

Department of Permitting & Inspections

Zoning Division
645 Pine Street
Burlington, VT 05401
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Alison Davis, Planning & Zoning Clerk
Ted Miles, Zoning Specialist
Charlene Orton, Permitting & Inspections Administrator



MEMORANDUM

To: Development Review Board
From: Ryan Morrison, Associate Planner
Date: March 17, 2020
RE: 20-0677CU; 52 Appletree Point Road

=====

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: ZP20-0677CU

Location: 52 Appletree Point Road

Zone: RL-W **Ward:** 4N

Date application accepted: February 3, 2020

Owner / Applicant: William Kent Casella

Parking District: Neighborhood

Request: The applicant seeks approval to rent out one apartment in the existing duplex as a one bedroom bed and breakfast short term rental.

Applicable Regulations:

Appendix A (Use Table – All Zoning Districts), Article 2 (Administrative Mechanisms), Article 3 (Applications, Permits, and Project Reviews), Article 4 (Zoning Maps and Districts), Article 5 (Citywide General Regulations), Article 8 (Parking)

Background:

- **Zoning Permit 91-390;** 3-lot subdivision – preliminary and final approval granted 11/9/89. Approved 5/23/91.
- **Zoning Permit 92-354;** addition of enclosed screened porch to existing duplex. Approved 5/14/92.
- **Zoning Permit 93-521;** 3-lot subdivision – preliminary and final approval granted 11/9/89 and 5/23/91. Approved 6/24/93.
- **Zoning Permit 94-148;** construct a detached garage and an attached screened deck to existing duplex. Approved 9/16/93.

Overview:

The applicant proposes to convert one unit in the existing duplex to a one-bedroom short term rental unit while residing in the other unit. The building was constructed in 1945. Similar requests, albeit to rent out ADUs as short term rentals, were approved by the DRB in 2017 and 2019 on similarly zoned properties. The mere fact that the owner will reside on the property supports the conversion of the second unit into a bed and breakfast use. The change in use will also result in a decrease in required onsite parking from 4 spaces to 3.

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

I. Findings

Appendix A: Use Table – All Zoning Districts

Bed and Breakfast (B&B) is a Conditional Use in the RL-W 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 one B&B room within one unit of the duplex while residing in the other unit. As required, this proposal is subject to conditional use review. **Affirmative finding.**

Article 2: Administrative Mechanisms

Part 7, Enforcement:

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. There have been no violation notices placed on the property. There are, however, two zoning permits (ZP92-354 & ZP94-148) that have not been closed out. **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. **Affirmative finding.**

- 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 Waterfront Residential Low Density (RL-W) 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. **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; connectivity;*

transit availability; parking and access; impacts on pedestrian, bicycle and transit circulation, safety for all modes; and adequate transportation demand management strategies;

This parcel is located along Appletree Point Road, a residential street. The driveway and two-car garage combo provides adequate space to accommodate the three required parking spaces. There is a transit stop within walking distance at the intersection of Appletree Point Road and Staniford Farms Road (approximately 550 ft from the property). A sidewalk lines one side of Appletree Point Road, the same side as the subject property. **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 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. No construction is proposed.

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

It is recommended that guest check-ins 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,*

Should the applicant wish to alter the use, such alteration 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 4: Zoning Maps and Districts

Section 4.4.5 Residential Districts

(a) Purpose

1. *The Waterfront Residential Low Density (RL-W) district is intended primarily for low-density residential development in the form of single detached dwellings and duplexes. The district is typically characterized by a compact and cohesive residential development pattern reflective of the respective neighborhood's development history. This district is distinguished from the Residential Low Density district by its proximity to Lake Champlain, and a greater consideration needed for views from the lake and stormwater runoff.*

Both duplexes and B&B short term rental rooms are conditional uses within the RL-W district. Converting one of the units to a B&B short term rental is compliant within the underlying zone.

Affirmative finding.

(b) Dimensional Standards and Density

The density and intensity of development, dimensions of building lots, the heights of buildings and their setbacks from property boundary lines, and the limits on lot coverage shall be governed by the following standards:

Table 4.4.5-1 Minimum Lot Size and Frontage: RL, RL-W, RM and RM-W.

Duplex and above, RL Minimum 60' frontage, RL Minimum 10,000 sq ft lot size.

Not applicable. The property is located within the RL Larger Lot Overlay District. See Sec. 4.5.5 below.

Table 4.4.5-2 Base Residential Density

Not applicable. The property is located within the RL Larger Lot Overlay District. See Sec. 4.5.5 below.

Table 4.4.5-3 Residential District Dimensional Standards

Not applicable. No site or building changes are proposed.

(c) Permitted and Conditional Uses

Up to 3 B&B rooms are allowed as a conditional use in the RL-W zoning district, per Appendix A.

Affirmative finding.

(d) District Specific Regulations

1. *Setbacks*

A. *Encroachment for residential driveways*

Not applicable.

B. *Encroachment into the Waterfront Setback*

Not applicable.

2. *Height*

Not applicable.

3. *Lot Coverage*

A. *Exceptions for Accessory Residential Features*

Not applicable.

4. *Accessory Residential Structures and Uses*

Not applicable.

5. Residential Density

A. Additional Unit to multi-family

Not applicable.

B. Additions to Existing Residential Structures

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.

Not applicable.

6. Uses

A. Exception for Existing Neighborhood Commercial Uses

Not applicable.

7. Residential Development Bonuses

Not applicable.

Section 4.5.5 RL Larger Lot Overlay District

*The RL Larger Lot Overlay District is intended to maintain the existing residential development pattern of larger residential lots reflective of the respective neighborhoods' development history. The property is within this overlay district and is subject to the requirements herein. **Affirmative finding.***

Table 4.5.5-1 Residential Density, Minimum Lot Size and Frontage: RL Larger Lot Overlay

	Minimum Lot Frontage¹ <i>(In linear feet)</i>	Minimum Lot Size <i>(In square feet)</i>	Maximum dwelling units per acre² <i>(without bonuses or any Inclusionary Zoning allowances)</i>
Single detached dwelling	75 feet	9,900 sqft	4.4 units/acre
Duplex and above	100 feet	15,840 sqft	5.5 units/acre
The DRB may adjust the frontage requirements for lots fronting on cul-de-sacs, multiple streets, or corner lots reflecting the existing neighborhood pattern on each respective street. Inclusive of new streets but exclusive of existing streets.			

The lot is compliant with the minimum requirements laid out for a duplex use. It is 22,003 sf in size and has 186 ft of frontage. While the proposal results in the loss of one unit and will turn the duplex into a single family residence with the accessory B&B short term rental room, the current zoning regulations could allow for the conversion back to a duplex use. **Affirmative finding.**

Article 5: Citywide General Regulations

Part 5: Performance Standards

Section 5.5.1 Nuisance Regulations

Nothing within the application suggests non-compliance with applicable nuisance regulations and performance standards per the requirement of the Burlington Code of Ordinances. **Affirmative finding.**

Section 5.5.2 Outdoor Lighting

New lighting is not proposed. **Not applicable.**

Section 5.5.3 Stormwater and Erosion Control

Not applicable.

Section 5.5.4 Tree Removal

Not applicable.

Article 8: Parking

Table 8.1.8-1 Minimum Off-Street Parking Requirements

Duplexes require 2 parking spaces per unit in the Neighborhood Parking District. B&Bs require one parking space per room. With the conversion of one unit to a short term B&B rental room, the parking requirement will decrease from 4 required spaces to 3. The driveway and two-car garage currently provides for 4 onsite parking spaces. **Affirmative finding.**

II. Conditions of Approval

1. Per **Section 2.7.8, Withhold Permit**, all zoning permits issued after July 13, 1989 must be closed out (issued a Certificate of Occupancy) prior to issuance of a Final Certificate of Occupancy for this permit. See attached permit list. Upon expiration of this new zoning permit, no additional zoning permits may be issued until it, and all prior zoning permits, have been closed out with final certificate(s) of occupancy. It is recommended that certificates of occupancy for the old zoning permits be sought prior to seeking a certificate of occupancy for the new zoning permit.
2. The subject property must be, and remain, owner occupied as long as the bed and breakfast short term rental use remains in operation.
3. It is recommended that guest check-ins 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 and compliance with Division of Fire Safety standards and Health Department standards.
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. Standard Permit Conditions 1-15.

February 3, 2020

William Kent Cassella
52 Appletree Point Rd.
Burlington, VT 05408
917.806.4671 cell
802.802.4129 home
Kentcass@gmail.com

Attn: DRB

Re: Request to Rent Short Term +
Change use to Rent Breakfast

RECEIVED

FEB 03 2020

BURLINGTON
PERMITTING & INSPECTIO

Please consider my request to rent on a short term basis. And to obtain the appropriate permit.

52A - my 1 Bedroom unit attached to my duplex has met all rental criteria.

Fees are paid. Inspection of dwelling and heat system are current.

The apartment is fully furnished. There are two parking spaces allocated.

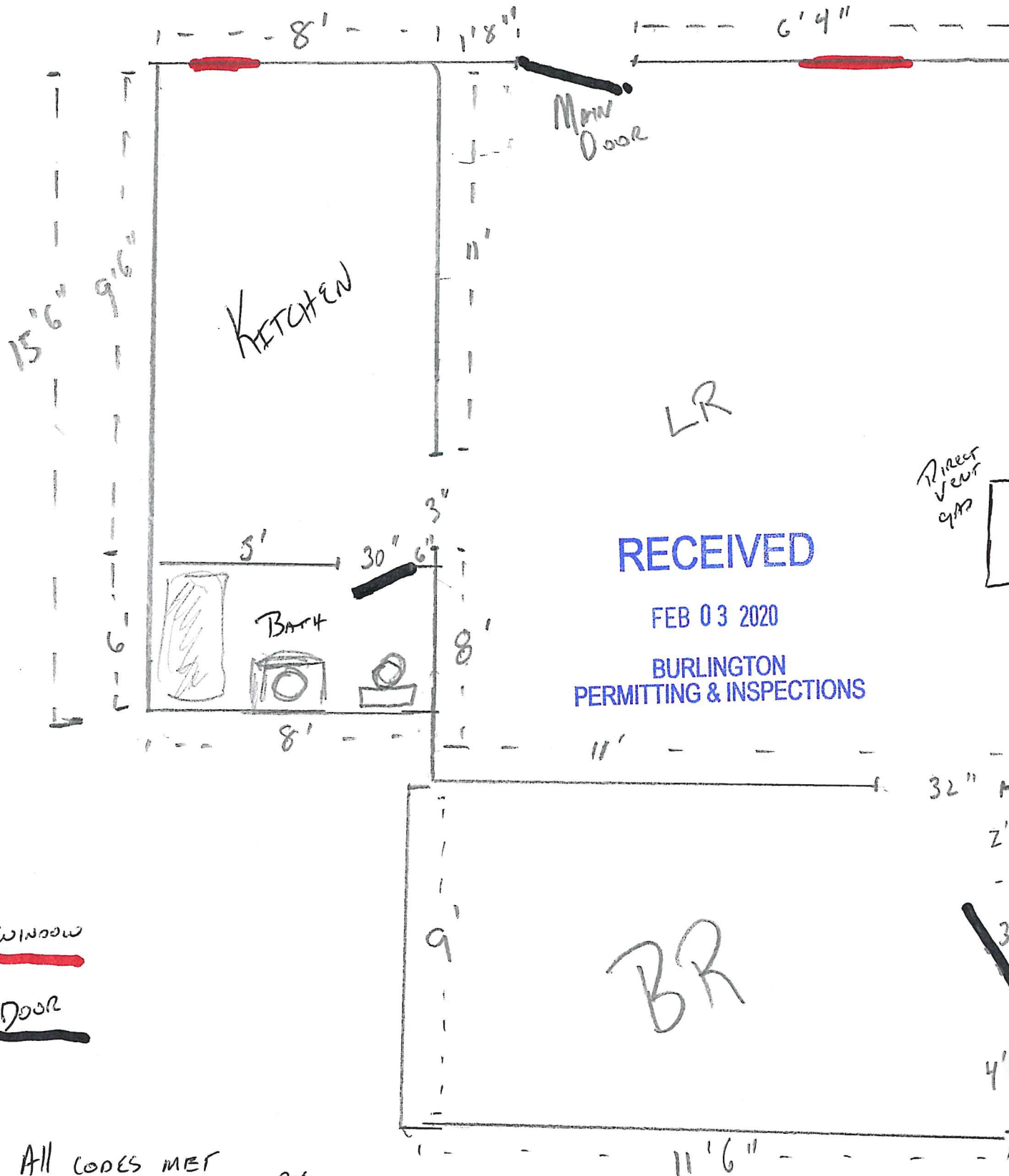
My immediate neighbors are aware of and support my desire to rent short term.

I am available to answer any questions you may have.

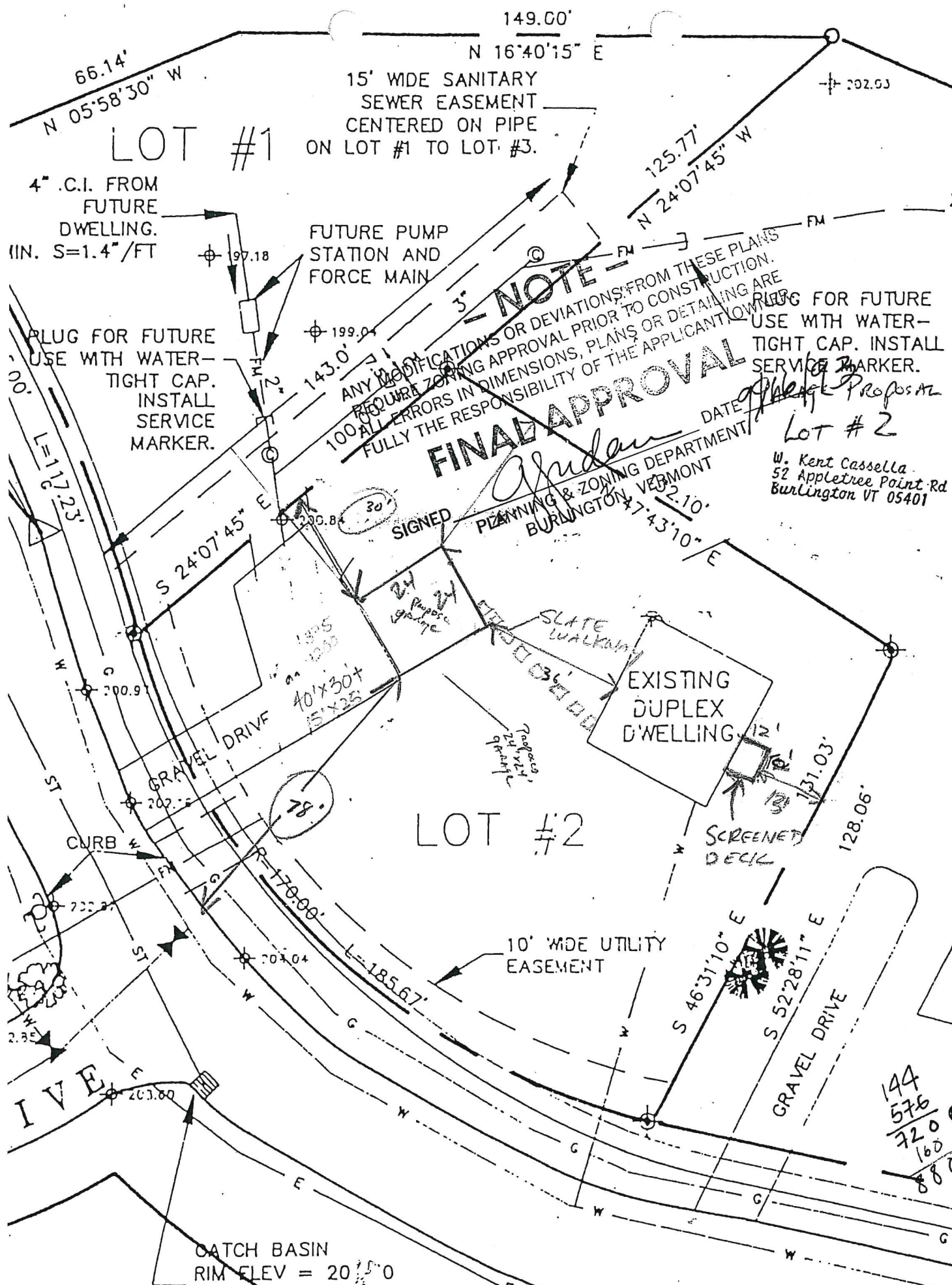
Thank you -

CASSELLA

52 A AppleTree Point Rd.



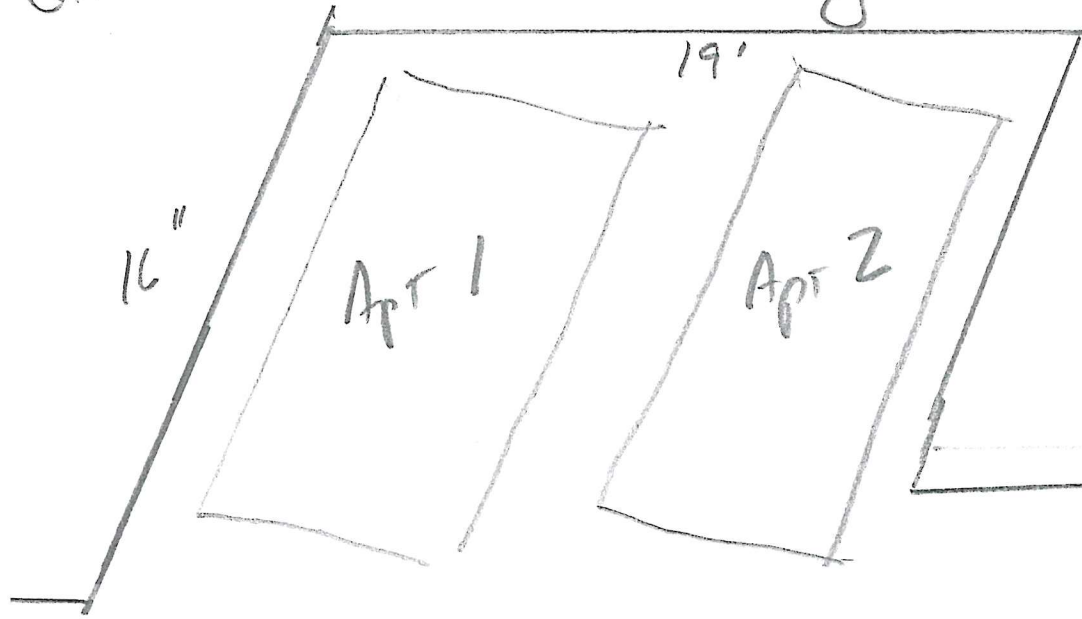
All CODES MET
Heater Inspected 2019



CASSELLA

PARKING S2A

2/3/20



street — 45' —>

24'
Perm
9A

↓
House

RECEIVED

FEB 03 2020

BURLINGTON
PERMITTING & INSPECTIONS

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MEMORANDUM

TO: Development Review Board
FROM: Ryan Morrison
DATE: March 4, 2020
RE: 20-0674CU; 50 Lakeside 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: ELM Ward: 5S

Owner/Representative: Lakeside Ovens, LLC / LandPlan (John Caulo)

Request: Conversion of 1,370 sf of mixed use (office & assembly) space within an 80K+ sf facility to a trade school use. No change in lot coverage, building exterior and/or parking.

Applicable Regulations:

Article 3 (Applications, Permits and Project Reviews), Article 4 (Zoning Maps & Districts), Article 8 (Parking)

Background Information:

The applicant is seeking conditional use approval to change the use of 1,370 sf of office and assembly space to a trade school use. No changes to lot coverage or to the exterior of the building are proposed. Approval was granted in November, 2018 for renovations to the site and existing buildings to accommodate new assembly, office and seasonal recreational uses (ZP19-0202CA/MA). The subject 80K+ sf building, which fronts Lakeside Avenue, was part of that approval.

Previous zoning actions for this property are noted below.

- **Zoning Permit**; construct block wall to enclose loading platform, install 3 dock levelers, and erect one office. Approved December 8, 1977.
- **Zoning Permit**; erect two picnic shelters. Approved November 11, 1977.
- **Zoning Permit 93-087**; new windows and entry with walkway and ramp. Approved August 26, 1992.
- **Zoning Permit 95-128**; new windows. Approved September 20, 1994.
- **Zoning Permit 96-283**; installation of a seasonal dock for recreational use of employees. Approved January 11, 1996.
- **Zoning Permit 99-250**; new loading dock and associated driveway expansion. Approved November 12, 1998.
- **Zoning Permit 02-335**; new concrete pad for nitrogen tank with surrounding chain link fence and lighting. Approved February 27, 2002.

- **Zoning Permit 05-171CU**; change use from office space to manufacturing space. Approved October 25, 2004.
- **Zoning Permit 06-379CA**; fit up for Coffee Enterprises, new steel egress door. Approved December 7, 2005.
- **Zoning Permit 06-489CA**; replacement windows, new balcony and door. Approved February 3, 2006.
- **Zoning Permit 09-197CA**; replacement nitrogen tank. Approved September 9, 2008.
- **Zoning Permit 10-0144CA**; construct addition to link two existing buildings together. Approved September 1, 2009.
- **Zoning Permit 13-0682CA**; install new gas piping, and four new roof mounted exhaust fans. Approved January 16, 2013.
- **Zoning Permit 17-0315CA**; convert interior commercial space to office space. Approved September 20, 2016.
- **Zoning Permit 18-0232CA**; three new storage outbuildings. Approved September 8, 2017.
- **Zoning Permit 18-0865CA**; one new storage structure, new pavilion and wooden gate, establish boat rental use. Approved May 8, 2018.
- **Zoning Permit 18-1200CA**; replacement windows. Approved July 2, 2018.
- **Zoning Permit 19-0011CA**; new windows, exterior entry doors and roof; demolish existing loading dock. Approved July 23, 2018.
- **Zoning Permit 19-0202CA/MA**; renovate buildings for assembly, office, and seasonal recreational use; rework parking and circulation. Approved November 14, 2018.
- **Zoning Permit Not-Applicable 19-0492NA**; rooftop solar. Approved December 21, 2018.
- **Zoning Permit Not-Applicable 19-0493NA**; rooftop solar. Approved December 21, 2018.

Recommendation: **Consent Approval** as per, and subject to, the findings and conditions below:

I. Findings

Article 3: Applications, Permits and Project 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 property is served by municipal utilities, and there is an onsite septic system that served the oven factory. Sufficient water and sewer services are available. A State of Vermont wastewater permit may be required for the new use and it will be the applicant's responsibility to obtain 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 subject property is located within the Enterprise – Light Manufacturing zone. While this zone is intended primarily for manufacturing, distribution, processing and the like, it allows for many

other commercial uses, including trade schools. The proposed change of use is consistent with the intent of the E-LM zone. **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 proposed trade school use is not expected to generate nuisance impacts from noise, odor, dust, and the like that may be more typically associated with heavy industry. **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;*

A traffic analysis was provided for the 2018 zoning permit (19-0202CA/MA) for the changes to the site and the uses of the property which met the satisfaction of the Dept. of Public Works. The proposed change of use is not anticipated to create much, if any, change to the traffic demand than what was accepted for the previously approved office use located within the space. **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;*

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.*

The change of use will not likely generate offsite noise or glare substantial enough to require mitigation. **Affirmative finding**

2. *Time limits for construction.*

No construction timeline or phasing is included in the project plans. The standard 3-year timeframe for zoning permits will apply. **Affirmative finding**

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

The applicant indicates that the trade school will operate between the hours of 8am thru 9pm, Monday-Friday. While all construction associated with the trade school space will be indoors, no

construction times have been identified. 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 and 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 trade school is consistent with the variety of commercial uses allowed in this zone. **Affirmative finding**

(b) Dimensional Standards & Density

Building FAR, lot coverage, building setbacks and height, all remain unchanged. **Affirmative finding**

(c) Permitted & Conditional Uses

School – Trade or Professional is a conditional use in the E-LM zone. **Affirmative finding**

Article 8: Parking

Table 8.1.8-1 Minimum Off-Street Parking Requirements

The proposal ultimately changes 1,370 sf of approved office space to a trade school use. In the Shared Use Parking District, office uses require 2 spaces per 1,000 sf of gross floor area, and trade/professional schools require 3 spaces per 1,000 sf of gross floor area. As a result of this proposal, the particular parking space count increases from 3 to 4.

As required under ZP19-0202CA/MA, the minimum parking requirement for the overall site totaled 286 spaces. 381 parking spaces are being provided as part of that site renovation, 95 spaces above and beyond the minimum amount required. The 1 additional parking space, as required by this change of use proposal, will be satisfied. **Affirmative finding**

II. Conditions of Approval

1. 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.
2. All exterior signage is subject to separate zoning approval.
3. A state wastewater permit may be required, and if so, it is the responsibility of the applicant to secure.

4. Any additional physical alteration or change of use will require review and approval under regulations in effect at that time.
5. 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.
6. Standard permit conditions 1-15.

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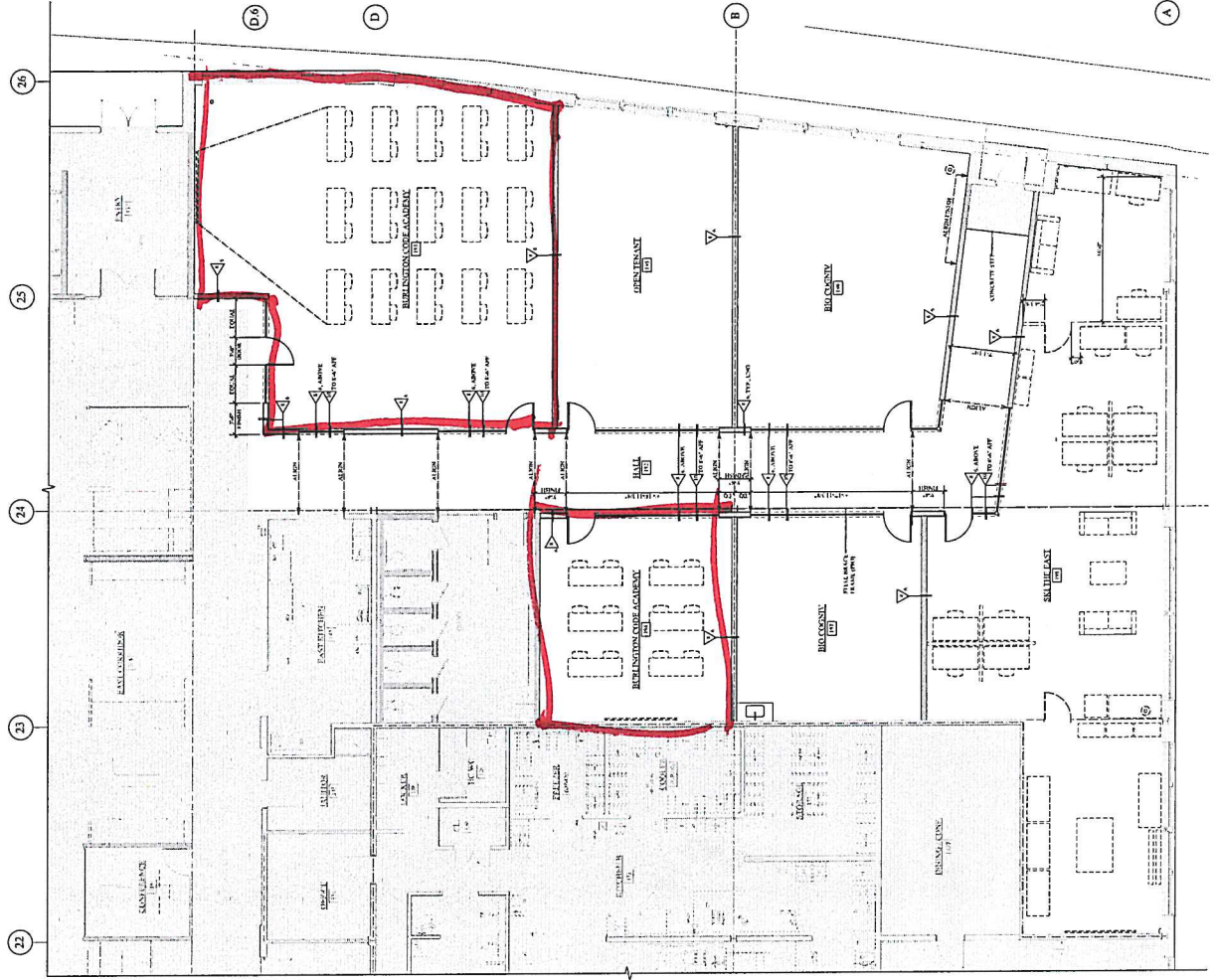
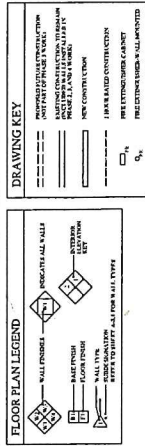


TO: Development Review Board
FROM: Ryan Morrison
DATE: March 4, 2020
RE: 20-0674CU; 50 Lakeside Avenue

The applicant for the proposed trade school at 50 Lakeside Avenue is requesting to add 450 sf of additional classroom space to the originally proposed 1,370 sf space (see attached floor plan). With the increase of floor area (1,820 sf), the parking requirement for the use increases from 4 spaces to 5 spaces. As noted in the staff report for this project, the overall property development will have 381 parking spaces when only 286 spaces are required for all uses on site. The additional parking space requirement for this increase in floor area for the trade school will be met.

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO AND THE STATE OF ILLINOIS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO AND THE STATE OF ILLINOIS.
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10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO AND THE STATE OF ILLINOIS.

ROOM FINISH SCHEDULE		DATE	ISSUED BY
1	CEILING	12/20/04	PROJECT MANAGER
2	WALLS		
3	FLOOR		
4	DOORS		
5	WINDOWS		
6	PAINT		
7	GLASS		
8	CEILING		
9	WALLS		
10	FLOOR		
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68	WINDOWS		
69	PAINT		
70	GLASS		
71	CEILING		
72	WALLS		
73	FLOOR		
74	DOORS		
75	WINDOWS		
76	PAINT		
77	GLASS		
78	CEILING		
79	WALLS		
80	FLOOR		
81	DOORS		
82	WINDOWS		
83	PAINT		
84	GLASS		
85	CEILING		
86	WALLS		
87	FLOOR		
88	DOORS		
89	WINDOWS		
90	PAINT		
91	GLASS		
92	CEILING		
93	WALLS		
94	FLOOR		
95	DOORS		
96	WINDOWS		
97	PAINT		
98	GLASS		
99	CEILING		
100	WALLS		



ENLARGED FIRST FLOOR TENANT PLAN
5/16" = 1'-0"

PROGRESS
PRINT
2/21/2020
NOT FOR
CONSTRUCTION

SMITH
ALVAREZ
SIENKIEWYCZ

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

F. 802.163.2227
F. 802.163.0093

CONSULTANTE

CIVIL.
ENGINEERING VENTURES
204 PLUMMER AVE., SUITE 2A
BURLINGTON, VT 05401
P. 802-244-5225
F. 802-244-5206

LANDSCAPE
DISTINCTIVE LANDSCAPING
2111 GREENBUSH ROAD
CHARLOTTE, VT 05443
P: 802-425-2477
F: 802-425-2797

STRUCTURAL
ARTISAN ENGINEERING
120 ORHAM WAY, SUITE 124
SHELBURNE, VT 05482
P: 802-497-1311

**MECHANICAL/
ELECTRICAL**
L&N CONSULTING
PO BOX 45174
BURLINGTON, VT 05406-5174
P: 802-455-1743

SAS PROJECT NUMBER: 0917

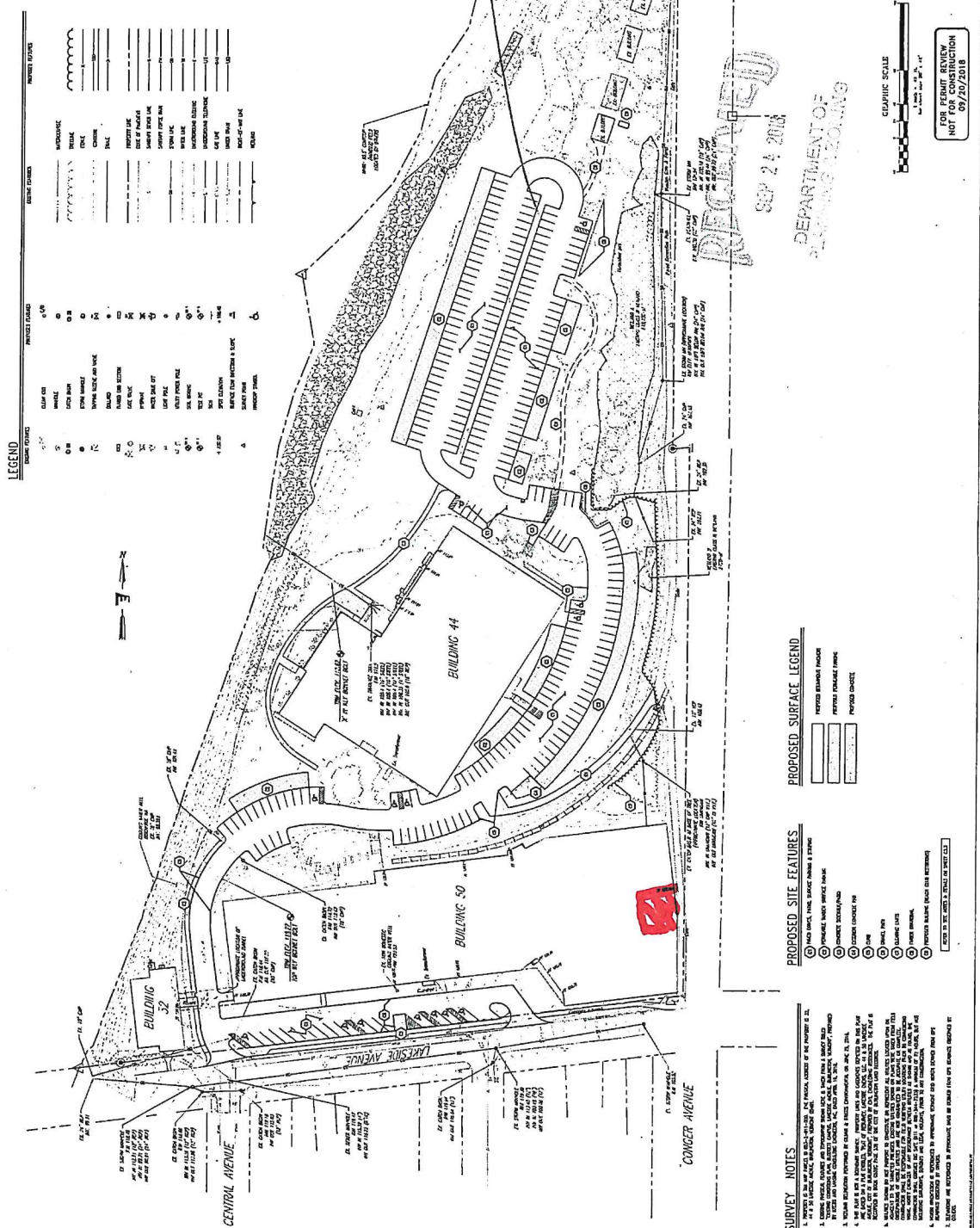
HULA
•
BURLINGTON,
VERMONT

DATE: 1/6/2020
SCALE: AS NOTED
CHECKED: SS
DRAWN BY: SAL JM, US
REVISIONS

PHASE	
PHASE 5B	
BUILDING 50	
ENLARGED TENANT FLOOR PLAN	

A-1.25

SMITH, ALVAREZ SIENIEWYCZ ARCHITECTS 1017 S. PINE STREET CHICAGO, ILL. 60605 P. 312. 541. 5151 F. 312. 541. 5151	CONSULTANT CIVIL STRUCTURAL MECHANICAL ELECTRICAL PLUMBING HEATING AIR CONDITIONING ELEVATORS P. 312. 541. 5151 F. 312. 541. 5151	MECHANICAL ELECTRICAL PLUMBING HEATING AIR CONDITIONING ELEVATORS P. 312. 541. 5151 F. 312. 541. 5151	PROJECT HULA BALCONY TAILOR 3412-3404-2400 CHICAGO, ILL. 60640 11/1/85	SITE PLAN 11/1/85	C2.0
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PROGRESS
PRINT
1/24/2020
NOT FOR
CONSTRUCTION

SMITH
ALVAR EZ
SIENKIEWICZ

ARCHITECTS
117 State Street
3rd Floor
Burlington, VT
05401

P 802-565-2229
F 802-565-0665

CONSULTANTS

CIVIL
ENGINEERING
CONSULTANTS
P.C. INC.
100 North Main Street
Burlington, VT 05401

LANDSCAPE
ARCHITECTURE
CONSULTANTS
P.C. INC.
100 North Main Street
Burlington, VT 05401

STRUCTURAL
ENGINEERING
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P.C. INC.
100 North Main Street
Burlington, VT 05401

MATERIAL
MANAGEMENT
CONSULTANTS
P.C. INC.
100 North Main Street
Burlington, VT 05401

PROJECT

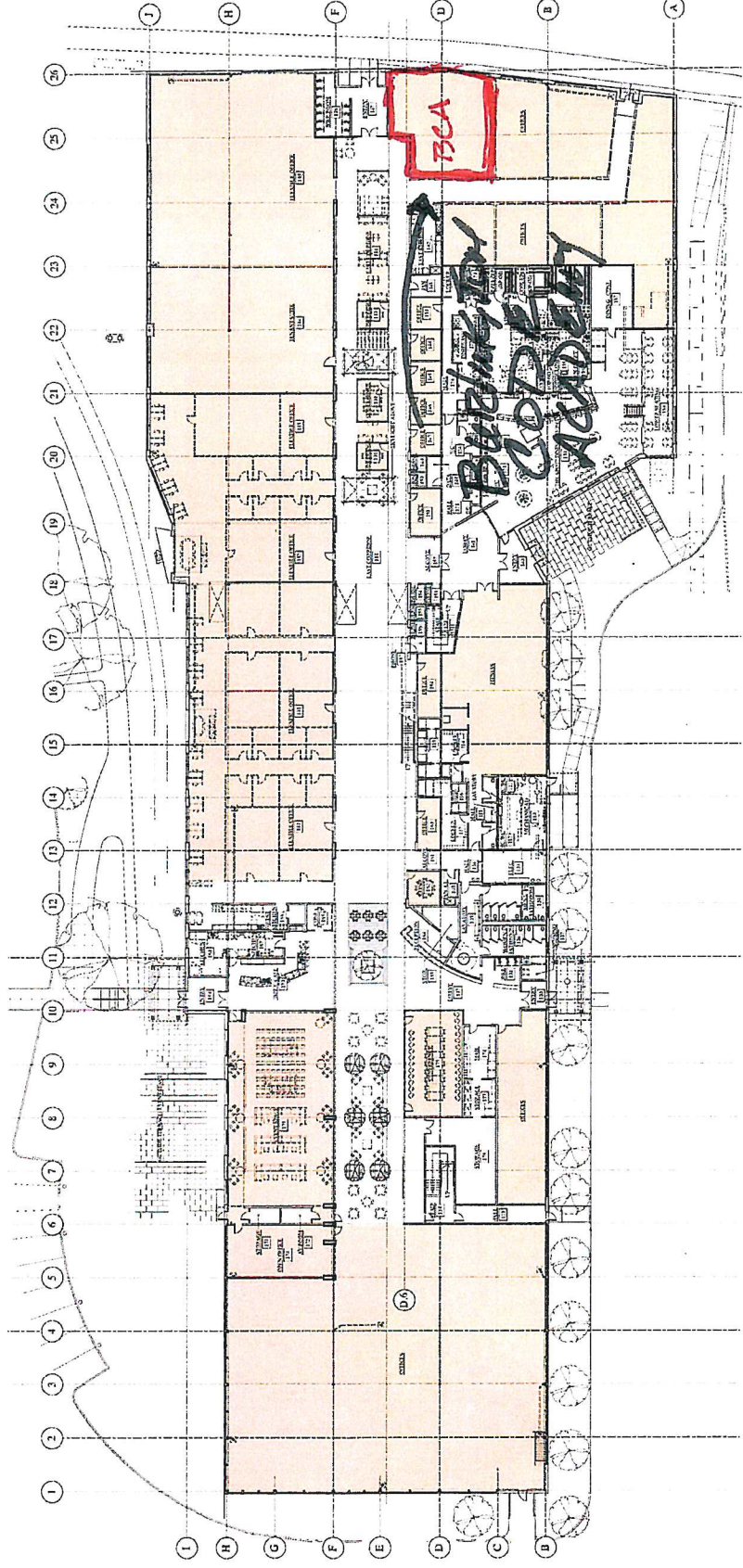
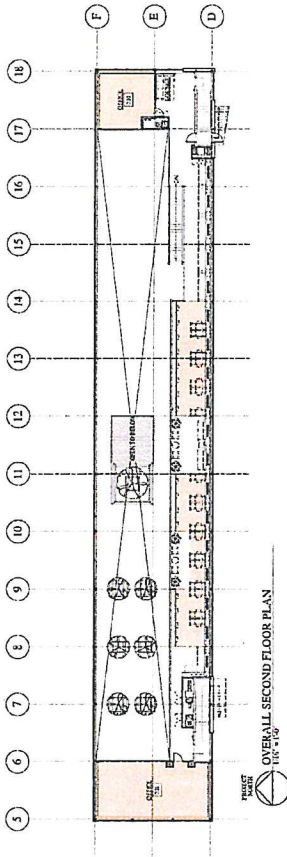
HULA
BURLINGTON,
VERMONT

DATE: 1/24/20
SCALE: AS NOTED
CREATED BY: ALG
REVISIONS:

PHASE

BUILDINGS
OVERALL FLOOR PLAN

SQUARE FOOTAGE KEY	
[Orange Box]	TRANSIENT - 44,870 SF
[Yellow Box]	COMMERCIAL/RETAIL - 24,000 SF
[Green Box]	COMMERCIAL/RETAIL - 24,000 SF

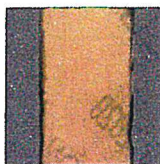


Thermacore® COLLECTION

Built Better from the Inside Out

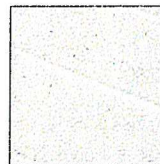
Door construction

Thermacore® Collection steel garage doors feature premium insulation construction and design which provides maximum thermal efficiency and reduced air infiltration for your garage space. This durable line of garage doors gives you many years of reliable operation while providing comfort and beauty to your home, even in extreme climates.



Thermacore® construction

Provides a continuous layer of foamed-in-place, CFC-free polyurethane insulation sandwiched between two layers of corrosion-resistant steel, for maximum thermal efficiency.



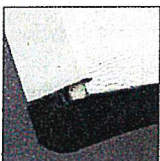
Durable finish

Interior-side hot-dipped galvanized steel backing, with two coats of baked-on polyester paint, provides strength and a finished, clean appearance.



In-between section thermal seals

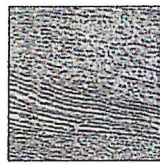
With an air infiltration rating of up to 0.08 cfm, seals provide superior resistance to the elements.



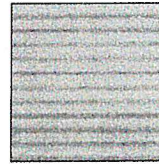
Bulb-type bottom weatherseal

Guards against wind and rain while providing a cushion when closing.

Multiple surface options



Embossed wood grain adds beauty, sophistication and durability.



Microgroove waved pattern creates a striking light effect.



Smooth, non-textured surface gives a modern look.



Pebble grain embossed creates an appealing pattern texture.

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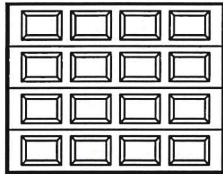
Thermacore® COLLECTION Door Designs

Select your door panel style and color

1 Choose a panel style and model

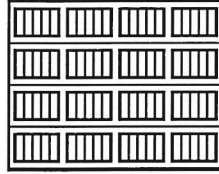
Doors shown are 7' tall. The number of sections on doors may vary.

Standard Panel (SP) (S)



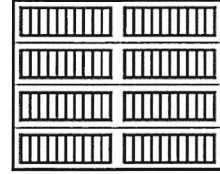
Models 5720, 5740, 5760
(297, 194, 494)

Vertical Short (VS) (V5)



Models 5720, 5740, 5760
(296, 199, 497)

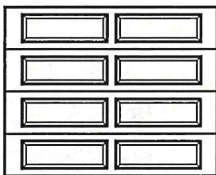
Vertical Long (VL) (V10)



Model 5740
(192)

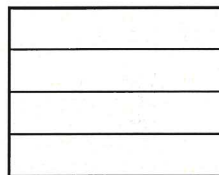
Note:
Previous model numbers and panel styles are noted in parentheses in gray.

Long Panel (LP) (L)



Models 5720, 5740, 5760
(295, 198, 496)

Flush Panel (FP) (F)



Models 5720, 5740, 5760
(298, 195, 495)

Microgroove (MG) (M)



Model 5740
(196)

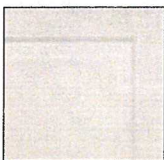
MODELS	5720	5740	5760
Polyurethane insulation	•	•	•
R-value*	9.31	12.76	17.5
Steel backing	•	•	•
Warranty**	20-Year Limited	Limited Lifetime	Limited Lifetime

* R-value is a measure of thermal efficiency. The higher the R-value the greater the insulating properties of the door. Overhead Door Corporation has a calculated door section R-value for insulated doors.

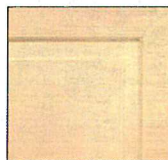
** See full text of warranty for details.

2 Choose a color

Painted finishes



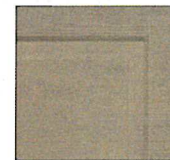
White



Almond



Desert Tan



Sandstone



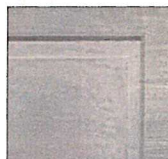
Terra Bronze



Brown



Hunter Green



Gray



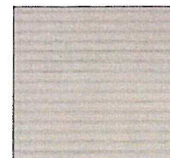
Black

Actual colors may vary from brochure due to fluctuations in printing process. Always request a color sample from your Distributor for accurate color matching before ordering your door.

Textured Wood Grain finishes



Modern Metallic finishes (shown on Microgroove panel)



Thermacore® COLLECTION

Decorative Accents

Customize your door with windows

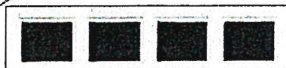
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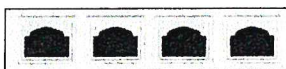
BURLINGTON
PERMITTING & INSPECTIONS

3 Choose a window style

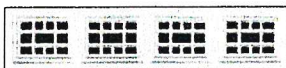
Available on **Standard, Flush** and **Vertical Short** panels



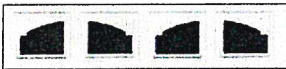
Clear Short



Madison 1



Stockford 1



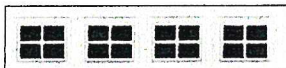
Winston 1



Ashton 1



Prairie 1



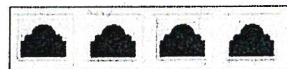
Stockton 1



Williamsburg 1 (8pc)



Cascade 1



Ruston 1



Waterton 1



Cathedral 1



Sherwood 1



Williamsburg 1 (4pc)

Available on **Long, Flush, Vertical Long** and **Vertical Short** panels



Clear Long



Prairie 2



Stockbridge 2 3-Lite



Stockton 2 6-Lite



Waterton 2



Williamsburg 2 (4 pc)



Ashton 2



Ruston 2



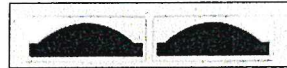
Stockbridge 2 4-Lite



Stockton 2 8-Lite



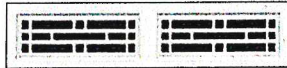
Williamsburg 2



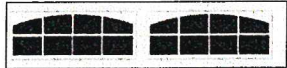
Cathedral 2



Sherwood 2



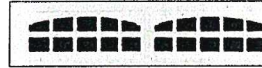
Stockford 2



Stockton 2 8-Lite Arch



Wyndbridge 2



Cascade 2



Somerton 2

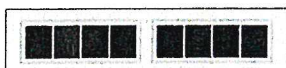


Stockton 2 4-Lite

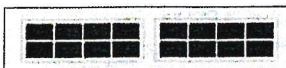


Stockton 2 12-Lite

Carriage style window trim. Available on **Model 5740, Standard** and **Flush** panels only.



Stockbridge



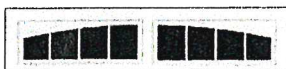
Stockton



Stockton Arch



Somerton



Wyndbridge Arch

Available on **Flush** and **Microgroove** panels in **Modern Metallic** finishes only. Modern Metallic finishes cannot be paired with other window options.

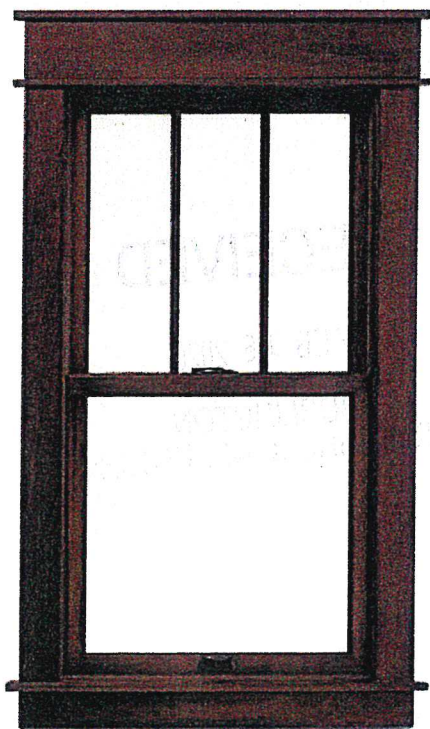
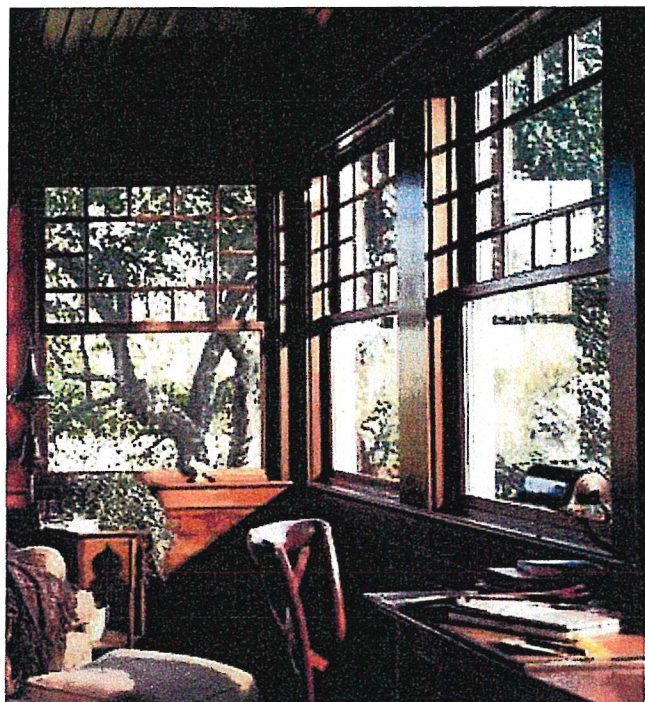
Thermacore® COLLECTION

Door Designs

Color options by panel style

		STANDARD			VERTICAL SHORT			VERTICAL LONG	LONG			FLUSH			MICRO GROOVE
		5720 (297)	5740 (194)	5760 (494)	5720 (296)	5740 (199)	5760 (497)	5740 (192)	5720 (295)	5740 (198)	5760 (496)	5720 (298)	5740 (195)	5760 (495)	5740 (196)
Painted finishes on wood grain texture	White	•	•	•	•	•	•	•	•	•	•	•	•	•	
	Almond	•	•	•	•	•	•	•	•	•	•	•	•	•	
	Desert Tan	•	•	•	•	•	•	•	•	•	•	•	•	•	
	Sandstone	•	•	•	•	•	•	•	•	•	•	•	•	•	
	Terra Bronze		•			•		•		•			•		
	Brown		•	•		•	•	•		•	•		•	•	
	Hunter Green		•			•		•		•			•		
	Gray		•			•		•		•			•		
	Black		•	•		•	•	•		•	•		•	•	
Wood grain finishes on pebble grain texture	Golden Oak		•	•		•	•	•		•	•				
	Walnut		•	•		•	•	•		•	•				
	Mission Oak		•	•		•	•	•		•	•				
Modern Metallic finishes on smooth or microgroove texture	Silver												Smooth*		•
	Dark Bronze												Smooth*		•
	Black Frost												Smooth*		•

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PERMITTING & INC.



WOODWRIGHT® DOUBLE-HUNG WINDOWS

Andersen® 400 Series Woodwright® double-hung windows are designed with old-world character and modern performance. Exteriors use two different levels of protection. The frames are vinyl clad, the sash and the sills are made of Fibrex® material. On the inside you have a choice of natural pine, oak, maple or low-maintenance white finish. Both sash tilt in for ease of cleaning. For added style there are historically accurate grille patterns, hardware and glass options.

DURABLE

- Virtually maintenance-free
- Perma-Shield® exteriors never need painting and won't peel, blister, flake or corrode*
- Frame exterior is protected by a tough vinyl cover that resists dents and repels water and provides long-lasting protection
- Sash members have a tough Fibrex® material exterior
- The sill is made with a solid wood core and are protected from the elements with Fibrex® cladding

ENERGY EFFICIENT

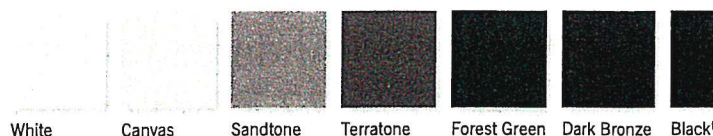
- Weather-resistant construction for greater comfort and energy efficiency
- Weatherstripping is designed to seal out drafts, wind and water
- A variety of Low-E4® glass options are available to control heating and cooling costs in any climate
- Many 400 Series Woodwright® double-hung windows have options that achieve ENERGY STAR® version 6.0 certifications in all 50 states**



BEAUTIFUL

- Seven exterior color options
- Natural pine, maple, oak or white interiors
- Extensive hardware selection
- Add style with grilles, exterior trim or patterned glass

EXTERIOR COLORS



400 SERIES WOODWRIGHT® DOUBLE-HUNG WINDOWS

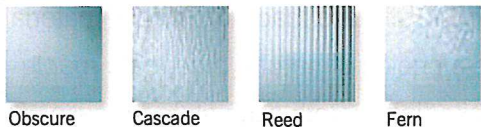
GLASS OPTIONS

LOW-E4® GLASS

- Low-E4® glass
- Low-E4® SmartSun™ glass
- Low-E4® Sun glass
- Tempered glass and other glass options are available. Contact your Andersen dealer

PATTERNED GLASS

Ideal for letting light into the home while obscuring vision. Available in four attractive patterns.



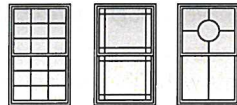
EXTERIOR TRIM



Available in 11 colors to complement your exterior.

GRILLES

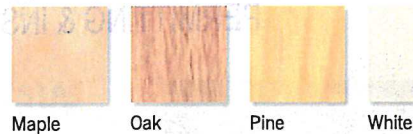
Choose from dozens of popular designs or work with Andersen to create custom patterns.



ADDITIONAL FEATURES

- Natural wood sash interior with chamfer detailing and matching wood jamb liners for an authentic look.
- Sash joints simulate the look of traditional mortise-and-tenon construction inside and out.
- Available with Stormwatch® protection for coastal areas.

INTERIOR OPTIONS



Naturally occurring variations in grain, color and texture of wood make each window one-of-a-kind. All wood interiors are unfinished unless prefinished White is specified.

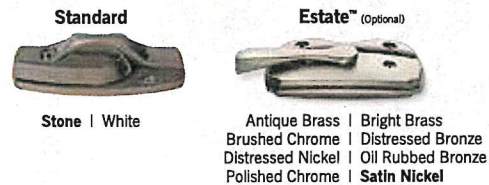
HARDWARE FINISHES



*Distressed Bronze and Oil Rubbed Bronze are "living" finishes that will change with time and use.

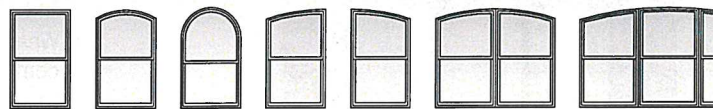
HARDWARE

Stone finish is standard with wood interior units. White finish comes with prefinished interiors.



SHAPE OPTIONS

In addition to standard rectangles, the Woodwright® windows are available in elegant arched designs.



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WINDOWS • DOORS
Andersen

Printing limitations prevent exact color and finish duplication. See your Andersen dealer for actual finish samples.

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For more information visit andersenwindows.com/400series

For help finding an Andersen product or dealer near you, please call us at 877.577.7655 or visit andersenwindows.com.



FEATURES & SPECIFICATIONS

INTENDED USE — Recessed housing rated IC or Non-IC. For new construction only.

Approved for all ceiling and wiring types.

Approved for direct burial in insulation.

CONSTRUCTION — Air-tight standard. Tested to meet current energy codes.

Aluminum foam-gasketed housing with galvanized steel pan.

Galvanized bar hangers span up to 24" o.c. and feature stepped shank nail and positioning guide with integral T-bar locks. Two locking screws hold fixture in position.

Galvanized steel junction box with four built-in Romex clamps. Four 1/2" and two 3/4" knockouts with slots for pryout. Rated for through branch wiring.

Maximum 4 (2 in, 2 out) No. 12 AWG conductors. Rated for 90°C.

Ground wire provided.

Removable J-box doors for easy access.

ELECTRICAL — Quick disconnect provided for power connection to the LED modules.

Paint overspray masked by disposable disconnect plug.

Housing and LED module combination is IC rated and thermally protected.

120 volt only.

INSTALLATION — Air-tight housing suitable for air-tight installations. Refer to energy codes for proper installations.

2x8 and 2x6 wood joist or T-bar installation.

Expandable bar hangers allow for off-center mounting in wood joist or T-bar ceilings. Length of 25-1/2" maximum 13-1/4" minimum or cut to fit 5-1/2" on center joist construction.

Vertical adjustment of housing allows for flush mounting with ceiling face.

Suitable for ceilings up to 1-1/2" thick.

LISTINGS — UL Listed to US and Canadian safety standards. Damp location listing (See trim selection for wet location listing).

WARRANTY — 1-year limited warranty. Complete warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Note: Actual performance may differ as a result of end-user environment and application. Specifications subject to change without notice.

Catalog
Number

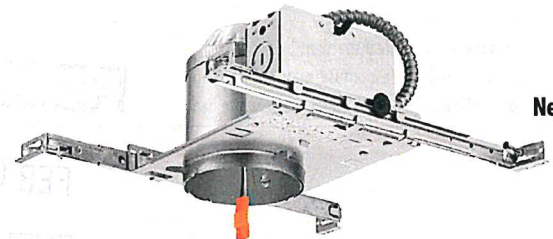
Notes

Type

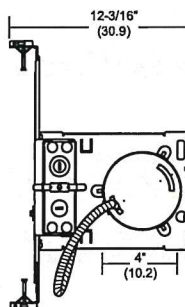
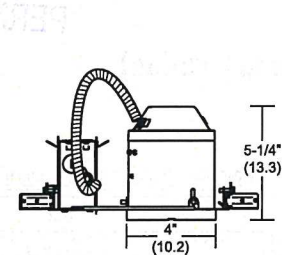
LIGHT FIXTURE

4" LED

L3LED T



New Con



Specifications

Height: 5-1/4 (13.3)

Length: 12-3/16 (30.9)

Width: 4 (10.2)

Ceiling opening: 4 (10.2)

All dimensions are inches (centimeters) unless otherwise specified.

ORDERING INFORMATION

For shortest lead times, configure product using **bolded options**.

Example:

L3LED T24		
Series	Options	Packaging
L3LED T24	Shipped installed in fixture PHC Poke-home wire connector	R6 Resale pack of six U Unit

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Accessories: Order as separate catalog number.

ATK3 R6 Airtight trim kit

Notes

See trim summary on reverse side for maximum w

Two If By Sea LED Outdoor Wall Sconce

By Modern Forms

LIGHT FIXTURE 'B



Call Us 866 428 9289

Product Options

Size: Small, Large

Details

- Designed in 2019
- Finish: Black
- Material: Aluminum
- Shade Material: Glass
- Dimmable When Used With a Electronic low voltage (ELV) Dimmer (Not Included)
- Dimmer Range: 100 to 5%
- Dark Sky compliant, Title 24 compliant
- Installation Type: Hardwired
- ETL Listed Wet
- Warranty: 5 Years Functional, 2 Years Finish
- Made In USA

Dimensions

Small Option Fixture: Width 4.5", Height 11.87", Extension 5.81"

Large Option Fixture: Width 6", Height 18", Extension 7.56"

Lighting

- Small Option: 15 Watt (916 Lumens) 120 Volt Integrated LED: CRI: 90 Color Temp: 3000K Lifespan: 50000 hours
- Large Option: 15 Watt (932 Lumens) 120 Volt Integrated LED: CRI: 90 Color Temp: 3000K Lifespan: 50000 hours

Additional Details

Product URL:

<https://www.ylighting.com/two-if-by-sea-led-outdoor-wall-sconce-by-modern-forms-MFMP281811.html>

Rating: ETL Listed Wet

Product ID: MFMP281811

Prepared by:

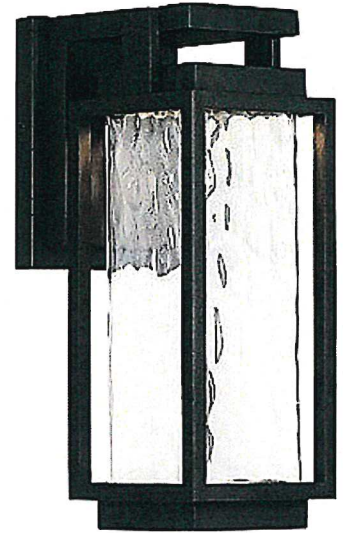
Prepared for:

Project:

Room:

Placement:

Approval:



Notes:

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Harvey Standing Seam Metal Roofing

Inventory

We stock a full inventory of metal roofing colors and accessories, along with tools you need to complete your project, available for rent and/or purchase.

Training

We will provide you with hands-on training at your jobsite. We also hold regular product installation demonstrations; check your local branch for details.

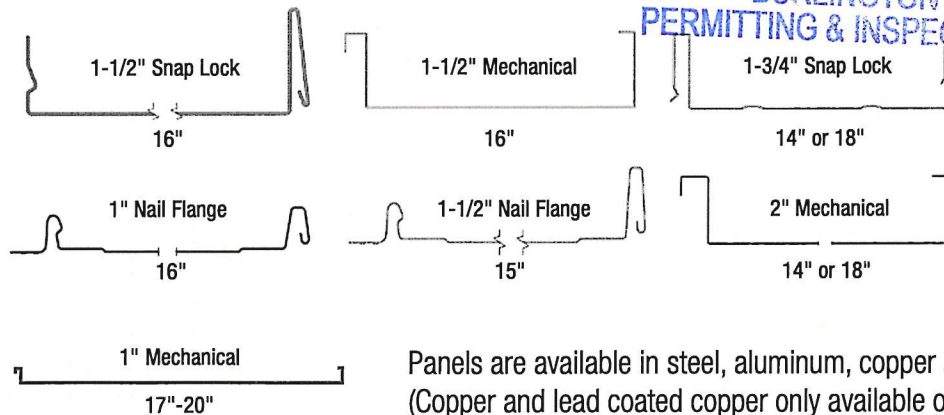
Service

Our truck will roll out, cut, and drop panels at your jobsite so there's no crating or long lead times.

Estimating

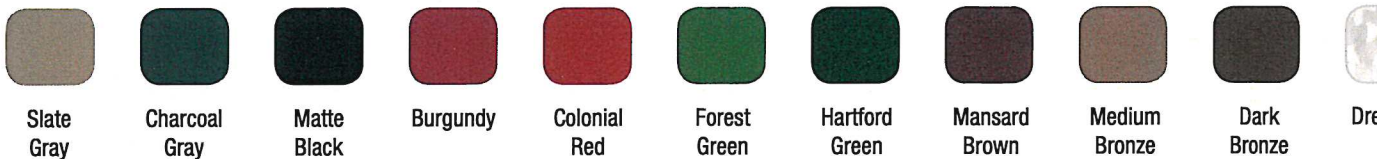
A Harvey sales rep can visit your jobsite and address any questions before your job begins.

Profiles

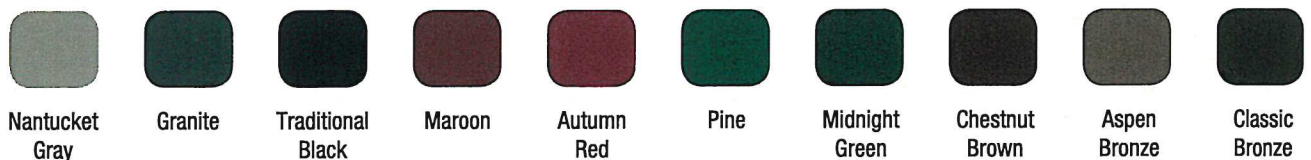


Panels are available in steel, aluminum, copper and lead coated copper. (Copper and lead coated copper only available on mechanical panels.)

Stock Colors



Additional Low Gloss Colors



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We recommend Harvey Roofing Solutions Synthetic Underlayment and Ice Dam Protection for installation under our metal roofing. Ask your local branch for details.



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BUILDING PRODUCTS

STANDING SEAM METAL ROOFING

Strength with Style

LANDMARK®

- Dual-layer durability
- 228 lbs. per square
- Industry-best lifetime limited warranty
- 10-year StreakFighter® algae-resistance warranty



LANDMARK® PRO

- Dual-layer, high performance
- 250 lbs. per square
- Max Def color palette
- Industry-best lifetime limited warranty
- 15-year StreakFighter® algae-resistance warranty



LANDMARK® PREMIUM

- Dual-layer, high performance
- 300 lbs. per square
- Max Def color palette
- Industry-best lifetime limited warranty
- 15-year StreakFighter® algae-resistance warranty



LANDMARK SERIES

SPECIFICATIONS

- Two-piece laminated fiberglass-based construction
- Classic shades and dimensional appearance of natural wood or slate

For U.S. building code compliance, see product specification sheets.

CertainTeed products are tested to ensure the high quality and comply with the following industry standards:

Fire Resistance:

- UL Class A
- UL certified to meet ASTM D3018 Type 1

Wind Resistance:

- UL certified to meet ASTM D3018 Type 1
- ASTM D3161 Class F

Tear Resistance:

- UL certified to meet ASTM D3462
- CSA standard A123.5

Wind Driven Rain Resistance:

- Miami-Dade Product Control Acceptance: Please reference www.certainteed.com to determine approved products by manufacturing location.

Quality Standards:

- ICC-ES-ESR-1389 & ESR-3537

WARRANTY

- Lifetime limited transferable warranty against manufacturing defects on residential applications
- 50-year limited transferable warranty against manufacturing defects on group-owned or commercial applications
- StreakFighter® algae-resistance warranty (10-year Landmark, 15-year – Landmark PRO and Premium)
- 10-year SureStart™ protection
- 15-year 110 mph wind-resistance warranty
- Wind warranty upgrade to 130 mph available. CertainTeed starter and CertainTeed hip and ridge required

See actual warranty for specific details and limitations.

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KINGSTON
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Design Your Door



LOCK

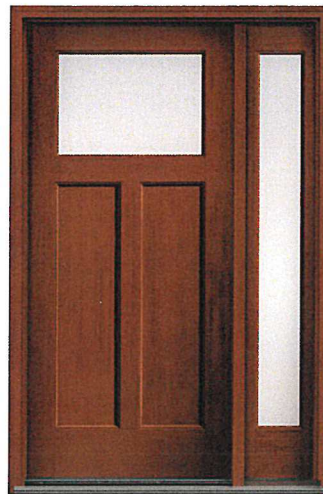
1

EDIT 

2

EDIT 

3



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BURLINGTON
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Classic-Craft® American Style Collection™
CCA210

DOOR SUMMARY

Project

DOOR TYPE

Entry

DOOR SIZE

3'0" x 6'8"

DOOR FINISH



Rustic Clay

DOOR CONFIGURATION

Single with Right Sidelite

DOOR GLASS



Clear 1 Lite No Grid

Premium
performance
in every detail.

Knock on it, open and close it, and you'll appreciate how a Classic-Craft entryway simply makes a home feel strong, safe and secure. There's no mistaking its quality construction and outstanding performance. Every Classic-Craft premium entryway is crafted from the finest materials to accurately replicate the feel and integrity of a custom wood door, with each detail refined to ensure total peace of mind.

Heavier Construction

Classic-Craft products provide the heft and protection of custom wood doors. Incorporating components like an engineered lumber lockstyle that runs the entire length of the door, they offer construction that's 20% heavier than other standard fiberglass doors – providing excellent stability and security.

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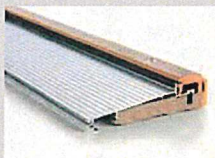
6

Feel the difference.

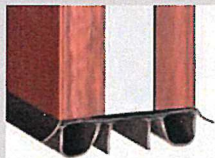
A complete door system.

More than beautiful doors and glass, a complete door system includes the components used to assemble it. We manufacture or specify every aspect of a complete door system.

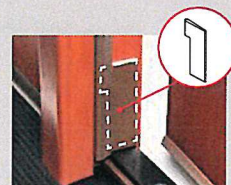
The Therma-Tru® genuine components shown here are our premium options for long-lasting durability. Check with your Therma-Tru seller for availability.



Composite Adjustable Sills (Inswing Only)
Resist rotting and insects, and adjust to help maintain a tight seal over time.



Dual-Bulb / Dual-Fin Bottom Sweeps (Inswing Only)
Help maintain tight contact with adjustable sill caps and create added barriers against moisture.



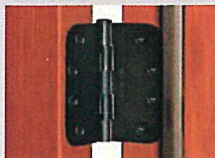
7-Shape Corner Seal Pads (Inswing Only)
Create an air pocket that helps prevent a vacuum from wicking moisture up the weatherstrip.



Removable Weatherstrip
Compresses when the door is closed and springs back when it is open for long-lasting sealing power.



Multi-Point Locking Systems
Increased engagement enhances stability and your sense of security.

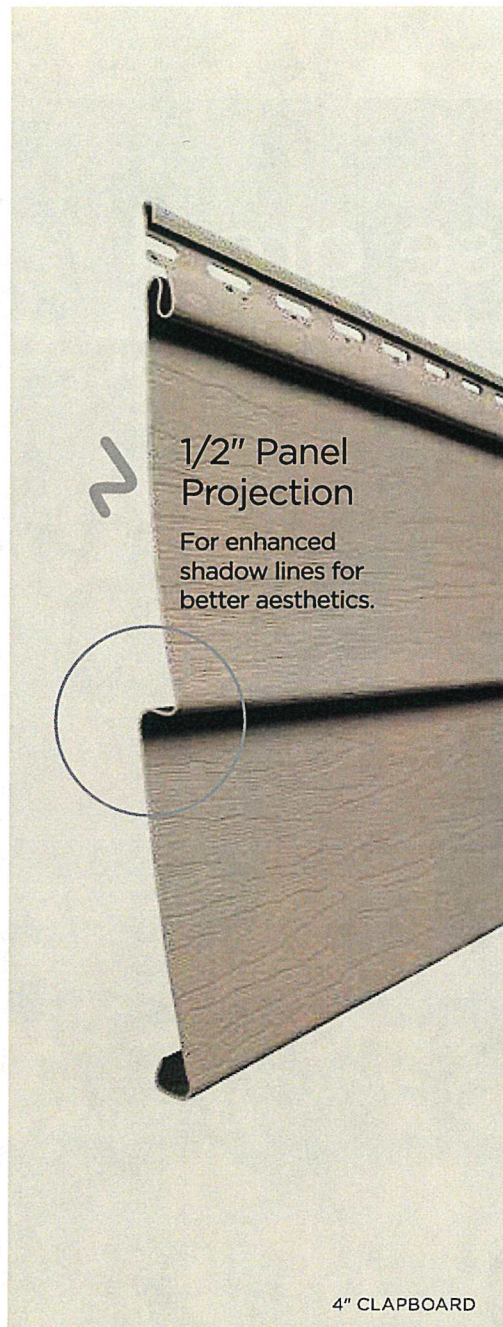


Ball-Bearing Hinges
Ball bearings protect each hinge pivot, or "knuckle," offering added support and stability.



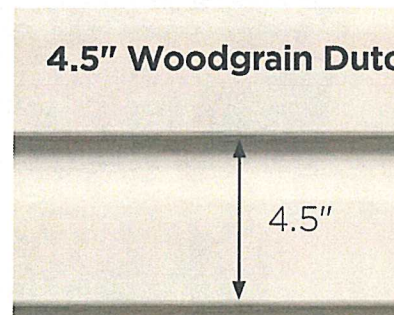
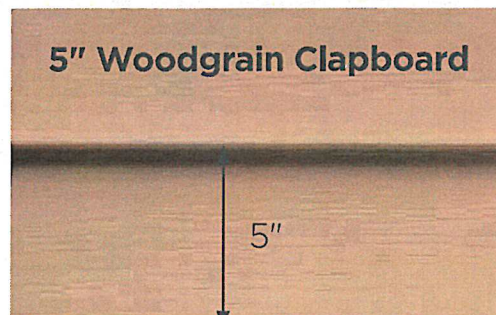
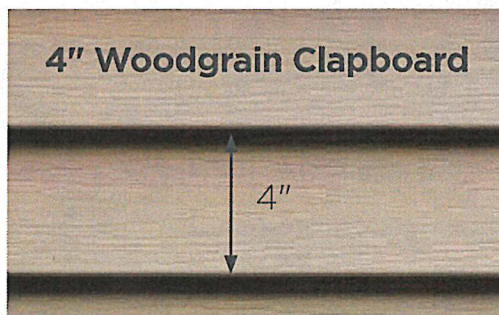
Frame Components
Complete the door system with rot-resistant brickmould, jams, mullions and coil cladding manufactured to our specifications.

Therma-Tru fiberglass doors are available with our exclusive Tru-Defense system as an option. It integrates specific components engineered and tested to deliver outstanding protection in all kinds of weather conditions. For details, visit www.thermatru.com/trudeffense.*



3 Styles. Great features.

Encore consists of traditional styles with European roots: Clapboard and Dutchlap. The Clapboard style is the most traditional and found in all parts of the United States. The Dutchlap style provides strong shadow lines and is highly popular in the Mid-Atlantic region.





NDSTM
WE PUT WATER IN ITS PLACE

TECHNICAL SPECIFICATION

5" PRO SERIES CHANNEL KIT

Part #: 864

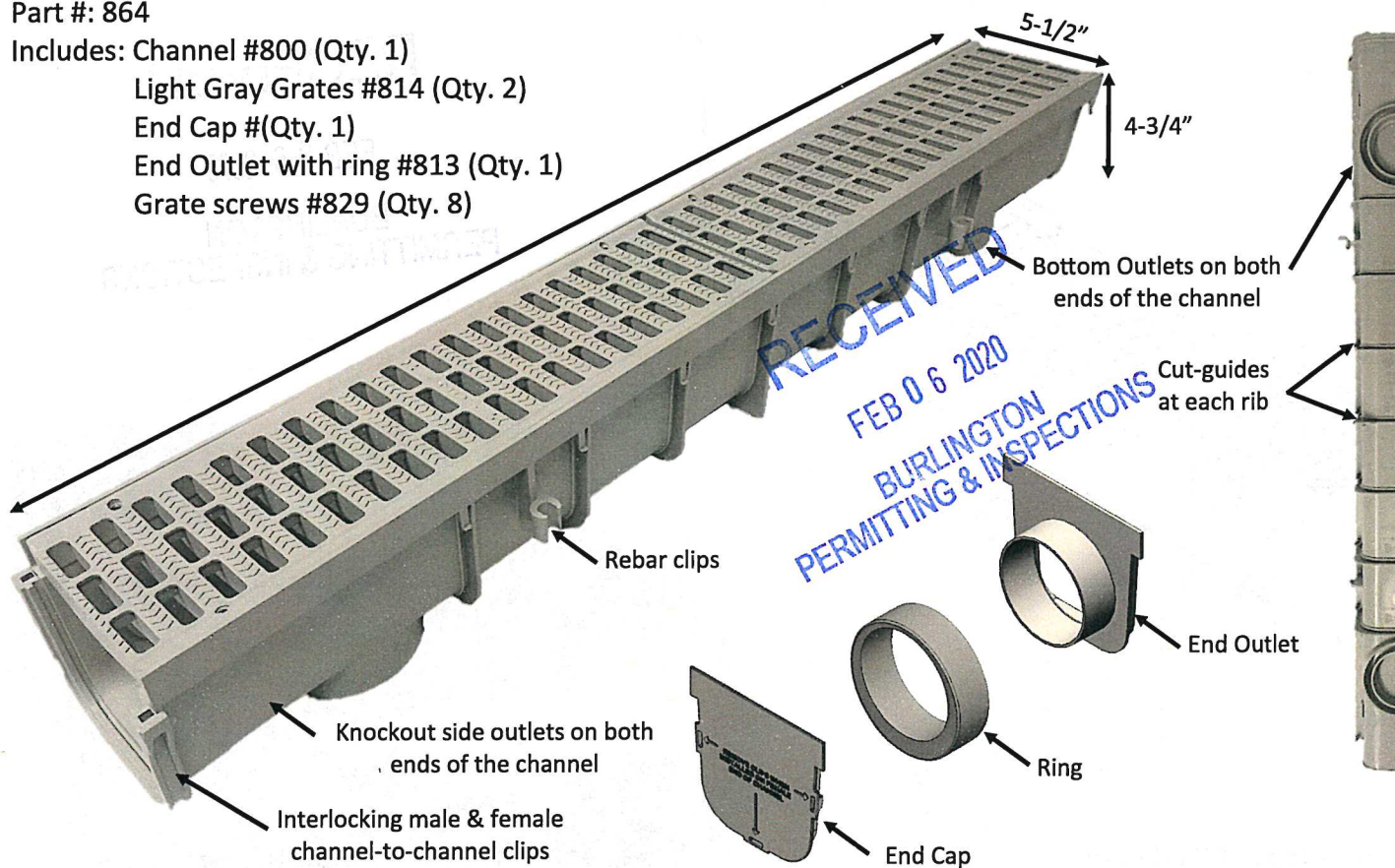
Includes: Channel #800 (Qty. 1)

Light Gray Grates #814 (Qty. 2)

End Cap # (Qty. 1)

End Outlet with ring #813 (Qty. 1)

Grate screws #829 (Qty. 8)



Flow Capacity: 71.95 GPM per linear foot with 1/2" of head pressure

Material: Channel—Polypropylene

Grates—HDPE

Accessories—PVC

Color: Light Gray with UV inhibitors

Weight: 5.67 lbs

Molded-in interlocking joints

Fits: Connects to NDS 5" Pro Deep Profile Channels

Bottom outlet knockouts—3" & 4" Sewer & Drain Fittings

Side outlet knockouts—3" Sewer and Drain Pipe

Rebar clips fit #4 (1/2") rebar

Class B

- Loads of 61—175 psi
- Recommended for medium-duty pneumatic tire traffic, autos, and light trucks at speeds less than 20 m.p.h.



ADA COMPLIANT



Note: Installation requires concrete encasement to achieve Class B load rating. Product must be installed according to NDS installation details.



Visit ndspro.com for specs,



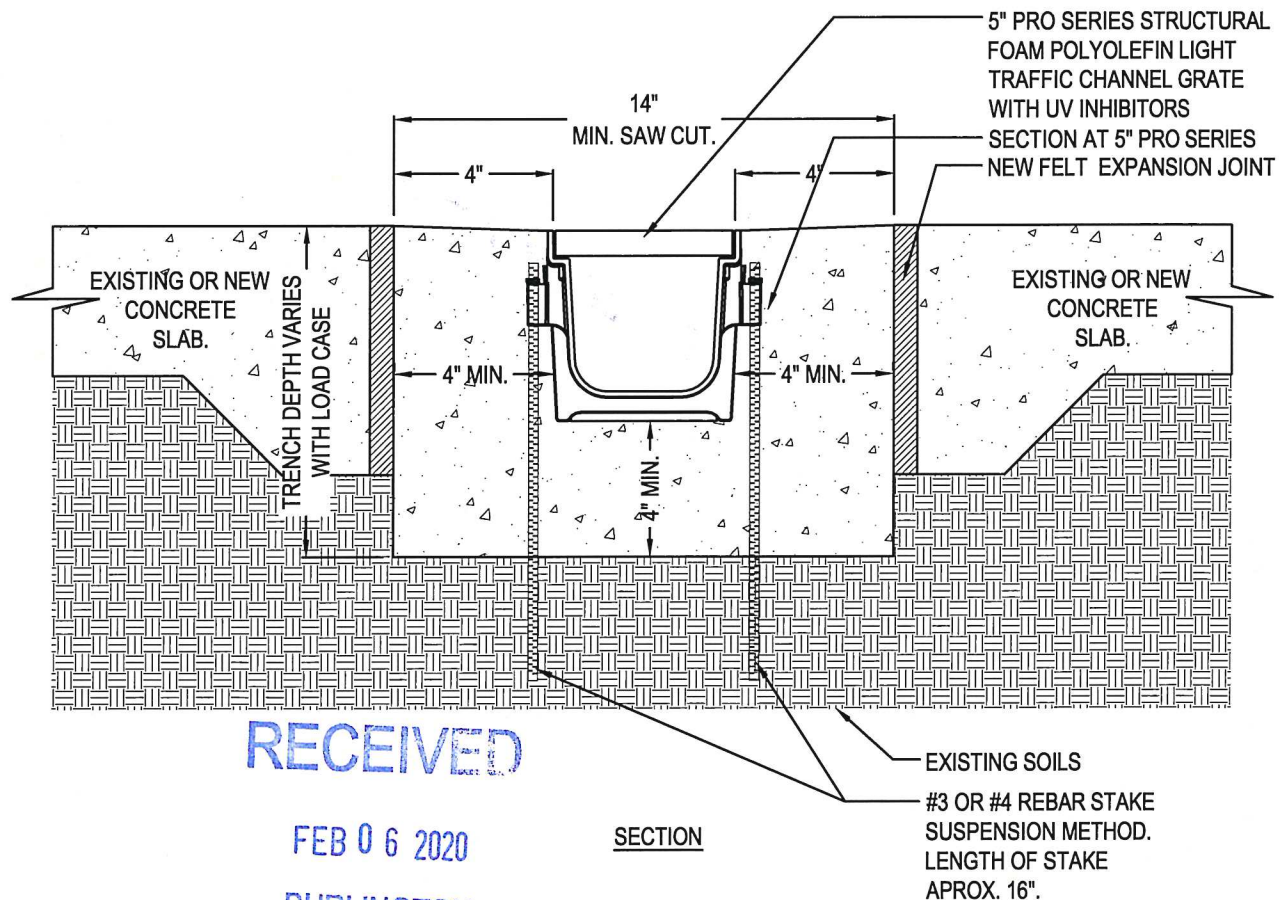
NDS



NDS®

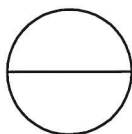
We put water in its place

NDS, INC.
851 NORTH HARVARD AVE.
LINDSAY, CA 93247
TOLL FREE: 1-800-726-1994
PHONE: (559) 562-9888
FAX: (559) 562-4488
www.ndspro.com



NOTES:

1. CHANNELS TO BE INSTALLED WITH GRATE. GRATE TO BE PROTECTED FROM CONCRETE POUR
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. DO NOT SCALE DRAWING.
4. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY.
5. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.



PRO SERIES CHANNEL DRAIN SYSTEM

5" PRO SERIES INSTALLATION DETAIL - LOAD CLASS 'A' & 'B' - 4" ENCASEMENT REBAR SUSPENSION

Department of Permitting & Inspections

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

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



TO: Development Review Board
FROM: Scott Gustin
DATE: March 17, 2020
RE: 20-0362DT; 86 North Union 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: RM Ward: 2C

Owner/Appellant: Diemer Apartments, LLC

Request: Appeal of administrative zoning determination as to 15-year determination of occupancy of dwelling by 6 unrelated adults.

Overview:

The Development Review Board considered this appeal at their January 22, 2020 meeting. Following several failed motions in deliberation, the DRB ultimately decided to re-open the public hearing. The public hearing reconvened on March 4, 2020; however, the appellants requested deferral for a fuller Board. The DRB agreed to defer until March 17, 2020.

The purpose of the re-opened public hearing is to obtain additional information as to discontinuance from the appellants and from the City Attorney's Office. Specifically, the DRB sought information relative to the following:

- What do you think discontinuance is? The DRB is looking for an opinion from the City Attorney's Office as well.
- What occurred during the times of discontinuance at the property?
- What efforts were taken to rent the dwelling unit?

No additional information has been provided.

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Ted Miles, Zoning Specialist
Charlene Orton, Permitting & Inspections Administrator



TO: Development Review Board
FROM: Scott Gustin
DATE: January 22, 2020
RE: 20-0362DT; 86 North Union Street

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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: 2C

Owner/Appellant: Diemer Apartments, LLC

Request: Appeal of administrative zoning determination as to 15-year determination of occupancy of dwelling by 6 unrelated adults.

Overview:

The appellants are seeking an affirmative determination under the 15-year statute of limitations as to occupancy of a dwelling unit by 6 unrelated adults. Such determination request was reviewed administratively and resulted in an adverse determination due to inconsistent occupancy and discontinuance. An appeal of that determination has been filed and is now before the Development Review Board.

Recommendation: **Uphold administrative determination** based on the following findings and conditions:

I. Findings:

The subject residence is a triplex located in the residential – medium density (RM) zone. One of the dwelling units within the triplex contains 6 bedrooms and has been let to 6 unrelated adults for a number of years. Within the RM zone, dwelling units may be occupied by “families,” including up to 4 unrelated adults. Occupancy by 6 unrelated adults is not permitted. As a result, the appellants submitted a determination request to recognize continuous occupancy of the subject dwelling unit by 6 unrelated adults for 15+ years. Such recognition would not “grandfather” or permit the use, but it would result in deeming the zoning violation unenforceable.

The appellants provided leases for the duration of their ownership going back to 2006. An affidavit from prior owners, Charles and Cynthia Burns, attested to occupancy between 1986 and 2001. City rental registration records were used to document occupancy in 2004 and 2005 (15 years from the September 2019 determination request).

Following review of the records and discussions with the appellants and the asst. city attorney, an adverse determination was issued November 7, 2019 as noted below.

This determination is in regard to the above-referenced property, specifically your request that the City of Burlington recognize that the 6-bedroom unit within the triplex has been continuously occupied by 6 unrelated adults for over 15 years. The City reviewed the following documents/evidence to form its determination:

- The City's zoning permit records
- The City's property assessment records
- The City's rental registration records
- The City's 2008 Comprehensive Development Ordinance and as amended
- Property leases dating from the present back to 2006
- Affidavit of Charles and Cynthia Burns dated 9/30/19 and 10/1/19

Based on the review of these items, it is the determination of the Administrative Officer that the subject dwelling unit has not been continuously occupied by 6 unrelated adults for more than 15 years.

- The rental registration records from 2004 and 2005 both state occupancy by 5 unrelated residents. 15 years from this determination request extend back to September 2004.
- The property leases appear to show discontinuance of occupancy by 6 unrelated adults. Discontinuance is a period of 60 days or more per Sec. 5.3.2, "*Bianchi*" controlled uses, structures, and lots, of the Comprehensive Development Ordinance. The May 2007 lease contains 4 unrelated leasees and is amended in August to contain 2 more unrelated leasees. Similar changes in occupancy are noted in subsequent leases. There is a 3-month gap between the 6/1/10 – 5/27/11 lease and the subsequent 8/1/11 – 5/26/12 lease. There is a similar gap between the 6/1/12 – 5/26/13 lease and the subsequent 8/15/13 – 5/26/14 lease.

There is no zoning permit on file permitting occupancy of this dwelling unit by 6 unrelated adults. As such, it is in violation of the Comprehensive Development Ordinance. The records show a lack of consistent occupancy by 6 unrelated adults over the course of the last 15 years. This determination makes no findings as to the triplex use of the property.

An appeal of this adverse determination was filed November 21, 2019, within the 15-day appeal period. The appellants requested deferral of the appeal hearing until January 22, 2020.

The appeal requests relief on three grounds:

- 1) The appellants disagree with the determination and assert that the property is in compliance with the city ordinance.
- 2) The appellants provide 30 years of documentation showing consistent occupancy.
- 3) The appellants dispute the dates used in the administrative determination.

A dwelling unit within the residential zones may only be occupied by a "family" as that term is defined in Article 13 of the CDO. Up to 4 unrelated adults constitute a family as defined in Article 13. More than 4 unrelated adults do not. There is provision in Sec. 4.4.5 (d) 5 C, *Residential Occupancy Limits*, to exceed more than 4 unrelated adults within a dwelling unit in the residential

zones. Approval under this provision has not been sought or obtained. Lacking permit approval, the only other way occupancy of 6 unrelated adults in the subject dwelling unit could be “compliant with the city ordinance” would be as a pre-existing nonconformity (i.e. grandfathered). Such recognition has not been sought or obtained.

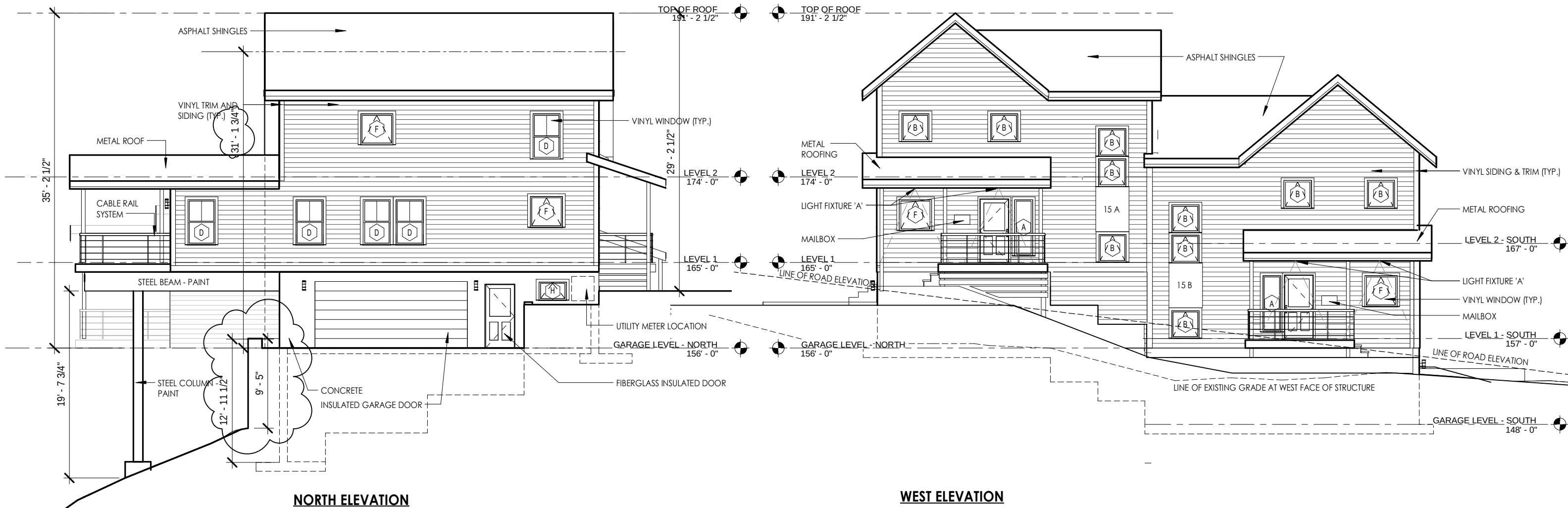
Documentation provided by the appellants pertains to occupancy of the subject dwelling unit back to 1986. The problem arises due to inconsistency of occupancy as reflected in the documentation. The appellants provided lease documentation back to 2006. In order to reach a full 15 years from the September 2019 determination request, documentation back to 2004 is necessary. The city’s rental registration records were used to fill this gap. Both the 2004 and 2005 rental registration records clearly show 5 unrelated adult occupants in the subject dwelling. There is no evidence to the contrary as to these two years. The 15-year benchmark is missed. Furthermore, within the lease documentation provided by the appellants, there are apparent gaps in occupancy. As noted in the determination findings, there are gaps in occupancy spanning more than 60 days (May 27, 2011 – August 1, 2011 and May 26, 2013 – August 15, 2013). There is also an apparent reduction in occupancy to 4 unrelated adults in May 2007 that does not increase to 6 until August 2007. Per Sec. 5.3.2, “*Bianchi*” *controlled uses, structures, and lots*, of the CDO, reestablishment of the violation may not occur following discontinuance of more than 60 days.

Nothing in the appeal elaborates as to the dispute of the dates used in the determination. All of the dates used in the determination stem from documentation relative to the determination request.

The records show that the subject dwelling unit has been occupied by 6 unrelated adults for a number of years; however, the records also show that occupancy has fluctuated over the years between 4 and 6 unrelated adults and has even discontinued from time to time. The records fail to establish consistent, uninterrupted occupancy of the subject dwelling unit by 6 unrelated adults for at least 15 years. As a result, the present occupancy by 6 unrelated adults is not protected by the 15-year statute of limitations. Based on apparent discontinuance, the subject unit may only be occupied by 4 or fewer unrelated adults or another type of “family” as defined in Article 13.

II. Recommended Motion:

Uphold the adverse determination of 20-0362DT.



DUPLEX

15 ROCKLAND, BURLINGTON, VT



Revision P&Z Permit: 03/16/20		DATE: 02/05/20	ELEVATIONS A.21
SCALE: 1" = 10'-0"		DRAWN BY: MA	
CHECKED BY: MA		PHASE: PERMIT ONLY	

3/16/2020 9:17:21 AM

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Department of Permitting & Inspections

Zoning Division
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Ryan Morrison, Associate Planner
Layne Darfler, Planning Technician
Alison Davis, Planning & Zoning Clerk
Ted Miles, Zoning Specialist
Charlene Orton, Permitting & Inspections Administrator



MEMORANDUM

To: Development Review Board
From: Ryan Morrison, Associate Planner
Date: April 7, 2020
RE: 20-0687CA/CU; 15 Rockland Street

=====

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

File: ZP20-0687CA/CU

Location: 15 Rockland Street

Zone: RL **Ward:** 7N

Date application accepted: February 6, 2020

Owner / Applicant: James Daigle / Hinge, Inc. (Missa Aloisi)

Parking District: Neighborhood

Request: The applicant seeks approval to construct a new duplex on a vacant lot, with associated site improvements.

Applicable Regulations:

Article 3 (Applications, Permits, and Project Reviews), Article 4 (Zoning Maps and Districts), Article 5 (Citywide General Regulations), Article 6 (Development Review Standards), Article 8 (Parking)

Background:

- **Zoning Permit 03-392;** lot line adjustment. Approved 4/10/03.
- **Zoning Permit 04-104;** build a single family home with attached garage and driveway. Approved 9/3/03. (superseded)
- **Zoning Permit 04-418;** build a single family home with attached garage and driveway – replaces ZP04-104. Approved 3/18/04. (expired)

Overview:

The applicant proposes to construct a new duplex on a vacant 16,248 sf lot. Each unit will have parking beneath the structure, and their own individual driveway off Rockland Street.

Recommendation: Consent approval, per the following findings and conditions:

I. Findings

Article 3: Applications, Permits and Project Reviews

Part 3: Impact Fees

Section 3.3.8 Time and Place of Payment

(a) New Buildings

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

Impact fees shall apply. The fees will be based on the net new square footage of the building.

Affirmative finding as conditioned.

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. A letter of confirmation from DPW will be required to assure adequate sewer capacity. Additionally, a state wastewater permit will be required. **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. This particular stretch of Rockland St contains four single family structures and two duplex structures. The proposed use conforms with the purpose of the RL zone. **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; connectivity; transit availability; parking and access; impacts on pedestrian, bicycle and transit circulation, safety for all modes; and adequate transportation demand management strategies;*

This parcel is located along Rockland Street, a residential street. This section of Rockland Street eventually turns to the west and becomes Temple Street – an approx. 215 ft long street that dead ends. Each unit will have its own driveway providing access off Rockland Street. Each unit's two-car garages individual driveways will provided adequate onsite parking. There are no transit stops in this neighborhood. The nearest stops are along North Avenue, approximately 4,000 ft away via sidewalks. A sidewalk exists on the opposite side of Rockland Street. **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 applicant will be required to secure a state wastewater permit, and associated building and trades permits for construction of the new structure. **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;*

The plans indicate new landscaping to surround the new construction. Landscaping includes a mix of trees and shrubs. Landscaping will also provide a stabilization function on the slope at the rear of the property. **Affirmative finding.**

2. *Time limits for construction.*

The standard 3 year time limit will apply to this permit. The applicant will have one year to at least start the project, and an additional two years to bring the project to a conclusion.

Affirmative finding.

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

Construction hours are not specified. Typical construction hours in residential areas are Monday – Friday from 7:30 AM – 5:30 PM. Saturday construction may occur for interior work only. No work 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,*

Should the applicant wish to alter the structure or use, such alteration 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. It is the applicant's obligation to secure any additional permits (from state or federal offices) as required. **Affirmative finding.**

Article 4: Zoning Maps and Districts

Section 4.4.5 Residential Districts

(a) Purpose

1. *The Residential Low Density (RL) district is intended primarily for low-density residential development in the form of single detached dwellings and duplexes. The district is typically characterized by a compact and cohesive residential development pattern reflective of the respective neighborhood's development history.*

Duplexes are conditional uses within the RL district. **Affirmative finding.**

(b) Dimensional Standards and Density

The density and intensity of development, dimensions of building lots, the heights of buildings and their setbacks from property boundary lines, and the limits on lot coverage shall be governed by the following standards:

Table 4.4.5-1 Minimum Lot Size and Frontage: RL, RL-W, RM and RM-W.

Duplex and above, RL Minimum 60' frontage, RL Minimum 10,000 sq ft lot size.

Not applicable. The property is located within the RL Larger Lot Overlay District. See Sec. 4.5.5 below.

Table 4.4.5-2 Base Residential Density

Not applicable. The property is located within the RL Larger Lot Overlay District. See Sec. 4.5.5 below.

Table 4.4.5-3 Residential District Dimensional Standards

Zoning District	Max. Lot Coverage	Setbacks				Max. Height
		Front	Side	Rear	Waterfront	
RL	35%	Min/Max: Ave. of 2 adjacent lots on both sides +/- 5-feet	Min: 10% of lot width Or ave. of side yard setback of 2 adjacent lots on both sides Max required: 20-feet	Min: 25% of lot depth but in no event less than 20' Max required: 75-feet	Min: 75' feet from the ordinary high water mark of Lake Champlain and the Winooski River	35-feet
15 Rockland Street	32.66%	Ave. front yard setback: 18' Proposed Setback: 20'	Lot width: 155' – min. setback req'd – 15' Proposed setbacks: 44' (North) & 55' (south)	Lot depth: 111' – min. setback req'd: 27' 5 1/2" Proposed setback: 27' 5 1/2"	N/A	32'

The proposed building complies with the maximum lot coverage and height requirements, as well as the minimum setback requirements. **Affirmative finding.**

(c) Permitted and Conditional Uses

A duplex is a conditional use in the RL zone. **Affirmative finding.**

(d) District Specific Regulations

1. Setbacks

A. *Encroachment for residential driveways*
Not applicable.

B. *Encroachment into the Waterfront Setback*
Not applicable.

2. *Height*
Not applicable.

3. *Lot Coverage*
A. *Exceptions for Accessory Residential Features*
Not applicable.

4. *Accessory Residential Structures and Uses*
Not applicable.

5. *Residential Density*
A. *Additional Unit to multi-family*
Not applicable.

B. *Additions to Existing Residential Structures*
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.
Not applicable.

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

7. *Residential Development Bonuses*
Not applicable.

Section 4.5.5 RL Larger Lot Overlay District

*The RL Larger Lot Overlay District is intended to maintain the existing residential development pattern of larger residential lots reflective of the respective neighborhoods' development history. The property is within this overlay district and is subject to the requirements herein. **Affirmative finding.***

Table 4.5.5-1 Residential Density, Minimum Lot Size and Frontage: RL Larger Lot Overlay

	Minimum Lot Frontage¹ <i>(In linear feet)</i>	Minimum Lot Size <i>(In square feet)</i>	Maximum dwelling units per acre² <i>(without bonuses or any Inclusionary Zoning allowances)</i>
Single detached dwelling	75 feet	9,900 sqft	4.4 units/acre
Duplex and above	100 feet	15,840 sqft	5.5 units/acre
<i>15 Rockland St</i>	<i>155'</i>	<i>16,248 sqft</i>	<i>5.36 units/acre</i>

The lot and proposed duplex is compliant with the minimum requirements laid out above.
Affirmative finding.

Article 5: Citywide General Regulations

Part 5: Performance Standards

Section 5.5.1 Nuisance Regulations

Nothing within the application suggests non-compliance with applicable nuisance regulations and performance standards per the requirement of the Burlington Code of Ordinances. **Affirmative finding.**

Section 5.5.2 Outdoor Lighting

Lighting fixture spec sheets have been provided, and the elevation drawings show the location of the proposed fixtures. The fixtures comply with the lighting standards of this section. **Affirmative finding.**

Section 5.5.3 Stormwater and Erosion Control

An Erosion Prevention and Sediment Control Plan was submitted to the Stormwater Program Manager. Prior to the start of construction, the plan must be approved. **Affirmative finding as conditioned.**

Section 5.5.4 Tree Removal

Based on aerial photographs, it appears that there could be a few trees removed due their proximity to the proposed development footprint. However, the plans do indicate that new landscaping will be installed. Landscaping consists of maple trees and various shrubs. The plans show a high concentration of shrubs on the slope behind the proposed structure to aid in slope stabilization. **Affirmative finding.**

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 subject property contains no important natural features as identified in the Open Space Protection Plan. **Affirmative finding.**

(b) Topographical alterations

The property slopes downhill considerably moving west to east – from approx. 162 ft in elevation to 110 ft in elevation. Topographical alterations will be made to accommodate the footprint of the structure and the driveways. The project will include a retaining wall to provide slope and structure stability. **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 property contains no archaeologically significant site points, nor is it located within an archaeologically sensitive area. The property is of no known historical significance. **Affirmative finding.**

(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. **Affirmative finding.**

(f) Brownfield sites

The subject property is not an identified brownfield. **Affirmative finding.**

(g) Provide for nature's events

As total lot coverage will exceed 2,500 sf, a residential stormwater plan has been provided. As noted above, the city's stormwater program manager is reviewing the proposed stormwater management.

The front and rear entries into the duplex are sheltered, and ample room is available onsite for seasonal snow storage. **Affirmative finding.**

(h) Building location and orientation

The proposed duplex is appropriately oriented towards the street. The building will be situated on the lot similar to other homes in the neighborhood. Ample lawn and open space will surround the home. **Affirmative finding.**

(i) Vehicular access

The proposal involves two separate driveways off of Rockland Street, both providing access to each individual unit. The bottom level of each unit will contain a two car garage, and each driveway will be of sufficient size to accommodate additional parking, should the need arise. **Affirmative finding.**

(j) Pedestrian access

This criterion requires that a walkway connect the duplex to the public sidewalk. While there is no sidewalk on this side of Rockland Street, the plans indicate walkways connecting each unit to the street. **Affirmative finding.**

(k) Accessibility for the handicapped

No handicap accessibility is evident or required with this proposal. **Affirmative finding.**

(l) Parking and circulation

First level garages for each unit will provide 4 parking spaces (the minimum requirement for a duplex). Additional driveway space can accommodate additional parking should the need arise. Circulation is simple with individual access provided to each unit. **Affirmative finding.**

(m) Landscaping and fences

The plans indicate a variety of landscaping proposed. Maple trees and weeping Alaskan cedars will be planted along the front of the property, as well as a few shrubs. To the side and rear of the duplex, several shrubs will be installed to aid in aesthetics and slope stability. **Affirmative finding.**

(n) Public plazas and open space

Not applicable. No public plaza or open space is included or required in this proposal.

(o) Outdoor lighting

See Sec. 5.5.2.

(p) Integrate infrastructure into the design

The development will be required to utilize underground utilities. The surrounding neighborhood already utilizes underground utilities. Should utility units locate in the front yard, or visible side yard, they will need to be screened from view from the public street. Trash and recycling totes are expected to be contained inside each garage, and brought curbside for pick up on the appropriate days. **Affirmative finding as conditioned.**

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 duplex is consistent with that of existing homes within this neighborhood. The homes come in a variety of typically suburban forms and styles. Each unit will have covered front porch entries, which will provide for a clear distinction between the first and second floor. Building openings on the front façade will break up any possibility of a blank wall. As viewed from the street, the height will be consistent with the heights of other nearby homes. **Affirmative finding.**

2. Roofs and Rooflines

The duplex will have gable roof lines – running north/south and east/west. Given the topography of the property, each unit will vary in its height, as viewed from the street, but the rooflines will be similar to each other. **Affirmative finding.**

3. Building Openings

The front doors will be protected under each front porch roof. Fenestration is appropriately scaled and placed in consistent rhythm throughout the building. **Affirmative finding.**

(b) Protection of important architectural resources

There are no historically significant structures on, or near, the subject property. **Affirmative finding.**

(c) Protection of important public views

See 6.2.2 (c) above.

(d) Provide an active and inviting street edge

The front doorways are clearly articulated. There are no large blank walls or expanses of roof. Fenestration and roof variations work successfully to provide an active and inviting street elevation. **Affirmative finding**

(e) Quality of materials

The proposed duplex will be clad in vinyl siding and trim. The windows will be vinyl as well. Asphalt shingles will be installed on the main roof, and metal will cover the roofs of the rear building section and both sets of front and rear porches. The materials proposed are of acceptable quality and durability for new construction such as this. **Affirmative finding**

(f) Reduce energy utilization

The proposed duplex must comply with the current energy efficiency standards of Burlington and the State of Vermont. **Affirmative finding as conditioned**

(g) Make advertising features complimentary to the site

Not applicable. No advertising is included in this proposal.

(h) Integrate infrastructure into the building design

Utilities must be underground. Should there be utility units/boxes placed within view from the street, they shall be screened. **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**

Article 8: Parking

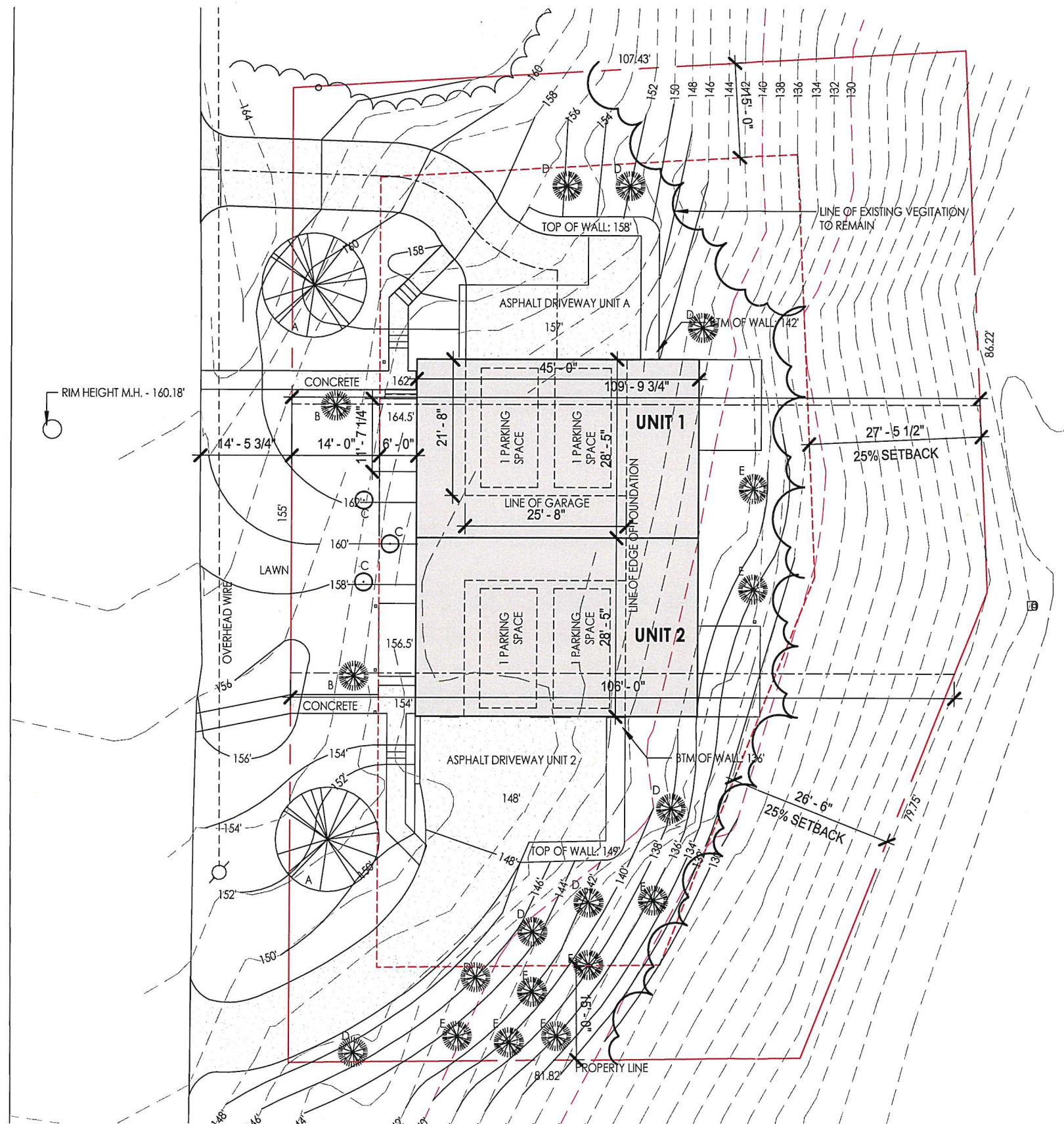
Table 8.1.8-1 Minimum Off-Street Parking Requirements

Duplexes require 2 parking spaces per unit in the Neighborhood Parking District. The plans indicate a 2-car garage beneath the structure for each unit. The overall minimum requirement of 4 onsite spaces will be met. **Affirmative finding.**

II. Conditions of Approval

1. **Prior to the release of the zoning permit**, the applicant shall secure a letter of adequate capacity from DPW for water and sewer services.
2. **Prior to the release of the zoning permit**, the site plan shall be revised to include:
 - a. All utility units and adequate screening.

3. **Prior to the start of construction**, the EPSC plan shall be reviewed and approved by the Stormwater Program Manager.
4. At least **7 days prior to the issuance of a certificate of occupancy**, the applicant shall pay to the Planning & Zoning Department the impact fee as calculated by staff based on the net new square footage of the proposed development.
5. Construction shall be limited to the following schedule: Monday – Friday from 7:30 AM – 5:30 PM; Saturday construction may occur for interior work only; and no work on Sunday.
6. Utility lines to the new duplex shall be underground and the utility meters shall be sufficiently screen from view from the public street.
7. The occupancy of both dwelling units is limited to members of a family as defined in Article 13.
8. A state wastewater permit will be required, and is the responsibility of the applicant to secure.
9. Should the structure or use be altered in the future, a new zoning permit will be required, subject to the regulations in effect at that time.
10. 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.
11. Standard Permit Conditions 1-15.



ZONING DISTRICT: RL

MIN. LOT SIZE: 10,000 S.F.
 MAX. LOT COVERAGE 35%
 FRONTAGE: '
 LOT DEPTH: 100'

FRONT: Ave. of 2 adjacent lots on both sides +/-5-feet
 SIDE: 10% of lot width or ave. of sideyard setback of 2 adjacent lots on both sides.
 REAR: 25% of lot depth but in no event less than 20'
 HEIGHT: 35'

PROPOSED LOT COVERAGE

LOT SIZE: 16,248 S.F.*

UNIT 1: 1,278.5 S.F.
 PORCHES: 226 S.F.
 WALKWAY: 126 S.F.
 DRIVEWAY: 936 S.F.
 RETAINING WALLS:

UNIT 2: 1,278.5 S.F.
 PORCHES: 226 S.F.
 WALKWAY: 142 S.F.
 DRIVEWAY: 1,095 S.F.

PROP LOT COVERAGE / TOTAL WITH PORCHES
5,308 S.F. = 32.66%

+10% FOR PORCHES
 * lot area is based off tax parcel map

DRAWING KEY

- PROPOSED STRUCTURE
- DECK OR PORCH
- PROPERTY LINE
- SETBACK LINE

19 ROCKLAND FRONT YARD = 18'-0"

PLANTING KEY

KEY	COMMON NAME	QUANTITY	SIZE
A	SUGAR MAPLE	2	3CAL.
B	HYDRANGEA	2	
C	WEeping ALASKIAN CEDAR	3	
D	GRAY DOGWOOD	8	
E	NANNYBERRY VIBURNUM	8	

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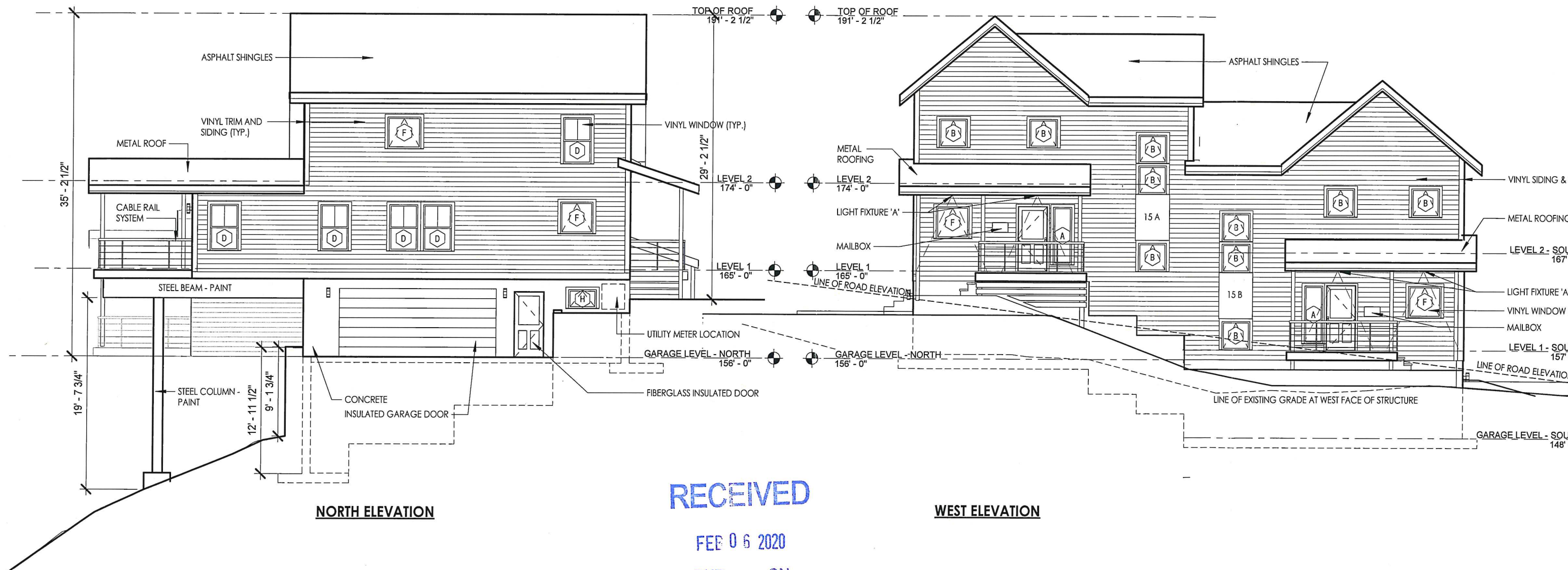
DUPLEX

15 ROCKLAND BURLINGTON VT



DATE: 02/05/20
 SCALE: As indicated
 DRAWN BY: ma
 CHECKED BY: ma

LOT COVERAGE PROPOSED
 SHEET NO: A0



DUPLEX

15 ROCKLAND BURLINGTON, VT

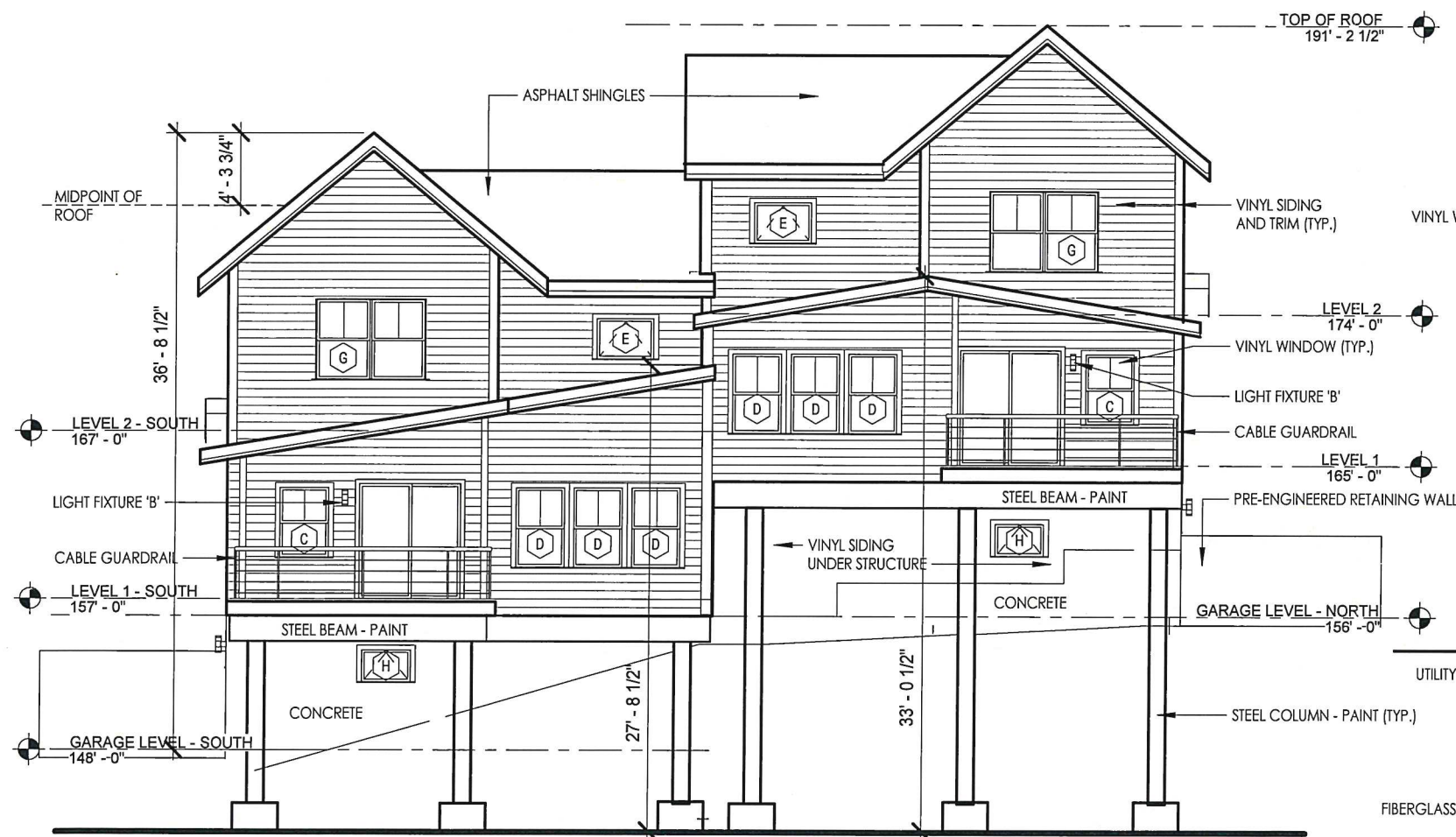


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CHECKED BY: MA

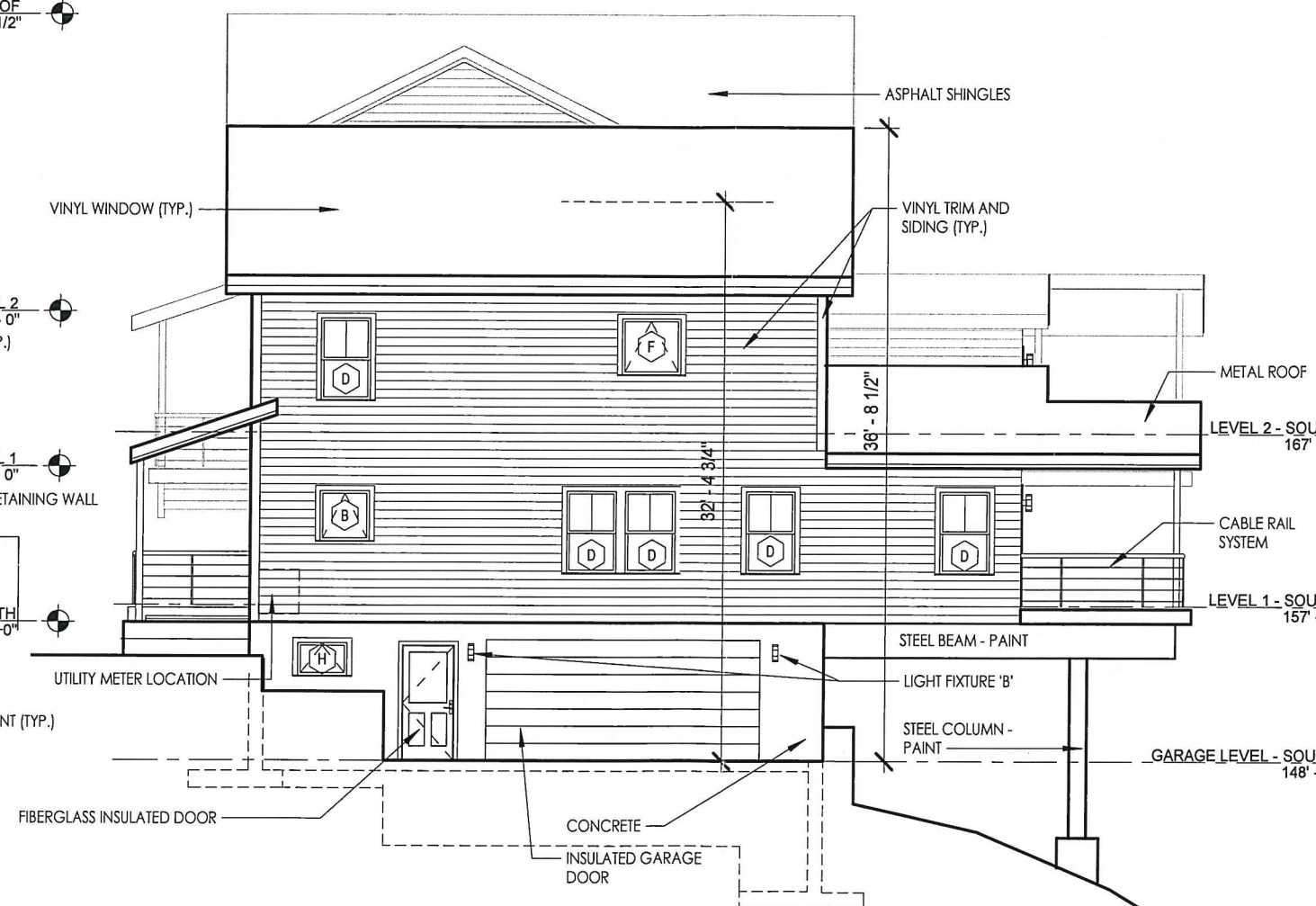
ELEVATION

SHEET NO.

A 2



EAST ELEVATION



SOUTH ELEVATION

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15 ROCKLAND BURLINGTON VT

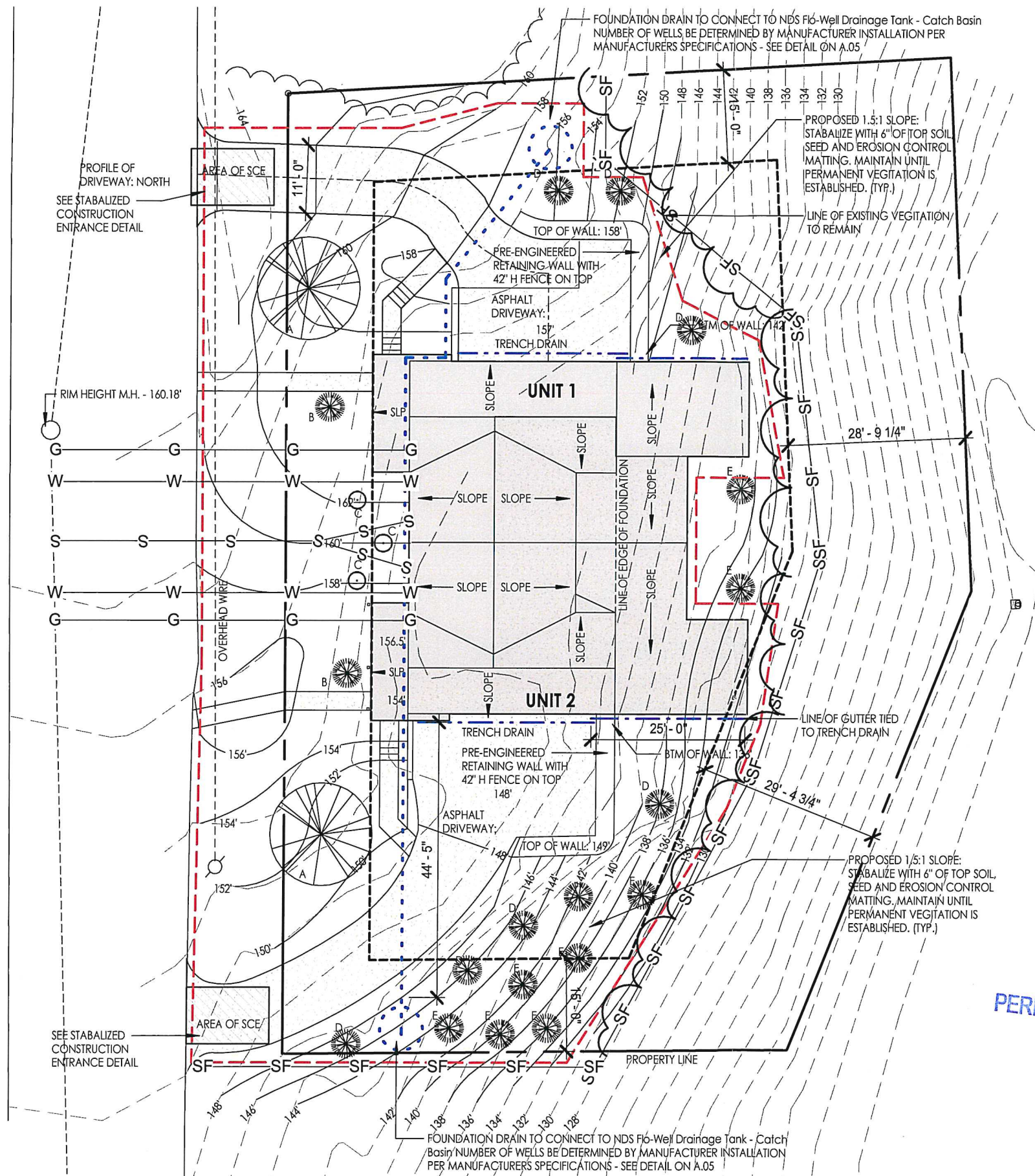


DATE: 01/29/20
SCALE: 1" = 10'-0"
DRAWN BY: MA
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ELEVATION

SHEET NO:

A 2



GENERAL NOTES

1. ARCHITECTURAL DRAWINGS ARE FOR GENERAL INFORMATION ONLY. ARCHITECTURAL DRAWINGS DO NOT INCLUDE STRUCTURAL, MECHANICAL OR ELECTRICAL CALCULATIONS, TECHNICAL INFORMATION OR COORDINATION. CONTRACTOR TO PROVIDE STRUCTURAL, MECHANICAL AND ELECTRICAL INFORMATION FOR PERMITTING AND CONSTRUCTION.
2. ALL CONSTRUCTION TO MEET OR EXCEED ALL LOCAL, STATE AND FEDERAL CODES.
3. ALL DIMENSIONS TO BE VERIFIED IN FIELD BY OTHERS. ANY DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR RESOLUTION.
4. ALL DIMENSIONS ARE TO FACE OF FRAMING OR CONCRETE UNLESS OTHERWISE NOTED.
5. CONTRACTOR SHALL COORDINATE ALL WATER, SEWER AND ELECTRICAL CONNECTIONS WITH SUB-CONTRACTOR. LOCATIONS ARE APPROXIMATE AND SHALL BE REVISED BY THE SUBCONTRACTOR.

DRAWING KEY

- PROPOSED STRUCTURE
- DECK OR PORCH
- PROPERTY LINE
- SETBACK LINE
- GUTTER
- TRENCH DRAIN
- FOUNDATION DRAIN
- AREA OF DISTURBANCE = 12,245 S.F.

- SF—SF LOCATION OF SILT FENCE
- S—S LOCATION OF WASTE WATER
- W—W LOCATION OF WATER
- G—G LOCATION OF GAS

PLANTING KEY

KEY	COMMON NAME	QUANTITY
A	SUGAR MAPLE	2
B	HYDRANGEA	2
C	WEeping ALASKIAN CEDAR	3
D	GRAY DOGWOOD	8
E	NANNYBERRY VIBURNUM	8

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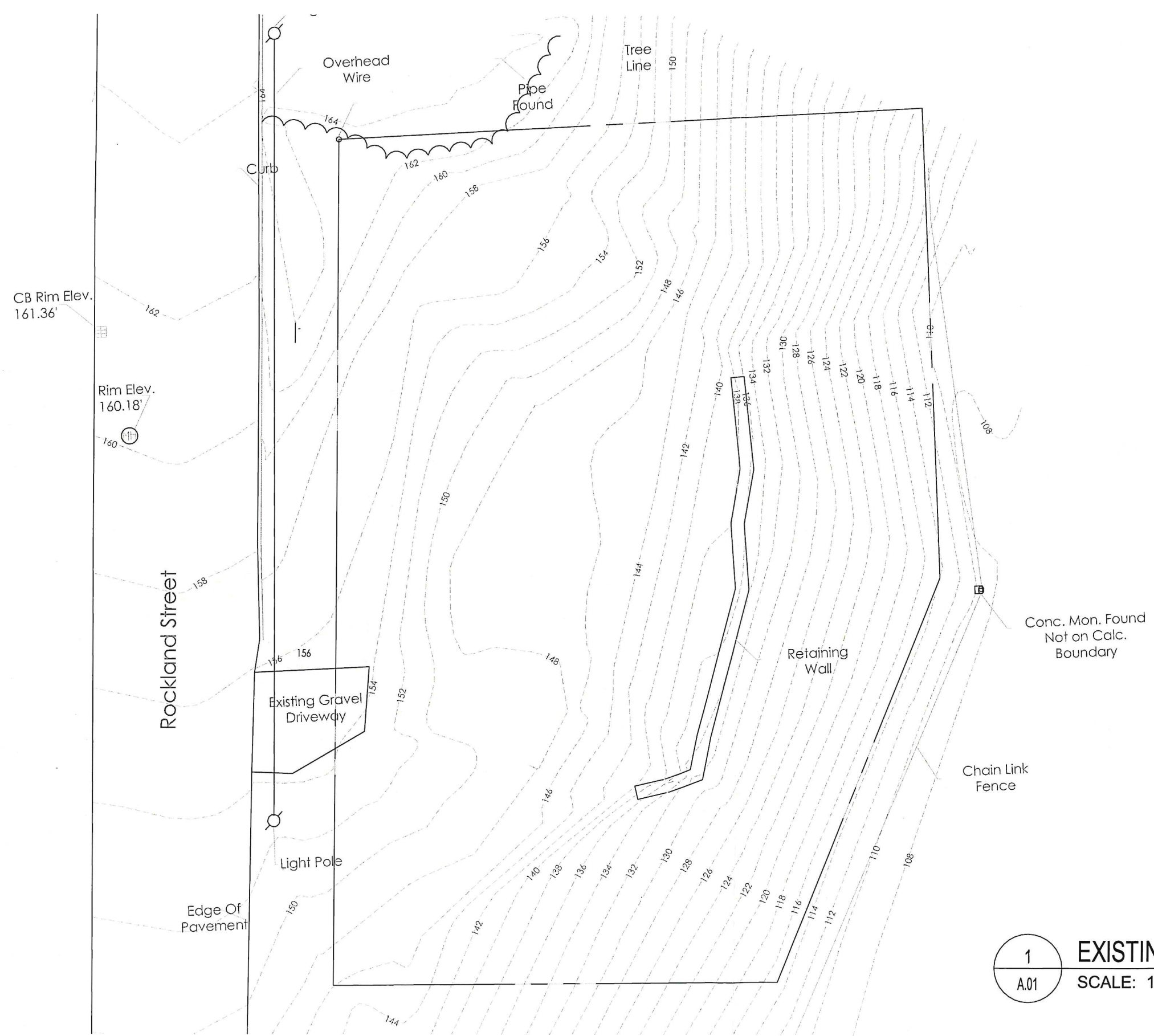
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1
A.01
EXISTING SITE PLAN
SCALE: 1" = 20'-0"

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DUPLEX
15 ROCKLAND BURLINGTON VT



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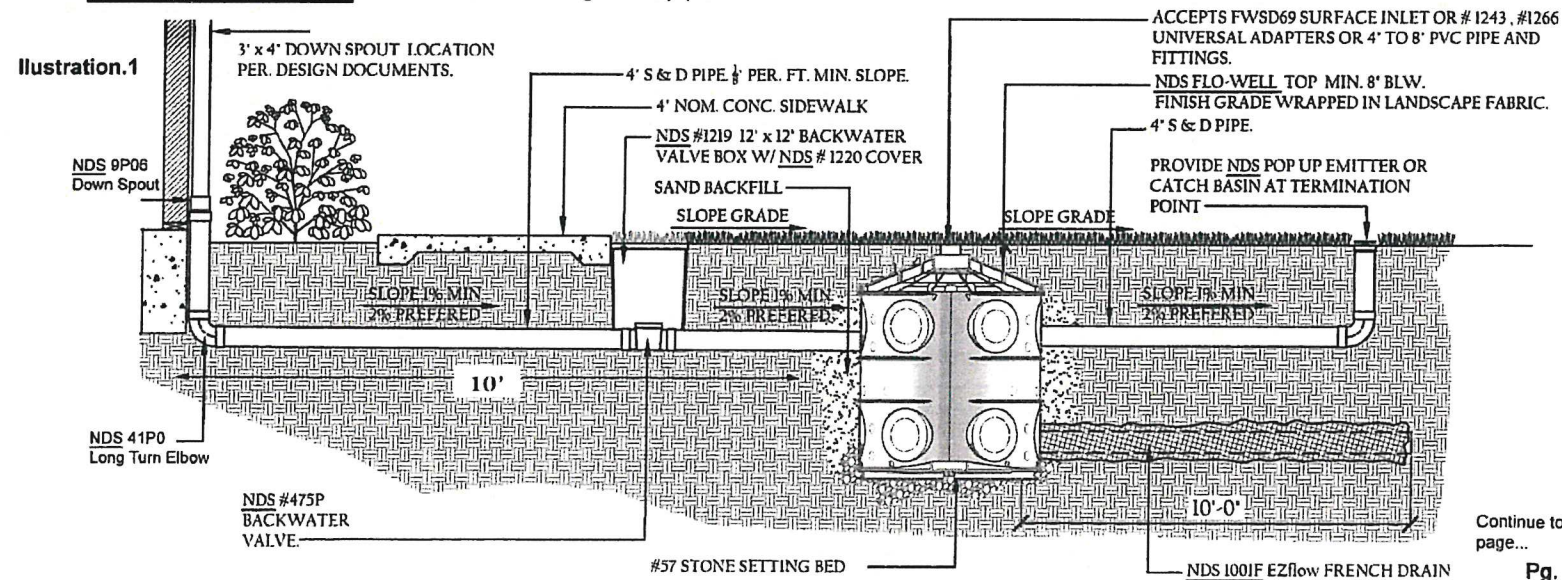
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SHEET NO:
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DRY WELL SETUP

Required items: Small hammer, tape, fabric pack, NDS Universal Adapter, shovel, sand or recommended 3/4" stone gravel, 4" PVC pipe, jig-saw, and catch basin or downspout adapter

1. Strategically plan Flo-Well's location at a minimum distance of 10' from foundations.
 - a. Note: Take into consideration traffic and elevation conditions.
2. Once Flo-Well location is verified; dig a 4' wide by 4' deep hole.
3. Dig a trench from the end of the downspout at about 1' deep and 6" wide that slopes gradually towards the Flo-Well.
4. For pipe connection and leach direction, use small hammer to knock-out appropriate 1" and 4" panel ports or use jigsaw to cut out universal adapter port.
5. Wrap fabric around Flo-Well and secure with tape to prevent soil from entering drain holes.
6. Place Flo-Well assembly into ground and insert preferred 4" pipe into knocked-out port. Connect other end of 4" pipe to downspout either by catch basin or downspout adapter.
 - a. Note: Use NDS Universal Adapter and lock within panel universal adapter cut out for 3" and 6" pipes.
7. Backfill evenly around the Flo-Well with sand or recommended 3/4" stone gravel.
8. Bury Flo-well assembly with top at least 8" below the surface grade.

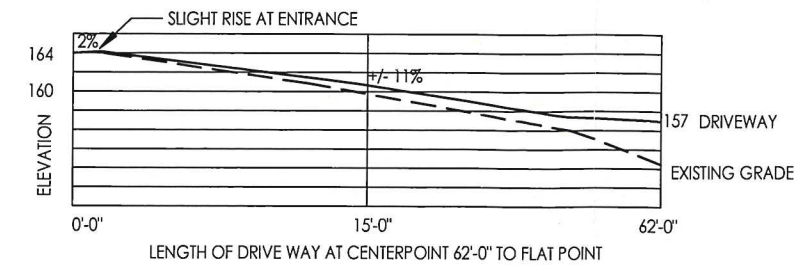
Installation Example: Groundwater Recharge Hardpipe.



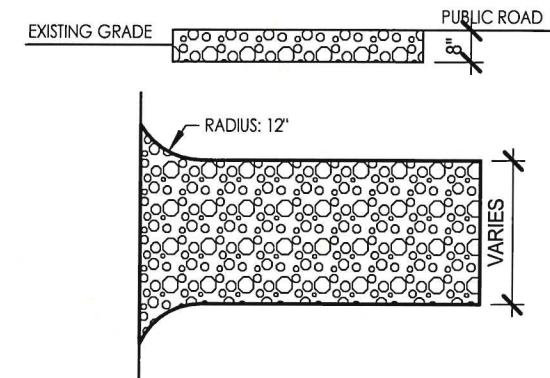
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Pg. 1

STORMWATER RETENTION SYSTEM



NORTH DRIVEWAY PROFILE



CONSTRUCTION SPECIFICATION

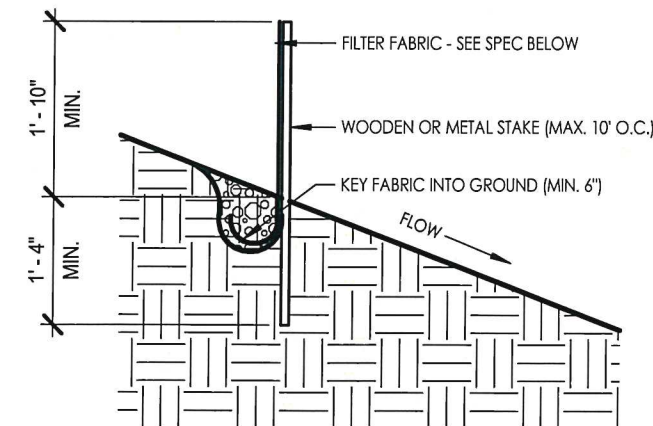
1. STONE SIZE 4-8" CRUSHED STONE OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - NOT LESS THAN 30'
3. THICKNESS - NOT LESS THAN 8"
4. WIDTH - NOT LESS THAN 12'
5. GEOTEXTILES MUST BE PLACED OVER THE ENTIRE AREA BEFORE PLACING STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARDS CONSTRUCTION ENTRANCES SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED OF IMMEDIATELY AND DISPOSED OF IN ACCORDANCE WITH EPSC PLANS. (i.e. PLACED IN A SOIL STOCKPILE AREA OR AREA WHERE IT CAN BE STABILIZED. IF SWEEPING IS THE CHOSEN METHOD FOR REMOVAL THE SWEEPED MATERIAL MUST BE COLLECTED AND DISPOSED OF AS STATED ABOVE.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED ACCORDING TO PERMIT REQUIREMENTS BASED ON SITE CONDITIONS, WEATHER AND FLOW OF TRAFFIC.

STABILIZED CONSTRUCTION ENTRANCE

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CONSTRUCTION SPECIFICATION FOR SILT FENCE

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES. WIRE FENCE REINFORCEMENT REQUIRED WITHIN 100 FEET OF UPSLOPE OF RECEDING WATERS.
2. FILTER CLOTH TO BE SECURELY FASTENED TO WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MIDSECTION. FENCE SHALL BE WOVEN WIRE 6" MAXIMUM MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER FABRIC ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FILTER FABRIC SHALL BE EITHER FILTER X STABIUNKA 1140N, OR MIRAFI 100X, OR APPROVED EQUIVALENT.
4. FABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE OR APPROVED EQUIVALENT.
5. MAINTENANCE SHALL BE PERFORMED AS AND MATERIAL REMOVED WHEN SEDIMENT REACHES HALF OF FABRIC HEIGHT.

SILT FENCE DETAIL

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DUPLEX

15 ROCKLAND BURLINGTON VT

HINGE
architecture

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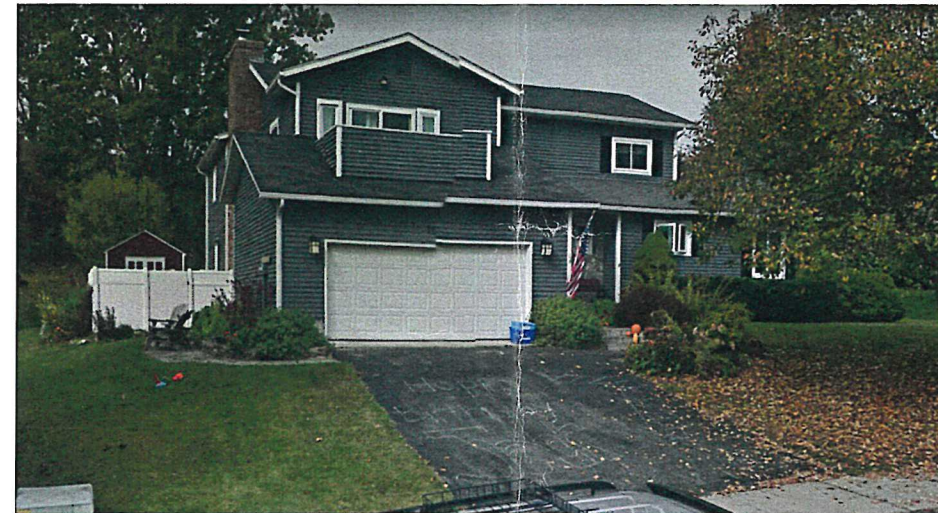
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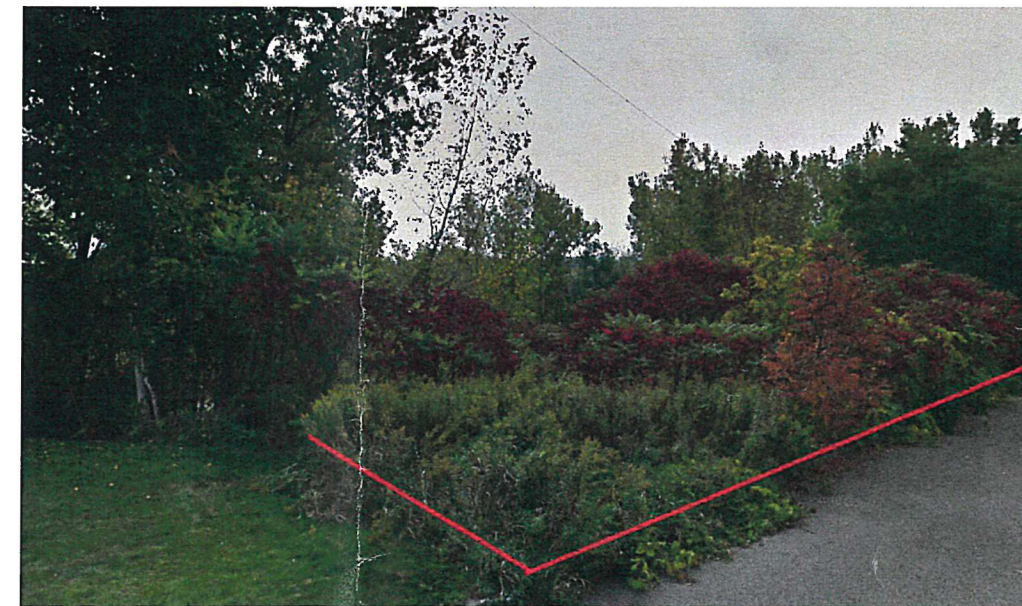
14 ROCKLAND - EXISTING



19 ROCKLAND - EXISTING



10 ROCKLAND - EXISTING



15 ROCKLAND - EXISTING



22 ROCKLAND - EXISTING



3 ROCKLAND - EXISTING

Window Schedule				
Type Mark	Description	Count	Type	Comments
A	FIXED	2	24" x 72"	
H	AWNING	4	36" x 24"	
B	AWNING	12	36" x 36"	
C	DOUBLE HUNG	2	36" x 52"	
D	DOUBLE HUNG	16	36" x 58"	
E	AWNING	2	42" x 30"	
F	AWNING	5	42" x 40"	
G	DOUBLE HUNG PAIR	2	78" x 58"	

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DUPLEX

15 ROCKLAND - BURLINGTON, VT



DATE: 01/29/20
SCALE:
DRAWN BY: Author
CHECKED BY: Author

IMAGES / WINDOW SCHEDULE
SHEET NO: 10

Burlington Development Review Board

645 Pine Street, Burlington Permitting & Inspections
Burlington, VT 05401

www.burlingtonvt.gov/DPI/DRB

Telephone: (802) 865-7188

Fax (802) 863-0466

Brad Rabinowitz

AJ LaRosa

Springer Harris

Geoff Hand

Brooks McArthur

Kienan Christianson

Vacant

Sean McKenzie, (Alternate)

Ravi Venkataraman, (Alternate)



BURLINGTON DEVELOPMENT REVIEW BOARD

Tuesday April 7, 2020, 5:00 PM

645 Pine Street

Agenda

This meeting has been cancelled. All applications that had been scheduled will be re-scheduled to a future date to be determined.

The City of Burlington will not tolerate unlawful harassment or discrimination on the basis of political or religious affiliation, race, color, national origin, place of birth, ancestry, age, sex, sexual orientation, gender identity, marital status, veteran status, disability, HIV positive status, crime victim status or genetic information. The City is also committed to providing proper access to services, facilities, and employment opportunities. For accessibility information or alternative formats, please contact Human Resources Department at (802) 540-2505.

*The programs and services of the City of Burlington are accessible to people with disabilities. Individuals who require special arrangements to participate are encouraged to contact the Zoning Division 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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