

Burlington Development Review Board

149 Church Street, City Hall
Burlington, VT 05401
www.burlingtonvt.gov/pz/DRB
Telephone: (802) 865-7188
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Austin Hart
Brad Rabinowitz
Jonathan Stevens
Alexandra Zipparo
Israel Smith
AJ LaRosa
Geoff Hand
Wayne Senville, (Alternate)
Jim Drummond, (Alternate)



BURLINGTON DEVELOPMENT REVIEW BOARD Wednesday March 2, 2016, 5:00 PM Contois Auditorium, City Hall, 149 Church Street, Burlington, VT Minutes

Board Members Present:

Austin Hart, Brad Rabinowitz, Geoff Hand, Israel Smith, Ali Ziparro, A.J. LaRosa

Board Members Absent: Jonathan Stevens, Wayne Senville, Jim Drummond

Staff Members Present: Mary O'Neil, Ryan Morrison, Anita Wade

I. Agenda

Changes: 24-26 Conger Ave withdrew

II. Communications

III. Minutes

IV. Certificate of Appropriateness

1. 16-0762PD; 16 Rose St (RM, Ward 3C) J & S LLC

Build a duplex on a parcel with an existing single family home.
(Project Manager, Mary O'Neil)

A.Hart - swears in applicants.

S.Giles - proposing to add duplex on lot where single family home exists. Provided description of project in relation to existing driveway access, parking, landscaping, green space, front porches and refuse access on Rose St. Mentioned building encompassed 1050 sq. ft.

A.Hart – asked if applicant received staff comments.

S.Giles - yes

M.O'Neil – mentioned minor non-compliance issues, but not a conditional use review. Possibly consider COA II.

A.Hart - offered recommendations for siding.

S.Giles - owner may look at cement board rather than vinyl.

A.Hart – questioned presentation of front elevation on Rose St.

S.Giles - south side is limited with glass. Could add more windows on north side.

A.Hart - suggested additional landscape for headlight slippage and screening in both directions.

S.Giles - wood fence on west side possible. Screening will be mostly south side.

A.Hart – questions if shed is moving to the rear.

S.Giles – yes.

A.Hart – questions amenities for tenants.

S.Giles - shed in good shape and could use it for tenants.

A.Hart - staff said it may be taken down for site coverage.

S.Giles – yes.

B.Rabinowitz – questions the porches.

M.O'Neil – this is included in bonuses.

M.Daily - submitted applicants' letter on parking. At 158 North St where it abuts Rose St is willing to enter into parking lease arrangement. Speaking with staff about the regulations and

the wording. The ordinance does not allow for off-street parking in residential but this is more multi-family and in the end a multifamily PUD.

A.Hart – better to use existing parking than create more or new parking.

Discussion on how and where to utilize parking.

B.Rabinowitz – concerns with parking entrance.

G.Hand - people parking on Rose should have access to 158 North St.

M.Daily - could happen several ways, but aware we could be losing parking spaces.

G.Hand – asks staff if project could be treated as triplex.

M.ONeil - need to understand the implications on how this is viewed. Parking requirements are only 1 space per unit viewed as multiple family and duplex requires 2 spaces with exceptions for off street parking.

M.Daily - owner willing to insert language for 1 space requirement.

A.Hart – asks staff about the requirement for outdoor amenities.

M.ONeil - space should be for use and enjoyment.

A.Hart - are grassy areas acceptable.

M.ONeil - as long as acceptable by the Board.

I.Smith – questions front windows and if went before DAB review.

M.ONeil - no it did not.

I.Smith - questions living space.

M.ONeil - the site plan parking plan that was submitted by Steve Giles was not approved. The dumpster needs confirmation and if have spaces available and accessible.

S.Giles - 158 site plan is approved for 11 spaces.

M.ONeil - dumpster is in approved location which is in one of parking spaces.

B.Rabinowitz - question on trees location.

G.Hand – I have questions from a resident who asked if her comments could be addressed. Questions were regarding the dumpster. Wanted to know about changes to the fence and walkways.

G.Hand - schedule for construction.

S.Giles – in 6 or 7 months or less.

A.Hart – open it up to public.

A.Dwellely – spoke regarding parking and street signage. Opinions pertaining to on-site parking and neighborhood crime problems. Retaining green space is good idea. Porch design is not useful in this neighborhood as porches are taken up with trash and become repository of unwanted items

A.Hart - biggest issue is parking and additional information is needed with a summary as to the number of spaces and how many are required.

AJ.LaRosa - is parking access impeded?

B.Rabinowitz - consider leases.

M.ONeil - will research the plan.

M.Daily - will look into this.

A.Hart - can you get this to us by Friday?

A.Hart - subject is closed on additional written material.

Close hearing at 5:37pm

V. Public Hearing

1. **16-0794HO; 24-26 Conger Ave (RLW, Ward 5S) 24-26 Conger Ave LLC**
Establish home occupation for food production. No site or exterior building changes proposed. (Project Manager, Scott Gustin)

A.Hart – Applicant has withdrawn the application.

2. 16-0730CU; 1 MILL STREET (NMU, Ward 1E) Catamount Holding Co

Re-open hearing for change of use for 8004 sq. ft. existing warehouse/office/research lab space to primary and secondary school. No site or exterior building changes.
(Project Manager, Mary O'Neil)

G.Hand and A.J.LaRosa recuse.

A.Hart - swears in applicants and interested parties. Reopened public hearing for additional information on how students will come and go from site safely. Asked applicant to go through information provided in packets.

L.Letorneau - Property manager for Catamount Holding Co spoke on how students would be dropped off and picked up on site.

M.Spaulding - Burlington School District director of property services and transportation speaks about the bus video presented online for Board members.

A.Zipparo - asked if video was available at the present time.

M.O'Neil - video is on City website

A.Hart - asked if video could be shown at the deliberation session.

M.O'Neil - sure.

M.Spaulding - explained the two test runs with buses.

B.Rabinowitz - questions about the location of the main floor.

M.Spaulding - describes the space being leased on ground floor, opposite the river on the west end. There are two routes from which buses approach. Buses will back up to loading dock.

A.Zipparo - will there be cars in this area? Concerned with bus blind spot. Asks what is the pedestrian connectivity to the school?

A.Hart - questions bus drop off and the number of public routes.

A.Zipparo - questions pickup and drop off logistics and whether bus backs up into traffic. Concerned about ages and grades 6th through 8th who may be less cautious at intersections where buses may be pulling out. Concerns about buses pulling out at intersection. Questions if there are sidewalks that directly access the building.

B.Rabinowitz - the sidewalk doesn't get you to the building.

L.Letorneau - Mill St. does not have sidewalks.

B.Rabinowitz - is the walking path marked? Concerned that the sidewalk doesn't connect to the building. There are no marked walking paths.

L.Letorneau - handicap parking will get refreshed. The current cross walk is not striped. People walk along the side of cars.

B.Rabinowitz - This all relates to parking, not walking.

A.Zipparo - the concern is that students are dropped off into parking lot in between the bus drop off.

A.Hart - need to know more about how the site will work.

Dr.MLang - asked to be addressed as Dr. Lang. This project should apply for a change of use, but this never happened. This is 8000 sq. ft. include independent school without a permit. What is the total sq. ft. for area that is permitted? The codes are to protect students with networks of sidewalks, bike and paths according to 3.5.6 (a) (4), for children's safe access.

Mill St is considered a more dangerous intersection where crossing three streets, Riverside, Barrett, and Colchester. Concerns are with river nearby with the entrance 25 ft. from river; needs cyclone metal fence. At risk students are attending school and this is a dangerous area for a school. This is a transitional use service not a school, and there is no permit to be there. Respectfully ask to deny the project.

P.Irish - want to reflect on pieces to process. Has no issues with Dr. Lang as neighborhood school. Many students ride CCTA and use to bus to school. Understands about the security of the 4ft fence and look for other facilities to meet needs of kids. Appreciate Board's deliberation on this on what to do.

L.Kennedy - appreciates concerns regarding middle and high school and understands the supervision before and after school.

A.Zipparo - asked if students go outside during the day. The property is really a parking lot and wondered how this is handled.

L.Kennedy - asked if park was within walking distance or is it necessary to bus them

A.Zipparo - it appears there are no connective walkways.

S.Bushor - City councilor of Ward 1, wonders if any other area in City where proposal for school recreation. Not sure what you consider when you review proposal for school. Thought it was odd to say okay for a school that does not have access to open space. Priority for school to be accessible all time. Heightened concerns with no sidewalks and who will keep Mill St safe. Not satisfied with current information.

A.Hart - would applicant like to respond?

L.Letorneau - Catamount Holding has owned Chase Mill for number of years and there are definite concerns about safety and unusual parking lot topography. There are pockets of areas of green space.

A.Hart - staff questions the use and interior renovations are these relevant.

M.ONeil - my research looks at zoning history and zoning permits. Interior rearrangement may not require zoning review.

L.Letorneau - did pull a permit for interior work with public works department.

I.Smith - feeling frustration with testimony from hearing at last meeting. The information is inadequate regarding use. Feel the Board expected a site plan and a more formal diagrams of the stripping to doorway showing connectivity from one point to the next.

L.Letorneau - spoke about navigation plan and how children are dropped off and where they enter the building.

A.Hart - what would you like to see?

B.Rabinowitz - there is nothing that indicates the drop off point. Nothing that shows on the plan or the intentions of the plan.

A.Hart - will need to see a site plan with exact locations.

L.Letorneau - thought I addressed how we would dedicate these navigation areas.

A.Hart - if you would like, may supplement site plans is submitted by Friday or if you are fine with these plans that is up to you.

A.Hart - close public hearing at 6:17pm

3. 16-0808CA/CU; 2-14 KING STREET (DW-PT, Ward 5) Lake Champlain Transportation Company

Replace ticket booth within special flood hazard area.
(Project Manager, Ryan Morrison)

A.Hart - might be appropriate for consent approval since staff recommends approval. Asks Board if it can be treated as consent item

B.Rabinowitz - this is the first thing people see entering City and want to encourage design effort. This is a great opportunity to provide something better than what is there now.

A.Hart - this area is under water a fair amount of time.

Applicant - there is not a ton of room, but understand.

G.Hand - motion to move approve subject to staff recommendation.

A.Zipparo – seconds the motion.

Board Vote 6-0-0

VI. Sketch Plan

1. 16-0811SP; 56, 58, and 66 North Ave (RM, Ward 3) Sara M. Holbrook Community Center Inc.

Sketch plan review to demolish two existing buildings on 56 and 58 North Ave and build an addition to the existing Sarah Holbrook Community Center.
(Project Manager, Mary O'Neil)

A.Hart recuse from this item.

B.Rabinowitz - residential component taken out.

L.Polander - speaks on project.

B.Duncan - here before the Board over last year, but realize could not make project work with finances and housing. The components changed and now building is limited to 2 stories.

Slide presentation shows comparison of adjacent properties and the existing center as opposed to proposed. Property lines not perpendicular to North Ave and driveways are offset. The intent is to not exceed lot coverage of 62%. Spoke of two curb cuts, 12 parking spaces and 1 smart car space. Presently, 4 current spaces but may need 17 spaces. A total of 4300 sq. ft. of new space over 5,000 sq. ft. Separated parking from kids play space. Fencing may allow access to parking or drop off. Interior space descriptions/use renderings of building outside.

B.Rabinowitz - questions housing replacement as recommended by staff.

B.Duncan - will see how we can reduce that.

B.Rabinowitz - questions trash removal.

B.Duncan - setback issues and truck access issues. Stormwater management with infiltration system worked out with DPW.

B.Rabinowitz - questions the turning radius. Suggested two columns.

B.Duncan - not at that level of structural and working out span.

B.Rabinowitz - questions materials being used.

B.Duncan - brick and some portions look like stucco.

B.Slavin - property lines run at an angle? City took front yard some time ago and moved direction of street in 96' when parking waiver was granted to Sara Holbrook.

B.Rabinowitz - this is sketch plan and they will come back and they are short on required spaces and will have to address this.

B.Slavin - old regulations speak to conformity to neighborhood and don't see them doing that. No mention of this being historic.

B.Rabinowitz - they are adding onto a building and matching the addition. Would be good to hear about comments and concerns.

B.Slavin - briefly talked with Mary about this project; and then concerned about parking with other project with Redstone on North Ave. A lot of buildings cannot provide parking for their own lot. Concerns with lighting issue and outside lighting.

B.Duncan - would like comments on size and mass; support of parking variance in realm of possibility and waiver; no one is coming to center for long periods of time except staff;

B.Rabinowitz - where does staff park and what is the parking percentage now?

B.Duncan - about 50%

Linda want to reserve the space for kids. The number of children will determine the number of staff.

B.Rabinowitz - need to answer this because parking will be driver of the decisions.

A.Ziparo - how many students will there be?

L.Letorneau - 44 children, but want to double this.

M.O'Neil - In 1994, there was a parking space waiver with declaration that they can provide 11 spaces.

B.Rabinowitz - asked if it is tight to street? The design makes it seem more crowded on street and may want get building to feel more open.

G.Hand - questions rendering. Is this a little closer to current façade?

B.Duncan - yes.

G.Hand - doesn't seem out of proportion or too big.

I.Smith - rendering and the scale seems okay; more variation in second story.

B.Rabinowitz - question parking and how you come up with housing replacement. What is the data for parking employees now and proposed?

I.Smith - are they willing to do waiver?

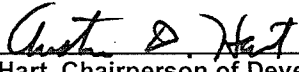
M.O'Neil - member of audience provided letter of support and concern with parking.

B.Rabinowitz - closed public hearing 6:56pm

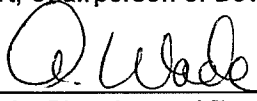
VII. Other Business

VIII. Adjournment

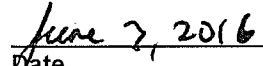
Date set for Deliberative Session is for Monday March 7, 2016.



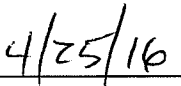
A.Hart, Chairperson of Development Review Board



A.Wade, Planning and Zoning Clerk



Date



Date

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

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

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BURLINGTON DEVELOPMENT REVIEW BOARD Wednesday March 2, 2016 PUBLIC HEARING NOTICE

The Burlington Development Review Board will hold a meeting on **Wednesday March 2, 2016 at 5:00 PM** in **Contois Auditorium, City Hall**.

1. **16-0794HO; 24-26 Conger Ave (RLW, Ward 5S) 24-26 Conger Ave LLC**
Establish home occupation for food production. No site or exterior building changes proposed.
2. **16-0730CU; 1 MILL STREET (NMU, Ward 1E) Catamount Holding Co**
Re-open hearing for change of use for 8004 sq. ft. existing warehouse/office/research lab space to primary and secondary school. No site or exterior building changes.
3. **16-0808CA/CU; 2-14 KING STREET (DW-PT, Ward 5) Lake Champlain Transportation Company**
Replace ticket booth within special flood hazard area.

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The programs and services of the City of Burlington are accessible to people with disabilities. Individuals who require special arrangements to participate are encouraged to contact the Department of Planning & Zoning at least 72 hours in advance so that proper accommodations can be arranged. For information call 865-7188 (TTY users: 865-7142).

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BURLINGTON DEVELOPMENT REVIEW BOARD Wednesday March 2, 2016, 5:00 PM Contois Auditorium, City Hall, 149 Church Street, Burlington, VT AMENDED AGENDA

- I. **Agenda**
- II. **Communications**
- III. **Minutes**
- IV. **Certificate of Appropriateness**
 - 1. **16-0762PD; 16 Rose St (RM, Ward 3C) J & S LLC**
Build a duplex on a parcel with an existing single family home.
(Project Manager, Mary O'Neil)
- V. **Public Hearing**
 - 1. **16-0794HO; 24-26 Conger Ave (RLW, Ward 5S) 24-26 Conger Ave LLC**
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 - 3. **16-0808CA/CU; 2-14 KING STREET (DW-PT, Ward 5) Lake Champlain Transportation Company**
Replace ticket booth within special flood hazard area.
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- VI. **Sketch Plan**
 - 1. **16-0811SP; 56,58, and 66 North Ave (RM, Ward 3) Sara M. Holbrook Community Center Inc.**
Sketch plan review to demolish two existing buildings on 56 and 58 North Ave and build an addition to the existing Sarah Holbrook Community Center.
(Project Manager, Mary O'Neil)
- VII. **Other Business**
- VIII. **Adjournment**

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Redstone

Brokerage Services
Development
Property Management
Construction

February 22, 2016

Re: DRB hearing 3/2/16 Chace Mill change of use for a school tenant.

Dear Mary O'neil & DRB Board,

Please find enclosed supporting documentation to be reviewed and used during the hearing. As well as the attached video.

Enrollment break-down:

- Grade 6 = 1 student (likely age 11/12)
- Grade 7=3 students (likely age 12/13)
- Grade 8= 6 students
- Grade 9= 7 students
- Grade 10=3 students
- Grade 11=4 students
- Grade 12=2 students
- Total 26

How students plan to arrive

- Parent drop off
- Taxi
- Essex small bus
- CCTA neighborhood special to site
- CCTA to Barret Street drop off
- BSD Yellow Bus to site
- Currently students are supervised outside at 830am and enter the school at 845am. They depart at 210pm.

Fact checker

- We performed an onsite live test. Attached to the email is a video of the bus entering Chace Mill from Mill Street and dropping off near the OnTop entrance and backing up to the loading dock to exit back out Mill Street.
- Test run: The photo attached page 3, photo #3 is the largest BDS bus accessing Chace Mill from the back driveway off Chase Street and dropping at the handicap ramp of the Chace Mill front entrance and leaving out Mill Street.
- It is our opinion that both options are safe and will work for student pick up and drop off by bus.
- Additionally we plan to install a few signs near their dedicated entrance stating "School Drop Off Only" (parents and Taxi can use these spaces)

- There is a handicap space near the proposed dedicated entry.
- There are handicap spaces near the porch entry.
- CCTA Neighborhood special- they would use the same method as BSD buses.
- CCTA – drop at Barret Street with side walk to beginning of Mill Street.
- For reference materials we are enclosing a sketch of a Navigation Map, the interior floor plan of the first level showing how a student would get to class if dropped at the front porch along with other site photos to use during discussions.

On site safety:

- Hash crosswalks and line markings will be repainted in the late spring to make them fresh and very visible.
- River barrier- we do intend to install guard rails along the river parking lot and we will repair the existing wood barrier railing. Additionally we plan to install a barrier fence along the grass area. Photo of fence is circled in red attached. This is through another zoning application that we were planning to apply for closer to end April with installation just as ground becomes unfrozen.

See you all next week at the hearing,



Linda I Letourneau

-  Entrances to tenant space
-  Dedicated on-street parking
-  area of future sidewalk

The River

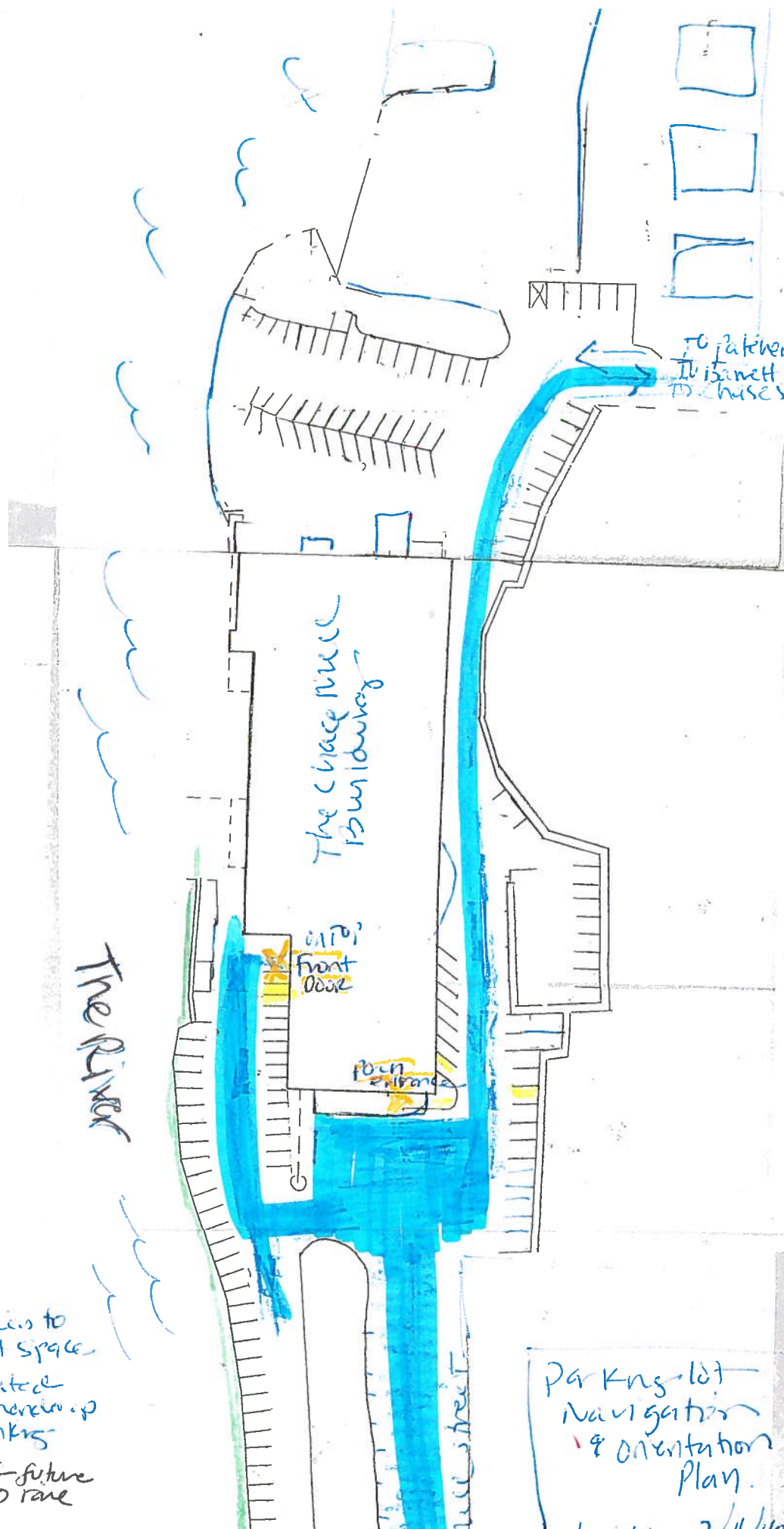
The Chase Mill Building

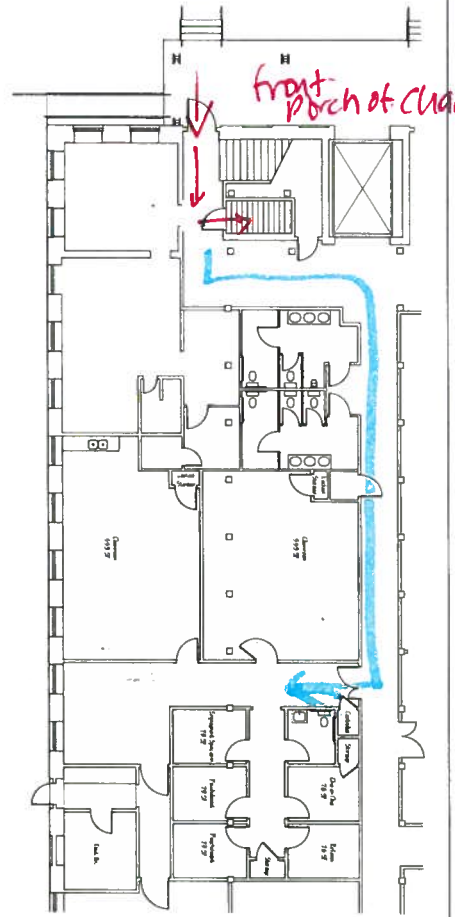
Front Door

Back Entrance

to take
to street
to houses

Parking lot
Navigation
& Orientation
Plan.





ENTR
Navigation Plan

② Main Level Plan

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



① River Level Plan

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



photo
3
page 3

Chace Mill 1 Mill St





Google earth

feet
meters

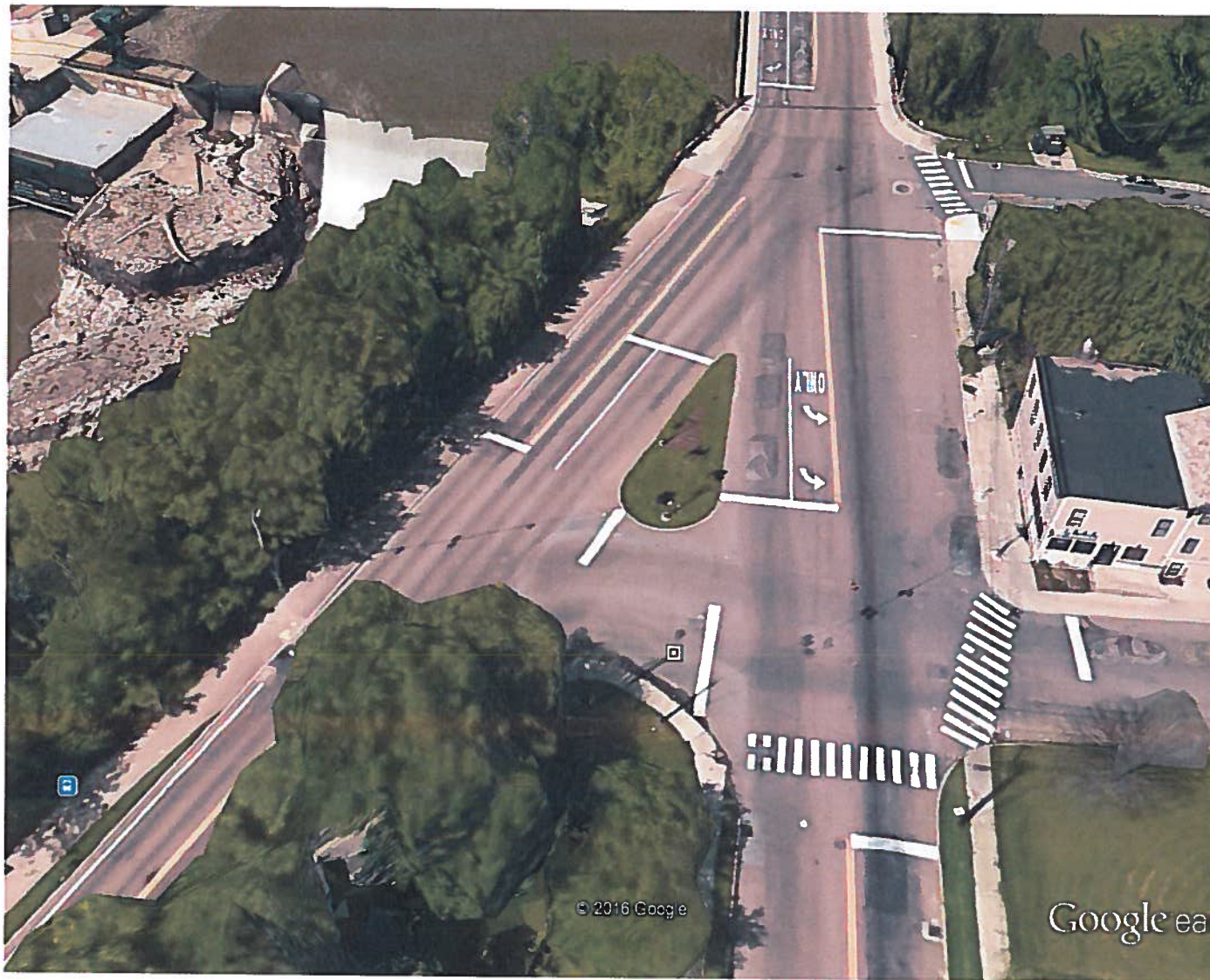
100

60



Google earth





Google earth

feet
meters



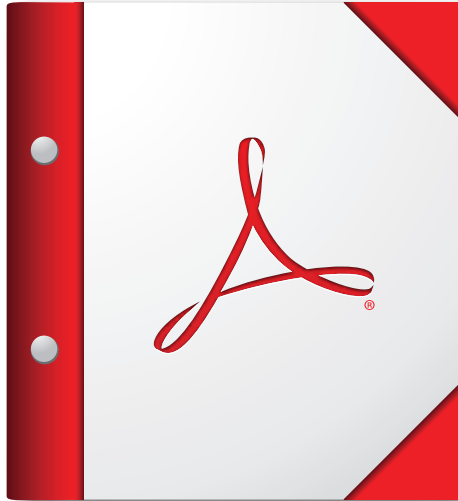


Google earth

feet
meters







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Department of Planning and Zoning

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Mary O'Neil, AICP, Principal Planner
Ryan Morrison, Associate Planner
Elsie Tillotson, Department Secretary
Anita Wade, Zoning Clerk



MEMORANDUM

To: Development Review Board
From: Mary O'Neil, AICP, Principal Planner
Date: March 2, 2016
RE: 56, 58 and 66 North Avenue

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

File: ZP16-0811SP

Location: 56, 58 and 66 North Avenue

Zone: RM **Ward:** 3C

Date application accepted: January 27, 2016; amended February 11, 2016

Applicant/ Owner: Sara Holbrook Community Center / Bob Duncan, Duncan Wisniewski Architects

Request: Combine three lots into one 20,544.5 sf parcel; demolish two existing duplex buildings at 56 and 58 North Avenue; build an addition to the existing Sara Holbrook Community Center.



Previous Sketch Plan Review for all three properties:

Zoning Permit 15-0263SP; Sketch Plan review of proposed demolition of one existing building, moving another to a different location, expansion of existing community center and construction of six new apartments. September 16, 2014.

Background for each parcel:

56 North Avenue

- **Zoning Permit 06-632CA**; Construction of 9' x 12' pressure treated deck with railing on rear of second floor unit. May 2006.

58 North Avenue

- **Zoning Permit 16-0577FC**; relocate fence between 66 and 58 North Avenue for children's play space. November 2015.
- **Zoning Permit 14-0257CA**; change of use from single family to duplex residence. Add stair railing, replace five windows. December 2013.
- **Zoning Permit 06-802CA**; amend ZP03-330 to remove condition #3 of permit regarding painting of the deck. May 2006.
- **Non Applicability of Zoning Permit Requirements**; repair front stoop roof covering. (Applicant asserts multi-family use. Zoning Administrator adds: "Proposed use is NOT included in this determination. Any change in use requires a zoning permit.") August 2013.
- **Zoning Permit 03-330**; replace northern 2nd story window on rear of house with fire exit door. Erect railings around flat rooftop of existing mudroom on rear of house. Install staircase with 4' x 4' platform leading up to 2nd story on rear of house. All wood pressure treated. February 2003.
- **Zoning Permit 91-343**; demolish 10' x 10' and 6' x 10' sheds in rear of existing single family home and construct a 24' x 24' single story garage with gravel access drive. Side and rear yard setbacks proposed at 6' (5' minimum.) May 1991.
- **Zoning Permit 81-752**; replace 115' of 4' chain link fence along front and side of property. Approved October 1981.

66 North Avenue (Sara Holbrook Center)

- **Non-Applicability of Zoning Permit Requirements**; replace existing playground structure. May 2004.
- **Non-Applicability of Zoning Permit Requirements**; replace existing playground structure – scope of equipment remains the same. March 2004.
- **Zoning Permit 01-029**; replace existing window sash with new for the Sara Holbrook Center. Proposal includes stucco repairs where necessary. No change in footprint or use. July 2000.
- **Zoning Permit 94-395**; rear two story addition to the existing Sara Holbrook Community Center. April 1994. (Includes a waiver for four parking spaces as 1000 sf. addition provides handicapped access to the second floor, larger entry area, and relocated activity room with natural light. Zoning permit defines required parking 14, provided parking 11.)

- **Zoning Permit 90-071 / COA 89-068A**; Amend site work to include handicapped access. March 1990.
- **Zoning Permit 89-496**; construct 10' x 8' shed against rear of existing structure. September 1989.
- **Zoning Permit 89-362 / COA 89-068**; restore playground areas and front lawn landscaping. July 1989.
- **Zoning Permit 89-354**; remove existing 10' x 20' shed on rear of property. July 1989.
- **Zoning Permit 82-230**; erect a 4' chain link gate and fencing between building and existing fence. June 1982.
- **Zoning Permit 78-208**; construct 100' chain link fencing beside parking lot. November 1978.
- **Zoning Permit**; to erect a 10' x 20' utility building on the rear of the property at 66 North Avenue. December 1974.
- **Notice of Appeal to Zoning Board of Adjustment**; Permission to erect a new home for the Sara Holbrook Community Center which was forced to move by Urban Renewal from its previous location at 98 College Street. November 1965.

Overview: The overall development proposes to combine three parcels (56, 58 and 66 North Avenue) to accommodate an expanded Sara Holbrook Community Center. The project has been revised since the earlier 2014 Sketch Plan Review to eliminate the residential component of the project (originally proposed to add 6 residential apartments within the expanded building.) Additionally, the two existing duplexes at 56 and 58 North Avenue are now proposed to be demolished rather than re-locating one.

Applicable Regulations: Article 3 (Applications and Review), Article 4 (Maps and Districts), Article 5 (Citywide General Regulations), Article 6 (Development Review Standards), Article 8 (Parking), Article 9 (Inclusionary and Replacement Housing) and Article 10 (Subdivision Review) and Appendix A (Use Table.)

I. Findings

Appendix A – Use Table.

A community center is a conditional use in the RM zoning district. See Conditional use review standards, below. Footnote 13 declares: “Permitted hours of operation are 5:30 am to 11:00 pm.”

Article 3: Applications and Review

Part 3: Impact Fees

Impact fees may be assessed for new gross floor area, based upon calculations provided by the applicant to staff. Such Impact Fees must be paid prior to issuance of a zoning permit, or if a building permit is required, within 30 days of issuance of the building permit. (Sec. 3.3.7.)

Conditional Use Review Criteria

Section 3.5.6 Review Criteria

(a) Conditional Use Review Standards (as adopted by City Council 8.10.2015)

Approval shall be granted only if the DRB, after public notice and public hearing, determines that the proposed conditional use and associated development shall not result in an undue adverse effect on each of the following general standards:

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

The proposed redevelopment may require additional water and sewer services; a letter of confirmation of adequate capacity will be required from the department of Public Works. A state wastewater permit will also be required.

- 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 existing community center is within the medium density residential zoning district, which is intended primarily for medium density residential development in the form of single family detached dwellings and attached multi-family apartments. The proposed expansion of the Sara Holbrook Center will cause the removal of 2 existing duplexes, for a loss of four residential units. Community Centers typically offer supportive services for neighboring residential districts, and therefore beneficial. The expansion and further enhancement of the Sara Holbrook Center may be consistent with the MDP in that it would conserve existing elements and design characteristics of the City's neighborhoods, particularly where the importance of a structure is defined. (The Sara Holbrook Center was design by noted Burlington architect Benjamin Stein and is included within the inventory of Burlington's Modern Architecture Survey, 2010. MDP reference Page IV-5.)

There is, however, conflict with the Housing Action Plan (Chapter IX, Municipal Development Plan, *Preserve existing, affordable housing*) and Chapter 9 of the Comprehensive Development Plan (Inclusionary and Replacement Housing.)

- 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 expansion of the existing community center would precipitate similar noise and traffic associated with the current use. No undue nuisance relative to odor, dust, heat or vibration is anticipated.

- 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;*

The Sara Holbrook Center is connected to a city-wide sidewalk network, and is accessed from a major arterial (North Avenue) and adjacent to North Street. A broad transportation network, including public transit, is at the ready.

and

5. The utilization of renewable energy resources;

Plans have not been developed to the point of determining the intent to use renewable energy resources.

and

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

Sewer and Water capacity will have to be confirmed. A state wastewater permit will be required. No work may be done within the public right-of-way without the written expressed consent of the Department of Public Works, and if appropriate, approval by the City Council. The Comprehensive Development Ordinance will require replacement housing, or payment-in-lieu for lost housing units. See Article 9.

(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;*

See Article 6.

- 2. Time limits for construction.*

Zoning permits have a two-year life; construction must begin within the first year and commence within two years.

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

Typical limitations for construction are M-F 7:30 am – 6:00 pm; Saturday construction is limited to interior work only. No construction activities may occur on Sunday.

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

As a Conditional Use, any expansion or alteration will require review by the DRB under regulations in effect at that time.

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.*

This is at the discretion of the Board.

Article 4: Maps and Districts

Section 4.4.5 Residential Districts

(a) Purpose

3. The Residential Medium Density (RM) district is intended primarily for medium density residential development in the form of single-family detached dwellings and attached multi-family apartments.

As noted, community centers are not identified as intended uses; however this is an existing community center that proposes to expand. The removal of two multi-unit (duplex) buildings is contrary to the intended uses as defined.

(b) Dimensional Standards and Density

Table 4.4.5-1 Minimum Lot Size and Frontage

Minimum lot frontage is 30', there is no minimum lot size in the RM zoning district. The application meets the minimum lot frontage, the collective new frontage increasing to 137'. (66' +33'+38')

Table 4.4.5-2 Base Residential Density

For the RM district, maximum dwelling units per acre is 20. The Density Equivalent, for nonresidential use (**Section 5.2.7, (a) 2.**) provides that for purposes of density calculations, *each 1,500 sf of nonresidential gross floor area not contained within a dwelling unit or within common hallways, stairwells and elevator shafts shall be counted as one dwelling unit.*

For a lot size of 20,544.5, **9** residential units or equivalent could be permitted (9/.47 acres = 19.14, or less than the limitation of 20/acre.) For a proposed floor area of 9350 sf of non-residential area, density calculations equate to **6 units**. (9350/1500 = 6.23.) This will comply with the limitations of this standard.

Table 4.4.5-3, Residential District Dimensional Standards

Zoning District	Maximum Lot Coverage	Setbacks			Maximum Height 35'
		Front the average of 2 adjacent lots on both sides +/-5'	Side 10% of lot width or average of side yard setback of 2 adjacent lots on both sides. Max 20'	Rear Min. 25% of lot depth, not less than 20', max. 75'	
Existing lots	Total area of combined lots: 62% See submitted plan, LO for breakdown.	Differ by parcel. SHC approx.. 16' 58 North Ave. 10', 56 North Ave 1'.	See Plan LO.	See Plan LO.	
Proposed redevelopment	65%* exceeds current non-conforming coverage for combined lots. Exceeds current individual levels	Continues current setback of existing community center; approx..	No change to north setback. South setback, structure meets 10% lot width	Proposed building meets required 25% rear setback; parking and walkways	Not defined. May not exceed 35'.

	of non-conforming coverage for 56 and 58 North Avenue.	16'.	(approx..3.7'); Parking is subject to minimum 5' setback. First parking space #8 is only 12' x 8' and would not contribute to parking count.	meet minimum 5' setback. There is no permit for the shed on the northeasterly corner, which encroaches into a required setback. Ortho photos demonstrate it has been there since 2000, and therefore an unenforceable violation.	
--	--	------	--	---	--

(c) Permitted and Conditional Uses

A community center is a conditional use in the RM zoning district. See Appendix A.

(d) District Specific Regulations:

1. Setbacks

A. Encroachment for Residential Driveways

Not applicable.

B. Encroachment into the Waterfront S

C. Setback

Not applicable.

2. Height

A. Exceptions in the Waterfront RM District

Not applicable.

3. Lot Coverage

A. Exceptions for Accessory Residential Features

The patio and walkways may count toward the 10% bonus provision; however the property remains significantly over the 40% limitation of the zoning district, and in excess of the existing 62% (collective) coverage of all three lots. With a proposal for 65% coverage, the plan presents an unacceptable increase in the level of non-conformity relative to lot coverage.

4. Accessory Residential Structures and Uses

No residential uses are proposed. Not applicable.

5. Residential Density

No residential use is proposed. Not applicable.

6. Uses

A. Exception for Existing Neighborhood Commercial Uses

Not applicable.

7. Residential Development Bonuses

Not applicable.

Article 5: Citywide General Regulations

Part 2: Dimensional Requirements

Section 5.2.1 Existing Small Lots

Not applicable.

Section 5.2.2. Required Frontage or Access

The combined lot will meet minimum frontage per Table 4.4.5-1, and have access to a public street.

Section 5.2.3 Lot Coverage Requirements

See Table 4.4.5-3, above.

Section 5.2.4 Buildable Area Calculation

The parcel will not exceed 2 acres. Not applicable.

Section 5.2.5 Setbacks

See Table 4.4.5-3, above.

Building Height Limits

See Table 4.4.5-3, above.

Section 5.2.7 Density and Intensity of Development Calculations

2. Density Equivalent, Nonresidential Uses

See Table 4.4.5-2 and area breakdown, above.

Part 3: Non-Conformities

Currently the Community Center is over the coverage allowance of 40% within the RM Zoning District. (56 North Avenue is at 46%, 58 North Avenue is 51%.) It has not been established if all the reported coverage has been legitimized through approved zoning permits. The applicant will be required to confirm that reported coverage for the three lots has either been permitted or can be demonstrated as pre-existing.

Although all parcels exceed the 40% coverage allowance of the zoning district, 56 and 58 North Avenue are less non-conforming than 66 North Avenue. For purposes of redevelopment, the lot coverage for all three parcels has been examined collectively, to forward a plan to equal the existing coverage in redevelopment; 62%. The site plan provided (L-1) defines a coverage of

65%; exceeding the reported 62% non-conforming coverage. The level of non-conformity may not be increased.

Section 5.4.9 Brownfield Remediation

None of the parcels are listed on the state hazardous sites list. Not applicable.

Section 5.5.1 Nuisance Regulations

See Section 3.5.6 (a) 3. above.

Section 5.5.2 Outdoor Lighting

All outdoor lighting will be evaluated to assure compliance with the standards within this section. The applicant should provide a plan, with fixture location, mounting height, illumination levels/lumens, spec sheets, and a photometric of the site to assure compliance with these standards.

Section 5.5.3 Stormwater and Erosion Control

The applicant will be required to submit a Stormwater management plan, consistent with Chapter 26 and subject to approval by the Stormwater administrative team.

Section 5.5.4 Tree Removal

Any trees intended for removal, and an assessment of their size, species and condition, shall be noted on a landscaping plan submitted at the time of final application.

Article 6: Development Review Standards

Part 1: Land Division Design Standards

No land division will occur. The project review will include the merger of three parcels, which can be accomplished as a boundary line adjustment.

Part 2: Site Plan Design Standards

Sec. 6.2.2 Review Standards

(a) Protection of Important Natural Features:

No natural features have been identified within submission materials for Sketch Plan review. The lots appear flat, with little landscaping.

(b) Topographical Alterations:

No topographical alterations have been included within the plans, and are not anticipated.

(c) Protection of Important Public Views:

There are no protected views from any of the three parcels.

(d) Protection of Important Cultural Resources:

None of the buildings are listed on the state or National Register of Historic Resources. 66 North Avenue was identified within a study of Burlington's Modern Architecture due to its design by local architect Benjamin Stein.

(e) Supporting the Use of Renewable Energy Resources: More detailed submission information will define any use of wind, water, solar, geothermal, or other renewable energy resource.

(e) Brownfield Sites:
See Section 5.4.9, above.

(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.
See Section 5.5.3, above.

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.

Snow storage and removal will need to be addressed at application. A drop-off area is proposed for community center attendees. An airlock space at the front entrance will give visitors a chance to escape inclement weather.

(h) Building Location and Orientation:
The building will continue to front North Avenue, strengthening the streetscape.

(i) Vehicular Access:
While a single access drive currently serves the community center, a semi-circular drop-off is proposed in the redevelopment, combined with a driveway at the south end of the parcel. This will facilitate quick and easy delivery of children and materials, it may be problematic if used as short-term or unauthorized parking (as occurred at the former King Street center.) The site plan does not indicate intended pattern of traffic flow(one way/two-way which direction), nor does it provide a sense of spatial position of these driveway to the nearest intersecting streets. Further review by the Department of Public Works will help understand if there might be issues with discharging possibly a greater volume of traffic onto the street. Their inquiry will examine the projected entering and existing traffic volumes under full build out versus current conditions.

Driveway cuts will need to be consistent with city dimensional requirements.
The curb cut and development within the right-of-way will require review by the department of public works, and potentially a license agreement with the City Council.

(j) Pedestrian Access:
The municipal sidewalk network connects to the front patio area, and circles the existing building to a continued walkway around the rear. The southly section of the front (North Avenue) façade is largely reserved for vehicular drop off and access. Although obscured by the shadows in the illustration, the drop off area is adjacent to a walkway for building entry.

Early review by city engineering staff raised concern relative to pedestrian safety for the northernmost access and the broad radius exiting the parcel into the right of way. DPW will require the sidewalk to be continued through the driveway aprons.

(k) Accessibility for the Handicapped:

The building will be required to meet all ADA standards. Review of compliance is under the jurisdiction of the building inspector.

(l) Parking and Circulation:

Vehicular entry will occur at a southerly driveway, with the ability to enter the drop off area or access the parking lot. While a comprehensive traffic study is likely not needed, basic information relative to anticipated trip generation should be provided to understand any increase in trips, and foreseeable complications of introducing a new curb cut for the drop-off circle. It is recognized that two existing curb cut (for 56 and 58 North Avenue) will be eliminated with the plan.

(m) Landscaping and Fences:

A landscaping plan will be required at the time of final application.

(n) Public Plazas and Open Space:

A large entry patio is proposed on the North Avenue frontage; a smaller rear patio and connected walkways are available on the rear. The redevelopment includes playspace on the easterly (rear) of the lot; removed from the congestion and conflict of traffic.

(o) Outdoor Lighting:

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

(p) Integrate infrastructure into the design:

Final design should include identification of exterior storage areas, machinery and equipment installations, utility meters, dumpsters or other accessory structures. Where appropriate, screening shall be provided.

Any new on-site utilities shall be place underground. Trash and recycling bins and dumpsters are to be located, within preferably, or behind buildings, enclosed on all four (4) sides to prevent blowing trash, and screened from public view.

Part 3: Architectural Design Standards

Sec. 6.3.2 Review Standards

(a) Relate development to its environment:

1. Massing, Height and Scale:

More definitive building elevations will be required at the time of application. From the modeled study, it appears that the addition to the community center will continue the massing of the existing building. Height measurements have not yet been provided.

2. Roofs and Rooflines.

A flat roof is proposed, which is consistent with the existing building.

3. Building Openings

Early elevations suggest an irregular pattern of window placement on the primary North Avenue facade, exhibiting an informality and freshness that exudes a playful quality appropriate to the intended neighborhood users. No formalized plans have yet been received.

(b) Protection of Important Architectural Resources:

None of the buildings within the plan are listed on the state or National Register of Historic Places.

(c) Protection of Important Public Views:

There are no protected public views from the site.

(d) Provide an active and inviting street edge:

This can be assessed when additional plans are submitted at application.

(e) Quality of materials:

More complete information will be required at the time of formal application.

(f) Reduce energy utilization:

All development is required to meet the Guidelines for Energy Efficient Construction pursuant to the requirements of Article VI. Energy conservation, Section 8 of the City of Burlington Code of Ordinances.

(g) Make advertising features complementary to the site:

Any signage will require a separate sign permit.

(h) Integrate infrastructure into the building design:

See Section 6.2.2. (p).

(i) Make spaces secure and safe:

The development will be required to meet all applicable egress standards, and comply with all applicable building and life safety code as defined by the building inspector and fire marshal.

Article 8: Parking

The property is within a Neighborhood Parking District. Per Table 8.1.8-1, Community centers require 3.3 parking spaces per 1,000 sf. of gross floor area. The number of existing parking spaces has not been provided, and will be required to determine the total number of parking spaces that need to be provided.

The total proposed *new* area is 5334 sf, for a parking requirement of an additional 18 parking spaces. ($5334/1000 = 5.33 \times 3.3 = 17.6$.) The submitted site plan illustrates 13 parking spaces on-site; however parking space #8 does not meet the area required for even a compact space, resulting in only 12 spaces that meet the standards of Table 8.1.11-1.

Upon submission of the existing parking availability, an assessment will be made of the total requirement and the percentable of waiver that may be required upon application.

A Parking Management Plan (Section 8.1.15) will be required for the Board to consider a waiver from the parking requirements of the ordinance.

Part 2: Bicycle Parking

Community Services, including community centers require 1 bicycle parking space per 20,000 sq. ft. for long term parking, and 3 per 5,000 for short term bicycle parking. The area does not rise to the requirement to provide long term spaces, however 2 short term bicycle parking spaces will be required (total area 9350 / 5000 = 1.87.) Given the intended use and patronage, a broader consideration of bicycle parking is encouraged.

Article 9: Inclusionary and Replacement Housing

Part 2: Housing Preservation and Replacement/Demolition and Conversion (as adopted by City Council August 10, 2015.)

Section 9.2.3 Approval

Notwithstanding any other provision of this ordinance, a person who proposes to remove, demolish, or to convert to a nonresidential use any housing unit or units, in a zone where such is a use is otherwise permitted, must obtain approval pursuant to all applicable provisions of this Ordinance. In addition to the permit application requirements contained in Article 3, the applicant must also submit:

- a. A statement certifying the number of housing units to be demolished or converted to a nonresidential use and the number of bedrooms existing within each of these units; and*
- b. A list containing the name of each tenant currently residing in the housing units to be demolished or converted, as well as verification by affidavit of compliance with the tenant notice requirements of this section.*

Section 9.2.5 Housing Replacement Requirement

The demolition of 56 and 58 North Avenue will result in the loss of four housing units.

Notwithstanding that housing replacement in and of itself does not require Development Review Board review and approval, an owner shall replace any housing units that are demolished or converted to a nonresidential use in accordance with and subject to all other applicable requirements of the Comprehensive Development Ordinance. Replacement units may be provided by the owner or by the owner's designee fully in any of the following ways:

- a. New Construction. Construction of housing units within a new structure or new addition;*
 - b. Residential conversion. Conversion of all or a portion of a nonresidential building to residential use; or*
 - c. Subsidy. Creation of affordable housing units that have not been affordable to low-income households for the twenty-four months preceding that date of application for approval.*
- An applicant may use any of the three methods to partially fulfill their replacement requirements, until the total requirement is met.*

The applicant is encouraged to meet with the Housing Trust Fund Manager in the Community and Economic Development Office to determine the most appropriate method of meeting this standard of the ordinance.

Section 9.2.9 Relief

Any owner who has applied for approval for demolition or conversion of a housing unit or units may apply to the DRB for relief from the housing replacement requirements of Section 9.2.5.

Such relief may be a downward adjustment of up to fifty percent (50%) of the owner's housing replacement obligation if the owner establishes to the Board's satisfaction that:

- a. The literal interpretation and strict application of the housing replacement requirement would be impossible for the owner;*
- b. The requested relief would be consistent with the spirit and purpose of this Article; and*
- c. The requested relief does not constitute a grant of special privilege inconsistent with the limitations upon similar properties.*

The DRB must make positive findings on each of the three (3) criteria above in order for any such adjustment to be valid.

If a request for relief toward housing replacement for the four lost units is forwarded to the DRB, the applicant will be required to provide supporting information in response to all three criteria noted above.

Section 9.2.10 Exemptions

This article shall not be applicable to:

- (a) A loss or change of use lasting less than one (1) year, where residential use is restored within that same one (1) year period, shall not be subject to the replacement requirements of this Part.*

As all four units are proposed to be lost through building demolition, this does not apply.

(b) Any housing unit ordered demolished or declared unfit for habitation by the office of inspection services because of damage caused by civil commotion, malicious mischief, vandalism, natural disaster or other causes beyond the owner's control shall not be subject to these regulations. Any housing unit ordered demolished, or declared unfit for human habitation, by the office of inspection services because of deterioration caused by neglect or deferred maintenance by the existing or prior owner(s) shall not be exempt. A determination of neglect or deferred maintenance shall be made by the administrative officer based on evidence of one or more of the following:

- 1. The deterioration of exterior walls or other vertical support;*
- 2. The deterioration of roofs or other horizontal members;*
- 3. The deterioration of external chimneys;*
- 4. The deterioration or crumbling of exterior mortar;*
- 5. The ineffective waterproofing of exterior walls, roofs and/or foundations; and/or*
- 6. The existence of broken windows or doors.*

In the event that any unit is demolished prior to obtaining conditional use approval, enforcement action in accordance with Article 2 shall commence immediately and the requirements of this Article shall apply in addition to any enforcement penalties.

There has been submitted no information that any of the housing units has been declared unfit for habitation or ordered demolished by the building inspector. This exemption does not apply.

- (b) The demolition or conversion to a nonresidential use of a single attached or detached housing unit or duplex that is occupied by the owner as his or her primary residence for the*

twelve-(12) month period preceding the date of application for conditional use approval. Nor shall this section be applicable in its replacement requirement to that portion of a multi-unit building of three (3) units or more that is occupied by the owner as his or her primary residence for the thirty-six-(36) month period preceding the date of application for conditional use approval. Any exemption allowed under this provision shall be void if the owner sells any of the applicable units within twenty-four (24) months of the date of conditional use approval;

The Sketch Plan information does not define the ownership and length of residency of the two duplex residences; so it cannot be discerned if this exemption might apply.

and,

(d) The demolition or conversion of a housing unit that has rented, for the twenty-four (24) months preceding the date of application for conditional use approval, for a monthly charge in excess of twice the HUD Fair Market Rent for the Burlington MSA, adjusted for unit size.

Although rental rate information has not been submitted with Sketch Plan materials, it is unlikely that the units would meet this threshold. This exemption, therefore, would not apply.

Article 10: Subdivision Review

Section 10.1.5 Lot Line Adjustments

The submission materials and requirements of a lot line adjustment, including plat preparation, will be required to complete the merger of three lots. Per Section (c), lot line adjustments do not constitute a subdivision.

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



DEPARTMENT OF
PLANNING & ZONING
JANUARY 8, 2016

SARAH HOLBROOK COMMUNITY CENTER		SFT
66 NORTH AVE (SHC) TOTAL AREA		10,334.3
BUILDING FOOTPRINT		2,824
SHED		85
SIDEWALKS		1,067
PAVING		3,777
PLAYGROUND		85
TOTAL LOT COVERAGE		7,838
TOTAL COVERAGE PERCENT		76%
58 NORTH AVE TOTAL AREA		6542
BUILDING FOOTPRINT		1243
SIDEWALKS		
PAVING		1500
GARAGE		562
TOTAL LOT COVERAGE		3305
TOTAL COVERAGE PERCENT		51%
56 NORTH AVE TOTAL AREA		3668.2
BUILDING FOOTPRINT		887
SHED		80
SIDEWALKS		
PAVING		724
TOTAL LOT COVERAGE		1691
TOTAL COVERAGE PERCENT		46%
TOTAL AREA		20,544.5
TOTAL LOT COVER		12,834
LOT COVERAGE PERCENT		62%

EXISTING SITE PLAN
Scale: 1" = 20 ft

NORTH AVENUE



SARA HOLBROOK COMMUNITY CENTER

BURLINGTON, VERMONT

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DUNCAN WISNIEWSKI ARCHITECTURE
A Professional Corporation

SITE ANALYSIS

Duncan
Wisniewski
ARCHITECTURE

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DATE: 08.25.14

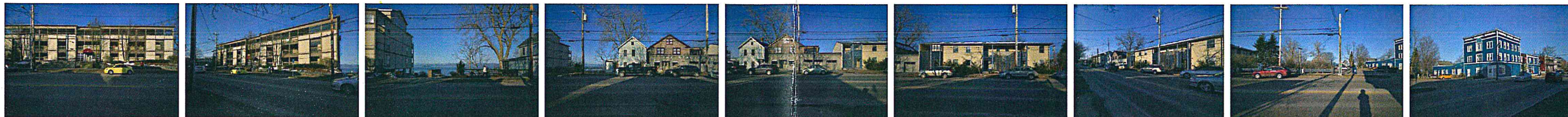
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DEPARTMENT OF
PLANNING & ZONING



NORTH AVE EAST ELEVATION



NORTH AVE WEST ELEVATION



VIEW LOOKING SOUTH EAST



VIEW LOOKING SOUTH EAST



VIEW LOOKING NORTH EAST

NORTH AVE EAST ELEVATION

SARA HOLBROOK COMMUNITY CENTER

BURLINGTON, VERMONT

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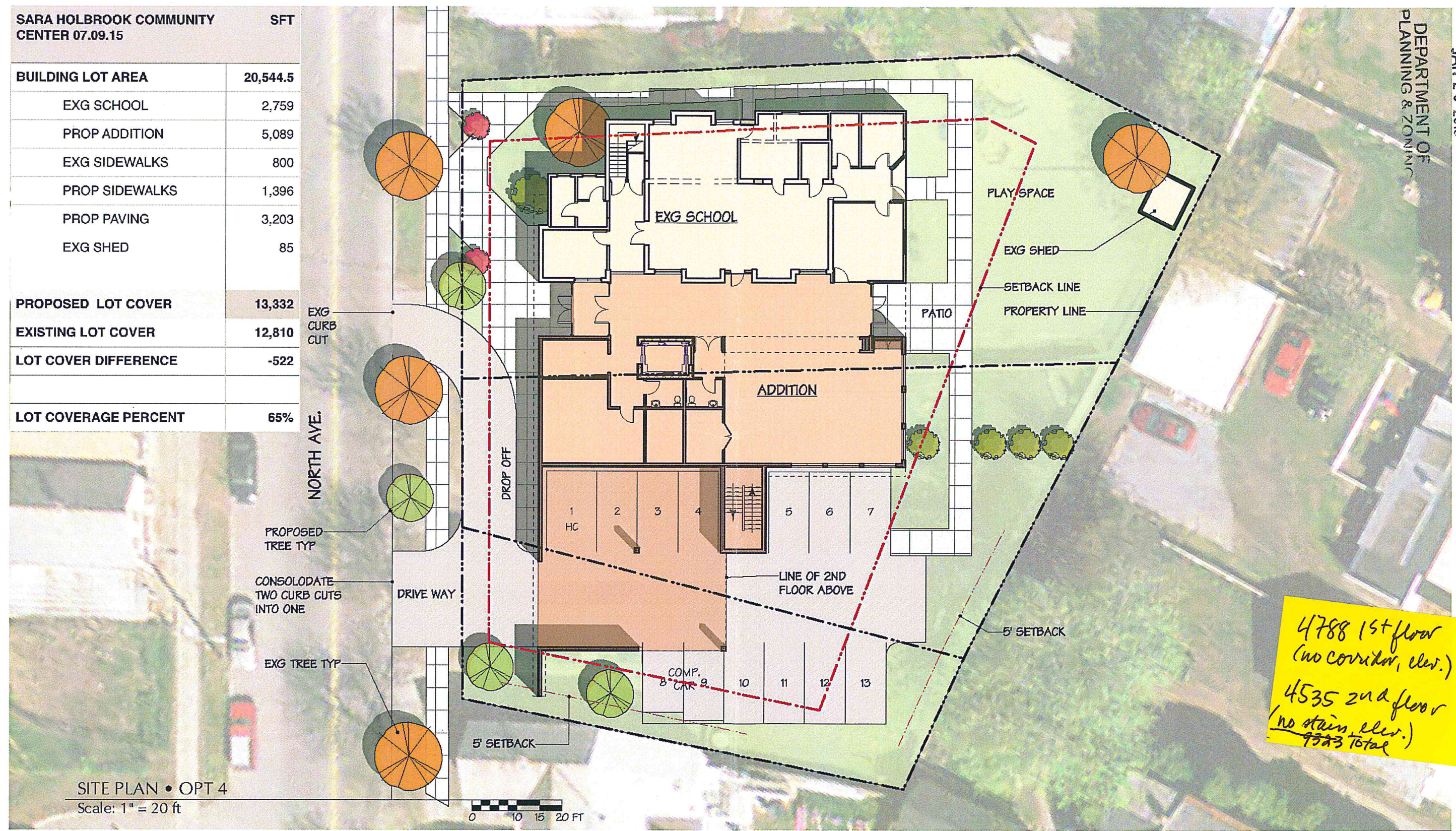
SCHEMATIC DESIGN

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JAN 26 2016

DEPARTMENT OF
PLANNING & ZONING



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BURLINGTON, VERMONT

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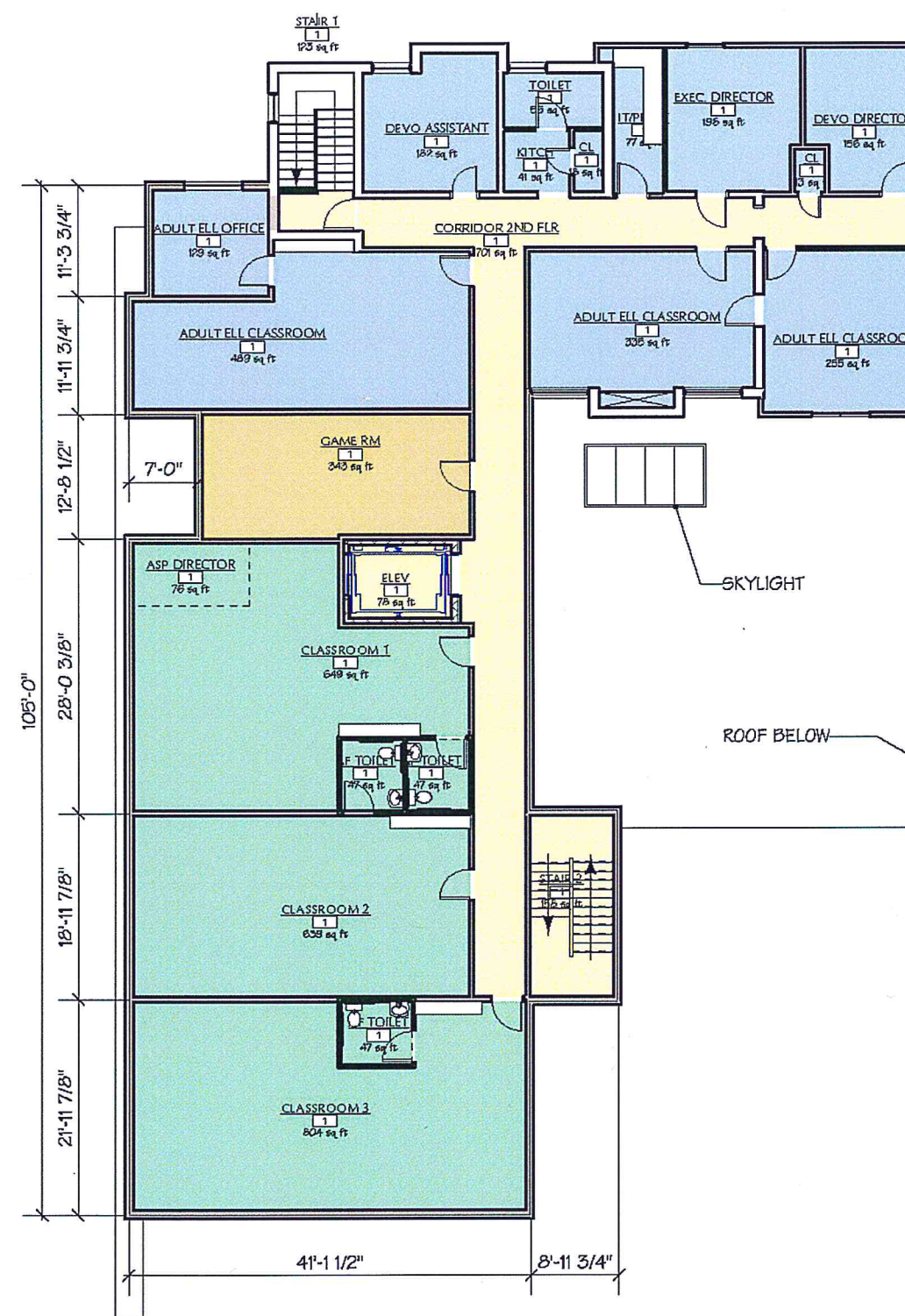
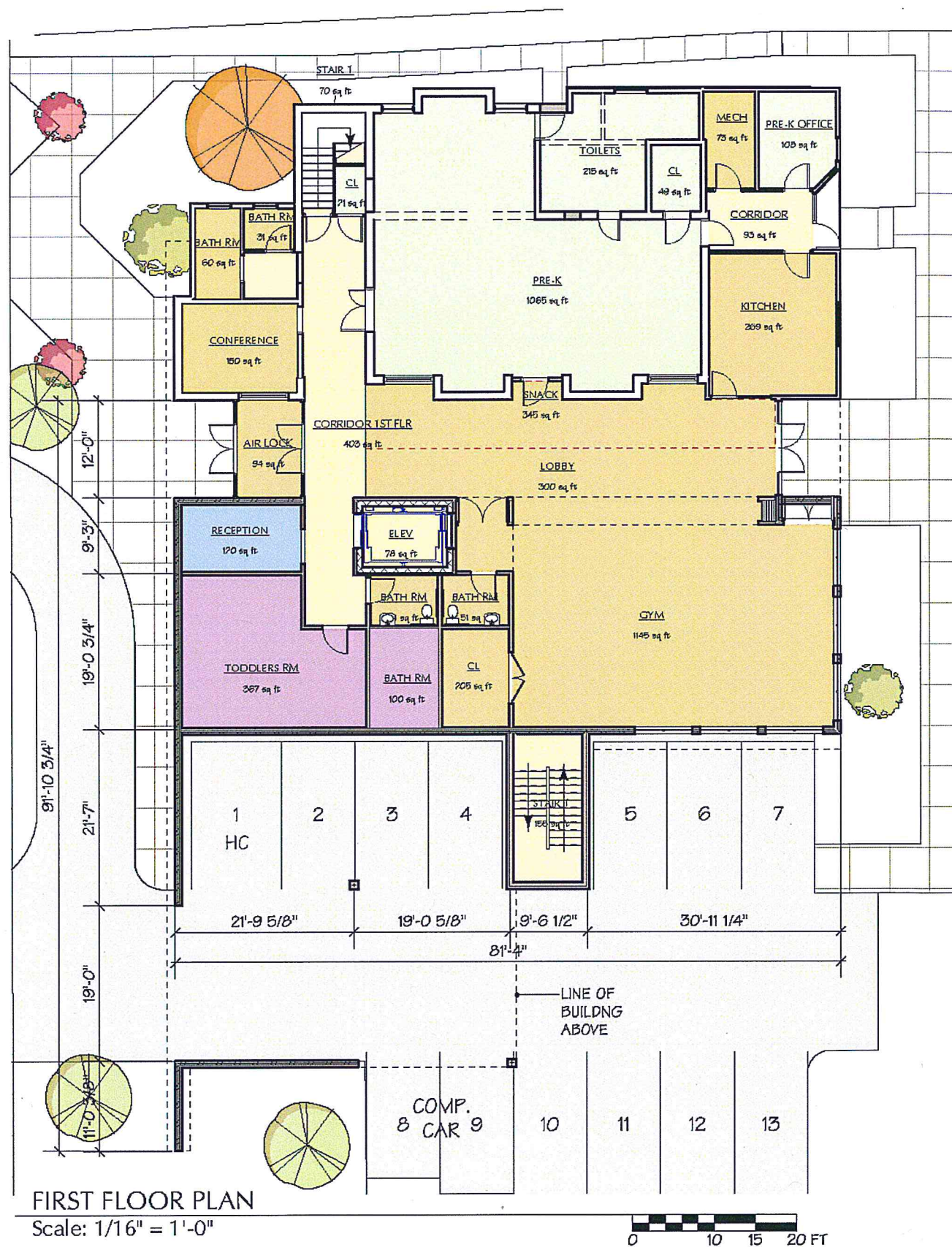
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BURLINGTON, VERMONT

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SCHEMATIC DESIGN

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A-1

Department of Planning and Zoning

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Meagan Tuttle, AICP, Comprehensive Planner
Jay Appleton, GIS Manager
Scott Gustin, AICP, Principal Planner
Mary O'Neil, AICP, Principal Planner
Anita Wade, Zoning Clerk
Elsie Tillotson, Department Secretary*



TO: Development Review Board
FROM: Scott Gustin
DATE: March 2, 2016
RE: 16-0794HO; 24-26 Conger Ave

The applicant for this agenda item has withdrawn the application. No further review or action is necessary.

Martha R. Lang, Ph.D.
138 Colchester Avenue
Burlington, VT 05401
802.862.1094

February 24, 2016

Re: Relocation of the Taft School Students

Dear Members of the Development Review Board:

Thank you very much for reopening the hearing on 1 Mill Street. I would have been at the February 2nd meeting if I had been told the truth by the school district employee who has information on the relocation of the Taft School students. On January 20th I sent him an email asking for information about the relocation of these students. He wrote back there was nothing to tell me. When in fact, on December 21 the application for the zoning change from warehouse and labs to school use at 1 Mill Street had been submitted. One Mill Street is a very nice building. It's just not the right location for a school.

Why is the Burlington School District even considering renting space at 1 Mill Street for twenty-seven students when it is located less than twenty-five feet from a river? A child recently drowned at a day care center that was located on a river. Additionally, there are no sidewalks, bike paths, or pedestrian paths to this building, nor is there a safe drop off or pick area for the students. Therefore 1 Mill Street does not meet the Burlington codes for schools. Additionally, a school must be part of a neighborhood, connected by sidewalks, pedestrian paths, and bike paths. One Mill Street does not have any of these features. Finally, the Riverside/Colchester Avenue intersection near Mill Street is considered one of the most dangerous ones in Burlington. In fact, there is a special task force meeting on March 8th to study the problem at this intersection.

Finally, relocating the thirty elementary student from Taft School to St. Marks at 1251 North Avenue is not an option. Unlike Redstone Properties, St Marks has not even applied for a school zoning permit for the students to use their building, and it can't get one: it is located in a RL zone which does not allow school use. You will have no authority because they aren't even apply for a zoning permit for school use at 1251 North Avenue. I contacted Rebecca Holcombe, the secretary of education, about this problem and it is being dealt with by their general counsel.

The school department made \$1.8 M from the sale of the Taft School. The students being displaced from Taft School deserve, as good, if not better than what they are giving up. After two years later this is all they can find?

Thank you for your time and consideration.

Sincerely,


Martha R. Lang.

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Anita Wade, Zoning Clerk



MEMORANDUM

To: Development Review Board

From: Mary O'Neil, AICP, Principal Planner

Date: March 2, 2016

RE: ZP16-0762PD, 16 Rose

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: ZP16-0762PD

Location: 16 Rose Street

Zone: RM **Ward:** 3C

Date application accepted:

January 6, 2016

Applicant/ Owner: J&S LLC

(Bill Bissonette)

Parking District: Shared Use

Request: Construct a duplex on a lot with an existing single family home; remove accessory structure.

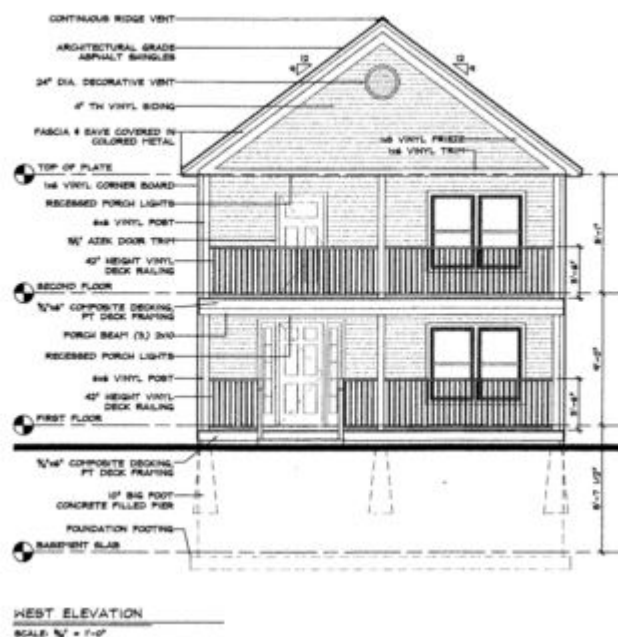
Background:

- **Non-Applicability of Zoning Permit Requirements 09-374NA**; remove 3 windows and replace with new. Burlington Lead Program. October 2008.

Overview: Construction of a new duplex on a parcel with an existing single family residence; expansion of parking area, demolition of shed. The application was originally scheduled for DRB review on the February 2, 2016 agenda, but the applicants requested deferral to address adverse findings in that staff report.

Applicable Regulations:

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



(Parking), Article 9 (Inclusionary and Replacement Housing), and Article 11 (Planned Unit Development)

Recommendation: As the plan remains deficient in parking, and off-site parking is not available per Section 8.1.12 for single family homes and duplex residences, **denial** is recommended.

Article 3: Applications and Reviews

Part 3: Impact Fees

Article 3.3.2 Applicability

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

The applicant will be required to provide the gross new area to staff for a calculation of appropriate Impact Fees. **Affirmative finding if conditioned.**

Section 3.3.7 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.*

As noted. **Affirmative finding if conditioned.**

Part 4: Site Plan and Design Review

Section 3.4.2 Applicability

(b) Design Review

6. *Any development subject to the provisions of Article 11 – Planned Development.*

See Articles 4, 5, 6, and 11.

Article 4: Maps & Districts

Section 4.4.5 Residential Districts

(a) Purpose

3. *The Residential Medium Density (RM) district is intended primarily for medium density residential development in the form of single family detached dwellings and attached multi-family apartments.*

The proposal conforms to the purpose of the zoning district in providing both a single family and a multi-unit (duplex) on the parcel. **Affirmative finding.**

(b) Dimensional Standards and Density

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

Minimum lot frontage is 30' in the RM zoning district; 16 Rose Street has a frontage of 77.25'. There is no minimum lot size in RM. **Affirmative finding.**

Table 4.4.5-2 Base Residential Density

20 units / acre is the maximum number of dwelling units in the RM zoning district. For this proposal:

3 units (proposed) / 0.19 acres = 15.78, less than the 20 acres limitation. **Affirmative finding.**

Table 4.4.5-3 Dimensional Standards and Density

RM District	Max. Lot Coverage 40%	Building setbacks			Max. Height
		Front Ave. of 2 adjacent lots on both sides +/- 5'.	Side ³ Min: 10% of lot width, or average of 2 adjacent lots on both sides. Max 20'.	Rear Min: 25% lot depth, min. 20', max 75'	
Proposed development	43% proposed with bonus components	4' proposed. Average of neighboring properties is 4.6'. May be +/- 5'.	9'6" proposed on south. Averages have not been provided. Meets 10% of lot width of 77.25.'	Structure exceeds 25% lot depth, or 26.75'. Parking meets required 5' setback.	Approx. 24'.

Affirmative finding.

Section 4.4.5 (c) Permitted and Conditional Uses

Single detached dwellings and Duplex are permitted uses in the RM zoning district, per Appendix A. **Affirmative finding.**

Section 4.4.5 (d) District Specific Regulations

1. Setbacks

A. Encroachment for Residential Driveways

None existing or proposed. Not applicable.

B. Encroachment into the Waterfront Setback

Not applicable.

2. Height

See Table 4.4.5 -3, above.

3. Lot Coverage

A. Exceptions for Accessory Residential Features

The site plan includes features allowable under this section within the 10% bonus provision: open porch and walkways. See Table 4.4.5-3, above. **Affirmative finding.**

4. Accessory Residential Structures and Uses

An existing accessory structure is proposed for removal; however it would be a useful amenity to provide storage for the proposed new units. Assumably its demolition is to facilitate coverage calculations. **Affirmative finding.**

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.

This is a requirement and condition of permit approval. **Affirmative finding if conditioned.**

Subject to Conditional Use Approval by the DRB, a dwelling unit may be occupied by more than four unrelated adults if it contains at least twenty-five hundred square feet excluding its attic and basement pursuant to the following...

Each unit measures 962 sf, less than the 2500 threshold for consideration of additional unrelated adults above the limitation of 4. Therefore this does not apply.

6. Uses

This is not a neighborhood commercial use. Not applicable.

7. Residential Development Bonuses

No development bonuses are sought. Not applicable.

Article 5: Citywide General Regulations

Section 5.2.1 Existing Small Lots

Not applicable.

Section 5.2.2 Required Frontage or Access

16 Rose Street has 77.25' frontage on a public street. There is an existing driveway.

Affirmative finding.

Section 5.2.3 Lot Coverage Requirements

See Table 4.4.5-3, above.

Section 5.2.4 Buildable Area Calculation

The lot does not exceed the 2 acres threshold. Not applicable.

Section 5.2.5 Setbacks

See Table 4.4.5-3, above.

Section 5.2.6 Building Height Limits

See Table 4.4.5-3, above.

Section 5.2.7. Density and Intensity of Development Calculations

See Table 4.4.5-2, above.

Part 3: Non-Conformities

Section 5.3.5 Nonconforming Structures

The existing house at 16 Rose Street is non-conforming to (side yard) setback. No changes are proposed to that setback within the proposed planned unit development. Setbacks for the new structure are required along the periphery of the project/parcel. **Affirmative finding.**

Section 5.4.8 Historic Buildings and Sites

16 Rose Street is not listed on the State or National Register of Historic Places. Its age and characteristics may contribute to its historic eligibility, however no such determination has been made. The development proposal does not propose any changes to the existing principal structure, but the demolition of an accessory building in the rear yard. Not applicable.

Section 5.5.1 Nuisance Regulations

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

Section 5.5.2 Outdoor Lighting

Recessed lighting is proposed for the front porch; a single solar powered light fixture is suggested for the rear door. If a roof canopy is constructed per these recommendations to protect residents from inclement weather, that fixture would not be effective. A residential style fixture, full cut off or recessed, is recommended for the rear fixture. A spec sheet will need to be provided to staff for review and approval.

No lighting is proposed for the parking areas.

Affirmative finding if conditioned.

Section 5.5.3 Stormwater and Erosion Control

A stormwater management plan, and Erosion Prevention and Sediment Control Plan will be required for site development and must be approved in writing by the City Stormwater staff. Additionally, conditions will require compliance post construction with each approved plan prior to issuance of any Certificate of Occupancy. **Affirmative finding if conditioned.**

Article 6: Development Review Standards

Part 1, Land Division Design Standards

Not applicable.

Part 2, Site Plan Design Standards

Section 6.2.2 Review Standards

(a) Protection of important natural features

There are no identified significant natural features. **Affirmative finding.**

(b) Topographical alterations

The site is slightly “mounded”; the existing single family home has a elevated curb feature that acts as a retaining wall. The application does not define how the different grade will be addressed; presumably the site will be graded to afford the new residence similar position on-site as the existing building. **Affirmative finding if conditioned.**

(c) Protection of important public views

There are no important public views from or through the property. **Affirmative finding.**

(d) Protection of important cultural resources

See Section 5.4.8 (b).

(e) Supporting the use of alternative energy

Nothing within the application includes the intent to utilize alternative energy resources, which would be encouraged.

(f) Brownfield sites

The property is not listed on the Vermont DEC Hazardous Waste Site. **Affirmative finding.**

(g) Provide for nature's events

A Small Project Erosion and Sediment Control Plan, approved by the City Stormwater team will be required. **Affirmative finding if conditioned.**

No specific areas for snow storage have been identified on the site, and will be required.

Affirmative finding if conditioned.

(h) Building location and orientation

The proposed new structure is oriented toward the street, with the roofline paralleling the ridge of the existing single family residence. In this manner, it maintains the existing development pattern and rhythm of structures along the street. The main entrance is visible and clearly discernable from the public street. The accessory structure is proposed to be removed.

Affirmative finding.

(i) Vehicular access

There is an existing curb cut and driveway to the property, which is proposed to serve both residential structures. **Affirmative finding.**

(j) Pedestrian access

Front steps will provide access to a front porch entrance to the new structure. Rose Street has a public sidewalk on this side of the street, which is connected to the overall network of Burlington sidewalks.

A small set of rear steps will provide access to the newly configured parking area. **Affirmative finding.**

(k) Accessibility for the handicapped

Notes on plans suggest that accessibility standards, effective as of April 2012 will be implemented for entry door widths and interior door passage. No provision is included in the plan to make at-grade entrances for the new units; however any requirement for ADA access is under the review of the building inspector. **Affirmative finding if conditioned.**

(l) Parking and circulation

In the Shared Use Parking District, 2 parking spaces are required for each dwelling unit. For the three units proposed, 6 parking spaces are required. Only three are shown on the submitted site plan. The applicant has provided a site plan for an adjacent parcel at 158 North Street owned by the same party (although under a different LLC name), suggesting that additional parking may be secured there. Unfortunately Section 8.1.12 of the Comprehensive Development Ordinance does not allow for consideration of off-site parking for single family homes and duplexes. See Article 8, below. **Adverse finding.**

(m) Landscaping and fences

An existing fence is proposed to be removed to accommodate the new development. Other than 3 spirea plantings proposed for the front of the new duplex no other landscaping is suggested in application materials. Spirea may not be the best choice of shrub, given its anticipated size at maturity and the close proximity of the public sidewalk. (Does the site plan reflect the actual property boundaries, or are they assumed? A survey may be required to assure no encroachment into the public ROW.) At the very least, landscaping or some barrier will be required to shield headlight trespass between the proposed parking area and neighboring residential properties. A revised landscaping plan designed to meet the necessary screening will be required prior to release of the permit, if approved. **Affirmative finding if conditioned.**

(n) Public plazas and open space

Planned Unit Developments require identified outdoor space for residents. This may include gardens, patios, terraces, play areas, basketball courts, picnic areas, shuffleboard courts, etc. The applicant is required to identify such place(s) as may be enjoyed by the future residents, per the standards of Article 11. None are present on the submitted plan. **Affirmative finding if conditioned.**

(o) Outdoor lighting

See Section 5.5.2.

(p) Integrate infrastructure into the design

Any new utilities must be undergrounded. Meters, utility connections, HVAC or similar mechanical equipment should be coordinated with the design of the building, and grouped in a service court out of public view. Electric meters are illustrated on the southerly elevation; they will require some method of screening.

It is preferable to integrate trash and recycling operations within the building rather than as a stand-alone. The location of recycling facilities will need to be identified as well.

Any dumpster will be required to be enclosed on all four sides to prevent blowing trash; and must be screened from public view. There is evidence enough around the city that garbage totes are liable to blow over, as they will be fully exposed to the weather; additionally they may present a fire hazard placed close to the building. Having them located within an accessory structure, out of the public eye, is clearly preferred. **Affirmative finding if conditioned.**

Part 3, Architectural Design Standards
Section 6.3.2 Review Standards

(a) Relate development to its environment:

1. Massing, Height and Scale:

In low and medium density residential districts, the height and massing of existing residential buildings is the most important consideration when evaluating the compatibility of additions and infill development.

The existing single family home is a story and a half, with a two story addition on the rear. The parcel is bookended with two storied flat roofed buildings. Although the floor-to-ceiling height is

clearly greater than the existing structure, the distance between the buildings and the presence of a two story flat roofed building on the south ease the transition.

The proposed new duplex will maintain an overall scale similar to that of its neighbors.

Buildings should maintain consistent massing and perceived building height at the street level, regardless of the overall bulk or height of the building. Buildings should maintain a relationship to the human scale through the use of architectural elements, variations of proportions and materials, and surface articulations. Large expanses of undifferentiated building wall along the public street or sidewalk shall be avoided. The apparent mass and scale of buildings shall be broken into smaller parts by articulating separate volumes reflecting existing patterns in the streetscape, and should be proportioned to appear more vertical than horizontal in order to avoid monotonous repetition.

The new building is proposed to have an extended, pedimented temple style gable front, with a two story porch on the primary façade. Floors are clearly articulated with porch, door and window arrangement. The under-canopy porch design creates an interstitial area between public (street, sidewalk) and private (residential) space. The street front presence is a strong one; supporting porch posts should be thoughtfully chosen and arranged to be consistent with this character. **Affirmative finding.**

2. Roofs and Rooflines.

New buildings should incorporate predominant roof forms and pitches within the existing neighborhood and appropriate to the context. Large expanses of undifferentiated roof forms shall be avoided. This can be achieved by incorporating dormers or some variation in the roof form to lessen the impact of the massing against the sky. While flat roofs can be a reasonable architectural solution, pitched roof forms and architectural elements that enhance the city's skyline are strongly encouraged. Roof eaves, parapets, and cornices should be articulated as an architectural detail. Roof-top mechanicals shall be screened from view from the public street, and should be incorporated into and hidden within the roof structure whenever possible.

A gable front roof is proposed, uninterrupted from front to back. Gable roofs are common on residential buildings in this neighborhood. **Affirmative finding.**

Solar panels, light colored ballast or roof membranes, split roof clerestories, planted or "green" roof technologies (with a clearly articulated maintenance plan) and "gray water" collection are encouraged. Active rooftop uses are also encouraged to add to the visual complexity and activity of the city's skyline, and afford public access to otherwise unseen views of the city and surrounding landscape.

No solar panels, green roof or clerestory windows are proposed. Not applicable.

3. Building Openings

The front doors are clearly defined and readily identifiable from the public street, further articulated within the proposed two story porch.

People with physical challenges should be able to use the same entrance as everyone-else and shall be provided an "accessible route" to the building.

Neither front nor rear doors are accessible to those with mobility challenges. The building inspector has the authority over implementation of ADA standards. It is recommended that Vermont “visitability” standards apply to all new units.

Attention shall also be accorded to design features which provide protection from the affects of rain, snow, and ice at building entrances, and to provisions for snow and ice removal or storage.

The front porch will provide adequate shelter from inclement weather. The rear entry door should provide some canopy to do the same.

Snow storage will need to be identified on the site plan.

Window openings shall maintain consistent patterns and proportions appropriate to the use. The window pattern should add variety and interest to the architecture, and be proportioned to appear more vertical than horizontal. Where awnings over windows or doors are used, the lowest edge of the awning shall be at least eight (8) feet above any pedestrian way, and shall not encroach into the public right-of-way without an encroachment permit issued by the dept. of public works.

Consideration should be given toward function in the proposed window arrangement. The building, which will face west, will have no window openings in the living room / kitchen fronting the west (primary façade). Although the first floor unit has sidelights around the front door, some window openings would be welcome to present more natural light in the largest room of the dwelling. Currently the living rooms of both units have only a single window, facing north, which will predictably offer a minimum amount of natural daylight. Windows may be spaced across the primary façade to place one in the living room, and a single width window in the front bedroom, adding another on the southerly elevation. Such an alteration would provide great increase to the building’s appearance as well as substantially increase the light and enjoyment of interior spaces. Larger windows are suggested for the north / rear bedrooms as well, to maximize natural daylight in those spaces.

Affirmative finding if conditioned.

(b) Protection of Important Architectural Resources:

See Section 5.4.8.

(c) Protection of Important Public Views:

There are no protected public views across or through this site. Not applicable.

(d) Provide an active and inviting street edge:

Although modest, the building form provides interest and familiarity with other residential buildings within the old North End of Burlington. The porch will enhance both the residential experience and the appearance from the street. A thoughtful arrangement of the porch columns and window spacing will further enhance the traditional nature of the building design.

The front steps will immediately access the pedestrian way. The applicant shall confirm that the entrance steps and porch are fully outside the public right-of-way. **Affirmative finding if conditioned.**

(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.

Proposed building materials are vinyl siding, Azek (PVC) trim, colored metal cornerboards, composite (PVC) decking, asphalt shingle roof, vinyl porch posts and rails. While vinyl is a common sheathing material in the neighborhood, it is not regarded as a highly durable building material, particularly in highly trafficked areas. Vinyl also is associated with negative environmental impacts due to the methods of its manufacture and the extensive period of time it would take to break down in landfills. For new construction, a more durable material like fiber cement board would be recommended for sheathing and trim. Asphalt shingle roofing is acceptable.

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

No changes are proposed to the existing structure at 16 Rose Street. **Affirmative finding if conditioned.**

(f) Reduce energy utilization:

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

New structures should take advantage of solar access where available, and shall undertake efforts to reduce the impacts of shadows cast on adjacent buildings where practicable, in order to provide opportunities for the use of active and passive solar utilization.

While there is no articulation for solar readiness within the building application, passive solar gain would be the result of more thoughtfully arranged and sized window openings.

Shadow cast from the proposed building is not anticipated to be problematic, as shade would fall across the house, driveway and yard on the same property. **Affirmative finding.**

(g) Make advertising features complementary to the site:

Not applicable.

(h) Integrate infrastructure into the building design:

See 6.2.2. (p).

(i) Make spaces secure and safe:

All requirements for building and life safety code as defined by the building inspector and fire marshal shall be implemented. **Affirmative finding if conditioned.**

Article 8: Parking

Table 8.1.8-1 Minimum Off Street Parking Requirements

Single family detached and duplex requires 2 parking spaces per unit in the Shared Use parking district. For the proposed three units, 6 on site parking spaces are required. The new duplex is designed as two three-bedroom units for a total count of six new bedrooms.

Only three parking spaces are illustrated on the site plan. The applicant has not requested a parking waiver, but an allowance for off-site parking to meet the parking requirement of the CDO. They propose offering parking at the adjacent 158 North Street (site plan submitted) which is owned by the same party under a different LLC name. An examination of parking at that site has not been made due to restraints presented by Section 8.1.12 which prohibits consideration of off-site parking:

Section 8.1.12 Limitations, Location, Use of Facilities

(a) Off-Site parking facilities:

Except for single and two-family dwellings, required parking facilities may be located on another parcel of land as follows:.....

The existing single family and proposed duplex are therefore not eligible for off-site parking to meet the requirements of Table 8.1.8-1.

Adverse finding.

Section 8.2.5 Bicycle Parking Requirements

Table 8.2.5-1 defines the bicycle parking requirement a 1 long term bike parking space per 4 units and 1/10 units short term. Only three units are proposed on-site; however Section 8.2.5 informs “Where bicycle parking is required, the minimum number of bicycle parking spaces provided at each site shall be two (2) and the maximum shall be fifty (50), not including long term spaces.” With three residential units, on-site bicycle parking is strongly recommended. Bicycle storage makes sense on-site as well. **Affirmative finding if conditioned.**

Article 9: Inclusionary and Replacement Housing

Section 9.1.5 Applicability (As amended by the City Council 8/10/2015.)

As the proposed development does not include more than 5 new dwelling units, it is not subject to the inclusionary housing provisions of this Article.

Article 11: Planned Unit Development

Section 11.1.3 General Requirements and Applicability (As adopted by City Council 8.10.2015.)

*Any development involving multiple lots, tracts or parcels of land to be developed as a single entity, or seeking to place **multiple structures an/or uses on a single lot where not otherwise permitted**, may be permitted as a PUD subject to the provisions of this Article.*

A Planned Unit Development may be permitted subject to minimum project size as follows in the following districts:

Table 11.1.3

RM – no minimum project size.

Affirmative finding.

Section 11.1.4 Modification of Regulations

With the approval of the DRB after a public hearing, the following modifications the requirements of the underlying zoning may be altered within a planned unit development:

- *Density, frontage, lot coverage and setback requirements may be met as calculated across the entire project rather than on an individual lot-by-lot basis.*

The project, as proposed, meets density limitations.

- *Required setbacks may apply only to the periphery of the project rather than on an individual lot-by-lot basis;*

The proposed new structure exceeds the 10% side yard setback, meets the average of front yard setbacks +/- 5' and meets the 25% rear yard setback; therefore compliant with setback requirements.

- *More than one principal use and more than one principal structure may be permitted on a single lot, and*
- *Buildings may be of varied types including single detached, attached, duplex or apartment construction.*

The existing building is a single family residence; the proposed additional building is a duplex.

Any proposed modifications of regulations shall be listed in a statement accompanying the application submission and such modifications shall be subject to the provisions of Section 11.1.5 and Section 11.1.6.

Although the project meets the above requirements, it is not compliant with the parking regulations of Article 8. Modification of parking requirements is not an opportunity under this section, and contrary to Section 11.1.5, (f), below. **Adverse finding.**

Section 11.1.5 Approval Requirements

(a) The minimum project size requirements of Section 11.1.3 shall be met;

There is no minimum project size for a PUD within the RM Zone.

(b) The minimum setbacks required for the district have been met at the periphery of the project;
See table 4.4.4-1 and Section 11.1.4, above.

(c) The project shall be subject to design review and site plan review of Article 3, Part 4 and the standards of Article 6.

See Articles 3 and 6, above.

(d) The project shall meet the requirements of Article 10 for subdivision review where applicable;

Not applicable.

(e) Density, frontage, and lot coverage requirements of the underlying zoning district have been met as calculated across the entire project;

The proposed three units falls within acceptable density limits of the zoning district. Frontage and lot coverage meet standards as defined.

(f) All other requirements of the underlying zoning district have been met as calculated across the entire project;

Parking is deficient per Article 8. **Adverse finding.**

(g) Open space or common land shall be assured and maintained in accordance with the conditions as prescribed by the DRB

As submitted green space is available, but the plan has not formally articulated any areas for common resident recreational area or public shared space. **Affirmative finding if conditioned.**

(h) The development plan shall specify reasonable periods within which development of each phase of the planned unit development may be started and shall be completed. Deviation from the required amount of usable open space per dwelling unit may be allowed provided such deviation shall be provided for in other sections of the planned unit development.

A phasing schedule has not been requested or suggested. Any proposed phasing plan will need to be approved by the DRB as part of conditions. Not applicable.

(i) The intent as defined in Sec. 11.1.1 is met in a way not detrimental to the city's interests; Sec. 11.1.1, Intent

(a) Promote the most appropriate use of land through flexibility of design and development of land;

Construction of an additional residential structure on this parcel will “fill in the streetscape” in a void between buildings. Within the existing, residential neighborhood where development patterns illustrate residential dwellings situated in close proximity, the plan makes sense. **Affirmative finding.**

(b) Facilitate the adequate and economical provision of streets and utilities;

The proposed new structure can reasonably be assured to be served by extended access road(s) within and throughout the neighborhood. Public utilities are available to serve the proposed project. **Affirmative finding.**

(c) Preserve the natural and scenic qualities of open space;

Although a relatively small parcel, there is opportunity for outdoor recreational space behind the houses and parking area. **Affirmative finding.**

(d) Provide for a variety of housing types;

The existing single family home will be partnered with a new duplex. The 2 new units are proposed to have three bedrooms each, which will provide new housing opportunities for families. **Affirmative finding.**

(e) Provide a method of development for existing parcels which because of physical, topographical, or geological conditions could not otherwise be developed; and,

The parcel is a characteristically modest lot in the Old North End. A PUD is the best course to add dwelling units within the developed neighborhood. **Affirmative finding.**

(f) Achieve a high level of design qualities and amenities.

The suggested building design is acceptable; the proposed materials do not reflect a high level of design quality. More durable materials are recommended. **Affirmative finding if conditioned.**

(j) *The proposed development shall be consistent with the Municipal Development Plan;*
From the Municipal Development Plan:

- *Support the development of additional housing opportunities within the city...* (MDP, Housing Plan, Page IX-1.S)
- *Encourage a wide range of housing options to meet the different and changing needs of households with children, the elderly, people with disabilities, and moderate and low income households....* (MDP, Housing Plan, Page IX-2.)
- *Underdeveloped and undeveloped properties located in residential zoning districts should be assessed for suitability of housing development.* (MDP, Housing Plan, Page IX-12.)

Affirmative finding.

(k) *Any proposed accessory uses and facilities shall meet the requirements of Section 11.1.6 below.*

Other than required parking, no accessory uses or facilities are proposed. It is recommended that the existing storage building/shed be considered for retention to facilitate garbage and recycling storage, bicycle parking, and equipment storage.

Not applicable within constraints of application request.

Section 11.1.6 Accessory Facilities

- (a) *A planned unit development may contain a building or buildings intended for non-residential uses, such as but not limited to a community center, recreation facility, child care center and/or business office if the DRB determines that such use or uses are compatible with the intended principle residential use.*

Not applicable.

II. Recommended Conditions of Approval, if appropriate:

1. **Impact fees**, based upon the gross new floor area will required to be paid to the city's chief administrative officer / city treasurer **at least seven (7) days prior to occupancy of the new building**. Fees will be based upon the area submitted by the applicant.
2. A 50% parking waiver and approval of an articulated Parking Management Plan by the DRB will be required for approval of this application.
3. **Prior to release of the zoning permit**, an ability to serve letter will be required from the Department of Public Works to confirm adequate waste and water capacity.
4. Residential occupancy limits are subject to the Functional Family definition of Article 13 and residential density provisions of the ordinance. Not more than 4 unrelated adults may occupy any unit.
5. It would be preferable to retain the accessory structure as a shelter for bicycles, recycling, garage receptacles, and other personal storage items associated with residential use.
6. Unless specifically altered by the DRB, hours of construction are limited to M-F 7:00 am to 5:30 pm, with Saturday hours limited to interior work.
7. Any future enlargement or alteration of the use will require return to the DRB for review to permit the specifying of new conditions.
8. An **Erosion Prevention and Sediment Control Plan** will be required for site development and must be approved in writing by the City Stormwater staff.

9. An area shall be identified for snow storage for review and approval by staff **prior to release of the zoning permit.**
10. Any requirement for ADA access is under the review of the building inspector.
11. A revised **landscaping plan** shall be required for review and approval **prior to release of the zoning permit.** The plan shall include landscaping or similar screening to prevent headlight spill onto neighboring residential properties, and appropriate screening of utilities.
12. A full cut-off residential lighting fixture or recessed fixtures within a canopy enclosure are recommended for the rear entry. Spec sheets shall be provided to staff for review and approval.
13. Some roof canopy is recommended over the rear entry door.
14. The applicant shall confirm (preferably by survey) that the entrance steps and porch are fully outside the public right-of-way, located within the boundaries of the parcel.
15. Sheathing and trim are recommended to be a more durable material, like fiber cement board or wood clapboard. Warranties of 50 years are likely to exceed the life expectancy of the proposed vinyl and better meet the standards of Article 6, Section 6.3.2 (e).
16. All new construction is required to meet the Guidelines for Energy Efficient Construction pursuant to the requirements of Article VI. Energy Conservation, Section 8 of the City of Burlington Code of Ordinances.
17. A minimum of 2 bicycle parking spaces shall be provided on-site. The location shall be identified on revised plans **prior to release of the zoning permit.** Long term bike storage is strongly recommended.
18. If a parking waiver is extended, the applicant shall report back to staff in three years' time to define the efficacy of the waiver.
19. Standard Permit Conditions 1-15.

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



16 ROSE STREET DUPLEX

INDEX OF DRAWINGS:

- COVER
A-1.0 FOUNDATION/BASEMENT PLAN
A-2.0 FIRST FLOOR PLAN
A-2.1 SECOND FLOOR PLAN
A-3.0 EXTERIOR ELEVATIONS
A-4.0 SECTIONS & DETAILS
A-5.0 SITE PLAN

SPECIFIC CODE INFORMATION

- THE 2012 NATIONAL ELECTRICAL CODE, THE 2012 INTERNATIONAL BUILDING CODE AND THE 2012 NFPA 101 LIFE SAFETY CODE CHAPTER 30, 2012 NFPA 1, THE 2012 VERMONT FIRE & SAFETY CODE, AND THE 2012 ADA STANDARDS FOR ACCESSIBLE DESIGN
- ADEQUATE FIRE EXTINGUISHERS MUST BE INSTALLED ON THE PREMISES IN A VISIBLE LOCATION IN ACCORDANCE WITH NFPA 101 LIFE SAFETY CODE.
- THE LIVE LOAD USED IN THE DESIGN OF THE EXTERIOR DECKS OR BALCONY AREAS MUST NOT BE LESS THAN 60 POUNDS PER SQUARE FOOT. (TABLE 1607.1 OF THE INTERNATIONAL BUILDING CODE 2012.
- ELECTRICALLY WRED SMOKE AND C/O DETECTORS WITH BATTERY BACKUP MUST BE PROVIDED ON EACH FLOOR LEVEL, INCLUDING BEDROOMS. DETECTORS LOCATED WITHIN EACH DWELLING UNIT MUST BE WIRED IN SUCH A MANNER THAT THE ACTIVATION OF ANY DETECTOR WILL SOUND ALL ALARMS WITHIN THAT INDIVIDUAL UNIT, SECTION 24.3.4.1 NFPA 101 LIFE SAFETY CODE 2012.
- EACH BEDROOM, OR ANY OTHER ROOM USED AS LIVING AREAS MUST BE PROVIDED WITH AT LEAST 1 WINDOW MEETING THE REQUIREMENTS FOR EGRESS AND RESCUE. THE MINIMUM NET CLEAR OPENING MUST BE 5.7 SQ. FT. AND THE SILL HEIGHT MUST NOT BE MORE THAN 44 INCHES ABOVE THE FLOOR. THE MINIMUM NET CLEAR OPENING HEIGHT IS 24 INCHES AND THE MINIMUM NET CLEAR OPENING OF 820 SQUARE INCHES. WHEN USING A DOUBLE-HUNG WINDOW, THE 5.7 SQ. FT. OF OPERABLE AREA MUST BE IN THE BOTTOM SASH, NFPA 101 24.2.2.3 CODE 2012.
- BUILDING SERVICE EQUIPMENT MUST BE INSTALLED IN ACCORDANCE WITH APPLICABLE STANDARDS AND THE MANUFACTURE'S SPECIFICATION.
- HANDRAILS ARE REQUIRED ON THE STAIRS. THE HANDRAILS MUST NOT BE LESS THAN 34 INCHES NOR MORE THAN 38 INCHES ABOVE THE LEADING EDGE OF TREADS. HANDRAILS SHALL HAVE A CIRCULAR CROSS WITH AN OUTSIDE DIA. OF AT LEAST 1 1/4 INCHES AND NOT GREATER THAN 2 INCHES.

- THE HEIGHT OF GUARD RAILS ON THE OPEN SIDE OF STAIRS, LANDINGS AND BALCONIES MUST NOT BE LESS THAN 42" MEASURED FROM THE ADJOINING WALKING SURFACE. OPEN GUARDS SHALL HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SUCH THAT A SPHERE 4" INCHES IN DIA. SHALL NOT PASS THRU ANY OPENING UP TO A HEIGHT OF 34 INCHES, SECTION 57.2.2.4.4.6 OF NFPA 101 LIFE SAFETY CODE 2012.
- THE MAXIMUM RISER HEIGHT FOR THE RESIDENTIAL STAIRS MUST BE 7 3/4" AND THE MINIMUM TREAD DEPTH, MEASURED NOSE TO NOSE MUST BE 10", VERMONT STATE CODE.
- THE MINIMUM WIDTH OF THE STAIRS MUST BE 36" AND THE MINIMUM HEADROOM MUST BE 6'-8", TABLE 7.2.2.1(b) NFPA 101 LIFE SAFETY CODE 2012.
- AS OF APRIL 1, 2012 THE NEW ACCESSIBILITY STANDARDS (ACT 88) FOR RESIDENTIAL UNITS BECAME EFFECTIVE. AS ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF VERMONT, THE STANDARDS APPLY TO ONE, TWO AND THREE FAMILY DWELLINGS, AS WELL AS TO BUILDINGS WITH FOUR OR MORE DWELLING UNITS. THE NEW STANDARD REMOVES THE VERTICAL ACCESS REQUIREMENT (RULE 13). INSTEAD, IT REQUIRES THAT ANY RESIDENTIAL CONSTRUCTION SHALL BE BUILT TO COMPLY WITH THE FOLLOWING STANDARDS:
 - AT LEAST ONE FIRST FLOOR EXTERIOR DOOR THAT IS AT LEAST 36" WIDE
 - FIRST FLOOR INTERIOR DOORS BETWEEN ROOMS THAT ARE 34" WIDE OR OPEN DOORWAYS THAT ARE AT LEAST 32 INCHES WIDE WITH THRESHOLDS THAT ARE LEVEL, RAMPED OR BEVELED.
 - INTERIOR HALLWAYS AT LEAST 36" WIDE
 - ENVIRONMENTAL AND UTILITY CONTROLS AND OUTLETS THAT ARE LOCATED AT HEIGHTS THAT ARE IN COMPLIANCE WITH STANDARDS ADOPTED BY THE VERMONT ACCESS BOARD.
 - BATHROOM WALLS MUST BE REINFORCED TO PERMIT THE INSTALLATION OF FUTURE GRAB-BARS IN COMPLIANCE WITH STANDARDS ADOPTED BY THE VERMONT ACCESS BOARD.
- A READILY ACCESSIBLE OPENING NOT LESS THAN 22" BY 30" MUST BE PROVIDED TO EACH ATTIC SPACE HAVING A CLEAR HEIGHT OF OVER 30 INCHES. THE ATTIC ACCESS OPENING IS NOT PERMITTED TO BE WITHIN A CLOSET OR OTHER SPACE THAT WOULD POTENTIALLY NOT BE READILY ACCESSIBLE BY USE OF A FIRE DEPARTMENT ATTIC LADDER, IF AN INTERIOR ACCESS IS PROVIDED. SECTION 1209.2 INTERNATIONAL BUILDING CODE 2012.
- A ONE HOUR FIRE RATED SEPERATION MUST BE MAINTAINED BETWEEN SEPARATE TENANTS. (TABLE 401 SUCH SEPERATION MUST EXTEND TO THE FLOOR AND/OR ROOF DECK ABOVE. THIS SEPERATION MUST ALSO BE FIRE STOPPED AT THE FLOOR AND CEILING LEVEL. SECTION 706.4 INTERNATIONAL BUILDING CODE 2012.
- THE GYPSUM WALLBOARD ON ANY FIRE RATED PARTY WALL AND CORRIDOR WALL MUST BE IN PLACE BEFORE THE INSTALLATION OF BATH TUBS ON SUCH WALLS.

BUILDING DESCRIPTION	SQ FT PER UNIT
BASEMENT SQUARE FOOTAGE	962 SF
FIRST FLOOR SQUARE FOOTAGE	962 SF
SECOND FLOOR SQUARE FOOTAGE	962 SF
TOTAL (LIVING SPACE)	1,924 SF
BUILDING CONSTRUCTION TYPE - 5B WOOD FRAME CONSTRUCTION MULTI-FAMILY	
FIRE RESISTANCE ELEMENTS- EXTERIOR LOAD BEARING WALLS EXTERIOR NON-LOAD BEARING WALLS DWELLING UNIT SEPERATION WALLS SMOKE BARRIER (DRYWALLED TRUSS GOES TO ROOF SHEATHING)	FIRE RESISTANCE ELEMENTS- 1 HR U305 0 HRS (IF IN EXCESS OF 10' SEPERATION) 1 HR U328
DESIGN LOAD MINIMUMS- FIRST FLOOR SECOND FLOOR EXTERIOR DECK AND/OR PORCH ROOF	DESIGN LOAD MINIMUMS- 50# LIVE LOAD, 15# DEAD LOAD 40# LIVE LOAD, 15# DEAD LOAD 100# LIVE LOAD, 15# DEAD LOAD 40# GROUND SNOW LOAD, 10# DEAD LOAD 90 MPH BASIC WIND SPEED
ADA REQUIREMENTS- SEE ITEM #11 IN 'SPECIFIC CODE REQUIREMENTS'	ADA REQUIREMENTS- SEE ITEM #11 IN 'SPECIFIC CODE REQUIREMENTS'

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16 ROSE STREET
NEW DUPLEX
BURLINGTON, VERMONT

SCALE: N/A
DATE: 12/8/2015
DRAWN BY: WG
CHECKED BY: G4
PROJECT: 16 ROSE
SHEET TITLE:

COVER
SHEET

DRAWING NO.
COV



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16 ROSE STREET
NEW DUPLEX
BURLINGTON, VERMONT

SITE PLAN

A-5.0



<u>SITE INFORMATION:</u>	
LOT SIZE:	8,285 S.F.
EXISTING BUILDING COVERAGE:	861 S.F.
EXISTING DRIVEWAY	580 S.F.
EXISTING TOTAL SF	1,441 S.F.
NEW BUILDING COVERAGE:	1,050 S.F.
NEW PARKING:	<u>800 S.F.</u>
TOTAL COVERAGE:	3,291 S.F.
% COVERAGE:	39%
<u>ADDITIONAL 10% LOT COVERAGE:</u>	
EXISTING WALKWAYS & BACK PORCH	165 S.F.
NEW FRONT PORCH & WALKWAYS	157 S.F.
% COVERAGE	4%
ZONE: RM	

GENERAL NOTES
SITE PLAN IS BASED ON HAND
MEASUREMENTS TAKEN ON SITE
AND CITY RECORDS.

LOCATIONS OF OBJECTS,
PROPERTY LINES & DRIVES ARE
APPROXIMATE. ALL UTILITIES AT
AREA OF PROPOSED CONSTRUCTION
SHOULD BE LOCATED AND
CRITICAL DIMENSIONS VERIFIED
BEFORE CONSTRUCTION BEGINS.

EXISTING UTILITIES, ABOVE
GROUND OR BELOW GROUND, ARE
NOT LOCATED.

PLAT OF SURVEY WAS COMPLETED
BY WARREN ROSENSTEN, LICENSE
NUMBER 48

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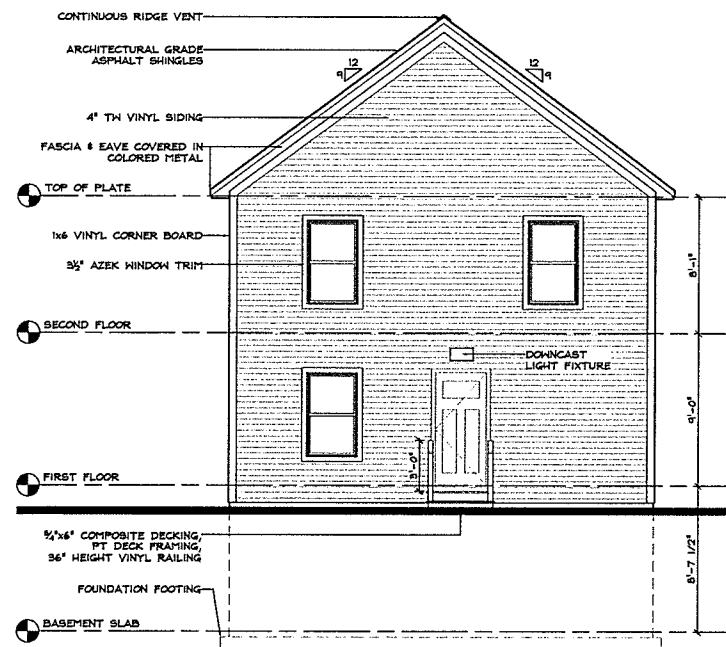
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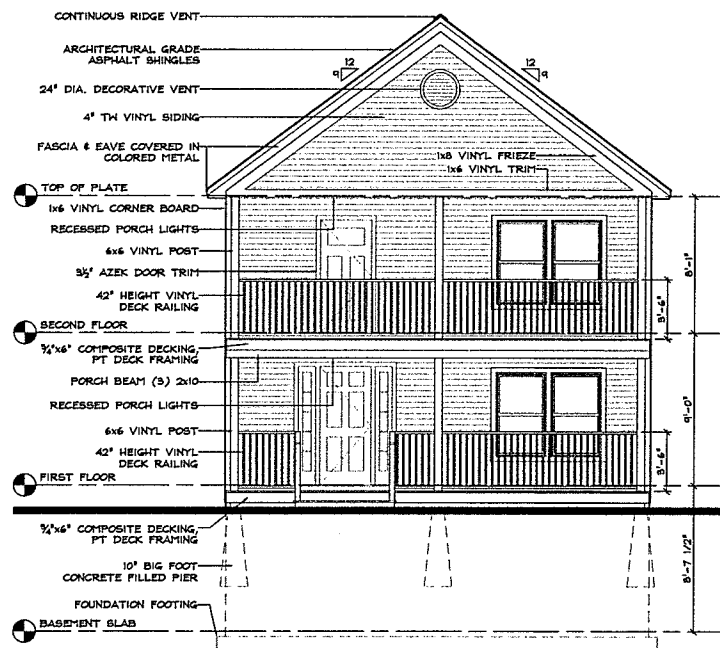
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NO.	DATE:	REVISION
1	2-17-16	Revisions for permits

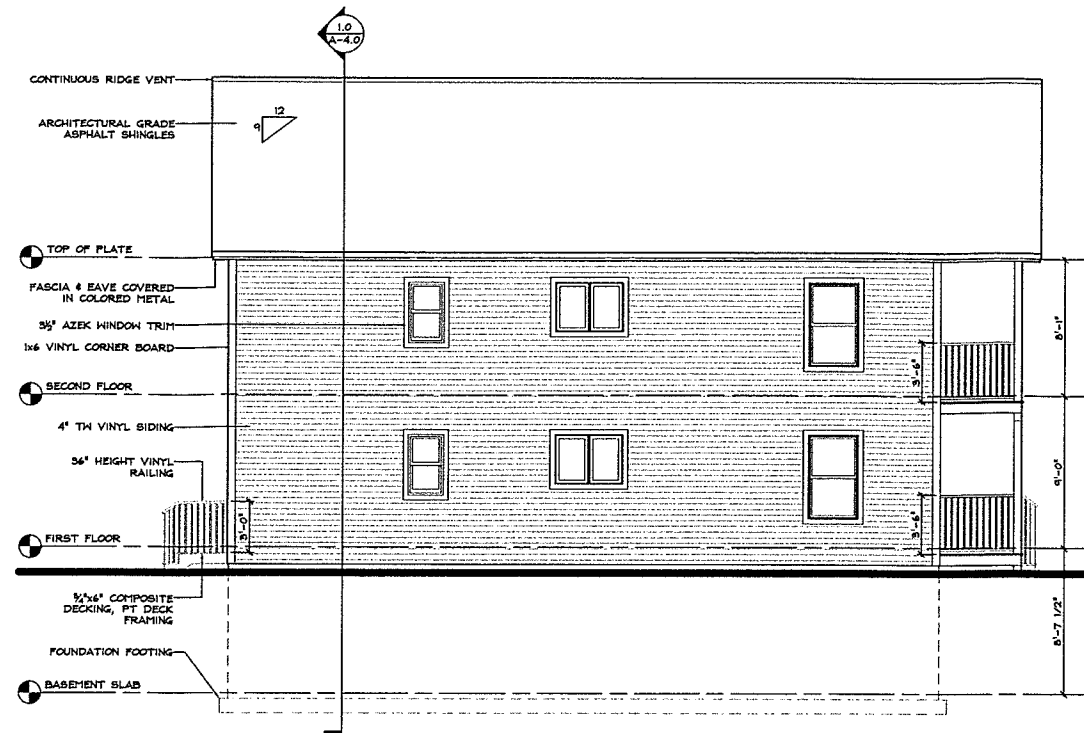
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EAST ELEVATION
SCALE: 3/16" = 1'-0"



WEST ELEVATION
SCALE: 3/16" = 1'-0"



NORTH ELEVATION
SCALE: 3/16" = 1'-0"



SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

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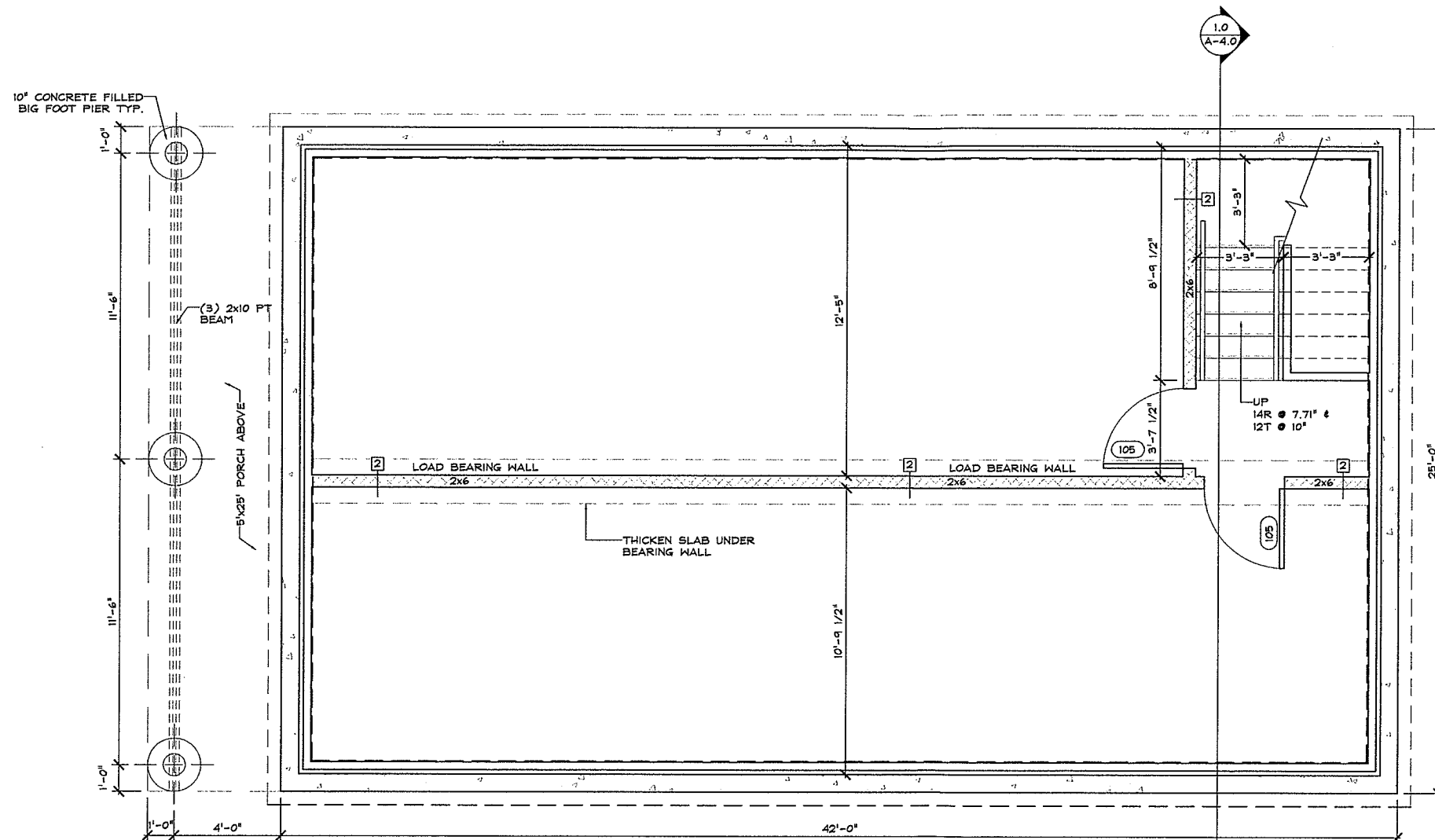
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16 ROSE STREET
NEW DUPLEX
BURLINGTON, VERMONT

SCALE: 3/16" = 1'-0"
DATE: 12/8/2015
DRAWN BY: WGI
CHECKED BY: G4
PROJECT: 16 ROSE
SHEET TITLE:

EXTERIOR
ELEVATIONS

DRAWING NO.
A-3.0



BASEMENT PLAN
SCALE: 3/8" = 1'-0"

WALL TYPES

	2x6 1HR WALL, SEE SHT A-4.0
	3" SOUND INSULATION BETWEEN STUDS

GENERAL NOTES:

1. CONTRACTOR TO COORDINATED WITH CONCRETE CONTRACTOR FOR SIZE, TYPE & LOCATION OF ALL REINFORCING IN FOUNDATION WALLS & FOOTINGS. G4 DESIGN STUDIOS IS NOT RESPONSIBLE FOR REINFORCING IN FOUNDATIONS WALLS & FOOTINGS
2. FINISH GRADING TO BE DETERMINED BETWEEN OWNER & CONTRACTOR.
3. NEW 8" THICK FOUNDATION WALLS WITH #4 REBAR FOR REINFORCING.
4. ALL FOOTINGS TO BEAR ON UNDISTURBED NATIVE SOILS OR COMPACTED STRUCTURAL FILL WITH MIN. BEARING PRESSURE OF 3,500 PSF (CONFIRMED BY OTHERS)
5. ALL CONCRETE SHALL HAVE A MIN. 28 DAY COMPRESSIVE STRENGTH OF 3,000 PSI OR MAX SLUMP OF 4"
6. ALL REINFORCING STEEL SHALL BE GRADE 60

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NEW DUPLEX
BURLINGTON, VERMONT

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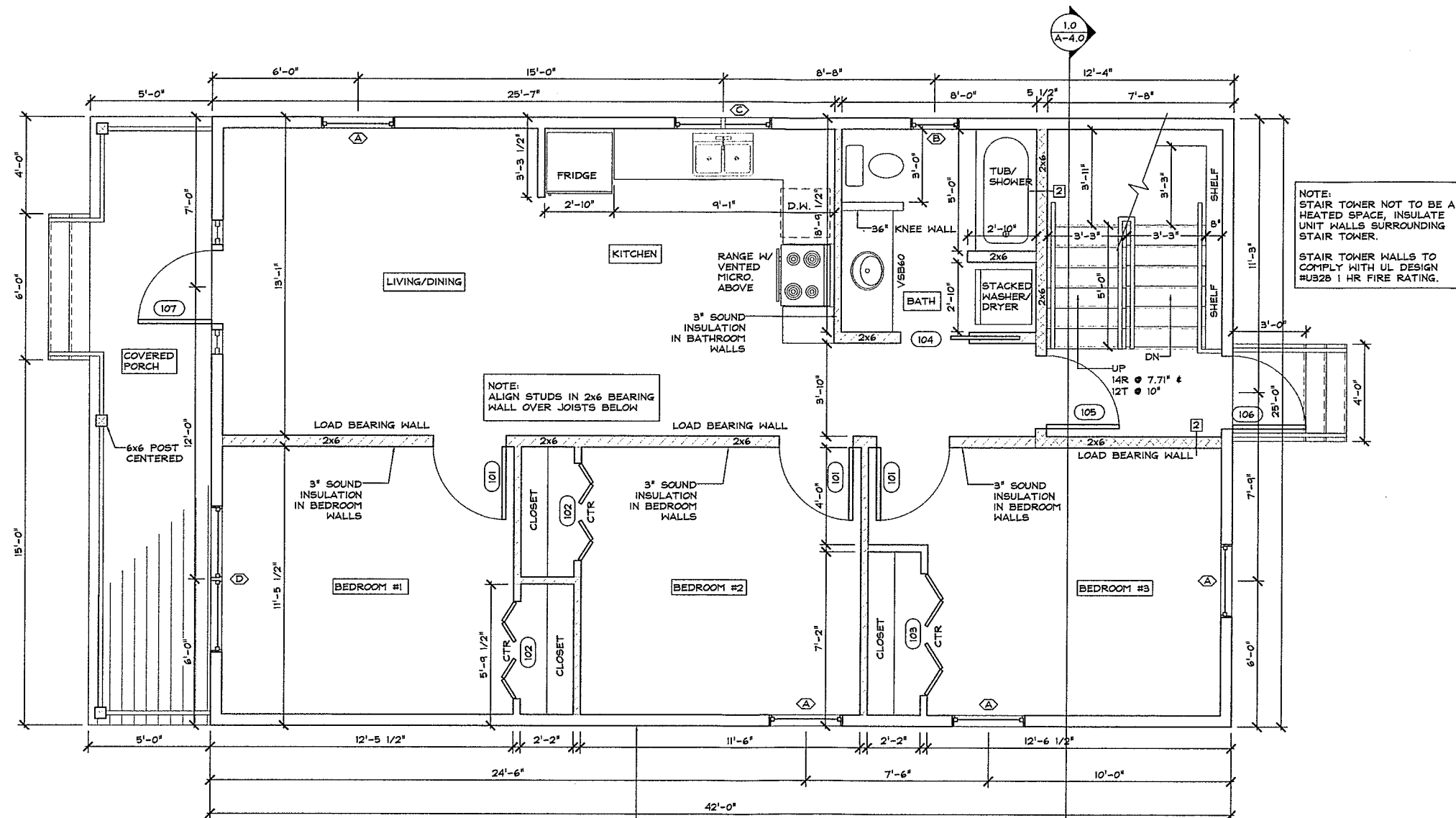
**BASEMENT
PLAN**

DRAWING NO.

A-1.0

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FIRST FLOOR PLAN
SCALE: 3/8" = 1'-0"

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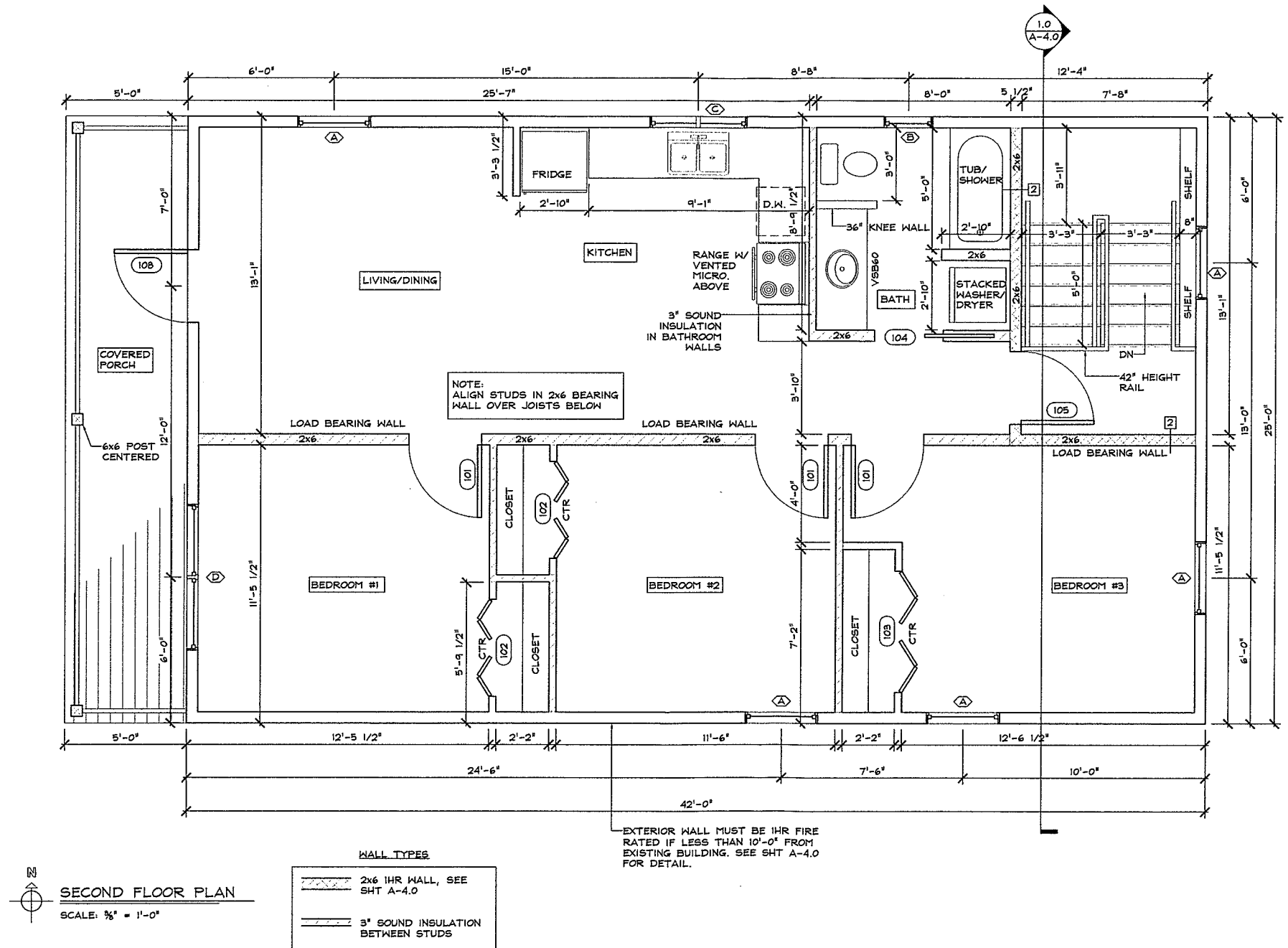
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PROJECT: 16 ROSE
SHEET TITLE:
FIRST FLOOR PLAN
DRAWING NO.
A-2.0



SECOND FLOOR PLAN
SCALE: 3/8" = 1'-0"

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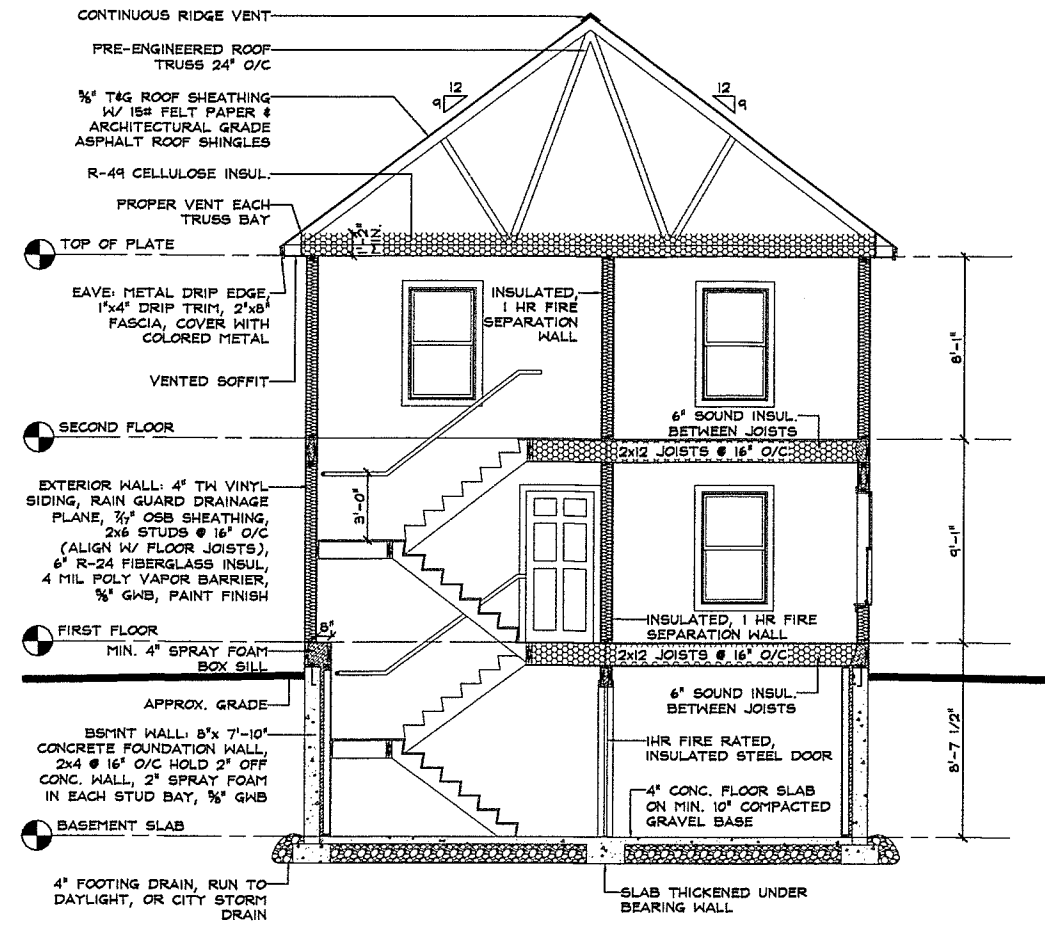
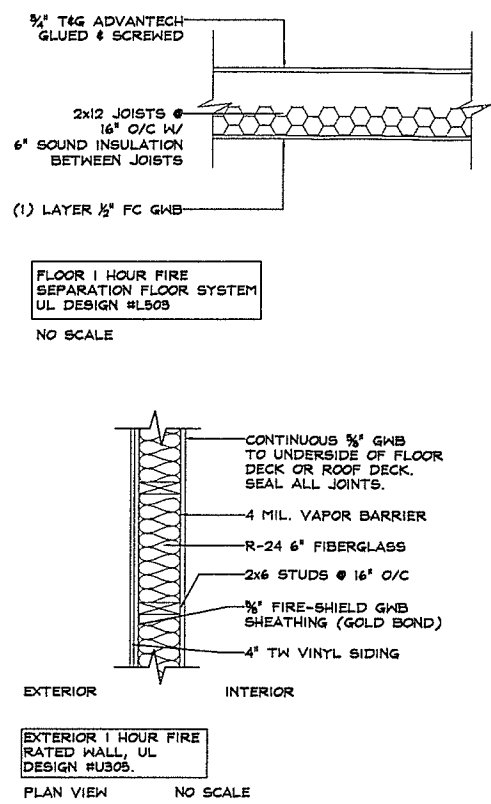
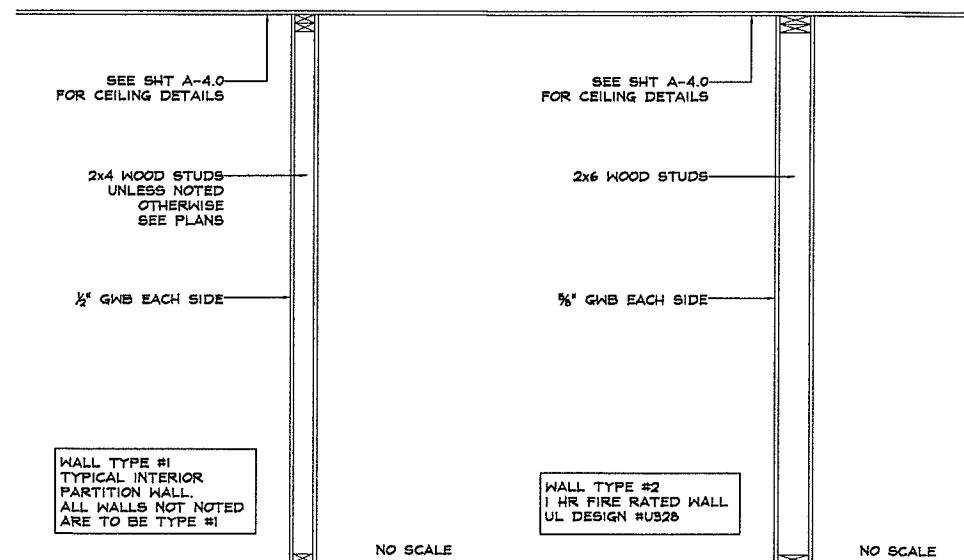
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16 ROSE STREET
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DATE: 12/8/2015
DRAWN BY: WG
CHECKED BY: G4
PROJECT: 16 ROSE
SHEET TITLE:

SECOND FLOOR PLAN

DRAWING NO.
A-2.1



ID	DESC	RO(WxHT)	HEAD HEIGHT	TRIM	MANUFACTURER	REMARKS
A	3050 DH VINYL	36" x 60"	6'-8"	3/4" AZEK	SIMONTON 600 SERIES, BRICKMOULD	EGRESS WINDOW
B	2034 DH VINYL	24" x 40"	6'-8"	3/4" AZEK		
C	4030 CBMT VINYL	48" x 36"	6'-8"	3/4" AZEK		
D	(2) 3050 DH VINYL	72" x 60"	6'-8"	3/4" AZEK		EGRESS WINDOW

ID	SIZE(WxHT)	DESC	RO(WxHT)	TYPE	TRIM	HARDWARE	REMARKS
101	3/0 x 6/8	SOLID CORE	36 1/2"x82 1/2"	6 PANEL	PICKED BY OWNER	PRIVACY LEVER KNOB	
102	4/0 x 6/8	HOLLOW CORE	50 1/2"x82 1/2"	6 PANEL BI-FOLD		STANDARD BI-FOLD HDW.	
103	5/0 x 6/8	HOLLOW CORE	62 1/2"x82 1/2"	6 PANEL BI-FOLD		STANDARD BI-FOLD HDW.	
104	2/10 x 6/8	SOLID CORE	36 1/2"x82 1/2"	6 PANEL POCKET		PRIVACY LEVER KNOB	
105	3/0 x 6/8	INSULATED STEEL	36 1/2"x82 1/2"	6 PANEL, 1 HR FIRE RATED		LOCKSET & DEADBOLT	1 HR DOOR & ASSEMBLY
106	3/0 x 6/8	INSULATED STEEL	36 1/2"x82 1/2"	6 PANEL	3/4" AZEK	PANIC HARDWARE	
107	3/0 x 6/8	INSULATED STEEL	64 3/8"x81"	6 PANEL W/ (2) 12" SIDELITES	3/4" AZEK	LOCKSET & DEADBOLT	
108	3/0 x 6/8	INSULATED STEEL	36 1/2"x82 1/2"	6 PANEL	3/4" AZEK	LOCKSET & DEADBOLT	

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EXTERIOR STEEL DOORS

DOOR DESIGNS

DURABLE & ECONOMICAL

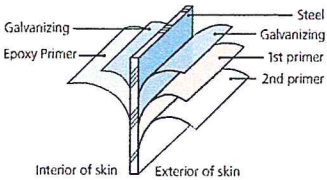


Every JELD-WEN® Steel exterior door is durable and economical.

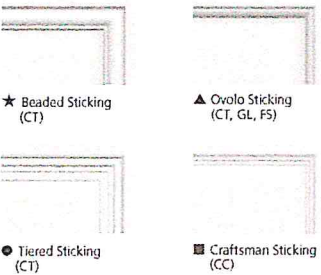
It is by no coincidence that every JELD-WEN® Steel door comes with a 10-year limited warranty. This is a line of doors built to deliver on strength and durability, from our utility-grade Gladiator® to our premium-grade Contours™.

They include wood stiles and rails with mitered top corners to prevent water absorption. Galvanized exterior door facings are factory-primed with neutral, low-sheen, baked-on enamel primer for easy finishing.

Consider how well these doors are constructed.



Steel Door Sticking Profiles

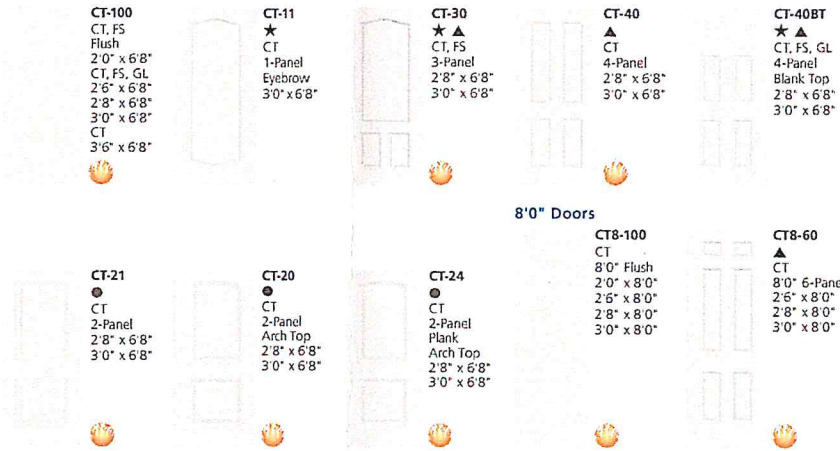


Fire-Rated Doors
Our fire-rated steel doors are made to meet or exceed local fire-rating building codes for both residential and light commercial use. For true fire protection, these doors must be used with certified frames and hardware. Fire rated doors available in Contours™ steel only.



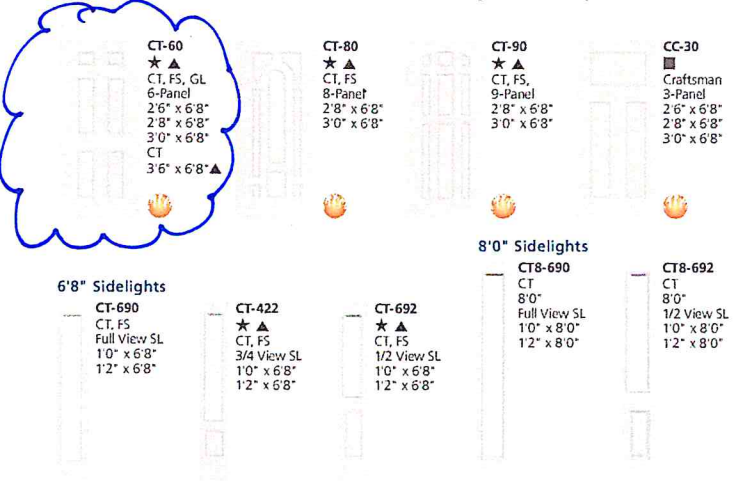
CT = Contours Beaded or Ovolo FS = FiniShield Ovolo GL = Gladiator Ovolo CC = Craftsman

6'8" Doors



8'0" Doors

Standard sizes shown. Contact JELD-WEN for 2'10" widths, 7'0" heights and other styles



Contours™ Designs (CT & CC Series)

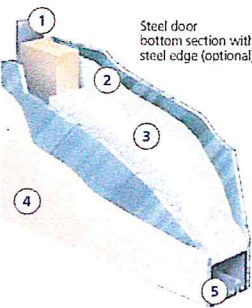
These premium doors feature a tough, galvanized steel skin that features our exclusive high-definition beaded sticking panel profile and other panel profiles in selected designs.

They're available with an optional steel edge that delivers added security and a fire rating of up to 90 minutes.



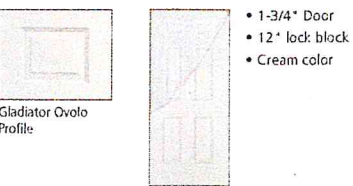
Steel Edge Construction (CT & CC Series)

1. Heavy-gauge continuous roll-formed steel edge meets 90-minute fire ratings
2. Epoxy primer on the back of the steel resists corrosion
3. Energy efficient core
4. Two coats of neutral, low-sheen, baked-on primer for easier finishing
5. Steel bottom rail for strength



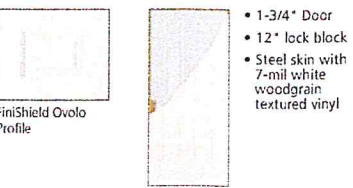
Gladiator® Designs (GL Series)

Standard utility grade steel doors



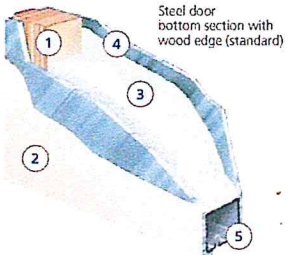
FiniShield® Designs (FS Series)

Durable steel skins covered with a seven-mil layer of oak-textured vinyl.



Wood Edge Construction (CT, CC, GL & FS Series)

1. Laminated veneer lumber (LVL) stiles and top rail for sturdy construction that resists warping and buckling
2. Two coats of neutral, low-sheen, baked-on enamel primer for easier finishing
3. Energy efficient core
4. Epoxy primer on the back of the steel skin prevents corrosion
5. Steel bottom rail for strength



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Looking South



Looking South.

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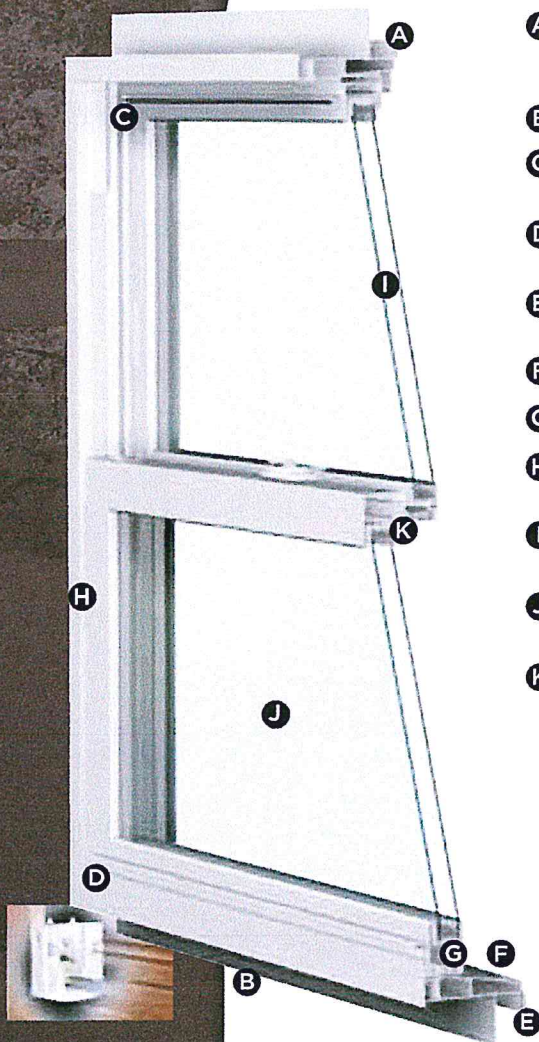


Brickmould Series



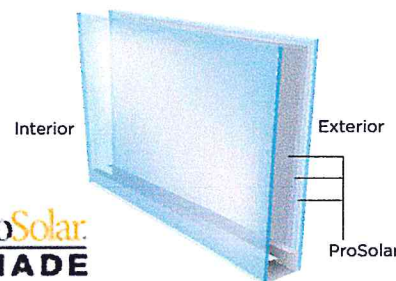
ProFinish® Brickmould 600 windows can be ordered to meet ENERGY STAR® guidelines.

Double Hung



- A Integral Brickmould/J-channel** For the ultimate jobsite versatility, an integral brickmould serves double duty and also functions as a J-channel so it can be used in multiple applications, including brick and vinyl.
- B Integral Nailing Fin** An integrated nailing fin makes accurate installation easier and more efficient.
- C Fusion-welded Frame and Sash** The one-piece strength of the fusion-welded frame and sash makes for greater rigidity and easier handling.
- D 1/2" Coil Spring Balance System** The unique balance system keeps the frame and sash in perfect vertical alignment for more precise installation and smooth performance over time.
- E Multi-tiered Exterior** A stepped design has a classic, chiseled appearance that complements brick and siding exteriors.
- F Sloped Sill Design** A special sill design initiates quick water drainage.
- G Sill Dam Weatherstripping** Additional weatherstripping serves as an effective weather barrier.
- H Premium Vinyl Profiles** Remarkably strong vinyl is easy to handle, will retain its low-maintenance beauty for years and provides excellent thermal performance.
- I 7/8" Insulating Glass Unit** The 7/8" insulating glass unit is set 3/4" into the sash for increased thermal performance.
- J ProSolar® Low E Glass with an Argon Gas Fill** This advanced glass package, standard on Brickmould 600 series, delivers impressive thermal efficiency and interior comfort.
- K Overlapping, Interlocking Meeting Rail** The meeting rail both overlaps and interlocks the sash, making the window virtually impervious to weather infiltration.

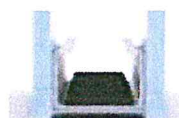
ProSolar® Shade is an advanced, spectrally selective glass that features three layers of silver for maximum insulation. This impressive glass offers the ultimate in solar heat control, fading protection, visibility and energy savings.



Only windows built this well could be backed by a warranty this good. Simonton ProFinish® Brickmould 600 windows feature a transferrable Lifetime Limited Warranty for complete homeowner confidence.



The **Intercept® spacer system**, standard on Brickmould 600 windows, features a unique U-channel design that minimizes condensation and keeps glass surfaces warmer for increased efficiency and comfort. The U-shape design flexes and contracts, helping to reduce seal failure in the insulating glass.



For even greater thermal performance and dependability, the optional **Supercept™** spacer combines a U-channel design with the strength of a stainless steel alloy.

SafePoint™ Impact-resistant Glass, a laminated glass, optional on Brickmould 600, provides protection against high winds and flying debris, helps deter forced entry and reduces unwanted noise infiltration.



Corporate Headquarters: 3948 Townsfair Way, Suite 200, Columbus, Ohio 43219
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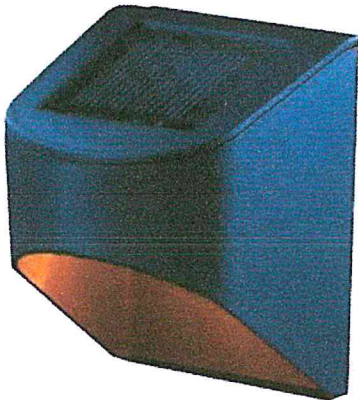


Your Store: **Williston #4501**
Use Current Location or [find store](#)

Hampton Bay | Model # 43002.com | Internet # 205793194

Black Outdoor Solar Powered Downcast Deck Light (2-Pack)

★★★★★ (6) | [Write a Review](#) | [Questions & Answers \(4\)](#)

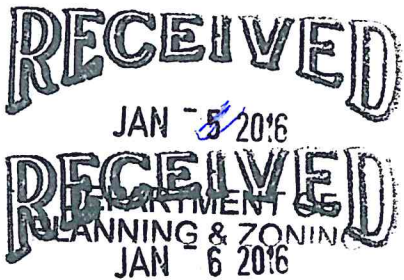


\$12.97 /set

PRODUCT NOT SOLD IN STORES

[Open Expanded View](#)

[Click Image to Zoom](#)



PRODUCT OVERVIEW Model # 43002.com | Internet # 205793194

This traditional style solar deck light comes in 2-pack to provide just the right amount of light to any outdoor space. Illuminate your outdoor walkways, decks, patio areas and gardens with the simple to install hardware and instructions. The LED light source makes this product even more energy efficient and provides a long lasting light source.

- Polymeric construction ideal for outdoor durability
- Illuminate decks, stairways, fence, and other walkways and pathways
- Comes with mounting hardware and easy to install instructions
- Limited 1-year warranty

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PLANNING & ZONING**

SPECIFICATIONS

DIMENSIONS

Product Depth (in.)	3.15	Product Length (in.)	3.15
Product Height (in.)	3.8	Product Width (in.)	3.15

DETAILS

Actual Color Temperature (K)	3000	Light Source	LED
Adjustable Lamp Head	No	Lighting Kit	No
Bulb Type	LED	Motion Sensor	No

Bulb(s) Included	Yes	Mounting Type	Deck
Color Rendering Index	0	Number of Bulbs Required	0
Color Temperature	Warm White	Number of Housings Included	0
Dusk to Dawn	No	Outdoor Lighting Features	No additional features
Exterior Lighting Product Type	Deck Rail Lights	Power Type	Solar
Fixture Color/Finish	Textured Black	Product Weight (lb.)	0.79 lb
Glass/Lens Type	No glass/lens	Returnable	90-Day
Landscape Lighting Application	Deck & Stair Lighting	Waterproof	Yes
Light Output (lumens)	4	Weather Resistant	Yes

WARRANTY / CERTIFICATIONS

Certifications and Listings	No Certifications or Listings	Manufacturer Warranty	1 Year Limited
ENERGY STAR Certified	No		

MORE PRODUCTS WITH THESE FEATURES

Exterior Lighting Product Type: Deck Rail Lights

Outdoor Lighting Features: No additional features

Price: \$10 - \$20

Brand: Hampton Bay

Power Type: Solar

Light Source: LED

Dusk to Dawn: No

SEARCH

Search

16 rose street

GO

Layers

- ☐ City Wards
- ☐ City Districts
- ☐ State Legislative Districts
- ☒ Tax Parcel Boundary
- ☐ Zoning Districts

City of Burlington, Vermont



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DALY & DALY, P.C.

Attorneys at Law

110 Main Street, 4th Floor, P.O. Box 69

Burlington, Vermont 05402-0069

phone: 802-658-6665

fax: 802-658-8565

Matthew T. Daly

M. Cecilia Daly

February 24, 2016

Ms. Mary O'Neil
Department of Planning and Zoning
City of Burlington
149 Church St.
Burlington, VT 05401

RE: 16 Rose Street/Parking

Dear Mary,

Thank you for speaking with me last week regarding J&S, LLC and its development plans for 16 Rose Street. I am writing to request a parking waiver for J&S, LLC ("J&S") in the event you and/or the DRB find parking at 16 Rose Street to be insufficient. J&S has entered into a parking sharing agreement with BPJS Management, LLC ("BPJS"). BPJS owns an abutting property located at 158 North street. BPJS is a property with 8 units and 10 parking spaces; leaving 2 surplus parking spaces. BPJS is willing and has agreed to share its surplus parking with J&S in order to allow tenants at 16 Rose Street to utilize parking at 158 North Street.

In addition to tenants at 16 Rose Street being authorized to use the 2 surplus parking spaces at 158 North Street, J&S intends to include a lease provision in its leases with tenants at 16 Rose Street that expressly states they may use only one parking space at 16 Rose Street. Further, there is on-street parking available on Rose Street and there is an easily accessible bus station on North Street in close proximity to 16 Rose Street.

We hope that these above stated factors adequately support J&S's request for a parking waiver. If there is any further information you or the DRB need regarding this request, please contact me at your convenience. Thank you.

Very truly yours,



Matthew T. Daly

To: Zoning Board
From: Cynthia Foster
Re: 116 Rose St. Development

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I live next door to this project at 118 Rose St. There are some concerns I have about the construction project.

My home is also a duplex, I live downstairs and my tenants are upstairs. I've owned the home for 11 years and always had tenants with little or no interruption.

My concern is that the construction noise and debris/dust, will disturb my tenants to the point where they move out or that I won't be able to rent it out to new tenants for the same reason.

I'm disabled, on a fixed income and cannot afford any loss of income, the rental pays my mortgage. Also, I don't have the means to take the developer to court to recover that lost income.

I request that the developer put funds in an escrow account or a

16 Rose St.
Cynthia Foster

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That way there will be no interrupt of income. That would jeopardizing my limited financial situation.

The amount should be as follows -
Monthly rental X length of project.
for instance \$1,480 X 4 months of const. = \$5,920
to be released immediately if a tenant moves out
and monthly until the unit is re-rented.

Other concerns:

- * location of Dumpster & Portable Toilet
- * Will they make any changes to the fence on our boundary?
- * Parking impact
- * Blocking the walkways during construction
There are many children on the street and a school on North St & Rose. Please keep the sidewalks clear for their safety.
- * How long will construction last.
- * What days of the week and between what hours? If working on Saturdays can it be confined to interior work? I'm home most of the day and would appreciate quiet.

116 Rose St.
Cynthia Foster

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pg 3
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- * The current house at 116 Rose St. is full of students, musicians who play amplified music in the back yard and on the roof. I would request that an effort be made with all of the units to keep a quiet residential atmosphere rather than a dorm. They actually advert that the rental at 116 Rose is great for musicians. It's not. We've been greatly disturbed by the drums & electric guitars at all hours. I'd appreciate if you no longer recruit musicians specifically as tenants.

In closing, I'm not opportunistic and appreciate adding affordable housing in the neighborhood ~~but~~ I'm not in the position to subsidize the developers.

Thank you for your consideration

Cynthia Foster
118 Rose St #1
Burl. 05401

Cell. 310-270-6611
Cyn.foster@mac.com

Department of Planning and Zoning

149 Church Street
Burlington, VT 05401

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

Telephone: (802) 865-7188
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Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Ryan Morrison, CFM, Associate Planner
Elsie Tillotson, Department Secretary
Anita Wade, Zoning Clerk



MEMORANDUM

To: Development Review Board
From: Ryan Morrison, CFM, Associate Planner
Date: March 2, 2016
RE: ZP16-0808CA/CU; 2-14 King 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: ZP16-0808CA/CU

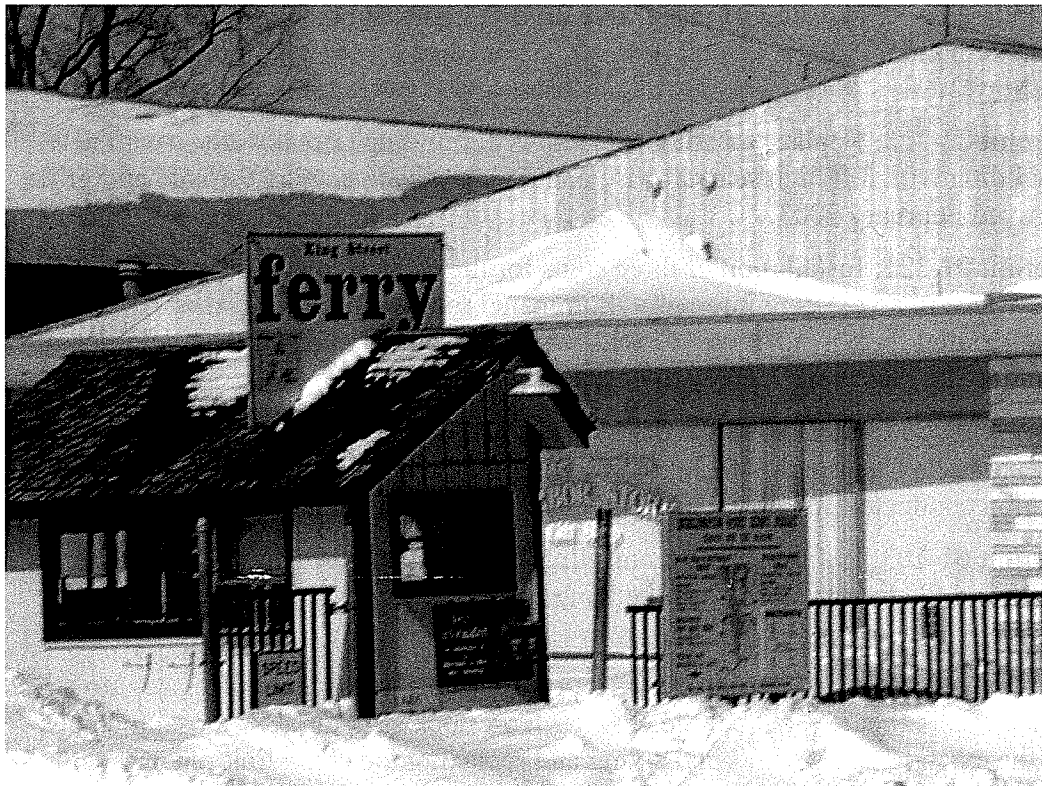
Location: 2-14 King Street

Zone: DW-PT **Ward:** 5

Date application accepted: January 26, 2015

Applicant/ Owner: Lake Champlain Transportation Company

Request: Construct a replacement ticket booth in same location as existing ticket booth.



Applicable Regulations: Article 3 (Applications, Permits, & Project Reviews), Article 4 (Zoning Maps & Districts), Article 5 (Citywide General Regulations), Article 6 (Development Criteria & Guidelines)

Background:

- Zoning Permit 13-1051NA; Replace existing painted mural on western wall of Woodbury building with new painted mural. Approved May 2013.
- Zoning Permit 12-0968SN; Installation of one parallel, non-illuminated sign for the Lake Monsters Team Headquarters. Approved April 2012.
- Zoning Permit 11-1054NA; Repair of building due to flood. Approved June 2011.
- Zoning Permit 10-0482CA; Add trussed gable roof over top of existing flat roof section of Ferry Office. Siding to be T111 to match existing. Approved November 2009.
- Zoning Permit 08-532CA; Convert 1,120 sf +/- of retail space to office space. Approved February 2008.
- Zoning Permit 05-412CA; Roof renovations to create 3/12 pitch roof over flat roofs. Approved February 2005.
- Zoning Permit 04-483; Installation of ticket window. Approved April 2004.
- Zoning Permit 03-515; Phase 1 of COA 03-034 / ZP# 03-328. Excavate sandy gravel mix in parking area. Excavate and install five 20 ft tall pole lights with shoe box style 150-watt metal halide fixtures. Install new sur pac crushed stone to replace gravel mix. Approved May 2003.
- Zoning Permit 03-328; Replace existing café and grill building (Breakwaters) with new 6,870 sf building with 3 ft high seawall base and an increase in seating for café and grille use. Approved February 2003.
- Zoning Permit 01-321; Installation of three signs for the existing maritime museum. One sign – a new face in an existing internally illuminated rooftop mounted frame; one non-illuminated parallel sign, measuring 10' x 12'; and one non-illuminated freestanding sign as entry gate to the museum. Approved February 2001.
- Zoning Permit 01-317; Change of use from vacant commercial (boat storage and lumber warehouse) to Lake Champlain Maritime Museum. No exterior changes proposed; boat reconstruction conducted within existing structure. Approved February 2001.
- Zoning Permit 01-103; Installation of a non-illuminated historical interpretive marker (Steamboats and Shortcuts), 2' x 3', at the King Street ferry dock. Approved August 2000.
- Zoning Permit 00-502; Change of use from a portion of the existing retail space into a convenience food/Creemee stand at the existing ferry dock structure. Proposal includes replacing the existing t1-11 with vinyl siding and replacing the chain link fencing with 5' Stockade style fencing. Approved May 2000.
- Zoning Permit 99-555; Amend previously approved ZP #99-348 for 5 finger docks, to include a marine gas float extension. Approved June 1999.

- Zoning Permit 99-348; Installation of five (5) finger docks along the west side of the existing King Street ferry dock facility. Approved February 1999.
- Zoning Permit 96-196; Installation of vertical metal siding to match existing on the open end of the maintenance shed. Proposal includes installation of two overhead garage doors. Approved October 1995.
- Zoning Permit 94-200; Construction of a 20' x 20' single story unheated storage shed, sided with T1-11, for the existing Lake Champlain Transportation Company. Approved.
- Zoning Permit 92-254; Construction of a handicapped accessible bathroom, with ramp, as an addition to the existing ferry terminal and office. Approved April 1992.
- Zoning Permit 91-354; Construction of a 12' x 16' structure to house refrigeration and freezer units directly in front of The Crossing's restaurant. Materials to match existing. Approved May 1991.

Overview: The applicant seeks approval to construct a replacement ticket booth and install it in the existing ticket booth's location. There is no permit on file for the existing ticket booth; however the applicant believes it was built sometime around 1981. The site is located within the Special Flood Hazard Area (SFHA), Zone AE – base flood elevation 102' above sea level. The elevation of the existing ticket booth is approximately 101' above sea level. This application is subject to review under the SFHA regulations in addition to dimensional and design review standards. As required, the project is subject to review and approval by the State National Floodplain Insurance Program Coordinator at VT DEC. A copy of the application was provided to the Coordinator on February 3, 2016, but no response has yet been received. Any comments received within the 30 day review period will be incorporated into this approval.

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

I. Findings:

Article 3: Applications and Reviews

Part 5, Conditional Use & Major Impact Review

Sec. 3.5.6, Review Criteria

(a) Conditional Use Review Standards

1. 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 replacement ticket booth will not increase existing demands on community utilities, facilities or services. **(Affirmative finding)**

2. The character of the area affected;

The DW-PT zone is intended to enhance and diversify commercial and residential development in the downtown waterfront area, and to increase access, utilization, and enjoyment of the lakeshore by the community. Strong emphasis is placed on enhanced public access to the lakeshore. The Lake Champlain Ferries property, and the immediate surrounding area between the Lake Champlain waterfront and Battery Street, consists of several non-residential uses. The ferry terminal use is consistent with the intent of the DW-PT 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;*
Other than possibly during construction, nuisance impacts will remain unchanged. **(Affirmative finding)**

4. *Transportation system capable of supporting the proposed use;*
Transportation system impacts will remain unchanged. **(Affirmative finding)**

5. *Utilization of renewable energy resources;*
Not applicable.

6. *Bylaws then in effect;*
As conditioned, the project complies with all applicable bylaws. **(Affirmative finding)**

Article 4: Zoning Maps & Districts

Sec. 4.4.1, Downtown Mixed Use Districts:

(a) Purpose

(4) Downtown Waterfront – Public Trust District (DW-PT)

The subject property is located in the DW-PT zone. This zone is intended to enhance and diversify commercial and residential development in the downtown waterfront area, and to increase access, utilization, and enjoyment of the lakeshore by the community. Strong emphasis is placed on enhanced public access to the lakeshore. The proposed ticket booth replacement is consistent with this intent. **(Affirmative finding)**

(b) Dimensional Standards & Density

The commercial density/intensity remains unchanged.

A minimum setback of 50' is required from the shoreline of Lake Champlain. The existing booth measures 69" x 135", and is setback 53.2' from the high water mark. The replacement booth will be slightly larger than the existing booth, but will still be at least 50' from the high water mark.

The proposed building, at ~12' tall, will be well below the 35' height limit.

The existing and future ticket booths sit on asphalt. Lot coverage will remain unchanged. The DW-PT zone allows for 100% coverage. **(Affirmative finding)**

(c) Permitted & Conditional Uses

The proposed ticket booth replacement is a permitted use in the DW-PT zone. **(Affirmative finding)**

(d) District Specific Regulations

1. Use Restrictions

No ground floor residential uses are being sought. **(Not applicable)**

2. Public Trust Restrictions

(b) Permitted Uses: Maple to Main Street

Facilities for transporting pedestrians and vehicles upon Lake Champlain by ferry and cruise vessels, including necessary docks, wharfs, maintenance facilities, administrative offices, gift shops, snack bars and related parking facilities are uses permitted in the DW-PT district between Maple Street and Main Street. Lake Champlain Ferries' ticket booth is a permitted use in the DW-PT district. **(Affirmative finding)**

3. Facades and Setbacks on Side and Rear Property Lines

No reduced setbacks are being sought. **(Not applicable)**

4. Building Height Setbacks

No exceptions to the building height setbacks are proposed. **(Not applicable)**

5. Lake Champlain Waterfront Setback

No encroachment into the 50-foot setback from the Lake Champlain mean high water mark is proposed. **(Not applicable)**

6. Residential District Setback

No residential districts abut the subject property. **(Not applicable)**

7. Development Bonuses/Additional Allowances

No development bonuses/additional allowances are being sought. **(Not applicable)**

Sec. 4.5.4, Natural Resource Protection Overlay District:

(f) District Specific Regulations: Special Flood Hazard Area

(7) Special Review Criteria

A. The danger to life and property...

The replacement ticket booth's footprint (74" x 147") will be slightly larger than the existing booth's footprint (69" x 135"). The project represents a "substantial rehabilitation", which requires additional mitigation measures in accordance with National Flood Insurance Program (NFIP) regulations. These regulations allow for non-residential structures to either be elevated so that the lowest floor is at least one foot above the base flood elevation; or, together with attendant utility and sanitary facilities, be designed so that below the base flood level the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. The NFIP regulations also has provisions for "recreational vehicles" in the floodplain. One such requirement is that an "RV" be "ready for highway" use – meaning that it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities, and has no permanently attached additions. The applicant states that when the lake level is above the flood level, the ferry crossing closes and the booth is not needed. As a result, the booth has been designed to be movable via forklift whenever the lake is above flood level to avoid contamination and moisture issues. Electrical supply is designed to be easily disconnected and locked out at the sub panel. Lake Champlain Transportation has the equipment on site to move the booth to higher ground on short notice. After talking with Ned Swanberg, Vermont DEC Watershed Management Division, the replacement booth could be viewed similar to an RV

use in the SFHA in that it could be removed from the SFHA in the event of a flood. It was suggested that a plan be put in place as to the booth removal procedure should such an event arise. In the interest of protecting nearby buildings, it was also suggested that the booth be anchored with a detachable anchor in case it can not be relocated to higher ground in a timely fashion. **(Affirmative finding as conditioned)**

B. The danger that material may be swept onto other lands...

See Sec. 4.5.4 (f) (7) (A) above. Ned Swanberg with the Vermont DEC Watershed Management Division stated that the replacement booth could be viewed similar to an "RV" so long as it can be removed from the SFHA during a flood event. Mr. Swanberg also recommended that the booth have a detachable anchor in case it was not relocated in a timely fashion to prevent it from being swept onto other lands. **(Affirmative finding as conditioned)**

C. The proposed water supply and sanitation systems...

No new water supply or sanitation systems are proposed **(Not applicable)**

D. The susceptibility of the proposed facility and its contents to flood damage...

See Sec. 4.5.4 (f) (7) (A) above. **(Affirmative finding as conditioned)**

E. The importance of the services provided...

The proposed ticket booth replacement will continue to play a vital role in the overall operations of the Lake Champlain ferry terminal. **(Affirmative finding)**

F. The availability of alternative locations...

Almost the entire property is located within the SFHA. If the ticket booth were relocated to the small area outside the floodplain (nearer to the railroad line), it would block pedestrian traffic on the bike path, and vehicular access to and from a parking area to the south, and business access to the north. Building within the SFHA is acceptable as long as the requirements of this subsection, (4.5.4, f 7), are met. **(Affirmative finding)**

G. The compatibility of the proposed use with existing development...

The proposal is to replace an integral part of an historic Lake Champlain ferry terminal. This terminal has been a staple of the area since the early-1800s, and will remain so well into the future. **(Affirmative finding)**

H. The relationship of the proposed use to the Municipal Development Plan...

Insofar as Lake Champlain transportation facilities are a permitted use in the DW-PT zone, and insofar as the replacement ticket booth will be constructed as required by floodplain regulations, the booth can be found in compliance with the Municipal Development Plan. **(Affirmative finding)**

I. The safety of access to the property...

The property is generally between the 98' and 102' contour lines. Development already extends across this elevation range throughout the site. The ticket booth is located just above the 100' contour. Only the most significant floods would result in inundation of only a few inches.

Emergency vehicle access to this site during times of flooding is via King Street. King Street rises in elevation steadily as one travels eastward from the subject site. **(Affirmative finding)**

J. The expected heights, velocity, duration, rate of rise...

The maximum regulatory flood elevation along the lakeshore is 102' above sea level. High-velocity wave action could pose a threat to the integrity of the new ticket booth, and as such, should be examined as part of an engineer's or architect's evaluation of the structure. The duration of flooding and the rate of its rise depend entirely on spring snowmelt and precipitation events. The lake has risen above 102' just once on record (spring 2011). Sediment transport as a result of lake flooding is minimal. In an effort to avoid the harmful effects of flood waters at the site, the applicant proposes to construct a ticket booth that can be relocated to higher ground during a flood event. **(Affirmative finding as conditioned)**

K. Conformance with all other applicable requirements...

See Articles 3, 4, 5, and 6 of these findings.

Article 5: Citywide General Regulations

Sec. 5.2.3, Lot Coverage Requirements

See Sec. 4.4.1 (b) above.

Sec. 5.2.4, Buildable Area Calculation

Not applicable.

Sec. 5.2.5, Setbacks

See Sec. 4.4.1 (b) above.

Sec. 5.2.6, Building Height Limits

See Sec. 4.4.1 (b) above.

Sec. 5.2.7, Density and Intensity of Development Calculations

See Sec. 4.4.1 (b) above.

Sec. 5.5.1, Nuisance Regulations

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

Sec. 5.5.2, Outdoor Lighting

The applicant proposes 18-watt, full cutoff wall packs by RAB lighting, installed on all four sides of the booth, beneath trim level. **(Affirmative finding)**

Sec. 5.5.3, Stormwater and Erosion Control

The applicant states that the existing and proposed ticket booths sit on asphalt. As a result, the amount of impervious surface will not change. **(Not applicable)**

Article 6: Development Review Standards

Part 1, Land Division Design Standards

Not applicable.

Part 2, Site Plan Design Standards

Sec. 6.2.2, Review Standards

Nothing about the site will change considering this is a replacement project. **(Affirmative finding)**

Part 3, Architectural Design Standards

Sec. 6.3.2, Review Standards

(a) Relate development to its environment

1. Massing, Height, and Scale

The replacement ticket booth will be nearly identical in massing, height, and scale to the existing booth. Both are very modest in terms of size and detailing. **(Affirmative finding)**

2. Roofs and Rooflines

A single plane roof with a modest pitch, as opposed to the existing double plane roof, is proposed. The scale of the structure and roofline is nearly identical. **(Affirmative finding)**

3. Building Openings

The sole entrance is quite modest, as depicted in the elevation drawings. Appropriately scaled sliding windows are proposed on three of the four building elevations. One small fixed window is also proposed. **(Affirmative finding)**

(b) Protection of important architectural resources

There are no historic structures on or near the subject property. **(Affirmative finding)**

(c) Protection of important public views

See 6.2.2 above. The replacement booth will be ~148" in height. Important public views will not be impacted. **(Affirmative finding)**

(d) Provide an active and inviting street edge

The new ticket booth will exhibit nearly the same street presence as the existing booth. **(Affirmative finding)**

(e) Quality of materials

The existing booth is 2 x 4 construction with wood clapboard siding. The applicant proposes to use similar sized vinyl clapboard siding. The windows to be installed are 6/0 x 3/0 SilverLine single-hung, sliding windows (3), a 40.5" x 37.5" Simonton, and a Ready Access Model 600. **(Affirmative finding)**

(f) Reduce energy utilization

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

(g) Make advertising features complimentary to the site

Existing advertising features will be installed in a similar fashion on the replacement booth. **(Affirmative finding)**

(h) Integrate infrastructure into the building design

The power service is underground from a sub panel at the western end of the property to the current booth. It will connect to the outside of the new booth in a manner which can be easily disconnected in the event the booth needs to be moved for high water. The wire from the utility pole is data lines for the camera that is mounted on the booth. **(Affirmative finding as conditioned)**

(i) Make spaces safe and secure

The proposed building must comply with the city's current egress requirements. All four sides of the booth will be illuminated. **(Affirmative finding)**

II. Conditions of Approval

1. This approval incorporates timely comments and stipulations issued by the State National Floodplain Insurance Program Coordinator at VT DEC as related to this project.
2. 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 state or federal permit(s) as may be required, and shall meet all energy efficiency codes as required.
3. As proposed, the ticket booth shall be relocated to an area outside the SFHA during a flood event.
4. In an effort to protect nearby structures and properties in the event that the ticket booth is not removed from the SFHA in a timely fashion, the booth shall be anchored with a detachable anchor.
5. All utilities shall be able to be detached from the ticket booth to ensure booth relocation in the event of a flood.
6. Standard permit conditions 1-15

Note: NFIP requires the standard conditions below for non-residential structures in the SFHA. However, because it is the intent to move the ticket booth during flood events, staff feels that these conditions are moot.

7. Special Flood Hazard Area Conditions

In all Special Flood Hazard Areas (including Floodway areas) conditions require that:

C. All development:

- (i) New construction and/or substantial improvements to structures shall be reasonably safe from flooding and be:
 1. Designed and adequately anchored to prevent flotation, collapse, or lateral movement during the occurrence of the base flood;
 2. Constructed of materials resistant to flood damage;
 3. Constructed by methods and practices that minimize flood damage;and

4. Constructed with electrical, heating, ventilation, plumbing and air conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding;
 - (ii) All development shall be designed to minimize flood damage to the proposed development and to public facilities and utilities;
 - (iii) All development shall be designed to provide adequate surface drainage to reduce exposure to flood hazards;
 - (iv) All new construction and substantial improvements that have fully enclosed areas below the lowest floor shall:
 1. Be solely used for parking of vehicles, storage, or building access, and such a condition shall clearly be stated on any permits; and,
 2. Be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Such designs must be certified by a registered professional engineer or architect, or meet or exceed the following minimum criteria: A minimum of two openings of two walls having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided. The bottom of all openings shall be no higher than one foot above grade. Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters;
 - (v) All necessary permits be obtained from those governmental agencies from which approval is required by federal or state law.
- D. Residential Development:
- (i) Not applicable
- E. Non-Residential Development:
- (i) All new construction and substantial improvements for nonresidential purposes shall have the lowest floor, including basement, elevated one foot or more above the base flood elevation. Existing non-residential structures may be flood proofed where designed to be watertight to one foot or more above the base flood elevation, with walls substantially impermeable and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. A permit for a proposed building to be flood proofed shall not be issued until a registered architect or engineer has reviewed the structural design, specifications and plans and has certified that the design and methods of construction are in accordance with meeting the provisions of this subsection.

F. Water Supply Systems:

New and replacement water supply and sanitary sewer systems shall be designed so as to prevent the infiltration of floodwaters into the systems and discharge from the systems;

G. On-Site Waste Disposal Systems:

On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding;

H. Recreational Vehicles:

Recreational Vehicles placed on sites with special flood hazard areas shall either:

- (i) be on the site for fewer than 180 consecutive days, or
- (ii) be fully licensed and ready for highway use, or
- (iii) be permitted in accordance with the elevation and anchoring requirements for “manufactured homes” in Sec. 4.5.4 (f).8.(D).

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

Lake Champlain Transportation Co.

1 King Street Dock

Burlington, VT 05401

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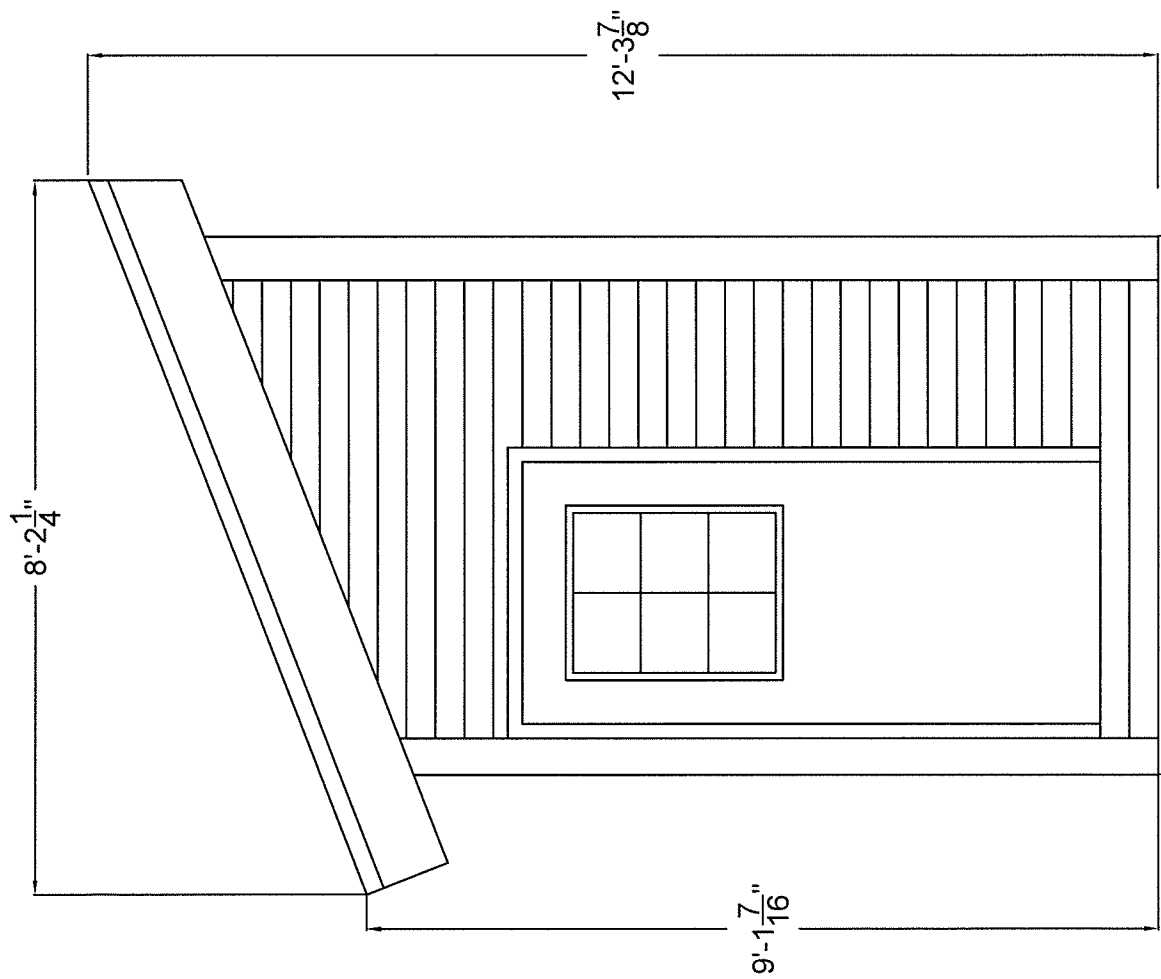
JAN 27 2016

DEPARTMENT OF
PLANNING & ZONING

New ticket booth to be constructed as follows:

1. 2x4 Construction
2. R-15 Wall Insulation
3. R-30 Floor and Ceiling Insulation
4. White Vinyl Siding
5. White PVC Trim
6. Charcoal Grey tin roofing

LAKE CHAMPLAIN TRANSPORTATION CO.
KING STREET DOCK
BURLINGTON, VT
802-864-9804
TICKETBOOTH ELEVATION DRAWINGS



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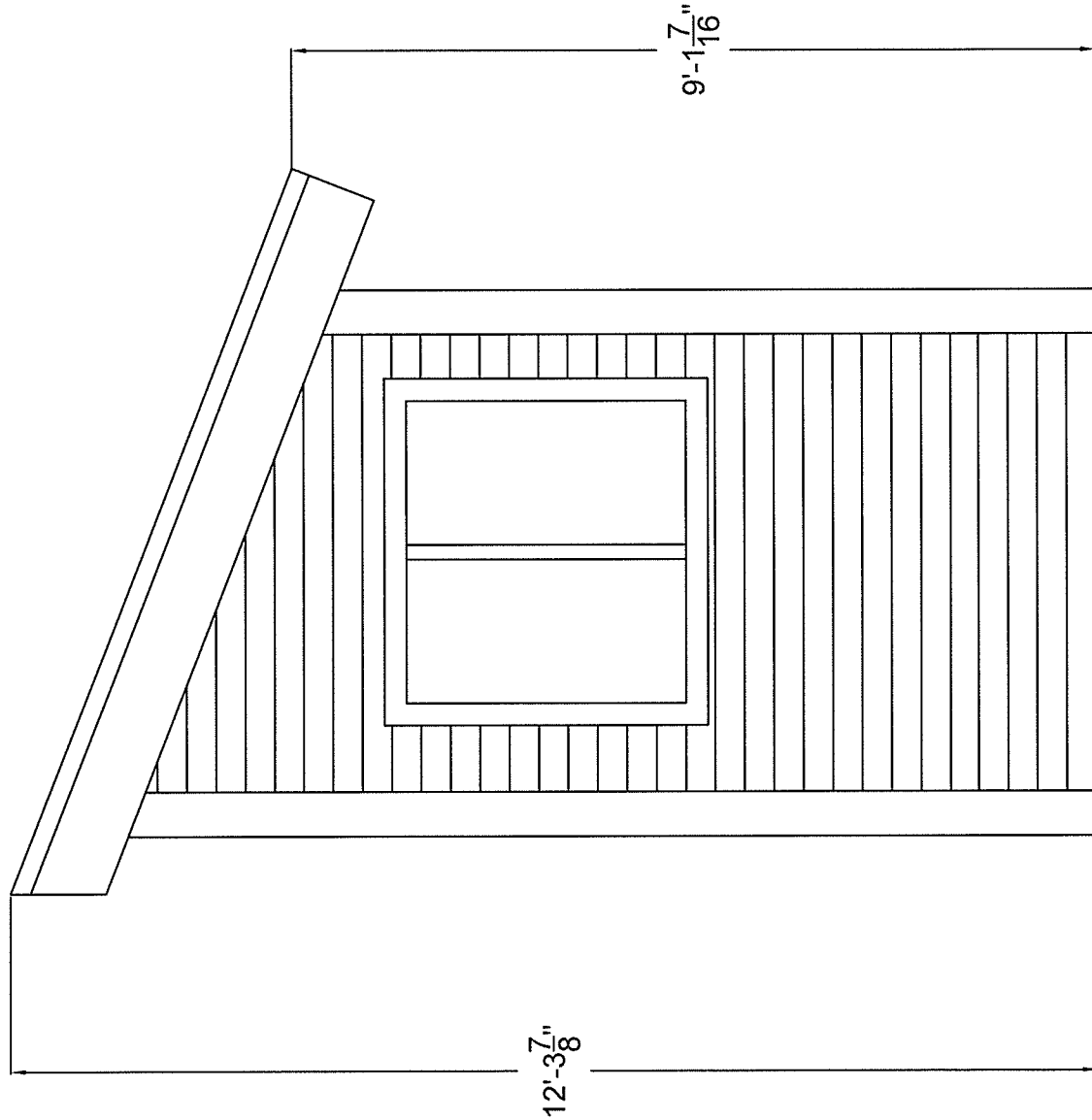
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LAKE CHAMPLAIN TRANSPORTATION CO.
KING STREET DOCK
BURLINGTON, VT
802-864-9804
TICKETBOOTH ELEVATION DRAWINGS

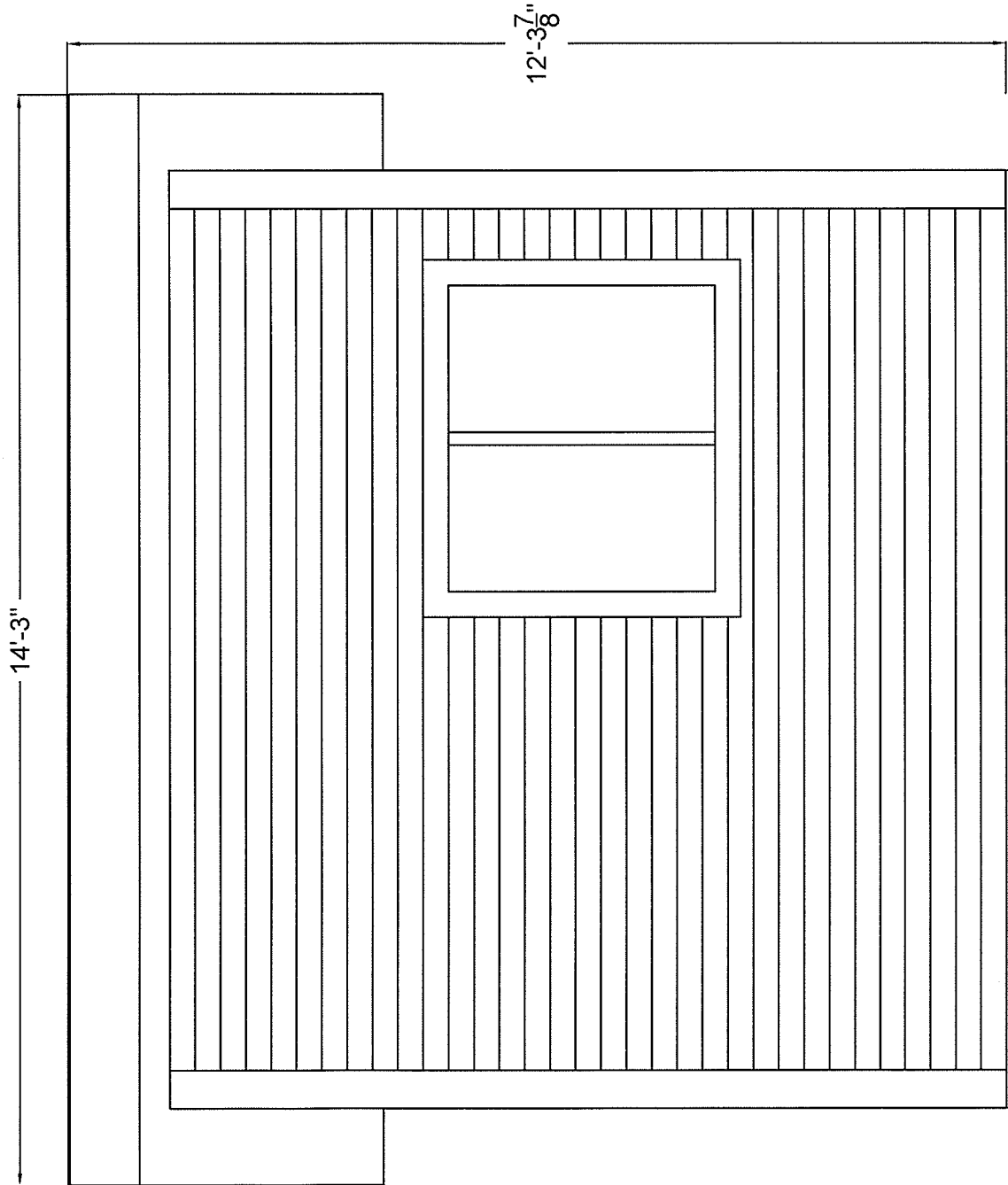
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KING STREET DOCK
BURLINGTON, VT
802-864-9804
TICKETBOOTH ELEVATION DRAWINGS

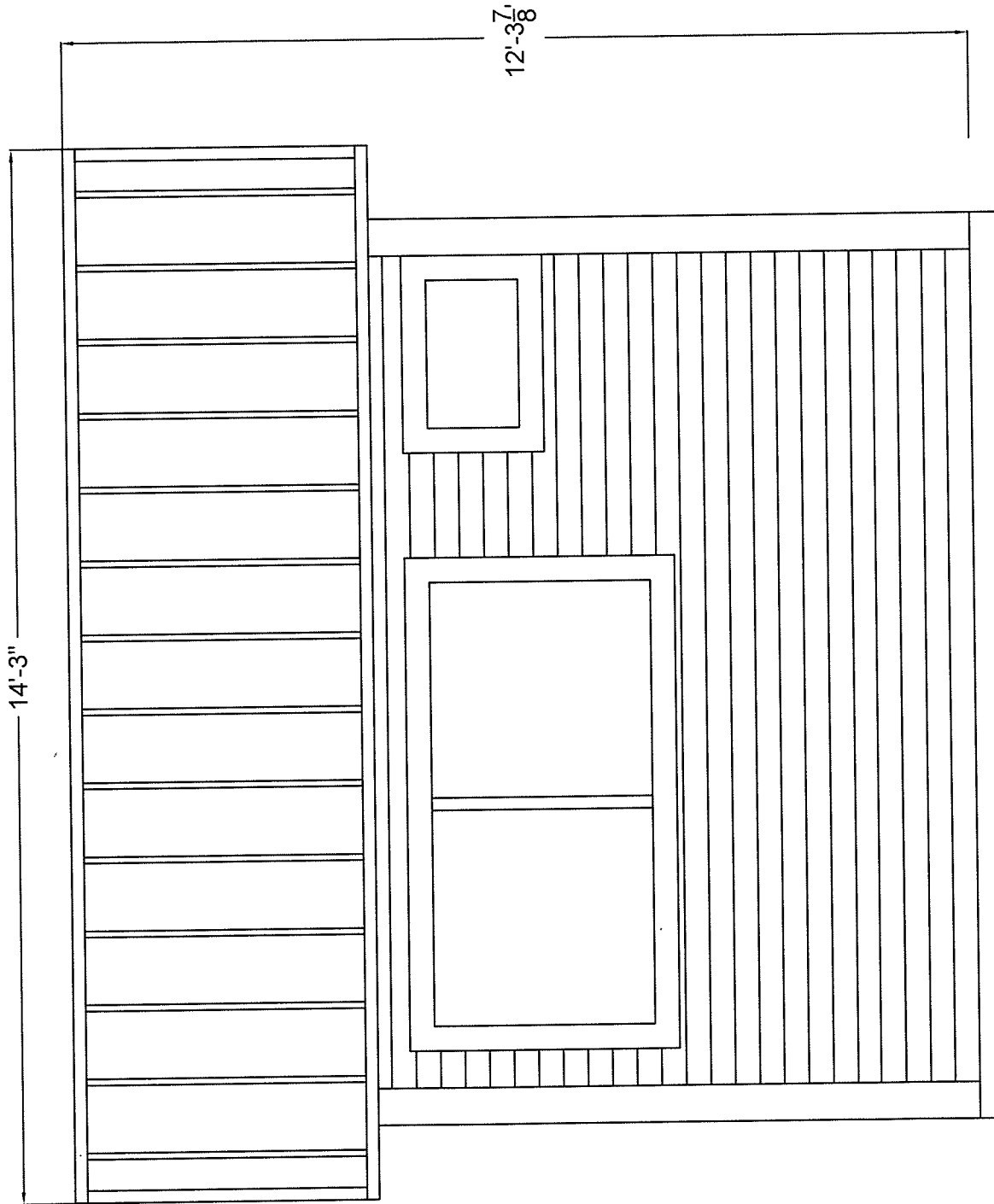


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KING STREET DOCK
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TICKETBOOTH ELEVATION DRAWINGS



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Ryan Morrison

From: Chris Burke <ChrisB@ferries.com>
Sent: Wednesday, February 24, 2016 12:21 PM
To: Ryan Morrison
Subject: RE: King Street - Burlington - Ticket Booth Replacement

Hi Ryan,

The 2800 is the sliding version of the single hung 2900 series as far as I can tell. It is the South facing window of the booth. The thermal properties are on page 7 of the thermal attachment.

The Simonton window is the West facing window. The specs are section 2.5 of the Simonton attachment which are pages 9-11.

The Ready Access window will be the window on the North of the building which will be used to actually sell tickets. It is a window similar to one at any fast food drive through.

Let me know if you have any other questions.
Thanks,

Christopher Burke
Engineer
Lake Champlain Transportation Co.
King Street Dock
Burlington, VT 05401
T: 802.864.9804
F: 802.864.6830
chrisb@ferries.com

From: Ryan Morrison [rmorrison@burlingtonvt.gov]
Sent: Wednesday, February 24, 2016 9:15 AM
To: Chris Burke
Subject: RE: King Street - Burlington - Ticket Booth Replacement

Thanks Chris. I believe I found the necessary pages for the Silverline windows (2900 series single-hung sliding window) but can you tell me which pages in the thermal energy .pdf are applicable? And then same for the Simonton window?

Also, what is the Ready Access manual for? Is a pass-thru window being proposed? Because I don't see one on the elevation drawings.

From: Chris Burke [mailto:ChrisB@ferries.com]
Sent: Tuesday, February 23, 2016 3:01 PM
To: Ryan Morrison <rmorrison@burlingtonvt.gov>
Subject: FW: King Street - Burlington - Ticket Booth Replacement

I apologize. I forgot the attachments.

Christopher Burke
Engineer
Lake Champlain Transportation Co.
King Street Dock
Burlington, VT 05401

Lastly, regarding the SFHA requirements, you noted that the booth will be designed to be moved in case of flood. This is my first project with the Burlington DRB, so I'm not sure how they may view this option as opposed to the standard regulations that non-residential structures be either elevated or floodproofed/watertight to one foot or more above BFE... I will be putting those standard conditions in my recommended conditions of approval. Just wanting to make sure you're aware of this. Thanks Chris.

Ryan Morrison, CFM
Associate Planner
City of Burlington
802-865-7190

From: Chris Burke [<mailto:ChrisB@ferries.com>]
Sent: Monday, February 22, 2016 3:13 PM
To: Ryan Morrison <rmorrison@burlingtonvt.gov>
Subject: RE: King Street - Burlington - Ticket Booth Replacement

Hello Ryan,

Here are answers to questions in our previous conversation as well as your previous email.

1. The existing booth has existed in some form or another since 1825. I believe the last rebuild was sometime in the early 1980's (possibly 1981, I could probably find an exact year if necessary). The current booth is 2x4 construction with wood clapboard siding. It has an off center height of 114", with a 12/12 pitch to the North and a 7/12 pitch to the South.
2. The footprint of the new booth is slightly larger than the existing booth. The existing booth has base dimensions of 6' x 135". The existing and future booths sit on asphalt so the impervious surface area will not change.
3. As discussed this afternoon, signage will remain approximately the same. With the door being moved to the East side of the building, away from traffic for safety, a few of the signs will move locations slightly. Also, the Department of Homeland Security required Maritime Security Level sign, which is currently on an a-frame sign just off the side of the building, may be attached to the new building.
4. The existing booth sits 53.2' from the high water mark. The future booth will be slightly closer due to the footprint being slightly larger, but it will remain at least 50' from this mark.
5. Our survey shows the 101' contour line runs right through the booth. The booth sits up on an approximately 4" island above this mark. Either way the booth sits slightly below 102'. When the lake level is above flood level, the ferry crossing closes and the booth is not needed. Therefore, the booth has been specifically designed to be movable whenever the lake level is above flood level to avoid contamination and moisture issues. Electrical supply is designed to be easily disconnected and locked out at the sub panel. Lake Champlain Transportation has the equipment on site to move the booth to higher ground or to block it up above the flood plane on short notice.

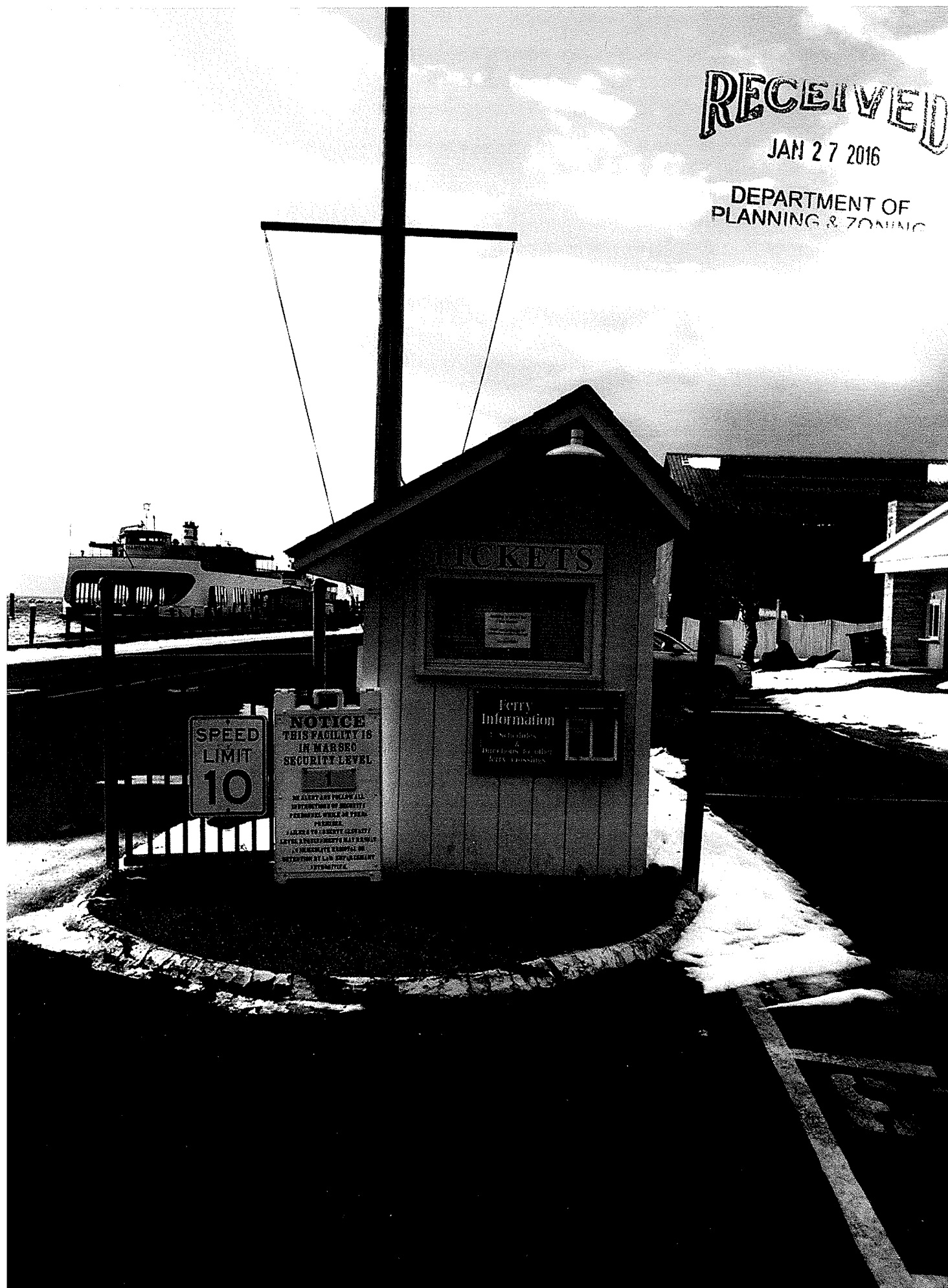
I will have to get back to you tomorrow on the cut sheets for the windows. If you have any other questions please feel free to email me or call me. You are more likely to reach me on my cell (802) 318-6408 than in the office. Thanks,

Christopher Burke
Engineer
Lake Champlain Transportation Co.
King Street Dock
Burlington, VT 05401
T: 802.864.9804
F: 802.864.6830
chrisb@ferries.com

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PLANNING & ECONOMIC DEVELOPMENT

NOTICE
RESTRICTED AREA
AUTHORIZED
PERSONNEL ONLY

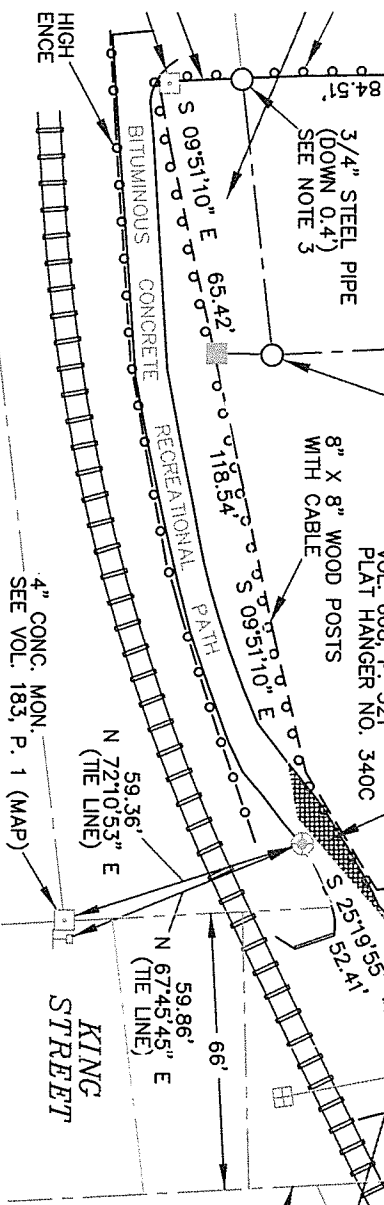
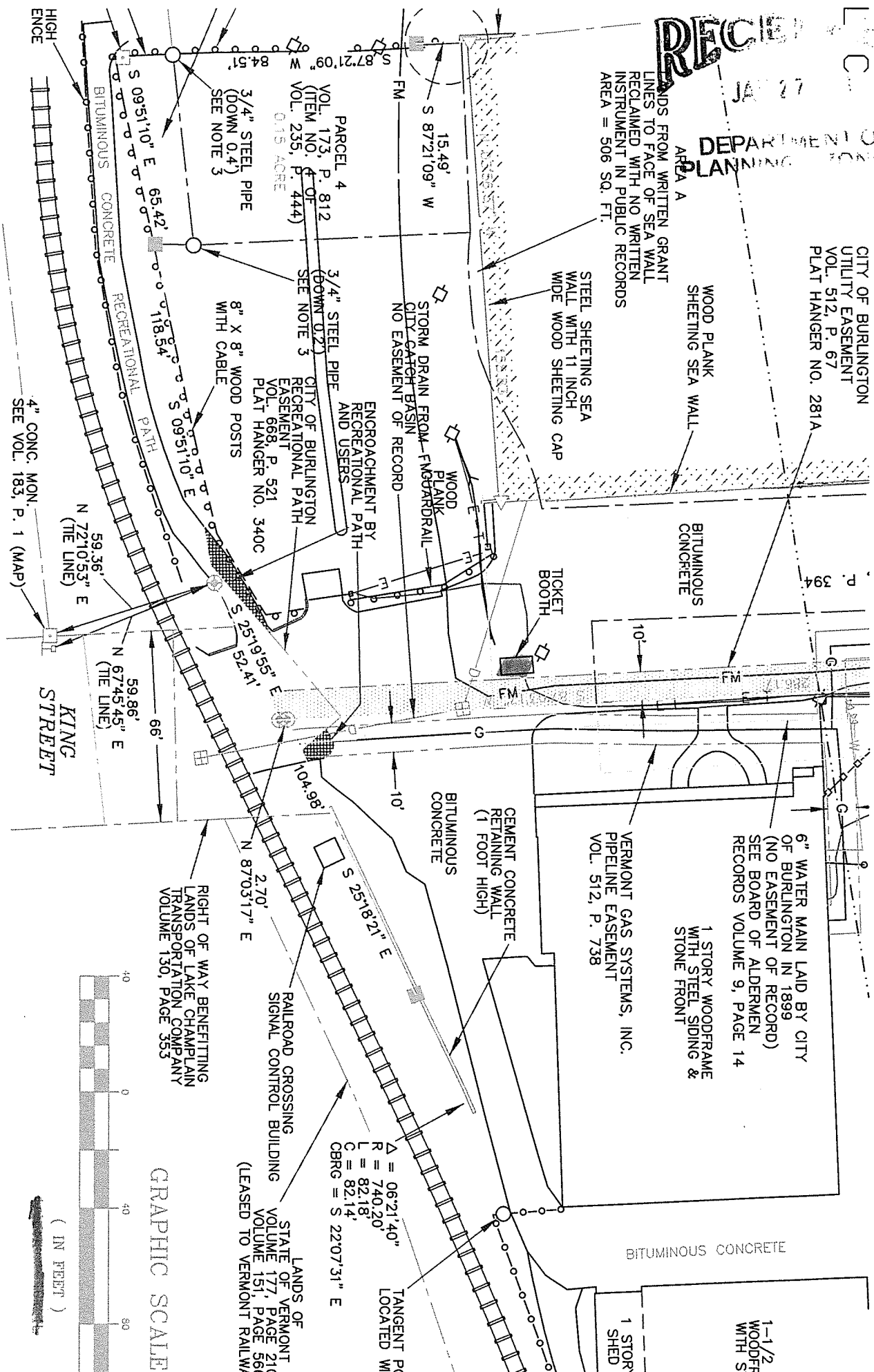
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CITY OF BURLINGTON
 UTILITY EASEMENT
 VOL. 512, P. 67
 PLAT HANGER NO. 281A

LANDS FROM WRITTEN GRANT
 LINES TO FACE OF SEA WALL
 RECLAIMED WITH NO WRITTEN
 INSTRUMENT IN PUBLIC RECORDS
 AREA = 506 SQ. FT.



GRAPHIC SCALE

DEPARTMENT OF
PLANNING & ZONING

NOTES

- [illegible]

LEGEND

- THE NEW YORK PUBLIC LIBRARY
ASTOR LENOX TILDEN FOUNDATIONS
155 E. 42ND STREET
NEW YORK 17, N.Y.

TABLE OF LINES

LINE	DIRECTION	DISTANCE
1	N 45° E	100.00
2	E 45° S	100.00
3	S 45° W	100.00
4	W 45° N	100.00
5	N 45° E	100.00
6	E 45° S	100.00
7	S 45° W	100.00
8	W 45° N	100.00
9	N 45° E	100.00
10	E 45° S	100.00
11	S 45° W	100.00
12	W 45° N	100.00
13	N 45° E	100.00
14	E 45° S	100.00
15	S 45° W	100.00
16	W 45° N	100.00
17	N 45° E	100.00
18	E 45° S	100.00
19	S 45° W	100.00
20	W 45° N	100.00
21	N 45° E	100.00
22	E 45° S	100.00
23	S 45° W	100.00
24	W 45° N	100.00
25	N 45° E	100.00
26	E 45° S	100.00
27	S 45° W	100.00
28	W 45° N	100.00
29	N 45° E	100.00
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35	S 45° W	100.00
36	W 45° N	100.00
37	N 45° E	100.00
38	E 45° S	100.00
39	S 45° W	100.00
40	W 45° N	100.00
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44	W 45° N	100.00
45	N 45° E	100.00
46	E 45° S	100.00
47	S 45° W	100.00
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49	N 45° E	100.00
50	E 45° S	100.00
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52	W 45° N	100.00
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57	N 45° E	100.00
58	E 45° S	100.00
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63	S 45° W	100.00
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77	N 45° E	100.00
78	E 45° S	100.00
79	S 45° W	100.00
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96	W 45° N	100.00
97	N 45° E	100.00
98	E 45° S	100.00
99	S 45° W	100.00
100	W 45° N	100.00

CITY CLERK'S OFFICE
RECEIVED _____ 2003, AT _____
AND RECORDED IN PLAT HANGER # _____
OF BURLINGTON LAND RECORDS. ATTENTION

BOUNDARY PLAT

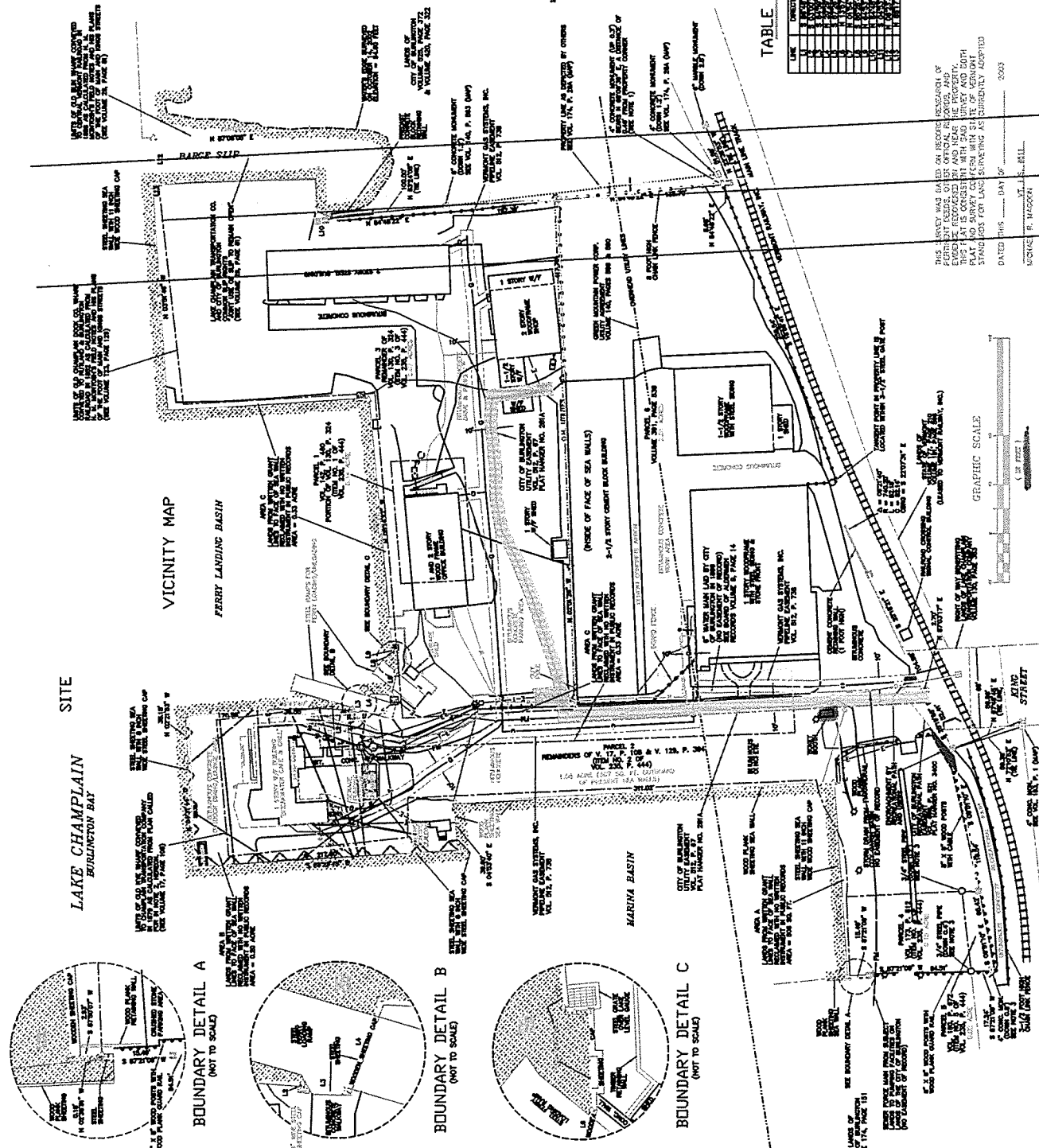
Chen et al.

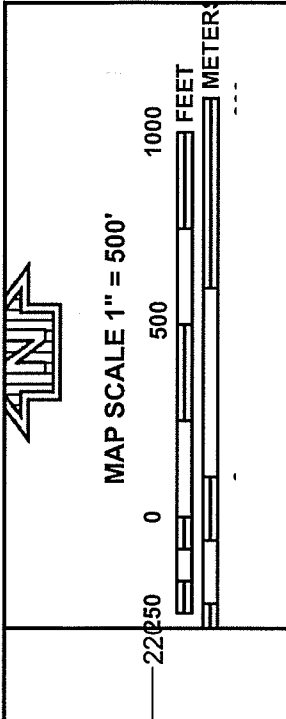
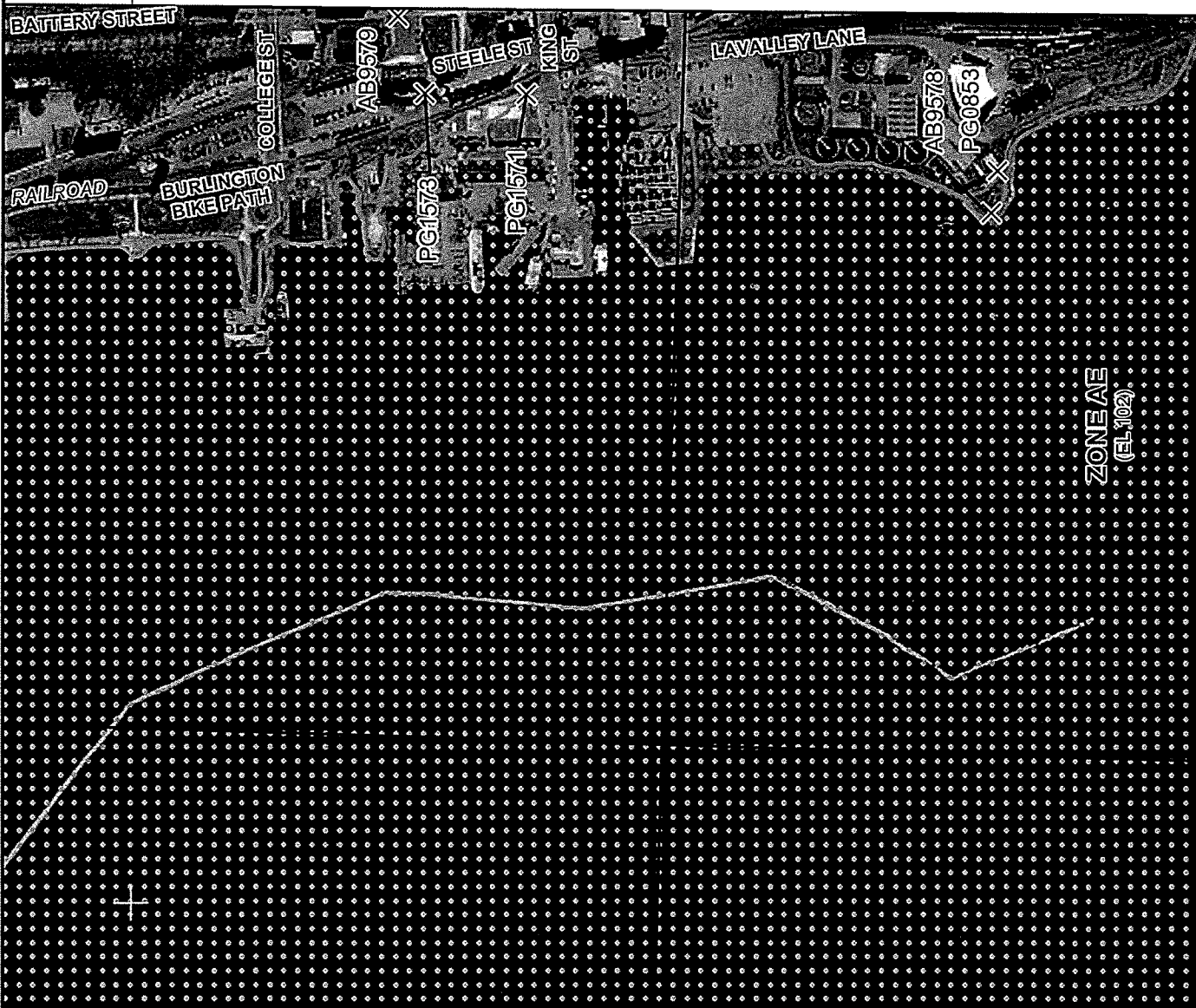
LANDS OF
LAKE CHAMPLAIN TRANSPORTATION COMPANY
KING STREET FERRY DOCK
BURLINGTON, VERMONT

Surveying and Mapping
P. O. Box 43
Cambridge, Vermont

1000

12





NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0251D

FIRM

FLOOD INSURANCE RATE MAP
CHITTENDEN COUNTY,
VERMONT
(ALL JURISDICTIONS)

PANEL 251 OF 500
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
BURLINGTON, CITY OF	50032	0251	D
SOUTH BURLINGTON, CITY OF	50195	0251	D

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER
50007C0251D

EFFECTIVE DATE
JULY 18, 2011

Federal Emergency Management Agency



2900 SERIES SINGLE-HUNG/SLIDING WINDOW - WITH NAILING FIN
2-PANEL SLIDING - MODEL 2802 - STANDARD WINDOW SIZES

NOMINAL WINDOW SIZE	ACTUAL WINDOW SIZE (FRAME TTT)		EXTERIOR DIMENSION INCL "J" CHANNEL		ROUGH OPENING SIZE*		CLEAR OPENING SIZE		CLEAR OPENING SQ. FT.	VISIBLE GLASS PER OPENING		TOTAL VISIBLE GLASS SQ. FT.
	WIDTH	HEIGHT	WIDTH	HEIGHT	WIDTH	HEIGHT	WIDTH	HEIGHT		WIDTH	HEIGHT	
5/0 x 1/8	60	x 19	61	x 20	60 1/2	x 19 1/2	25	x 13 7/8	2.41	27 1/8	x 14	5.27
5/0 x 2/0	60	x 23	61	x 24	60 1/2	x 23 1/2	25	x 17 7/8	3.10	27 1/8	x 18	6.78
5/0 x 3/0	60	x 35	61	x 36	60 1/2	x 35 1/2	25	x 29 7/8	5.19	27 1/8	x 30	11.30
5/0 x 3/8^	60	x 41	61	x 42	60 1/2	x 41 1/2	25	x 35 7/8	6.23	27 1/8	x 36	13.56
5/0 x 3/8^	60	x 43	61	x 44	60 1/2	x 43 1/2	25	x 37 7/8	6.58	27 1/8	x 38	14.32
5/0 x 3/10^	60	x 45	61	x 46	60 1/2	x 45 1/2	25	x 39 7/8	6.92	27 1/8	x 40	15.07
5/0 x 4/0^	60	x 47	61	x 48	60 1/2	x 47 1/2	25	x 41 7/8	7.27	27 1/8	x 42	15.82
5/0 x 4/2^	60	x 49	61	x 50	60 1/2	x 49 1/2	25	x 43 7/8	7.62	27 1/8	x 44	16.58
5/0 x 4/4^	60	x 51	61	x 52	60 1/2	x 51 1/2	25	x 45 7/8	7.96	27 1/8	x 46	17.33
5/0 x 4/6^	60	x 53	61	x 54	60 1/2	x 53 1/2	25	x 47 7/8	8.31	27 1/8	x 48	18.08
5/0 x 5/0^	60	x 59	61	x 60	60 1/2	x 59 1/2	25	x 53 7/8	9.35	27 1/8	x 54	20.34
5/4 x 1/8	64	x 19	65	x 20	64 1/2	x 19 1/2	27	x 13 7/8	2.60	29 1/8	x 14	5.66
5/4 x 2/0	64	x 23	65	x 24	64 1/2	x 23 1/2	27	x 17 7/8	3.35	29 1/8	x 18	7.28
5/4 x 3/0	64	x 35	65	x 36	64 1/2	x 35 1/2	27	x 29 7/8	5.60	29 1/8	x 30	12.14
5/4 x 3/8^	64	x 41	65	x 42	64 1/2	x 41 1/2	27	x 35 7/8	6.73	29 1/8	x 36	14.56
5/4 x 3/8^	64	x 43	65	x 44	64 1/2	x 43 1/2	27	x 37 7/8	7.10	29 1/8	x 38	15.37
5/4 x 3/10^	64	x 45	65	x 46	64 1/2	x 45 1/2	27	x 39 7/8	7.48	29 1/8	x 40	16.18
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5/4 x 4/4^	64	x 51	65	x 52	64 1/2	x 51 1/2	27	x 45 7/8	8.60	29 1/8	x 46	18.61
5/4 x 4/6^	64	x 53	65	x 54	64 1/2	x 53 1/2	27	x 47 7/8	8.98	29 1/8	x 48	19.42
5/4 x 5/0^	64	x 59	65	x 60	64 1/2	x 59 1/2	27	x 53 7/8	10.10	29 1/8	x 54	21.84
6/0 x 1/8	72	x 19	73	x 20	72 1/2	x 19 1/2	31	x 13 7/8	2.99	33 1/8	x 14	6.44
6/0 x 2/0	72	x 23	73	x 24	72 1/2	x 23 1/2	31	x 17 7/8	3.85	33 1/8	x 18	8.28
6/0 x 3/0^	72	x 35	73	x 36	72 1/2	x 35 1/2	31	x 29 7/8	6.43	33 1/8	x 30	13.80
6/0 x 3/8^	72	x 41	73	x 42	72 1/2	x 41 1/2	31	x 35 7/8	7.72	33 1/8	x 36	16.56
6/0 x 3/8^	72	x 43	73	x 44	72 1/2	x 43 1/2	31	x 37 7/8	8.15	33 1/8	x 38	17.48
6/0 x 3/10^	72	x 45	73	x 46	72 1/2	x 45 1/2	31	x 39 7/8	8.58	33 1/8	x 40	18.40
6/0 x 4/0^	72	x 47	73	x 48	72 1/2	x 47 1/2	31	x 41 7/8	9.01	33 1/8	x 42	19.32
6/0 x 4/2^	72	x 49	73	x 50	72 1/2	x 49 1/2	31	x 43 7/8	9.45	33 1/8	x 44	20.24
6/0 x 4/4^	72	x 51	73	x 52	72 1/2	x 51 1/2	31	x 45 7/8	9.88	33 1/8	x 46	21.16
6/0 x 4/6^	72	x 53	73	x 54	72 1/2	x 53 1/2	31	x 47 7/8	10.31	33 1/8	x 48	22.08
6/0 x 5/0^	72	x 59	73	x 60	72 1/2	x 59 1/2	31	x 53 7/8	11.60	33 1/8	x 54	24.84

Clear Opening Sizes are for one opening.

Visible Glass Sizes are for one lite of glass. Total Visible Glass is combined area of all lites of glass in entire unit.

To calculate actual glass size per opening, add 7/8" to the Visible Glass Width and add 7/8" to the Visible Glass Height.

* Rough opening sizes shown are for frame construction. Consult a Silver Line dealer for other rough opening size information, such as with masonry or block applications.

^ BOLD type indicates window may meet egress/clear opening criteria of minimum 20" net opening width, minimum 24" net opening height and minimum 5.7 sq. ft. opening area.

Silver Line® Product Series	Silver Line Product Type	Glass Type/Infill	Glass Thickness	Spacer	NFRC Certified Products Directory Number	No Grilles								With Grilles							
						U-Factor¹	SHGC²	VLT³	U.S. ENERGY STAR v 6.0				U-Factor¹	SHGC²	VLT³	U.S. ENERGY STAR v 6.0					
									North	NC	SC	South				North	NC	SC	South		
2800 Series New Construction Sliding Windows (coordinates with 2900 Series Single- Hung)	Sliding Windows	Low-E/Air	2.2mm	Intercept	SIL-N-15	0.33	0.29	0.55	-	-	-	-	0.33	0.27	0.49	-	-	-	-		
			3.0mm	Intercept		0.34	0.29	0.55	-	-	-	-	0.35	0.26	0.49	-	-	-	-		
		Low-E/Argon	2.2mm	Intercept		0.29	0.29	0.55	-	NC	-	-	0.29	0.26	0.49	-	NC	-	-		
			3.0mm	Intercept		0.30	0.29	0.55	-	NC	-	-	0.31	0.26	0.49	-	-	-	-		
		Low-E SmartSun™/Air	2.2mm	Intercept		0.33	0.25	0.50	-	-	-	-	0.33	0.23	0.45	-	-	-	-		
			3.0mm	Intercept		0.34	0.25	0.50	-	-	-	-	0.35	0.23	0.44	-	-	-	-		
		Low-E SmartSun™/Argon	2.2mm	Intercept		0.29	0.25	0.50	-	NC	SC	-	0.29	0.23	0.45	-	NC	SC	-		
			3.0mm	Intercept		0.29	0.25	0.50	-	NC	SC	-	0.30	0.23	0.44	-	NC	SC	-		
		Low-E PassiveSun®	2.2mm	Intercept		0.34	0.45	0.56	-	-	-	-	0.34	0.41	0.50	-	-	-	-		
			3.0mm	Intercept		0.34	0.45	0.56	-	-	-	-	0.35	0.40	0.50	-	-	-	-		
		Low-E PassiveSun®/Argon	2.2mm	Intercept		0.30	0.46	0.56	N	-	-	-	0.30	0.41	0.50	-	-	-	-		
			3.0mm	Intercept*		0.29	0.46	0.56	N	-	-	-	0.29	0.41	0.50	N	-	-	-		
		Low-E PassiveSun® HeatLock®	2.2mm	Intercept		0.30	0.45	0.56	N	-	-	-	0.31	0.40	0.50	-	-	-	-		
			3.0mm	Intercept		0.30	0.38	0.57	-	NC	-	-	0.30	0.34	0.50	-	NC	-	-		
		Low-E PassiveSun® HeatLock®/Argon	2.2mm	Intercept		0.31	0.37	0.56	-	-	-	-	0.31	0.34	0.50	-	-	-	-		
			3.0mm	Intercept		0.27	0.38	0.57	N	NC	-	-	0.27	0.34	0.50	N	NC	-	-		
	3.0mm	Intercept	0.27	0.37	0.56	N	NC	-	-	0.28	0.34	0.50	N	NC	-	-					
	3.0mm	Intercept	0.33	0.23	0.43	-	-	-	-	0.33	0.21	0.39	-	-	-	-					
	3.0mm	Intercept	0.34	0.23	0.43	-	-	-	-	0.35	0.21	0.38	-	-	-	-					
	2.2mm	Intercept	0.29	0.22	0.43	-	NC	SC	-	0.29	0.20	0.39	-	NC	SC	-					
	3.0mm	Intercept	0.29	0.22	0.43	-	NC	SC	-	0.30	0.20	0.38	-	NC	SC	-					
2900 Series New Construction Single-Hung Windows (includes 4900 Series Single- Hung)	Single-Hung Windows	Low-E/Air	2.2mm	Intercept	SIL-N-16	0.34	0.30	0.56	-	-	-	-	0.34	0.27	0.50	-	-	-			
			3.0mm	Intercept		0.34	0.30	0.55	-	-	-	-	0.35	0.27	0.49	-	-	-			
		Low-E/Argon	2.2mm	Intercept		0.30	0.29	0.56	-	NC	-	-	0.30	0.27	0.50	-	NC	-	-		
			3.0mm	Intercept		0.30	0.29	0.55	-	NC	-	-	0.31	0.26	0.49	-	-	-	-		
		Low-E SmartSun™/Air	2.2mm	Intercept		0.33	0.26	0.51	-	-	-	-	0.33	0.23	0.45	-	-	-	-		
			3.0mm	Intercept		0.34	0.26	0.50	-	-	-	-	0.35	0.23	0.45	-	-	-	-		
		Low-E SmartSun™/Argon	2.2mm	Intercept		0.29	0.25	0.51	-	NC	SC	-	0.29	0.23	0.45	-	NC	SC	-		
			3.0mm	Intercept		0.30	0.25	0.50	-	NC	SC	-	0.31	0.23	0.45	-	-	-	-		
		Low-E PassiveSun®	2.2mm	Intercept		0.34	0.46	0.57	-	-	-	-	0.34	0.41	0.51	-	-	-	-		
			3.0mm	Intercept		0.34	0.45	0.56	-	-	-	-	0.35	0.40	0.50	-	-	-	-		
		Low-E PassiveSun®/Argon	2.2mm	Intercept		0.30	0.46	0.57	N	-	-	-	0.30	0.41	0.51	-	-	-	-		
			3.0mm	Intercept*		0.29	0.46	0.57	N	-	-	-	0.29	0.41	0.51	N	-	-	-		
		Low-E PassiveSun® HeatLock®	2.2mm	Intercept		0.30	0.45	0.56	N	-	-	-	0.31	0.41	0.50	-	-	-	-		
			3.0mm	Intercept		0.30	0.38	0.57	-	NC	-	-	0.30	0.34	0.51	-	NC	-	-		
		Low-E PassiveSun® HeatLock®/Argon	2.2mm	Intercept		0.31	0.38	0.57	-	-	-	-	0.31	0.34	0.51	-	-	-	-		
			3.0mm	Intercept		0.27	0.38	0.57	N	NC	-	-	0.27	0.34	0.51	N	NC	-	-		
			3.0mm	Intercept		0.27	0.38	0.57	N	NC	-	-	0.28	0.34	0.51	N	NC	-	-		
			2.2mm	Intercept		0.33	0.23	0.44	-	-	-	-	0.33	0.21	0.39	-	-	-	-		
			3.0mm	Intercept		0.34	0.23	0.43	-	-	-	-	0.35	0.21	0.39	-	-	-	-		
			2.2mm	Intercept		0.29	0.22	0.44	-	NC	SC	-	0.29	0.20	0.39	-	NC	SC	-		
			3.0mm	Intercept		0.29	0.22	0.43	-	NC	SC	-	0.30	0.20	0.39	-	NC	SC	-		
		Fixed/Picture Windows	Low-E/Air	3.0mm		Intercept	SIL-N-17	0.34	0.30	0.57	-	-	-	-	0.35	0.28	0.51	-	-	-	-
			4.0mm	Intercept	0.36	0.30		0.56	-	-	-	-	0.37	0.28	0.50	-	-	-	-		
	Low-E/Argon		3.0mm	Intercept	0.29	0.30		0.57	-	NC	-	-	0.30	0.27	0.51	-	NC	-	-		
			4.0mm	Intercept	0.31	0.30		0.56	-	-	-	-	0.33	0.27	0.50	-	-	-	-		
	Low-E SmartSun™/Air		3.0mm	Intercept	0.33	0.26		0.52	-	-	-	-	0.35	0.24	0.46	-	-	-	-		
			4.0mm	Intercept	0.35	0.27		0.51	-	-	-	-	0.37	0.24	0.46	-	-	-	-		
	Low-E SmartSun™/Argon		3.0mm	Intercept	0.29	0.26		0.52	-	NC	-	-	0.30	0.24	0.46	-	NC	SC	-		
			4.0mm	Intercept	0.30	0.26		0.51	-	NC	-	-	0.32	0.24	0.46	-	-	-	-		
	Low-E PassiveSun®		3.0mm	Intercept	0.34	0.46		0.58	-	-	-	-	0.35	0.42	0.52	-	-	-	-		
			4.0mm	Intercept	0.36	0.45		0.58	-	-	-	-	0.38	0.41	0.51	-	-	-	-		
	Low-E PassiveSun®/Argon		3.0mm	Intercept	0.30	0.47		0.58	N	-	-	-	0.31	0.42	0.52	-	-	-	-		
			4.0mm	Intercept*	0.29	0.47		0.58	N	-	-	-	0.30	0.42	0.52	N	-	-	-		
	Low-E PassiveSun® HeatLock®		3.0mm	Intercept	0.31	0.46		0.58	-	-	-	-	0.33	0.41	0.51	-	-	-	-		
			4.0mm	Intercept	0.30	0.39		0.58	-	NC	-	-	0.31	0.35	0.52	-	-	-	-		
	Low-E PassiveSun® HeatLock®/Argon		3.0mm	Intercept	0.31	0.38		0.58	-	-	-	-	0.33	0.35	0.52	-	-	-	-		
			4.0mm	Intercept	0.27	0.39		0.58	N	NC	-	-	0.27	0.35	0.52	N	NC	-	-		
	Low-E Sun/Air		3.0mm	Intercept	0.28	0.38		0.58	N	NC	-	-	0.29	0.34	0.52	-	NC	-	-		
			4.0mm	Intercept	0.33	0.24		0.45	-	-	-	-	0.34	0.21	0.40	-	-	-	-		
	Low-E Sun/Argon		3.0mm	Intercept	0.35	0.24		0.44	-	-	-	-	0.37	0.22	0.40	-	-	-	-		
			4.0mm	Intercept	0.29	0.23		0.45	-	NC	SC	-	0.30	0.21	0.40	-	NC	SC	-		
			4.0mm	Intercept	0.30	0.23		0.44	-	NC	SC	-	0.32	0.21	0.40	-	-	-	-		
	Shape Windows		Low-E/Air	3.0mm	SuperSpacer	SIL-N-17		0.32	0.30	0.57	-	-	-	-	0.34	0.27	0.51	-	-	-	-
				4.0mm	SuperSpacer			0.34	0.30	0.56	-	-	-	-	0.36	0.27	0.50	-	-	-	-
			Low-E/Argon	3.0mm	SuperSpacer			0.28	0.30	0.57	-	NC	-	-	0.30	0.27	0.51	-	NC	-	-
				4.0mm	SuperSpacer			0.29	0.30	0.56	-	NC	-	-	0.31	0.27	0.50	-	-	-	-
			Low-E SmartSun™/Air	3.0mm	SuperSpacer			0.32	0.26	0.52	-	-	-	-	0.33	0.24	0.46	-	-	-	-
				4.0mm	SuperSpacer			0.34	0.26	0.51	-	-	-	-	0.36	0.24	0.46	-	-	-	-
			Low-E SmartSun™/Argon	3.0mm	SuperSpacer			0.28	0.26	0.52	-	NC	-	-	0.29	0.24	0.46	-	NC	SC	-
				4.0mm	SuperSpacer			0.29	0.26	0.51	-	NC	-	-	0.31	0.24	0.46	-	-	-	-
			Low-E PassiveSun®	3.0mm	SuperSpacer			0.33	0.46	0.58	-	-	-	-	0.34	0.42	0.52	-	-	-	-
			4.0mm	SuperSpacer	0.34		0.45	0.58	-	-	-	-	0.36	0.41	0.51	-	-	-	-		
		Low-E PassiveSun®/Argon	3.0mm	SuperSpacer	0.28		0.47	0.58	N	-	-	-	0.29	0.42	0.52	N	-	-	-		
			4.0mm	SuperSpacer	0.30		0.46	0.58	N	-	-	-	0.31	0.41	0.51	-	-	-	-		
Low-E PassiveSun® HeatLock®		3.0mm	SuperSpacer	0.29	0.39		0.58	N	NC	-	-	0.30	0.35	0.52	-	NC	-	-			
		4.0mm	SuperSpacer	0.30	0.38		0.58	-	NC	-	-	0.32	0.35	0.52	-	-	-	-			
Low-E PassiveSun® HeatLock®/Argon		3.0mm	SuperSpacer	0.26	0.39		0.58	N	NC	-	-	0.26	0.35	0.52	N	NC	-	-			
		4.0mm	SuperSpacer	0.27	0.38		0.58	N	NC	-	-	0.28	0.34	0.52	N	NC	-	-			
Low-E Sun/Air		3.0mm	SuperSpacer	0.32	0.24		0.45	-	-	-	-	0.33	0.21	0.40	-	-	-	-			
		4.0mm	SuperSpacer	0.34	0.24		0.44	-	-	-	-	0.36	0.22	0.40	-	-	-	-			
Low-E Sun/Argon	3.0mm	SuperSpacer	0.28	0.23	0.45	-	NC	SC	-	0.29	0.21	0.40	-	NC	SC	-					
	4.0mm	SuperSpacer	0.29	0.23	0.44	-	NC	SC	-	0.31	0.21	0.40	-	-	-	-					

1. Frame: [Extruded aluminum] [Roll formed].
2. Mesh: [Aluminum] [Fiberglass].
3. Size: [Half] [Full].

Specifier Notes: Delete capillary tubes if not required.

- J. Capillary tubes.
- K. Installation Items:
1. Integral J-channel.
 2. Integral nailing fin.

Specifier Notes: Specify jamb extenders in wood or cellular PVC. Delete jamb extenders if not required.

- L. Jamb Extenders:
1. Factory attached to vinyl windows.
 2. Wood: Finger-jointed, primed, [clear pine] [oak].
 3. Cellular PVC: "Quick Trim", [white] [tan] [driftwood] ["Clearwood"].

2.5 SLIDER VINYL WINDOWS

Specifier Notes: Specify required standard and optional features for the slider vinyl windows. Not all combinations of features are available. Consult Simonton Windows for availability of specific combinations of features.

- A. Slider Vinyl Windows: "ProFinish Contractor Series" windows.
- B. Type: [Single slider] [3-lite slider].

Specifier Notes: Specify vinyl windows in standard or custom sizes. Consult Simonton Windows for availability of custom-size windows.

- C. Size: [] [Indicated on the Drawings].
- D. Frame and Sash Color: [White] [Tan] [Driftwood].
- E. Glass:

Specifier Notes: A variety of glass options are available. Consult Simonton Windows for more information.

1. Gas Fill: [Air] [Argon].
2. Glass Strength: [Single strength] [Double strength].
3. Glass Type: [Clear] ["ProSolar" soft coat Low E] [Tempered] [Bronze Tinted] [Grey Tinted] [Obscure].

Specifier Notes: Delete capillary tubes if not required.

- K. Capillary tubes.
- L. Installation Items:
 - 1. Integral J-channel.
 - 2. Integral nailing fin.

Specifier Notes: Specify jamb extenders in wood or cellular PVC. Delete jamb extenders if not required.

- M. Jamb Extenders:
 - 1. Factory attached to vinyl windows.
 - 2. Wood: Finger-jointed, primed, [clear pine] [oak].
 - 3. Cellular PVC: "Quick Trim", [white] [tan] ["Clearwood"].

2.6 CASEMENT VINYL WINDOWS

Specifier Notes: Specify required standard and optional features for the casement vinyl windows. Not all combinations of features are available. Consult Simonton Windows for availability of specific combinations of features.

- A. Casement Vinyl Windows: "ProFinish Contractor Series" windows.

Specifier Notes: Specify vinyl windows in standard or custom sizes. Consult Simonton Windows for availability of custom-size windows.

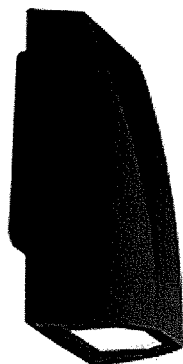
- B. Size: [] [Indicated on the Drawings].
- C. Frame and Sash Color: [White] [Tan] [Driftwood].
- D. Glass:

Specifier Notes: A variety of glass options are available. Consult Simonton Windows for more information.

- 1. Gas Fill: [Air] [Argon].
- 2. Glass Strength: [Single strength] [Double strength].
- 3. Glass Type: [Clear] ["ProSolar" soft coat Low E] [Tempered] [Bronze Tinted] [Grey Tinted] [Obscure].
- 4. Insulating Glass Unit Thickness: 3/4 inch.
- 5. Panes of Glass: Dual pane.
- 6. Spacer System: ["Intercept"] ["Supercept"].
- 7. Glass Packages: Energy Star, optimized by region.

- E. Grid:

SLIM18



12, 18 and 26 Watt SLIM wallpacks are ultra efficient and deliver impressive light distribution with a compact low-profile design that's super easy to install as a downlight or uplight.

Color: Bronze

Weight: 4.5 lbs

Project:

Type:

Prepared By:

Date:

Driver Info

Type:	Constant Current
120V:	0.18A
208V:	0.11A
240V:	0.09A
277V:	0.08A
Input Watts:	20W
Efficiency:	90%

LED Info

Watts:	18W
Color Temp:	5100K (Cool)
Color Accuracy:	67 CRI
L70 Lifespan:	100,000
Lumens:	2,096
Efficacy:	105 LPW

Technical Specifications

Listings

UL Listing:

Suitable for wet locations. Suitable for mounting within 1.2m (4ft) of the ground.

ADA Compliant:

SLIM™ is ADA Compliant.

Dark Sky Approved:

The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire.

IESNA LM-79 & LM-80 Testing:

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

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.
DLC Product Code: P0000171Q

Construction

IP Rating:

Ingress Protection rating of IP66 for dust and water.

Cold Weather Starting:

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

Ambient Temperature:

Suitable for use in 40°C (104°F) ambient temperatures.

Thermal Management:

Superior heat sinking with internal Air-Flow fins.

Housing:

Precision die-cast aluminum housing.

Mounting:

Heavy-duty mounting bracket with hinged housing for easy installation.

Recommended Mounting Height:

Up to 14 ft.

Lens:

Tempered glass lens.

Reflector:

Specular thermoplastic.

Gaskets:

High-temperature silicone.

Finish:

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

Green Technology:

Mercury and UV free, and RoHS compliant.

LED Characteristics

LED:

Multi-chip, long-life LED.

Lifespan:

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

Color Consistency:

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

Color Stability:

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

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines for the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2011.

Electrical

Driver:

Constant Current, Class 2, 100-277V, 50/60 Hz., 4KV surge protection, 500mA, 100-240VAC 0.3-0.15 Amps, 277VAC 0.15 Amps, Power Factor 99%.

THD:

9.8% at 120V

Other

HID Replacement Range:

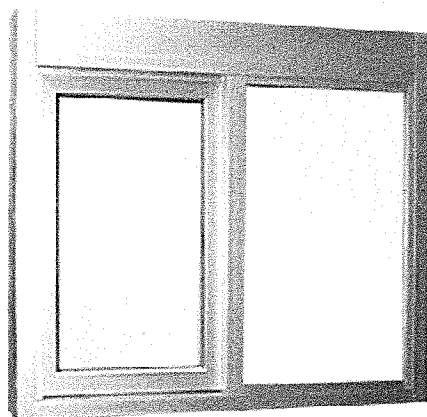
The SLIM18 can be used to replace 100W MH based on delivered lumens.

California Title 24:

SLIM18 complies with 2013 California Title 24 building and electrical codes as a residential outdoor fixture. See SLIM18/PC for a model that complies as a commercial outdoor non-pole-mounted fixture ≤ 30 Watts.

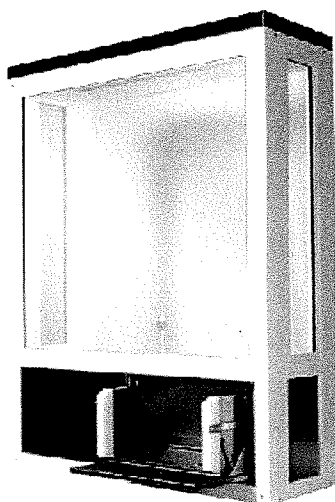
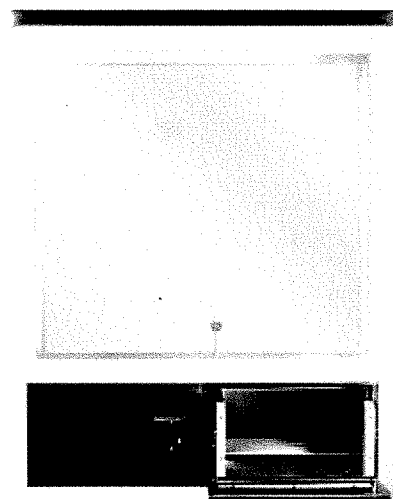
Installation/Service/Operations Manual

600 Series Security Windows



Model 600

Model 601 / 603

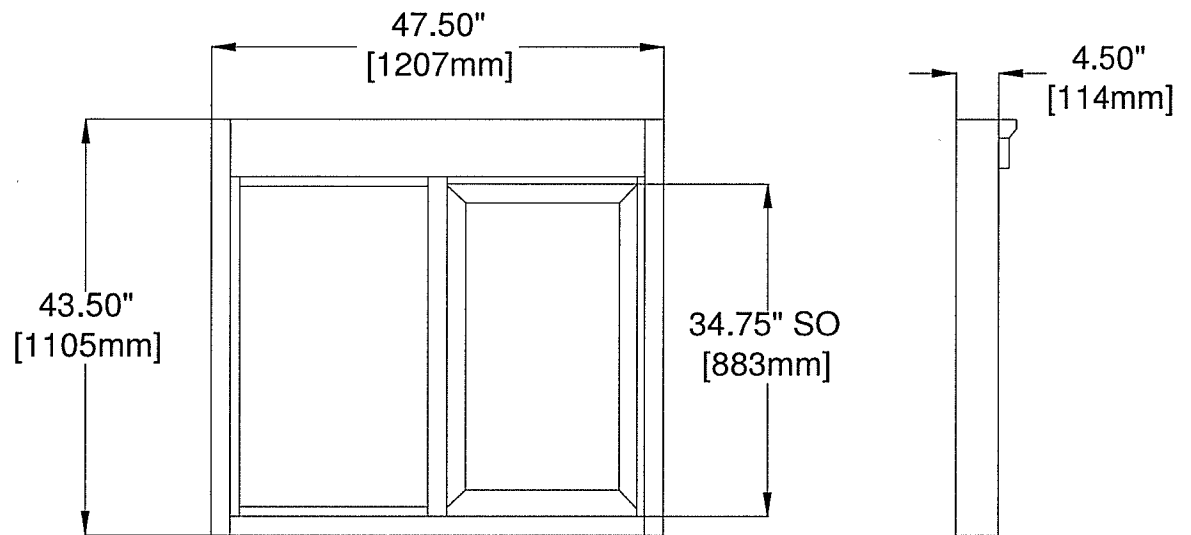


Model 602 / 604

Pass-Thru Window
Manual, Self Closing, MOER,
Electric

Dimensions

Model 600



MODEL 600

See Chart for Opening Sizes

Dimensions In Inches W x H x D	Service Opening Size W x H	Glazing Rough Opening Size W x H	Masonry Rough Opening Size W x H
47½ x 43½ x 4½	20" x 35"	47 ¾" x 43 ¾" 1213mm x 1111mm	48" x 44" 1219mm x 1118mm
47½ x 35¾ x 4½	20" x 27 ¼"	47 ¾" x 36" 1213mm x 914mm	48" x 36 ¼" 1219mm x 921mm