

Burlington Development Review Board

149 Church Street, City Hall

Burlington, VT 05401

www.burlingtonvt.gov/PZ/DRB

Phone: (802) 865-7188

Fax: (802) 865-7195

Austin Hart, Chair
Michael Long
Jonathan Stevens
Brad Rabinowitz
Missa Aloisi
Israel Smith
A.J. LaRosa
Alexandra Zipparo (Alt.)
Jim Drummond (Alt.)



BURLINGTON DEVELOPMENT REVIEW BOARD

Tuesday February 3, 2015

PUBLIC HEARING NOTICE

The Burlington Development Review Board will hold a meeting on **Tuesday February 3, 2015 at 5:00 p.m. in Contois Auditorium, Second Floor, City Hall.**

1. 15-0664LL: 111 COLCHESTER AVE (I, Ward 1) Martha Lang / UVM Medical Center

Appeal of administrative zoning permit for lot line adjustment with UVM main campus

2. 15-0665LL: 10 UNIVERSITY PL (I, Ward 1) Martha Lang / UVM

Appeal of administrative zoning permit for lot line adjustment with UVM Medical Center

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.

This may not be the final order in which items will be heard. Please view final Agenda, at www.burlingtonvt.gov/pz/drb/agendas or the office notice board, one week before the hearing for the order in which items will be heard.

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).

Department of Planning and Zoning

149 Church Street

Burlington, VT 05401

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

Telephone: (802) 865-7188

(802) 865-7195 (FAX)

David E. White, AICP, Director

Ken Lerner, Assistant Director

Sandrine Thibault, AICP, Comprehensive Planner

Jay Appleton, Senior GIS/IT Programmer/Analyst

Scott Gustin, AICP, CFM, Senior Planner

Mary O'Neil, AICP, Senior Planner

Vacant, Zoning Clerk

Elsie Tillotson, Department Secretary



MEMORANDUM

To: Development Review Board

From: Mary O'Neil, AICP, Senior Planner

Date: February 3, 2015

RE: ZP15-0738CA; 747 Pine 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: ZP15-0738CA

Location: 747 Pine Street

Zone: ELM **Ward:** 5

Date application accepted: January 15, 2015

Applicant/ Owner: Cresta/Cooper/Nedde LLC (Doug Nedde)

Request: Renovation to existing warehouse building; removal of approx. 8,700 building addition, exterior façade upgrade, improved stormwater management, add parking.

Staff site visit: January 16, 2015.



Background:

- Zoning Permit 08-011CA; change of use from wholesale grovery/warehouse to printing. No site or exterior building changes. July 2007.
- Zoning Permit 02-331; new 36" metal outswing egress door on north wall. February 2002.
- Zoning Permit 99-023; installation of nonilluminated freestanding sign for Burlington Food Service Company. July 1998.
- Zoning Permit 92-350; three new windows in exterior wall and install new rooftop heating and A.C. unit next to existing HVAC unit at existing warehouse building. May 1992.

- Zoning Permit 92-426; installation of door with construction of handicapped access ramp with pipe railing for Burlington Food Service. June 1992.
- Zoning Permit 87-464; replace existing 4,000 gal underground fuel tank with one 8,000 tank or two 4,000 gal tanks. August 1987.
- Zoning Permit 87-091 / COA 87-034; add a 6,677 sq. ft. one story office wing and freezer to existing warehouse. Add 4,065 sq. ft. of parking and loading area. March 1987.
- Zoning Permit 85-151 / COA 85-039; add new 80' x 96' freezer to existing building, reconfigure existing parking, blacktop, and landscape. April 1985.

Overview: Owners propose re-sheathing the existing structure, replacing doors and windows, improving site draining, removal of a freezer addition with addition of new parking. No changes are proposed to the use at this time. All alterations are for the structure, landscaping, and site.

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

I. Findings

Article 4: Zoning Maps and Districts

Table 4.4.3-1 Dimensional Standards and Density

ELM	Max. Intensity 2.0 FAR	Max Lot Coverage 80%	Front setback 5' min.	Side setback 0 ¹	Rear setback ² 10%	Max. Height 45'
747 Pine St. existing/proposed	Building mass decreased with demo of freezer addition.	73.4%/79.6%	16.5' Pine, 6.4'Sears Lane existing 14.1'Pine 6.4' Sears Lane proposed	15.3' / 21.7'	N/A No rear setback – as building as two street frontages, the other two are side boundaries.	30' / 20' (measurements exclude existing brick chimney.)

Affirmative finding.

Article 5: Citywide General Regulations

Section 5.2.1 Existing Small Lots

Not applicable.

¹ Structures shall be setback a minimum of 25 feet along any property line that abuts a residential zoning district. This parcel does NOT abut a residential zoning district, so footnote does not apply.

² Percentage of the lot depth.

Section 5.2.2 Required Frontage or Access
Not applicable.

Section 5.2.3 Lot Coverage Requirements
See Table 4.4.3-1, above.

Section 5.2.4 Buildable Area Calculation
The parcel is not within the RCO, WRM, RM, WRL or RL zoning districts. Not applicable.

Section 5.2.5 Setbacks
See Table 4.4.3-1, above.

Section 5.2.6 Building Height Limits
See Table 4.4.3-1, above.

Section 5.2.7 Density and Intensity of Development Calculations

(b) Floor Area Ratio

There is a FAR of 2.0 at this parcel, which would permit gross floor area of 219,450 sq. ft. (2 x gross lot area of 109,725.) Gross area is proposed to be 55,126; far less than the FAR cap.

Affirmative finding.

Part 3: Non-Conformities
Not applicable.

Part 4: Special Use Regulations
Not applicable.

Section 5.4.9 Brownfield Remediation
None identified. Not applicable.

Part 5: Performance Standards

Section 5.5.1 Nuisance Regulations
None identified. Not applicable.

Section 5.5.2 Outdoor Lighting

(f) Specific Outdoor Lighting Standards

Lighting fixtures and illumination must comply with this standard. A photometric has been submitted with the application, and reflects some “hot spots” and footcandle measurements that exceed allowable limits. The following issues will need to be addressed:

1. Walkway lighting may not exceed 2 fc at any point, with average not to exceed 0.5 fc.
(Section 5.5.2 (f) 2.)
2. The maximum mounting height for parking lot lighting is identified (25 ft), but the maximum fc. measurement within the parking lot area is limited to 4.0. The photometric defines the max as 9.0, (near westerly doors) which is excessive.
3. Lighting at building entrances may not exceed 5.0 fc; which is in conflict with the submission.

4. Section 5.5.2 (f) 2. C. informs that lighting fixtures shall have an initial output of not more than 1,200 lumens. Fixture “A” is proposed to have twice that amount. The fixture shall be revised to meet these standards.
5. Fixture “B” appears to be a point source for excessive fc. measurements, and needs to be adjusted.
6. One light fixture (EON Sign 303-s1) is identified as an adjustable LED sign lighting luminaire. Sign illumination is not permitted in the Enterprise zones.
A revised photometric which corrects these irregularities must be supplied to meet the requirements of these standards. **Affirmative finding as conditioned.**

Section 5.5.3 Stormwater and Erosion Control

The applicant has provided an EPSC plan, which is under review by the City Stormwater Administrator. Their approval will be a requirement.

Affirmative finding as conditioned.

Section 5.5.4 Tree Removal

Not applicable.

Plans call for the protection of two existing Crabapple trees in the public ROW on Pine Street. The applicant is required to provide a plan for tree protection.

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 notable natural features or significant water courses on the parcel. Some scrub and wild brush are proposed to be removed from the northwesterly rear corner; an area that is in need of clean-up. **Affirmative finding.**

(b) Topographical Alterations:

No topo changes are proposed. **Affirmative finding.**

(c)Protection of Important Public Views:

There are no important public views from the site. Not applicable.

(d) Protection of Important Cultural Resources:

There are no significant cultural resources at the subject parcel. Not applicable.

(e) Supporting the Use of Renewable Energy Resources:

No part of the application will prevent the utilization of renewable energy including direct sunlight, wind, or running water. Site planning has incorporated landscaping decisions intended to cool the parking lot via tree shade, as required under this Article.

Given the broad expanse of flat roof, the applicant is encouraged to incorporate solar in the building redevelopment. **Affirmative finding.**

(f) Brownfield Sites:

None identified. Not applicable.

(g) Provide for nature's events:

The applicant has provided an EPSC and Stormwater Management plan to the City Stormwater engineer for review. Their approval will be a requirement prior to release of the zoning permit.

Snow storage has been incorporated into the site plan; see Plan C-3. Building entrances are protected via canopy or sheltered entrance to provide a safe refuge for visitors.

Affirmative finding.

(h) Building Location and Orientation:

The existing building proper will be retained. Only an 82' x 84' freezer, which was added to the west elevation in 1987 is proposed to be removed. The building orientation and location will remain as existing. **Affirmative finding.**

(i) Vehicular Access:

Vehicular access will remain largely as it exists at present, although cleaned up. The northeasterly truck access/bay will be removed; however access to the Pine Street parking area and both parking areas off Sears Lane will be retained. See additional comments under (l), Parking and Circulation, and Article 8, Parking, below. **Affirmative finding.**

(j) Pedestrian Access:

Pedestrians shall be provided one or more direct and unobstructed paths between a public sidewalk and the primary building entrance. Well defined pedestrian routes shall be provided through parking areas to primary building access points and be designed to provide a physical separation between vehicles and pedestrians in a manner that minimizes conflicts and improves safety. Where sidewalks and driveways meet, the sidewalk shall be clearly marked by differentiated ground materials and/or pavement markings.

The four space parking area on the south of the parcel requires vehicles to cross a pedestrian access (sidewalk). If the pedestrian pathway is to be retained in this location, it should be clearly marked by differentiated ground materials so as to offer easy identification that it is reserved and protected for pedestrians. **Affirmative finding as conditioned.**

(k) Accessibility for the Handicapped:

Handicap accessible parking spaces are offered within the west parking lot. The building itself has at least five accessible entrances; off the Pine Street entry deck, the southerly door, and rear combination entrances that will provide access into multiple interior spaces. **Affirmative finding.**

(l) Parking and Circulation:

To the extent possible, parking should be placed at the side or rear of the lot and screened from view from surrounding properties and adjacent public rights of ways. Parking areas of more than 20 spaces should be broken into smaller areas separated by landscaping.

Parking will be retained along Pine Street, and an expanded parking area provided on the west of the parcel. The parking areas on the west will be connected, and benefit from proposed landscaping. See Plan L1.0 and L2.0.

Parking shall be laid out to provide ease in maneuvering of vehicles and so that vehicles do not have to back out onto city streets. Dimensions of spaces shall at a minimum meet the requirements as provided in Article 8. The perimeter of all parking areas shall be designed with anchored curb stops, landscaping, or other such physical barriers to prevent vehicles from encroaching into adjacent green spaces.

Curb stops are illustrated at the terminus of parking spaces. Curbing circles the parking lot terminus at the north (rear) parking area.

Surface parking and maneuvering areas should be shaded in an effort to reduce their effect on the local microclimate, air quality, and stormwater runoff with an objective of shading at least 30% of the parking lot. Shading should be distributed throughout the parking area to the greatest extent practical, including within the interior depending on the configuration. New or substantially improved parking areas with 15 or more parking spaces shall include a minimum of 1 shade tree per 5 parking spaces with a minimum caliper size of 2.5"-3" at planting. Up to a 30% waiver of the tree planting requirement may be granted by the development review board if it is found that the standard requirement would prove impractical given physical site constraints and required compliance with minimum parking requirements. All new shade trees shall be: of a species appropriate for such planting environments, expected to provide a mature canopy of no less than 25-feet in diameter, and selected from an approved list maintained by the city arborist. Existing trees retained within 25-feet of the perimeter of the parking area (including public street trees), and with a minimum caliper size greater than 3-inches, may be counted towards the new tree planting requirement.

Plan L1.0 and L2.0 define proposed tree planting to reach required parking lot shading. Tree species include American Elm and Honey Locust. The applicant has been working with the city arborist to refine the landscaping plan. The result has been agreement and approval for trees proposed for the public ROW along Sears Lane, placement and species along the west, and tree selection and placement for the north of the site. See email dated January 26, 2015.

All parking areas shall provide a physical separation between moving and parked vehicles and pedestrians in a manner that minimizes conflicts and gives pedestrians a safe and unobstructed route to building entrance(s) or a public sidewalk.

Building entrances are accessible from public sidewalks along Pine Street and Sears Lane. See comments under **Pedestrian Access**, above.

Where bicycle parking is provided, access shall be provided along vehicular driveways or separate paths, with clearly marked signs indicating the location of parking areas. Where bicycle parking is located proximate to a building entrance, all shared walkways shall be of sufficient width to separate bicycles and pedestrians, and be clearly marked to avoid conflicts. All bicycle parking areas shall link directly to a pedestrian route to a building entrance. All bicycle parking shall be in conformance with applicable design & construction details as provided by the dept. of public works.

Bicycle parking is provided at locations on the site: Four bike racks are proposed to be installed on the west of the site near building entrances. (Plan L1.0.) Interior bike storage is illustrated next to the truck bay, see P-1 Floor Plan. **Affirmative finding.**

(m) Landscaping and Fences:

A landscaping plan as been provided, and illustrates efforts to beautify the site, enhance stormwater retention measures and to provide required shading for new parking areas. Refer to Plans L1.0 and L2.0, as amended by email communication with city arborist dated January 26, 2015. **Affirmative finding.**

(n) Public Plazas and Open Space:

There are no public plazas within the development area. The redevelopment and site improvements will provide some areas for outside enhanced experience, particularly along the south (Sears Lane) frontage and the large, open deck on the east. **Affirmative finding.**

(o) Outdoor Lighting:

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

The submission includes spec sheets for LED lighting, which is generally acceptable. The submitted photometric illustrates some “hot spots” that will need to be adjusted to be compliant with Section 5.5.2 of the ordinance (see comments above.) Revised plans can be reviewed for compliance by staff. **Affirmative finding as conditioned.**

(p) Integrate infrastructure into the design:

Utility connections are proposed for relocation to the south elevation; gas meters and service connections to be protected by bollards and accessible via the newly paved parking area. Electrical service will be located on the west and will provide power to a proposed EV parking station.

If any additional HVAC or other mechanical equipment is proposed (including roof-top, as alluded to in P5 Perspective plan), information and anticipated sound levels will need to be provided. Staff can review for any screening need. **Affirmative finding as conditioned.**

PART 3: ARCHITECTURAL DESIGN STANDARDS

Sec. 6.3.2 Review Standards

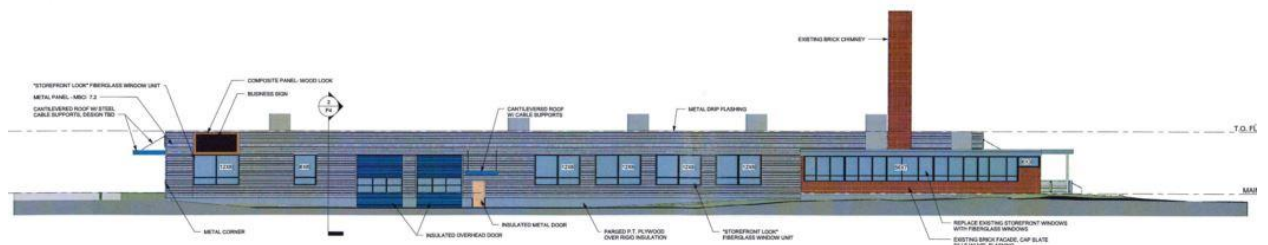
(a) Relate development to its environment:

Proposed buildings and additions shall be appropriately scaled and proportioned for their function and with respect to their context. They shall integrate harmoniously into the topography, and to the use, scale, and architectural details of existing buildings in the vicinity.

The following shall be considered:

1. Massing, Height and Scale:

The principle building is proposed to remain, although enjoy new exterior finishes. The larger freezer section is proposed to be removed, thus eliminating the larger element of bulk from the site. **Affirmative finding.**



South elevation, as proposed

2. Roofs and Rooflines.

There is a flat roof, which will be retained. **Affirmative finding.**

3. Building Openings

Principal entrances shall be clearly defined and readily identifiable from a public street whether by a door, a canopy, porch, or other prominent architectural or landscape features. 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. 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 principle entrance from Pine Street will be clearly identifiable via the enhanced entrance porch proposed. Dual aluminum storefronts in the rear (west) of the building will clearly define separate business entrances from the parking area(s). Multiple single doors will be available on the west and south elevations.

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.

Replacement fiberglass “storefront” windows circle the building, repeating consistent patterns and are appropriate to the anticipated use. Given the context, vertically proportioned window arrangement is not consistent with the building type, so would not apply in this situation.

No awnings are identified over a sidewalk or the public ROW. **Affirmative finding.**

Buildings placed on a side or rear property line where no setback is required shall contain neither doors nor windows along such façade so as not to restrict future development or re-development options of the adjacent property due to fire safety code restrictions. Otherwise they should be setback a minimum of 5-feet.

Not applicable. Building meets minimum 5’ setbacks on north and west.

(b) Protection of Important Architectural Resources:

The building is not listed on the state or National Register of Historic Resources. Not applicable.

(c) Protection of Important Public Views:

There are no protected public views from the site. Not applicable.

(d) Provide an active and inviting street edge:

New exterior finishes, combined with replacement windows and “storefront” doors will enhance the existing structure, and provide both an attractive and energy efficient building ready for new tenants. The incorporation of an entrance “porch” along Pine Street will assure accessibility, but warms the streetfront and welcomes attention. The previous warehouse with attached office appearance is transformed into a working, efficient and attractive place for business. **Affirmative finding.**

(e) Quality of materials:

Siding is proposed to be metal panel and composite (wood look) panel on the east; metal siding predominates on the west and south. An insulated metal panel system is proposed for the north, where fewer window openings are proposed. Fiberglass, aluminum and metal are the intended window and door materials. All are considered to be of durable quality. **Affirmative finding.**

(f) Reduce energy utilization:

All new construction shall 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.

Solar is not proposed for this initial redevelopment, but the applicant has expressed an interest in assessing affordability and potential in the future.

No shadow cast impacts are anticipated for this one story structure.

Affirmative finding as conditioned.

(g) Make advertising features complementary to the site:

Any signage will require a separate sign permit. **Affirmative finding as conditioned.**

(h) Integrate infrastructure into the building design:

See Section 6.2.2. (p) above.

(i) Make spaces secure and safe:

All redevelopment shall meet appropriate building and safety code as defined by Burlington's building inspector and fire marshal. **Affirmative finding as conditioned.**

Article 7: Signs

Utility plans define electric service to anticipated new freestanding signage.

Any signage will require a separate sign permit. **Affirmative finding as conditioned.**

Article 8: Parking

The applicant includes an expansion of parking spaces: Currently there are 13 defined spaces at the front / Pine Street façade of the building, and approximately 16 spaces on the south/west parking area. These separate, paved areas have accommodated additional parking, but are loosely defined for specific parking layout.

There are no tenants in the building at present. Uses will be defined in subsequent permitting.

Parking requirements will be calculated when the new leasees are identified and uses are defined. Any change-of-use will come under a separate permit application(s) and parking calculations will be made based upon those uses. **Affirmative finding as conditioned.**

II. Conditions of Approval

1. A revised lighting plan with lumens information and meeting the standards of Section 5.5.2 shall be submitted to staff for review and approval **prior to release of the zoning permit.**
2. No use permits are issued with this approval. Any changes of use; in whole or in part shall require separate permitting.
3. Signs shall require separate permitting.
4. Written approval of the EPSC plan from the City Stormwater Engineer will be required **prior to release of the zoning permit.**
5. Parking requirements will be calculated when new uses are identified by the applicant. Any change(s) of use will require a zoning permit.

6. The pedestrian access path on the south elevation will be demarcated in a material differing from the surrounding pavement, and clearly different to alert that the walkway is for the safe access of pedestrians from public sidewalk/parking area to the building.
7. If additional HVAC or other mechanical equipment is proposed on-site or for rooftop mount, information anticipated noise emission, and screening methods shall be submitted for staff review **prior to release of the zoning permit.**
8. **Any work within the public ROW shall require consultation and collaboration with the Department of Public Works.**
9. All new construction shall 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.
10. Standard Permit Conditions 1-15.

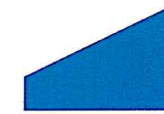
NOTE: These are staff comments only. The Development Review Board, who may approve, table, modify, or deny projects, makes decisions.



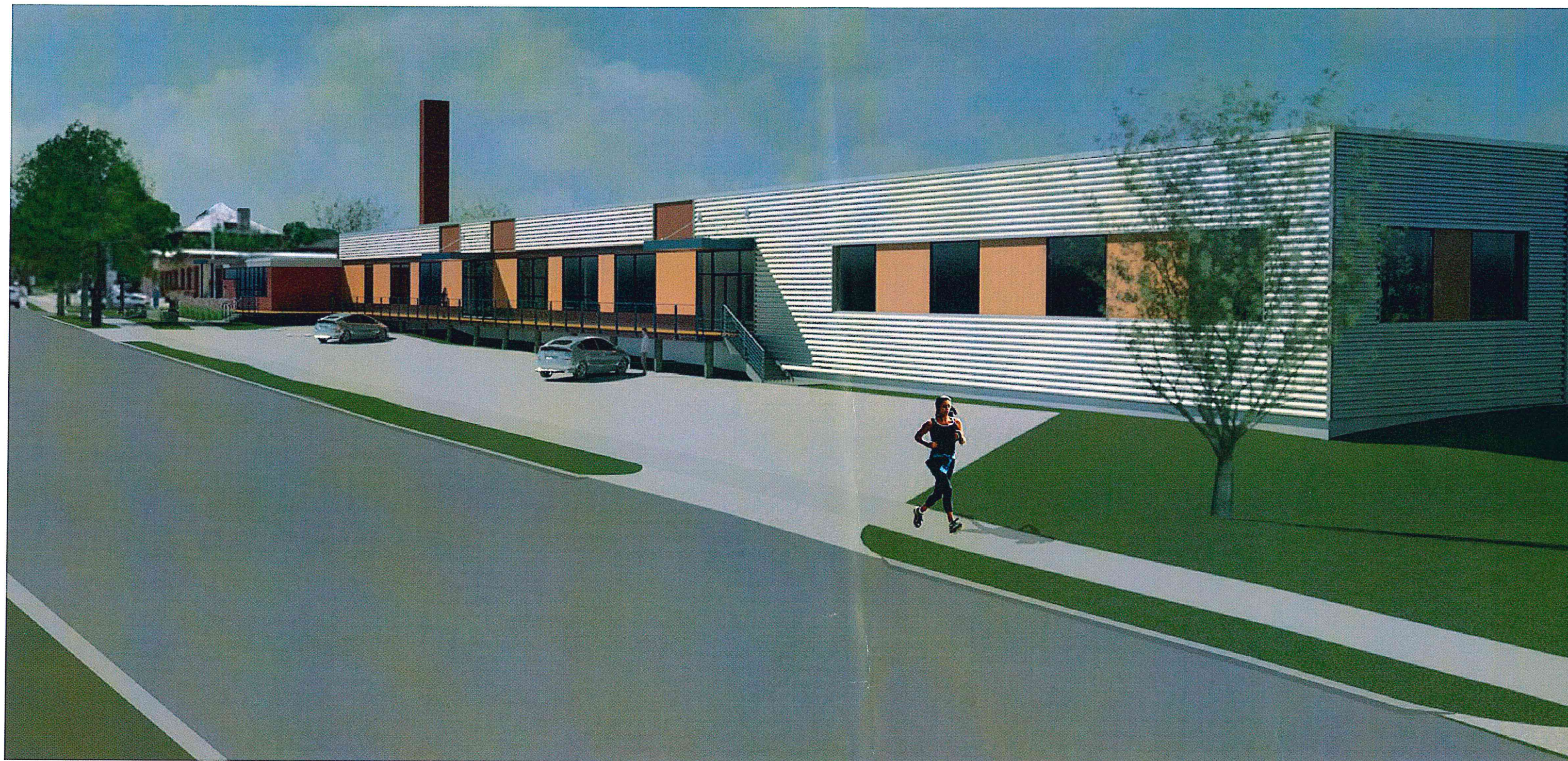
RECEIVED
JAN 15 2015

NEDDE

PERSPECTIVE LOOKING NORTH



DEPARTMENT OF
SCOTT & PARTNERS
20 MAIN ST. ESSEX JUNCTION, VT 05452
P: 802.879.5152



NEDDE

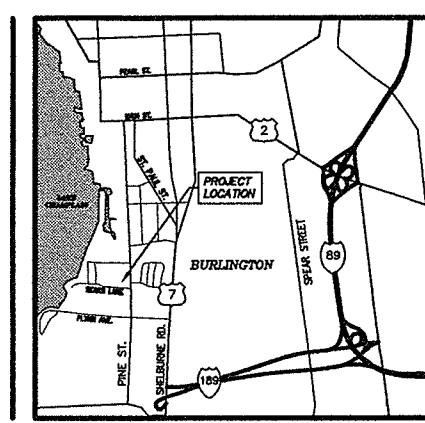
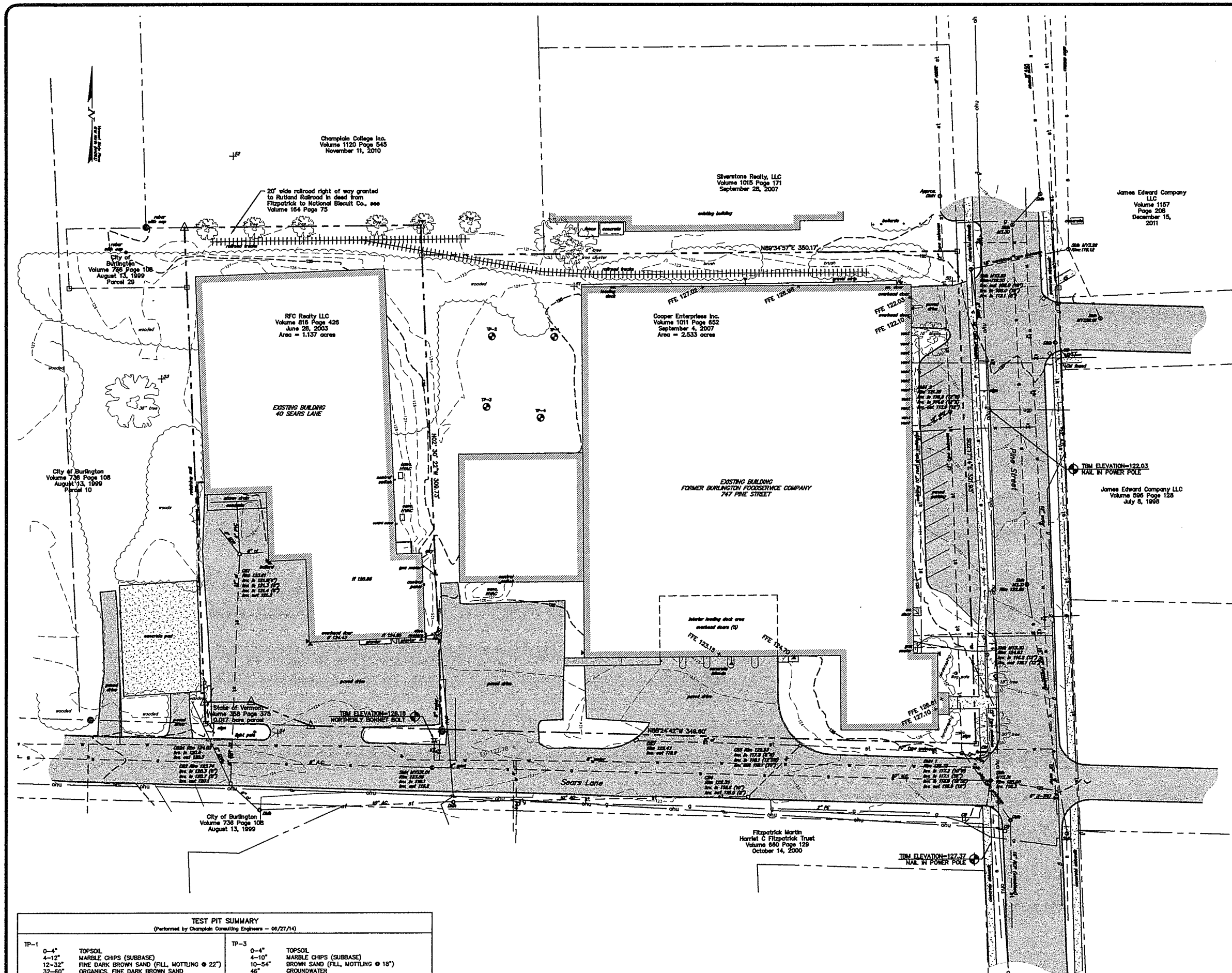
PERSPECTIVE LOOKING SOUTH



SCOTT & PARTNERS

RECEIVED
 JAN 15 2015
 DEPARTMENT OF
 PLANNING & ZONING

20 MAIN ST. ESSEX JUNCTION, VT 05452
 P: 802.879.5153



LOCATION MAP
N.T.S.

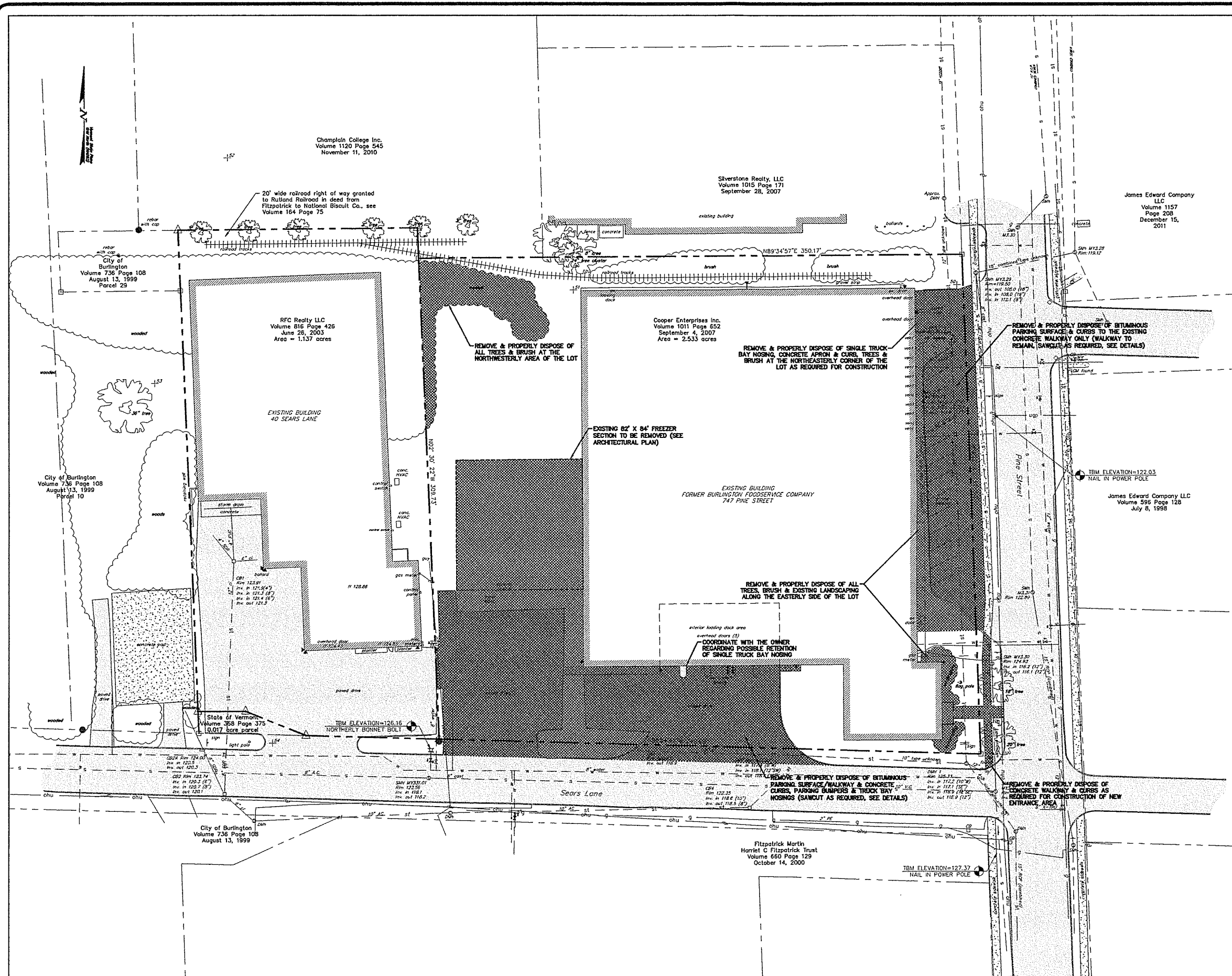
- DESIGN SUMMARY:**
- PROJECT DESCRIPTION:**
PROPOSED REVISIONS TO EXISTING SITE, PARKING & UTILITIES FOR REDEVELOPMENT OF 747 PINE STREET, BURLINGTON, VERMONT.
 - PROJECT CONTACTS:**
OWNER: COOPER ENTERPRISES, INC.
100 DEER RUN DRIVE
SHELBOURN, VERMONT 05482
CONTACT: ROBERT COOPER
(802) 343-2081
OWNER'S REPRESENTATIVE: NEDDE REAL ESTATE
820 HINESBURG ROAD, SUITE 220
SOUTH BURLINGTON, VERMONT 05403
CONTACT: DOUG NEDDE
(802) 343-4110
ARCHITECT: SCOTT & PARTNERS ARCHITECTURE
20 MAIN STREET #3
ESSEX JUNCTION, VERMONT 05482
CONTACT: JOEL PAGE, AIA
(802) 879-5153
CIVIL ENGINEER: CHAMPLAIN CONSULTING ENGINEERS
85 FRIM ROAD, P.O. BOX 453
COLCHESTER, VERMONT 05446
CONTACT: MARTIN E. COURCELLE, P.E.
(802) 863-8080
- GENERAL NOTES:**
- PRIOR TO COMMENCING SITE WORK, THE GENERAL CONTRACTOR SHALL VERIFY EXISTING FIELD CONDITIONS. THE PROJECT ENGINEER SHALL BE NOTIFIED IMMEDIATELY WHERE DISCREPANCIES EXIST BETWEEN THE PROJECT DRAWINGS AND ACTUAL FIELD CONDITIONS.
 - THE GENERAL CONTRACTOR SHALL CONTACT DIG SAFE (1-888-344-7233) SEVENTY TWO HOURS PRIOR TO ANY EXCAVATION TO ACCURATELY ESTABLISH THE LOCATION OF ALL UNDERGROUND UTILITIES ON THE PROJECT SITE.
 - WHERE DIMENSIONS ON THE PROJECT DRAWINGS ARE UNCLEAR, CONTACT THE PROJECT ENGINEER IMMEDIATELY FOR CLARIFICATION.
 - IT IS THE GENERAL CONTRACTORS RESPONSIBILITY TO ENSURE THAT THE PROJECT DRAWINGS REFLECT THE LATEST REVISIONS.
 - ALL EXISTING SITE FEATURES SHOWN ARE FROM A TOPOGRAPHIC SURVEY BY KREBS & LANSING CONSULTING ENGINEERS JUNE/JULY 2014, NAVD83 DATUM.
 - THE CONTRACTOR SHALL COORDINATE ALL WORK WITHIN OR AFFECTING THE MUNICIPAL R.O.W. WITH THE DEPARTMENT OF PUBLIC WORKS.
 - ALL UTILITY WORK SHALL BE COORDINATED WITH THE BUILDING RENOVATIONS & THE AFFECTED UTILITY.

TEST PIT SUMMARY (Performed by Champlain Consulting Engineers - 05/27/14)			
TP-1	0-4" TOPSOIL 4-12" MARBLE CHIPS (SUBBASE) 12-32" FINE DARK BROWN SAND (FILL, MOTTLED @ 22") 32-60" ORGANICS, FINE DARK BROWN SAND 60-62" GROUNDWATER 62" NO LEDGE TO DEPTH	TP-3	0-4" TOPSOIL 4-10" MARBLE CHIPS (SUBBASE) 10-54" BROWN SAND (FILL, MOTTLED @ 18") 54" GROUNDWATER 62" NO LEDGE TO DEPTH
TP-2	0-3" TOPSOIL 3-8" MARBLE CHIPS (SUBBASE) 8-16" BROWN SAND (FILL, MOTTLED @ 16") 16" NO LEDGE TO DEPTH	TP-4	0-3" TOPSOIL 3-8" MARBLE CHIPS (SUBBASE) 8-56" BROWN SAND (FILL, MOTTLED @ 20") 56" NO LEDGE TO DEPTH

EXISTING CONDITIONS
SCALE 1" = 30'
Graphic Scale

RECEIVED
JAN 15 2015
DEPARTMENT OF
PLANNING & ZONING

THIS TOPOGRAPHIC SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF "DIG SAFE" MARKINGS. UTILITIES SHOWN ARE NOT GUARANTEED TO BE EXACT OR COMPLETE. THE CONTRACTOR



- PROJECT NOTES:
1. ALL EXISTING UTILITIES SHALL REMAIN UNDISTURBED UNLESS SPECIFICALLY NOTED OTHERWISE OR DISPLACED BY NEW CONSTRUCTION SPECIFIED WITHIN THESE PLANS. FIELD VERIFY ALL LOCATIONS & DEPTHS PRIOR TO EXCAVATION.
 2. ALL WALKWAYS, ROADWAYS & CURB SECTIONS TO BE RETAINED UNDER THE OVERALL PROJECT THAT ARE DISTURBED OR DAMAGED DURING CONSTRUCTION SHALL BE REPLACED IN KIND AS SOON AS POSSIBLE FOLLOWING BACKFILL.
 3. ALL CLOSURES OR BLOCKING OF ANY VEHICLE TRAFFIC AREA DURING CONSTRUCTION SHALL BE COORDINATED WITH THE CITY OF BURLINGTON DPW & POLICE. ALL REASONABLE MEASURES SHALL BE TAKEN TO MINIMIZE CLOSURE PERIOD(S). THE CONTRACTOR SHALL PROVIDE ALL TRAFFIC CONTROL DEVICES & PERSONNEL AS REQUIRED.
 4. THE CONTRACTOR SHALL MAINTAIN ALTERNATE ROUTES & SIGNAGE ACCEPTABLE TO THE CITY FOR WALKWAYS THAT MUST BE REMOVED FROM SERVICE DURING CONSTRUCTION & SHALL RESTORE ALL AREAS DAMAGED BY FOOT TRAFFIC FOLLOWING CONSTRUCTION.
 5. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT REGARDING THE PROTECTION, REPLACEMENT OR RELOCATION OF ALL EXISTING LANDSCAPING FEATURES WITHIN 30' OF THE CONSTRUCTION AREA.
 6. ALL EXISTING PIPING, BITUMINOUS, CONCRETE, UTILITY DEMOLITION DEBRIS OR UNSUITABLE BACKFILL MATERIAL REMOVED DURING CONSTRUCTION SHALL BECOME THE PROPERTY OF THE CONTRACTOR & SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
 7. EXCAVATED OR IMPORTED MATERIAL STOCKPILED ON SITE SHALL BE PLACED ONLY IN AREAS SPECIFICALLY DESIGNATED FOR THIS PURPOSE. STOCKPILE AREAS SHALL BE MAINTAINED & RESTORED PER THE DETAILS & SPECIFICATIONS.
 8. EXISTING SIGNAGE, LIGHTING, FENCING & OTHER SITE FEATURES TO BE RETAINED THAT MUST BE DISTURBED DURING CONSTRUCTION SHALL BE PROPERLY STORED ON-SITE & RESET IMMEDIATELY FOLLOWING CONSTRUCTION.

RECEIVED
JAN 15 2015

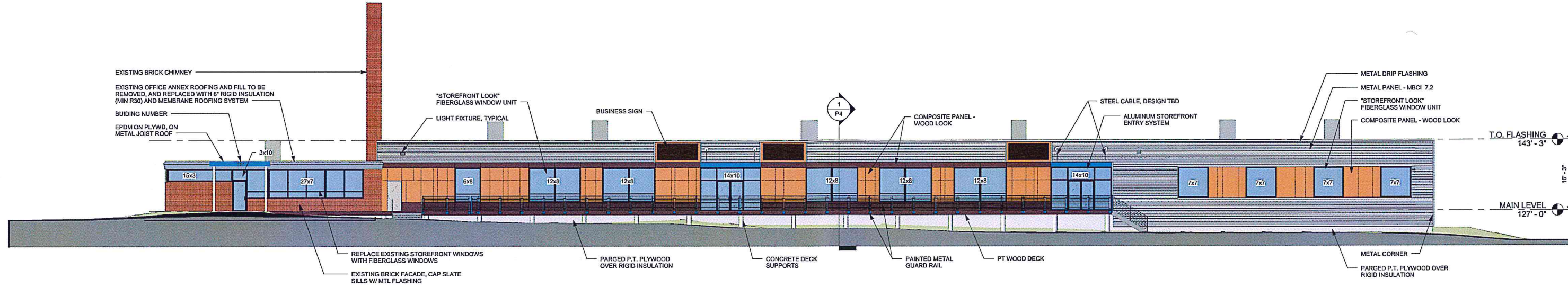
DEPARTMENT OF
PLANNING & ZONING

- LEGEND
- SUBJECT PROPERTY LINE
 - OTHER PROPERTY LINE
 - EXISTING WATER & APPURTENANCES
 - EXISTING SANITARY & STRUCTURE
 - EXISTING STORM & STRUCTURES
 - EXISTING OVERHEAD UTILITY & POLE
 - EXISTING GAS SUPPLY OR SERVICE
 - EXISTING CONTOUR
 - EXISTING PROPERTY MONUMENT
 - EXISTING TREE
 - EXISTING TREELINE
 - EXISTING PAVED AREA
 - EXISTING CONCRETE WALK
 - AREA OF DEMOLITION
- SEE SHEET C-1
- Call found

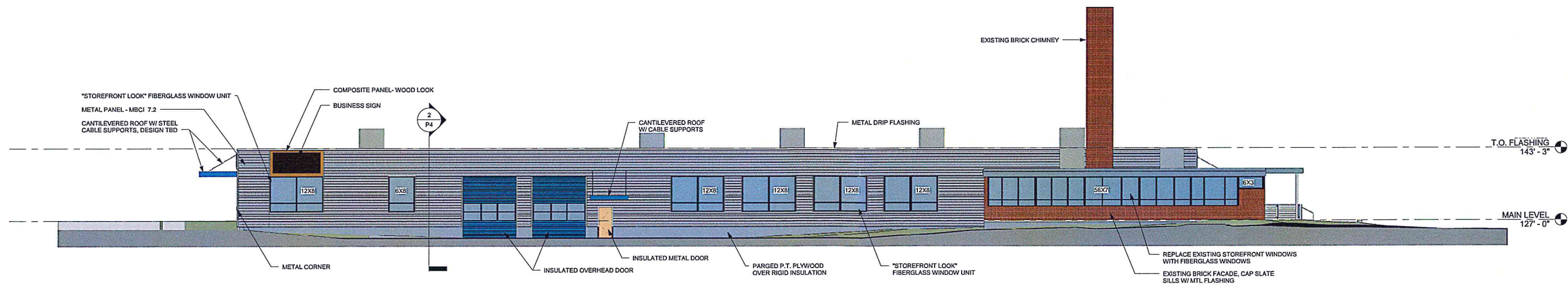
DEMOLITION PLAN
SCALE 1" = 30'

Graphic Scale

THIS TOPOGRAPHIC SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF "BIG SAW" WARNINGS. UTILITIES SHOWN ARE NOT WARRANTED TO BE EXACT OR COMPLETE. THE CONTRACTOR



① PROPOSED ELEVATION - EAST
3/32" = 1'-0"



② PROPOSED ELEVATION - SOUTH
3/32" = 1'-0"

NEDDE

P2 - ELEVATIONS

343 PINE STREET

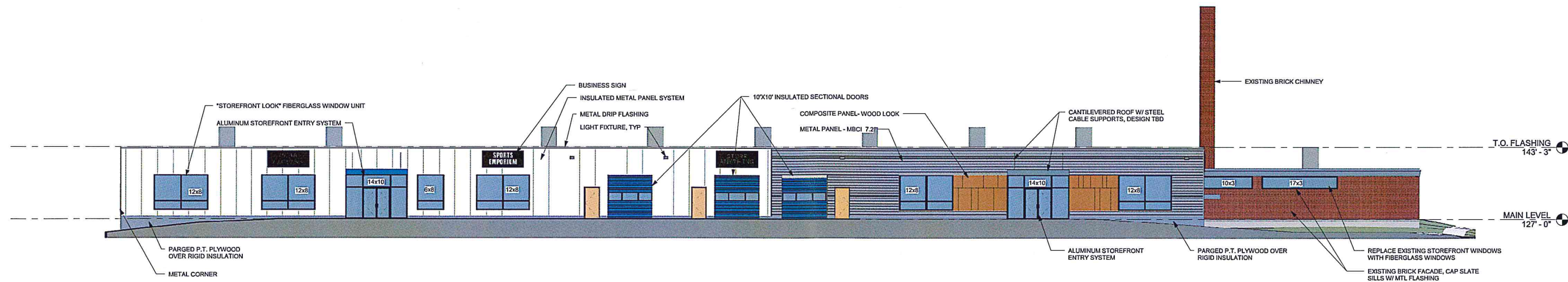
SCALE: 1" = 16'

0' 8' 16' 32' 64'

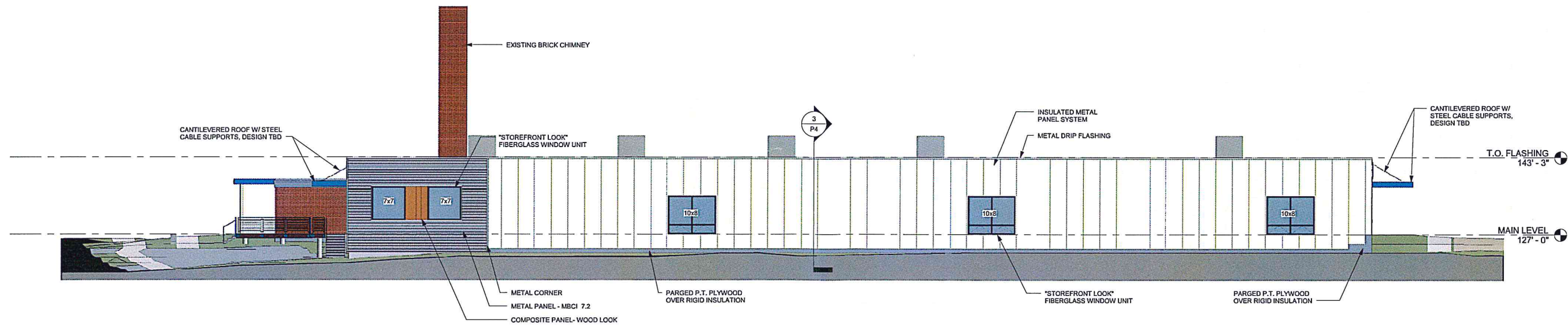
SCOTT + PARTNERS
ARCHITECTURE

RECEIVED
JAN 15 2015
DEPARTMENT OF
PLANNING & ZONING

20 MAIN ST. ESSEX JUNCTION, VT 05452
P: 802.879.5153
F: 802.872.2764



② PROPOSED ELEVATION - WEST
3/32" = 1'-0"



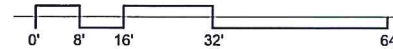
① PROPOSED ELEVATION - NORTH
3/32" = 1'-0"

NEDDE

P3 - ELEVATIONS

343 DINE STREET

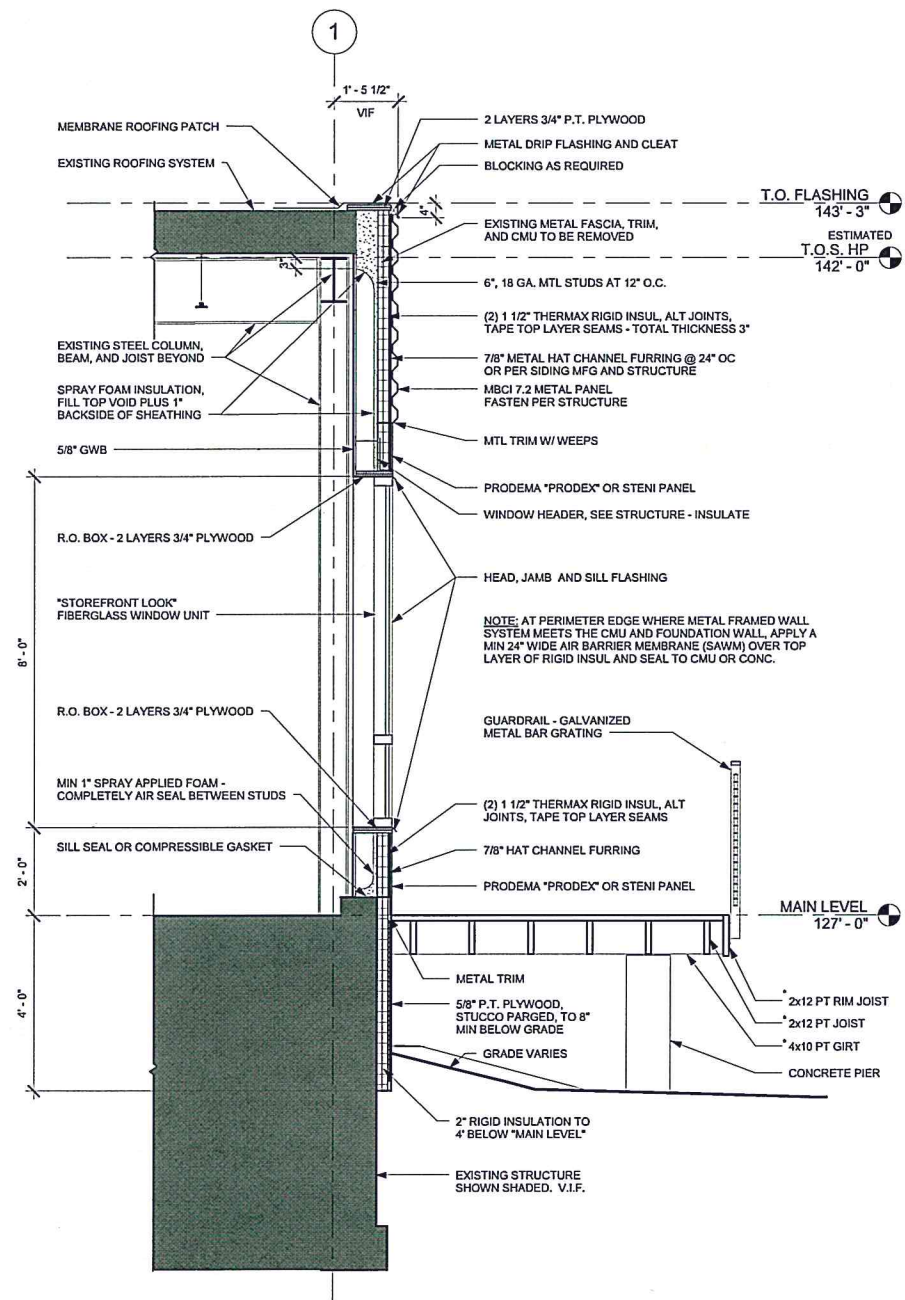
SCALE: 1" = 16'



SCOTT + PARTNERS
ARCHITECTS

20 MAIN ST. ESSEX JUNCTION, VT 05452
P: 802.879.5153
F: 802.872.2764

RECEIVED
JAN 15 2015
DEPARTMENT OF
PLANNING & ZONING

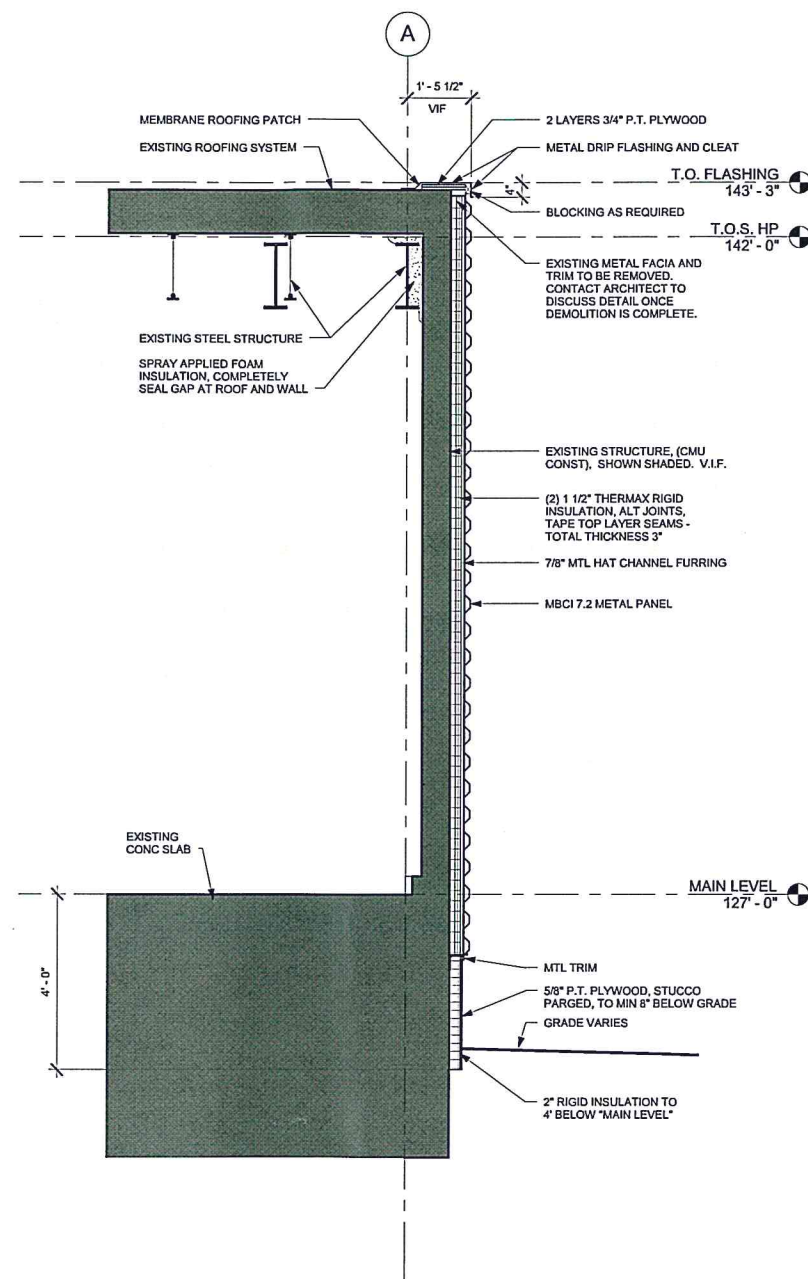


• SIZING FOR PRICING ONLY, STR TO DETERMINE FINAL SIZING

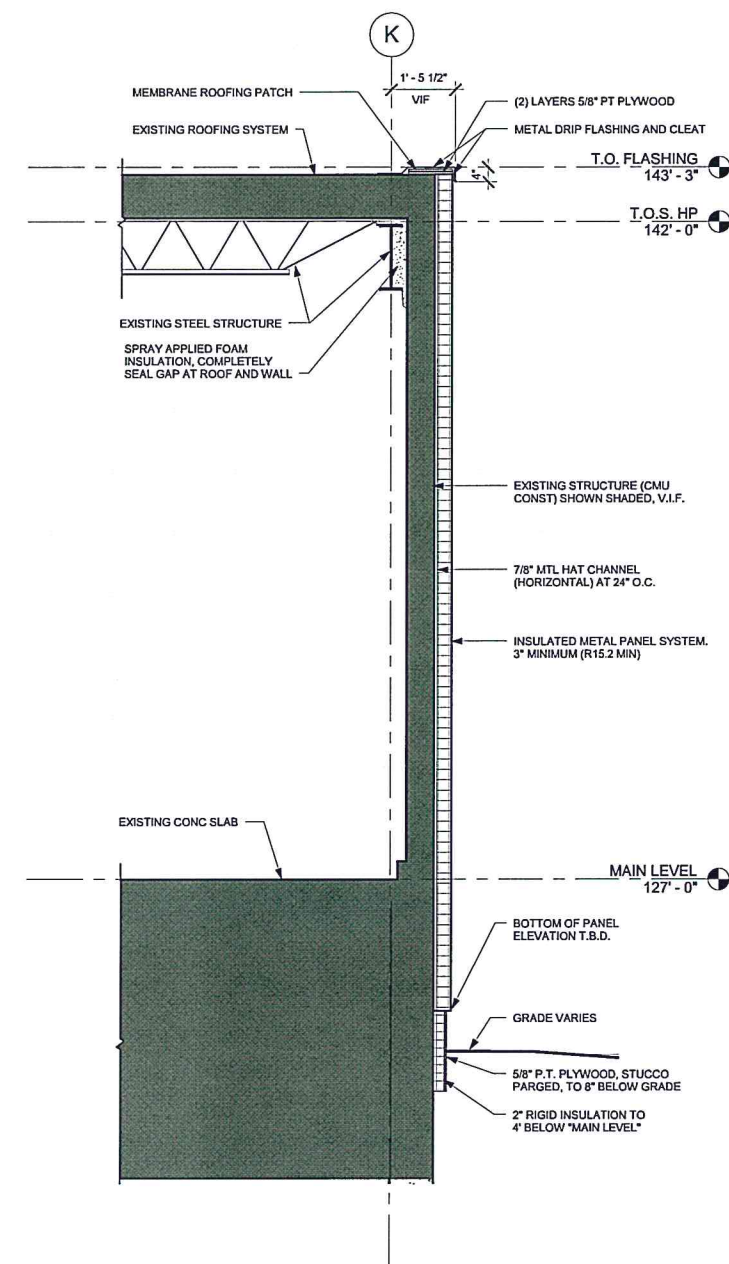
① WALL SECTION - EAST WINDOW 2
1/2" = 1'-0"

GENERAL NOTES:

1. FIRE RETARDANT TREATED WOOD, 2X4 NOMINAL BLOCKING/FURRING MAY BE USED IN LIEU OF THE 7/8\" MTL HAT CHANNEL. THE CHOICE OF FURRING TO COORDINATE WITH SIDING MANUFACTURERS ATTACHMENT RECOMMENDATIONS.
2. SPRAY APPLIED FOAM INSULATION TO BE CLASS A WITH FLAME SPREAD RATING <25, AND SMOKE DEVELOPMENT RATING <45.0 WHERE GRADE IS GREATER THAN 48\" BELOW \"MAIN LEVEL\", EXTEND INSULATION SYSTEM TO 8\" BELOW GRADE.
- 3.



② WALL SECTION - SOUTH
1/2" = 1'-0"

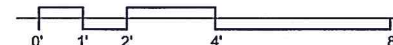


③ WALL SECTION - NORTH
1/2" = 1'-0"

NEDDE

P4 - WALL SECTIONS

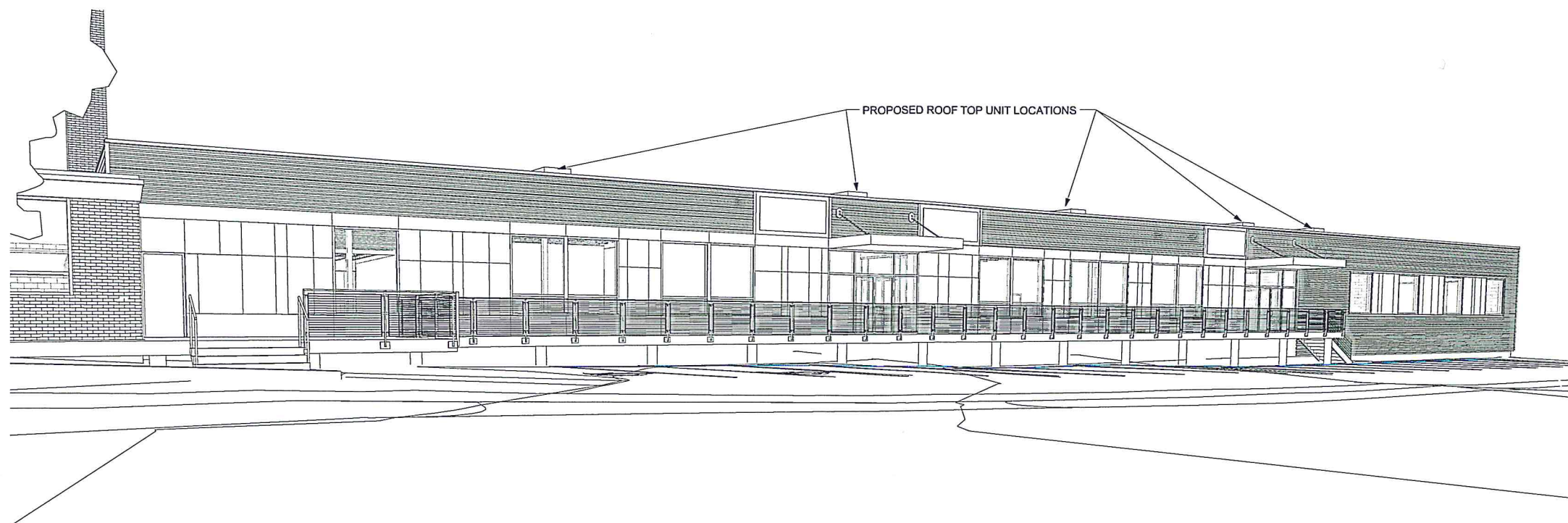
SCALE: 1" = 2'



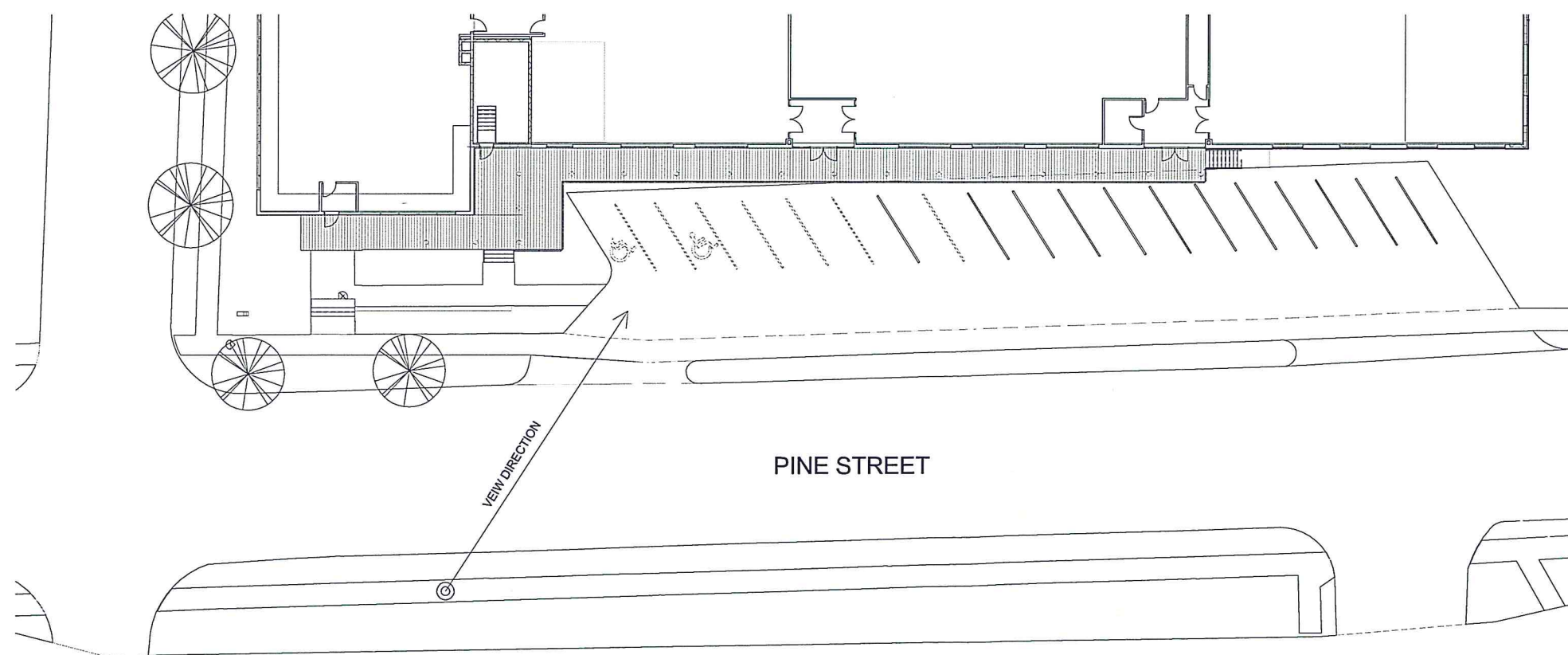
SCOTT + PARTNERS

20 MAIN ST. ESSEX JUNCTION, VT 05452
P: 802.879.5153
F: 802.872.2764

RECEIVED
JAN 15 2015
DEPARTMENT OF
PLANNING & ZONING



① VIEW FROM ACROSS PINE ST



② VIEW DIRECTION
1/16" = 1'-0"



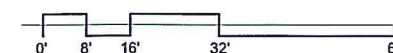
RECEIVED
JAN 15 2015

DEPARTMENT OF
PLANNING & ZONING

NEDDE

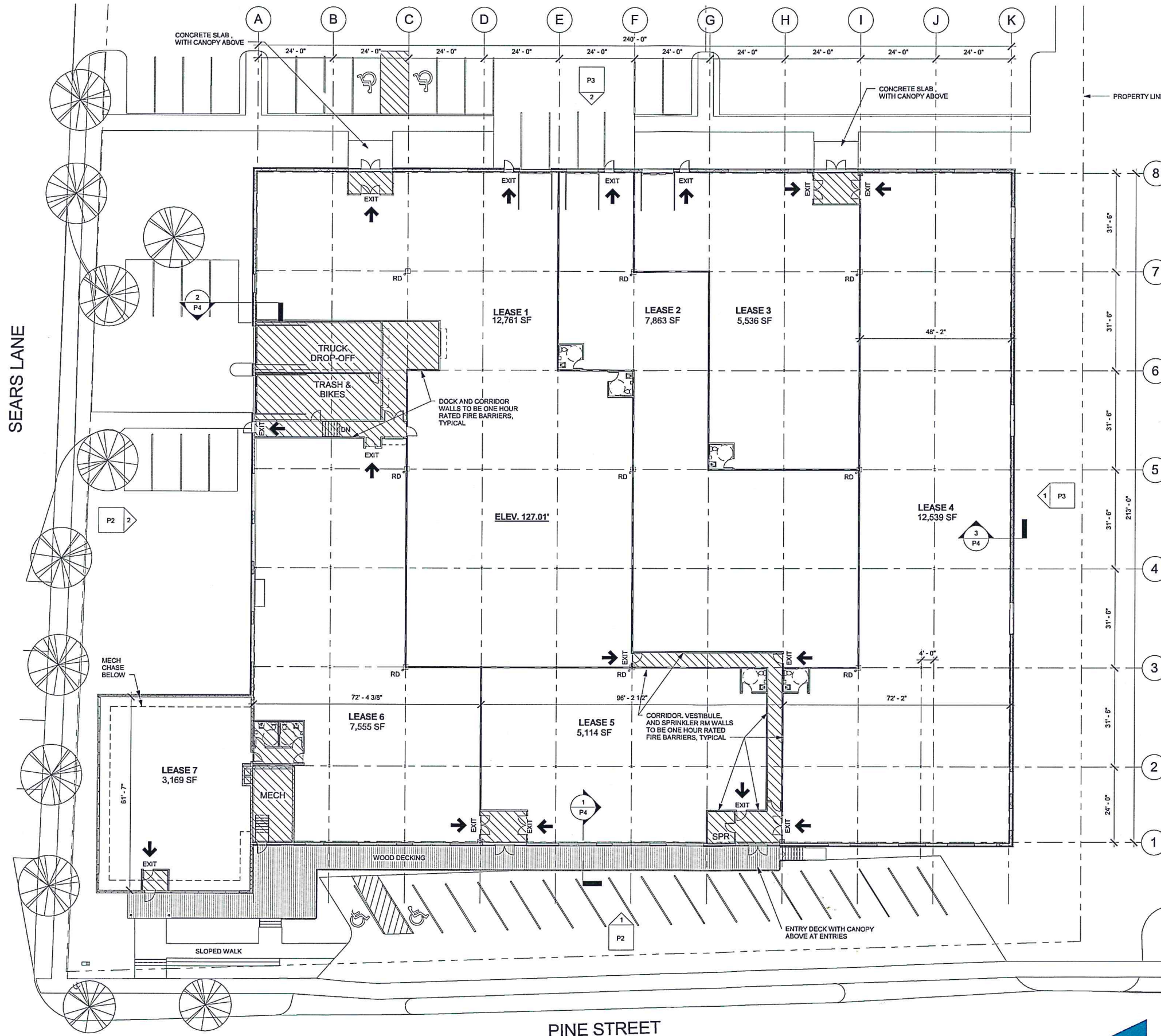
P5 - PERSPECTIVE

747 PINE STREET



SCOTT + PARTNERS
ARCHITECTURE

20 MAIN ST. ESSEX JUNCTION, VT 05452
P: 802.879.5153
F: 802.872.2764



AREA BREAKDOWN

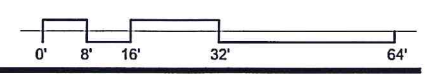
BUILDING FOOTPRINT = 55,126 SF
 TOTAL LEASE SPACE = 50,880 SF
 TOTAL COMMON SPACE = 3,607 SF

RECEIVED
 JAN 15 2015
 DEPARTMENT OF
 PLANNING & ZONING

NEDDE

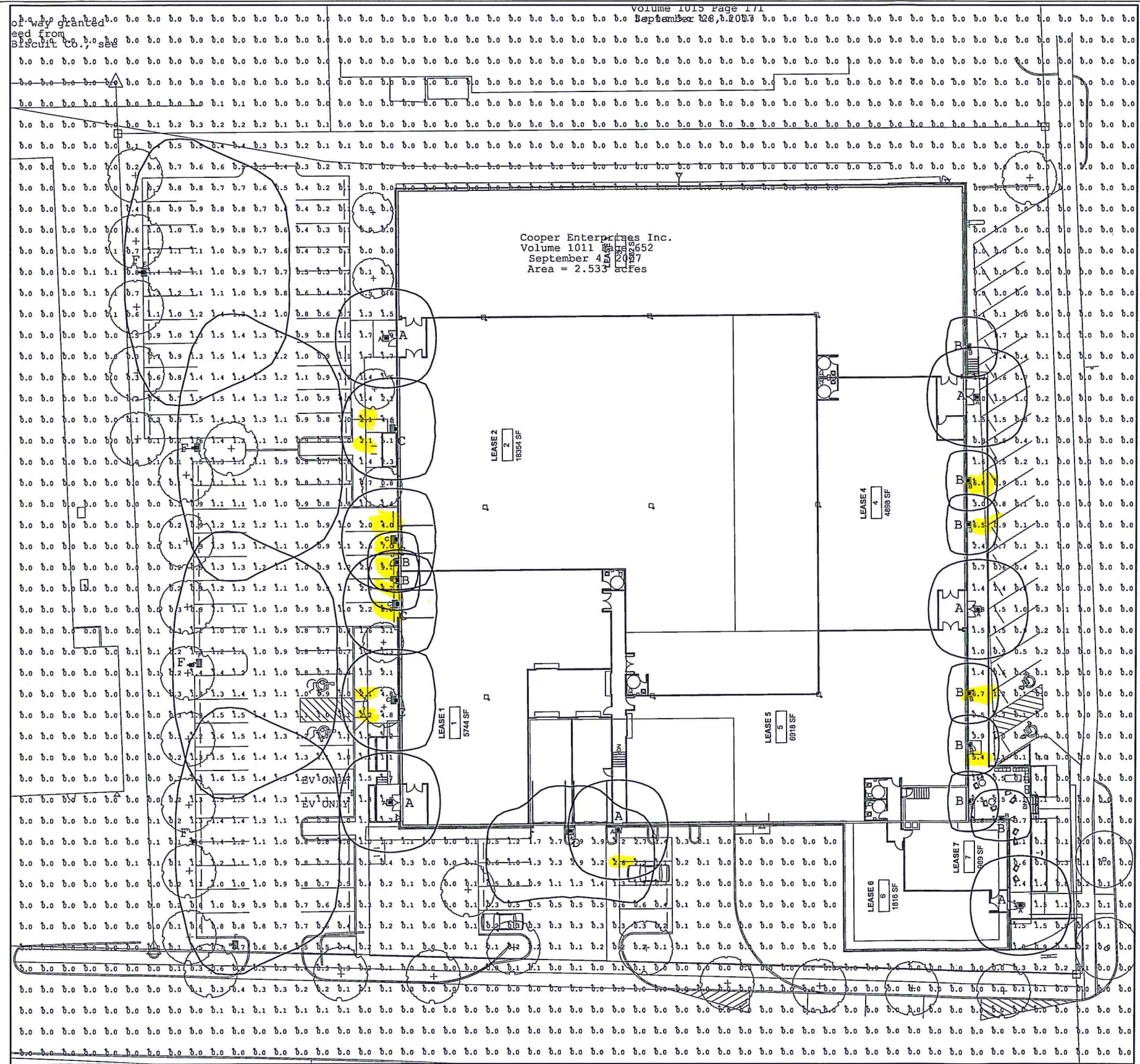
P1 - FLOOR PLAN

SCALE: 1" = 16'



SCOTT + PARTNERS

20 MAIN ST. ESSEX JUNCTION, VT 05452
 P: 802.879.5153
 F: 802.872.2764



JOB NAME: 747 PINE STREET - SITE
DATE: 12/16/2014
APEX LIGHTING SOLUTIONS
REFLECTANCES: NONE USED
WORKPLANE: 8' GRADE

Qty	Label	Lumens/Lamp	LLF	Description
6	A	2100	0.850	TRACELITE TLED-C-24-VS-G-SW Mounted to Underside of Canopy @ 10ft AFG
9	B	N.A.	0.850	TRACELITE TLED-NFS-14-VS-4K Mounted to Wall @ 8ft AFG
4	C	N.A.	0.850	TRACELITE TLED-NFS-12-VS-4K Mounted to Wall @ 14ft AFG
1	D	N.A.	0.850	GARCO 1011-4-551A-NM-UNIV-BRP-PCB Mounted to Building @ 14ft AFG
4	F	N.A.	0.850	GARCO ECF-1-4-751A-4853-NM-UNIV-BRP-IS Mounted to SSS-25-4-11-D1-BRP w/Optical Center @ 25ft AFG

Label	Avg - FC	Max - FC	Min - FC	Avg/Min	Max/Min
PAVED AREA	0.95	9.1	0.0	N.A.	N.A.
UNPAVED AREA OUTSIDE PROPERTY BOUNDARY	0.01	0.6	0.0	N.A.	N.A.
UNPAVED AREA WITHIN PROPERTY BOUNDARY	0.57	6.7	0.0	N.A.	N.A.

RECEIVED
JAN 15 2015
DEPARTMENT OF
PLANNING & ZONING

GENERAL DISCLAIMER:
Calculations have been performed according to IES standards and good practice. Some differences between measured values and calculated results may occur due to tolerances in calculation methods, testing procedures, component performance, measurement techniques and field conditions such as voltage and temperature variations. Input data used to generate the attached calculations such as room dimensions, reflectances, furniture and architectural elements significantly affect the lighting calculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.
* LLF Determined Using Current Published Lamp Data

NOTE TO REVIEWER:
Total Light Loss Factor (LLF) applied at time of design is determined by applying



PROJECT TITLE:
**747 PINE STREET
BURLINGTON, VERMONT**

SCALE: 1"=20'-0"

DATE: 12/16/2014

DRAWN BY: DC

SHEET:

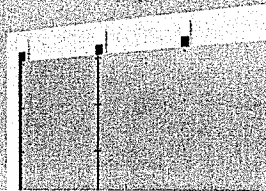


Fixing instructions

September 2009

FS100

Smooth fixing of facade panels on wooden laths



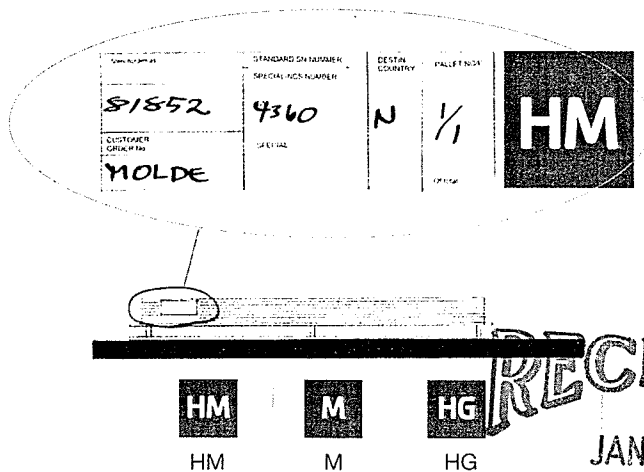
Products: steni colour type 6 og 7, steni nature and steni imago
The facade panels are fixed as ventilated cladding on impregnated, wooden laths. Illustration: see last page.

Product information on pallet

The panels must be stored on pallets, under cover and on firm level ground.

Documents, product information and fixing instructions are attached to the pallet.

steni colour can be delivered in 3 different gloss levels. The pallet will be marked with the type of gloss level.



Special documentation

Type of approvals:

Norway - Byggforsk nr 0011

Sweden - Sitac 0579/95 Kl. 1

Denmark - MK 6.21.1250 Kl. 1

Finland - STF 47/99 Kl.1

Europe: NFEN 13501-1 B-s1,d0, B-s2, d0

SINTEF Byggforsk: Rapport 2 Luftede kledninger Tab 5.2.1: Byggforsks anbefalte minimumskrav for luftespa. Byggforskserien: 542.502 Utvendig kledning med plan plater. 523.002 Yttervegg over terreng.

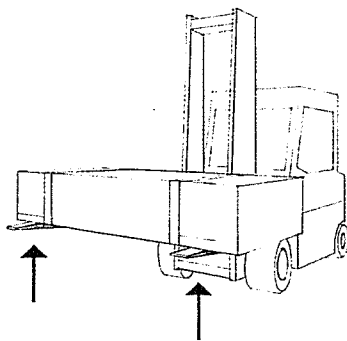
steni reserves the right to make changes/additions to the fixing instructions without further notice.

Control of measurements and tolerances

Make sure to control the measurements of the wall and panels before fixing. The panels have a tolerance of + mm, on width and length. Edge straightness of 1 mm and diagonal tolerance of max 3 mm.

Minor differences in measurements should be spread several panels to achieve nice and even gaps between panels.

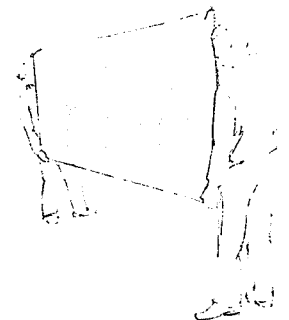
Handling of panels



When transported on building site the pallets must always be strapped.



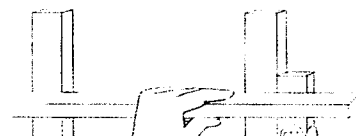
Lift the panels straight up from the pallets to avoid scratches.



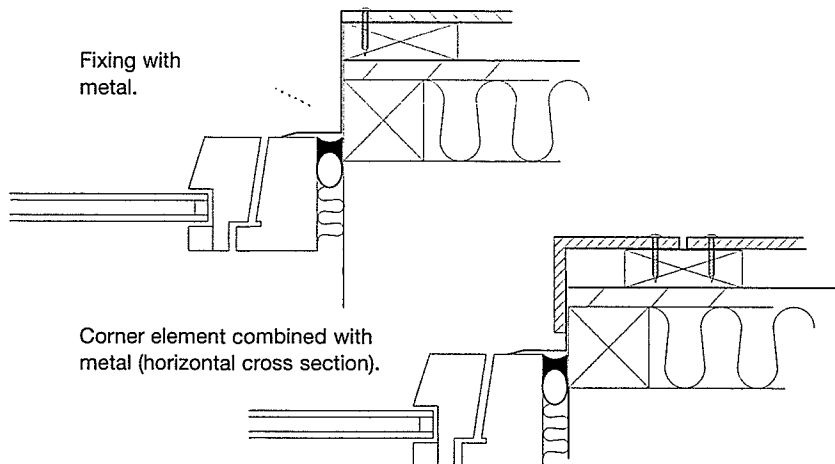
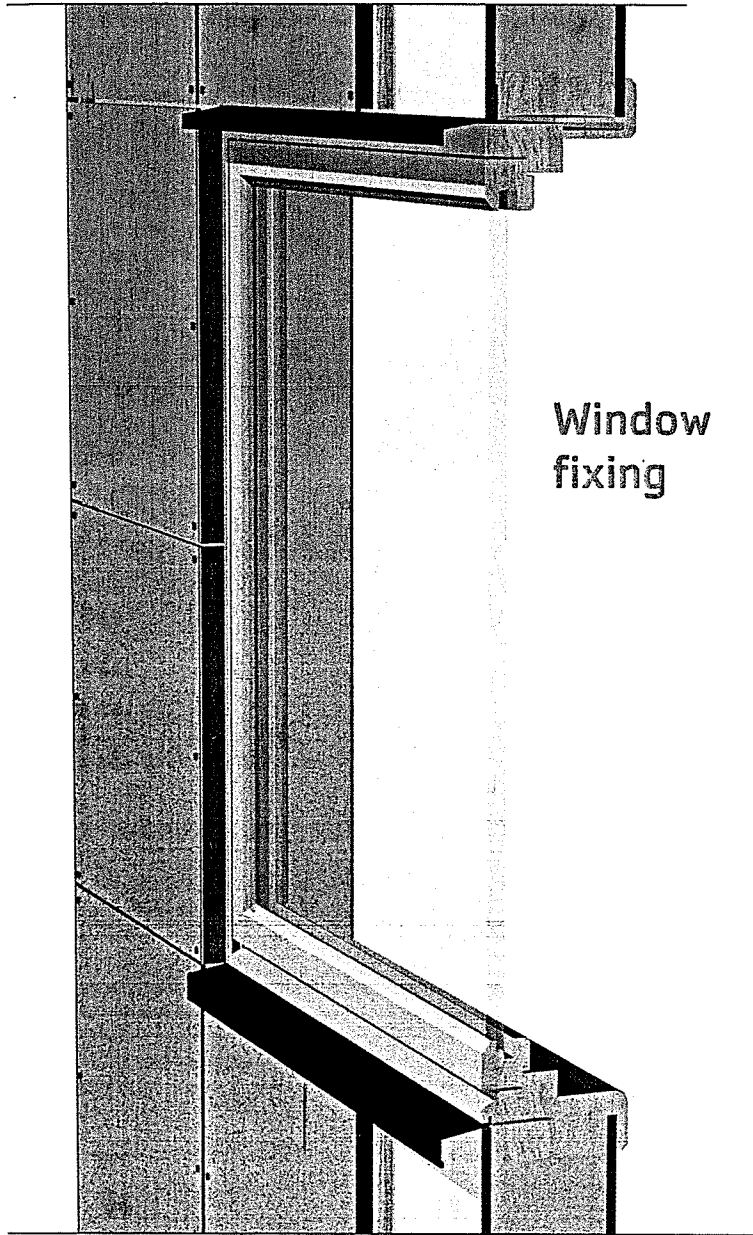
Carry the panels vertically.

Wooden laths

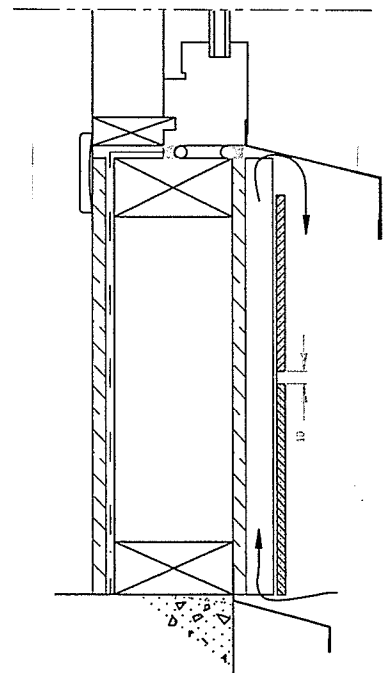
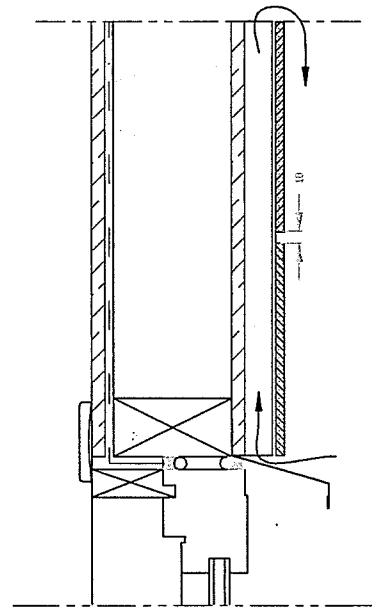
The fixing of steni facade panels are done as ventilated cladding on impregnated, wooden laths in accordance with Nordic standard AB (NS-INSTA 141). It is important that the laths are installed in accordance with the standard.



TIBE Drammen



steni facade panels fixed as ventilated cladding

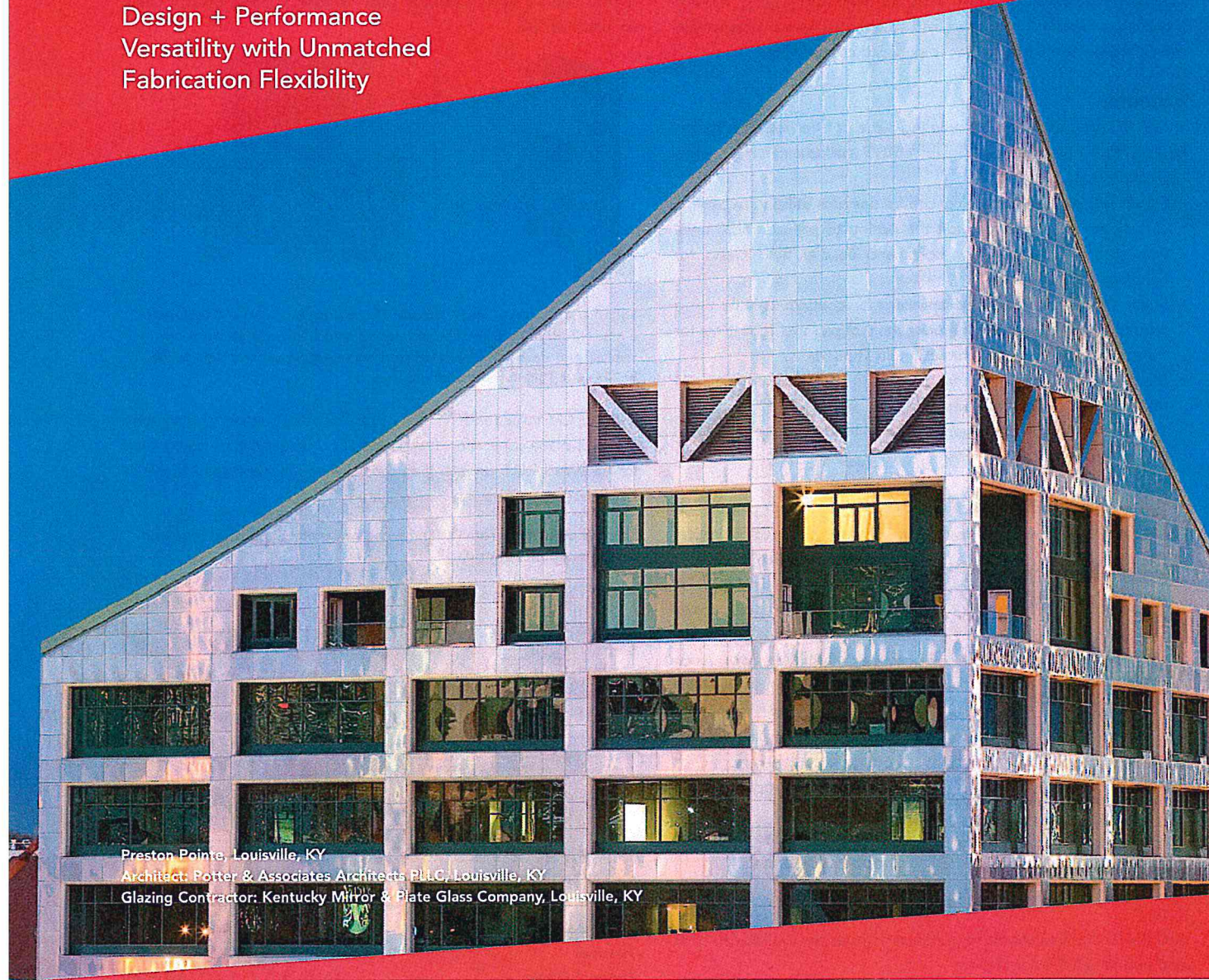


M=1:5

Trifab® VG (VersaGlaze®)

Trifab® VG 450, 451 & 451T (Thermal) Framing Systems &
Trifab® 451UT (Ultra Thermal) Framing System

Design + Performance
Versatility with Unmatched
Fabrication Flexibility



Preston Pointe, Louisville, KY

Architect: Potter & Associates Architects PLLC, Louisville, KY

Glazing Contractor: Kentucky Mirror & Plate Glass Company, Louisville, KY

Trifab® VG (VersaGlaze®) is built on the proven and successful Trifab® platform – with all the versatility its name implies. There are enough framing system choices, fabrication methods, design options and performance levels to please the most discerning building owner, architect and installer. The Trifab® VG family's newest addition, Trifab® 451UT (Ultra Thermal) framing system, is designed for the most demanding thermal performance and employs a "dual" Isolock® Thermal Break.

Aesthetics

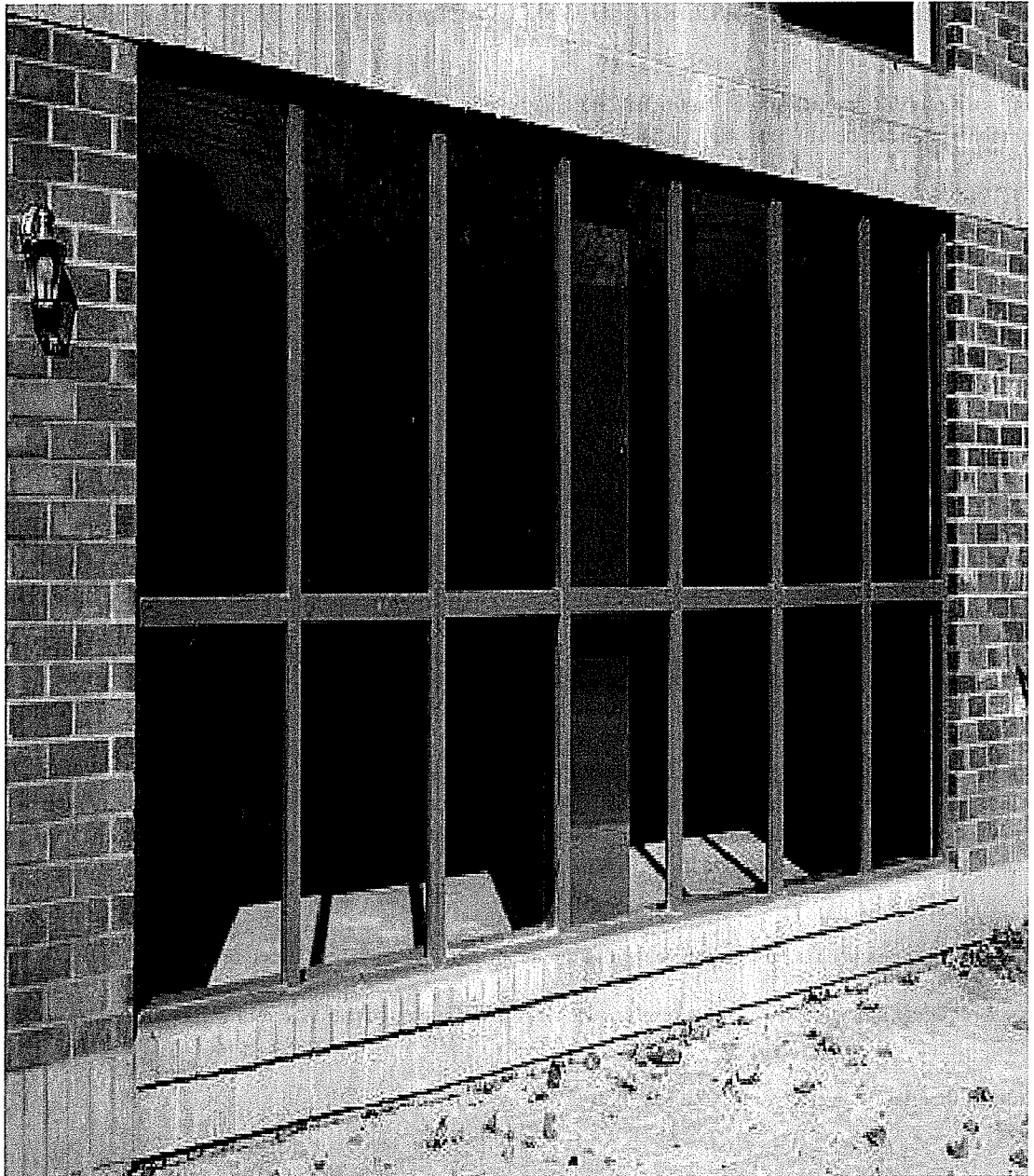
Trifab® VG framing systems offer designers a choice of front-, center-, back- or multi-plane glass applications. Structural silicone glazing (SSG) and Weatherseal glazing options further expand the designers' choices, allowing for a greater range of design possibilities for specific project requirements and architectural styles. All systems have a 4-1/2" frame depth – Trifab® VG 450 has 1-3/4" sightlines, while Trifab® VG 451/451T and Trifab® 451UT have 2" sightlines.

RECEIVED
JAN 15 2015

DEPARTMENT OF
PLANNING & ZONING
KAWNEER
AN ALCOA COMPANY

400 SERIES

COMMERCIAL STRIP WINDOWS





THERMAL PERFORMANCE VALUES

400 SERIES > COMMERCIAL STRIP(see notes at end)

FIXED	U Value	SHGC	Vt	ER
Dual Pane - Low-E / Hard Coat	0.32	0.62	0.65	36
Dual Pane - Low-E / Soft Coat	0.28	0.36	0.62	26
Dual Pane - Low-E 366	0.27	0.24	0.56	20
Triple Pane - Low-E / Hard Coat x 2*	0.21	0.48	0.54	41
Triple Pane - Low-E / Soft Coat x 2*	0.19	0.31	0.50	34

Note: All values have been verified by the NFRC and Energy Star Canada. The reader is cautioned that test results should be used for comparison purposes only. Results are size and installation dependent.

For recommendations as to what glazing configurations are best suited for your application, please feel free to contact us.

For a full listing of thermal performance values, visit www.NFRC.org. All information can be found in the "Certified Products Directory". Please feel free to contact us if any assistance is required.

INLINE also complies with all North American Energy Star zoning requirements.



* Krypton Gas Fill

© Copyright Inline Fiberglass Ltd. of Toronto, Canada 2008.

RECEIVED

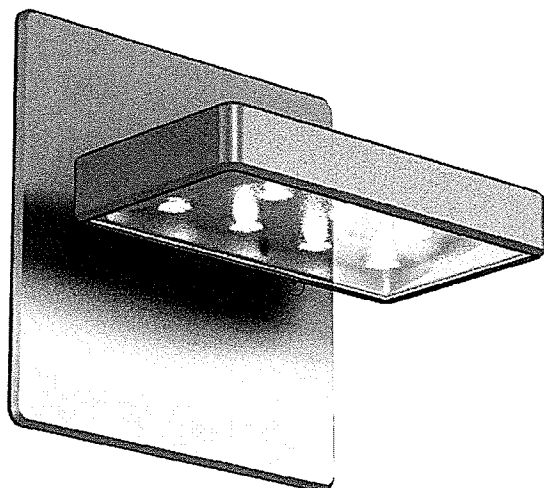
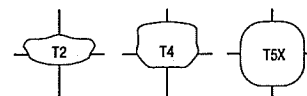
JAN 15 2015

DEPARTMENT OF
PLANNING & ZONING

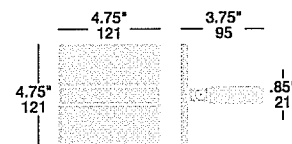
EON WALL**303-W1****LED****Integral
Power
Supply**

EON 303-W1 is a compact, low profile, dimmable, ADA compliant LED luminaire. It provides either uplight or downlight depending upon how it is mounted. Dimming is achieved with a standard ELV reverse phase dimming driver or an optional 0 - 10V dimming driver. It mounts directly to any wall surface over a standard 4" jbox and comes standard with a universal input LED driver (120 - 277V, 50/60 Hz). It may be used indoors or outdoors and carries an IP66 rating.

- Uplight or downlight
- ELV or 0-10 dimming
- Edgelit option
- 5 year warranty
- CA Title 24 Compliant

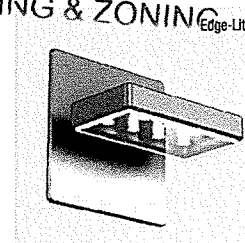
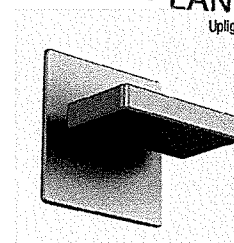
**Ordering****FIXTURE****303-W1** LED wall light - up or down**CONFIGURATION****LEDB1** 1 Mini LightBAR**LED COLOR TEMP****2700** 2700K**3000** 3000K**4000** 4000K**VOLTAGE****UNV** 120V - 277V, 50/60 Hz**DISTRIBUTION****T2** Type II**T4** Type IV**T5X** Type V extra wide flood**DIMMING****DIMELV** Trailing edge phase dimming driver**DIM10** 0-10V Dimming driver**FINISH****BK** Painted black**BZ** Painted bronze**CS** Painted city silver**VE** Painted verde**WT** Painted white**NBR** Solid brass**NBZ** Solid bronze**NCP** Solid copper**NSS** Solid stainless steel**BA** Brushed aluminum**OPTIONS****EDGE** Edge-lit clear tempered glass lens**ORDERING EXAMPLE****303-W1-LEDB1-2700-UNV-T2-DIM10-CS**

UL e UL IP66
TITLE 24



RECEIVED
JAN 15 2015

DEPARTMENT OF
PLANNING & ZONING



EON SIGN

303-S1

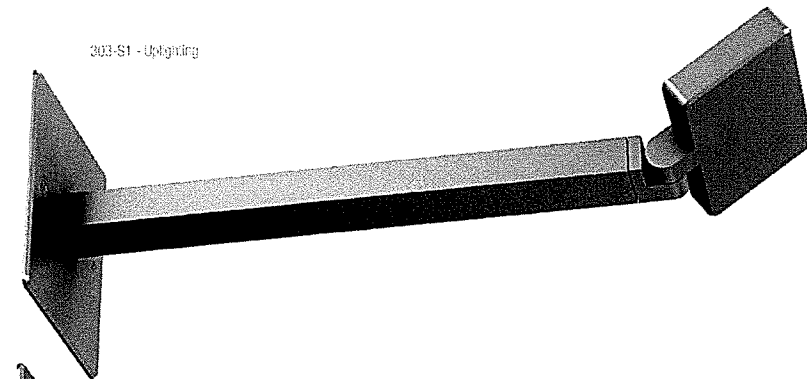
LED

Remote
Power
Supply

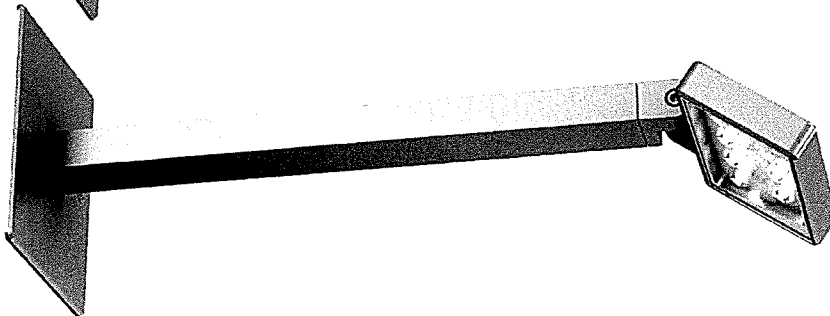
EON 303-S1 is a compact, low profile, dimmable LED sign lighting luminaire. It attaches to a wall mounted straight arm and delivers full vertical adjustment (180°) for easy aiming. 303 - S1 provides either uplight or downlight depending upon how it is mounted. Optional 24" or 36" straight arms are available in lieu of the standard 12" arm. 303 - S1 mounts directly to any wall surface over a standard 4" jbox and comes standard with a universal input LED driver (120 - 277V, 50/60 Hz). Dimming is achieved with a standard ELV, reverse phase dimming driver or an optional 0 - 10V dimming driver. 303 - S1 may be used indoors or outdoors and carries an IP66 rating.

- 180° adjustable
- ELV or 0-10 dimming
- Edgelit option
- 5 year warranty
- CA Title 24 Compliant

303-S1 - Uplighting



303-S1 - Downlighting



Ordering

FIXTURE

303-S1 LED sign light

CONFIGURATION

LEDB1 1 Mini LightBAR

LED COLOR TEMP

2700	2700K
3000	3000K
4000	4000K

VOLTAGE

UNV 120V - 277V, 50/60 Hz

DISTRIBUTION

T2	Type II
T4	Type IV
T5X	Type V extra wide flood

DIMMING

DIMELV	Trailing edge phase dimming driver
DIM10	0-10V Dimming driver

FINISH

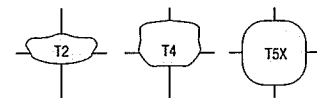
BK	Painted black
BZ	Painted bronze
CS	Painted city silver
VE	Painted verde
WT	Painted white
NBR	Solid brass
NBZ	Solid bronze
NCP	Solid copper
NSS	Solid stainless steel
BA	Brushed aluminum

STEM

12	12" stem
24	24" stem
36	36" stem

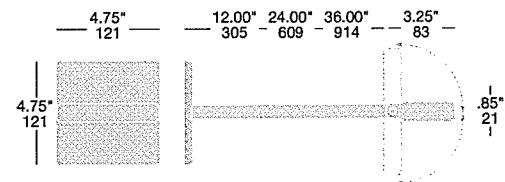
ORDERING EXAMPLE

303-S1-LEDB1-2700-UNV-T2-DIMELV-CS-12



UL cUL IP66

TITLE 24



RECEIVED
JAN 15 2015
DEPARTMENT OF
PLANNING & ZONING

Mary O'Neil

From: Doug Nedde <dnedde@neddere.com>
Sent: Monday, January 26, 2015 3:07 PM
To: Mary O'Neil
Subject: FW: 747 Pine street

Mary,

Please see below Warren Spinners approval for 747 Pine St.

Doug Nedde
Owner

NEDDE
real estate

620 Hinesburg Road, Suite 220
South Burlington, VT 05403
P 802-651-6888
C 802-343-4110
E dnedde@neddere.com
www.nedderealestate.com

DISCLOSURE CONCERNING REPRESENTATION: Real estate professionals in Vermont are required to disclose their agency status to persons with whom they communicate. Our firm represents both sellers through Listing Agreements and buyers through Buyer Broker Agreements. We also market properties on behalf of sellers through cooperation agreements with brokers who have listings with those sellers. We do not represent sellers and buyers in the same transaction. Unless our firm has a Listing Agreement or Buyer Broker Agreement with you, we do not have a broker/client relationship with you and we are not acting on your behalf as your agent. If you are a prospective buyer and we send you information concerning properties you may be interested in, we are doing so as the seller's agent or as a cooperating broker with agents who represent the seller. If you would like to enter into an exclusive right to represent buyer agreement with us, please contact me. To view a mandatory disclosure form please go to <http://nedderealestate.com/wp-content/uploads/2014/02/MandatoryConsumerDisclosure.pdf>.

From: Warren Spinner [<mailto:WSpinner@burlingtonvt.gov>]
Sent: Monday, January 26, 2015 11:31 AM
To: 'Keith Wagner'
Cc: Edward Adams; joel@scottpartners.com; Mary O'Neil
Subject: RE: 747 Pine street

Hi Keith,

Just reviewed the plans and the tree adjustments look good.

I did miss one thing last week in my first review. There are two existing Crabapple trees in the public R.O.W. on Pine Street slated to remain/be saved. I need to know how the developer plans on protecting these trees during the construction process. It should be specified on the plans.

Thanks, Warren

From: Keith Wagner [<mailto:hkwagner@wagnerhodgson.com>]

Sent: Monday, January 26, 2015 11:07 AM

To: Warren Spinner

Cc: Edward Adams; joel@scottpartners.com

Subject: FW: 747 Pine street

Hi Warren-

Attached please find our revised planting plan.

You will note;

1. Trees along Sears Lane are now Elms.
2. We have removed the crabapples. We now have a consistent row of the Acer freeman. I think this will look good as they march along a rather blank building wall.
3. The tree on the north end along Pine Street has been labeled an Elm. We have pulled it away from the street to be away from the power lines.
4. We have adjusted the Honeylocust trees along the west property line. As you mentioned, they were tight. We have moved one to the south. The one tree that remains between the parking and property line has 6'-6".

As I mentioned last week, we will develop a soil recommendation spec for the areas. I hope these revisions meet with your approval.

Thanks so much Warren.

Regards,

H. Keith Wagner, FASLA

Principal

Personal email: hkwagner@wagnerhodgson.com

WAGNERHODGSON
LANDSCAPE ARCHITECTURE

7 Marble Avenue, Burlington, VT 05401

T 802.864.0010

F 802.864.6267

W www.wagnerhodgson.com

Department of Planning and Zoning

149 Church Street
Burlington, VT 05401

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

Telephone: (802) 865-7188
(802) 865-7195 (FAX)

David E. White, AICP, Director

Ken Lerner, Assistant Director

Sandrine Thibault, AICP, Comprehensive Planner

Jay Appleton, Senior GIS/IT Programmer/Analyst

Scott Gustin, AICP, CFM, Senior Planner

Mary O'Neil, AICP, Senior Planner

Vacant, Zoning Clerk

Elsie Tillotson, Department Secretary



MEMORANDUM

To: Development Review Board

From: Ken Lerner *[Signature]*

Date: February 3, 2015

RE: ZP15-0664LL & ZP15-0665LL (APPEALS);

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: ZP15-0664LL & ZP15-0665LL

Location: 111 Colchester Avenue & 10 University Place, respectively

Zone: Institutional; Core Campus Overlay (UVM & FAHC) **Ward:** 1

Date appeal accepted: January 5, 2015

Date of administrative decision: December 23, 2014

Date of application: December 5, 2014

Owner/Appellant: UVM/Martha Lang

Request: Appeal of Administrative Approval of lot line Adjustments between the subject properties.

As both appeals involve a lot line adjustment between two parcels; the staff comments below address these permits together.

Background/Overview:

Zoning Permit 14-1321CA for the 208,000 sq. ft. Inpatient Building at the Medical Center Campus, including parking lot improvements was approved by the DRB. The lot line adjustment is required as condition of approval #10 for ZP14-1321CA: "A boundary line adjustment will need to be secured to allow for development under this approval. All requirements as noted in Section 10.1.5 for filing a plat/mylar will be in effect."

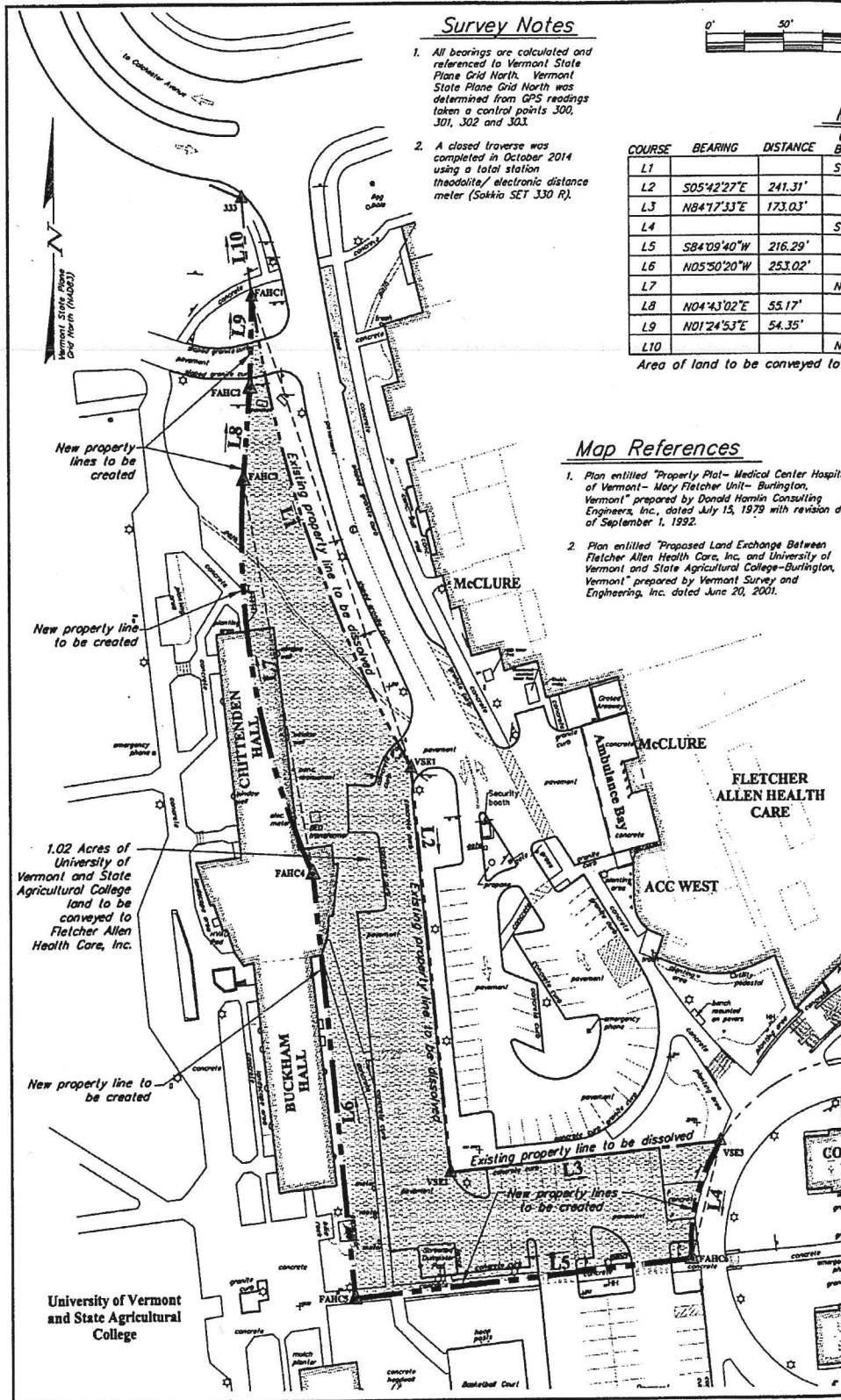
Zoning Permit 14-1320CA for demolition of Chittenden, Buckham, Wills residential complex with redevelopment plans including Green Mountain walkway and associated pedestrian amenities. Construction of a replacement parking area is also included. This proposal is on the UVM portion of the adjusted parcels. Note that this permit currently is under appeal to Superior Court, Environmental Division.

Zoning Permits 15-0664LL & 15-0665LL lot line adjustment requests were each approved with the following conditions:

1. The final lot line adjustment plat, endorsed by the Zoning Administrator, shall be recorded in the office of the chief administrative officer (i.e. Land Records).
 2. A copy of the approved lot line adjustment plat shall be filed with the department of planning & zoning after recording in the land records.
 3. A deed signed by the owner of the land being conveyed shall be provided and duly recorded in the city land records.
 4. This lot line adjustment is proposed to facilitate the development of the Fletcher Allen Health Care addition approved under zoning permit 14-1321CA.
- And Standard Permit Conditions.

Appeal

The appellant contends that the proposals are subject to a public hearing before the DRB under Section 3.5.2(a) and (b) Conditional Use and Major Impact Review. Appellant states that the application is related to an Institutional Parking Plan and: there is more than one acre of land disturbed, 50 or more parking spaces are involved and that there are multiple projects by the same owner within a twelve month period. Further, the appellant states that the exceptions under Section 3.5.3 do not apply. See attached letter dated January 5, 2015; note reference in the letter is made to Sec. 3.5.1, however this appears to be a typo as the issues identified are from Sec. 3.5.2.



Recommendation: Deny the appeal and **uphold the administrative approvals** per the following findings:

I. Findings

Vermont State Statute, §4413, Limitations on municipal bylaws

- (a) *The following uses may be regulated only with respect to location, size, height, building bulk, yards, courts, setbacks, density of buildings, off-street parking, loading facilities, traffic, noise, lighting, landscaping, and screening requirements, and only to the extent that regulations do not have the effect of interfering with the intended function use:*
- (1) *State or community owned and operated institutions and facilities.*
 - (2) *Public and private schools and other educational institutions certified by the state department of education.*
 - (4) *Public and private hospitals.*

The University of Vermont Medical Center (FAHC) and UVM are a hospital and an educational institution, respectively and, therefore, subject to a limited zoning review per 24 VSA §4413, *Limitations on municipal bylaws*. These applications may be reviewed only with respect to location, size, height, building bulk, yards, courts, setbacks, density of buildings, off-street parking, loading facilities, traffic, noise, lighting, landscaping, and screening requirements. The lot line adjustment is reviewable, not only as it is a condition of approval of a zoning permit as discussed below, but in that it effects setbacks, size (of lots), and the density of buildings (lot coverage). Items related to these issues and parking (due to parking being raised by the appellant) are discussed in the recommended findings. **(Affirmative Finding)**

Sec. 3.2.7 Administrative Review and Approval

Pursuant to the provisions of 24 V.S.A. Section 4464(c), this section provides for the administrative review and approval of new development and amendments to previously approved development

(a) *Administrative Authority:*

The administrative officer is hereby authorized to undertake the review and approval of all of the following types of applications:

6. Lot Line Adjustment.

In addition, the administrative officer is hereby authorized to undertake the review and approval of certain COA Level II applications subject to the following thresholds and conditions:

11. Compliance with conditions of approval as specified in a written decision of the DRB;

The adopted zoning regulations specifically authorize certain types of applications to be reviewed and acted upon administratively. The subject applications for a lot line adjustment are covered for administrative review under Sec. 3.2.7 (a) 6 and 11. The latter being that the lot line adjustment is required as condition of approval #10 for ZP14-1321CA: "A boundary line adjustment will need to be secured to allow for development under this approval. All requirements as noted in Section 10.1.5 for filing a plat/mylar will be in effect." In addition, under Sec. 10.1.5 (c), see below, administrative review is provided for lot line adjustments as well. **(Affirmative Finding)**

Sec. 3.5.2 Applicability

(a) Conditional Use Review:

Conditional Use Review shall be required for the approval of all development subject to the following provisions of this ordinance:

- 4. all applications for an Institutional Parking Management Plan pursuant to the provision of Article 8, Part 3;*

The proposed lot line adjustments in and of themselves do not affect or change any parking requirement or demand. While the action is related to other projects, the hospital addition and the demolition of three dorms and associated site improvements, these are projects that have been approved under separate permits by the DRB. The current 2014-2016 Joint Institutional Parking Management Plan (JIPMP) was presented to the DRB on May 6, 2014 and approved on May 19, 2014 and was not appealed. The lot line adjustment is not an application for or pertains to a JIPMP. **(Not Applicable)**

(b) Major Impact Review:

In addition, Major Impact Review shall be required for the approval of all development involving:

- 4. Land disturbance involving one acre or more;*

There is no direct physical disturbance of land implied or approved with the lot line adjustment. It merely changes a boundary line. Any land disturbance is included in the zoning permits as approved and identified in the Background/Overview above.

(Not Applicable)

- 5. Site improvements involving fifty (50) or more parking spaces;*

There is no change to any parking areas specific to the lot line adjustment. While there is a parking area included within the land being conveyed there are 44 spaces in that area. Thus while there is parking spaces that may be involved, they are below the 50 space limit. Parking improvements were considered and approved under ZP 14-1321CA for the hospital expansion and under ZP14-1320CA for demolition of Chittenden, Buckham, Wills residential complex. **(Not Applicable)**

- 8. Multiple projects by the same applicant or responsible party within any consecutive twelve (12) month period on the same property or on a property within 1000 feet of the subject property that in the aggregate equal or exceed the above criteria.*

This provision is irrelevant as the lot line adjustment is exempt from Major Impact Review as per Sec. 3.5.3 below. **(Not Applicable)**

Regardless as noted above, Sec. 3.2.7 (a) specifically provides for administrative review for a lot line adjustment and for permit condition requirements, both of which are applicable to the subject permits.

Sec. 3.5.3 Exemptions

Major Impact Review shall not apply to applications involving one or more of the following:

- (a) Single-family dwellings; Proposal is not for a SF dwelling.*
- (b) Temporary structures; The proposal does not include a temporary structure.*
- (c) Substantial rehabilitation that does not expand the floor area of an existing building or the structural capacity of existing development; There are no changes or expansion of*

any structures proposed under the lot line adjustment permits themselves.

(Exemption Affirmed)

(d) *Projects that do not result in a change of use or increased parking demand as determined by the administrative officer;* There is no expansion or change of use or change in a parking demand that results from these applications. Parking for the associated projects has been addressed under their permits and the approved JIPMP.

(Exemption Affirmed) and,

(e) *Subsurface site improvements including but not limited to underground utility lines and subsurface drainage ways.* There are no subsurface improvements with the lot line applications.

Any major impact related criteria was addressed in both the UVM and hospital projects. Thus, Exemptions (c) and (d), the lot line adjustment permits would not require Major Impact Review. Lot line adjustments are defined in **Article 13** as follows:

Lot Line Adjustment: The relocation of a common property boundary where an additional lot is not created and where an existing lot reduced in size by the adjustment complies with the dimensional requirements of this ordinance

All that is occurring is the moving of a boundary line between properties. There is no change in use nor is there any resulting increase in parking demand from merely moving a boundary line.
(Exemption Affirmed)

Sec. 10.1.5 Lot Line Adjustments

The intent of this section is to provide for an abbreviated review and approval process for the realignment of lot boundary lines between existing adjacent lots, including the merger of lots, where no additional lots are being created. In addition, a lot line adjustment shall include the addition and subtraction of vestigial alleys, as defined in Article 13, when being combined with an adjacent lot. A lot line adjustment shall not constitute a subdivision.

The proposed lot line adjustment involves moving 1.02 acre of land from one lot owned by UVM (10 University Place) to adjoin it with a lot owned by the hospital (111 Colchester Ave.). Thus, this simple boundary realignment does not result in any new lots being created and therefore does not constitute a subdivision as per Sec. 10.1.5.

As a lot line adjustment certain requirements need to be met and can be administratively approved as per Sec. 10.1.5 (c) and Sec. 3.2.7 (a) as per above:

(c) Lot Line Adjustment – Administrative Decision:

The administrative officer shall have the authority to approve or deny an application for a Lot Line Adjustment as follows:

1. *An application may be denied for good cause based upon substantial evidence including but not limited to:*

A. *Such cases where the proposed adjustment will result in a new lot being created; No new lot is created. (Affirmative Finding)*

- B. *Such cases where the proposed adjustment will result in the creation of a non-conforming parcel or non-conforming buildings or structures or yard areas or any non-conforming dimensional standard; No non-conforming zoning related situation is created despite that a building is severed by the new lot line (Chittenden and Buckham halls). While this structure has been approved for demolition, there is no setback for buildings required within the subject overlay districts. In addition, once the permit for demolition is implemented there would certainly be no non-conformance. (Affirmative Finding) and,*
- C. *Such cases where the proposed adjustment does not adequately address the applicable Land Division Design Standards of Art. 6. Article 6 is not specific to the adjustment but all design standards regarding the dorm demolition and construction of the new inpatient facility have been addressed and considered under their respective approvals. (Affirmative Finding)*

2. *Provided the adjustment does not create a non-conforming parcel, structure or nonconforming yard area or other dimensional non-conformity, or upon the issuance of a variance by the DRB, and upon submission of a plat per subsection (b) above, the administrative officer shall approve the proposal as presented or as modified.*

All appeals of an administrative officer's decision shall be made pursuant to the applicable provisions of Article 12. The appellant has utilized available regulatory appeal rights herein. (Affirmative Finding)

Section 4.5.2 (d) District Specific Regulations:

(c) District Specific Regulations: Fletcher Allen Health Care Medical Center Campus (ICC-FAHC)

2. Lot coverage

Maximum lot coverage shall be applied to the aggregate of all lots owned by a respective institution and located within the ICC-FAHC District. Lot coverage shall not exceed 60% except as provided below.

The maximum lot coverage for the entire tract of land owned by an institution within the ICC-FAHC District may be increased by one percent for each one percent that the Transitional Buffer coverage is less than 40%, up to a maximum of 65%.

Lot coverage after the adjustment results in the aggregate of the core and buffer areas as being 58%; less than the maximum allowed. (Affirmative Finding)

3. Setbacks

Minimum side and rear yard setbacks in the underlying zoning district shall not be applicable within the ICC-FAHC District. (Not Applicable)

(d) District Specific Regulations: UVM Central Campus (ICC-UVM);

2. Lot coverage

Maximum lot coverage shall be applied to the aggregate of all lots owned by the institution and located within the ICC -UVM District. Lot coverage shall not exceed 65% except as provided below.

The maximum lot coverage within the ICC -UVM District may be increased by one percent for each one percent that the Transitional Buffer coverage is less than 40%, up to a maximum of 70%.

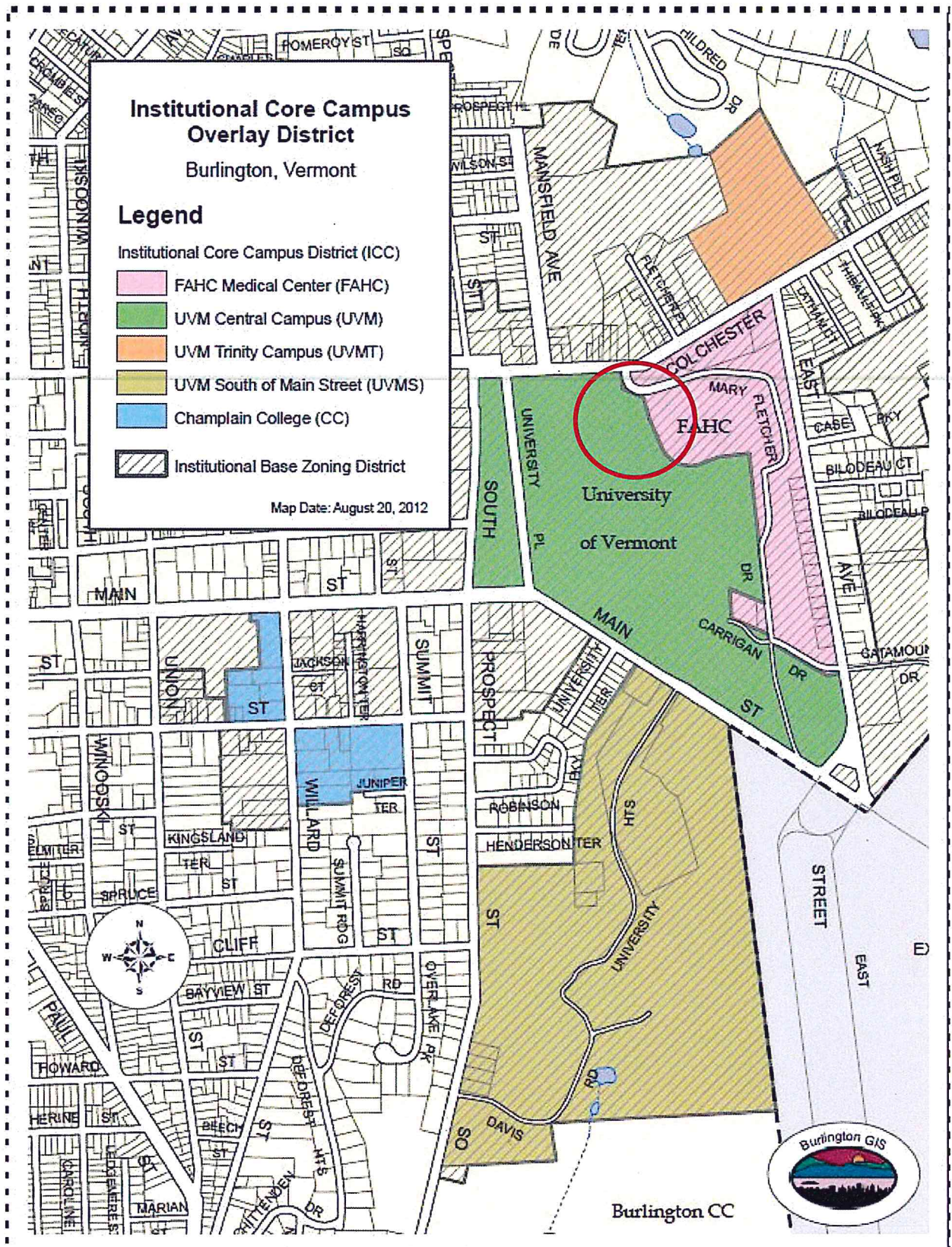
Lot Coverage within the UVM Institutional Core including the land transfer is 48.04% and after the demolition and redevelopment coverage will be 47.56%, below the maximum allowed.

(Affirmative Finding)

3. Setbacks

Minimum side and rear yard setbacks in the underlying zoning district shall not be applicable within the ICC -UVM District. (Not Applicable)

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



(Area of lot line adjustment highlighted within ICC-UVM and ICC-FAHC overlays.)



City of
Burlington, Vermont
149 Church Street

Zoning Permit - COA and Major Impact Development – Conditions of Approval

ZP #: 14-1321CA/MA

Tax ID: 046-2-103-000

Issue Date: September 8, 2014

Decision: Approved w/ Pre-Release
Conditions

Property Address: 111 COLCHESTER AVENUE

Description: New Inpatient building west of Ambulatory Care Center with associated parking, lighting and landscaping.

Project Permit Conditions:

1. **Impact Fees**, calculated and based upon new square footage as provided by the application, shall be paid at least seven (7) days prior to occupancy of a new building or any portion thereof. Based upon submission information, the following is an estimate of anticipated Impact Fees:

SF of Project 208,000

Department	Offices & Other	
	Rate	Fee
Traffic	0.641	133,328.00
Fire	0.188	39,104.00
Police	0.333	69,264.00
Parks	0.397	82,576.00
Library	0.000	0.00
Schools	0.000	0.00
Total	1.559	\$ 324,272.00

2. Stormwater Management and Erosion Prevention and Sediment Control Plans shall have the written approval of the city stormwater administrator **prior to release of the zoning permit**. The Stormwater engineer extended this option through an email submitted to staff June 27, 2014.
3. The Board accepts the lighting plan as submitted August 28, 2014, with the condition that lighting under the building will not bleed beyond the footprint of the structure.
4. The applicant will need to demonstrate compliance with the 30% parking lot shading requirement **prior to release of the zoning permit**.
5. City arborist approval of the tree species, caliper and mature canopy surrounding the parking area per Section 6.2.2. (l) will be required **prior to release of the zoning permit**.
6. This project will exceed the typical 2 year time limit provided under Section 3.2.9 (d). of the CDO. The applicant anticipates a fall, 2018 completion date. A phasing schedule, based on reasonable assumptions for project advancement and provided by applicant, is encouraged. If the applicant anticipates sequential use of the building as development progresses, those portions of the projects may be individually phased to allow for separate Certificates of Occupancy to be issued. **A January 1, 2019 permit expiration date is reasonable, and consistent with UVM's companion project.**

7. Bicycle parking for 21 long term spaces and 10 short term spaces will need to be defined **prior to release of the zoning permit.**
8. The Board accepts the dimensions of the parking spaces as provided on submitted plans.
9. *New or substantially improved parking areas with 15 or more parking spaces shall include a minimum of 1 shade tree per 5 parking spaces with a minimum caliper size of 2.5"-3" at planting.* For FAHC's 47 space parking area, 9 new trees meeting the prescribed caliber will be required. The approval of the City arborist will be required for species, caliper, and canopy **prior to release of the zoning permit.**
10. A boundary line adjustment will need to be secured to allow for development under this approval. All requirements as noted in Section 10.1.5 for filing a plat/mylar will be in effect.
11. Any signage will require a separate zoning permit, and be in conformance with Fletcher Allen's Master Sign Plan (ZP05-481CA; 10-0800MP (amendment)).
12. Standard Permit Conditions 1-15.

Standard Permit Conditions:

1. **Other City, State or Federal Permits.** The owner is solely responsible for obtaining all other required City, state and federal approvals. Failure to do so may invalidate this Zoning Permit and result in enforcement actions.
Note: All projects receiving a Zoning Permit also require a Construction Permit or written confirmation that a Construction Permit is not required from Department of Public Works-Inspection Services Division (DPW-ISD). All construction permits must be closed out by way of approved inspections by DPW-ISD before issuance of a Unified Certificate of Occupancy (UCO) by the Code Enforcement Office as per Condition 3, below.
2. **Time Limits.** This zoning permit shall become invalid unless work or action authorized by the permit is commenced by **September 8, 2015**. The owner shall complete the approved project and obtain a UCO (combined Zoning and Building certificates of occupancy, still applicable even if a zoning or building permit was not required) by **September 8, 2016**, or be subject to enforcement actions.

These time limits are binding upon the owner unless one of the following apply: a) longer or shorter time limits are specifically imposed by a condition of approval; or b) the time limits are tolled by additional state or federal permitting for the project or by an appeal; or c) an extension of time has been granted. An extension of time must be requested in writing PRIOR to the expiration of the permit. If the owner has enacted the permit and it lapses, the owner may be responsible to obtain a new zoning permit, if required, which shall be subject to the current Comprehensive Development Ordinance (CDO).

3. **Unified Certificate of Occupancy (UCO):** It shall be unlawful to use or occupy (or allow the use or occupancy of) any land or structure or part thereof which has been created, changed, converted, or wholly or partly altered or enlarged in its use or structure without a UCO.

If the project is partially completed, meets "prior to issuance of a UCO" conditions of approval, meets all health and safety standards, and all municipal fees for the project are paid, a Temporary Zoning CO may be requested and issued. **Upon completion of the project**, applicant shall request and obtain a Final UCO from the Code Enforcement Office (located at 645 Pine Street). Additional information on how to request and obtain this UCO is available at this office. **Failure to obtain a**

MARTHA R. LANG, PH.D.
138 COLCHESTER AVENUE
BURLINGTON, VERMONT 05401
802-862-1094

RECEIVED
JAN - 5 2015

DEPARTMENT OF
PLANNING & ZONING

January 5, 2015

Department of Planning and Zoning
City Hall
149 Church Street
Burlington, VT 05401

Re: ZP# 15-0664LL 111 Colchester Avenue

To Whom It May Concern:

I want to appeal the Zoning Staff Administrative Decision ZP# 15-0664LL, 111 Colchester Avenue to the Burlington Development Review Board.

I. Description of the decision under appeal:

Lot line adjustment.

II. Description of property subject to appeal:

A one plus acre lot being sold to the Medical Center by UVM.

III. Reference to the regulatory provisions applicable to the appeal:

Section 3.5.1(a) Conditional Use

4. Institutional Parking Plan pursuant to Article 8, Part 3

Section 3.5.1(b) Major Impact Review:

4. Land disturbance of one acre or more.

5. Site improvements involving fifty (50) or more parking spaces.

8. Multiple projects by the same applicant within any consecutive twelve (12) month period

IV. Section 3.5.3 Exemptions: do not apply for this permit.

V. Relief requested by the applicant:

Hearing before DRB under Major Impact Review

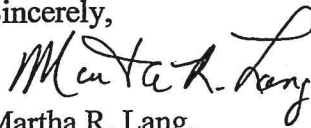
VI. Alleged grounds why such requested relief is believed proper under the circumstances:

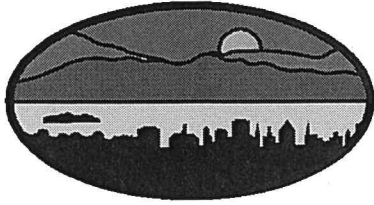
This review will comply with the Burlington Comprehensive Development Ordinance

A check for \$250 is enclosed. Please contact me if you have any questions.

Thank you.

Sincerely,


Martha R. Lang.



ZONING PERMIT
CERTIFICATE OF APPROPRIATENESS

City of Burlington, Vermont
Department of Planning and Zoning

Application Date: 12/05/2014

Appeal Expiration Date: 01/06/2015

Project Location: 111 COLCHESTER AVENUE

District: I

Owner: Fletcher Allen Health Care, Inc.

Ward: 1

Address: 1 SOUTH PROSPECT ST
BURLINGTON VT 05401

Tax ID: 046-2-103-000

Project Type: Institutional - Lot Line Adjustment

Project Description: Proposed lot line adjustment with UVM main campus.

Construction Cost:	\$0	Lot Size (Sq Ft):	1,285,161
Net New Habitable Sq Ft:	0.00	Net New # of Housing Units:	0
Existing % Lot Coverage:	58.00	Existing # of Parking Spaces:	0
Proposed % Lot Coverage:	59.00	Proposed # of Parking Spaces:	0
Net New % Lot Coverage:	1.00	Required # of Parking Spaces:	0

Zoning Permit #: 15-0664LL

Decision By: Administrative

Level of Review: 3

Decision: Approved

See Conditions of Approval

Decision Date: December 22, 2014

Project File: 15-0664LL

Zoning Administrative Officer

Review: Preliminary and Final Plat Review

An interested person may appeal a decision of the Zoning Administrator to the Development Review Board until 4 pm on January 6, 2015.

Fee Type	Amount	Paid in Full	Balance Due: \$0.00
Application Fee:	\$100.00	Yes	Date Paid: _____
Development Review Fee:	\$0.00	NA	Check # _____
Impact Fee:	Not Applicable		

Building Permit Required: **Yes**

Permit Received by: _____

Date: _____



City of
Burlington, Vermont
149 Church Street

Zoning Permit - COA Level III – Conditions of Approval

ZP #: 15-0664LL

Tax ID: 046-2-103-000

Issue Date: December 22, 2014

Decision: Approved

Property Address: 111 COLCHESTER AVENUE

Description: Proposed lot line adjustment with UVM main campus.

Project Permit Conditions:

1. The final lot line adjustment plat, endorsed by the Zoning Administrator, shall be recorded in the office of the chief administrative officer (i.e. Land Records).
2. A copy of the approved lot line adjustment plat shall be filed with the department of planning & zoning after recording in the land records.
3. A deed signed by the owner of the land being conveyed shall be provided and duly recorded in the city land records.
4. This lot line adjustment is proposed to facilitate the development of the Fletcher Allen Health Care addition approve under zoning permit 14-1321CA.

Standard Permit Conditions:

1. **Other City, State or Federal Permits.** The owner is solely responsible for obtaining all other required City, state and federal approvals. Failure to do so may invalidate this Zoning Permit and result in enforcement actions.
Note: All projects receiving a Zoning Permit also require a Construction Permit or written confirmation that a Construction Permit is not required from Department of Public Works-Inspection Services Division (DPW-ISD). All construction permits must be closed out by way of approved inspections by DPW-ISD before issuance of a Unified Certificate of Occupancy (UCO) by the Code Enforcement Office as per Condition 3, below.
2. **Time Limits.** This zoning permit shall become invalid unless work or action authorized by the permit is commenced by **December 22, 2015**. The owner shall complete the approved project and obtain a UCO (combined Zoning and Building certificates of occupancy, still applicable even if a zoning or building permit was not required) by **December 22, 2016**, or be subject to enforcement actions.

These time limits are binding upon the owner unless one of the following apply: a) longer or shorter time limits are specifically imposed by a condition of approval; or b) the time limits are tolled by additional state or federal permitting for the project or by an appeal; or c) an extension of time has been granted. An extension of time must be requested in writing PRIOR to the expiration of the permit. If the owner has enacted the permit and it lapses, the owner may be responsible to obtain a new zoning permit, if required, which shall be subject to the current Comprehensive Development Ordinance (CDO).

RECEIVED
NOV 25 2014

The University of Vermont Medical Center
Inpatient Building Project
City of Burlington
Boundary Line Adjustment Application Narrative
November 24, 2014

DEPARTMENT OF
PLANNING & ZONING

The University of Vermont Medical Center (UVM Medical Center), formerly known as Fletcher Allen Health Care, Inc., is proposing an approximately 208,000 square foot (sq. ft.) inpatient building project (the Project) to be located next to the Emergency Department on the west side of its Medical Center Campus. The Project will consist of approximately 128 inpatient replacement beds to be hosted in single rooms with connections to the McClure Building and the West Pavilion of the Ambulatory Care Center (ACC).

In order to accommodate the Inpatient Building and parking on the western edge of the UVM Medical Center Campus, a small 1.02 acre boundary line adjustment will be done with UVM.

The Inpatient Building Project received Development Review Board Site Plan approval on September 8, 2014 in ZP 14-1321CA. One condition of approval for the Project is "a boundary line adjustment will need to be secured to allow for development under this approval." The demolition of the Chittenden, Buckham and Wills Residential Complex, and future Green Mountain Walkway were part of a separate City Site Plan application by UVM that was also approved by the Development Review Board on September 8, 2014. The boundary line adjustment was disclosed as part of these past applications.

The enclosed application is to request administrative approval for the small 1.02 acre boundary line adjustment between the UVM Medical Center and UVM for this Project. The respective institutions contact names and addresses are both included on the application form. To the best of our knowledge, both the UVM Medical Center and UVM lots prior to and after the boundary line adjustment will be fully conforming to the City of Burlington Comprehensive Development Ordinance.

MARTHA R. LANG, PH.D.
138 COLCHESTER AVENUE
BURLINGTON, VERMONT 05401
802-862-1094

RECEIVED
JAN - 5 2015

January 5, 2015

Department of Planning and Zoning
City Hall
149 Church Street
Burlington, VT 05401

DEPARTMENT OF
PLANNING & ZONING

Re: ZP# 15-0665LL 10 University Place

To Whom It May Concern:

I want to appeal the Zoning Staff Administrative Decision ZP# 15-0665LL, 10 University Place to the Burlington Development Review Board.

I. Description of the decision under appeal:

Lot line adjustment.

II. Description of property subject to appeal:

A one plus acre lot being sold to the Medical Center by UVM.

III. Reference to the regulatory provisions applicable to the appeal:

Section 3.5.1(a) Conditional Use

4. Institutional Parking Plan pursuant to Article 8, Part 3.

Section 3.5.1(b) Major Impact Review .

4. Land disturbance of one acre or more.

5. Site improvements involving fifty (50) or more parking spaces.

8. Multiple projects by the same applicant within any consecutive twelve (12) month period

IV. Section 3.5.3 Exceptions: do not apply for this zoning permit.

V. Relief requested by the applicant:

Hearing before DRB under Major Impact Review

VI. Alleged grounds why such requested relief is believed proper under the circumstances:

This review will comply with the Burlington Comprehensive Development Ordinance.

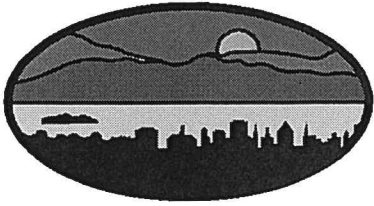
A check for \$250 is enclosed. Please contact me if you have any questions.

Thank you.

Sincerely,



Martha R. Lang.



**ZONING PERMIT
CERTIFICATE OF APPROPRIATENESS**

City of Burlington, Vermont
Department of Planning and Zoning

Application Date: 12/05/2014

Appeal Expiration Date: 01/07/2015

Project Location: 10 UNIVERSITY PLACE

District: I

Owner: University of Vermont & State Agricultural Colle

Ward: 1

Address: C/O Campus Planning Service
109 South Prospect ST
Burlington VT 05405

Tax ID: 050-3-021-000

Project Type: Institutional - Lot Line Adjustment

Project Description: Proposed lot line adjustment between UVM main campus and UVM Medical Center.

Construction Cost:	\$0	Lot Size (Sq Ft):	3,035,625
Net New Habitable Sq Ft:	0.00	Net New # of Housing Units:	0
Existing % Lot Coverage:	48.04	Existing # of Parking Spaces:	0
Proposed % Lot Coverage:	47.56	Proposed # of Parking Spaces:	0
Net New % Lot Coverage:	-0.48	Required # of Parking Spaces:	0

Zoning Permit #: 15-0665LL

Decision By: Administrative

Level of Review: 3

Decision: Approved

See Conditions of Approval

Decision Date: December 23, 2014

Project File: 15-0665LL

Zoning Administrative Officer

Review: Preliminary and Final Plat Review

An interested person may appeal a decision of the Zoning Administrator to the Development Review Board until 4 pm on January 7, 2015.

Fee Type	Amount	Paid in Full	Balance Due: \$0.00
Application Fee:	\$100.00	Yes	Date Paid: _____
Development Review Fee:	\$0.00	NA	Check # _____
Impact Fee:	Not Applicable		

Building Permit Required: **Yes**

Permit Received by: _____

Date: _____



City of
Burlington, Vermont
149 Church Street

Zoning Permit - COA Level III – Conditions of Approval

ZP #: 15-0665LL

Tax ID: 050-3-021-000

Issue Date: December 23, 2014

Decision: Approved

Property Address: 10 UNIVERSITY PLACE

Description: Proposed lot line adjustment between UVM main campus and UVM Medical Center.

Project Permit Conditions:

1. The final lot line adjustment plat, endorsed by the Zoning Administrator, shall be recorded in the office of the chief administrative officer (i.e. Land Records).
2. A copy of the approved lot line adjustment plat shall be filed with the department of planning & zoning after recording in the land records.
3. A deed signed by the owner of the land being conveyed shall be provided and duly recorded in the city land records.
4. This lot line adjustment is proposed to facilitate the development of the Fletcher Allen Health Care addition approved under zoning permit 14-1321CA.

Standard Permit Conditions:

1. **Other City, State or Federal Permits.** The owner is solely responsible for obtaining all other required City, state and federal approvals. Failure to do so may invalidate this Zoning Permit and result in enforcement actions.
Note: All projects receiving a Zoning Permit also require a Construction Permit or written confirmation that a Construction Permit is not required from Department of Public Works-Inspection Services Division (DPW-ISD). All construction permits must be closed out by way of approved inspections by DPW-ISD before issuance of a Unified Certificate of Occupancy (UCO) by the Code Enforcement Office as per Condition 3, below.
2. **Time Limits.** This zoning permit shall become invalid unless work or action authorized by the permit is commenced by **December 23, 2015**. The owner shall complete the approved project and obtain a UCO (combined Zoning and Building certificates of occupancy, still applicable even if a zoning or building permit was not required) by **December 23, 2016**, or be subject to enforcement actions.

These time limits are binding upon the owner unless one of the following apply: a) longer or shorter time limits are specifically imposed by a condition of approval; or b) the time limits are tolled by additional state or federal permitting for the project or by an appeal; or c) an extension of time has been granted. An extension of time must be requested in writing PRIOR to the expiration of the permit. If the owner has enacted the permit and it lapses, the owner may be responsible to obtain a new zoning permit, if required, which shall be subject to the current Comprehensive Development Ordinance (CDO).

Burlington Development Review Board

149 Church Street, City Hall
Burlington, VT 05401

www.burlingtonvt.gov/pz/drb

Phone: (802) 865-7188

Fax: (802) 865-7195

Austin Hart
Michael Long
Jonathan Stevens
Brad Rabinowitz
Missa Aloisi
Israel Smith
A. J. LaRosa
Alexandra Zipparo (Alt.)
Jim Drummond (Alt.)



BURLINGTON DEVELOPMENT REVIEW BOARD Tuesday, February 3, 2015, 5:00 p.m. Contois Auditorium, City Hall, 149 Church Street, Burlington, VT AMENDED AGENDA

- I. **Agenda**
- II. **Communications**
- III. **Minutes**
- IV. **Consent Agenda**
 - 1. **15-0738CA: 747 PINE ST (ELM, Ward 5) Cresta/Cooper/Nedde, LLC**
Exterior building renovations, interior fit-up, freezer demolition and expanded/reconfigured parking (Project Manager: Mary O'Neil)
- V. **Public Hearing**
 - 1. **15-0664LL: 111 COLCHESTER AVE (I, Ward 1) Martha Lang / UVM Medical Center**
Appeal of administrative zoning permit for lot line adjustment with UVM main campus (Project Manager: Ken Lerner)
 - 2. **15-0665LL: 10 UNIVERSITY PL (I, Ward 1) Martha Lang / UVM**
Appeal of administrative zoning permit for lot line adjustment with UVM Medical Center (Project Manager: Ken Lerner)
- VI. **Other Business**
- VII. **Adjournment**

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

All staff comments, plans and supporting documents will be available on the Planning and Zoning website at: www.burlingtonvt.gov/pz/drb/agendas approximately one week before the hearing.

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 and Development Review Board is considered public and cannot be kept confidential.

This agenda is distributed to: adjacent property owners of projects before the Development Review Board, Neighborhood Planning Assemblies, City Councilors, City Departments and interested parties. You may direct written comments to the Planning and Zoning Department, at the above address. Inquiries may be made by calling 865-7188. Oral comments may be given at the meeting by any persons on any project listed on the Agenda.

Burlington Development Review Board

149 Church Street, City Hall
Burlington, VT 05401

www.burlingtonvt.gov/pz/drb

Phone: (802) 865-7188

Fax: (802) 865-7195

Austin Hart
Michael Long
Jonathan Stevens
Brad Rabinowitz
Missa Aloisi
Israel Smith
A. J. LaRosa
Alexandra Zipparo (Alt.)
Jim Drummond (Alt.)



BURLINGTON DEVELOPMENT REVIEW BOARD

Tuesday, January 20, 2015, 5:00 p.m.

Contois Auditorium, City Hall, 149 Church Street, Burlington, VT
Minutes

Board member present: Austin Hart (Chair), Jonathan Stevens, Brad Rabinowitz, Alexander LaRosa, Jim Drummond, and Ali Zipparo (via phone).

Board members absent: Michael Long, Israel Smith, Missa Aloisi.

Staff members present: Ken Lerner, Scott Gustin.

I. Agenda

No changes.

II. Communications

None.

III. Minutes

January 6, 2015 minutes in packet. Board members instructed to bring comments or changes to the deliberative for discussion.

IV. Public Hearing

1. 15-0536CA: 284 EAST AVE (I/RL, Ward 1) University of Vermont

Appeal of administrative zoning permit denial to relocate access to property.

Appellants represented by Lani Ravin and Bill Nedde present and sworn in.

A Hart recused.

J Stevens instructed staff to summarize the appeal.

K Lerner said that it's disturbing that UVM authorized work to take place outside of an approved permit. After the work was done, they requested an as-built approval. It could not be approved. The subsequent permit application was denied due to a lack of EPSC plan and an increase in nonconforming lot coverage.

S Gustin noted the newly submitted information to address the EPSC and lot coverage problems. DRB could uphold the denial as valid and require a new zoning permit, or they could acknowledge the revised information and grant the permit request.

K Lerner noted preference to grant the permit for a shorter process.

Lani Ravin, prefers to obtain the permit tonight. A more streamlined permit procedure. J Stevens, confirm that you submitted the new information. L Ravin said yes. The EPSC is acceptable and the lot coverage figures show an overall reduction.

Sharon Bushor has question about lot coverage. What was thought to be over lot coverage but has now been found to be less?

Bill Nedde, project engineer, responded to S Bushor and handed out a color-coded site plan depicting new coverage and coverage to be removed. SP-1.0 is the original site plan approval. C-2 is the site plan in front of DRB for approval tonight. Sheet A-1 depicts differences between original and revised

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
Printed on 100% Recycled Paper

site plans. There are two major differences. Differences are mainly related to walkways removed or widened.

L Ravin said that lot coverage will be less than what it is today. Whether lot coverage is calculated per lot or collectively is irrelevant.

(Lost A Zipparo on phone at 5:20 PM.)

S Bushor asked if nonconformity could simply be lessened or if it has to be brought into full conformity. K Lerner responded that nonconformity may be lessened without coming into full conformity. J Stevens concurred.

J Stevens closed the public hearing.

V. Certificate of Appropriateness

1. 15-0055CA: 15 CONGER AVE (WRL, Ward 5) David Maynard et al / Patrice Stratmann

Replace existing garage with new single family dwelling. *Continued review.*

Applicants Frank von Turkovich, Patrice Stratmann, and David Maynard present and sworn in.

Frank von Turkovich overviewed the application and changes thereto.

A Hart, have you seen staff comments? Do you have any concerns? F von Turkovich, yes, we've revised them and have no concerns. We can live with the proposed conditions.

A Hart, the driveway was to be narrowed to 18'. Is that acceptable? F von Turkovich, yes.

A Hart closed the hearing.

VI. Adjournment 5:28 pm.

Deliberation at 5:30 PM Tuesday January 20, 2015.

A. Hart - Chair, Development Review Board

Date

Scott Gustin, AICP, Senior Planner