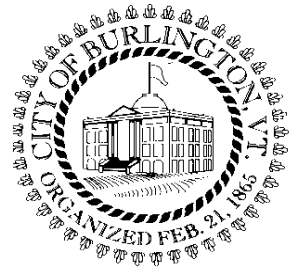


Department of Permitting and Inspections

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

William Ward, Director
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Garret King, Associate Planner
Joseph Cava, Planning Technician
Celeste Crowley, Permit Administrator
Theodore Miles, Zoning Specialist



MEMORANDUM

To: The Design Advisory Board
From: Mary O'Neil, AICP, Principal Planner
RE: ZP-23-15
Address: 176 South Winooski Avenue (VFW)
Date: February 28, 2023

File: ZP-23-15
Location: 176 South Winooski Avenue
Zone: FD5 **Ward:** 6S
Parking District: Multi-Modal
Date application accepted: January 13, 2023
Applicant/ Owner: Taryn Barrett, Duncan Wiesniewski Architecture / Champlain Housing Trust / VFW Howard Plant Post 782
Request: Proposed demolition of existing building (VFW) to construct a new mixed-use commercial/residential building. (38 units)



Background:

- **Non-applicability of Zoning Permit Requirements 12-0087NA;** repair of patio and replace rotted wood panels. July 2011.
- **Zoning Permit 12-0018CA;** add illumination to sign approved under ZP90-081. August 2011.

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

- **Zoning Permit 08-482CA**; remove exhaust fan from the back roof of building and install new exhaust fan and associated screening to the front roof. Install new replacement front door and install new replacement flag pole. February 2008.
- **Zoning Permit 02-304**; adding 120 sf to existing shed, total dimensions to be 10' x 20'. T-1-11 siding to be used on shed to match existing building. One parking space to be eliminated. February 2002.
- **Zoning Permit 96-188**; remove shrubs and grassed area south of the main entrance to the VFW, replacing with a patio area accessed from an existing door. Proposal includes adding a fence to enclose the area. October 1995.
- **Zoning Permit 91-448**; construction of a 12' x 12' single story addition to rear of existing Veterans of Foreign Wars building. June 1991.
- **Zoning Permit 90-081**; install 4 sf. non-illuminated sign on roof. March 1990.
- **Zoning Permit, Variance request for sign size**. Requested **denied** by Zoning Board of Adjustment March 28, 1990.
- **Zoning Permit 79-45**; construct new building to house VFW. (COA application 79-09.) February 1979 / April 1979.
- **No Permit required (n.p.r.)**; erect a temporary sign on the northwest corner of the building. June 1974.
- **Cease and desist order to Burlington Veteran's Club** relative to the use of the premises (owned by the City of Burlington and leased to the Burlington Veteran's Club) for a parking lot. September 1974.

Overview: The applicants propose demolition of the existing 1979 building to construct a new mixed use commercial/residential building. 38 residential units are proposed. Champlain Housing Trust is a co-applicant.

This parcel is within the Form Districts, so Article 6 does not apply. The application includes a request for additional height above that which may be approved administratively; therefore spurring Section 14.6.4 (f) and requiring discretionary review by both the Design Advisory Board and the Development Review Board.

The Design Advisory Board's role is limited to:

1. A recommendation relative to the request for additional height above that allowed by administrative authority.
2. The use of a composite material; consideration is being given to wood-based, fiber cement and poly-ash. . Candidates make use of bio-based or recycled materials.

Applicable Standards for Design Advisory Board review:

Article 14 Downtown Code

Section 14.4.13 Urban Design Standards

d) Building Materials

vi. Alternate Materials

Alternate materials, including high quality synthetic materials, may be approved by the Planning Director after seeking input from the Design Advisory Board. New materials must be considered equivalent or better than the materials listed above and must demonstrate successful, high quality local installations. Regionally available materials are preferred.

vii. *Other*

- A. *The use of recycled and/or regionally sourced materials is strongly encouraged.*
- B. *With the exception of natural wood siding or shingles such as cedar or redwood intended to gradually weather with time, all exposed wood and wood-like products (e.g. fiber-cement) shall be painted or stained. Exterior trim shall be indistinguishable from wood when painted.*
- C. *Any synthetic siding and finish products shall be smooth-faced with no artificial grain texturing.*

The application proposes a small area of the façade to have composite trim. Composite materials under consideration make use of bio-based or recycle materials.

Trim, cornice, pilaster and sill elements will be made of metal or composite.

Section 14.3.5.D Building Height & Bulk (Form District 5)

14.3.5-D- BUILDING HEIGHT & BULK

BUILDING HEIGHT A	
Principal Buildings (See Sec. 14.2.6 Regulating Plan Special Requirements - Map 2 for specific reference areas)	<u>Subject to Administrative Review:</u> • 3 Stories min. • 3 Stories max., not to exceed 35-ft in area "F" along Battery St.; otherwise, • 4 Stories max., not to exceed 45-ft; and, • 6 Stories max., not to exceed 65-ft in area "C" along Main St. <u>Subject to DRB Review per Sec. 14.6.4 f:</u> • see below¹
Outbuildings	2 Stories max. not to exceed 24-ft

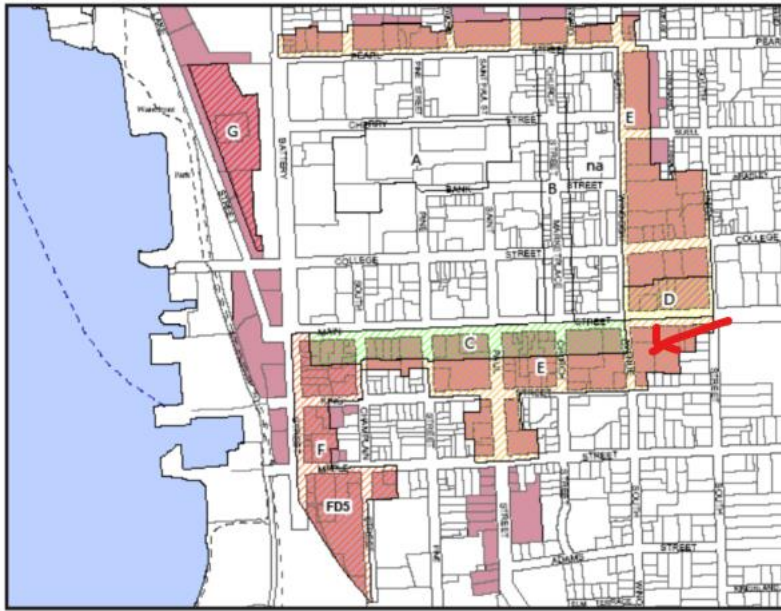
¹ Subject to Regulating Plan Special Requirements Map 2 (see [Sec. 14.2.6](#)), any Building with a Principal Frontage in the area identified as:

- "C" may be increased to 10 Stories not to exceed 105-ft.
- "D" may be increased to 8 Stories not to exceed 85-ft.
- "E" may be increased to 6 Stories not to exceed 65-ft.
- "F" may be increased to 5 Stories not to exceed 55-ft.
- "G" may be increased beyond 50-ft from the Lake St. Frontage Line in order to establish a second Frontage along Battery Park Extension of no more than 1 Story not to exceed 20-feet.

Additional height granted by the DRB per [Sec. 14.6.5-d](#) must not extend into a 45-degree angular plane projecting over the property measured from a height of 35 feet at any required side or rear setback along a Form District boundary shared with a residential district.

The by-right height is 4 stories or 45 feet. The applicant is requesting additional height subject to DRB review per Section 14.6.4 (f) for a total height of 55' feet.

The subject parcel is within Special Height Area E on Map 2 – *Specific Height Areas*. The proposed building height is 55' (62' inclusive of screening) within the DRB discretionary allowance. The application seeks 5 stories.)



THE DIAGRAM ABOVE IS AN EXCERPT OF REGULATING PLAN SPECIAL REQUIREMENTS MAP 2 - SPECIFIC HEIGHT AREAS. (SEE SEC. 14.2.6)

Section 14.6.4 Building Height (f) Design and Public Space Standards Required for Additional Building Height

i. Design Standards:
The maximum building
height and mass is
permitted By Right by
the underlying Form
District, as may be
modified by the chosen
Building Type and
Frontage Type.

However, there are a

number of ways that building shape, articulations, and choice of materials can be used to reduce the perceived height and mass of taller buildings, and ensure a high quality of design that complements the character of the Downtown and Waterfront area.

After consultation with **the Design Advisory Board** and a Public Hearing, the Development Review Board shall evaluate any proposal seeking additional Building height under each of the following additional design standards, and find affirmatively that:

- a. The proposed building presents a design that emphasizes slender, vertically-oriented proportions to assure a rich visually interesting experience as viewed within the context of the downtown skyline; reinforces opportunities for establishing points of reference for visual orientation; and provides visual interest and human scale at the pedestrian level through the use of a variety of scales, materials, fenestration, massing, or other architectural design techniques;

[Applicant's response]

The nature of the existing property frontage on South Winooski and requirements of the Form Based Code dictate a building mass and frontage horizontal in nature. Along this horizontal frontage, the proposed use and program inform an expression of the building as a combination of distinct parts – a base, corner (NW), end (SW corner), body and cap – that together unify while softening the building mass.

- b. *Step backs, horizontal and vertical variation, selection of materials, and/or other architectural design technics are used to reinforce the street wall, create transitions from Buildings of a smaller mass and height, and reduce the perceived height and mass of upper stories from the street level;*



The base serves as the primary entrances for all three main program elements (two commercial spaces and the residential entry.) The first floor is the most public and as such has the tallest ceilings and the most glazing visual interest at the street level is generated through a rhythm of recessed entrances, pilasters, trim and frieze. An elevated terrace negotiates the sloping public way.

and,

- c. *Upper story proportions of the building are oriented and tapered and/or separated into separate masses in order to retain sky view between individual building elements from the public thoroughfare.*

The corner and body of the building are divided by five-story vertical slots draped with Vermont slate shingles that taper slightly back at the top to reduce scale, separate volumes, modulate the roof line, increase sky view, and reference the many slate roof structures living the streets of Burlington. Each slate slot relates to the vertical circulation elements, the stairs and elevator.

The corner is a four-story volume clad in rich clay terracotta panels in a running bond pattern, a nod to the nearby downtown core. The body is the primary façade material and is made up of fiber cement panels narrow and tall installed in a vertical orientation around 3 story window bays. The bays themselves are outlined with deep trim and accented with terracotta panels.

The cap, or top floor, returns to the same rich dark color as the building base to create the illusion of recession. The southwest corner steps back from the primary façade at the roof terrace, a transition to the smaller scale neighborhood and sloping street grade.

ii. Active Public Space and Restrooms

The building will not exceed 85'. Not applicable.



3 SOUTH ELEVATION
Scale 1/8" = 1'-0"



POST APARTMENTS

BURLINGTON, VT

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DUNCAN • WISNIEWSKI ARCHITECTURE
A Professional Corporation

PERMIT APPLICATION

Duncan
Wisniewski
ARCHITECTURE

255 SOUTH CHAMPLAIN STREET
BURLINGTON, VERMONT 05401
T: 802.864.6693

DATE: 02.07.23
DRAWN: TB/EM

A2-1.1



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

POST APARTMENTS

BURLINGTON, VT

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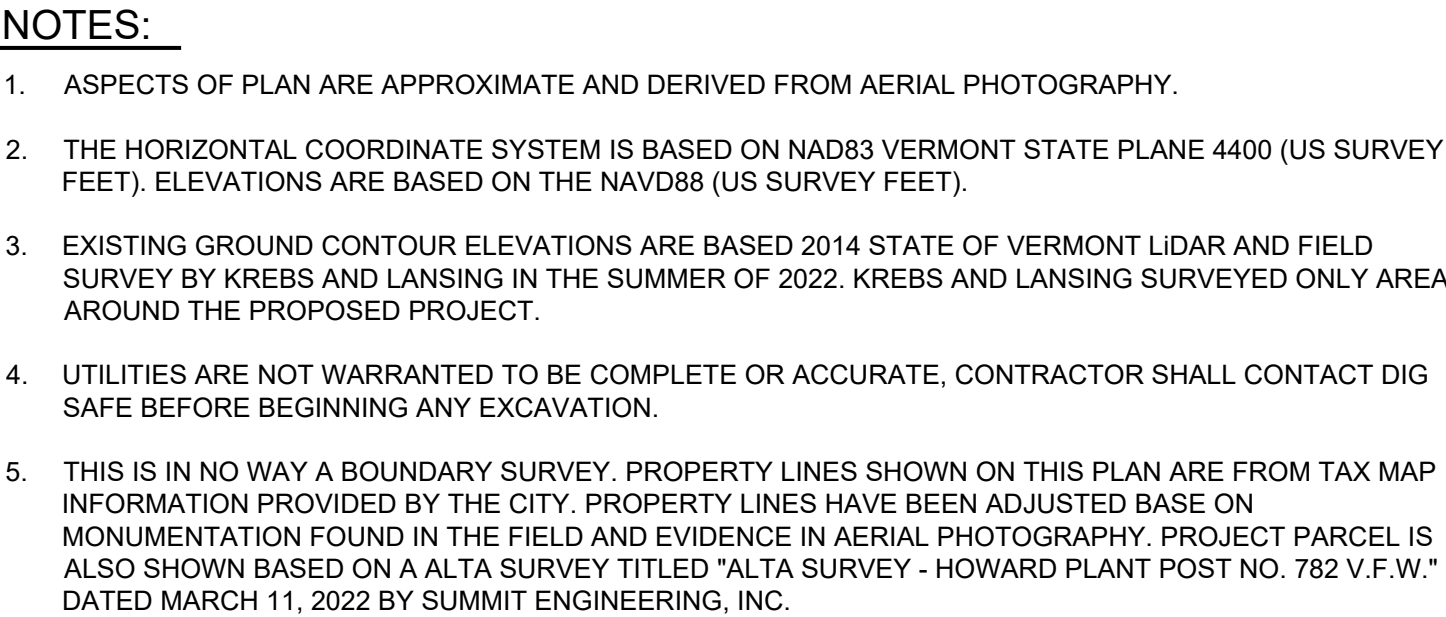
PERMIT APPLICATION

Duncan
Wisniewski
ARCHITECTURE

255 SOUTH CHAMPLAIN STREET
BURLINGTON, VERMONT 05401
T: 802.864.6693

DATE: 02.07.23
DRAWN: TB/EM

A2-2.1



176 South Winooski Avenue
Burlington, Vermont



**KREBS &
LANSING**
CONSULTING ENGINEERS

164 Main Street, Suite 201
Colchester, Vermont 05446

P: (802) 878-0375
www.krebsandlansing.com

ISSUED FOR PERMIT REVIEW
NOT FOR CONSTRUCTION

OWNER:

Howard Plant V.F.W. Post 782
176 South Winooski Avenue
Burlington, Vermont 05401

APPLICANT

Champlain Housing Trust & Evernorth
88 King Street
Burlington, Vermont 05401

PROPERTY INFORMATION:

Address: 176 South Winooski Avenue
Parcel ID: 049-3-189-000
SPAN: 114-035-17506
Area: 0.55 Acres (±23,800 s.f.)
Zoning: Mixed Use - Downtown Transition

CALCULATIONS:

EXISTING CONDITIONS

- BUILDING COVERAGE: ±5,600 S.F.
(0.13 ACRES) (23.5%)
- OVERALL IMPERVIOUS: ±17,650 S.F.
(0.41 ACRES) (74.2%)
- ±24 PARKING SPOTS

PROPOSED CONDITION

- BUILDING COVERAGE: ±8,000 S.F.
(0.18 ACRES) (33.6%)
- OVERALL IMPERVIOUS: ±20,850 S.F.
(0.48 ACRES) (87.6%)
- 24 PARKING SPOTS

[illegible]

DRAWING TITLE

PROPOSED SITE PLAN

DATE ISSUED: 01/11/23

DRAWN BY: G

PROJECT NO.: 22245

DRAWING NO.

CHECKED BY: GTC

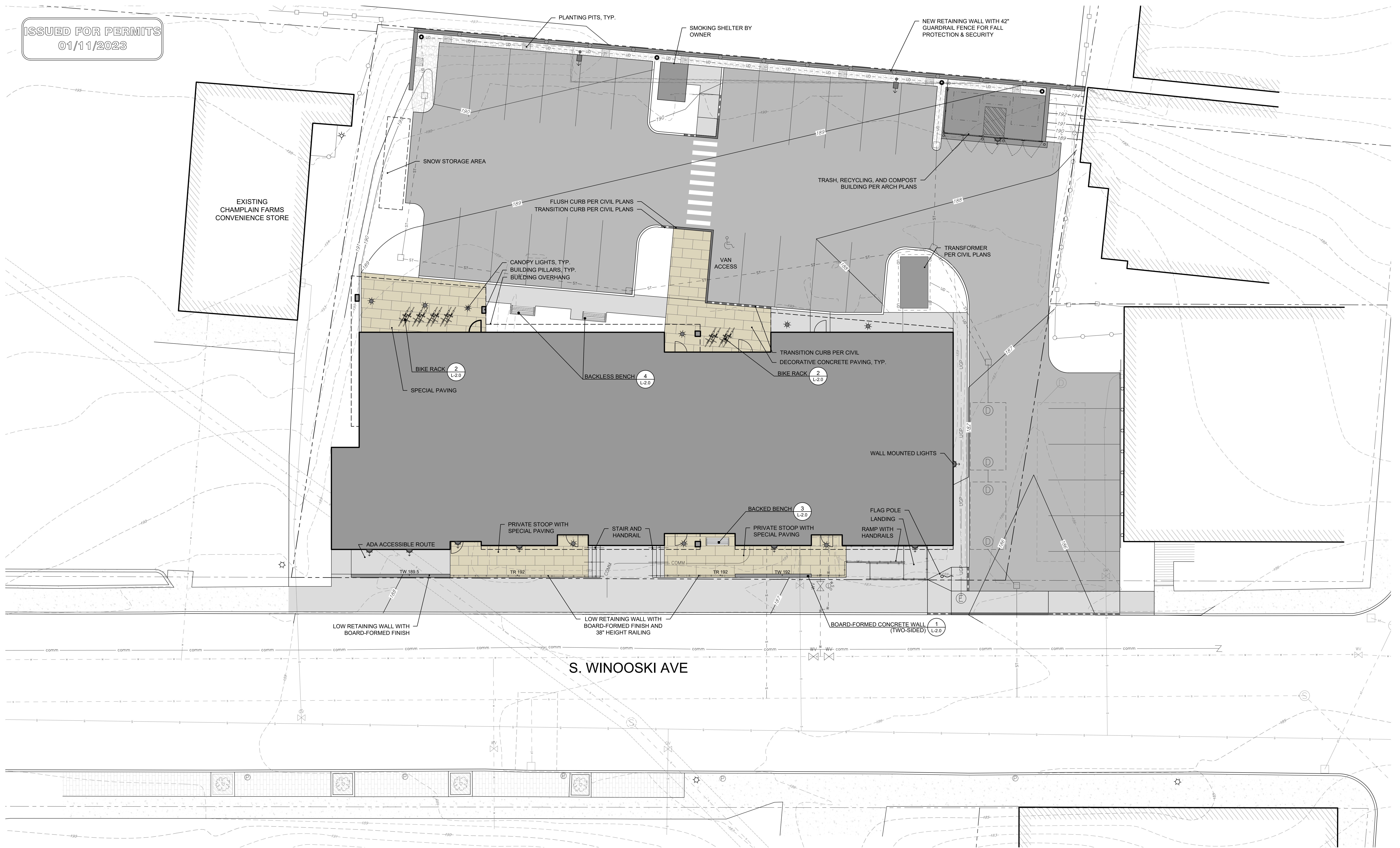
ALE: $1'' = 10$

REV. NO.:

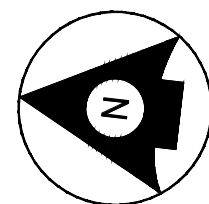
REV. NO.:

C-1.00

ISSUED FOR PERMITS
01/11/2023



ISSUED FOR PERMITS
01/11/2023



ISSUED FOR PERMITS
01/11/2023

EXISTING
CHAMPLAIN FARMS
CONVENIENCE STORE

S. WINOOSKI AVE

LEGEND

- PARKING LOT LIGHT
- CANOPY LIGHT
- WALL LIGHT
- 1.00 CONTOUR LEVEL (ft)
- 0.50 CONTOUR LEVEL (ft)
- 0.20 CONTOUR LEVEL (ft)

Parking Lot Pole Schedule			
Qty.	Ht.	Pole	Catalog Number
2	20'	Beacon - Round Straight Aluminum	RSA-B-S-20-40-B-CAP-1-B3-BLT

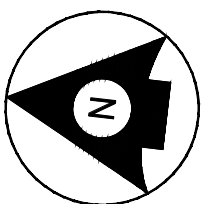
Luminaire Schedule												
Label	Qty.	Fixture	Catalog Number	Type	Color Temp	Voltage ²	CRI	Watts	Lumens	Mount	Ht. ¹	Finish
Parking Lot												
VP	2	Beacon Viper Area/Site	VP-ST-1-36L-55-3K7-4F-UNV-A-BLT	4F	3000K	UNV ²	70	65	6636	Arm	20'	BLT
Wall Mount												
TRP	1	Beacon Geopac Series 1 Trapezoid	TRP1-24L-15-3K7-3-UNV-BLT	3	3000K	UNV ²	70	15	1807	Wall	12'	BLT
TRP1	1	Beacon Geopac Series 1 Trapezoid	TRP1-24L-15-3K7-3-UNV-BLT	3	3000K	UNV ²	70	15	1807	Wall	13'	BLT
SM	5	Caliber Plus Wall Mount Downlight Cylinder	C71W-5-3K-S-B	S	3000K	120	80	7.5	509	Wall	9'	B
SM1	1	Caliber Plus Wall Mount Downlight Cylinder	C71W-5-3K-S-B	S	3000K	120	80	7.5	509	Wall	14'	B
Canopy												
JSF	9	Juno Slimform LED Surface Mount Downlight	JSF-5IN07LM-30K-90CRI-120FRPC-WH	SIN	3000K	120	90	10	727	Surface	10.5'	WH

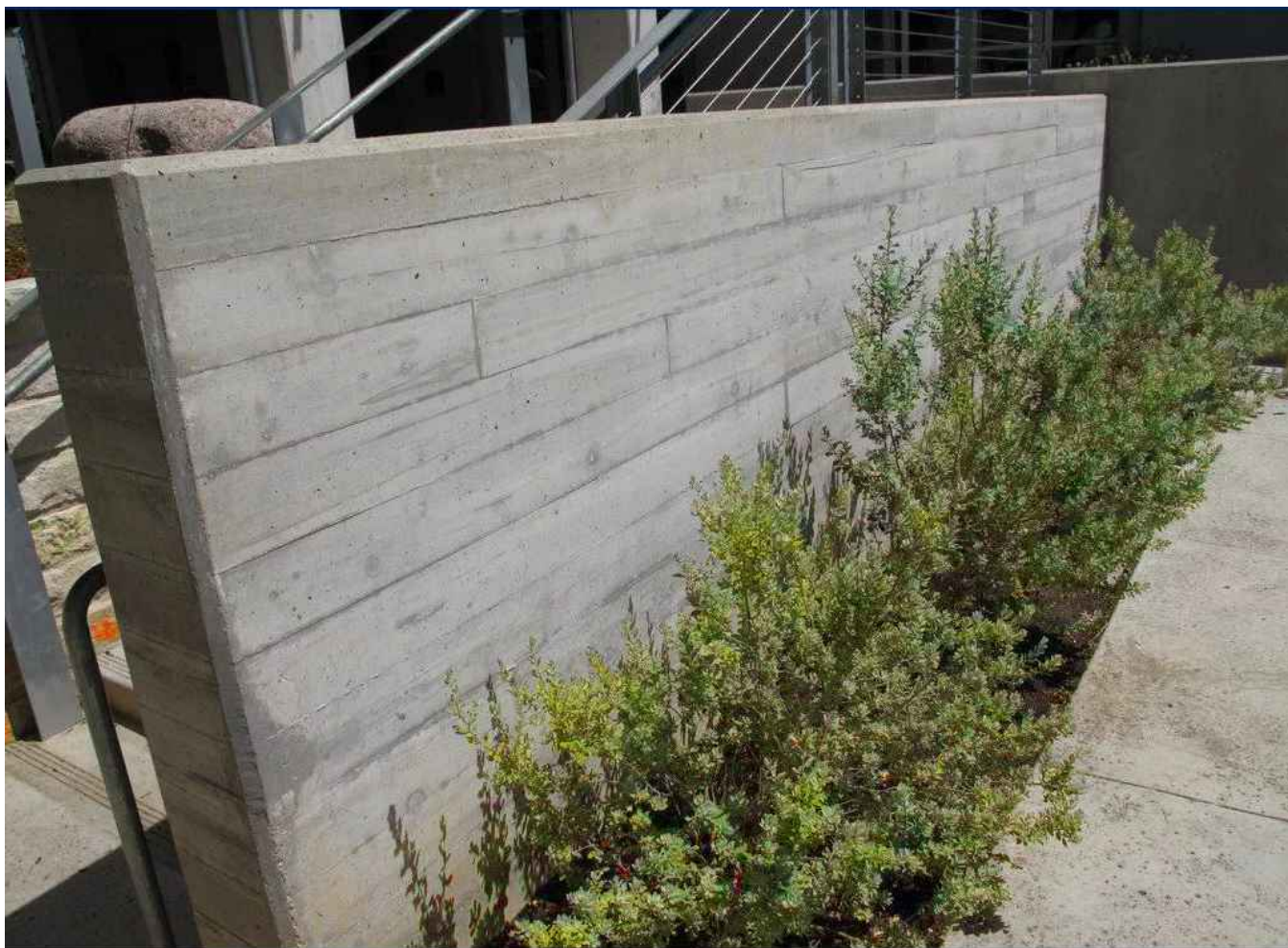
Notes:
¹Mounting height equates between the light source and the ground planes for using calculation photometric analysis, cut poles as needed
²Voltage to be verified by Electrical Engineer prior to ordering

- GENERAL LIGHTING NOTES:
- EXISTING ILLUMINATION LEVELS OF NEARBY LIGHT SOURCES (EXISTING STREET FIXTURES) ARE NOT INCLUDED IN THE LIGHTING CALCULATIONS.
 - SEE LIGHTING PLANS AND DETAILS WITH SPECIFICATIONS FOR LIGHT FIXTURES, POLES, ARMS AND OTHER INFORMATION.

Burlington Zoning Requirements					
Area	Max. Average Luminance		Max. Uniformity Ratio		
	Ave. (fc)	Max. (fc)	Min. (fc)	Ave./Min. (fc)	Max./Min. (fc)
(Burlington) Parking Lot		4.0			20:1
(Burlington) Walkway	0.5	2.0			
(Burlington) Canopy Walkway		3.0			
Lighting Calculations					
Area	Ave. (fc)	Max. (fc)	Min. (fc)	Ave./Min. (fc)	Max./Min. (fc)
Parking Lot - Drive Surface	0.98	2.10	0.20	4.90	10.50
Walkway - Paved Surface	0.57	1.93	0.21	2.71	9.19
Canopy Walkway - Paved Surface	1.32	2.50	0.20	6.60	12.50

Footcandles:
¹ Illuminance - All calculations are in Horizontal Footcandles (fc)
² Walkway Lighting - Light Levels For Pedestrian Areas meet less Recommendations Per (IESNA) Lighting For Exterior Environments (RP-33-99), which recommends a Minimum Maintained Average Horizontal Illuminance Level Of 0.5 Footcandles and a 4:1 Horizontal Average to Minimum Ratio. Intermediate Area Classification (IESNA) - Light Levels are specific to this Classification, which is defined as "Those areas of a Municipality often characterized by moderately heavy nighttime pedestrian activity such as in block having Libraries, Community Recreation Centers, Large Apartment Buildings, Industrial Buildings, Or Neighborhood Retail Stores."





1 BOARD-FORMED CONCRETE WALL (TWO-SIDED)
L2.0 CHARACTER IMAGE

PRODUCT NAME: METRO BIKE RACK
AVAILABLE FROM: MADRAX



2 BIKE RACK
L2.0 IMAGE, NOT TO SCALE

PRODUCT NAME: FLIGHT BACKED BENCH
AVAILABLE FROM: FORMS+SURFACES

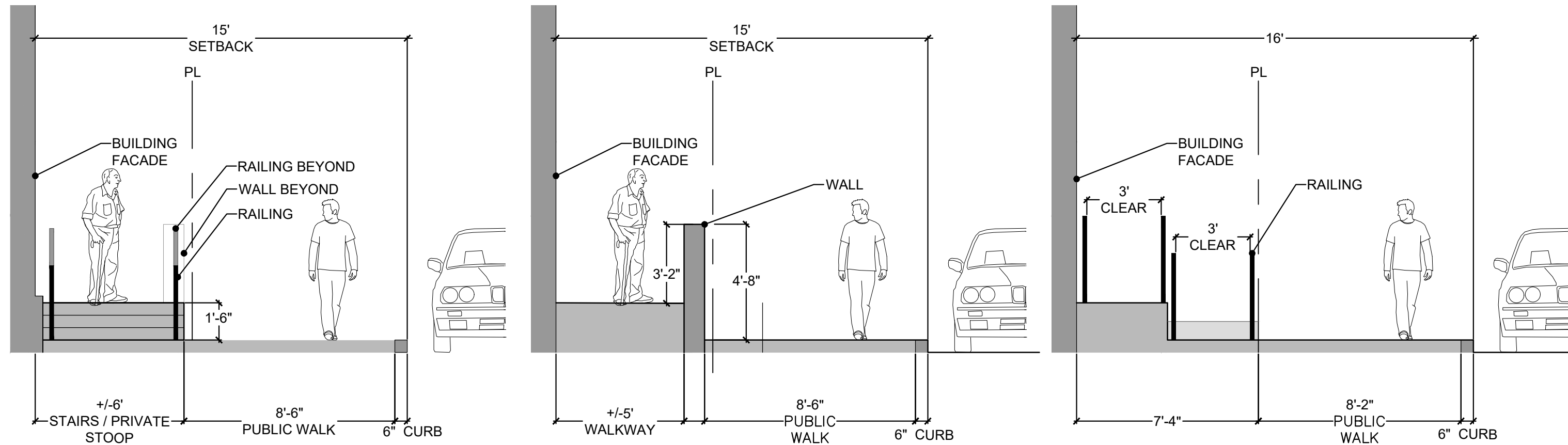


3 BACKED BENCH
L2.0 IMAGE, NOT TO SCALE

PRODUCT NAME: FLIGHT BACKLESS BENCH
AVAILABLE FROM: FORMS+SURFACES



4 BACKLESS BENCH
L2.0 IMAGE, NOT TO SCALE

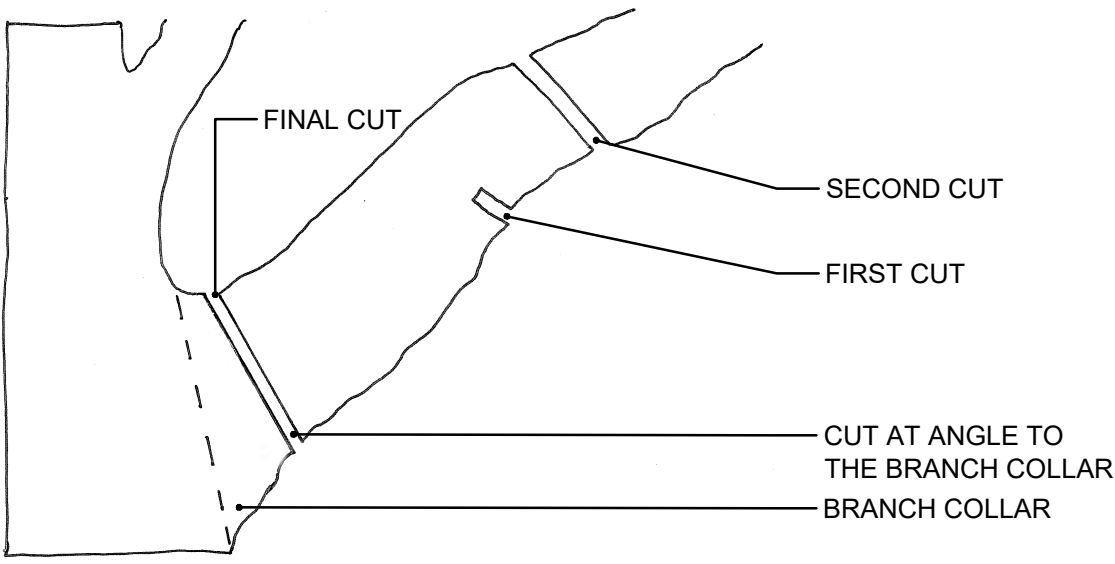


NOTE:
THE CLOSEST PORTION OF BUILDING FACADE IS SHOWN FOR
THE FIRST TWO SECTIONS. WHERE THE BUILDING STEPS BACK
FURTHER FROM THE CURB ADDITIONAL SPACE WILL BE GIVEN
TO THE UPPER LEVEL WALKWAY/ AND STOOP / LANDINGS

1 STREETSCAPE SECTIONS
L2.0 SCALE: $\frac{1}{4}" = 1'$

TREE PRUNING NOTES:

- REFER TO ANSI A300 (Part 1, MOST UPDATED VERSION) PRUNING SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- WORK SHOULD BE PREFORMED BY A CERTIFIED ARBORIST OR PROFESSIONAL TREE COMPANY.
- AVOID DAMAGING BARK AND OTHER LIVING TISSUE THROUGHOUT THE PRUNING PROCESS.
- MAKE SURE PRUNING TOOLS ARE SHARP.
- MAKE CLEAN CUT AS CLOSE TO THE BRANCH COLLAR AS POSSIBLE. DO NOT LEAVE A STUB.
- REDUCE THE SIZE OF THE BRANCH FOR A BETTER CUT.
- THE FIRST AND SECOND CUTS SHOULD BISECT THE ANGLE BETWEEN ITS BRANCH BARK RIDGE AND AN IMAGINARY LINE PERPENDICULAR TO THE BRANCH OR STEM.
- NOT MORE THAN 25% OF GROWTH SHOULD BE REMOVED FROM A CANOPY DURING A GROWING SEASON.



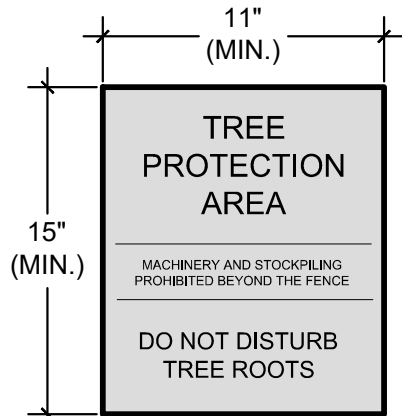
10 TREE PRUNING ILLUSTRATION
L2.1 NTS

TREE PROTECTION NOTES:

- PRIOR TO ANY CONSTRUCTION ACTIVITY, ALL TREE PRESERVATION MEASURES MUST BE IMPLEMENTED.
- CONTRACTOR CHOSEN FOR THIS WORK WILL BE AN EXPERIENCED TREE SERVICE FIRM THAT HAS SUCCESSFULLY COMPLETED TREE PROTECTION, ROOT PRUNING, AND TRIMMING WORK, SIMILAR TO THAT REQUIRED FOR THIS PROJECT.
- PRIOR TO CONSTRUCTION SHALL LOCATE AND VERIFY THE EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK. CONTACT DIG SAFE TWO FULL BUSINESS DAYS BEFORE PLANTING. (48 HOUR MIN.)
- PRIOR TO THE SITE VISIT ALL TREE PRESERVATION AREAS SHALL BE STAKED OUT ON SITE BY SURVEY.
- TREE PROTECTION FENCING SHALL REMAIN INTACT THROUGHOUT ALL CONSTRUCTION ACTIVITY.
- THERE WILL BE NO EXCAVATION FOR PROPOSED SITE WORK WITHIN FENCED AREA.
- NO MATERIALS OR EQUIPMENT SHALL BE STORED, STOCKPILED OR OPERATED WITHIN TREE PROTECTION AREAS.
- TREE PROTECTED AREAS WILL BE LEFT AS NATURAL AS POSSIBLE.
- IN AREAS OF EXCAVATION NEAR TREE, IDENTIFY AND CUT ROOTS IN CONSULTATION WITH OWNER.
- REMOVE POORLY ATTACHED AND RUBBING LIMBS. CLEAN THE CROWN OF DEAD, DISEASED AND WEAK LIMBS. THINNING OF HEALTHY LIMBS IS NOT RECOMMENDED AT THIS TIME.
- ANY NECESSARY TRENCHING SHALL BE IMMEDIATELY BACKFILLED WITH REMOVED SOIL OR OTHER SOIL MIX AS DESCRIBED IN CONTRACT SPECIFICATIONS.
- AN AIR SPADE/AIR KNIFE IS TO BE USED TO EXCAVATE DOWN TO MINIMUM OF 2'. SEE DETAILS

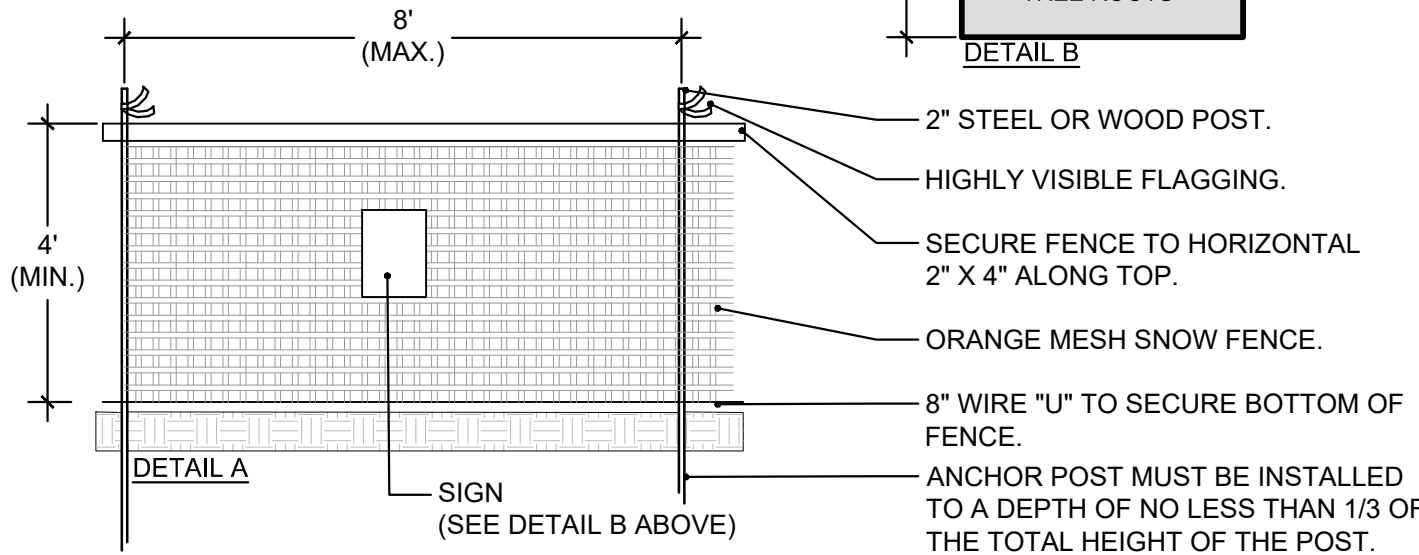
SIGN DETAIL

- ATTACHMENTS OF SIGNS TO TREES IS PROHIBITED.
- SIGNS SHOULD BE MADE OF VINYL OR PLASTIC.
- SIGNS SHOULD BE PROPERLY MAINTAINED, PENALTIES WILL BE ENFORCED FOR REMOVAL OF SIGNS.
- AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR THE SIGNS.
- SIGNS SHOULD BE POSTED 50' O.C. AND WITHIN 20' OF THE BEGINNING AND END OF EACH FENCE TO BE VISIBLE TO ALL CONSTRUCTION PERSONNEL.
- SIGNS TO BE SECURELY FASTENED TO THE FENCE OR FENCE POSTS.
- SIGNS TO HAVE A WHITE BACKGROUND AND ORANGE OR RED TEXT.

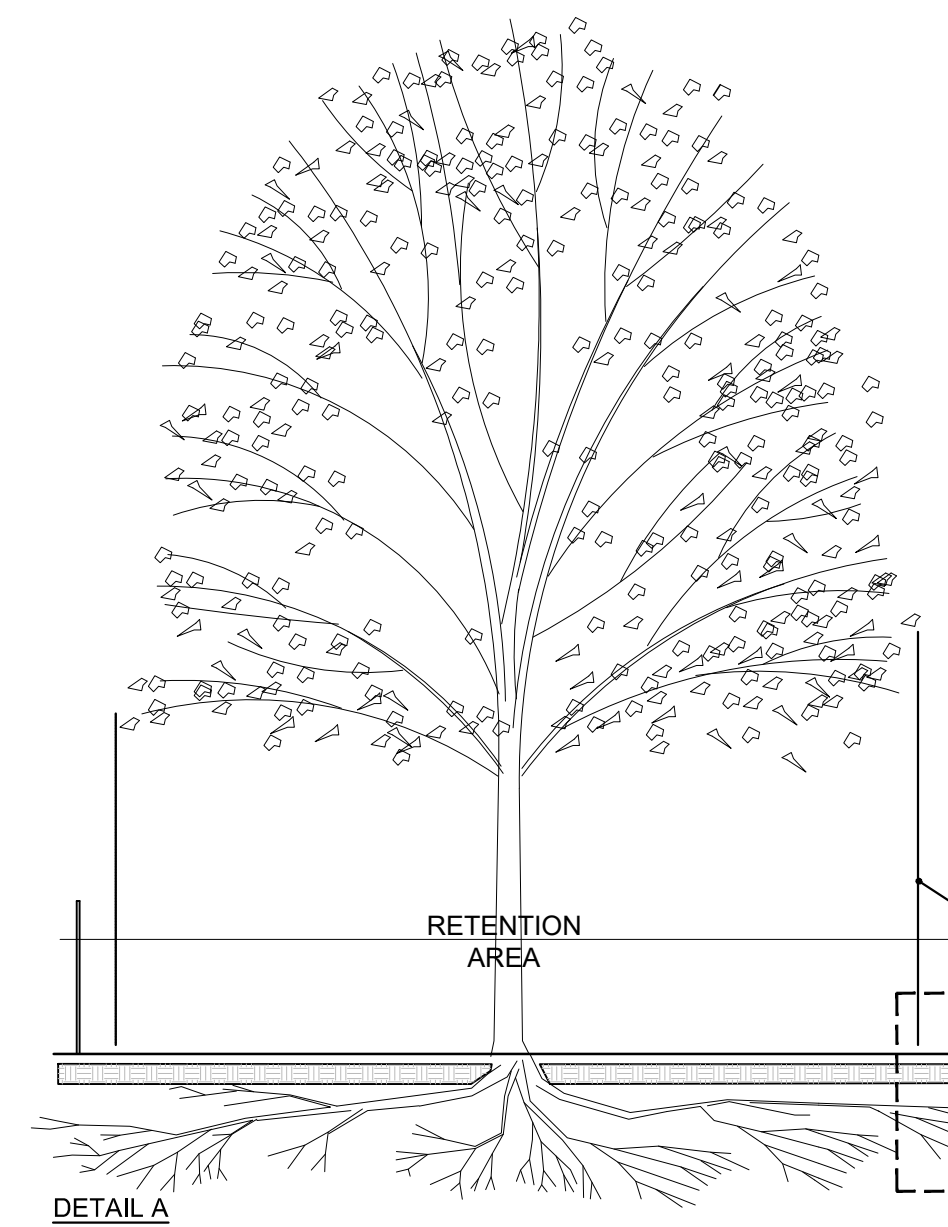


FENCE DETAIL:

- THIS FENCE SERVES AS A TREE PROTECTION DEVICE ONLY.
- ROOT DAMAGE SHALL BE AVOIDED WITHIN FENCED AREA.
- FENCE SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.



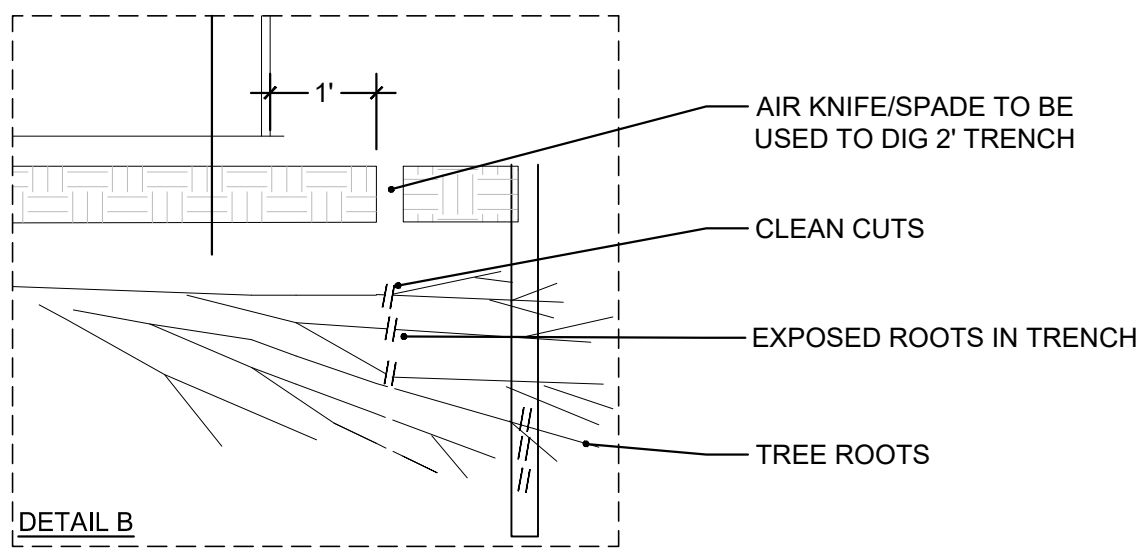
9 TREE PROTECTION FENCE
L2.1 NTS



8 TREE PROTECTION
L2.1 NTS

ROOT PRUNING TRENCH NOTES:

- USE AN AIR SPADE/AIR KNIFE TO DIG THE 2' TRENCH AND EXPOSE THE ROOTS.
- EXPOSED ROOTS SHOULD BE CUT WITH A SAW OR LOPPERS TO MAKE A CLEAN SMOOTH CUT, NOT TORN OR RIPPED.
- MULCH EXPOSED ROOTS DURING THE CUTTING PROCESS TO KEEP FROM DRYING OUT.
- BACKFILL TRENCH WITH MIXTURE OF TOPSOIL AND COMPOST AS PER CONTRACT SPECIFICATIONS.



- DRAINAGE DITCH DETAIL B
- DRAINAGE DITCH DETAIL B
- DRAINAGE DITCH DETAIL B

GENERAL PLANTING NOTES:

- THE LANDSCAPE CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK. CONTACT DIG SAFE TWO FULL BUSINESS DAYS BEFORE PLANTING. (48 HOUR MIN.)
- THE LANDSCAPE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON ALL DRAWINGS. THE PLAN QUANTITIES SHALL ALWAYS SUPERCEDE THE PLANT LIST.
- ALL PLANT MATERIAL SHALL CONFORM AND BE INSTALLED TO THE GUIDELINES ESTABLISHED BY THE CURRENT ANSI Z60.1.
- NO PLANT SHALL BE PUT INTO THE GROUND BEFORE ROUGH GRADING HAS BEEN FINISHED AND APPROVED BY THE PROJECT LANDSCAPE ARCHITECT OR EQUAL.
- THE LANDSCAPE CONTRACTOR SHALL PROVIDE AMENDED PLANTING SOIL AS PER THE CONTRACT SPECIFICATIONS.
- SOIL DEPTH SHOULD BE AS LISTED BELOW. EXISTING SOIL ON SITE WHICH MEETS THE CONTRACT SPECIFICATIONS MAY BE USED. REMOVE SUB GRADE AND OTHER GRAVEL FILL IN PLANTING AREAS ON SITE.
 - GROUND COVER BEDS: 12" DEPTH.
 - LAWN AREAS: 6" DEPTH
 - SHRUB/PLANT BEDS: 18" DEPTH
- PLANTS SHALL BE INSTALLED SUCH THAT THE ROOT FLARE IS AT OR SLIGHTLY ABOVE FINAL GRADE (DUE TO NURSERY PRACTICES THIS MAY REQUIRE REMOVING SOIL FROM THE TOP OF THE ROOT BALL TO LOCATE THE ROOT FLARE).
- ALL PLANTS SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOT BOUND. ALL ROOT WRAPPING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED AT THE TIME OF PLANTING.
- WITH CONTAINER GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE CONTAINER BALL SHALL BE CUT THROUGH THE SURFACE IN TWO VERTICAL LOCATIONS.
- THE DAY PRIOR TO PLANTING, THE LOCATION OF ALL TREES AND SHRUBS SHALL BE FLAGGED FOR APPROVAL BY THE PROJECT LANDSCAPE ARCHITECT OR EQUAL.
- LANDSCAPE ARCHITECT MAY REQUIRE ALL PLANTS BE SPRAYED WITH AN ANTIDESSICANT WITHIN 24 HOURS AFTER PLANTING. IN TEMPERATE ZONES, ALL PLANTS SHALL BE SPRAYED WITH AN ANTIDESSICANT AT THE BEGINNING OF THEIR FIRST WINTER.
- STAKING PLANTS IS AT THE DISCRETION OF THE LANDSCAPE CONTRACTOR. ONLY STAKE PLANTS IN THE MANNER SPECIFIED IN THE PLANTING DETAILS.
- ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24 HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL THEN BE WATERED WEEKLY, IF NECESSARY, DURING THE FIRST GROWING SEASON.
- THE LANDSCAPE CONTRACTOR SHALL REFER TO THE CONTRACT SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
- THE LANDSCAPE CONTRACTOR SHALL REFER TO THE PLANT LIST FOR SEASONAL REQUIREMENTS RELATED TO THE TIME OF PLANTING.

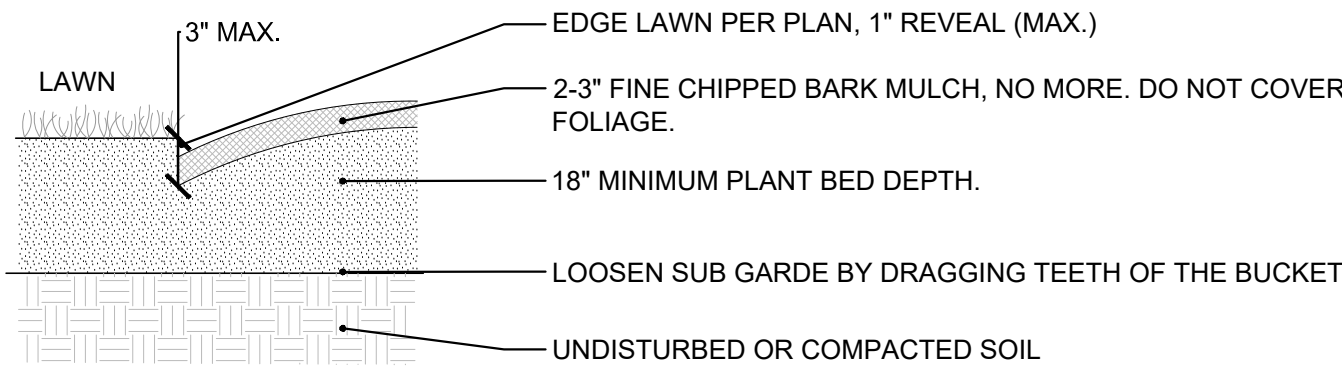
PLANT SPACING CHART

Spacing 'D'	Row 'A'	Number of Plants	Area Unit
6" O.C.	5.2"	4.61	1 SQ. FT.
8" O.C.	6.93"	2.6	
10" O.C.	8.66"	1.66	
12" O.C.	10.4"	1.15	
15" O.C.	13.0"	7.38	10 SQ. FT.
18" O.C.	15.6"	5.12	
24" O.C.	20.8"	2.91	
30" O.C.	26.0"	1.55	
36" O.C.	30.0"	1.25	100 SQ. FT.
4' O.C.	3.46'	7.25	
5' O.C.	4.38'	4.61	
6' O.C.	5.2'	3.2	
8' O.C.	6.93'	1.8	
10' O.C.	8.66'	1.16	1000 SQ. FT.
12' O.C.	10.4'	8	
15' O.C.	13.0'	5	
20' O.C.	17.3'	2.88	
25' O.C.	21.65'	1.85	10,000 SQ. FT.
30' O.C.	26.0'	1.29	
40' O.C.	34.6'	7.22	10,000 SQ. FT.

O.C. = ON CENTER FOR USE WHEN PLANTS ARE SHOWN EQUIDISTANT FROM EACH OTHER (AS SHOWN) PLANT SPACING CHART

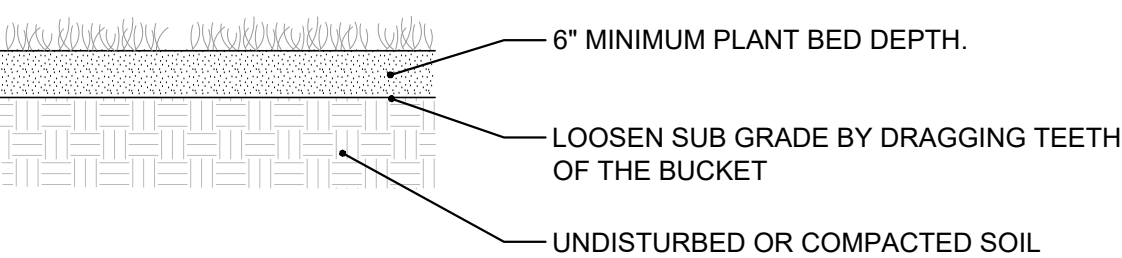
7 PLANT SPACING CHART DETAIL
L2.1 NTS

- SOIL COMPACTION AFTER INSTALLATION SHALL BE 75-250 PSI AT SOIL MOISTURE BETWEEN FIELD CAPACITY AND WILTING POINT

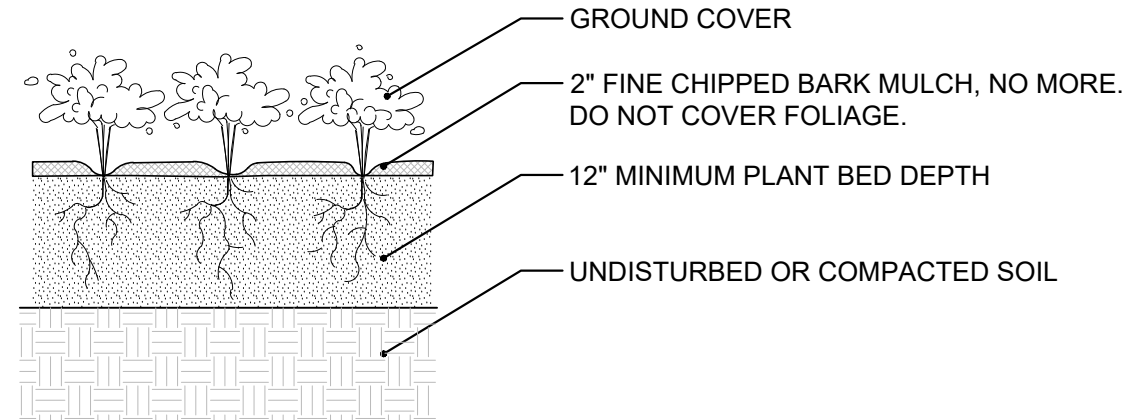


6 PLANT BED
L2.1 NTS

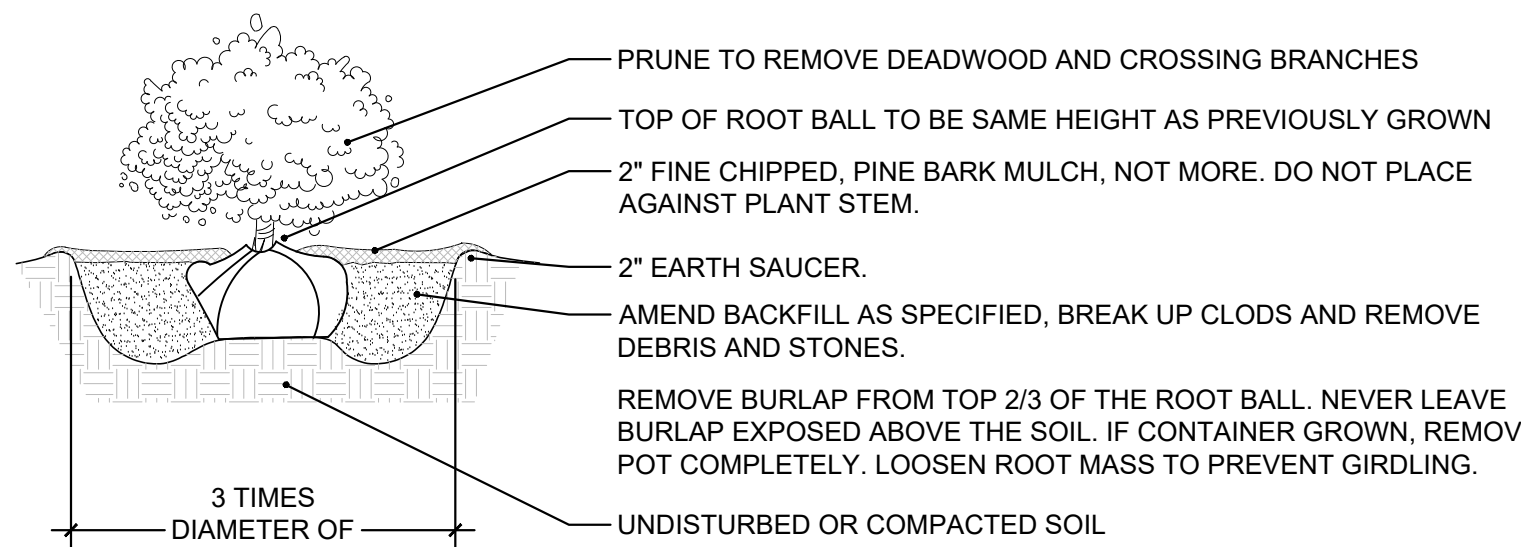
- SOIL COMPACTION AFTER INSTALLATION SHALL BE 75-250 PSI AT SOIL MOISTURE BETWEEN FIELD CAPACITY AND WILTING POINT



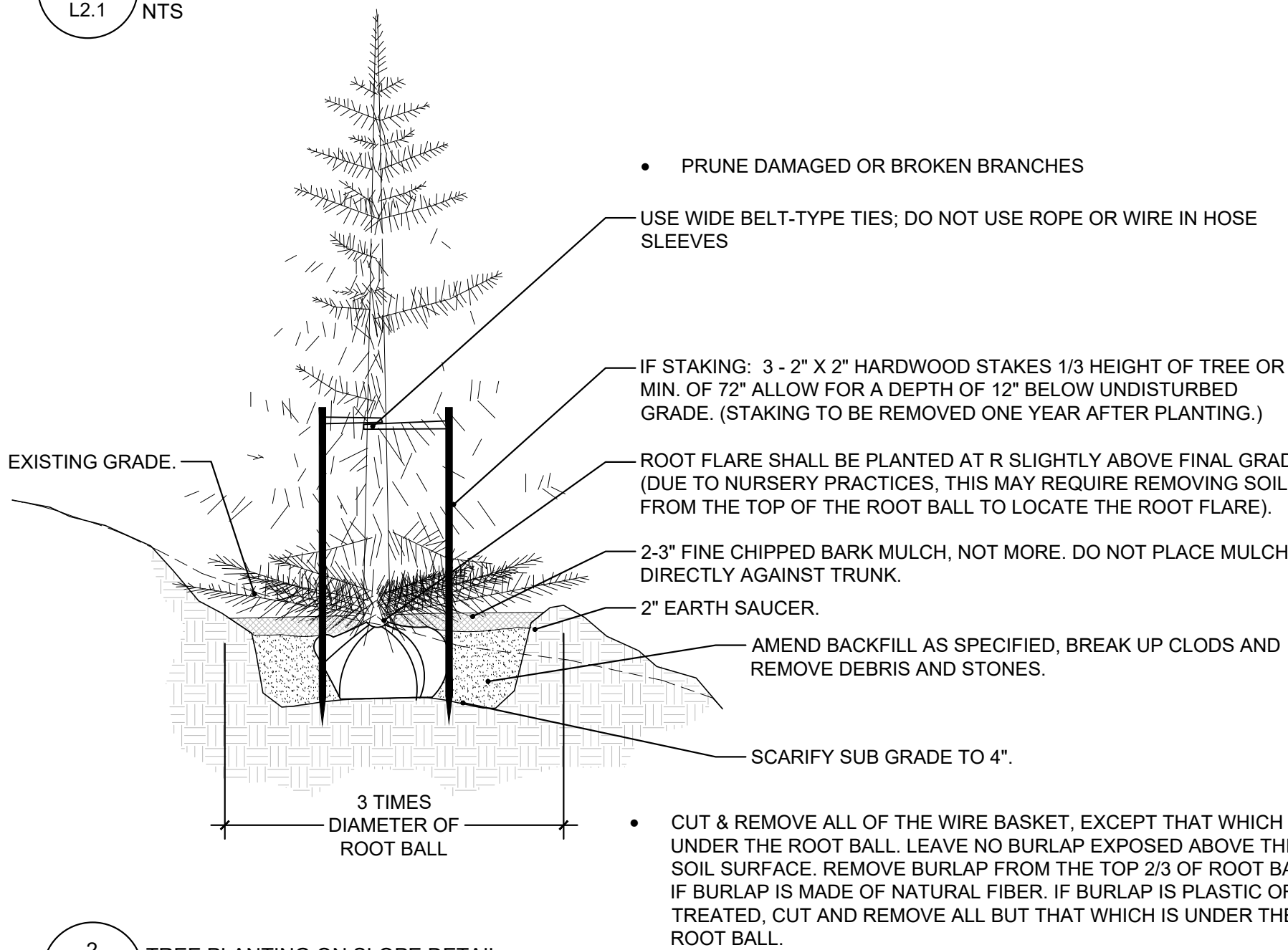
5 LAWN & SEEDING AREA
L2.1 NTS



4 GROUNDCOVER PLANTING
L2.1 NTS

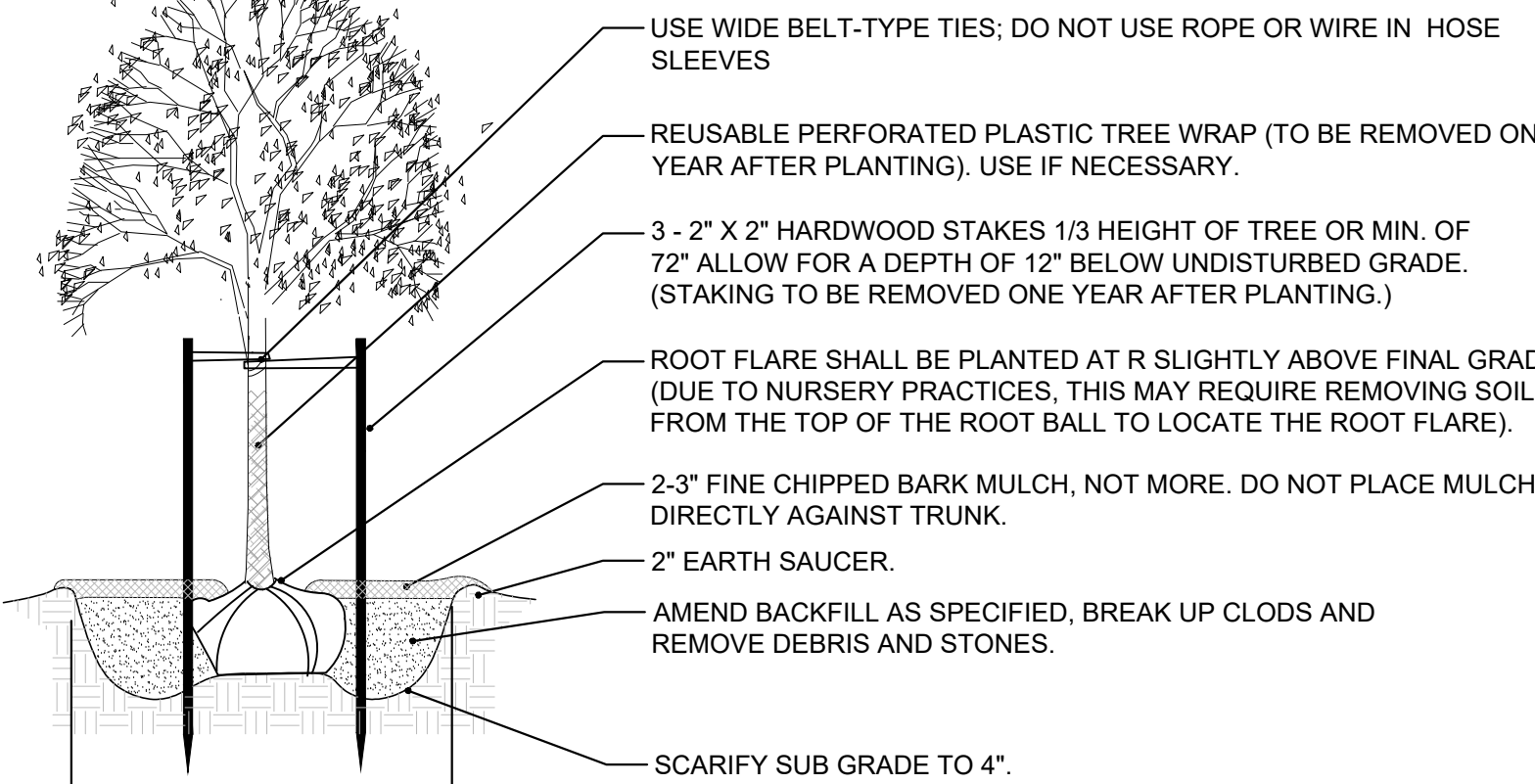


3 SHRUB PLANTING
L2.1 NTS



2 TREE PLANTING ON SLOPE DETAIL
L2.1 NTS

- PRUNE DAMAGED OR BROKEN BRANCHES



1 TREE PLANTING DETAIL
L2.1 NTS





Department of Permitting and Inspections

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

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



MEMORANDUM

To: Design Advisory Board
From: Scott Gustin & Garret King
Re: 15 Conger Avenue
Date: February 28, 2023

File: ZP-23-25

Location: 15 Conger Avenue

Zone: RL-W **Ward:** 5S

Parking District: Neighborhood

Date application accepted: January 23, 2023, Complete January 26, 2023

Applicant/ Owner: Natalie von Turkovich / Patrice Stratmann

Request: Demolish existing 4-bay garage and replace with new single family residence with attached ADU.

Overview:

The applicant is requesting approval to tear down a detached 4 bay garage and replace it with a new single family residence with an attached ADU.

The subject property is very small at just 2935.5 sf and received variance approval from the Development Review Board May 14, 2014 that allowed construction on the property even though it is less and 4,000 sf (Sec 5.2.1, *Existing Small lots*). The variance was reapproved on November 6th, 2019 and remains in effect and can be carried over to this application.

Two prior zoning permits (15-0055CA & 20-0166CA/VR) have been approved for demolition and construction of a new home on this property. Significant construction has not taken place. Existing and proposed dimensional information has varied somewhat among the applications. On such a small lot, even small variations can be significant. Dimensional information in this report is based on the professional boundary survey included in this application.

Article 6: Development Review Standards

Part 1, Land Division Design Standards

Not applicable

Part 2, Site Plan Design Standards

Sec. 6.2.2, Review Standards

(a) Protection of important natural features

There are no significant natural features within the property.

(b) Topographical alterations

The lot is flat and will remain essentially unchanged.

(c) Protection of important public views

The property is not associated with any important public views.

(d) Protection of important cultural resources

The property has is not listed on a state or national register of historic places, nor is it known to be an important archeological site.

(e) Supporting the use of alternative energy

The proposed home will not utilize alternative energy. Solar energy utilization is encouraged. In any event, the home will not adversely impact the actual or potential use of alternative energies by neighboring properties.

(f) Brownfield sites

The subject property is not an identified brownfield.

(g) Provide for nature's events

The proposed plan shows that a sheltered entry will be constructed for the front entrance. An erosion prevention and sediment control plan will be required prior to construction.

(h) Building location and orientation

The new home will face Conger Avenue with a clearly identifiable front door and walkway. The new building will be shifted closer to the street than the existing garage. The prior zoning permit for this property (20-0166CA/VR) noted an existing front setback of 11' and a proposed setback of 5'. The 5' front yard setback was found to be acceptable based on an asserted front yard setback average of 7.5' for neighboring homes. The boundary survey expressly notes the front yard setbacks for neighboring homes. The actual average comes to 15'. The front yard setback of the proposed home can be +/- 5' of the average (i.e. as close as 10' or as far as 20'). The proposed home must be set back at least 10' from the front property line. In doing so, the rear yard setback cannot be less than the existing 12'. To avoid problems with increased nonconformity within the rear yard setback, the rear yard setback should be increased to at least lessen the degree of nonconformity as the prior application did. Note also that the proposed 3' northern side yard setback is acceptable. The southern side yard setback should be increased slightly from the proposed 5' 1" to at least 5' 8" for the 58' wide lot.

As part of the previous zoning permit approval for a home here, the Board determined that an open-air carport does not need to comply with the 25' front yard setback required for street-facing garages. This new project continues to include an open-air carport, albeit with living space above now. The entire width of the proposed residence is ~51'. The carport is less than 50% of that entire width at ~23' (and less than the upper limit of 24' width).

(i) Vehicular access

The existing gravel driveways will be removed. They will be replaced with porous asphalt that provides access to the proposed carport which contains parking spaces for two vehicles.

(j) Pedestrian access

The proposed home will serve as a private residence and is located along a road with a public sidewalk. A new stone slab walkway will provide pedestrian access to the main entrance of the home.

(k) Accessibility for the handicapped

No handicapped accessibility is shown or required.

(l) Parking and circulation

A 2-car carport is noted in the plans. Circulation is basic with separate single-width driveways for access to each bay in the carport.

(m) Landscaping, fences, and retaining walls

A full plan of the property has a landscaping plan noting that a fence will be constructed around the property as well as what plants will be installed. The proposed fence will be horizontal panel fencing made out of a dark stained wood that will be 5 feet tall (except within the driveway clear sight triangle). The fence will go around the entire side and rear perimeter of the property. The proposed shrubs, grasses, and ivy are not invasive species, and add color as well as natural aspects to the overall design elements on the property. Proposed trees in the rear yard will provide shade cover to add to the privacy of the rear outdoor space. On the front of the property the landscaping of grasses and shrubs as well as an inviting walkway to the front door creates an attractive appearance that adds to the overall design of the property.

(n) Public plazas and open space

Not applicable.

(o) Outdoor lighting

New outdoor lighting is included in this application. The elevation plans depict exterior fixture locations, and fixture specification sheets have been provided. All of the fixtures are shielded (although not necessarily cutoff) and will illuminate building entries. As all of the fixtures utilize low output lamps, full cutoff fixtures are not required.

(p) Integrate infrastructure into the design

Gas, electric, and water meters are located on the northwest corner of the house. They will be screened from the street with a gate that matches the aesthetic of the fence.

Part 3, Architectural Design Standards

Sec. 6.3.2, Review Standards

(a) Relate development to its environment

1. Massing, Height, and Scale

The home is similar scale and height with other homes in the neighborhood. The massing of the structure is broken up into distinct components that create variation in height as well as setback that reduce the apparent building mass. Positioning of the carport and roofs also add

interest to the building. The height of the building varies, but all parts of the structure stay under the permissible height limit.

Roofs and Rooflines

Rooflines vary with the individual building components. They are a mix of gable and shed roof styles and fit within the residential context of this neighborhood.

2. Building Openings

The design and shape of the (casement) windows matches the modern design and lines of the building. The doors are of matching style to the rest of the homes design.

(b) Protection of important architectural resources

The current garage is not listed on either the state or national registry of historic buildings or has been listed as eligible so demolition of the existing structure will not impact Burlington's historic features or architecture.

(c) Protection of important public views

See Sec. 6.2.2 above.

(d) Provide an active and inviting street edge

Features including landscaping, setbacks, spacing, and height are used in the project design to create a development compatible with its neighborhood. The new home has several layers of setback and ample fenestration that preclude large, undifferentiated building façade along the street. The new home has an obvious front entry and provides easy access to the public sidewalk out front. Note that existing conditions within the street right-of-way include a very wide curb cut and no green belt. The applicant is advised to work with the Department of Public Works to bring the curb cut(s) into compliance with current standards and to restore this stretch of greenbelt.

(e) Quality of materials

Most of the building exterior will be clad in slate gray rough sawn ship lap siding and charcoal gray asphalt shingles for the roofing. The connector between the house and carport has standing metal seam roofing with a burnished slate finish. The side of the entire rectangular stair structure will have corrugated metal panel siding with a burnished slate finish.

Reduce energy utilization

Proposed building must comply with current energy efficiency standards.

(f) Make advertising features complimentary to the site

Not applicable.

(g) Integrate infrastructure into the building design

Gas, electric and water meters are located on the northwest corner of the house. They are screened from the street with a gate that matches the aesthetic of the fence. No roof A/C units will be installed.

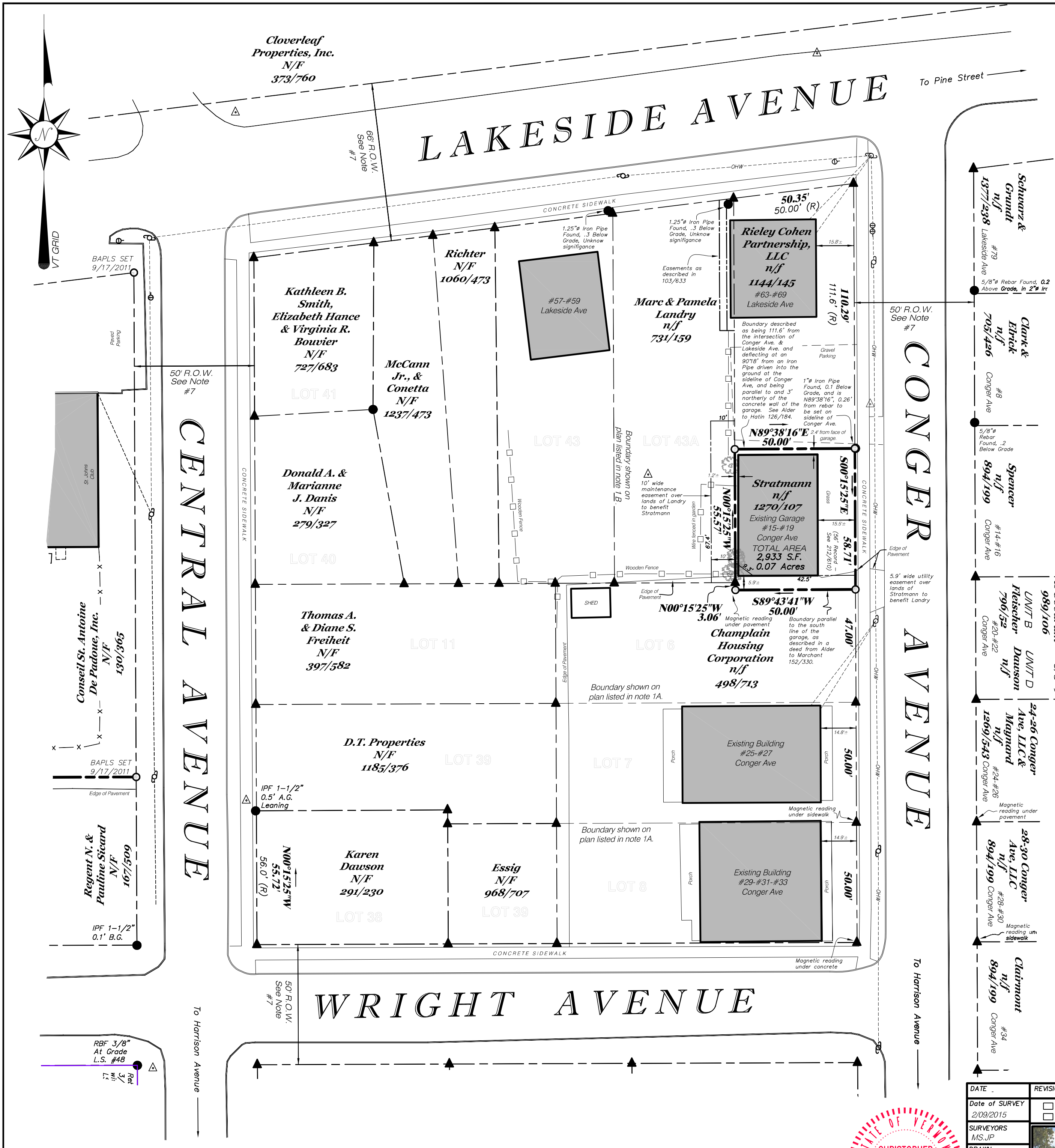
(h) Make spaces safe and secure

The proposed building must comply with the city's current egress requirements. As noted previously, building entries will be illuminated.

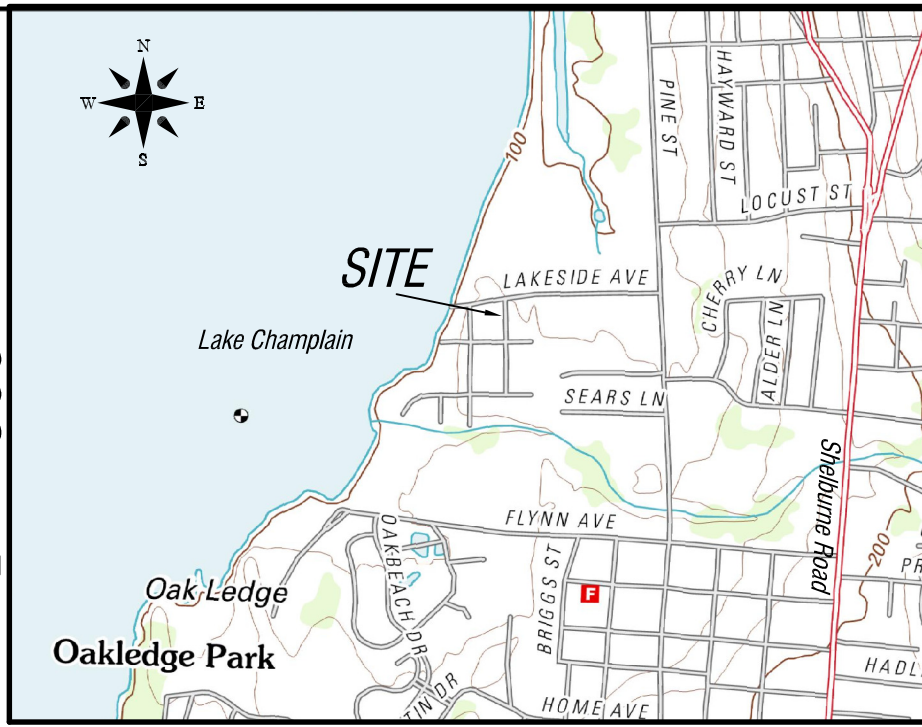
RECOMMENDED MOTION:

Approve the project as conditioned and forward to the Development Review Board.

1. The proposed home must be set back at least 10' from the front property line. In doing so, the rear yard setback cannot be less than the existing 12.' To avoid problems with increased nonconformity within the rear yard setback, the rear yard setback should be increased to at least lessen the degree of nonconformity as the prior application did. The southern side yard setback should be increased slightly from the proposed 5' 1" to at least 5' 8" for the 58' wide lot.
2. The applicant is advised to work with the Department of Public Works to bring the curb cut(s) into compliance with current standards and to restore the stretch of greenbelt in front of the subject property.



LOCATION PLAN
1" = 500'



SURVEY NOTES

- This boundary retracement survey has been compiled from field surveys and record evidence including the following plats recorded in the Town of Burlington Land Records:
A) "Plan of Subdivision of Dwelling Properties of The Queen City Cotton Company, Burlington, Vermont", by H.M. McIntosh, dated May 1937 and recorded in volume 110, page 223 of the City of Burlington's Land Records.
B) "Lakeside Park, Burlington, VT", by A.R. Dow, C.E., dated July 1894 and recorded in volume 34, page 465 of the City of Burlington's Land Records.
- North orientation is based on survey grade RTK (Real Time Kinematic) GPS observations made on 2/9/2015 & 7/28/11. The transmitting base station used was the University of Vermont (UVM) CORS (Continuously Operating Reference Station) station. The resultant horizontal datum is NAD 83. This realization is called NAD 83(2011) epoch 2010.0. Geoid model (Geoid12a). The resulting orthometric height is NAVD 88 (geoid12a).
- The improvements shown hereon were located by a survey on the ground completed February 9, 2015 and previously during the fall of 2011 and summer of 2008.
- Survey methods employed and the resulting error of closure/precision ratio, meet or exceed the minimum precision requirements for urban surveys as outlined in "Standards for the Practice of Land Surveying" adopted by the Vermont Board of Land Surveyors effective 1/7/2013.
- The measurements and information produced by this survey and shown hereon may contrast from recorded survey information due to differences in orientation, declination, or methods of measurement.
- The premises shown and described hereon may be subject to existing buried utilities, easements, rights-of-way, restrictions, covenants, permits, regulations, and/or setback lines which may not be recorded in the public records. Only deeds, plats, and plans of public record, which are properly indexed in the Town of Burlington Land Records have been reviewed, examined and utilized for the purpose of this survey. Clear evidence of an easement or evidence of record or evidence of easements and structures, which are readily apparent from a casual aboveground view, are delineated hereon. No liability is assumed by the undersigned for any loss associated with the existence of any undiscovered easements or restrictions on the use of the property, which are not shown of record or are not readily apparent.
- The right-of-way width of 50' feet, for Conger Avenue is based on recovered physical evidence, and the previous surveys listed above. Central Avenue is based on recovered physical evidence, and the previous surveys listed above. The right-of-way width of 50' feet, for Wright Avenue is based on recovered physical evidence, and the previous surveys listed above. The right-of-way width of 66' feet, four rods for Lakeside Avenue is based on physical evidence, and the previous surveys listed above. The original survey bill for this road was not found in the City of Burlington's Land Records.
- The diameters of existing monumentation shown on this plan reflect outside diameter dimensions.
- Rebar boundary markers shown hereon as "SET" or "to be SET" are 5/8" diameter reinforcing steel, 40" long, crowned with an aluminum surveyor's cap set by a Vermont licensed land surveyor at the discretion of the property owner / developer.
- This survey is certified to Frank VonTurkovich for the singular purpose of retracing the location of the property boundary of the subject tract of land. No liability is assumed by the undersigned for any loss that may be associated with the use of this survey other than the said purpose.
- Reproductions of this sketch are not valid unless signed and sealed with a red-inked surveyor's seal.
- Acceptance of this survey plat or use of the corner monuments found or set during the performance of the field survey hereby limit the undersigned liability related to professional negligent acts, errors, omissions, or breaches of contract to an amount not to exceed the fee charged.
- All archival information of the surveyor's survey maps, records, files, and data used or generated in the course of preparing a survey shall remain the property of the surveyor or his successors or assigns.
- The alteration of boundary survey maps by anyone other than the original preparer is misleading, confusing, and not in the general welfare and benefit of the public. This survey map and/or survey plan shall not be altered or added to by any person(s) in any way without authorization by Button Professional Land Surveyors, PC. Unauthorized alterations and/or modifications to this plan shall invalidate any and all certifications made hereon by Button Professional Land Surveyors, PC and shall cause this plan, in its entirety, to be null and void.
- The descriptions of these lands and the physical evidence located and existing on the ground were compared and analyzed to conclude a final boundary opinion most indicative of the original intent of the conveyances and in harmony with existing physical boundary evidence. Where conflicts between physical boundary evidence and written record evidence are substantial, deeds and/or documents should be executed to eliminate any color of title or conflict. No bounds shown herein are determined via the legal theory of Adverse Possession. This is a determination to be made by a court entrusted with authority to do so. Evidence, which could be determined to be potential adverse possession and/or indicate a prescriptive right, if reasonably apparent, is shown hereon. To that extent, this plat of survey may be subject to any unidentified claims or rights. Assumptions for correctness and accuracy are indicated on this plat of survey.
- This is an ORIGINAL Mylar.

LEGEND

- Subject Tract Property Line
- Apparent Property Line
- Sideline of Easement
- Fenceline
- Well
- Iron Pipe/Rebar Found
- Rebar SET or to be SET
- Utility Pole W/Overhead Wire
- Calculated Point
- Survey Control Points
- Outside Diameter
- Now or Formerly
- Land Records Volume / Page

OWNER INFORMATION

Lynn Snow
Charlene Brown
Karen Maynard
David Maynard
77 Harrison Avenue
Burlington, VT 05401

Town of Burlington, VT
Received for Record

at _____ o'clock _____ minutes _____ M

and recorded in _____

attest: _____
Town Clerk

DATE	REVISION	BY
Date of SURVEY 2/09/2015	☐ RECORD DRAWING ☐ FINAL	Date of Plat 7/20/22
SURVEYORS MS,JP	☐ PRELIMINARY ☐ SKETCH/CONCEPT	JOB# BURL0155
DRAWN GK		FILE BURL0155-15-19 CONGRER AVE-STRATMANN
CHECKED Closure		PLAN SHEET
SCALE 1"=30'		1 of

Button Professional Land Surveyors, PC

20 Kimball Ave. Suite 203N South Burlington VT 05403 802-863-1812 www.bapls.com

1 Lake Street St. Albans, VT 05478 524-8555 1-800-570-0685 www.bapls.com

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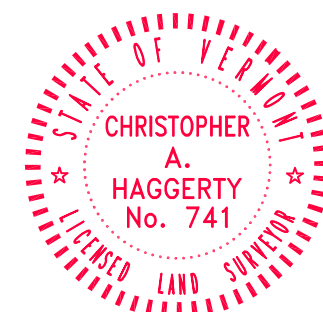
PLAT OF BOUNDARY RETRACEMENT SHOWING LANDS OF	
PATRICE A. STRATMANN	
#15-#19 CONGER AVENUE, BURLINGTON, VT	



Information shown on this property plat is a faithful portrayal of circumstances pertinent to the subject property. A collaboration of field, parcel and pertinent record evidence was used in the analysis of boundary conclusions shown hereon. This property plat complies with the requirements of Vermont Statute Title 27, Section 1403, (A) through (E), to the best of my knowledge and belief.

Christopher A. Haggerty, VT LS#741

7/20/22 Dated





DESCRIPTION:

Renderings

SCALE:

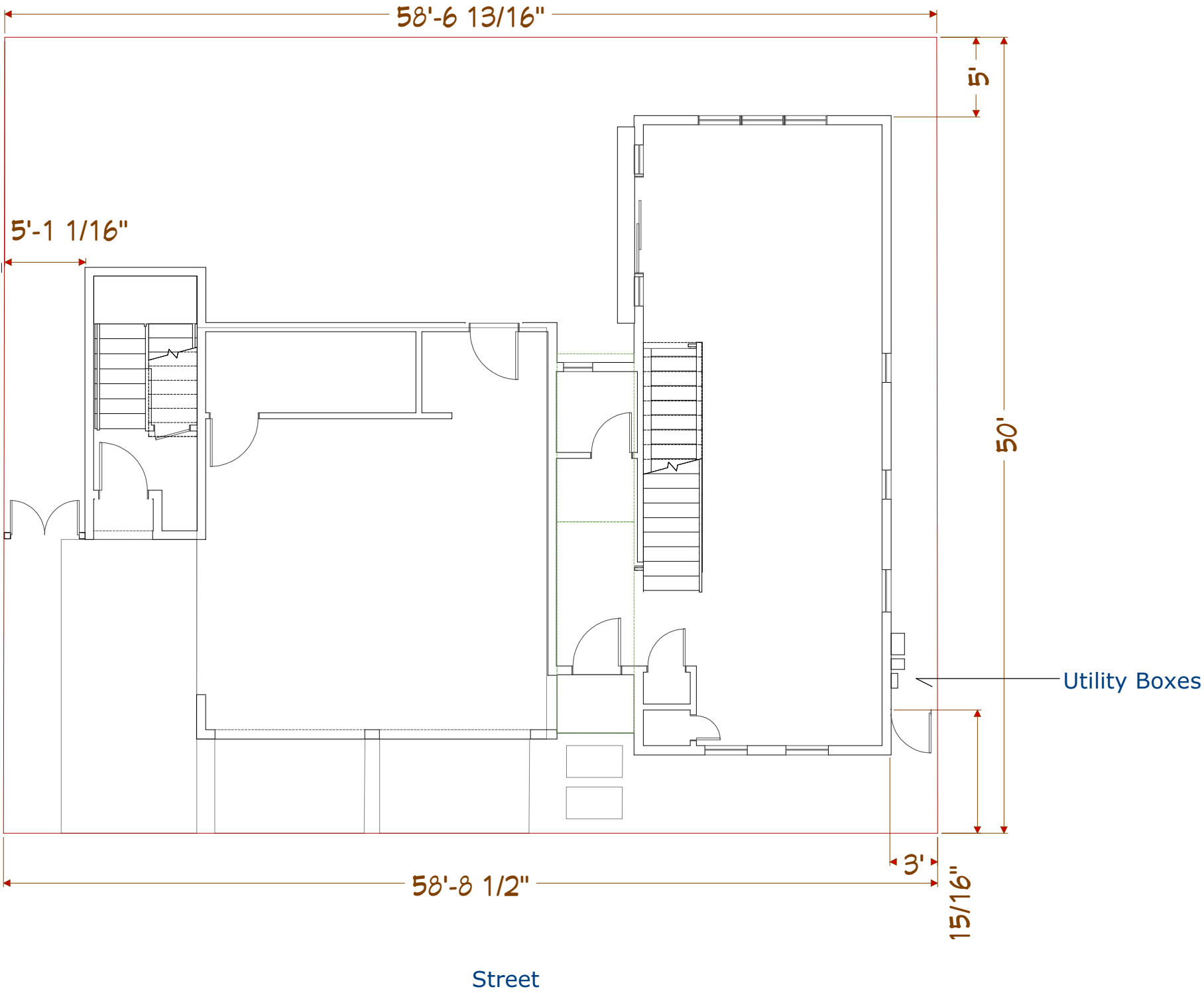
1/6" = 1'
at 11x17

DATE:

2/15/23

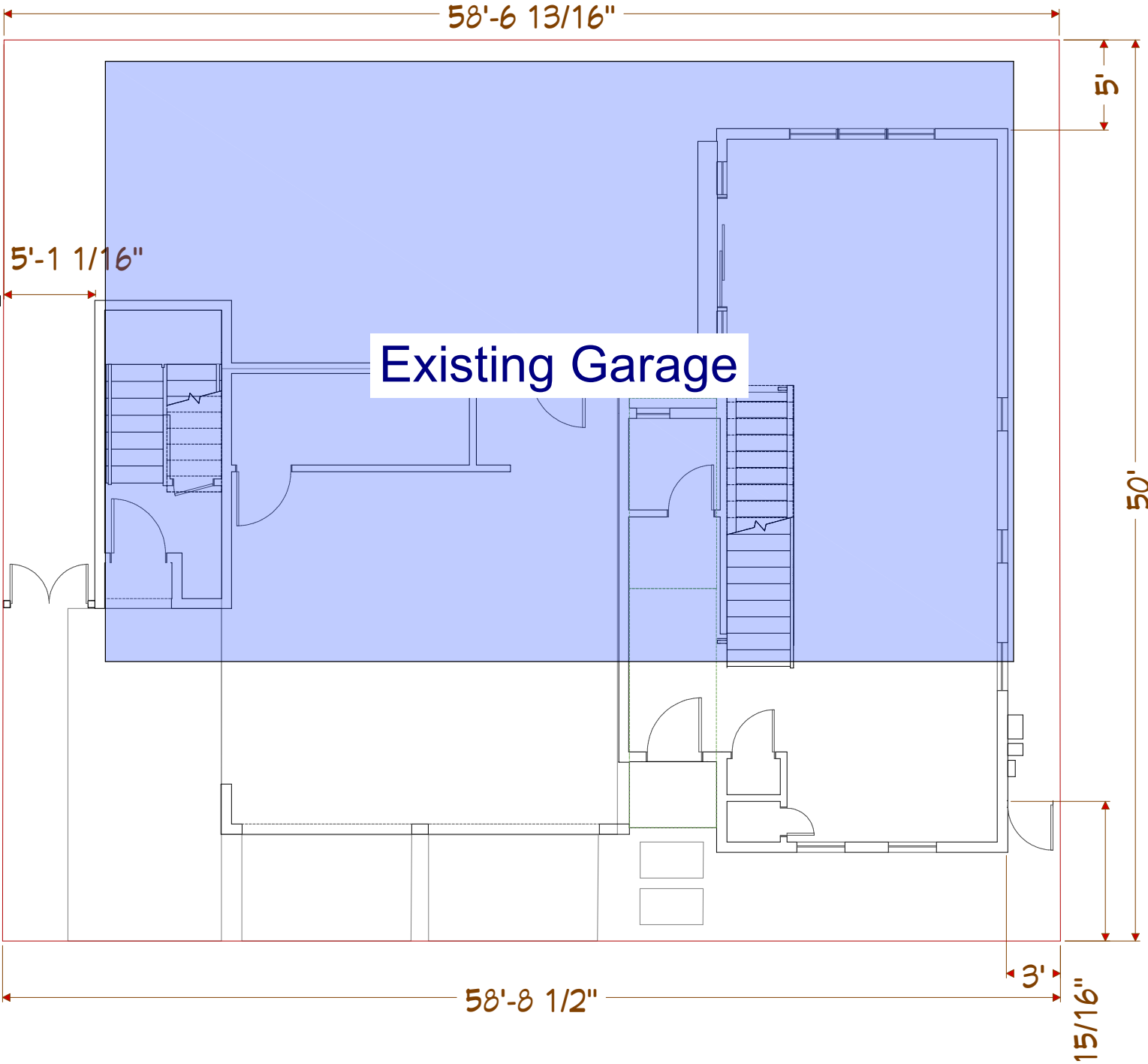
Conger Ave.

Page:
1



Conceptuals Only
Not For Construction

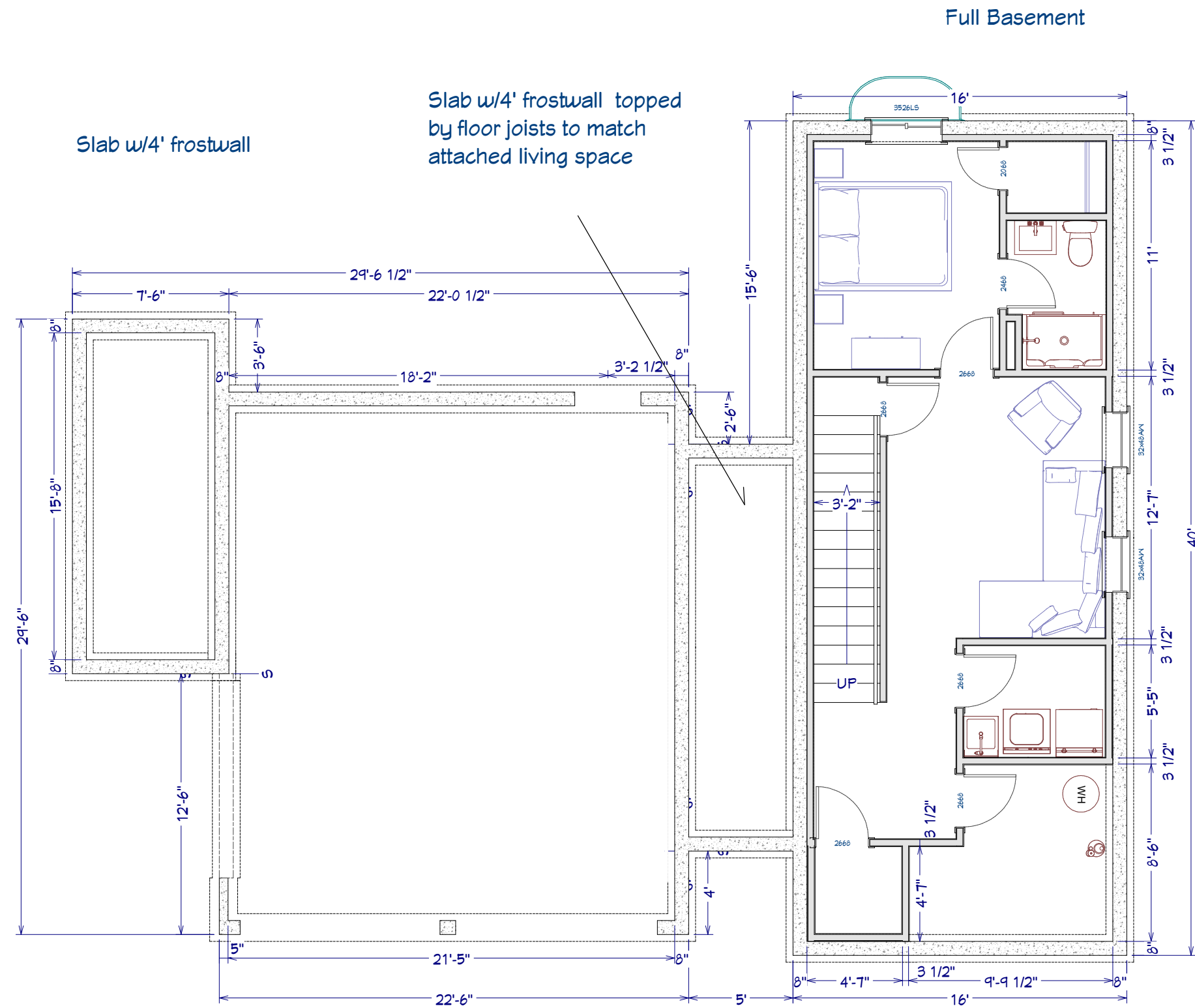
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	2/15/23		2
SCALE:	1/8"=1'		
	at 11x17		
DATE:	2/15/23		



Conceptuals Only
Not For Construction

DESCRIPTION:	Site Plan with Existing Structure		SCALE:	DATE:	Conger Ave.	Page: 3
			1/8"=1' at 11x17			

Conceptuals Only
Not For Construction



Full Basement

DESCRIPTION:

Foundation/ Basement Plan

SCALE:

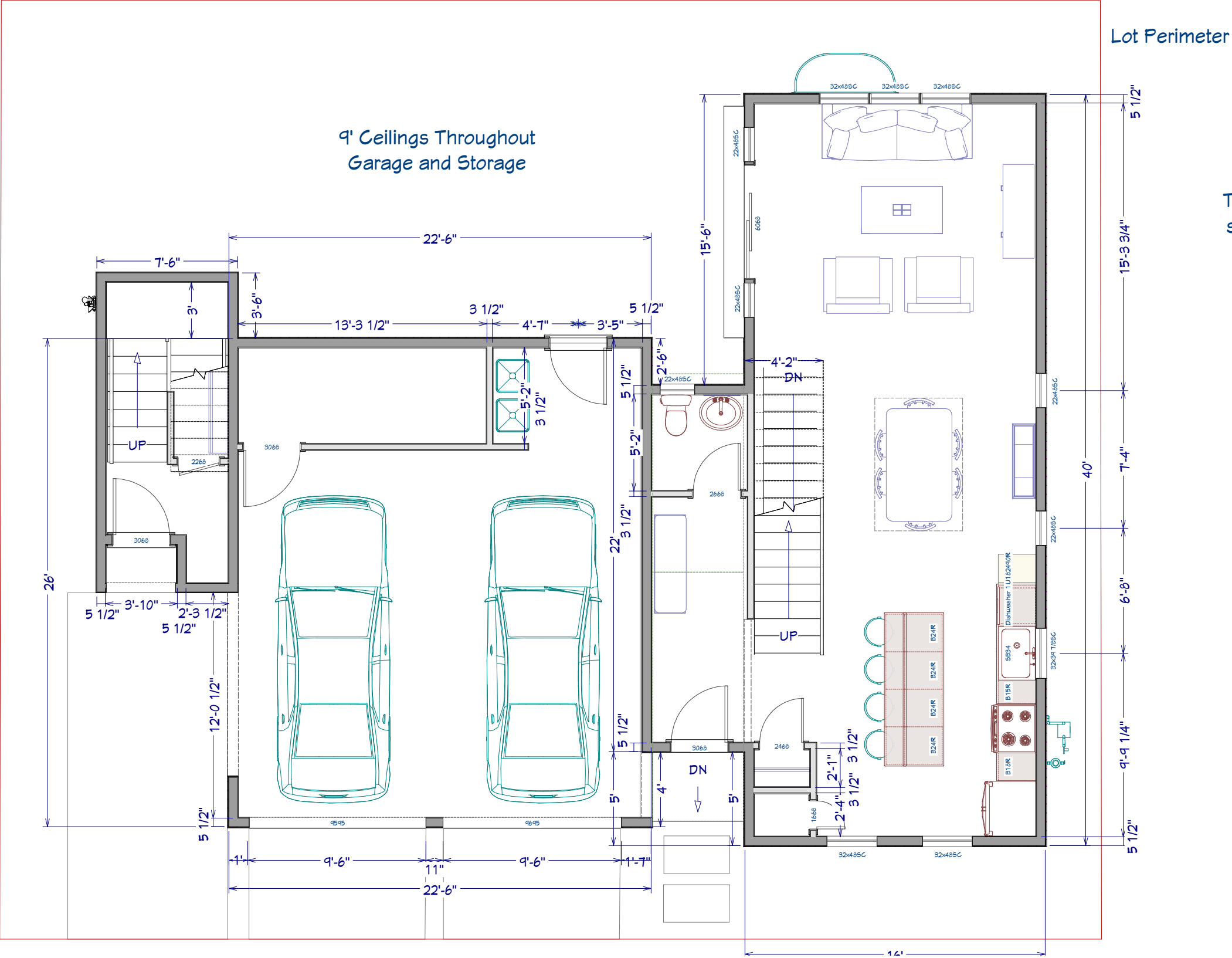
1/6" = 1'
at 11x17

511

2/15/23

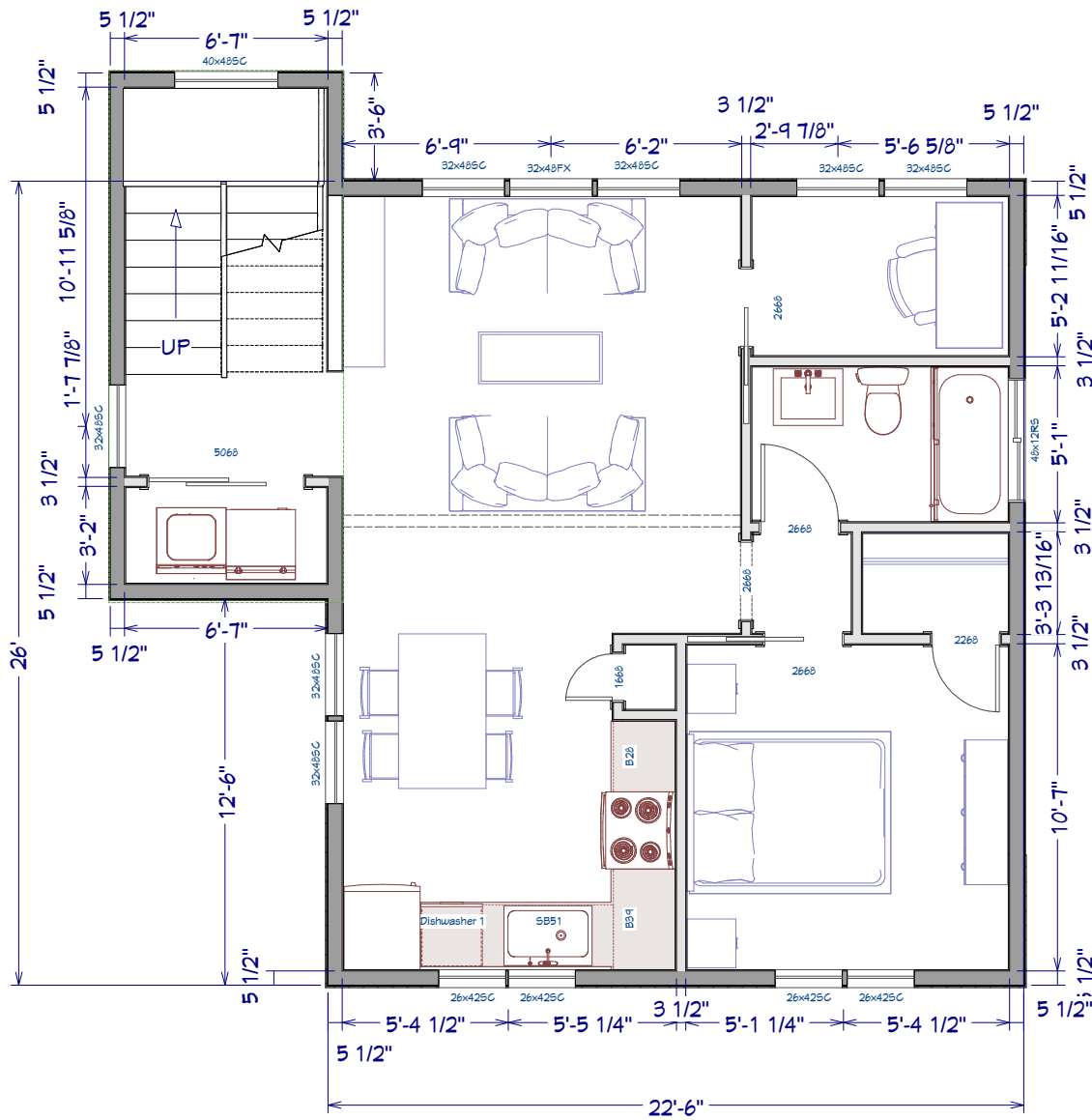
Conger Ave.

Page: 4

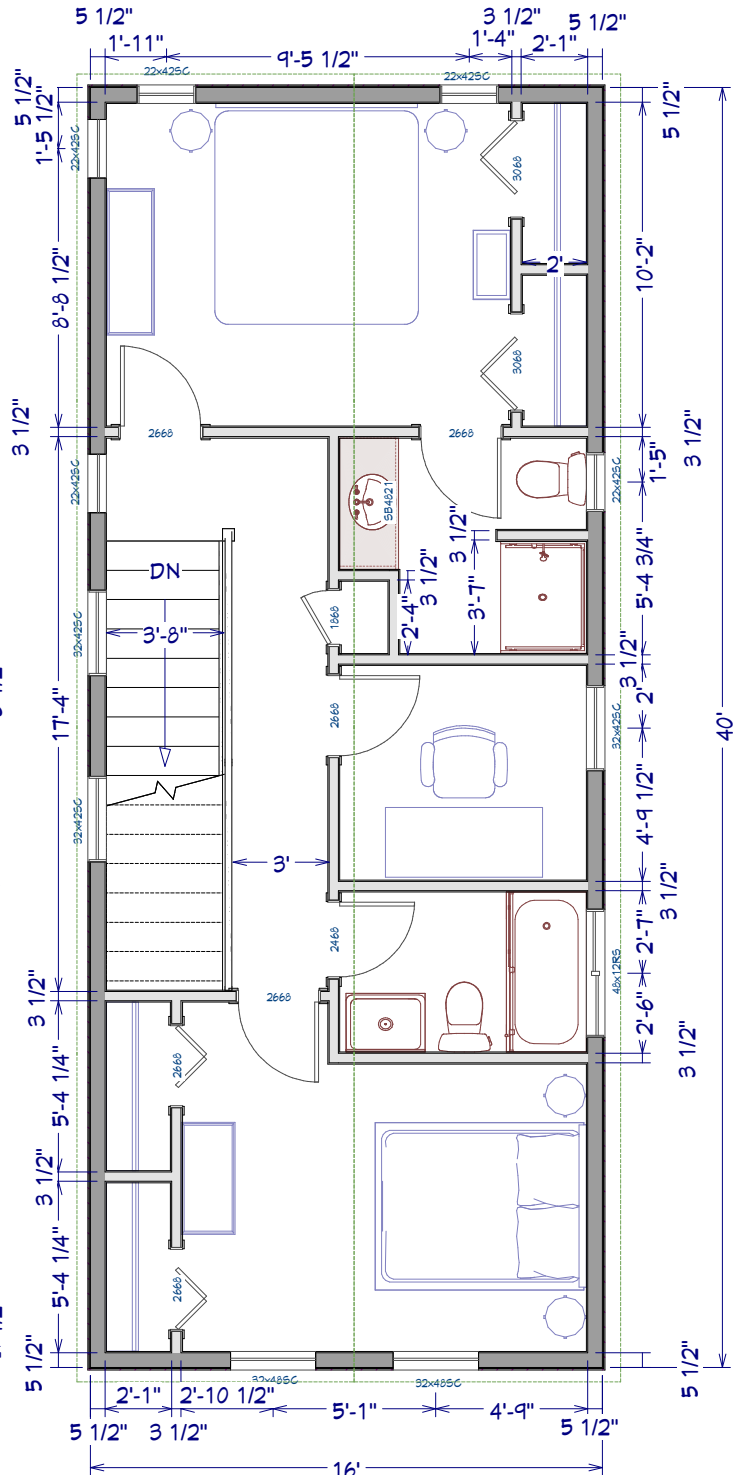


Conceptuals Only
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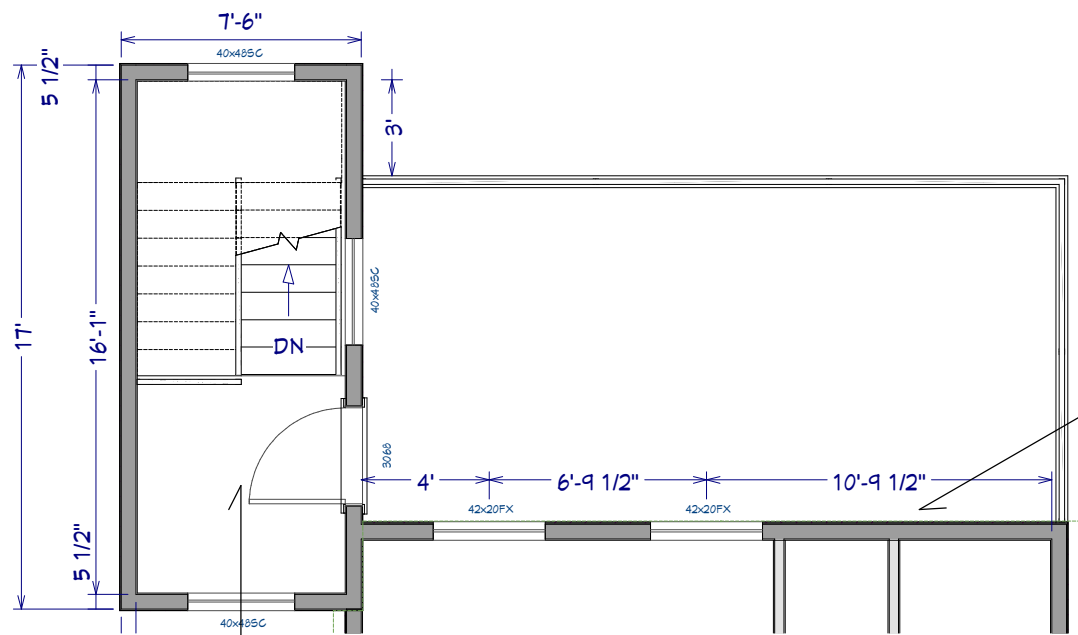
8' Ceilings Throughout
Garage Apt. 2nd Floor



9' Ceilings Throughout
House 2nd Floor



Conceptuals Only
Not For Construction

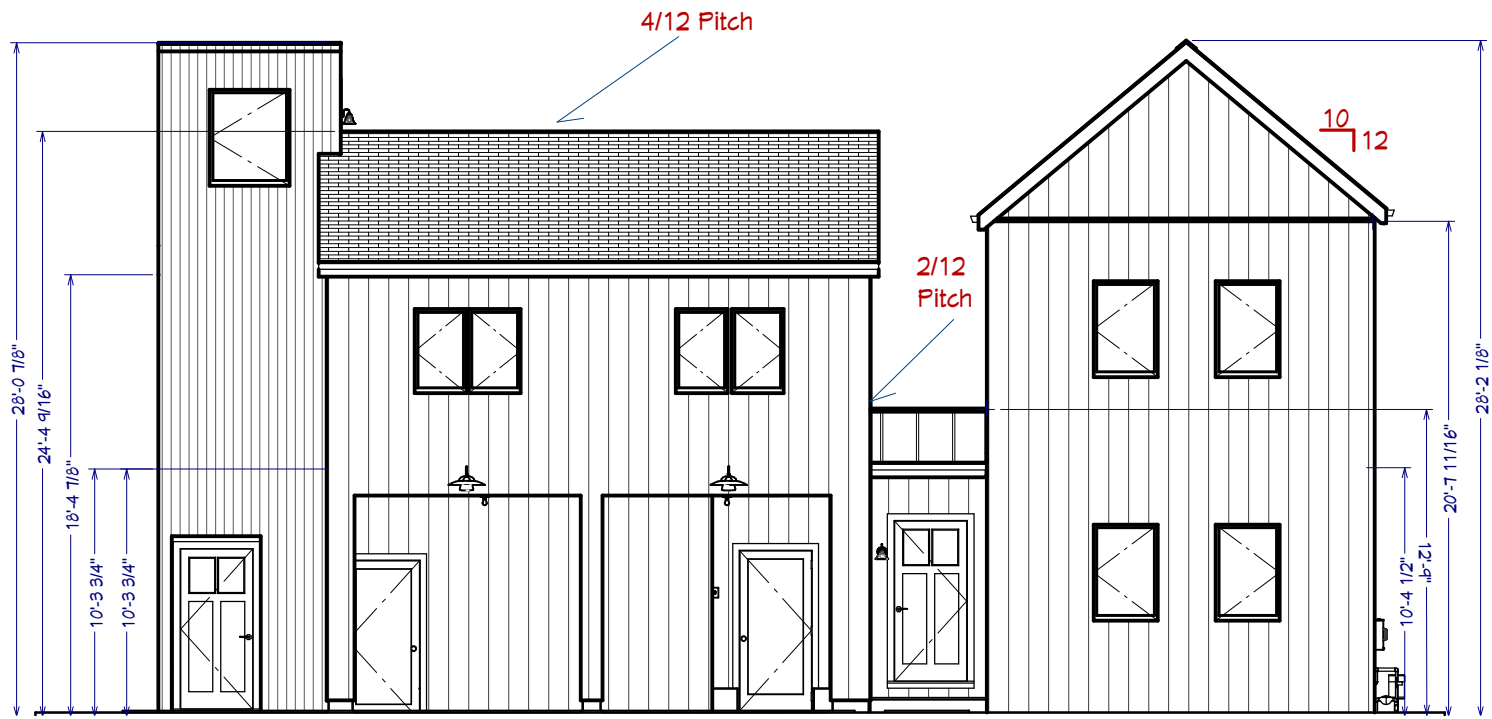


7' Ceiling

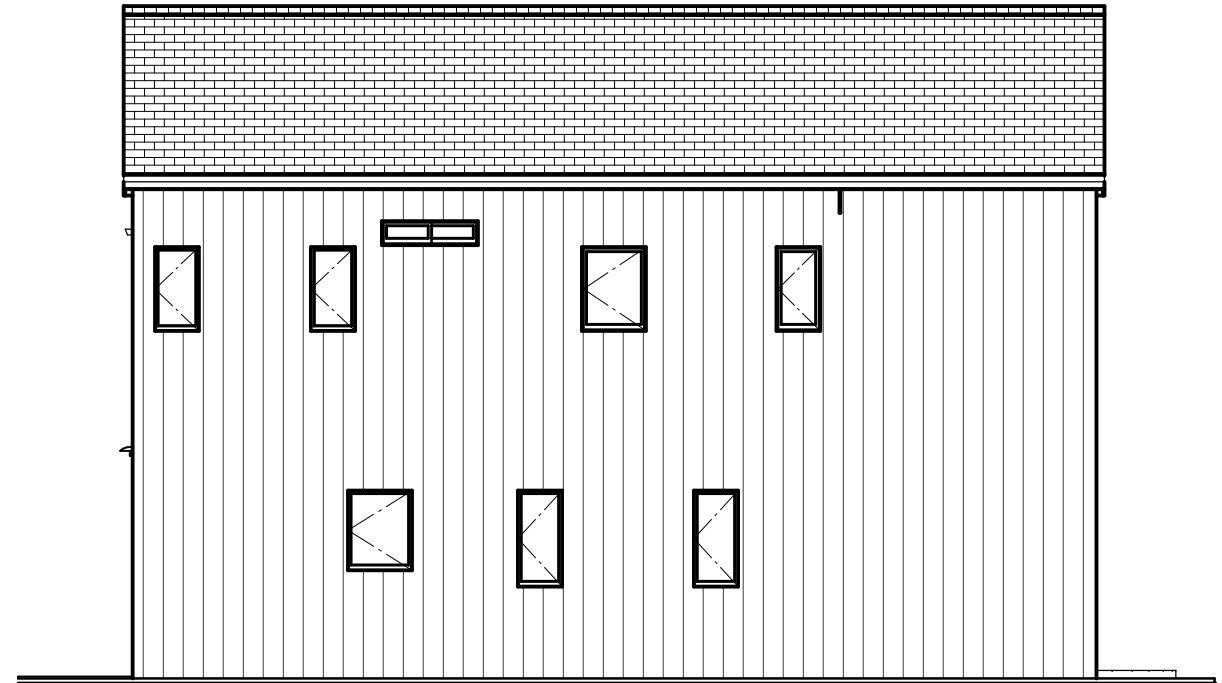
Kneewall aligned over
bathroom/laundry wall below
w/Clerestory Windows

Conceptuals Only
Not For Construction

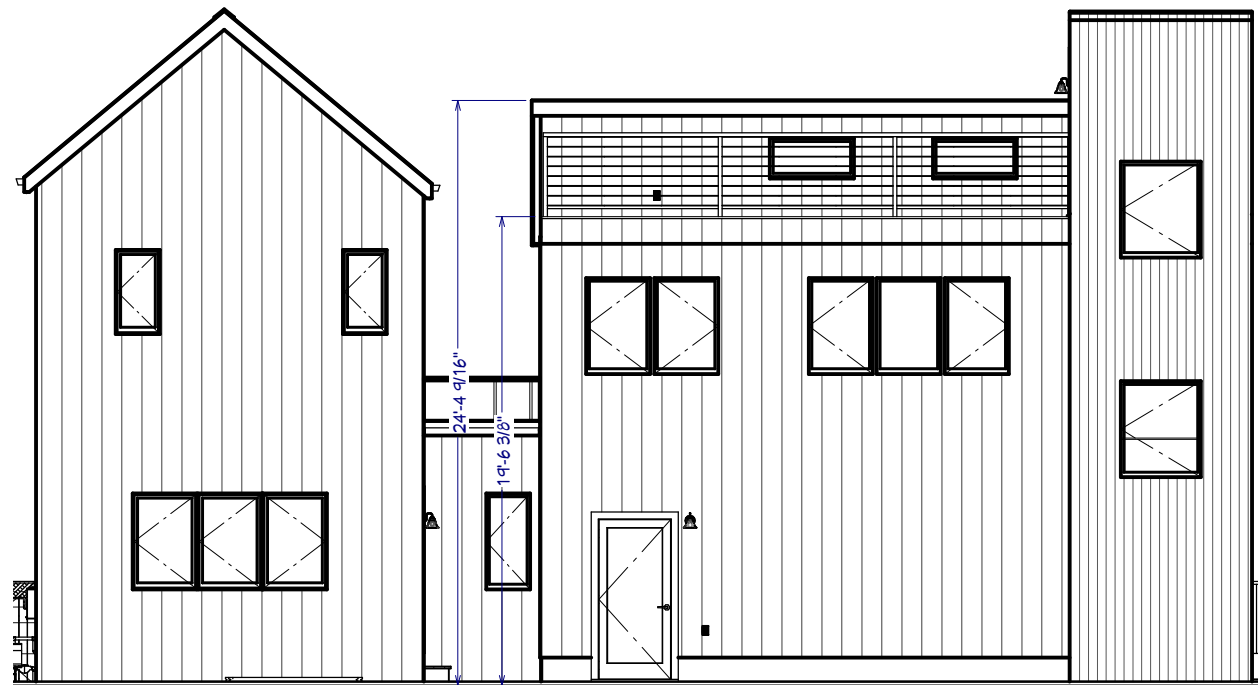
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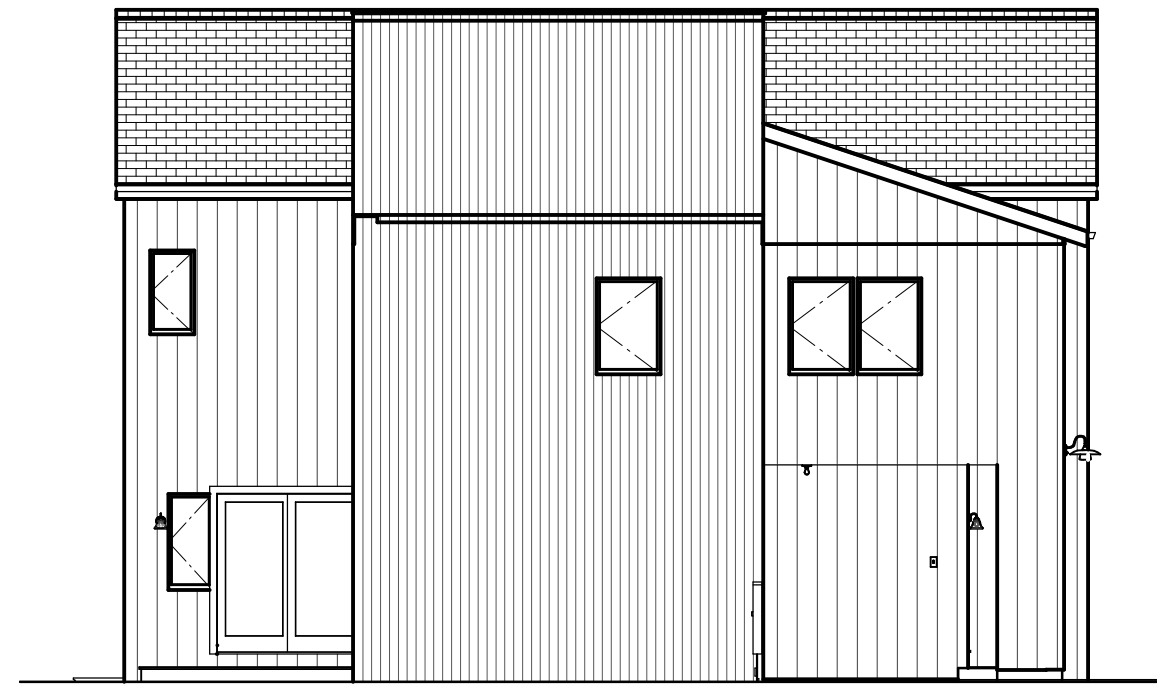
East



North

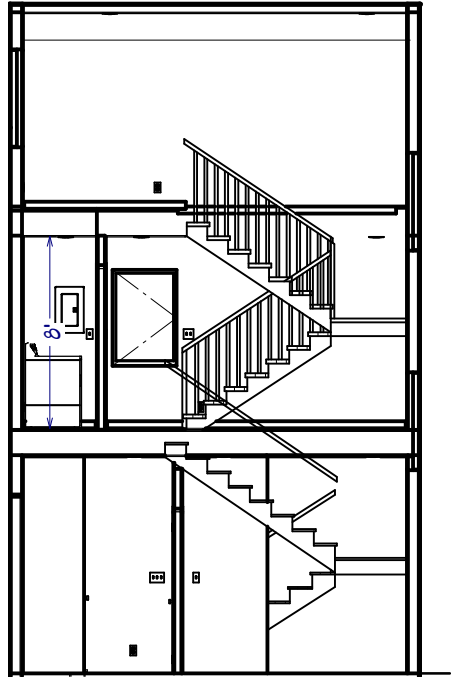
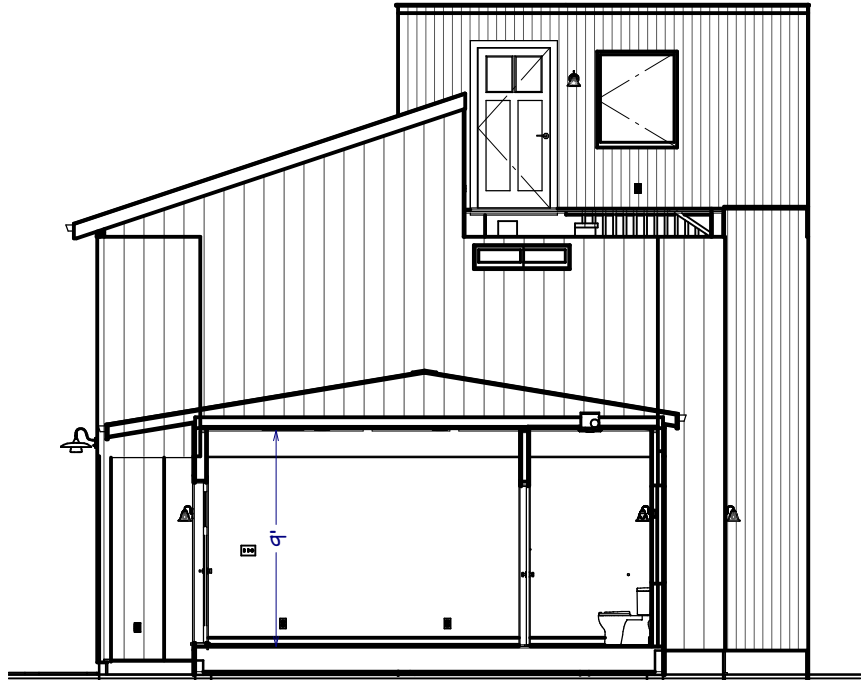


West



South

Conceptuals Only
Not For Construction



Conceptuals Only
Not For Construction

DESCRIPTION:

Cross Sections

SCALE:

1/8"=1'
at 11x17

DATE:

2/15/23

Conger Ave.

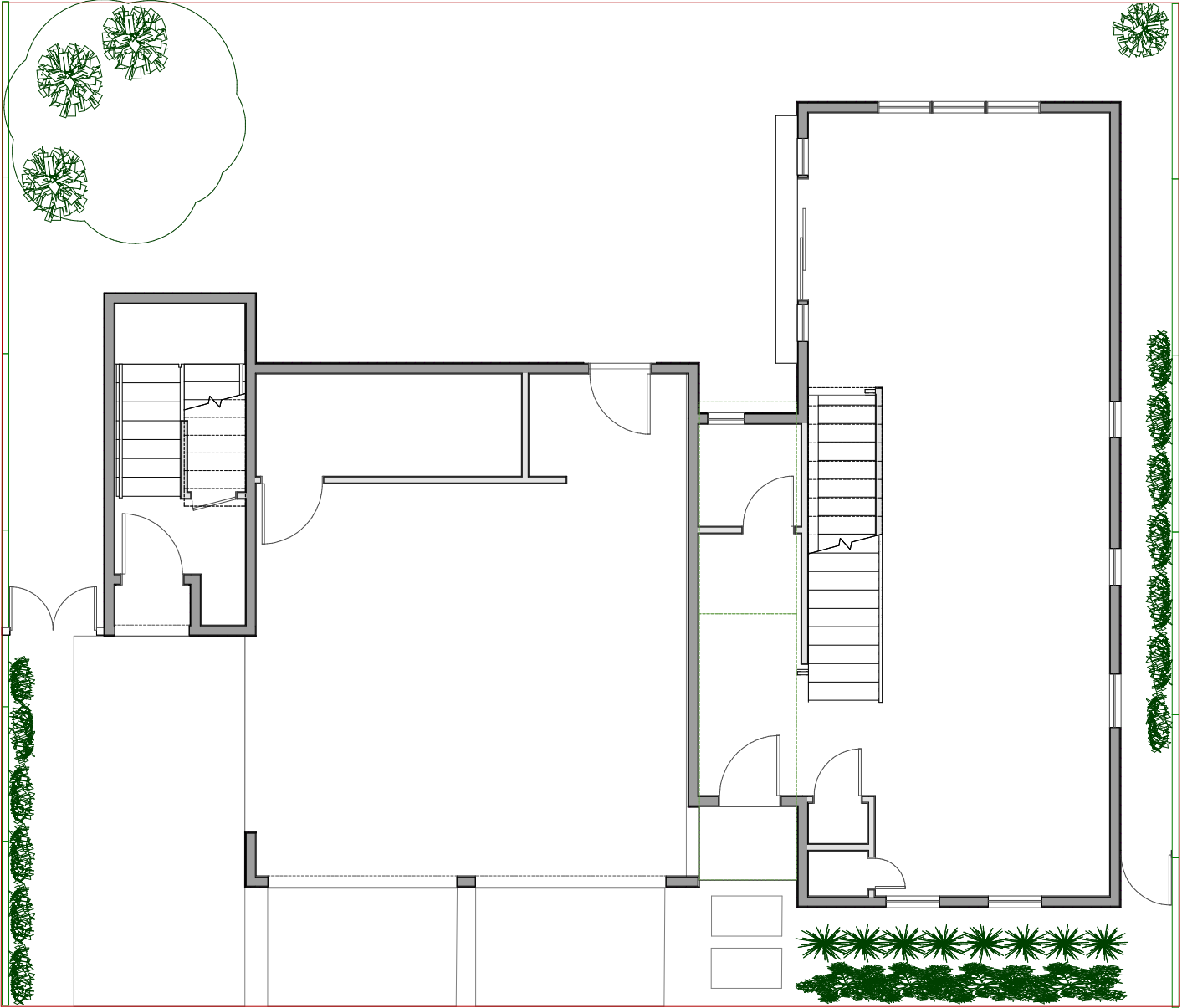
Page:
9

Landscaping Plan

	Latin Name	Common Name
A	Syringa vulgaris	Lilic
B	Betula nigra	River Birch
C	Horizontal Panel Fencing	
D	Parthenocissus tricuspidata	Boston Ivy
E	Calamagrostis x acutiflora	Karl Forester Grass
F	Microbiota decussata	Russian cyrpus
G	Gate	
H	Trifolium repens var.	Micro Clover
I	Porous Asphalt	
J	Permeable Pavers	
K	Slate Stone Slabs	

Concept and Objectives:

The overall landscaping objective is to be low maintenance and simple. The Fence on the north and south property line will protect the buidling from the parking areas in the neighboring lots. Climbing boston ivy will grow on the fence, providing vegation in tight places. On the west side of the property we will not initially put in a fence as to allow for a longer vista from the house. Should the neighbor on this side of the property perfer a fence, we will install. In the front yard, karl forester and russian cyrpus will maintain asethic quality year round. Microclover is being considered as an alternative to traditional grass seed for it's low growth, and very close resemblance to grass.



Conceptuals Only
Not For Construction

DESCRIPTION:

Landscaping

SCALE:

1/8"=1'
at 11x17

DATE:

2/15/23

Conger Ave.

Page:
10

Landscaping Plan continued

A. River Birch



B Lilac



C. Horizontal Panel Fencing



D. Boston Ivy



E. Karl Forester



F. Russian Cyprus



G. Gate



H. Microclover



** images show depict plant size after ~7 years of growth*

Landscaping Plan continued

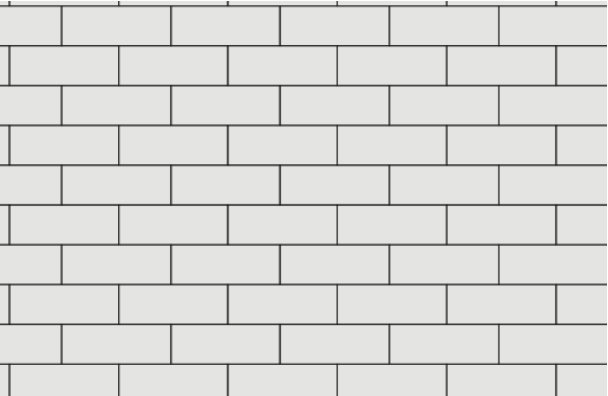
I. Porous Asphalt
Vendor: S.T. Paving



J. Permeable Pavers
Vendor: Unilock
Style: Town Hall
Color: Basalt



Pattern: Running Bond



*Additional details available in specifications PDF

K. Slate Stone Slab



15 Conger Avenue - Site Coverage

Lot Size: 2935.5 square feet

Exisiting Developed Surface Area:

Garage	1650
Driveway	465
2115 square feet	

New Proposed Developed Surface Area:

House	640
Connector	117.5
Garage	281.25
Stair	127.5
Driveway	283
Front Path	14
1463.25 square feet	

15 Conger Avenue – Exterior Materials Specification Sheet

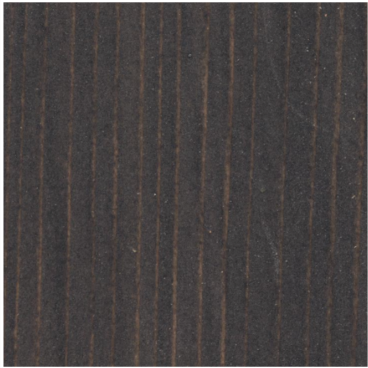
SIDING:

House and Garage Siding (excluding stair structure):

8' Rough Sawn Ship Lap – color: Cabot Solid Stain – Slate Gray



[Colors & Finishes](#) › [Exterior](#) › [Solid Stain](#) › [Slate Gray](#)



Slate Gray

Solid Stain

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Color Chip ▶

Share:



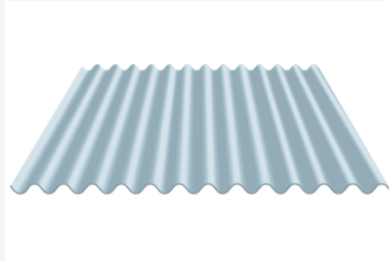
Available Products

Siding of Entire Stair Structure attached to Garage:

ABC Metal Roofing – 2.5" Corrugated Metal Panels, vertical alignment, color: Burnished Slate

2 ½ CORRUGATED METAL PANELS

The 2 ½ Corrugated exposed fastener panel offers a traditional visual appeal with a high rib profile that customers often seek. This strong panel is one of the most commonly used profiles in the post-frame industry.



PRODUCT INFORMATION



Designed with bold curves, the 2 ½ Corrugated panel offers a classic aesthetic while providing durability your customers can depend on. Structural stability and high quality is standard with our 2 ½ Corrugated panel which offers bold curves and uncompromising durability for your post-frame building needs. These high-quality metal roof and wall panels maintain their strength and structural stability throughout the building lifetime.

PRODUCT FEATURES

- Applications - Roof and Wall
- Coverage Width - 24"
- Rib Height - 1/2"
- Rib Spacing - 2 1/2" on center
- Panel Attachment - Exposed Fastening System
- Gauge - 29 (standard); 26 (optional)
- Texture - Smooth (standard)
- Coatings - Galvalume Plus[®], Signature[®] 200, Galvanized
- Related Industries: Post-Frame

(also available in G-90 Galvanized)



Burnished Slate

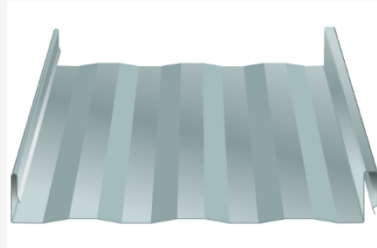
Roofing:

Roofing on connector between house and garage:

ABC Metal Roofing – LOKSEAM, color: Burnished Slate

LOKSEAM®

These standing seam metal roof panels with concealed fasteners provide your customers with superior weather protection and a clean look that lasts. Used for many different applications, LokSeam® roofing systems provide a contemporary look that is ideal for residential and commercial buildings.



PRODUCT INFORMATION



The LokSeam® standing seam metal roof system provides durability and energy efficiency to your customers' projects, making a budget friendly roofing choice while potentially cutting upkeep and energy costs. The roofing fasteners are concealed with the raised seam, giving the roof panels a ribbed look. These high-quality metal roof panels are available in a variety of colors, so your customers can customize as they wish.

PRODUCT FEATURES

- Applications - Roof
- Coverage Width - 12", 16" and 18"
- Rib Height - 1/16"
- Minimum Slope - 3:12
- Panel Attachment - Concealed Fastening System
- Gauge - 24 (Standard); 22 (12", 16", 18"); 26 (12")
- Finish Type - Striated (standard); Embossed Striated (optional)
- Coatings - Galvalume Plus®, Signature® 200, Signature® 300, Signature® 300 Metallic
- Related Industries: [Commercial](#), [Residential](#)

(also available in G-90 Galvanized)



Burnished Slate

House and Garage Roofing:

IKO Architecture Cambridge Asphalt Shingles – Charcoal Grey – *See attached for more information*



Charcoal Grey

Cambridge®

SHINGLE COLOR:

Charcoal Grey

Bold, dramatic, timeless.

PERFECT PAIRING:

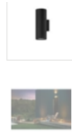
White or grey stone, brick or siding;
black, white or grey trim.

LIGHT FIXTURES:

Front and rear door fixtures:

Progress Lighting - P5713-31 Cylinder – *spec sheet attached*

Lumens: 650



ALISTAIR OUTDOOR WALL LIGHT - LARGE

SKU OL21047 BK
\$209.00

Color: Black



Actual Size: 12"Hx4.5"Wx5.75"D

- In stock and ready to ship

Fixtures above carport openings:

Millennium Lighting – RLM 1 17" Warehouse Shade and 13" Gooseneck stem - *spec sheet attached*

Lumens: 650

Millennium
LIGHTING

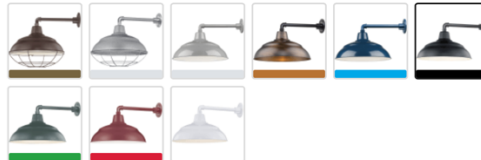


Millennium Lighting RLM 1 Light Outdoor Wall Sconce with
17" Wide Warehouse Shade and 13" Gooseneck Stem

Model: RWH517-RGN13-SB
from the [R Series Collection](#)

\$185.80

Finish: Satin Black - 163 In Stock



Street Facing Garage Apartment Entrance:

WAC Lighting – Round Ceiling Light – Recessed – color: Bronze- *spec sheet attached*

Lumens: 350

Light will be recessed into alcove ceiling and not visible from the street.

Round & Square

Functional LED Ceiling and Wall Luminaire

FM- 05

WAC LIGHTING

Responsible Lighting®



Fixture Type:

Catalog Number:

Project:

Location:

Roof Deck Railing:

City Post – Horizontal Railing - color: Black- *spec sheet attached*



Burlington Design Advisory Board

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

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



DESIGN ADVISORY BOARD Tuesday, February 28, 2023 3:00 PM

Remote and In Person (at 645 Pine Street) Meeting

Please click the link below to join the webinar:

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

Webinar ID: 871 5565 5137

Passcode: 796731

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

Agenda

Session I – 3:00 PM – 3:30 PM

ZP-23-25; 15 Conger Avenue (RL-W, Ward 5S) Patrice Stratmann / Nathalie von Turkovich

Demolish existing warehouse/garage and construct a new single-family residence with ADU.
(Project Managers, Scott Gustin & Garret King)

Session II – 3:30 PM – 4:00 PM

ZP-23-15; 176 South Winooski Avenue (FD5, Ward 6S) VFW Howard Plant Post 782 / Taryn Barrett

Proposed demolition of existing building to construct a new mixed-use commercial/residential building. (Project Manager, Mary O'Neil)

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

Non-Discrimination

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

Burlington Design Advisory Board

Department of Permitting and Inspections

645 Pine Street

Burlington, VT 05401

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

Telephone: (802) 865-7188

Ron Wanamaker

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Kathleen Ryan, Alternate

Michael Alvanos, Alternate



DESIGN ADVISORY BOARD Tuesday February 28, 2023 3:00 PM

Minutes

Present: Jay White, Emily Morse (remote), Ron Wanamaker, Jack Qualey, Kathleen Ryan (alternate)

Absent: Gabe Stadecker, Michael Alvanos (alternate)

Staff present: Scott Gustin, Garret King, Mary O'Neil

Guests: Frank von Turkovich, Patrice Stratmann, Natalie Von Turkovich, (R), Kierstan Merriman Shapiro, Eli, Ben Sturtz, (R), Bob Duncan (R), Taryn Barrett (R), Greg Dixon (R), Michael Buscher (R), Miranda Lescaze (R).

Agenda

Session I – 3:00 PM – 3:30 PM

ZP-23-25; 15 Conger Avenue (RL-W, Ward 5S) Patrice Stratmann / Nathalie von Turkovich

Demolish existing warehouse/garage and construct a new single-family residence with ADU. (Project Managers, Scott Gustin & Garret King)

Motion by Jay White: I move we recommend approval of the application with a 7' front yard setback.

2nd – Kathleen Ryan

Vote 3-2 (JQ, EM)

Motion carries.

Session II – 3:30 PM – 4:00 PM

ZP-23-15; 176 South Winooski Avenue (FD5, Ward 6S) VFW Howard Plant Post 782 / Taryn Barrett

Proposed demolition of existing building to construct a new mixed-use commercial/residential building. (Project Manager, Mary O'Neil)

Motion by Emily Morse: I move we recommend approval as submitted.

2nd – Jay White

Vote 5-0.

Motion carries.

Adjournment 4:00 PM.

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R – remote