

Burlington Development Review Board

Department of Permitting & Inspections
645 Pine Street
Burlington, VT 05401
www.burlingtonvt.gov/DPI/DRB
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Brooks McArthur
Kienan Christianson
Caitlin Halpert
Sean McKenzie, (Alternate)
Ravi Venkataraman, (Alternate)



BURLINGTON DEVELOPMENT REVIEW BOARD

Tuesday, January 19th, 2021, 5:00 PM

REMOTE MEETING

Zoom <https://us02web.zoom.us/j/86262385645?pwd=d2RJQ3FVNHRvVzFWUjRaTDQrVC83UT09>

Webinar ID: 862 6238 5645

Password: 842557

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

Agenda

- I. **Agenda**
- II. **Communications**
- III. **Minutes**
- IV. **Consent**
 1. **21-0530CA; 60 Institute Road (RCO-RG, 4N) Burlington Parks Recreation and Waterfront**
Construction of 85' long road; demo existing dump station and two RV stanchions, construct new RV dump station with water tower. (Project Manager: Scott Gustin)
- V. **Public Hearing**
 1. **21-0076CA/CU; 400 North Street (RL, Ward 1E) William McKenna**
Remove garage; construct accessory dwelling unit in backyard; driveway and parking reconstruction. *Continued review.* (Project Manager: Ryan Morrison)
- VI. **Certificate of Appropriateness**
 1. **21-0049CA/LL; 9-11 Lafountain Street (NMU, Ward 3C) PBGC LLC, Sam Gardner**
Lot merger #1 and #2; construct single family home. (Project Manager: Ryan Morrison)
 2. **21-0396CA; 217-219 North Winooski Ave (NMU, Ward 2C) Jade Age LLC, Steven Schenker**
Construct new 3-unit apartment building and related site work. (Project Manager: Ryan Morrison)
- VII. **Other Business**
 1. **Zoning Amendments**
- VIII. **Adjournment**

Plans may be viewed upon request by contacting the Department of Permitting & Inspections 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 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/dpi/drbb/agendas or the office notice board, one week before the hearing for the order in which items will be heard.

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Department of Permitting & Inspections

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

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



TO: Development Review Board
FROM: Scott Gustin
DATE: January 19, 2021
RE: 21-0530CA; 60 Institute Road

=====

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

Zone: RCO-RG Ward: 4N

Owner/Applicant: City of Burlington

Request: Construct interior road, demo existing dump station and two RV stanchions, construct new RV dump station with water tower.

Applicable Regulations:

Article 4 (Maps & Districts), Article 5 (Citywide General Regulations), Article 6 (Development Criteria & Guidelines)

Background Information:

The applicants are seeking approval for some minor modifications to an existing campsite area and to construct a new 85' long interior gravel road to connect two other existing interior roads. Overall, the work is minor; however, the estimated construction cost makes this application a Level 2 Certificate of Appropriateness, and the size of the new road exceeds 500 sf and requires Development Review Board consideration.

As a municipal property, is it subject only to limited zoning review per VSA 24, Sec. 4413, *Limitations on Municipal Bylaws*, (a). Review may address 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 or use.

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

I. Findings

Article 4: Maps & Districts

Sec. 4.4.6, Recreation, Conservation, and Open Space Districts:

(a) Purpose

(2) RCO-Recreation/Greenspace (RCO-RG)

The subject property is located in the RCO-RG zone. This zone is intended primarily to provide a diversity of passive and active recreational opportunities. The proposed work will improve an existing recreational facility at the North Beach camp ground. **(Affirmative finding)**

(b) Dimensional Standards & Density

The proposed work is located far from all minimum setback requirements. No building height is affected. Lot coverage will be altered slightly. Up to 15% lot coverage is permissible, but no lot coverage information is noted on the site plan. Confirmation of acceptable lot coverage is required. **(Affirmative finding as conditioned)**

(c) Permitted & Conditional Uses

The outdoor recreational use of the subject property is permitted in the RCO-RG zone and will not change. **(Affirmative finding)**

(d) District Specific Regulations

Not applicable.

Article 5: Citywide General Regulations

Sec. 5.2.3, Lot Coverage Requirements

See Sec. 4.4.6 (b) above.

Sec. 5.2.4, Buildable Area Calculation

Not applicable.

Sec. 5.2.5, Setbacks

See Sec. 4.4.6 (b) above.

Sec. 5.2.6, Building Height Limits

See Sec. 4.4.6 (b) above.

Sec. 5.2.7, Density and Intensity of Development Calculations

See Sec. 4.4.6 (b) above.

Sec. 5.5.1, Nuisance Regulations

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

Sec. 5.5.3, Stormwater and Erosion Control

As this project entails more than 400 sf of earthwork, an erosion control plan is required. Such a plan has been submitted for review and approval by the city's stormwater program staff.

(Affirmative finding as conditioned)

Article 6: Development Review Standards

Part 1, Land Division Design Standards

No subdivision is proposed. Not applicable.

Part 2, Site Plan Design Standards

Sec. 6.2.2, Review Standards

(a) Protection of important natural features

The property is public open space and runs down to the Lake Champlain Shoreline – an identified significant natural area. The area of construction associated with this application is far from the shoreline and is not within any identified significant natural area. No impacts to significant natural areas are included in this application. **(Affirmative finding)**

(b) Topographical alterations

Not applicable per 24 VSA, Sec. 4413.

(c) Protection of important public views

Not applicable per 24 VSA, Sec. 4413.

(d) Protection of important cultural resources

Not applicable per 24 VSA, Sec. 4413.

(e) Supporting the use of alternative energy

Not applicable per 24 VSA, Sec. 4413.

(f) Brownfield sites

Not applicable per 24 VSA, Sec. 4413.

(g) Provide for nature's events

Not applicable per 24 VSA, Sec. 4413. Chapter 26: Wastewater, Stormwater, and Pollution Control is a separate city ordinance that governs stormwater and erosion control standards. As a result, the project still must comply with the standards of Chapter 26. As required, an erosion prevention and sediment control plan has been provided. See Sec. 5.5.3.

(h) Building location and orientation

Not applicable. No building location or orientation will be affected by this work.

(i) Vehicular access

Not applicable per 24 VSA, Sec. 4413.

(j) Pedestrian access

Not applicable per 24 VSA, Sec. 4413.

(k) Accessibility for the handicapped

Not applicable per 24 VSA, Sec. 4413. Applicable accessibility requirements under the City's building code continue to apply.

(l) Parking and circulation

Parking will be unaffected by the proposed work. The proposed interior road will provide additional linkage between two existing interior roads. As the proposed interior road is not a circulation aisle, there are no applicable dimensional requirements beyond setbacks and the lot coverage maximum. **(Affirmative finding)**

(m) Landscaping, fences, and retaining walls

No landscaping plan is included in the application. The few site items to be removed will be converted to green space. No additional fencing or retaining walls are proposed. **(Affirmative finding)**

(n) Public plazas and open space

No public plazas are included in this application, nor are they required. The entire property is public open space and will remain so. The work is intended to improve an existing space within the North Beach camp ground. **(Affirmative finding)**

(o) Outdoor lighting

No new outdoor lighting is proposed. Not applicable.

(p) Integrate infrastructure into the design

The new RV dump station and water service are utilitarian in nature and amount to a concrete pad and piping. A gravel dumpster pad is noted at the southern end of the proposed interior road. No screening is noted and is required. Stockade fencing or similar on 3 sides would be sufficient. **(Affirmative finding as conditioned)**

Part 3, Architectural Design Standards

Sec. 6.3.2, Review Standards

No building alterations are proposed. Not applicable.

II. Conditions of Approval

1. **Prior to release of the zoning permit**, revised plans shall be submitted subject to staff review and approval. Revisions shall depict:
 - a. Existing and proposed lot coverage area (square feet and percentage); and,
 - b. Dumpster screening details (stockade fence or similar).
2. **Prior to release of the zoning permit**, written approval of erosion control plan shall be obtained from the Stormwater Administrator.
3. The Applicant/Property Owner is responsible for obtaining all necessary Zoning Permits and Building Permits through the Department of Permitting & Inspections as well as other permit(s) as may be required.
4. Standard permit conditions 1-15.

Department of Permitting & Inspections

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MEMORANDUM

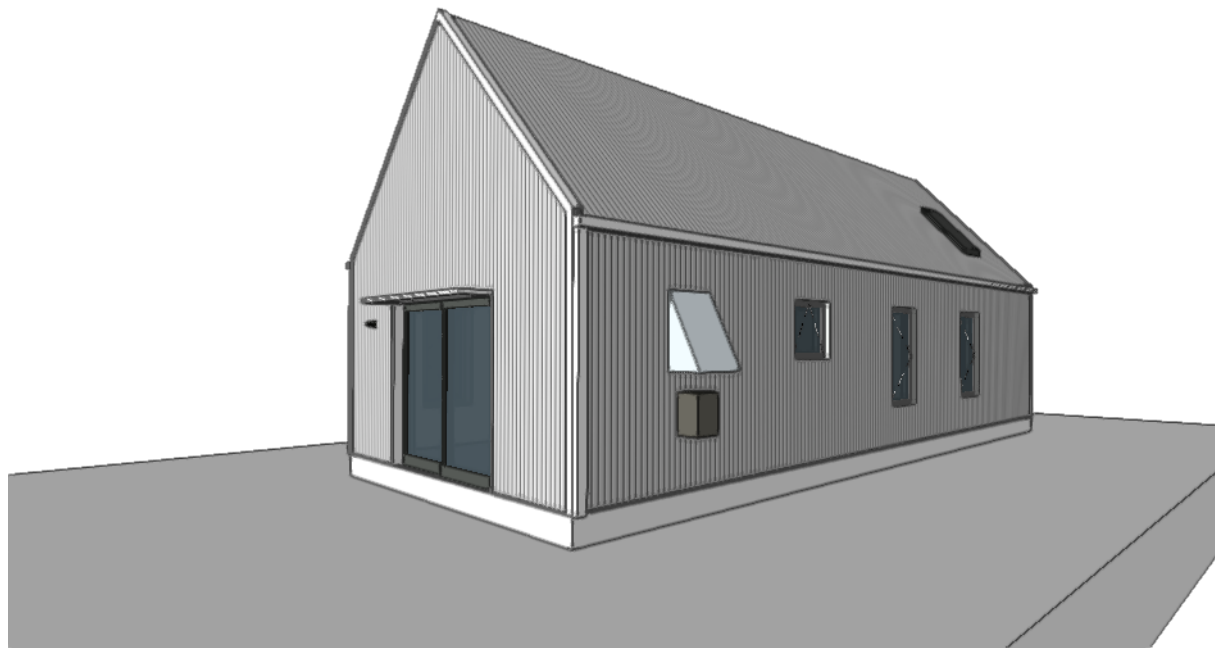
To: Development Review Board
From: Ryan Morrison, Associate Planner
Date: January 19, 2021
RE: 21-0076CA/CU; 400 North Street

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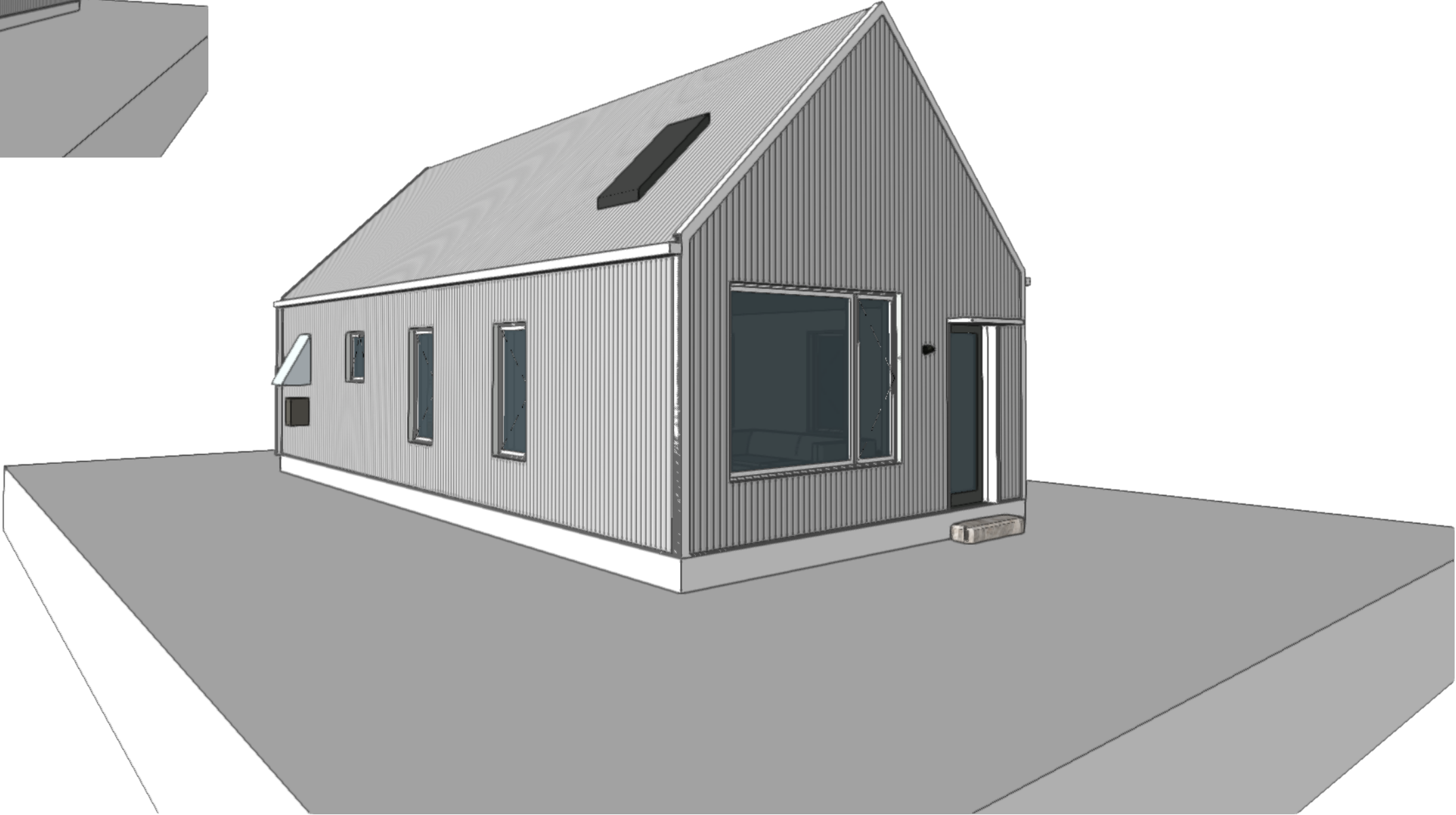
This application to remove an existing garage, construct a new detached accessory dwelling unit structure and associated driveway, and reconfigure the existing parking area serving the existing residence was first heard at the September 15, 2020 DRB meeting. Additional information was requested by the Board, and the public hearing was continued to the October 20, 2020 DRB meeting date. Lacking the requested information at the October 20th meeting, the hearing was continued again to the December 1, 2020 DRB meeting. Once again, the application was continued to the January 19, 2021 DRB meeting for lack of the requested information.

The additional information requested included notification that the associate Erosion Prevention and Sediment Control (EPSC) and stormwater plans have been approved by the Stormwater Program Manager, and information/drawings of the proposed driveway serving the ADU unit. The requested information has now been provided. The applicant has the information/drawings for the proposed driveway, and the associate EPSC and stormwater plans have been reviewed and approved.

Now that these outstanding items have been addressed satisfactorily, the DRB has the necessary information to issue a decision on the zoning permit application.



VIEW FROM SOUTH



VIEW FROM NORTH

400 NORTH STREET

BURLINGTON VT

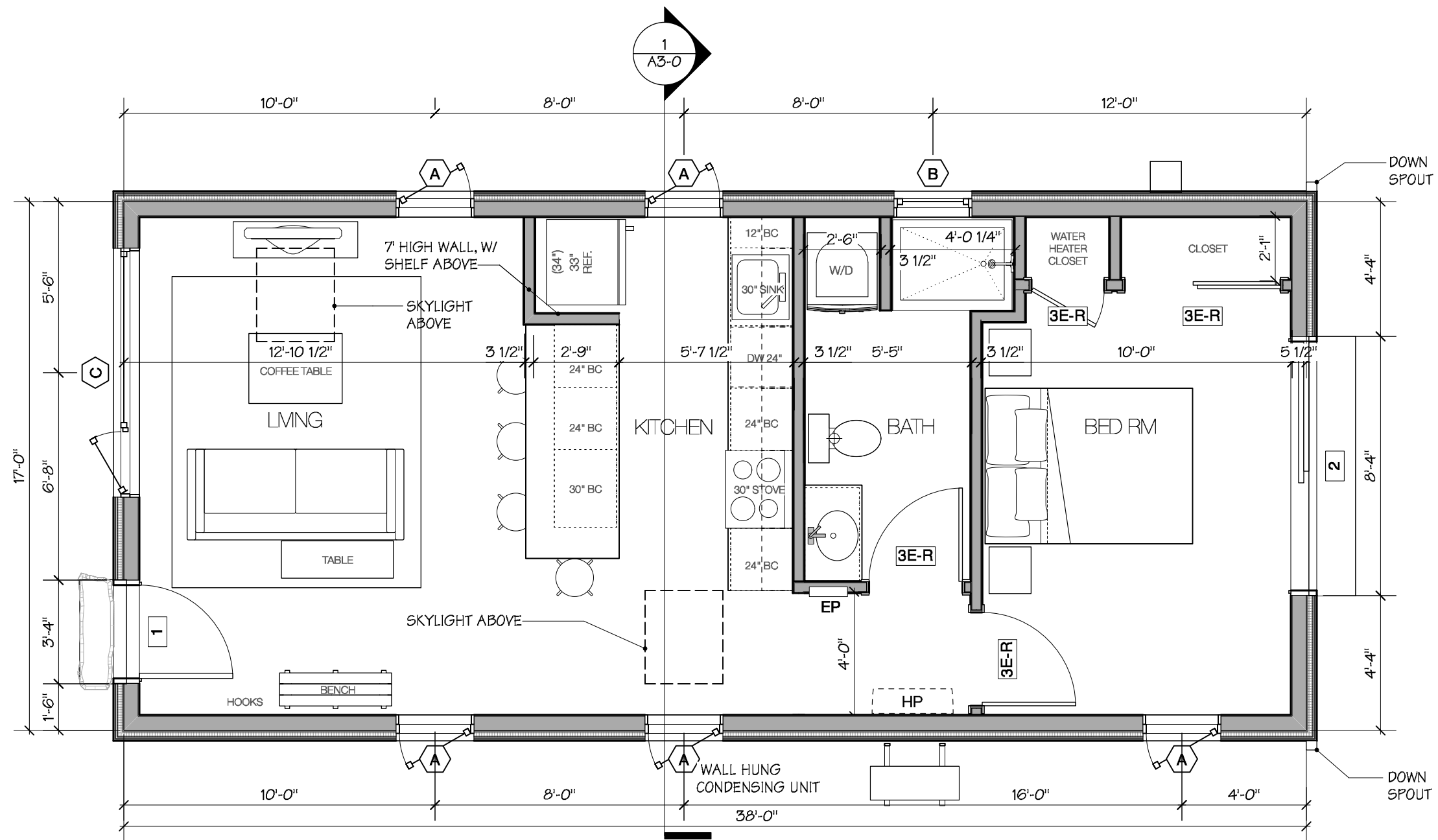
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DESIGN DEVELOPMENT

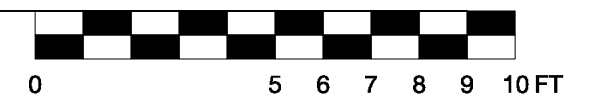
Duncan
 Wisniewski
 ARCHITECTURE

255 SOUTH CHAMPLAIN STREET
 BURLINGTON, VERMONT 05401
 T: 802.864.6693

DATE: 11.25.2020
DRAWN: ABC
A0-0



FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"



400 NORTH STREET

BURLINGTON VT

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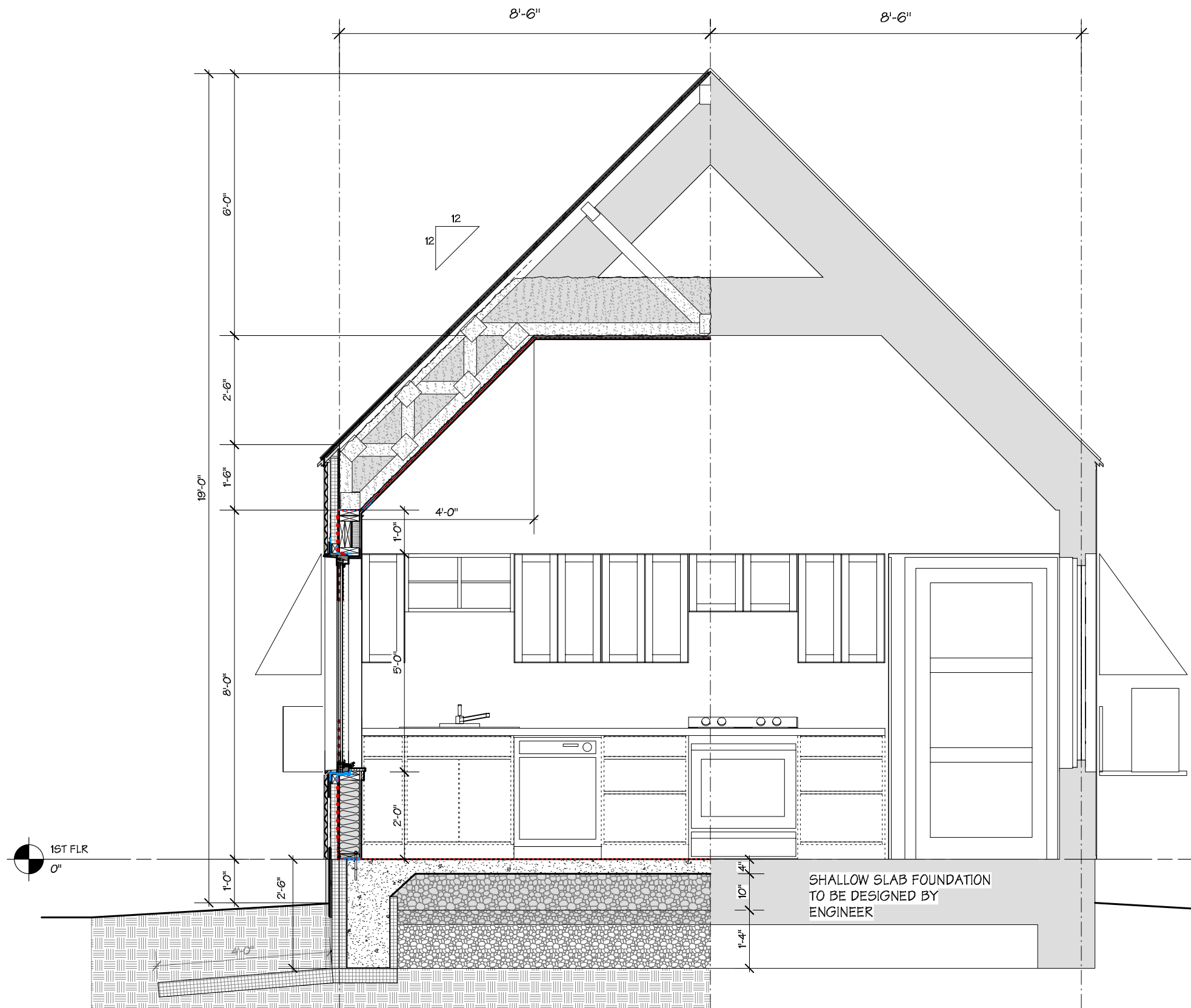
DESIGN DEVELOPMENT

**Duncan
Wisniewski**
ARCHITECTURE

DATE: 11.25.2020
DRAWN: ABC

255 SOUTH CHAMPLAIN STREET
BURLINGTON, VERMONT 05401
T: 802.864.6693

A1-0



1 SECTION A
Scale: 3/8" = 1'-0"

400 NORTH STREET

BURLINGTON VT

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DESIGN DEVELOPMENT

ENVELOPE THERMAL SUMMARY:

ROOF:
-SEMI-DENSE PACK 16"X R-3.7/IN= **R-59.2**
-CODE R-VALUE R-49

WALLS:
-DENSE PACK 5 1/2" X R-3.5/IN= R-19.25
-RIDGED POLYISO CONT. 2"X R-6/IN= R-12
APPROXIMATE TOTAL R-VALUE: **R-31.25**
CODE R-VALUE R-23

WINDOWS:
TRIIPLE GLAZED FIBERGLASS- **U- 0.18 (R-5.5?)**
CODE R-VALUE U-.033 (R-3.0)

SLAB EDGE:
-EPS RIGID FOAM INSULATIO- 4" X R-4/IN= **R-16**
CODE R-VALUE R-15

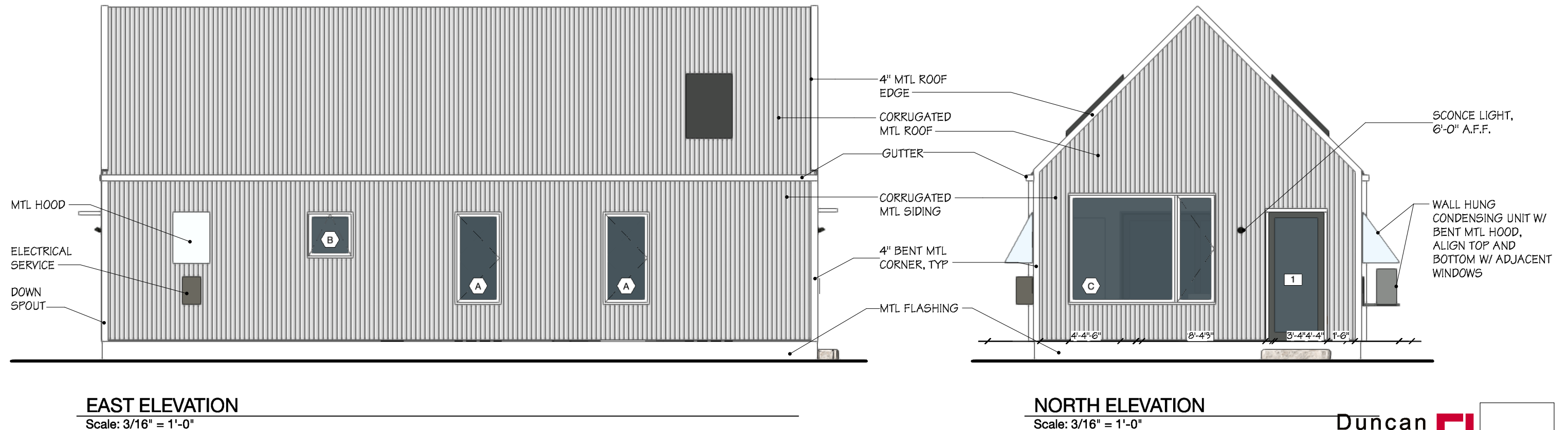
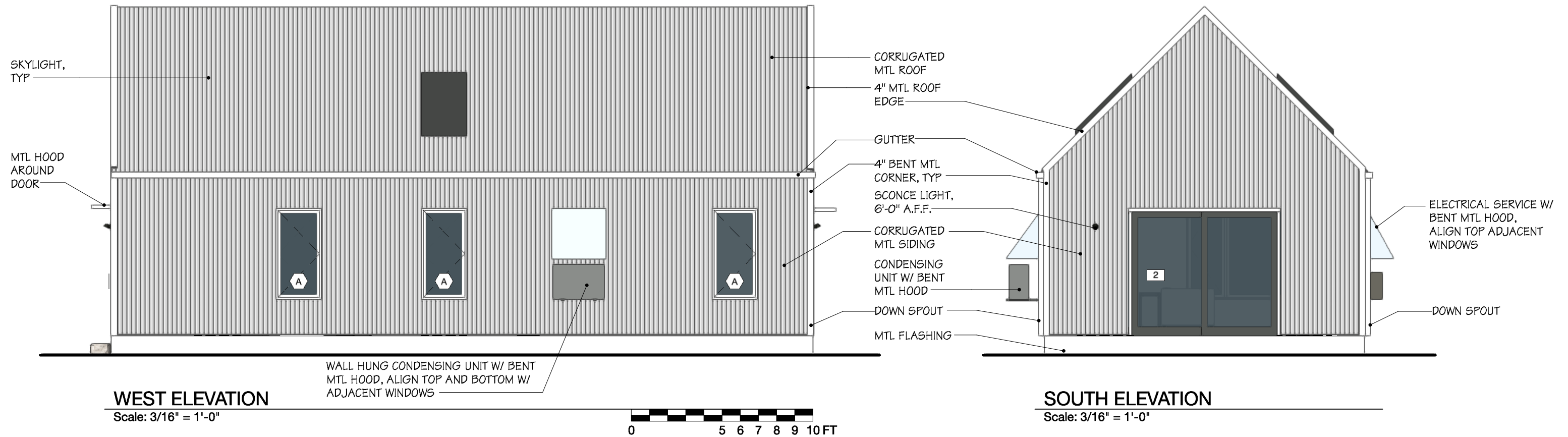
BELLOW SLAB:
GLAVEL- 12"X R-2.2/IN = **R-26.4**
CODE R-VALUE NONE

Duncan
Wisniewski
ARCHITECTURE

DATE: 11.25.2020
DRAWN: ABC

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T: 802.864.6693

A3-0



400 NORTH STREET

BURLINGTON VT

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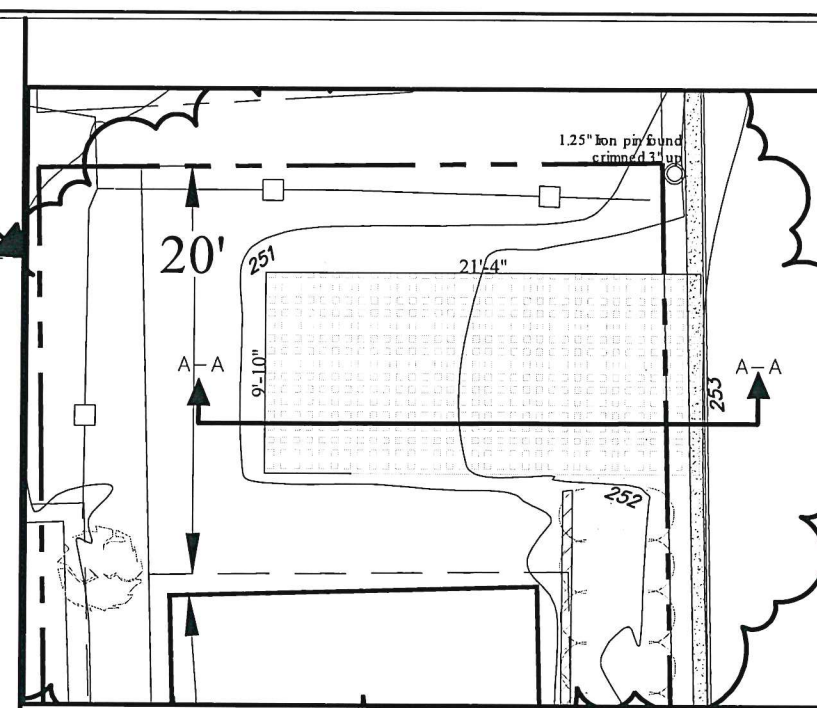
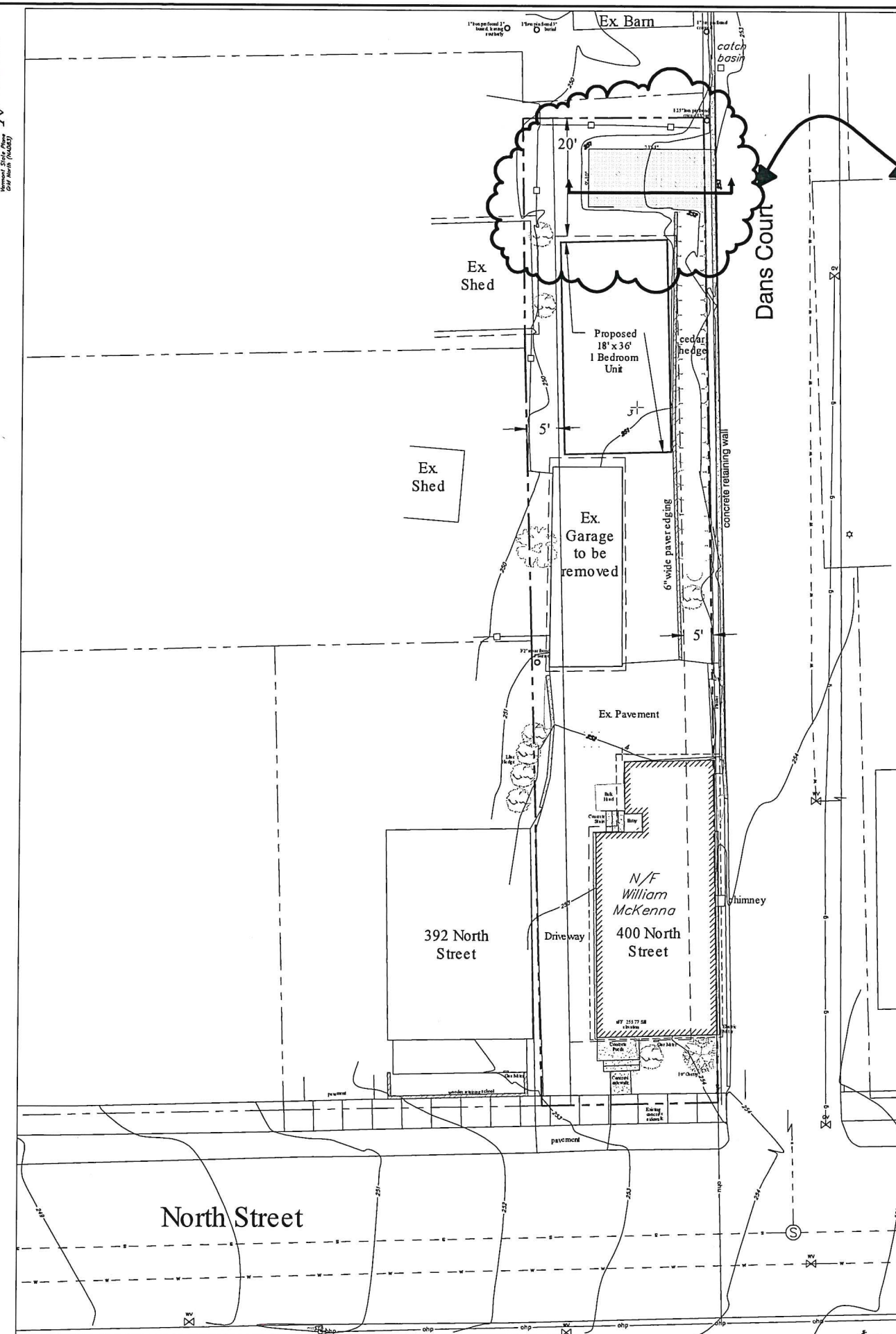
DESIGN DEVELOPMENT

Duncan
Wisniewski
ARCHITECTURE

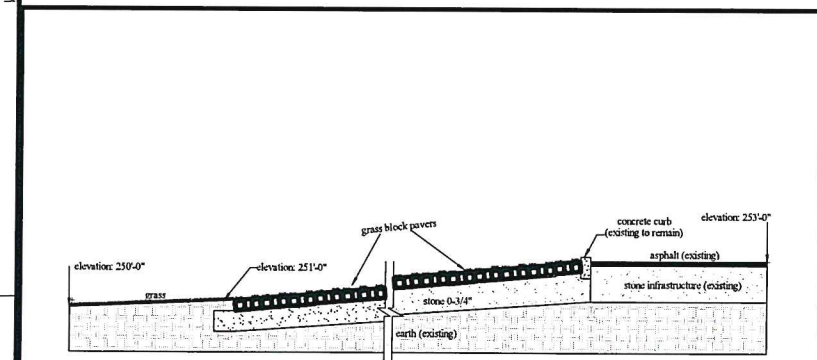
255 SOUTH CHAMPLAIN STREET
BURLINGTON, VERMONT 05401
T: 802.864.6693

DATE: 11.25.2020
DRAWN: ABC

A4-0



NEW PARKING
SCALE 1:50



ELEVATION
A-A
SCALE 1:50

City of Burlington
Planning and Zoning Information

Owner: William McKenna
Location Address: 400 North Street
Deed Reference: Vol. 1419 Page 96
Date 09/28/2018

Existing Lot Area: 5,071 sqft
Parcel ID: 045-1-096-000

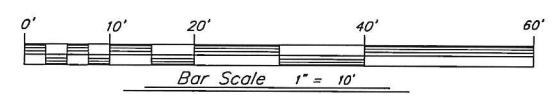
Zoning District:
Residential Low Density
Allowable Entire Lot Coverage = 35%
Primary Building Max. Height = 35 ft.
Approximate Existing lot coverage = 50% ±

Legend

- Survey control point
- Iron pipe found
- Hydrant
- Utility pole
- Temporary bench mark
- Overhead power line
- Right of Way monument
- Direction of surface water flow
- Existing Sign
- Pre-construction Excavation
- Existing Light Pole
- Existing Deciduous Tree
- Existing Spot Grade Elevation
- Existing Water Line/Hydrant/Valve/Shutoff
- Existing ground contour
- Existing gas pipeline / valve
- Existing underground power
- Existing overhead power
- Approximate property line / right of way
- zoning setbacks
- Existing Gas Line/Valve
- Existing Sewer Line/Manhole
- Existing concrete
- Existing pavement
- Existing edge of woods/ tree line

Notes:

1. This plan is not a boundary survey. The property lines shown are based on Burlington Tax Map dated 2018 and are considered approximate.
2. The underground utilities shown on this plan are based on visible utilities located during a topographic survey performed by Krebs & Lansing in April 20, 2020. Underground utilities are approximate and not warranted to be exact or complete. Dig Safe shall be contacted prior to any excavation.
3. Elevations are based on the NAVD 88 (Geoid 12A) vertical datum.
4. Project Horizontal Coordinates derived from GPS observation using reference frame NAD83 (2011) 2010.00 epoch.



Progress Print Draft

Date revised	Description	Checked	Date
Design	for		
Drawn	for		
Checked	kee/bwr		
Scale	1"=10'		
Date	Oct 15, 2020		
Project	20177 400 North Street		
KREBS & LANSING Consulting Engineers, Inc.		Burlington, Vermont	
164 Main Street, Colchester, Vermont 05446		Project No. 20177	

Proposed new parking

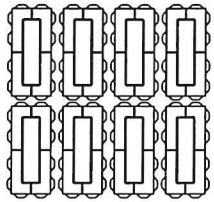
McKenna Property



AQUASTORM

DESCRIPTION: Paver TEXTURE: Smooth

PALLET OVERVIEW



Aqua Storm paver meet and exceeds the requirements of ASTM C1319 for Concrete Grid Paving Units.

Specifications per pallet		Imperial	Metric
Cubing		78.39 ft²	7.28 m²
Approx. Weight		2 245 lbs	1 018 kg
Number of rows		7	
Coverage per row		11.20 ft²	1.04 m²
Linear coverage per row	Depth	13.39 lin. ft	4.08 lin. m
	Length	6.69 lin. ft	2.04 lin. m

Unit dimensions		in	mm	Units/pallet
	Height	3 15⁄16	100	56 units
	Width	10 1⁄16	255	
	Length	20 1⁄16	510	

NOTES

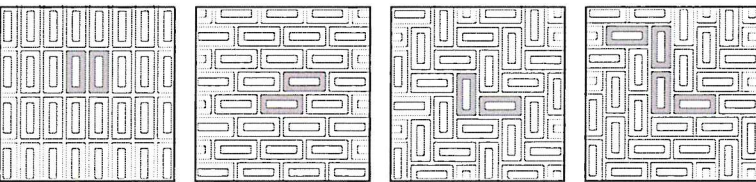
See page 48 to 51 for more technical information. When used in a permeable pavement application, see page 93 to 99 for more technical information.

JOINT WIDTH: 1 5⁄8" (41 mm)
% OF SURFACE OPENING: 38 %
INFILTRATOIN RATE: 2 395 in./hr (60 842 mm/hr)

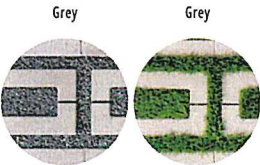
WINTER CONDITIONS

De-icing salts should never be used on grass as salt will damage it. The snowblower blade should be set to leave a 3⁄4 to 1 1⁄2 in. (2 to 4 cm) tamped snow cover to protect the grass from extreme cold and prevent it from being torn off during snow removal.

01 | Linear pattern 02 | Linear pattern 03 | Herringbone pattern 04 | Herringbone pattern



Patterns are for design inspiration only. The installer is responsible to calculate & purchase the correct amount of material.

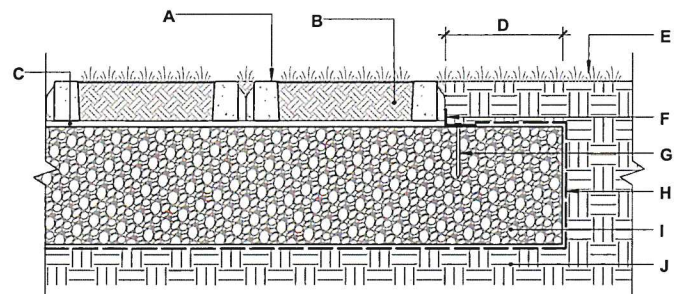


INSTALLATION GUIDE

AQUASTORM - CAVITY INFILL

GRASS INFILL

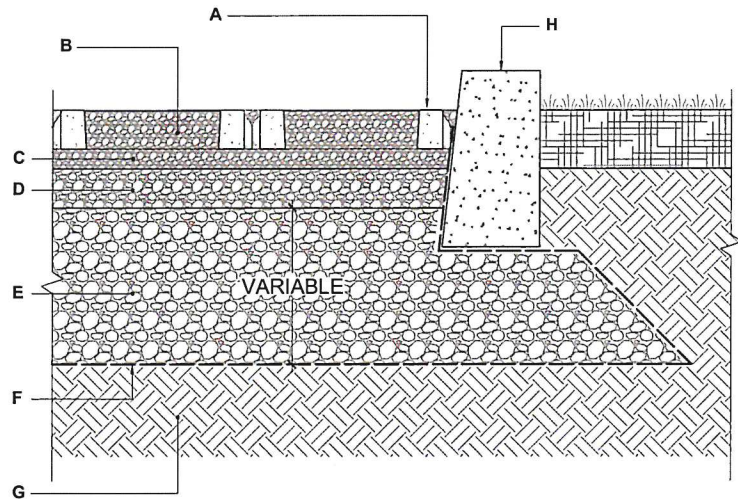
Cross section



- A. TECHO-BLOC AQUASTORM PRECAST CONCRETE PAVER
3 15/16" (100 mm) THICK.
- B. TOPSOIL INFILL (CAVITIES AND JOINTS)
- C. SAND SETTING BED (CONCRETE SAND) 1" (25 mm)
- D. EXTRA WIDTH EQUAL TO FOUNDATION THICKNESS
- E. LAWN
- F. PLASTIC EDGE
- G. NAIL
- H. GEOTEXTILE
- I. COMPACTED GRANULAR BASE 0-3/4" (0-20 mm)
- J. SUBGRADE

AGGREGATE INFILL

Cross section



- A. TECHO-BLOC AQUASTORM PERMEABLE PAVER
3 15/16" (100 mm) THICK.
- B. JOINTS AND CAVITIES FILLING MATERIAL
ASTM No 8 (CSA 2.5-10 mm) AGGREGATE
- C. BEDDING COURSE 1 1/2" TO 2" (40 TO 50 mm)
ASTM No 8 (CSA 2.5-10 mm) AGGREGATE
- D. BASE COURSE 4" (100 mm)
ASTM No 57 (CSA 5-28 mm) AGGREGATE
- E. SUBBASE COURSE
ASTM No 2 (CSA 40-80 mm) AGGREGATE
- F. GEOTEXTILE
- G. SUBGRADE
- H. CONCRETE EDGE

PERMEABLE
PAVERS

techo-bloc.com

Maintenance Plan For Catch Basin 5262

1. Have catch basin professionally cleaned, repaired, and jetted as necessary to return to working order.
2. Inspect catch basin twice a year, on or before April 30, and on or before November 1.
3. Repair, unclog and jet as needed to maintain working order.
4. All repairs to be conducted in a timely matter from first noticing the problem.

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MEMORANDUM

To: Development Review Board
From: Ryan Morrison, Associate Planner
Date: September 15, 2020
RE: ZP20-0076CA; 400 North 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: ZP21-0076CA

Location: 400 North Street

Zone: RL **Ward:** 1E

Date application accepted: July 21, 2020

Applicant/ Owner: William McKenna

Parking District: Neighborhood

Request: Remove existing garage, construct a new, detached accessory dwelling unit structure and associated driveway, and reconfigure existing parking area serving the existing residence.

Applicable Regulations:

Article 4 (Zoning Maps & Districts), Article 5 (Citywide General Regulations), Article 6 (Development Review Standards), Article 8 (Parking)

Background:

- **Zoning Permit;** build an addition to the existing accessory building. July 1973
- **Zoning Permit 82-039;** replace a 10'x10' section of flat roof with a pitched roof. July 1982
- **Zoning Permit 99-504;** rear addition to the existing single family home. May 1999.

Overview:

The applicant proposes to remove an existing garage, reconfigure the existing driveway/parking area serving the existing single family home, and construct a detached accessory dwelling unit (ADU) with an associated driveway off of Dan's Court. No changes are proposed to the existing, historically contributing single family structure.

Recommendation: Continued review and deferral of action pending approval of an Erosion Prevention and Sediment Control plan and a Stormwater Plan.

I. Findings

Article 4: Zoning Maps and Districts

Section 4.4.5 Residential Districts

(a) Purpose

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

An accessory dwelling unit to an existing single family residence is proposed. **Affirmative finding**

(b) Dimensional Standards and Density

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

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

Single detached dwelling, RL Minimum 60' frontage, RL Minimum 6,000 sq ft lot size.

400 North Street is a long, narrow, 5,100 sq ft lot, with approximately 31 feet of frontage along North Street, and 166 ft of frontage along Dan's Court, an unaccepted city street. Unaccepted streets are city owned and generally maintained in the winter months for emergency vehicle access. The property size is considered legally pre-existing, non-conforming. **Affirmative finding**

Table 4.4.5-2 Base Residential Density

Not applicable per Section 5.4.5 (a) below.

Table 4.4.5-3 Residential District Dimensional Standards

Zoning District	Max. Lot Coverage ¹	Setbacks ^{1, 3, 4, 5, 6}			
		Front	Side	Rear	
RL; WRL	35%	Min/Max: Ave. of 2 adjacent lots on both sides +/- 5-feet	Min: 10% of lot width Or ave. of side yard setback of 2 adjacent lots on both sides Max required: 20'	Min: 25% of lot depth but in no event less than 20' Max required: 75-feet	Height: 35-feet
400 North Street	Existing lot coverage totals 51% (based on ZP99-504). The applicant notes existing coverage to be 50%. The current proposal will result in a lot coverage total of 57.4%. Sec. 5.2.3(b) (10) allows up to an additional 650 sf of lot coverage above legally existing, non-conforming lot coverage for lot area to be occupied by an ADU.	An accessory structure on 164 North Willard St. has a setback of approx. 1.5 ft from Dan's Court. While this is an accessory structure to a triplex fronting on North Willard St., it is the only structure to base a front yard setback off Dan's Court for	Based off the 31 ft of North St. frontage, and the 166 ft of Dan's Court frontage, side yard setbacks are 3.1 ft and 16.6 ft respectively. The ADU will be setback 5+ ft from the west side yard property line, and 20+ ft from the north	No rear yard property line exists. The property has two front property lines and two side yard property lines.	20 ft to the roof ridge.

		the proposed ADU. The ADU will have a 6 ft front yard setback off Dan's Court.	side yard property line.		
--	--	--	--------------------------	--	--

Affirmative finding

(c) Permitted and Conditional Uses

An accessory dwelling unit to a single family dwelling is allowed by right. **Affirmative finding**

(d) District Specific Regulations

1. Setbacks

A. Encroachment for residential driveways
Not applicable.

B. Encroachment into the Waterfront Setback

Not applicable.

2. Height

No change. Not applicable.

3. Lot Coverage

A. Exceptions for Accessory Residential Features
No change. Not applicable.

4. Accessory Residential Structures and Uses

A. Accessory structures or buildings shall meet the dimensional requirement set forth in the district in which they are located pursuant to Sec. 4.4.5(b) of this Article and related requirements in Art 5, Part 2.

See Table 4.4.5-3 above and Article 5 below.

5. Residential Density

A. Additional Unit to multi-family
Not applicable.

B. Additions to Existing Residential Structures

No additions are proposed. Not applicable.

C. Residential Occupancy Limits

In all residential districts, the occupancy of any dwelling unit is limited to members of a family as defined in Article 13.

No changes to the single family dwelling are proposed. It may be occupied only by a family as defined in Article 13 of the CDO.

Affirmative finding as conditioned

6. Uses

A. Exception for Existing Neighborhood Commercial Uses
Not applicable.

7. *Residential Development Bonuses*
Not applicable.

Article 5: Citywide General Regulations

Part 2: Dimensional Requirements

Section 5.2.2 Required Frontage or Access

400 North Street has 31 feet of frontage along North Street and 166 ft along Dan's Court.

Affirmative finding

Section 5.2.3 Lot Coverage Requirements

(b) Exceptions to Lot Coverage

(10) The DRB may grant an exemption from maximum lot coverage limits for up to 650 sq. ft. of the lot area occupied by an ADU. To grant such an exception, the DRB must find that the existing lot coverage has been lawfully created, and that the proposed location, site design, and improvements will enable on-site management of the first one inch of stormwater runoff from the lot area of the ADU exceeding the applicable lot coverage limit, and will not have undue adverse impact on public rights of way based on the review of the DPW Stormwater Program Manager.

The RL zoning district limits lot coverage to 35%, plus a 10% bonus for features such as walkways, decks, patios, open porches, etc. Zoning Permit 99-504 documented existing and proposed lot coverage for the property at 51%. The submitted plans indicate an existing lot coverage of 50% (2,540 sf). The proposal involves removing 534 sf of existing lot coverage (garage, patio, and some driveway/parking area), while adding 923 sf of new lot coverage, for an end result of 2,929 sf. This results in an increase of 389 sf of new lot coverage for the ADU, which is less than the 650 sf allowed in instances of pre-existing nonconforming lot coverage.

The applicant has submitted an Erosion Prevention and Sediment Control plan, as well as a stormwater plan, to the City's Stormwater Program Manager. Public comments/concerns have been submitted to the City regarding stormwater runoff and its effects on neighboring properties and structures, particularly considering a new curb cut on Dan's Court for the proposed driveway and walkway. The property slopes downward to the west, and concern over stormwater entering and damaging adjacent property is present. The plans are still under review, and in accordance with this section, the DRB must find that the site design and improvements will enable on-site management of the first one inch of stormwater runoff from the lot area of the ADU exceeding the applicable lot coverage limit and will not have an undue adverse impact on public rights of way based on the review of the DPW Stormwater Program Manager. **No finding possible**

Section 5.2.4 Buildable Area Calculation

Not applicable.

Section 5.2.5 Setbacks

(a) Setbacks Required

See Table 4.4.5-3 above.

(b) Exceptions to Yard Setback Requirements

(5) Accessory Structures and Parking Areas. Accessory structures no more than fifteen (15) in height, parking areas, and driveways may project into a required side and rear yard setback

provided they are no less than five (5) feet from a side or rear property line where such a setback is required.

The proposed ADU is just below 15 ft in height, as measured to the midpoint of the rise between the roofplate and the ridge of the highest gable, and therefore qualifies for this setback exception. However, its placement will conform to the standard side yard setback requirements of Table 4.4.5-3. The new driveway is proposed to be setback 5 ft from the north side yard property line.

Affirmative finding

Section 5.2.6 Building Height Limits

The height of the new ADU structure is 20 ft, measured to the roof ridge, and is well under the 35 ft height maximum allowance. **Affirmative finding**

Section 5.2.7 Density and Intensity of Development Calculations

Not applicable per Sec. 5.4.5 (a) below.

Section 5.4.5 Accessory Dwelling Units

(a) Accessory Units, General Standards/Permitted Uses

Where there is a principal structure on a lot which exists as an owner-occupied single family residence, one accessory dwelling unit, that is located within or appurtenant to such single family dwelling, shall be allowed as a permitted use if the provisions of this subsection are met. An accessory dwelling unit means an efficiency or one bedroom apartment that is clearly subordinate to the principal dwelling, and has facilities and provisions for independent living, including sleeping, food preparation, and sanitation. No accessory unit shall be inhabited by more than two adult occupants. An accessory unit shall not be counted as a dwelling unit for the purposes of density calculation.

The proposed one-bedroom accessory dwelling unit will be located in an appurtenant structure. The floor plan identifies a bathroom, kitchen, living and sleeping space.

Additionally, there must be compliance with all the following:

1. *The property has sufficient wastewater capacity as certified by the Department of Public Works; and*

The applicant will be required to secure a letter of adequate capacity from DPW for water and sewer services. **Affirmative finding as conditioned**

2. *The unit does not consist of more than 800 sq. ft. or 30 percent (30%) of the gross floor area of the principal home, whichever is greater; and*

The ADU will total 646 sf in size, less than the 800 sf maximum allowance. **Affirmative finding**

3. *Applicable setback and coverage requirements are met;*

See Table 4.4.5-3 and Sec. 5.2.3 (b) (10) above. **Affirmative finding**

4. *A deed or instrument for the property shall be entered into the land records by the owner containing a reference to the permit granting the accessory unit prior to the issuance of the certificate of occupancy for the unit. Such reference shall identify the permit number and*

note that the property is subject to the permit and its terms and conditions including owner occupancy. No certificate of occupancy shall be issued for the unit unless the owner has recorded such a notice.

A condition of approval will ensure this. **Affirmative finding as conditioned**

(c) Discontinuance of Accessory Units

Approval of an accessory dwelling unit is contingent upon owner occupancy of either the principal or accessory dwelling unit as a primary residence. For purposes of this section, owner-occupancy means that, after the creation of the accessory unit all individuals listed on the deed for the property must reside in the principal unit or in the accessory unit. If neither the principal unit nor the accessory unit is owner-occupied as a primary residence, the approval for the accessory dwelling unit is void and the kitchen of the accessory dwelling unit must be removed within 90 days with the entirety of the property being occupied as a single unit. When an accessory unit that is the result of additional square footage and/or a new accessory structure is proposed to be removed, revised floor plans and a revised site plan shall be required to be submitted for review and approval. Furthermore, where additional square footage is added to a single family home for purposes of creating an accessory unit and the accessory unit is at any point discontinued, none of the additional square footage shall be eligible for the purposes of increasing the number of unrelated adults that may be allowed to inhabit the property.

The property is owner occupied and shall continue to be so in order for the ADU to remain compliant. **Affirmative finding**

Section 5.4.8 Historic Buildings and Sites

Not applicable. While the existing home is listed on the State Register, the garage proposed for removal is not.

Section 5.4.9 Brownfield Remediation

Not applicable

Section 5.5.1 Nuisance Regulations

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

Section 5.5.2 Outdoor Lighting

The plans do not indicate any outdoor light fixtures and will need to. The applicant will have to revise the plans to show the location of all exterior light fixtures, and submit spec sheets for said light fixtures for staff review and approval. **Affirmative finding as conditioned**

Section 5.5.3 Stormwater and Erosion Control

An Erosion Prevention and Sediment Control (EPSC) plan and a stormwater plan have been submitted to the Stormwater Program Manager for review and approval. As noted above, there is neighbor concern regarding the proposed development's adverse impact of stormwater on their property and structure(s). The EPSC and stormwater plan should be approved prior to the DRB issuing a decision on the application. **No finding possible**

Section 5.5.4 Tree Removal

Not applicable.

Article 6: Development Review Standards

Part 1: Land Division Design Standards

No land division is proposed. Not applicable.

Part 2: Site Plan Design Standards

Sec. 6.2.2 Review Standards

(a) Protection of Important Natural Features:

The property contains no important natural features. The ADU structure and driveway will locate on existing lawn space. After the garage and portions of existing driveway/parking that currently serve the existing single family residence are removed, those spaces will be restored to yard area.

Affirmative finding

(b) Topographical Alterations:

There will be some minor cut/fill and regrading to accommodate the new ADU and driveway. An EPSC plan and a stormwater plan are currently under review by the Stormwater Program Manager, and should be approved prior to a DRB decision. **No finding possible**

(c) Protection of Important Public Views:

There are no protected views from or through this property. Not applicable.

(d) Protection of Important Cultural Resources:

Burlington's architectural and cultural heritage shall be protected through sensitive and respectful redevelopment, rehabilitation, and infill. Archeological sites likely to yield information important to the city's or the region's pre-history or history shall be evaluated, documented, and avoided whenever feasible. Where the proposed development involves sites listed or eligible for listing on a state or national register of historic places, the applicant shall meet the applicable development and design standards pursuant to Sec. 5.4.8(b).

Not applicable. The principal structure at 400 North Street is listed as a contributing resource on the State of Vermont Historic Register. No alterations to this structure are proposed. The garage proposed for removal is not included on the historic listing, and is therefore not subject to the historic preservation guidelines of Sec. 5.4.8.

(e) Supporting the Use of Renewable Energy Resources:

No part of this application will preclude use of wind, solar, water, geothermal or other renewable energy resource. **Affirmative finding as conditioned**

(f) Brownfield Sites:

None identified at this location. Not applicable.

(g) Provide for nature's events:

Special attention shall be accorded to stormwater runoff so that neighboring properties and/or the public stormwater drainage system are not adversely affected. All development and site

disturbance shall follow applicable city and state erosion and stormwater management guidelines in accordance with the requirements of Art 5, Sec 5.5.3.

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

As noted above, approval of this zoning permit is contingent on meeting the stormwater control requirements of Chapter 26 of the Burlington Code of Ordinances – Wastewater, Stormwater, and Pollution Control. There is concern over stormwater adversely impacting neighboring properties/structures. Compliance with Chapter 26 BCO should ensure that stormwater is contained onsite and does not impact neighboring properties.

There is additional concern over snow shed from the roof of the ADU – how it will likely cause damage to a neighboring structure. The DRB may want to consider requiring rooftop snow guards to mitigate snow shed from the roof.

The plans indicate entrance covers to protect from the elements. The site plan shows there to be yard space beyond the new driveway for snow storage. **No finding possible**

(h) Building Location and Orientation:

This new accessory structure will orient in a similar fashion with that of the neighboring accessory structure at 164 North Willard Street which sits approximately 2.5' ft from the edge of Dan's Court, thus maintaining a similar street edge. This accessory structure will be located in such a way so as to be secondary and subordinate in scale and design to the principal structure.

Affirmative finding

(i) Vehicular Access:

A new driveway for the ADU is proposed off of Dan's Court which will provide one parking space. **Affirmative finding**

(j) Pedestrian Access:

While there is no sidewalk along the west side of Dan's Court, the plans indicate a walkway alongside the driveway to Dan's Court which will provide pedestrian access to the ADU.

Affirmative finding

(k) Accessibility for the Handicapped:

ADA access is administered by the building inspector's office. None is proposed or required in this instance. **Affirmative finding**

(l) Parking and Circulation:

Parking for the existing single family residence will continue to be adequate for the 2-space minimum. The proposal calls for a new driveway/parking space for the ADU directly off Dan's Court. A new curb cut will be required and the applicant will be tasked with obtaining a permit from the Department of Public Works. **Affirmative finding**

(m) Landscaping and Fences:

No landscape plan has been submitted. There is currently a cedar hedge running along the frontage (Dan's Court) that will provide considerable screening. No new fencing is proposed.

Affirmative finding

(n) Public Plazas and Open Space:

Not applicable.

(o) Outdoor Lighting:

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

See Sec. 5.5.2 above.

(p) Integrate infrastructure into the design:

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

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

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

The plans identify an electrical service box on the west elevation (street side) and a wall hung condensing unit on the east elevation. The cedar hedge that will remain will provide an adequate screen for the electrical service box. The plans will need to be updated to show any and all other outdoor mechanical units, mailboxes, trash/recycling bins, and any other new onsite utilities.

Affirmative finding as conditioned.

Part 3: Architectural Design Standards

Sec. 6.3.2 Review Standards

(a) Relate development to its environment:

1. Massing, Height and Scale:

The proposed ADU structure will be similar in massing, height, and scale with other accessory structures along Dan's Court. **Affirmative finding**

2. Roofs and Rooflines.

The gable roof will run parallel with Dan's Court. Gable roofs are very common rooftops of homes in the immediate area. **Affirmative finding**

3. Building Openings

The ADU structure will have 3 window openings on the east and west side, one sliding door on the south side, and an entrance door and picture/casement window combo on the north side.

Affirmative finding

(b) Protection of Important Architectural Resources:

Not applicable.

(c) Protection of Important Public Views:

There are no protected public views from or through this property. Not applicable.

(d) Provide an active and inviting street edge:

While the street facing façade will be one long wall (38 ft) with a few window openings, the existing cedar hedge that will remain will continue to provide a visible screen from Dan's Court. The front entrance is not oriented in a street-facing manner, and since this is not the primary structure on the property, it isn't required to be. A walkway to this building entrance has been included to connect to the street. **Affirmative finding**

(e) Quality of materials:

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

The plans indicate corrugated metal siding, roofing, and trim for the entire structure. Spec sheets for the windows and doors have not been provided and will be needed. **Affirmative finding as conditioned**

(f) Reduce energy utilization:

This habitable structure will be required to meet Efficiency Vermont standards.

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. **Affirmative finding as conditioned**

(g) Make advertising features complementary to the site:

New signage is not proposed or expected for this ADU. Not applicable.

(h) Integrate infrastructure into the building design:

See Section 6.2.2. (p), above.

(i) Make spaces secure and safe:

This development is subject to all applicable building and life safety codes as defined by the Burlington's Building Inspector and the Fire Marshal. **Affirmative finding as conditioned**

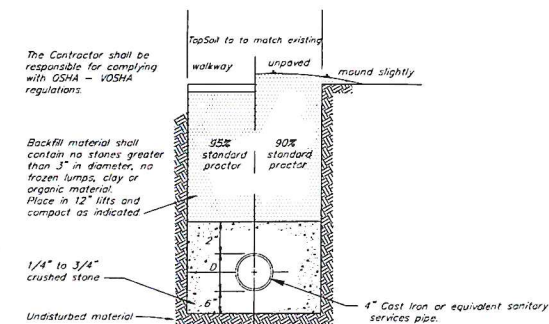
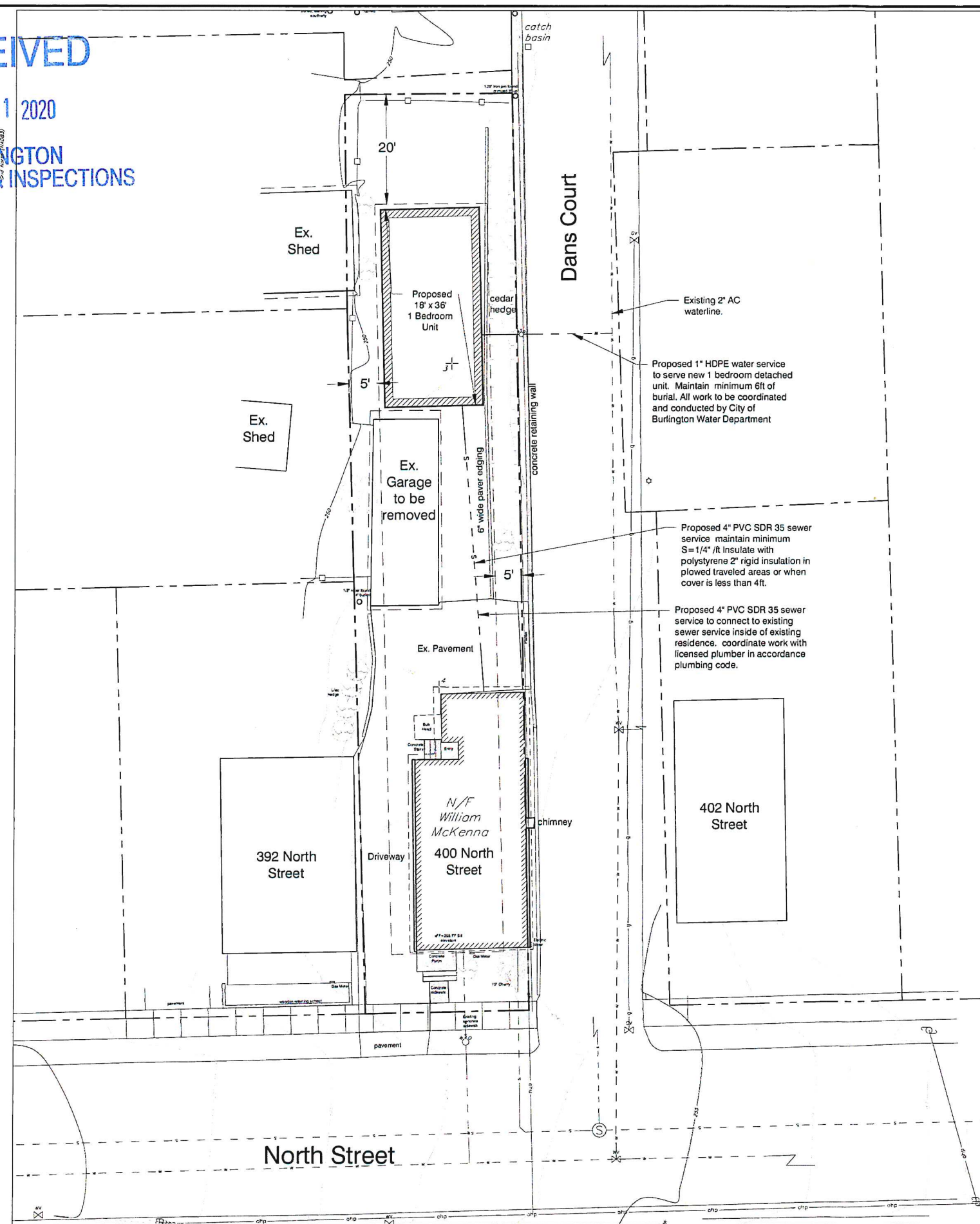
Article 8: Parking

Table 8.1.8-1 Minimum Off-Street Parking Requirements

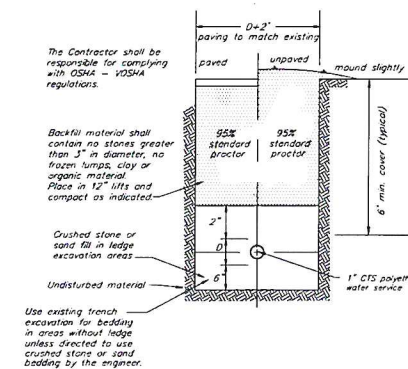
Single family uses require 2 parking spaces in the Neighborhood Parking District. Section 5.4.5 Accessory Dwelling Units, was recently amended and removed the previous requirement for one additional parking space for an ADU. As a result, the property is still only required to have 2 off-street parking spaces. The existing driveway provides ample room for 2 parking spaces for the existing single family home, and the new proposal will add 1 off-street parking space serving the ADU. **Affirmative finding**

1. **Prior to release of the zoning permit**, the applicant shall secure a letter of adequate capacity from DPW for water and sewer services.
2. **Prior to the release of the zoning permit**, the applicant shall revise the plans to show the location of all exterior light fixtures, and submit spec sheets for said light fixtures for staff review and approval.
3. **Prior to the release of the zoning permit**, the plans shall be updated to show any and all other outdoor mechanical units, mailboxes, trash/recycling bins, and any other new onsite utilities.
4. **Prior to the release of the zoning permit**, the applicant shall submit spec sheets for all windows and doors to staff for review and approval.
5. The wall hung condensing unit shall meet the minimum side yard setback requirement of 3.1 ft.
6. No more than 2 adults and their minor children shall inhabit the accessory dwelling unit.
7. Any additional physical alteration or change of use to the accessory dwelling unit will require a new zoning permit, subject to regulations in effect at the time of permit application submittal.
8. **Prior to the issuance of a certificate of occupancy**, a deed or instrument for the property shall be entered into the land records by the owner containing a reference to the permit granting the accessory unit. The reference shall identify the permit number and note that the property is subject to the permit and its terms and conditions including owner occupancy.
9. Construction hours shall be limited to Monday – Friday from 7:00 AM – 5:30 PM. Saturday construction may be allowed upon request to the Development Review Board. No work on Sunday.
10. A state wastewater permit will be required, and is the responsibility of the applicant to secure.
11. It is the applicant's responsibility to obtain a curb cut permit from the Department of Public Works.
12. The applicant shall secure any associated trades permits for the interior work.
13. The applicant/property owner is responsible for obtaining all necessary Zoning Permits and Building Permits through the Department of Public Works as well as other permit(s) as may be required, and shall meet all energy efficiency codes of the city and state as required
14. Standard Permit Conditions 1-15.

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Typical Sanitary Trench Detail



Typical Water Trench Details

Basis of Design Flows

Water & Sewer Design 400 North Street:

Existing House:

Water: 160 gpd/gallons/day/living unit = 360 gallons per day

Sewer: 210 gpd for single family unit connected to system serving more than 50,000 gpd

Water Supply:

For 1 bedroom accessory unit

70 gallons/persons/day * 2 persons / bedroom * 1 living Unit = 140 gpd/bedroom

Wastewater Disposal:

For 1 bedroom accessory unit

70 gallons/persons/day * 2 persons / bedroom * 1 living Unit = 140 gpd/bedroom

City of Burlington Planning and Zoning Information

Owner: William McKenna
Location Address: 400 North Street
Deed Reference: Vol. 1419 Page 96
Date 09/28/2018

Existing Lot Area: 5,071 sqft
Parcel ID: 045-1-096-000

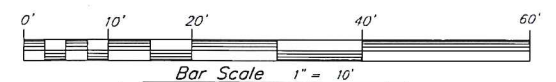
Zoning District: Residential Low Density
Allowable Entire Lot Coverage = 35%
Primary Building Max. Height = 35 ft.
Approximate Existing lot coverage = 50% ±

Legend

- Survey control point
- Iron pipe found
- Hydrant
- Utility pole
- Temporary bench mark
- Overhead power line
- Right of Way monument
- Direction of surface water flow
- Existing Sign
- Pre-construction Excavation
- Existing Light Pole
- Existing Deciduous Tree
- Existing Spot Grade Elevation
- Existing Water Line/Hydrant/Valve/Shutoff
- Existing ground contour
- Existing gas pipeline / valve
- Existing underground power
- Existing overhead power
- Approximate property line / right of way
- Approximate zoning setbacks
- Existing Gas Line/Valve
- Existing Sewer Line/Manhole
- Existing concrete
- Existing pavement
- Existing edge of woods/ tree line

Notes:

- This plan is not a boundary survey. The property lines shown are based on Burlington Tax Map dated 2018 and are considered approximate.
- The underground utilities shown on this plan are based on visible utilities located during a topographic survey performed by Krebs & Lansing in April 20, 2020. Underground utilities are approximate and not warranted to be exact or complete. Dig Safe shall be contacted prior to any excavation.
- Elevations are based on the NAVD 88 (Geoid 12A) vertical datum.
- Project Horizontal Coordinates derived from GPS observation using reference frame NAD83 (2011) 2010.00 epoch.



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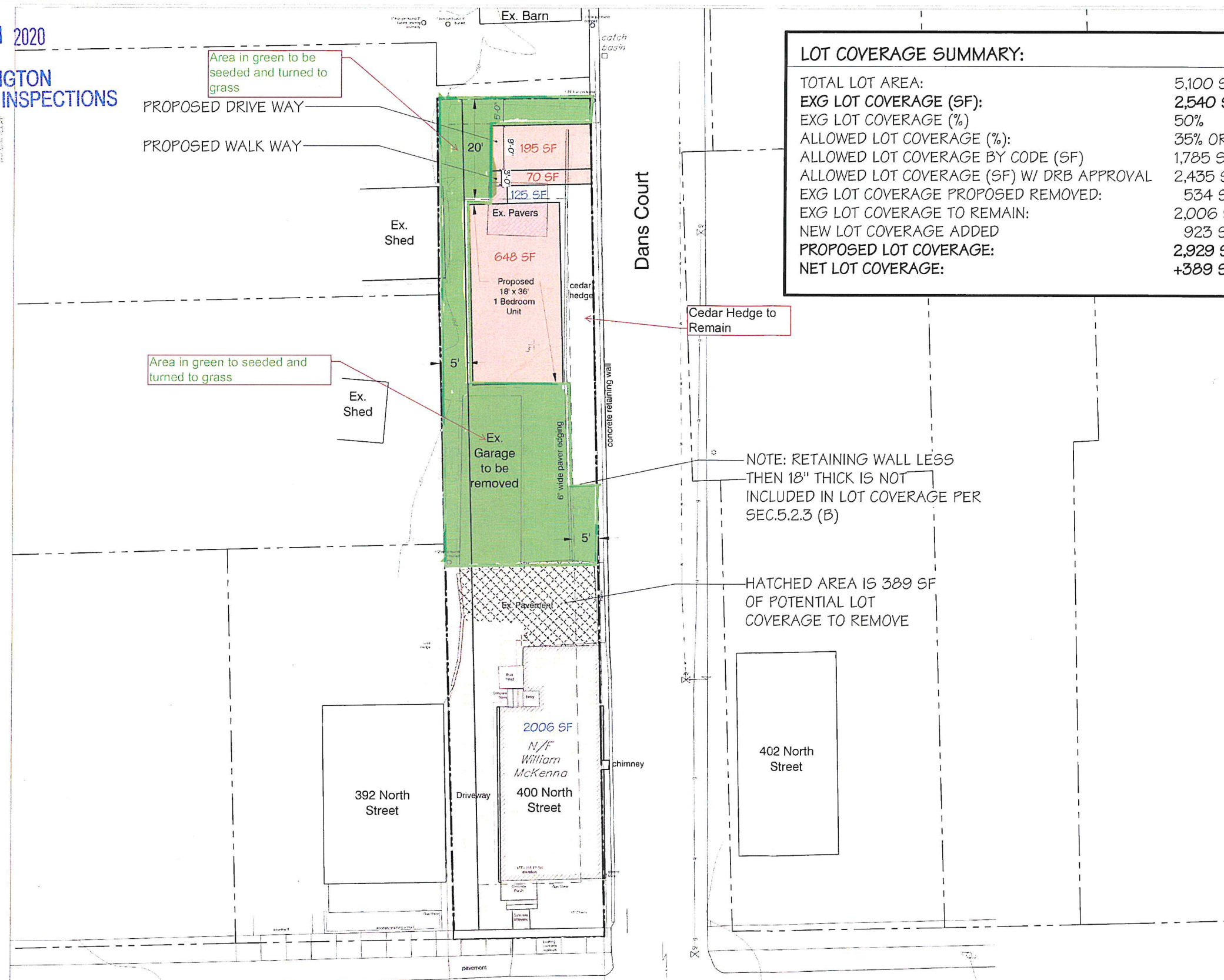
Date revised	Description	Checked	Date
Design	for		
Drawn	for		
Checked	kee/SBH		
Scale	1"=10'		
Date	June 18, 2020		
Project	20177		

Site Plan
McKenna Property
400 North Street
Burlington, Vermont
KREBS & LANSING Consulting Engineers, Inc.
164 Main Street, Colchester, Vermont 05446

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TOTAL LOT AREA:	5,100 SF
EXG LOT COVERAGE (SF):	2,540 SF
EXG LOT COVERAGE (%)	50%
ALLOWED LOT COVERAGE (%):	35% OR EXG
ALLOWED LOT COVERAGE BY CODE (SF)	1,785 SF
ALLOWED LOT COVERAGE (SF) W/ DRB APPROVAL	2,435 SF
EXG LOT COVERAGE PROPOSED REMOVED:	534 SF
EXG LOT COVERAGE TO REMAIN:	2,006 SF
NEW LOT COVERAGE ADDED	923 SF
PROPOSED LOT COVERAGE:	2,929 SF
NET LOT COVERAGE:	+389 SF

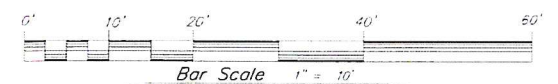
Owner: William McKenna
Location Address: 400 North Street
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Date 09/28/2018

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5,071 sqft
Parcel ID
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	Survey control point
	Iron pipe found
	Hydrant
	Utility pole
	Temporary bench mark
	Overhead power line
	Right of way monument
	Direction of surface water flow
	Existing Sign
	Pre-construction Excavation
	Existing Light Pole
	Existing Deciduous Tree
	Existing Spot Grade Elevation
	Existing Water Line/Valve/Structure
	Existing ground contour
	Existing gas pipeline / valve
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	Existing overhead power
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1. *This plan is not a boundary survey. The property lines shown are based on a Burlington Tax Map dated 2018 and are considered approximate.*
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3. *Elevations are based on the NAVD 88 (Geoid 124) vertical datum.*
4. *Project Horizontal Coordinates derived from GPS observation using reference frame NAD83 (2011) 2010.00 epoch.*



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BURLINGTON VT

Duncan
Wisniewski
ARCHITECTURE

255 SOUTH CHAMPLAIN STREET
BURLINGTON, VERMONT 05401
T: 802.864.6693

DATE: 06.25.2020
RAWN: XXX, XXX

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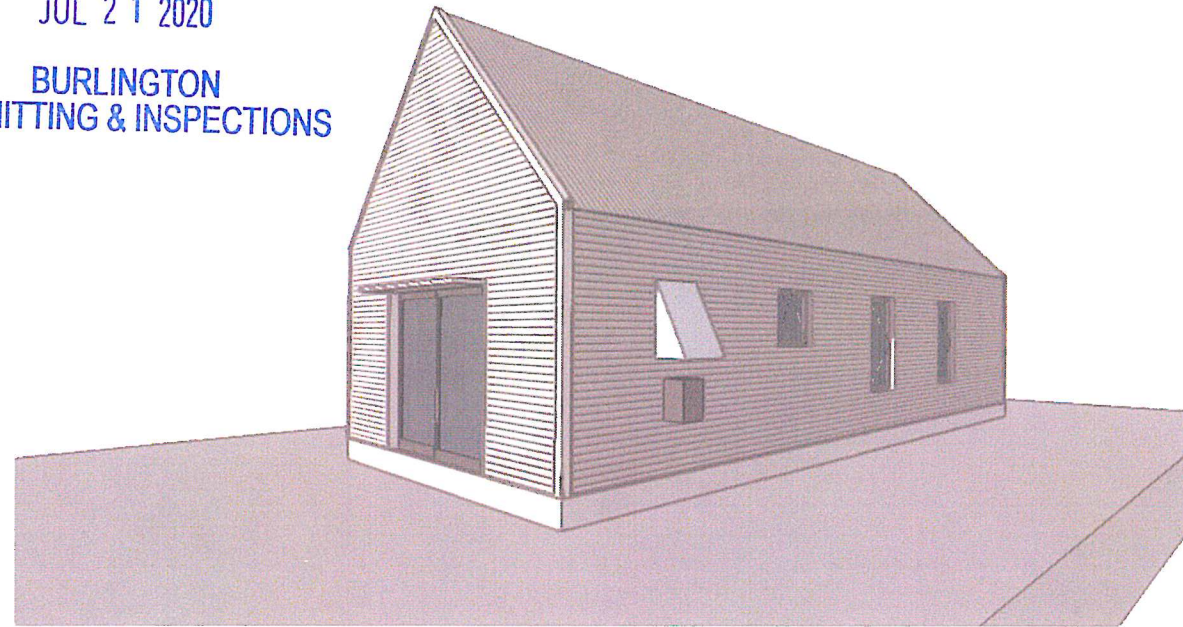
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SCHEMATIC DESIGN

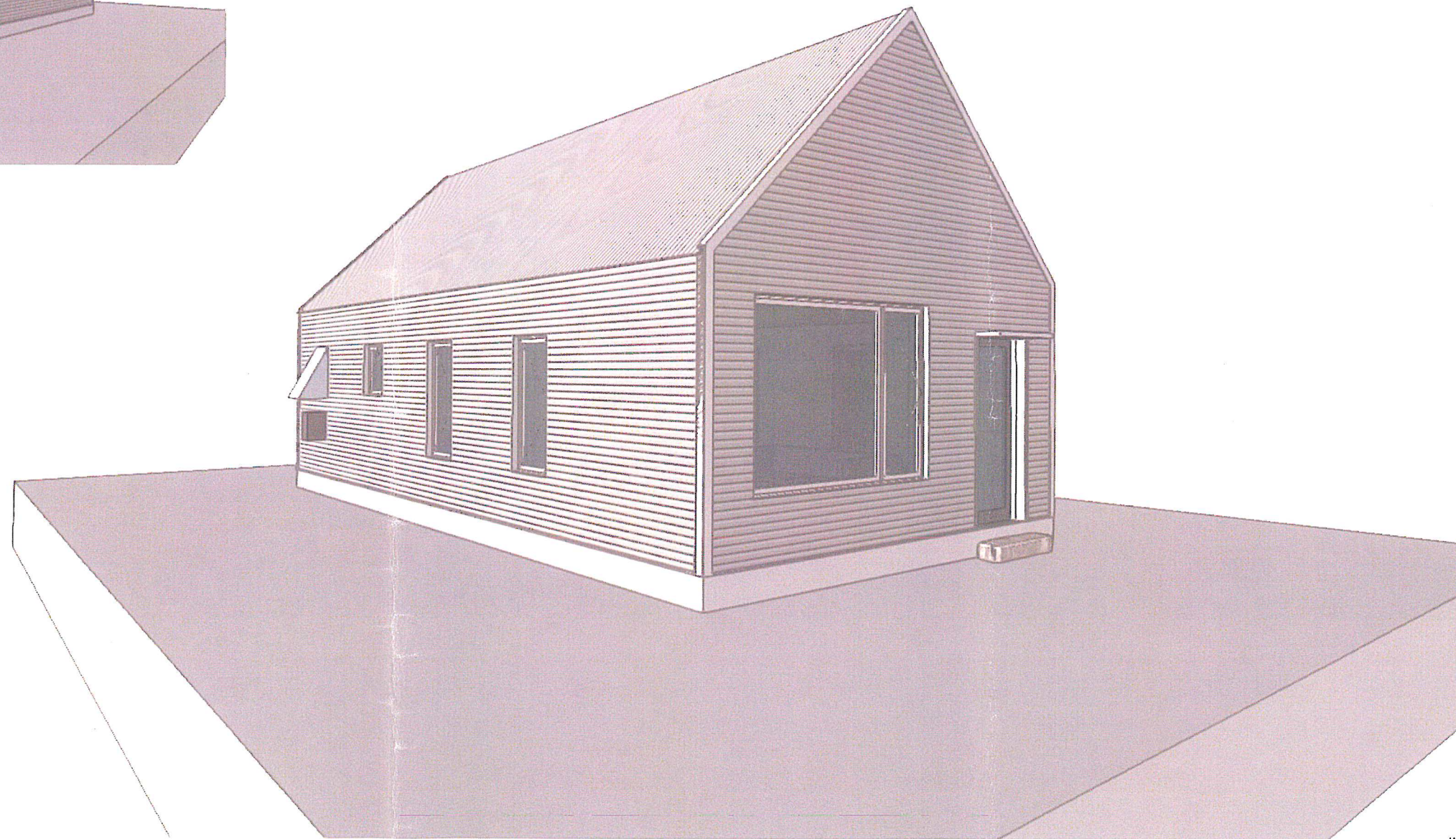
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VIEW FROM SOUTH



VIEW FROM NORTH

400 NORTH STREET

BURLINGTON VT

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DESIGN DEVELOPMENT

Duncan
Wisniewski 
ARCHITECTURE

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BURLINGTON, VERMONT 05401
T: 802.864.6693

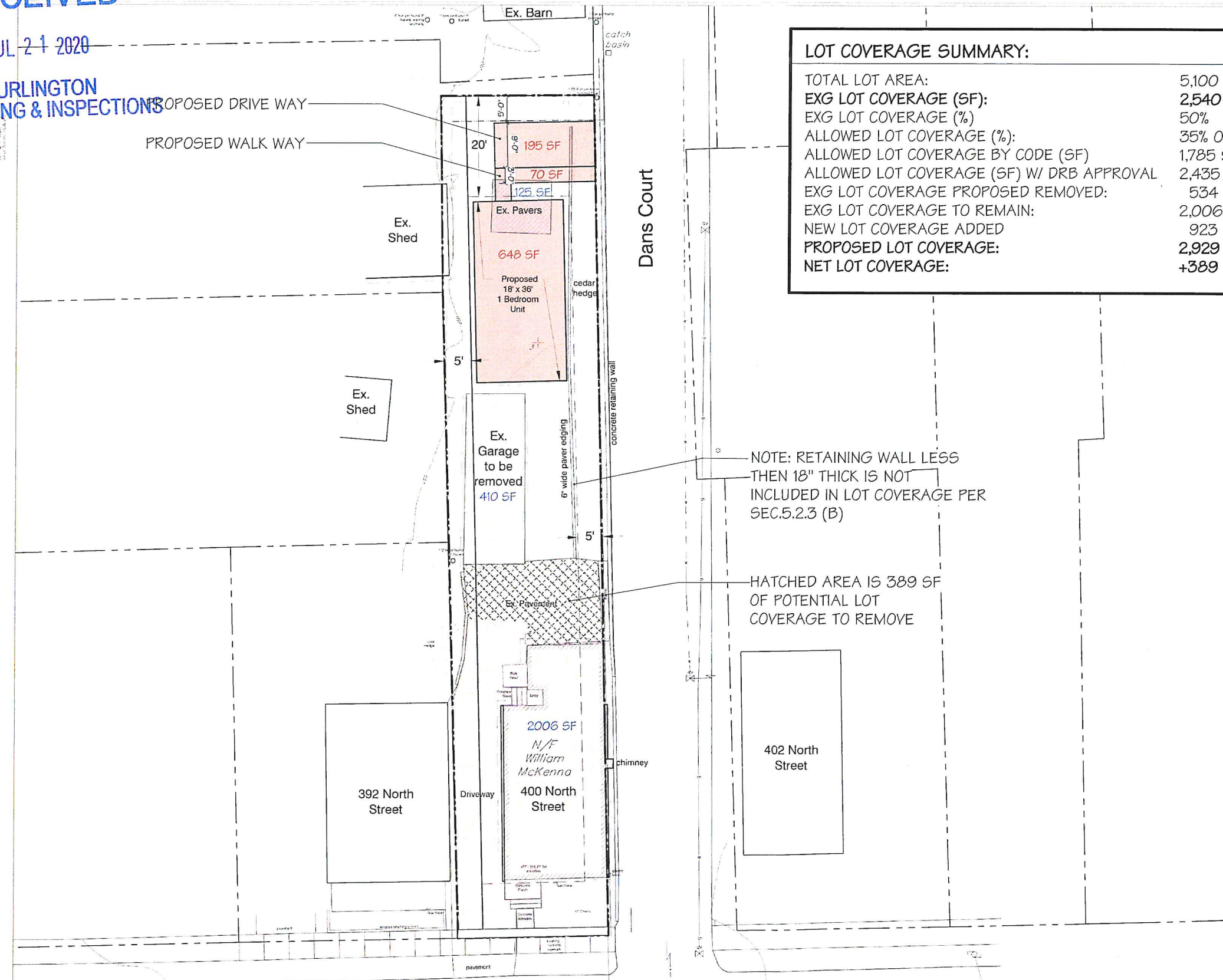
DATE: 07.14.2019
DRAWN: ABC

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City of Burlington
Planning and Zoning Information

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Location Address: 400 North Street
Deed Reference: Vol. 1419 Page 96
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Parcel ID: 045-1-056-000

Zoning District:

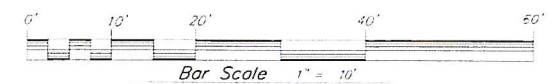
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- Iron pipe found
- Hydrant
- Utility pole
- Temporary bench mark
- Overhead power line
- Right of Way monument
- Direction of surface water flow
- Existing Sign
- Pre construction Excavation
- Existing Light Pole
- Existing Deciduous Tree
- Existing Spot Grade Elevation
- Existing Water Line/Hydrant/Valve/Shutoff
- Existing ground contour
- Existing gas pipeline / valve
- Existing underground power
- Existing overhead power
- Approximate property line / right of way
- Existing setbacks
- Existing Gas Line/Valve
- Existing Sewer Line/Manhole
- Existing concrete
- Existing pavement
- Existing edge of woods / tree line

Notes:

- This plan is not a boundary survey. The property lines shown are based on Burlington Tax Map dated 2018 and are considered approximate.
- The underground utilities shown on this plan are based on visible utilities located during a topographic survey performed by Kress & Lansing in April 20, 2020. Underground utilities are approximate and not warranted to be exact or complete. Dig Safe shall be contacted prior to any excavation.
- Elevations are based on the NAVD 88 (Geoid 12A) vertical datum.
- Project Horizontal Coordinates derived from GPS observation using reference frame NAD83 (2011) 2010.00 epoch.



Progress Print Draft

400 NORTH STREET

BURLINGTON VT

Duncan
Wisniewski
ARCHITECTURE

255 SOUTH CHAMPLAIN STREET
BURLINGTON, VERMONT 05401
T: 802.864.6693

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DUNCAN • WISNIEWSKI ARCHITECTURE
A Professional Corporation

SCHEMATIC DESIGN

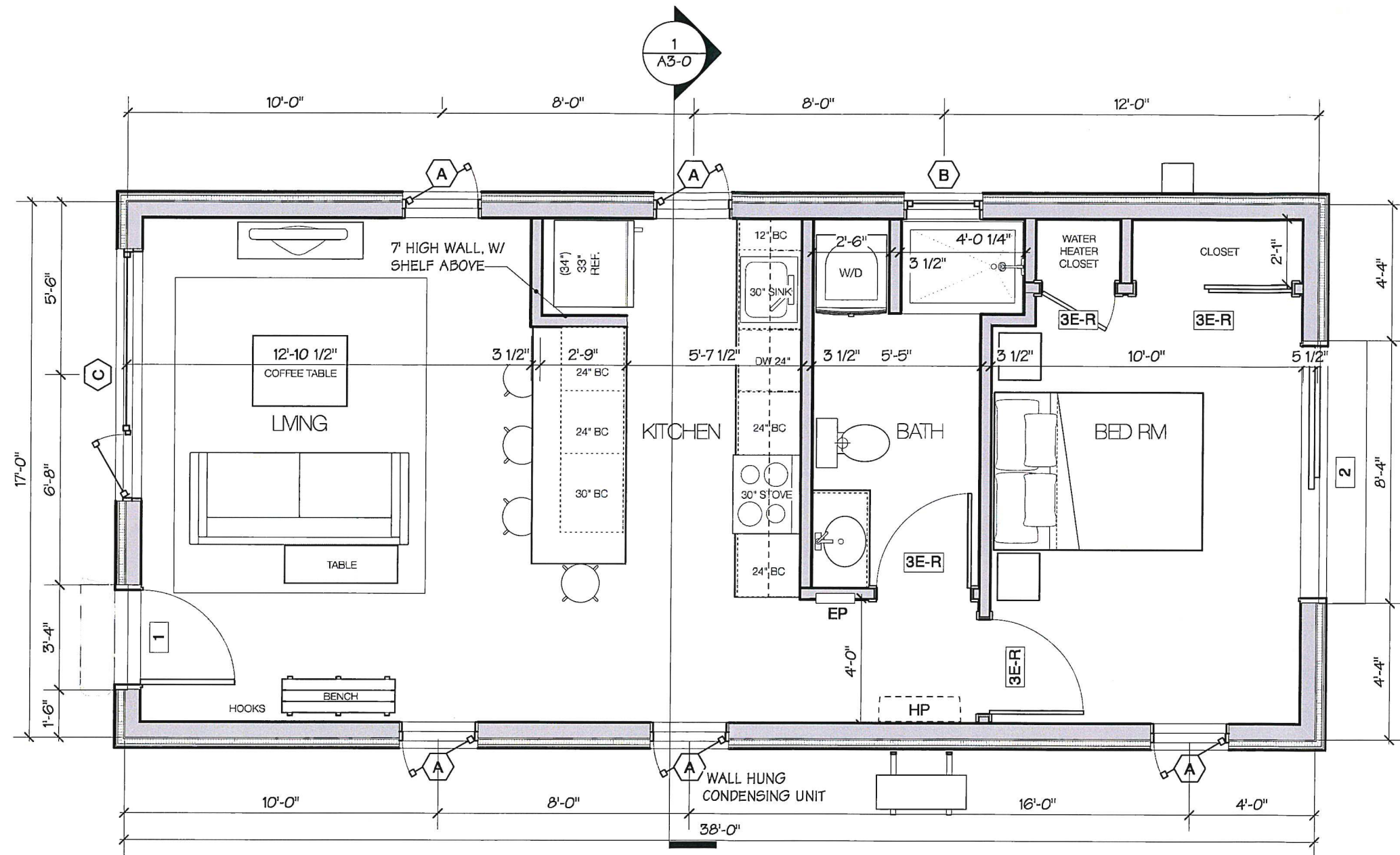
DATE: 06.25.2020
DRAWN: XXX, XXX

L1-1.1

RECEIVED

JUL 21 2020

BURLINGTON
PERMITTING & INSPECTIONS



FIRST FLOOR PLAN

Scale: 1/4" = 1'-0"



0 5 6 7 8 9 10 FT

400 NORTH STREET

BURLINGTON VT

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DESIGN DEVELOPMENT

Duncan
Wisniewski
ARCHITECTURE

DATE: 07.14.2019
DRAWN: ABC

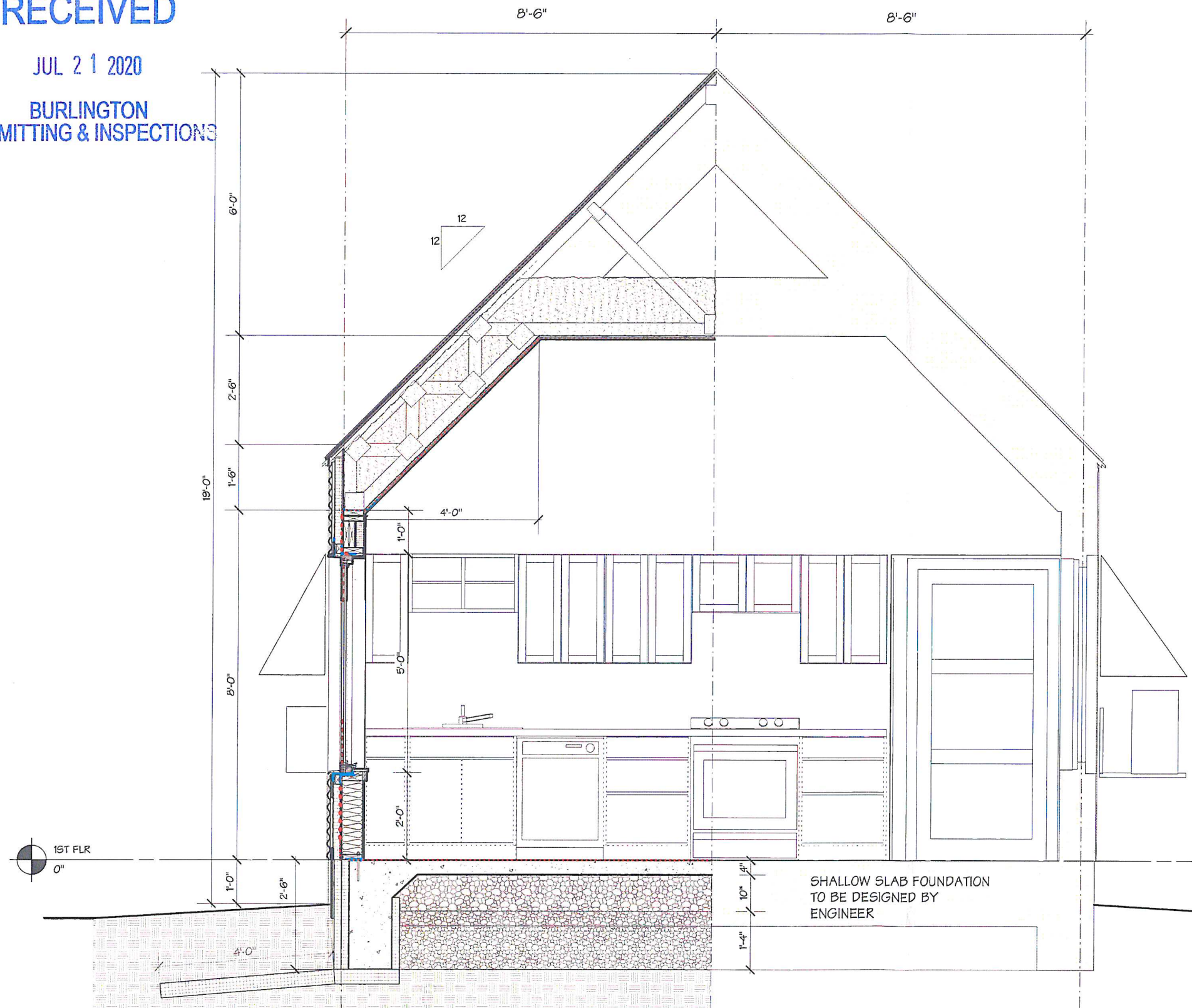
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BURLINGTON, VERMONT 05401
T: 802.864.6693

A1-0

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BURLINGTON
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1 SECTION A
Scale: 3/8" = 1'-0"

400 NORTH STREET

BURLINGTON VT

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A Professional Corporation

DESIGN DEVELOPMENT

ENVELOPE THERMAL SUMMARY:

ROOF:

-SEMI-DENSE PACK 16"X R-3.7/IN= R-59.2
-CODE R-VALUE R-49

WALLS:

-DENSE PACK 5 1/2" X R-3.5/IN= R-19.25
-RIDGED POLYISO CONT. 2"X R-6/IN= R-12
APPROXIMATE TOTAL R-VALUE: R-31.25
CODE R-VALUE R-23

WINDOWS:

TRIPPLE GLAZED FIBERGLASS- U- 0.18 (R-5.5?)
CODE R-VALUE U-.033 (R-3.0)

SLAB EDGE:

-EPS RIGID FOAM INSULATION- 4" X R-4/IN= R-16
CODE R-VALUE R-15

BELLOW SLAB:

GRAVEL- 12"X R-2.2/IN = R-26.4
CODE R-VALUE NONE

Duncan
Wisniewski
ARCHITECTURE

255 SOUTH CHAMPLAIN STREET
BURLINGTON, VERMONT 05401
T: 802.664.6693

DATE: 07.14.2019
DRAWN: ABC

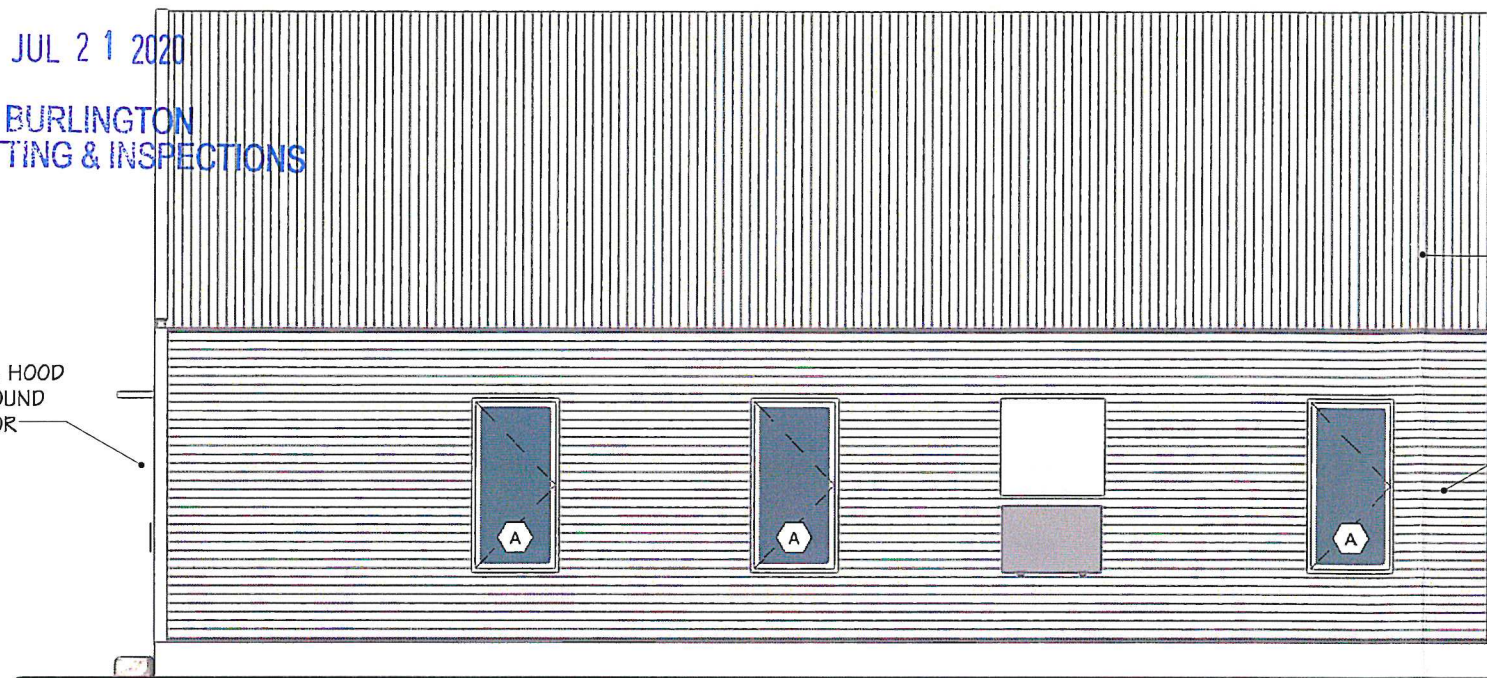
A3-0

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JUL 21 2020

BURLINGTON
PERMITTING & INSPECTIONS

MTL HOOD
AROUND
DOOR



East
NORTH ELEVATION

Scale: 3/16" = 1'-0"

0 5 6 7 8 9 10 FT

4" MTL ROOF
EDGE

CORRUGATED
MTL ROOF

4" BENT MTL
CORNER, TYP

CORRUGATED
MTL SIDING

CONDENSING
UNIT W/ BENT
MTL HOOD

MTL FLASHING



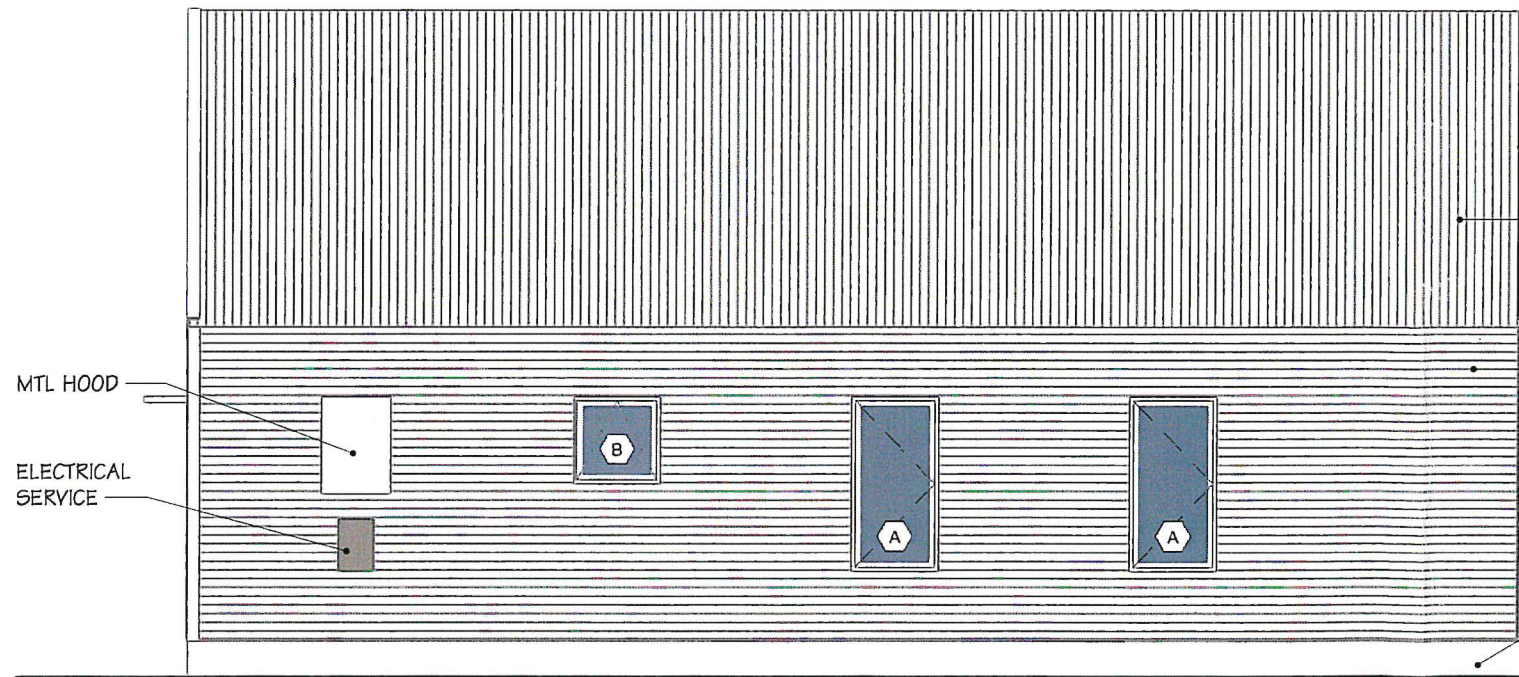
North
EAST ELEVATION

Scale: 3/16" = 1'-0"

ELECTRICAL SERVICE W/
BENT MTL HOOD,
ALIGN TOP ADJACENT
WINDOWS

MTL HOOD

ELECTRICAL
SERVICE



West
SOUTH ELEVATION

Scale: 3/16" = 1'-0"

4" MTL ROOF
EDGE

CORRUGATED
MTL ROOF

CORRUGATED
MTL SIDING

4" BENT MTL
CORNER, TYP

MTL FLASHING



South
WEST ELEVATION

Scale: 3/16" = 1'-0"

WALL HUNG
CONDENSING UNIT W/
BENT MTL HOOD,
ALIGN TOP AND
BOTTOM W/ ADJACENT
WINDOWS

400 NORTH STREET

BURLINGTON VT

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A Professional Corporation

DESIGN DEVELOPMENT

Duncan
Wisniewski
ARCHITECTURE

255 SOUTH CHAMPLAIN STREET
BURLINGTON, VERMONT 05401
T: 802.664.6693

DATE: 07.14.2019

DRAWN: ABC

A4-0

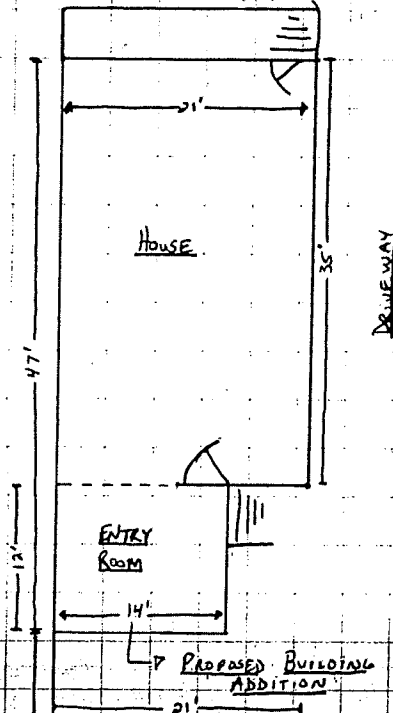
400 NORTH STREET
BURLINGTON, VT
05401

863-4640

PROPOSED ADDITION
WITH NEW FOOTPRINT
and PROPERTY LINES

DANS COURT (ROAD)

NORTH STREET

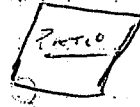


398 NORTH ST
HOUSE FOOTPRINT

NOTE -
ANY MODIFICATIONS OR DEVIATIONS FROM THESE PLANS
REQUIRE ZONING APPROVAL PRIOR TO CONSTRUCTION.
ALL ERRORS IN DIMENSIONS, PLANS OR DETAILING ARE
FULLY THE RESPONSIBILITY OF THE APPLICANT/OWNER.

FINAL APPROVAL
SIGNED: *[Signature]* DATE: 5.1
PLANNING & ZONING DEPARTMENT
BURLINGTON, VERMONT

YARD



RECEIVED
APR 30 1999
DEPT. OF
PLANNING & ZONING

RECEIVED

JUL 21 2020

BURLINGTON
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JUL 21 2020

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JUL 21 2020

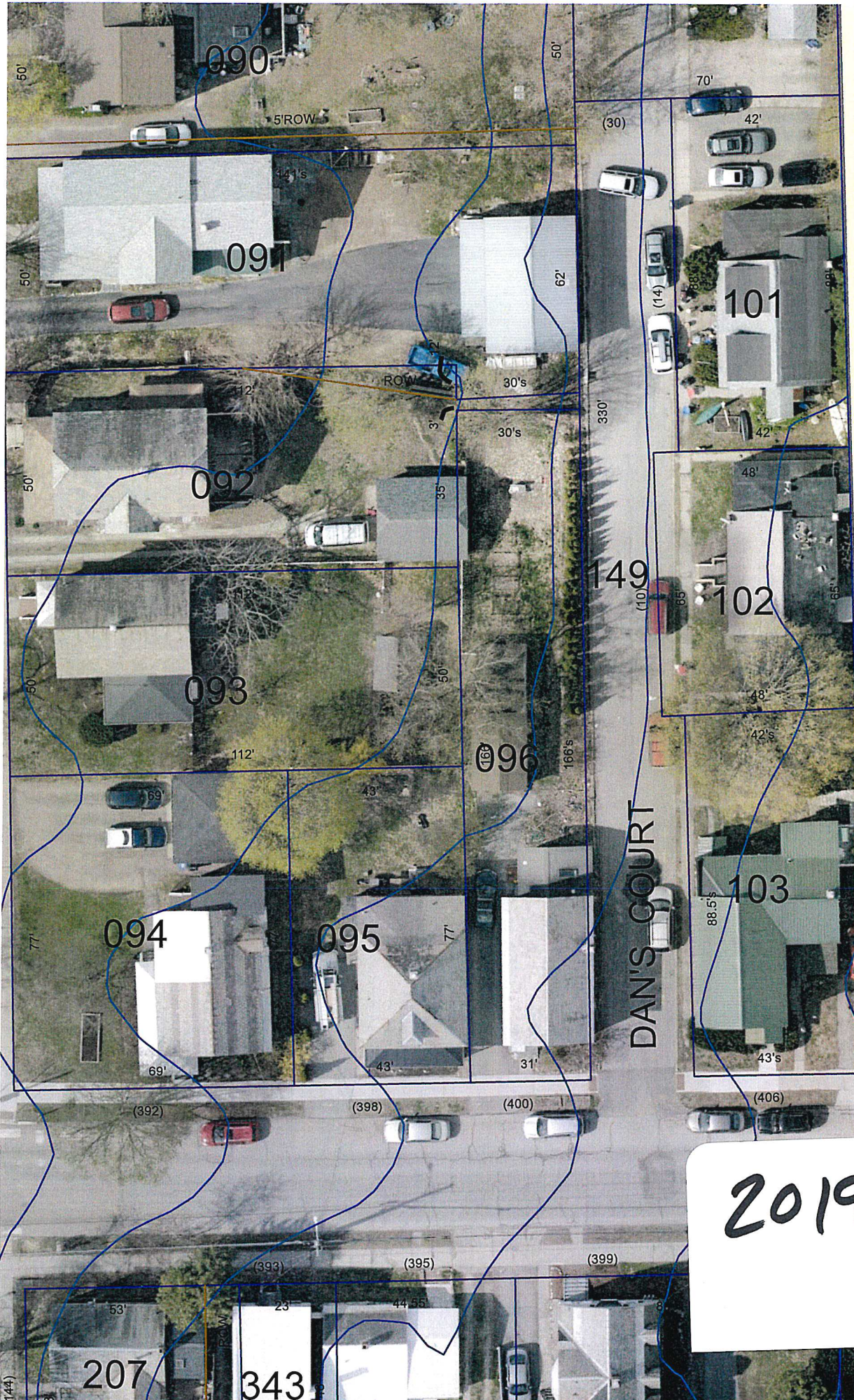
BURLINGTON
PERMITTING COLLECTIONS

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JUL 21 2020

BURLINGTON
PERMITTING & INSPECTIONS





2019



2013



Ryan Morrison

From: James Sherrard
Sent: Wednesday, September 09, 2020 2:12 PM
To: Ryan Morrison
Subject: RE: 400 North St.

Ryan,

At this point I would request that the applicant respond to my email and address the concerns brought forth by the applicant to facilitate my review.



James Sherrard | Stormwater Program Coordinator
Water Resources Division

235 Penny Lane | P.O. Box 878
Burlington, VT 05401
(802) 863-4501 office | (802) 503-7027 mobile
jsherrard@burlingtonvt.gov

Please note that this communication and any response to it will be maintained as a public record and may be subject to disclosure under the Vermont Public Records Act.

From: Ryan Morrison
Sent: Tuesday, September 8, 2020 12:54 PM
To: James Sherrard <jsherrard@burlingtonvt.gov>
Subject: Re: 400 North St.

It does seem reasonable. I will certainly add this and your email to the applicant to the DRB packet for next week's meeting. If you wish to provide additional detail in writing highlighting your concerns to the DRB, I will include that for their review.

From: James Sherrard <jsherrard@burlingtonvt.gov>
Sent: Tuesday, September 8, 2020 12:35 PM
To: Ryan Morrison <rmorrison@burlingtonvt.gov>
Subject: RE: 400 North St.

Ryan,

This does seem to be a reasonable concern from Mr. Cleary. So you know, I reached out to the applicant on August 28th and have yet to receive a reply. My email to him is attached.

How do you suggest we proceed? I think we should take Mr. Cleary's outreach seriously and that would involve putting the onus on the applicant to provide a plan addressing these concerns.

James



James Sherrard | Stormwater Program Coordinator
Water Resources Division

235 Penny Lane | P.O. Box 878
Burlington, VT 05401
(802) 863-4501 office | (802) 503-7027 mobile
jsherrard@burlingtonvt.gov

Please note that this communication and any response to it will be maintained as a public record and may be subject to disclosure under the Vermont Public Records Act.

From: Joseph Campanella Cleary <campanella.cleary@gmail.com>

Sent: Tuesday, September 8, 2020 9:33 AM

To: Ryan Morrison <rmorrison@burlingtonvt.gov>; James Sherrard <jsherrard@burlingtonvt.gov>

Subject: 400 North St.

[WARNING]: External Message

Thanks,

A couple more questions:

Do you see anywhere in the proposal that shows the difference in elevation/grade between Dans Ct. and the lot, or explains how the driveway will be built? It will have to either be filled/graded up several feet, or have a very steep entry, both of which concern us. I've attached photos which show Dan's court during a rainstorm. There are views looking North and South West, where you can see how our garage sits just below grade at the property line. You can see that water collects in this area to drain, and already overflows the curb when the storm drain cannot handle the volume. A curb cut or driveway would drain all of this water directly into our backyard and garage. If the city allows this, it will be an absolute failure of the new ADU standard to protect current homeowners.

I've copied James Sherrard on this to share my concerns about stormwater...

Even if the driveway is rejected, the whole area is on a grade, and we are very concerned about stormwater pouring down the back of our garage from the roof in that area. The plans don't seem to address the grade of the property, or propose regrading (which seems to be necessary), or include any drainage work that would minimize damage to our garage. Due to the grade, and current runoff problems, it seems that 5' is not enough of a setback in this area.

The garage is labeled "exterior shed" in the plans, but it is a full 2 car garage, and I have worked to stop water from flowing into the east side of the building since we purchased our property. A large roof shedding water and snow in this area will absolutely cause real damage to the building, in an area that is difficult to deal with, i.e. the garage wall is on the property line, and it is impossible for me to install runoff mitigation, and difficult to repair.

From Dan's court to the 400 N. St property there is a 2-3' retaining wall, and then another 1' drop to our property, and the driveway continues

to grade down toward

Is there any other information that you can provide at this time? I'm very concerned about the application of the n
ADU
ordinance in an area that already has problems with runoff and stormwater.

Thanks,

Joe Cleary
158 N. Willard St.

Begin forwarded message:

From: Ryan Morrison <rmorrison@burlingtonvt.gov>
Subject: Re: 400 North St.
Date: July 31, 2020 at 9:18:56 AM EDT
To: Joseph Campanella Cleary <campanella.cleary@gmail.com>

Hi Joseph.

As long as the pre-existing lot coverage is legit (either pre-dating the current regulations or grandfathered), then the City Council allowed for there to be an excess in lot coverage up to 650 sf for accessory dwelling units - the new ordinance was passed several months ago.

Regarding the curb cut and increase in runoff, those are Public Works Dept. matters...

Contact Caleb Manna about the curb cut - cmanna@burlingtonvt.gov
Contact James Sherrard about the runoff - jsherrard@burlingtonvt.gov

You can submit written comments any time that the DRB will see, and/or attend the hearing.

DRB meetings are being held online (Zoom). This application is being heard on Sept. 15th. Here is the link to the page that will have the agenda and meeting link uploaded within a week or so of that meeting. <https://www.burlingtonvt.gov/DPI/DRB/Agendas>

I am working from home 3-4 days a week, so feel free to call me anytime. 802-496-7221.

Ryan Morrison
Associate Planner
City of Burlington

From: Joseph Campanella Cleary <campanella.cleary@gmail.com>
Sent: Thursday, July 30, 2020 12:32 PM
To: Ryan Morrison <rmorrison@burlingtonvt.gov>
Subject: Re: 400 North St.

[WARNING]: External Message

Thanks! We do have a lot of questions, especially regarding the proposed expansion of (existing but non-conforming) lot coverage, the proposed driveway from Dan's Ct. which would require a curb cut into a 3' drop/retaining wall, and the exponential increase

in runoff our garage and property would receive as a result. I don't think that the drawings or plan show the change in grade from Dan's Ct westward, but it is a major concern that the additional impervious area, up to 57% coverage (as proposed), would cause flooding of our garage and property damage on an ongoing basis. I believe other neighbors have similar concerns.

For reference, we are at 158 N. Willard St. and are inquiring re: ZP# 21-0076CA/CU.

I'm also curious about the permit process during the pandemic and office closures. What is the timeline for permit processing, and how are DRB hearings being held?

Could you give me a call when you have a chance? I think that would be the most efficient way to address our questions, if we both have the proposal in front of us. 802.310.4666

Best,
Joe Cleary

On Jul 30, 2020, at 7:27 AM, Ryan Morrison <rmorrison@burlingtonvt.gov> wrote:

Joe.

I am the person to contact with questions. Let me know if you have any.

Ryan Morrison
Associate Planner
City of Burlington

From: Joseph Campanella Cleary <campanella.cleary@gmail.com>
Sent: Wednesday, July 29, 2020 6:41 PM
To: Alison Davis <adavis@burlingtonvt.gov>
Cc: Ryan Morrison <rmorrison@burlingtonvt.gov>
Subject: Re: 400 North St.

[WARNING]: External Message

Thanks, Ali...is Ryan (whom you cc'd) the point person/planner to direct further questions?

best,
Joe Cleary

> On Jul 28, 2020, at 10:23 AM, Alison Davis <adavis@burlingtonvt.gov> wrote:

>

> Hi Joe,

> Attached is the application for 400 Street to remove garage, construct accessory dwelling unit in backyard, with driveway and parking reconstruction. Please let me know if you have trouble viewing the application.

>

> Thanks,

> Ali

>
> Alison Davis
> Zoning Clerk
>
> Department of Permitting and Inspections
> City of Burlington
> 645 Pine Street- Suite A
> Burlington, VT 05401
> 802-865-7188 (main)
> 802-863-0466 (fax)
> www.burlingtonvt.gov/PZ
> Check on your permit's status here: <https://www.burlingtonvt.gov/PZ/Status>
>
> Please note that this communication and any response to it will be maintained as a public record and may be subject to disclosure under the Vermont Public Records Act.
>
>
>
> -----Original Message-----
> From: Joseph Campanella Cleary <campanella.cleary@gmail.com>
> Sent: Monday, July 27, 2020 1:18 PM
> To: Alison Davis <adavis@burlingtonvt.gov>
> Subject: 400 North St.
>
> [WARNING]: External Message
>
>
> Hello,
> I'm looking for more information on ZP# 21-0076CA/CU, demolition and construction proposed for 400 N. Street.
> Do you have the application and plans (all documents submitted by applicant) in an electronic form that you could email, or do I need to stop by the office?
>
> Thanks!
>
> Joe Cleary
> 158 N. Willard St.
> <400 north st052546.pdf>











Ryan Morrison

From: James Sherrard
Sent: Tuesday, December 29, 2020 3:52 PM
To: Ryan Morrison
Subject: RE: 400 North St

Ryan,

For the DRB's benefit, you can let them know that I have reviewed the attached and I chatted with Will's engineer before Christmas. The applicant has met each request from the Stormwater Program during this process and the final product meets the SW Programs requirements.



James Sherrard | Stormwater Program Coordinator
Water Resources Division

235 Penny Lane | P.O. Box 878
Burlington, VT 05401
(802) 863-4501 office | (802) 503-7027 mobile
jsherrard@burlingtonvt.gov

Please note that this communication and any response to it will be maintained as a public record and may be subject to disclosure under the Vermont Public Records Act.

From: Ryan Morrison
Sent: Tuesday, December 29, 2020 3:50 PM
To: James Sherrard <jsherrard@burlingtonvt.gov>
Subject: Re: 400 North St

Awesome - thanks for that quick turnaround James! Hopefully he'll respond in time for the DRB meeting!

From: James Sherrard <jsherrard@burlingtonvt.gov>
Sent: Tuesday, December 29, 2020 3:48 PM
To: Will McKenna <w.mckenna@acabayinc.com>; Ryan Morrison <rmorrison@burlingtonvt.gov>
Subject: RE: 400 North St

Will,

Thank you for your communication and willingness to work with City Staff on this project. I'm happy to let you know that I have no further requests on my end.

I have compiled a single pdf including a number of submissions submitted both today and earlier this year. These include your maintenance plan for Catch Basin 5262 (pdf page 9) and the design specs for the pervious driveway (pdf page 12 and 13).

Once I have your signature (digital is fine) on pdf page 4 of the attached I will sign off and enter into the City's database.

Thanks again for all your efforts Will.



James Sherrard | Stormwater Program Coordinator
Water Resources Division

235 Penny Lane | P.O. Box 878
Burlington, VT 05401
(802) 863-4501 office | (802) 503-7027 mobile
jsherrard@burlingtonvt.gov

Please note that this communication and any response to it will be maintained as a public record and may be subject to disclosure under the Vermont Public Records Act.

From: Will McKenna <w.mckenna@acabayinc.com>
Sent: Saturday, December 26, 2020 12:47 PM
To: Ryan Morrison <rmorrison@burlingtonvt.gov>
Cc: James Sherrard <jsherrard@burlingtonvt.gov>
Subject: RE: 400 North St

[WARNING]: External Message, please be cautious.

Hi Ryan,

I hope that you have a nice holiday. I hired Krebs and Lansing to add the detail on the trench and provide additional information about stormwater. At this point I believe that I have fulfilled the requirements and I hope that my application will be approved.

Thanks for your help and patience.

From: Ryan Morrison <rmorrison@burlingtonvt.gov>
Sent: Tuesday, December 1, 2020 1:28 PM
To: Will McKenna <w.mckenna@acabayinc.com>
Cc: James Sherrard <jsherrard@burlingtonvt.gov>
Subject: Re: 400 North St

Thanks for the update. Reminder of the DRB meeting tonight, which you should still attend. Here's the agenda with the zoom meeting link. Starts at 5, and yours will probably be up within the first few minutes. Thanks

<https://www.burlingtonvt.gov/sites/default/files/Agendas/2020%20120120%20Agenda.pdf>

From: Will McKenna <w.mckenna@acabayinc.com>
Sent: Monday, November 30, 2020 1:22 PM
To: Ryan Morrison <rmorrison@burlingtonvt.gov>
Cc: James Sherrard <jsherrard@burlingtonvt.gov>
Subject: RE: 400 North St

[WARNING]: External Message

Hi Ryan,

Here is the latest drawing showing the gutters and down spouts.

I did not complete what I needed for the EPSC. I am still working on that. I thought that I would have gotten everything done but I have had a lot come up in the last couple weeks. I'm really sorry for the inconvenience.

From: Ryan Morrison <rmorrison@burlingtonvt.gov>
Sent: Tuesday, November 24, 2020 8:57 AM
To: Will McKenna <w.mckenna@acabayinc.com>
Cc: James Sherrard <jsherrard@burlingtonvt.gov>
Subject: 400 North St

Morning.

Just checking in on how that EPSC is coming along. The application is on the Dec. 1st DRB meeting agenda, and this is the last piece needed in order to get that approval. It'd be great to get this one done by then instead of having to continue the hearing to a later date. Will, are you making any progress? Let me know. Thanks

Ryan Morrison
Associate Planner
City of Burlington

Please note that this communication and any response to it will be maintained as a public record and may be subject to disclosure under the Vermont Public Records Act.

AN EROSION PREVENTION AND SEDIMENT CONTROL PLAN

FOR THE PROJECT AT:

400 North Street

HAS BEEN FILED WITH THE CITY OF BURLINGTON
STORMWATER MANAGEMENT PROGRAM IN ACCORDANCE
WITH CHAPTER 26 OF THE BURLINGTON CODE OF ORDINANCE

THIS REQUIRES THAT MEASURES BE INSTALLED OR TAKEN TO
PREVENT SEDIMENT FROM LEAVING THE SITE AND ENTERING
WATERWAYS AND IMPACTING CITY INFRASTRUCTURE
(RIGHT OF WAY AND STORMDRAINS)

FOR QUESTIONS OR TO REPORT SEDIMENT LEAVING THE SITE
CALL 802-863-4501

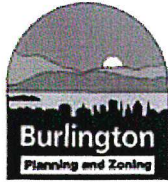
This notice to be posted in full view at all times during earth
disturbance. Additional conditions on attached.

James Sherrard
Jr

Digitally signed by James Sherrard Jr
DN: cn=James Sherrard Jr, c=US,
o=City of Burlington, ou=Water
Resources,
email=jsherrard@burlingtonvt.gov
Date: 2020.12.30 09:43:41 -0500

Plan Approved by: _____
Burlington Stormwater Program

Date: 12/30/2020



Burlington Department of Public Works

Stormwater Program

234 Penny Lane (Water Plant)

Burlington, VT 05401

PH: 802-863-4501 Email: stormwater@burlingtonvt.gov



Small Project Erosion Prevention & Sediment Control (EPSC) Plan

This questionnaire, at a minimum, is required to accompany all zoning or building permit applications **which involve 4,000 sq. ft. or more of land disturbance**. If your project meets one of the following categories, do not submit this form. You must submit the "Standard" EPSC Form:

- on properties other than single family (R1) or duplexes (R2) that require a level II or III Certificate of Appropriateness; or
- Major Impact zoning applications and involve 5000 sq. ft. or more of earth disturbance; or
- any activity where a zoning permit is not required but where the project involves 10,000 sq. ft. or more of earth disturbance; or
- if requested by the Stormwater Program due to project characteristics such as slope, soils or proximity to drainage structures or waterbodies.

For this Small EPSC form, please also provide a simple site plan indicating the locations of all erosion prevention and sediment control measures (silt fence, hay bales etc).

Single family or duplex properties with greater than 2500 sq. ft. of total impervious surfaces, that are adding more impervious, will also be required to submit a Residential Stormwater Management Questionnaire. All other projects involving **redevelopment** or **addition** of impervious surface must submit the stormwater management pre-screening (attached) for evaluation or meet with the Stormwater Program to determine the stormwater management requirement for your project.

1. Project Location 400 North Street

2. Brief Project Description (i.e. house foundation, swimming pool)

Construct a new 648 s.f. accessory dwelling unit and pervious driveway at the north side of the property. The project will include the demolition of an existing garage, installation of underground utility services, and construction of a stone infiltration trench.

3. Owner Name: William McKenna

4. Owner Mailing Address: 400 North Street

5. Owner Phone: 802-760-9659

6. Owner email: w.mckenna@acabayinc.com

7. Contractor Name: Not known at this time

8. Contractor Phone: _____

9. Contractor Email: _____

10. Estimated Project Start Date April 1, 2021

Estimated End Date Oct. 15, 2021

11. Area of Land Disturbance 2,800 sq. ft.

12. Existing Impervious: 2,540 sq. ft.

Proposed impervious: 2,654 sq. ft.

13. Site plan/sketch **MUST BE ATTACHED TO THIS FORM** showing the following:

☐ Limits of disturbance

☐ Direction of stormwater flow on site

☐ Location of stockpiles (if any)

☐ Location of sediment control BMP's (silt fence etc.)

EPSC QUESTIONNAIRE (See last page for typical solutions to these questions)

A) Nature of all site disturbances (check all that apply):

- ☒ Underground utility trench(es) ☒ curb cut/driveway ☒ foundation ☒ cut/fill/regrading ☐ landscaping
☐ other _____

B) Do you anticipate the need for any dewatering of excavations during the construction? ☐ Yes ☒ No

- If yes, how will the pumped water be managed or filtered to prevent the discharge of dirty water?

Based on the well draining nature of the existing soils, dewatering is not anticipated.

C) Will excavated soil be stockpiled on the site? ☐ Yes ☒ No

- If yes, how long will the stockpile be on site? (i.e. 1 day, 1 week) _____

How do you propose to control erosion of the stockpile? _____

- If no, where is the ultimate disposal of excess soil? **Soil will be hauled to an approved off-site soil disposal area**

D) How do you propose to prevent sediment from leaving the site and entering nearby city sidewalks/streets and storm drains and/or lakes, rivers and streams? (see page 4 for examples)

The upslope runoff is diverted away from the construction area by the existing curb. Straw wattles will be installed along the downslope limit of the disturbance area. A stabilized construction entrance will be provided at the access location and a Marsh Mat will be placed over an existing catch basin rim in Dan's Court.

E) Do you plan to park construction vehicles on or disturb City owned property like the greenbelt area? ☐ Yes ☒ No

- If yes, tell us how you agree to repair all disturbances or damage to City owned property and provide a written approval from the City allowing construction vehicles to park on City owned property.

- If no, then please monitor all construction and visitor vehicles and advise all not to park on City owned property

F) How do you propose to either prevent or clean sediment generated from construction vehicles and activities that becomes deposited on City streets, sidewalks, or bikepaths and how frequently this will be done.

A stabilized construction entrance will be provided at the access location. If sediment is tracked onto Dans Court or North Street it will be swept and removed by the end of the work day or earlier if rain is forecasted.

G) Will stockpiles or disturbed soils be present and/or exposed after Nov. 1st of any construction year? ☐ Yes ☒ No

- If yes, tell us how you plan to stabilize any stockpile and/or disturbed soils.

William McKenna

Do you agree to abide by the following conditions?

☒ Y ☐ N Applicant will call 863-4501 or email stormwater@burlingtonvt.gov at least 24 hours prior to initiating earth disturbance and submit the name and contact (cell phone and email) of the erosion control coordinator for the project

☒ Y ☐ N Applicant will post the notice in a visible location

☒ Y ☐ N I acknowledge that it is the responsibility of the owner and his/her representatives to ensure that:

- sediment does not enter surface water bodies (streams, ditches, ponds, lakes, wetlands etc.)
 - sediment does not enter City conveyance infrastructure (catch basins, sewers etc.) and
 - All sediment must be removed from the city ROW (sidewalks and roadways) by the end of each work day
- ☒ Y ☐ N Sediment control measures will be installed prior to the initiation of earth disturbance.
- ☐ Y ☐ N During the non-winter construction season (April 15 – November 1): After an initial **14 day** period of initial disturbance, temporary or permanent stabilization (mulching, erosion control matting or tarps for stockpiles, or other approved method) of exposed areas and stockpiles will occur at the end of each work day unless:
- Earthwork is to continue in the area within the next 24 hours **and** there is NO liquid precipitation forecast for the next 24 hours; or
 - If work is occurring in a self contained excavation (no outlet) with a depth of 2 feet or greater (e.g. house foundation excavation or utility trenches).
- ☐ Y ☐ N During the winter construction period from November 1 to April 15, any **new disturbance** must be temporarily or permanently stabilized (mulching, erosion control matting or tarps for stockpiles, or other approved method) will occur at the end of each work day unless:
- Earthwork is to continue in the area within the next 24 hours **and** there is NO liquid precipitation forecast for the next 24 hours; or
 - If work is occurring in a self-contained excavation (no outlet) with a depth of 2 feet or greater (e.g. house foundation excavation or utility trenches)
- ☒ Y ☐ N The perimeter of the site and all BMPs will be inspected at the **end of each workday** to ensure that sediment will not leave the site. If sediment has travelled beyond the site boundary, it shall be swept up or otherwise removed and deposited on-site in an upgradient area at the **end of each work day**.
- ☒ Y ☐ N The owner and his/her representatives shall abide by the best management practices (BMPs) indicated in the plan and conditions and in the Vermont DEC Low Risk Site Handbook for Erosion Prevention and Sediment Control (2006). Contact 802-540-1748 for a hard copy or go to the web:
http://vtwaterquality.org/stormwater/docs/construction/sw_low_risk_site_handbook.pdf
- ☒ Y ☐ N If soils will be exposed after November 1st and winter construction has not been permitted the project will notify DPW prior to October 15th. If the project is completed during the winter months, an additional inspection will be required to ensure that the site is buttoned up for the winter.
- ☒ Y ☐ N Within 48 hours of reaching final grading, the exposed soil will be seeded and mulched or covered with erosion control matting (for slopes steeper than 3:1 or high wind prone areas). Erosion control matting is preferred.
- ☒ Y ☐ N The owner will contact DPW to schedule a stabilization inspection when site work is finished and stabilization measures (seeding and mulching or matting) have been installed.

AGREEMENT

By filling out and signing this plan, I agree to abide by the terms and conditions outlined above. Failure to follow this plan can result in a stop work order by the City of Burlington, fines, or both.

By: ☒ Owner ☐ Contractor ☐ Architect/Engineer

William McKenna

William McKenna

12/29/20

Name

Signature

Date

Additional Conditions of Approval:

Required Compliance Items:

- Notification of start/identification of EPSC responsible party
- Winter Stabilization Inspection (if applicable)
- Final Stabilization

TYPICAL SOLUTIONS TO PREVENT OR CONTROL SEDIMENT AND EROSION

STOCKPILES

- Cover small stockpiles with a tarp when not being used.
- Install silt fencing or other appropriate devices around the stockpiles to filter sediment.
- Cover stockpiles with straw or other approved mulching material.
- Plan to remove any unusable material as soon as possible from the site to an approved location.
- Plant grass and mulch stockpiles that will be on site for more than 14 days.
- Cover, vegetate or install erosion matting on stockpiles that will remain disturbed over the winter.

DISTURBED AREAS

- Maintain vegetated buffers around disturbed areas.
- Install silt fencing or other appropriate device to filter sediment washing off from disturbed areas. Remember that the bottom of the silt fence must be “keyed in” (dug into ground) to work correctly.
- To prevent sediment from running off your site via your driveway (or other paved areas where you can’t install silt fence) use a row of hay bales or tube sand.
- Cover disturbed areas as soon as possible with straw or other approved mulching material. Use erosion control matting in high wind, traffic or slopes steeper than 3:1 (horizontal to vertical), and follow the manufacturer’s guidelines staple the matting down.
- Plant grass and mulch or use erosion control matting all disturbed areas that will remain exposed for more than 14 days.
- Cover, vegetate or install erosion matting on areas that will remain disturbed over the winter.
- Protect ditches, catch basins or water bodies off-site by using silt fencing, gravel check dams or other approved sediment control methods.

CONSTRUCTION VEHICLES

- Do not park construction vehicles on City owned green space. Vehicles disturb vegetation and compact the soil, thereby reducing its ability to infiltrate stormwater. Any green belt disturbance will need to be permanently stabilized with grass seed and erosion control matting.
- Prevent sediment from leaving the project by cleaning the tires of vehicles, or use clean gravel at project access points to clean tires.
- Sweep city streets, sidewalks and bikepaths daily or as needed to remove sediment transported from the project.

RESOURCES

The Vermont Handbook for Erosion Prevention and Sediment Control at:
http://vtwaterquality.org/stormwater/docs/construction/sw_low_risk_site_handbook.pdf

The City of Burlington Stormwater Program Page at
<https://www.burlingtonvt.gov/DPW/Stormwater-Management/>

Burlington Department of Public Works**Stormwater Program**

234 Penny Lane

Burlington, VT 05401

P.O. Box 878 (05402)

PH: 802-863-4501 Email: stormwater@burlingtonvt.gov**Residential (R1 & R2) Stormwater Management Plan**

This questionnaire is required for single family detached dwellings or duplex properties where additional impervious surface is proposed and the total lot impervious surface area is greater than 2500 sq. ft. This form should be submitted directly to the DPW Stormwater Program above. If you need help completing this form, please contact stormwater@burlingtonvt.gov or 863-4501 for technical assistance.

**YOU MUST INCLUDE A SKETCH OR SITE PLAN OF YOUR EXISTING AND PROPOSED SITE AND
INCLUDE THE EXISTING AND PROPOSED FLOW PATHS OF STORMWATER ON YOUR PROPERTY**

Project Location: 400 North Street

Impact Review: Impervious Surface Area Breakdown

Impact Review: Impervious Surface Area Breakdown	Area (sq. ft.)	
Type of Surface	Existing	Proposed
Total impervious surface	2,540	2,654
Change in Total impervious surface	+ 114 s.f.	
Connected Impervious Surfaces		
Rooftop area that drains to impervious surface and runoff reaches city street or property boundary	1028	823
Driveway area that drains directly to city street or property boundary	661	661
Walkway/Patio/Deck/other area that drains to impervious surface and runoff reaches city street or property boundary	53	53
Total connected impervious		
Change in total connected impervious (proposed – existing)	1537 (P) - 1742 (Ex) = -205 s.f.	
Disconnected Impervious Surfaces		
Rooftop area that drains to pervious surface where runoff soaks in	257	700
Driveway area that drains to pervious surface where runoff soaks in before reaching the city street or the property boundary (or a driveway made of pervious material)	417	417
Walkway/Patio/Deck/Other area that drains to pervious surface where runoff soaks in before reaching the city street or the property boundary (or is made of pervious material)	124	
Total disconnected impervious		
Change in total disconnected impervious (proposed – existing)	1117 (P) - 798 (Ex) = +319 s.f.	

Impervious surfaces are areas that prevent the infiltration of water into the ground and shall include, but not be limited to, roofs, patios, garages, storage sheds and similar structures. Impervious surfaces also include compacted dirt and gravel surfaces. Decks that allow water to seep through onto pervious surfaces can be considered disconnected.

Pervious surfaces are areas such as grass, clean gravel, pervious concrete, permeable pavers that allow water to infiltrate rather than runoff.

For Property at: 400 North Street

Residential Stormwater Management Plan
Page

Mitigation Review:

The Burlington Stormwater Program reserves the right to request that specific measures or a specified volume of stormwater runoff be mitigated based on the overall impact of connected impervious on the site.

Is this a new home (including tear down and replacement)? Yes ☒ No ☐

If **yes**, complete information below and contact stormwater@burlingtonvt.gov or 863-4501 for a required technical assistance meeting.

If **no**, please feel free to contact the Burlington Stormwater Program for additional technical assistance, but at a minimum, you must complete the information requested below:

How will increased stormwater runoff from any increase in impervious surface be managed to the maximum extent practicable? For information regarding these and other stormwater management practices visit:

http://www.vtwaterquality.org/stormwater/htm/sw_LID.htm

- ☒ Removal of other impervious surface balances out addition
- ☐ Installation of green roof will minimize runoff from rooftop
- ☐ Runoff from rooftops will be directed to pervious green space
- ☐ Runoff from rooftops will be directed to rain barrels* for storage and gradual release or use
- ☐ Runoff from impervious surfaces will be directed to a rain garden*
- ☒ Driveway is/will be permeable (permeable pavers, grass pavers, pervious gravel driveway)
- ☐ Walkways is/will be permeable (permeable pavers, grass pavers, pervious gravel driveway)
- ☐ Driveway impervious surface and connectivity has been/will be minimized with use of strip driveway
(2 strips of asphalt with grass strip down middle)
- ☐ Connected Impervious surface has been minimized (please explain)

A 65' long x 2' wide x 2' deep stone infiltration trench will be installed along the west side of the new accessory building. The runoff from the roof leaders will be directed to the system. The attached calculations show that the 10 year storm will be infiltrated in the practice using an assumed infiltration rate of 5 inches per hour.

☒ Other, please attach explanation

OWNER AGREEMENT

I attest that the information above is correct to the best of my understanding and that I will install the measures I have indicated or manage the runoff in a way to minimize the amount of stormwater runoff from my property. I understand that the City has the right to inspect my property to ensure that the measures have been installed and that failure to abide by the measures above may constitute a violation of Chapter 26 and my authorization to discharge stormwater to the City Stormwater conveyance system.

By: William McKenna

Printed Name

William McKenna

Signature

December 26, 2020

Date

James Sherrard
Jr

Digitally signed by James Sherrard Jr
DN: cn=James Sherrard Jr, c=US,
o=City of Burlington, ou=Water
Resources,
email=jsherrard@burlingtonvt.gov
Date: 2020.12.30 08:43:27 -0500

Plan Approved by: _____
Burlington Stormwater Program

Date: 12/30/2020

* Visit <https://www.burlingtonvt.gov/DPW/Get-Involved> for stormwater workshops and/or rebate opportunities that may assist in the installation/purchase of these stormwater management measures.

Burlington Department of Public Works

Stormwater Program

234 Penny Lane

Burlington, VT 05401

Mail: P.O. Box 878, Burlington, VT 05402

PH: 802.863-4501 Fax 802.864.8233 Email: stormwater@burlingtonvt.gov



Stormwater Management Plan Definitions

Stormwater Questionnaire Definitions:

Disconnected impervious = runoff from this type of impervious (paved, unpaved parking, roof top, driveway, walkway) that drains to a vegetated surface (pervious) and has a reasonable chance of soaking in before it gets to the property line.

- examples
 - runoff that comes off a drip line and lands on grassed surface or planting bed
 - runoff that goes to a gutter, but where the downspout drains to a vegetated area
 - runoff that goes into a rain barrel where the rain barrel is attached to a hose that is used on pervious
 - a driveway or walkway which is graded in such a way that the runoff goes off the side onto grassy area

Connected impervious = runoff from this type of impervious (paved, unpaved parking, rooftop, driveway, walkway) that drains to another impervious surface and therefore DOES NOT have a reasonable chance of soaking in before it gets to the property line.

- examples
 - runoff that comes off a drip line and lands on paved surface which drains to the roadway or sidewalk or another property
 - runoff that goes to a gutter, but where the downspout drains to the driveway or parking area
 - a driveway or walkway which is graded (sloped) towards the City Road or sidewalk

Maintenance Plan For Catch Basin 5262

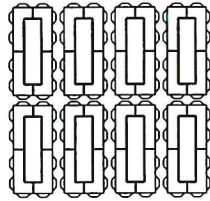
1. Have catch basin professionally cleaned, repaired, and jetted as necessary to return to working order.
2. Inspect catch basin twice a year, on or before April 30, and on or before November 1.
3. Repair, unclog and jet as needed to maintain working order.
4. All repairs to be conducted in a timely matter from first noticing the problem.



AQUASTORM

DESCRIPTION: Paver TEXTURE: Smooth

PALLET OVERVIEW



Aqua Storm paver meet and exceeds the requirements of ASTM C1319 for Concrete Grid Paving Units.

NOTES

See page 48 to 51 for more technical information. When used in a permeable pavement application, see page 93 to 99 for more technical information.

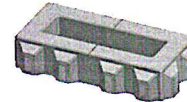
JOINT WIDTH: 1 5/8" (41 mm)
% OF SURFACE OPENING: 38 %
INFILTRATION RATE: 2.395 in./hr
 (60.842 mm/hr)

WINTER CONDITIONS

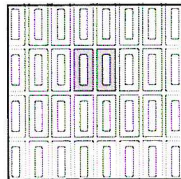
De-icing salts should never be used on grass as salt will damage it. The snowblower blade should be set to leave a 3/4 to 1 1/2 in. (2 to 4 cm) tamped snow cover to protect the grass from extreme cold and prevent it from being torn off during snow removal.

Specifications per pallet		Imperial	Metric
Cubing		78.39 ft ²	7.28 m ²
Approx. Weight		2 245 lbs	1 018 kg
Number of rows		7	
Coverage per row		11.20 ft ²	1.04 m ²
Linear coverage per row	Depth	13.39 lin. ft	4.08 lin. m
	Length	6.69 lin. ft	2.04 lin. m

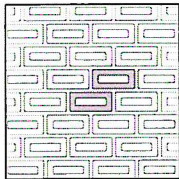
Unit dimensions		in	mm	Units/pallet
Height		3 15/16	100	56 units
Width		10 1/16	255	
Length		20 1/16	510	



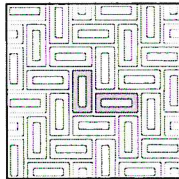
01 | Linear pattern



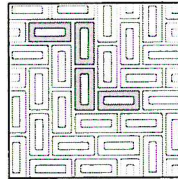
02 | Linear pattern



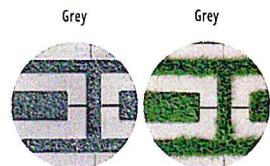
03 | Herringbone pattern



04 | Herringbone pattern



Patterns are for design inspiration only. The installer is responsible to calculate & purchase the correct amount of material.

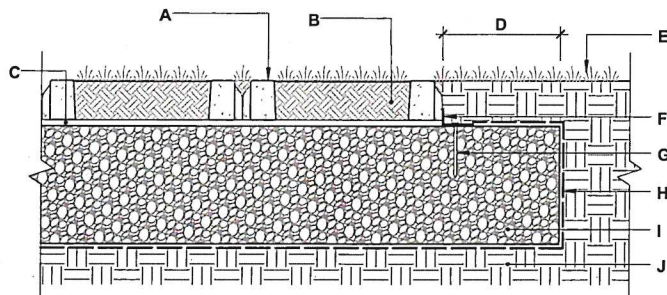


INSTALLATION GUIDE

AQUASTORM - CAVITY INFILL

GRASS INFILL

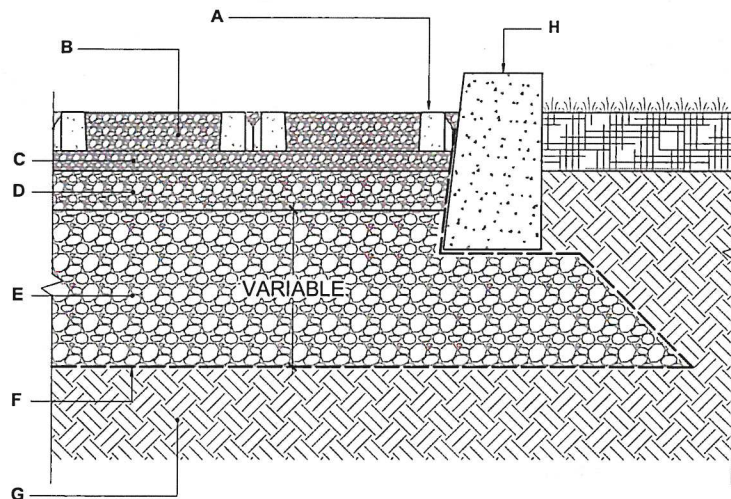
Cross section



- A. TECO-BLOC AQUASTORM PRECAST CONCRETE PAVER
3 1/16" (100 mm) THICK.
- B. TOPSOIL INFILL (CAVITIES AND JOINTS)
- C. SAND SETTING BED (CONCRETE SAND) 1" (25 mm)
- D. EXTRA WIDTH EQUAL TO FOUNDATION THICKNESS
- E. LAWN
- F. PLASTIC EDGE
- G. NAIL
- H. GEOTEXTILE
- I. COMPACTED GRANULAR BASE 0-3/4" (0-20 mm)
- J. SUBGRADE

AGGREGATE INFILL

Cross section



- A. TECO-BLOC AQUASTORM PERMEABLE PAVER
3 1/16" (100 mm) THICK.
- B. JOINTS AND CAVITIES FILLING MATERIAL
ASTM No 8 (CSA 2.5-10 mm) AGGREGATE
- C. BEDDING COURSE 1 1/2" TO 2" (40 TO 50 mm)
ASTM No 8 (CSA 2.5-10 mm) AGGREGATE
- D. BASE COURSE 4" (100 mm)
ASTM No 57 (CSA 5-28 mm) AGGREGATE
- E. SUBBASE COURSE
ASTM No 2 (CSA 40-80 mm) AGGREGATE
- F. GEOTEXTILE
- G. SUBGRADE
- H. CONCRETE EDGE



NOAA Atlas 14, Volume 10, Version 3
 Location name: Burlington, Vermont, USA*
 Latitude: 44.4851°, Longitude: -73.2053°
 Elevation: 252.21 ft**

* source: ESRI Maps

** source: USGS



POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Sandra Pavlovic, Michael St. Laurent, Carl Trypaluk, Dale Unruh, Orhan Wilhite

NOAA, National Weather Service, Silver Spring, Maryland

[PF tabular](#) | [PF graphical](#) | [Maps & aerals](#)

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches) ¹										
Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.299 (0.245-0.364)	0.356 (0.292-0.434)	0.448 (0.366-0.549)	0.525 (0.426-0.644)	0.630 (0.490-0.797)	0.711 (0.537-0.911)	0.793 (0.575-1.04)	0.878 (0.604-1.18)	0.993 (0.650-1.37)	1.08 (0.688-1.51)
10-min	0.424 (0.348-0.516)	0.504 (0.413-0.614)	0.635 (0.518-0.776)	0.743 (0.603-0.914)	0.893 (0.694-1.13)	1.01 (0.762-1.29)	1.12 (0.815-1.48)	1.25 (0.855-1.67)	1.41 (0.923-1.94)	1.53 (0.975-2.14)
15-min	0.498 (0.409-0.607)	0.593 (0.486-0.723)	0.747 (0.610-0.914)	0.875 (0.709-1.07)	1.05 (0.816-1.33)	1.19 (0.897-1.52)	1.32 (0.959-1.74)	1.46 (1.01-1.97)	1.66 (1.09-2.28)	1.80 (1.15-2.52)
30-min	0.689 (0.566-0.840)	0.820 (0.672-1.00)	1.03 (0.844-1.26)	1.21 (0.982-1.49)	1.45 (1.13-1.84)	1.64 (1.24-2.10)	1.83 (1.33-2.40)	2.03 (1.39-2.72)	2.29 (1.50-3.15)	2.49 (1.59-3.49)
60-min	0.881 (0.723-1.07)	1.05 (0.859-1.28)	1.32 (1.08-1.62)	1.55 (1.25-1.90)	1.86 (1.44-2.35)	2.10 (1.59-2.69)	2.34 (1.70-3.07)	2.59 (1.78-3.48)	2.92 (1.92-4.03)	3.18 (2.03-4.45)
2-hr	1.10 (0.911-1.33)	1.29 (1.07-1.57)	1.61 (1.32-1.95)	1.87 (1.52-2.27)	2.22 (1.74-2.79)	2.50 (1.90-3.18)	2.77 (2.03-3.62)	3.06 (2.12-4.08)	3.45 (2.28-4.72)	3.76 (2.40-5.22)
3-hr	1.23 (1.02-1.49)	1.44 (1.19-1.74)	1.77 (1.46-2.15)	2.05 (1.68-2.50)	2.44 (1.92-3.05)	2.73 (2.09-3.47)	3.03 (2.23-3.94)	3.35 (2.33-4.45)	3.78 (2.51-5.15)	4.12 (2.65-5.70)
6-hr	1.44 (1.20-1.72)	1.68 (1.40-2.01)	2.07 (1.72-2.48)	2.39 (1.97-2.89)	2.84 (2.25-3.53)	3.18 (2.45-4.01)	3.52 (2.61-4.57)	3.91 (2.73-5.15)	4.44 (2.96-6.00)	4.86 (3.15-6.68)
12-hr	1.63 (1.37-1.94)	1.91 (1.61-2.28)	2.37 (1.98-2.83)	2.76 (2.29-3.31)	3.29 (2.62-4.07)	3.68 (2.86-4.63)	4.10 (3.07-5.30)	4.57 (3.21-5.98)	5.25 (3.52-7.05)	5.81 (3.78-7.92)
24-hr	1.86 (1.57-2.20)	2.19 (1.85-2.59)	2.73 (2.29-3.23)	3.17 (2.65-3.78)	3.79 (3.04-4.66)	4.25 (3.33-5.31)	4.74 (3.58-6.09)	5.29 (3.74-6.88)	6.11 (4.12-8.14)	6.79 (4.45-9.18)
2-day	2.18 (1.86-2.56)	2.55 (2.17-3.00)	3.16 (2.67-3.72)	3.66 (3.08-4.33)	4.35 (3.52-5.31)	4.87 (3.84-6.04)	5.42 (4.11-6.91)	6.04 (4.30-7.79)	6.93 (4.71-9.17)	7.67 (5.06-10.3)
3-day	2.43 (2.07-2.84)	2.82 (2.41-3.30)	3.47 (2.95-4.07)	4.00 (3.38-4.72)	4.74 (3.85-5.76)	5.30 (4.19-6.53)	5.88 (4.48-7.45)	6.54 (4.67-8.39)	7.47 (5.10-9.84)	8.24 (5.46-11.0)
4-day	2.63 (2.26-3.07)	3.05 (2.61-3.55)	3.72 (3.17-4.36)	4.29 (3.63-5.03)	5.06 (4.12-6.13)	5.65 (4.47-6.94)	6.26 (4.77-7.90)	6.94 (4.97-8.88)	7.91 (5.41-10.4)	8.71 (5.78-11.6)
7-day	3.15 (2.72-3.66)	3.61 (3.11-4.19)	4.37 (3.75-5.08)	5.00 (4.25-5.84)	5.86 (4.79-7.05)	6.52 (5.19-7.95)	7.19 (5.51-9.01)	7.94 (5.73-10.1)	9.00 (6.19-11.7)	9.85 (6.57-13.0)
10-day	3.65 (3.16-4.22)	4.16 (3.59-4.81)	4.98 (4.28-5.77)	5.67 (4.84-6.59)	6.61 (5.42-7.91)	7.33 (5.85-8.89)	8.07 (6.19-10.0)	8.87 (6.42-11.2)	9.99 (6.90-13.0)	10.9 (7.29-14.4)
20-day	5.20 (4.53-5.96)	5.83 (5.07-6.69)	6.86 (5.94-7.89)	7.71 (6.63-8.91)	8.89 (7.33-10.5)	9.79 (7.86-11.8)	10.7 (8.24-13.2)	11.7 (8.50-14.6)	13.0 (9.01-16.7)	14.0 (9.41-18.3)
30-day	6.51 (5.69-7.45)	7.25 (6.32-8.29)	8.44 (7.34-9.68)	9.43 (8.14-10.9)	10.8 (8.94-12.7)	11.8 (9.54-14.2)	12.9 (9.96-15.8)	14.0 (10.2-17.5)	15.4 (10.8-19.8)	16.5 (11.2-21.5)
45-day	8.17 (7.17-9.30)	9.02 (7.91-10.3)	10.4 (9.09-11.9)	11.6 (10.0-13.3)	13.2 (10.9-15.5)	14.4 (11.6-17.1)	15.6 (12.1-19.0)	16.9 (12.4-21.0)	18.5 (13.0-23.6)	19.7 (13.4-25.5)
60-day	9.57 (8.42-10.9)	10.5 (9.25-12.0)	12.1 (10.6-13.8)	13.4 (11.6-15.3)	15.2 (12.6-17.7)	16.5 (13.4-19.6)	17.9 (13.9-21.6)	19.3 (14.2-23.9)	21.0 (14.8-26.7)	22.3 (15.2-28.8)

¹ Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

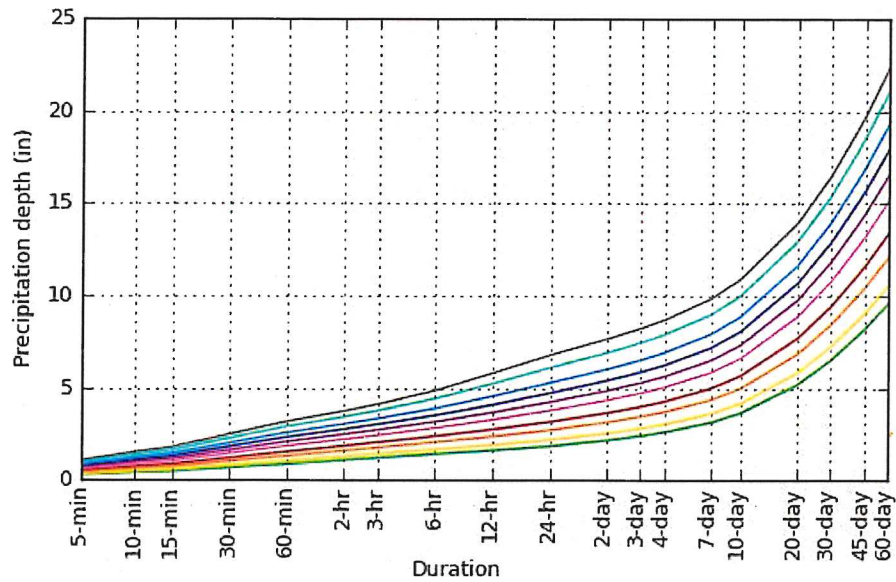
Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

Please refer to NOAA Atlas 14 document for more information.

[Back to Top](#)

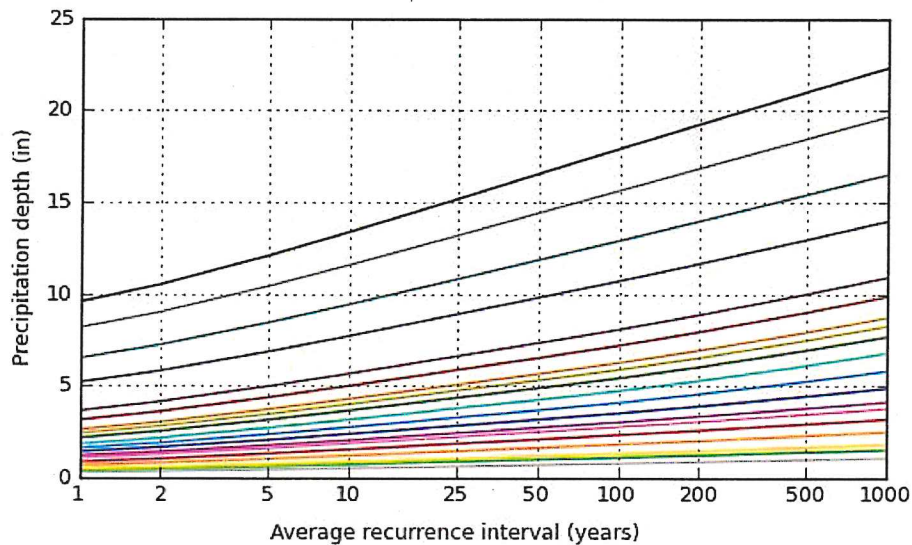
PF graphical**PDS-based depth-duration-frequency (DDF) curves**

Latitude: 44.4851°, Longitude: -73.2053°



Average recurrence interval (years)

1
2
5
10
25
50
100
200
500
1000



Duration

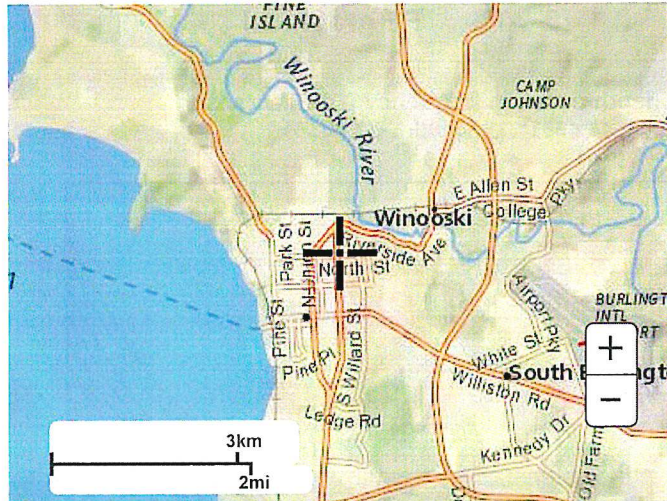
5-min 2-day
10-min 3-day
15-min 4-day
30-min 7-day
60-min 10-day
2-hr 20-day
3-hr 30-day
6-hr 45-day
12-hr 60-day
24-hr

Maps & aeriels

Small scale terrain

12/22/2020

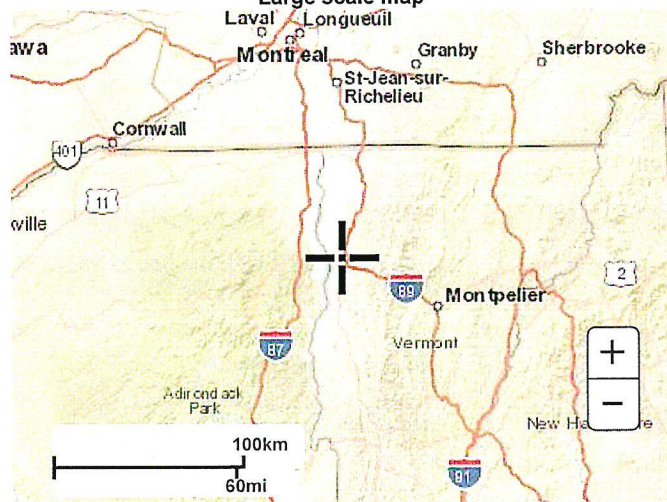
Precipitation Frequency Data Server



Large scale terrain



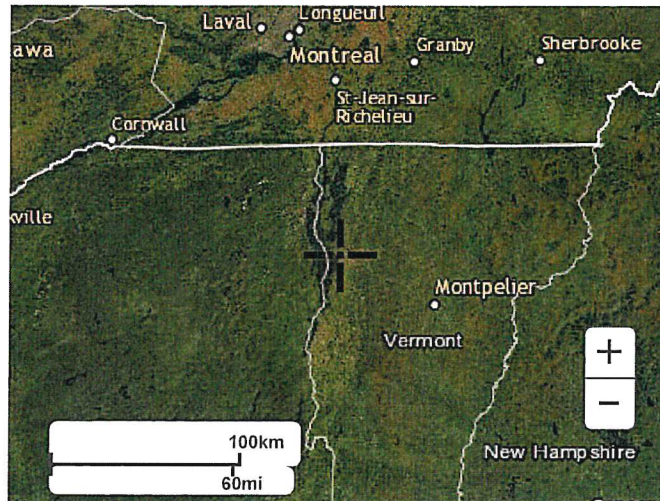
Large scale map



Large scale aerial

12/22/2020

Precipitation Frequency Data Server



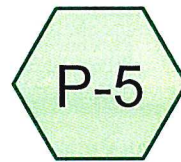
[Back to Top](#)

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[National Oceanic and Atmospheric Administration](#)
[National Weather Service](#)
[National Water Center](#)
1325 East West Highway
Silver Spring, MD 20910
Questions?: HDSC.Questions@noaa.gov

[Disclaimer](#)

400 North Street Hydrologic Modeling Calculations

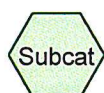
Infiltration Trench



P-5



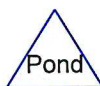
Stone Trench



Subcat



Reach



Pond



Link

McKenna Stormwater

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Page 2

Area Listing (selected nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.048	39	>75% Grass cover, Good, HSG A (P-5)
0.030	98	Impervious (P-5)
0.079	62	TOTAL AREA

McKenna Stormwater

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Type II 24-hr Rainfall=3.17"

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Page 3

Summary for Subcatchment P-5: P-5

Runoff = 0.13 cfs @ 11.98 hrs, Volume= 0.007 af, Depth= 1.13"

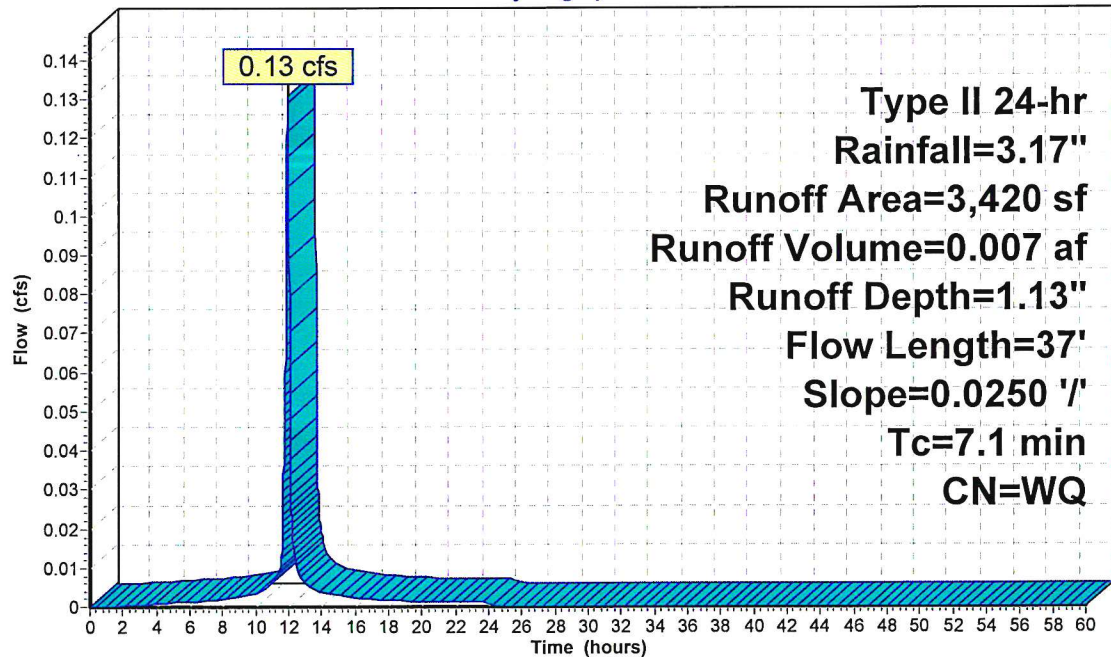
Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Type II 24-hr Rainfall=3.17"

	Area (sf)	CN	Description
*	1,320	98	Impervious
	2,100	39	>75% Grass cover, Good, HSG A
	3,420		Weighted Average
	2,100		61.40% Pervious Area
	1,320		38.60% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.1	37	0.0250	0.09		Sheet Flow, Sheet Flow - Grass Grass: Dense n= 0.240 P2= 2.19"

Subcatchment P-5: P-5

Hydrograph



McKenna Stormwater

Type II 24-hr Rainfall=3.17"

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Page 4

Hydrograph for Subcatchment P-5: P-5

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)	Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00	53.00	3.17	0.47	0.00
1.00	0.03	0.00	0.00	54.00	3.17	0.47	0.00
2.00	0.07	0.00	0.00	55.00	3.17	0.47	0.00
3.00	0.11	0.00	0.00	56.00	3.17	0.47	0.00
4.00	0.15	0.00	0.00	57.00	3.17	0.47	0.00
5.00	0.20	0.00	0.00	58.00	3.17	0.47	0.00
6.00	0.25	0.00	0.00	59.00	3.17	0.47	0.00
7.00	0.31	0.00	0.00	60.00	3.17	0.47	0.00
8.00	0.38	0.00	0.00				
9.00	0.47	0.00	0.00				
10.00	0.57	0.00	0.00				
11.00	0.74	0.00	0.01				
12.00	2.10	0.11	0.13				
13.00	2.45	0.20	0.01				
14.00	2.60	0.25	0.00				
15.00	2.71	0.29	0.00				
16.00	2.79	0.32	0.00				
17.00	2.86	0.34	0.00				
18.00	2.92	0.37	0.00				
19.00	2.97	0.39	0.00				
20.00	3.02	0.41	0.00				
21.00	3.06	0.42	0.00				
22.00	3.10	0.44	0.00				
23.00	3.13	0.45	0.00				
24.00	3.17	0.47	0.00				
25.00	3.17	0.47	0.00				
26.00	3.17	0.47	0.00				
27.00	3.17	0.47	0.00				
28.00	3.17	0.47	0.00				
29.00	3.17	0.47	0.00				
30.00	3.17	0.47	0.00				
31.00	3.17	0.47	0.00				
32.00	3.17	0.47	0.00				
33.00	3.17	0.47	0.00				
34.00	3.17	0.47	0.00				
35.00	3.17	0.47	0.00				
36.00	3.17	0.47	0.00				
37.00	3.17	0.47	0.00				
38.00	3.17	0.47	0.00				
39.00	3.17	0.47	0.00				
40.00	3.17	0.47	0.00				
41.00	3.17	0.47	0.00				
42.00	3.17	0.47	0.00				
43.00	3.17	0.47	0.00				
44.00	3.17	0.47	0.00				
45.00	3.17	0.47	0.00				
46.00	3.17	0.47	0.00				
47.00	3.17	0.47	0.00				
48.00	3.17	0.47	0.00				
49.00	3.17	0.47	0.00				
50.00	3.17	0.47	0.00				
51.00	3.17	0.47	0.00				
52.00	3.17	0.47	0.00				

10 year storm peak elevation is essentially contained within the stormwater trench

McKenna Stormwater

Prepared by Krebs & Lansing Consulting Engineers

Type II 24-hr Rainfall=3.17"

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Page 5

Summary for Pond 74P: Stone Trench

Inflow Area = 0.079 ac, 38.60% Impervious, Inflow Depth = 1.13"
 Inflow = 0.13 cfs @ 11.98 hrs, Volume= 0.007 af
 Outflow = 0.02 cfs @ 11.63 hrs, Volume= 0.007 af, Atten= 89%, Lag= 0.0 min
 Discarded = 0.02 cfs @ 11.63 hrs, Volume= 0.007 af

Routing by StorInd method, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
 Peak Elev= 250.01' @ 12.31 hrs Surf.Area= 274 sf Storage= 105 cf

Plug-Flow detention time= 40.6 min calculated for 0.007 af (100% of inflow)
 Center-of-Mass det. time= 40.6 min (794.4 - 753.8)

Volume	Invert	Avail.Storage	Storage Description
#1	248.00'	104 cf	Custom Stage Data (Prismatic) Listed below (Recalc) 260 cf Overall x 40.0% Voids
#2	250.00'	63 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
		167 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
248.00	130	0	0
250.00	130	260	260

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
250.00	130	0	0
250.20	500	63	63

Device	Routing	Invert	Outlet Devices
#1	Discarded	248.00'	5.000 in/hr Exfiltration over Surface area below 248.10'

Discarded OutFlow Max=0.02 cfs @ 11.63 hrs HW=248.02' (Free Discharge)
 1=Exfiltration (Exfiltration Controls 0.02 cfs)

Infiltration overflow elevation

Exfiltration rate is assumed based on permeability testing performed for the St. Joseph's School Parking Lot project. Field testing for St. Joseph's indicated a permeability rate of 22 in/hr

McKenna Stormwater

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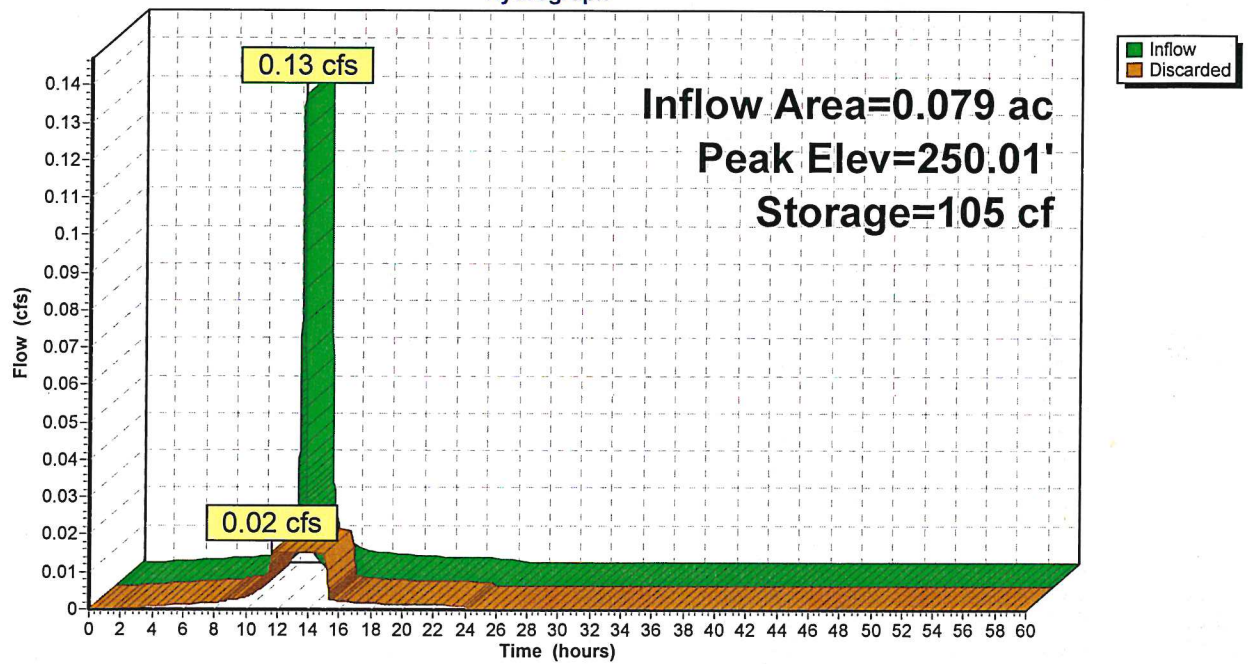
Type II 24-hr Rainfall=3.17"

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Pond 74P: Stone Trench

Hydrograph



McKenna Stormwater*Type II 24-hr Rainfall=3.17"*

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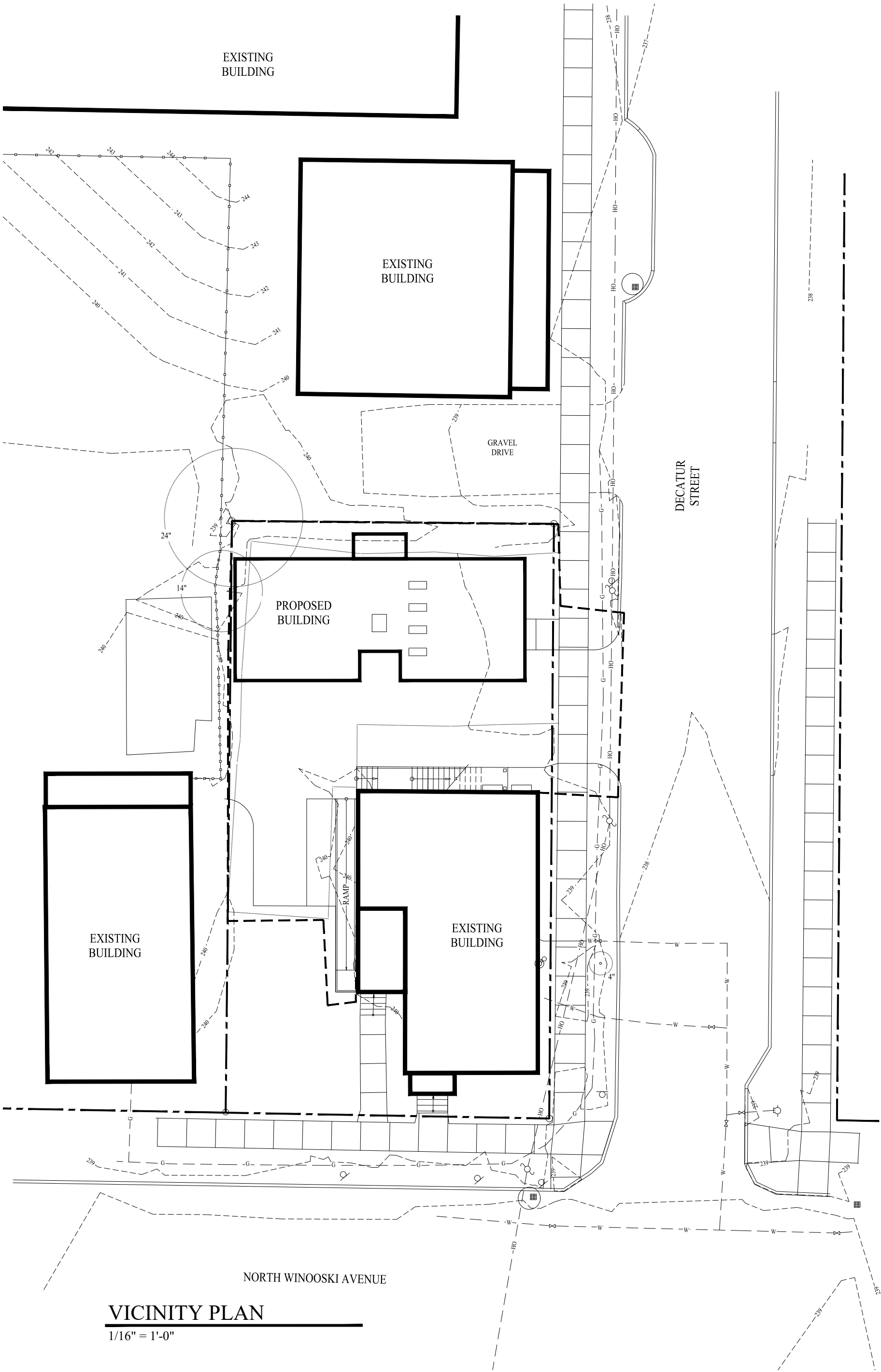
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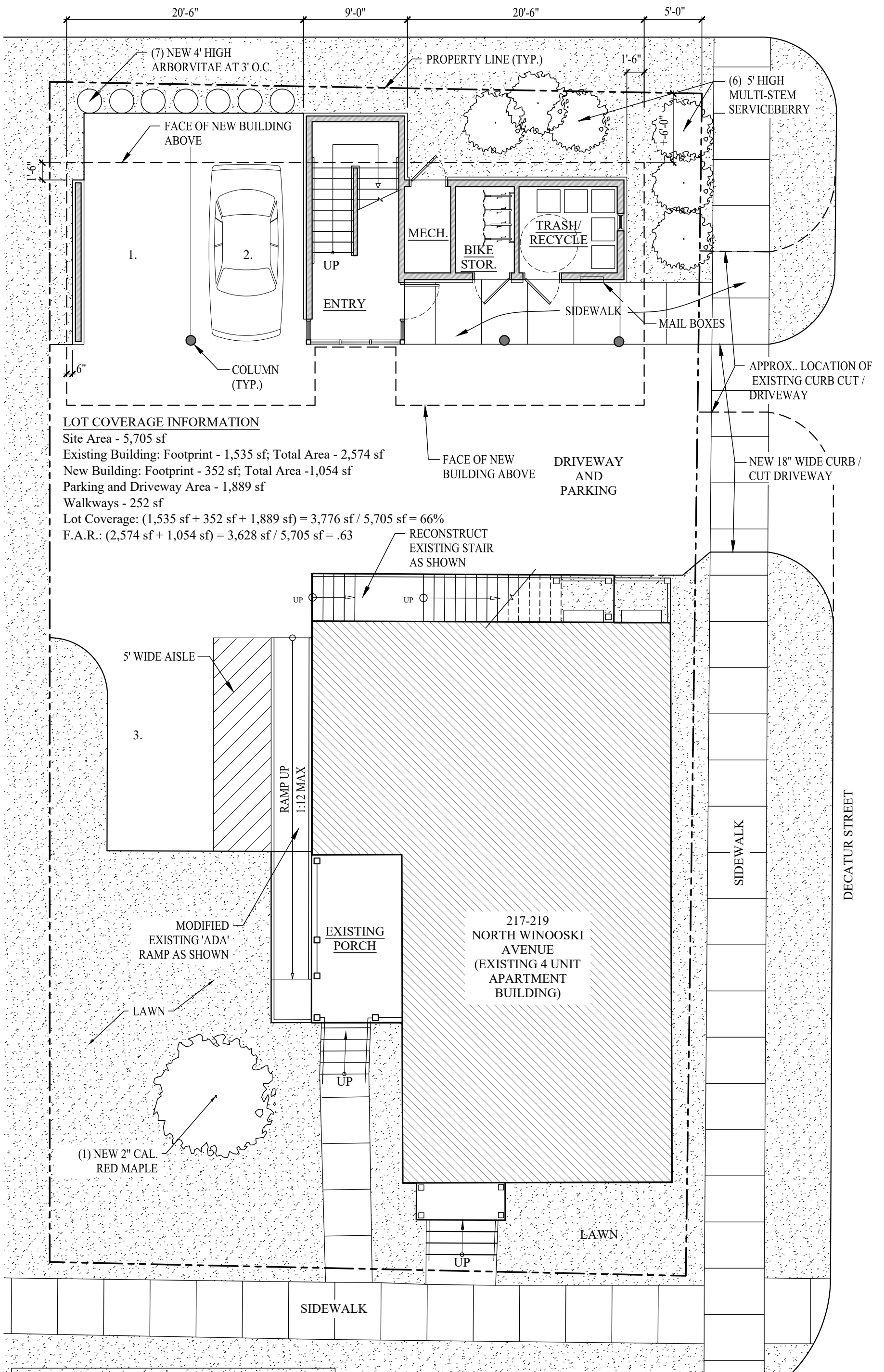
Page 7

Hydrograph for Pond 74P: Stone Trench

Time (hours)	Inflow (cfs)	Storage (cubic-feet)	Elevation (feet)	Discarded (cfs)
0.00	0.00	0	248.00	0.00
2.00	0.00	0	248.00	0.00
4.00	0.00	0	248.00	0.00
6.00	0.00	0	248.00	0.00
8.00	0.00	0	248.00	0.00
10.00	0.00	0	248.00	0.00
12.00	0.13	72	249.39	0.02
14.00	0.00	54	249.04	0.02
16.00	0.00	0	248.00	0.00
18.00	0.00	0	248.00	0.00
20.00	0.00	0	248.00	0.00
22.00	0.00	0	248.00	0.00
24.00	0.00	0	248.00	0.00
26.00	0.00	0	248.00	0.00
28.00	0.00	0	248.00	0.00
30.00	0.00	0	248.00	0.00
32.00	0.00	0	248.00	0.00
34.00	0.00	0	248.00	0.00
36.00	0.00	0	248.00	0.00
38.00	0.00	0	248.00	0.00
40.00	0.00	0	248.00	0.00
42.00	0.00	0	248.00	0.00
44.00	0.00	0	248.00	0.00
46.00	0.00	0	248.00	0.00
48.00	0.00	0	248.00	0.00
50.00	0.00	0	248.00	0.00
52.00	0.00	0	248.00	0.00
54.00	0.00	0	248.00	0.00
56.00	0.00	0	248.00	0.00
58.00	0.00	0	248.00	0.00
60.00	0.00	0	248.00	0.00







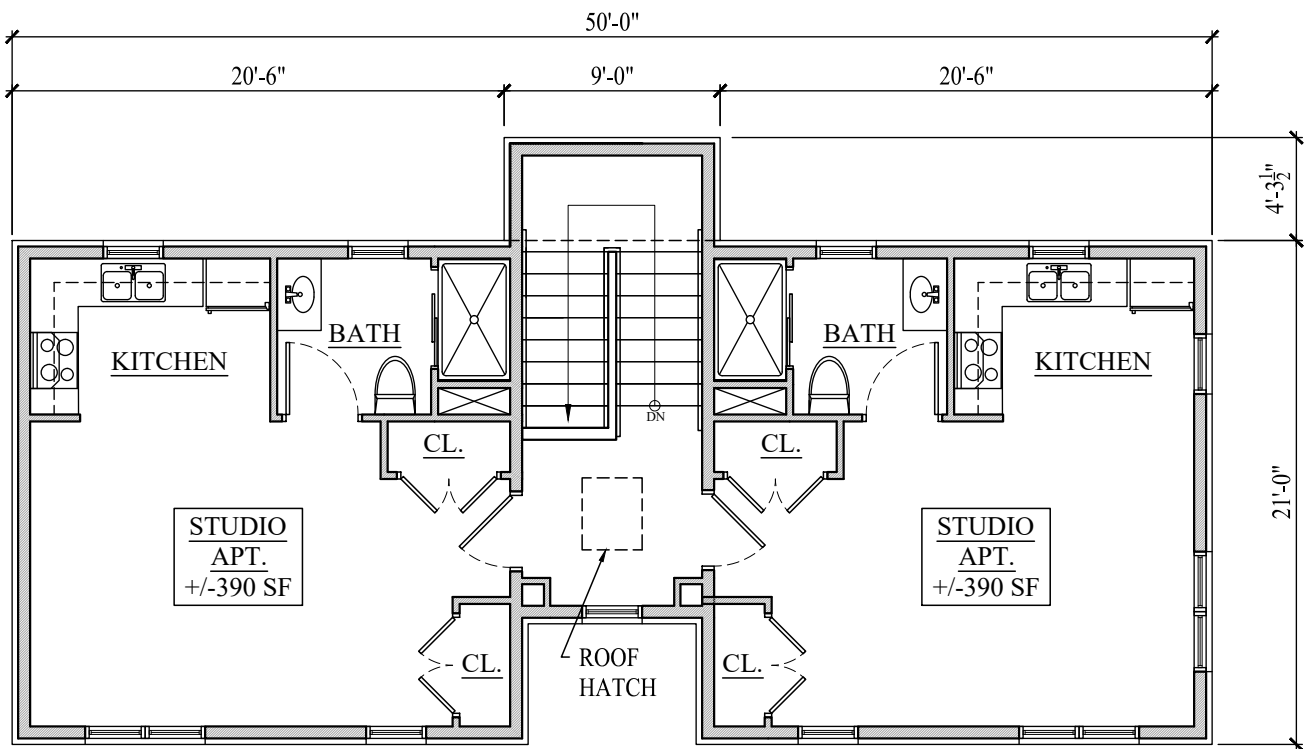
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SITE PLAN

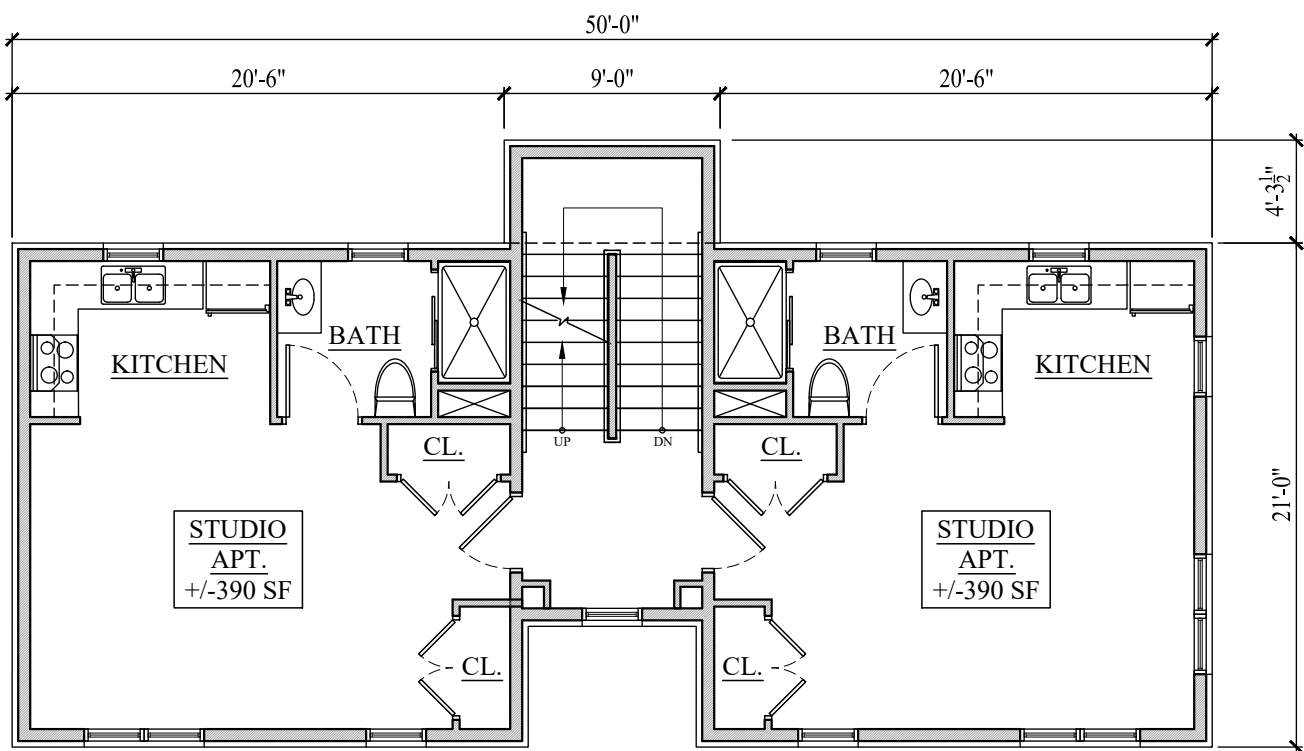
0 4' 8' 16'

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

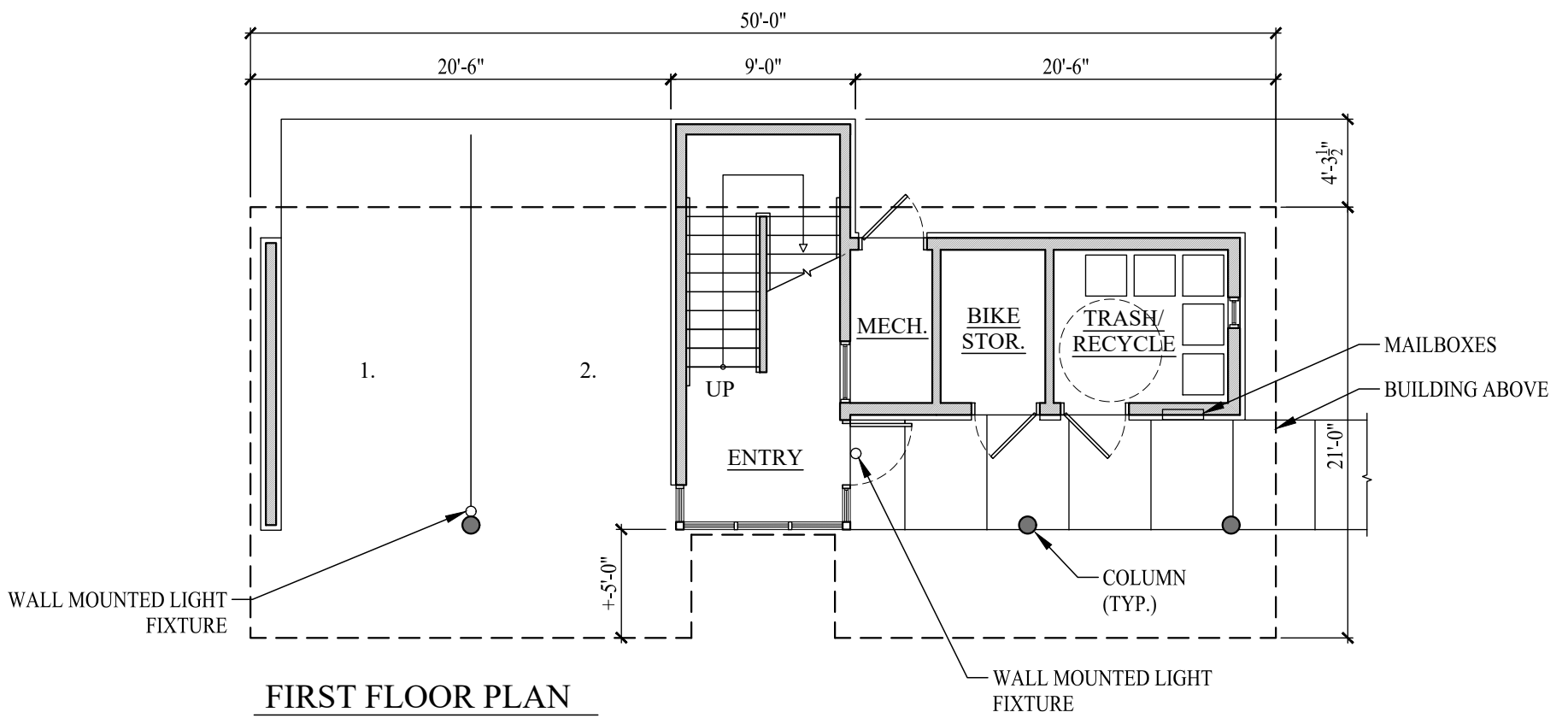




THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"



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

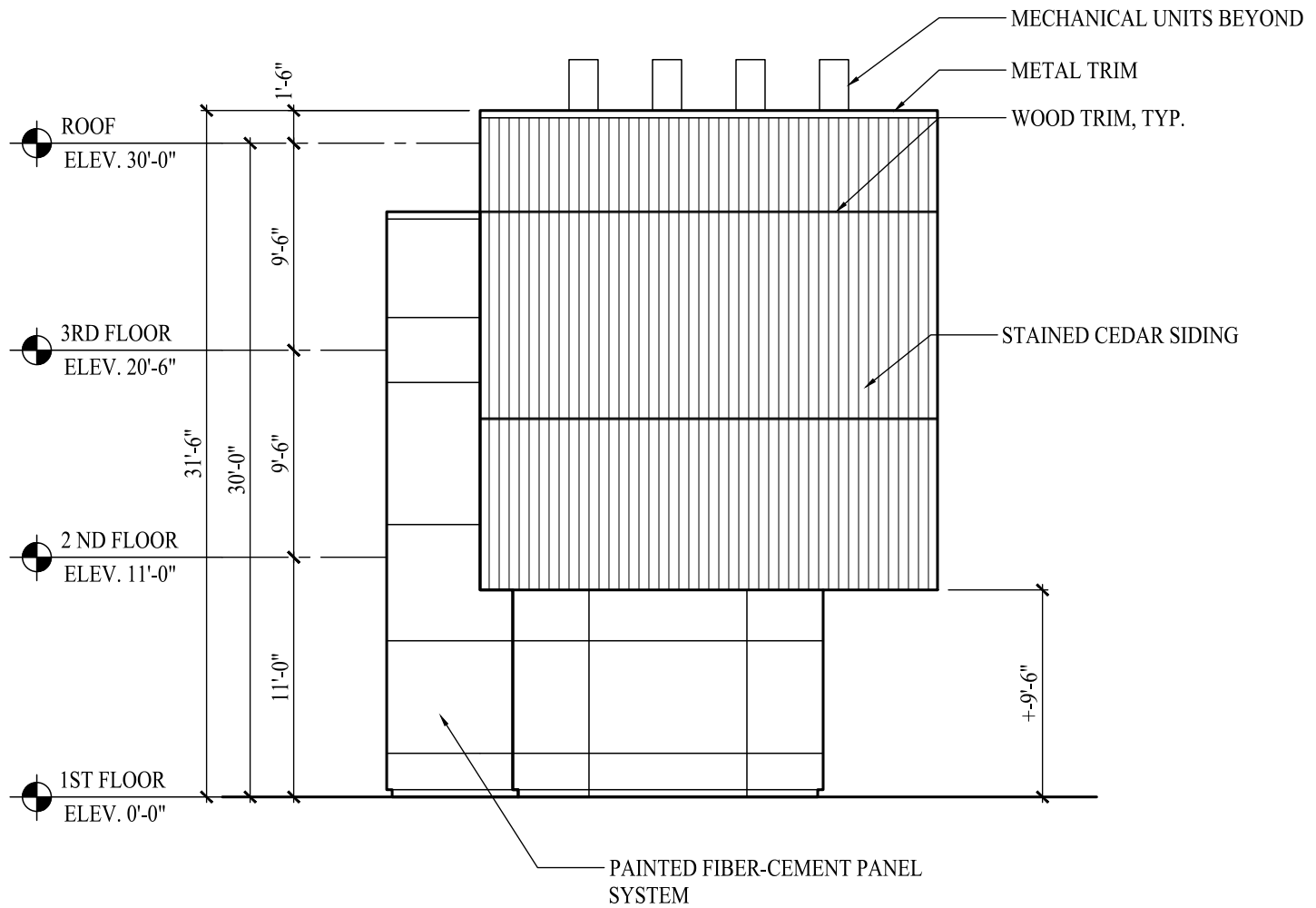


FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

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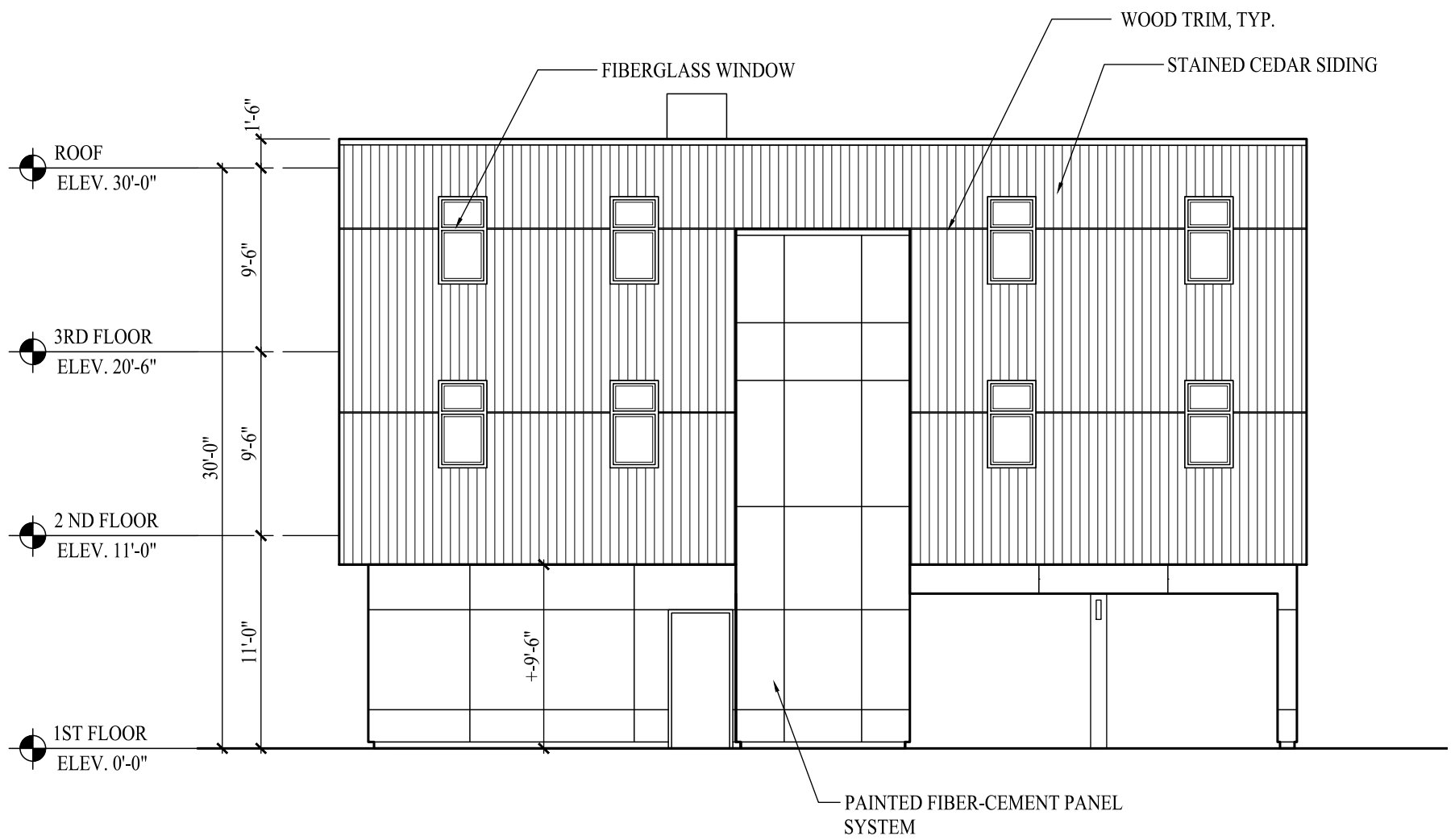
0 4' 8' 16'
SCALE: 1/8" = 1'-0"





WEST ELEVATION

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

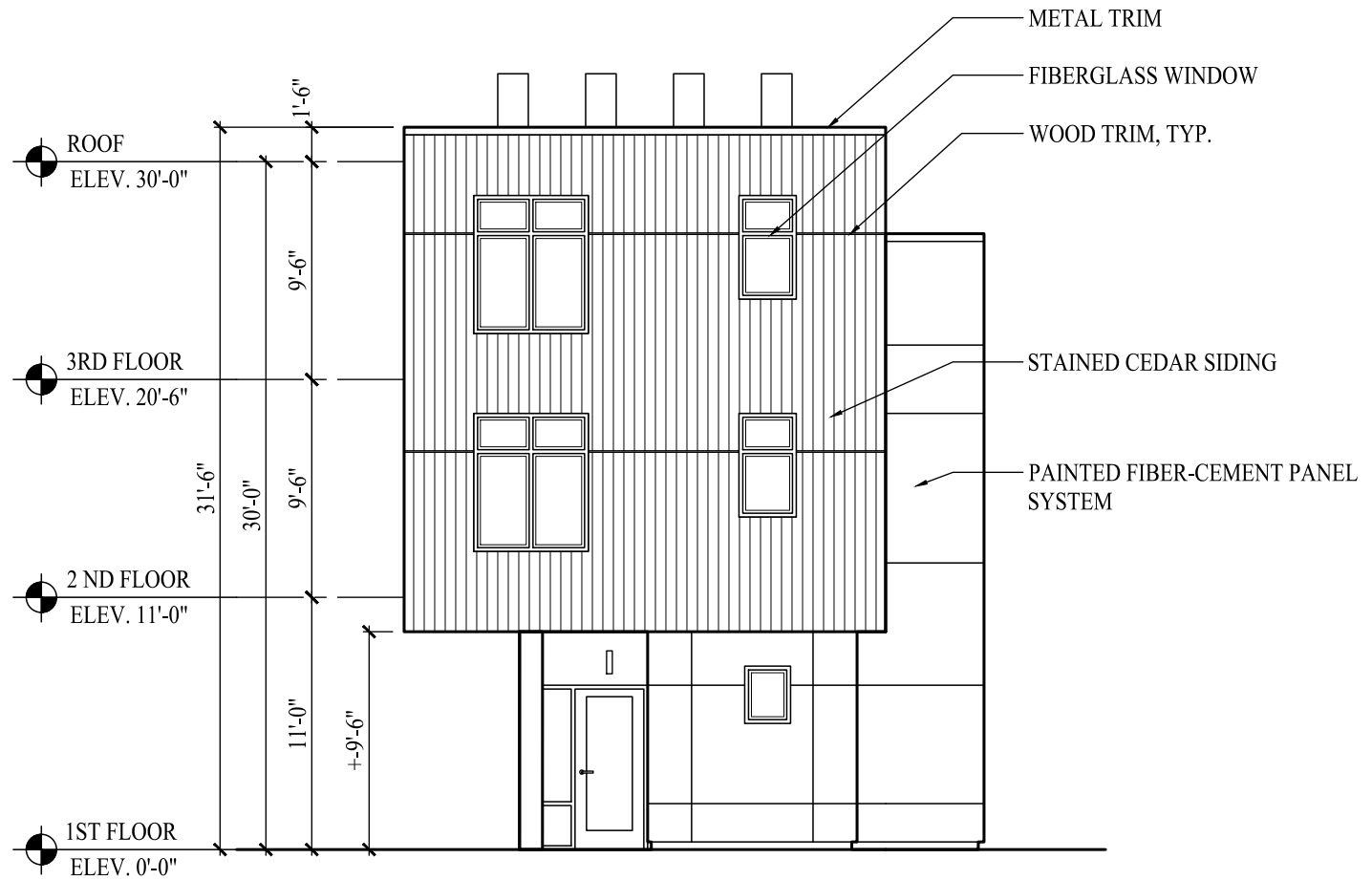


NORTH ELEVATION

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

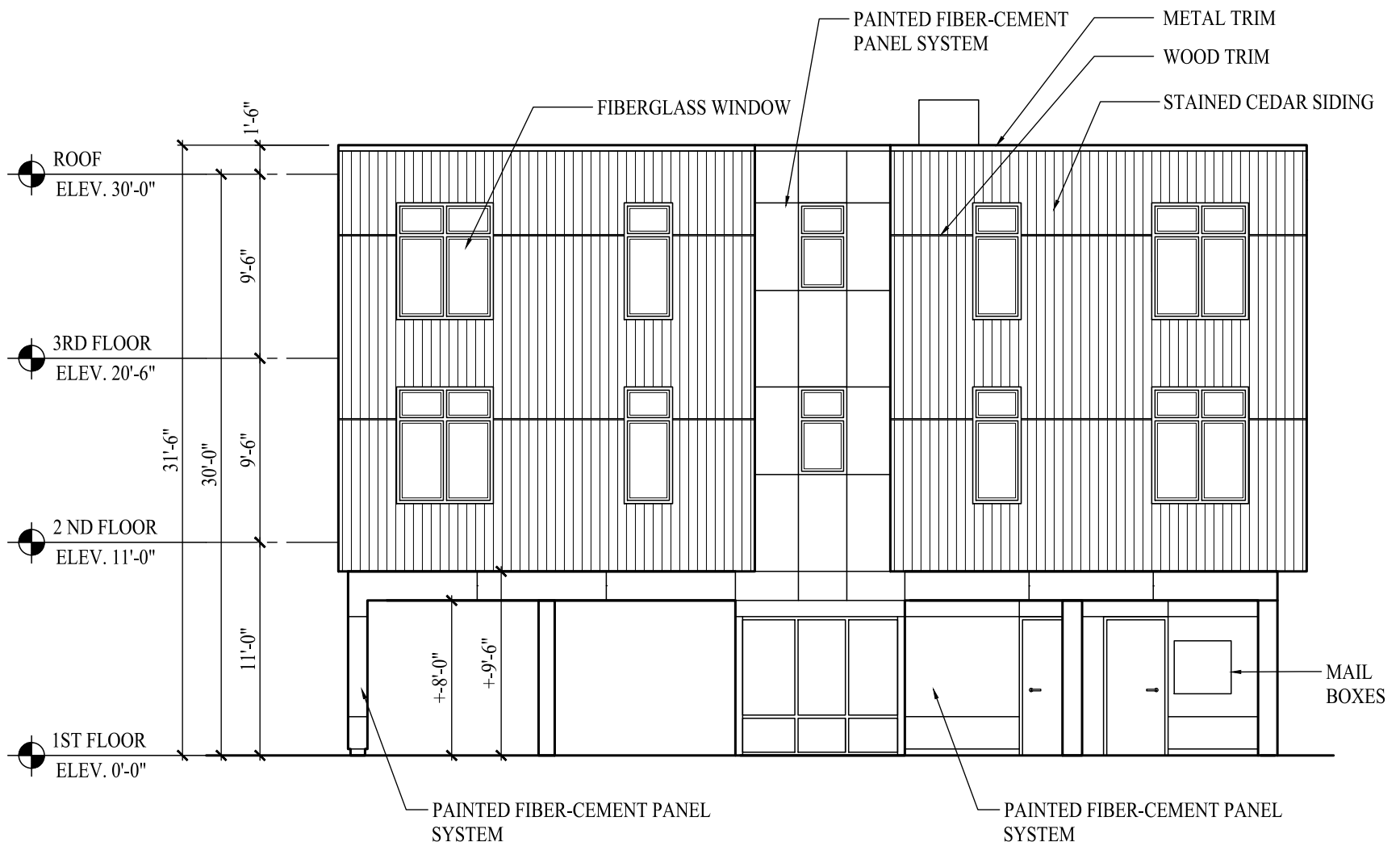
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CONSTRUCTION.

0 4' 8' 16'
SCALE: 1/8" = 1'-0"



EAST ELEVATION

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



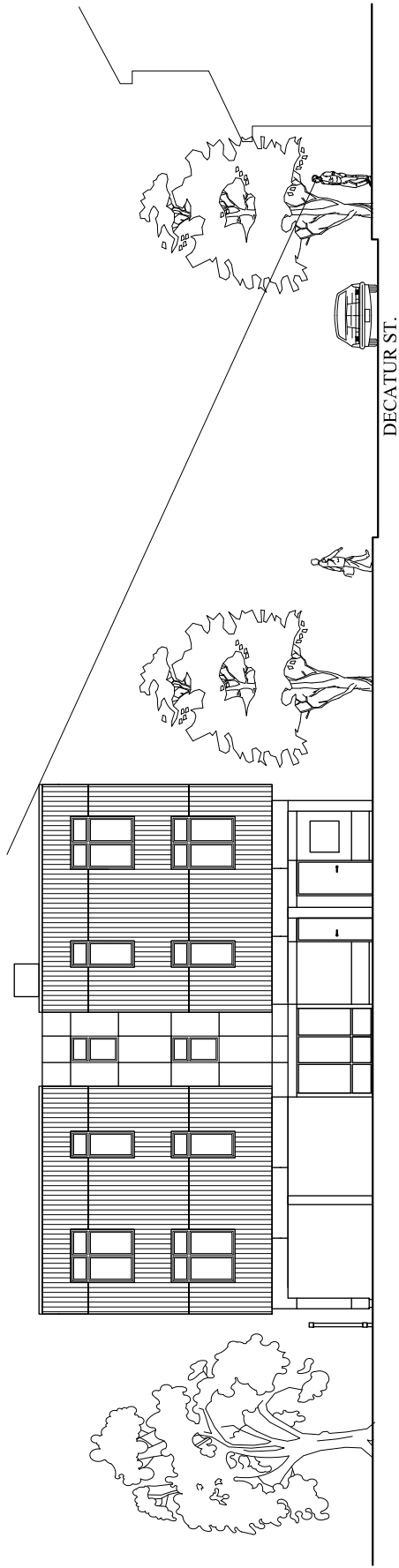
SOUTH ELEVATION

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

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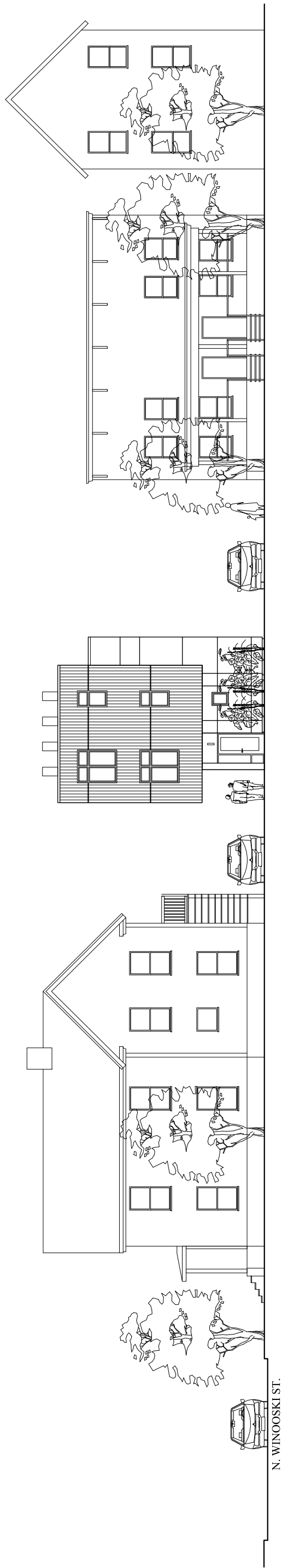
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SCALE: 1/8" = 1'-0"

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SECTION THROUGH DECATUR STREET

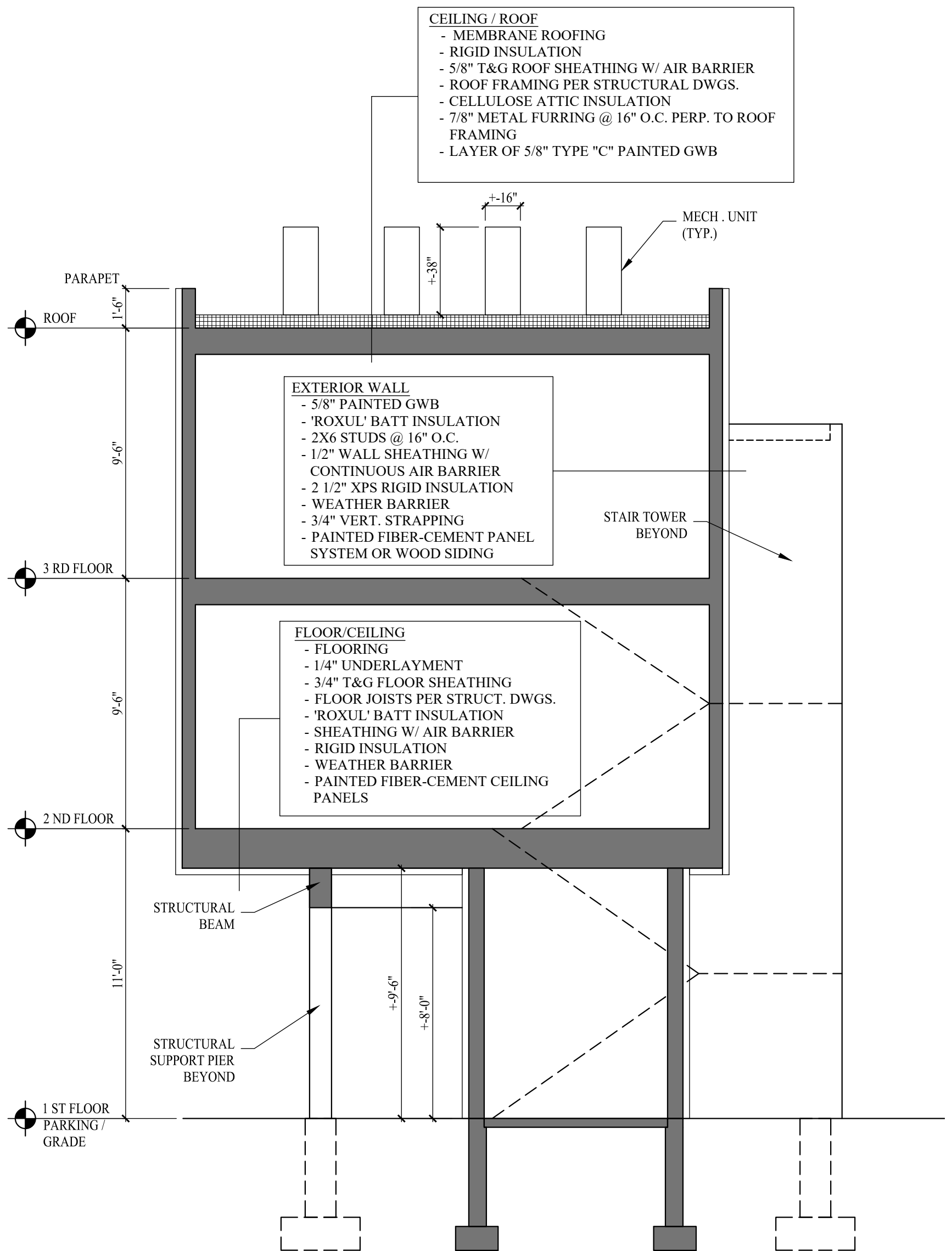
SCALE: 1/16" = 1'-0"



DECATUR STREET ELEVATION

SCALE: 1/16" = 1'-0"

0 8' 16' 32'
SCALE: 1/16" = 1'-0"



BUILDING SECTION

1/4" = 1'-0"

PERMIT DRAWING ONLY - NOT FOR CONSTRUCTION.

0 4' 8' 16'
SCALE: 1/8" = 1'-0"

MEMO

To: City of Burlington

From: Abigail Dery, P.E.

Date: October 9, 2020

Re: 217-219 North Winooski; Stormwater and Erosion Control

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OCT 13 2020
BURLINGTON
PERMITTING & INSPECTIONS

The project proposal consists of constructing a new building on the west side of the parcel at 217 North Winooski Avenue in Burlington. The parcel sits on the southwest corner of the intersection of North Winooski with Decatur and North Union Street. The lot currently consists of an existing building with parking spaces. The new building will be constructed over the rear parking area, resulting in a net increase of 435 square feet (SF) of impervious surface. Per the City of Burlington development regulations, this project is considered a Small Project for Erosion Prevention and Sediment Control as less than 5,000 SF of disturbance is proposed.

The site is relatively flat and the western half of the property generally slopes to the north and west, while the eastern half slopes generally east and north. The existing building and parking areas on site have impervious surfaces totaling 3,955 SF. The proposed building will increase the overall impervious footprint to 4,390 SF total.

The site is outside the Natural Resource Conservation Service (NRCS) soil survey area due to the area being highly developed. While there is no existing stormwater treatment on-site, the site has a very low increased runoff potential and stormwater either infiltrates into the ground or overland flows to the north and west into either the catch basin near the northeast corner of the property in North Winooski Ave or the catch basin located in the rain garden bump out to the west in Decatur Street.

Proposed Erosion Prevention & Sediment Control Plan

During construction, Erosion Prevention and Sediment Control (EPSC) best management practices will be used to ensure the project does not contribute sediment to the City waterways. The project will disturb approximately 3,500 SF of ground. As the project site is very small and relatively flat, proposed EPSC practices are limited to project demarcation and silt fence. While a majority of the disturbance will be self-contained due to foundation and driveway construction, silt fence is proposed along the western and northern edges of the limits of disturbance to ensure no sediment leaves the site.

As the site is limited in size, there will be no on-site stockpiling of soil. Excavated soil will be placed directly into a truck and brought to a designated disposal site. Additionally, since the site is limited in size, construction vehicles will be parked on-site to the extent feasible, however, some vehicles will need to park within the street. There should be no impacts by this construction to the City greenbelt. Should sediment from the project be noted within the City sidewalk and or street, the sediment will be swept at the end of each day.

Due to the size and location of the project, Stormwater Management and EPSC Plans are relatively straightforward and the site should have no undue or adverse effect on the City's stormwater system or waterways.

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HardiePanel®

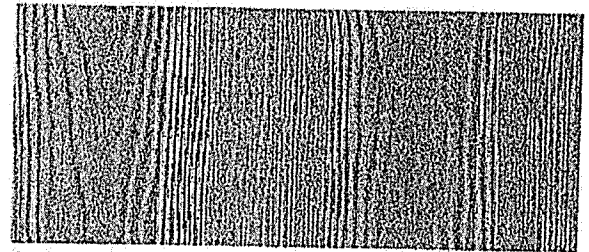
HardiePanel® Vertical Siding Product Description

HardiePanel® vertical siding is factory-primed fiber-cement vertical siding available in a variety of sizes and textures. Examples of these are shown below. Textures include smooth, stucco, Cedarmill® and Sierra 8. HardiePanel vertical siding is 5/16-in. thick and is available in 4x8, 4x9 and 4x10 sizes. Please see your local James Hardie dealer for texture and size availability.

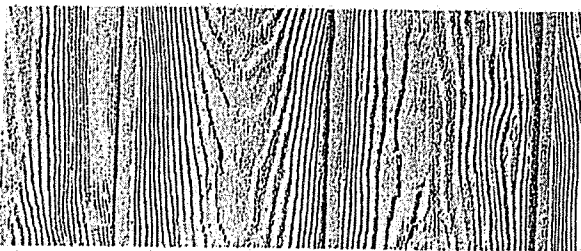
HardiePanel vertical siding is available as a prefinished James Hardie® product with ColorPlus® Technology. The ColorPlus coating is a factory applied, oven baked finish available on a variety of James Hardie siding and trim products. See your local dealer for availability of products, color and accessories.



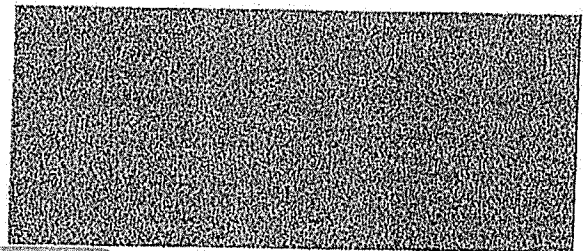
Stucco



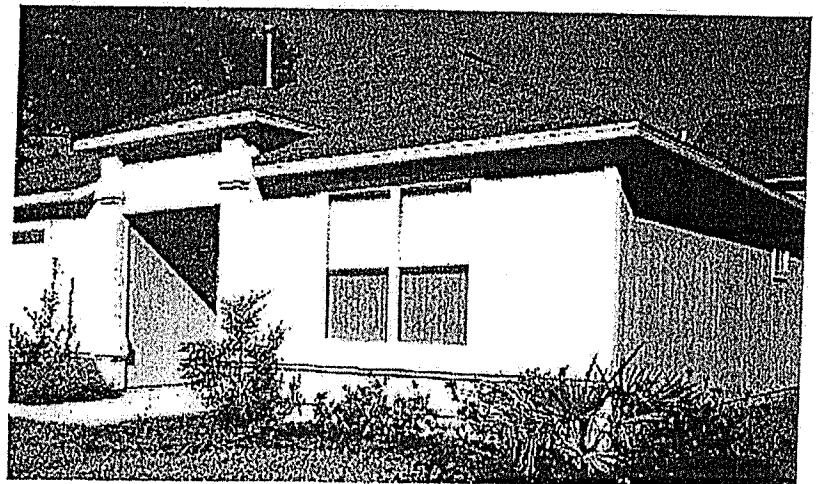
Cedarmill®



Sierra 8



Smooth



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General
Product
InformationWorking
SafetyTools for
Cutting and
FasteningInstallation
RequirementsGeneral
Fastener
RequirementsFinishing and
MaintenanceAccessories/
Weather Barrier

Boards/Battens

Panels

Lap Siding

Siding

Vertical Siding

Glossary

2250 Report

08



Windows

Home > Building Professionals > Product Specs > Casement & Awning

Product Specs

The Product Selector is your quick-search home for complete specifications, installation instructions and product resources for all Integrity Ultrex fiberglass products. Use the drop-down menus below to narrow your search.

1. Select Product Type

Window ▾

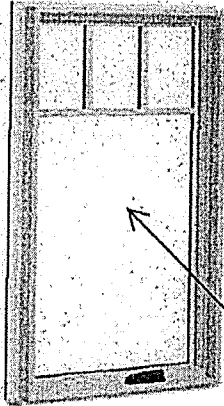
2. Select Product Series

Wood-Ultrex ▾

3. Select Product

Casement & Awning ▾

Or

View Entire Product
Resource Library

Wood-Ultrex

Casement and Awning Windows

A maintenance-free exterior, elegant wood interior and an airtight/watertight seal that stands up to driving rains and strong winds; what more could you want in a window? Integrity Wood-Ultrex Casement and Awning windows offer the clean lines you expect from Integrity and dual-arm roto gear operation for long-lasting performance and sashes that never sag.

- Low-maintenance Ultrex exterior, rich pine interior
- DP50 performance
- Sash tilts and removes easily with no tools
- Folding nail fin and all installation accessories included
- 10-year manufacturing warranty/20-year glass seal warranty
- LoE2 glass with argon gas standard
- LoE3-366 and tempered glass available

See drawings for divided lite
patterns and sizes

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Specifications

Installation Guides

Energy Ratings

Architectural Drawings
(2D & 3D Symbols)

Parts Manual

Architectural Detail Manual (ADM)

Click a link below to download detailed product information, including sizes, features, design pressures, NFRC values, egress information, elevations and section details. Documents can be opened and viewed using Adobe Acrobat Reader.

- ▢ [Integrity Windows and Doors NFRC Values](#)
- ▢ [Integrity Wood-Ultrex and All Ultrex Accessories](#)
- ▢ [Integrity Wood-Ultrex Casement, Awning, Casement Picture and Casement Transom](#)
- ▢ [Product Performance and Information](#)



PDF's can be viewed using
Adobe Acrobat Reader

Construction Specifications

Click a link below to download customizable specification information for use in preparing project documentation and submittals. Documents can be opened and viewed using Microsoft Word or a text editor of your choice.

- ▢ [CSI for Awnings](#)
- ▢ [CSI for Casements](#)

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2280 NW 102nd Place, Doral, Florida 33172 U.S.A.

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Web Site: www.pdhvac.com - e-mail: info@pdhvac.com

PIONEER®

The Conditioning & Heat Pump Systems

The "right choice" for those who want the "Best"...

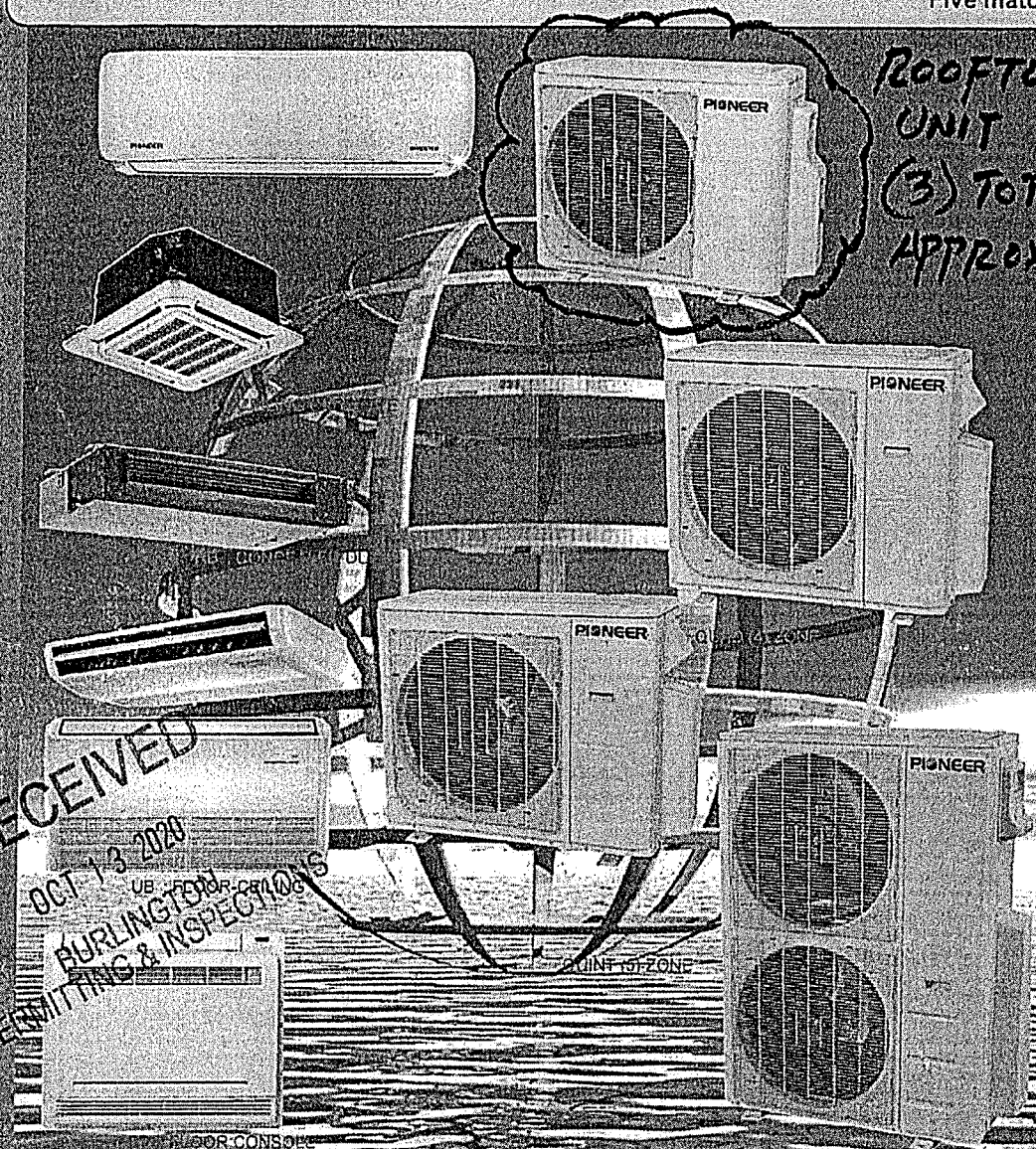
YN-M22 Series SPECIFICATION

Heat Pump Multi Zone DC Inverter

Ultra High Efficiency MULTI ZONE System

Two, Three, Four and Five Zone

Five matching indoor unit styles



**ROOFTOP CONDENS
UNIT**
• G 208-230/1/60 (All)

(3) TOTAL - EA
• F R410A
APPROX. 32\"/>

TALL
• 009 9,000 BTU/h
• 012 12,000 BTU/h
• 018 18,000 BTU/h
• 024 24,000 BTU/h

AVAILABLE INDOOR STYLES
• WS WALL MOUNT
• CB CEILING CAS
• RB CONCEALED
• UB FLOOR CEIL
• FB FLOOR CONS



STANDARD FEATURES (INDOOR UNITS):

- FIVE MODELS (WALL, DUCTED, CASSETTE, CEILING, FLOOR)
- FOUR CAPACITY OPTIONS (9,000 / 12,000 / 18,000 / 24,000 BTU)
- WIRELESS AND WIRED DIGITAL REMOTE CONTROLLERS
- COOL, HEAT, AUTO, FAN ONLY AND DEHUMIDIFICATION MODES
- PERMANENT WASHABLE RETURN AIR FILTERS
- ULTRA MODERN DESIGNS
- HIGH EFFICIENCY VARIABLE SPEED FAN MOTORS
- SELF ADJUSTING COOLING & HEATING CAPACITY CONTROLS
- STANDARD DIGITAL 4-LEAD CONTROL CIRCUITRY
- MIX INDOOR UNIT MODELS AND TYPES TO MATCH ANY DECOR
- MIX INDOOR UNIT CAPACITIES FOR EACH ZONE'S HEAT LOAD
- GROOVED COPPER TUBE, HYDROPHILIC ALUMINUM FIN COIL
- QUIET BUT POWERFUL BLOWER SYSTEM
- PERMANENTLY LUBRICATED FAN MOTOR W/ BALL BEARINGS
- ELECTRONIC MOTOR CONTROLLER
- RUST FREE CONDENSATE DRAIN PAN
- MULTIPLE POWER AND CONTROL WIRING KNOCKOUTS
- VARIOUS ACCESSORIES TO MATCH EACH MODEL TYPE
- OPTIONAL ENTRALIZED CONTROLLER
- OPTIONAL DIGITAL PROGRAMMABLE THERMOSTATS

STANDARD FEATURES (OUTDOOR UNITS):

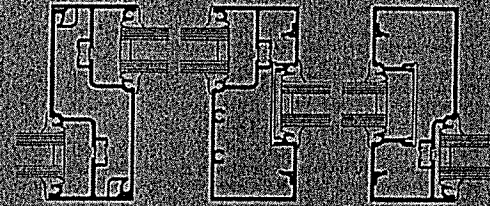
- AVAILABLE IN 2, 3, 4 and 5 ZONE VERSIONS
- ULTRA HIGH EFFICIENCY DC INVERTER ++ VERSIONS
- ULTRA HIGH FULL LOAD AND PARTIAL LOAD EFFICIENCIES
- COOLING AND HEATING FUNCTIONS DOWN TO -13 F AMBIENT
- QUIET AND HIGHLY EFFICIENT MAJOR BRAND COMPRESSOR
- HEAVY GAUGE ZINC COATED GALVANIZED STEEL CASING
- DURABLE POLYESTER-URETHANE PAINT
- CLEAN LOOKING LIGHT BEIGE COLOR
- HIGH EFFICIENCY VARIABLE SPEED ECM FAN MOTOR
- PERMANENTLY LUBRICATED FAN MOTOR WIT BALL BEARINGS
- AXIAL FLOW FAN(S) WITH HIGH AIR VOLUME
- ELECTRONIC EXPANSION VALVES FOR EACH CIRCUIT
- PLASTIC COATED WIRE FAN GUARD
- GROOVED COPPER TUBE, HYDROPHILIC ALUMINUM FIN COIL
- WHISPER QUIET OPERATION
- SELF TRAINING INTELLIGENT DEFROST LOGIC
- FLARE TYPE BRASS SERVICE VALVES WITH PRESSURE PORT
- FACTORY CHARGED FOR UP TO 25' LINE SET PER CIRCUIT
- STANDARDIZED CABINET DESIGN ACROSS MODELS
- ENVIRONMENTALLY FRIENDLY R410a REFRIGERANT

First floor windows adjacent to entrance

PRODUCT GREEN GUIDE

Trifab™ VersaGlaze™ 451T Framing

Trifab™ VG (VersaGlaze™) Framing systems have all the versatility the name implies. There are enough fabrication, design and performance choices to please the most discerning building owner, architect and installer.



RATING SYSTEMS

LEED v4 BD+C: New Construction

- ✓ EA: Optimize Energy Performance
- EA: Renewable Energy Production
- ✓ MR: Environmental Product Declarations
- ✓ MR: Sourcing of Raw Materials
- ✓ MR: Material Ingredients
- ✓ MR: Source Reduction - Lead, Cadmium, and Copper
- ✓ MR: Construction and Demolition Waste Management
- EQ: Thermal Comfort
- ✓ EQ: Daylight
- ✓ EQ: Quality Views
- ✓ EQ: Acoustic Performance

Living Building Challenge 3.1

- | | |
|---------------------------------|-----------------------------------|
| ✓ IMP 06: Net Positive Energy | ✓ IMP 12: Responsible Industry |
| ○ IMP 07: Civilized Environment | ✓ IMP 13: Living Economy Sourcing |
| ✓ IMP 08: Healthy Interior | ✓ IMP 14: Net Positive Waste |
| ✓ IMP 09: Biophilic Environment | ○ IMP 16: Universal Access |
| ✓ IMP 10: Red List | |

WELL Building Standard

- | | |
|-----------------------------------|-----------------------------------|
| ✓ 01: Air Quality Standards | ✓ 28: Cleanable Environment |
| ○ 03: Ventilation Effectiveness | ✓ 54: Circadian Lighting |
| ✓ 04: VOC Reduction | ○ 56: Solar Glare Control |
| ○ 08: Healthy Entrance | ✓ 61: Right to Light |
| ✓ 11: Fundamental Material Safety | ✓ 62: Daylight Modeling |
| ✓ 12: Moisture Mgmt | ✓ 63: Daylight Fenestration |
| ✓ 14: Air Filtration Mgmt | ○ 72: Accessible Design |
| ○ 15: Increased Ventilation | ✓ 74: Exterior Noise Intrusion |
| ○ 19: Operable Windows | ○ 76: Thermal Comfort |
| ✓ 25: Toxic Material Reduction | ✓ 97: Material Transparency |
| ✓ 26: Enhanced Material Safety | ✓ 98: Organizational Transparency |

FEATURES

- 2" (50.8mm) sightline
- 4-1/2" (114.3mm) depth
- Infill options up to 1-1/8" (28.6)
- High thermal performance
- Center, back, front, multi-plane glazed options
- Blast mitigation
- Hurricane resistance
- Structural silicone glazed (SSG) options
- Flush glazed from either the inside or outside
- Screw Spline, Shear Block, Stick or Type-B fabrication
- Standard anodized finishes only

DOCUMENTS



Declare™

Document no. KAW-0011 thru
Red List Free



Environmental Product Declaration

Document no. 47868332121.104.1
Product-specific Type III EPD



Material Transparency Summary

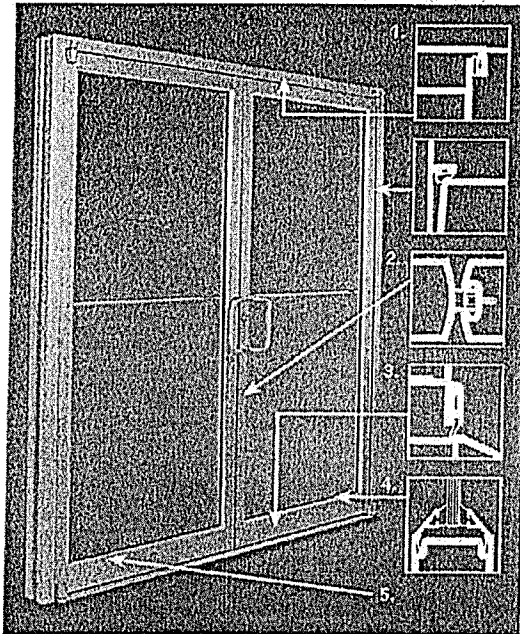
Document no. MTSC040EN
Manufacturer Material Ingredient Inventory

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BURLINGTON
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Entrance Doors



1. Thermoplastic elastomer weatherstrip in blade-stop of frame jambs, header or transom bar.
2. Integral polymeric fin is attached to adjustable astragal creating an air barrier between pairs of doors.
3. Optional surface-applied bottom weatherstrip with flexible blade gasket. Extruded raised lip on threshold to provide a continuous contact surface for bottom weatherstrip.
4. Standard 1/4" beveled glass stops sheet water and dirt off without leaving residue.
5. Available in all finishes offered by Kawneer.

The 190 Narrow Stile Entrance

- Is engineered for moderate traffic in applications such as stores, offices and apartment buildings
- Vertical stile measures 2-1/8"; top rail 2-1/4" and bottom rail 3-7/8"
- Results in a slim look that meets virtually all construction requirements

The 350 Medium Stile Entrance

- Provides extra strength for applications such as schools, institutions and other high traffic applications
- Vertical stiles and top rails measure 3-1/2"
- Bottom rail measures 6-1/2" for extra durability

The 500 Wide Stile Entrance

- Creates a monumental visual statement for applications such as banks, libraries and public buildings
- Vertical stiles and top rail are 5"; bottom rail measures 6-1/2"
- Results in superior strength for buildings experiencing heavy traffic conditions

Economy

Kawneer's Sealair™ bulb neoprene weatherstripping forms a positive seal around the door frame and provides a substantial reduction in air infiltration, resulting in improved comfort and economies in heating and cooling costs. The system is wear and temperature-resistant and replaces conventional weathering. Bottom weatherstrip at the interior contains a flexible blade gasket to meet and contact the threshold, enhancing the air and water infiltration performance characteristics.

For the Finishing Touch

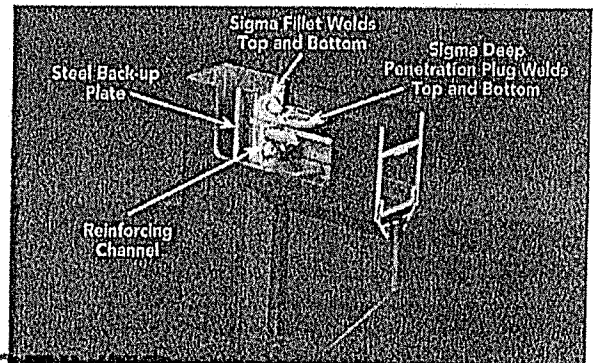
Architectural Class I anodized aluminum finishes are available in clear and Permanodic™ color choices.

Painted finishes, including fluoropolymer, that meet AAMA 2605 are offered in many standard choices and an unlimited number of specially designed colors.

Solvent-free powder coatings add the green element with high performance, durability and scratch resistance that meet the standards of AAMA 2604.

General

- Heights vary to 10'; widths range from approximately 3' to 4'
- Door frame face widths range to a maximum of 4", while depths range to 6"
- Door operation is single or double-acting with maximum security locks or Touch Bar Panics standard
- Architect's Classic one inch round, bent bar push/pull hardware is available in various finishes and sizes
- Infills range from under 1/4" to more than 1"



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Kawneer Company, Inc.
Technology Park / Atlanta
555 Guthridge Court
Norcross, GA 30092

kawneer.com
770.449.5555

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KAWNEER
AN ARCONIC COMPANY

WCED-4D-DOB

120V LED, DoB 4" Wall Mount Cylinder Down Light

WCED-4UD-DOB

120V LED, DoB 4" Wall Mount Cylinder Up and Down Light



Catalog #		Type
Project		Date
Prepared by		

4" LED Cylinder

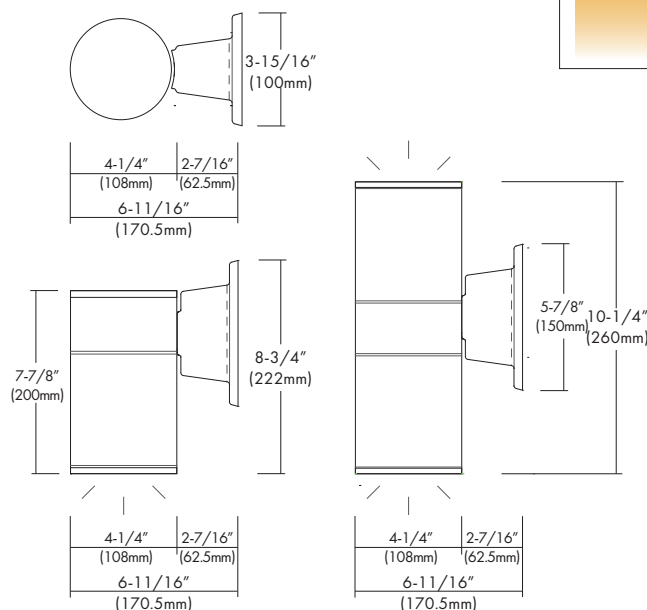
Dimmable



[WCED-4D-DOB : DOWN TYPE]



[WCED-4UD-DOB : UP/DOWN TYPE]



[WCED-4D-DOB : DOWN TYPE]

[WCED-4UD-DOB : UP/DOWN TYPE]

DESCRIPTION

The WCED 4" Cylinders are Wet Location and IP65 rated for outdoor use. These wall mount cylinders come in two versions : down light and up & down light. The fixtures are offered in 15W, 20W and 30W LED, DoB modules with a customized IC, highbred circuit on board with dimming down to 5% with most of Triac dimmers on the market. DOB, 120V AC Direct technology has low heat, great reliability and has been designed for these fixtures to operate environments between -22° F to 104° F (-30° C to 40° C).

DESIGN FEATURES

Features

- All aluminum construction, powder coat painted in white, black or silver finish for harsh, weatherproof applications.
- DOB, 120V AC Direct technology in 15W, 20W or 30W modules with integrated circuit, customized chips on board.
- 80 or 90 CRI with color temperatures in 2700K, 3000K, 3500K, 4000K or 5000K.
- Wet Location, IP65 Rated.

Mounting

- Mount completely assembled fixture directly on the wall surface using appropriate anchor bolts or screws (supplied by others).

Limited Warranty

- LED Module: 5 years/50K hours
- Product: 3 years

Listing

- cCSA-us Wet Location

SPECIFICATION

Input Voltage	120VAC		
Wattage (+/-5%) (x2)*	15 W	20W	30W
Lumen (+/-5%)	1,190	1,415	2,110
Efficacy (LPW)	79.3	70.8	70.3
Beam Angle	42°	42.5°	49°
CRI (Typical)	80, 90		
CCT (Color +/-5%)	2700K - 5000K		
Dimming	Triac		
LED Module	5 yr/50K hr		
Environment	Wet Location		

*Double wattage for Up/Down Type

120V Approved Dimmers

* Lutron: Skylark S-600
: MRF2-6DN-120
: MACL-153M
: DVLV-600P
: SELV-300P
: CTCL-153P
: DVELV-303P
: DVCL-153P

* Leviton: D600R, Acenti: Ate06,
Trimatron #705W

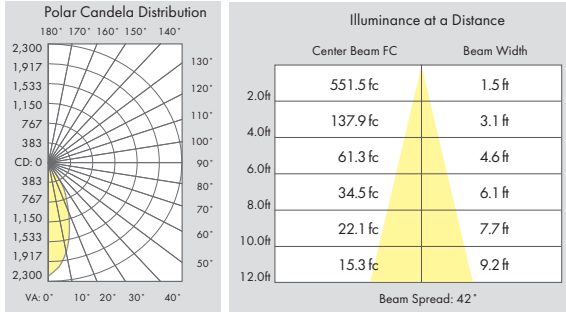
* Cooper Devine incandescent dimmer 600W

* Pass&seymour harmony incandescent 600W

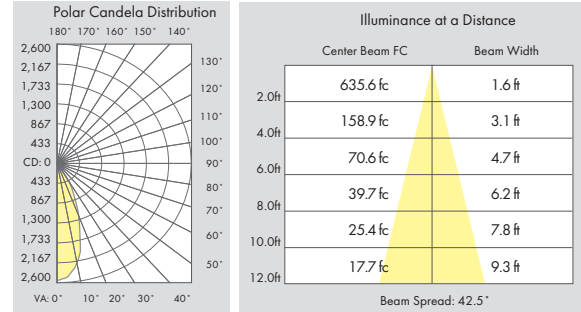
Consult tech. service or factory for additional dimmers

PHOTOMETRIC REPORT

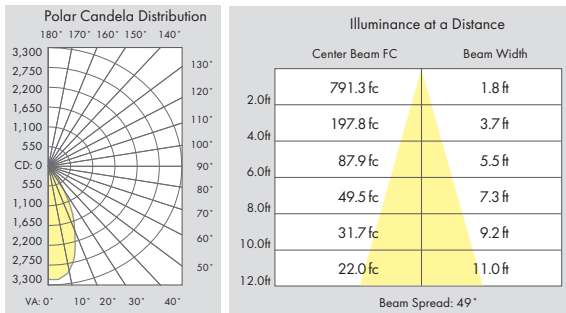
* Contact Factory for IES File



[WCED-4(U)D-DOB-15-830]



[WCED-4(U)D-DOB-20-830]



[WCED-4(U)D-DOB-30-830]

Ordering Information

Model	-Watts	-CRI	Color Temp.*	Housing Finish*	-Reflector Finish*
WCED-4D-DOB = 120V LED, DoB 4" Wall Cylinder Down Light	-15 = 15W (x2)* -20 = 20W (x2)* -30 = 30W (x2)*	-8 = 80 CRI -9 = 90 CRI	27 = 2700K 30 = 3000K 35 = 3500K 40 = 4000K 50 = 5000K	WH = White BK = Black SI = Silver	-HC = Haze Clear -WH = White Painted
WCED-4UD-DOB = 120V LED, DoB 4" Wall Cylinder Up/Down Light	*Double wattage for Up/Down Type				

Example : **WCED-4UD-DOB-15-830WH-HC**

* Consult factory for other Color Temperatures and Finishes

Ryan Morrison

From: Scott Gustin
Sent: Friday, September 18, 2020 10:19 AM
To: Ryan Morrison
Subject: FW: proposed building between 11 and 17 Lafountain S.
Attachments: 20200904_193942.jpg

Here it is. I did respond to Brian about the background – merging the lots to build a single family and providing parking. DRB review date TBD.

Scott

Scott Gustin, AICP, CFM
Principal Planner & Asst. Administrative Officer
Dept. of Permitting & Inspections
645 Pine Street
Burlington, VT 05401
(802) 865-7189

From: Brian Pine
Sent: Friday, September 11, 2020 3:59 PM
To: Scott Gustin <SGustin@burlingtonvt.gov>; Mary O'Neil <MCOneil@burlingtonvt.gov>
Subject: Fw: proposed building between 11 and 17 Lafountain S.

Hello Scott and Mary:

Can either of you clarify how this driveway is permitted to be converted to a building?

Thanks,

Brian Pine
Ward 3 City Councilor
Chair, Community Development & Neighborhood Revitalization Committee
802-578-6953

From: rebecca padnos <rpados@hotmail.com>
Sent: Friday, September 4, 2020 8:35 PM
To: Brian Pine <bpine@burlingtonvt.gov>; Perri Freeman <pfreeman@burlingtonvt.gov>
Subject: proposed building between 11 and 17 Lafountain S.

WARNING: External Message

Hi Brian and Perry,

I'm writing to you because I am upset about B. Bissonette's plan to build a dwelling in the parking area between 9/11 and 17/19 Lafountain St.

I'm sending a picture of the cars that will no longer have parking in the lot. It's a little dark but you can see 4 cars parked.

Somehow B Bissonette was allowed to create a new lot separate from the 9/11 Lafountain St address and therefore no longer need to provide parking for the existing structure on a separate lot. I spoke to someone in zoning and they have no problem about decreasing the amount of parking provided, and increasing the number of cars and buildings on our street. I have to say it is already pretty difficult getting through that intersection because of Shopping Bag parking and the narrowing on Lafountain St.

Parking on our street is incredibly tight. I already have to get cars towed a couple times a year because they are blocking our driveway.

I was told that they don't need to warn the neighbors at all for these proposed changes. All they have to do is build on fifty percent or less of the lot. Is that true? Is there a different department I should be talking with?

Thanks,
Rebecca P.

Please note that this communication and any response to it will be maintained as a public record and may be subject to disclosure under the Vermont Public Records Act.

Department of Permitting & Inspections

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

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



MEMORANDUM

TO: Development Review Board
FROM: Ryan Morrison, Associate Planner
DATE: January 19, 2021
RE: 21-0396CA; 217-219 North Winooski Ave

=====

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

Zone: NMU Ward: 2C

Owner/Applicant: Jade Age, LLC / Steven Schenker

Request: Construct a new 4-unit apartment building and associated site work.

Applicable Regulations:

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

Overview:

217-219 North Winooski Ave currently contains a four-unit multifamily building and 4 surface parking spaces. The existing building is on the State Register of Historic Structures and Sites. No alterations are proposed to the existing building. The applicant proposes a second principal structure in the form of a three story multifamily building consisting of 4 studio residential units. The ground level will have open-air parking for two vehicles, and an access point for the upper story residential units.

This application was heard by the Design Advisory Board on November 10, 2020 and on December 22, 2020. After the second meeting, the DAB recommended approval of the application as presented to the Development Review Board, with the following suggestions to the applicant:

1. Remove the column from between the parking spaces;
2. Explore installing larger windows; and
3. Move the rear wall (bathroom & kitchen area) back to meet the depth of the stair block so that the units are larger.

Previous zoning actions for this property are noted below.

- **ZP14-0186CA**; replacement windows. August 2013.
- **ZP16-0830CA**; replacement windows. February 2016.

- **ZP19-0247CA**; convert 3-unit building to a 4-unit building; delineate and formalize 4-space parking area. September 2018.

Recommendation: Certificate of Appropriateness Approval as per the following findings:

I. Findings

Article 3: Applications, Permits and Project Reviews

Part 3: Impact Fees

Section 3.3.2 Applicability

Any new development or additions to existing buildings which result in new dwelling units or in any new non-residential buildings square footage are subject to impact fees.

Impact fees shall be calculated based on the total gross square footage of the principal use. Per the submitted plans, an estimate of the fees is:

SF of Project 2,289

Department	<u>Residential</u>	
	Rate	Fee
Traffic	0.200	457.80
Fire	0.226	517.31
Police	0.045	103.01
Parks	0.759	1,737.35
Library	0.470	1,075.83
Schools	0.981	2,245.51
Total	2.681	\$ 6,136.81

The applicant shall submit a final calculation of gross square footage to make final an Impact Fee assessment. **Affirmative finding as conditioned.**

Section 3.3.8 Time and Place of Payment

Impact fees must be paid to the city's chief administrative officer / city treasurer according to the following schedule:

- New buildings: Impact fees must be paid at least seven days prior to occupancy of a new building or any portion thereof.*

Affirmative finding as conditioned.

Article 4: Zoning Maps and Districts

Section 4.4.2 Neighborhood Mixed Use Districts

(a) 2. *The **Neighborhood Mixed Use (NMU)** district is intended to preserve and enhance historically commercial areas while reinforcing the compact scale and development patterns within the city's older neighborhoods. Uses are intended to provide neighborhood oriented goods and services and employment opportunities within walking or biking distance of residential neighborhoods.*

Per Appendix A – Use Table – All Zoning Districts, ‘Attached Dwellings – Multi-Family (3 or more)’ are permitted uses within the NMU zone. **Affirmative finding.**

(b) Dimensional Standards and Density

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

Table 4.4.2-1 Dimensional Standards and Density

Districts	Max. Intensity (floor area ratio ¹)	Max. Lot Coverage	Minimum Building Setbacks (feet)			Building Height (feet)
			Front³	Side	Rear	
NMU	2.0 FAR	80%	0 ⁵	0 ²	0 ²	Min: 2' 2 stories Max: 35
217-219 North Winooski Ave	0.63	69%	5' (17' from Decatur Street curb)	1' 6" (SW) and 3' (NW) (no abutting residentially zoned properties)	n/a	31' 6" (with 3' tall mechanical units on the roof (34' 6"))

1. Floor area ratio is described in Sec. 5.2.7. Measurement of and exceptions to height limits are found in Sec 5.2.6. Bonuses for additional FAR and height where available are described in section (d)3 below, and additional height, FAR and lot coverage is afforded by-right for inclusionary housing projects under Sec. 9.1.12. Actual maximum build out potential may be reduced by site plan and architectural design considerations of Art 6.
2. Structures shall be setback a minimum of 15-feet along any zoning district boundary line that abuts a residential zoning district. Lots of record existing as of September 9, 2015 that are split by neighborhood mixed use and residential zones are exempt from this district boundary setback.
3. Structures shall be setback a minimum of 12-feet from the curb on a public street.
4. Exceptions to maximum lot coverage are provided in (d)2.
5. Notwithstanding footnote 4, the NMU district at the intersection of Pine St. and Flynn Avenue shall have a minimum front yard setback of 10 feet.
6. Side and rear yard setbacks are applicable only to the periphery of the NAC-CR district and not to individual parcels within the district.
7. Front yard setbacks for buildings fronting on North Avenue shall be 20' min and 30' max.

Affirmative finding.**(c) Permitted and Conditional Uses**

Multi-Family Dwellings (3 or more units) are permitted uses in the NMU zoning district.

Affirmative finding.**(d) District Specific Regulations**

1. *Ground Floor Residential Units Restricted*

In order to maintain an active streetscape for pedestrians and pedestrian-oriented businesses and activities, residential uses shall not be permitted within 25-feet of a public street right-of-way along the street-level frontage in the NAC District. This restriction shall not apply in the NAC-Riverside and NAC-Cambrian Rise Districts.

The property is zoned NMU. Not applicable.

2. *Exception to Maximum Lot Coverage in the NAC District*

Not applicable.

3. *Development Bonuses/Additional Allowances*

No bonuses or additional allowances are included or sought. Not applicable.

Article 5: Citywide General Standards

Section 5.2.3 Lot Coverage Requirements

See Table 4.4.2-1, above. **Affirmative finding.**

Section 5.2.4 Buildable Area Calculation

This provision only applies to properties 2-acres or greater in size, and in the RCO, WRM, RM, WRL, and RL zoning districts. Not applicable.

Section 5.2.5 Setbacks

See Table 4.4.2-1, above. **Affirmative finding.**

Section 5.2.6 Building Height Limits

See Table 4.4.2-1, above. **Affirmative finding.**

Section 5.2.7 Density Calculations

See Table 4.4.2-1, above. **Affirmative finding.**

Section 5.4.9 Brownfield Remediation

Not applicable.

Section 5.5.1 Nuisance Regulations

None identified. **Affirmative finding.**

Section 5.5.2 Outdoor Lighting

The proposal includes two fully shielded exterior light fixtures: one at the entry door and one on the column between the two parking spaces. No other exterior light fixtures are proposed.

Affirmative finding.

Section 5.5.3 Stormwater and Erosion Control

An Erosion Prevention and Sediment Control plan and a Stormwater plan must be submitted to the Stormwater Program Manager for review and approval. **Affirmative finding as conditioned.**

Section 5.5.4 Tree Removal

The plans do not include any mention of tree removal, and the property looks completely void of trees with the exception of one large deciduous tree in or near the NW corner. If that tree is in fact

on the property, it may be subject to removal to make room for the new building. It should be noted that if the tree is located on the adjacent property, then this permit does not authorize its removal. **Affirmative finding as conditioned.**

Article 6: Development Review Standards

Part 1: Land Division Design Standards

No land division is proposed. Not applicable.

Part 2: Site Plan Design Standards

Sec. 6.2.2 Review Standards

(a) Protection of Important Natural Features:

There are no important natural features at this location. **Affirmative finding.**

(b) Topographical Alterations:

There are no topographical alterations proposed. The property is relatively flat. **Affirmative finding.**

(c) Protection of Important Public Views:

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

(d) Protection of Important Cultural Resources:

Not applicable. While the existing 4-unit multifamily building is listed on the State Register of Historic Structures and Sites, no alterations to this building are proposed.

(e) Supporting the Use of Renewable Energy Resources:

No part of the application will preclude the use of wind, water, solar, geothermal or other renewable energy resource. **Affirmative finding.**

(f) Brownfield Sites:

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

(g) Provide for nature's events:

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

The applicant will be required to submit an Erosion Prevention and Sediment Control plan and a stormwater plan to the Stormwater Program Manager for review and approval.

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

The ground level also includes an internal stair access to the upper residential units. This access will be entirely sheltered from the elements as it is underneath the upper stories. **Affirmative finding as conditioned.**

(h) Building Location and Orientation:

Neighboring structures along Decatur Street vary between 2 story, 2 ½ story and 3 story buildings. Most rooflines are gabled, however the neighboring 2 story structure immediately behind the proposed structure has a flat roof. The proposed building will have a similar alignment to the street frontage with neighboring structures. This section calls for buildings within a mixed-use area (which this property is) to provide sufficient space (optimally 12-15 feet) between the curblin and the building face to facilitate the flow of pedestrian traffic, however the revised plans show a setback greater than 12-15 ft from the curb in alignment with adjacent buildings, per the DAB's request. Additional landscaping is proposed between the new building and the sidewalk to provide an attractive streetscape.

Principal buildings shall have their main entrance facing and clearly identifiable from the public street.

The proposed building will be the second principal building on the property. It's main and only entrance is located in the middle of the ground level parking area/utility area and is identifiable from the public street. A direct walkway from the sidewalk to the building entrance is provided.

Affirmative finding.

(i) Vehicular Access:

The proposal includes shifting the curb cut off Decatur Street 8-10 ft to accommodate the footprint of the new building. This access is the only vehicular access to the property and will serve both buildings. The plans indicate 2 parking spaces at the ground level of the new structure and 1 handicap accessible space to the side of the existing four-plex. Internally, there will be approx. 20 ft of driveway width to maneuver vehicles. **Affirmative finding.**

(j) Pedestrian Access:

A direct and unobstructed pedestrian path between the primary building entrance and the public sidewalk is provided. The walkway will locate along the interior drive and along the front of the proposed trash/recycling enclosure, and bicycle storage and mechanical rooms. **Affirmative finding.**

(k) Accessibility for the Handicapped:

The building inspector has jurisdiction over ADA requirements. By his direction and per Chapter 8 of the Burlington Code of Ordinances, 4 to 14 units must provide 1 accessible unit. **Affirmative finding.**

(l) Parking and Circulation:

Three onsite parking spaces are illustrated on the site plan, with an internal driveway width of approx. 20 ft. As part of the Multi-modal multi-use parking district, there are no longer any minimum parking requirements, however the proposal includes on-site parking. **Affirmative finding.**

(m) Landscaping and Fences

The proposal includes landscaping along the rear (NW) side of the new building, in the form of a row of 4' tall arborvitae bushes and 5' tall serviceberry, and along the front (NE) Decatur Street side (5' tall serviceberry). Arborvitae bushes can grow well above 10 ft in height and provide a thick screen provided they are planted close enough to each other. The plans indicate that they

will be planted at 3 ft off center. Serviceberry can grow up to 20 ft in height. No new fencing is proposed. **Affirmative finding.**

(n) Public Plazas and Open Space:

There is no requirement within the ordinance to provide a public plaza. Some lawn space can be found fronting North Winooski Ave., adjacent to the existing 4-unit building that can provide some outdoor enjoyment. **Affirmative finding.**

(o) Outdoor Lighting:

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

Two fully shielded wall-mount light fixtures are proposed: one at the entrance door, and one on a column between the two parking spaces. No other exterior lights are proposed. **Affirmative finding.**

(p) Integrate infrastructure into the design:

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

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

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

Four rooftop condenser units are proposed. At the ground level under the new building, a trash/recycling room is proposed for use by tenants of the existing and new buildings. The plans indicate wall mounted mailboxes on the front wall of the trash/recycling room. **Affirmative finding.**

Part 3: Architectural Design Standards

Sec. 6.3.2 Review Standards

(a) Relate development to its environment:

1. Massing, Height and Scale:

The applicant has submitted a Decatur Street elevation view of the proposal, showing the proposed building to be similar in height, massing and scale with adjacent buildings. **Affirmative finding.**

2. Roofs and Rooflines.

Most structures along Decatur Street have gabled roofs, however the building next door has a flat roof, similar to the proposed structure's roof. **Affirmative finding.**

3. Building Openings

The upper two stories of the proposed structure will have a consistent window pattern on three sides. The plans indicate no window openings on the southwest side of the building. The ground floor facing the interior of the property will be open for vehicular access and access to the trash/recycling room, and the bicycle/mechanical rooms. **Affirmative finding.**

(b) Protection of Important Architectural Resources:

Not applicable. This proposal is for a new structure, and the existing historic residential building on the property will not be altered.

(c) Protection of Important Public Views:

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

(d) Provide an active and inviting street edge:

Building facades shall be varied along the street edge by the integration of architectural features, building materials, or physical step-backs of the façade along its length. ..This may be accomplished by incorporating fenestration patterns, bays, horizontal and vertical façade articulations, the rhythm of openings and prominent architectural features such as porches, patios, bays, articulated bases, stepping back an elevation relative to surrounding structures, and other street level details. The use of traditional façade components such as parapet caps, cornices, storefronts, awnings, canopies, transoms, kick plates, and recessed entries are highly encouraged. In areas where high volumes of pedestrian traffic are desired, the use of architectural recesses and articulations at the street level are particularly important in order to facilitate the flow of pedestrian traffic.

The proposal includes a street side façade with the symmetrical placement of upper story windows. The second and third stories project outward in a southeast manner past the ground level parking area wall, thus creating a slight visual break from one large front façade. It should be noted that the multifamily structure two properties down Decatur Street has a similar street edge, in that there is no principal pedestrian entry on the front façade and the front wall contains second and third floor windows. New landscaping is also proposed between the structure and Decatur Street.

Affirmative finding.

(e) Quality of materials:

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

The proposal calls for stained cedar siding on the bulk of the building, with fiber-cement panel siding integrated at the ground level exteriors and the multi-story central staircase.

Wood/fiberglass windows are proposed throughout. These materials are common in new construction and are durable. **Affirmative finding.**

(f) Reduce energy utilization:

All new construction is required to meet the Guidelines for Energy Conservation, Section 8 of the City of Burlington Code of Ordinances. **Affirmative finding as conditioned.**

(g) Make advertising features complementary to the site:

Any signs will require separate permitting. **Affirmative finding as conditioned.**

(h) Integrate infrastructure into the building design:

See Section 6.2.2 (p), above. **Affirmative finding.**

(i) Make spaces secure and safe:

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

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

Article 8: Parking

Sec. 8.1.8 Minimum Off-Street Parking Requirements

The subject property is located in the multimodal mixed-use parking district. As such, there is no onsite minimum parking requirement. As proposed, a total of 3 parking spaces will be provided to serve the existing and proposed four-plexes. **Affirmative finding.**

Sec. 8.1.11 Parking Dimensional Requirements

The proposed parking spaces and driveway (circulation) are compliant with the standards of Table 8.1.11-1. **Affirmative finding.**

Sec. 8.2.5, Bicycle Parking Requirements

Bicycle parking is required at the rate of 1 long term space per 2 bedrooms, and 1 short term space per 10 residential units. The four units are studio apartments which results in a total need of 2 long term parking spaces and 1 short term parking space (however for new developments – a minimum of 2 short term spaces are required regardless). At the ground level there is a bike storage room identified with 4 parking spaces that will satisfy these requirements. **Affirmative finding.**

I. Conditions of Approval

1. **At least 7 days prior to the issuance of a certificate of occupancy**, the applicant shall pay to the City Treasurer's Office or Planning and Zoning office impact fees as calculated by staff based on the net new square footage of the proposed development. The applicant shall submit a final calculation of gross square footage to make final an Impact Fee assessment. As submitted, estimated Impact fees are:

SF of Project 2,289

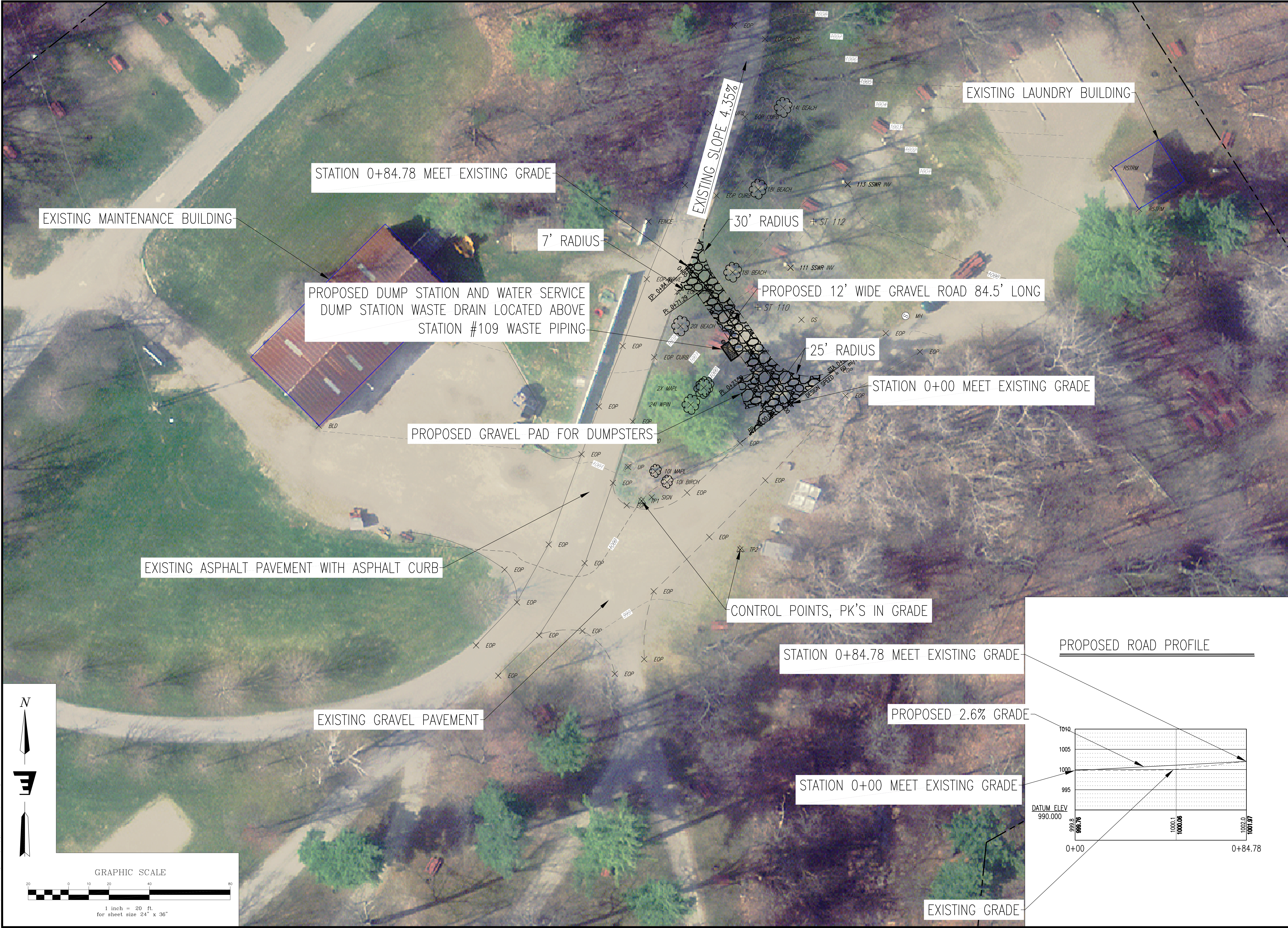
Department	<u>Residential</u>	
	Rate	Fee
Traffic	0.200	457.80
Fire	0.226	517.31

Police	0.045	103.01
Parks	0.759	1,737.35
Library	0.470	1,075.83
Schools	0.981	2,245.51
Total	2.681	\$ 6,136.81

2. **Prior to the release of the zoning permit**, an Erosion Prevention and Sediment Control plan and a Stormwater plan must be submitted to the Stormwater Program Manager for review and approval.
3. **Prior to the release of the zoning permit**, should additional garbage/recycling bins and utility meters be proposed, the applicant shall revise the plans to show their locations and screening, subject to staff review and approval.
4. **Prior to the release of the zoning permit**, the applicant shall obtain a letter from the Dept. of Public Works confirming adequate water and sewer capacity.
5. This permit does not authorize the removal of any trees/vegetation that may be located on adjacent properties.
6. A curb cut permit will be required through the Public Works Department for the proposed alteration to the existing curb.
7. Any signage will require a separate sign permit.
8. All new construction is required to meet the Guidelines for Energy Efficient Construction pursuant to the requirements of Article VI. Energy Conservation, Section 8 of the City of Burlington Code of Ordinances.
9. Hours of construction are limited to Monday-Friday 7:00 am to 5:30 pm; Saturday construction hours are limited to interior work unless specific allowances are granted by the DRB. Construction is not permitted on Sundays.
10. New utility lines must be buried.
11. The proposed building must comply with all building and life safety code as defined by the building inspector and fire marshal.
12. A State of Vermont wastewater permit is required.
13. Standard Permit Conditions 1-15.

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Stamp	
Chkd.	PG
Rev. No.	11/13/2020
Description	
1	

ENGINEERING VENTURES PC	
203 Elm Avenue, Suite 2A, Burlington, VT 05401 Tel: 802.863.6325 • Fax: 802.863.6306 85 Mechanic Street, Suite E2-3, Lebanon, NH 03766 Tel: 603.442.9333 www.engineeringventures.com	

Client:	
City of Burlington Parks, Recreation & Waterfront 645 Pine St, Suite 8 Burlington, VT, 05401	

Sheet Title:	
Proposed Site Plan	

Project Title:	
North Beach Campground Laundry Room Burlington, VT	

Designed By:	PG
Checked By:	PG
Drawn By:	SD
Scale:	1"=20'
Date:	10/29/2020

C2.0
#20365



NOT TO SCALE



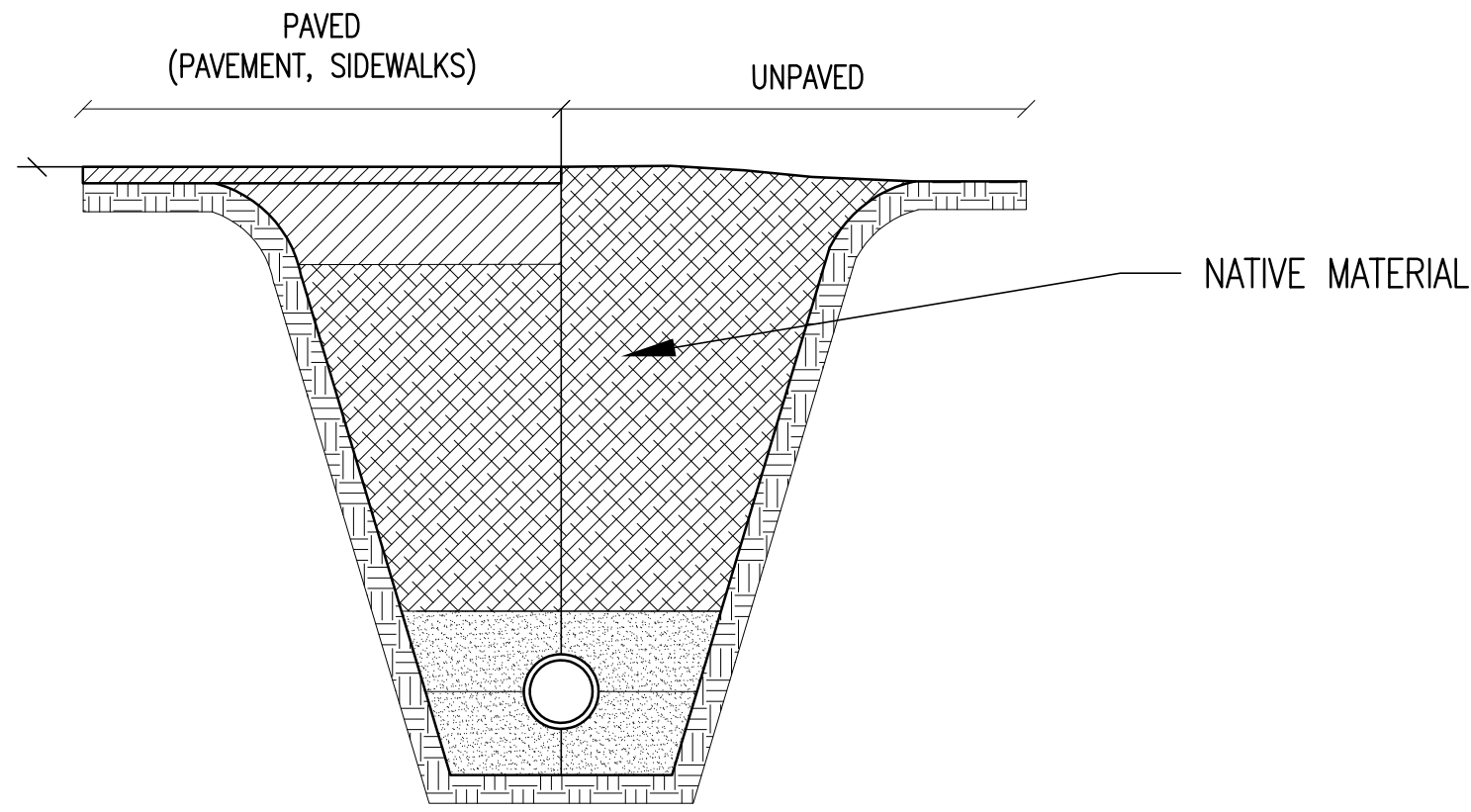
1. PRIOR TO THE START OF THE WORK, A PRE-CONSTRUCTION MEETING WILL BE HELD WITH THE CONTRACTOR, OWNER AND PROJECT ENGINEER TO REVIEW PROCEDURES, IDENTIFY RESPONSIBILITIES, UNLESS STATED OTHERWISE, ALL MATERIALS AND METHODS SHALL BE IN ACCORDANCE WITH THE MOST RECENT VERSION OF THE APPLICABLE STATE STANDARD SPECIFICATIONS.
2. CLEARING AND GRUBBING-- ALL TOPSOIL AND UNSUITABLE MATERIALS SHALL BE REMOVED FROM IMPACTED AREA.
3. COMPACTION TESTING SHALL BE PERFORMED FOR EVERY LAYER OF MATERIAL PLACED AND FOR EVERY 1000 SQUARE FEET OF AREA.
4. ALL REMAINING DISTURBED AREAS WITHIN THE RIGHT OF WAY SHALL BE FERTILIZED AND SEEDED IN ACCORDANCE WITH APPLICABLE STATE SPECIFICATIONS.
5. THE SEEDING OF SLOPES OF 3:1 AND GREATER AND DITCHES SHALL REQUIRE THE USE OF EROSION CONTROL MATTING.
6. COST OF INITIAL INSPECTION AND TESTING SHALL BE PAID BY THE OWNER. SUBSEQUENT TESTING DUE TO FAILURE SHALL BE PAID BY THE CONTRACTOR.
7. ALL EARTHWORK MATERIALS SHALL BE OBTAINED FROM APPROVED SOURCES. THEY SHALL CONSIST OF SATISFACTORILY GRADED, FREE DRAINING MATERIAL, REASONABLY FREE FROM LOAM, SILT, CLAY AND ORGANIC MATERIAL. EARTHWORK MATERIALS SHALL MEET THE REQUIREMENTS OF THE FOLLOWING TABLES:

A. SAND BLANKET/BEDDING:	SIEVE DESIGNATION 2 INCHES 1 1/2 INCHES 1/2 INCH No. 4 No. 100 No. 200	PERCENT BY WEIGHT PASSING SQUARE MESH SIEVES 100 90 - 100 70 - 100 60 - 100 0 - 20 0 - 8
B. GRANULAR FILL (6" VDOT 704.05A)	SIEVE DESIGNATION 4 INCHES 1/4 INCHES No. 200	PERCENT BY WEIGHT PASSING SQUARE MESH SIEVES 100 35 - 65 0 - 10
C. GRAVEL SUBBASE, (6" VDOT 704.05A)	SIEVE DESIGNATION 2 INCHES 1/4 INCHES No. 40 No. 200	PERCENT BY WEIGHT PASSING SQUARE MESH SIEVES 100 25 - 60 5 - 40 0 - 10
D. DENSE GRADE CRUSHED STONE:	SIEVE DESIGNATION 1 1/2 INCHES 1 INCH 1/2 INCH	PERCENT BY WEIGHT PASSING SQUARE MESH SIEVES 100 90 - 100 0 - 15
E. GRANULAR BACKFILL/NATIVE MATERIAL MESH SIEVES (FOR USE ON STRUCTURES, PIPE TRENCHING AND/OR GENERAL BACKFILL)	SIEVE DESIGNATION 3 INCHES 1 INCH No. 4 No. 40 No. 100 No. 200	PERCENT BY WEIGHT PASSING SQUARE 100 90 - 100 45 - 75 15 - 40 0 - 12 0 - 6
G. TOPSOIL:		

REUSE ONSITE TOPSOIL

REUSE ONSITE TOPSOIL

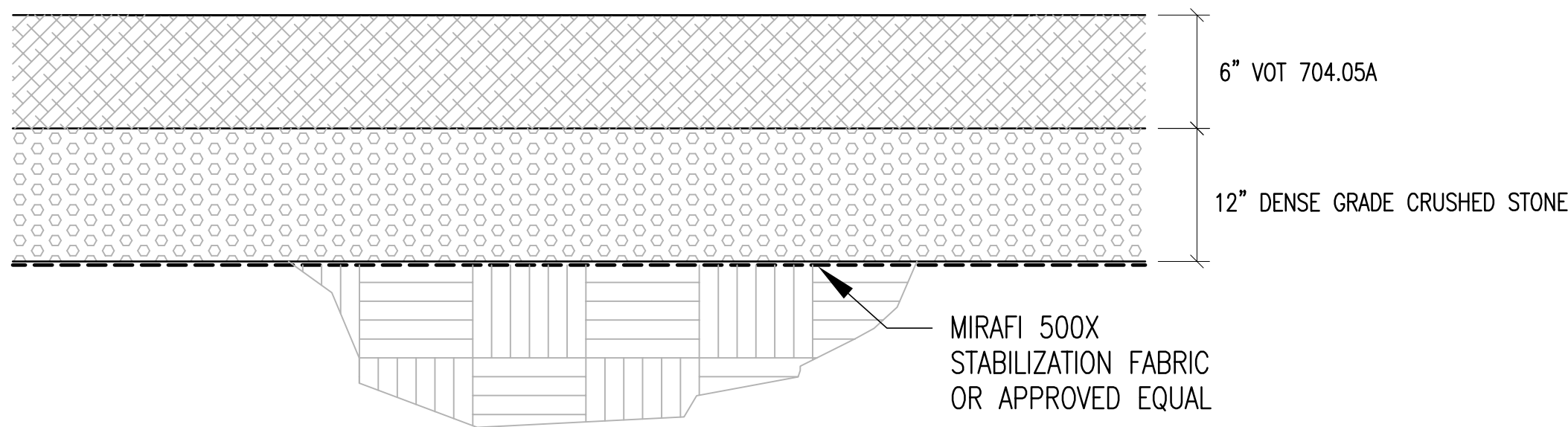
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WATERLINE DETAIL

NOT TO SCALE

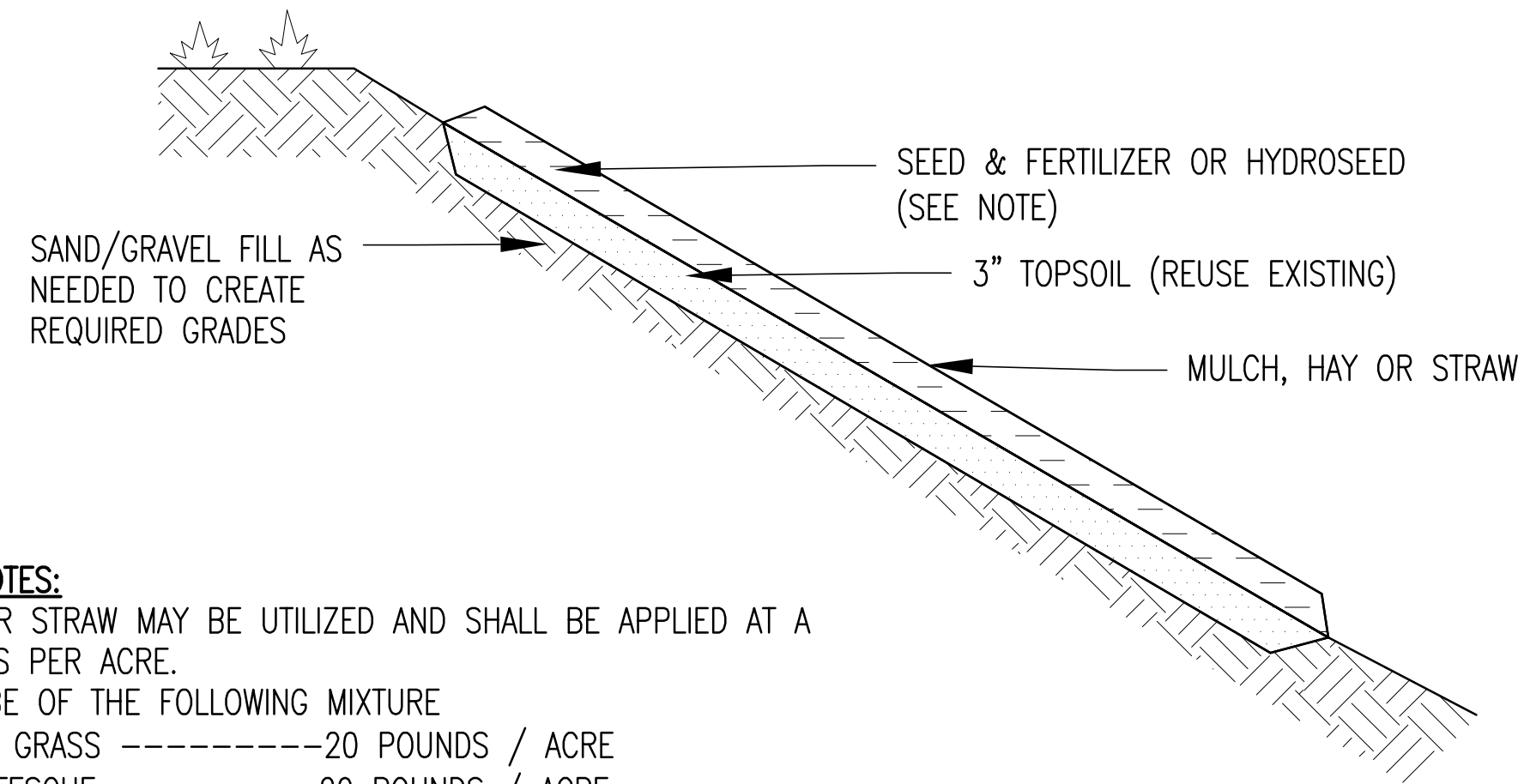
1



8' X 16' GRAVEL DUMPSTER PAD DETAIL

NOT TO SCALE

3



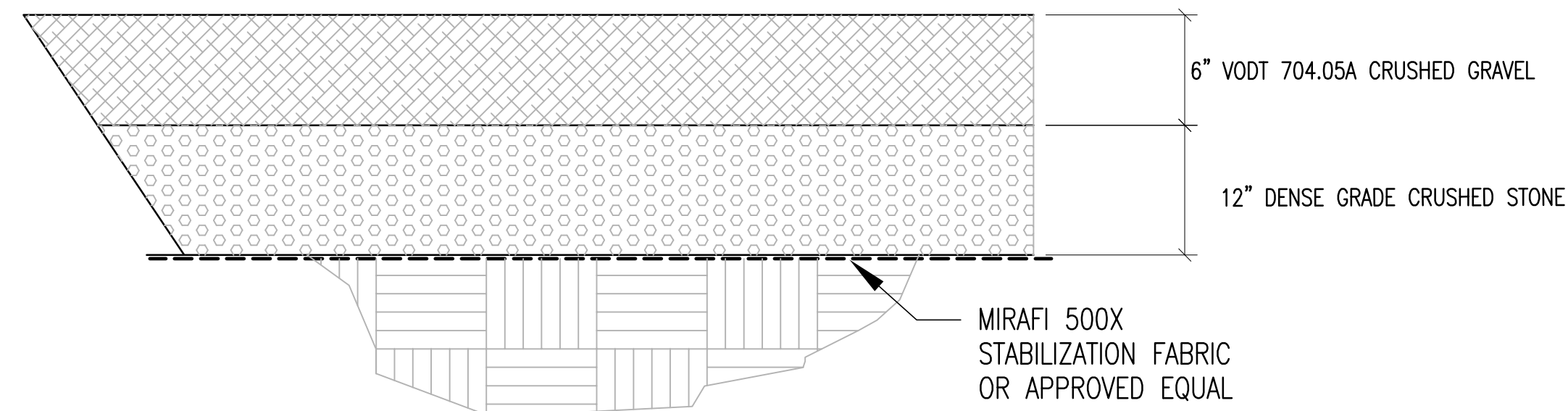
SEED AND MULCH NOTES:

1. MULCH: HAY OR STRAW MAY BE UTILIZED AND SHALL BE APPLIED AT A RATE OF 2 TONS PER ACRE.
2. SEED: SHALL BE OF THE FOLLOWING MIXTURE
KENTUCKY BLUE GRASS -----20 POUNDS / ACRE
CREEPING RED FESCUE -----20 POUNDS / ACRE
RYE GRASS -----5 POUNDS / ACRE
3. COVER SEED WITH $\frac{1}{4}$ INCH SOIL UNLESS A HYDROSEEDER IS USED.
4. MULCH ANCHORING: SHALL BE ACCOMPLISHED BY DEGRADABLE MULCH NETTING. USE WHEN SLOPES ARE GREATER THAN 10%.
5. TOPSOIL AND MULCHING NOT TO BE APPLIED IN AREAS OF TRAVEL WAYS.
6. SEEDING AND MULCHING OF DISTURBED AREAS SHALL TAKE PLACE WITHIN 48 HOURS OF FINAL GRADING.

SEEDED & MULCHED AREAS DETAIL

NOT TO SCALE

5



NOTES:

1. EXCAVATE BASE MATERIAL AND SUB-BASE MATERIAL IF INADEQUATE.
2. COMPACT ALL FILL MATERIAL TO 95% MODIFIED PROCTOR DENSITY.

GRAVEL DRIVE DETAIL

NOT TO SCALE

4

CITY OF BURLINGTON

ORDINANCE 4.06

Sponsor: Office of City Planning
Planning Commission, Ordinance
Committee
Public Hearing Dates: 02/18/20

In the Year Two Thousand Twenty

An Ordinance in Relation to

COMPREHENSIVE DEVELOPMENT ORDINANCE –
Accessory Dwelling Units
ZA #20-03

First reading: 12/16/19
Referred to: 1/6 Worksession
Rules suspended and placed in
stages of passage:
Second reading: 02/18/20
Action: adopted
Date: 02/18/20
Signed by Mayor: 03/03/20
Published: 03/11/20
Effective: 04/01/20

It is hereby Ordained by the City Council of the City of Burlington as follows:

1 That Appendix A, Comprehensive Development Ordinance, of the Code of Ordinances of the City
2 Burlington be and hereby is amended by amending Section 5.2.3, Lot Coverage Requirements; Section
3 5.3.4 Nonconforming Uses; 5.3.5, Nonconforming Structures; Section 5.4.5, Accessory Dwelling Units;
4 Section 8.1.14, Stacked and Tandem Parking Restrictions; Article 13, Definitions; and Appendix A –
5 Table All Zoning Districts, thereof to read as follows:

6 ***Sec. 5.2.3 Lot Coverage Requirements***

7 Where a maximum lot coverage is specified pursuant to the requirements of Article 4, no building or
8 of a building or impervious surface or other form of coverage shall exceed such maximum allowable
9 except as specifically authorized by this ordinance.

10

11 **(a) Calculating Lot Coverage** As written.

12

13 **(b) Exceptions to Lot Coverage**

14 In all districts, the following shall not be counted as lot coverage:

15

16 **(1) - (9) As written**

17

18 (10) The DRB may grant an exemption from maximum lot coverage limits for up to 650 sq. ft., of
19 lot area occupied by an ADU. To grant such an exemption, the DRB must find that the existing lot
20 coverage has been lawfully created, and that the proposed location, site design, and improvements
21 will enable on-site management of the first one inch of stormwater runoff from the lot area of the
22 ADU exceeding the applicable lot coverage limit, and will not have undue adverse impact on public
23 rights of way based on the review of the DPW Stormwater Program Manager.

24 **Sec. 5.3.4 Nonconforming Uses**

25 (a) *Changes and Modifications:*

26 A nonconforming use may be changed to a conforming use pursuant to all applicable provisions
27 this ordinance. When a nonconforming use has been made conforming, it shall not be made
28 nonconforming again.

29 Any change or modification to a nonconforming use, other than to full conformity under this
30 Ordinance, shall only be allowed as specified below and shall require conditional use approval
31 pursuant to the provisions of Article 3, Part 5 by the DRB.

32 (1) *Nonconforming Non-Residential Use:* As written

33
34 (2) *Nonconforming Residential Use:*

35 A change or expansion of a non-conforming residential use may be allowed subject to condi
36 use approval pursuant to the provisions of Article 3, Part 5 by the DRB provided:

- 37
- 38 A. Such an expansion does not add any dwelling units except as may be permitted for adapti
39 reuse or residential conversion bonuses approved per the provisions of Sec. 4. 54. (d)(7) ;
40 for Accessory Dwelling Units per the provisions of Sec.5.4.5.;
 - 41 B. Such an expansion does not increase the degree of non-conformity of any non-conforming
42 structure; and,
 - 43 C. In such cases where the non-conforming residential use is located in a zoning district wh
44 residential uses are generally permitted, expansion of a non-conforming residential uses i
45 an existing and previously uninhabited attic or basement within the principle structure ma
46 permitted subject to administrative review provided no additional dwelling units are creat
47 except for Accessory Dwelling Units per Sec.5.4.5.
- 48

49 (b) *Discontinuance:* As written.

50
51 **Sec. 5.3.5 Nonconforming Structures**

52
53 (a) **Changes and Modifications**

54 Nothing in this Part shall be deemed to prevent normal maintenance and repair or structural repair
55 moving of a non-complying structure pursuant to any applicable provisions of this Ordinance.

56 Any change or modification to a nonconforming structure, other than to full conformity under thi
57 Ordinance, shall only be allowed subject to the following:

- 58 1. Such a change or modification may reduce the degree of nonconformity and shall not incre
59 the nonconformity except as provided below.

60 Within the residential districts, and subject to Development Review Board approval, existi
61 nonconforming single-family homes and community centers (existing enclosed spaces on
62 that project into side and/or rear yard setbacks may be vertically expanded so long as the

expansion does not encroach further into the setback than the existing structure. Such expansion shall be of the existing nonconformity (i.e. setback) and shall:

- i) Be subject to conformance with all other dimensional requirements (i.e. height, lot coverage, density and intensity of development);
- ii) Not have an undue adverse impact on adjoining properties or any public interest that would be protected by maintaining the existing setbacks; and,
- iii) Be compatible with the character and scale of surrounding structures.

Existing accessory buildings of 15 feet in height or less shall not exceed 15 feet tall as expanded.

Within all districts, and subject to the Development Review Board approval, structures for the purpose of creating an ADU may be constructed on lots with legally non-conforming lot coverage per Sec.5.2.3 (b) 10.

2. Such a change or modification shall not create any new nonconformity; and,

3. Such a change or modification shall be subject to review and approval under the Design Review provisions of Article 3, Part 4.

When any portion of a nonconforming structure has been made conforming, it shall not be nonconforming again except as provided for historic building features pursuant to Sec. 5.2.6(b)(3).

A non-conforming residential structure may be enlarged up to the dimensional standards of the underlying zoning district, subject to review and approval by the DRB pursuant to Art. 3, Part 4 Design Review and Art. 3, Part 5 Conditional Use Review. Adaptive reuse or residential conversion buildings may allow a greater expansion than the underlying zoning district allows approved per the provisions of Article 4.

(b) Demolition. As written.

Sec. 5.4.5 Accessory Dwelling Units

(a) Accessory Units, General Standards/Permitted Uses:

Where there is a ~~primary-principal~~ structure on a lot which exists as an owner-occupied single family residence, one accessory dwelling unit, that is located within or appurtenant to such single family dwelling, shall be allowed as a permitted use if the provisions of this subsection are met. An accessory dwelling unit means an efficiency or one- bedroom apartment that is clearly subordinate to the ~~primary-principal~~ dwelling, and has facilities and provisions for independent living, including sleeping, food preparation, and sanitation. No accessory unit shall be inhabited by more than two adult occupants. An accessory unit shall not be counted as a dwelling unit for the purposes of density calculation. Additionally, there must be compliance with all the following:

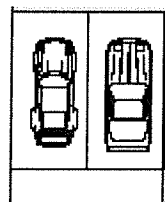
- 1. The property has sufficient wastewater capacity as certified by the ~~D~~epartment of ~~P~~ublic Works; and

- 99 2. The unit does not consist of more than 800 sq. ft., or 30 percent (30%) of the total habitable
100 floorGross Floor Area of the building of the principal home, inclusive of the accessory dwelling
101 unit, whichever is greater; and
- 102 3. Applicable setback and coverage requirements are met, except as provided for in Sec. 5.2.3 (
103 and
- 104 4. ~~One additional parking space which may be legally allocated to the accessory unit must be provided~~
105 ~~for the accessory unit; and,~~
- 106 54. A deed or instrument for the property shall be entered into the land records by the owner
107 containing a reference to the permit granting the accessory unit prior to the issuance of the
108 certificate of occupancy for the unit. Such reference shall identify the permit number and note
109 that the property is subject to the permit and its terms and conditions including owner occupancy.
110 No certificate of occupancy shall be issued for the unit unless the owner has recorded such a
111 notice.
- 112 ~~(b) — Conditional Use Approval for Accessory Units:~~
113 ~~If any of the following are also proposed, conditional use approval, as well as development review~~
114 ~~provisions of Article 6 shall be required:~~
- 115 1. ~~A new accessory structure;~~
116 2. ~~An increase in the height or habitable floor area of the existing dwelling;~~
117 3. ~~An increase in the dimensions of any parking area;~~
- 118 ~~(e) (b) Discontinuance of Accessory Units:~~
119
- 120 Approval of an accessory dwelling unit is contingent upon owner-occupancy of either the single-family
121 principal or accessory dwelling unit as a primary residence. For purposes of this section,
122 owner-occupancy means that, after the creation of the accessory unit all individuals listed on the
123 for the property must reside in the primary-principal unit or in the accessory unit. If neither the
124 primary-principal unit nor the accessory unit is no longer owner-occupied as a primary residence,
125 approval for the accessory dwelling unit is void and the kitchen of the accessory dwelling unit must
126 be removed within 90 days with the entirety of the property being occupied as a single unit. Where
127 accessory unit that is the result of additional square footage and/or a new accessory structure is
128 proposed to be removed, revised floor plans and a revised site plan shall be required to be submitted
129 for review and approval.
- 130 Furthermore, where additional square footage is added to a single family home for purposes of
131 creating an accessory unit and the accessory unit is at any point discontinued, none of the additional
132 square footage shall be eligible for the purposes of increasing the number of unrelated adults that
133 be allowed to inhabit the property.
- 134
135
136
137

Sec. 8.1.14 Stacked and Tandem Parking Restrictions

Except as otherwise provided below, all parking facilities shall be designed so that each motor vehicle may proceed to and from the parking space provided for it without the moving of any other motor vehicle.

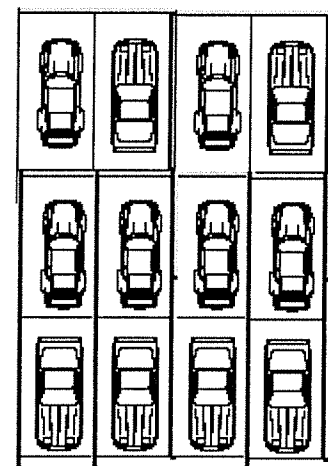
- (a) Stacked or valet parking may be allowed if an attendant is present to move vehicles. If stacked parking is used for required parking spaces, a written guarantee must be filed with the City ensuring that an attendant will always be present when the lot is in operation. The requirements for minimum or maximum spaces continue to apply for stacked parking.
- (b) Tandem Parking may be allowed for single family detached dwelling units, accessory apartments, duplex dwelling units, and dedicated employee-only parking signed as such. In no case shall more than 4 parking spaces (2 pairs) in total be provided in tandem on any one lot.
- (c) Stacked parking shall be allowed for single-family detached dwelling units and Accessory Dwelling Units with no requirement for an attendant to be present.



Normal



Tandem



Stacked

Sec. 13.1.2 Definitions.

For the purpose of this ordinance certain terms and words are herein defined as follows:

Unless defined to the contrary in Section 4303 of the Vermont Planning and Development Act as amended, or defined otherwise in this section, definitions contained in the building code of the City of Burlington, Sections 8-2 and 13-1 of the Code of Ordinances, as amended, incorporating the current adopted edition of the American Insurance Association's "National Building Code" and the National Fire Protection Association's "National Fire Code" shall prevail.

Additional definitions specifically pertaining to Art. 14 planBTV: Downtown Code can be found in Section 14.8, and shall take precedence without limitation over any duplicative or conflicting definitions of terms in this Article.

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165

166

Accessory Dwelling Unit or Apartment (ADU): An efficiency or one-bedroom apartment that is clear
167 subordinate to a single-family dwelling, and has facilities and provisions for independent living, includi
168 sleeping, food preparation, and sanitation, ~~provided the unit does not exceed 30% of the total habitable~~
169 ~~area of the single-family dwelling.~~

170

171

172

173

APPENDIX A – Use Table – All Zoning Districts -- *See proposed changes per excerpt attached.

174

175

176

** Material stricken out deleted.

177

*** Material underlined added.

178

179

lb/KS/Ordinances 2019/Zoning Amendment – ZA #20-03 Accessory Dwelling Units, Sec. 5.2.3, 5.3.4, 5.3.5, 5.4.5, 8.1.14, Art. 13 & App.
180 12/11/19; 1/30/20

Excerpt of Appendix A- Use Table –All Zoning Districts

	Urban Reserve	Recreation, Conservation & Open Space			Institutional	Residential			Downtown Mixed Use ¹	Neighborhood Mixed Use				Enterprise	
		RCO - A	RCO - RG	RCO - C		RL/W	RM/W	RH		NMU	NAC	NAC-RC	NAC -CR	E-AE	E-LM
USES	UR				I				DW-PT ¹⁶						
RESIDENTIAL USES	UR				I				DW-PT ¹⁶						
Single Detached Dwelling	N	N ¹	N	N	Y	Y	Y	N ³⁰	N	N ³⁰	N ³⁰		N	N	N
Accessory Dwelling Unit (See 44.5, See 5.4.5)	N	N	N	N	Y	Y	Y	N	N	N	N	N	N		
Attached Dwellings - Duplex	N	N ¹	N	N	Y	CU ²	Y	Y	N	Y ³	N	Y	N	N	N
Attached Dwellings - Multi-Family (3 or more)	N	N ¹	N	N	CU	N	Y	Y	N	Y	Y	Y	Y	N	N
Attached Dwelling(s) – Mixed-Use ²⁶	N	N ¹	N	N	CU	CU	CU	CU	N	Y	Y	Y	Y	N	N

***Balance of Appendix A—Use Table –All Zoning Districts As written.**

ORIGINAL

AN ORDINANCE IN RELATION TO

Comprehensive Development Ordinance - Accessory
Dwelling Units ZA #20-03

Introduced by

[Signature] Office of City Planning, Ordinance Committee

Read in City Council first time

December 16, 2019

Attest,

[Signature], Clerk.

Rules suspended, and ordinance placed in all stages of passage.

_____, 20____.

Attest,

_____, Clerk.

Read in City Council second time

February 18, 20____.

Attest,

[Signature], Clerk.

Passed in City Council at meeting held

February 18, 20____.

Attest,

[Signature], Clerk.

Approved *[Signature]*, 20____.

I, DFO Goodwin, City Clerk of the City of Burlington and Clerk of the City Council of said City, do hereby certify that the within written Ordinance has been duly published according to Law and the Charter of the City, and in compliance with said Charter this certificate is hereto attached.

And the within Ordinance was ordered published for _____ day of _____, 20____.

Adopted _____ day of _____, 20____.

Effective _____ day of _____, 20____.

* * * * *

Distribution

I hereby certify that this Ordinance has been sent to the following department(s) on _____

Office of City Planning
Assistant City Attorney Sturtevant
City Attorney's Office, Linda Blanchard

Attest:
[Signature]
Lori Olberg
Licensing, Voting and Records Coordinator

* * * * *

CITY OF BURLINGTON

ORDINANCE 6.04

Sponsor: Office of City Planning
Planning Commission, Ordinance Committee
Public Hearing Dates: 09/14/20

In the Year Two Thousand Twenty

An Ordinance in Relation to

COMPREHENSIVE DEVELOPMENT ORDINANCE –
Minimum Parking Requirements
ZA #20-04

First reading: 07/13/20
Referred to: Ordinance Committee
Rules suspended and placed in
stages of passage: _____
Second reading: 09/14/20
Action: adopted
Date: 09/14/20
Signed by Mayor: 09/21/20
Published: 09/30/20
Effective: 10/21/20

It is hereby Ordained by the City Council of the City of Burlington as follows:

1 That Appendix A, Comprehensive Development Ordinance, of the Code of Ordinances of the City
2 Burlington, Article 8: Parking, Part 1: General Requirements, be and hereby is amended by amending
3 Sections 8.1.3, Parking Districts, Map 8.1.3-1, Parking Districts, 8.1.6, Existing Structures: Exempt
4 Downtown District, 8.1.8, Minimum Off-Street Parking Requirements, Table 8.1.8-1 Minimum Off-
5 Street Parking Requirements, 8.1.9, Maximum Parking Spaces, 8.1.10, Off-Street Loading Requirements,
6 8.1.11, Parking Dimensional Requirements, Table 8.1.11-1, Minimum Parking Dimensions, 8.1.12,
7 Limitations, Location, Use of Facilities, 8.1.13, Parking for Disabled Persons, 8.1.14 Stacked and
8 Tandem Parking Restrictions, 8.1.15 Waivers from Parking Requirements/Parking Management Plan
9 and adding Section 8.1.16 Transportation Demand Management, thereto to read as follows:
10

11 ARTICLE 8: PARKING

12 PART 1: GENERAL REQUIREMENTS

13 **Sec. 8.1.1 Purpose** As written.

14 **Sec. 8.1.2 Applicability** As written.

15 **Sec. 8.1.3 Parking Districts**

16 The demand for parking is highly dependent on the context within which a given use or structure is located.
17 Factors such as proximity to other related uses, availability of public transportation, the density of
18 uses, and the ability to share parking with nearby uses are all factors which influence the demand for parking.

19 individual and dedicated on-site parking. For the purposes of this Article, the following three (3) Districts as illustrated in Map 8.1.3-1 are hereby created:

21 **(a) Neighborhood Parking District:**

22 This parking district establishes the baseline of parking requirements throughout the city where demand for on-site parking is largely dependent on the needs and characteristics of an individual or land use.

25 **(b) Shared Use Parking District:**

26 This parking district reduces the requirements from the baseline standards recognizing opportunities exist to share parking demand between related nearby land uses, and that travel between these uses may not be strictly automobile dependent.

29 **(c) Downtown Multimodal Mixed-Use Parking District:**

30 This parking district ~~further reduces-eliminates~~ the minimum on-site parking requirements from ~~baseline standards of Sec. 8.1.8~~ recognizing that the opportunity for extensive sharing of parking demand between nearby mixed land uses; ~~occurs; that a majority of makes~~ travel to and between proximate land uses is largely independent from an automobile; and that an array of non-vehicular transportation modes, public parking facilities, and frequent transit service greatly reduces the need for independent on-site parking for individual land uses.

36 This Parking District includes all properties in the following Zoning Districts:

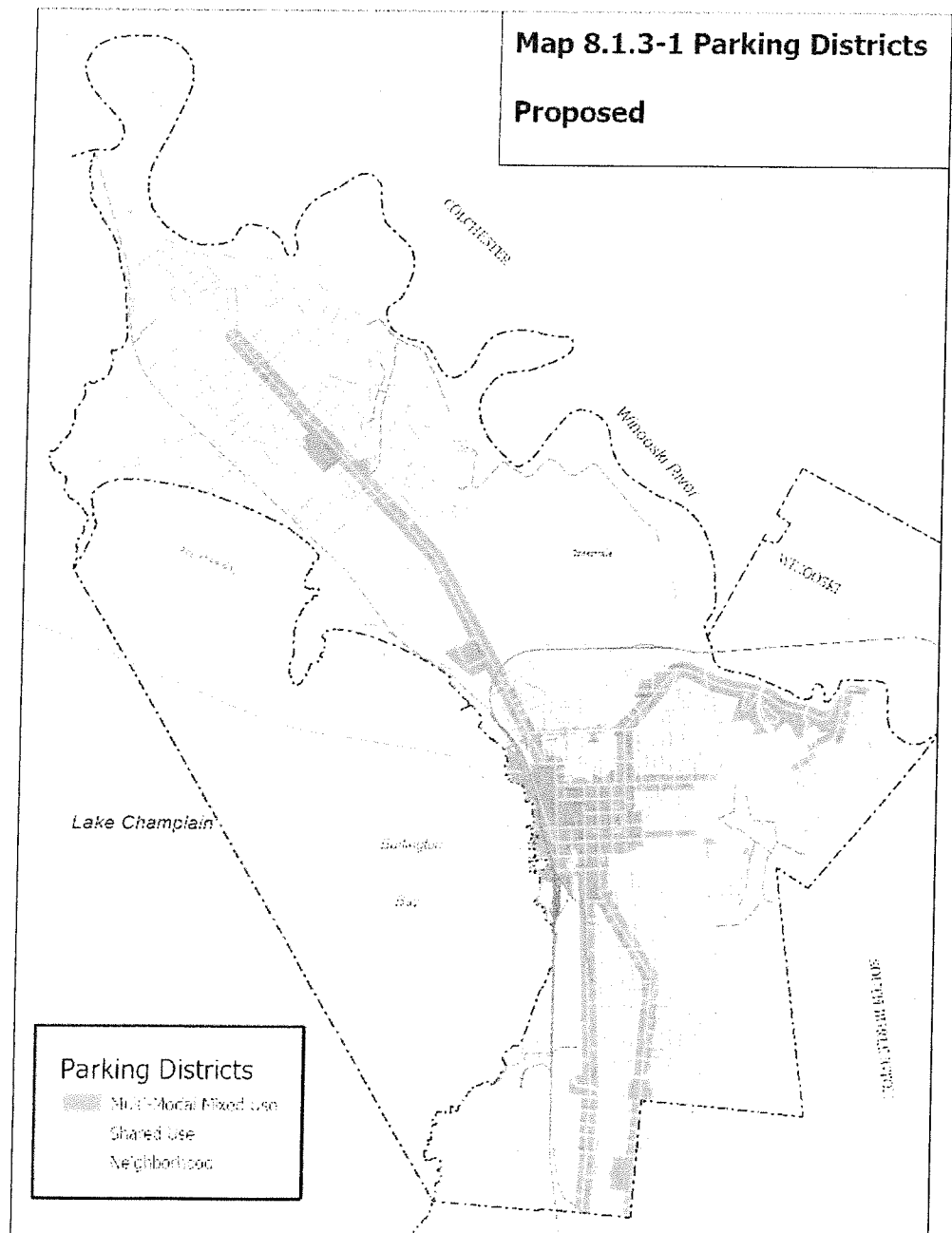
- 37 (a) Downtown Core (FD6)
- 38 (b) Downtown Center (FD5)
- 39 (c) Downtown Waterfront – Public Trust (DW-PT)
- 40 (d) Neighborhood Activity Center (NAC)
- 41 (e) Neighborhood Mixed Use (NMU)
- 42 (f) NAC – Riverside (NAC-R)
- 43 (g) NAC – Cambrian Rise (NAC-CR)

44 With the exception of those properties subject to Part 3 - Institutional Parking Management Plan
45 Parking District also includes all properties with street frontage on the following major thoroughfares
46 to a maximum depth of 200 ft.:

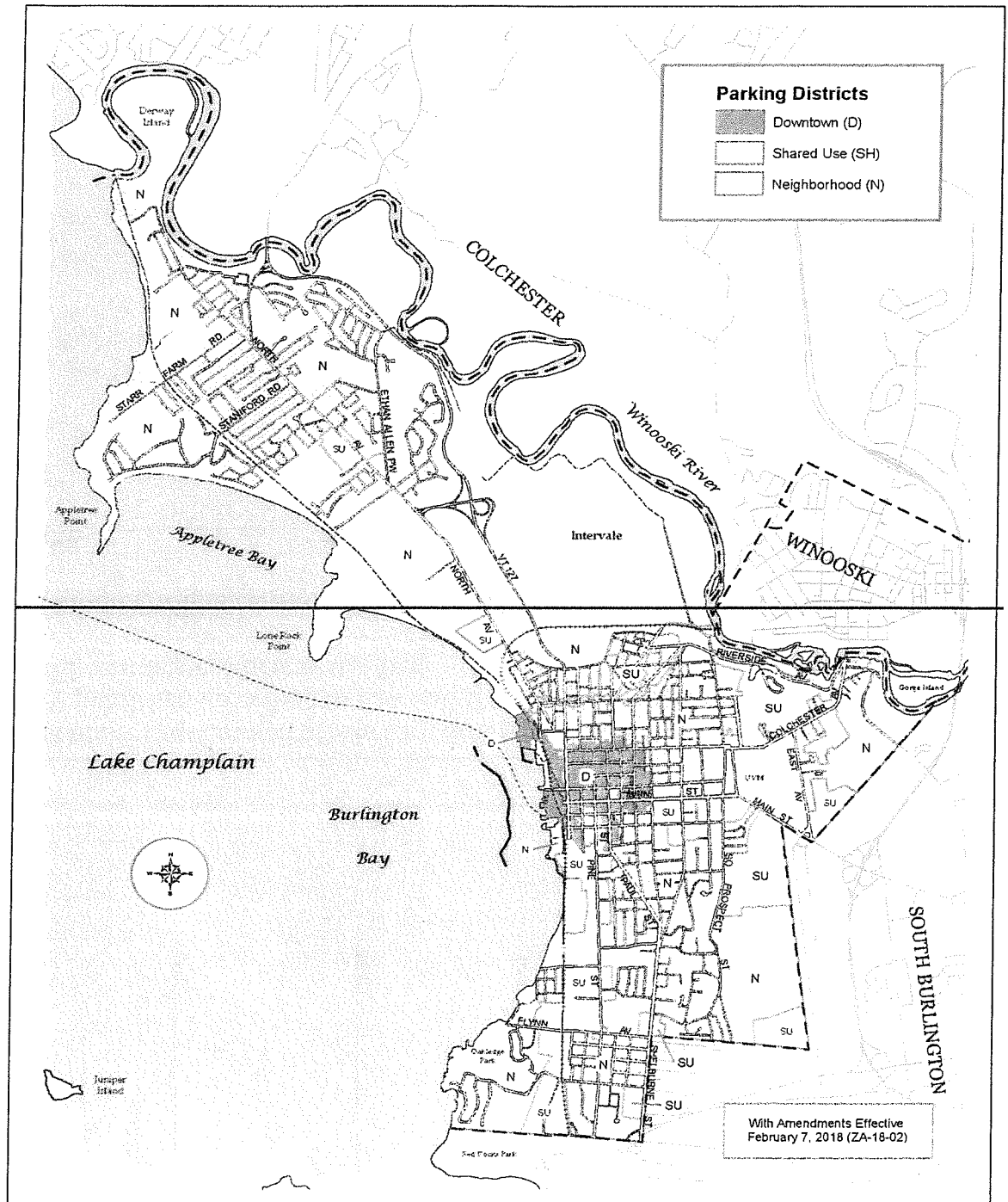
- 47 (a) North Avenue from Battery Park to Plattsburg Avenue
- 48 (b) Colchester Avenue
- 49 (c) Pearl Street
- 50 (d) North Winooski Avenue
- 51 (e) Riverside Avenue from North Winooski Avenue to Colchester Avenue
- 52 (f) Battery Street
- 53 (g) Main Street
- 54 (h) College Street to South Williams Street
- 55 (i) Pine Street
- 56 (j) Saint Paul Street
- 57 (k) Shelburne Street

58 With respect to permits issued with parking requirements in this Parking District prior to the effective date of the amendment to eliminate minimum onsite parking, an administrative permit amendment shall be required.

60 be requested to remove the parking requirement based upon the change in regulation. This c
61 apply to permits containing public parking provided in exchange for an Article 4 Developmen
62 (See Sec. 4.4.1(d)(5)(A)). For those permits, the public parking provided shall be maintained.



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68 Map 8.1.3 -1 Parking Districts

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70 **Sec. 8.1.4 Existing Structures** As written.

71 **Sec. 8.1.5 Existing Structures-Change or Expansion of Use** As written.

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73 ***Sec. 8.1.6 Existing Structures: Affordable Housing and Historic Building***
74 ***Exemption in Downtown District***

75 ~~Any nonresidential use within a structure lawfully in existence prior to January 1, 2007 in any Downtown~~
76 ~~Parking District shall be exempt from the requirements of this Article when applying for a change~~
77 ~~other nonresidential use. Regardless of location, the Minimum Off-Street Parking Requirements~~
78 ~~under Sec. 8.1.8 below shall not apply to any of the following:~~

- 79 (a) The creation of permanently affordable inclusionary housing units satisfying the applicable
80 provisions of Article 9 Part 1 - Inclusionary Housing (see Sec. 9.1.10 Income Eligibility and
81 9.1.11 Calculating Rents and Selling Prices);
82 (b) The adaptive reuse and/or substantial rehabilitation of a building listed on the State or National
83 Register of Historic Places; and
84 (c) The creation of an Accessory Dwelling Unit subject to the provisions of Sec. 5.4.5.

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86 ***Sec. 8.1.7 Non-conforming Residential Structure*** As written.

87

88 ***Sec. 8.1.8 Minimum Off-Street Parking Requirements***

89 A minimum number of off-street parking spaces for all uses and structures shall be provided in accordance
90 with Table 8.1.8-1 below.

- 91 (a) ~~Where a use is not listed no requirement is designated and the use is not comparable to any of the~~
92 ~~listed uses, the minimum parking requirements shall be determined by the DRB upon~~
93 ~~recommendation by the administrative officer based upon a determination that the use is substantially~~
94 ~~equivalent in use, nature, and impact to a listed use the capacity of the facility and its associated~~
95 (b) When the calculation yields a fractional number of required spaces, the number of spaces shall
96 rounded to the nearest whole number.
97 (c) The minimum off-street parking requirement for a development with inclusionary housing units
98 provided on site shall be reduced by the percentage of inclusionary units required by Article 9
99 (Example: A 100-unit residential development with a requirement of 15% inclusionary
100 units shall provide minimum off-street parking based on 85 dwelling units.)

Table 8.1.8-1 Minimum Off-Street Parking Requirements			
	Neighborhood Districts	Shared Use Districts	Multimodal Mixed-Use Downtown Districts
RESIDENTIAL USES¹	Per Dwelling Unit except as noted		
Multi-unit attached dwelling units, studio units or 1-bedroom dwelling unit.	2	1	+0
Single Family detached and Duplex	2	2	+0
1. Adjusted for development with inclusionary housing units per Sec. 8.1.8(c).			
RESIDENTIAL USES - SPECIAL¹	Per Dwelling Unit except as noted		
Assisted Living	0.5	0.5	0-4
Bed and Breakfast (per room, in addition to single-family residence)	1	0.75	0-5
Boarding House (per two (2) beds)	1	0.75	0-5
Community House	1	0.75	0-5
Convalescent Home (per four (4) beds)	1	1	+0
Dormitory (per two (2) beds)	1	1	+0
Emergency Shelter	0	0	0
Group Home (per two (2) beds)	1	1	+0
Historic Inn (per room, in addition to single-family residence)	1	0.75	0-5
Sorority & Fraternity (per two (2) beds)	1	1	+0
NON-RESIDENTIAL USES	Per 1,000 square feet of gross floor area (gfa) except as noted		
Adult Day Care (per two (2) employees)	1	1	+0
Agricultural Use	None0	None0	None0
Amusement Arcade	2	1	0
Animal Boarding/Kennel/Shelter	2.5	1.5	+0
Animal Grooming (per grooming station)	1	1	0
Animal Hospitals/Veterinarian Office	3	2	+0
Appliance & Furniture Sales/Service	2.5	1	+0
Aquarium	1.3	1	+0
Art Gallery/Studio	3.3	2.5	+0
Auction Houses	3.3	2.5	+0
Automobile & Marine Parts Sales	2.5	1.5	+0

Table 8.1.8-1 Minimum Off-Street Parking Requirements			
	Neighborhood Districts	Shared Use Districts	Multimodal Mixed-Use Downtown Districts
Automobile Body Shop	2 plus 1/bay	2 plus 1/bay	2 plus 1 /bay 0
Automobile Repair/Service	2 plus 1/bay	2 plus 1/bay	2 plus 1 /bay 0
Automobile Sales – New & Used	2	2	1 0
Bakery	2.5	2.5	1 0
Bank, Credit Union	2.5	2	1 0
Bar/Tavern	4	3	None 0
Beauty/Barber Shop (per station/chair)	1	1	None 0
Bicycle Sales/Repair	2.5	1	None 0
Billiard Parlor (per game table)	1	1	None 0
Boat Repair/Service	2	2	1 0
Boat Sales/Rental	2	2	1 0
Boat Storage	3	2	1 0
Bowling Alley (per lane)	3	2	1 0
Building Material Sales	3.3	2.5	1 0
Café (per four (4) seats)	1	None 0	None 0
Camp Ground (per camping space)	1	1	1 0
Car Wash (stacking spaces per wash bay)	4	4	4 0
Cemetery	None 0	None 0	None 0
Cinema (per four (4) seats)	1	1	None 0
Club, Membership	3.3	2.5	1 0
Community Center	3.3	2.5	1 0
Community Garden (per ten (10) plots)	1	1	None 0
Conference Center	3	2	1 0
Contractor Yard (per 1,000 gfa of office space)	2.5	2	2 0
Convenience Store	3	2	1 0
Convention Center	n/a	3	2 0
Courthouse	n/a	3.3	2 0
Crematory (per FTE employee)	1	1	1 0
Crisis Counseling Center	4	3	1 0

Table 8.1.8-1 Minimum Off-Street Parking Requirements			
	Neighborhood Districts	Shared Use Districts	Multimodal Mixed-Use Downtown Districts
Daycare - Home (6 children or less)	None ₀	None ₀	1 drop-off ₀
Daycare - Large (Over 20 children) (per two (2) employees)	1 plus 1 drop-off per 5 children	1 plus 1 drop-off per 5 children	2 drop-off ₀
Daycare - Small (20 children or less) (per two (2) employees)	1 plus 1 drop-off per 5 children	1 plus 1 drop-off per 5 children	+ ₀
Dental Lab	2	1	None ₀
Distribution Center (per 3,000 gfa)	1	0.75	0.75
Dry Cleaning Plant	1.3	1	+ ₀
Dry Cleaning Service	2.5	2	≥ ₀
Film Studio	3.3	2.5	+ ₀
Fire Station (per apparatus)	2	2	+ ₀
Food & Beverage Processing	1.3, plus 3 per 1,000 gfa devoted to patron use	1, plus 2 per 1,000 gfa devoted to patron use	+ ₀
Fuel Service Station (per employee/shift)	1	1	+ ₀
Funeral Home (per four (4) seats)	1	1	+ ₀
Garden Supply Store (per 1,000 gfa of retail area.)	3	2	+ ₀
General Merchandise/Retail	3	2	None ₀
Grocery Store	3	2	None ₀
Hazardous Waste Collection/Disposal (per two (2) employees on the largest shift)	1	1	n/a ₀
Health Club	3	2	+ ₀
Health Studio	2	1	None ₀
Hospitals (per patient bed)	2	2	≥ ₀
Hostel (per two (2) beds)	0.5	0.5	None ₀
Hotel/Motel (per room)	1	0.75	0.75
Laundromats (per washing machine)	1	1	None ₀
Library	1.3	1	None ₀
Lumber Yard (per 1,000 gfa of retail area.)	3	2	+ ₀
Manufacturing-Light	1.3, plus 3 per 1,000 gfa	1.3, plus 2 per 1,000 gfa	+ ₀

Table 8.1.8-1 Minimum Off-Street Parking Requirements			
	Neighborhood Districts	Shared Use Districts	Multimodal Mixed-Use Downtown Districts
	devoted to patron use.	devoted to patron use.	
Manufacturing	1.3, plus 3 per 1,000 gfa devoted to patron use.	1.3, plus 2 per 1,000 gfa devoted to patron use.	+0
Marina (per berth)	0.5	0.5	0.5
Medical Lab	2	1	None0
Museum	1.3	1	+0
Office - General	2	2	20
Office - Medical, Dental	3	2	+0
Office – Technical	2	2	20
Open Air Markets	None0	None0	None0
Operations Center - Taxi (per three (3) employees)	1	1	+0
Operations Center - Truck/Bus (per 3,000 gfa)	1	0.75	0.75
Park (per playing area)	5	None0	None0
Parking Garage – Private	None0	None0	None0
Parking Lot – Private	None0	None0	None0
Performing Arts Center (per four (4) seats)	1	1	None0
Performing Arts Studio	1	None0	None0
Pet Store	2.5	1	None0
Pharmacy	3	2	+0
Photo Studio	2.5	1	None0
Photography Lab	1	1	None0
Police Station	2.5	2	20
Post Office	1.3	1	+0
Post Office - Local	2	2	None0
Printing Plant	1.3	1	+0
Printing Shop	2	2	None0
Public Transit Terminal	1 per 200 gfa of public waiting space	1 per 200 gfa of public waiting space	None0
Public Works Yard/Garage	None0	None0	None0

Table 8.1.8-1 Minimum Off-Street Parking Requirements			
	Neighborhood Districts	Shared Use Districts	Multimodal Mixed-Use Downtown Districts
Radio & TV Studio	2	2	20
Rail Equip. Storage & Repair	None0	None0	None0
Recording Studio	1.3	1	40
Recreational Facility - Indoor (per four (4) seats)	1	1	0.5
Recreational Facility - Outdoor (per playing field)	15	10	None0
Recreational Facility - Outdoor Commercial	Larger of 1 per 4 seats or 15 per playing field	Larger of 1 per 4 seats or 10 per playing field	1 per 6 seats0
Recreational Vehicle Sales – New and Used	2	2	40
Recycling Center - Large above 2,000 gfa	None0	None0	None0
Recycling Center - Small 2,000 gfa or less	None0	None0	None0
Research Lab	2.5	2	20
Restaurant	4	3	None0
Restaurant – Take-Out	4	3	None0
Salon/Spa	4	4	20
School - Secondary (per Classroom)	7	5	20
School - Primary (per Classroom)	1.5	1.5	1.50
School – Preschool Large (over 20 children) (per two (2) employees)	1 plus 1 drop-off per 5 children	1 plus 1 drop-off per 5 children	1 plus 1 per 5 children0
School – Preschool Small (up to 20 children) (per two (2) employees)	1 plus 1 drop-off per 5 children	1 plus 1 drop-off per 5 children	40
School - Trade/Professional	5	3	40
School, - Post-Secondary	2	2	20
Solid Waste Facility - Incinerator, Landfill, Transfer Station	None0	None0	None0
Tailor Shop	2	1	None0
Vehicle Salvage	None0	None0	None0
Warehouse	0.5	0.35	0.35
Warehouse - Self Storage Facility	1 per resident manager, plus 1 per 100	1 per resident manager, plus 1 per 100	1 per resident manager, plus 1 per

Table 8.1.8-1 Minimum Off-Street Parking Requirements			
	Neighborhood Districts	Shared Use Districts	Multimodal Mixed-Use Downtown Districts
	leasable storage spaces	leasable storage spaces	leasable storage spaces
Warehouse - Retail	3.3	2.5	2.5
Wholesale Sales	1.3	1	1
Worship, Place of (per four (4) seats)	1	1	1

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Sec. 8.1.9 Maximum On-Site Parking Spaces

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The total number of off-street parking spaces provided in all any parking districts shall not be more than 125% of the minimum number of spaces required for the Neighborhood Parking District for any given use as required in Table 8.1.8-1 below. In no case shall the maximum number of required spaces be less than one (1) per unit of measurement (beds, units, 1000 gross sqft, etc.) for the use.

Table 8.1.9-1 Maximum Off-Street Parking Requirements

Neighborhood District	Shared Use District	Multimodal Mixed-Use District
125% of the minimum number of spaces required for the Neighborhood Parking District for any given use as required in Table 8.1.8-1	100% of the minimum number of spaces required for the Neighborhood Parking District for any given use as required in Table 8.1.8-1	100% of the minimum number of spaces required for the Shared Use District for any given use as required in Table 8.1.8-1

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(a) **Exemptions:** The following shall ~~reduce~~ not be included in the maximum number of allowed spaces required by this section:

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~~1. **Structured Parking:** Spaces provided within the footprint of a structure containing one or more other uses, including rooftop, at grade, or below grade spaces shall not be counted towards the maximum, provided the floor area dedicated to parking is less than 50% of the total gross floor area of the structure;~~

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~~2. **Public Parking:** Spaces provided and available for use by the public shall not be counted towards the maximum. Such spaces shall be available to the public at a minimum of nights and weekends and be signed or marked accordingly;~~

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~~3. **Carpool, Vanpool, and Car-Share Parking:** Spaces dedicated for vehicles participating in a carpool, vanpool, or car-share program shall not be counted towards the maximum. Such spaces shall be reserved for such use, and be signed or marked accordingly; and,~~

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~~4. **Alternative Fueled Vehicle Parking.** Parking spaces dedicated for vehicles operating on primary or alternative fuels including but not limited to electric, natural gas, and hydrogen shall not be counted towards the maximum.~~

towards the maximum. Such spaces shall be reserved for such use and be signed and/or the
painted with the words “Alternative Fueled Vehicles Only.”

54. Waiver of Maximum Parking Limitations. Parking in excess of the maximum parking limit
of this section, or a request for one parking space where none would otherwise be permitted, may
be waived by the DRB pursuant to the provisions of Sec 8.1.15 with the following additional requirements:

A. The applicant requesting the waiver shall also provide:

(i) a peak demand parking study for two similar uses in the area; and,

(ii) a TDM Plan pursuant to the requirements of Sec. 8.1.16.

B. The following additional review criteria shall be addressed regarding how:

(i) The need for additional parking cannot reasonably be met through provision of on-site
parking or shared parking with adjacent or nearby uses;

(ii) The proposed development demonstrates that its design and intended uses will contribute
to support high levels of existing or planned transit and pedestrian activity; and,

(iii) The site plan indicates where additional parking can be redeveloped to a more intensive
transit supportive use in the future.

Sec. 8.1.10 Off-Street Loading Requirements.

Outside of the ~~Downtown~~ Multimodal Mixed-Use Parking District, every structure constructed after the
effective date of this ordinance and used for non-residential use shall provide sufficient space for
unloading and loading of vehicles. The adequacy of any proposed loading areas shall be considered at
of the site plan and traffic circulation review. Such loading areas shall have access to a public alley or
public street in such a way to minimize conflicts with the circulation of other vehicles and pedestrians
screened from public view, and provide safe and effective access to the city’s street network.

Sec. 8.1.11 Parking Dimensional Requirements

The following standards in Table 8.1.11-1 below shall be used ~~applicable in all Parking Districts~~ to ensure
safe, adequate, and convenient access and circulation. These standards shall be adhered to except in
situations where a lesser standard is deemed necessary by the DRB after consultation with the city engineer
due to site topography, location of existing or proposed structures, lot configuration, and/or the need to
preserve pervious lot coverage for on-site stormwater management, existing trees, and mature vegetation.

Mechanical access parking shall be exempt from the dimensional requirements of this section.

Table 8.1.11-1 Minimum Parking Dimensions						
Angle of Parking Space Type	Space Width (A) of Space	Space Length (B) of Space	Vertical Clearance (C) (Stall and Aisle)	Width of Angled Space	Length of Angled Space	Minimum Back-Up Length
Standard Cars						
Parallel Parking	8.9.0'	2218.0'	7.5'	-	-	-
45° Angle ²	9.0.1'	2018.0'	7.5'	12.7'	20.5'	15.0'
60° Angle ²	9.0.1'	2018.0'	7.5'	10.4'	21.8'	18.0'
90° Angle ²	9.0.1'	2018.0'	7.5'	9.0'	20.0'	24.0'
Aisle width (one-way)	10'					
Aisle width (two-way)	20'					
Compact³ Cars <u>Compact spaces must be clearly identified with pavement marking and signage.</u>						
Parallel Parking	8.07.5'	2015.0'	6.8'	-	-	-
45° Angle ²	8.0'	1816.0'	6.8'	11.2'	18.3'	13.0'
60° Angle ²	8.0'	1816.0'	6.8'	9.2'	19.8'	15.0'
90° Angle ²	8.0'	1816.0'	6.8'	8.0'	18.0'	20.0'
Tandem	9.0'	36'	7.5'			
Scooter/Motorcycle	4'	8.0'	6.8'			
Aisle Width (D)						
Aisle width (one-way)	12' 14' for 60° angled spaces 90° angled spaces not permitted		7.5'			
Aisle width (two-way)	20' 23' for 90° angled spaces		7.5'			

154 ¹ The minimum stall width may be reduced to 8.5' for spaces dedicated to residential uses.

155 ² Angled spaces may be either head-in or back-in.

156 ³ The overall proportion of compact spaces may not exceed 50%.

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Illustration 8.1.11-A - Parking Dimensions

167 **Sec. 8.1.12 Limitations, Location, Use of Facilities**

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169 **(a) Off-Site parking facilities:**

170 Except for single and two-family dwellings, required parking facilities may be located on a
171 parcel of land. The off-site parking area shall be within the same zoning district as the use it
172 or is in a zoning district that allows parking lots or parking garages as primary Principal uses. Parking
173 that serves any use located outside a residential zoning district shall not be located within a residential
174 zoning district. Off-site parking spaces shall be subject to the site plan design standards of Article
175 Part 2. The maximum parking limitations of Section 8.1.9 apply. Off-site parking facilities shall
176 follow:

- 177 1. *Neighborhood Parking District:* No more than 50% of the total required off-street parking
178 Table 8.1.8-1 shall be provided at a distance greater than 600 feet from the use it is intended to
179 serve. For residential uses, a minimum of 1 space per unit shall be provided on-site.
- 180 2. *Downtown and Shared Use Parking Districts:* Any off-site parking shall be provided within
181 feet of the use it is intended to serve unless such parking is provided as part of a Parking
182 Management Plan pursuant to Sec. 8.1.15 approved by the DRB.
- 183 3. The distance from the off-site parking to the associated use shall be measured in walking distance
184 along a sidewalk or other pedestrian path separated from street traffic from the nearest parking
185 space to the principle pedestrian entrance to the building housing the use. Such off-site parking
186 shall not reduce the required parking for any other use utilizing the property on which it is located.

187 unless such shared use is approved by the development review board per Sec. 8.1.15 (b). The
188 to use the off-site parking to meet the minimum parking requirements of Sec. 8.1.8 n
189 guaranteed for the duration of the use as evidenced by a deed, ~~or easement, lease, or similar~~
190 instrument as approved by the City Attorney and recorded in the Burlington land records.
191 ~~off-site parking for parking spaces in excess of the minimum parking requirements of Sec~~
192 ~~may be secured by lease or similar written instrument.~~

193 ***(b) ~~Downtown Street Level Setback:~~***

194 ~~In order to maintain an active streetscape, any off-street parking occupying street level frontage~~
195 ~~Downtown Parking District shall be setback from the front property line in order to reserve street~~
196 ~~frontage for pedestrian-oriented uses.~~

197 ***(eb) Front Yard Parking Restricted:***

198 Required parking in all residential zoning districts shall not be located in a required front yard s
199 area abutting a public street, except alleys. This prohibition extends from the edge of the public
200 of-way into the required front yard setback for the entire width of the property with the excepti
201 single access drive no more than eighteen feet (18') or less in width. The provisions of this sub
202 shall not be applicable during such times as when the winter parking ban pursuant to Section 20
203 the Code of Ordinances is in effect. Where parking is provided outside the front yard setba
204 either partially or entirely between the principle structure and the street, such parking shall be sc
205 to the extent practicable from view from the public street.

206 ***(dc) ~~Shared Parking in Neighborhood Parking Districts:~~***

207 In the event that a mix of uses occupy a single structure or parcel of land located in a Neighborh
208 Shared Use Parking District, the total requirement for off-street parking shall be the sum
209 individual uses unless it can be shown that the peak parking demands are offset and spaces c
210 shared (for example: retail and residential, or theater and office uses) as evidenced by a shared p
211 analysis utilizing the most current edition of the Urban Land Institute's Shared Parking Repo
212 ITE's Shared Parking Guidelines, or other comparable and industry-recognized publications. ~~H~~
213 ~~eases the parking required must at least meet the requirements for Shared Use Districts.~~

214 ***(ed) Single Story Structures in Shared Use Districts:***

215 In the event that a single story structure is proposed to be located in a Shared Use District, the
216 requirements for off-street parking shall be calculated as for a Neighborhood Parking District
217 provision does not apply to single story structures existing and occupied as of the effective date o
218 ordinance.

219 ***(fe) Joint Use of Facilities:***

220 The required parking for two (2) or more uses, structures, or parcels may be combined in a s
221 parking facility if it can be shown by the applicant to the satisfaction of the DRB that the use o
222 joint facility does not materially overlap with other dedicated parking in such facility, and pro
223 that the proposed use is evidenced by a ~~irrevocable~~ deed, lease, contract, reciprocal easement, or si
224 written instrument establishing the joint use acceptable to the city attorney.

225 ***(gf) Availability of Facilities:***

226 Required parking pursuant to this Article shall be available for parking of operable passenger v
227 used by residents, customers and employees only, and shall not be used for the storage or dis
228 vehicles or materials. The distribution of parking spaces for any and all individual uses will be r
229 to be arranged in such a way as to ensure optimal access and use by the patrons of such use(s).

230 **(h) Compact Car Parking:**

231 Compact parking spaces may be used in parking structures or lots. Up to fifteen (15%) percent
232 total parking spaces in a parking garage may be designated for compact cars. Such spaces s
233 signed or the space painted with the words "Compact Car Only."

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235 ***Sec. 8.1.13 Parking for Disabled Persons***

236 Parking spaces for disabled persons in all Parking Districts shall comply with current the American
237 Disabilities Act guidelines and shall be at least eight feet (8') wide with an adjacent access aisle a
238 five feet (5') wide. Parking access aisles shall be part of an accessible route to the building or f
239 entrance. Accessible parking spaces shall be designated as reserved for the disabled by a sign showi
240 symbol of accessibility. Painting of the paved area for the dedicated parking spaces alone shall
241 sufficient as the sole means of identifying these spaces.

242

243 ***Sec. 8.1.14 Stacked and Tandem Parking Restrictions***

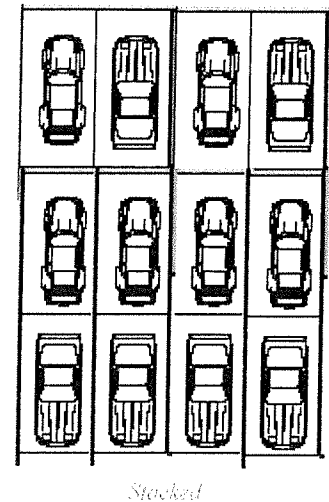
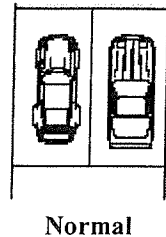
244 Except as otherwise provided below, all parking facilities in all Parking Districts shall be designed s
245 each motor vehicle may proceed to and from the parking space provided for it without the moving o
246 other motor vehicle. The requirements for minimum or maximum spaces continue to apply for stacked
247 Tandem parking.

248 (a) Stacked or valet parking may be allowed if an attendant is present to move vehicles. If st
249 parking is used for required parking spaces, a written guarantee must be filed with the
250 ensuring that an attendant will always be present when the lot is in operation. ~~The require~~
251 ~~for minimum or maximum spaces continue to apply for stacked parking.~~

252 (b) Tandem Parking ~~may shall~~ be allowed for all dwelling units (whether attached or deta
253 Each dwelling unit may have a pair of tandem parking spaces, however any pair of ta
254 parking spaces shall not serve more than one dwelling unit single family detached dwelling
255 accessory apartments, duplex dwelling units, and. Tandem parking shall also be allowe
256 dedicated employee-only parking where signed as such. In no case shall more than 4 pa
257 spaces (2 pairs) in total be provided in tandem on any one lot.

258 (c) Stacked parking shall be allowed for single-family detached dwelling units and Accessory
259 Dwelling Units with no requirement for an attendant to be present.

260



261

262 **Sec. 8.1.15 Waivers from Parking Requirements/ Parking Management Plan**

263 **(a) Parking Waivers**

264 The total number of parking spaces required pursuant to this Article may be ~~reduced~~modified to the
265 that the applicant can demonstrate that the proposed development can be adequately served by a
266 efficient approach that more effectively satisfies the intent of this Article and the goals of the municipal
267 development plan to reduce dependence on the single-passenger automobile.

268 Any waiver granted for a residential use shall not exceed fifty percent (50%) of the required number of
269 parking spaces ~~except for the adaptive reuse of a historic building pursuant to Sec. 5.4.8 which may be~~
270 ~~waived by as much as one hundred percent (100%).~~ Any waiver granted for a non-residential use may be
271 as much as ninety percent (90%) ~~except that a waiver for ground floor retail uses in any Form or~~
272 ~~Use district may be as much as one hundred percent (100%).~~ Waivers shall only be granted by the
273 or by the administrative officer pursuant to the provisions of Sec. 3.2.7 (a)7.

274 In order to be considered for a waiver, the applicant shall submit a Parking Management Plan that specifies
275 why the parking requirements of Sec. 8.1.8 or Sec. 8.1.9 are not applicable or appropriate for the proposed
276 development, and proposes an alternative that more effectively meets the intent of this Article. A Parking
277 Management Plan shall include, but not be limited to:

- 278 (1) A calculation of the parking spaces required pursuant to Table 8.1.8-1, and Sec. 8.1.9 regarding
279 parking maximums where applicable.
- 280 (2) A narrative that outlines how the proposed Parking Management Plan addresses the specific needs of
281 the proposed development, and more effectively satisfies the intent of this Article and the goals of
282 the Municipal Development Plan.
- 283 (3) An analysis of the anticipated parking demand for the proposed development. Such an analysis shall
284 include, but is not limited to:
 - 285 A. Information specifying the proposed number of employees, customers, visitors, clients, shift
286 deliveries;

- 287 B. Anticipated parking demand by time of day and/or demand by use;
- 288 C. Anticipated parking utilizing shared spaces or dual use based on a shared parking analysis
- 289 utilizing current industry publications;
- 290 D. Availability and frequency of public transit service within a distance of 800-feet.
- 291 E. A reduction in vehicle ownership in connection with housing occupancy, ownership, or type
- 292 F. Any other information established by the administrative officer as may be necessary to
- 293 understand the current and projected parking demand.

294 (4) Such a plan shall identify strategies that the applicant will use to reduce or manage the demand

295 for parking into the future which may include but are not limited to:

- 296 A. A telecommuting program;
- 297 B. Participation in a Transportation Management Association including methods to increase the use
- 298 of mass transit, car pool, van pool, or non-auto modes of travel;
- 299 C. Implementation of a car-share program;
- 300 D. Development or use of a system using offsite parking and/or shuttles; and,
- 301 E. Implementation of public transit subscriptions for employees.

302 (5) An analysis and narrative pursuant to Sec. 8.1.9 regarding waivers of parking maximums w

303 applicable.

304 Prior to any approval by the DRB pursuant to this section, the means by which the Parking Management

305 Plan will be guaranteed and enforceable over the long term, such as a contract, easement, or

306 means, and whether the city should be a party to the management contract or easement, shall be

307 acceptable to the city attorney.

308

309 (b) Shared Parking for Off-Site Use

310 Onsite parking spaces may be made available for use by off-site users subject to review and approval

311 Parking Management Plan by the DRB.

312 The A Parking Management Plan for Shared Parking for Off-Site Use must include the following:

- 313 1. A calculation of the parking spaces required pursuant to Table 8.1.8-1 and a calculation of those p
- 314 spaces to be shared for off-site parking use.
- 315 2. Information specifying the actual onsite demand for required parking by day, time of day, and b
- 316 and also information specifying when and how much parking would be made available to off-site
- 317 3. A narrative that outlines how the proposed ~~p~~Parking ~~m~~Management ~~p~~Plan will allow for shared
- 318 required parking spaces with off-site users; how it will enable continued availability of required pa
- 319 spaces pursuant to Table 8.1.8-1 while also affording off-site parking use of those spaces.

320 The Parking Management Plan must demonstrate to the satisfaction of the DRB that making s

321 available to off-site users does not negatively affect their ability for onsite users to park due to either

- 322 1. There being an excess of onsite spaces beyond that necessary to satisfy the requirements of Sec.
- 323 and/or,

2. The spaces are to be made available during off-peak hours of the onsite and/or required users.

Parking spaces being made available to off-site users may be made available:

- Either with or without a fee;
- For transient use by the general public; and/or,
- By lease, provided the term of any lease does not exceed one (1) year.

Prior to any approval by the DRB pursuant to this section, the means by which the parking management plan will be guaranteed and enforceable over the long term, such as a contract, easement, or other and whether the city should be a party to the management contract or easement, shall be made accessible to the city attorney.

Sec. 8.1.16 Transportation Demand Management

(a) **Purpose:** This section requires the implementation of a Transportation Demand Management Program for certain projects for the purpose of advancing the goals of the City's land use and transportation plans, and promoting public health, safety, welfare, and protection of the environment by:

- Reducing parking demand;
- Reducing car ownership;
- Reducing vehicle miles traveled (VMT) and congestion; and
- Increasing transit use and non-motorized travel;

(b) **Applicability:** A Transportation Demand Management Program shall be required for all projects located in the Multimodal Mixed Use Parking District (see Sec. 8.1.3(c)), and involving any one or more of the following:

<u>Dwelling Units</u>	<u>Creation of ten (10) or more dwelling units</u>
<u>Non-residential or Mixed Use Development</u>	<u>A building footprint of eight thousand (8,000) s.f. or more; or,</u> <u>the creation of fifteen thousand (15,000) s.f. or more of gross floor area.</u>

(c) **Transportation Demand Management (TDM) Program:** A TDM Program shall include each of the following elements at a minimum:

a. **Outreach and Education:**

- i. Designation of a Transportation Coordinator who directly, or indirectly through membership in a Transportation Management Association, shall be responsible for each of the following:

1. Preparing and presenting informational and educational materials regarding available TDM strategies to all tenants and employees;
2. Organizing and hosting an annual meeting for all tenants and employees to present and discuss available TDM strategies, and opportunities for increased use and participation;
3. Preparation and dissemination of an annual travel survey of all tenants and employees; and,
4. Record-keeping and annual reporting to the City of all TDM activities and rates of participation (including parking utilization if applicable).

b. **TDM Strategies:** In addition to compliance with the on-site Bicycle Parking requirements found in Article 8, Part 2, the following TDM strategies shall also be included at a minimum for a period of 10 years from receipt of a Certificate of Occupancy as follows:

- i. GMT Transit passes shall be provided to all tenants and employees for free for the first year of occupancy or employment, and at a minimum discount of 50% for every year thereafter; and,
- ii. A car share membership shall be made available to all tenants and employees for the first two years of occupancy or employment, and at a minimum discount of 50% for every year thereafter; or,
- iii. In lieu of i and ii above, maintain an ongoing and active membership in a Transportation Management Association (TMA) that offers equivalent TDM strategies or better.

c. **Parking Management:** Where on-site or off-site parking is also made available:

- i. Conduct parking utilization studies at least annually;
- ii. With the exception of permanently affordable housing units, the cost of parking shall be un-bundled from all residential and non-residential leases and deeds and made available at a market rate;
- iii. Where parking spaces are made available to off-site users, parking spaces may be made available by a renewable lease, provided the term of any lease does not exceed one (1) year; and
- iv. Priority parking spaces - located in closest proximity to a primary building entrance and/or public street frontage - shall be made available for each of the following:
 1. Handicapped spaces;
 2. Bicycles, scooters, and motorcycle spaces;
 3. Car-share: where 1 space must be offered for every 20 residential units, not to exceed a total of 5 spaces, subject to an agreement with a car-share provider; and
 4. Carpool and/or Vanpool vehicles: where more than 20 spaces are available for non-residential uses. In such cases, 5 spaces or 5% of the parking spaces shall be reserved for such uses.

392 site, whichever is less, must be reserved for carpool/vanpool use before 9
393 AM on weekdays.

394 d. **TDM Agreement:** Each TDM Plan shall include a signed commitment to and
395 acknowledgement of each of the following on a form provided by the Administrative Officer.

396 i. Commitment to ongoing implementation of the TDM requirements as set forth above.

397 ii. Acknowledgement that the project has no claim to the ongoing availability of new
398 on-street public parking, and that, as is the case with other on-street public parking,
399 City retains the right to charge for or remove such on-street parking at any time;

400 iii. Acknowledgement that failure to maintain transportation demand management as
401 required above is a violation of this ordinance, and understanding that, pursuant to
402 Sec. 2.7.8 of this ordinance, no zoning permit or certificate of occupancy may be
403 granted until any such violation has been remedied; and

404 iv. Commitment to notify any subsequent owners and tenants in writing of their
405 obligations under this section as part of any purchase and sale and/or lease
406 agreements.

407 **Review and Enforcement:** The Administrative Officer shall be responsible for determining
408 compliance with the TDM Program requirements as set forth above, and ongoing implementation
409 shall be included as a condition of any discretionary or administrative permit required for
410 development subject to the conditions of this Section.

411 Failure to maintain a TDM Program as required above shall be a violation of this ordinance, and
412 pursuant to Sec. 2.7.8 of this ordinance no zoning permit or certificate of occupancy may be granted
413 without a TDM Program in effect.

414 Guidelines regarding compliance with these TDM requirements shall be developed and provided to
415 applicants by the Administrative Officer.

416

417

418 ** Material stricken out deleted.

419 *** Material underlined added.

420

421 lb/KS/Ordinances 2020/Zoning Amendment – ZA #20-04 Minimum Parking 8.1.3, Map 8.1.3-1, 8.1.6, 8.1.8, Table 8.1.8-1, 8.1.9, 8.1.10,
422 Table 8.1.11-1, 8.1.12, 8.1.13, 8.1.14, 8.1.15, 8.1.16—2nd Read
423 8/6/20

IN RELATION TO

CDO-Minimu Parking Requirements ZA #20-04

Introduced by Office of City Planning, Planning
~~Committee~~ Commission, Ordinance Committee

Read in City Council first time

July 13

20 20

Attest,



, Clerk.

Rules suspended, and notice placed in all stages of passage.

Attest

Read in City Council second time

September 14

20 20

Attest,



, Clerk.

Passed in City Council at meeting held

September 14

20 20

Attest,



, Clerk.

Approved ~~September 21~~ 21, 20 20

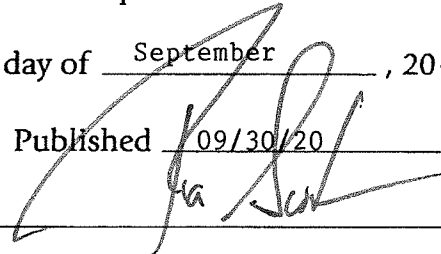
, Mayor.

I, DFO Goodwin, ~~City Clerk~~ of the City of Burlington and Clerk of the City Council of said City, do hereby certify that the within written Ordinance has been duly published according to Law and the Charter of the City, and in compliance with said Charter this certificate is hereto attached.

And the within Ordinance was ordered published for Wednesday day

namely the 30th day of September, 2020

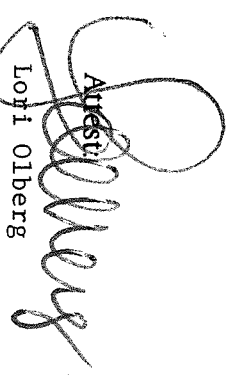
Adopted 09/14/20 Published 09/30/20 Effective 10/21/20


DFO Goodwin
~~City Clerk~~

Distribution

I hereby certify that this Ordinance has been sent to the following department(s) on

David White, Office of City Planning
Meagan Tuttle, Office of City Planning
Linda Blanchard, City Attorney's Office
Assistant City Attorney Sturtevant

Attest:

Lori Olberg
Licensing, Voting and Records Coordinator

* * * * *

CITY OF BURLINGTON

ORDINANCE 6.0

Sponsor: Office of City Planning
Planning Commission, Ordinance Committee

Public Hearing Dates: 11/09/20

In the Year Two Thousand Twenty

First reading: 08/10/20

Referred to: Ordinance Committee

Rules suspended and placed in stages of passage:

Second reading: 11/09/20

Action: adopted

Date: 11/09/20

Signed by Mayor: 11/10/20

Published: 11/25/20

Effective: 12/16/20

An Ordinance in Relation to

COMPREHENSIVE DEVELOPMENT ORDINANCE –
Front Yard Parking
ZA #20-07

It is hereby Ordained by the City Council of the City of Burlington as follows:

- 1 That Appendix A, Comprehensive Development Ordinance, of the Code of Ordinances of the City of
2 Burlington be and hereby is amended by amending Sections 8.1.12(c), Front Yard Parking Restricted, and
3 6.2.2(i), Vehicle Access, thereof to read as follows:

4

5 **Sec. 8.1.12 Limitations, Location, Use of Facilities**

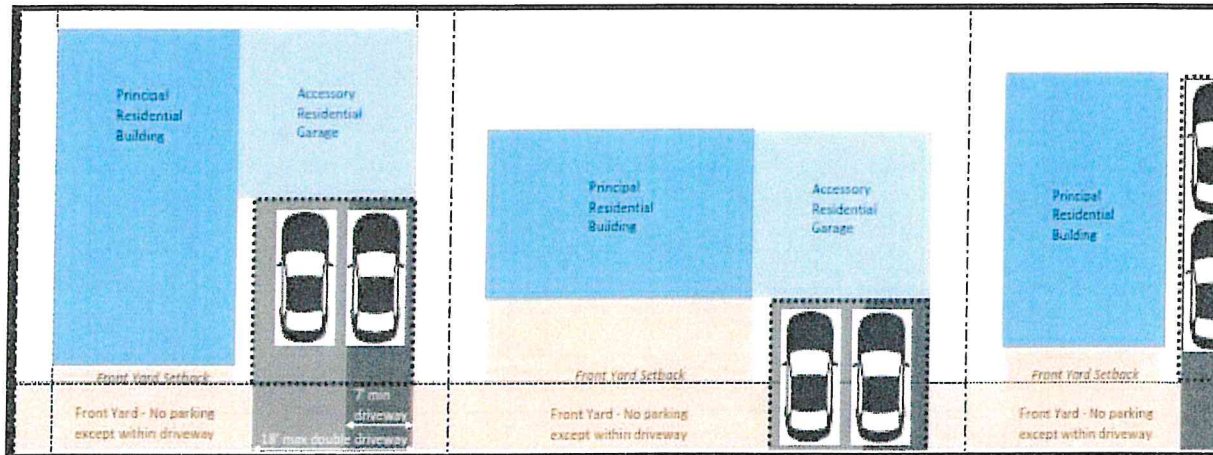
6 (a) - (b) As written.

7 (c) **Front Yard Parking Restricted and Residential Driveways:**

8 Required parking spaces in all residential zoning districts shall not be located to the side or rear
9 of the principal residential structure. Parking spaces shall not be located within a front yard setback
10 except within a driveway and located to the side or rear of the principal residential structure. in a
11 required front yard setback area abutting a public street, except alleys. This prohibition extends
12 from the edge of the public right of way into the required front yard setback for the entire width of
13 the property with the exception of a single access drive no more than eighteen feet (18') or less in
14 width.

15 Notwithstanding the above paragraph, parking spaces may be located within a driveway in front
16 of garages that have been converted to habitable space.

17 Figure 8.1.12-1 (Illustrative purposes only)



The provisions of this subsection shall not be applicable during such times as when the winter parking ban pursuant to Section 20-56 of the Code of Ordinances is in effect.

~~Where parking is provided outside the front yard setback, but either partially or entirely between the principle structure and the street, such parking shall be screened to the extent practicable from view from the public street.~~

Residential driveways shall be a minimum of 7 feet in width or consist of two 1.5' driveway strips made of pavement or pervious pavement. The maximum width for single or shared access driveways shall be 18' except where a physical barrier taller than 6" (other than a structural column) exists along one side of the parking stall. In such cases, the maximum width may be increased by 1'. Where such a physical barrier exists along both sides of the parking stall, the maximum width may be increased by 2'. In a residential district, driveways and parking areas shall be set back a minimum of 5' from side and rear property lines. Driveways that have a slope of 5% or greater (towards the right of way) shall be made of a solid surface including conventional pavement, pavers or pervious pavement.

(d) - (h) As written.

Sec. 6.2.2 Review Standards

(a) – (h) As written.

(i) Vehicular Access:

Curb cuts shall be arranged and limited in number to reduce congestion and improve traffic safety. A secondary access point from side roads is encouraged where possible to improve traffic flow and safety along major streets. The width and radius of curb cuts should be kept to the minimum width necessary, and sight triangles and sufficient turnarounds for vehicles shall be provided to reduce potential for accidents at points of egress.

45 ~~Residential driveways shall be a minimum of seven (7) feet in width or consist of two (2) two (2)~~
46 ~~driveway strips made of pavement or pervious pavement. The maximum width for single or sh~~
47 ~~access driveways shall be eighteen (18) feet. In a residential district, driveways and parking are~~
48 ~~shall be set back a minimum of five (5) from side and rear property lines. Driveways that have~~
49 ~~slope of five (5) percent or greater (towards the right of way) shall be made of a solid surface~~
50 ~~including conventional pavement, pavers or pervious pavement.~~

51 Driveways for commercial properties may require a traffic study to identify the impacts of
52 the movement of traffic to and from the property, and design for safe access. Access for
53 service and loading areas should be located behind buildings or otherwise screened from
54 streets or public ways with landscaping or other barriers. Whether commercial or residential,
55 shared driveways are encouraged, where possible and appropriate.

56 (j) – (p) As written.

57

58 ** Material stricken out deleted.

59 *** Material underlined added.

60

61 lb/KS: Ordinances 2020/Zoning Amendment – ZA 20-07, Front Yard Parking, Secs. 8.1.12(c), 6.2.2(i)
62 11/5/20

ORIGINAL

AN ORDINANCE

IN RELATION TO

CDO - Front Yard Parking ZA #20-07

Introduced by

David White/Meagan Tuttle, Office of
City Planning
Commission, Ordinance Committee
Read in City Council first time

August 10, 2020

Attest,

[Signature], Clerk.

Rules suspended, and in all stages of passage.

Attest,

[Signature], Clerk.

Read in City Council second time

November 9, 2020

Attest,

[Signature], Clerk.

Passed in City Council at meeting held

November 9, 2020

Attest,

[Signature], Clerk.

Approved November 20, 2020

I, DFO Goodwin, City/Clerk of the City of Burlington and Clerk of the City Council of said City, do hereby certify that the within written Ordinance has been duly published according to Law and the Charter of the City, and in compliance with said Charter this certificate is hereto attached.

And the within Ordinance was ordered published for _____ day, _____ day of _____, 2020, Wednesday

namely the _____ day of _____, 2020

Published 11/25/20

Effective 12/16/20

[Signature], City Clerk

* * * * *

Distribution

I hereby certify that this Ordinance has been sent to the following department(s) on _____

David White/Meagan Tuttle, Office of
City Planning
City Attorney's Office, Linda Blanchard
Kim Sturtevant

[Signature]
Lori Olberg
Licensing, Voting & Records Coordinator

* * * * *

CITY OF BURLINGTON

ORDINANCE 6.05

Sponsor: Office of City Planning
Planning Commission, Ordinance
Committee

Public Hearing Dates: 11/09/20

In the Year Two Thousand Twenty

An Ordinance in Relation to

COMPREHENSIVE DEVELOPMENT ORDINANCE –
311 North Ave Rezone, parks lot coverage standards, WRM
Height Exemption
ZA #20-09

First reading: 08/10/20

Referred to: Ordinance Comm

Rules suspended and placed in al
stages of passage:

Second reading: 11/09/20

Action: adopted

Date: 11/09/20

Signed by Mayor: 11/10/20

Published: 11/25/20

Effective: 12/16/20

It is hereby Ordained by the City Council of the City of Burlington as follows:

1 That Appendix A, Comprehensive Development Ordinance, of the Code of Ordinances of the City of
2 Burlington be and hereby is amended by deleting Section 4.4.5(d)(2), Height, and Map 4.4.5-2, Waterfront
3 RM Height Exemptions; amending Map 4.3.1-1, Base Zoning Districts, Map 4.4.5-1, Residential Zoning
4 Districts, Map 4.4.6-1, Recreation, Conservation, Open Space Districts, and Table 4.4.6-2, City Park Lot
5 Coverage Maximum Standards, thereof to read as follows:

6 7 *Sec. 4.4.5 Residential Districts*

8 (a) – (c) As written.

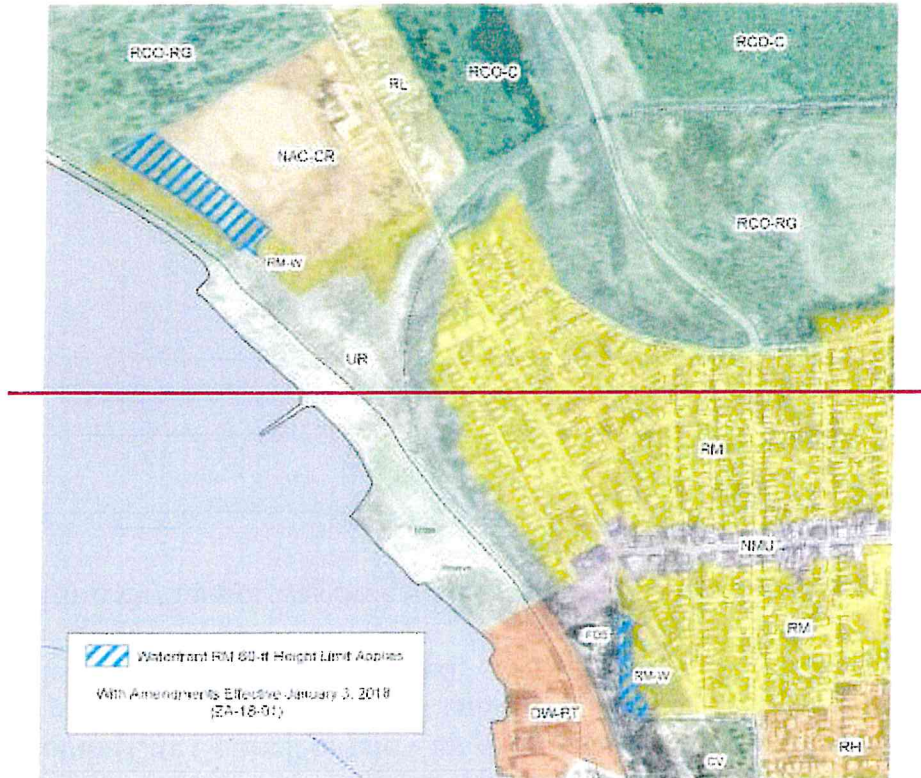
9 (d) District Specific Regulations

10 11 1. Setbacks- *As Written*

12 13 ~~2. Height~~

14 ~~A. Exceptions in the Waterfront RM District.~~

15 ~~In order is to preserve vistas of harbor activity within the breakwater area and panoramic views of t~~
16 ~~mountain and lake from adjoining areas yet provide for additional development opportunities near tl~~
17 ~~downtown area of the city, the maximum building height which may be permitted by the DRB shall~~
18 ~~no more than sixty (60) feet in the area beyond two hundred (200) feet inland from the ordinary high~~
19 ~~water mark and below a base elevation of one hundred eighty (180) feet in the Waterfront Residential~~
20 ~~Medium Density district.~~



Map 4.4.5-2 Waterfront RM Height Exemptions

3. through 8. renumbered as 2. through 7., otherwise as written.

Sec. 4.4.6 Recreation, Conservation and Open Space Districts

(a) Purpose As written

(b) Dimensional Standards and Density

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

Table 4.4.6 -1 Dimensional Standards and Density As written.

Table 4.4.6 -2 City Park Lot Coverage Maximum Standards

Park	Lot Coverage
<u>Texaco Beach/Cambrian Rise</u>	<u>10%</u>
Baird	15%
<u>Battery Park and Extension</u>	
Calahan	
<u>Champlain Street</u>	

Leddy North Beach and Campground Oakledge Schmanska Smalley Staff Farm	
Appletree Lakeside	20%
Waterfront Park	25%
City Hall Park Pomeroy Roosevelt	30%
Perkins Pier¹	70%

~~1. Perkins Pier is a marina facility.~~

(c) - (d) As written

**See attached map excerpts identified as Excerpt of Base Zoning Map 4.3.1-1 for Proposed ZA-20-09, Excerpt of Residential Districts Map 4.4.5-1 for Proposed ZA-20-09, Excerpt of Recreation, Conservation Open Space Districts Map 4.4.6-1 for Proposed ZA-20-09, changes as indicated in each corresponding legend, consistent with the map excerpt.

** Material stricken out deleted.

*** Material underlined added.

ORIGINAL

AN ORDINANCE

IN RELATION TO

DO - 311 North Ave Rezone parks lot coverage standards, WRM Height Exemption ZA #20-09

Introduced by

David White & Meagan Tuttle, Office of City Planning, Planning Commission

Ordinance Committee

Read in City Council first time

August 10

2020

Attest,

[Signature], Clerk.

rules suspended, and ordinance placed in all stages of passage.

Atte

[Signature], Clerk.

Read in City Council second time

November 9

2020

Attest,

[Signature], Clerk.

passed in City Council at meeting held

November 9

2020

Attest,

[Signature], Clerk.

Approved

November 10, 2020

I, DFO Goodwin, City Clerk of the City of Burlington and Clerk of the City Council of said City, do hereby certify that the within written Ordinance has been duly published according to Law and the Charter of the City, and in compliance with said Charter this certificate is hereto attached.

And the within Ordinance was ordered published for _____ day, _____

namely the _____ day of _____, 2020

Adopted _____ Published _____ Effective _____

_____, DFO, City Clerk

Distribution

I hereby certify that this Ordinance has been sent to the following department(s) on _____

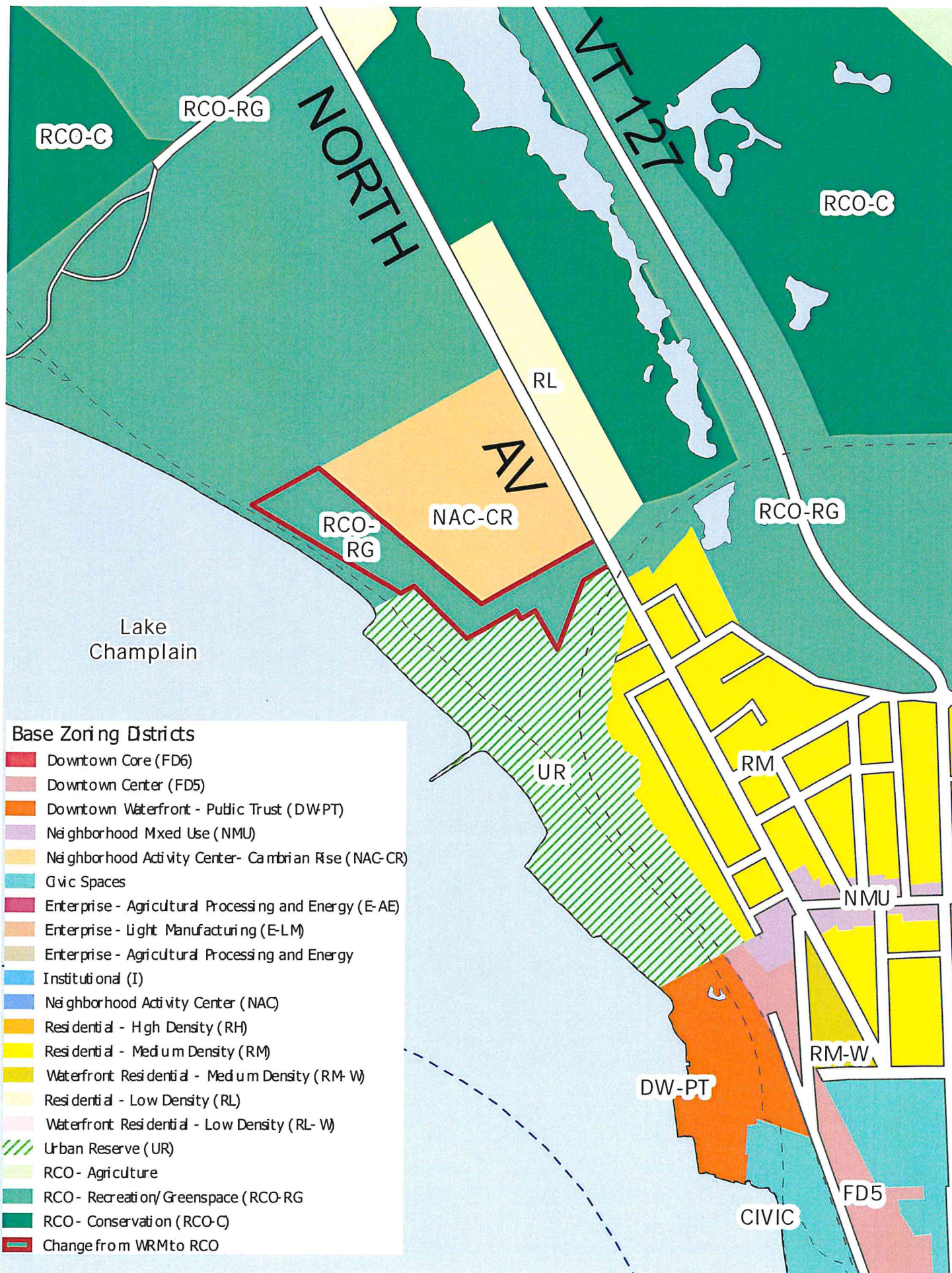
David White & Meagan Tuttle, Office of City Planning

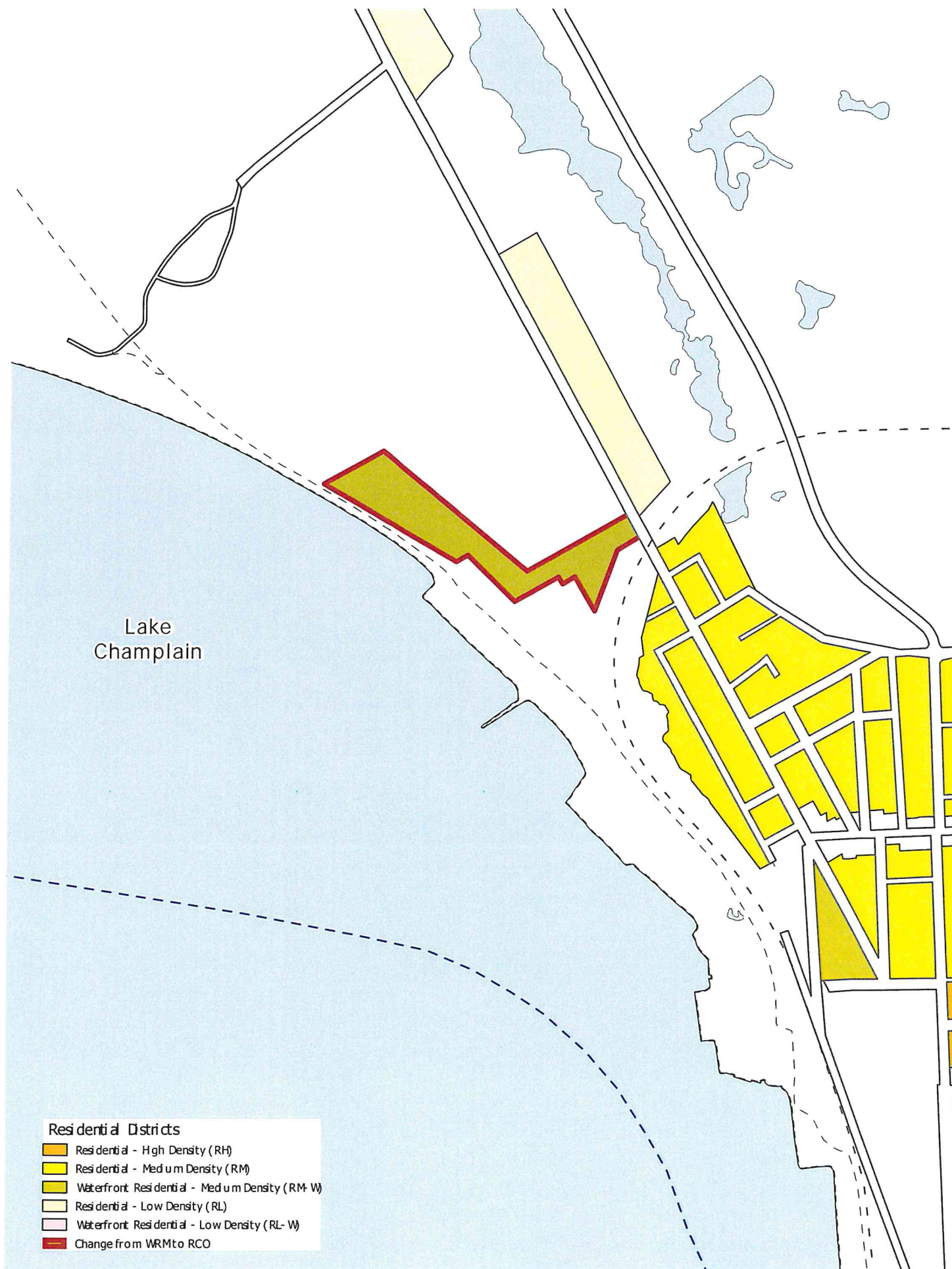
Linda Blanchard, City Attorney's Office and Kim Sturtevant

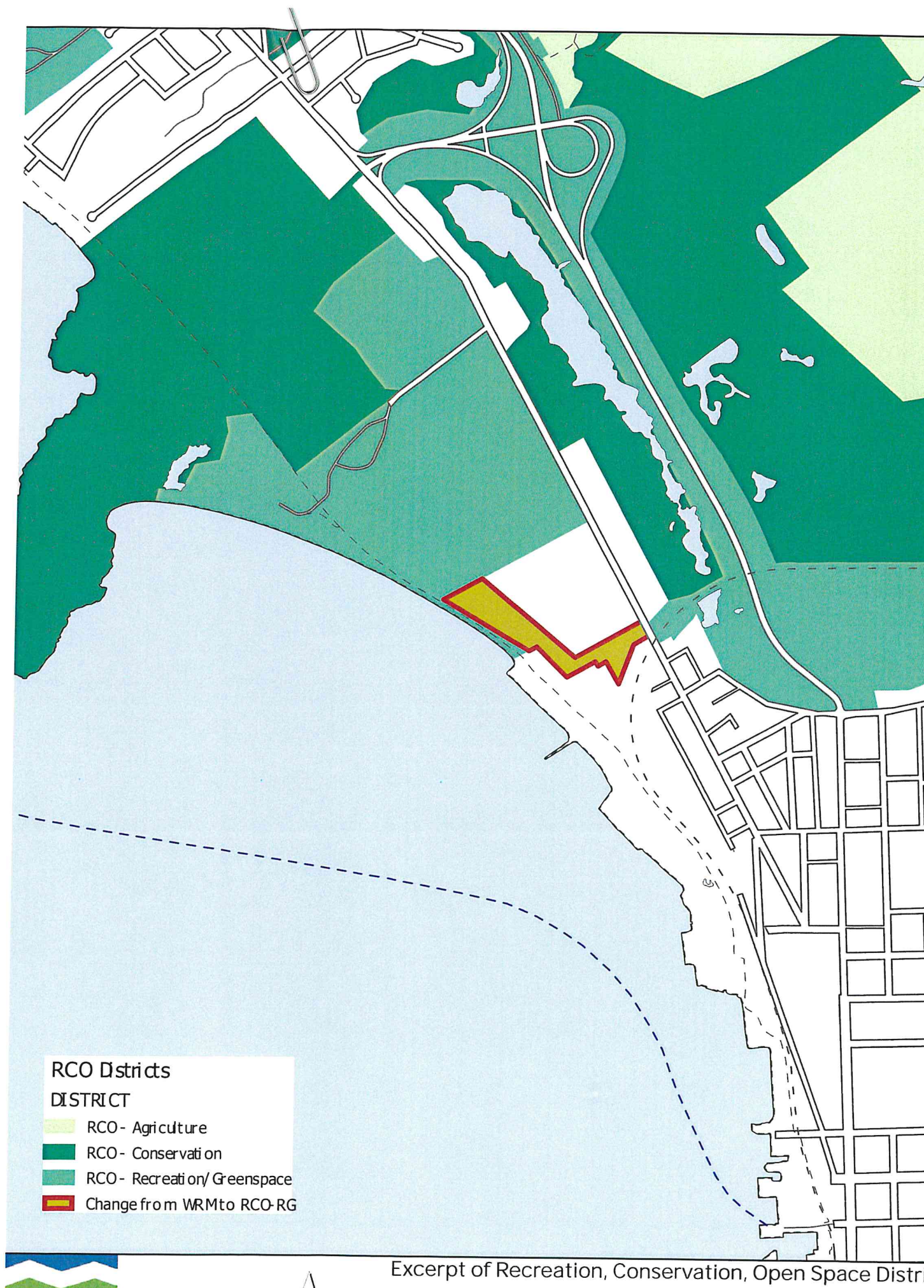
Attest: [Signature]
Lori Olberg
Licensing, Voting & records Coordinator

* * * * *

* * * * *







CITY OF BURLINGTON

ORDINANCE 6.0

Sponsor: Office of City Planning
Planning Commission, Ordinance Committee

Public Hearing Dates: 11/09/20

In the Year Two Thousand Twenty

An Ordinance in Relation to

COMPREHENSIVE DEVELOPMENT ORDINANCE –
Daycare and Preschool in RCO District
ZA #21-01

First reading: 10/19/20

Referred to: _____

Rules suspended ~~and placed in~~
~~status of passage~~ _____

Second reading: 11/09/20

Action: adopted

Date: 11/09/20

Signed by Mayor: 11/10/20

Published: 11/25/20

Effective: 12/16/20

It is hereby Ordained by the City Council of the City of Burlington as follows:

- 1 That Appendix A, Comprehensive Development Ordinance, of the Code of Ordinances of the City of
2 Burlington be and hereby is amended by amending Sections 5.4.1, Small and Large Day Care Centers
3 Small and Large Preschools, Table 8.1.8-1, Minimum Off Street Parking Requirements, Section 13.1.2
4 Definitions, and Appendix A, Use Table, thereof to read as follows:

5

6 ***Sec. 5.4.1 Small and Large Day Care Centers and Small and Large Preschools***

- 7 In addition to the provisions of Art 3, Part 5 for conditional uses, and applicable site and design review
8 standards in Art 6, the following additional regulations shall be applicable to an application involving
9 ~~small~~ day care center ~~or, large day care center, small~~ preschool, ~~or large preschool~~ where such uses
10 treated as conditional uses pursuant to Appendix A – Use Table:

- 11 (a) No playground equipment shall be located within the front yard;
- 12 (b) [Reserved]
- 13 (c) The site plan review shall insure adequate and safe drop-off and pickup space is provided and
14 traffic problems are not created;
- 15 (d) Any additions, signage, or site improvements shall be residential in character;
- 16 (e) The facility shall be licensed by the State of Vermont;
- 17 (f) No more than one residential unit may be converted for the creation of a single ~~small~~ day care center
18 ~~large day care center, small preschool, or large preschool~~. Such a conversion shall be exempt from
19 requirements of Article 9, Part 2- Housing Replacement; and,
- 20 (g) The neighborhood is not overburdened with other ~~small~~ day care centers, ~~large day care centers,~~
21 ~~preschools, or large preschools~~.

22 ***Sec. 8.1.8 Minimum Parking Requirements***

23 A minimum number of off-street parking spaces for all uses and structures shall be provided in accordance
24 with Table 8.1.8-1 below.

25 (a) – (c) As written.

<i>Table 8.1.8-1 Minimum Off-Street Parking Requirements</i>			
	Neighborhood District	Shared Use District	Multimodal Mixed-Use District
RESIDENTIAL USES¹	Per Dwelling Unit except as noted		
***	***		
RESIDENTIAL USES—Special	Per Dwelling Unit except as noted		
***	***		
NON-RESIDENTIAL USES	Per 1,000 square feet of gross floor area (gfa) except as noted		
***	***	***	***
Daycare— Large (Over 20 children) (per two (2) employees)	1 plus 1 drop-off per 5 children	1 plus 1 drop-off per 5 children	0
Daycare—Small (20 children or less) (per two (2) employees)	1 plus 1 drop-off per 5 children	1 plus 1 drop-off per 5 children	0
***	***	***	***
School – Preschool Large (over 20 children) (per two (2) employees)	1 plus 1 drop-off per 5 children	1 plus 1 drop-off per 5 children	0
School—Preschool Small (up to 20 children) (per two (2) employees)	1 plus 1 drop-off per 5 children	1 plus 1 drop-off per 5 children	0

26

27 ***Sec. 13.1.2 Definitions***

28 For the purpose of this ordinance certain terms and words are herein defined as follows:

29 Unless defined to the contrary in Section 4303 of the Vermont Planning and Development Act as
30 amended, or defined otherwise in this section, definitions contained in the building code of the City of

31 Burlington, Sections 8-2 and 13-1 of the Code of Ordinances, as amended, incorporating the current
32 adopted edition of the American Insurance Association's "National Building Code" and the National
33 Protection Association's "National Fire Code" shall prevail.

34 Additional definitions specifically pertaining to Art. 14 planBTV: Downtown Code can be found in
35 14.8, and shall take precedence without limitation over any duplicative or conflicting definitions of
36 Article.

37 ***

38 **Day Care Center:** (See Article 5 for specific provisions.)

39 (a) **Family Day Care Home:** For the purposes of this ordinance, family day care home shall have the
40 same meaning as that set forth in 24 V.S.A. sec. 4412 (5).

41 (b) **Small-Day Care Center:** A state licensed daycare facility, ~~serving no more than twenty (20)~~
42 ~~time-children in total.~~

43 ~~(c) **Large-Day Care Center:** A state-licensed facility providing day care services for more than~~
44 ~~twenty (20) full-time-children.~~

45 ***

46 **School:** The academic space and accessory uses for the teaching of children or adults.

47 (a) **Primary:** elementary school, inclusive of grades K-8.

48 (b) **Secondary:** a high school and/or vocational center for attendance after elementary/primary school
49 granting a high school diploma for levels of education inclusive of grades 9-12.

50 (c) **Post-Secondary:** after high school, including colleges, community colleges, universities, and
51 continuing education.

52 (d) **Trade or Professional:** a school that offers instruction in skilled trades.

53 (e) **Small-Preschool:** a school providing educational services for children from 3 years of age until
54 their admission to first grade and that may include kindergarten, ~~serving no more than twenty~~
55 ~~full-time-children in total.~~

56 ~~(f) **Large-Preschool:** a school providing educational services to children from 3 years of age until~~
57 ~~admission to first grade and that may include kindergarten, for more than twenty (20) full~~
58 ~~children in total.~~

59 ***

60 Appendix A-Use Table-All Zoning Districts

	Urban Reserve	Recreation, Conservation & Open Space			Institutional	Residential			Downtown Mixed Use ¹	Neighborhood Mixed Use				Enterprise	
USES	UR	RCO - A	RCO - RG	RCO - C	I	RL/W	RM/W	RH	DW-PT ¹⁵	NMU	NAC	NAC- RC	NAC-CR	E-AE	E
RESIDENTIAL USES	UR	RCO-A ¹	RCO - RG	RCO - C	I	RL/W	RM/W	RH	DW-PT ¹⁵	NMU	NAC	NAC- RC	NAC-CR	E-AE	E
***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***
RESIDENTIAL SPECIAL USES	UR	RCO-A	RCO - RG	RCO - C	I	RL/W	RM/W	RH	DW-PT ¹⁵	NMU	NAC	NAC- RC	NAC-CR	E-AE	E
***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***
NON-RESIDENTIAL USES	UR ²¹	RCO - A	RCO - RG	RCO - C	I	RL/W	RM/W	RH	DW-PT ¹⁶	NMU	NAC	NAC- RC	NAC-CR	E-AE	E
***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***
Daycare- Large (Over 20 children) (see Sec. 5.4.1)	N	N	N	N	CU	CU ¹³	CU ¹³	CU ¹³	N	Y	Y	Y	Y	N	CU
Daycare- Small (Up to 20 children) Day Care Center (see Sec. 5.4.1)	N	CU ⁸	CU ⁸	CU ⁸	CU	CU ¹³	CU ¹³	CU ¹³	N	Y	Y	Y	Y	CU	CU
Daycare— Family Home	N	N	N	N	Y	Y	Y	Y	N	Y	Y	Y	Y	N	N
***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***
School- Preschool Large (over 20 children) (see Sec. 5.4.1)	N	N	N	N	CU	CU ¹³	CU ¹³	CU ¹³	N	Y	Y	Y	Y	N	CU
School— Preschool Small (up to 20 children) (see Sec. 5.4.1)	N	CU ⁸	CU ⁸	CU ⁸	CU	CU ¹³	CU ¹³	CU ¹³	N	Y	Y	Y	Y	CU	CU
***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***

61

62 Footnotes: 1. – 7. As written.

63 8. ~~Small daycare~~ Day Care centers and ~~small~~ preschools in the RCO zones shall only be allowed as part of
64 a small museums is the principal use. and shall constitute less than 50% of the gross floor area of the muse

65 9. - 32. As written

66 i. As written.

67 Legend: As written.

68

69 * Material stricken out deleted.

70 ** Material underlined added.

71

72 lb/KS/Ordinances 2020/Zoning Amendment – ZA #21-01, Daycare and Preschool in RCO District, Sec. 5.4.1, Table 8.1.8-1, 13.1.2, Appendix A
73 10/15/20; 11/5/20

ORIGINAL

AN ORDINANCE

IN RELATION TO

CDO - Daycare and Preschool in RCO District

ZA #21-01

Introduced by

David White & Meagan Tuttle, Office of City Planning, Planning Committee

Ordinance Committee

Read in City Council first time

October 19

20

Attest,

_____, Clerk.

Rules suspended, and or _____ in all stages of passage.

Attest,

_____, Clerk.

Read in City Council second time

November 9

20

Attest,

_____, Clerk.

Passed in City Council at meeting held

November 9

20

Attest,

_____, Clerk.

Approved

November 10, 2020

I, DFO Goodwin, City/Clerk of the City of Burlington and Clerk of the City Council of said City, do hereby certify that the within written Ordinance has been duly published according to Law and the Charter of the City, and in compliance with said Charter this certificate is hereto attached.

And the within Ordinance was ordered published for _____ day of November, 20____, Wednesday, namely the _____ day of November, 20____, Published 11/25/20, Effective 12/16/20, Adopted 11/09/20

* * * * *

Distribution

I hereby certify that this Ordinance has been sent to the following department(s) on _____

David White & Meagan Tuttle, Office of City Planning

Linda Blanchard, Kim Sturtevant, City Attorney's Office

Attest:

Lori Olberg

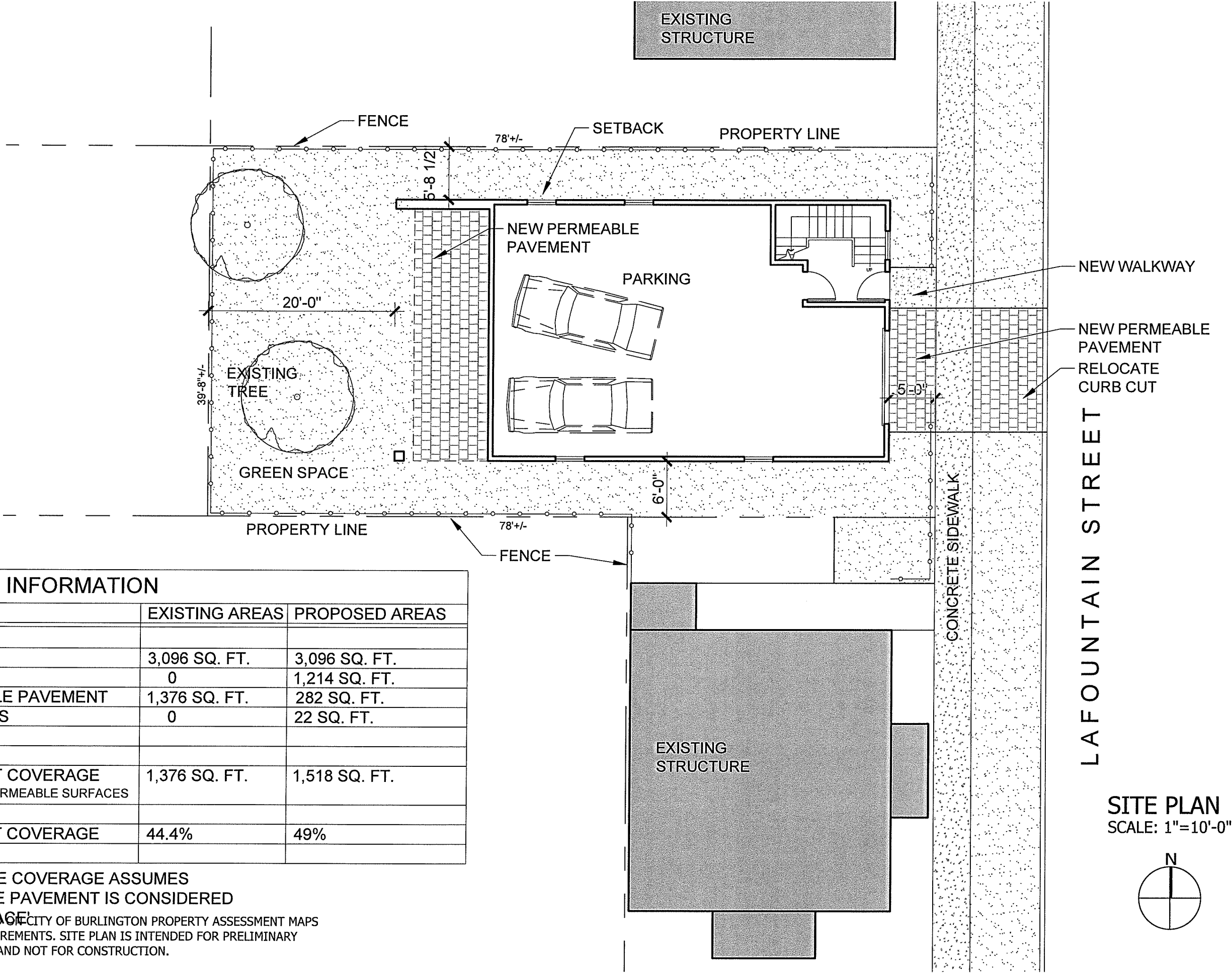
Licensing, Voting & Records Coordinator

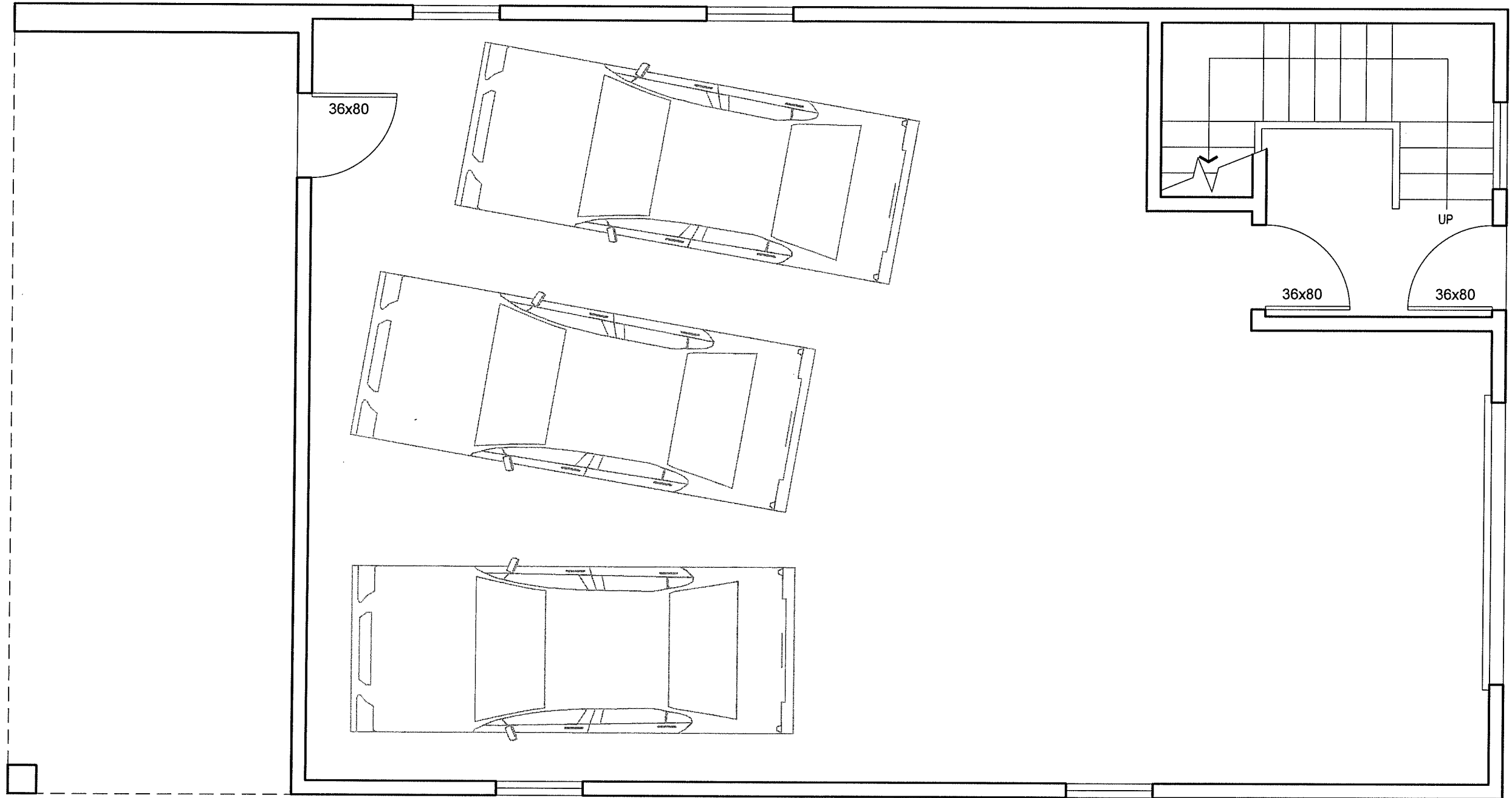
* * * * *

ZONING INFORMATION		
SPACE	EXISTING AREAS	PROPOSED AREAS
SITE	3,096 SQ. FT.	3,096 SQ. FT.
BUILDING	0	1,214 SQ. FT.
PERMEABLE PAVEMENT	1,376 SQ. FT.	282 SQ. FT.
SIDEWALKS	0	22 SQ. FT.
TOTAL LOT COVERAGE INCLUDING PERMEABLE SURFACES	1,376 SQ. FT.	1,518 SQ. FT.
TOTAL LOT COVERAGE	44.4%	49%

HARDSCAPE COVERAGE ASSUMES
PERMEABLE PAVEMENT IS CONSIDERED
GREEN SPACE

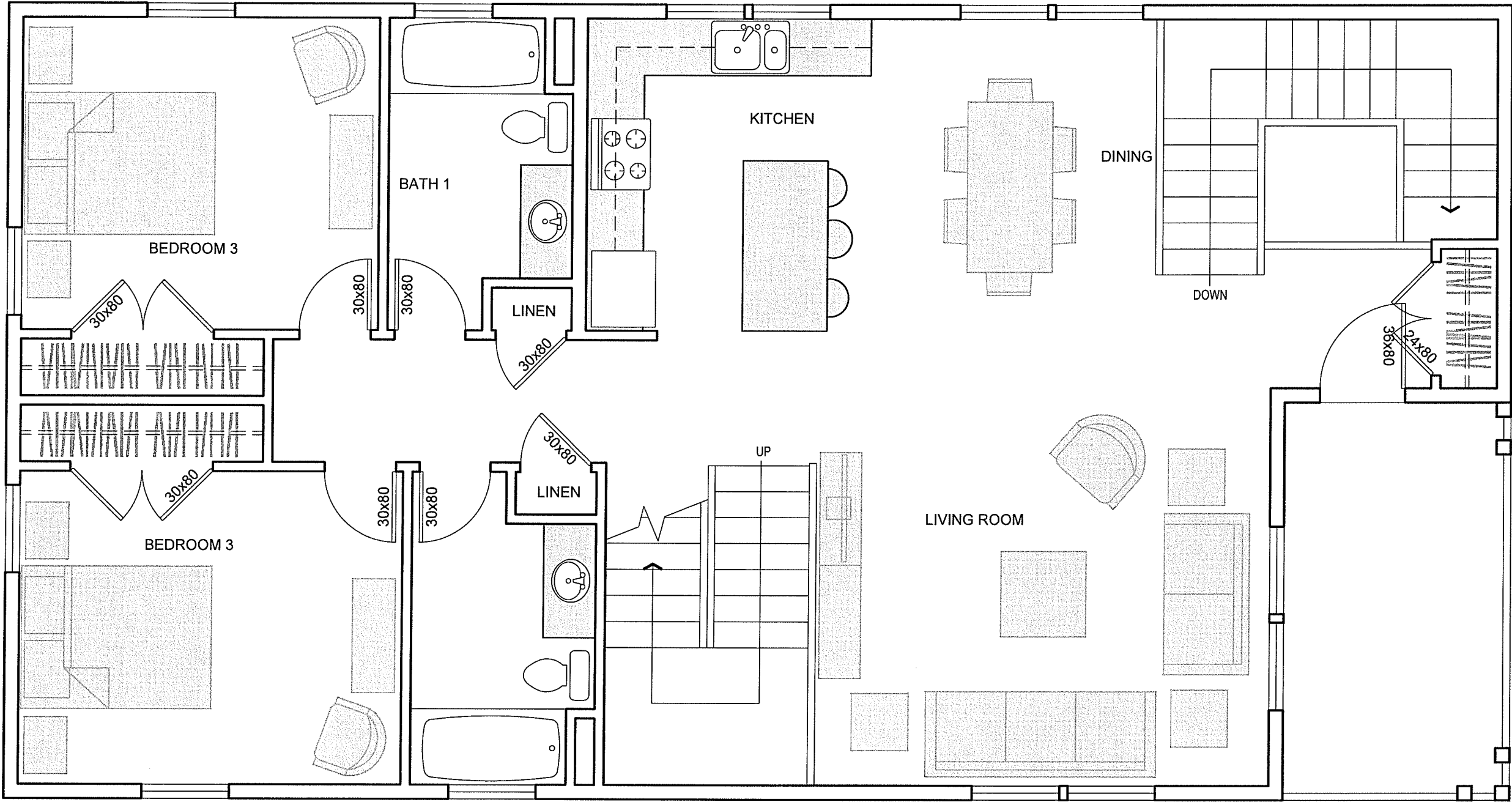
SITE PLAN BASED ON CITY OF BURLINGTON PROPERTY ASSESSMENT MAPS
AND SITE MEASUREMENTS. SITE PLAN IS INTENDED FOR PRELIMINARY
ANALYSIS ONLY AND NOT FOR CONSTRUCTION.



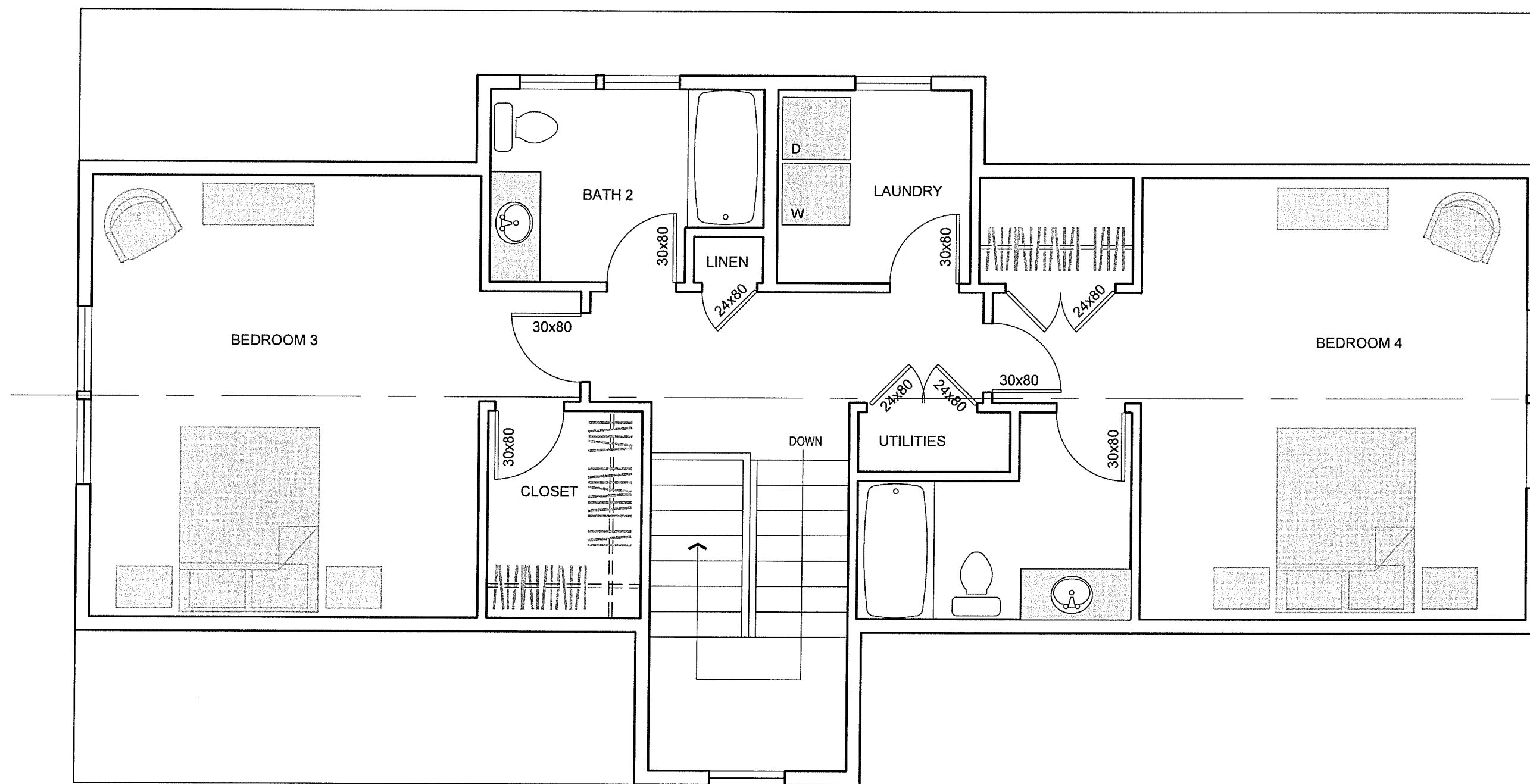


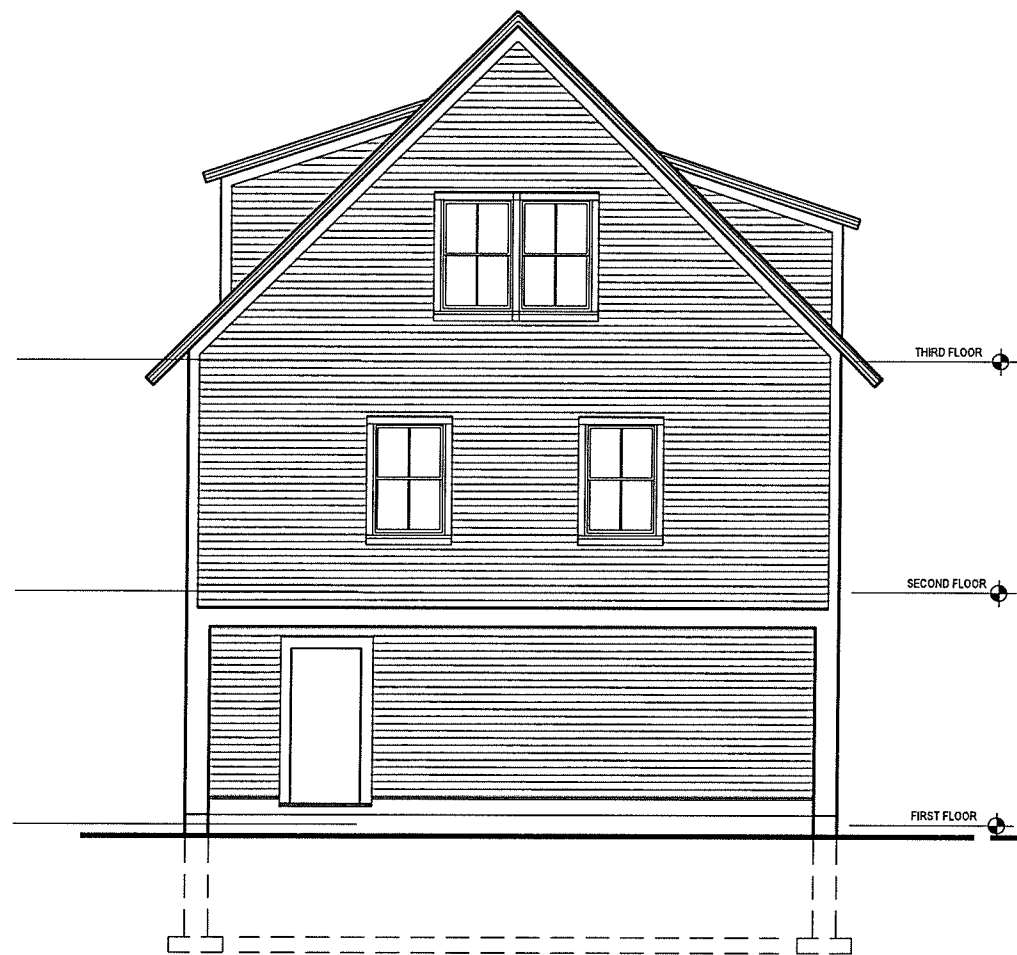
FIRST FLOOR - ENTRY / GARAGE
SCALE: 1/4"=1'-0"

JOB_NO.	2020-158		
DRAWN_BY	WJR		
DATE	AUG-31-2020		

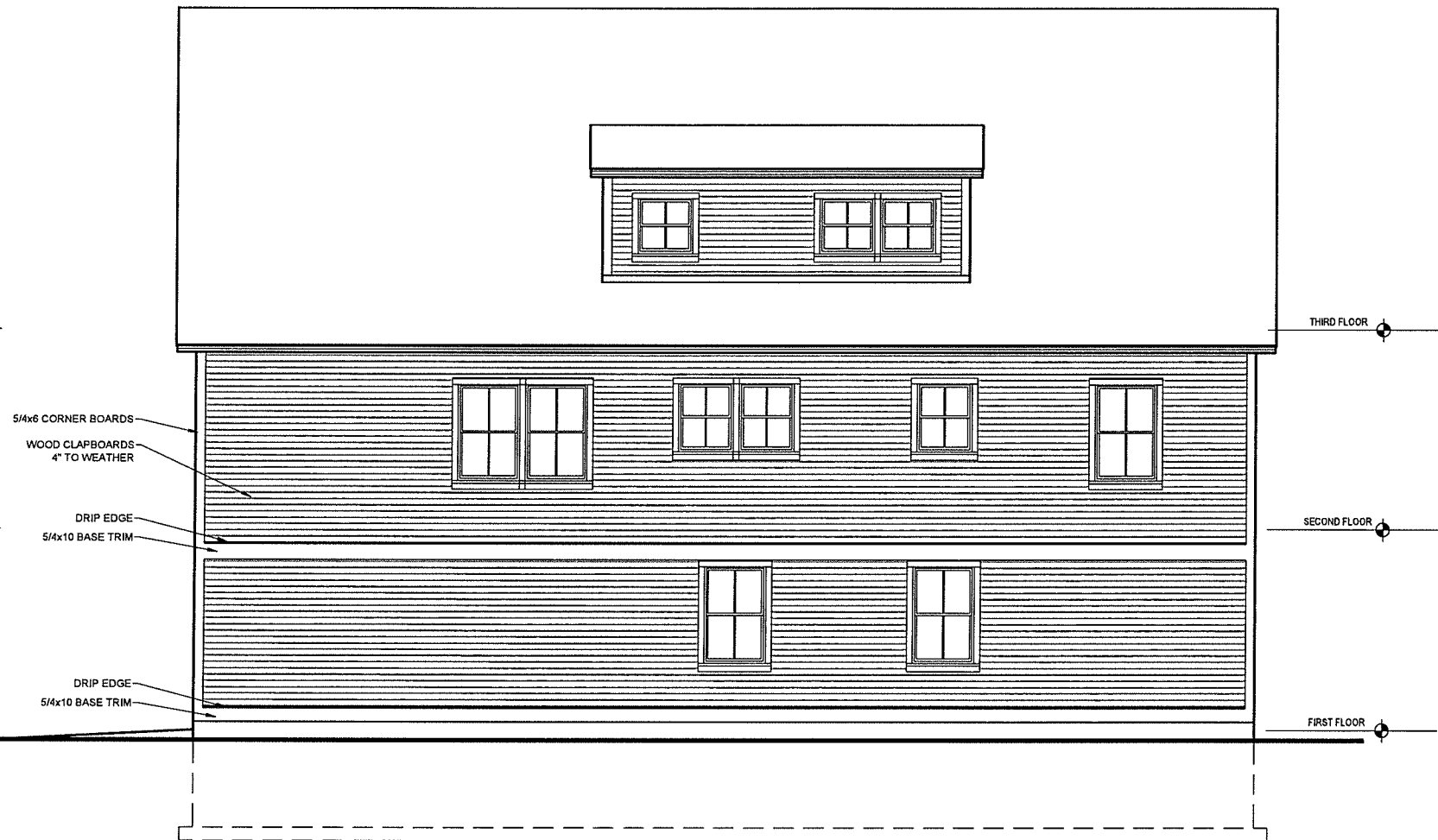


SECOND FLOOR
SCALE: 1/4"=1'-0"





WEST ELEVATION
SCALE: 1/8"=1'-0"



NORTH ELEVATION
SCALE: 1/8"=1'-0"

	JOB_NO.	2020-158	
	DRAWN_BY	WJR	
	DATE	JUNE-23-2020	

Department of Permitting and Inspections

Zoning Division
149 Church Street
Burlington, VT 05401
<http://www.burlingtonvt.gov/PZ/>
Telephone: (802) 865-7188
(802) 865-7195 (FAX)

William Ward, Director
Charlene Orton, Code Compliance Officer
Theodore Miles, Interim Code Compliance Officer
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Ryan Morrison, Associate Planner
Layne Darfler, Planning Technician
Alison Davis, Zoning Clerk



MEMORANDUM

To: Development Review Board
From: Ryan Morrison
Date: January 19, 2021
RE: 9-11 LaFountain Street; ZP21-0049CA/LM

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: ZP21-0049CA/LM
Location: 9-11 LaFountain Street
Zone: RM **Ward:** 3C
Parking District: Residential Use
Date application accepted: July 14, 2020
Applicant/ Owner: Sam Gardner / PBGC, LLC
Request: Merge two adjacent lots and construct a new single family residence.

Overview:

The 'property' identified as 9-11 LaFountain Street is in fact three separate properties combined for tax purposes. A duplex exists on the southernmost property, and just to the north exist two parallel 20-ft wide vacant properties that the applicant proposes to combine into one lot and construct a single family residence on. The vacant properties have been used for parking and yard space for the existing duplex.

Background

Previous zoning permit history:

- **Zoning Permit 08-227CA;** demolish carport and expand gravel parking area. Approved September 2007.
- **Zoning Permit 20-0263DT;** determination request to recognize separate lot at 9-11 LaFountain Street (i.e. parcel 2). Approved November 2019.

Applicable Regulations:

Article 3 (Applications, Permits, and Project Reviews), Article 4 (Zoning Maps & Districts), Article 5 (Citywide General Regulations), Article 6 (Development Review Standards), and Article 8 (Parking), Article 10 (Subdivision Review)

Recommended motion: Certificate of Appropriateness Approval, per the following finding and conditions:

I. Findings

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

Article 3: Applications, Permits and Project Reviews

Part 3: Impact Fees

Section 3.3.2 Applicability

Any new development or additions to existing buildings which result in new dwelling units or in any new non-residential buildings square footage are subject to impact fees.

Impact fees shall be calculated based on the total gross square footage of the principal use. Per the submitted plans, an estimate of the fees is:

SF of Project 2,884

Department	<u>Residential</u>	
	Rate	Fee
Traffic	0.200	576.80
Fire	0.226	651.78
Police	0.045	129.78
Parks	0.759	2,188.96
Library	0.470	1,355.48
Schools	0.981	2,829.20
Total	2.681	\$ 7,732.00

The applicant shall submit a final calculation of gross square footage to make final an Impact Fee assessment. **Affirmative finding as conditioned.**

Section 3.3.8 Time and Place of Payment

Impact fees must be paid to the city's chief administrative officer / city treasurer according to the following schedule:

- a) New buildings: Impact fees must be paid at least seven days prior to occupancy of a new building or any portion thereof.*

Affirmative finding as conditioned.

Article 4: Zoning Maps and Districts

Section 4.4.5 Residential Districts

(a) Purpose

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

The application to construct a new single family home is in concert with the purpose of the zoning district. **Affirmative finding.**

(b) Dimensional Standards and Density

The combined properties will result in a 3,100 sf lot (approx.). The RM zoning district sets no minimum lot size for single family residences, or other uses for that matter. The maximum density in the RM zone is 20 units/acre, which results in a minimum lot size requirement of 2,178 sf per unit. The

combined property will be 3,100 sf (approx.) and a single family residence on the property will comply with the maximum density requirement.

Table 4.4.5-3: Residential District Dimensional Standards

Zoning District	Max. Lot Coverage	Setbacks				Max. Height
		Front	Side	Rear	Waterfront	
RM	40%	Min/Max: Ave. of 2 adjacent lots on both sides +/- 5-feet	Min: 10% of lot width Or ave. of side yard setback of 2 adjacent lots on both sides Max required: 20-feet	Min: 25% of lot depth but in no event less than 20' Max required: 75-feet	Min: 75' feet from the ordinary high water mark of Lake Champlain and the Winooski River	35-feet
9-11 LaFountain Street	49% (see Sec. 5.2.3 (b) below)	Ave. front yard setback: 5' Proposed Setback: 5'	Lot width: 40' – min. setback req'd – 4' Proposed setbacks: 5' 8 ½" (north) & 6' (south)	Lot depth: 78' – min. setback req'd: 19.5' Proposed setback: 29'	N/A	29'

Affirmative finding.

(c) Permitted and Conditional Uses:

The principal land uses that may be permitted, or conditionally permitted pursuant to the requirements of Article 3, within the Residential districts shall be as defined in Appendix A – Use Table.

A single family home is a permitted use in the RM zoning district. **Affirmative finding.**

(d) District Specific Regulations:

The following regulations are district-specific exceptions, bonuses, and standards unique to the residential districts. They are in addition to, or may modify, city-wide standards as provided in Article 5 of this ordinance and district standards as provided above.

1. Setbacks

A. Encroachment for Residential Driveways

Not applicable.

B. Encroachment into the Waterfront Setback.

2. Height

Not applicable.

A. Exceptions in the Waterfront RM District.

Not applicable.

3. Lot Coverage

A. Exceptions for Accessory Residential Features.

The applicant is taking advantage of the 10% bonus lot coverage provision for the rear patio, pervious driveway, and front walkway. The home footprint totals 39.2% - less than the maximum 40% allowance. The rear patio, pervious driveway, and front walkway totals 9%.

Affirmative finding.

4. Accessory Residential Structures and Uses

Not applicable. No accessory structures or uses are proposed.

5. Residential Density

A. Additional Unit to Multi-Family.

Not applicable.

B. Additions to Existing Residential Structures.

Not applicable

C. Residential Occupancy Limits.

In all residential districts, the occupancy of any dwelling unit is limited to members of a family as defined in Article 13.

This will be a condition of approval. **Affirmative finding as conditioned.**

6. Uses

A. Exception for Existing Neighborhood Commercial Uses.

Not applicable.

7. Residential Development Bonuses.

Not applicable.

Article 5: Citywide General Regulations

Section 5.2.2 Required Frontage or Access

After the lot is combined, the property will have approx. 40 ft of frontage, greater than the 30' minimum requirement for the zoning district. **Affirmative finding.**

Section 5.2.3 Lot Coverage Requirements

See Sec. 4.4.5 (b) & (d) (3), above.

Section 5.2.4 Buildable Area Calculation

Not applicable.

Section 5.2.5 Setbacks

See Sec. 4.4.5 (b), above.

Section 5.2.6 Building Height Limits

See Sec. 4.4.5 (b), above.

Section 5.2.7 Density and Intensity of Development Calculations

See Sec. 4.4.5 (b), above.

Section 5.4.9 Brownfield Remediation

9-11 Lafountain Street is not listed on the DEC website for known Brownfields. Not applicable.

Part 5: Performance Standards

Section 5.5.2 Outdoor Lighting

The plans do not include information on exterior lighting and need to. The applicant will be tasked with providing that information to staff for review and approval. **Affirmative finding as conditioned.**

Section 5.5.3 Stormwater and Erosion Control

The application shall be subject to review and approval of an Erosion Prevention and Sediment Control Plan by the Stormwater Engineering Division. **Affirmative finding as conditioned.**

Section 5.5.4 Tree Removal

Zoning permit requests for tree removal are subject to DRB review per the following criteria.

(a) Review criteria for zoning permit requests for tree removal.

1. Grounds for Approval

Tree removal involving six (6) or more trees, each of ten (10) inches or greater in caliper or the removal of ten (10) or more trees, each of which is three (3) inches or greater in caliper during any consecutive twelve (12) month period may be permitted for any of the following reasons:

- A. Removal of dead, diseased, or infested trees*
- B. Thinning of trees for the health of remaining trees according to recognized accepted forestry practices*
- C. Removal of trees that are a danger to life or property; or*
- D. As part of a development with an approved zoning permit*

1-2 deciduous trees will need to be removed to accommodate the proposed development. Their removal is part of this overall application, and therefore allowable. **Affirmative finding.**

Article 6: Development Review Standards

Part 1: Land Division Design Standards

No land division is proposed. Not applicable.

Part 2: Site Plan Design Standards

Sec. 6.2.2 Review Standards

(a) Protection of Important Natural Features:

The combined lots are flat and contain very few trees. The proposal will see the removal of 1-2 deciduous trees to make room for the new home. **Affirmative finding.**

(b) Topographical Alterations:

There are no notable topographic alterations proposed; the site is flat. **Affirmative finding.**

(c) Protection of Important Public Views:

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

(d) Protection of Important Cultural Resources:

Burlington's architectural and cultural heritage shall be protected through sensitive and respectful redevelopment, rehabilitation, and infill. Archeological sites likely to yield information important to the city's or the region's pre-history or history shall be evaluated, documented, and avoided whenever feasible. Where the proposed development involves sites listed or eligible for listing on a state or national register of historic places, the applicant shall meet the applicable development and design standards pursuant to Sec. 5.4.8(b).

There are no historic structures or sites on this parcel. Not applicable.

(e) Supporting the Use of Renewable Energy Resources:

There is nothing within the application to preclude the use of wind, water, geothermal, solar or other alternative energies. **Affirmative finding.**

(f) Brownfield Sites:

None identified. Not applicable.

(g) Provide for nature's events:

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

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

The applicant will need to submit an Erosion Prevention and Sediment Control plan and a stormwater plan to the Stormwater Engineering team for review and approval. The ground level parking will provide shelter for resident access to the home. Snow removal from the 5 ft deep

driveway access can be done by hand and tossed to the side while keeping the sidewalk clear. **Affirmative finding.**

(h) Building Location and Orientation:

The new home will have a clearly defined front entrance 5 ft back from the sidewalk. Additionally, the street facing, ground level parking access does not comprise more than 50% of the street facing facade. The 5 ft driveway access to the ground level interior parking will not create a situation where vehicles can park onsite and block sidewalk traffic.

This standard also requires that each bay of the garage shall have a separate entrance door of no more than 10' in width. The garage entrance door is illustrated as 9.5' in width; in compliance with this standard. **Affirmative finding.**

(i) Vehicular Access:

The existing curb cut off Lafountain Street will be utilized to access the property, and vehicles will pull into the ground level parking area. The area within the interior parking garage provides ample space for the 2 required parking spaces. **Affirmative finding.**

(j) Pedestrian Access:

A walkway is proposed between the front door and the sidewalk. **Affirmative finding.**

(k) Accessibility for the Handicapped:

This is not a requirement for a single family home. **Affirmative finding.**

(l) Parking and Circulation:

For a single family residence, 2 parking spaces will be required. The applicant proposes ground level, interior parking that will accommodate the 2 required parking spaces. **Affirmative finding.**

(m) Landscaping and Fences:

The plans do not indicate any new landscaping or fencing. There will be approximately 20 linear feet of yard space in the front yard (5 ft deep) that will be maintained simply as a yard. **Affirmative finding.**

(n) Public Plazas and Open Space:

None are required from this private parcel. Not applicable.

(o) Outdoor Lighting:

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

The plans do not include any information on exterior lighting. The applicant will have to provide revised plans to show the location of any exterior light fixtures, along with fixture spec sheets, to staff for review and approval. **Affirmative findings as conditioned.**

(p) Integrate infrastructure into the design:

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

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

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

Existing above ground power lines run along Lafountain Street, providing power to existing properties. Because of this existing condition, requiring the development to install underground utility lines is not required. The plans do not include the locations of utility meters, a mailbox, nor any other mechanical units, and they will need to. Trash and recycling will be located within the ground level garage. **Affirmative finding as conditioned.**

Part 3: Architectural Design Standards

Sec. 6.3.2 Review Standards

(a) Relate development to its environment:

1. Massing, Height and Scale:

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

The proposed structure is 2 ½ stories, consistent in height and scale with nearby structures.

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

The massing of the building is broken into two segments: the main façade and a recessed second level front porch. This will enhance visual interest to avoid monotony. **Affirmative finding.**

2. Roofs and Rooflines.

The new home will have a front-to-back gable roof, which is a common roof type along Lafountain Street. Additionally, small dormers will be added to both sides of the roofline to provide additional habitable space within the top floor. **Affirmative finding.**

3. Building Openings

Windows are rhythmically placed, aligned between floors and consistent in size within the building volume. On the ground level of the front façade a garage door and pedestrian front door is proposed. The second level front porch will also have a door, however it faces to the south, not toward the street. **Affirmative finding.**

(b) Protection of Important Architectural Resources:

Burlington's architectural and cultural heritage shall be protected through sensitive and respectful redevelopment, rehabilitation, and infill. Where the proposed development involves buildings listed or eligible for listing on a state or national register of historic places, the applicant shall meet the applicable development and design standards pursuant to Sec. 5.4.8. The introduction of new buildings to a historic district listed on a state or national register of historic places shall make every effort to be compatible with nearby historic buildings.

Not applicable.

(c) Protection of Important Public Views:

Not applicable.

(d) Provide an active and inviting street edge:

In arrangement, design and appearance, the design provides an active and inviting street edge. The principal entrance is clearly discernable. **Affirmative finding.**

(e) Quality of materials:

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

The applicant has defined fiber cement clapboard siding and trim materials, and an asphalt shingle roof. Fiberglass double hung windows are proposed throughout. No information of the door materials have been submitted and will need to be. **Affirmative finding as conditioned.**

(f) Reduce energy utilization:

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

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

While this is a fairly dense neighborhood with buildings located close to one another, ample fenestration on the new structure will exploit passive solar opportunities on the site. **Affirmative finding.**

(g) Make advertising features complementary to the site:

No signage is proposed. Not applicable.

(h) Integrate infrastructure into the building design:

See Section 6.2.2. (p), above.

(i) Make spaces secure and safe:

The proposed building must comply with all building and life safety code as defined by the building inspector and fire marshal. **Affirmative finding as conditioned.**

Article 8: Parking

The property is in the Neighborhood Parking District, where 2 parking spaces are required for a single family use. The proposal includes ground floor parking for two vehicles. **Affirmative finding.**

Article 10: Subdivision Review

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.

The proposal involves merging two adjacent lots into one lot for the purpose of constructing a new single family residence. The applicant will have to provide a lot line adjustment plat survey to staff for review and approval. **Affirmative finding as conditioned.**

II. Conditions of Approval

1. **Prior to the release of the zoning permit**, the applicant shall update the plans to show the location of all exterior light fixtures, and provide manufacturer's specification sheets to staff for review and approval.
2. **Prior to the release of the zoning permit**, the plans shall be revised to show the location of utility meters, the mailbox, and any other mechanical units that may be installed, subject to staff review and approval.
3. **Prior to the release of the zoning permit**, spec sheets for all doors shall be submitted to staff for review and approval.
4. **Prior to release of the zoning permit**, the Erosion Prevention and Sediment Control plan and a stormwater plan shall be reviewed approved by the Stormwater Program Manager.
5. **Prior to the release of the zoning permit**, the applicant shall obtain a letter from the Dept. of Public Works confirming adequate water and sewer capacity.

6. **Prior to the release of the zoning permit**, a boundary survey for the lot merger shall be submitted to staff for review and approval.
7. **Within 180 days of this approval**, a mylar copy of the approved lot line adjustment, signed by the zoning administrative officer, shall be filed in the city's land records. Failure to do so renders this approval null and void.
8. The lot line adjustment shall include the following language:
"Approval of this lot line adjustment plat does not constitute the creation of a separate parcel or lot. It adjusts the physical location of the common boundary of the adjoining parcels or lots. This lot line adjustment has been approved by:"

 City of Burlington Administrative Officer/ Assistant Administrative Officer

Date: _____ Zoning Permit # _____

9. At least 7 days prior to the issuance of a certificate of occupancy, the applicant shall pay to the City Treasurer's Office or Planning and Zoning office impact fees as calculated by staff based on the net new square footage of the proposed development. The applicant shall submit a final calculation of gross square footage to make final an Impact Fee assessment. As submitted, estimated Impact fees are:

Department	<u>Residential</u>	
	Rate	Fee
Traffic	0.200	576.80
Fire	0.226	651.78
Police	0.045	129.78
Parks	0.759	2,188.96
Library	0.470	1,355.48
Schools	0.981	2,829.20
Total	2.681	\$ 7,732.00

10. Residential occupancy limits apply. The occupancy of any dwelling unit is limited to members of a family as defined in Article 13. Not more than four unrelated adults may occupy the residential unit.
11. The proposed building must comply with all building and life safety code as defined by the building inspector and fire marshal.
12. 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.
13. Construction hours shall be limited to Monday – Friday from 7:00 AM – 5:30 PM. Saturday construction may be allowed upon request to the Development Review Board. No work on Sunday.
14. A State of Vermont wastewater permit is required.
15. Standard Permit Conditions 1-15.

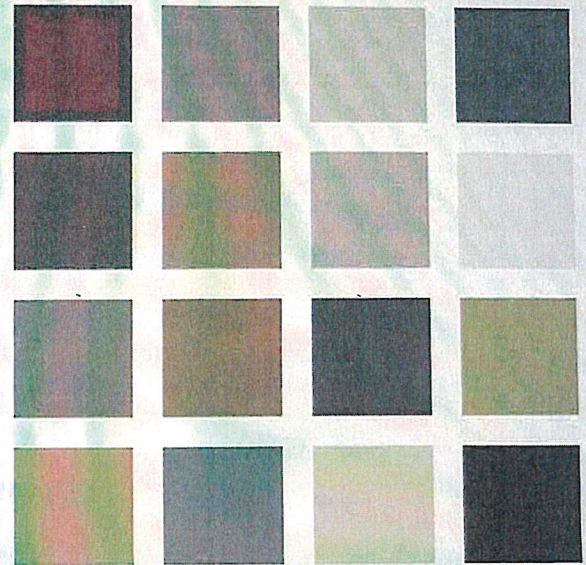
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Colors shown may vary due to screen resolution. Please see actual product sample for true color.

AVAILABLE SIZES

THICKNESS: 0.312"	WIDTHS: 5.25" 6.25"
LENGTH: 144" boards	EXPOSURES: 4" 5"

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BURLINGTON
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Not finding the color you're looking for?

3 Wide

Fiberglass Double Hung windows

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JUL 14 2020

13) **BURLINGTON**
PERMITTING & INSPECTIONS
9' 0" (27'43)
9' 0" (27'43)
8' 11" (27'31)

MO (mm)	RO (mm)	FS (mm)	MO (mm)	RO (mm)	FS (mm)	MO (mm)	RO (mm)	FS (mm)	MO (mm)	RO (mm)	FS (mm)	MO (mm)	RO (mm)	FS (mm)
1' - 11 3/4" (603)	2' - 0" (610)	1' - 11 1/2" (597)	ESDH1620	ESDH2020	ESDH2620	ESDH2820	ESDH3026							
2' - 5 3/4" (756)	2' - 6" (762)	2' - 5 1/2" (749)	ESDH1626	ESDH2026	ESDH2626	ESDH2826	ESDH3026							
2' - 11 3/4" (908)	3' - 0" (914)	2' - 11 1/2" (902)	ESDH1630	ESDH2030	ESDH2630	ESDH2830	ESDH3030							
3' - 5 3/4" (1050)	3' - 6" (1067)	3' - 5 1/2" (1054)	ESDH1636	ESDH2036	ESDH2636	ESDH2836	ESDH3036							
3' - 11 3/4" (1213)	4' - 0" (1219)	3' - 11 1/2" (1207)	ESDH1640	ESDH2040	ESDH2640	ESDH2840	ESDH3040							
4' - 5 3/4" (1365)	4' - 6" (1372)	4' - 5 1/2" (1359)	ESDH1646	ESDH2046	ESDH2646	ESDH2846	ESDH3046							
4' - 11 3/4" (1518)	5' - 0" (1524)	4' - 11 1/2" (1511)	ESDH1650	ESDH2050	ESDH2650	ESDH2850	ESDH3050 E							
5' - 5 3/4" (1670)	5' - 6" (1676)	5' - 5 1/2" (1664)	ESDH1656	ESDH2056	ESDH2656	ESDH2856	ESDH3056 E							
5' - 11 3/4" (1822)	6' - 0" (1829)	5' - 11 1/2" (1816)	ESDH1660	ESDH2060	ESDH2660 E	ESDH2860 E	ESDH3060 E							
6' - 5 3/4" (1975)	6' - 6" (1981)	6' - 5 1/2" (1969)	ESDH1666	ESDH2066	ESDH2666 E	ESDH2866 E	ESDH3066 E							

MARVIN ESSENTIAL™ COLLECTION

DOUBLE HUNG - Transoms and Multiple Assemblies

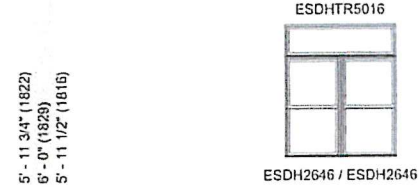
Transom Muller Over Double Hung

MO (mm)	2' - 6" (762)
RO (mm)	2' - 6" (762)
FS (mm)	2' - 5 1/2" (749)



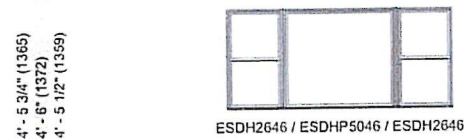
Transom Muller Over Double Hung 2 Wide

MO (mm)	5' - 0" (1524)
RO (mm)	5' - 0" (1524)
FS (mm)	4' - 11 1/2" (1511)



Double Hung Flankers with Center Picture*

MO (mm)	10' - 0" (3048)
RO (mm)	10' - 0" (3048)
FS (mm)	9' - 11 1/2" (3035)

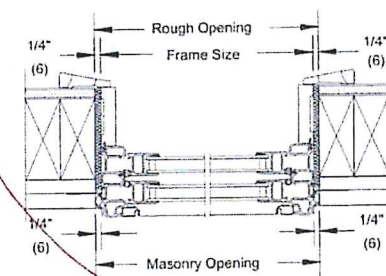


Double Hung Flankers with Center Operator

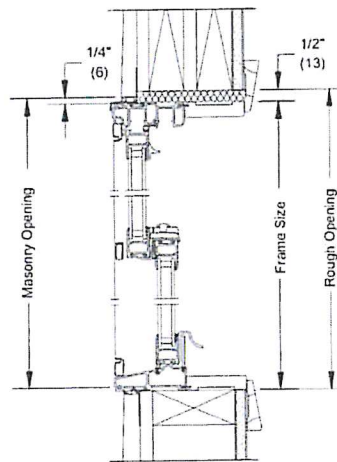
MO (mm)	7' - 6" (2286)
RO (mm)	7' - 6" (2286)
FS (mm)	7' - 5 1/2" (2273)



Construction Details



Jambs



Head Jamb
& Sill



Vertical Mullion



Horizontal Mullion
Transom/Operator

* This product is only available field muller.

Details and Elevations not to scale.

Available in equal, cottage, and reverse cottage sash configurations. Cottage and reverse cottage sash configurations are not available on 20, 60, and 66 call number heights.

Obscure Glass option available on all units.

Special sized units available within product size matrix. See your Marvin retailer.

Units may optionally include a window opening control device tested to ASTM F2090-10, which can be released from the inside without the use of a key, tool, special knowledge, or force greater than that required for normal unit operation.

See page 52 for specific PG Ratings.

For further details and drawings visit the 'Tools and Documents' section at Marvin.com.

MULTIPLE ASSEMBLIES

Multiple assemblies can be factory muller.

MAXIMUM ROUGH OPENING not to exceed 114" x 78". Maximum up to 6 units wide by 1 unit high.

MAXIMUM ROUGH OPENING not to exceed 96" x 96". Maximum up to 5 units wide by 5 units high.

Field mull kits are available. Structural mullion reinforcement is required for some assemblies.

Please consult your local Marvin representative for more information.

Ryan Morrison

From: Joseph Campanella Cleary <campanella.cleary@gmail.com>
Sent: Thursday, January 14, 2021 1:00 PM
To: Ryan Morrison
Cc: James Sherrard
Subject: Re: 400 North St ADU proposal

[WARNING]: External Message, please be cautious.

I understand that the City declines to address the issue re: private ownership, but to overlook it completely in permitting, and not warn Mr. Boyden of this is very concerning.

Is the city in the business of setting its citizens up for civil lawsuits through a flawed permitting process? As was previously and specifically given as a requirement according to emails from Mr. Sherrard:

“It is the applicant’s responsibility to make sure that this maintenance takes place through a written agreement with the owner(s). Copy of such agreement is subject to review and approval of the City Attorney.”

Having Will drive his vehicle up and over the curb is **not a solution** to water draining down his driveway when the catch basin overflows, nor is the permeable block driveway. I expect that our property will still sustain damage from the current driveway plan, with no recourse if it is approved and built as planned.

As you undoubtedly know from parking/driveway issues around the city, **curbs that are regularly driven over cease to be curbs**—they are broken down and crumble.

In addition, by allowing the planned driveway, **the city will be creating a potential safety hazard for our property and family**: In order to drive over a 4-6” curb, the vehicle will have to be given sufficient power. As it surges over the curb it will then drive down a >10% grade with very little run-out to our fence. Will has called it a “gentle grade”, but it is clearly not—the current configuration can be considered a “terrace”—an approximately 2’ retaining wall built into a hillside.

In ice or snow the potential for a vehicle to lose control and hit our fence or harm our family is not hyperbole, but a very real risk of cramming a poor plan into unsuitable landscape. I would add that this could create legal exposure for both the applicant and the City, as is an easily foreseeable risk.

In order to mitigate this risk, the City should ask for amended driveway plans.

Have you and Mr. Sherrard visited the site and seen the contours? Besides the issues with the ownership of Dan’s Ct., the proposed driveway is extremely impractical and it is a mystery why the City would attempt to shepherd this project through as planned.

Mr McKenna has plenty of parking and access from North Street, and the ADU standard allows stacked parking.

We continue to ask, in the strongest possible terms, that the City reject the application as submitted, and require amended plans that make use of the current, permitted driveway and parking area.

Joe Cleary
158 N. Willard

On Jan 14, 2021, at 12:03 PM, Ryan Morrison <rmorrison@burlingtonvt.gov> wrote:

Hi Joe.

I'm cc'ing James Sherrard on this so he can see your concerns.

Since it's a private street, we don't get involved in whether or not the street owner is for or against a proposal. Zoning will see it as an access, and if there's an issue between the applicant and the street owner, then that would be addressed privately – civil matter.

Thanks for the reminder about the other two interested parties – I just emailed them. Technically, the hearing was continued a few times since the first public meeting – which was publicly warned back in September. During each hearing held (Sept. 15, Oct. 20, and Dec. 1) a date certain for each continued hearing was made, thus counting as public notice.

Thanks!

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

"Please note that this communication and any response to it will be maintained as a public record and may be subject to disclosure under the Vermont Public Records Act."

From: Joseph Campanella Cleary [<mailto:campanella.cleary@gmail.com>]
Sent: Thursday, January 14, 2021 11:40 AM
To: Ryan Morrison <rmorrison@burlingtonvt.gov>
Subject: Re: 400 North St ADU proposal
Importance: High

[WARNING]: External Message, please be cautious.

Hello Ryan,

I am very concerned that it appears that a KEY condition have been removed from the Stormwater permitting process:

"It is the applicant's responsibility to make sure that this maintenance takes place through a written agreement with the owner(s). Copy of such agreement is subject to review and approval of the City Attorney."

-page 4, Correspondence with James Sherrard, as listed for 12/1/20 DRB

My conversations with Doug Boyden, the owner of Dan's Ct., indicate that he is not in favor of the increased traffic on his road, or the proposed driveway. Why would the City push this forward without the assent and approval of Mr. Boyden, when this condition was given to the applicant, and seemingly not met?
sincerely,

Joe Cleary
158 N. Willard St.

P.S.

If your email is meant to be an official notice to interested parties, you should also notify neighbor(s) Luke Purvis, who attended the first two hearings, as well as Laura Trieschmann (lvt7765@hotmail.com), two other neighbors who will, like us, be negatively impacted by this ADU.

On Jan 14, 2021, at 11:03 AM, Ryan Morrison <rmorrison@burlingtonvt.gov> wrote:

Good morning

Attached is my memo for next week's DRB meeting – all requirements have been met and it now looks like the DRB will be able to act on the application. The following link to the DRB page shows the packet, complete with all updated plans. Will, you will need to attend the meeting in order for the DRB to act on the application. Tuesday, January 19 at 5 pm. Let me know if you have any questions.

<https://www.burlingtonvt.gov/DPI/DRB/Agendas>

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

"Please note that this communication and any response to it will be maintained as a public record and may be subject to disclosure under the Vermont Public Records Act."

<North.St.400.ZP21-0076CA.CU.1.19.21.MEMO.pdf>

Department of Permitting & Inspections

Zoning Division
645 Pine Street
Burlington, VT 05401
Telephone:(802) 865-7188
(802) 865-7195 (FAX)
(802) 865-7142 (TTY)

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



MEMORANDUM

To: Development Review Board
From: Ryan Morrison, Associate Planner
Date: January 19, 2021
RE: 21-0076CA/CU; 400 North Street

=====

After additional conversation with stormwater program staff, the following conditions are recommended to be added to Zoning Permit 21-0076CA/CU:

- 1. The applicant shall obtain permission from the owner of Dan’s Court to utilize the private street for access to the proposed ADU at 400 North Street.
- 2. Maintenance Plan for Catch Basin 5262 shall be implemented and adhered to for the use of the ADU if it continues to utilize access off Dan’s Court.

Scott Gustin

From: Ryan Morrison
Sent: Friday, January 15, 2021 8:23 AM
To: Scott Gustin
Subject: Fw: Dan's Court

Additional correspondence for 400 North St. Would you be able to post it for me? I can't from home. Tha

From: douglas boyden <dgboyden@gmail.com>
Sent: Thursday, January 14, 2021 5:30 PM
To: Ryan Morrison <rmorrison@burlingtonvt.gov>
Subject: Re: Dan's Court

[WARNING]: External Message, please be cautious.

Thanks Ryan,

It seems unlikely that I will attend the zoom meeting regarding Will McKenna's application.

Here is my input concerning his plans for 400 North St.. It seems counter-intuitive to me for the city to approve a plan for which the access requires another private citizen's (currently not granted) permission.

I think Mr. McKenna's building project looks great, and I do not want this to be taken as disapproval. I would welcome his additional dwelling next door to my property. I feel it should be known, however, that I do not intend to allow motor vehicle access from Dan's Court, which belongs to me, strangely enough.

Sincerely,

--

Douglas G. Boyden
Cel (802)363-8084

Please note that this communication and any response to it will be maintained as a public record and may be subject to disclosure under the Vermont Public Records Act.

I wish to add my thoughts and concerns regarding the ADU proposal for 400 North Street to those of my neighbors. I own the abutting property at 156 North Willard Street. I appreciate this opportunity.

Firstly, I have observed a lack of evaluation of the garage for its historic contribution to our neighborhood and Burlington, which should be the first step in a process requesting demolition of any building. Based on historic maps, this garage was constructed sometime between 1926 and 1942, the period during which automobile ownership and travel blossomed in our city and nation. There is neither a good context nor understanding of these transportation-related resources in Burlington and how the automobile or garage have shaped our built environment. Your evaluation this garage is not historic is based on the architectural inventory of Burlington that was completed in 1993-1994. This inventory had a focus on primary resources (i.e.: houses, apts, stores) and was not a comprehensive survey. It was conducted from the public right-of-way resulting in the recordation of primarily those resources fronting our streets; outbuildings like garages were only sporadically noted. It was an inventory and not a reconnaissance survey, meaning some of the information is incorrect as is common for this type of inventory because there is little accompanying research. Most importantly, this inventory is significantly outdated. The designation of the resources from this 1993-94 inventory to the Vermont State Register in 2007 was broad, with no analysis of the inventory findings nor assessment of individual properties and their supporting resources like garages. Since the designations, no new evaluation has been made of most of the properties, which (again) should be the first step in a process requesting demolition. I wish to be clear that this is not a statement on my part that the garage at 400 North Street is significant or has integrity, as I have not undertaken the evaluation. Rather this is a plea that such an evaluation must be part of your process. I applaud the city's ongoing effort to address the challenge of updating survey and documentation materials. However, please do not assume the 27-year-old inventory and the 13-year-old State Register listing based on that outdated inventory are the final evaluation tools of Burlington's historic resources. I caution that if this is to be the process, then we shall regretfully lose much of what we cherish in our Queen City piece by piece.

Secondly, allowing access to the ADU via a privately owned court, without that owner's active and written participation, is irresponsible. The applicant has made compliance statements he may not be able to rightfully undertake, which shall directly affect the catch basin and our abutting properties. As noted already by my North Willard Street neighbors, there is an issue of flooding at the rear of our lots especially with the melting of snow and during the rain seasons. This causes my backyard to freeze and flood for weeks at a time. As climate change evolves, this flooding has begun to adversely affect the foundation of my house. With the public record for this application is an undated, unsigned maintenance plan for the catch basin, which is unacceptable as it leaves no accountability, nor does it address the ownership of Dans Court where the basin is located. What assurance do we have that this maintenance plan will be enacted and by whom?

Finally, allowing a vehicle to drive regularly over a curb is not a thoughtful community design solution and shall set a precedent Burlington does not need or want. Curbs are prone to deteriorate quickly when driven over habitually, which will certainly be unsightly and cause further damage to the infrastructure that likely shall induce more/new water issues. Moreover, I have concerns about how a vehicle shall be able to successfully turn 90 degrees over a curb from a court that is already difficult to maneuver due to the number of parked cars and outdoor activities of the residents of Dans Court. If there is a loss of vehicle control, possibly from hitting ice or accelerating to get over the curb, a vehicle shall most certainly become a safety hazard for the property and precious lives at 158 North Willard. Relocation of the driveway will likely move this safety hazard to either my property at 156 North Willard or 164 North Willard.

RECEIVED

JAN 19 2021

BURLINGTON

There is a great need for housing in Vermont, but this difficult-reached sliver of land just may not be part of the solution. Thank you for your efforts balancing the preservation with the need to development/improve our great city.

Respectfully,

Laura V. Trieschmann

156 North Willard Street

Burlington Development Review Board

Department of Permitting & Inspections
645 Pine Street
Burlington, VT 05401
www.burlingtonvt.gov/DPI/DRB
Telephone: (802) 865-7188
Fax (802) 863-0466

Brad Rabinowitz
AJ LaRosa
Springer Harris
Geoff Hand
Brooks McArthur
Kienan Christianson
Caitlin Halpert
Sean McKenzie, (Alternate)
Ravi Venkataraman, (Alternate)



BURLINGTON DEVELOPMENT REVIEW BOARD

Tuesday, January 19th, 2021, 5:00 PM

REMOTE MEETING

Zoom <https://us02web.zoom.us/j/86262385645?pwd=d2RJQ3FVNHRvVzFWUjRaTDQrVC83UT09>

Webinar ID: 862 6238 5645

Password: 842557

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

Meeting link: <https://www.cctv.org/watch-tv/programs/burlington-development-review-board-350>

Draft Minutes

Board Members Present: Brad Rabinowitz, AJ LaRosa, Brooks McArthur, Caitlin Halpert, Geoff Hand, Sean McKenzie (Alt)

Board Members Not Present: Kienan Christianson, Springer Harris, Ravi Venkataraman (Alt)

Staff Members: Scott Gustin, Mary O'Neil, Ryan Morrison, Alison Davis

I. Agenda

B. Rabinowitz: No changes to the agenda

II. Communications

B. Rabinowitz: No additional communications. Meeting packets posted on [website](#).

III. Minutes

B. Rabinowitz: Minutes from previous meeting posted on [website](#).

IV. Consent

1. 21-0530CA; 60 Institute Road (RCO-RG, 4N) Burlington Parks Recreation and Waterfront

Construction of 85' long road; demo existing dump station and two RV stanchions, construct new RV dump station with water tower. (Project Manager: Scott Gustin)

Max Madalinski appeared on behalf of item

No public appeared

B. Rabinowitz: Asks if applicant has reviewed the Staff's report and recommendations.

M. Madalinski: Yes, agree. Will forward up to complete Staff recommendations.

B. Rabinowitz: Asks if any Board Members disagree to treating item as consent.

No objections

B. Rabinowitz: Asks if there is any public to comment on item.

No public

B. McArthur: Motion to approve application and adopt Staff findings and recommendations.

G. Hand: Seconds motion

6-0-0

V. Public Hearing

1. 21-0076CA/CU; 400 North Street (RL, Ward 1E) William McKenna

Remove garage; construct accessory dwelling unit in backyard; driveway and parking reconstruction. *Continued review.* (Project Manager: Ryan Morrison)

Will McKenna appeared on behalf of item

James Sherrard, Joseph Cleary, Laura Trieschmann, Luke Purvis, Sharon Bushor provided public testimony

B. Rabinowitz: Explains item is a continued review. Erosion Prevention and Sediment Control (EPSC) plan has been submitted. Asks applicant to speak on behalf of item and progress of application.

W. McKenna: Explains that the last meeting it was determined there was more information needed for the EPSC plan approval. The Board could not deliberate unless the EPSC plan was approved. Site survey was performed. Received professional help and created engineering plan to understand project will be feasible. Was told that was the needed missing piece.

B. Rabinowitz: Addresses public comment about Dan's Court and how it is designated as a private road. Asks if it is correct that the applicant will need to obtain access to that street.

W. McKenna: Yes, correct. Has talked with Doug Boyden who is the owner of the Court and his comment is that he does not want to allow access at that location for driveway. That is fine and in his right. Viewing these items as two different issues. The City is requiring and asking to approve the site plan, but obviously if not granted access to Court, then will not be able to use that driveway. Is an interesting situation.

B. Rabinowitz: Understands that plan is to now have French drain and permeable driveway is in plan. Asks if there are any other questions from Board for applicant.

No questions from Board

J. Cleary: Wants to discuss design elements. Asks to confirm that gutters lead to a dry well, a plan that was mentioned in an earlier meeting. Suggests snow guards for the western facing roof. Has large two car garage on adjacent property that sits close to property line. Is worried about snow falling onto garage and damaging structure. Would address the driveway separately.

B. Rabinowitz: Gutters are shown on the building elevations on both sides.

J. Cleary: Asks what gutters lead to.

B. Rabinowitz: Will need to ask applicant

J. Cleary: Was a very helpful suggestion from Board for snow guards on western side. Will help alleviate some of our concerns. Confused about driveway. Ryan had sent out a memo about the driveway earlier. There had been a requirement for a signed agreement between Will and Doug Boyden. That requirement seemed to have been dropped, not sure if that is still required or not.

B. Rabinowitz: Do not believe that is in our purview

J. Cleary: Asks Ryan Morrison to clarify

R. Morrison: Yes, a recommended condition was sent out to include the owner of Dan's Court. They were suggested recommendations for the Board for this item during tonight's meeting. The Board can decide whether that condition is applicable.

J. Cleary: Asks if that is connected to the Stormwater permit or to the entire permit.

R. Morrison: For the permission to use the access to the Court, that would be more of a civil issue. Could potentially be wrapped into an approval or denial of the application.

J. Cleary: Submitted letter with concerns. There were concerns that Doug Boyden was not brought into the conversation earlier in the process. We have been dealing with these issues since October. Would recommend to the Board that the driveway design is not suitable. Dan's Court is very narrow. Even just pulling into and pulling out of driveway would be problematic. If there is snow and plowing, that area becomes very narrow. The other concern in letter was that the plan is to have cars jump the curb and then go down a steep driveway. Seems like a bad idea. Right now there is a retaining wall, the landscape is essentially a terrace. You drop down from Dan's Court two feet, and then you drop down at least another foot to our adjacent property line. Laura mentioned in her letter that it would be difficult to make that turn. That curb in terms of Stormwater will not last since driving over a curb continuously wears it down. Does not think that will solve the Stormwater issue. Does question whether the hypothetical of if this is not owner occupied, if that becomes one large rental compound, so ADU concerns us in those terms.

B. Rabinowitz: With the last concern, there is a requirement if it is rented separately. It is a requirement to be owner-occupied.

J. Cleary: Concerns with building being turned into one large rental unit.

S. Gustin: Explains requirement of ADU and what happens if it ceases to be owner occupied.

J. Cleary: For driveway issue, believes Board should use discretion and not allow poor design.

B. Rabinowitz: Invites next member of public to speak on item.

S. Bushor: Issue is if DPW has signed off for the Stormwater, hoping that they have also looked at the overall proposal. Was hoping they would make a statement about if the driveway was created without an adequate curb cut or apron. Asks if DPW evaluated how Stormwater would be adequately addressed. Wants to know if the integrity of that curb would remain. If that was part of the overall solution, would think that they need to look at this project again.

B. Rabinowitz: Invites next member of public to speak on item.

L. Purvis: Dan's Court is a densely occupied rental unit street owned by property owners who do not live in the area. This creates livability issues for the people living in the neighborhood. Allowing Will McKenna to make a connection in from Dan's Court would allow him to reach an agreement with the people of Dan's Court to be part of that maintenance; it also increases the communication and accountability of Dan's Court to the neighborhood. We will have a point of contact if issues were to arise. Benefits the entire neighborhood. If curb was to break down, there would be significant Stormwater issues. Supports project. Would support a condition that the curb where driveway would enter Dan's Court, the height should be part of the maintenance plan.

B. Rabinowitz: Invites next member of public to speak on item.

L. Trieschmann: Adjacent property owner. Garage is a boundary on the edge of property, dividing them. Wants to reiterate that the driveway over the curb is not a great idea. Would agree with the maintenance of the catch basin. Very busy and narrow lot already.

B. Rabinowitz: Asks Will McKenna about slope of driveway. Asks if the option of making the driveway elevation higher than street was ever considered.

W. McKenna: For the area that the driveway would be going, it measures about 18 inches. Did not think it would have to do with the slope. Gives more details about slope of driveway and plan for future considerations.

C. Halpert: Asks if having the parking spot connected to the existing driveway where the existing garage is being removed was ever considered.

W. McKenna: Did consider that option. There is currently stacked parking, but concerns with snowfall from roof. There are a lot of questions with catch basin. Catch basin is not even next to property. Proper drainage in this area was centered towards this catch basin. Not fair condition to not have responsibility fall on him. Catch basin maintenance does not legally fall on him.

G. Hand: Asks to speak to the concern about driving over the curb and the issues that raises with the surrounding properties.

W. McKenna: Was a solution for Stormwater with the contour of the street. Seems like water runs up against curb and is funneled towards catch basin. One of the concerns was if there is a curb cut, instead of funneling towards the catch basin, the water would come down the driveway. Would be okay with keeping what is existing there. It would alleviate the concerns with Stormwater issues. The existing curb is not huge and would not take much force for a car to pass over the curb. If the curb is cracked or deteriorated from driving over curb, would agree with a condition that includes responsibility of maintenance of curb.

G. Hand: Does not seem like best solution for curb or car driving over curb.

W. McKenna: Project is unconventional, but solutions are possible for the issues we are addressing.

B. Rabinowitz: Invites any other members of Board or public who has anything else to comment or ask to do so.

No additional questions or comments

B. Rabinowitz: Closes public hearing

VI. Certificate of Appropriateness

- 1. 21-0049CA/LL; 9-11 Lafountain Street (NMU, Ward 3C) PBGC LLC, Sam Gardner**
Lot merger #1 and #2; construct single family home. (Project Manager: Ryan Morrison)

Sam Gardner appeared on behalf of item

No public provided comment

B. Rabinowitz: Asks project manager, Ryan Morrison, about the existing and proposed parking for the project.

R. Morrison: Technically the parking is on an adjacent property. The parcels have been combined for tax purposes, so it is seen as one property, but the parking is on a different property.

B. Rabinowitz: Asks if the property has a permit that requires parking.

R. Morrison: No, not with the duplex construction.

S. Gardner: Explains and gives some comment on project.

B. Rabinowitz: Compliments project. Asks if any Board members have questions for the applicant. Asks if there is any public to comment on project.

No comments

B. Rabinowitz: Closes public hearing

2. 21-0396CA; 217-219 North Winooski Ave (NMU, Ward 2C) Jade Age LLC, Steven Schenker

Construct new 3-unit apartment building and related site work. (Project Manager: Ryan Morrison)

Steven Schenker appeared on behalf of item

No public provided comment

B. Rabinowitz: Asks if this project benefits from the new parking regulation

R. Morrison: Yes, it does.

B. Rabinowitz: Invites applicant to speak about project.

S. Schenker: Gives details about project and new construction. There is limited on-site parking that benefit from the new parking regulations.

B. Rabinowitz: Asks if the new building is four studio apartments.

S. Schenker: Correct.

B. Rabinowitz: Mentions comment brought up by Design Advisory Board about removing column between two parking spaces.

S. Schenker: Is a structural engineering issue. The spaces do meet the size requirements for parking, but do agree with taking it out. Just not ready to commit to that action at this point.

B. Rabinowitz: Compliments project. Asks if there are any other questions from Board members. Asks if there are any members of public who have comments.

No comments

B. Rabinowitz: Closes public hearing

VII. Other Business

1. Zoning Amendments

S. Gustin: Five significant zoning amendments that have been adopted within the last year or so. Explains Accessory Dwelling Unit (ADU) administrative approval amendments and changes to those requirements.

B. Rabinowitz: Asks if that applies to the 400 North Street, Dan's Court issue project.

S. Gustin: Correct. There is no parking requirement for ADU's. Explains that the State also passed a statute revising statutory limitations for square footage and bedroom configuration definition.

B. Rabinowitz: Asks about details to the square footage change.

S. Gustin: Explains that goal is to allow applicants to make a bigger ADU if you have a small primary dwelling unit. Explains changes to parking standards. New parking district in Downtown, explains details. Moderate to big projects need to have a Transportation Demand Management plan. Some changes to parking dimensional standards. Changes to applicable standards of front yard parking standard. Explains details. Explains that 311 North Avenue has re-zoned from Medium-Density Residential to Recreation-Conservation and Open Space. No changes Daycare standards, but now have a singular Daycare category instead of small and large designation.

B. Rabinowitz: Asks if Board has any questions.

VIII. Adjournment

Meeting adjourned at 5:56pm

Bradford L. Rabinowitz, Chair of Development Review Board

Date

Alison Davis

Alison Davis, Zoning Clerk

Date

Plans may be viewed upon request by contacting the Department of Permitting & Inspections 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 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/dpi/drb/agendas or the office notice board, one week before the hearing for the order in which items will be heard.

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