

Burlington Design Advisory Board

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

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



DESIGN ADVISORY BOARD Tuesday March 9, 2021 3:00 PM REMOTE MEETING

Zoom: <https://us02web.zoom.us/j/87886912186?pwd=RjhGTjZzWXNCZmRiWWEyMEJ6RkYvQT09>

Webinar ID: 878 8691 2186

Passcode: 923553

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

Agenda

Session I – 3:00 PM – 3:30 PM

- 1. 21-0667CA; 90 Ethan Allen Parkway (NAC, Ward 7N) Rolf Danielson**
Request for four-unit hotel/motel; install fencing, pergola, landscaping, expand driveway and resurface with gravel, move garage.

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Department of Permitting and Inspections

Zoning Division
645 Pine Street
Burlington, VT 05401
www.burlingtonvt.gov/pz
Phone: (802) 865-7188
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*William Ward, Director
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Ryan Morrison, Associate Planner
Layne Darfler, Planning Technician
Alison Davis, Zoning Clerk
Theodore Miles, Zoning Specialist
Charlene Orton, DPI Administrator*



MEMORANDUM

To: The Design Advisory Board
From: Ryan Morrison, Associate Planner
RE: ZP21-0667CA; 90 Ethan Allen Parkway
Date: March 9, 2021

File: ZP21-0667CA

Location: 90 Ethan Allen Parkway

Zone: NAC **Ward:** 7N

Parking District: Multi Modal Mixed-Use

Date application accepted: February 10, 2021

Applicant/ Owner: Rolf Danielson

Request: Construct four detached hotel/motel-room-rental structures, relocate existing garage, construct fencing, and expand the existing driveway and resurface with gravel.

Background:

- **Zoning Permit;** enclose a 6' x 8' rear porch. June, 1974.
- **ZP16-0830CA;** change single family home to a hotel/motel; rebuild rear porch with covered stairwell; widen driveway; and replace windows. February 2020.

Overview: 90 Ethan Allen Parkway received zoning permit approval in February, 2020 to convert the existing single family residence to a hotel/motel use. There are four bedrooms in the existing structure that, according to the applicant, can sleep up to 8 guests. The applicant now proposes to construct 4 detached hotel/motel-room structures in the rear half of the property and expand the existing driveway to accommodate parking demand. Each of the proposed structures will have living, sleeping, cooking, and bathroom space. Additional site improvements include new fencing and relocating an existing garage to make room for the additional driveway/parking area.

The layout of each proposed hotel/motel structure fits within the definition of a 'dwelling unit', and what would be considered single-family residences – which are not allowed in the NAC zoning district. However, the proposed structures and use also fit within the definition of 'hotel, inn or motel' – as they will be required to limit guest stays to less than 30 days.

Part 1: Land Division Design Standards

No land division is proposed. Not applicable.

Part 2: Site Plan Design Standards
Sec. 6.2.2 Review Standards

(a) Protection of Important Natural Features:

There are no important natural features at this location.

(b) Topographical Alterations:

There are no topographical alterations proposed. There is a very gentle downslope moving toward the rear of the property.

(c) Protection of Important Public Views:

Not applicable. There are no important public views on and around the property.

(d) Protection of Important Cultural Resources:

Not applicable. The property contains no historic features.

(e) Supporting the Use of Renewable Energy Resources:

No part of the application will preclude the use of wind, water, solar, geothermal or other renewable energy resource. The applicant has noted that he may install rooftop solar panels on each of the new structures.

(f) Brownfield Sites:

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

(g) Provide for nature's events:

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

The applicant has submitted Erosion Prevention and Sediment Control, and stormwater plans, to the Stormwater Program Manager for review and approval.

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

Each proposed structure will have a covered front porch and entry to protect guests from inclement weather. Pergolas are proposed at the side doors of 3 of the 4 new structures and will provide additional protection from the elements. There is ample room on-site for the storage of snow.

(h) Building Location and Orientation:

No changes are proposed to the existing structure at the front of the property. The four proposed hotel/motel structures will locate in the rear half of the property, and with the installation of a privacy fence at the end of the driveway, they will be well screened from Ethan Allen Pkwy. A

walkway at the end of the driveway will provide guest access to the structures via a stone-paver walkway. With the installation of interior fencing, the new structures will be somewhat isolated from the rest of the property.

(i) Vehicular Access:

The proposal includes expanding the existing driveway to accommodate access and parking demand. No change to the driveway access off Ethan Allen Pkwy is proposed. The property is within the Multi Modal Mixed Use parking district – which eliminates parking requirements for all uses within. Technically, on-site parking is not required. However, the proposal will include parking within one-half of the driveway. The expanded driveway will be approximately 130' x 18'.

(j) Pedestrian Access:

No change to pedestrian access to the existing structure at the front of the property is proposed. The plans do not indicate any sort of pedestrian walkway between Ethan Allen Pkwy and the new structures in the rear. Presumably, pedestrians will walk down the driveway to access the new hotel/motel structures. The plans should be modified so that a clear and unobstructed path can be included so that pedestrians/guest can safely access the new structures.

(k) Accessibility for the Handicapped:

The building inspector has jurisdiction over ADA requirements, and the proposal must comply with with the Burlington Code of Ordinances.

(l) Parking and Circulation:

The Multi Modal Mixed Use parking district eliminates the minimum on-site parking requirements of Sec. 8.1.8 CDO. The site plan identifies a 130' x 18' (approx.) driveway that is intended to accommodate vehicular access and parking. Technically, with regard to parking, all on-site spaces could be eliminated from the plans and compliance could be met. However, on-site parking will be made available to guests within the driveway. The Multi Modal Mixed Use parking district also sets a maximum parking space requirement of 100% of the minimum number of spaces required for the Shared Parking District for any given use. In this case, hotel/motel uses in the Shared Parking District require 0.75 parking spaces per room. With 4 rooms in the approved hotel/motel structure up front and the 4 guest room structures in the rear, the property will have a total of 8 guest rooms, which results in a max allowance of 6 on-site parking spaces. As a result, the proposed development at 90 Ethan Allen Pkwy can have no more than 6 on-site parking spaces. The plans show an expanded driveway, but no identified parking spaces. Given the width of the driveway, parking is expected to be located along one-half of the width and a travel lane is expected in the other half. The plans should be updated to show no more than 6 designated parking spaces within the driveway, while also taking into consideration the 1-car garage.

(m) Landscaping and Fences

The plans indicate new solid-screen fencing to be located along the side and rear property lines. Additional fencing is proposed between the new structures to provide privacy for each unit. The proposal identifies a mix of new landscaping (trees and shrubs) within the property, particularly around the new structures at the rear and the relocated garage.

(n) Public Plazas and Open Space:

Within the area of the 4 new guest structures, the applicant proposes a shared open space that includes a communal firepit. The property also provides additional open space (grassy areas) that guests can utilize.

(o) Outdoor Lighting:

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

The proposal includes ‘Jelly Jar’ exterior light fixtures at front and side doors for each guest structure.

(p) Integrate infrastructure into the design:

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

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

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

Each unit will be heated/cooled with heat pumps – exterior units will be located on the rear walls. The plans indicate water, gas and electric connections for each structure. It is unknown whether or not there will be individual electric meters for each unit – if so, the elevation plans will need to be updated to show them. The plans do not show any garbage/recycling facilities and they will need to. While not noted specifically on the plans, all utility lines (water, gas, sewer, electric) will need to be located underground.

Part 3: Architectural Design Standards

Sec. 6.3.2 Review Standards

(a) Relate development to its environment:

1. Massing, Height and Scale:

The proposed one-story tall structures, located in the rear half of the property and surrounded by 2-story multi-family structures on adjacent properties, will not create any sort of excess with regard to the massing, height and scale of nearby development.

2. Roofs and Rooflines.

The new structures will each have gable, standing seam metal roofs. Most structures along this stretch of Ethan Allen Pkwy are gable-roofed.

3. Building Openings

Each structure will have a front and side door. Double hung windows will be installed on the fronts and on one side of each structure. On the other side of each structure, one fixed window will be installed, as well as vents for water heaters, fireplaces, and dryers. And each structure will have skylights on one side of the gable roof to allow additional sunlight in.

(b) Protection of Important Architectural Resources:

Not applicable. This proposal is for four new structures and the relocation of an existing garage. And although the existing structure on the property is not historic, no changes are proposed.

(c) Protection of Important Public Views:

Not applicable. There are no important public views on and around the property.

(d) Provide an active and inviting street edge:

Not applicable. The proposal takes place in the back half of the property. No changes within the front of the property are proposed.

(e) Quality of materials:

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

Each new structure will have wood clapboard siding, pine trim, and metal standing seam roofing. The front porches and attached pergolas will be constructed with pressure-treated materials. All windows will be vinyl, and the doors will be wooden with door-lite inserts. These materials are common in new construction and are durable.

Fencing will consist of wooden stockade panels and pressure treated posts and rails.

(f) Reduce energy utilization:

All new construction is required to meet the Guidelines for Energy Conservation, Section 8 of the City of Burlington Code of Ordinances. The proposal includes use of heat pumps for heating and cooling in each guest unit. Additionally, while not included in the plans, the applicant intends to install rooftop solar panels on each unit.

(g) Make advertising features complementary to the site:

Any signs will require separate permitting.

(h) Integrate infrastructure into the building design:

See Section 6.2.2 (p), above.

(i) Make spaces secure and safe:

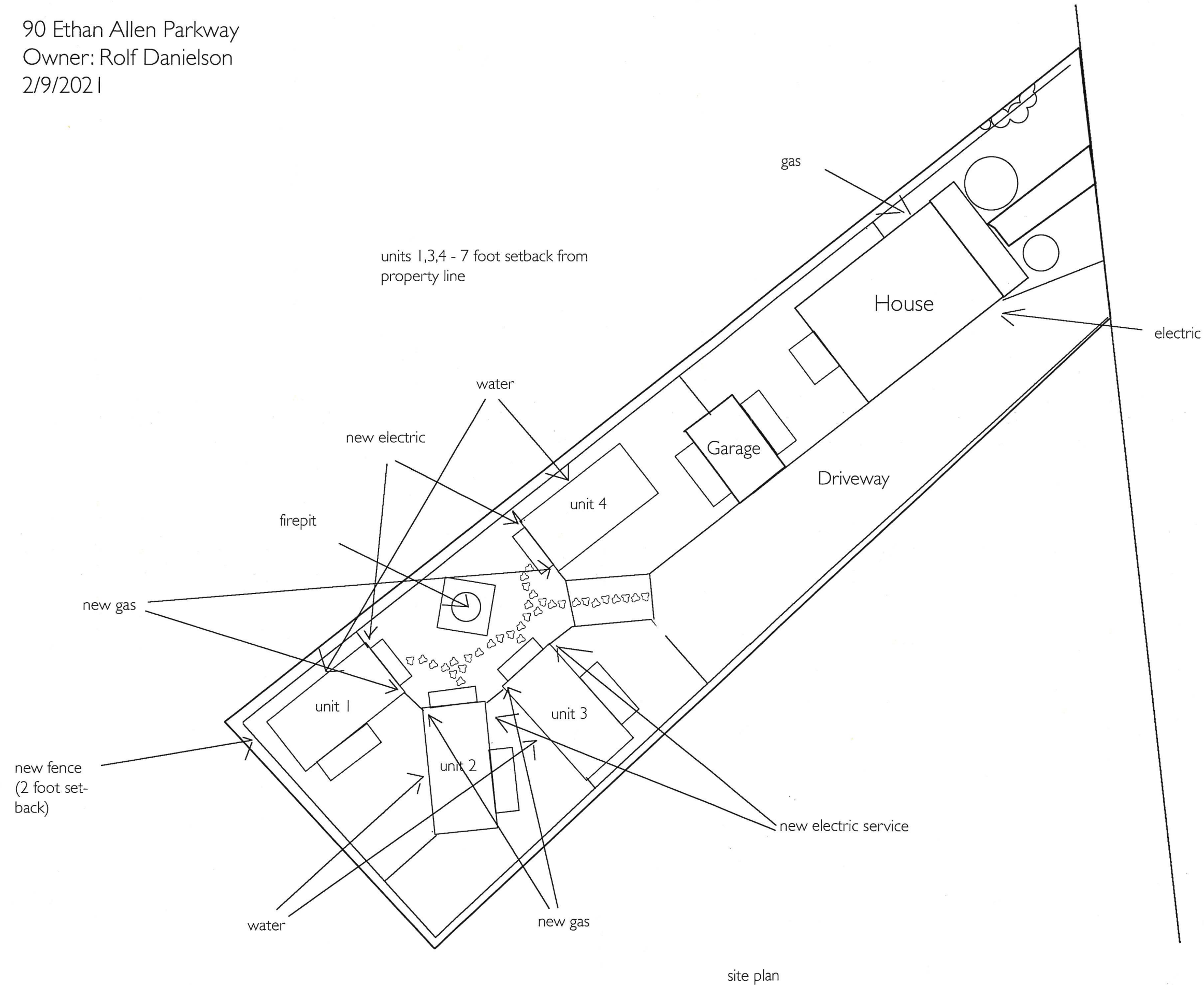
Spaces shall be designed to facilitate building evacuation, accessibility by fire, police or other emergency personnel and equipment, and, to the extent feasible, provide for adequate and secure visibility for persons using and observing such spaces. Building entrances/entry points shall be visible and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

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

Items for the Board's consideration:

1. There needs to be an unobstructed walkway between the Ethan Allen Pkwy sidewalk and the 4 new guest rooms/units in the rear of the property. As proposed, guests will have to walk along the driveway to get to their lodging. One other possibility is providing pedestrian access through the structure at the front of the property that was recently approved as a hotel/motel use, and then providing a walkway from the backdoor to the new structures.
2. While there is no minimum parking requirement, no more than 6 parking spaces can be permitted on the property. The plans should be updated to show where parking will occur within the driveway, while also taking into account the one-car garage that may or may not be used for parking.
3. Garbage/recycling storage – where will this occur?
4. All utility lines to the four new structures will have to be underground.

90 Ethan Allen Parkway
Owner: Rolf Danielson
2/9/2021



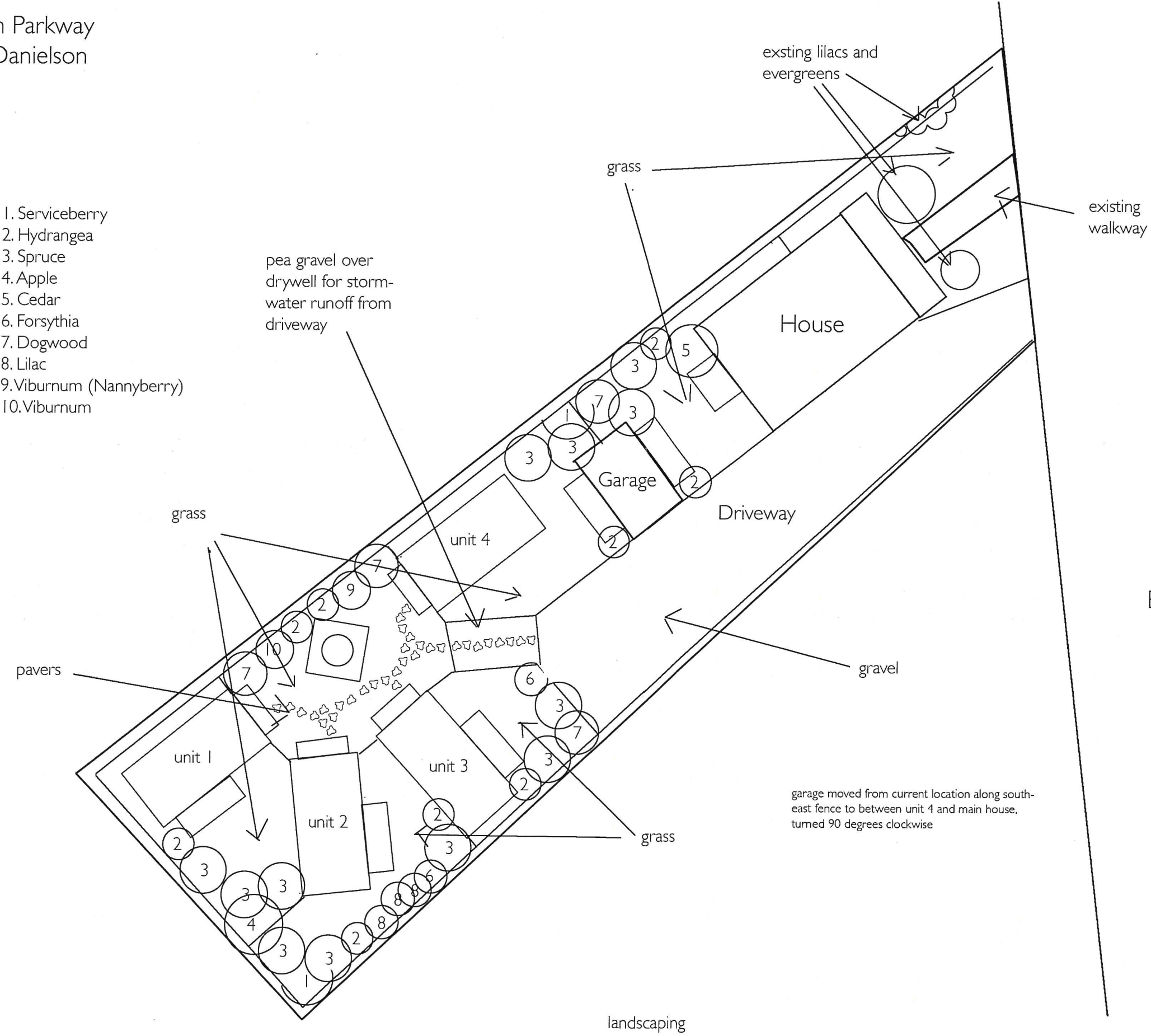
Ethan Allen Parkway

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1" = 25'

90 Ethan Allen Parkway
Owner: Rolf Danielson
2/9/2021

- 1. Serviceberry
- 2. Hydrangea
- 3. Spruce
- 4. Apple
- 5. Cedar
- 6. Forsythia
- 7. Dogwood
- 8. Lilac
- 9. Viburnum (Nannyberry)
- 10. Viburnum



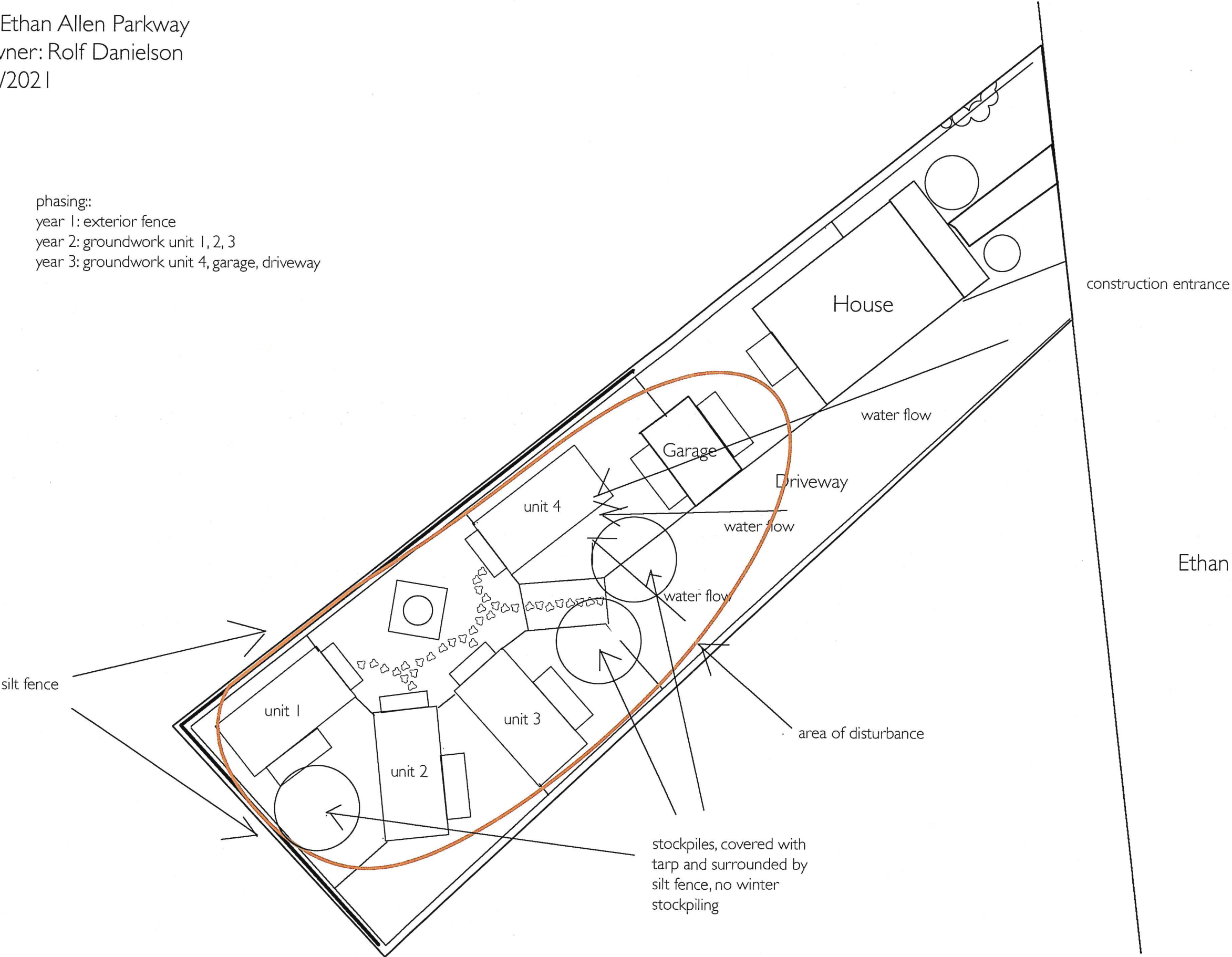
Ethan Allen Parkway

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1" = 25'

90 Ethan Allen Parkway
Owner: Rolf Danielson
2/9/2021

phasing:
year 1: exterior fence
year 2: groundwork unit 1, 2, 3
year 3: groundwork unit 4, garage, driveway

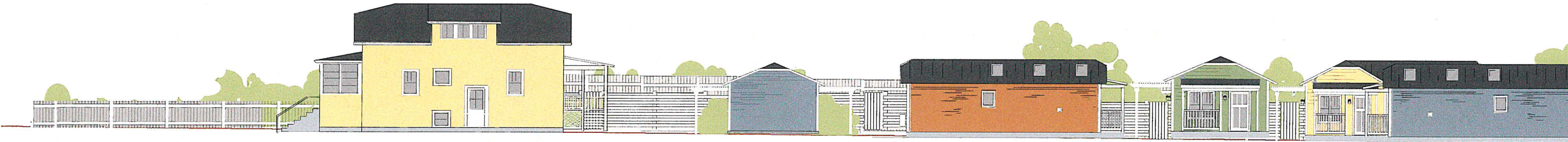


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1" = 25'

erosion prevention and sediment
control plan

90 Ethan Allen Parkway
Owner: Rolf Danielson
2/9/2021

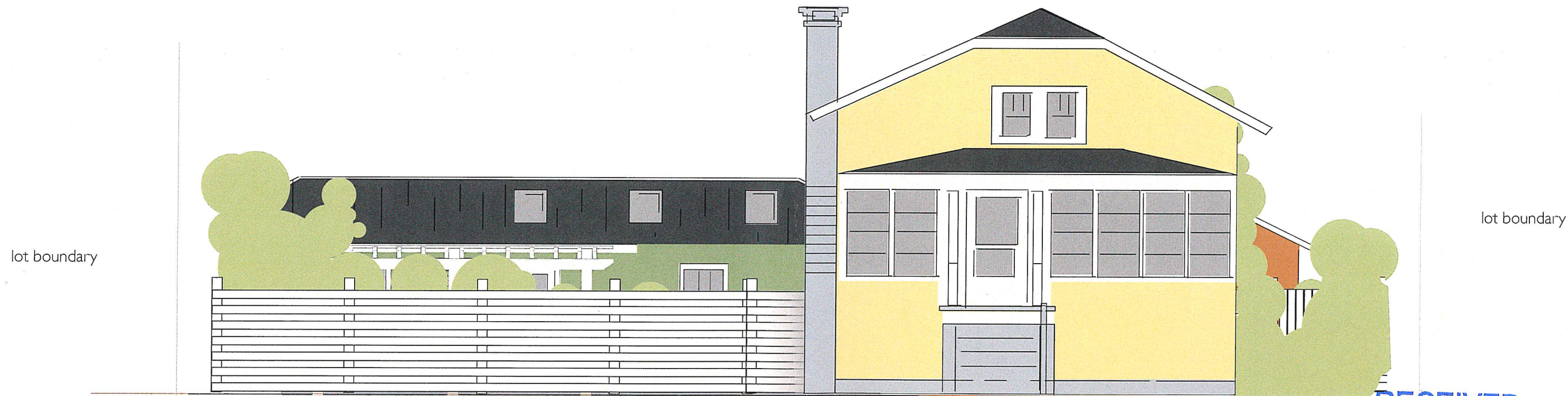


southeast view

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1" = 16'

90 Ethan Allen Parkway
Owner: Rolf Danielson
2/9/2021



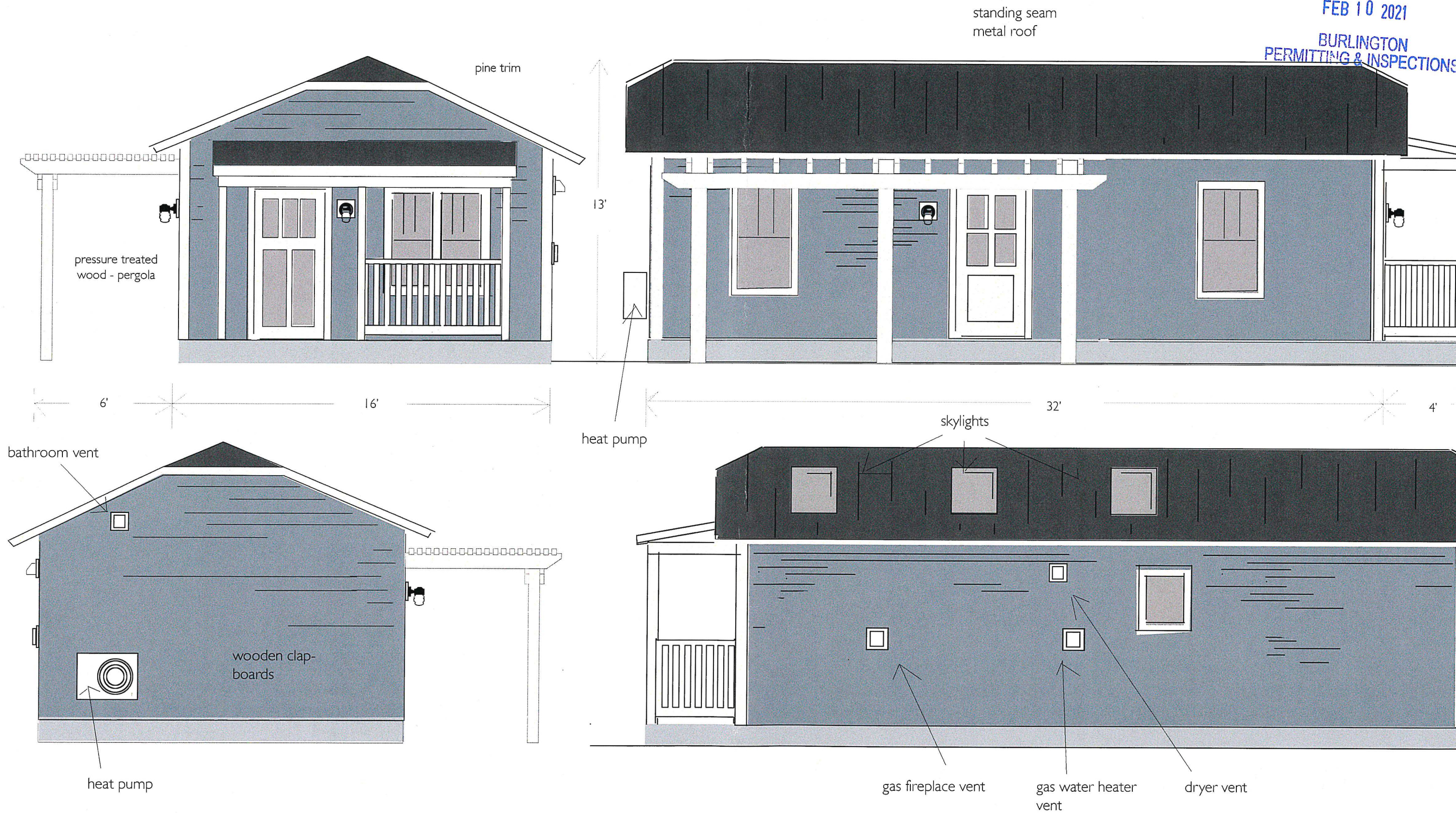
street view

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1" = 6'

90 Ethan Allen Parkway
Owner: Rolf Danielson
2/9/2021

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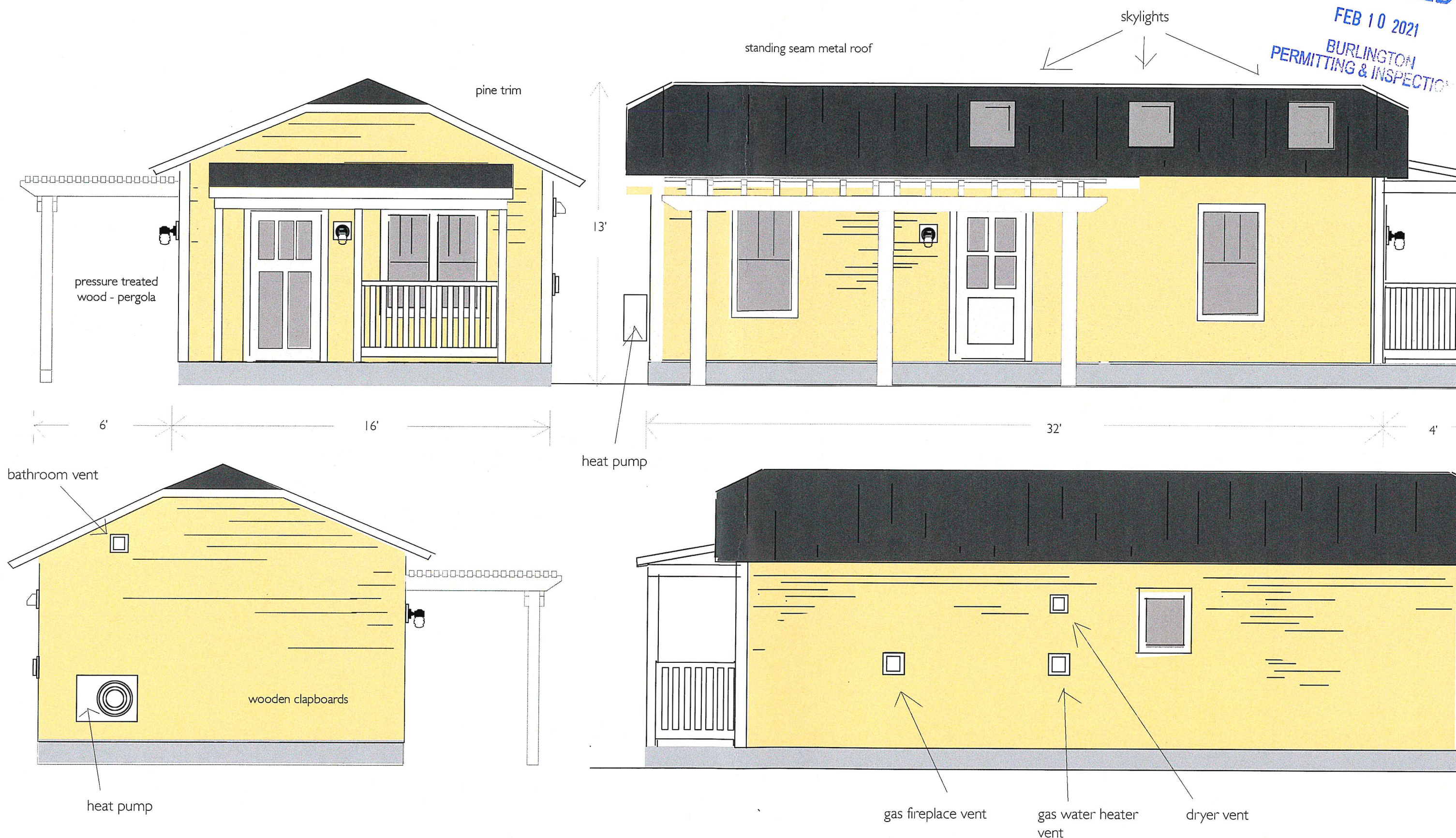


unit 3

1" = 4'

90 Ethan Allen Parkway
Owner: Rolf Danielson
2/9/2021

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unit 2

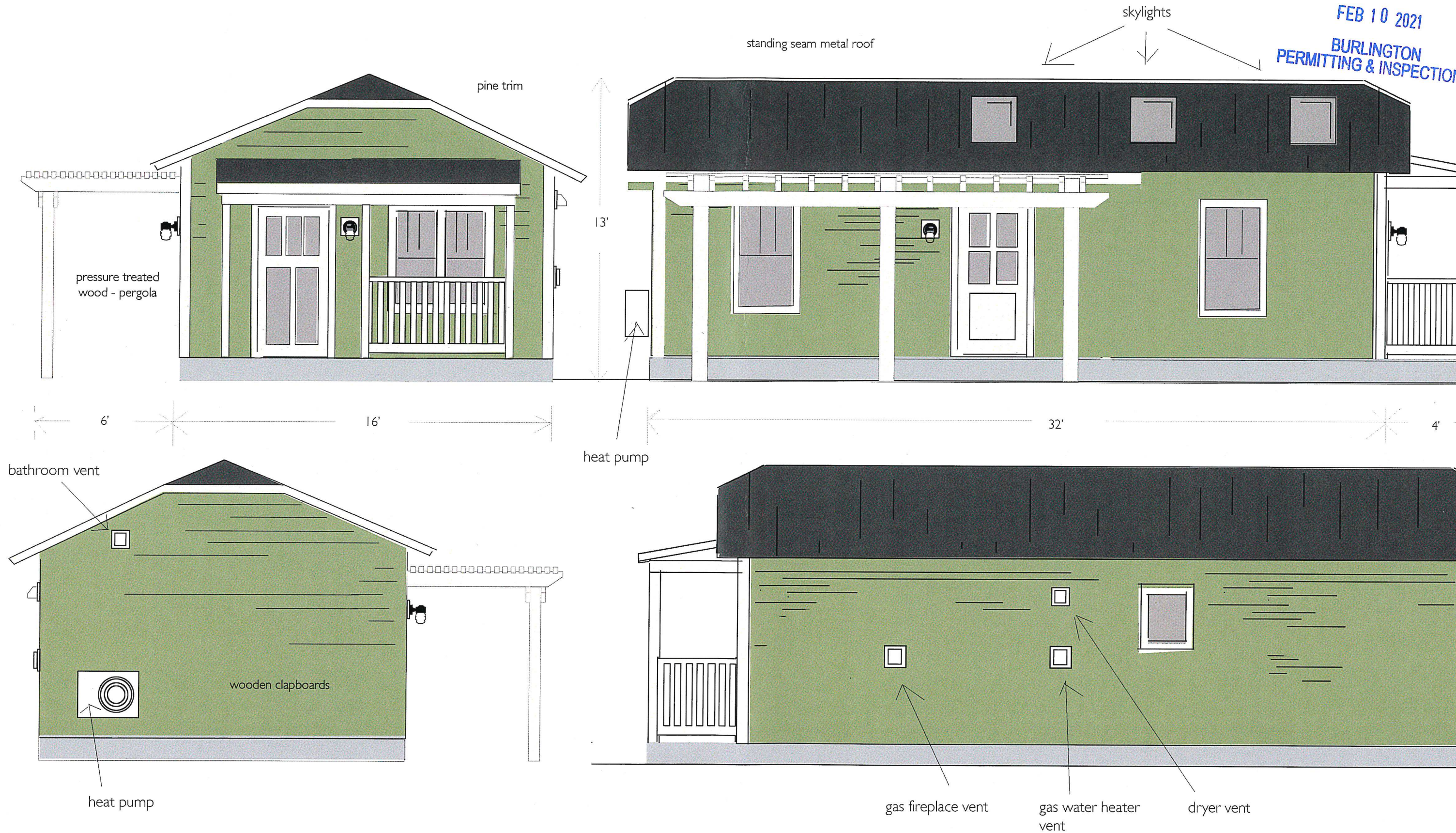
1" = 4'

90 Ethan Allen Parkway
Owner: Rolf Danielson
2/9/2021

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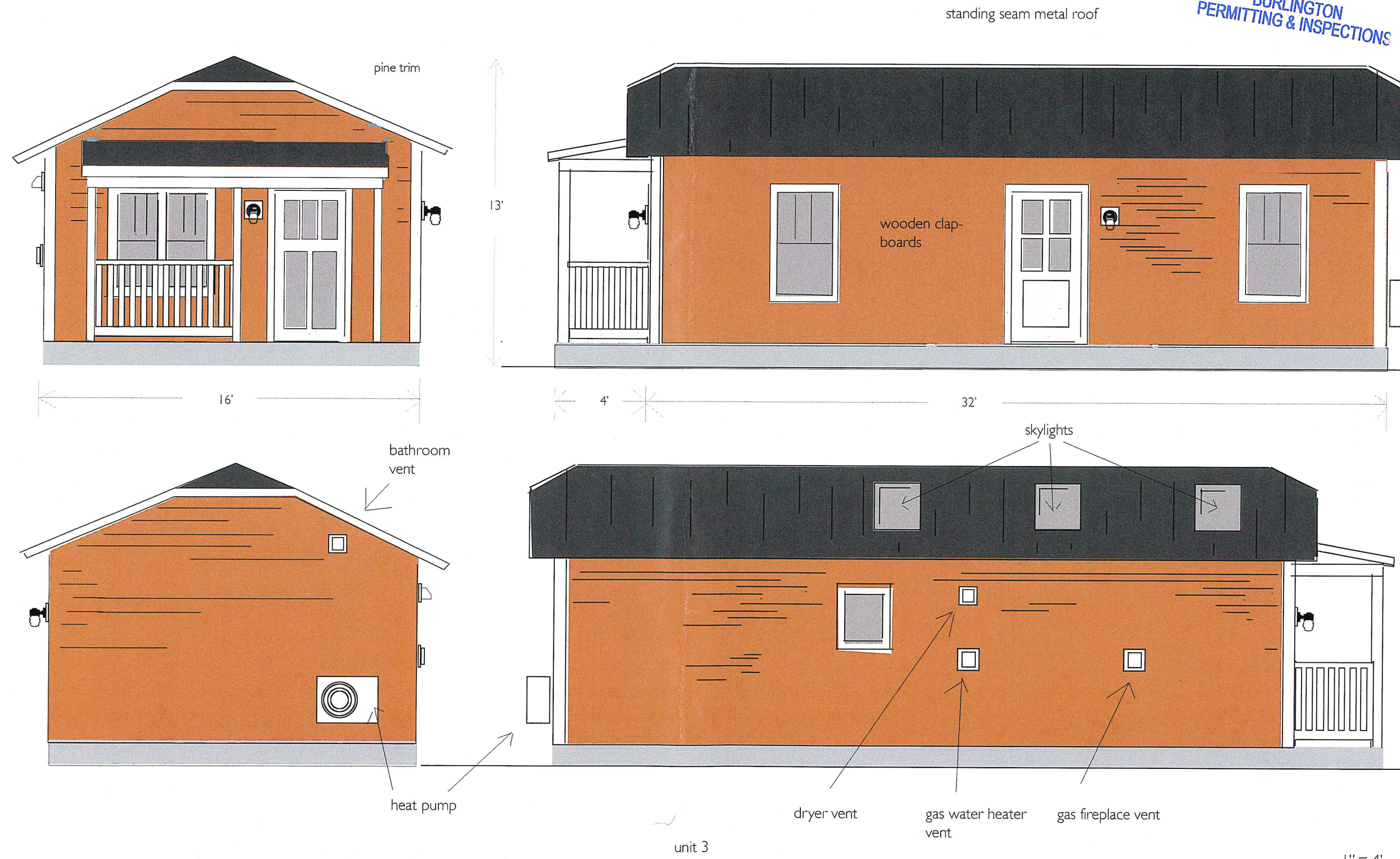


unit 2

1" = 4'

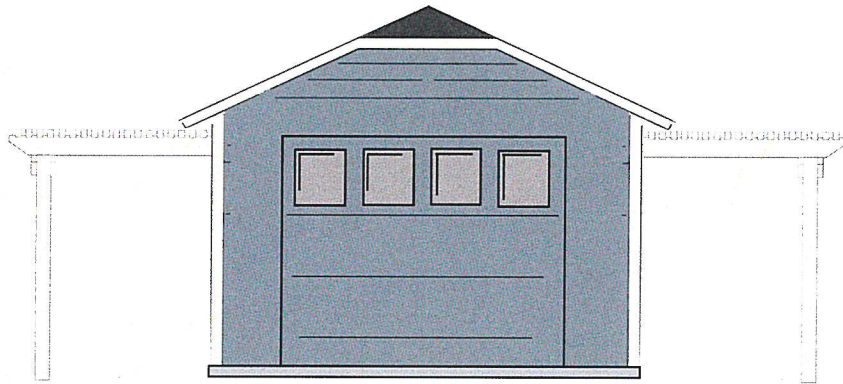
90 Ethan Allen Parkway
Owner: Rolf Danielson
2/9/2021

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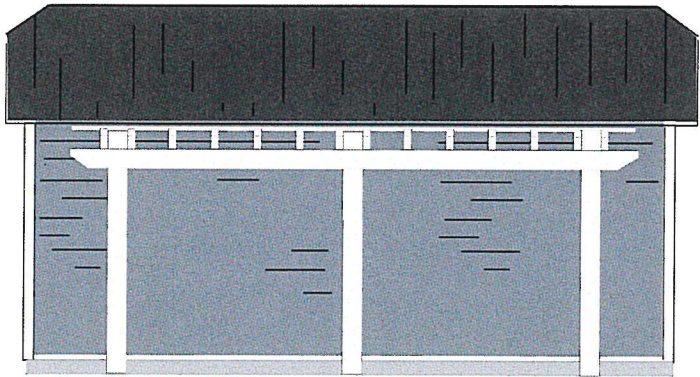


90 Ethan Allen Parkway
Owner: Rolf Danielson
2/9/2021

wood clapboards and
trim
standing seam roof

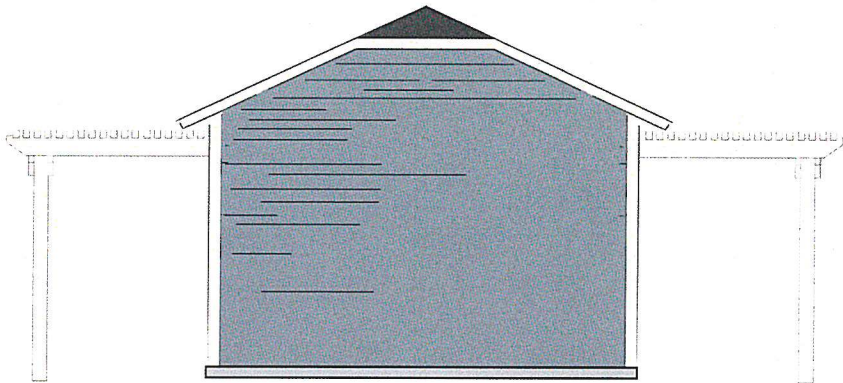


southeast

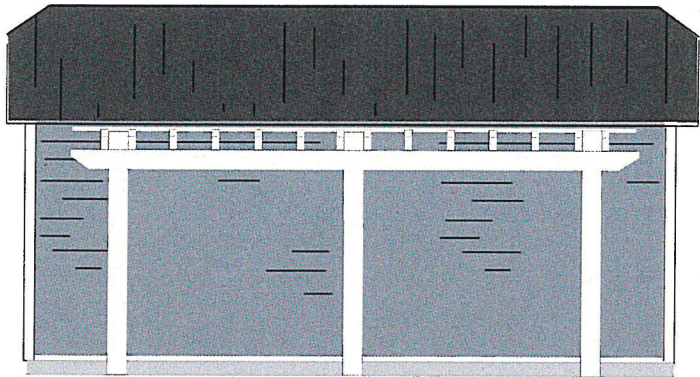


northeast

pressure treated
wood pergolas



northwest



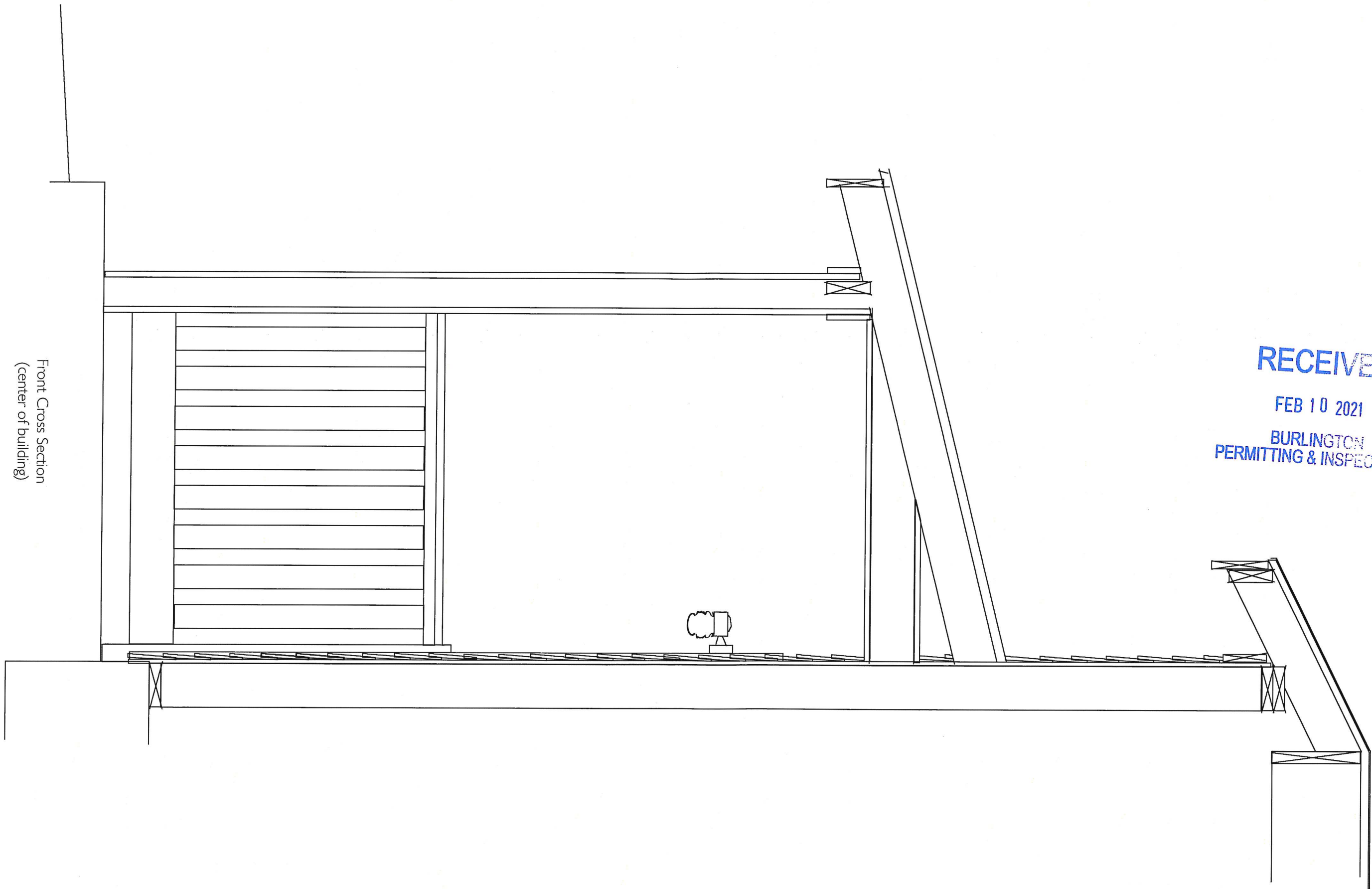
southwest

garage
(existing/moved to new location with pergolas)

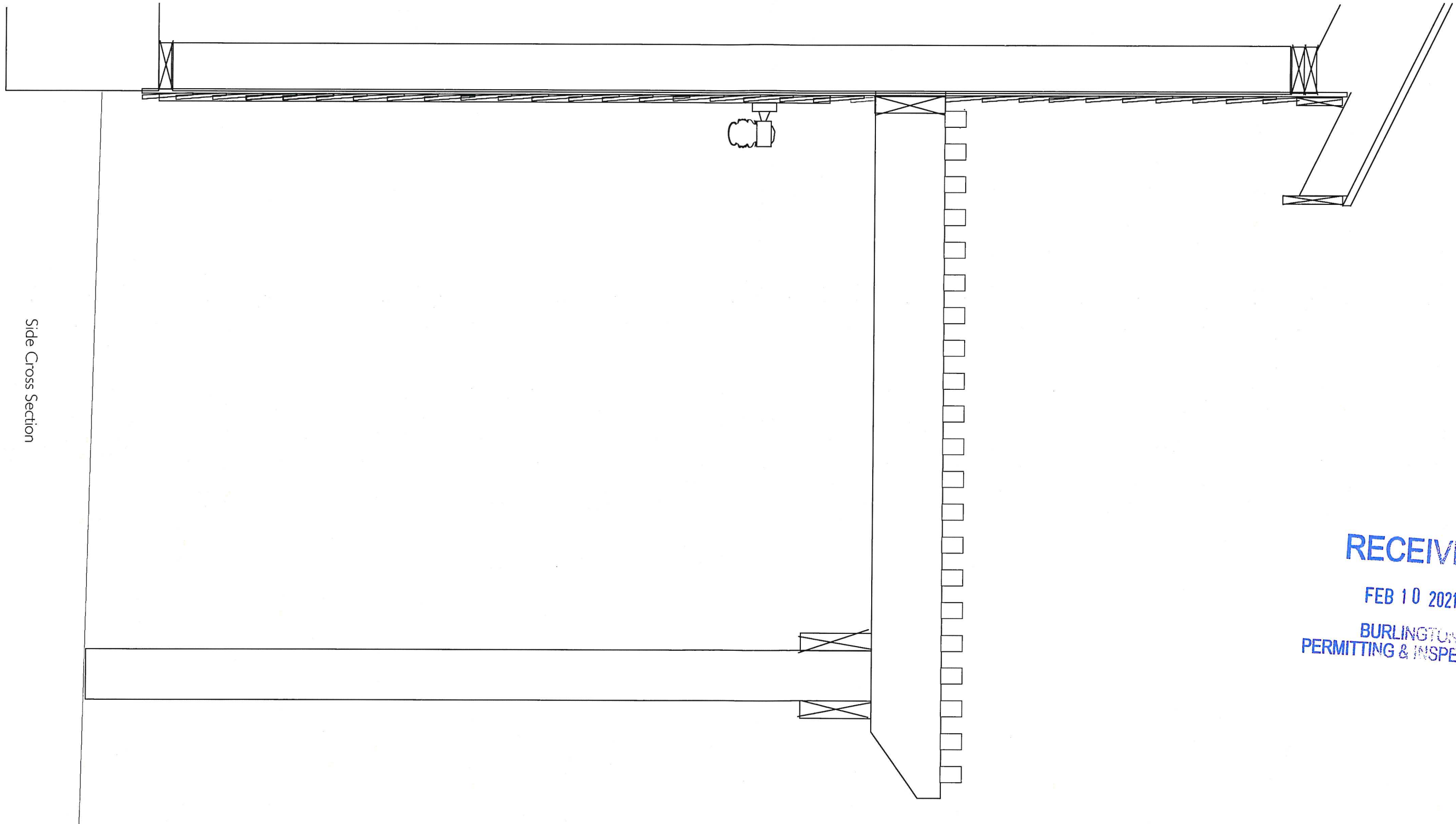
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1" = 6'

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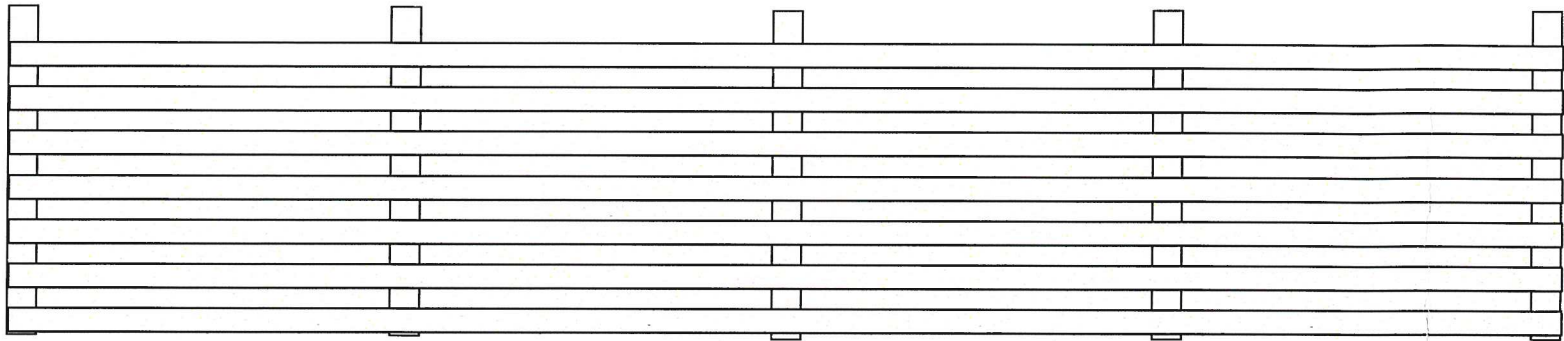
1"=1'



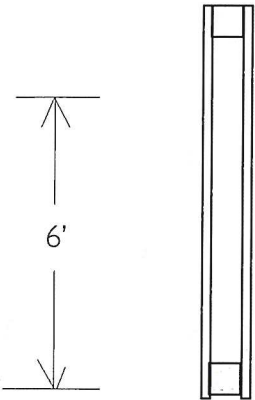
Side Cross Section

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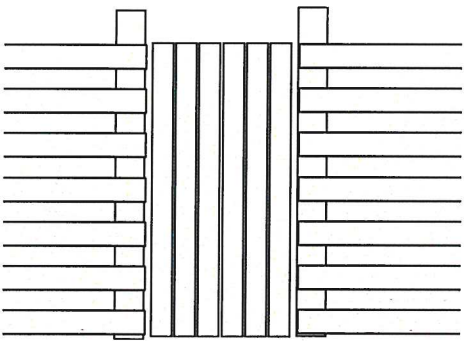
90 Ethan Allen Parkway
Rolf Danielson
2/9/2021



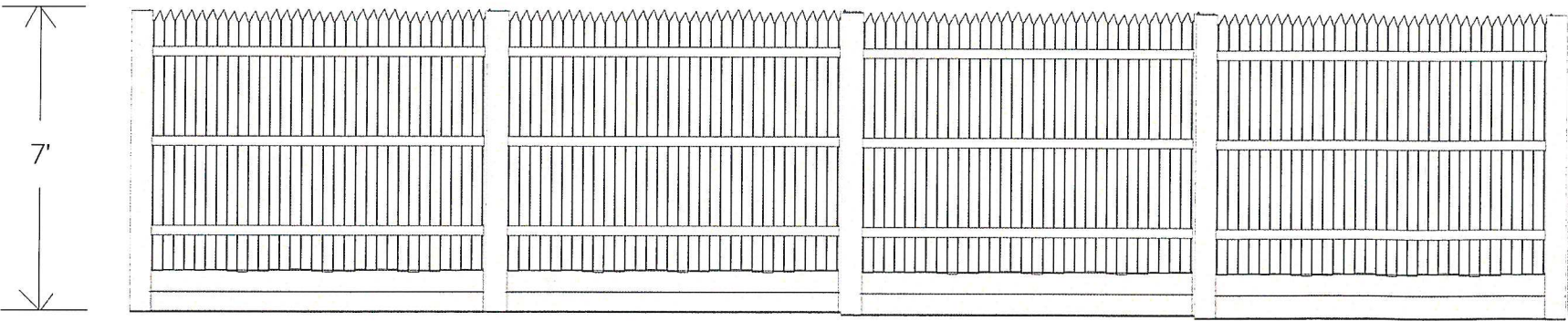
interior fence
1x6 cedar rails, 4x4 pres-
sure treated posts



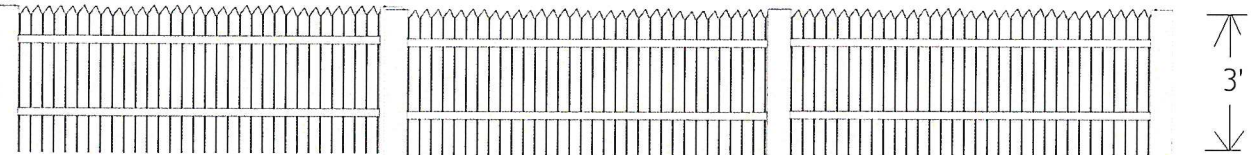
top view



interior gate



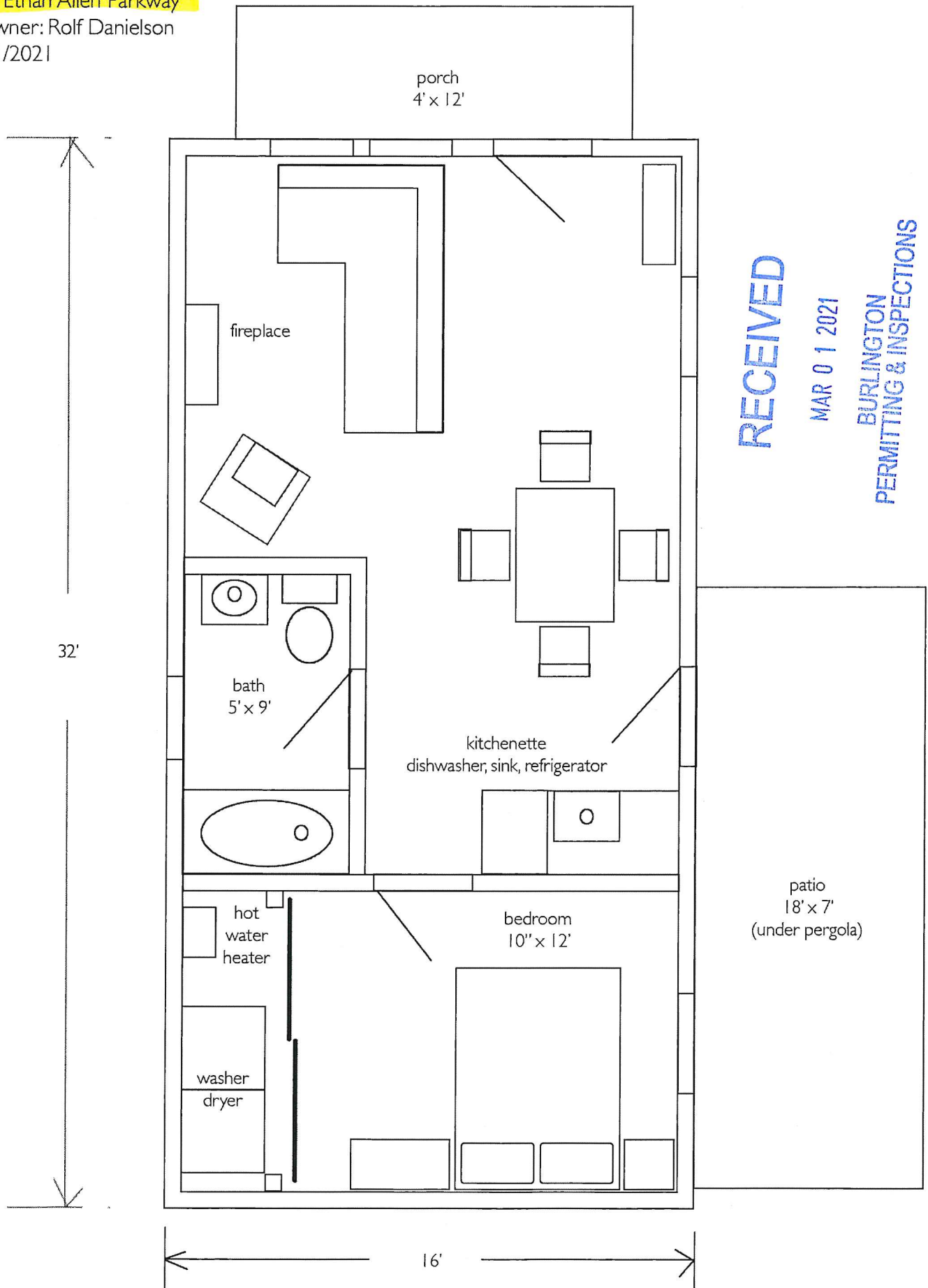
exterior fence
stockade panels, 4x4 pres-
sure treated posts, pressure
treated 2x6 bottom rails



line of sight fence
stockade panels, 4x4 pres-
sure treated posts

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90 Ethan Allen Parkway
Owner: Rolf Danielson
3/1/2021



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90 Ethan Allen Parkway

Owner: Rolf Danielson

2/23/2021

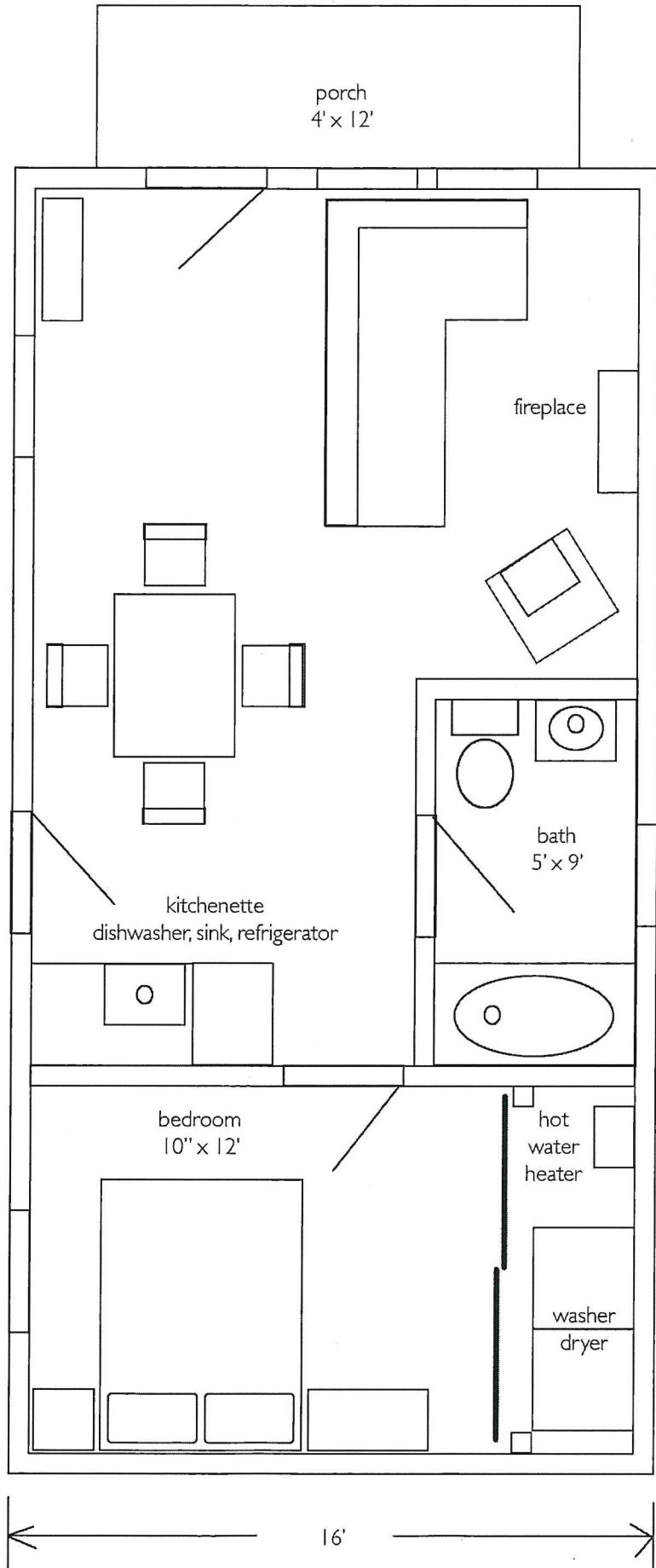
31)

RECEIVED

MAR 01 2021

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32'



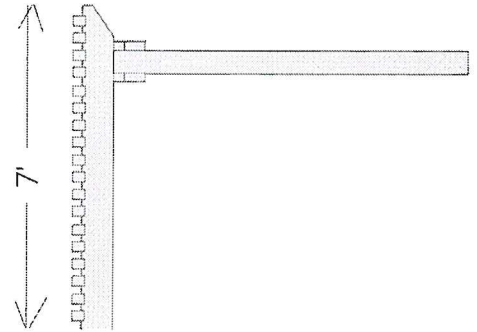
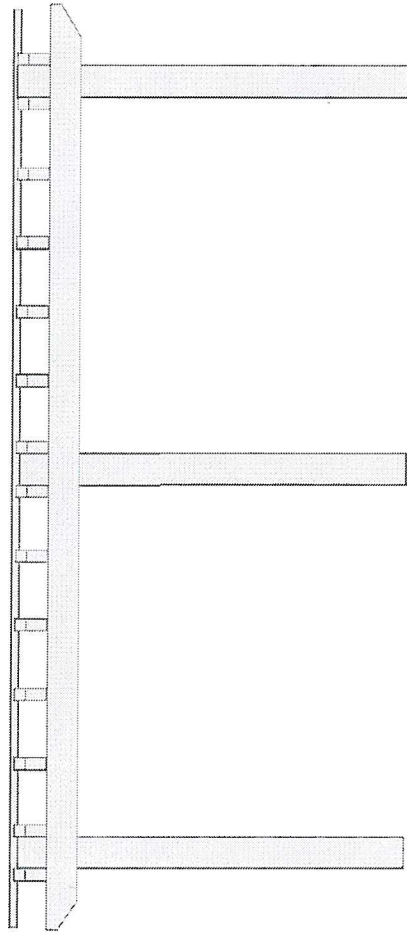
16'

unit 4

1" = 4'

90 Ethan Allen Parkway
Rolf Danielson
2/9/2021

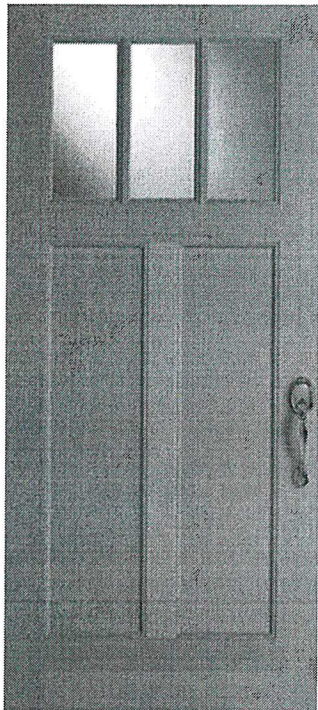
8



pergola
pressure treated wood,

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6803 — CRAFTSMAN TWO PANEL - THREE LITE (TDL)



SERIES: Craftsman Collection

TYPE: Exterior Decorative

APPLICATIONS: Can be used for a swing door, with barn track hardware, with pivot hardware, in a patio swing door or slider system and many other applications for the home's exterior.

Construction Type:

Engineered All-Wood Stiles and Rails with Dowel Pinned Stile/Rail Joinery

Panels: 3/4" VG Flat Panel

Glass: 3/4" Insulated Glazing

STANDARD FEATURES



Any Wood Species



Virtually Any Size



Glass Options

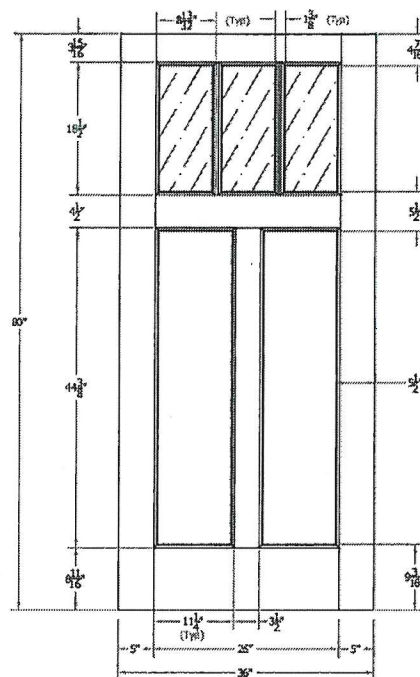


UltraBlock® Technology



Privacy Rating: 1

DETAILED DRAWING

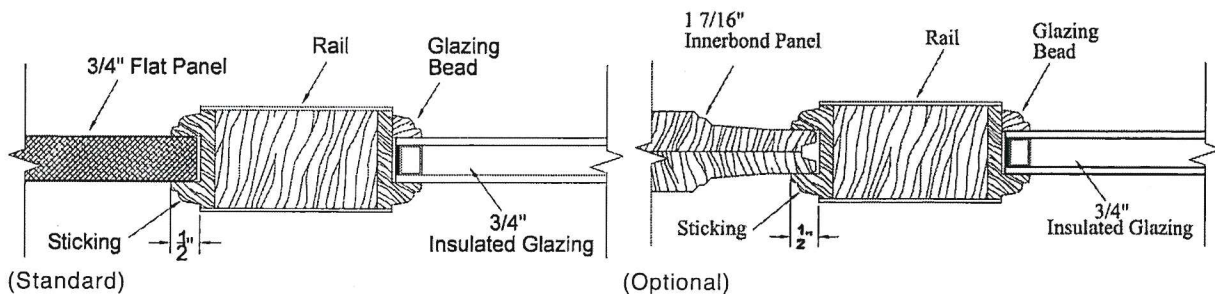


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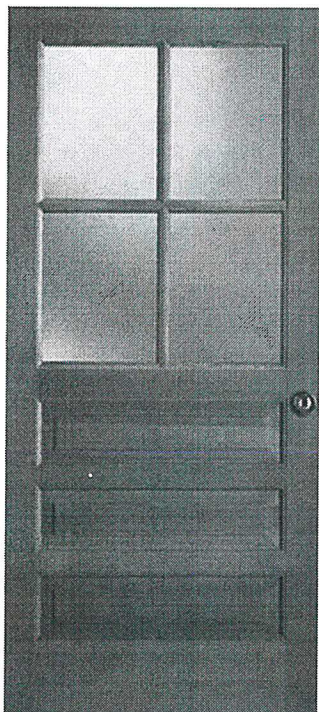
FEB 10 2021

**BURLINGTON
PERMITTING & INSPECTIONS**

DETAILS



418 — TRADITIONAL SASH



SERIES: Exterior French & Sash Doors

TYPE: Exterior French & Sash

APPLICATIONS: Can be used for a swing door, with barn track hardware, with pivot hardware, in a patio swing door or slider system and many other applications for the home's exterior.

Construction Type:

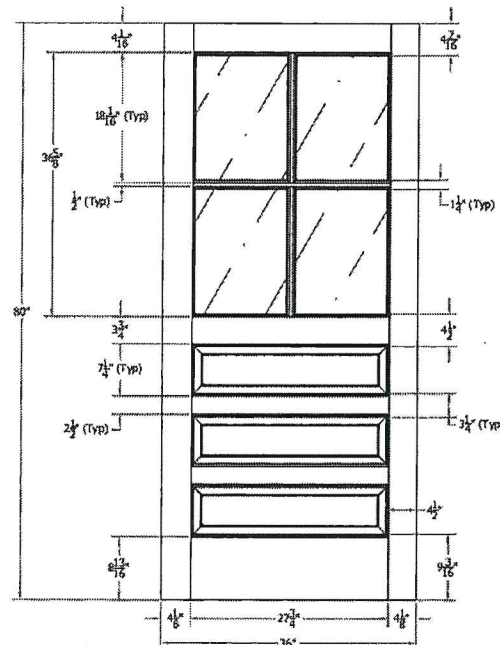
Engineered All-Wood Stiles and Rails with Dowel Pinned Stile/Rail Joinery

Panels: 3/4" Double Hip-Raised Panel

Profile: Ovolo Sticking

Glass: 1/8" Single Glazed

DETAILED DRAWING



STANDARD FEATURES



Any Wood Species



Virtually Any Size

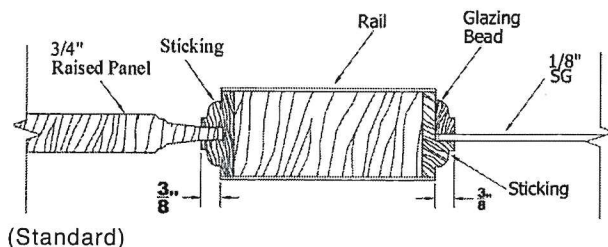


Glass Options

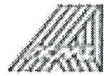


Privacy Rating: 1

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ACMEGLASS

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26 PEARL ST
BURLINGTON, VT 05401
CELL 802-238-8901
eric@acmeglassvt.com
www.acmeglassvt.com



SIERRA
PACIFIC
WINDOWS

BILL TO:

SHIP TO:

Phone
Email

Phone
Fax

QUOTE #	PO #	QUOTE NAME	PROJECT	JOB NAME	CUSTOMER
1242159		Rolf Danielson	Rolf Danielson		

LINE #	LINE TYPE	DESCRIPTION	QTY	U/M	NET PRICE	EXTENSION
100-1	WindowAndDoor	PK- 334	1	EA	\$313.84	\$313.84

****PENDING PRICING AND APPROVAL.****

****2021 PRICING****

Vinyl 8000 Premium Double Hung Operating 35.5 x 65.5

36 x 66, Frame Width = 35.5, Frame Height = 65.5, Sash Split = 50/50, Screen Width = 30.6875, Screen Height = 62.875

Complete Unit

Frame = White, White Interior

Sash = White, With Night Latches

Low-E, Argon Gas, Standard Intercept Spacer

Full Screen Applied, Standard Screen, White, Fiberglass Mesh

Applied Hardware, Standard Handle, White, 2-Locks

Unit 1 Bottom: None

Unit 1 Top: Contour Grille In Air, Equal, 1 1/16", White, 3W1H, Grille Type Custom

1 15/16", No Dry Wall Return

Integral Rigid Vinyl Nailing Fin, No Drip Cap

Status = Pending

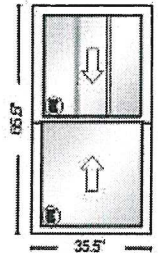
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Unit 1: Lower Glass Width = 30.0625, Lower Glass Height = 30.15625, Upper Glass Width =

29.0625, Upper Glass Height = 29.15625, Lower Glass Sash Width = 32.625, Lower Glass Sash

Height = 32.6875, Upper Glass Sash Width = 31.625, Upper Glass Sash Height = 31.6875



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**BURLINGTON
PERMITTING & INSPECTION**

Rough Opening: 36" X 66"

Overall Unit Size: 35.5" X 65.5"

Room Location:

QUOTE #	PO #	QUOTE NAME	PROJECT	JOB NAME	CUSTOMER
1242159		Rolf Danielson	Rolf Danielson		

LINE #	LINE TYPE	DESCRIPTION	QTY	U/M	NET PRICE	EXTEND
200-1	WindowAndDoor	PK- 334	2	EA	\$313.71	\$627

****PENDING PRICING AND APPROVAL.****

****2021 PRICING****

Vinyl 8000 Premium Double Hung Operating 29.5 x 65.5

30 x 66, Frame Width = 29.5, Frame Height = 65.5, Sash Split = 50/50, Screen Width = 24.6875,

Screen Height = 62.875

Complete Unit

Frame = White, White Interior

Sash = White, With Night Latches

Low-E, Argon Gas, Standard Intercept Spacer

Full Screen Applied, Standard Screen, White, Fiberglass Mesh

Applied Hardware, Standard Handle, White, 2-Locks

Unit 1 Bottom: None

Unit 1 Top: Contour Grille In Air, Equal, 1 1/16", White, 3W1H, Grille Type Custom

1 15/16", No Dry Wall Return

Integral Rigid Vinyl Nailing Fin, Vinyl Drip Cap

Status = Pending

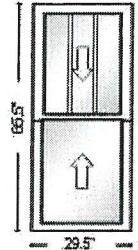
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SIE-N-124-00352-00002, Energy Star Region = NC, GapFill1 = ARG, CanER = -1, WM2K = -1

Unit 1: Lower Glass Width = 24.0625, Lower Glass Height = 30.15625, Upper Glass Width =

23.0625, Upper Glass Height = 29.15625, Lower Glass Sash Width = 26.625, Lower Glass Sash

Height = 32.6875, Upper Glass Sash Width = 25.625, Upper Glass Sash Height = 31.6875



Rough Opening: 30" X 66"

Overall Unit Size: 29.5" X 65.5"

Room Location:

LINE #	LINE TYPE	DESCRIPTION	QTY	U/M	NET PRICE	EXTEND
600-1	WindowAndDoor	PK- 326	1	EA	\$319.85	\$319.85

****2019 PRICING****

Vinyl 8000 CasementAwning Casement Picture 27.5 x 31.5

Custom: Frame Width = 27.5, Frame Height = 31.5

Complete Unit, Drawing Numbers = , Product Offering Special Modification = No

Frame Color = White, Interior Finish = White

Sash-Panel Color = White

Estimated Unit Weight = 19.73125

Dual Insulated, Low-E, Offset Lites = No, Standard Bead, Rain, Argon Gas = Yes, Spacer

Channel = Standard Intercept Spacer

Integral Rigid Vinyl Nailing Fin, No Drip Cap

1 15/16", Dry Wall Return = None

U-Factor = 0.26, SHGC = 0.3, CR = 59, VT = 0.54, AI = <0.30/<1.5, CPD =

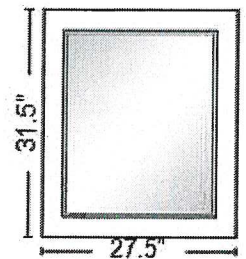
SIE-N-125-00188-00001, Energy Star Region = N,NC, GapFill1 = ARG, Can ER = -1, Can ES

Zone = , W m 2k = -1

Non-Manufacturer Related =

Unit 1: Glass Width = 21.8125, Glass Height = 25.8125, Sash Width = 25.3125, Sash Height =

29.3125



Rough Opening: 28" X 32"

Overall Unit Size: 27.5" X 31.5"

Room Location: Bath

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**BURLINGTON
PERMITTING & INSPECTION**

1/25/2021

VELUX 21 in. x 45-3/4 in. Fixed Deck-Mount Skylight with Laminated Low-E3 Glass-FS C06 2004 - The Home Depot



You're shopping
Manhattan W...
● OPEN until 9 pm

Delivering to
10010

Search

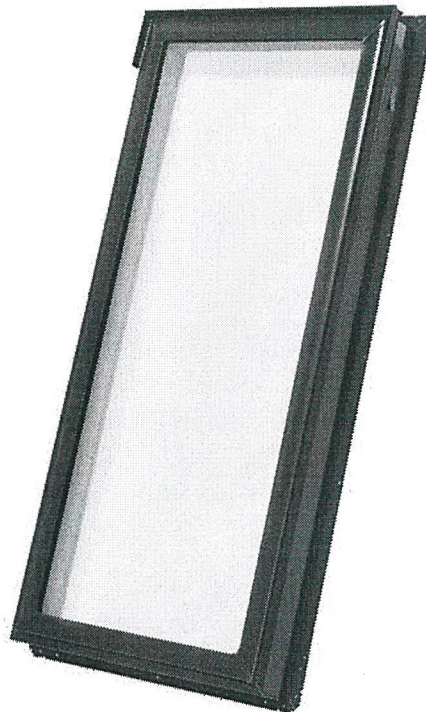


Cart | 0 items

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Home / Doors & Windows / Windows / Skylights / Fixed Skylights

Internet #202038762 Model #FS C06 2004 Store SKU #300725



Hover Image to Zoom

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BURLINGTON
PERMITTING & INSPECTIONS

21 in. x 45-3/4 in. Fixed Deck-Mount Skylight with Laminated Low-E3 Glass
by VELUX >

348

★★★★★ (531) Write A Review Questions & Answers (319)

\$303⁸⁵

OR

\$51⁰⁰ per month* suggested payments with 6
months* financing on this \$303.85 purchase*
Apply for a Home Depot Consumer Card

Rough Opening (W x H): 21 in x 45.75 in

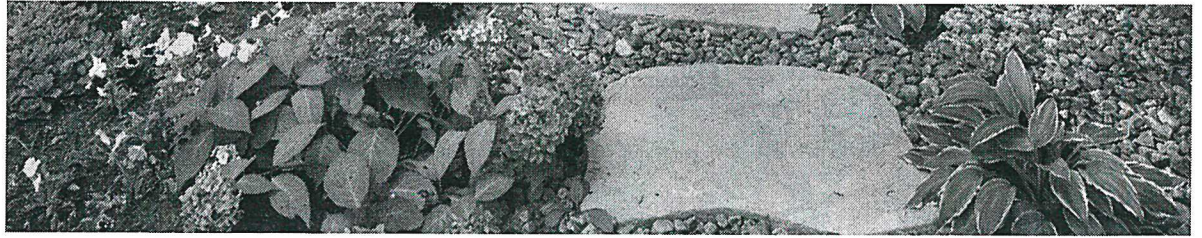
21 in x 45.75 in



How to Get It

Delivering to: 10010 | Change

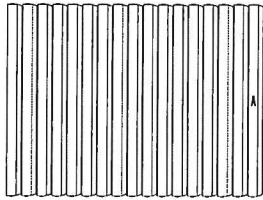




MAYA

DESCRIPTION: Slab **TEXTURE:** Natural stone (Slate)

PALLET OVERVIEW



NOTES

Palletized upright.

It is preferable to lay the stones in a random configuration.

Each pallet contains a variation of four different shapes.

*For an authentic look, each color option is composed of a variety of darker & lighter tones. Natural ingredients such as granite are present within the recipe to allow for a range in tones, veining and textures from one stone to another.

In order to obtain a more realistic appearance to natural stone, wet cast (Stonedge collection) slabs are intended to have a slightly larger variance in their dimensions than dry cast slabs. See Notes for dimensional tolerances on page 17.

See page 17 to 20 for more technical information.

Specifications per pallet	Imperial	Metric
Cubing	17 units	17 units
Approx. Weight per pallet	1 695 lbs	769 kg
Approx. Weight by unit	89 lbs	41 kg
Number of rows	1	
Coverage per unit	4.95 ft ²	0.46 m ²
Coverage per pallet	84.15 ft ²	7.82 m ²



A-F

Unit dimensions	in	mm	Units/pallet
Height	2 1/4	57	17 units
Width	23	584	
Length	31	788	



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PERMITTING & INSPECTIONS**

Baja Beige

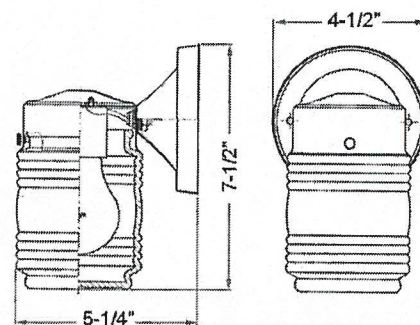
Victoria

Riviera



Jelly Jar I-Light Outdoor Wall Light

Oil Rubbed Bronze



SPECIFICATIONS

MOUNTING:	Wall Mount	LED BRIGHTNESS (LUMENS):	N/A
SLOPED CEILING ADAPTABLE:	No	LED COLOR CORRELATED TEMPERATURE (CCT):	N/A
LAMP TYPE I:	1 lamp 60W Incandescent A19 Medium base bulb	LED COLOR RENDERING INDEX (CRI):	N/A
BULB INCLUDED:	No	LED EFFICACY:	N/A
WATTS PER BULB:	60W	LED AVERAGE RATED LIFE:	N/A
TOTAL WATTAGE:	60W	ENERGY EFFICIENT:	No
DIMMABLE:	Yes	LIGHTING AMPS:	0.5
MATERIAL CONSTRUCTION:	Steel	VOLTAGE:	120V
ASSEMBLED DIMENSIONS:	4.5" L x 7.5" H x 5.25" D		
WEIGHT:	1.40 lbs.		
BACKPLATE DIMENSIONS:	4.57" H x 4.57" W		
CANOPY CEILING DIMENSIONS:	N/A		
GLASS/SHADE DIMENSIONS:	5.13" H x 4.75" L x 4.75" D		
GLASS/SHADE MATERIAL:	Glass		
GLASS/SHADE TYPE:	Clear		
GLASS/SHADE COLOR:	Clear		

WARRANTY:	10-Year limited warranty
UL/ETL CERTIFICATION:	UL
WET/DRY/DAMP LISTING:	Wet
ADA COMPLIANT:	No
ENERGY STAR CERTIFIED:	No



TYPE:
JOB:
ORDER CODE:
APPROVALS:

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PERMITTING & INSPECTIONS

Materials
90 Ethan Allen Parkway
Rolf Danielson
2/9/2021

Units 1,2,3,4

pine trim
standing seam metal roof - color: black
wooden clapboards

Pergolas

pressured treated wood
pea stone

Exterior Fence

pressure treated posts
pressure treated bottom rails (2x6)
stockade panels (spruce, pine, fir)

Interior Fence

pressure treated posts
cedar rails

Driveway

gravel (staymat)

Walkway (between driveway and courtyard - between units)

Pea gravel
concrete slabs

Walkway (courtyard)

concrete slabs amongst grass

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BURLINGTON
PERMITTING & INSPECTIONS

Coverage Calculation	
90 Ethan Allen Parkway	
Owner: Rolf Danielson	
2/9/21	
Existing	sqft.
House	768
Front Porch	168
Rear Porch	88
Garage	260
Drive	880
Front Walk	50
subtotal	2214
Proposed	
Unit 1	560
Unit 2	560
Unit 3	560
Unit 4	560
additional Drive	2700
subtotal	4940
Total	7154
Lot Size	16476
Coverage	43%

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GARDENERS

SUPPLY COMPANY

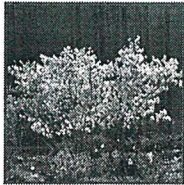
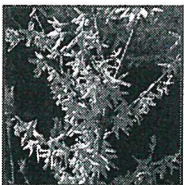
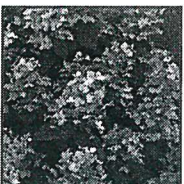
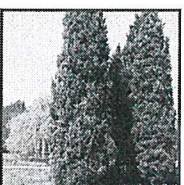
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BURLINGTON
PERMITTING & INSPECTIONS

My Wish List

Tuesday, February 9, 2021

	Autumn Brilliance Serviceberry <i>Amelanchier x grandiflora 'Autumn Brilliance'</i>	Plant Type: tree Height: 25 feet Spread: 20 feet Sunlight: partial shade to full sun	Qty. 1
	Chinese Dogwood <i>Cornus kousa</i>	Plant Type: tree Height: 25 feet Spread: 25 feet Sunlight: partial shade to full sun	Qty. 1
	Meadowlark Forsythia <i>Forsythia 'Meadowlark'</i>	Plant Type: shrub Height: 9 feet Spread: 7 feet Sunlight: full sun	Qty. 1
	Quick Fire Hydrangea <i>Hydrangea paniculata 'Bulk'</i>	Plant Type: shrub Height: 10 feet Spread: 10 feet Sunlight: shade to full sun	Qty. 1
	Eastern Redcedar <i>Juniperus virginiana</i>	Plant Type: tree Height: 40 feet Spread: 20 feet Sunlight: full sun	Qty. 1

GARDENERS

SUPPLY COMPANY

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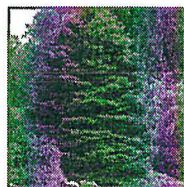
Liberty Apple

Malus 'Liberty'

Plant Type: tree
Height: 20 feet
Spread: 20 feet
Sunlight: full sun

Qty.

1



Fat Albert Blue Spruce

Picea pungens 'Fat Albert'

Plant Type: tree
Height: 15 feet
Spread: 10 feet
Sunlight: full sun

Qty.

1



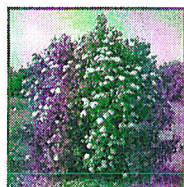
Common Lilac

Syringa vulgaris

Plant Type: shrub
Height: 12 feet
Spread: 9 feet
Sunlight: full sun

Qty.

1



Nannyberry

Viburnum lentago

Plant Type: shrub
Height: 15 feet
Spread: 10 feet
Sunlight: shade to full sun

Qty.

1



Snowball Viburnum

Viburnum opulus 'Roseum'

Plant Type: shrub
Height: 12 feet
Spread: 10 feet
Sunlight: partial shade to full sun

Qty.

1

90 Ethan Allen Parkway
Rolf Danielson
2/9/2021

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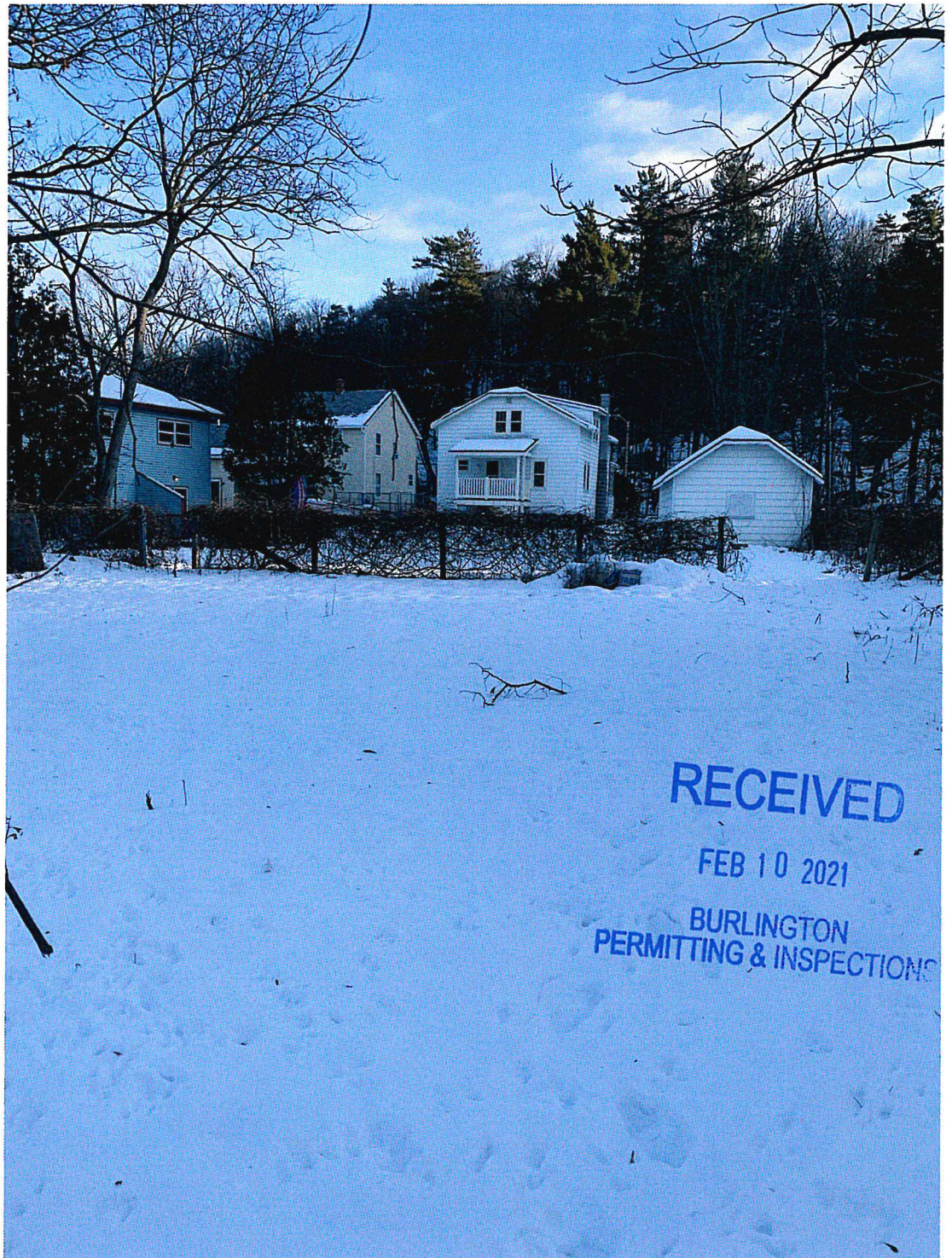
southwest view

10 Ethan Allen Parkway
Rolf Danielson
2/9/2021

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90 Ethan Allen Parkway
Rolf Danielson
2/9/2021



northeast view

Burlington Design Advisory Board

Department of Permitting and Inspections

645 Pine Street

Burlington, VT 05401

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

Telephone: (802) 865-7188

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



DESIGN ADVISORY BOARD

Tuesday March 9, 2021

Remote Meeting via Zoom

Present: Eric Morrow, Matt Bushey, Ron Wanamaker, Karyn Norwood, Emily Morse.

Absent: Jay White (alternate), Kathleen Ryan (alternate)

Staff present: Ryan Morrison, Mary O'Neil

Applicant present: Rolf Danielson

Session I – 3:00 PM – 4:00 PM

1. 21-0667CA; 90 Ethan Allen Parkway (NAC, Ward 7N) Rolf Danielson

Request for four-unit hotel/motel; install fencing, pergola, landscaping, expand driveway and resurface with gravel, move garage.

Motion by Matt Bushey: Based on the premise that the submitted project at 90 Ethan Allen Parkway is compliant with the preapproved hotel/motel use as defined in Section 13, the DAB moves to approve the project as submitted with the following recommendations:

1. Add landscape lighting to illuminate the walkway from the street to the guest units.
2. Reduce the amount of interior fencing to allow for better sightlines within the property and minimize unsafe spaces.
3. An effective barrier be added to prevent cars from parking on the front lawn, such as curbing, low landscaping or fencing.

2nd: Karyn Norwood

Vote 4-1

Motion carries.