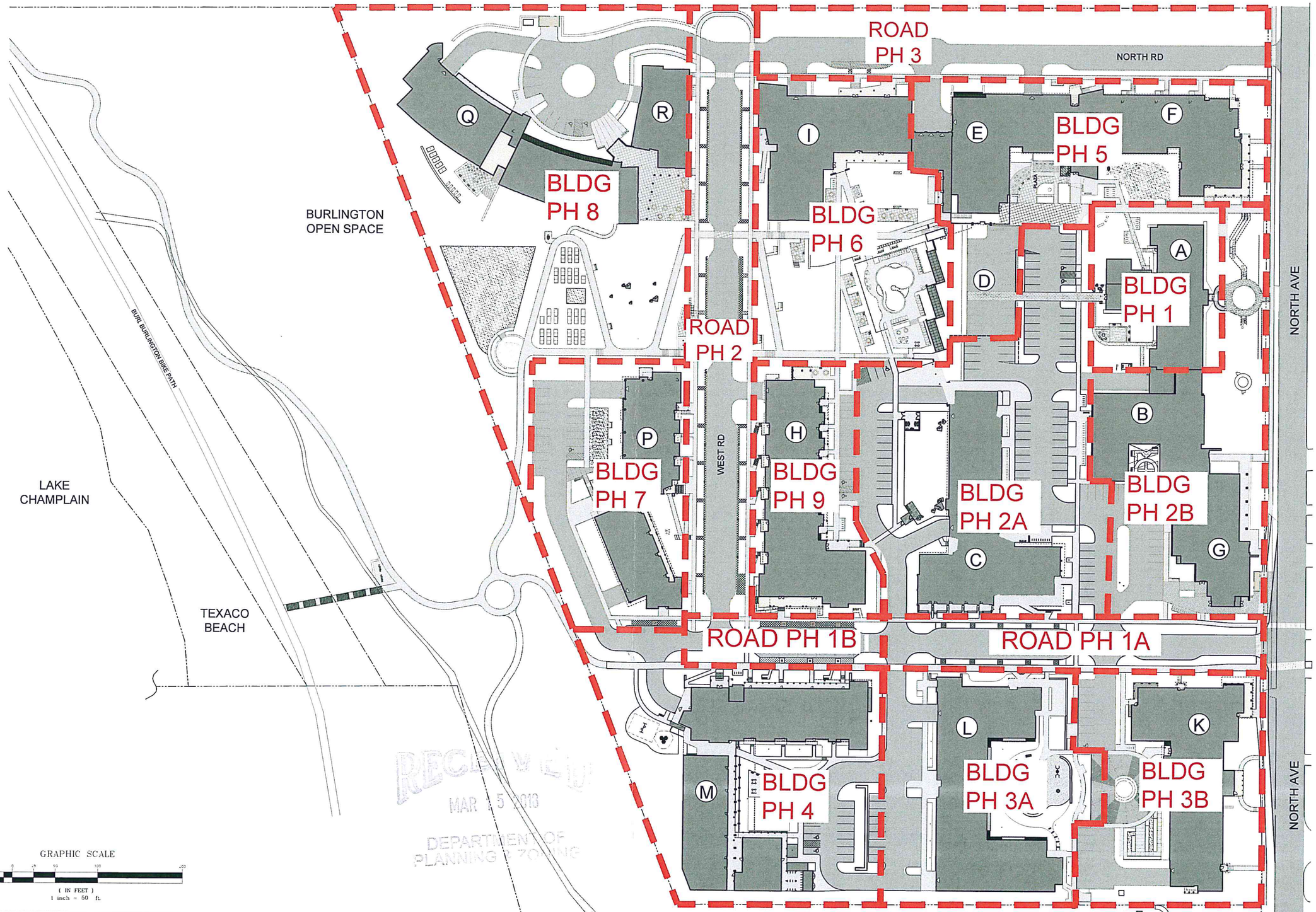

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GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

DATE	SUBMISSION	DATE	SUBMISSION	DATE	SUBMISSION
11-23-2016	PERMIT SET - DRAFT	04/18/2017	REVISION		
01-04-2017	PERMIT SET	11/22/2017	DRAFT		

Owner:

landscape architects planning consultants

T. J. Boyle Associates, LLC

MJB | TKD / EB / JS | 01/31/2017 | CAMBRIAN RISE

sheet no

Department of Planning and Zoning
149 Church Street
Burlington, VT 05401
Telephone:(802) 865-7188
(802) 865-7195 (FAX)
(802) 865-7142 (TTY)

David White, AICP, Director
Meagan Tuttle, AICP, Comprehensive Planner
Jay Appleton, GIS Manager
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Ryan Morrison, Associate Planner
Layne Darfler, Planning Technician
vacant, Zoning Clerk

TO: Development Review Board
FROM: Scott Gustin
DATE: May 1, 2018
RE: 18-0791CA; 351 North 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: NAC-CR Ward: 4N

Owner/Applicant: 351-375 North Ave Owners' Association

Request: Request for amendment of zoning permit 17-0623CA/MA; Revisions to Buildings B & G. No change in overall dwelling unit count (739). Revision to road phasing plan.

Applicable Regulations:
Article 3 (Applications, Permits, & Project Reviews), Article 5 (Citywide General Regulations), Article 6 (Development Review Standards)

Background Information:
The applicant is seeking approval to make changes to so-called Buildings B & G. Building B is the 1940's school addition at the south end of the original orphanage building. Building G is adjacent new construction at the northwest corner of the North Ave / Cambrian Way (FKA "South Road") intersection. Primary changes include a new top story on Building B and a reworked transit hub within Building G. Minimal site changes will result. The applicant is also seeking approval for a change to the road phasing plan, changing from 3 phases to 4.

Recommendation: **Consent approval** as per, and subject to, the following findings and conditions:

I. Findings
Article 3: Applications and Reviews
Part 3: Impact Fees
Sec. 3.3.2, Applicability
The additional 6,114 sf of building area included in this permit application will affect impact fees. Impact fees due will be adjusted to reflect this additional building area. Whether and how this additional residential space affects the use of other permitted building area needs to be noted so that impact fees may be applied accurately (i.e. whether there is more or less commercial space within the building). **(Affirmative finding as conditioned)**

Part 5, Conditional Use & Major Impact Review:

Section 3.5.6, Review Criteria

(a) Conditional Use Review Standards

Not applicable.

(b) Major Impact Review Standards

Not applicable.

(c) Conditions of Approval

1. Mitigation measures, including but not limited to screening, landscaping, where necessary to reduce noise and glare and to maintain the property in a character in keeping with the surrounding area.

Not applicable.

2. Time limits for construction.

The zoning permit approval for the Cambrian Rise project contains a 10-year buildout and related phasing schedule. No change to the 10-year timeframe is included in this amendment request. A slight change to the already amended phasing plan is requested. Phasing for the proposed public road and associated public improvements is presently split into 3 phases. As requested, it would be split into 4 phases. This slight adjustment is acceptable. **(Affirmative finding)**

3. Hours of operation and/or construction to reduce the impacts on surrounding properties.

Not applicable.

4. That any future enlargement or alteration of the use return for review to the DRB to permit the specifying of new conditions; and,

Any future enlargement or alteration will be reviewed under the zoning regulations in effect at that time.

5. Such additional reasonable performance standards, conditions and safeguards, as it may deem necessary to implement the purposes of this chapter and the zoning regulations.

To be addressed in conditions of approval.

Article 5: Citywide General Regulations

Part 4: Special Use Regulations

Building B, the 1940's school building appended to the original orphanage building, is included in the Vermont state register of historic places. The building retains its original form, style, and materials. The proposed alteration is subject to review under these criteria.

Sec. 5.4.8, Historic Buildings and Sites

(b) Standards and Guidelines

1. *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*

   As noted above, Building B was constructed for use as a private school. For most of its history, it was used as such. As approved within the overall Cambrian Rise project, the building will be converted to a mix of ground-floor commercial space with residential dwellings in the upper stories. This amendment does not change this mix of uses – it only adds a top floor of additional residential dwellings. **(Affirmative finding)**

2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*
   The form and style of the existing historic structure will remain. The upper story addition is set back and is clad in fiber cement board to offset its appearance from the original brick building. A different type of window (matching that in the new Building G) further offsets the addition from the original building.

   New replacement windows in the original building are proposed. The existing windows are not original – they are vinyl windows. While the building was used as a school, such replacements would not have required zoning review despite the historic nature of the building. Schools are subject only to limited zoning review per 24 VSA, Sec. 4413. The school use is no longer in place. Therefore, the new windows are subject to zoning review. The proposed fiberglass windows closely match the appearance of the existing window and are acceptable. **(Affirmative finding)**

3. *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*
   No conjectural features or alterations are proposed. **(Affirmative finding)**

4. *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*
   None proposed. **(Affirmative finding)**

5. *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*
   The original structure will remain largely intact. Replacement of the existing vinyl windows with fiberglass windows will not remove any existing distinctive materials or features. **(Affirmative finding)**

6. *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials recognizing that new technologies may provide an appropriate alternative in order to adapt to ever changing conditions and provide for an efficient contemporary use. Replacement of missing features will be substantiated by documentary and physical evidence.*
   No distinctive features of the existing historic building will be altered. **(Affirmative finding)**

7. *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*
   Not applicable.

8. *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*
   There are no known archeological resources on the property. **(Affirmative finding)**

9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.*
   The new upper story addition is clearly differentiated from the existing structure. The materials, form, and placement of the new addition are acceptable. As noted above, replacement of the vinyl windows with new fiberglass windows of like appearance is acceptable. **(Affirmative finding)**

10. *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*
   See #9 above.

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 proposed site changes are very minimal and have no effect on nearby natural features. (**Affirmative finding**)

(b) Topographical Alterations:
The proposed site revisions result in no significant changes to the grading plan. **(Affirmative finding)**

(c) Protection of Important Public Views:
Public views from and through this property are not affected by the site or building changes. **(Affirmative finding)**

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

(e) Supporting the Use of Renewable Energy Resources:
The proposed amendment makes no changes affecting this criterion. **(Affirmative finding)**

(f) Brownfield Sites:
Not applicable.

(g) Provide for nature's events:
Special attention shall be accorded to stormwater runoff so that neighboring properties and/or the public stormwater drainage system are not adversely affected. All development and site disturbance shall follow applicable city and state erosion and stormwater management guidelines in accordance with the requirements of Art 5, Sec 5.5.3.
Stormwater management and provisions for snow management remain unchanged. **(Affirmative finding)**

(h) Building Location and Orientation:
Building location and orientation remain unchanged. The reworking of the transit hub on the southeast corner of Building G presents a more open and inviting presence. The transit hub is more fully integrated into the corner of North Avenue and Cambrian Way. The transit hub reaches out towards the intersection and new hardscaping enables easy access from the public way into the transit hub. **(Affirmative finding)**

(i) Vehicular Access:
Curb cuts shall be arranged and limited in number to reduce congestion and improve traffic safety. A secondary access point from side roads is encouraged where possible to improve traffic flow and safety along major streets. The width and radius of curb cuts should be kept to the minimum width necessary, and sight triangles and sufficient turnarounds for vehicles shall be provided to reduce the potential for accidents at point of egress.
Vehicular access to the site remains essentially unchanged. **(Affirmative finding)**

(j) Pedestrian Access:
Pedestrians shall be provided one or more direct and unobstructed paths between a public sidewalk and the primary building entrance. Well defined pedestrian routes shall be provided through parking areas to primary building access points and be designed to provide a physical separation between vehicles and pedestrians in a manner that minimizes conflicts and improves safety. Where sidewalks and driveways meet, the sidewalk shall be clearly marked by differentiated ground materials and/or pavement markings.
Pedestrian access will change slightly with the introduction of some new building entrances and related walkways. More significantly, the connector between Building B and Building G has been revised so that it is elevated. Ground-level hardscaping will enable outdoor pedestrian circulation underneath this connector. **(Affirmative finding)**

(k) Accessibility for the Handicapped:
Special attention shall be given to the location and integration of accessible routes, parking spaces, and ramps for the disabled. Special attention shall also be given to identifying accessible access points between buildings and parking areas, public streets and sidewalks. The federal Americans with Disabilities Act Accessibility Guidelines (ADAAG) shall be used as a guide in determining the adequacy of the proposed development in addressing the needs of the disabled.
No changes to handicap accessibility are evident in the amended plans. Full compliance with ADA requirements will be under the jurisdiction of the building inspector. **(Affirmative finding as conditioned)**

(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. Any off-street parking

occupying street level frontage in a Downtown Mixed Use District shall be setback from the edge of the front property line in order to provide space for active pedestrian-oriented uses. Where street-level parking is provided within an existing structure, the cars shall be screened from the sidewalk and the area shall be activated with landscaping, public art, or other design amenities. Parking areas of more than 20 spaces should be broken into smaller areas separated by landscaping.

The location of surface parking relative to Buildings B and G remains unchanged. A surface parking lot is set behind Building G and to the side of Building B. With the exception of 2 fewer parking spaces, this parking area remains effectively unchanged.

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.

Parking spaces and related circulation aisles remain dimensionally unchanged. Total parking count for the entire development will drop by 2 spaces as noted above. The resultant 1,040 spaces remain compliant.

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 requirement for 1 shade tree for every 5 parking spaces is met across the development. Shade trees depicted with this amendment remain compliant. **(Affirmative finding)**

(m) Landscaping, Fences, and Retaining Walls:

Except for some minor adjustments associated building G footprint revisions, the landscaping plan remains essentially unchanged. **(Affirmative finding)**

(n) Public Plazas and Open Space:

Where public open space is provided as an amenity to the site plan, it should be sited on the parcel to maximize solar exposure, with landscaping and hardscape (including fountains, sitting walls, public art, and street furniture) to encourage its use by the public in all seasons. Public plazas should be visually and physically accessible from public rights-of-ways and building entrances where appropriate and shall be designed to maximize accessibility for all individuals, including the disabled and encourage social interaction.

Public plazas and open space within the overall development remain. This amendment provides for a better defined outdoor seating area immediately west of Building G. The elevated connector between Buildings B and G provides improved pedestrian access from North Avenue to the proposed plaza next to Building B. **(Affirmative finding)**

(o) Outdoor Lighting:
Where exterior lighting is proposed the applicant shall meet the lighting performance standards as per Sec 5.5.2.
Outdoor lighting remains unchanged. **(Affirmative finding)**

(p) Integrate infrastructure into the design:
Exterior storage areas, machinery and equipment installations, service and loading areas, utility meters and structures, mailboxes, and similar accessory structures shall utilize setbacks, plantings, enclosures and other mitigation or screening methods to minimize their auditory and visual impact on the public street and neighboring properties to the extent practicable.
Utility and service enclosures and screening shall be coordinated with the design of the principal building, and should be grouped in a service court away from public view. On-site utilities shall be place underground whenever practicable. Trash and recycling bins and dumpsters shall be located, within preferably, or behind buildings, enclosed on all four (4) sides to prevent blowing trash, and screened from public view.
Any development involving the installation of machinery or equipment which emits heat, vapor, fumes, vibration, or noise shall minimize, insofar as practicable, any adverse impact on neighboring properties and the environment pursuant to the requirements of Article 5, Part 4 Performance Standards.
No changes to site infrastructure are evident. **(Affirmative finding)**

Part 3: Architectural Design Standards
Sec. 6.3.2 Review Standards
(a) Relate development to its environment:
Building G will undergo some minor footprint changes. More significantly, the transit hub will be reworked. Generally, however, the overall massing, height, and scale of the building remain as originally approved. The alteration to building B is more significant with the introduction of an additional top story. As noted under Sec. 5.4.8 above, the original massing, height, and scale of the building remain unchanged, and the addition clearly reads as a distinct building component. **(Affirmative finding)**

(b) Protection of Important Architectural Resources:
Burlington's architectural and cultural heritage shall be protected through sensitive and respectful redevelopment, rehabilitation, and infill. Where the proposed development involves buildings listed or eligible for listing on a state or national register of historic places, the applicant shall meet the applicable development and design standards pursuant to Sec. 5.4.8. The introduction of new buildings to a historic district listed on a state or national register of historic places shall make every effort to be compatible with nearby historic buildings.

See Sec. 5.4.8.

(c) Protection of Important Public Views:
See Section 6.2.2. (c).

(d) Provide an active and inviting street edge:
The proposed revisions to the transit hub improve the street edge of building G. As noted above, the pedestrian interface is strengthened with an accentuated entry and outdoor hardscaping to provide continuity with the public sidewalk. The street presence of building B remains largely unchanged. **(Affirmative finding)**

(e) Quality of materials:
All development shall maximize the use of highly durable building materials that extend the life cycle of the building, and reduce maintenance, waste, and environmental impacts. Such materials are particularly important in certain highly trafficked locations such as along major streets, sidewalks, loading areas, and driveways. Efforts to incorporate the use of recycled content materials and building materials and products that are extracted and/or manufactured within the region are highly encouraged.
The additional story on top of building B will be clad in fiber cement board, distinguishing it from the original brick structure below. The revised connector will be clad largely in glass. Other cladding material for the connector is not noted and must be. The revised transit hub will incorporate storefront glazing and brick masonry. **(Affirmative finding as conditioned)**

(f) Reduce energy utilization:
The buildings must meet the Guidelines for Energy Efficient Construction pursuant to the requirements of Article VI. Energy Conservation, Section 8 of the City of Burlington Code of Ordinances. **(Affirmative finding as conditioned)**

(g) Make advertising features complementary to the site:
No exterior signage is included in this application. Any such signage will require separate permitting. **(Affirmative finding as conditioned)**

(h) Integrate infrastructure into the building design:
See Section 6.2.2 (p) above.

(i) Make spaces secure and safe:
As originally approved, all appropriate means of ingress and egress, and code requirements for building and life safety as defined by the building inspector and fire marshal must be observed. **(Affirmative finding as conditioned)**

II. Conditions of Approval

1. **Prior to release of the zoning permit**, revised elevation plans noting all exterior materials for the building G and B connector shall be submitted, subject to staff review and approval.
2. Impact fees based on the net new building area shall be paid to the Department of Planning & Zoning at **least 7 days prior to issuance of a certificate of occupancy**.
3. The Applicant/Property Owner is responsible for obtaining all necessary Zoning Permits and Building Permits through the Department of Public Works as well as other permit(s) as may be required, and shall meet all energy efficiency codes of the city and state as required.
4. All exterior signage is subject to separate zoning approval.
5. Except as amended in this zoning permit approval, all conditions of zoning permit 17-0623CA/MA remain in effect.
6. Standard Conditions 1-15.

VERMONT

State of Vermont
Division for Historic Preservation
Deane C. Davis Building, 6th Floor
One National Life Drive, Montpelier, VT 05620-0501
http://accd.vermont.gov/historic-preservation

[phone] 802-828-3540

Agency of Commerce and Community Development

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APR 11 2018
DEPARTMENT OF PLANNING & ZONING

April 10, 2018

Eric Farrell
Farrell Real Estate
875 Roosevelt Highway
Colchester, VT 05446

Re: LUP# 4C1301 BC Community Housing c/o Eric Farrell
Building B Rooftop Addition and Renovations
Cambrian Rise, North Ave. Burlington

Dear Eric,

Thank you for the opportunity to provide comments on the above-referenced project (DHP# CH16-060) involving Farrell Real Estate and Building B, the c. 1940 three-story brick addition to the c. 1884 St. Joseph's Orphanage building on North Avenue in Burlington. The project is part of the Land Use Permit series 4C1301.

The Vermont Division for Historic Preservation (VDHP) is reviewing this proposed undertaking for purposes of Criterion 8 of Act 250 as part of the procedure in lieu of obtaining a permit or permit amendment. Project review consists of evaluating the project's potential impacts to historic buildings and structures, historic districts, historic landscapes and settings, and known or potential archeological resources. The purpose of the Division's review under Act 250 is to provide the Environmental District Commission with the information necessary for them to make a positive finding under the "historic sites" aspect of Criterion 8.

PROJECT BACKGROUND

The proposed project involves renovation and a new rooftop addition to Building B, the c. 1940 three-story brick addition to the c. 1884 St. Joseph's Orphanage building on North Avenue in Burlington. The buildings throughout the complex have been identified on the plan set dated February 2, 2018.

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The original c.1884 Orphanage building was formally listed in the State Register of Historic Places (SRHP) on November 22, 1993. That listing included the c. 1940 addition, which today still contributes to the historic significance of the property as a whole. The historic integrity was recently considered as part of the evaluation and review of the overall Cambrian Rise project in June of 2017 by architectural historian Suzanne Jamele. On May 30, 2017 VDHP concurred with Ms. Jamele's recommendation for Building B to remain listed in the SRHP, qualifying as a "historic site" under Act 250 regulations.

CONSULTATION

VDHP appreciates the communication and submittal materials you have provided our office for this project. When you first initiated consultation with a joint site visit on February 14, 2018, you provided VDHP with an updated consultation memo from Ms. Jamele, dated February 2, 2018, and schematic design drawings, dated February 13, 2018, by Duncan Wisniewski Architecture. We discussed a few components of the design at this site visit with architect Bob Duncan, who revised the plans to accommodate these recommendations and minor adjustments on March 8th and submitted to VDHP an updated schematic design set on March 12, 2018 and final design revisions on April 10, 2018.

VDHP appreciates the continued dialogue your team has shared with our office and a willingness to continue consultation that ultimately resulted in a reasonable and appropriate resolution regarding the potential impacts to historic sites.

ANALYSIS

VDHP evaluated the potential archaeological sensitivity of this tract of land, as well as reviewing the proposed ground disturbing activity as part of the original Cambrian Rise project review in 2017. VDHP Survey Archaeologist Scott Dillon completed a desk review of the proposed ground disturbing activities for this amendment application and cleared this area for potential impacts due to previous disturbance. VDHP has cleared this project scope for the potential to yield important archaeological information and no further archaeological review is required.

In addition to our archaeological review, VDHP evaluated the impacts to historic buildings, sites and districts. VDHP utilizes the "Middlebury Analysis" to assess whether a particular development will have an undue adverse impact on historic sites, for the purposes of Act 250 project review.

Middlebury Analysis
To determine compliance with Criterion 8(A) (historic sites) VDHP applies a three-stage analysis (aka the "Middlebury Analysis"): (i) whether the project site is or contains a historic site, (ii) whether the project will have an adverse effect on an historic site, and (iii) whether such

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adverse effect is undue. [*Re: Steven L. Reynolds and Harold and Eleanor Cadreact*, #4C1117-EB, Findings of Fact, Conclusions of Law, and Order at 5 (May 27, 2004); *Re: Manchester Commons Associates,* #8B0500-EB Findings of Fact, Conclusions of Law, and Order at 18 (Sept. 29, 1995)]

1. Whether the proposed project site is a "historic site"
In this case, the c.1884 Orphanage building, and c. 1940 addition, are listed in the State Register of Historic Places (SRHP), entered November 22, 1993. It is therefore a matter of fact that the property meets the "historic site" aspect. The physical conditions, placement and orientation of the buildings, and the historic relationships between them retained sufficient integrity to support significance and, therefore, is a "historic site" under Act 250. [10 V.S.A. § 6001(9) and *Re: Manchester Commons*, supra, at 19]

2. Whether the proposed project will have an adverse effect on the historic site
In evaluating adverse effect on a site, it is central to determine whether a proposed project is in harmony or fits with the historic context of the site. Important guidelines in evaluating this "fit" include (a.) whether there will be physical destruction, damage, or alteration of those qualities which make the site historic; and (b.) whether the proposed project will have other effects on the historic structure, landscape or setting, which are incongruous or incompatible with the site's historic qualities, including, but not limited to, such effects as isolation of an historic structure from its historic setting, new property uses, or new visual, audible or atmospheric elements.

In this case, the massing and placement of Building G (main block of new construction,) that will attach to the south side of Building B has been designed to minimize obscuring the view of the c.1940 addition. Furthermore, by design, alterations to historic fabric have been minimized to the extent feasible. The two buildings (B & G) are to be separated by an open, four-story recessed connector that will allow pedestrians to pass beneath, and the upper floors will utilize more glass to create a hyphen-type connection. The recessed placement of the Building G connector, and the open first floor, allows the massing of Building B to continue to be read. The connector's siding, trim bands and regularly spaced windows are compatible with the simple modern design of the c. 1940s addition.

The rooftop addition to Building B will be set back 25 feet from the front (east) wall plane of the c. 1940 addition and an open terrace will occupy the space between the new rooftop addition and parapet of the building's historic front façade. The setback of the rooftop addition allows the original mass of the c. 1940 addition to continue to be read. Due to the other new construction that is proposed adjacent to this building, the addition will not stand out and will be one of many new components in the overall view of the building. The plain lines of the addition, and its low height, do not overwhelm the original building and allow its simple, mid-century architectural character to remain.

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During our site visit, we discussed the design, integrity, safety and performance issues with retaining the existing windows. Along with Bob Duncan, we discussed the treatment of windows and doors throughout the facility. All interested parties have come to agreement of the design and specification of replacement windows and locations/design/specifications for new window openings and doorways. These are reflected in the construction plans, and especially the Historic Window Replacement Detail, dated March 7, 2018 (Sheet A5-3.0) by Duncan Wisniewski Architecture.

VDHP applies the Secretary of the Interior's *Standards for Rehabilitation* (SOI Standards) in consideration of the effects a project may have in order to determine the effects of a proposed Act 250 project on historic resources. The SOI Standards are a series of concepts, established by the National Park Service that offer guidance on appropriate treatments to historic resources in regard to maintaining, repairing, and replacing historic materials, as well as designing new additions or making alterations. It is our opinion and recommendation that the proposed design is in keeping with the SOI Standards and will not have an adverse impact.

RECOMMENDATION

Overall, the proposed renovations and new rooftop addition to the c. 1940 addition, as well as the proposed new construction adjacent to the Orphanage, have meet the SOI Standards and will be compatible with historic sites. It is therefore VDHP's opinion and recommendation that the proposed project has **No Undue Adverse Effect** on historic sites.

If you have any questions or need clarification regarding any of the above, please do not hesitate to contact James Duggan, Senior Historic Preservation Review Coordinator at james.duggan@vermont.gov or 802-477-2288. Mr. Duggan reviewed this project and prepared this letter. I concur with the findings and conclusions described above.

Sincerely:
VERMONT DIVISION FOR HISTORIC PRESERVATION

e-Signed by Laura Trieschmann
on 2018-04-11 11:36:18 GMT

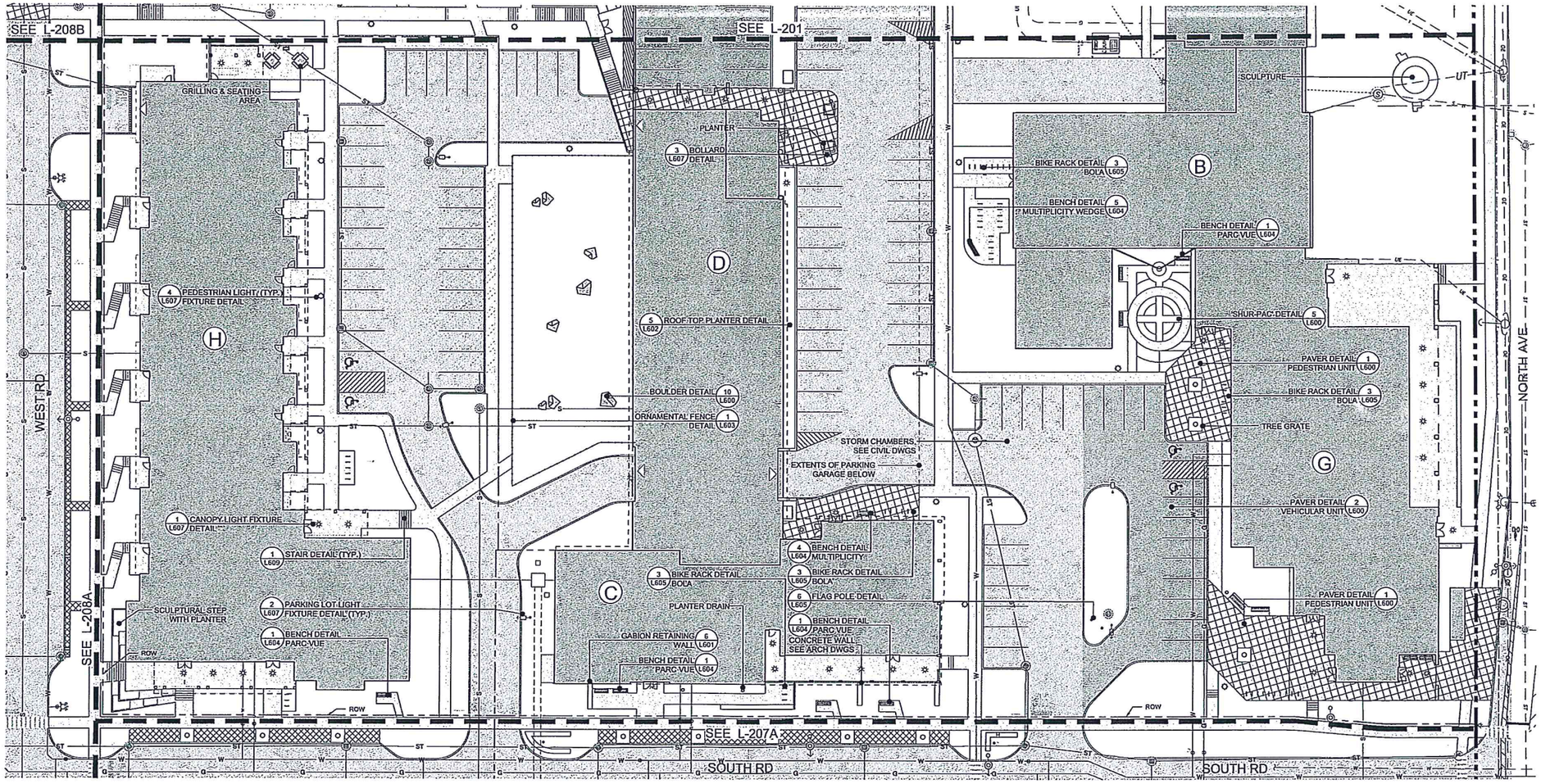
Laura V. Trieschmann
State Historic Preservation Officer

Cc:

Stephanie Monahan District 4 Coordinator

Bob Duncan Duncan Wisniewski Architecture

Prior approval



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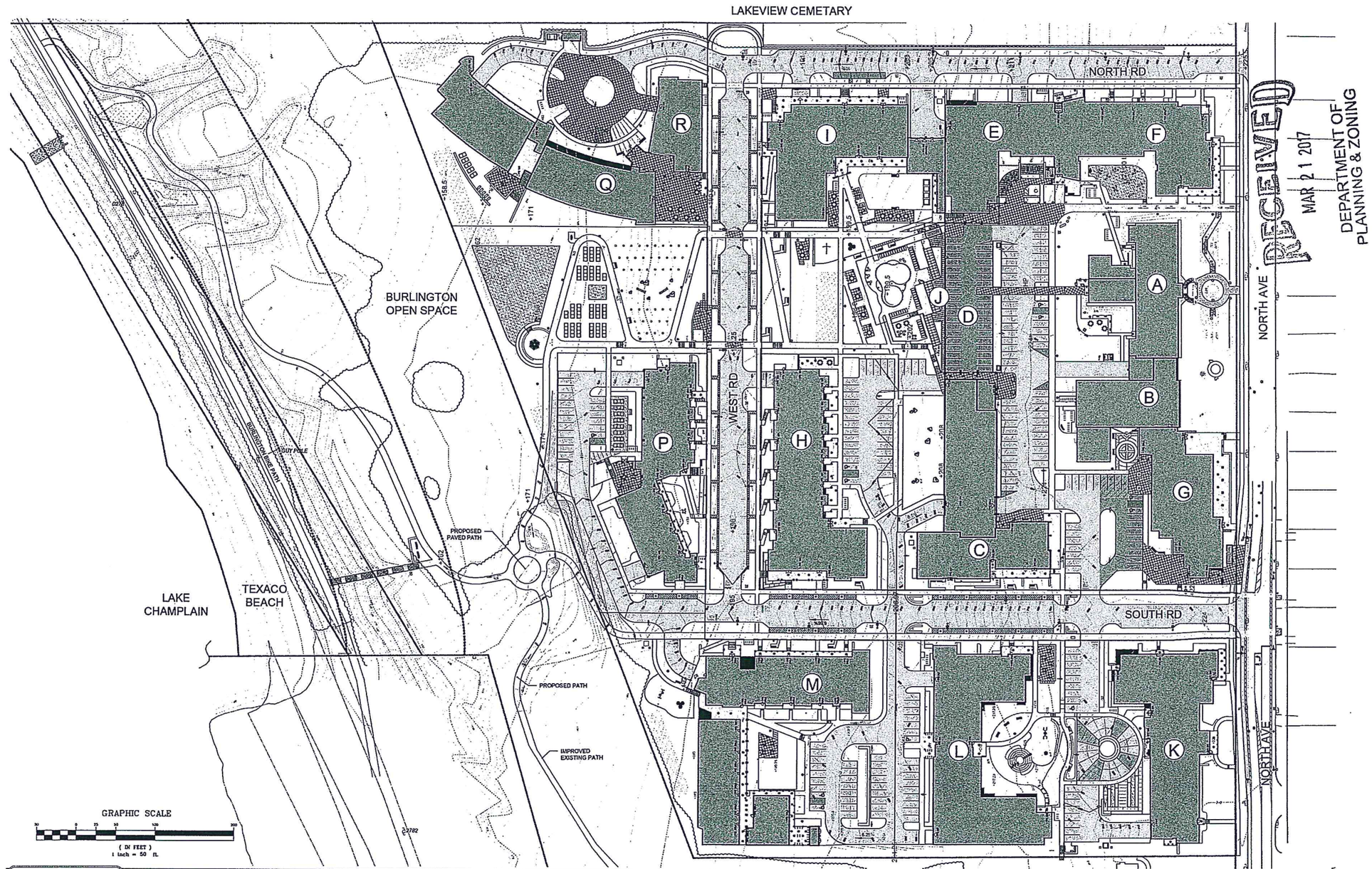
DEPARTMENT OF

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

SUBMITTED FOR PERMITTING
1/04/2017

date	Owner: BC Community Housing	landscape architects planning consultants 301 college street burlington vermont 05401 802 658 3555	MJB drawn by / TKD checked by	TKD / EB / JS drawn by / 01/04/2017 date	T. J. Boyle Associates, LLC CAMBRIAN RISE HARDSCAPE PLAN - BGCH	sheet no. L-202
			1" = 20' scale			

Prior approval



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DRAFT

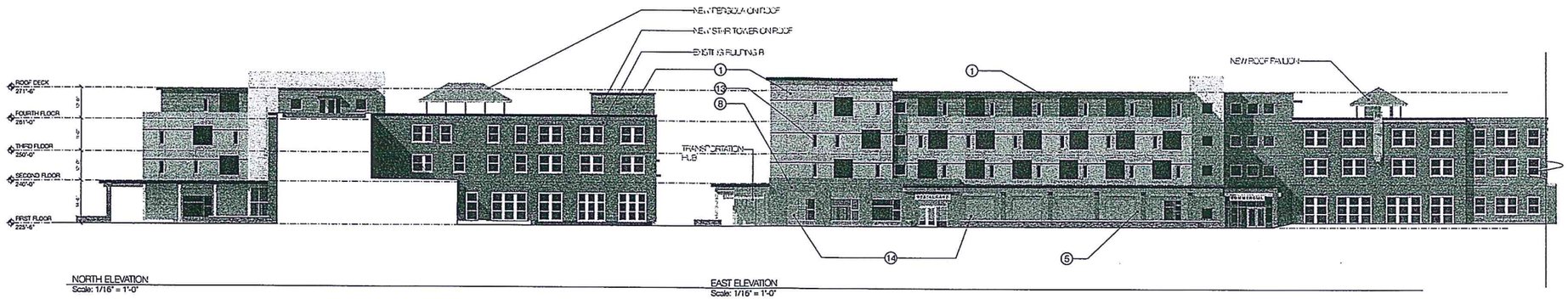
Owner:
BC Community Housing

landscape architects planning consultants
301 college street burlington vermont 05401 802 658 3555

T. J. Boyle Associates, LLC

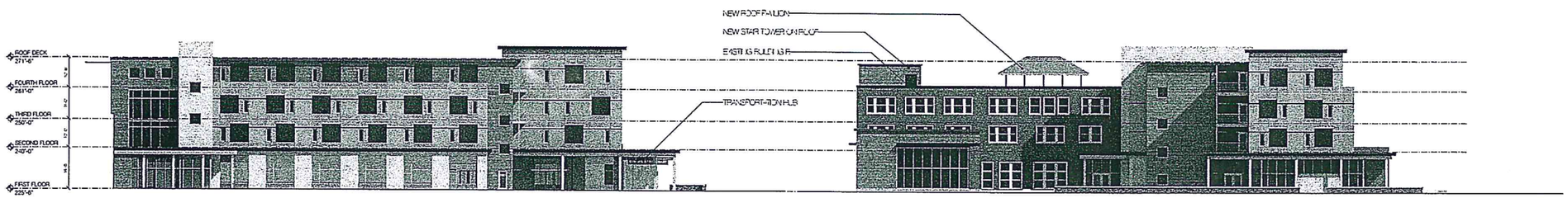
MJB	TKD / EB / JS	01/02/2017	CAMBRIAN RISE
TKD	1" = 50'		

Prior approval



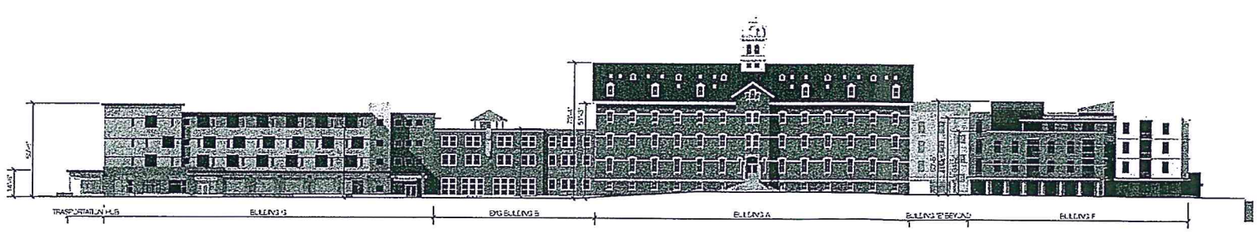
NORTH ELEVATION
Scale: 1/16" = 1'-0"

EAST ELEVATION
Scale: 1/16" = 1'-0"



WEST ELEVATION
Scale: 1/16" = 1'-0"

SOUTH ELEVATION
Scale: 1/16" = 1'-0"



NORTH AVE (EAST) ELEVATION
Scale: 1" = 30 ft

ELEVATION NOTES:

1. FIBER CEMENT PANEL
2. FIBER CEMENT LAP SIDING
3. CORRUGATED METAL SIDING
4. BOARD AND BATTEN SIDING
5. WOOD SIDING
6. WOOD SHINGLE SIDING
7. EXPOSED CONCRETE WALL
8. BRICK MASONRY VENEER
9. STONE MASONRY VENEER
10. STANDING SEAM METAL ROOF
11. COMPOSITE TRIM
12. ALUMINUM TRIM
13. FIBERGLASS WINDOWS
14. STOREFRONT FRAMING SYSTEM
15. ACCENT PANEL
16. SCREENING

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CAMBRIAN RISE • BUILDING G & B

BURLINGTON, VERMONT

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A Professional Corporation

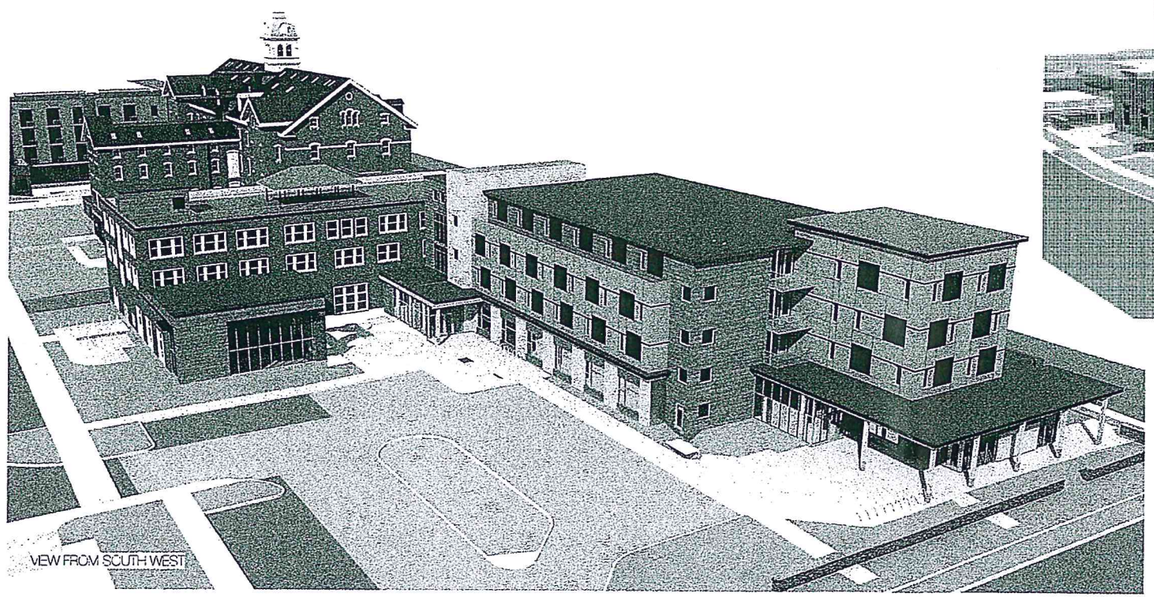
PERMIT SET

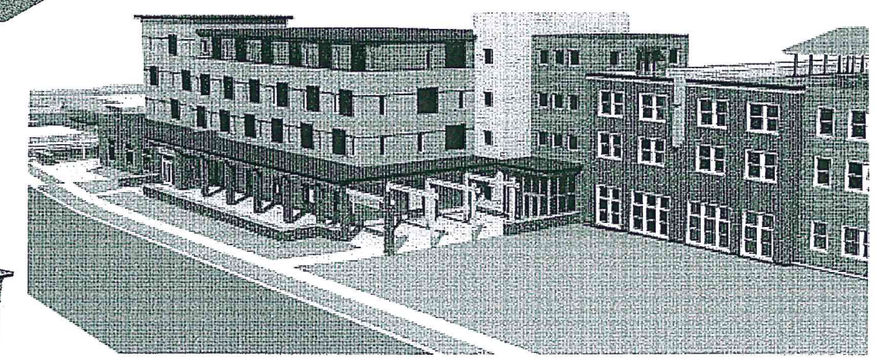
Duncan Wisniewski
ARCHITECTURE
255 SOUTH CHAMPLAIN STREET
BURLINGTON, VERMONT 05401
T. 802.864.6693

REVISED 01.04.2017
DATE: 11.23.2016
DRAWN: ABC

BG-2

Prior approval





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DEPARTMENT OF
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CAMBRIAN RISE • BUILDING G & B

BURLINGTON, VERMONT

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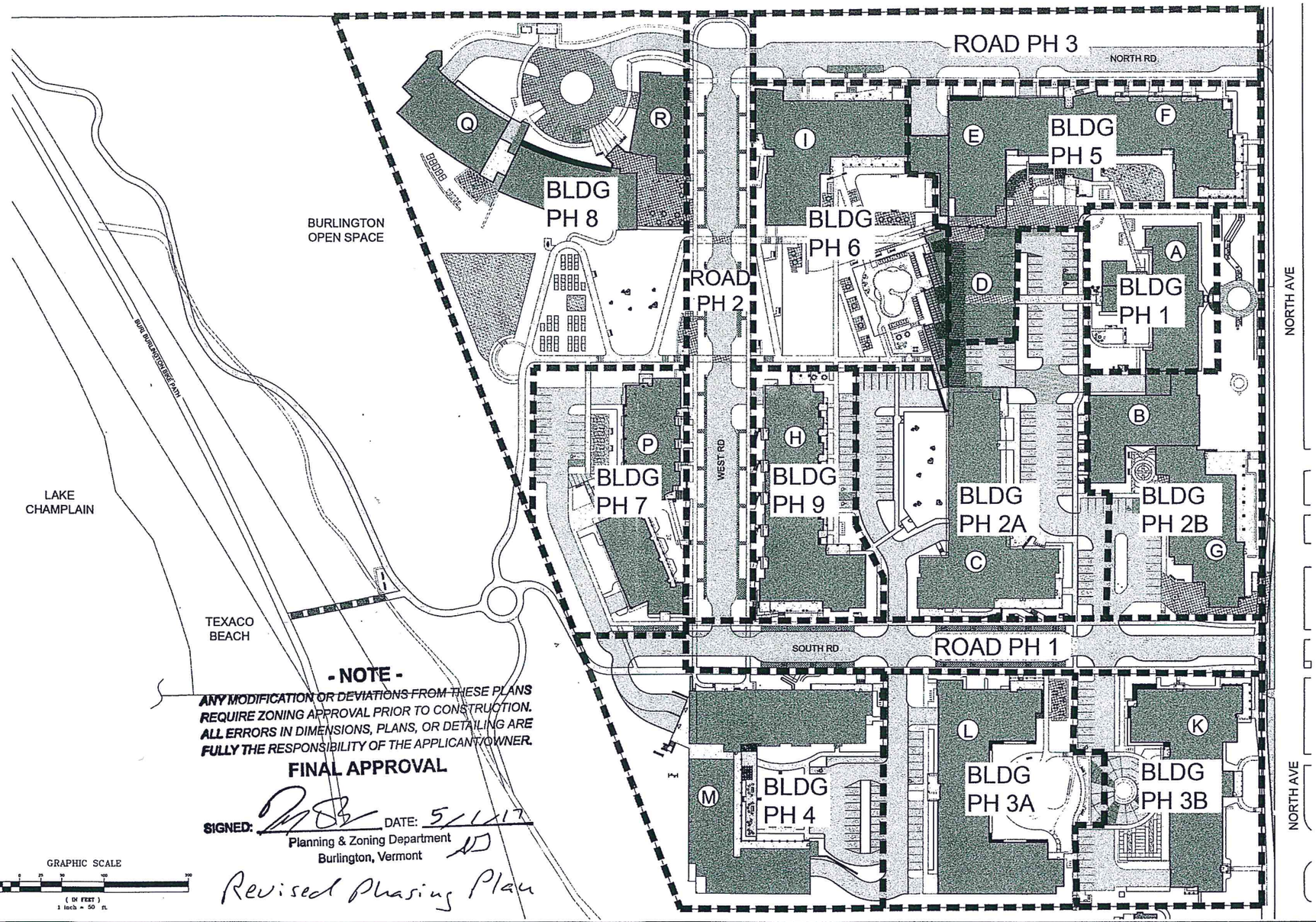
PERMIT SET

Duncan Wisniewski
ARCHITECTURE
255 SOUTH CHAMPLAIN STREET
BURLINGTON, VERMONT 05401
T: 802.864.6003

REVISED 01.04.2017
DATE: 11.23.2016
DRAWN: ABC

BG-3

Prior approv



- NOTE -

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

FINAL APPROVAL

SIGNED: _____ DATE: 5/1/17

Planning & Zoning Department
Burlington, Vermont

Revised Phasing Plan

DRAFT

DATE	SUBMISSION	DATE	SUBMISSION	DATE	SUBMISSION
11-23-2016	PERMIT SET - DRAFT	04/18/2017	REVISION		
01-04-2017	PERMIT SET				
01-31-2017	PERMIT SET - REVISED				

Owner:
BC Community Housing

landscape architects planning consultants
301 college street burlington vermont 05401 802 658 3555

T. J. Boyle Associates, LLC

MJB design by | TKD / EB / JS drawn by | 01/31/2017 date | 1" = 50' scale | MJB checked by

CAMBRIAN RISE
EXHIBIT - PHASING PLAN

sheet no: L-EX4

Ryan Morrison

From: nat caldwell <nat_caldwell@yahoo.com>
Sent: Monday, April 30, 2018 8:25 PM
To: Ryan Morrison
Cc: as@revivalstudio.com
Subject: Fw: 36 Convent Square: Questions Before Hearing May 1, 2018 - One More

Hi again, Ryan.

I am submitting another question, one related to #5 below.

7. *New Occupant an Owner or Tenant:* Will CHT and/or GMHH rent out the newly built structure to tenants or will they sell it?

I am copying my neighbor Aaron Stein. He has kindly offered to represent me at the hearing tomorrow should I not make it.

I look forward to your answers. Many thanks.

Respectfully,

Nat Caldwell

----- Forwarded Message -----
From: nat caldwell <nat_caldwell@yahoo.com>
To: "rmorrison@burlingtonvt.gov" <rmorrison@burlingtonvt.gov>
Sent: Monday, April 30, 2018 6:38 PM
Subject: 36 Convent Square: Questions Before Hearing May 1, 2018

Hi Ryan.

My phone message today may not have come through clearly as I was calling from the road. As I mentioned, I live on the same street as 36 Convent Square, the building under consideration for demolition and reconstruction.

Here are the questions I posed to you over the phone this morning, now in writing. As I mentioned, I likely will not make the hearing tomorrow. My thanks, in advance, for answering them beforehand.

1. *Dimensions:* Your documents state that the rebuilt structure will have "mass, height, and scalin ... consistent with [the] existing [structure]." Does "consistent" mean "the same"? I am most concerned about an increase in height and, particularly for the norther side, width.
2. H*azardous Materials*: I echo my neighbor Aaron Stein's concerns about hazardous material containment and/or mitigation as written in his email to you. What steps will the owners be required to take for containment/mitigation of hazardous material as they go about demolishing, cleaning up the debris, and rebuilding?
3. *Construction Hours:* As a courtesy to the neighborhood, would the city please require that work the construction crews begin no earlier than 8:15am, rather than the 7:30am your documents allude to?
4. *Project Timeframe:* When do the construction managers anticipate that the project will finish an the last hammer swung at the last nail?

5. *Owners:* Who exactly is the party responsible for this project, Champlain Housing Trust (CHT) Green Mountain Habitat for Humanity (GMHH)? The documentation for public viewing mostly indicates CHT but at one point indicates GMHH.
6. *Appeal:* Is the May 1 hearing our only avenue for appeal should the neighborhood object or w have other opportunities?

My thanks, once more.

Nat Caldwell

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
Meagan Tuttle, Comprehensive Planner
Jay Appleton, Senior GIS/IT Programmer/Analyst
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Ryan Morrison, Associate Planner
Layne Darfler, Zoning Technician
Anita Wade, Zoning Clerk

MEMORANDUM

TO: Development Review Board

FROM: Ryan Morrison

DATE: May 1, 2018

RE: Update on the 4-space parking waiver granted under ZP 95-333 – 40-42 George Street

---

Zoning Permit ZP95-333, issued on March 23, 1995 for a 4-space parking waiver from the total of 15 required parking spaces for an existing office, had a condition of approval that required the applicant to return to the Planning Commission (permit issuing body at the time) after five years to verify that the situation regarding the waiver was still valid. The applicant never returned to the report on the validity of the waiver. As a result, the permit remains open, and non-compliant with the condition of approval.

In an effort to close out the permit, the property owner is prepared to report on the validity of the parking waiver in front of the Development Review Board. The attached letter from McCormick, Fitzpatrick, Kasper & Burchard, P.C., dated March 26, 2018, provides details on the existing parking situation.

The Planning Commission is no longer the authority to act on such requests. It is within the Development Review Board's authority to act on this request.

The programs and services of the City of Burlington are accessible to people with disabilities. For accessibility information call 865-7188 (for TTY users 865-7142).

McCormick, Fitzpatrick,
Kasper & Burchard, P.C.

40 George Street
P.O. Box 638
Burlington, VT 05402

David A. Berman
Daniel L. Burchard
John P. Cain
Jason R. Ferreira
Eric A. Johnson
Keith J. Kasper
Craig S. Matanle
Robin M. McCormick
Thomas E. McCormick
Krystn M. Perettine
Thomas P. Simon
Chelsea K. Crucitti

John C. Fitzpatrick
(1936-2009)

Telephone: (802) 863-3494
Telefax: (802) 865-9747
E-mail: [attorney's initials]@mc-fitz.com

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MAR 28 2018
DEPARTMENT OF
PLANNING & ZONING

March 26, 2018

City of Burlington's Development Review Board
Department of Planning & Zoning
City Hall
Burlington, Vermont 05401

Re: 40-42 George Street Parking Lot Waiver Permit #95-333

To Whom It May Concern:

I am submitting the following letter as a requirement to close out the above mentioned permit for 40-42 George Street. The outstanding permit is in regards to a parking lot, adjacent the property, that is permitted via waiver based on the number of spaces. I have received the following list of questions from Ryan Morrison, an Associate Planner for the City of Burlington.

1. *Current use of the property:* employee parking lot
2. *Current # of employees (full and half time) and hours*: 14 Full-time employees and 2 part time employees
3. *Average number of clients/customers visiting the property daily*: 6-8 clients/day
4. *Current # of onsite and leased offsite parking spaces*: None
5. What sort of deliveries come to the site: UPS, Fed-Ex, Staples, USPS, and periodic storage, shredding, and WB Mason products
6. *Just a general overview of the parking situation and how it's worked over the years – have there been any parking related problems like more demand than parking availability, or has parking been adequate, etc.:* 40-42 George Street houses the law firm of McCormick, Fitzpatrick, Kasper & Burchard, P.C. The employee make-up is listed above. Most of the firm's clients are located out of state, but we average approximately 8-10 client visits per day. The building has two staff parking lots located on the North and South side of the building. The primary lot is located at 32 George street, owned by an LLC associated with the building/firm. All employees and visitors have ample parking use.

Please feel free to contact me with any questions or follow up concerns regarding the request to close this open permit. Thank you in advance for your attention to this matter.

Sincerely,

McCORMICK, FITZPATRICK,
KASPER & BURCHARD, P.C.

Krystn M. Perettine, Esq.

N:\clients\DRB.wpd

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MAR 28 2018
DEPARTMENT OF
PLANNING & ZONING

ZONIN PERMIT/CERTIFICATE OF APPI RIATENESS
Burlington, Vermont

Application Date: 03/09/9
Appeal Exp. Date: 04/07/9

Project Location: 40 GEORGE ST *Zone:* RH *Ward:* 3

Owner/Applicant Name: Thomas McCormick
Address: 40 George Street
Burlington, VT 05401
Telephone: 802-863-3494

Project Description: A 4 space parking waiver of the total of 15 required parking spaces for the existing office as required in the original conditions of approval granted 9/83.

Estimated Cost of Construction: $0.00

Lot Size: 4469

Net New Sq.Ft.:
Net New # of Housing Units:

Existing % Lot Coverage:
Proposed % Lot Coverage:

Existing # of Parking Spaces: 7
Proposed # of Parking Spaces: 11
Required # of Parking Spaces: 15

Zoning Permit #: 95-333

Application Fee: $40.00 Y

Kenneth Leriseyg
Zoning Administrator

Decision: AWC *Decision Date:* 03/23/95

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

COA #: 095-036A *Level of Review:*

Development Review Fee: $0.00

Mark T. Eldridge
Planning Director

Decision: AWC *Decision Date:* 03/23

An interested person may appeal a decision of the Planning Commissio to the Chittenden Superior Court within 30 days of final action.

ZBA #: CU95-022 *ZBA Decision Date:* 11/28/94

Conditions: Approval subject to the following:
1. Seven(7) parking spaces are provided on site at 40 George St. and four(4) parking spaces are leased for use off-site at 32 George St. A four(4) space parking waiver is granted due to the unique flex time of employees. This waiver is limited to five(5) years(3/23/2000) or less if ownership of either 40 or 32 George St. is transferred outside of the applicant's firm(McCormick, Fitpatrick & Mertz).
2. The applicant shall return to the Planning Commission in five years to verify that the

STANDARD PERMIT CONDITION

COA# 95-036A
DATE ISSUED: 3/23/95

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:
a. Zoning permit shall become invalid unless work or action authorized by permit is commenced by 3/23/97; th Permittee shall complete the approved construction by 3/23/98.
b. Zoning permit with a conditional use or variance shall become invalid unless work or action authorized by permit is commenced N/A; the Permittee shall complete the approved construction by _____.

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 issu ance of zoning permit.

4. Changes:
The project shall be completed as shown on the plans which have been stamped "approved" dated 3/23/95 by the Department of Planning and Zoning. The project shall not deviate from the approve plans without prior written approval from the Department of Planning and Zoning.

5. Property Inspections:
By acceptance of this permit, Permittee authorizes City Officials and/or their authorized representatives access to the subject proper for purpose of observing work in progress, inspecting and/or measuri 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 Publi Works PRIOR to use and/or occupancy of the subject premises. Prior issuance, the Department of Planning and Zoning must certify that wo has been completed in accordance with approved plans and that applic ble conditions have been met. The Permittee may be required to pro- vide a Letter of Credit to obtain a Certificate of Occupancy prior t completion of all required improvements.

7. Completion and Maintenance of Improvements and Landscaping:
Permittee is solely responsible for completing all improvements show on approved plans. By acceptance of this permit, Permittee agrees t maintain all improvements in a satisfactory condition. Any landscap ing installed according to the approved plan which becomes diseased 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 al other applicable local, state and federal permits.

-Continued-

Google Maps

Map data ©2018 Google 20 ft

April 27, 2018

Burlington Development Review Board
149 Church Street, City Hall
Burlington, VT 05401

Attention: Ryan Morrison,
Project Manager for 18-0803CU

Dear Mr. Morrison:

My name is Howard Averill. I am the co-Trustee of the Charles J. Averill Trust, the owner of the residential property at 54 Summit Ridge in Burlington. Theresa Averill, my mother, has been a resident at this address for almost 60 years. She is also a co-Trustee of the Trust.

I am writing to the Burlington Development Review Board to voice our concerns and opposition regarding the Conditional Use Permit request #18-0803CU for a bed and breakfast (B&B) at 53 Summit Ridge, which is directly across the street from our property.

Summit Ridge is a low-density residential area with neighborhood parking restrictions. It is a cul-de-sac with only 16 homes, all single-family. It has historically been a quiet, low-traffic street with minimal activity. Since the owners of 53 Summit Ridge have been operating their bed and breakfast out of their residence, there has been a definite and noticeable increase in traffic and activity on Summit Ridge. This has begun to alter the very nature of this otherwise extremely quiet and very low-traffic cul-de-sac.

In addition, the lack of available parking at 53 Summit Ridge has resulted in the commercial B&B guests parking their respective cars on the street. (In fact, there are often multiple B&B guest cars that are parked on the street at the same time. Some residents of Summit Ridge have privately speculated that there must be more than one room for rent, given the level of vehicle activity). In any event, as shown in the attached photograph (Exhibit 1) from an April 21st 2018 room rental, the resident often ends up parking THEIR vehicle(s) on the street while the B&B guests park in the driveway. This is a clear violation of the Resident Parking rules which state that a "resident cannot use a guest parking card in order to park their own car on the street". And further, while the Resident Parking Rules allow parking permits for GUESTS, they certainly are NOT meant to accommodate COMMERCIAL room renters in this low density, residential zone.

While the property details for 53 Summit Ridge that are shown on the Burlington Tax Roll indicate the existence of a standard two-car garage, it appears that in the course of the significant renovation to the property a few years ago, permanent modifications were made to the garage. These modifications appear to no longer allow cars to fit inside the garage. With no parking space available inside the garage, that leaves only two spaces for parking for the two resident vehicles in the driveway. Please note attached (Exhibit 2) Google Maps photo which reflects the normal parking arrangement for the resident vehicles in their driveway when there are no B&B guests. This obviously leaves zero space for commercial B&B guests, which, as previously indicated, often requires 2 additional parking spaces.

Street parking on Summit Ridge can be especially hazardous in the winter months when snow banks further increase the inherent risk, given the narrow width of the street. In addition, the reduced visibility caused by snow banks and resulting difficulty of passing parked vehicles is further cause for concern. There are at least two cases that I am aware of where cars backing out of either 53 or 54 Summit Ridge ran into and damaged cars parked on the narrow street.

Summit Ridge is a narrow, low-traffic residential street designed with the assumption there would be no on-street parking and limited traffic. While we understand that each permit request is considered on its unique circumstances, we are very concerned that this permit application, if approved, would lead to more such requests in the future and result in a permanent and significant altering of the atmosphere and the very nature of Summit Ridge.

It is for these reasons and these concerns that we firmly oppose the granting of this permi for a bed and breakfast on Summit Ridge.

Respectfully submitted,

Howard M. Averill
Co-Trustee of the Charles J. Averill Trust,
Owner of 54 Summit Ridge
20 Church Tavern Road
South Salem, NY 10590

EXHIBIT 2.

EXHIBIT 1.

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
Meagan Tuttle, Comprehensive Planner
Jay Appleton, Senior GIS/IT Programmer/Analyst
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Ryan Morrison, Associate Planner
Layne Darfler, Zoning Technician
Anita Wade, Zoning Clerk

MEMORANDUM

TO: Development Review Board

FROM: Ryan Morrison

DATE: May 1, 2018

RE: 207 North Avenue – ZP18-0774CU

The applicant for ZP18-0774CU, to permit a one-room apartment unit within the existing triplex to be used as a bed and breakfast unit, withdrew the application. See attached letter.

I. Zelda Grimm would like to withdraw my application for a bed & breakfast permit & cancel the hearing scheduled with the DRB for May 1st.

RECEIVED
APR 26 2018
DEPARTMENT OF
PLANNING & ZONING

Burlington Development Review Board
149 Church Street, City Hall
Burlington, VT 05401
www.burlingtonvt.gov/pz/DRB
Telephone: (802) 865-7188
Fax (802) 865-7195

Austin Hart
Brad Rabinowitz
Israel Smith
AJ LaRosa
Geoff Hand
Alexandra Zipparo
Samantha Tilton
Jim Drummond, (Alternate)
Vacant, (Alternate)

BURLINGTON DEVELOPMENT REVIEW BOARD
Tuesday May 1st, 2018, 5:00 PM
Contois Auditorium, City Hall, 149 Church St, Burlington, VT
MINUTES

Board Members Present: A.Hart, B.Rabinowitz, G.Hand, A.Zipparo, A.LaRosa, I.Smith
Board Members Absent: S.Tilton, J.Drummond (Alt.)
Staff Present: S.Gustin, M.O'Neil, R.Morrison, L.Darfler

I. Agenda

A.Hart: Discussion of changes to agenda

II. Communications

A.Hart: All submitted materials accepted as record

III. Minutes

A.Hart: April 3rd minutes will be signed, April 17th minutes will be discussed at deliberation

IV. Consent

1. **18-0757CA; 131 Lakeview Terrace (RM, Ward 3C) Katherine Lesser**
   Addition and renovation to a historic single-family house. (Project Manager: Mary O'Neil)

A.Hart: Does the applicant have any questions or concerns about conditions or staff findings as presented?
None
A.Hart: Do any members of the Board object to this item being treated as consent?
A.Zipparo: Question regarding the lot coverage table
A.Hart: Allowed 35%; staff comments state 39%. Assume excess is due to the 10% bonus
M.O'Neil: Residential Medium zone coverage up to 40%
A.Hart: Are there any members of the public that wish to comment or have questions regarding the project?
None
B.Rabinowitz: Motion to approve and adopt staff findings and recommendations
G.Hand: Seconds the motion
6-0-0

2. **18-0791CA; 351 North Ave (NAC-CR, Ward 4N) 351-375 North Ave Owners Assn.**
   Revisions to Buildings B & G, with additional floor added to Building B. No change to total units in project; revisions to design of buildings and proposed transportation hub; revision to road phasing plan. (Project Manager: Scott Gustin)

G.Hand: Recused

A.Hart: Does the applicant have any questions or concerns about conditions or staff findings as presented?
None
A.Hart: Would like to move to a public hearing to ask questions, are any members of the public here wishing to speak about this project?
None
A.Hart: What is the changes to the road phasing plan?
E.Farrel: only difference is the approval was for 3 sections- we are going to build south section in 2 phases instead of one
A.Zipparo: what are the proposed changes to the transportation hub?
E.Farrel: the transportation hub is on South East corner of building it's intended to be a mini version of what the city has to serve 20-25 people. Basically so people don't have to sit outside waiting for the bus.
A.Hart: Closed public hearing

3. **18-0803CU; 53 Summit Ridge (RL, Ward 6S) James Brown and Vida Drungilaite**
   New bed and breakfast room; letting one bedroom. (Project Manager: Ryan Morrison)

A.Hart: Does the applicant have any questions or concerns about conditions or staff findings as presented?
Yes
A.Hart: Communications received from the neighbor so opening the discussion to public hearing to accept letter and allow comments here tonight
V.Drungilaite: third item under conditions of approval recommends that guest's arrival and departure times are limited to 7am to 10 pm; most guests walk is this just for cars and motor vehicles?
A.Hart: this is a typical recommendation to help keep noise down in residential locations.
H.Averill: Strong opposition- highlighted points in letter submitted to the Board. Parking concerns
A.Hart: It will be a condition that those two spaces in the garage be available so the BnB guests do not park on the street
V.Drungilaite: Only one room so only one car expected.
A.Hart: Closed the public hearing

V. Public Hearing

1. **18-0774CU; 207 North Ave (RM, Ward 3C) John Leclair and Louise George**
   Change of use from multi-family to single family and permit request for bed and breakfast. (Project Manager: Ryan Morrison)

A.Hart: Project was withdrawn

2. **18-0714CA/CU; 36 Convent Square (RM, Ward 3C) Champlain Housing Trust**
   Demolish and rebuild single family home. (Project Manager: Ryan Morrison)

G.Hand: Recused
A.Hart: The issue here is the criteria of Demolition of a Historic Home
A.Demetrowitz: Champlain Housing Trust purchased the single family home in 1990 with the intention of selling as a shared equity home, unsuccessful so we rented it; tried to sell it once again unsuccessful, in 2010 we were putting together a larger plan where we conducted a structural supports-structural report included in packet; determined it would be difficult to

in 2010 but there was a tenant who wanted to stay. Looking at building a single family two story home has been repeated several times throughout the City. Intention to sell to low income family.
A.Hart: This is listed on Urban District Building Inventory, what does that mean?
R.Morrison: Precursor to being on the historic register, means the property is eligible for historic significance.
A.Hart: Communication from neighbor requested Redstone foundation be saved.
A.Demetrowitz: It is a nice feature but a new foundation is needed- we will be using the salvageable red stone for planting beds in front.
A.Hart: Comfortable with the fact that the building has been altered and is no longer pristine historically; the staff findings present demolition by neglect. Champlain Housing Trust has owned since 1990, why are there structural problems due to neglect?
A.Demetrowitz: we made structural repairs in basement- report identified work done in basement to try to repair or shore up the structure. Permits from the 90s are often missing but we did do a lot of work. It was just built inadequately to begin with- old building built with old incorrect techniques no structural integrity
B.Rabinowitz: is the large tree in front staying? Leaving off the front walk- so as not to disturb the lawn
A.Demetrowitz: Yes, if need be we would like permission to push house back a few feet-if needed to save tree. There is no sidewalk- we would like to move stair from south to closer to driveway and connect stair to driveway. We will provide landscape plan; want to move stairs to south side, will look to the utility co and ask that VT gas put meter on north end of front elevation and electric come down where it is currently on the south elevation. Screening for garbage- adding section of screening with gate- no pressure treated for decking or rails- will include conduit in internal of building for potential future solar installation

A.Stein: Tree is Bradford pear and they smell and drop berries on cars- if they took the tree it would be better, would prefer the houses kept in a line then try to protect the tree; stone foundation should remain; would not want to see raised grade; supports project-if no pressure treated material is used than what would that material be? Plans call for shingle roof-like to make sure at no point a metal roof gets put on due to snowfall. House has sat empty since last February. Applicant means well and is bringing a house to neighborhood to improve – this is the 1st time we have been notified – we have been ignored.
A.Demetrowitz: Apologizies if we made it seem like we are not good neighbors- it took a while to get plans funding and financing together; metal roof- no it will be asphalt; Red stone is just intended for raised planting bed for landscaping not raising elevation; we are intending to save the tree
D.Mullens: Habitat for Humanity uses pressure treated lumber for costs nothing else- but neighborhood doesn't want it so we were following the guidelines and previously recommendations for the porch that would look more finished- typically using polyvinyl railing – framing is pressure treated and steps pressure treated anything in contact with ground is pressure treated; planning to use trex decking and polyvinyl porch rail and posts;
A.Hart: Closed public hearing

VI. Sketch Plan

1. **18-0793SP; 75 Briggs St (ELM, Ward 5S) Onion River Coop. Inc/Petra Cliffs**
   Sketch plan review for a new health club/climbing center. Includes a new building and site improvements. (Project manager: Scott Gustin)

G.Hand: Recused
A.Zipparo: Recused
A.Hart: Sketch Plan review is a preliminary opportunity to go over the plan with the Board and discuss and areas where you may be struggling or need clarification.

S.Coddaire: Construction of new building 13,000 square feet and renovation/retention of existing 4,000 square foot space as an accessory use. Several climbing walls will be 50 feet tall so the highest point of the project will be 51 feet.
S.Charest: Currently located at 105 Briggs Street; discussed history of ownership. Project will include two story building with mezzanine; the first floor will include program space, locker area, retail, lounge and an outdoor patio. Accessibility includes a ramp structure to be located behind the climbing walls. Second floor will hold additional bouldering and training space. On-site childcare for members who are in the facility; will not be a drop off childcare center- families must be using the facility. Third floor spaces include yoga and conference space; Roof deck to see over to the Adirondacks. Focused on climbing and expanding into other programs such as yoga and fitness as well as onsite childcare. Designing within a tight envelope. Currently utilizing passive solar but hope to move towards a net zero building or at least be net zero ready in construction. Went over design presentation and business goals
A.Hart: The Board here can provide comment and reaction; are there any issues that you need our help with?
S.Coddaire: Discussed parking space needs; both buildings are being associated as Health Club use
B.Rabinoiwtz: Parking requirement here seems minimal
S.Gustin: If they include both buildings under the use of Health Club than the numbers work; however if we look at them separately than they would need to request a parking waiver.
B.Rabinowitz: Can you provide us with some statistics of current use needs?
S.Charest: We see average of 105 check ins a day, no numbers on if driving or walking.
S.Coddaire: We are within the footprint required to have accessory use; by chance that is slightly over the size of the warehouse.
A.LaRosa: If the warehouse is a space in connection than it's consistent with how we determine these things as it's all connected- my concerns over the parking are minimal; however it needs more bike parking
S.Coddaire: Bike parking requirement appears really low; only 4 spaces per 5,000 square feet; we would add more than required
A.LaRosa: Do the sidewalks line up with City Markets sidewalks? With the Brigg St improvements this proposal may be altered slightly- is there an established connection with City Market?
A.Hart: Number of parking spaces is issue- do you need to provide all of those spaces upfront or could you expand with the increased need?
S.Charest: Limited parking at current location paired with Brigg St redevelopment plan pointed us to wanted more parking right away-especially for events that we may host.
A.LaRosa: What is the potential future driveway connection or potential building expansion that was touched on?
S.Charest: Current location limited potential for expansion so we were looking for a site that could anticipate potential growth. Site plan is organized around the potential to connect the driveways.
A.LaRosa: Focus on North façade and making it more inviting

M.Boisvert: Concerns over parking, would like to see bus parking added. Does not see any problem with the amount of parking they are providing. Concerns about water runoff.

VII. Other Business

1. **ZP95-333; 40-42 George St (RH, Ward 3C) Thomas McCormick**
   Update on the 4-space parking waiver granted under ZP95-333.

K.Perettine: Open permit found in transfer project; sometime in 1995 a parking waiver was applied for and one of the conditions was to submit updates to the Board. Submitted letter that we are still in need of the waiver and looking to get the permit closed.

A.Hart: Request was to come back to make sure the conditions that the need for the waver is still justified; need to be 7 at 40 and 4 off site at 32 that are leased. All of the spaces will continue to be available and there is still a unique flex time for employees?
Confirmed

VIII. Adjournment 6:30 PM

Austin D. Hart — June 19, 2018

Austin D. Hart, Chair of Development Review Board — Date

L. Darfler, Planning Technician — May 15th 2018

Date

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/drb/agendas or the office notice board, one week before the hearing for the order in which items will be heard.