

Burlington Design Advisory Board

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

Ron Wanamaker
Emily Morse
Jay White
Jack Qualey
Gabriel Stadecker
Kathleen Ryan, Alt
Michael Alvanos, Alt



DESIGN ADVISORY BOARD Tuesday, April 11, 2023 3:00 PM

Remote and In Person (at 645 Pine Street) Meeting

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/87155655137?pwd=ZEdGaGhxeFpRNDJQcFJrNWkvb1Vudz09>

Webinar ID: 871 5565 5137

Passcode: 796731

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

Agenda

Session I – 3:00 PM – 3:30 PM

ZP-23-30; 483 Manhattan Drive (RM, Ward 2C) Green Mountain Habitat for Humanity / Chris Lane

Demolition of existing structure for the construction of a new duplex. (Project Manager, Garret King)

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Department of Permitting and Inspections

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

William Ward, Director
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Garret King, Associate Planner
Joseph Cava, Permitting Technician
Theodore Miles, Code Compliance Officer
vacant, DPI Administrator



MEMORANDUM

To: Design Advisory Board
From: Scott Gustin & Garret King
Re: 483 Manhattan Drive
Date: April 11, 2023

File: ZP-23-30
Location: 483 Manhattan Drive
Zone: RM **Ward:** 2C
Parking District: Neighborhood
Date application accepted: January 26, 2023, Complete March 21, 2023
Applicant/ Owner: Chris Lane / Green Mountain Habitat for Humanity
Request: Demolition of existing single family home for the construction of a new duplex.

Overview:

The applicant is seeking to demolish the existing single family home and to construct a new two story duplex. The current home is not listed as historic. A previous zoning permit was approved for a similar project over a year ago for a three story duplex that was never started.

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 significant natural features on the property.

(b) Topographical alterations

The lot is flat, and topography will remain essentially unchanged.

(c) Protection of important public views

There are no important public views from or through the subject property.

(d) Protection of important cultural resources

The property has no known archaeological significance.

(e) Supporting the use of alternative energy

There is no indication that the proposed home will utilize alternative energy. Solar energy utilization is encouraged. In any event, the home will not adversely impact the actual or potential use of alternative energies by neighboring properties.

(f) Brownfield sites

The property is not an identified brownfield.

(g) Provide for nature's events

The proposed plan shows that a sheltered entry will be constructed for the main entryway to protect people when entering and exiting the duplex. The rear doorways are also sheltered.

The development is not large enough to require dedicated stormwater management infrastructure. It will; however, require an erosion prevention and sediment control plan for construction activity.

(h) Building location and orientation

The proposed home is situated similarly to the existing home, although it appears to be set back a few feet further from the front property line than the existing residence. The proposed setback is within 5' of the average front yard setback of neighboring homes as required. The home lacks a clearly defined front entrance. The closest projection of the home is a bedroom. To the left of that is a recessed carport. At the back end of the carport, there is a small alcove that provides doorway access into each of the two duplex units. The rear of the duplex contains two clearly defined entries. Similarly obvious entry should be provided on the front elevation. The carport is a prominent feature in front. Prior decisions as to carports have determined that they are not limited to 50% of the building front as garages are.

(i) Vehicular access

The proposal has a main driveway that leads to a covered two car, carport as noted above.

(j) Pedestrian access

As required, the project includes a dedicated pedestrian walkway from the front entrance to the public sidewalk. The site plan depicts walkway material different from that of the driveway, but specific material information is not evident. Such information is needed.

(k) Accessibility for the handicapped

No handicapped accessibility is shown or required for this project.

(l) Parking and circulation

The existing driveway will be removed and replaced with a wider driveway that will extend under the open air carport. Parking will be provided within the driveway. Although the driveway is a prominent feature in the design, it is dimensionally compliant and is set to the side as much as possible, given its dimensions. Significantly, a near identical design was approved a few years ago for this property.

(m) Landscaping, fences, and retaining walls

A garden area is indicated at the rear of the property. While this backyard feature will provide amenity for the residents, landscaping in front of the building is recommended. Nothing extensive is needed, but some new plantings out front could help to improve the project design.

(n) Public plazas and open space

Not applicable.

(o) Outdoor lighting

Exterior light fixtures are depicted next to the rear building entries. A canister lighting cut sheet has been provided. Presumably, the canister fixture will illuminate the carport and/or front alcove. Clarification is needed. Illumination levels are acceptable for the canister fixture. No fixture cut sheets depict the rear entry fixtures and are needed.

(p) Integrate infrastructure into the design

Utility connections (only drain to storm drain is noted) and equipment are not depicted in the plans. If any ground-mounted mechanical equipment is proposed, it must be depicted and screened.

Part 3, Architectural Design Standards

Sec. 6.3.2, Review Standards

(a) Relate development to its environment

1. Massing, Height, and Scale

The proposed home is similar in height, massing, and scale as well as style to the current structure and surrounding homes. The massing of the duplex is mainly one central block with only one small room extending out from the front of the building on the ground floor. Also, there is a covered carport in the front of the building that also acts as the main entryway. The height of the proposed structure will be two stories, same as the existing and neighboring properties. The scale of the home is similar to the current as well as nearby properties.

Roofs and Rooflines

The roof is similar to neighboring properties with a gabled design and matches the style of the building.

2. Building Openings

Proposed fenestration is typical for that of a new home. Fenestration on the front façade is asymmetrical and fails to strengthen the somewhat awkward street face of the residence. There is opportunity to improve the primary elevation of this new home with improvements to fenestration and entry.

(b) Protection of important architectural resources

The current home is not listed on either the state or national registry. Its demolition will not adversely impact Burlington's wealth of historic resources.

(c) Protection of important public views

See Sec. 6.2.2 (c).

(d) Provide an active and inviting street edge

The proposed duplex will be sited similarly to neighboring homes and will remain consistent with the neighborhood streetscape. The building contains no blank facades. While basic in appearance, the front façade does contain some fenestration and significant variation in plane.

(e) Quality of materials

As proposed, the new duplex will be clad in vinyl clapboard siding and trim. Vinyl windows will be installed throughout, and asphalt shingle roofing will be used. While not especially durable, these materials are fairly common and acceptable for new residential construction.

(f) Reduce energy utilization

Proposed building must comply with current energy efficiency standards.

(g) Make advertising features complimentary to the site

Not applicable.

(h) Integrate infrastructure into the building design

No building mounted mechanical equipment is included with the plans. If any is proposed, it must be depicted on project plans and screened.

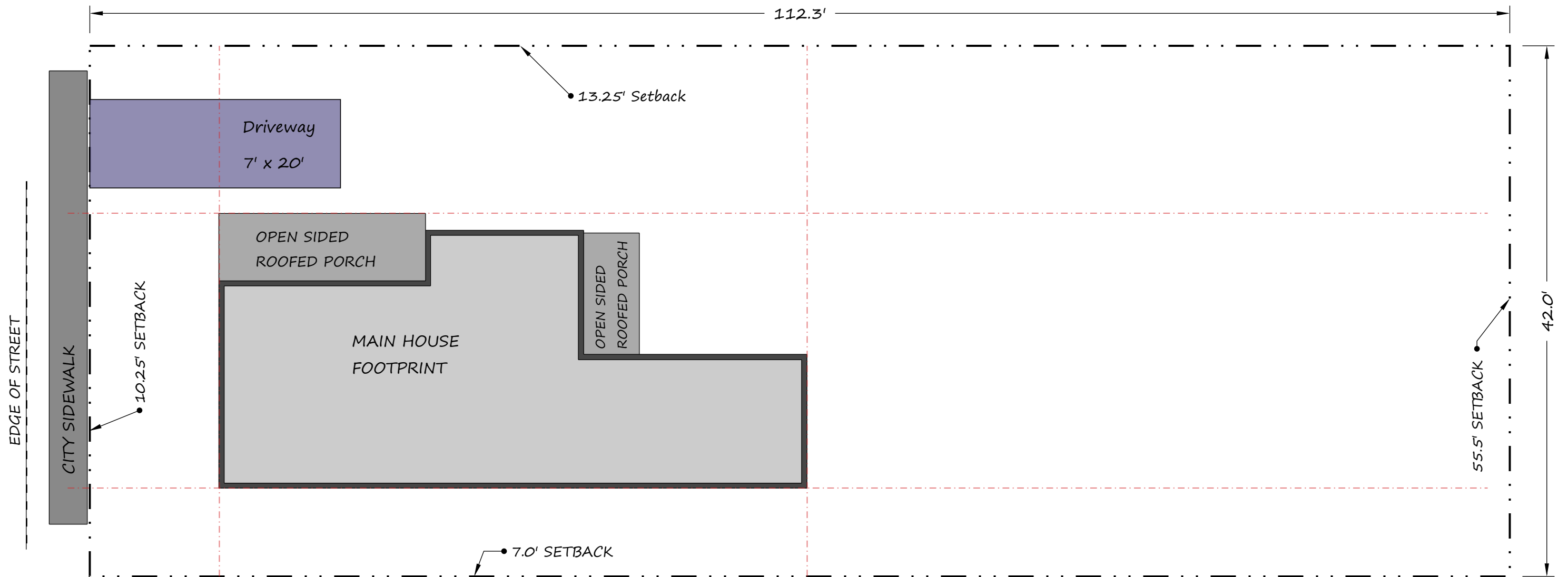
(i) Make spaces safe and secure

Proposed building must comply with the city's current egress requirements, building entries will be illuminated.

RECOMMENDED MOTION:

Forward to the Development Review Board with the following conditions:

1. Outdoor lighting details to include cut sheets for all fixtures and locations noted on the project plans.
2. Front yard landscaping to include new trees and/or garden spaces.
3. Depict and screen any outdoor mechanical equipment on the project plans.
4. Emphasize the front entry into the duplex to make it obvious from the street. Consider additional windows, and make symmetrical, on the front elevation.
5. Specify walkway and driveway materials on the site plan.



483 MANHATTAN DRIVE EXISTING
AS OF MARCH 1, 2023

HABITAT FOR HUMANITY

Zoning Calculations

Zoning RM (Medium Density Residential)

Article 4,3,5 40% Lot Coverage Allowed

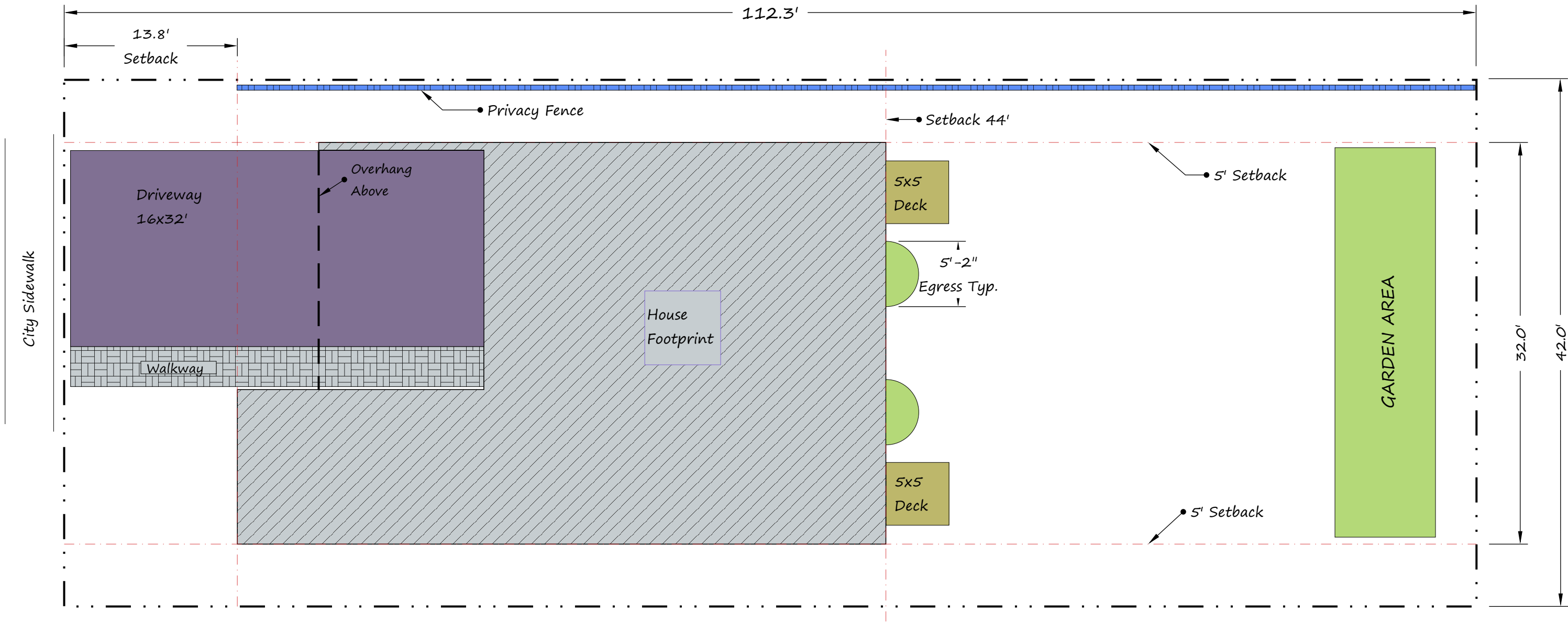
Front SetBack Average 2 ADJACENT LOTS +/- 5'-0'

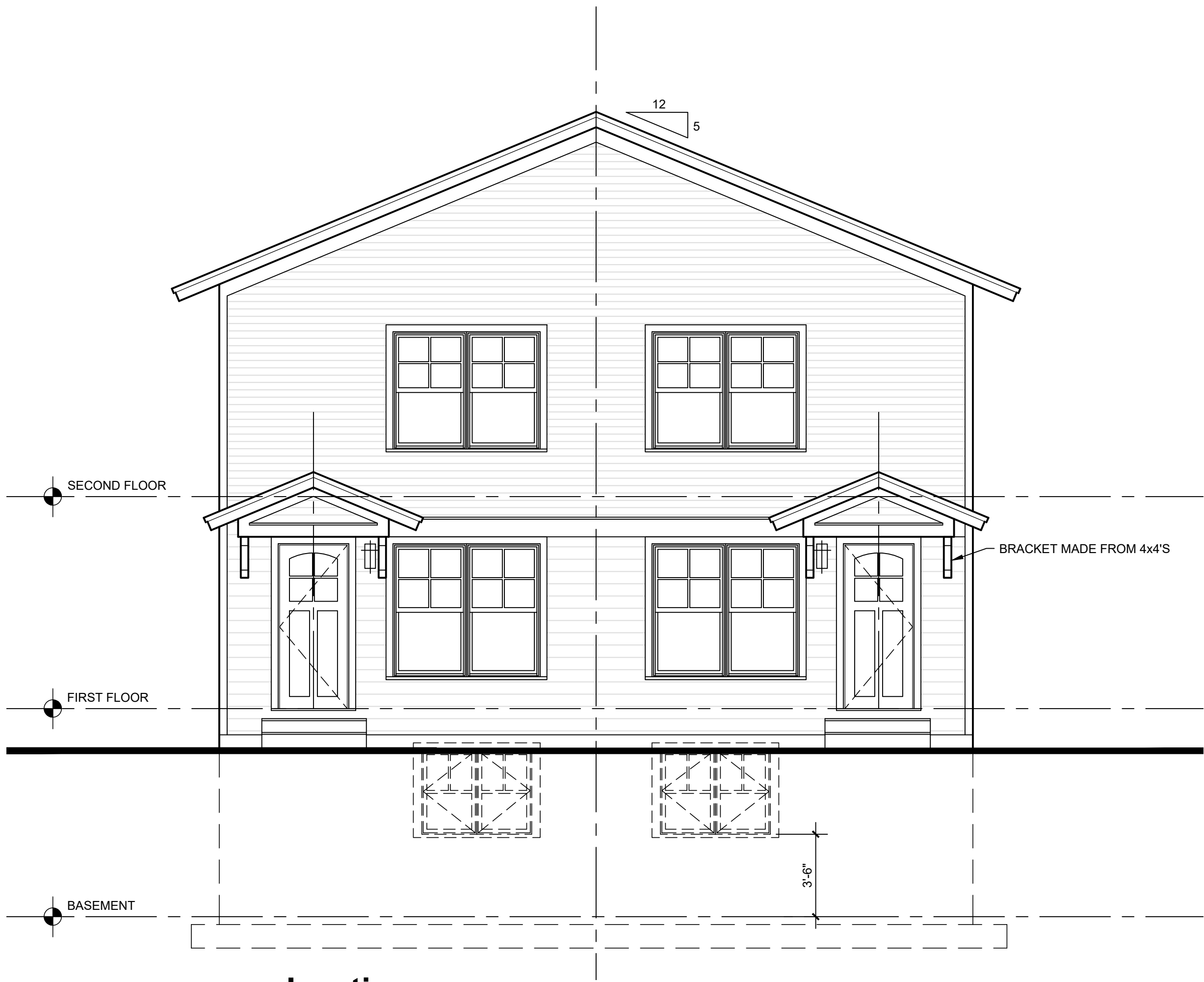
LOT SIZE

42.0' X 112.4'

4,721 SQ. FT

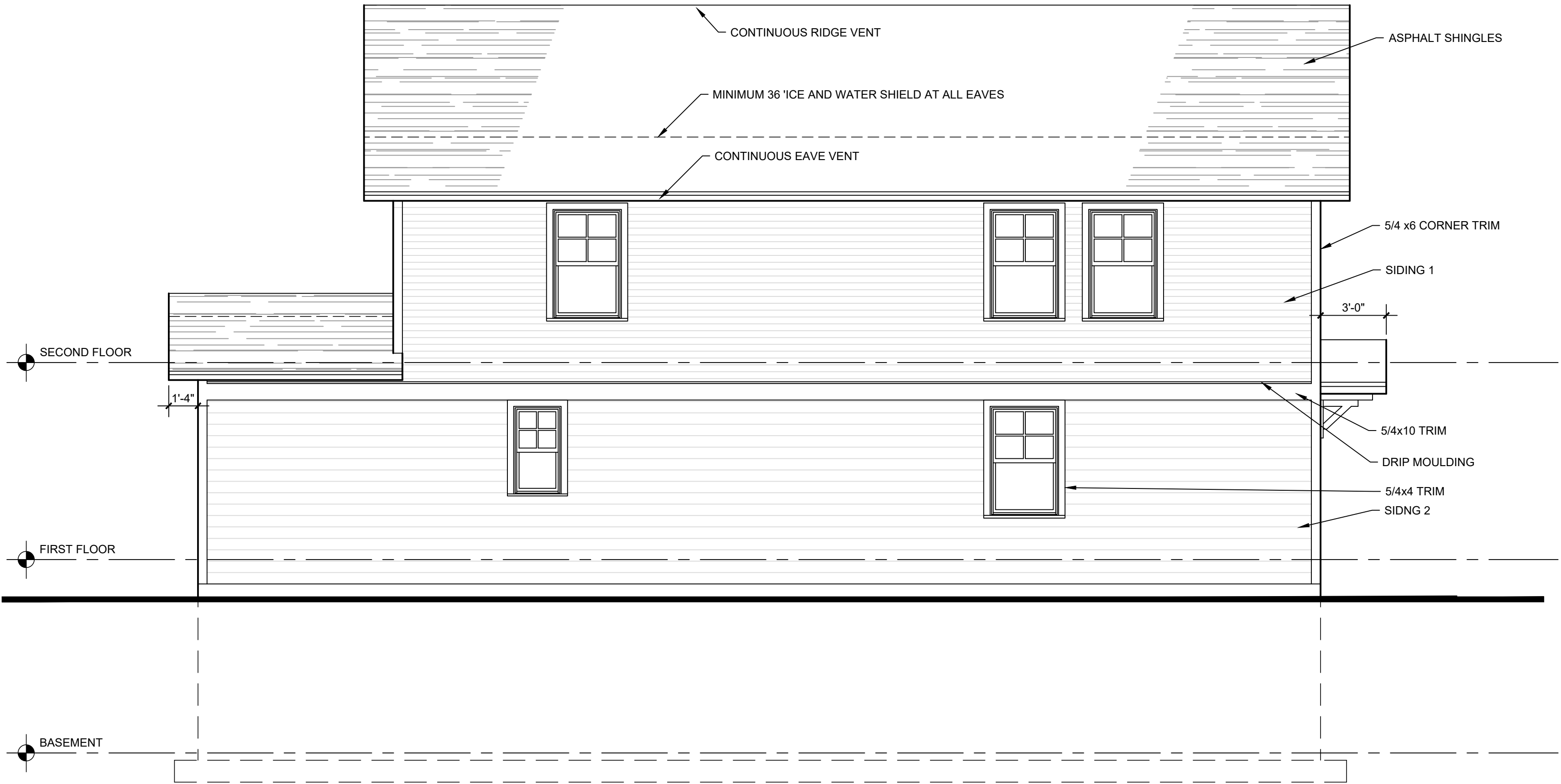
HOUSE FOOTPRINT	1291 SQ. FT	
DRIVEWAY	512 SQ. FT	16X32
TOTAL	1803 SQ. FT	
LOT COVERAGE	1803 / 4721 = 38.2% LOT COVERAGE	
DECKS	50 SQ.FT	2X (5' X 5')
WALK-WAY	264 SQ.FT	
TOTAL	2117 SQ.FT	
	2117/ 4721 = 44.8% LOT COVERAGE	





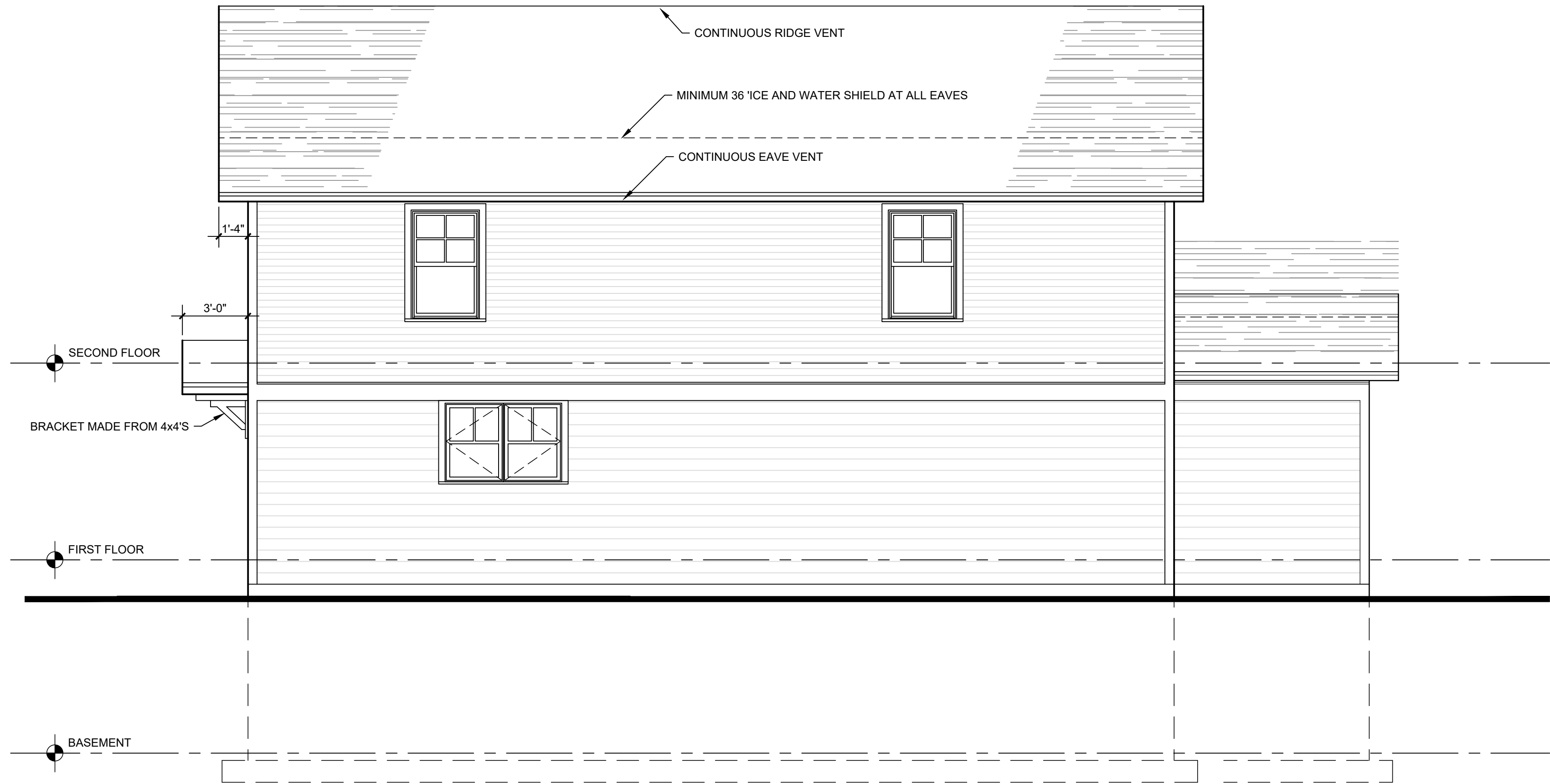
rear elevation

SCALE: 1/4"=1'-0"



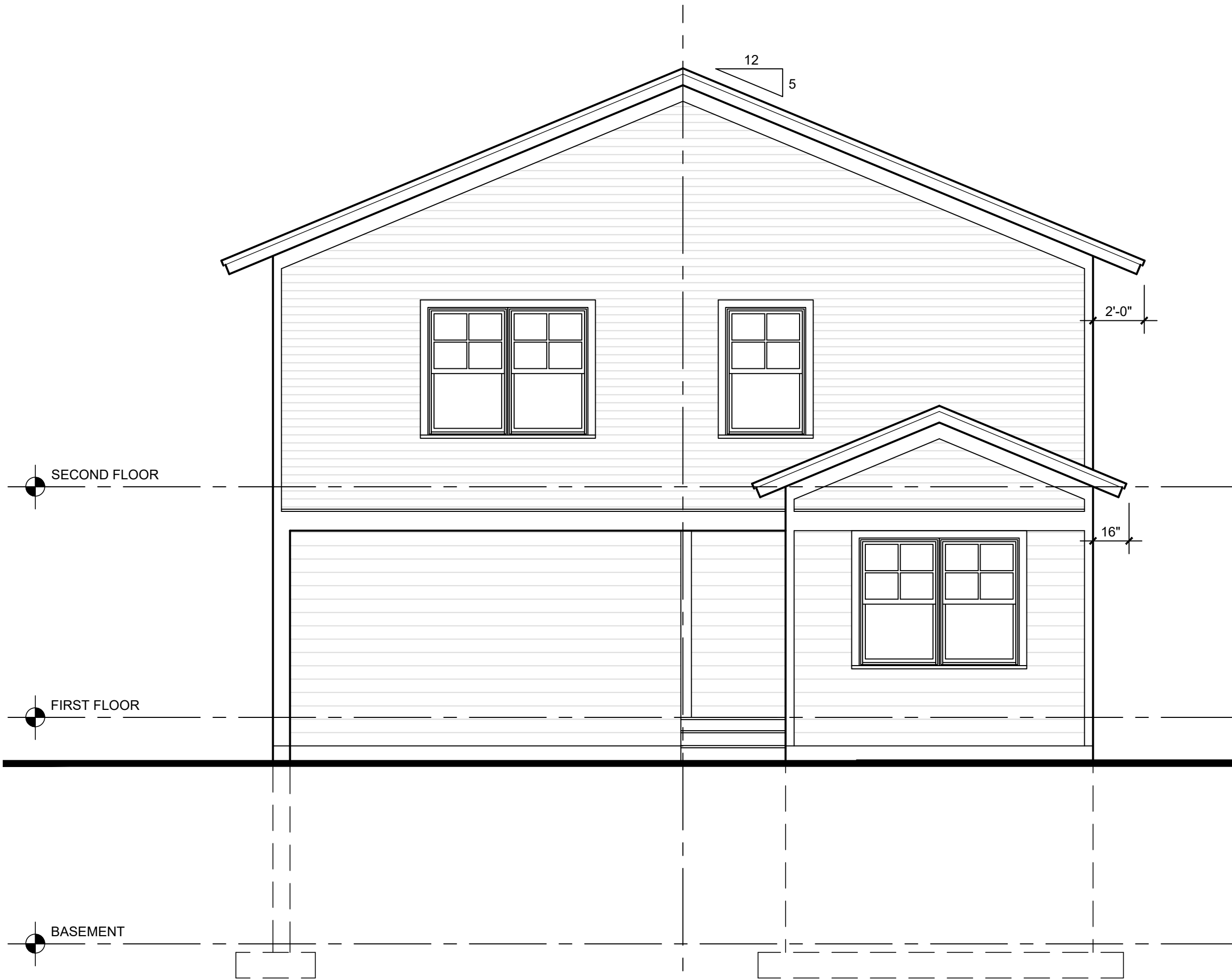
side elevation

SCALE: 1/4"=1'-0"



sideelevation

SCALE: 1/4"=1'-0"



front elevation

SCALE: 1/4"=1'-0"

ARCHITECT

JRMA
architecture - master planning - interior design
www.jrmadesignstudio.com

JRMA DESIGN STUDIO
175 SUMMIT CIRCLE
SHELBURNE VERMONT

green mountain
habitat for
humanity

LOCATION
483 MANHATTAN DRIVE
BURLINGTON, VERMONT

OWNER

CONTRACTOR

STAMP

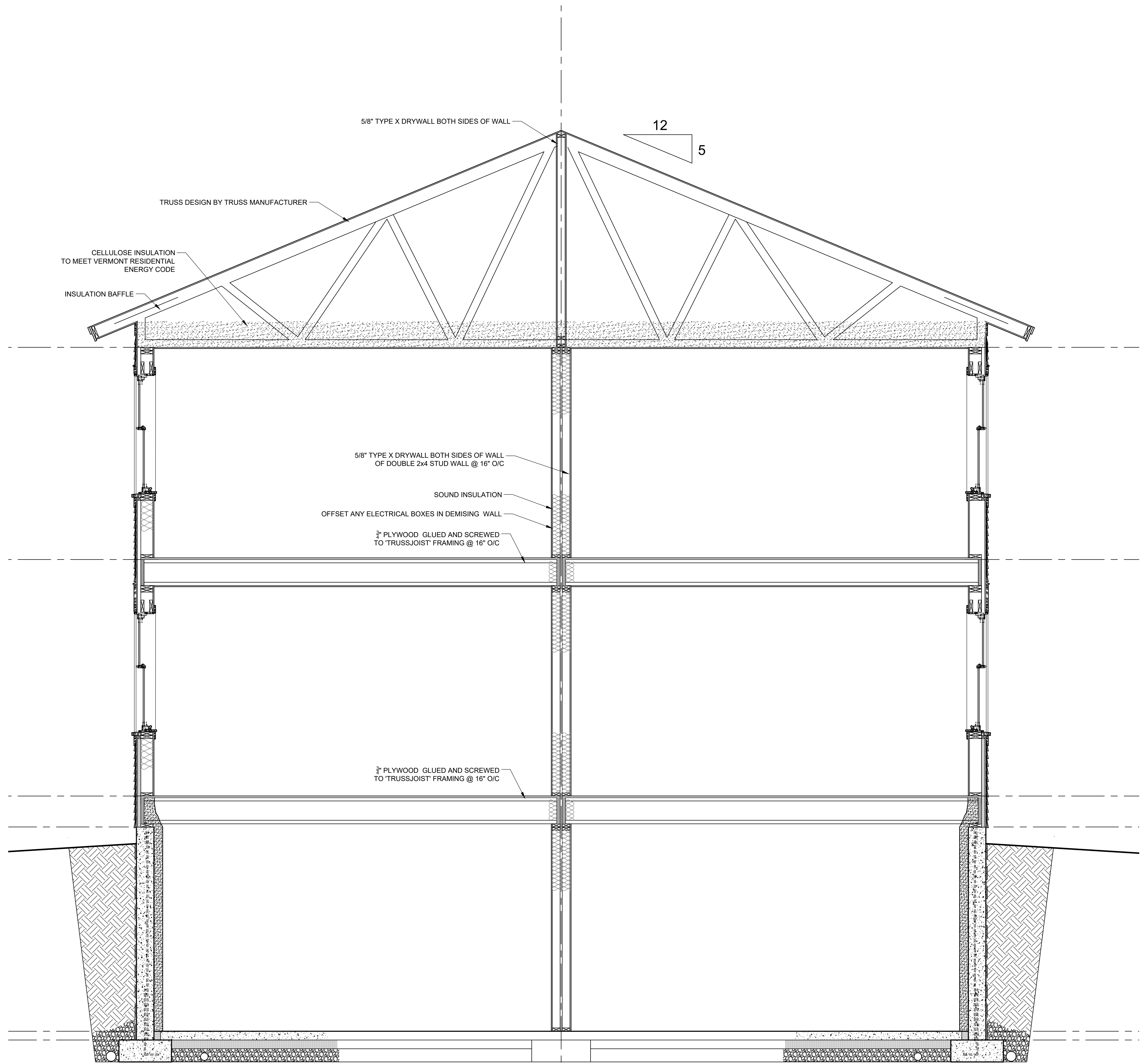
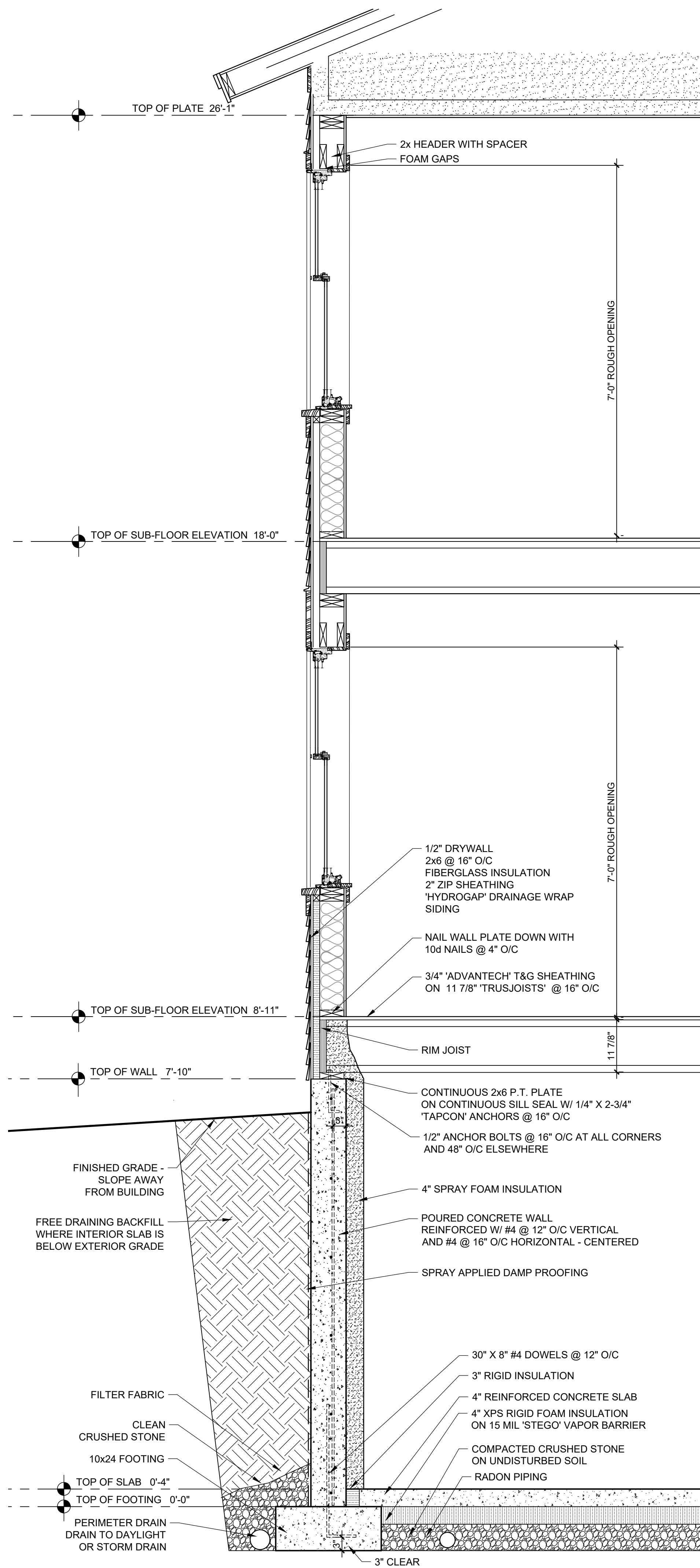
Date Issue

elevations

Drawing Title
Project No: 2020-1
Date: 05/14/20
Scale: AS-NOTE
Drawn by: W.

REVISED 10 04 2022

A-400



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175 SUMMIT CIRCLE
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habitat for
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LOCATION
483 MANHATTAN DRIVE
BURLINGTON, VERMONT

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CONTRACTOR

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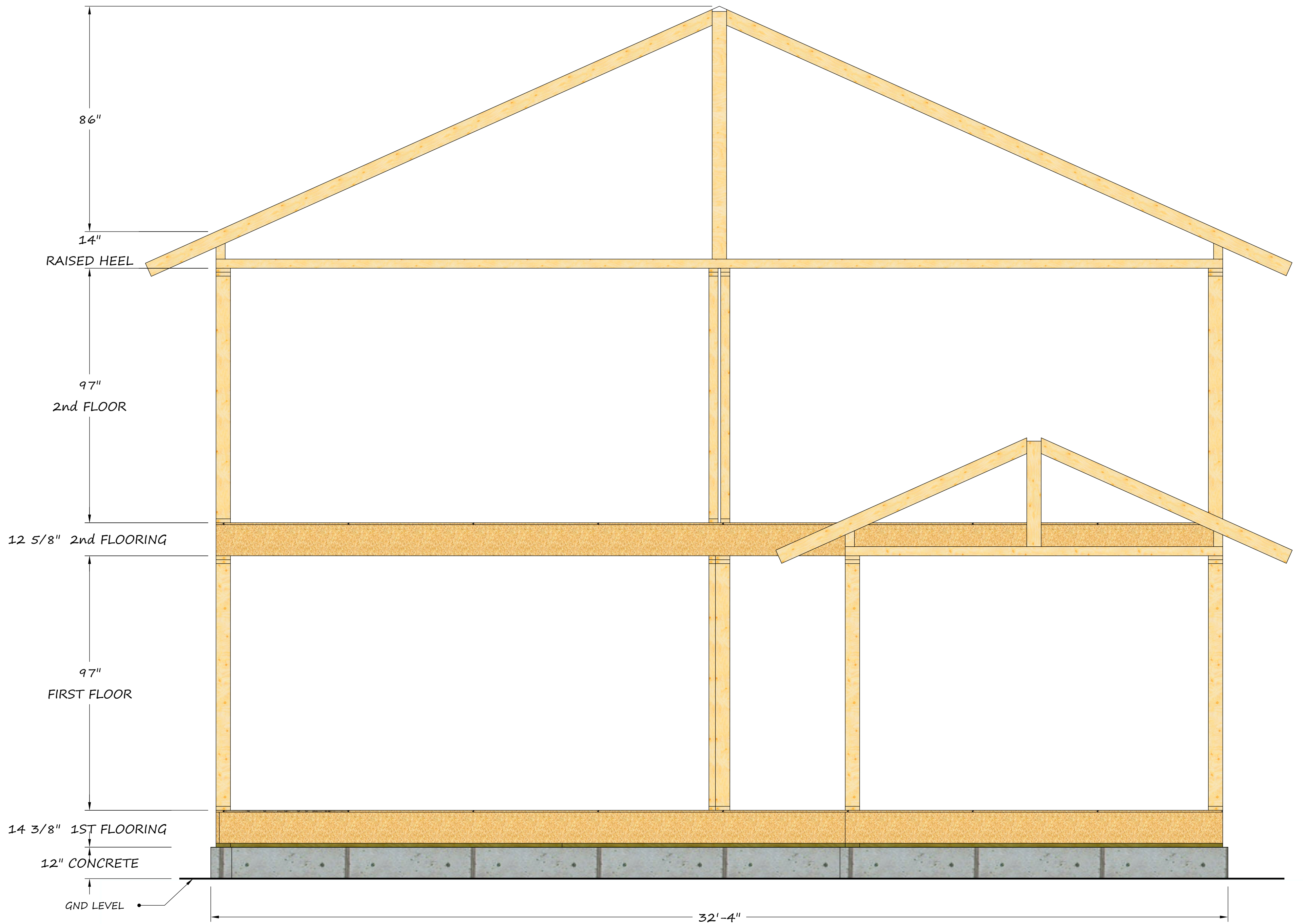
Date Issue

sections

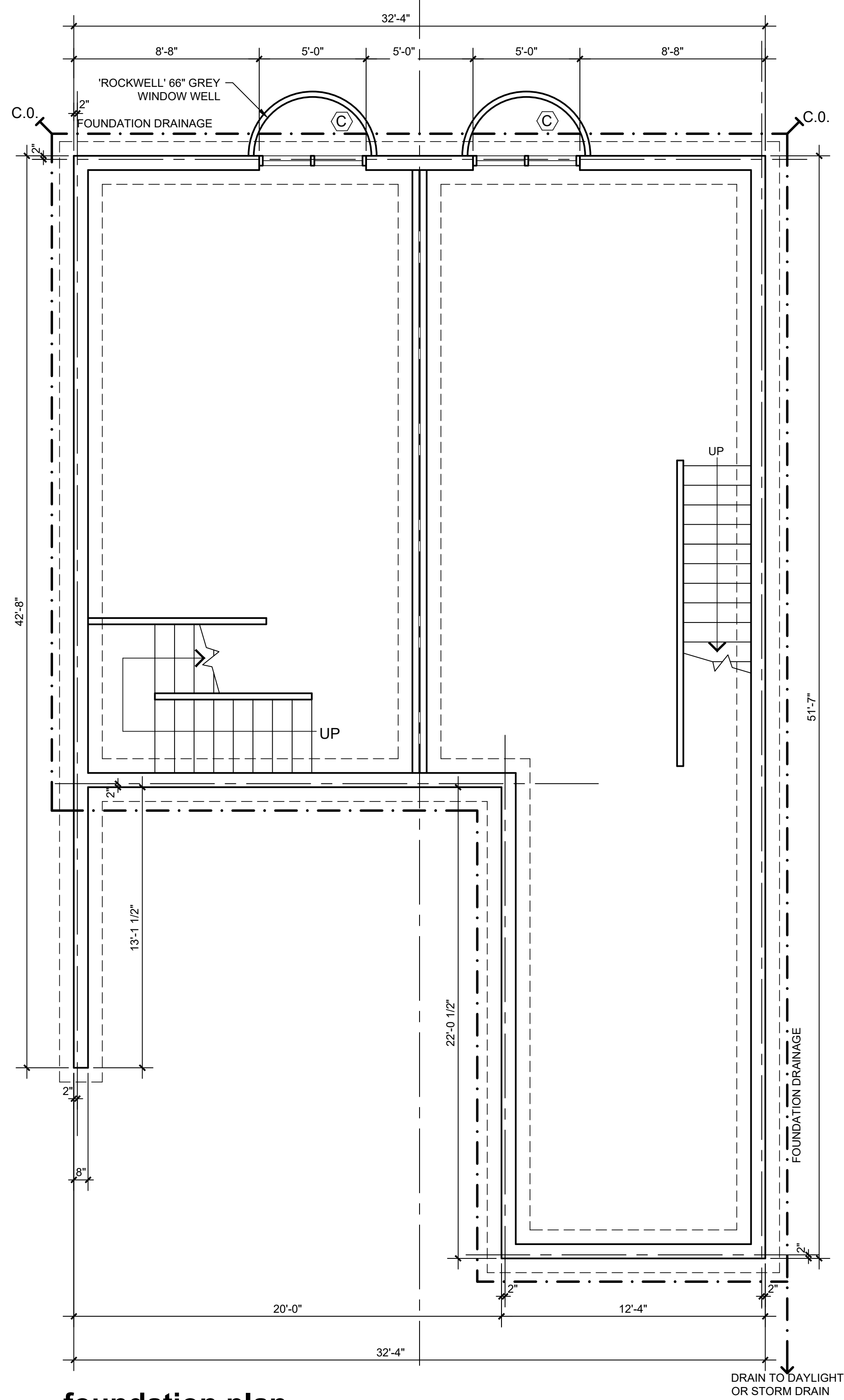
Drawing Title
Project No. 2022-1
Date: 05/17/20
Scale: AS-NOTE
Drawn by: W.

A-500

REVISED 10 04 2022

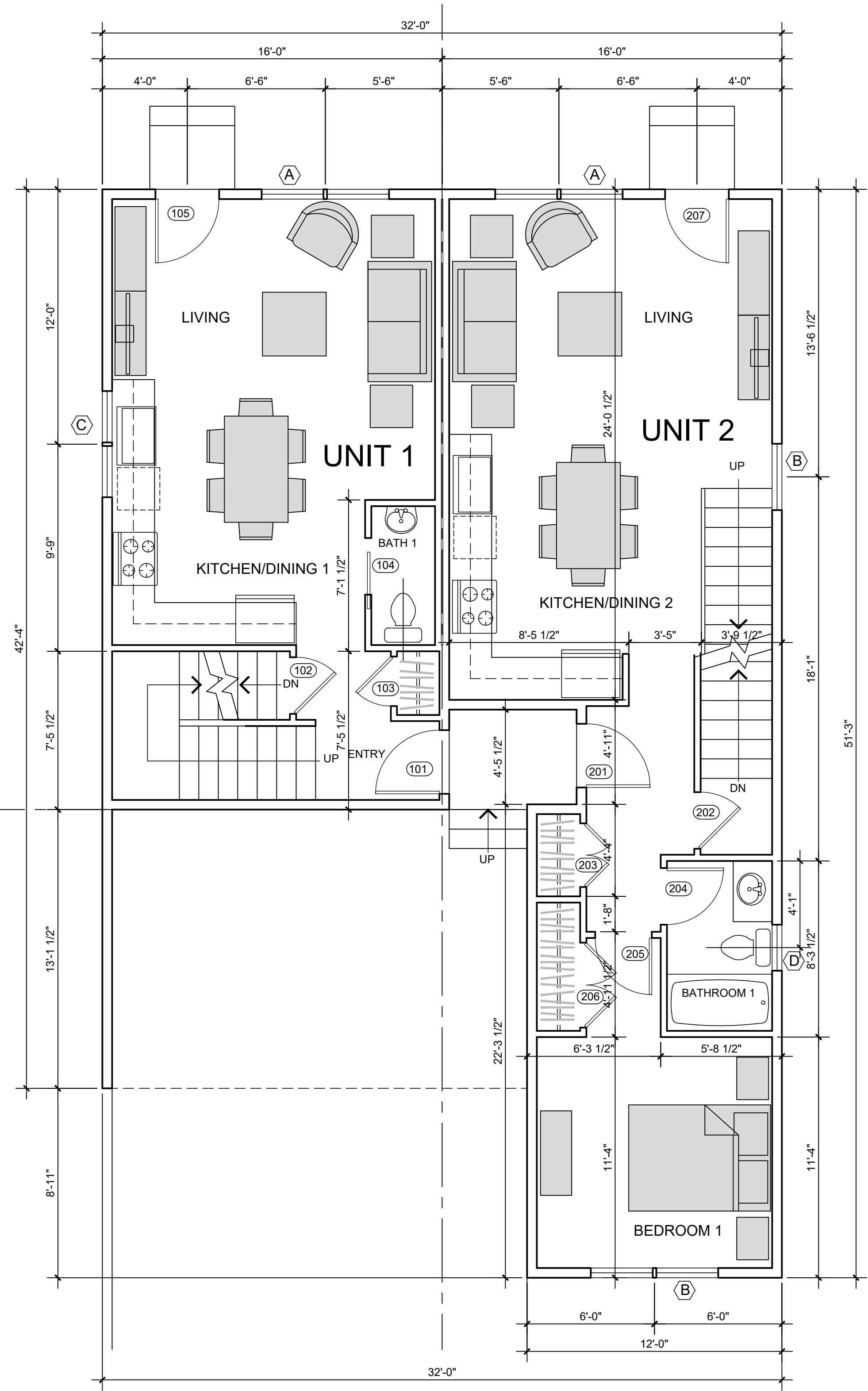


483 MANHATTAN DRIVE / FRONT ELEVATION



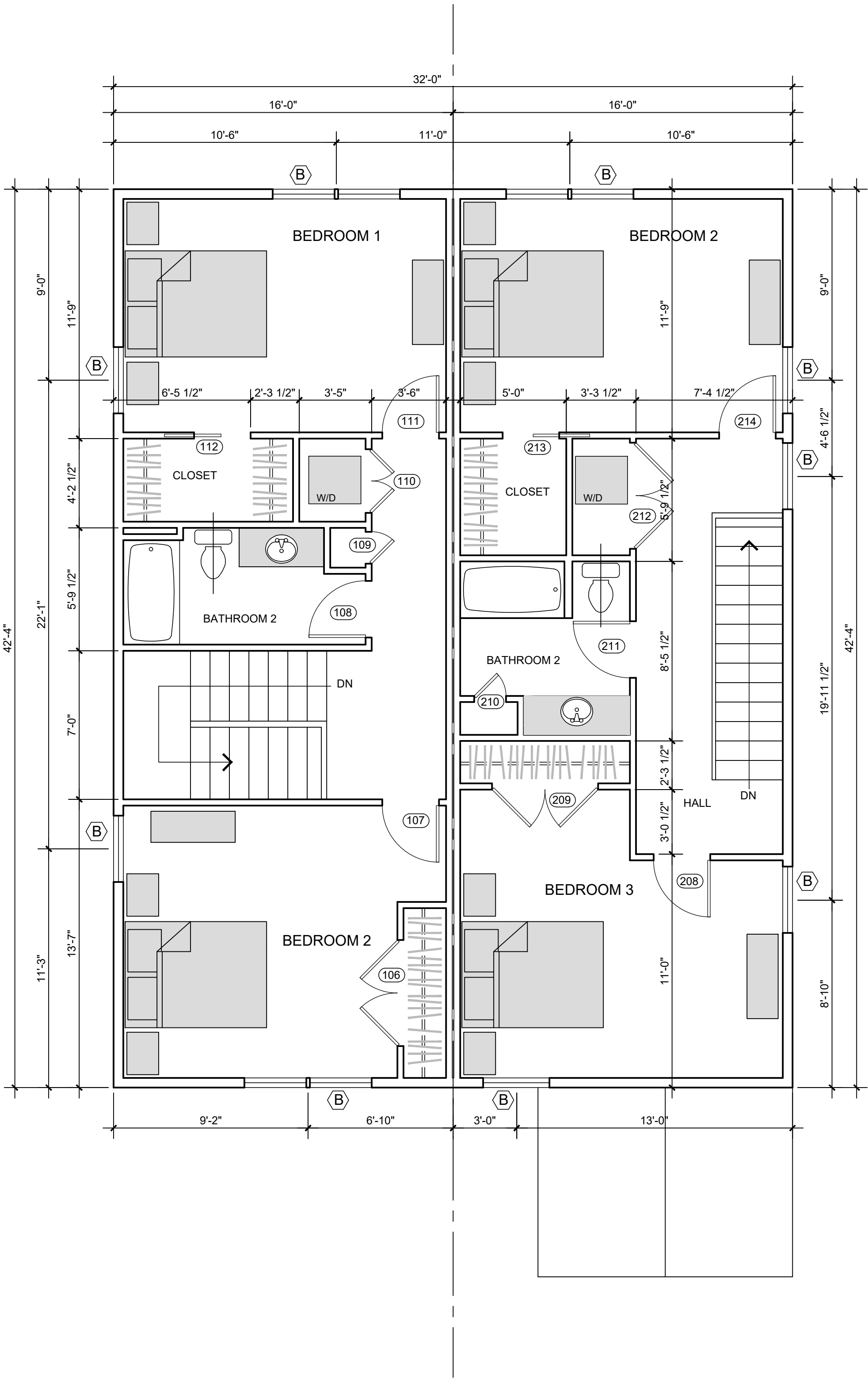
foundation plan

SCALE: 1/4"=1'-0"



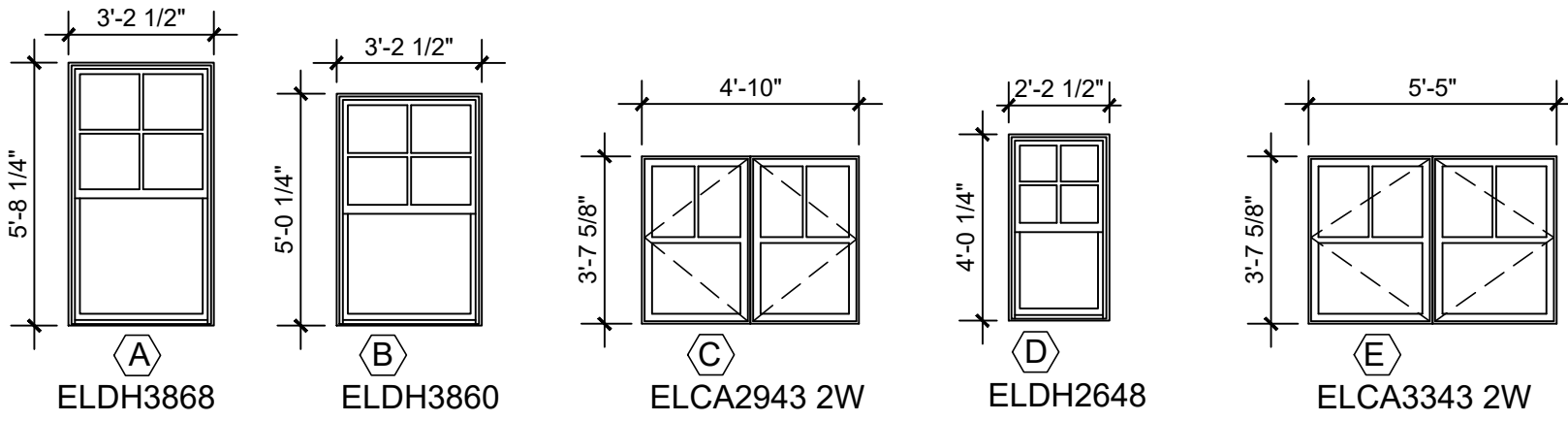
main floor plan

SCALE: 1/4"=1'-0"



second floor plan

SCALE: 1/4"=1'-0"



NOTE:
SIZES SHOWN ARE ROUGH OPENINGS
WINDOW SIZES BASED ON 'MARVIN ELEVATE SERIES'

ARCHITECT

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LOCATION
483 MANHATTAN DRIVE
BURLINGTON, VERMONT

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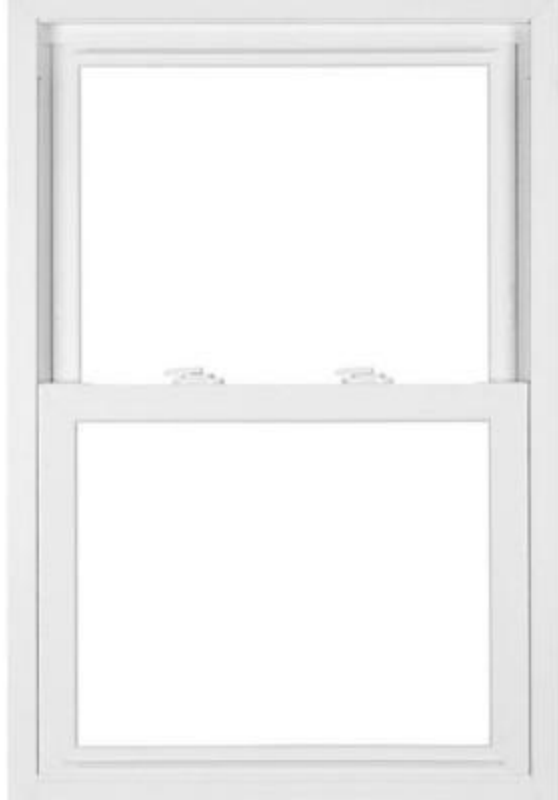
Date Issue

floor plans

Drawing Title
Project No. 2022-1
Date: 05/17/20
Scale: AS-NOTE
Drawn by: W.

REVISED 10 04 2022

A-200



1-800-624-4488

PLT SOLUTIONS

[Write a review](#)

Natural Light - 1100 Lumens - 16 Watt - 3000 Kelvin - 6 in. Ultra Thin New Construction LED Downlight Fixture

Hardwire - 110 Watt Equal - Round - PLT Solutions - PLT-11665



SKU: PLT-11665



\$18.37 ea.



Proposed siding color and type











project

483 MANHATTAN DRIVE
BURLINGTON, VERMONT

owner

MR. MATT BROUILLARD

architect

JRMA design studio
an interior architectural practice

contractor

engineer

notes

revision

DATE	CONCEPT PLANS
DATE	PERMIT APPLICATION
DATE	PERMIT DEPENDENT REVISED

drawn

PERSPECTIVE

sheet

A104

-NOTE-

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FINAL APPROVAL

SIGNED *[Signature]* DATE _____

ZONING PERMIT # _____

REVIEWED BY _____

DEPARTMENT OF PERMITTING & INSPECTIONS

BURLINGTON VERMONT

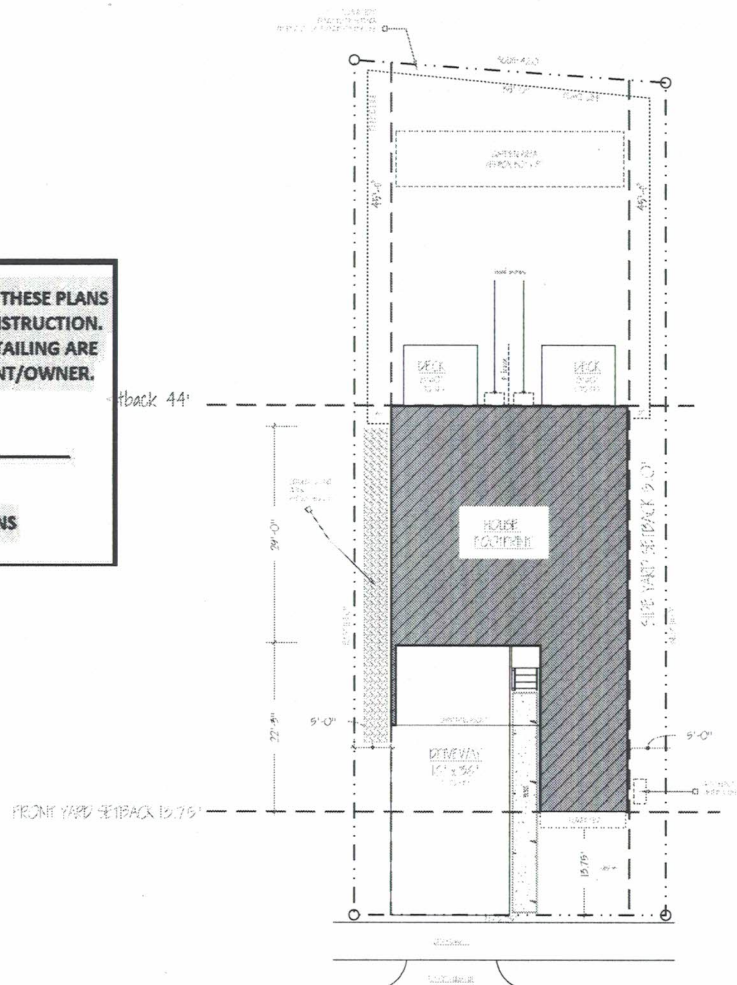
Approved
October 5, 2021
ZP-21-640
R Morrison

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SIGNED *R. Morrison* DATE _____
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 BURLINGTON VERMONT

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 R Morrison



ZONING CALCULATIONS

ZONING	RM (MEDIUM DENSITY RESIDENTIAL)		
ARTICLE 4.3.5	40% LOT COVERAGE ALLOWED		
FRONT SETBACK	AVERAGE 2 ADJACENT LOTS + / - 9'-0"		
LOT SIZE	42.0' x 112.4'		
	4,721 SQ.FT		
HOUSE FOOTPRINT	1291 SQ.FT		
DRIVEWAY	576 SQ.FT	(16' x 36')	
TOTAL	1843 SQ.FT		
LOT COVERAGE	1843 / 4721 = 39.0% LOT COVERAGE		
DECKS	160 SQ.FT	2x	(8' x 10')
WALK-WAY	264 SQ.FT		
TOTAL	2291 SQ.FT		
	2291 / 4721 = 48.5% LOT COVERAGE		

01 | AZ 100 - ZONING ANALYSIS
 1/16" = 1'-0"

483 MANHATTAN DRIVE
 BURLINGTON, VERMONT

MR. MATT BROUILLARD

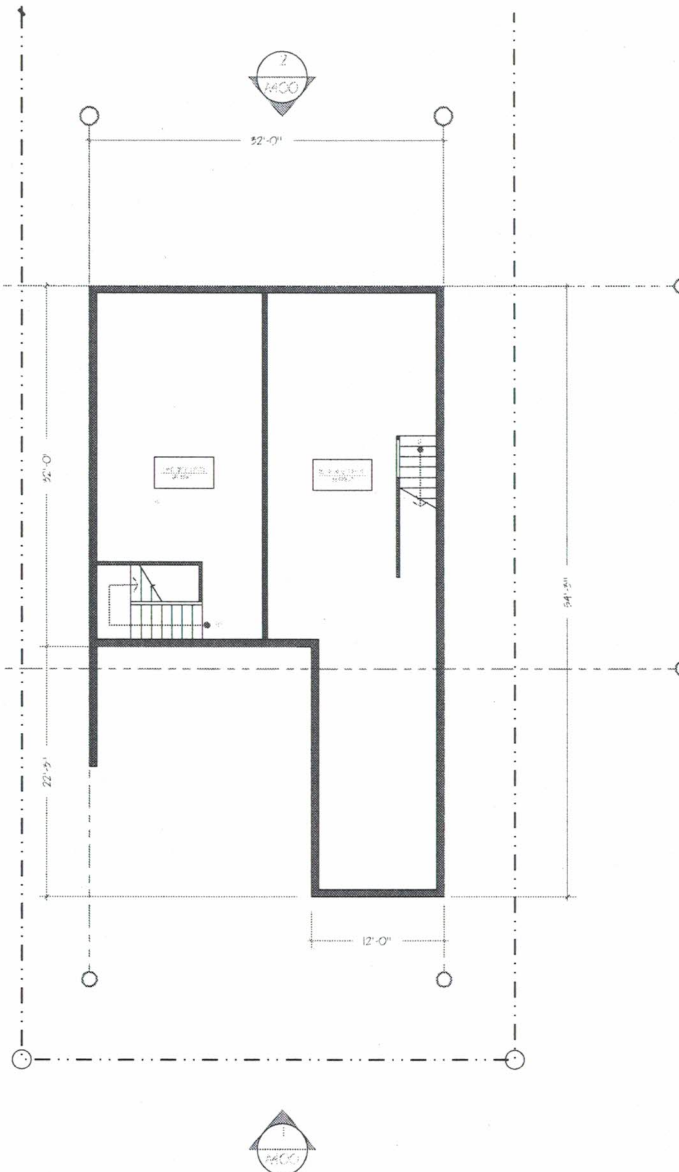
JRMA design studio
 architecture • development • planning

engineer

revisions	
04/15	CONCEPT PLANS
04/16	ISSUED FOR PERMIT
04/16	PERMIT DRAWINGS (REVISED)
10/21	PERMIT DRAWINGS (REVISED)

ZONING ANALYSIS

AZ 100



ASB CALCULATIONS	
CONCRETE	1500 PSI
STEEL	60,000 PSI
WIND LOAD	100 PSF
SEISMIC	0.25g
FOUNDATION	100 PSF

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 R Morrison

01 | 200 - FOUNDATION LEVEL
 3/32" = 1'-0"

project
483 MANHATTAN DRIVE
BURLINGTON VERMONT

owner
MR. MATT BROUILLARD

architect
JRMA design studio
 architecture - development - planning

contractor

engineer

notes

revisions	
04/15	CONCEPT PLANS
04/16	ISSUED FOR PERMIT
08/04	PERMIT DRAWINGS (REVISED)
10/01	PERMIT DRAWINGS (REVISED)

notes

FOUNDATION PLAN

sheet

A200



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-NOTE-

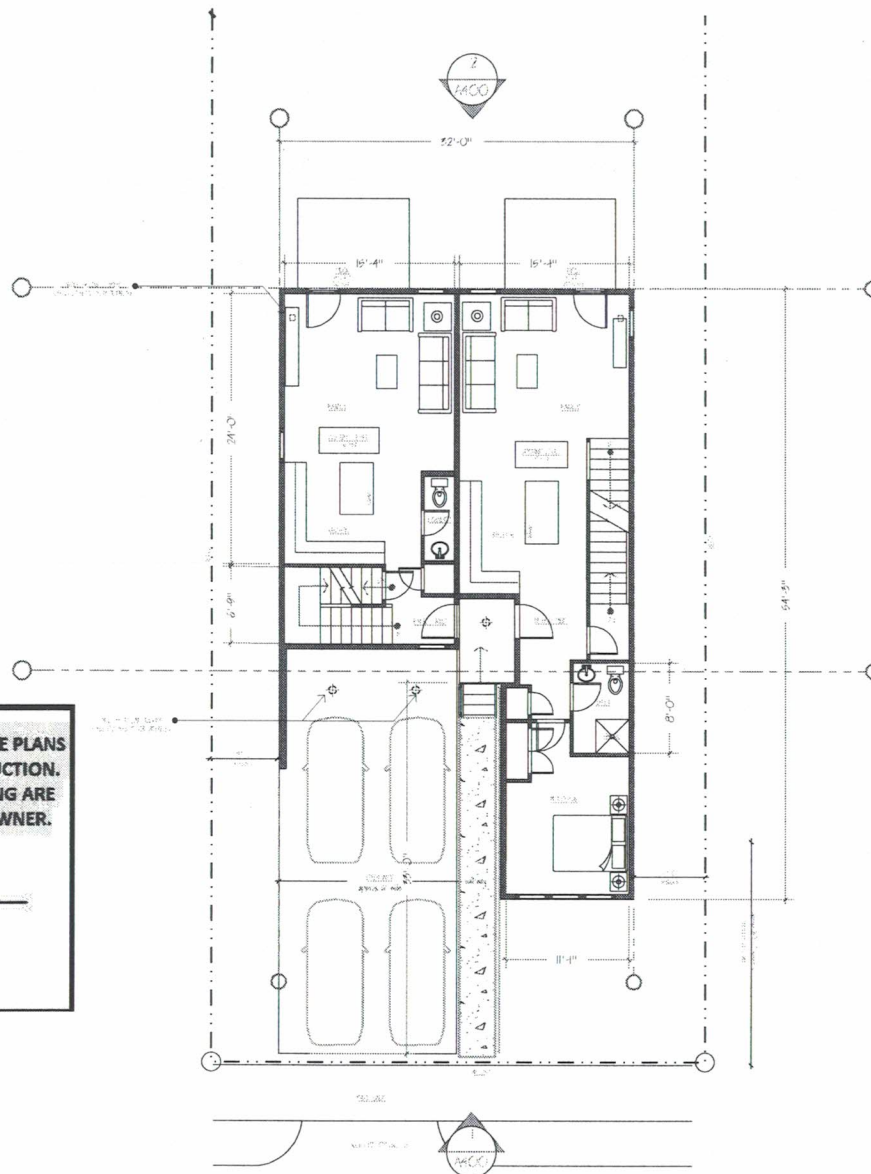
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AREA CALCULATIONS	
AREA	100.00
PERIMETER	100.00
PERIMETER	100.00
PERIMETER	100.00
PERIMETER	100.00
PERIMETER	100.00



01 | 201 - GROUND FLOOR PLAN
3/32" = 1'-0"

project

483 MANHATTAN DRIVE
BURLINGTON, VERMONT

owner

MR. MATT BROUILLARD

architect

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contractor

engineer

notes

revisions

04/21	CONCEPT PLANS
04/21	ISSUED FOR PERMIT
04/21	PERMIT DRAWINGS (REVISED)
10/21	PERMIT DRAWINGS (REVISED)

name

GROUND FLOOR PLAN

sheet

A201

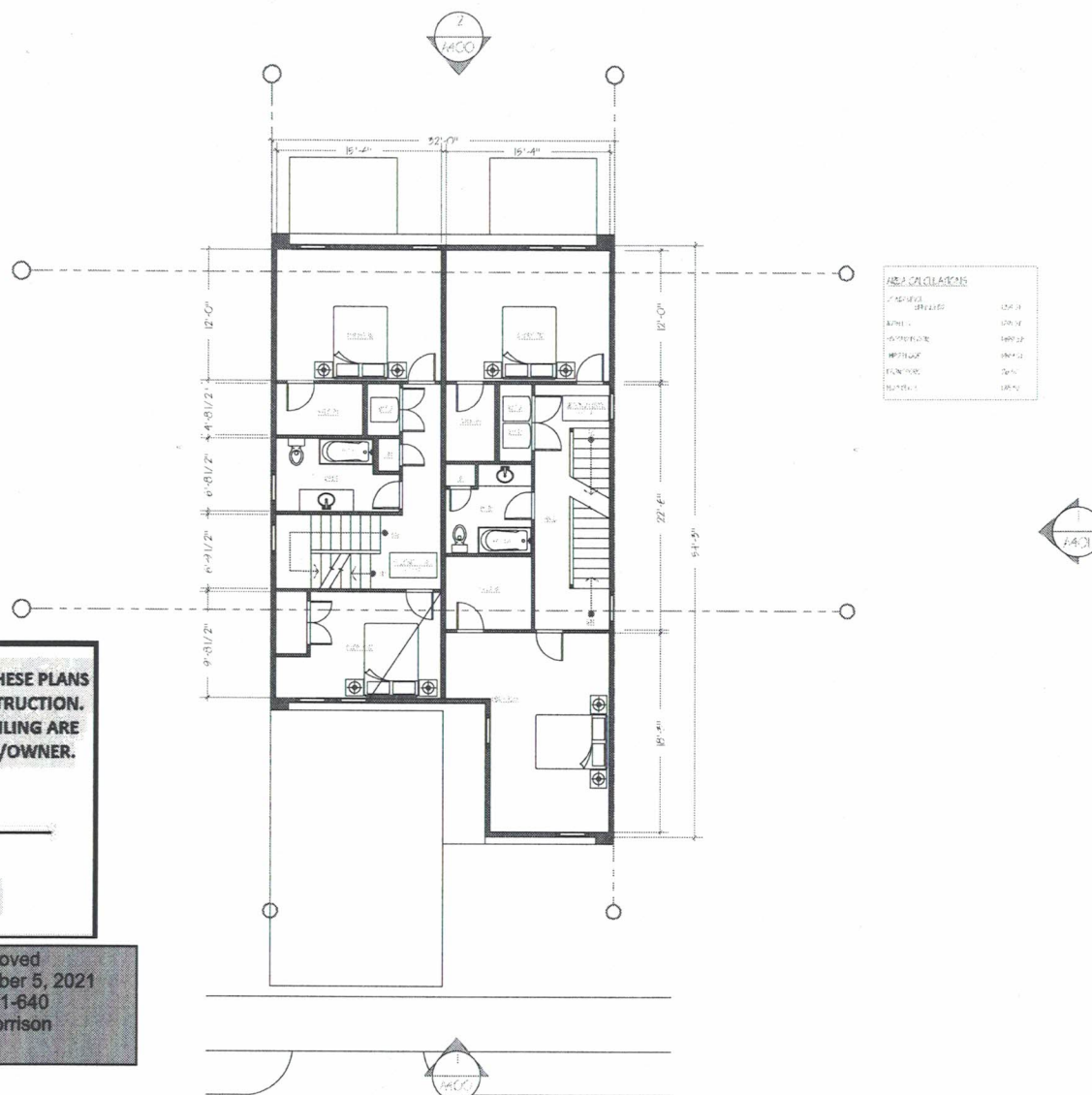
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 BURLINGTON VERMONT

01 | 202 - SECOND FLOOR PLAN
 3/32" = 1'-0"

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Project
483 MANHATTAN DRIVE
 BURLINGTON, VERMONT

Owner
 MR. MATT BROUILLARD

Architect
JRMA design studio
 architecture - development - planning

Contractor

Engineer

Notes

Revisions

04/15	CONCEPT PLANS
04/16	ISSUED FOR PERMIT
04/16	PERMIT DRAWINGS (REVISED)
10/21	PERMIT DRAWINGS (REVISED)

Name

SECOND FLOOR PLAN

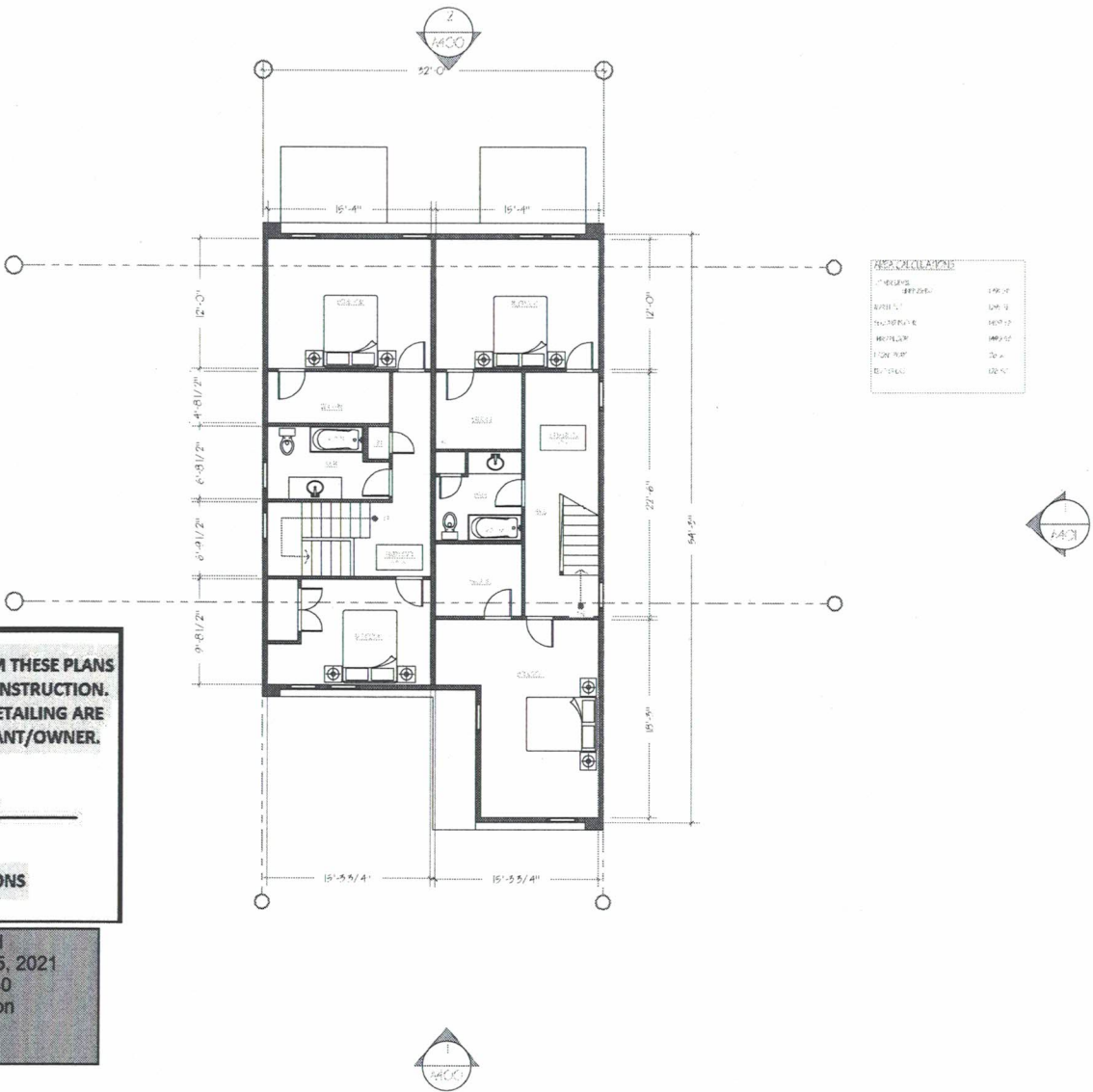
Sheet

A202

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01 | 203 - THIRD FLOOR PLAN
 3/32" = 1'-0"



483 MANHATTAN DRIVE
 BURLINGTON, VERMONT

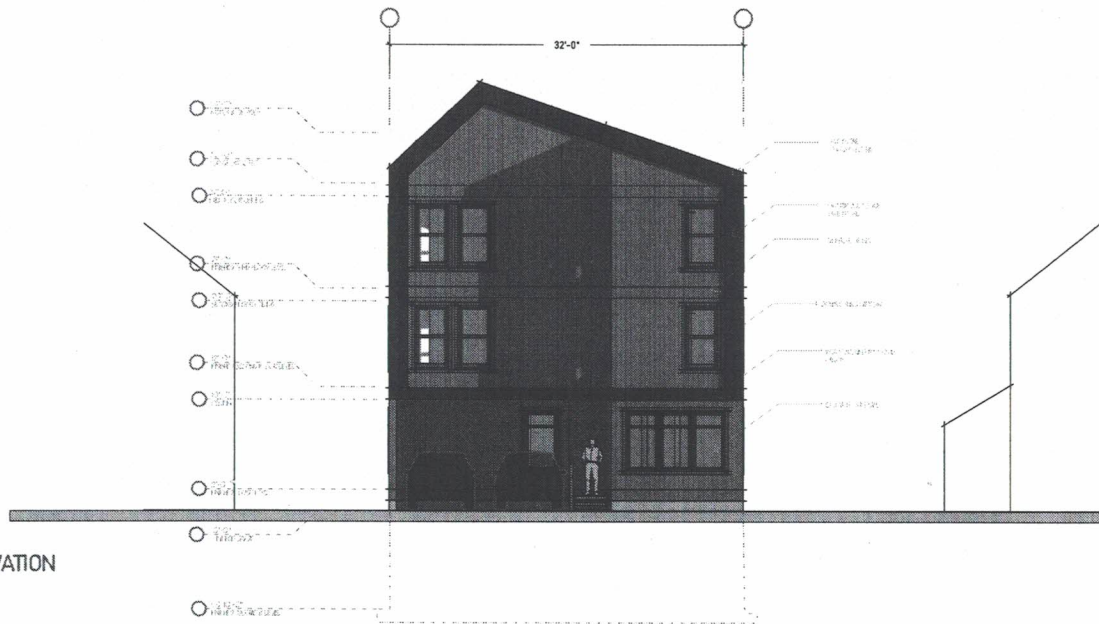
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engineer

THIRD FLOOR PLAN

A203



01 | 400 - FRONT ELEVATION
3/32" = 1'-0"

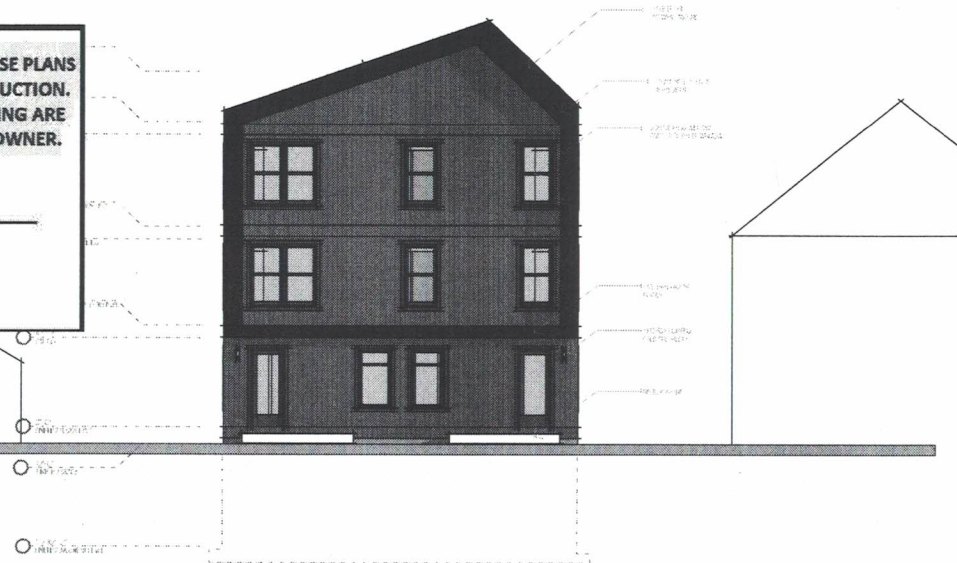
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BURLINGTON VERMONT

Approved
October 5, 2021
ZP-21-640
R Morrison

02 | 400 - REAR ELEVATION
3/32" = 1'-0"



project
**483 MANHATTAN DRIVE
BURLINGTON, VERMONT**

owner
MR. MATT BROUILLARD

architect
JRMA design studio
architecture - development - planning

contractor

engineer

notes

revisions	
04/15	CONCEPT PLANS
04/18	ISSUED FOR PERMIT
04/24	PERMIT DRAWINGS (REVISED)
10/21	PERMIT DRAWINGS (REVISED)

name

ELEVATIONS

sheet

A400

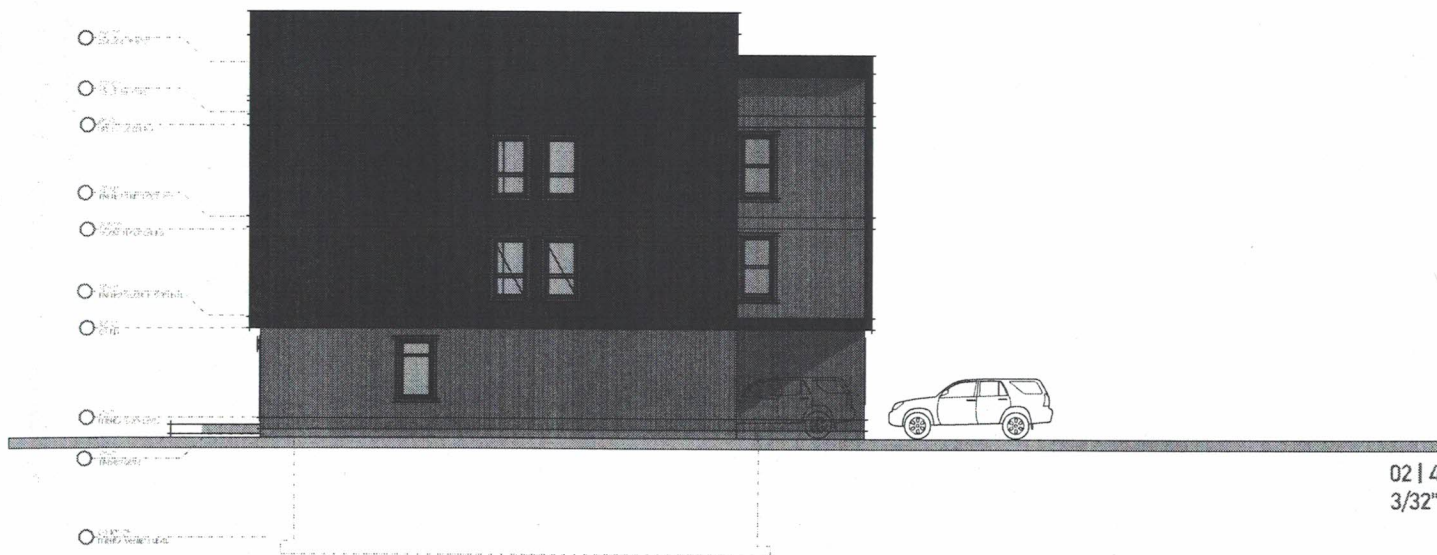
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 October 5, 2021
 ZP-21-640
 R Morrison

01 | 401 - SIDE ELEVATION
 3/32" = 1'-0"



02 | 401 - SIDE ELEVATION
 3/32" = 1'-0"

project
483 MANHATTAN DRIVE
 BURLINGTON, VERMONT

owner
 MR. MATT BROUILLARD

architect
JRMA design studio
 architecture - development - planning

contractor

engineer

notes

revisions	
04/15	CONCEPT PLANS
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04/16	PERMIT DRAWINGS (REVISED)
10/01	PERMIT DRAWINGS (REVISED)

notes

ELEVATIONS

sheet

A401

Applicant Comments on Staff report

Clarifications for DAB staff report recommendations:

1. Outdoor lighting Cut sheet has previously been provided for razor lighting. This is LED can lighting and will be in the ceilings. Four lights will be installed under carport/sidewalk roof. One razor light will be installed in the ceiling of the back door overhang. All lights cascade down ensuring minimum light annoyance to neighbors
2. Front yard landscape There is not much space between sidewalk and front of house. Other than screening evergreens, no additional plants are proposed at this time. Area will be seeded for grass
3. Depict and screen mechanical equipment We are currently working on applying for a waiver for this project to install natural gas on the property. This was not noted on the original plans as it is a work in progress with Burlington Electric and Efficiency Vermont. Electrical panel will be located on East wall and will have an evergreen shrub screen in front of it. We will be asking to install overhead power to this property as that is what was previously here. It was not drawn into prints as location will change if overhead vs. underground.
4. Emphasize Front Entry Front entry will be emphasized by sidewalk
5. Specify walkway and sidewalk Driveway will be asphalt and sidewalk will be either concrete or concrete pavers **Also not included was fencing materials. Proposed fence is a 6' stockade cedar fence

Burlington Design Advisory Board

Department of Permitting and Inspections

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Burlington, VT 05401

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

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Ron Wanamaker

Emily Morse

Jack Qualey

Gabriel Stadecker

Jay White

Kathleen Ryan, Alternate

Michael Alvanos, Alternate



DESIGN ADVISORY BOARD Tuesday April 11, 2023 3:00 PM

Minutes

Present: Jay White, Emily Morse, Ron Wanamaker, Gabe Stadecker, Jack Qualey

Absent: Michael Alvanos (alternate), Kathleen Ryan (alternate)

Staff present: Scott Gustin, Garret King

Guests: Chris Lane

Agenda

Session I – 3:00 PM – 3:30 PM

**ZP-23-30; 483 Manhattan Dr (RM, Ward 2C) Green Mtn Habitat for Humanity/
Chris Lane**

Demolition of existing structure for the construction of a new duplex. (Project Manager, Garret King)

Motion by Emily Morse: I recommend tabling the application to allow the applicant time to develop a front façade more sympathetic to the streetscape.

2nd – JY

Vote: 5-0-0, motion carries

Adjournment 4:00 PM