

Burlington Development Review Board

Department of Permitting & Inspections
645 Pine Street
Burlington, VT 05401
www.burlingtonvt.gov/DPI/DRB
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Brad Rabinowitz
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Kieran Christianson
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Sean McKenzie, (Alternate)



BURLINGTON DEVELOPMENT REVIEW BOARD

Tuesday, January 4, 2022, 5:00 PM

PUBLIC HEARING NOTICE

Physical location: 645 Pine Street, Front Conference Room, Burlington VT 05401

and

Zoom: <https://us02web.zoom.us/j/86151740219?pwd=UmNWZnVaWURZb0U3a0pGeDILWUU2Zz09>

Password: 353047

Webinar ID: 861 5174 0219

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

- 1. ZP-21-720; 86-88 North Winooski Avenue (RM, Ward 2C) Nora King / Gerald LeClair**
Request permit for after-the-fact partial demolition of a historic carriage barn in response to a Notice of Violation, and request approval to demolish the remaining carriage barn.
- 2. ZP-21-606; 111 North Winooski Avenue (RH, Ward 3C) Michael Alvanos / Daniel & Holly Trahan**
Demolition of rear structure (barn) and construction of 6 new apartments at the rear of the property with associated parking and landscape improvements
- 3. ZP-21-762; 22 Park Street (RH, Ward 2C) Rolf Danielson**
Apply for Bed & Breakfast status for Unit 3 (2 bedroom) and Unit 4 (3 bedroom)
- 4. ZAP-21-19; 2 Tower Terrace (RL, Ward 6S) Kellen Brumsted / Mark Stephenson & Linda Jones**
Appeal of deck permit

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/dr/agendas or the office notice board, one week before the hearing for the order in which items will be heard.

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

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Individuals who require special arrangements to participate are encouraged to contact the Zoning Division at least 72 hours in advance so that proper accommodations can be arranged. For information call 865-7188 (TTY users: 865-7142).

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Department of Permitting and Inspections

Zoning Division
645 Pine Street
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William Ward, Director
Theodore Miles, Code Compliance Officer
Charlene Orton, Permitting and Inspections Administrator
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Ryan Morrison, Associate Planner
Vacant, Planning Technician
Celeste Crowley, Permit Administrator



MEMORANDUM

To: Development Review Board
From: Mary O'Neil, AICP, Principal Planner
Date: January 4, 2022
RE: ZP21-762 22 Park 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 Number: ZP21-762

Zone: RH **Ward:** 3C

Date application accepted: November 3, 2021

Applicant/ Owner: Rolf Danielson

Request: 5 bedroom Bed and Breakfast; 2 bedrooms (Unit 3) and 3 bedrooms (Unit 4). Modify west elevation of garage to add new vehicular opening and move pedestrian door to north elevation. 9 parking spaces on site.

Background:

- **Zoning Permit 20-0274CA;** replace 6 windows on second floor. September 2019.
- **Zoning Permit 18-0189CA;** addition of pergola east side of garage. Addition of gravel areas north side garage under bike storage area and under pergola. Resurface driveway gravel. Add topsoil east side of lot. August 2017.
- **Zoning Permit 16-0940CA;** reside garage, add bike storage lean to, repair front porch. March 2016.
- **Zoning Permit 15-0912CA;** remove three basement windows, fill with redstone. Replace two existing lower level windows. Add living space to basement, no change in the number of living units. April 2015.
- **Zoning Permit 13-0968CA;** new skylight on north side, new roof cover over door on east side, and other as-built project changes associated with zoning permit 13-0246CA. May 2013.
- **Zoning Permit 13-0246CA;** renovate building to enclose staircase and construct rear addition with new foundation. **Change living units from three to four.** Replace door, window and add portico. Install metal roofing. September 2012.
- **Zoning Permit 12-1031CA;** relocate entry door from north side f back porch to west side of back porch. Infill window opening with said door, add new window next to door on west side of porch. Change use from single family to triplex. May 2012.

- **Zoning Permit 89-435 / COA 89-086;** construct third floor fire escape to ground on rear of existing single family home. Use remains single family. September 1989.
- **Zoning Permit 81-259;** erect on south side of house a stockade fence. October 1980.
- **Zoning Permit (n.n.);** Eleanor Hazard to erect a 6' x 40' stockade fence. August 1977.
- **Zoning Permit (n.n.);** Rowland Hazard to rebuild the front porch. August 1977.
- **Zoning Permit (n.n.);** Rowland Hazard to erect a 6' x 14' cyclone fence gate on the south side of the property; erect a 4' x 10' picket fence between the garage and shed on the rear of the property. September 1975.

Overview: The applicant seeks to change the use to include Bed and Breakfast use in two of the existing four units; one with two bedrooms (unit 3) and one with three bedrooms (Unit 4.) Bed and Breakfast use is a Conditional Use in the RH zoning district.

As the Short Term Rental regulations have not yet advanced to adoption, applications for short term rental use less than 30 days must be reviewed as a Bed and Breakfast, Hostel, or Hotel/Motel.

Bed and Breakfast use is predicated on owner occupancy. The applicant has confirmed that he lives in one unit.

Since 2012 22 Park Street has changed from a single family home to a triplex (May 2012) and then to four units (September 2012.) Two of those units are proposed to be utilized as the Bed and Breakfast.

Recommended motion: Certificate of Appropriateness Consent approval, per the following findings and conditions:

I. Findings

Article 2: Administrative Mechanisms

Section 2.7.8 Withhold Permit

Per this standard, the applicant is required to remedy all violations and close out all zoning permits issued after July 13, 1989 prior to issuance of a Certificate of Occupancy for this permit. See attached list for guidance on open permits/violations. **Affirmative finding as conditioned.**

Article 3: Applications, Permits and Project Reviews

Part 5, Conditional Use & Major Impact Review

Section 3.5.6 (a) Conditional Use Review

Standards

Approval shall be granted only if the DRB, after public notice and public hearing, determines that

the proposed conditional use and associated development shall not result in an undue adverse effect on each of the following general standards:

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

Conversion of two of the units (total 5 bedrooms) to Bed and Breakfast use would not appreciably alter the current impacts of the four-unit use. **Affirmative finding.**

2. *The character of the area affected as defined by the purpose or purposes of the zoning district within which the project is located, and specifically stated policies and standards of the municipal development plan;*

The property is located within the residential – high density zone. The neighborhood consists of single- and multi-family homes within buildings of similar scale. Accommodation for the additional space in the garage will require a modification to the west elevation of that structure and permitting. Residential density will remain unaffected. The property remains in character with the zoning district. **Affirmative finding.**

3. *The proposed use will not have nuisance impacts from noise, odor, dust, heat, and vibrations greater than typically generated by other permitted uses in the same zoning district;*

There is nothing within the application that includes a change to the existing residential structure. The garage entrance will be altered for a second vehicular entry. The use application will provide living space for guests on a short term basis. The less-than-30 day rental is not expected to generate nuisance impacts from noise, odor, dust, or similar. **Affirmative finding.**

4. *The transportation system is capable of supporting the proposed use in addition to the existing uses in the area. Evaluation factors include street designations and capacity; level of service and other performance measures; access to arterial roadways; connectivity; transit availability; parking and access; impacts on pedestrian, bicycle and transit circulation; safety for all modes; and adequate transportation demand management strategies;*

Little, if any, change in traffic is expected. Short term guests will arrive and depart within established timeframes. Guests will be within easy bike or walking distance to the downtown and area attractions. **Affirmative finding.**

5. *The utilization of renewable energy resources*

Nothing in this application would preclude the use of wind, water, solar, geothermal, or other renewable energy resource. **Affirmative finding.**

6. *Any standards set forth in existing City bylaws and city and state ordinances:*

The bed and breakfast must adhere to applicable life safety standards and provide payment of rooms and meals taxes as per the State of Vermont relative to short term rentals. **Affirmative finding as conditioned.**

(b) Major Impact Review Standards

Not applicable.

(c) Conditions of Approval

In addition to imposing conditions of approval necessary to satisfy the General Standards specified in (a) and (b) above, the DRB may also impose additional conditions of approval relative to any of the following:

1. *Mitigation measures, including but not limited to screening, landscaping, where necessary to reduce noise and glare and to maintain the property in a character in keeping with the surrounding area.*

The bed and breakfast is not expected to produce adverse effects in need of mitigation.

Affirmative finding.

2. *Time limits for construction.*

No construction timeline or phasing is included in this proposal. **Affirmative finding.**

3. *Hours of operation and/or construction to reduce the impacts on surrounding properties.* Guest check-ins will be limited to 7:00 am – 10:00 pm to minimize noise, traffic, and neighborhood nuisances. **Affirmative finding as conditioned.**

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

Any future enlargement or alteration will be reviewed under the zoning regulations in effect at that time. **(Affirmative finding as conditioned.**

and,

5. *Such additional reasonable performance standards, conditions and safeguards, as it may deem necessary to implement the purposes of this chapter and the zoning regulations.*

This is at the discretion of the DRB.

Article 4: Zoning Maps and Districts

Section 4.4.5 Residential Districts

(a) Purpose:

The Residential Districts are intended to control development in residential districts in order to create a safe, livable, and pedestrian friendly environment. They are also intended to create an inviting streetscape for residents and visitors. Development that places emphasis on architectural details and form is encouraged, where primary buildings and entrances are oriented to the sidewalk, and historic development patterns are reinforced.

Parking shall be placed either behind, within, or to the side of structures, as is consistent with the district and/or the neighborhood. Building facades designed for parking shall be secondary to the residential aspect of a structure.

5. *The Residential High Density (RH) district is intended primarily for high density attached multi-family residential development. Development is intended to be intense with high lot coverage, large buildings, and buildings placed close together. Parking is intended to be hidden either behind or underneath structures.*

22 Park Street is an existing four-unit residential building. No exterior changes are included in this application. A previous approval included 8 parking spaces behind the building. The applicant has offered to accommodate the additional required parking space (1 per bedroom + 2 for each remaining unit) within the existing garage, for a total of 9 spaces. The applicant will modify the west elevation of the garage to provide two vehicular entries.

Affirmative finding for multi-family residential use with rear yard parking.

(b) Dimensional Standards and Density

Table 4.4.5-3 Residential District Dimensional Standards

No exterior changes or changes to lot coverage are included. The last approval (ZP18-0189CA) included a revised lot coverage at 69.95% on a 7,270 sf lot. **Affirmative finding.**

(c) Permitted and Conditional Uses

The “bed and breakfast” (short term rental) use is conditional in the RH zone. Owner occupancy is required, and up to 5 rooms may be let. The applicant has provided evidence that 22 Park Street Unit 2 is his home. Owner occupancy is a prerequisite for consideration of a Bed and Breakfast. The bed and breakfast / short term rental will contain 5 bedrooms across two units. **Affirmative finding as conditioned.**

(d) District Specific Regulations

Not applicable.

Article 8: Parking

Section 8.1.8 Minimum Off-Street Parking Requirements

The property is located within the Neighborhood Parking District. Each unit requires 2 parking spaces. “Bed & Breakfast” uses require 1 parking space per bedroom. For the two units that remain discrete, 4 spaces are required. For the 5 bedrooms proposed across the remaining 2 units, 5 parking spaces (1 per bedroom) are required. The site currently has 8 parking spaces; the additional (9th) space to be offered within the existing garage. **Affirmative finding.**

Article 13: Definitions

Bed and Breakfast: an owner-occupied residence, or portion thereof, in which short-term lodging rooms are rented and where only a morning meal is provided on-premises to guests. The property owner has confirmed that he lives on-site. **Affirmative finding.**

II. Conditions of Approval

1. This approval is predicated on continued owner-occupancy of the property for the duration of the short term rental use.
2. Guest check-ins should be limited to 7:00 am – 10:00 pm to minimize noise, traffic, and neighborhood nuisances.
3. The short term rental must adhere to required life safety standards and provide payment of applicable rooms and meals taxes as per the State of Vermont.
4. All guest parking shall be on-site and off-street.
5. Standard permit conditions 1-15.

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

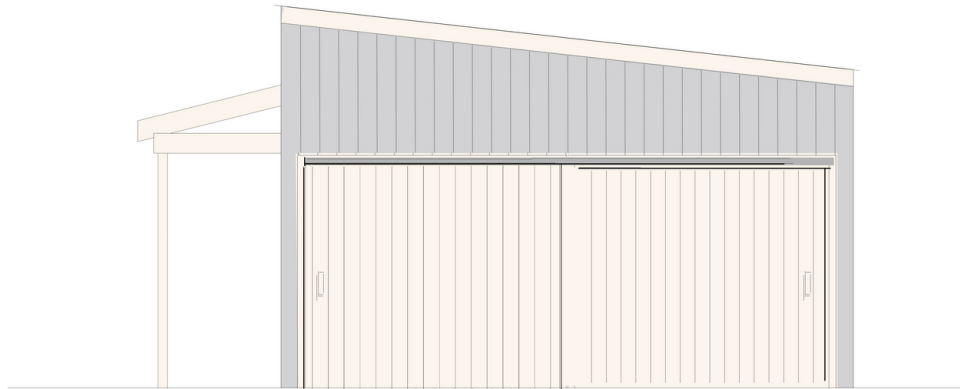
22 Park Street
Rolf Danielson
11/03/21



Second Floor

scale: 1/4" = 1'

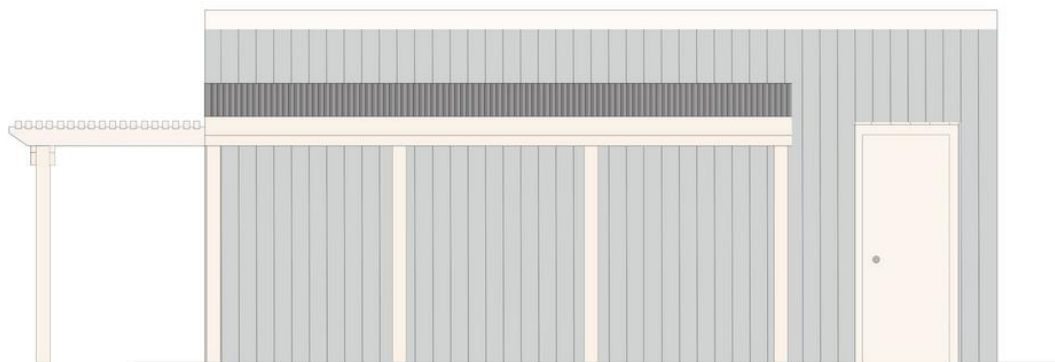
22 Park Street
Garage
Rolf Danielson
12/16/2021



West Side

1" = 2'

22 Park Street
Garage
Rolf Danielson
12/16/2021

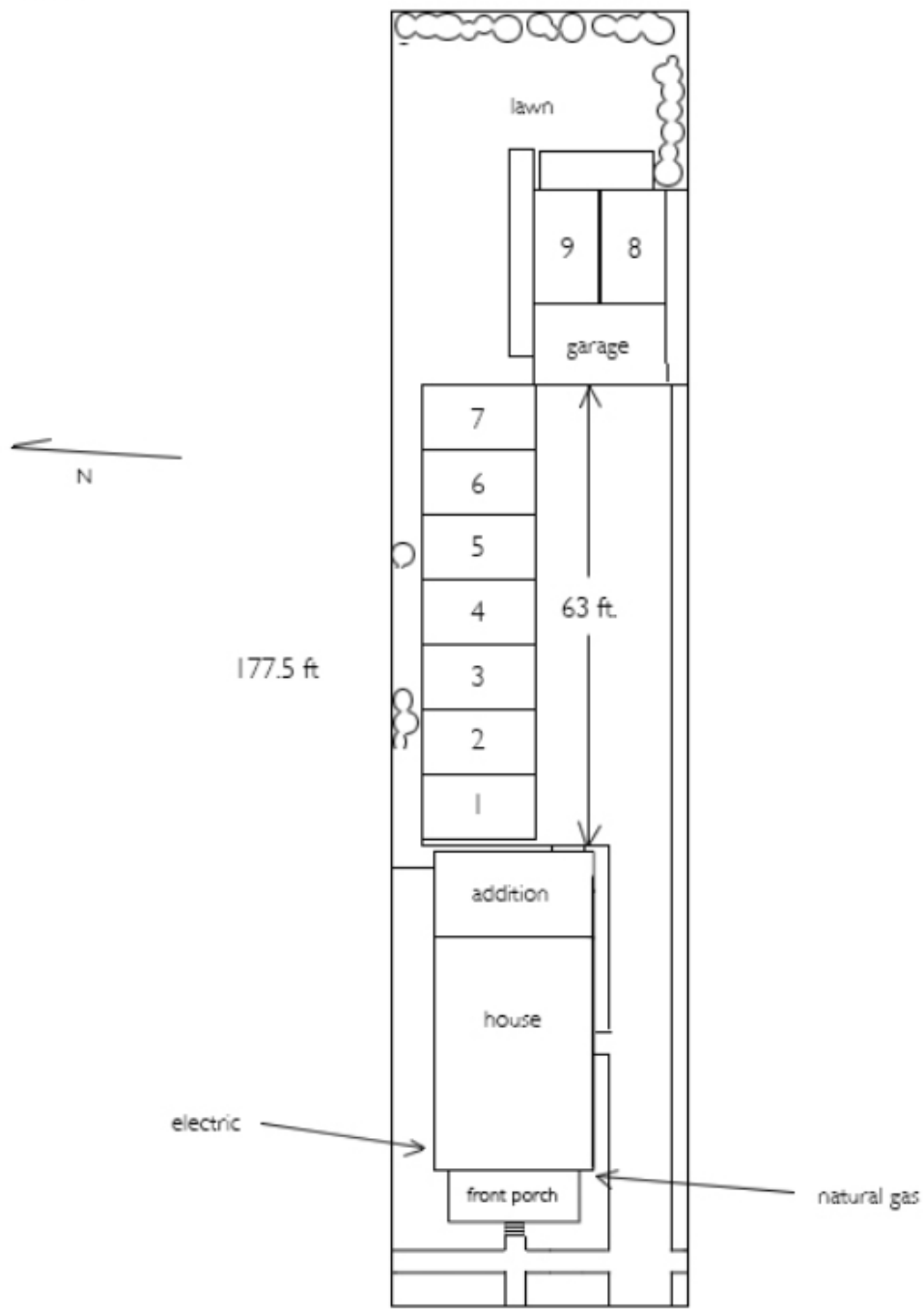


1" = 4'

North Side
move door from west side to
north side

22 Park Street
Rolf Danielson
12/10/2021

40.8 ft

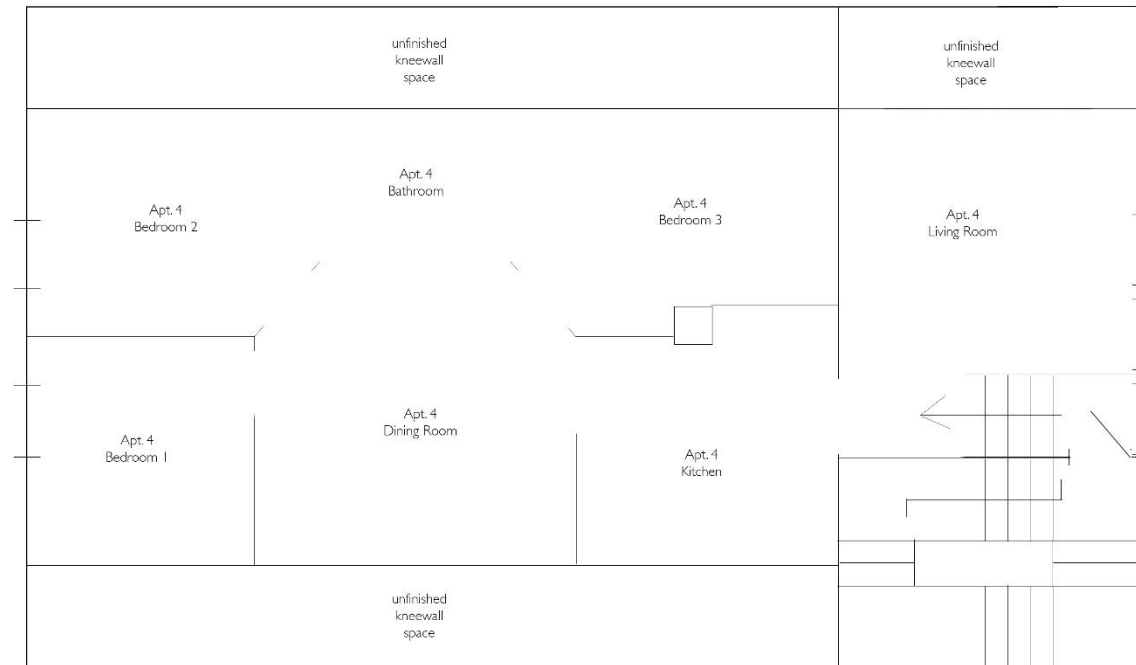


Park Street

Updated Parking Plan

1 in = 20 ft

22 Park Street
Rolf Danielson
11/03/21



Third Floor

scale: 1/4" = 1'

22 Park Street

Rolf Danielson

8/14/2017

40.8 ft

lean-to for bike storage

awn

proposed pergola

garage

8

7

6

5

4

3

2

63 ft

77.5 ft

house

electric

front porch

natural gas
water

Park Street

RECEIVED

AUG 18 2017

DEPARTMENT OF
PLANNING & ZONING

- NOTE -

ANY MODIFICATION 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/TOWNER.

FINAL APPROVAL

SIGNED: *[Signature]* no DATE: 8/30/17

Planning & Zoning Department
Burlington, Vermont

DEVELOPMENT REVIEW BOARD

January - December 2022

Regularly Scheduled Meetings - 1st and 3rd Tuesdays

Date of Meeting	Day of Week	Time	Location	PH Deadline - Wed 4pm	COA Deadline - Wed 4pm
January 4, 2022	Tuesday	5:00 PM	DPI Conference Room	December 8, 2021	December 15, 2021
January 18, 2022	Tuesday	5:00 PM	DPI Conference Room	December 22, 2021	December 29, 2021
February 1, 2022	Tuesday	5:00 PM	DPI Conference Room	January 5, 2022	January 12, 2022
February 15, 2022	Tuesday	5:00 PM	DPI Conference Room	January 19, 2022	January 26, 2022
March 8, 2022	Tuesday	5:00 PM	DPI Conference Room	February 9, 2022	February 23, 2022
March 22, 2022	Tuesday	5:00 PM	DPI Conference Room	February 16, 2022	March 2, 2022
April 5, 2022	Tuesday	5:00 PM	DPI Conference Room	March 9, 2022	March 16, 2022
April 19, 2022	Tuesday	5:00 PM	DPI Conference Room	March 23, 2022	March 30, 2022
May 3, 2022	Tuesday	5:00 PM	DPI Conference Room	April 6, 2022	April 13, 2022
May 17, 2022	Tuesday	5:00 PM	DPI Conference Room	April 20, 2022	April 27, 2022
June 7, 2022	Tuesday	5:00 PM	DPI Conference Room	May 11, 2022	May 18, 2022
June 21, 2022	Tuesday	5:00 PM	DPI Conference Room	May 25, 2022	June 1, 2022
July 5, 2022	Tuesday	5:00 PM	DPI Conference Room	June 8, 2022	June 15, 2022
July 19, 2022	Tuesday	5:00 PM	DPI Conference Room	June 22, 2022	June 29, 2022
August 2, 2022	Tuesday	5:00 PM	DPI Conference Room	July 6, 2022	July 13, 2022
August 23, 2022	Tuesday	5:00 PM	DPI Conference Room	July 20, 2022	July 27, 2022
September 6, 2022	Tuesday	5:00 PM	DPI Conference Room	August 10, 2022	August 17, 2022
September 20, 2022	Tuesday	5:00 PM	DPI Conference Room	August 24, 2022	August 31, 2022
October 4, 2022	Tuesday	5:00 PM	DPI Conference Room	September 7, 2022	September 14, 2022
October 18, 2022	Tuesday	5:00 PM	DPI Conference Room	September 21, 2022	September 28, 2022
November 1, 2022	Tuesday	5:00 PM	DPI Conference Room	October 5, 2022	October 12, 2022
November 15, 2022	Tuesday	5:00 PM	DPI Conference Room	October 19, 2022	October 26, 2022
December 6, 2022	Tuesday	5:00 PM	DPI Conference Room	November 9, 2022	November 16, 2022
December 20, 2022	Tuesday	5:00 PM	DPI Conference Room	November 23, 2022	November 30, 2022

Please note: The public hearing deadline and submission deadline are the last date that an application can be received to be eligible for inclusion on the scheduled meeting, but inclusion is not guaranteed. If the application is deemed incomplete, it will not be scheduled for a DRB meeting until the application is complete.

If the DRB Meeting already has too many items it may be closed earlier than the public hearing or COA application deadlines and any items received will be scheduled for the following meeting. The final items for the meeting agenda may still be amended after the application date by Zoning staff.

Date adjustment for Town Meeting Day and Bennington Battle Day.

Department of Permitting and Inspections

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Ryan Morrison, Associate Planner
Vacant, Planning Technician
Celeste Crowley, Permit Administrator



MEMORANDUM

To: Development Review Board
From: Mary O'Neil, AICP, Principal Planner
Date: December 21, 2021
RE: ZP21-509, 72-76 Elmwood Avenue

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

File: 21-509

Location: 72-76 Elmwood Avenue

Zone: RM **Ward:** 2C

Parking District: Neighborhood

Date application accepted: June 24, 2021

Request to defer for redesign and survey: July 23, 2021

Revised plans received: October 26, 2021, November 15, 2021.

DAB Review: November 9, 2021 and November 23, 2021

Applicant/ Owner: Michael Alvanos / PBGC LLC (Bill Bissonette)

Request: Build three unit detached residential structure on the site of the former Free Methodist Church. One existing single family residence remains on site. (Planned Unit Development)



Background:

- **Zoning Permit 20-0702CA;** Demolition of remaining foundation from fire totaled building. February 21, 2020; permit relinquished without action.
- **Non-Applicability of Zoning Permit Requirements;** rebuilding wheelchair ramp on east side of church (rear entrance); temporary ramp. August 2014.
- **Zoning Permit 85-263;** erect a picket fence, 4' high along the west and south boundaries. Construct storage shed on the east end of the property. June 1985.
- **Zoning Permit 81-596;** demolish a storage shed and rebuild 8' x12' which will replace existing storage shed. July 1981.
- **Zoning Permit 78-730;** Erect a steel storage shed in the rear of the church. May 1978.
- **Zoning Permit 76-419;** Replace front stairs and the sill in the rear of the building, erect a new floor for the porch. October 1975.
- **Zoning Permit n.n.;** erect a 6' x 45' chain link fence on the east and west property lines of 76 Elmwood Avenue and 16 Grant Street. July 1974.

Overview:

Burlington's Free Methodist Church was largely lost to a fire January 15, 2015. The rectory, a single family home on the same site, survived. The parcel has changed hands a number of times, and is now proposed for redevelopment; retaining the existing home, and added a detached three unit residential building.

At the DAB meeting 11.9.2021, the application review was tabled with a request for the following:

1. Provide screening for the parking area from the street;
2. Introduce barriers to prevent parking creep onto green space;
3. Introduce some design element to prevent rain and snow slide on north and south elevations;
4. Differentiate the first floor with a change of material, color or plane; and
5. Recommendations included in the staff report.

Revised plans were submitted 11.15.2021.

At the subsequent 11.23.2021 review, the DAB voted unanimously to recommend approval.

Recommended motion: Certificate of Appropriateness approval, per the following Findings and Conditions:

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 nonresidential buildings square footage are subject to impact fees as is any change of use which results in an added impact according to Section 3.3.4.

Section 3.3.8 Time and Place of Payment

(a) New Buildings

Impact fees must be paid at least seven (7) days prior to occupancy of a new building or any portion thereof.

By the Assessor's Property Database, the former Free Methodist Church had a gross area of 2,000 sf, which will be credited against Impact Fees. The following are Impact Fees as calculated from submitted plans:

Prior gross area, Free Methodist Church
(Taken from Assessor's Property database)

SF of Project

2,000

FY 22: July 1, 2021 - June 30, 2022

Department	Offices & Other Rate	Fee
Traffic	0.717	1,434.00
Fire	0.211	422.00
Police	0.372	744.00
Parks	0.445	890.00
Library	0.000	0.00
Schools	0.000	0.00
Total	1.745	\$ 3,490.00

Proposed new gross area

Based on three floors, each 27'4" x 54' (1475.82 sf per floor)

SF of Project

4,427

Department	Residential Rate	Fee
Traffic	0.208	920.91
Fire	0.235	1,040.45
Police	0.047	208.09
Parks	0.789	3,493.27
Library	0.488	2,160.60

Schools	1.019	4,511.58
Total	2.786	\$ 12,334.90

Difference: \$ 8,844.90

Allocation by
department:
Enter Total
Fee:

\$8,844.90

Department	Residential Rate	Fee
Traffic	0.208	660.35
Fire	0.235	746.07
Police	0.047	149.21
Parks	0.789	2504.89
Library	0.488	1549.29
Schools	1.019	3235.07
Total	2.786	\$ 8,844.90

Affirmative finding as conditioned.

Part 4: Site Plan and Design Review

Section 3.4.2 Applicability

(a) Site Plan Review

Site Plan review shall be required for the approval of all development subject to the provisions of this ordinance with the exception of single-family dwellings not otherwise subject to the requirements of Design Review.

(b) Design Review

Design Review shall be required for the approval of all development subject to the provisions of this ordinance within the Design Review Overlay District as defined in Article 4, Section 4.5.1 and any of the following:

6. Any development subject to the provisions of Article 11 – Planned Development
See Articles 6 and 11, below.

Article 4: Zoning Maps and Districts

Section 4.4.5 Residential Districts

(a) Purpose

The Residential Districts are intended to control development in residential districts in order to create a safe, livable, and pedestrian friendly environment. They are also intended to create an inviting streetscape for residents and visitors. Development that places emphasis on architectural details and form is encouraged, where primary buildings and entrances are oriented to the sidewalk, and historic development patterns are reinforced. Parking shall be placed either behind, within, or to the side of structures

as is consistent with the district and/or the neighborhood. Building facades designed for parking shall be secondary to the residential aspect of a structure.

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 new triplex is consistent with the purpose of the zoning district; with entrances oriented to the street and parking (in the existing condition) to the side of the structure.

Affirmative finding.

(b) Dimensional Standards and Density

Table 4.4.5-2 Base Residential Density

Medium Density (RM)	20 units/acre
72-76 Elmwood Avenue	$9718 \text{ sf lot size} / 43560 = .223 \text{ A} \times 20 = 4 \text{ dwelling units permissible.}$

Affirmative finding.

Table 4.4.5-3 Residential District Dimensional Standards

RM Zoning District	Max Lot Coverage 40%	Setbacks				Height 35' max.
		Front: Ave of 2 adjacent lots on both sides +/- 5'	Side: 10% of lot width or average of side yard setback of 2 adjacent lots on both sides	Rear: 25% of lot depth; in not event less than 20'	Waterfront: N/A	
72-76 Elmwood Avenue	Existing 71.5%; Proposed 63.5%	8.6'; within 5' of neighboring property at 65 Elmwood Avenue (6')	Average of setback on north side based on 68 Elmwood Avenue, 1.5'. 5' proposed. No change to southerly setback.	N/A	N/A	Less than 35'. See plan 4-400.

Affirmative finding.

(c) Permitted and Conditional Uses

Attached dwellings / multi-family 3 or more is a permitted use in the RM Zoning district.

Affirmative finding.

(d) District Specific Regulations

1. Setbacks

A. Encroachment for Residential Driveways Not applicable

B. Encroachment into the Waterfront Setback Not applicable

2. *Lot Coverage*

A. *Exceptions for Accessory Residential Features*

The site has been non-conforming to lot coverage (>71%). No particular itemization of site features associated with the bonus allowance have been included. The application proposes to reduce the level of non-conformity to lot coverage to 63.5%. **Affirmative finding.**

3. *Accessory Residential Structures, Buildings and Uses*

There is an existing, permitted shed on the east (rear) of the lot. The application proposes an additional structure in which to store bicycles. Both are incidental and subordinate to the principal structures on the site. **Affirmative finding.**

4. *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.

Affirmative finding as conditioned.

5. *Uses*

A. *Exception for existing Neighborhood Commercial Uses*
Not applicable.

6. *Residential Development Bonuses*

No bonuses are sought. Not applicable.

Article 5: Citywide General Regulations

Section 5.2.1 Existing Small Lots.

72-76 Elmwood Avenue is an existing, developed site. **Affirmative finding.**

Section 5.2.2 Required Frontage or Access

72-76 Elmwood Avenue has an existing access from a public road. **Affirmative finding.**

Section 5.2.3 Lot Coverage Requirements

See Table 4.4.5-3, above.

Section 5.2.4 Buildable Area Calculation

The site does not exceed 2 acres. Not applicable.

Section 5.2.5 Setbacks

See Table 4.4.5-3, above.

Section 5.2.6 Building Height Limits

See Table 4.4.5-3, above.

Section 5.2.7 Density and Intensity of Development Calculations

See Table 4.4.5-2, above.

Part 3: Non Conformities

The site is currently non-conforming to setback (north and east) and lot coverage. The application will propose construction meeting the required setbacks on the front (west) and north. Lot coverage will diminish from the existing 71.5% to 63.5%. **Affirmative finding.**

Section 5.4.8 Historic Buildings and Sites

Although the former Methodist Church was listed on the Vermont State Register of Historic Resources, its loss due to fire has eliminated any review for historic sensitivity. Not applicable.

Article 6: Development Review Standards

Part 1: Land Division Design Standards

Not applicable.

Part 2: Site Plan Design Standards

Sec. 6.2.2 Review Standards

(a) Protection of Important Natural Features:

This site remains unchanged since the 2015 fire. The foundation, which was permitted to be removed has remained and that permit relinquished without exercise. Lot coverage is existing/non-conforming at 71.5%. **Affirmative finding.**

(b) Topographical Alterations:

No topographical alterations are noted in the plans. Any retaining wall over 3' in height will require review by the City Engineer. **Affirmative finding as conditioned.**

(c) Protection of Important Public Views:

There are no identified important public views from or through this site. **Affirmative finding.**

(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).

The 1917 Free Methodist Church was listed on the Vermont State Register of Historic Resources; however since it has been lost, the historic designation no longer applies. The rear structure was not identified in that listing. Not applicable.

(e) Supporting the Use of Renewable Energy Resources:

No part of this application precludes the use of wind, water, solar, geothermal or other renewable energy resource. A solar-ready installation would be encouraged. **Affirmative finding.**

(f) Brownfield Sites:

This is not an identified Brownfield site on Vermont's Department of Environmental Conservation website. **Affirmative finding.**

(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.

All entries are now placed within a modest overhang, assuring a modicum of shelter for residents. An Erosion Prevention and Sediment Control Plan will be required for the site disturbance.

There is room for snow storage either north or east of the parking area.

Affirmative finding as conditioned.

(h) Building Location and Orientation:

The new building will shoulder-up to Elmwood Avenue; filling the emptiness left by the loss of the Church. In placement it fills the hole in the streetscape and maintains the development pattern and rhythm of structures along the street. A principal entrance fronting onto Elmwood Avenue has been introduced consistent with these regulations:

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

(i) Vehicular Access:

Vehicular access will continue as pre-existing, from Elmwood Avenue. The site plan calls for an expanded curb cut. Any change to the existing access will require a curb cut permit from the Department of Public Works. **Affirmative finding as conditioned.**

(j) Pedestrian Access:

There is a public sidewalk immediately in front of this parcel. The site plan illustrates a walkway to the entrance areas, under the roof overhang. **Affirmative finding.**

(k) Accessibility for the Handicapped:

There is no elevator included in the plan. A single handicap parking space with an access aisle is illustrated. This space is located furthest from entrances to the new building; however if intended for the existing single family home is appropriately sited. Conformance to ADA standards is under the jurisdiction of the building inspector. **Affirmative finding.**

(l) Parking and Circulation:

The site plan illustrates 8 on site parking spaces, meeting the minimum parking requirement for the Neighborhood Parking District. There is sufficient room for cars to back out and re-enter Elmwood Avenue from the parking area.

In the Neighborhood Parking District, 1 long-term bicycle parking space is required for every two bedrooms. For this three unit building with 12 bedrooms, 6 long term bike parking spaces will be needed. A bicycle shed has been included in this revision. **Affirmative finding as conditioned.**

(m) Landscaping and Fences:

Existing trees and fencing are shown on the site plan. New arborvitae have been illustrated west of the parking area, which will successfully screen it from public view. Other than grass and an existing fence, no other landscaping is proposed. The Design Advisory Board supported the proposed additional plantings. An existing tree remains on the east of the parcel.

A small feature wall is designed for the building entrance, with the street address visible.

Section 7.1.3 of the Comprehensive Development Ordinance exempts street identification from the sign regulations, providing the numerals are a minimum of 3" and maximum of 10" in height, and the area of the numerals does not exceed two square feet. Walls in excess of 3' in height require review by the City engineer. (Section 6.2.2. (b)). **Affirmative finding.**

(n) Public Plazas and Open Space:

A Planned Unit Development requires that there be identified some open space for tenants to enjoy. **(11.1.5 Approval Requirements), (g) Open space or common land shall be assured and maintained in accordance with the conditions as prescribed by the DRB.**

The site plan defines several areas of green space which may be programmed for seating, light recreation, or gardening by the residents; although the placement of the mechanical pad may hinder the larger of these. **Affirmative finding as conditioned.**

(o) Outdoor Lighting:

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

Recessed can lighting is evident under the entrance overhang. Specification sheets and illumination levels have been provided, and are consistent with the residential nature of the project. **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.

The site plan does reveal mechanical equipment placed on a pad east of the new building. Any condensing units, mini-splits, or other external mechanical equipment must be illustrated on the site plan/building elevations and screened as appropriate.

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.

The applicant has defined the existing shed as the intended location of trash/recycling facilities.

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.

With identification of a mechanical pad, HVAC equipment is anticipated. The applicant must reveal the type and size so any adverse impacts may be assessed. **Affirmative finding as conditioned.**

Part 3: Architectural Design Standards

Sec. 6.3.2 Review Standards

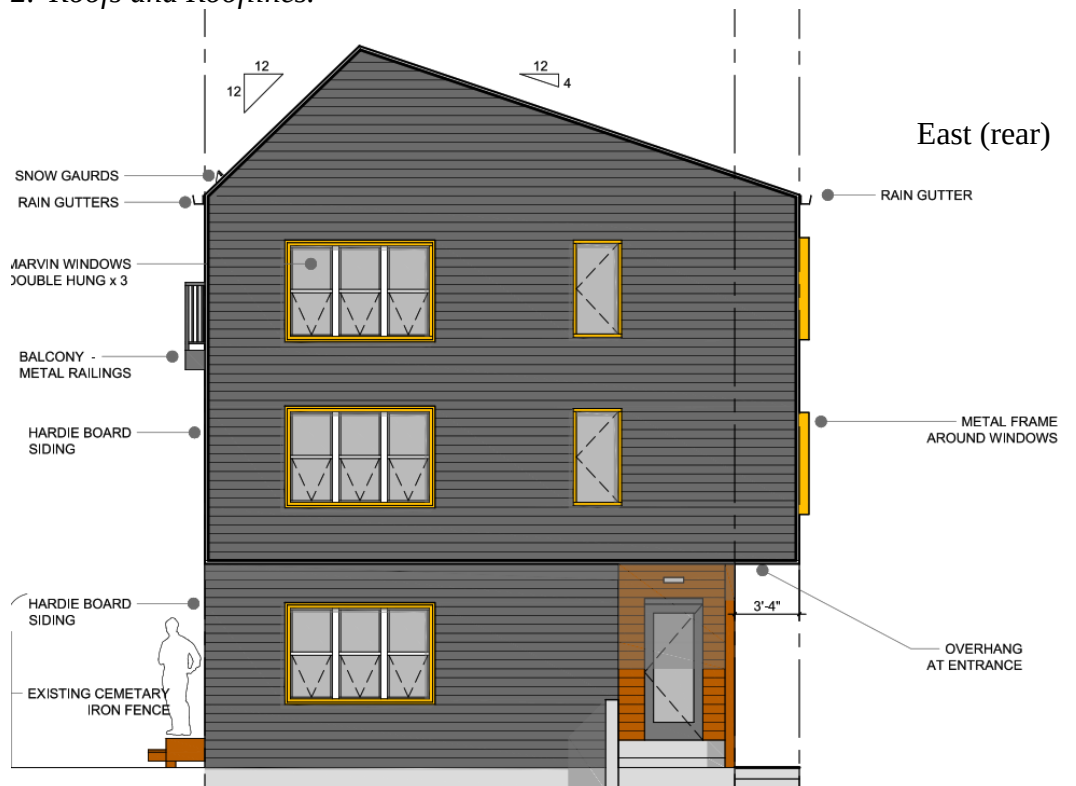
(a) Relate development to its environment:

1. Massing, Height and Scale:

72-76 Elmwood Avenue has only one abutting neighbor; 68 Elmwood Avenue. It is a gable-and-eaves front 2 ½ story residential building. Across the street on the corner of Peru Street is a modified Dutch Colonial, and the much grander St. Joseph's rectory.

Although presenting eaves-front to the street, the height and massing of the proposed building is consistent with other structures in the immediate area. **Affirmative finding.**

2. Roofs and Rooflines.



The proposed building has a modified cat-slide roof with dual pitch and minimal eave extrusion. Responding to DAB comments, snow guards and rain gutters have been added on the north and south elevations. In style it reads as a modern infill. **Affirmative finding.**

3. Building Openings

Fenestration is a mix of triple and double ganged windows and single casements. Sliding doors are noted on the north elevation first floor and third floors.



(b) Protection of Important Architectural Resources:

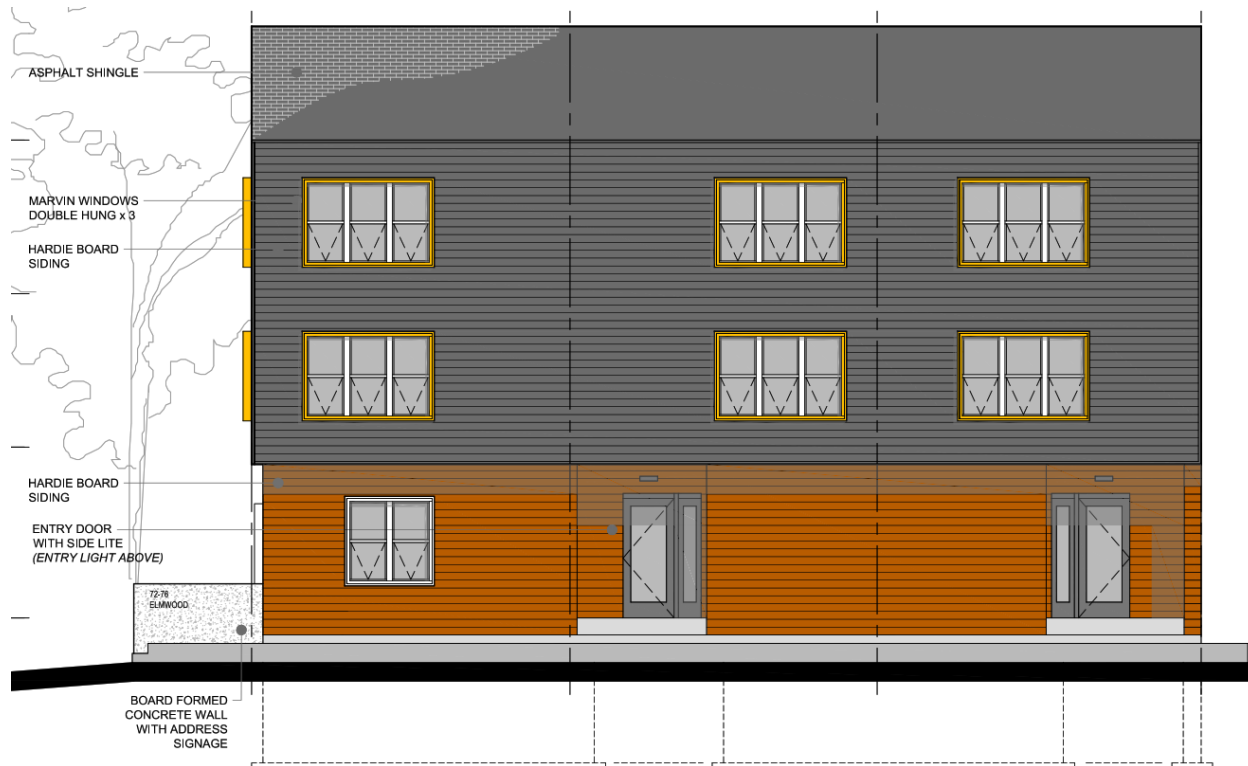
Not applicable.

(c) Protection of Important Public Views:

See Section 6.2.2 (c), above.

(d) Provide an active and inviting street edge:

As designed, the building lacks typical façade articulation such as bays, horizontal and vertical façade articulation, porches, patios, articulated bases, step-backs or other street level details. Upon the recommendation of the DAB, a change in plane and color has been introduced between the first and second floor. Windows are stacked, providing a measure of arrangement. The plan is modernistic with a simplified form and measured detailing. The most prominent design component is the angular and asymmetrical roof line, and “framed” window surrounds. Revisions include a differentiated first floor south and west entry, as requested by the Design Advisory Board. **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.

Plans include fiber cement siding, with metal frame surrounds on windows and an asphalt shingle roof. All are considered acceptable for new construction. **Affirmative finding.**

(f) Reduce energy utilization:

*All new construction must 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:

Not applicable.

(h) Integrate infrastructure into the building design:

See Section 6.2.2. (p), above.

(i) Make spaces secure and safe:

Development shall observe all applicable building and life safety code as defined by the building inspector and/or fire marshal. Building entrances shall be visible and adequately lit, and intercom

systems for multi-family housing should be incorporated where possible to maximize personal safety. **Affirmative finding as conditioned.**

Article 8: Parking

72-76 Elmwood Avenue is within the Neighborhood Parking District. The site plan provides for 8 parking spaces in the existing location; sufficient for meeting the 2 parking space/unit minimum requirement.

Affirmative finding.

Article 11: Planned Development

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

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

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

Medium Density – no minimum project size.

Affirmative finding.

Section 11.1.4 Modification of Regulations

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

- *Density, frontage, lot coverage and setback requirements may be met as calculated across the entire project rather than on an individual lot-by-lot basis.*
- *Required setbacks may apply only to the periphery of the project rather than on an individual lot-by-lot basis;*
- *More than one principal use and **more than one principal structure may be permitted on a single lot**, and*
- ***Buildings may be of varied types including single detached, attached, duplex or apartment construction.***

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

Calculations for lot area, intensity of use and setbacks have been provided. See Tables 4.4.5-2 and 4.4.5-3. Parking has been calculated for all the units on the single lot. More than one principal structure is proposed within the PUD. Buildings are of varied types, including an existing single family home and apartment construction (triplex). **Affirmative finding.**

Section 11.1.5 Approval Requirements

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

There is no minimum project size for a PUD within the Medium Density (RM) zoning district.

(b) The minimum setbacks required for the district have been met at the periphery of the project; See table 4.4.5-3, above.

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

See Articles 3 and 6, above.

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

Not applicable. The boundary line adjustments between 80 Colchester Avenue, 27 and 49 Fletcher Place have been finalized. No subdivision will occur as part of this application.

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

See Table 4.4.5-3 (above.) **Affirmative finding.**

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

See Section 4.4.5, above. **Affirmative finding.**

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

There remain at least two areas of green space that may be utilized for common residential space, i.e. gardens, seating, or other modest recreational use. **Affirmative finding.**

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

The project is not expected to deviate from the standard three year zoning permit period.

Affirmative finding as conditioned.

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

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

The project is street infill post catastrophic fire. The redevelopment of this parcel will provide much needed housing in the downtown, while filling a gap in the street wall. **Affirmative finding.**

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

The proposed new structure will be served by existing public utilities and established access to a public way. **Affirmative finding.**

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

The site is adjacent to a large public cemetery, which provides a park-like expanse of green space. **Affirmative finding.**

(d) Provide for a variety of housing types;

The proposed triplex will accompany the existing single family residence on site.

Affirmative finding.

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

There are no physical, topographical or geological conditions that hinder redevelopment on this existing parcel. **Affirmative finding.**

And;

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

As proposed, the building design proposes intensifying the density with construction of a single three unit residential building. The building is articulated with differentiated building planes; welcoming building entrances, articulated window trim and Juliet balconies. Customary residential appurtenances like gardens, play areas, or clotheslines are recommended for inclusion, as typical and welcome amenities for attractive residential complexes, particularly within established neighborhoods. **Affirmative finding.**

(j) The proposed development shall be consistent with the Municipal Development Plan

From plan BTV, Comprehensive Plan:

Section 8.1: Remove barriers and disincentives to housing production, and encourage infill/redevelopment of underutilized sites.

Section 1.3: Expand stormwater management measures in new and existing development.

Affirmative finding.

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

Section 11.1.6 Accessory Facilities

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

No accessory facilities or communities stores are proposed within the PUD. Not applicable.

II. Conditions of Approval

1. Impact fees shall be paid at least seven days prior to occupancy of the new building or any portion thereof. The following fees, based on the submission materials, are due:

Prior gross area, Free Methodist Church
(Taken from Assessor's Property
database)

SF of Project **2,000**

FY 22: July 1, 2021 - June 30, 2022

Department	Offices & Other Rate	Fee
Traffic	0.717	1,434.00
Fire	0.211	422.00
Police	0.372	744.00
Parks	0.445	890.00
Library	0.000	0.00
Schools	0.000	0.00
Total	1.745	\$ 3,490.00

Proposed new gross area

Based on three floors, each 27'4" x 54' (1475.82 sf per floor)

SF of Project **4,427**

Department	Residential Rate	Fee
Traffic	0.208	920.91
Fire	0.235	1,040.45
Police	0.047	208.09
Parks	0.789	3,493.27
Library	0.488	2,160.60
Schools	1.019	4,511.58
Total	2.786	\$ 12,334.90

Difference: \$
8,844.90

Allocation by
department:

Enter Total
Fee: **\$8,844.90**

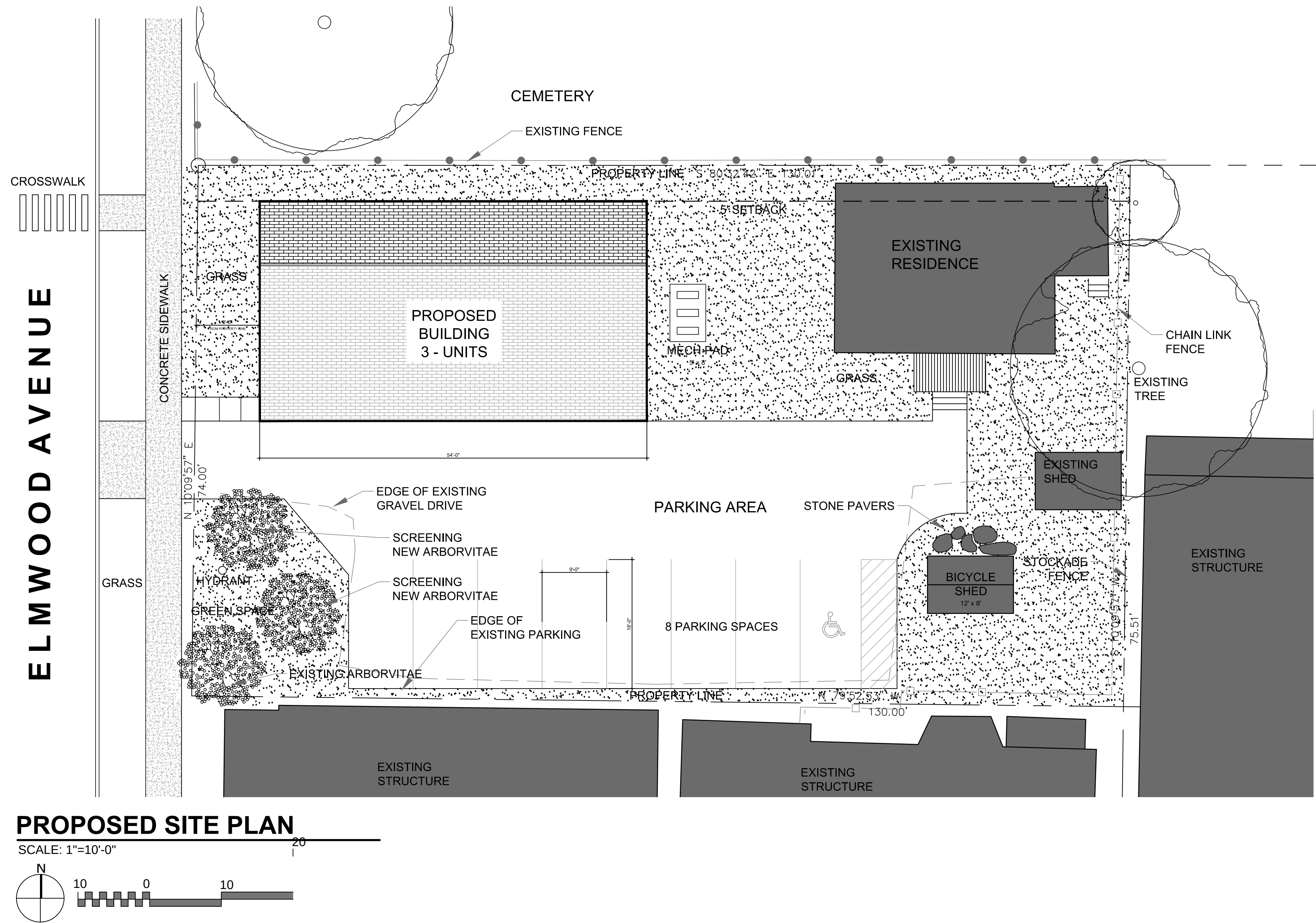
Department	Residential Rate	Fee
Traffic	0.208	660.35
Fire	0.235	746.07
Police	0.047	149.21

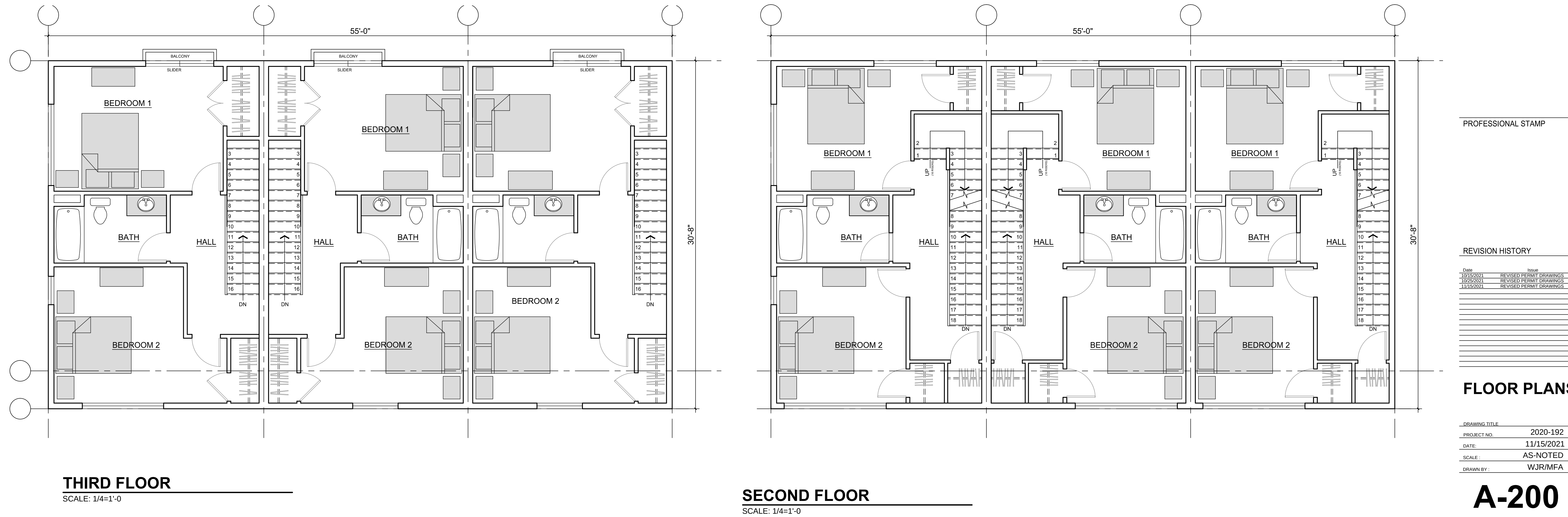
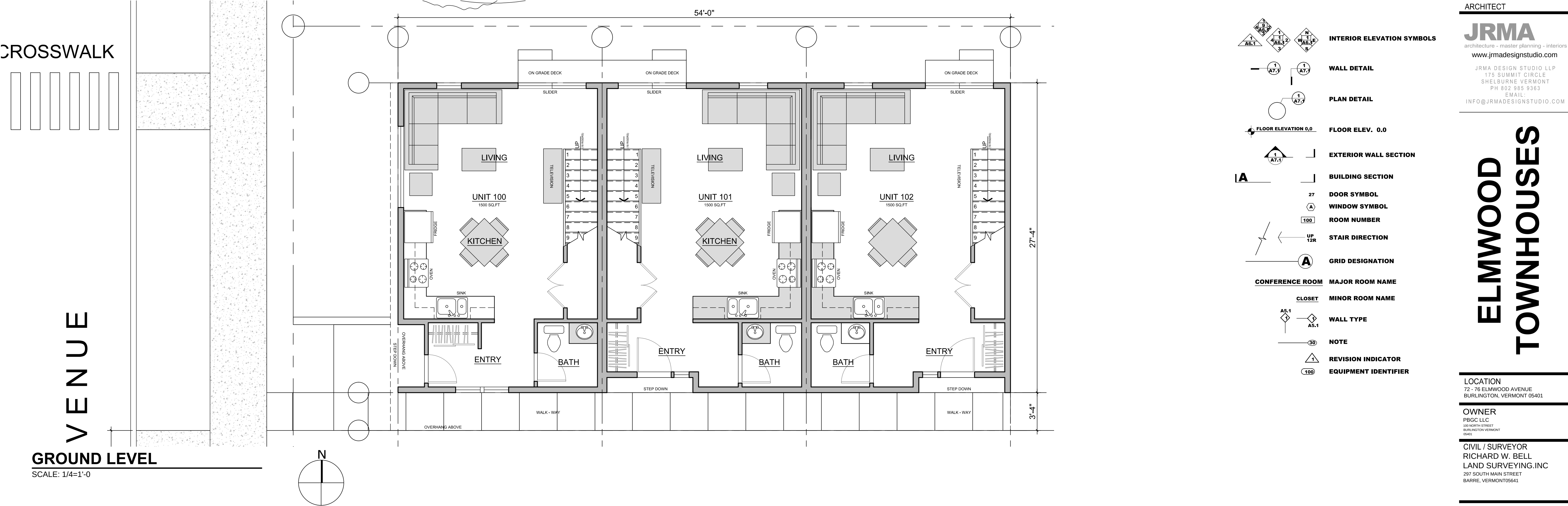
Parks	0.789	2504.89
Library	0.488	1549.29
Schools	1.019	3235.07
Total	2.786	\$ 8,844.90

2. 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 any unit.
3. Any retaining wall over 3' in height will require review by the City Engineer.
4. **Prior to release of the zoning permit**, an Erosion Prevention and Sediment Control Plan shall be submitted, reviewed, and approved by the Stormwater program.
5. Any change to the existing access will require a curb cut permit from the Department of Public Works.
6. The Parking area shall have appropriate barriers to prevent vehicular trespass onto greenspace and parking lot creep. Such barriers may be curb stops, landscaping, fencing or similar feature and be anchored to prevent relocation.
7. In the Neighborhood Parking District, 1 long-term bicycle parking space is required for every two bedrooms. For this three unit building with 12 bedrooms, 6 long term bike parking spaces are required. The application proposes a bicycle shed for this purpose.
8. Open space or common land shall be assured and maintained as a condition of approval, per Section 11.1.5 (g).
9. While street number identification does not require a sign permit, numerals are restricted to a minimum of 3" and maximum of 10" in height, and the area of the numerals may not exceed two square feet.
10. **Prior to release of the zoning permit**, the applicant shall provide additional information about the size/type of HVAC equipment proposed for the pad to assess any potential adverse impacts, and to assure appropriate screening as required.
11. Development shall observe all applicable building and life safety code as defined by the building inspector and/or fire marshal. Building entrances shall be visible and adequately lit, and intercom systems for multi-family housing are encouraged where possible to maximize personal safety.
12. 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.
13. Unless altered by the DRB, hours of construction are limited to M-F 7:00 am to 5:30 pm, with Saturday hours restricted to interior work. No work shall occur on Sundays.
14. A State of Vermont Wastewater Permit is required. It will be the applicant's responsibility to secure said permit.
15. **Prior to release of the zoning permit**, a letter of adequate sewer/water capacity shall be secured from Burlington Water Division.
16. Standard Permit Conditions 1-15.

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

DRAWING TITLE	
OBJECT NO.	2020-15
DATE:	11/15/20
SCALE :	AS-NOTE
DRAWN BY :	WJR/MF





ARCHITECT

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JRMA DESIGN STUDIO LLP

175 SUMMIT CIRCLE

SHELBURNE VERMONT

PH 802 985 9363

EMAIL:

INFO@JRMADESIGNSTUDIO.COM

ELMWOOD TOWNHOUSES

LOCATION

72 - 76 ELMWOOD AVENUE

BURLINGTON, VERMONT 05401

OWNER

PBGC LLC

100 NORTH STREET

BURLINGTON, VERMONT 05401

CIVIL / SURVEYOR

RICHARD W. BELL

LAND SURVEYING, INC.

297 SOUTH MAIN STREET

BARRRE, VERMONT 05641

GENERAL NOTES:

PROFESSIONAL STAMP

REVISION HISTORY

DATE

ISSUE

10/15/2021

REVISED PERMIT DRAWINGS

11/15/2021

REVISED PERMIT DRAWINGS

11/15/2021

REVISED PERMIT DRAWINGS

FLOOR PLANS

DRAWING TITLE

2020-192

PROJECT NO.

11/15/2021

DATE

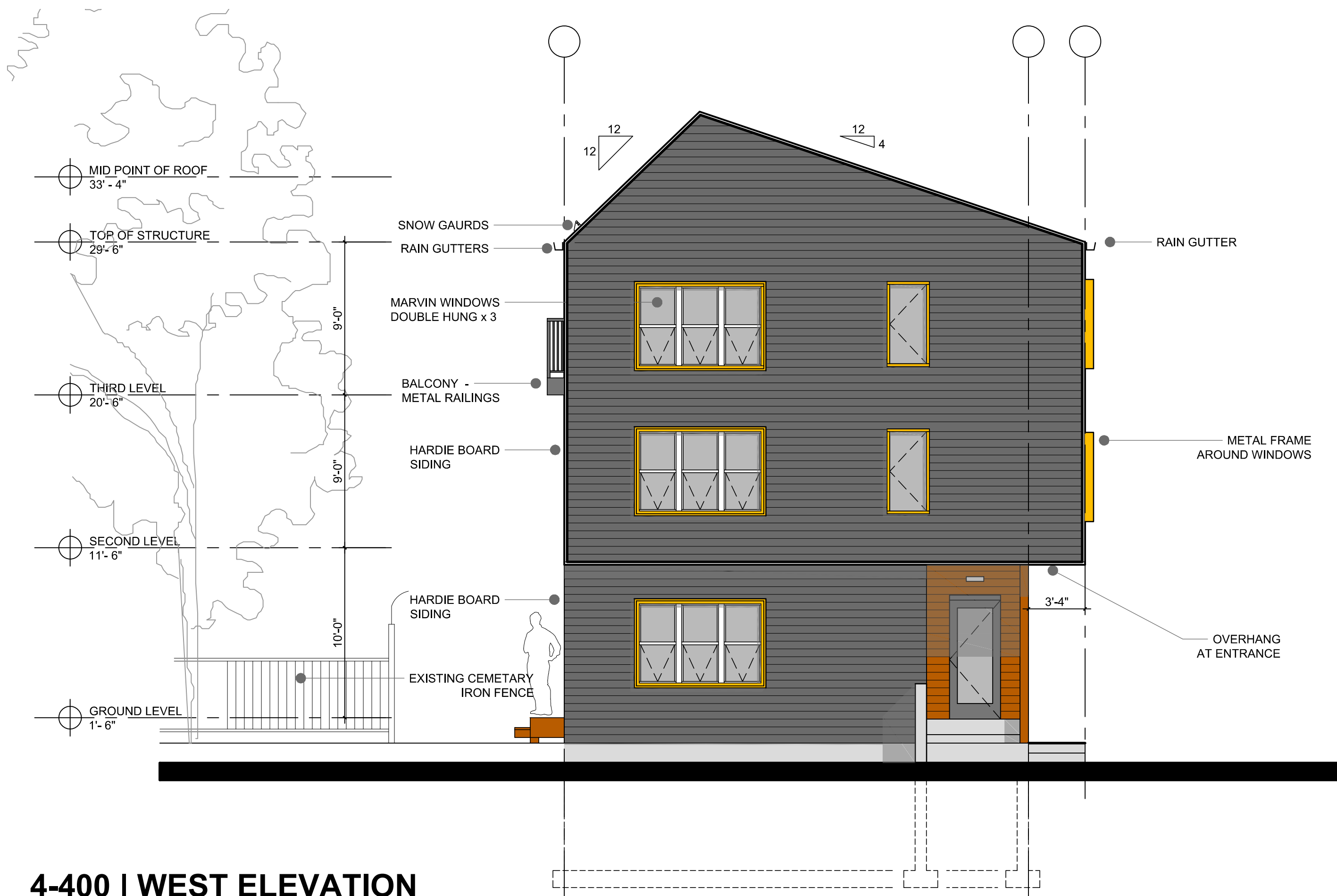
AS-NOTED

SCALE

WJR/MFA

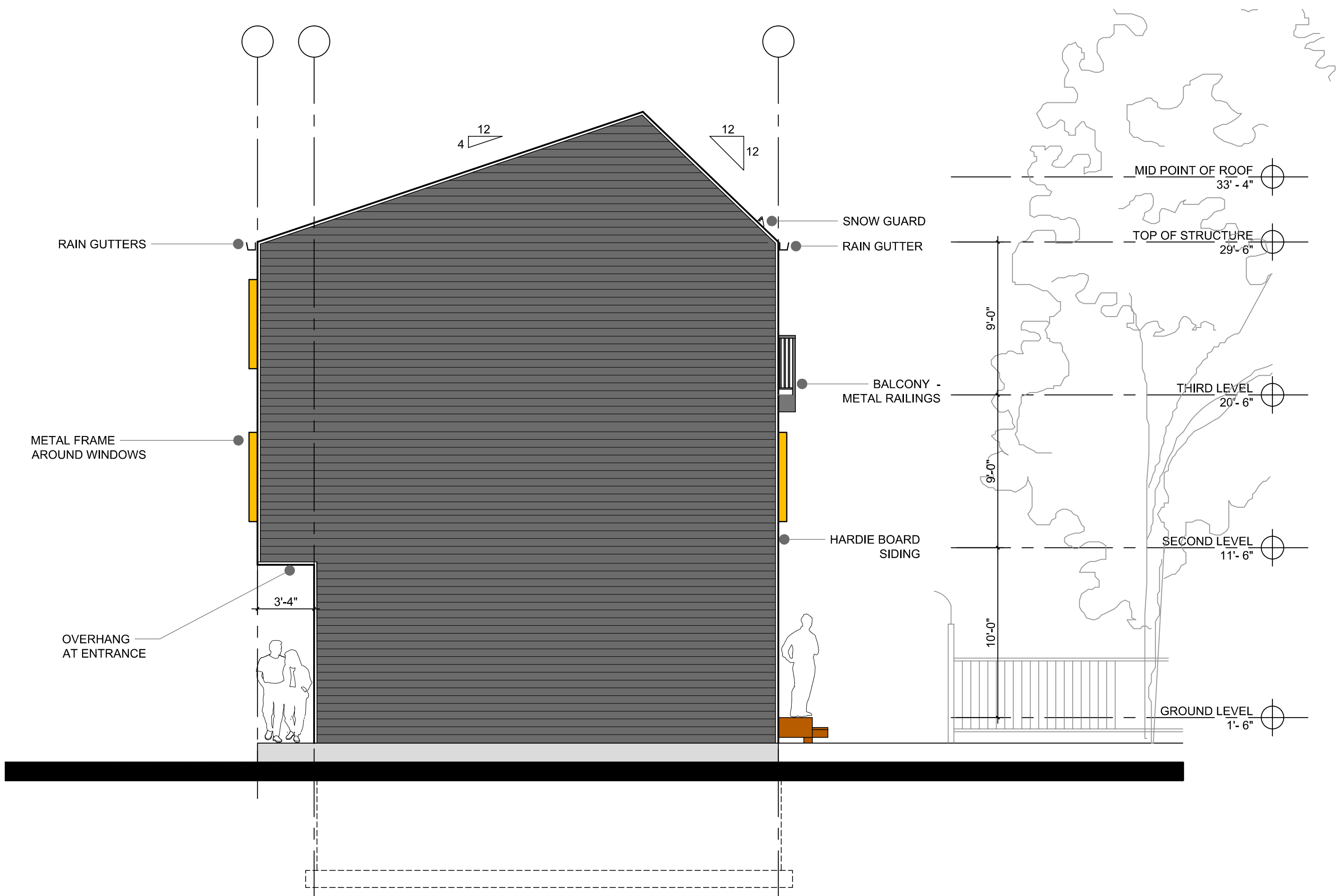
DRAWN BY

A-200



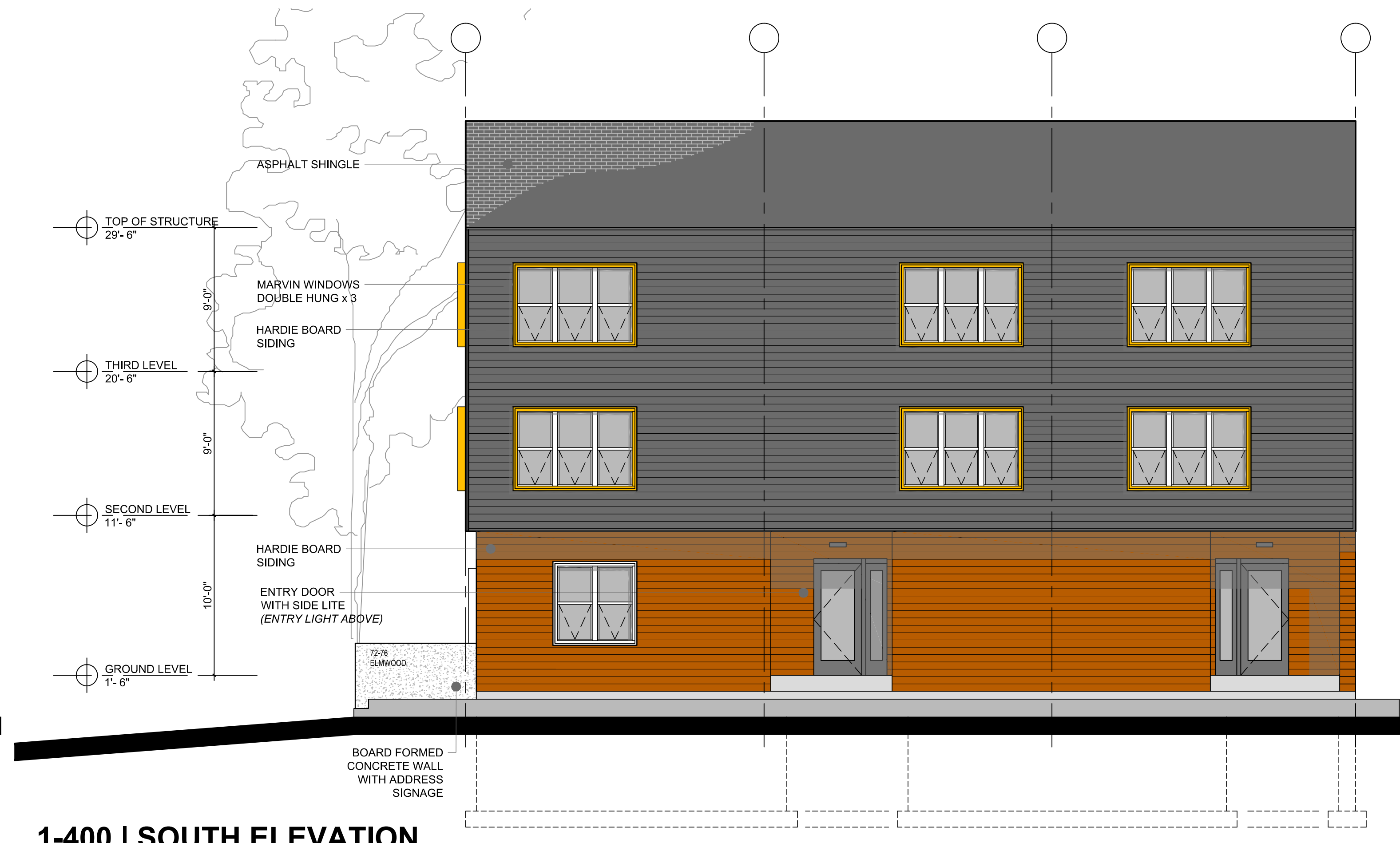
4-400 | WEST ELEVATION

SCALE: 3/16" = 1'-0



2-400 | EAST ELEVATION

SCALE: 3/16" = 1'-0



1-400 | SOUTH ELEVATION

SCALE: 3/16" = 1'-0



3-400 | NORTH ELEVATION

SCALE: 3/16" = 1'-0

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ELMWOOD TOWNHOUSES

LOCATION

72 - 76 ELMWOOD AVENUE

BURLINGTON, VERMONT 05401

OWNER

PBGC LLC

100 NORTH STREET

BURLINGTON VERMONT

05401

CIVIL / SURVEYOR

RICHARD W. BELL

LAND SURVEYING, INC

297 SOUTH MAIN STREET

BARRE, VERMONT 05641

GENERAL NOTES:

PROFESSIONAL STAMP

REVISION HISTORY

Date	Issue
10/15/2021	REVISED PERMIT DRAWINGS
10/25/2021	REVISED PERMIT DRAWINGS
11/15/2021	REVISED PERMIT DRAWINGS

ELEVATIONS

DRAWING TITLE	2020-192
PROJECT NO.	10/15/2021
DATE:	AS-NOTED
SCALE:	WJR/MFA
DRAWN BY:	

A-400

Department of Permitting and Inspections

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

William Ward, Director
Theodore Miles, Code Compliance Officer
Charlene Orton, Permitting and Inspections Administrator
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Ryan Morrison, Associate Planner
Vacant, Planning Technician
Celeste Crowley, Permit Administrator



MEMORANDUM

To: Development Review Board
From: Mary O'Neil, AICP, Principal Planner
Date: January 4, 2022
RE: ZP 21-606 111 North Winooski Avenue

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

File: ZP 21-606

Location: 111 North Winooski Avenue

Zone: RM **Ward:** 2C

Parking District: Neighborhood

Date application accepted: August 10, 2021 NPA meetings held October 14, 2021 and November 11, 2021.)

Applicant/ Owner: Michael Alvanos / Dan Trahan

DAB review: November 23, 2021 and December 14, 2021

Request: Demolish rear barn; construct 6 unit apartment building with associated parking and landscaping behind existing duplex.

Background:

- **Non-applicability of Zoning Permit Requirements 12-0870NA;** grade existing gravel driveway. No change to dimension. March 2012.
- **Zoning Permit 10-1128CA;** remove 30 inches of slate along roof edge and install painted steel. June 2010.



Overview: 111 North Winooski Avenue is a Greek Revival residence with two units, and a rear carriage barn in a state of failure. Both the house and barn are listed on the Vermont State Register of Historic Resources. The property was owned for many decades by a property owner who was pursued by Code Enforcement in an effort to spur increased essential maintenance on his buildings, which were rapidly advancing into failure. The property transferred ownership in 2006, and is now proposed for redevelopment in the rear, with demolition of the barn. A detached structure with 6 new residential units is proposed.

The **Design Advisory Board** reviewed the application at their November 23rd and December 14th meetings, voting unanimously to accept the demolition of the failed historic carriage barn and replacement with a detached 6 unit residential structure.



Recommended motion: Conditional Use and Certificate of Appropriateness approval, per the following Findings and conditions:

I. Findings

Article 3: Applications, Permits and Project Reviews

Section 3.2.1 Pre-application conferences

d) Pre-application Neighborhood Meeting

The applicant has attended two NPA meetings to introduce the project; a requirement when adding 5 or more residential units. **Affirmative finding.**

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 new nonresidential buildings square footage are subject to impact fees as is any change of use which results in an added impact according to Section 3.3.4.

With a credit allowance for the barn (storage) to be demolished, the following is a draft of Impact Fees due: (Revision is expected to reflect the Inclusionary Zoning unit)

Existing carriage barn (from Assessor's card)

SF of Project 1,200

FY 22: July 1, 2021 - June 30, 2022

Department	<u>Offices & Other</u>	
	Rate	Fee
Traffic	0.717	860.40
Fire	0.211	253.20
Police	0.372	446.40
Parks	0.445	534.00
Library	0.000	0.00
Schools	0.000	0.00
Total	1.745	\$ 2,094.00

(Storage)

Proposed new area (residential)

SF of Project 5,526

FY 22: July 1, 2021 - June 30, 2022

Department	<u>Residential</u>	
	Rate	Fee
Traffic	0.208	1,149.44
Fire	0.235	1,298.65
Police	0.047	259.73
Parks	0.789	4,360.14
Library	0.488	2,696.77
Schools	1.019	5,631.16
Total	2.786	\$ 15,395.89

1st and second floor 67' x 25.66' = 1719.22 x 2 = 3438.44sf

3rd floor 67' x 31.16' = 2087.72 sf

3438.44 + 2087.72 = 5526.16 sf total area

Difference \$ 13,301.89

Allocation by department:	
Enter Total Fee:	\$13,301.89

Department	<u>Residential</u>	
	Rate	Fee
Traffic	0.208	993.11
Fire	0.235	1122.02
Police	0.047	224.40
Parks	0.789	3767.12
Library	0.488	2329.98
Schools	1.019	4865.26
Total	2.786	\$ 13,301.89

Affirmative finding as conditioned.

Section 3.3.3 Exemptions and Waivers

(c) Inclusionary Housing Exemption:

Inclusionary housing units per Article 9: Part 1 shall be exempt from this part.

Impact fees shall be adjusted in concert with the Housing Trust Fund Manager's assessment of any inclusionary units within this project.

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.

Part 5: Conditional Use and Major Impact Review

Section 3.5.2 Applicability

- (a) *Conditional Use Review shall be required for the approval of all development subject to the following provisions of this ordinance:*

2. *Any Special Use specifically identified as being subject to conditional use review.*

Demolition of a listed historic structure requires Conditional Use Review per Section 5.4.8.

- (b) *Major Impact Review*

Not applicable.

Section 3.5.6 Review Criteria

- (a) **Conditional Use Review Standards:**

Section 3.5.6 Review Criteria

(a) Conditional Use Review Standards

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

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

A letter of capacity for water and sewer will be required from Burlington's Water Resources Division. No other unusual demand on public utilities, facilities or services are identified.

Affirmative finding.

2. *The character of the area affected as defined by the purpose or purposes of the zoning district(s) within which the project is located, and specifically stated policies and standards of the municipal development Plan;*

The addition of 6 new residential units within a zoning district that focuses on residential use is consistent with the character of the area. From *PlanBTV: Comprehensive Plan*:

- *Burlington as a Dynamic City, Section 8.1: Remove barriers and disincentives to housing production, and encourage infill and redevelopment of underutilized site. p114.*
- *Promote greater utilization of developed areas through infill development and redevelopment within core growth areas. P. 85.*

Affirmative finding.

3. *The proposed use will not have nuisance impacts from noise, odor, dust, heat, and vibrations greater than typically generated by other permitted uses in the same zoning district;*

The proposed new 6 unit residential building is consistent with the character of the area, and will not introduce any new impacts relative to noise, odor, dust, heat or vibrations. **Affirmative finding.**

4. *The transportation system is capable of supporting the proposed use in addition to the existing uses in the area. Evaluation factors include street designations and capacity; level of service and other performance measures; access to arterial roadways; connectivity; transit availability; parking and access; impacts on pedestrian, bicycle and transit circulation, safety for all modes; and adequate transportation demand management strategies;*

The parcel(s) are within the network of existing highway, streets and pedestrian paths. The GMT (formerly CCTA) bus routes are immediately available. Bike parking is provided on-site.

Affirmative finding.

and

5. *The utilization of renewable energy resources;*

There is nothing within the application to deter the utilization of renewable energy resources.

Affirmative finding.

and

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

The applicant is responsible to securing all local and state permits, including a letter of adequate water and sewer capacity from Burlington's Water Resources Division, approval of an Erosion Prevention and Sediment Control plan, and a state wastewater permit. **Affirmative finding as conditioned.**

Article 4: Zoning Maps and Districts

Section 4.4.5 Residential Districts

(a) Purpose

The residential districts are intended to control development in residential districts in order to create a safe, livable, and pedestrian friendly environment. They are also intended to create an inviting streetscape for residents and visitors. Development that places emphasis on architectural details and form is encouraged, where primary buildings and entrances are oriented to the sidewalk, and historic development patterns are reinforced. Parking shall be placed either behind, within, or to the side of structures as is consistent with the district and/or the neighborhood.

3. 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 redevelopment of the rear lot at 111 North Winooski Avenue is consistent with the purpose and intent of the zoning district, albeit replacement of a carriage barn in partial collapse with a detached, multi-unit residential structure. Parking in its present and proposed location is placed behind the primary (street facing) duplex. Pedestrian walkways will allow for a separation of vehicles and peoples so safe navigation may be made between the public sidewalk and the residences. **Affirmative finding as conditioned.**

(b) Dimensional Standards and Density

Table 4.4.5-2 Base Residential Density

RM Zoning District	20 units/acre
Proposed 111 North Winooski Avenue	16,815 sf lot / 43,560 = .386 acre x 20 = 8 units allowable. Two exist in the front building; 6 additional proposed.

Affirmative finding.

Table 4.4.5-3 Residential District Dimensional Standards

RM	Max Lot Coverage 40% An additional 10% of coverage may be permitted for accessory residential features.	Setbacks				Max Height 35'
		Front	Side 10% lot width or average of side yard setback of 2 adjacent lots on both sides	Rear 25% lot depth but not less than 20'	Waterfront	
111 North Winooski Avenue	39.4%	Not applicable.	6.375' based on 10% lot width.	66'3" based on 25% lot depth	Not applicable.	34.66' to the mid-line of the rise of the roof.

Affirmative finding.

(a) *Permitted and Conditional Uses*

Attached dwellings / multi-family 3 or more is a permitted use in the RM Zoning district.

Affirmative finding.

(b) *District Specific Regulations*

1. *Setbacks*

A. *Encroachment for Residential Driveways* Not applicable

B. *Encroachment into the Waterfront Setback* Not applicable

2. *Lot Coverage*

A. *Exceptions for Accessory Residential Features*

No particular itemization of site features associated with the bonus allowance have been included. The application proposes a lot coverage within acceptable limits. **Affirmative finding.**

3. *Accessory Residential Structures, Buildings and Uses*

There is an existing accessory structure (carriage barn) on the west of the site. That building is now in partial collapse. The application proposes a new detached residential building in its stead. No new accessory structures are proposed. **Affirmative finding.**

4. *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.

Affirmative finding as conditioned.

5. *Uses*

A. *Exception for existing Neighborhood Commercial Uses*
Not applicable.

6. *Residential Development Bonuses*

No bonuses are sought. Not applicable.

Article 5: Citywide General Regulations

Section 5.2.1 Existing Small Lots.

Not applicable.

Section 5.2.2 Required Frontage or Access

111 North Winooski Avenue has frontage and access from the public way. **Affirmative finding.**

Section 5.2.3 Lot Coverage Requirements

See Table 4.4.5-3, above.

Section 5.2.4 Buildable Area Calculation

The property is not 2 acres or more. Not applicable.

Section 5.2.5 Setbacks

See Table 4.4.5-3, above.

Section 5.2.6 Building Height Limits

See Table 4.4.5-3, above.

Section 5.2.7 Density and Intensity of Development Calculations

See Table 4.4.5-2, above.

Sec. 5.4.8 Historic Buildings and Sites

The City seeks to preserve, maintain, and enhance those aspects of the city having historical, architectural, archaeological, and cultural merit. Specifically, these regulations seek to achieve the following goals:

To preserve, maintain and enhance Burlington's historic character, scale, architectural integrity, and cultural resources;

To foster the preservation of Burlington's historic and cultural resources as part of an attractive, vibrant, and livable community in which to live, work and visit;

To promote a sense of community based on understanding the city's historic growth and development, and maintaining the city's sense of place by protecting its historic and cultural resources; and,

To promote the adaptive re-use of historic buildings and sites.

(a) Applicability:

These regulations shall apply to all buildings and sites in the city that are listed, or eligible for listing, on the State or National Register of Historic Places.



Both the duplex and the carriage barn are listed on the Vermont State Register. See attached narrative.

(b) Standards and Guidelines:

The following development standards, following the Secretary of the Interior's Standards for the Treatment of Historic Properties, shall be used in the review of all applications involving historic buildings and sites subject to the provisions of this section and the requirements for Design Review in Art 3, Part 4. The Secretary of the Interior's Standards are basic principles created to help preserve the distinctive character of a historic building and its site. They are a series of concepts about maintaining, repairing and replacing historic features, as well as designing new additions or making alterations. These Standards are intended to be applied in a reasonable manner, taking into consideration economic and technical feasibility.

1. *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*

The principal structure (duplex) remains in residential use. The rear carriage barn has fallen into significant decay under a previous owner, as noted in Housing documents filed with the city. The state register narrative points to use as a “shop” for the barn. Submitted photographs reveal a building now in collapse (roof has fallen into the structure) with no identified use.

The replacement structure is intended for residential use, consistent with the principal use of the parcel.

The DAB has accepted the building as structurally failed, and supports the application.

Affirmative finding.

2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*



The carriage barn had an important connection to the context of the site; however in the state of failure without the opportunity of rehabilitation, that important information is lost. Although noting with disappointment the loss of the carriage barn, the DAB supports the proposed project.

Affirmative finding.

3. *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

There is no attempt to introduce conjectural features. The new detached building reads entirely as a modern addition to the property.

Affirmative finding.

4. *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*

None identified.

5. *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

The duplex is not included in this application, and it will remain intact. The carriage barn has deplorably fallen into collapse. Photographs will be retained within the zoning file to document what has remained after decades of neglect. **Affirmative finding.**

6. *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials recognizing that new technologies may provide an appropriate alternative in order to adapt to ever changing conditions and provide for an efficient contemporary use. Replacement of missing features will be substantiated by documentary and physical evidence.*

The application does not propose a limited repair or reconstruction of the carriage barn; rather a new structure for residential purposes. Submitted photographs within this project folder and

earlier documentation will provide an opportunity for future residents, historians and property owners to understand what previously existed on the site. **Affirmative finding.**

7. *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

Although building demolition and removal is the most extreme of physical treatments, it appears the building has already succumbed to extreme of deferred maintenance. The DAB supports the redevelopment of the site. **Affirmative finding.**

8. *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

None have been identified at this site. If any archaeological resources are discovered during building demolition/construction, appropriate authorities shall be notified for appropriate assessment, evaluation, and management. **Affirmative finding as conditioned.**

9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.*

The replacement building will be clearly differentiated from the historic principal structure in its more modern vocabulary and detailing. **Affirmative finding.**

10. *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*



North side of carriage barn. Photo taken from abutting property, parking area.

The unlikely removal of the new detached structure will render the principal structure intact and easily discernable as historic. There is little chance the carriage barn, however, can be resurrected to complete the historic building context. **Affirmative finding.**

Section 5.4.8 (c) Demolition by Neglect

There is a lengthy history of Code Enforcement and building officials pursuing a previous owner to coax him into compliance with building maintenance and upkeep. Attached is a Letter of Non-Compliance, confirming the state of failure of both buildings in 2005. At one time liens were placed upon the property (as allowed by this section), and the final resolution was the sale of the property. By that time, both the carriage barn and existing principal building were in poor condition. The duplex has been renovated, but the carriage barn had advanced into an unredeemable state of failure.

(d) Demolition of Historic Buildings

1. Application for Demolition.

For demolition applications involving a historic building, the applicant shall submit the following materials in addition to the submission requirements specified in Art. 3:

- A. A report from a licensed engineer or architect who is experienced in rehabilitation of historic structures regarding the soundness of the structure and its suitability for rehabilitation;*
- B. A statement addressing compliance with each applicable review standard for demolition;*
- C. Where a case for economic hardship is claimed, an economic feasibility report prepared by an architect, developer, or appraiser, or other person experienced in the rehabilitation and adaptive reuse of historic structures that addresses:
 - (i) the estimated market value of the property on which the structure lies, both before and after demolition or removal; and,*
 - (ii) the feasibility of rehabilitation or reuse of the structure proposed for demolition or partial demolition;**
- D. A redevelopment plan for the site, and a statement of the effect of the proposed redevelopment on the architectural and historical qualities of other structures and the character of the neighborhood around the sites; and,*
- E. Elevations, drawings, plans, statements, and other materials which satisfy the submission requirements specified in Art. 3, for any replacement structure or structures to be erected or constructed pursuant to a development plan.*

Aside from the photographs submitted by the applicant, there is ample evidence that the carriage barn is in a state of structural failure. The DAB made the inquiry to the design team (architect

Michael Alvanos) about any potential for reuse of the building, but testimony was given as to the complete failure of the roof, which has collapsed into the building causing the failure of the upper floor as well. Overall building failure is documented within Code Enforcement files since 2002.

The Design team (JRMA) has prepared and submitted a redevelopment plan that includes creation of 6 new residential units, one of which will be affordable. The submission packet includes plans, elevations, and details to support the request. **Affirmative finding.**

2. Standards for Review of Demolition.

Demolition of a historic structure shall only be approved by the DRB pursuant to the provisions of Art. 3, Part 5 for Conditional Use Review and in accordance with the following standards:

- A. The structure proposed for demolition is structurally unsound despite ongoing efforts by the owner to properly maintain the structure; or,*
- B. The structure cannot be rehabilitated or reused on site as part of any economically beneficial use of the property in conformance with the intent and requirements of the underlying zoning district; and, the structure cannot be practicably moved to another site within the district; or,*
- C. The proposed redevelopment of the site will provide a substantial community-wide benefit that outweighs the historic or architectural significance of the building proposed for demolition.*

And all of the following:

- D. The demolition and redevelopment proposal mitigates to the greatest extent practical any impact to the historical importance of other structures located on the property and adjacent properties;*
- E. All historically and architecturally important design, features, construction techniques, examples of craftsmanship and materials have been properly documented using the applicable standards of the Historic American Building Survey (HABS) and made available to historians, architectural historians and others interested in Burlington's architectural history; and,*
- F. The applicant has agreed to redevelop the site after demolition pursuant to an approved redevelopment plan which provides for a replacement structure(s).*
 - (i) Such a plan shall be compatible with the historical integrity and enhances the architectural character of the immediate area, neighborhood, and district;*
 - (ii) Such plans must include an acceptable timetable and guarantees which may include performance bonds/letters of credit for demolition and completion of the project; and,*

(iii) *The time between demolition and commencement of new construction generally shall not exceed six (6) months.*

This requirement may be waived if the applicant agrees to deed restrict the property to provide for open space or recreational uses where such a restriction constitutes a greater benefit to the community than the property's redevelopment.

See above comments. Building failure has been documented since at least 2002. The property owner eventually gave up the property, and the principal building was renovated. The carriage barn has been determined to be past the point of rehabilitation, with structural failure documented in attached photographs. The creation of new residential units will provide for a lasting benefit to the community, particularly as one will be perpetually affordable.

Affirmative finding as conditioned.

3. Deconstruction: Salvage and Reuse of Historic Building Materials.

The applicant shall be encouraged to sell or reclaim a structure and all historic building materials, or permit others to salvage them and to provide an opportunity for others to purchase or reclaim the building or its materials for future use. An applicant may be required to advertise the availability of the structure and materials for sale or salvage in a local newspaper on at least three (3) occasions prior to demolition.

The applicant has offered, as prudently as possible, to offer building materials for salvage. The safety of the public will prevent consideration of immediate access to the site, as demolition will have to be controlled. **Affirmative finding.**

Part 5: Performance Standards

Section 5.5.2 Outdoor Lighting

Exterior recessed lighting is proposed, of residential level illumination. If any other lighting is proposed, fixture and illumination levels shall be submitted to staff for review. **Affirmative finding as conditioned.**

Section 5.5.3 Stormwater and Erosion Control

An Erosion Prevention and Sediment Control plan is required. Review and approval by the Stormwater Program engineer is a condition of approval.

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:

The proposed site plan identified 2 box elders on the north property line intended for retention. At least one other mature tree is proposed to be removed. Plan C-200 has been enhanced to illustrate some landscaping, bicycle parking, parking barriers, and a landscaping wall. **Affirmative finding.**

(b) Topographical Alterations:

None are identified.

(c) Protection of Important Public Views:

There are no protected public views from or through this parcel. 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).

See Section 5.4.8, above.

(e) Supporting the Use of Renewable Energy Resources:

There is nothing in the application that alludes to the use of water, solar, wind, geothermal or other renewable energy resource. It is recommended that construction create a "solar ready" structure for easy conversion to a renewable energy resource at any time in the future.

Affirmative finding.

(f) Brownfield Sites:

This is not a listed Brownfield on the Vermont DEC website.

(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 plan requires EPSC/Stormwater review. The applicant has been forwarded a link to prepare the necessary information for Stormwater program review.

Entrances to all units are under cover (first floor units under the staircase; second floor entries within a building recess.) The rendering illustrates a canopy entrance at the east of the building, providing not only shelter, but an easily identifiable entrance to the building.

Snow removal has been identified to the north of the parking area, west of the recycling containers. **Affirmative finding.**

(h) Building Location and Orientation:

The new detached structure is located behind the existing duplex, and presents its entry stairs to the east. **Affirmative finding.**

(i) Vehicular Access:

Vehicular access will continue as existing; a direct access drove from North Winooski Avenue. **Affirmative finding.**

(j) Pedestrian Access:

There is a public sidewalk in front of 111 North Winooski Avenue. A pedestrian walkway has been introduced between the new building and the parking area continuing with a striped pedestrian walkway to a continued walkway leading to the public sidewalk. *Pedestrians shall be provided one or more direct and unobstructed paths between a public sidewalk and the primary building entrance.* **Affirmative finding.**

(k) Accessibility for the Handicapped:

One marked handicap parking space is identified on the site plan. ADA access is under the jurisdiction of the building inspector.

(l) Parking and Circulation:

This parcel falls within the Mixed Use Multi Modal Parking District, which eliminates minimum parking requirements up to a depth of 200'. While there are no minimum standards, the applicant is providing 7 parking spaces. A Transportation Demand Management Plan (TDM) is not required as the project does not add 10 or more residential units.

The DAB has requested that the application re-visit the parking layout, in an attempt to provide usable green space between the two buildings. In the re-submission, the applicant notes that they have pushed the building further back at the request of the DAB, and states:

Just as a side, the DAB had made hints of a complete rearrangement of the parking lot to a long, linear drive with parking along its edge. We did look at that as an option, however, we felt it was just trading one portion of open space for another. It also had the disadvantage of parking alongside a neighbor's property which, in my experience can be problematic. Water can be shed along the parking area to the neighbor's foundation, along with snow build-up and lack of maintenance will certainly cause issues.

It's our position that the current design yields better results.

Affirmative finding.

(m) Landscaping and Fences:

The updated Plan C-200 illustrates some elements of a landscaping plan; namely identification of existing trees, the intended ornament grasses in front of the new structure, and a concrete wall ("to prevent light creep"?). Any wall in excess of 3' in height will require review by the City Engineer.

The applicant shall also relocate the fence within the identified property boundaries.

(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.

Recessed lights are proposed above entry doors. Residential in illumination levels, they are acceptable. **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.

Trash and recycling roll-offs are identified behind the existing historic structure, set back from the property line 5'. Meters and/or utility connections are attached to the principal structure (Plan C200.) Any *new* utility connections must be undergrounded. **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 three story structure (with first floor partially recessed into the terrain) is less than the 35' maximum height allowed by the zoning ordinance. It is not dissimilar than the 2 ½ story structures that line the avenue. **Affirmative finding.**

2. *Roofs and Rooflines.*

A modified gable roof is proposed; more modern in appearance without boxed eaves and an overhang; but related to existing structures on the street. **Affirmative finding.**

3. *Building Openings*

Window and door arrangements reflect internal room layout; with ganged windows and/or sliders at living and bedrooms, and single windows at lower level bedrooms and bathrooms. There is a loose symmetry to all elevations. **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.

See Section 5.4.8.

(c) Protection of Important Public Views:

Not applicable.

(d) Provide an active and inviting street edge:

The new building will sit behind the existing duplex, so street views will be limited. The appearance is clean and fresh; siding materials are differentiated between the ground floor and upper floors, providing some interest. Revisions illustrate a dark palette, as suggested by the Board members to help the building visually “recess” behind the historic building.

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.

Painted vertical board and batten siding is proposed; with fiberglass windows, a brick veneered ground floor and asphalt shingled roof. All are considered of acceptable durability for new construction. **Affirmative finding.**

(f) Reduce energy utilization:

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

(g) Make advertising features complementary to the site:

Not applicable.

(h) Integrate infrastructure into the building design:

See Section 6.2.2. (p), above.

(i) Make spaces secure and safe:

Building entrances/entry points shall be visible and adequately lit, and intercom systems for multi-family housing should be incorporated where possible, to maximize personal safety.

Affirmative finding.

Article 8: Parking

North Winooski Avenue is within the Multi-Modal Mixed Use Parking District, which has no minimum parking requirements. As the building footprint is less than 8,000 sf, and does not create ten or more dwelling units, no Transportation Demand Management Plan (Section 8.1.16 (b)) is required. The proposal includes 7 on-site parking spaces. **Affirmative finding.**

Part 2: Bicycle Parking

Per Table 8.2.4-1, Bicycle Parking requirements:

1 per 2 bedrooms (Long Term Spaces), and 1 per 10 units (short term spaces.)

The new structure will introduce 12 bedrooms, and there are 3 bedrooms in the existing duplex, a total of 8 long term bicycle parking spaces are required. 8 bike parking spaces are identified on Plan C-200, south of the building and connected to the entrance by sidewalk.

Affirmative finding.

Article 9: Inclusionary and Replacement Housing

Section 9.1.5 Applicability

This ordinance provision shall apply to any development of five or more residential units in a single structure. Multiple developments or projects by the same applicant or responsible party within any consecutive twelve (12) month period that in the aggregate equal or exceed the above criteria shall be subject to these regulations.

Except as otherwise provided in this ordinance, these regulations shall apply in the instances specified below.

- (a) The creation of five (5) or more residential units through new construction and/or substantial rehabilitation of existing structures, including the development of housing units utilizing development provisions other than those specified in Section 9.1.5 (b).*

The creation of 6 new residential units requires 1 unit be dedicated as an Inclusionary Residential Unit. This applicant has concurrently applied for the creation of three new units at 72-76 Elmwood Avenue, and has a pending application for 86-88 North Winooski Avenue. The Housing Trust Fund Manager will work with the applicant to confirm the total number of Inclusionary Units required to satisfy this standard of the CDO. **Affirmative finding as conditioned.**

Section 9.1.7 Certificate of Inclusionary Housing Compliance

Notwithstanding any other provision of this ordinance, no certificate of occupancy for a project covered by this chapter shall be granted unless and until a Certificate of Inclusionary Housing Compliance has been issued by the Housing Trust Fund Manager.

Affirmative finding as conditioned.

Article 11: Planned Development

Section 11.1.3 General Requirements and Applicability

With the exception of development subject to the requirements of Article 14, any development involving multiple lots, tracts of parcels of land to be developed as a single entity, or seeking to place multiple structures and/or uses on a single lot where not otherwise permitted, may be permitted as a PUD subject to the provisions of this Article.

A planned unit development may be permitted subject to minimum project size as follows in the following districts:

District (RM) No minimum project size.

Affirmative finding.

Section 11.1.4 Modification of Regulations

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

- Density, frontage, lot coverage and setback requirements may be met as calculated across the entire project rather than on an individual lot-by-lot basis.*
- Required setbacks may apply only to the periphery of the project rather than on an individual lot-by-lot basis;*
- More than one principal use and **more than one principal structure may be permitted on a single lot, and***
- **Buildings may be of varied types including single detached, attached, duplex or apartment construction.***

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

Calculations for lot area, intensity of use and setbacks have been provided. See Tables 4.4.5-2 and 4.4.5-3. More than one principal structure is proposed within the PUD. Buildings are of varied types, including an existing duplex and apartment construction (six units). **Affirmative finding.**

Section 11.1.5 Approval Requirements

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

There is no minimum project size for a PUD within the Medium Density (RM) zoning district.

(b) The minimum setbacks required for the district have been met at the periphery of the project;
See table 4.4.5-3, above.

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

See Articles 3 and 6, above.

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

Not applicable.

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

See Table 4.4.5-3 (above.) **Affirmative finding.**

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

See Section 4.4.5, above. **Affirmative finding.**

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

There exists a substantial amount of green space west of the structure that may be utilized for common residential space, i.e. gardens, seating, or other modest recreational use. **Affirmative finding.**

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

The project is not expected to deviate from the standard three year zoning permit period.

Affirmative finding as conditioned.

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

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

The project seek some infill on the site of a failed accessory structure. The redevelopment of this parcel will provide much needed housing close to and within walking distance to downtown.

Affirmative finding.

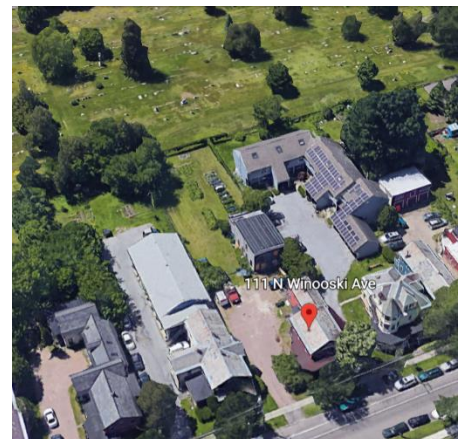
(b) Facilitate the adequate and economical provision of streets and utilities;

The proposed new structure will be served by existing public utilities and established access to a public right-of-way.

Affirmative finding.

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

This is a very deep lot, with opportunities for enjoying open space right within the parcel. Perhaps ironically, this is the



second PUD considered by this Board that abuts a cemetery, providing adjacent (and undevelopable) open space. **Affirmative finding.**

(d) Provide for a variety of housing types;
The proposed six unit building will accompany the existing duplex on site.
Affirmative finding.

(e) Provide a method of development for existing parcels which because of physical, topographical, or geological conditions could not otherwise be developed;
There are no physical, topographical or geological conditions that hinder redevelopment on this existing parcel. **Affirmative finding.**

And;

(f) Achieve a high level of design qualities and amenities.
As proposed, the building design proposes intensifying the density with construction of a six unit residential building. The building is articulated with differentiated building materials; welcoming building entrances, articulated window trim and Juliet balconies. Customary residential appurtenances like gardens, play areas, or clotheslines are recommended for inclusion, as typical and welcome amenities for attractive residential complexes, particularly within established neighborhoods. **Affirmative finding.**

(j) The proposed development shall be consistent with the Municipal Development Plan From plan BTV, Comprehensive Plan:
Section 8.1: Remove barriers and disincentives to housing production, and encourage infill/redevelopment of underutilized sites.
Section 1.3: Expand stormwater management measures in new and existing development.
Affirmative finding.

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

Section 11.1.6 Accessory Facilities

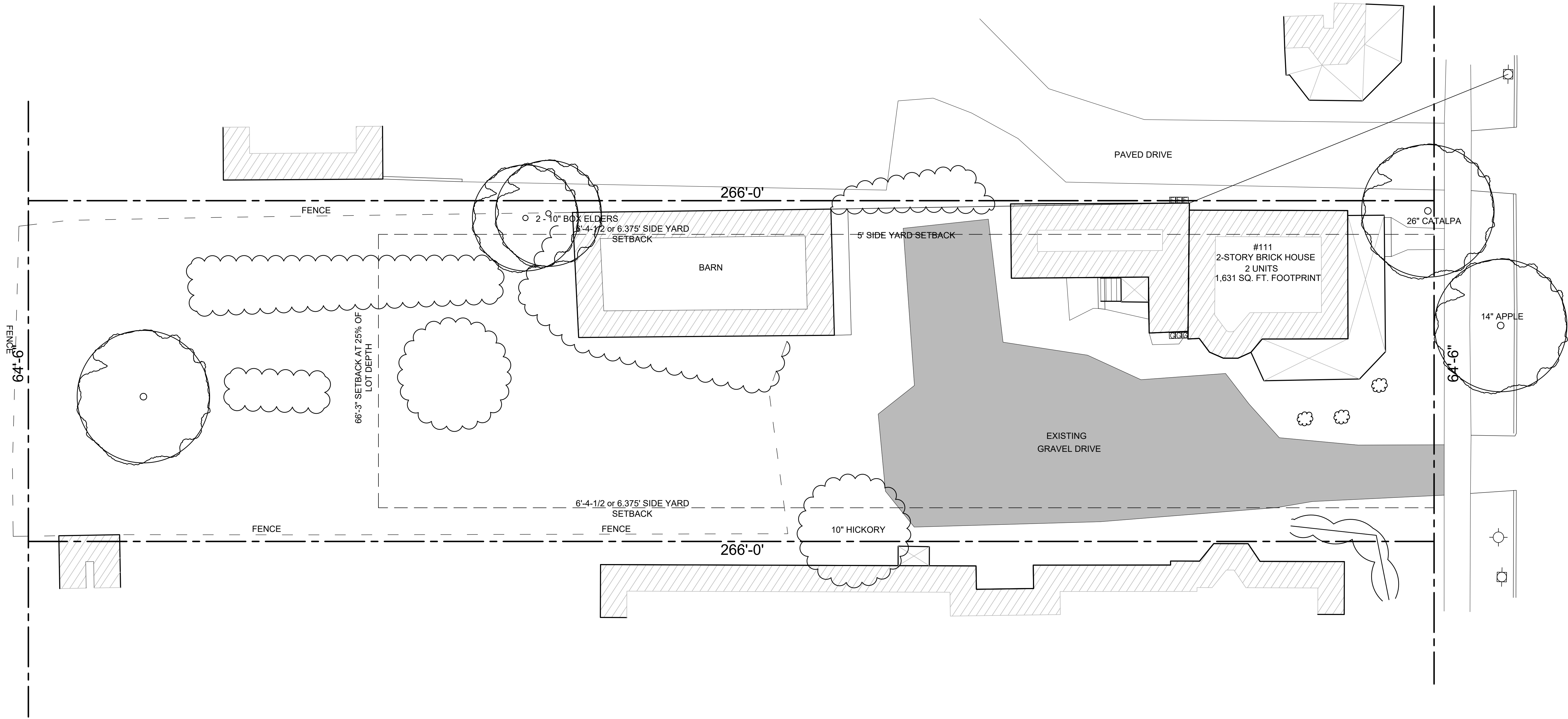
(a) A planned unit development may contain a building or buildings intended for non-residential uses, such as but not limited to a community center, recreation facility, and child care center and/or business office if the DRB determines that such use or uses are compatible with the intended principle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

No accessory facilities or communities stores are proposed within the PUD. Not applicable.

II. Recommended Conditions of Approval

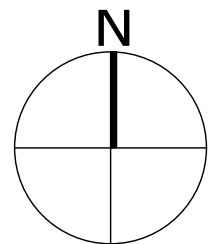
1. Impact fees. Based on the submitted plans, and with a credit allowance for removal of the barn/storage building, draft Impact Fees have been calculated. A final assessment and calculation will be made based upon new area, with any appropriate waiver of fees related to inclusionary units.
2. No certificate of occupancy for a project covered by this chapter shall be granted unless and until a Certificate of Inclusionary Housing Compliance has been issued by the Housing Trust Fund Manager.
3. Impact fees must be paid at least seven days prior to occupancy of a new building or any portion thereof.
4. Review by the Stormwater program is required, with completion of an Erosion Prevention and Sediment Control Plan. Confirmation of its acceptability is required **prior to release of the zoning permit.**
5. The westerly fence shall be relocated onto the subject property, as the survey has indicated it is placed outside the parcel in some instances.
6. The addition of 5 or more units spurs the requirement for Inclusionary zoning. At least one new unit must be affordable. The cumulative increase in housing units including other projects within a 12 month period (72-76 Elmwood Avenue) may increase that requirement. The applicant must consult with the Housing Trust Fund manager to define the total number of IZ units required, rental levels and associated details.
7. 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 any unit.
8. If any archaeological resources are discovered during building demolition/construction, appropriate authorities shall be notified for appropriate assessment, evaluation, and management.
9. Standard Permit Conditions 1-15.

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



EX100 - EXISTING CONDITIONS

SCALE: 1"=10'-0"



NORTH WINOOSKI AVENUE

ARCHITECT

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175 SUMMIT CIRCLE
SHELBURNE VERMONT

111 NORTH WINOOSKI
RESIDENCES

LOCATION
111 NORTH WINOOSKI AVENUE
BURLINGTON, VERMONT
05401

OWNER

CONTRACTOR
JT CONSTRUCTION

STAMP

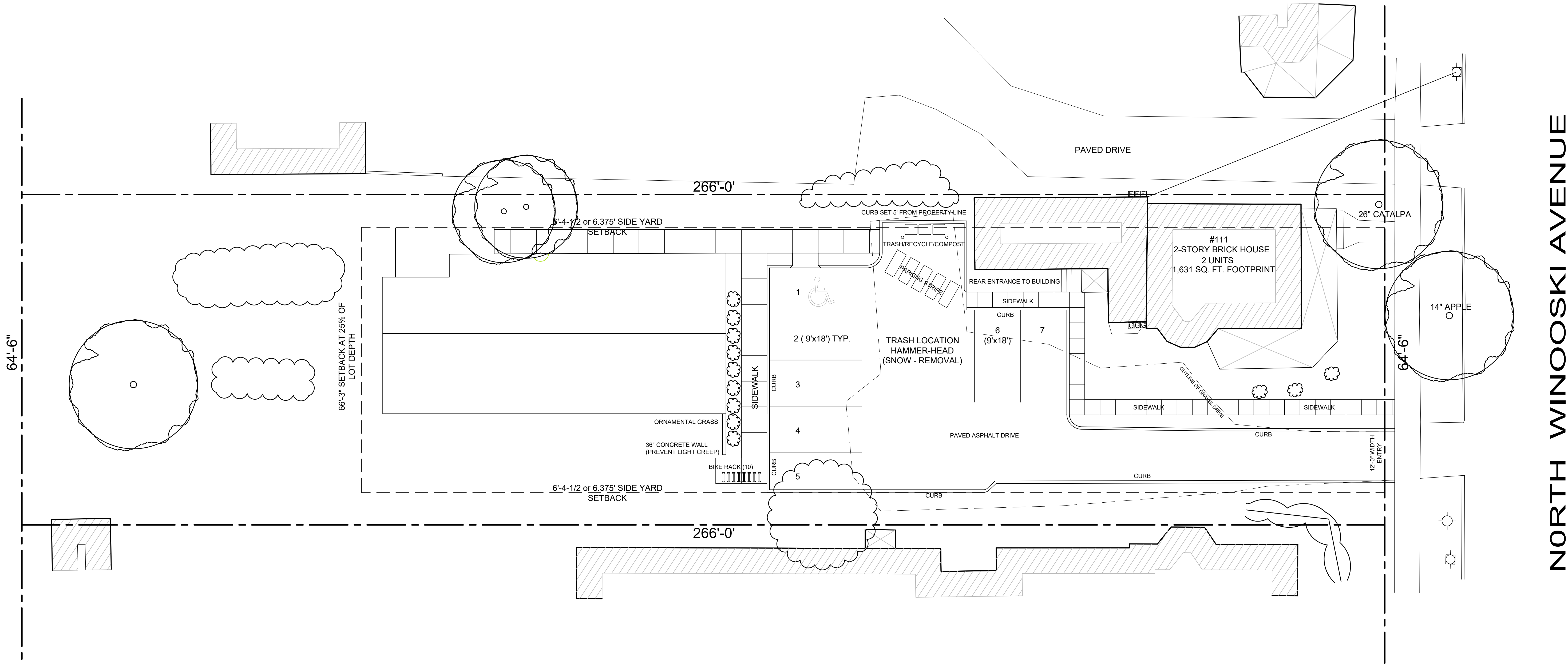
Date	Issue
08.04.21	SCHEMATIC DESIGN
11.04.21	SCHEMATIC DESIGN UPDATED
12.09.21	SCHEMATIC DESIGN UPDATED

Drawing Title

**EXISTING
CONDITIONS**

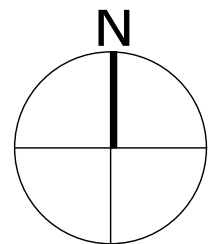
Project No:	2021-203
Date:	12/05/2021
Scale:	AS-NOTED
Drawn by:	WJR/MFA

EX-100



C200 - PROPOSED SITE PLAN

SCALE: 1"=10'-0"



ZONING DIMENSIONAL CRITERIA

DISTRICT	ZONING BY-LAW	EXISTING	ALLOWED
MAX. RESIDENTIAL DENSITY	MEDIUM DENSITY 20 UNITS / ACRE 2,178 SQ. FT. / UNIT	MEDIUM DENSITY 2 UNITS	MEDIUM DENSITY 8 UNITS
MAX. BUILDING HEIGHT	35 FT.		35 FT.
MIN. LOT SIZE	N/A	17,157 SQ. FT.	17,157 SQ. FT.
MIN. FRONTAGE	30 FT.	64.5 FT.	64.5 FT.
FRONT YARD SETBACK	AVERAGE OF 2 ADJACENT LOTS	6 - 8 FT.	EXISTING
REAR SETBACK	25% OF LOT DEPTH - MIN. 20 FT.	0 - 5 FT.	66.25 FT.
SIDE SETBACK	10% OF LOT WIDTH OR AVE. OF 2 ADJACENT LOTS	0 - 5 FT.	6'-4.5" FT.
BUILDINGS	-----	1,313 SQ. FT.	3,285 SQ. FT.
DRIVEWAY	-----	2,845 SQ. FT.	3,203 SQ. FT.
WALKWAYS	-----	48 SQ. FT.	287 SQ. FT.
TOTAL LOT COVERAGE		4,206 SQ. FT.	6,775 SQ. FT.
LOT COVERAGE	40%	24.5%	39.4%
DECKS/PORCHES	10%	380 SQ. FT. - 2%	380 SQ. FT. - 2%
PARKING	2 PER UNIT	8 +/-	0 - MULTI - MODAL
BICYCLE PARKING	1 PER 2 BEDROOMS	-----	10

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111 NORTH WINOOSKI
RESIDENCES

LOCATION
111 NORTH WINOOSKI AVENUE
BURLINGTON, VERMONT
05401

OWNER

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Date Issue
08/04/21 SCHEMATIC DESIGN
11/04/21 SCHEMATIC DESIGN UPDATED
12/09/21 SCHEMATIC DESIGN UPDATED

Drawing Title

PROPOSED
SITE PLAN

Project No: 2021-203
Date: 08/04/2021
Scale: AS-NOTED
Drawn by: WJR/MFA

C-200

111 NORTH WINOOSKI
RESIDENCES

LOCATION
111 NORTH WINOOSKI AVENUE
BURLINGTON, VERMONT
05401

OWNER

CONTRACTOR
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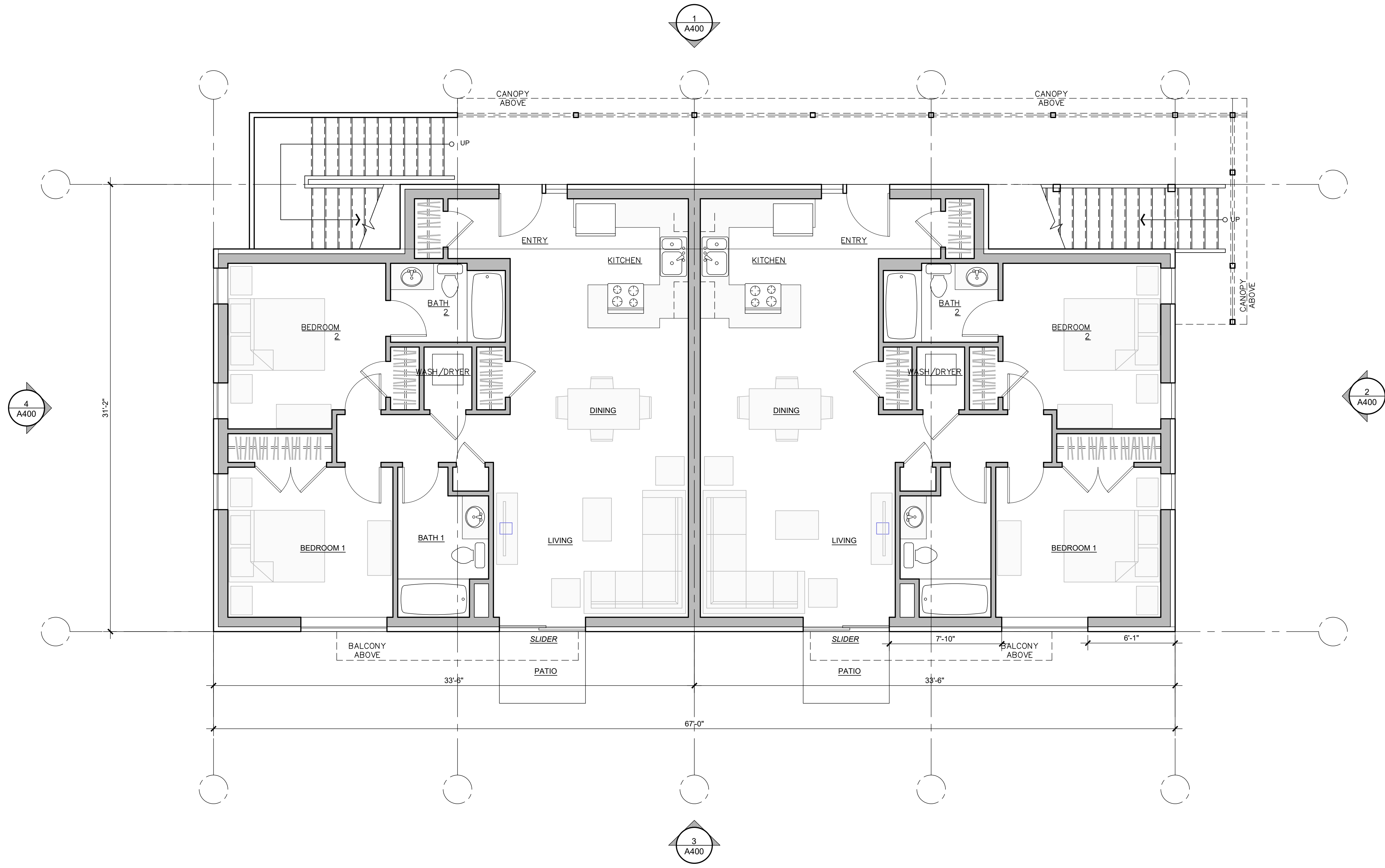
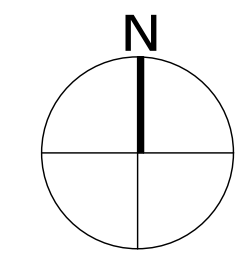
Drawing Title

GROUND LEVEL

Project No:	2021-203
Date:	08/04/2021
Scale:	AS-NOTED
Drawn by:	WJR/MFA

A201 - GROUND FLOOR PLAN

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



111 NORTH WINOOSKI
RESIDENCES

LOCATION
111 NORTH WINOOSKI AVENUE
BURLINGTON, VERMONT
05401

OWNER

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12/09/21	SCHEMATIC DESIGN UPDATED

Drawing Title

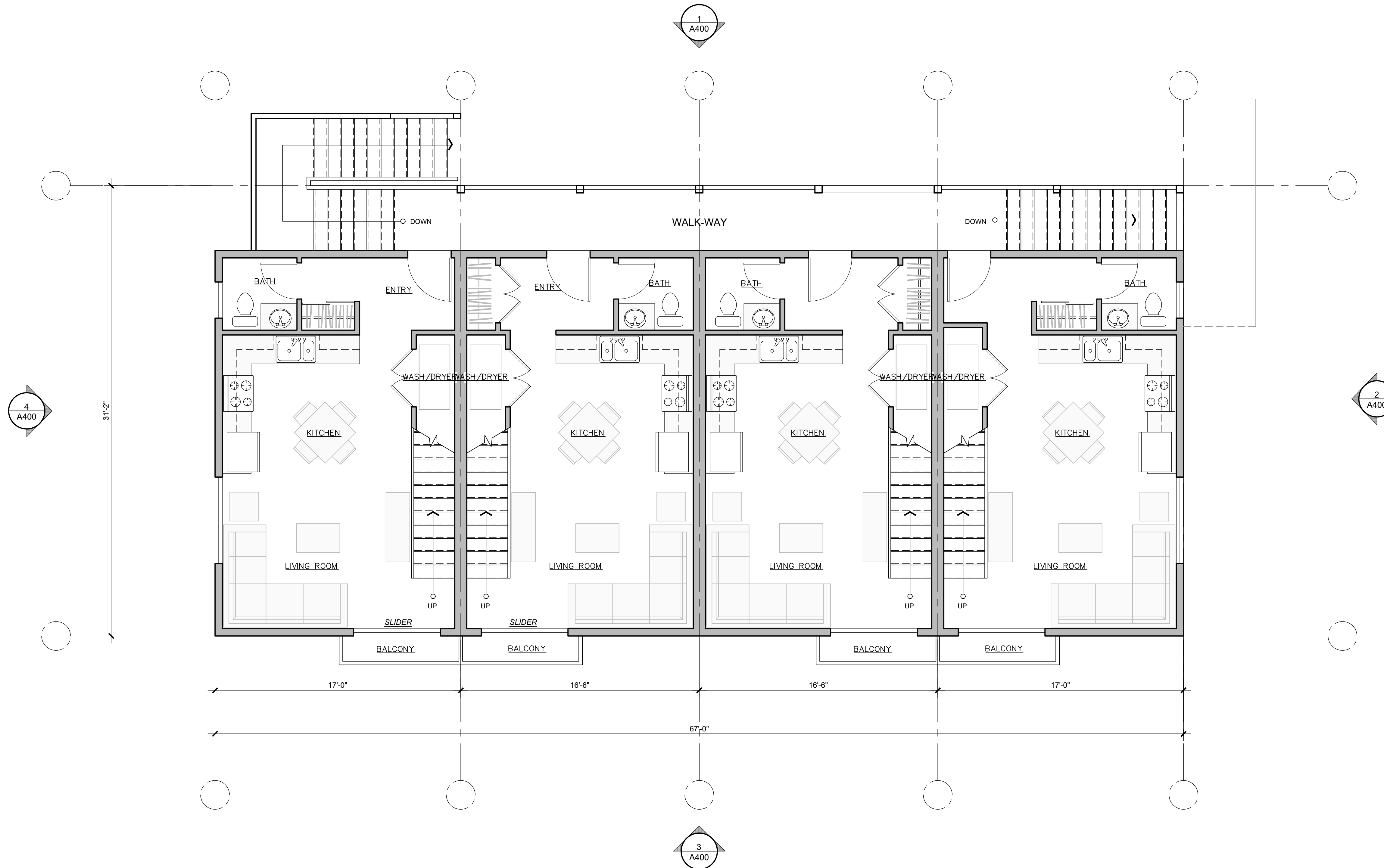
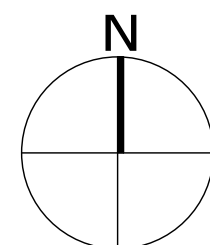
SECOND LEVEL

Project No:	2021-203
Date:	08/04/2021
Scale:	AS-NOTED
Drawn by:	WJR/MFA

A- 202

A202 - SECOND FLOOR PLAN

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



111 NORTH WINOOSKI
RESIDENCES

LOCATION
111 NORTH WINOOSKI AVENUE
BURLINGTON, VERMONT
05401

OWNER

CONTRACTOR
JT CONSTRUCTION

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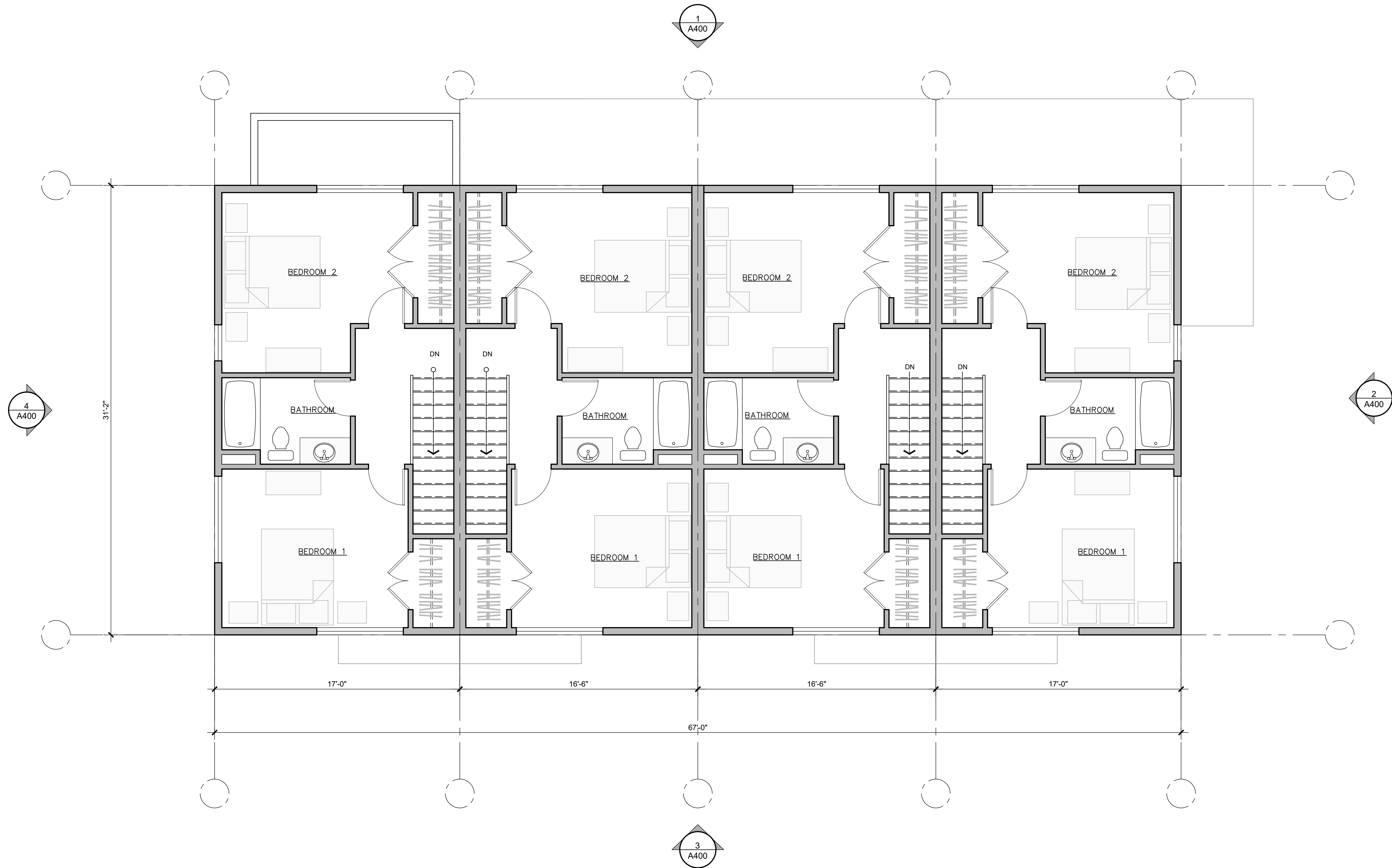
Date	Issue
08/04/21	SCHEMATIC DESIGN
11/04/21	SCHEMATIC DESIGN UPDATED
12/09/21	SCHEMATIC DESIGN UPDATED

Drawing Title

THIRD LEVEL

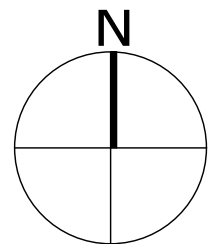
Project No:	2021-203
Date:	08/04/2021
Scale:	AS-NOTED
Drawn by:	WJR/MFA

A- 203



A203 - THIRD FLOOR PLAN

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



111 NORTH WINOOSKI
RESIDENCES

LOCATION
111 NORTH WINOOSKI AVENUE
BURLINGTON, VERMONT
05401

OWNER
MR. DANIEL TRAHAN
BURLINGTON, VERMONT
05401

CONTRACTOR
JT CONSTRUCTION

STAMP

Date	Issue
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11/04/21	SCHEMATIC DESIGN UPDATED
12/05/21	SCHEMATIC DESIGN UPDATED

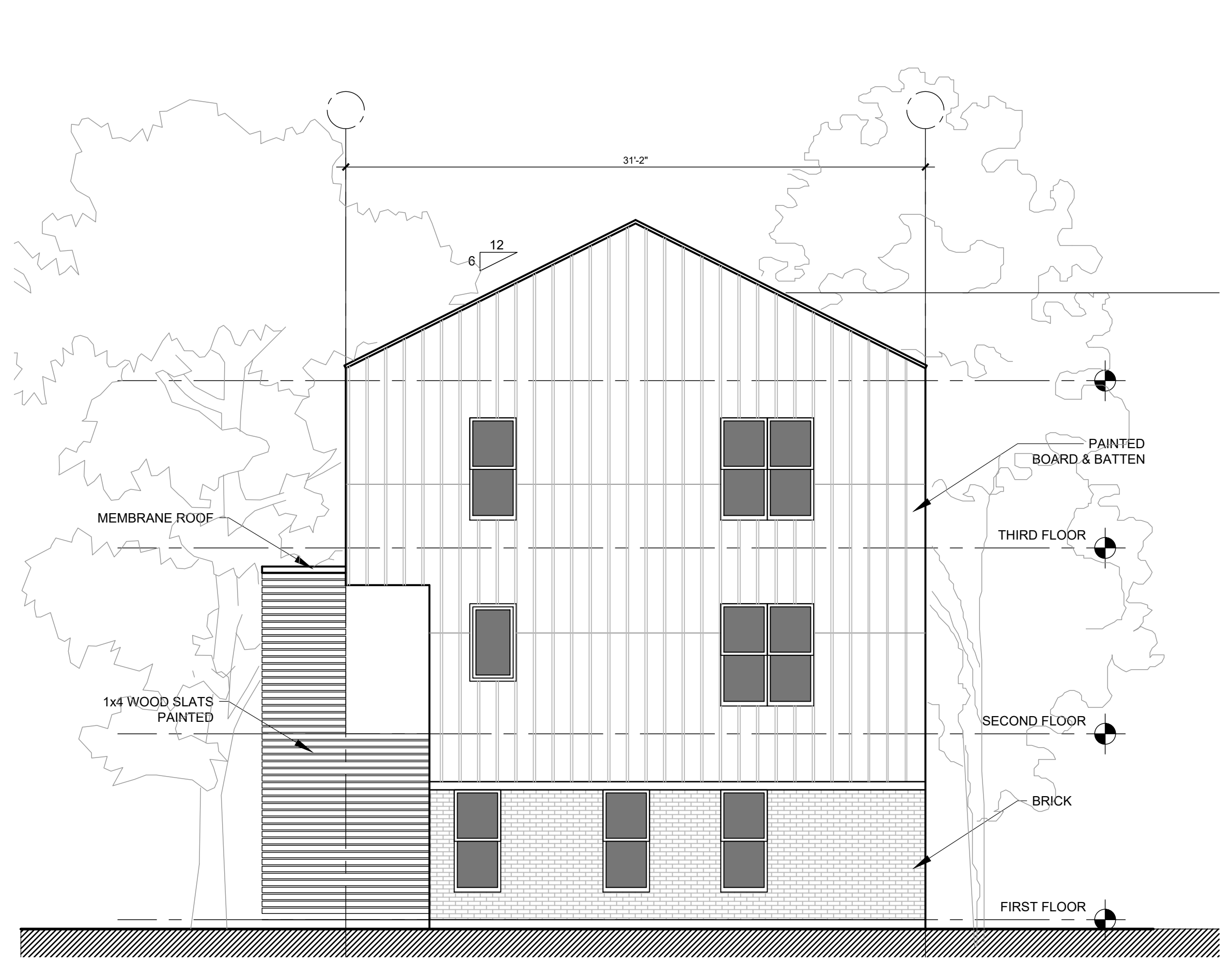
Drawing Title

ELEVATIONS

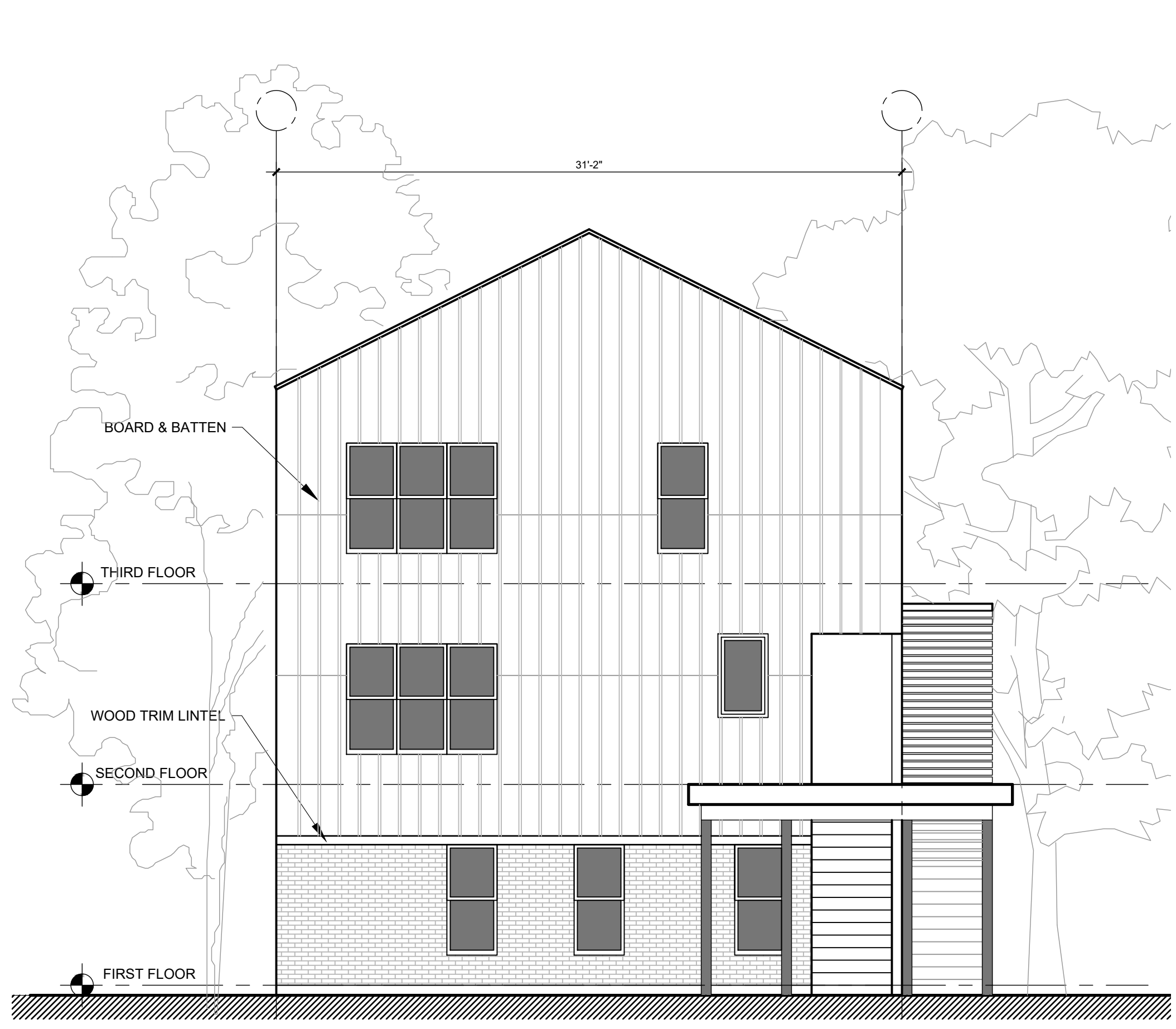
Project No.	2021-203
Date:	12/05/2021
Scale:	AS-NOTED
Drawn by:	WJR/MFA



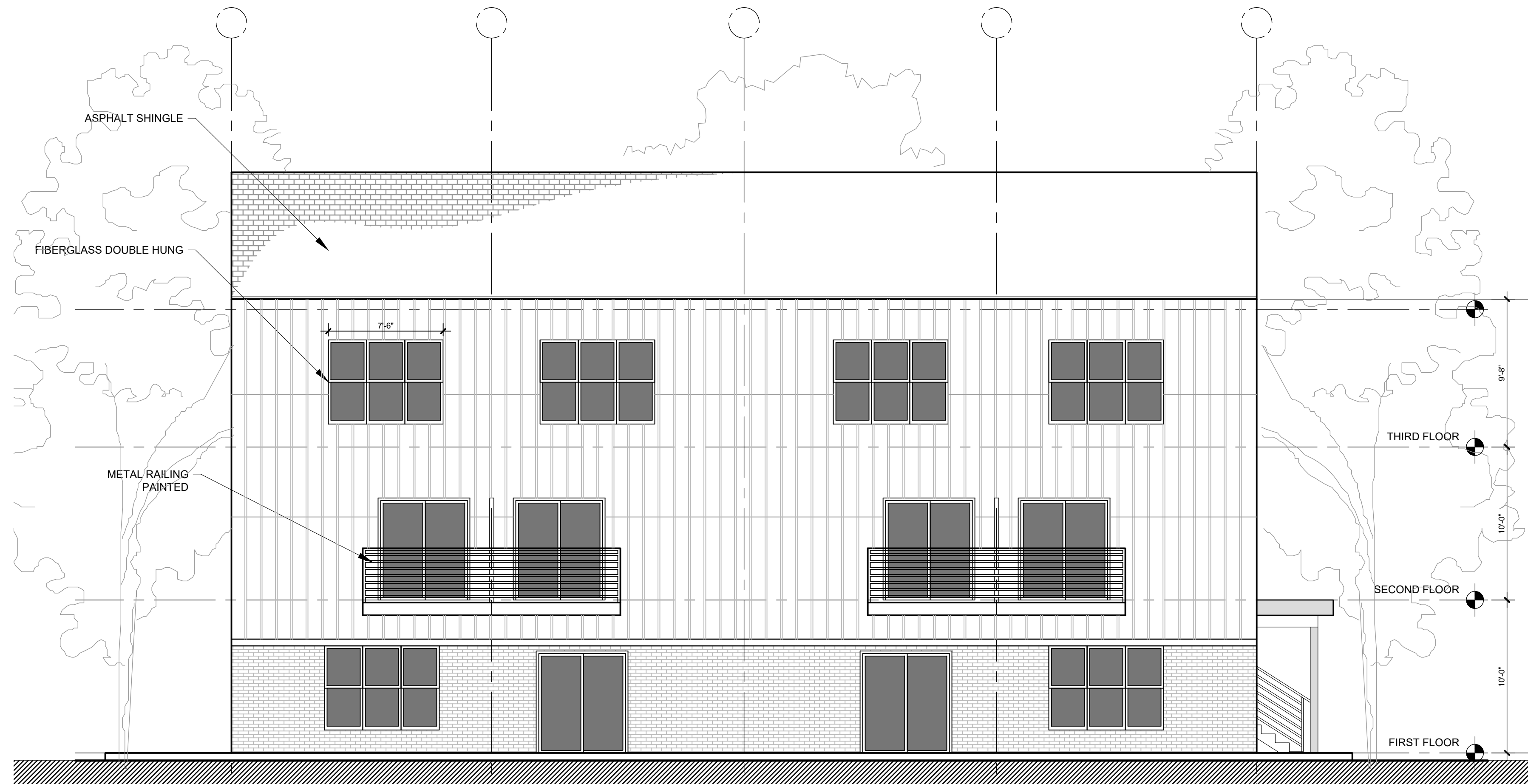
1-400 NORTH ELEVATION
SCALE: 1/4"=1'-0"



4-400 WEST ELEVATION
SCALE: 1/4"=1'-0"



2-400 EAST ELEVATION
SCALE: 1/4"=1'-0"



3-400 SOUTH ELEVATION
SCALE: 1/4"=1'-0"



1-RENDERING

SCALE: NOT TO SCALE



1-MASSING MODEL

SCALE: NOT TO SCALE

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111 NORTH WINOOSKI RESIDENCES

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BURLINGTON, VERMONT
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11.04.21	SCHEMATIC DESIGN UPDATED
12.05.21	SCHEMATIC DESIGN UPDATED

Drawing Title

RENDERINGS

Project No:	2021-203
Date:	12/05/2021
Scale:	AS-NOTED
Drawn by:	WJR/MFA

A-REN

GREGORY McKNIGHT II
Director

KATHLEEN BUTLER
Health Policy/Case Management Specialist

JEANNE FRANCIS
Zoning Specialist



CODE ENFORCEMENT OFFICE

645A Pine St, PO Box 849
Burlington, VT 05402-0849

VOICE (802) 863-0442

FAX: (802) 652-4221

Code Enforcement Admin

SUSAN
SHIRLEY G

Code Enforcement In

GEORGE COUTI
MATTHEW
FRANCES
DONALD R
JOHN

Zoning I

TIMOTHY A

STATE OF VERMONT
COUNTY OF CHITTENDEN

CITY OF BURLINGTON, VERMONT CODE ENFORCEMENT OFFICE
SUPPORTING AFFIDAVIT OF PROBABLE CAUSE
FOR PUBLIC SAFETY VIOLATION

Re: Public Safety Violations at 111 North Winooski Ave., Burlington, Vermont

Now comes Code Enforcement Officer John P. Ryan, Affiant, after being duly sworn and on oath deposes and says that he has probable cause to believe that George G. Munson, Owner(s) of record for the subject property, has committed the crime of non-compliance with a public safety order and has allowed various related property violations to exist at the subject premises located at 111 North Winooski Ave., and that the Affiant has probable cause to believe that the above-mentioned property constitutes a dangerous and unsafe property in violation of Article III. Abatement and Rehabilitation of Vacant Buildings and Dangerous Structures as established in the Code of Ordinances of the City of Burlington, Vermont and that the violations located upon the above-described premises have occurred based upon the following facts:

1. On or about July 26, 2002 and at all times following, I have held the position of Code Enforcement Officer for the City of Burlington, have also been qualified by the National Fire Protection Association as a Certified Fire Inspector, and have been vested with the authority to enforce various sections of the Code of Ordinances of the City of Burlington including regulations pertaining to the municipal ordinances.
2. BCO (Burlington Code of Ordinances) Sec. 8-45(a) Obligations of owners of dangerous structures and buildings states that a building or structure or part thereof that is or becomes dangerous or unsafe shall be made safe and secure. If the building cannot be made safe or secure, the owner shall take down and remove the building.
3. BCO Sec. 8-45(e) states that if the owner continues such refusal or neglects to remove or make the building safe, the director shall cause it to be taken down or otherwise made safe and the costs and charges shall constitute a lien upon the real estate upon such building is situated...
4. BCO Sec. 8-45(b) states that the director shall inspect a building or structure upon receiving information that the building or structure or anything attached or connected therewith is in violation of

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the specifications of all applicable building, fire prevention, and public safety ordinances and codes adopted herein...

5. On September 22, 2005 I conducted a vacant building inspection of the premises accompanied by William Sears of the City Fire Marshall's office. During the course of the inspection, numerous unsafe conditions, substandard housing conditions, and zoning violations were found. Remedial action was required at the following per BCO 8-47 Vacant building permit; inspection; maintenance standards; fees:

- (1) Building openings
- (2) Roofs
- (3) Building structure
- (4) Exterior walls
- (5) Decorative features
- (6) Overhanging extensions
- (7) Chimneys and towers
- (8) Accessory and appurtenant structure
- (9) Premises

7. On September 23, 2005 I sent a Notice of Violation notifying the property owner of my findings, with orders to take corrective action by October 25, 2005.

8. On February 8, 2006 I conducted a follow up inspection of the subject premises. I found substantial non-compliance with the Order of September 22, 2005 at the premises, and that the majority of unsafe conditions remained uncorrected.

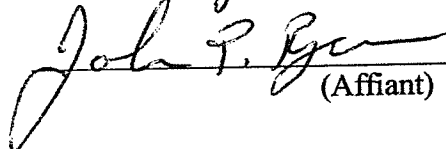
9. Since February 8, 2006 I have had numerous conversations with the owner trying to get him to secure the out building and begin a process to remove or rehab the building with no success.

10. Mr. Munson has stated numerous times that the out building is a dangerous building at least because the roof appears to have fallen in, the upper level has collapsed into the ground floor level. Recently Mr. Munson stated to me that persons are breaking into the building through the rear of the building.

11. On August 29, 2006 I inspected the buildings at 111 North Winooski Ave. with Bill Sears of the City Fire Marshall's office. I observed the following:

- (1) The Notice of Violation report dated September 22, 2005 has not been complied with.
- (2) The condition of the house continue to deteriorate: more ceiling and wall damage due to leaking roof, more broken windows, more graffiti on the side of the house.
- (3) It appeared as though some one tried to enter through a window on the south side of the front porch.
- (4) The out building is not secure. The owner has stated to me several times that persons have been entering the building.
- (5) There continues to be a large amount of unattended vegetation around the out building.

DATED at Burlington this 25th day of September, 2006.


(Affiant)



OF VERMONT
Division for Historic Preservation
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
Individual Structure Survey Form

COUNTY:	Chittenden
TOWN:	Burlington
LOCATION:	111 North Winooski
COMMON NAME:	
FUNCTIONAL TYPE:	
OWNER:	George Munson
ADDRESS:	97 North Winooski
ACCESSIBILITY TO PUBLIC:	Yes ☐ No ☒ Restricted ☐
LEVEL OF SIGNIFICANCE:	Local ☒ State ☐ National ☐

GENERAL DESCRIPTION:

Structural System

1. Foundation: Stone ☒ Brick ☐ Concrete ☐ Concrete Block ☐
2. Wall Structure
 - a. Wood Frame: Post & Beam ☐ Balloon ☐
 - b. Load Bearing Masonry: Brick ☒ Stone ☐ Concrete ☐ Concrete Block ☐
 - c. Iron ☐ d. Steel ☐ e. Other: ☐
3. Wall Covering: Clapboard ☒ Board & Batten ☐ Wood Shingle ☐ Shiplap ☐ Novelty ☐ Asbestos Shingle ☐ Sheet Metal ☐ Aluminum ☐ Asphalt Shingle ☐ Brick Veneer ☐ Stone Veneer ☐ Bonding Pattern: Other: Brick
4. Roof Structure
 - a. Truss: Wood ☒ Iron ☐ Steel ☐ Concrete ☐
 - b. Other: ☐
5. Roof Covering: Slate ☒ Wood Shingle ☐ Asphalt Shingle ☐ Sheet Metal ☐ Built Up ☐ Rolled ☐ Tile ☐ Other: ☐
6. Engineering Structure: ☐
7. Other: ☐

Appendages: Porches ☒ Towers ☐ Cupolas ☐ Dormers ☐ Chimneys ☒ Sheds ☐ Ells ☐ Wings ☒ Bay Window ☐ Other: ☐

Roof Style: Gable ☐ Hip ☐ Shed ☐ Flat ☐ Mansard ☐ Gambrel ☐ Jerkinhead ☐ Saw Tooth ☐ With Monitor ☐ With Bellcast ☐ With Parapet ☐ With False Front ☐ Other: ☐

Number of Stories: 2 1/2

Number of Bays:

Approximate Dimensions: 20 x 70

SURVEY NUMBER:

NEGATIVE FILE NUMBER:

78-A-121

UTM REFERENCES:

Zone/Easting/Northing

U.S.G.S. QUAD. MAP:

PRESENT FORMAL NAME:

ORIGINAL FORMAL NAME:

PRESENT USE: apartments

ORIGINAL USE: residence

ARCHITECT/ENGINEER:

BUILDER/CONTRACTOR:

PHYSICAL CONDITION OF STRUCTURE:

Excellent ☐ Good ☐

Fair ☒ Poor ☐

STYLE: Greek Revival

DATE BUILT:

1850

THREAT TO STRUCTURE:

No Threat ☐ Zoning ☐ Roads ☐ Development ☐ Deterioration ☐ Alteration ☐ Other: ☐

LOCAL ATTITUDES:

Positive ☐ Negative ☐ Mixed ☐ Other: ☐

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

Massing - Pedimented gable front orientation. 3 bays wide. Boxed cornice. Porch wraps around to south elevation. Canted bay window on south elevation. Clapboard ell.

Fenestration - 1/1 sash. Symetrical arrangement. Flat arches, blind semi-elliptical arch in gable.

Entrance - Right. Sidelights. Nor original-Queen Anne.

Enrichments - Turned posts on pedestals. Turned balusters. Bracketed cornice on porch. Rope molding around door.

RELATED STRUCTURES: (Describe)

Carriage house in rear - now a shop.

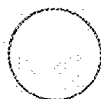
STATEMENT OF SIGNIFICANCE:

A common Greek Revival house type found in Burlington, characterized by a 3 bay facade with side hall entrance, pedimented gable and gable window. Although built before 1853, nothing is known of it until 1865, when it was the home of David Read, City Recorder. In both style and function, the building maintains the character of the neighborhood.

REFERENCES:

1853, 1869, 1890, Sanborns, directories.

MAP: (Indicate North in Circle)



SURROUNDING ENVIRONMENT:

Open Land ☐ Woodland ☐
Scattered Buildings ☐
Moderately Built Up ☒
Densely Built Up ☐
Residential ☒ Commercial ☒
Agricultural ☐ Industrial ☐
Roadside Strip Development ☐
Other:

RECORDED BY:

C. Richard Morsbach

ORGANIZATION:

VT. Div. for Historic Preservation

DATE RECORDED:

6/8/78



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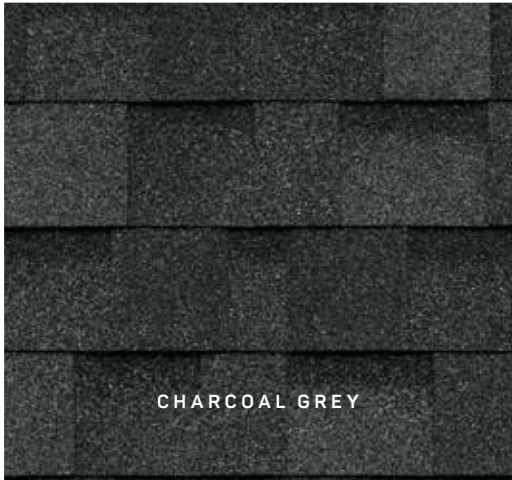
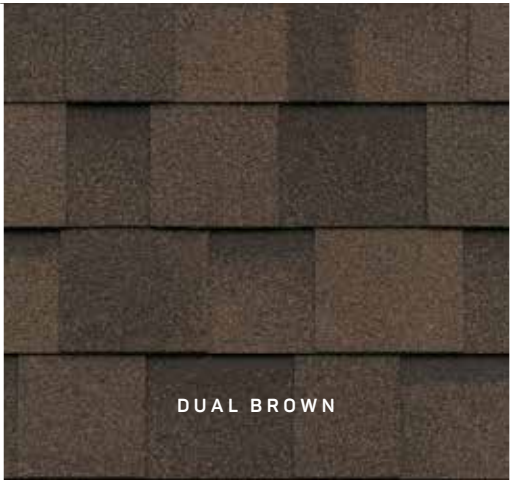
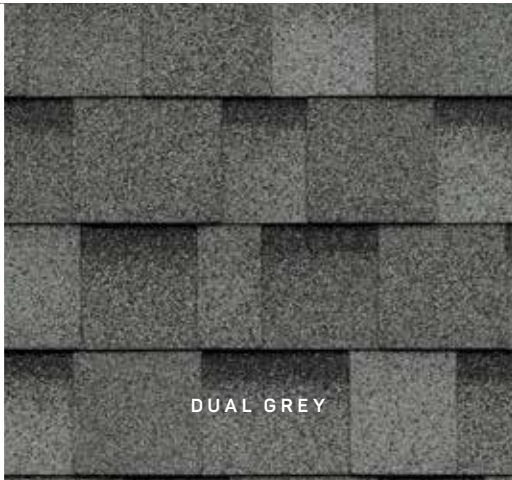
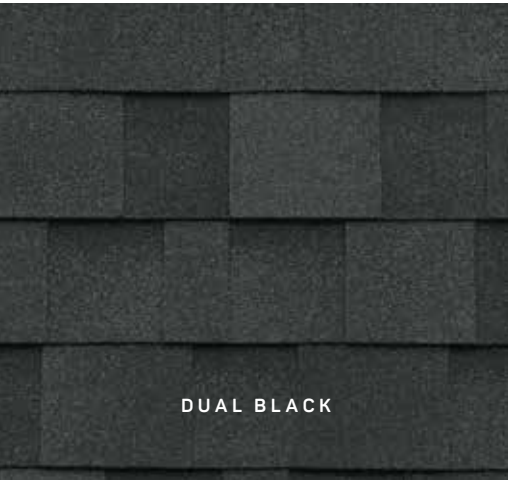
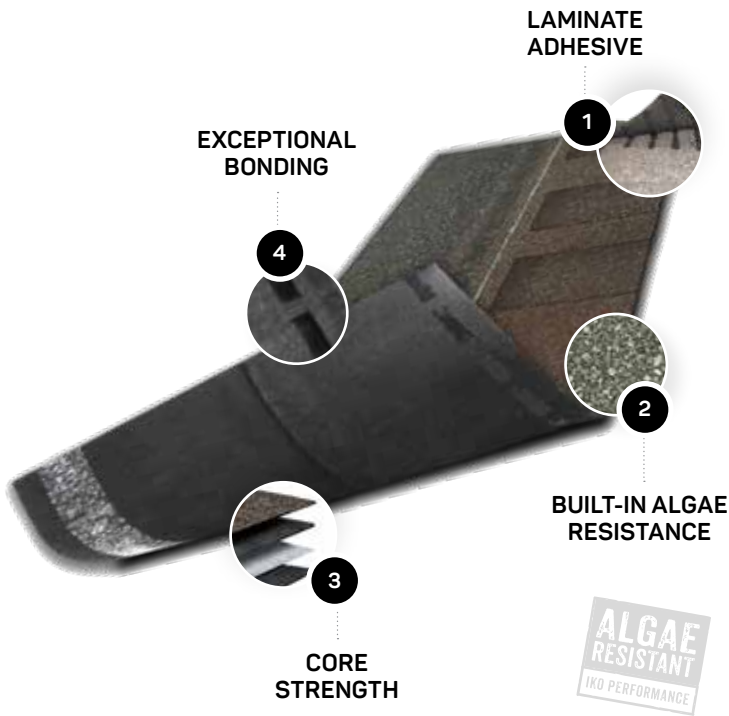


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Whether it's elegant and sophisticated or laid-back and casual, or somewhere in-between, **IKO Cambridge® Architectural shingles** come in a wide range of stunning color blends to express your personality, reflect your taste and potentially boost your home's resale value too.

Their modern, laminated two-piece design provides the depth, dimension and texture of genuine wood shakes for an upscale appearance without the upscale price tag. Now unleash your exterior designer and dress up your home with an exciting new look, for less than you might expect.



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- 1

LAMINATE ADHESIVE. Five strips of our tough, construction-grade adhesive are used to laminate the shim to the tooth.
- 2

BUILT-IN ALGAE RESISTANCE. Special colorfast granules embedded in the shingles’ surface help inhibit the growth of blue-green algae that can cause unattractive black stains, streaks and discoloration.
- 3

CORE STRENGTH. Our resilient fiberglass mat is coated top and bottom with weathering asphalt, then surfaced with colored granules. It’s heavy-duty for exceptional durability and structural integrity.
- 4

EXCEPTIONAL BONDING. IKO’s FastLock® sealant on the shingles’ bottom edge gets extra-tacky when activated by the sun’s heat. This creates a strong bond to help ensure maximum protection against wind uplift, blow-off and water penetration.

THE IKO ADVANTAGE

Limited Warranty¹	Limited Lifetime
Iron Clad Protection¹	10 Years
Limited Wind Warranty¹	110 mph (177 km/h)
Limited High-Wind Warranty Upgrade¹,²	130 mph (210 km/h)
Blue-Green Algae Resistant¹	Yes

PRODUCT SPECIFICATIONS³

Length	40 7/8 in (1038 mm)
Width	13 3/4 in (349 mm)
Exposure	5 7/8 in (149 mm)
Coverage per Bundle	33 1/3 ft² (3.1 m²)
(3 bundles = 1 full square = 100 sq ft coverage)	

STANDARDS⁴

ASTM D3462, ASTM D3018, ASTM D3161 – Class F, ASTM D7158 – Class H, ASTM E108/UL 790 – Class A.

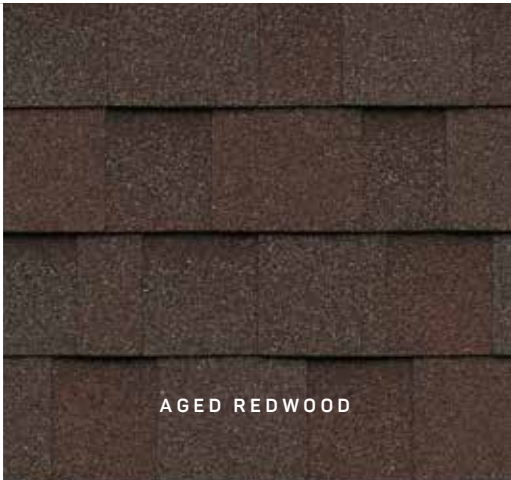
Note: Product and color availability may vary by region. Products with Miami Dade NOA, FBC product approval and Texas Department of Insurance listings are available. Please contact IKO for details. ¹See Limited Warranty at IKO.com for complete terms, conditions, restrictions and application requirements. Shingles must be applied in accordance with application instructions and local building code requirements. ²High-wind application is required. ³All values shown are approximate. ⁴Products are developed with reference to these standards.



HARVARD SLATE



EARTHTONE CEDAR



AGED REDWOOD



BEACHWOOD
AVAILABLE IN SELECT MARKETS



DOVE WHITE
AVAILABLE IN SELECT MARKETS

IMPORTANT! To ensure complete satisfaction, please view several full-size shingles and an actual roof installation prior to final color selection as the shingle swatches and photography shown online, in our brochures and in our **ROOFViewer®** tool may not accurately reflect shingle color and do not fully represent the entire color blend range, nor the impact of sunlight.

Shingles are your home’s first line of defense, but they protect, perform and look their best installed with the recommended **IKO Proformax Integrated Roofing Accessories** shown below.



DECK PROTECTION	SYNTHETIC UNDERLAYMENT	ROOF STARTERS	CAPPING SHINGLES
1. IKO GoldSeam[™] Roof Sealing Tape 1a. Apply where the fascia and eaves meet. 1b. Apply over seams when sealing the deck using synthetic underlayment. StormShield[®] 1c. Apply under shingled roofs to prevent water infiltration due to ice dams and wind-driven rain.	2. Stormtite[™] It's IKO's economical synthetic underlayment choice. Stronger than conventional felts, Stormtite installs easily, even in cool weather, due to its light weight. Stormtite is the perfect combination of strength and flexibility.	3. Leading Edge Plus[™] or EdgeSeal[™] Apply starter shingles with IKO's own high-strength thermally activated sealant or use the double-sided starter roll at eaves and rakes to help ensure wind resistance at that critical first course of shingles.	4. Hip & Ridge 12[™] These perforated traditional hip and ridge shingle offerings are available in colors that pair with our most popular laminate shingles. Installation is super easy by simply bending and nailing in place.



To find out more about Cambridge[®] Architectural shingles or additional IKO products, please talk to an IKO sales representative or a professional roofing contractor, or contact IKO directly.

United States 1-888-IKO-ROOF (1-888-456-7663)
Canada 1-855-IKO-ROOF (1-855-456-7663)

The information in this literature is subject to change without notice. We assume no responsibility for errors that may appear in this literature.



1.866.259.6263
meridianbrick.com

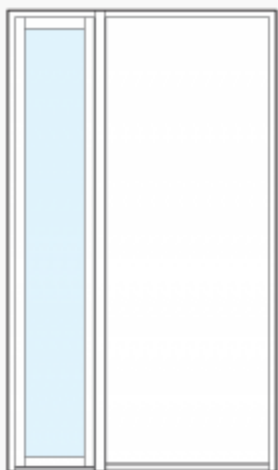
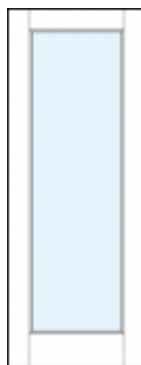


CHOCOLATE WIRECUT
Salisbury Architectural Series

TMF1000-103A

Application:	Exterior
Architectural Style:	Modern
Layout:	ES103
Product Series:	Tru&Modern Flush (TMF) Series
Door Style:	TMF1000
Profile:	Square Stick (SS) Sticking
Sidelite Style:	FL100

SIDELIGHT



DESCRIPTION

The HLB6 is a 6-inch ultra-thin LED lens downlight with remote driver / junction box suitable for new construction and remodel applications. Field selectable color temperature and high color rendering provide excellent color performance. Simplified installation in drywall or suspended ceilings eliminates recessed cans saving time and money. Installs from below the ceiling in as little as 2" plenum height, can be used in direct contact with insulation and is airtight. Use for general area lighting in low to medium height ceilings where energy savings, long life and economy are required.

SPECIFICATION FEATURES

HOUSING

- Die cast aluminum mounting frame with integral flange provides passive thermal cooling achieving L70 at 50,000 hours in IC and non-IC applications
- High impact diffuse lens provides shielding to the light guide minimizing pixilation.

GASKET

- Closed cell gasket achieves restrictive airflow and wet location listing without additional gaskets or caulking

OPTICS

- Precision acrylic light guide organizes source flux into wide distribution with 1.32 spacing criteria, useful for general area illumination

LED ARRAY

- Plurality of mid power LED's provides a uniform source with high efficiency and long life
- Available in 90 CRI minimum, R9 greater than 50 and color accuracy within 4 SDCM providing color uniformity
- Field selectable color temperature, select 2700, 3000, 3500, 4000 or 5000 K CCT
- Meets ENERGY STAR® color angular uniformity requirements, deviation is less than 0.006 u' v'

REMOTE DRIVER / JUNCTION BOX

- Aluminum driver / junction box with captive hinged junction box cover
- Listed for (6) #12 AWG 90° C splice conductors, 2-in, 2-out plus (2) ground
- (2) 1/2" conduit pry-outs
- (2) Slide-N-Side™ non-metallic (NM) wire traps allows wiring outside the box

- Accepts 14-2, 14-3, 12-2, 12-3 U.S. and 14-2, 14-3, 12-2 Canadian NM cable
- (3) 4-port push wire nuts with clear caps for quick and reliable mains voltage connections
- Integral keyhole mounting slots facilitate direct mounting to building structure or new construction mounting frame

DRIVER

- 120V 60 Hz constant current driver provides noise free operation
- Continuous, flicker-free dimming from 100% to 5% with select leading or trailing edge 120V phase cut dimmers
- Plenum rated inline electrical quick connect provides low voltage connection to fixture fitting

INSTALLATION

- Can be installed in 1/2" to 1-1/4" thick ceilings
- Cutout utilizes standard round hole saw sizes, cutout template provided
- Heat treated springs hold fixture fitting securely in the ceiling eliminating light leaks
- Housing is less than 1/2" thick and can span a 2" nominal framing member
- Can be removed from below the ceiling for service or replacement

OPTIONAL MOUNTING FRAME

- Pre-galvanized steel mounting frame locates fixture fittings during electrical rough in and provides cutout guidance for drywall contractor
- Provides tool-less attachment of remote driver / junction box

Catalog #		Type
Project		
Comments		Date
Prepared by		

COMPLIANCE

- cULus certified type IC suitable for direct contact with air permeable insulation
- Not recommended for use in direct contact with spray foam insulation, reference NEMA LSD57-2013
- Wet location listed
- Airtight per ASTM-E283-04
- Suitable for use in clothes closets when installed in accordance with the NEC 410.16 spacing requirements
- EMI/RFI emissions per FCC 47CFR Part 15 consumer limits
- Contains no mercury or lead and RoHS compliant
- Photometric testing in accordance with IES LM-79-08
- Lumen maintenance projections in accordance with IES LM-80-08 and TM-21-11
- Can be used for State of California Title 24 high efficacy LED compliance under JA8, reference Modernized Appliance Efficiency Database System (MAEDBS) for 2016 JA8 High Efficacy Lighting
- ENERGY STAR® certified, reference "Certified Light Fixtures" database

WARRANTY

- Five year limited warranty, consult website for details. www.eaton.com/lighting/legal



HLB6

6-Inch Ultra-thin LED Lens Downlight with Remote Driver / Junction Box

Up to 1100 Lumens Field Selectable CCT



2700K • 3000K • 3500K
4000K • 5000K

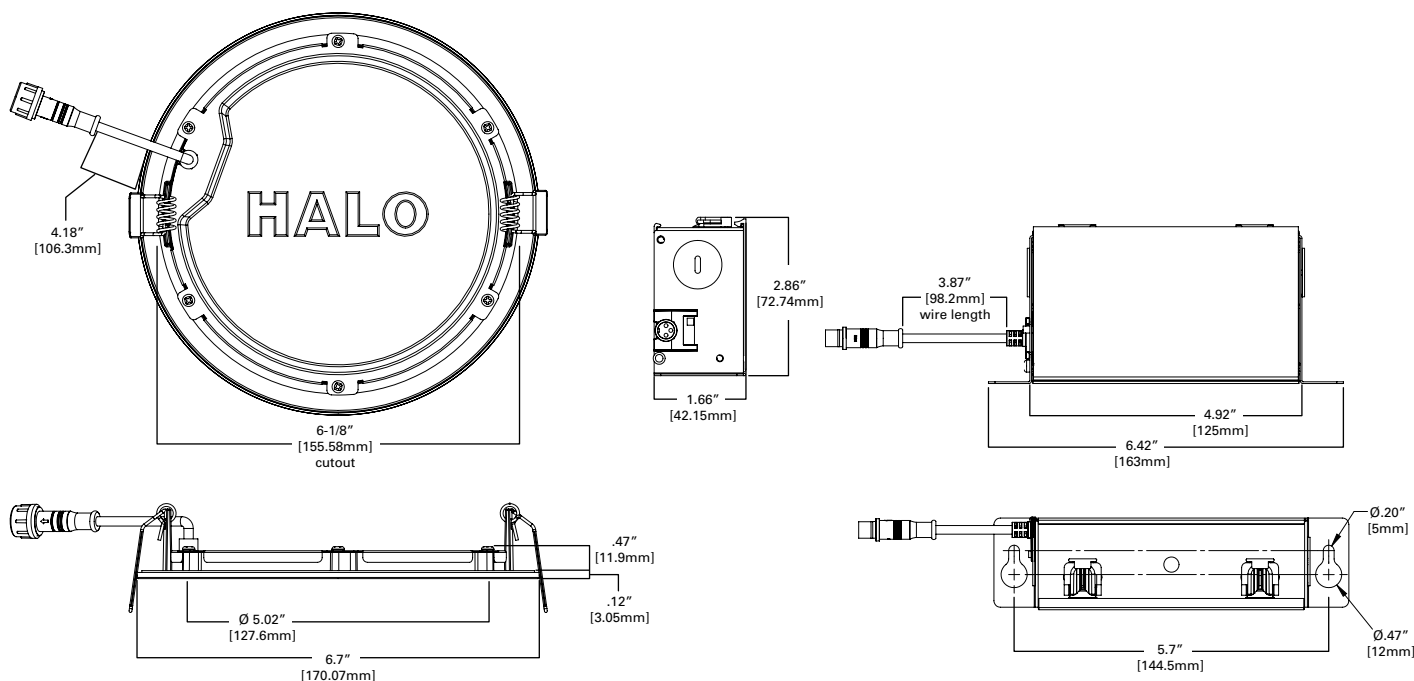
ENERGY DATA

Lumens	900 Series
Input Voltage	120V
Input Current	132 (mA)
Input Power	16.0 (W)
Efficiency	66 (LPW)
Inrush (A)	2.1 A @ 14mS
THD	≤ 20%
PF	≥ 0.90
T Ambient	-30° - +40°C
Sound Rating	≤ 20dba



Refer to ENERGY STAR® Certified Products List. Can be used to comply with California Title 24 High Efficacy requirements. Certified to California Appliance Efficiency Database under JA8.





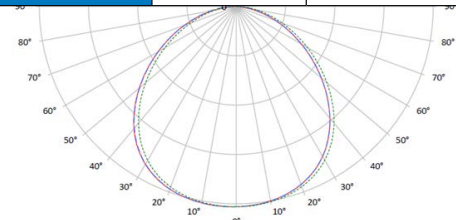
ORDERING INFORMATION

SAMPLE NUMBER: HLB6099FS1EMWR

Models	Lumens	CRI / CCT	Driver	Finish	Packaging	Accessories
HLB6 = 6-Inch ultra-thin LED lens downlight with remote driver / junction box	09 =900 lumen (nominal)	9FS =90 CRI minimum, field selectable 2700, 3000, 3500, 4000 or 5000 K CCT	1E = 120V 60Hz, LE & TE phase cut 5% dimming	MW = matte white flange	R = recyclable 4-color unit carton suitable for point of purchase merchandizing display	HL6NCMF = 6" new construction mounting frame

PHOTOMETRIC DATA

HLB6099FS1EMWR-3000K		
Luminaire lumens	1061	
Input watts	16	
LER (LPW)	66.3	
Spacing Criteria	0-180	1.31
	90-270	1.31
	Diagonal	1.41
Beam angle (degrees)	112.2	
Field angle (degrees)	161.3	
Zonal lumen	Lumens	% Lumens
0-30	294	27.7
0-40	486	45.8
0-60	851	80.2
0-90	1061	100

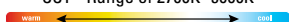


* Tested in accordance with IES LM63. Field results may vary.

Color Metric Summary - 3000K

TM-30-15	R _t = 90.9
	R _g = 100.7
CRI/CIE	R _a = 94.1
	R _g = 68.4

CCT - Range of 2700K- 5000K



Product Specifications

PRODUCT SPECIFICATIONS	
Lumens	1061
Watts	16
Lumens Per Watt (Efficacy)	66.3
Color Accuracy (CRI)	92
Light Color (CCT)	3000K
Correlated Color Temperature (CCT)	
warm white	soft white
2700K	3000K
4500K	6500K

	CCT	Lumens	Power (W)	LPW
6in HLB	2700K	1037.3	16	64.8
	3000K	1061	16	66.3
	3500K	1078.9	16	67.4
	4000K	1094.9	16	68.4
	5000K	1103.4	16	69

HardieTrim® Boards Products Description

HardieTrim® boards come finished with either the PrimePlus® factory primer and sealer or 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 details and availability of products, colors, and accessories.

HARDIETRIM® 5/4, 4/4 BOARDS

HardieTrim® 5/4, 4/4 board is a decorative non-load bearing trim product. HardieTrim 5/4 board is 1 in. thick, HardieTrim 4/4 board is 3/4 in thick, and both can be purchased in 10 ft. and 12 ft. lengths, based on local availability. In addition to frieze, rake, window, door, and corner details, HardieTrim 5/4, 4/4 boards may be used to construct light blocks, column wraps and decorative scroll work. Available in commonly-used nominal widths from 4 in to 12 in.

HARDIETRIM® BATTEN BOARDS

HardieTrim® Batten Boards are a decorative non-load bearing trim product. HardieTrim® Batten Boards are 3/4 in. thick, 2 1/2 in. wide, and come on 12 ft. lengths. See your local dealer for details and availability of product colors and accessories.



HardieTrim 5/4, 4/4 board - Smooth



HardieTrim Batten board -
Rustic and Smooth (not shown)



HardiePanel vertical siding with
HardieTrim Batten board for the Board
& Batten look.

A Complete James Hardie Exterior –
Close-up on trim products.



ColorPlus TIP: HardieTrim 4/4, 5/4 boards with ColorPlus Technology is shipped with a protective laminate slip sheet. James Hardie recommends keeping the protective sheet in place during cutting and fastening to reduce damage to the boards. Remove the protective sheet only after installing the boards and filling the nail holes with a colored touch-up pen.



WARNING

DO NOT caulk nail heads when using ColorPlus products.
Refer to the ColorPlus touch-up section

Installation of HardieTrim® 5/4, 4/4 & NT3® Back Grooved Boards

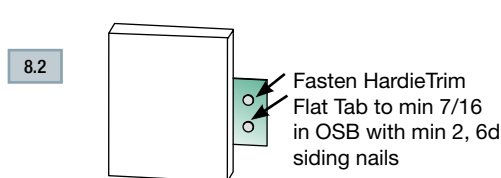
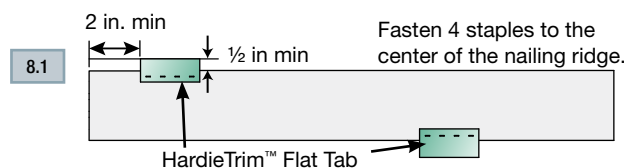
CONCEALED FASTENING TABS

For Corners, Band Boards, Windows, and Door Applications: HardieTrim® boards can be installed with Flat Tabs (JH sku no. 280154) and Corner Tabs (JH sku no. 280155) which provide concealed fastening. Only Flat and Corner Tabs can be used with HardieTrim® boards to create a concealed fastening. Additional framing may be required to ensure the Flat and Corner Tabs are fastened properly to the structure. Special attention should be paid to the framing when using a sheathing that does not have fastener holding equivalent to OSB or Plywood sheathing.

Step 1: Attach Flat Tabs to the back side of the trim with 4 18 ga. ½ in L x ¼ in W narrow crown corrosion resistant staples, equally spaced in one row, positioned no closer than ½ in from trim edges, using a pneumatic staple gun. (Figure 8.1)

Step 2: For wood frame construction, attach the trim to the building using 2, 6d siding nails fastened through the Flat Tabs. ET&F or equivalent fasteners may be used to attach the Flat Tabs to steel frame construction. (Figures 8.2)

Fastener spacing will vary based on application. Refer to specific sections in these instructions for required fastener spacing by application (window, band board, etc.). (Figures 8.14)



Installation of HardieTrim tabs in Coastal Regions:

James Hardie requires that stainless steel staples & fasteners be used when installing HardieTrim™ Tabs in coastal regions.

Installation of HardieTrim Tabs over Pressure Treated Lumber:

HardieTrim™ tabs shall not come in direct contact with ACQ or CA preservative-treated wood. Refer to the General Fastening section of this document for further information.

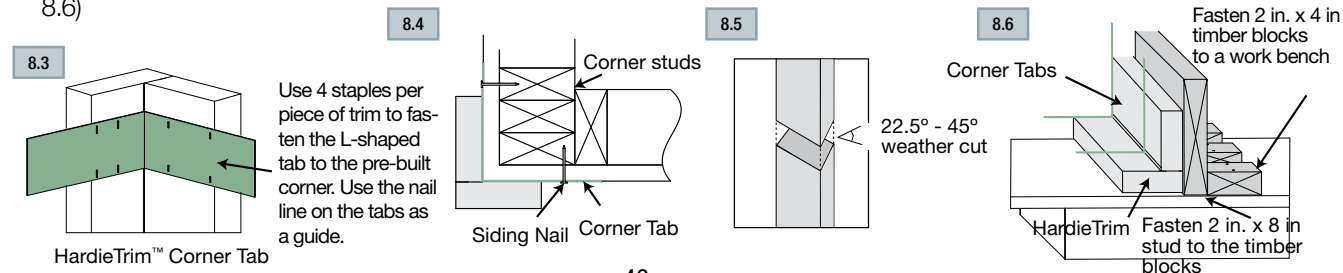
HardieTrim NT3® ColorPlus® boards with back grooves:

Remove the laminate sheet as soon as possible after attaching the trim to the building.

TRIMMING CORNERS

HardieTrim® boards are installed around corners by pre-building the corner off the wall with the Corner Tabs (JH sku no. 280155).

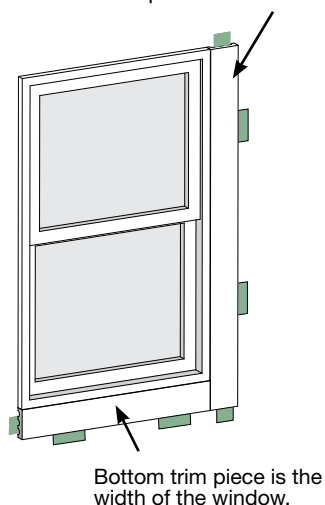
- Attach Corner Tabs to the back side of the trim with 8 18 ga. 1/2 in. L x 1/4 in W narrow crown corrosion resistant staples using a pneumatic staple gun. Ensure the Corner Tabs are fastened tight and straight to the trim boards. (Figures 8.3)
- For wood frame construction, attach the trim to the building with 2, 6d siding nails fastened through the Corner Tabs. ET&F or equivalent fasteners may be used to attach the Corner Tabs to steel frame construction. (Figures 8.4)
- Attach a Corner Tab 1 in. from each edge and every 20 in o.c.
- TIP: Creating a jig for the work station is recommended to ensure the corners are fastened securely and straight. (Figures 8.6)



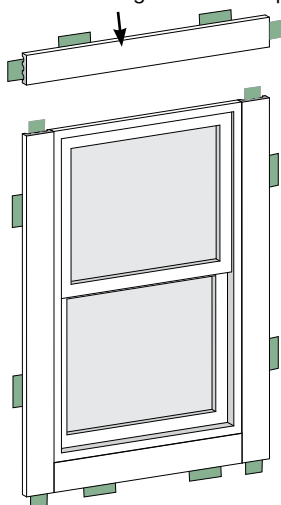
TRIM APPLICATION FOR WINDOWS, DOORS & OTHER OPENINGS

Trim the opening prior to the installation of the siding (Figure 8.7). Place a Flat Tab at the end of each trim board and one tab every 16 in OC. Attach the trim boards and Flat Tabs around the opening as shown in Figures 8.7 and 8.8.

8.7 Side trim pieces go to the top of the window.

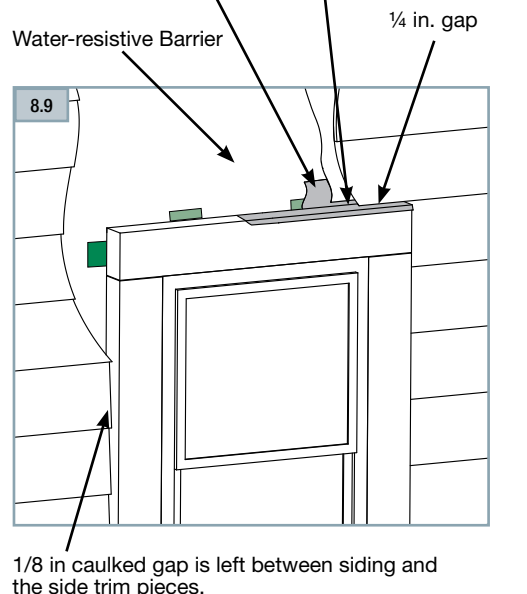


8.8 Header piece spans the window including the side trim pieces.



Flashing needs to be tucked under the water resistive barrier and over the Flat Tabs.

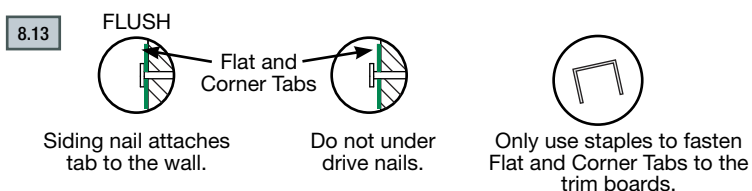
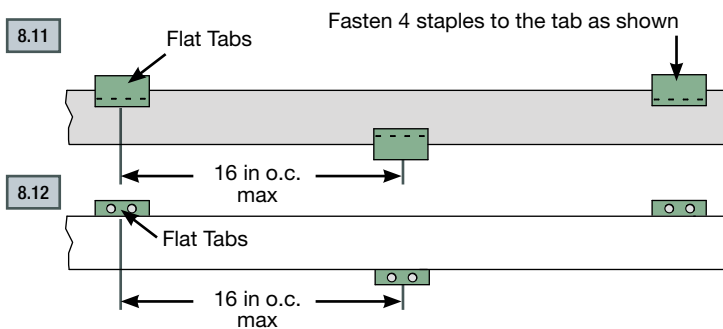
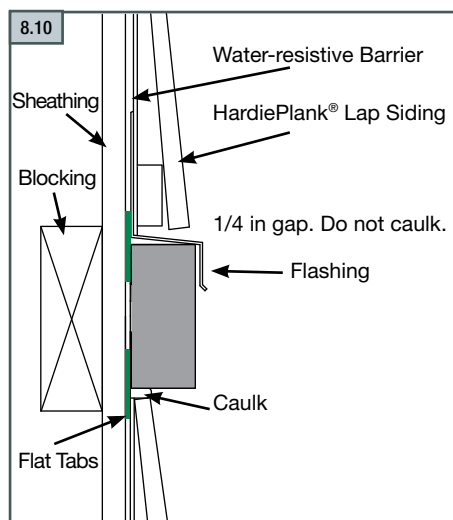
Do not caulk between the siding and the flashing.



NOTE: Follow your window/door manufacturers installation instructions.

BAND BOARD

A flashing is required over the trim and Flat Tabs. (Figure 8.10) Terminate ends of the Band Board into Trim or Siding or miter cut the edges of the trim at the corners of the building. Place a Flat Tab at the end of each trim board and one tab every stud at a maximum of 16 in. o.c. The Flat Tabs should be attached to the trim in an alternating pattern to the top and bottom of the band board (Figures 8.11 and 8.12).



Installation of HardieTrim® 5/4, 4/4 & NT3® Back Grooved Boards

FASTENER TABLE

8.14

Application	Framing Material Tab is nailed into	Fastener (tab to framing)	Fastener (tab to Hardietrim)	Max Tab Spacing (inches on center)
Flat Tab	Wood Stud (minimum G=0.42)	One 6d corrosion resistant siding nail installed through center of flange into framing	Four 18 ga. X 1/2" long X 1/4" wide corrosion resistant crown staples, equally spaced in one row	16
	Minimum APA rated 7/16" OSB	Two 4d ring shank corrosion resistant siding nails equally spaced installed through flange into framing		
	Minimum 20 gauge steel	One No. 8 X 1" long X 0.323" head diameter screw (corrosion resistant) installed through flange into framing		
Corner Tab	Wood Stud (minimum G=0.42)	On each flange, Install one 6d corrosion resistant siding nail through flange into framing	For each piece of trim, install Four 18 ga. X 1/2" long X 1/4" wide corrosion resistant crown staples, equally space in two rows	20
	Minimum APA rated 7/16" OSB	On each flange, Install two 4d ring shank corrosion resistant siding nails through flange into framing		
	Minimum 20 gauge steel	On each flange, Install one No. 8 X 1" long X 0.323" head diameter screw (corrosion resistant) through flange into framing		

Wind-Borne Debris Region: "Supplemental fasteners may be necessary when installing tabs in a Wind-Borne Debris Region, please call Technical Services 800-942-7343 with any questions."

RECOGNITION: HardieTrim boards may be installed as an equal alternative to conventional trim permitted for use in; the 1997 Uniform Building Code, Section 601.5.5; the 1997 Standard Building Code, Section 1404.1; the 1999 BOCA National Building Code, Section 1407.2.2; 2003 International Building Code, Section 1402.1, the 2003 International Residence Code for One - and Two - Family - Dwellings, Section R703.1. the 2003 International Residence Code for One - and Two - Family - Dwellings, Section R703.1. and the 1998 International One-and -Two -Family Dwelling Code, Section 601.1.

OUTSIDE CORNERS

Corners made from HardieTrim® 5/4, 4/4 boards can be pre-assembled before they're installed. Pre-assembled corners look better and generally make the installation go more quickly. To join two pieces of HardieTrim 5/4, 4/4 boards for a corner, drive 2 in. 16 ga. corrosion-resistant finish nails 1/2 in. from the edge and spaced 16 in. apart along the edge.

To fasten 4 in. corners to the wall, drive a pair of finish nails or siding nails, (one nail into each face of the corner) with the nails spaced 16 in. apart. For 6 in. corners, drive a pair of finish nails or siding nails into each face spaced 16 in. apart. Nails should be kept 3/4 in. from the edges of the board and 1 in. from the ends.

When walls are more than 10 ft high, splice corner boards together using weather cuts of at least a 22.5° angle. The angle of the weather cut must slope downward and away from the building. Then nail both boards to the building with the same attachment schedule as for pre-assembled corners, except that 4 in. HardieTrim 5/4, 4/4 boards that should get two nails per side every 16 in. Only install trim by butting to it with the siding. Do not install any trim product over James Hardie® siding.

8.15

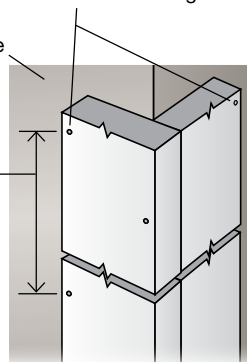
Pre-built corner installation 4 in. boards

A pair of nails (one in each face) attach the corner to the building.

Water-resistive barrier

16 in. (max.)

Keep nails at least 1 in. from ends and 3/4 in. from edges.



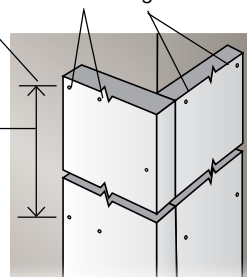
Pre-built corner installation 6 in. boards

Two nails in each face attach the corner to the building.

Water-resistive barrier

16 in. (max.)

Keep nails at least 1 in. from ends and 3/4 in. from edges.



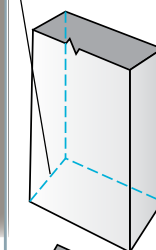
NOTE: All weather cut joints should be touched up prior to installation.

8.16

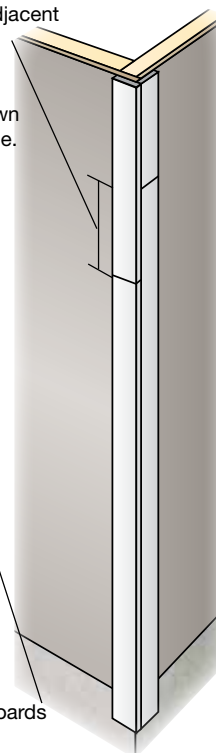
Weather cuts

Keep weather cuts at least 12 in. apart on adjacent corner boards.

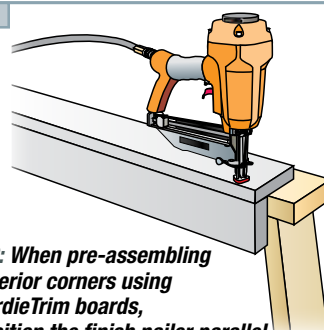
Angle slopes down and to the outside.



Join lengths of boards with angled cuts at least 22.5°



8.17



TIP: When pre-assembling exterior corners using HardieTrim boards, position the finish nailer parallel with the trim



WARNING

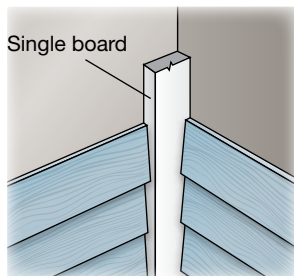
Use only 2 in. 16-ga. finish nails to pre-assemble HardieTrim 5/4 boards corners.

INSIDE CORNERS

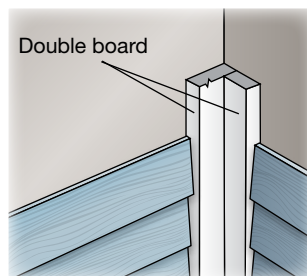
Inside corners can be made with either a single HardieTrim 5/4, 4/4 board in the corner, or with one board on each wall depending on the desired look.

8.18

Single board



Double board



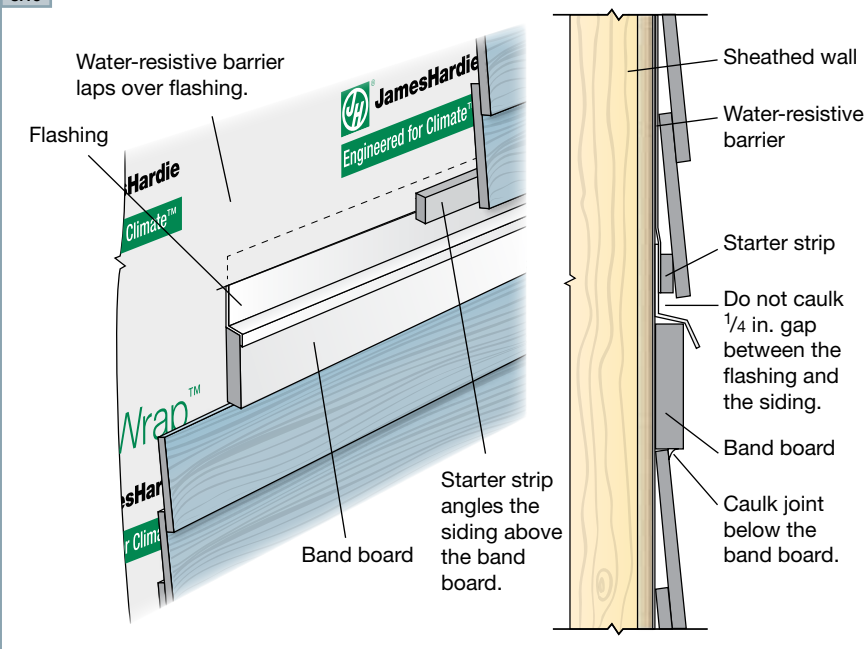
Installation of HardieTrim® 5/4, 4/4 & NT3® Back Grooved Boards

BAND BOARD

A Band board is a decorative horizontal trim used to break up the field of siding on a building. Any width of HardieTrim® 5/4, 4/4 boards can be used for band board depending on the type of detail desired. If installing a band board, pay special attention to flashing details and allow for potential shrinkage of solid rim joists in the walls that the band board may be attached to.

Caulk between the underside of the band board and the siding below. Do not caulk between the flashing and siding above the band board, and maintain a 1/4 in. gap between the two. Also make sure that the water-resistive barrier laps over the flashing for a continuous

8.19



drainage plane. If running lap siding or shingle siding above the band board, a starter strip should be installed first to maintain the correct siding angle. Small Periodic gaps should be left in the starter strip to provide an escape route for excess moisture that may drain down behind the siding.

Use bevel-cut splice joints of at least 22.5° to join long lengths of HardieTrim 5/4, 4/4 boards. To attach band board to the building, drive two recommended fasteners every 16 in. for 4 in. and 6 in. boards. For 8 in. boards, use three fasteners every 16 in., and use four fasteners every 16 in. for 12 in. boards.

HARDIETRIM BOARDS FASTENER SPECIFICATIONS

The Fastener Specifications table shows fastener options for a variety of different nailing substrates. Please refer to the applicable ESR report online (see back page) to determine which fastener meets your wind load design criteria.

Fastening Substrate	Approved Fastener	Fastening Types	Nailing Patterns
wood studs	10	7 Trim Screw, 2 in	Pre-built corners
over minimum 7/16 in OSB	10	10 16 gauge, 2 in	4 in. 1 nail every 16 in to attach boards together
steel studs	7 12 11	11 AST-075-0200G	6 in. 1 nail every 16 in to attach boards together
Pre-built corners	10	12 [AKN100-0150NA] .100 in x .25 in x 1.5 in	2 nails every 16 in for each board
			Site-built corners & other areas (eg. windows, etc.)
			4 in. & 6 in. 2 nails every 16 in
			8 in. 3 nails every 16 in
			12 in. 4 nails every 16 in

10 indicates recommended fasteners

TIP: James Hardie recommends using stainless steel finish nails when installing HardieTrim (Trim, Battens, Fascia, etc.) products.

WINDOW AND DOOR TRIM

Windows and doors must be installed per the manufacturer's instructions. Window flanges or flashings must be properly installed and lapped correctly under the water-resistive barrier prior to the installation of HardieTrim® 5/4, 4/4 boards. Once the HardieTrim 5/4, 4/4 boards is put on, proper flashing must be installed above the trim and lapped under the water-resistive barrier correctly.

Install HardieTrim 5/4, 4/4 boards around doors and windows using the "cap over" method, which means that the header or horizontal top piece of the trim extends and caps over the vertical jamb pieces on both sides. For windows, the bottom trim piece or sill trim fits in between the jambs.

For cap-over trim installation:

1. Start by measuring the length of the bottom edge of the window, not including the flange.
2. Cut a piece of trim to that length and install it.
3. Next measure from the bottom of the installed trim to the top of the window.
4. Cut two pieces of trim to that length and install them on either side of the window.
5. For the cap, measure the distance between the outside edges of the side trim pieces. Cut a piece of trim to length and install it.

For doors the process is the same except that it starts with the side pieces, step three.

8.20 Window and door trim

Side trim pieces go to the top of the window.



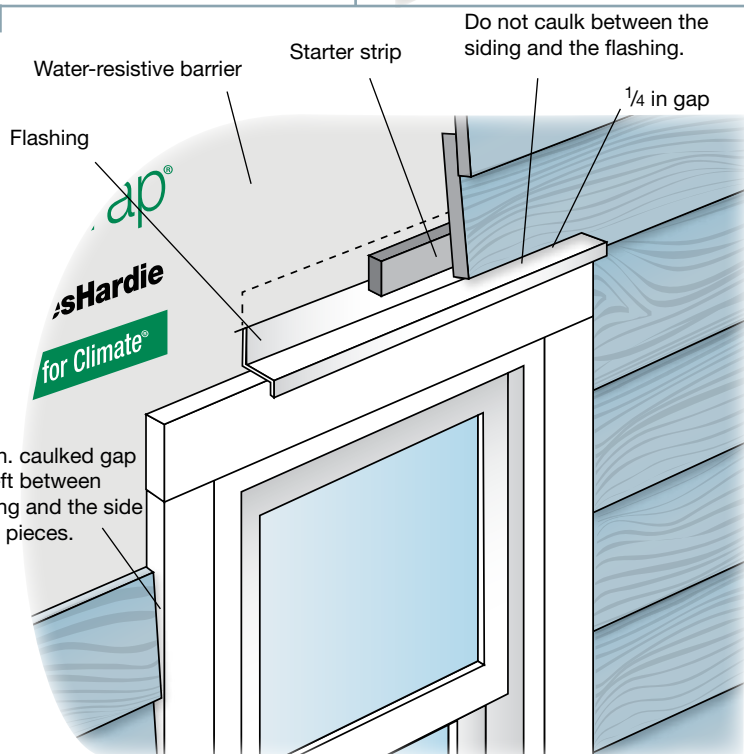
Bottom trim piece is the width of the window.

8.21

Header piece spans the window including the side trim pieces.



8.22



8.23



TIP: For trimming around windows and doors with attachment flanges, install a shim strip to build out the wall even with the flange. This strip lets the trim sit flat and parallel with the wall.

Installation of HardieTrim® 5/4, 4/4 & NT3® Back Grooved Boards

INSTALLING RAKE AND FASCIA BOARD

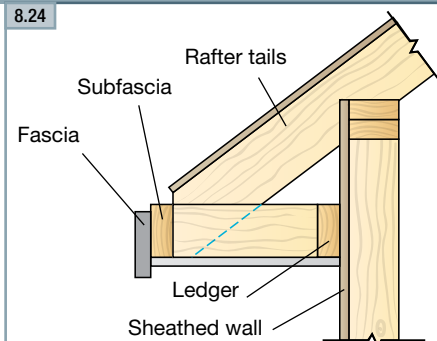
HardieTrim boards can be fastened directly over a 2x sub-fascia or directly to rafter tails. Check local building code for relevant codes. James Hardie recommends that the fascia be no more than 2 in. larger than the subfascia, e.g. over a nominal 2 x 6 subfascia, install an 8 in. fascia board (7¼ in. actual) fascia. On longer fascia runs, join HardieTrim boards with weather/bevel cuts.



WARNING

Use only 2 in. 16-ga. finish nails to pre-assemble HardieTrim 5/4, 4/4 board corners.

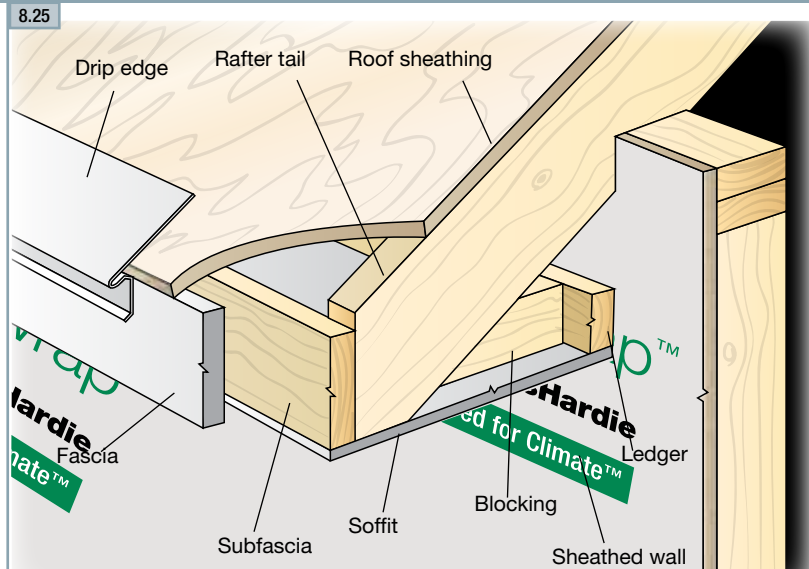
8.24



DRIP EDGE

After the fascia is installed, a vinyl, coated aluminum or galvanized drip-edge flashing must be installed to the roof sheathing overlapping the fascia board. The drip edge helps protect the top edge of the fascia board and it minimizes water ingress into the soffit and/or cornice cavity. Choose a drip edge design that effectively channels water away from the face of the fascia and into gutters if present.

8.25



Installation of HardieTrim® Battens

General
Product
Information

Working
Safety

Tools for
Cutting and
Fastening

General
Installation
Requirements

General
Fastener
Requirements

Finishing and
Maintenance

HardieWrap®
Weather Barrier

HardieTrim®
Boards/Battens

HardieSoft®
Panels

HardiePlank®
Lap Siding

HardieShingle®
Siding

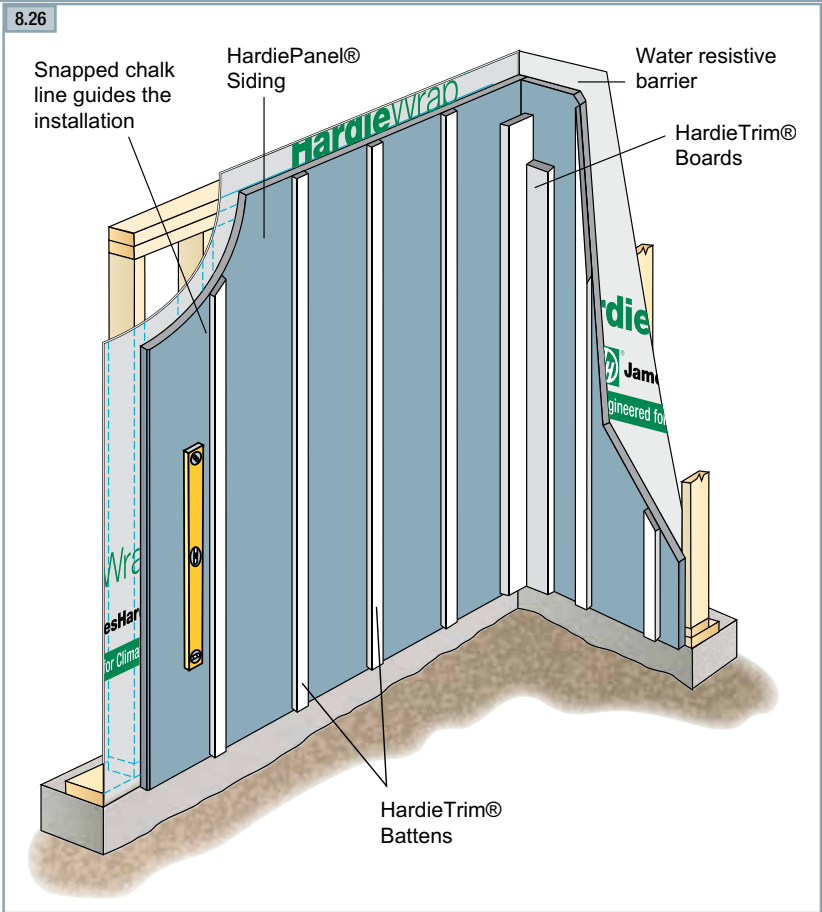
HardiePanel®
Vertical Siding

Appendix/
Glossary

ESR-1844 &
2290 Report

GETTING STARTED

HardieTrim® Battens are intended to be used with HardiePanel® vertical siding to achieve a board and batten look. HardieTrim Battens must be attached to wood or steel backing using an approved fastener from the table below. When installing HardieTrim Battens, determine layout and mark where battens will be attached. To ensure that HardieTrim Battens are installed vertically and parallel to each other, either snap chalk lines or use a level. When attaching battens ensure that fasteners are a minimum of 3/4 in. from edges, 1 in. from ends, and a maximum of 16 in. o.c.



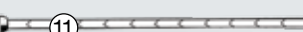
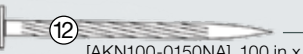
ColorPlus® TIP:

HardieTrim Battens with ColorPlus® Technology are shipped with a protective laminate slip sheet. James Hardie recommends keeping the protective sheet in place during cutting and fastening to reduce damage to the boards. Remove the protective sheet only after installing the boards and filling the nail holes with a colored touch-up pen. Finish nails are required for ColorPlus products.



HARDIETRIM BATTENS FASTENER SPECIFICATIONS

The Fastener Specifications table shows fastener options for a variety of different nailing substrates. Please refer to the applicable ESR report online (see back page) to determine which fastener meets your wind load design criteria.

Fastening Substrate	Approved Fastener	Fastener Types
wood studs	10	 screw Trim Screw, 2 in
over minimum 7/16 in OSB	10	 finish nail 16 gauge, 2 in
	11	 ET&F finish nail AST-075-0200G
steel studs	7 12 11	 ET&F [AKN100-0150NA] .100 in x .25 in x 1.5 in

● Indicates recommended fasteners. Required for ColorPlus Products.

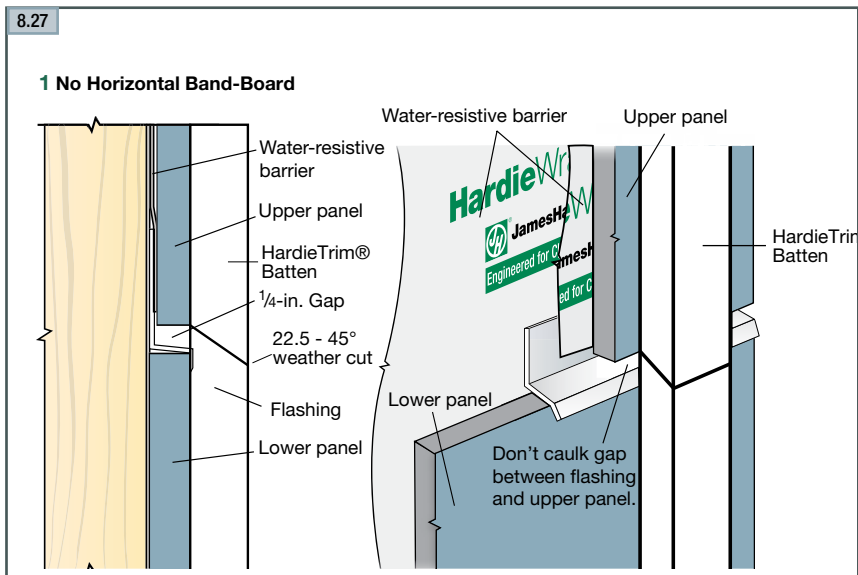
TIP: James Hardie recommends using stainless steel finish nails when installing HardieTrim (Trim, Battens, Fascia, etc.) products.

Installation of HardieTrim® Battens (cont.)

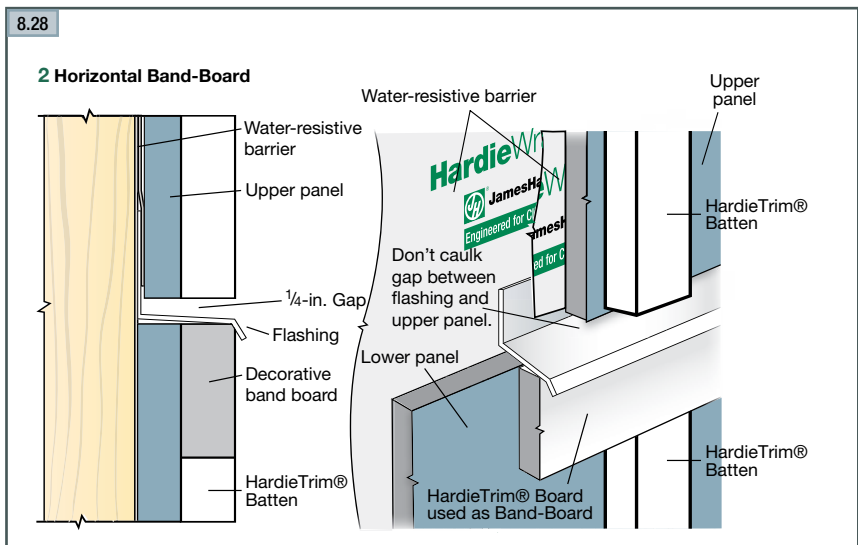
HORIZONTAL JOINT TREATMENT

Horizontal HardieTrim® Batten joints must occur at the same location as horizontal joints in HardiePanel® siding. Install horizontal HardieTrim Batten joints by using one of the following options:

1. If HardieTrim Battens are going to be installed over horizontal panel joints without the use of a horizontal band board, follow the procedure as illustrated in fig. 8.27. Start installing HardieTrim Battens by creating a weather-cut of at least a 22.5° angle, making a joint at the same location as the panel joint. Attach the bottom batten. Make sure the top batten has a matching weather-cut and then install top batten.



2. If HardieTrim Battens are to be installed over horizontal panel joints with the use of a horizontal band board, follow the procedure as illustrated in fig. 8.28. If HardieTrim Battens are to be installed horizontally, they must be installed in the same manner as in fig. 8.28. Make sure the horizontal Z-flashing is installed over both the lower panel and the horizontal band board. Attach the bottom batten tight to the bottom edge of the band board. Next, leaving a minimum 1/4 in. gap above the horizontal Z-flashing, install the top batten.



WARNING

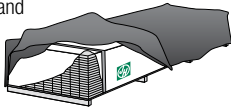
Do not bridge floors with HardieTrim Battens and/or HardiePanel Siding. A horizontal joint should always be created between floors.



IMPORTANT: FAILURE TO FOLLOW JAMES HARDIE WRITTEN INSTALLATION INSTRUCTIONS AND COMPLY WITH APPLICABLE BUILDING CODES MAY VIOLATE LOCAL LAWS, AFFECT BUILDING ENVELOPE PERFORMANCE AND MAY AFFECT WARRANTY COVERAGE. FAILURE TO COMPLY WITH ALL HEALTH AND SAFETY REGULATIONS WHEN CUTTING AND INSTALLING THIS PRODUCT MAY RESULT IN PERSONAL INJURY. BEFORE INSTALLATION, CONFIRM YOU ARE USING THE CORRECT HARDIEZONE® PRODUCT INSTRUCTIONS BY VISITING HARDIEZONE.COM OR CALL 1-866-942-7343 (866-9-HARDIE)

STORAGE & HANDLING:

Store flat and keep dry and covered prior to installation. Installing siding wet or saturated may result in shrinkage at butt joints. Carry planks on edge. Protect edges and corners from breakage. James Hardie is not responsible for damage caused by improper storage and handling of the product.



CUTTING INSTRUCTIONS

OUTDOORS

1. Position cutting station so that airflow blows dust away from the user and others near the cutting area.
2. Cut using one of the following methods:
 - a. Best: Circular saw equipped with a HardieBlade® saw blade and attached vacuum dust collection system. Shears (manual, pneumatic or electric) may also be used, not recommended for products thicker than 7/16 in.
 - b. Better: Circular saw equipped with a dust collection feature (e.g. Roan® saw) and a HardieBlade saw blade.
 - c. Good: Circular saw equipped with a HardieBlade saw blade.

INDOORS

- DO NOT grind or cut with a power saw indoors. Cut using shears (manual, pneumatic or electric) or the score and snap method, not recommended for products thicker than 7/16 in.
- DO NOT dry sweep dust; use wet dust suppression or vacuum to collect dust.
 - For maximum dust reduction, James Hardie recommends using the "Best" cutting practices. Always follow the equipment manufacturer's instructions for proper operation.
 - For best performance when cutting with a circular saw, James Hardie recommends using HardieBlade® saw blades.
 - Go to jameshardiepros.com for additional cutting and dust control recommendations.

IMPORTANT: The Occupational Safety and Health Administration (OSHA) regulates workplace exposure to silica dust. For construction sites, OSHA has deemed that cutting fiber cement with a circular saw having a blade diameter less than 8 inches and connected to a commercially available dust collection system per manufacturer's instructions results in exposures below the OSHA Permissible Exposure Limit (PEL) for respirable crystalline silica, without the need for additional respiratory protection.

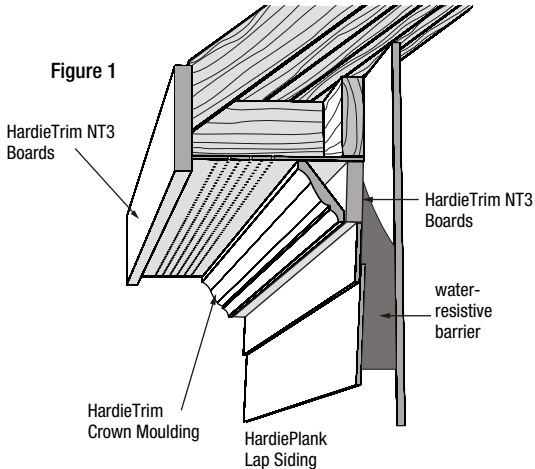
If you are unsure about how to comply with OSHA silica dust regulations, consult a qualified industrial hygienist or safety professional, or contact your James Hardie technical sales representative for assistance. James Hardie makes no representation or warranty that adopting a particular cutting practice will assure your compliance with OSHA rules or other applicable laws and safety requirements.

HardieTrim® boards are decorative non-load bearing trim products.

Do not use HardieTrim boards to replace any structural component.

TABLE OF CONTENTS

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HardieTrim™ Tabs	Page 7-8
FINISHING	Page 9



GENERAL REQUIREMENTS

- Wood or steel must be provided for attaching HardieTrim boards.
- Follow all applicable codes when installing HardieTrim boards.
- DO NOT install HardieTrim boards, such that they may remain in contact with standing water.





FLASHING/CLEARANCE REQUIREMENTS NO-COVER

HardieTrim may be installed with a minimum 1/4 in. clearance when installed vertically to grade, decks, paths, steps, and driveways

Maintain a minimum 2 in. horizontal clearance between James Hardie trim products and decks, paths, steps and driveways.

At the juncture of the roof and vertical surfaces, flashing and counter flashing shall be installed per the roofing manufacturer's instructions. Provide a 2 in. clearance between the roofing and the bottom edge of the trim.

Figure 2

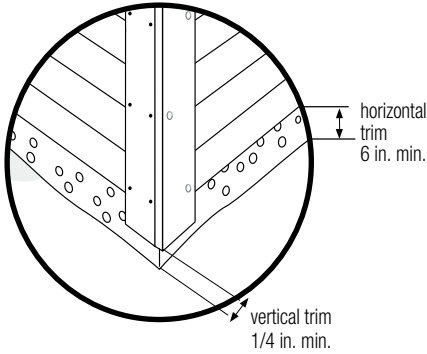


Figure 3

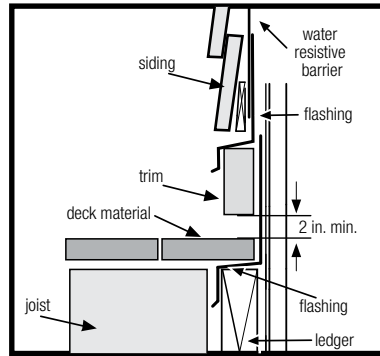
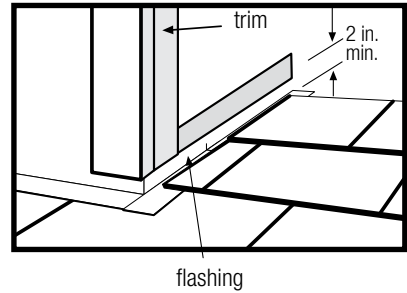
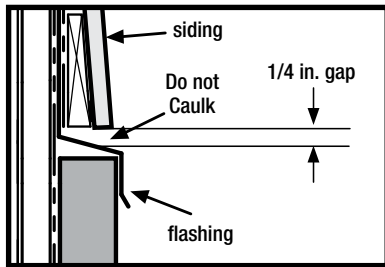


Figure 4



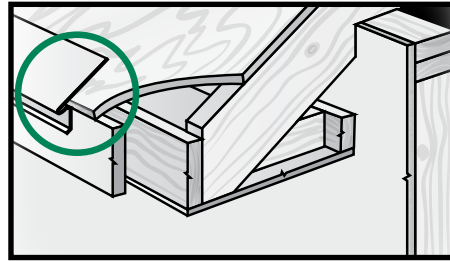
Maintain a 1/4 in. clearance between the bottom of James Hardie products and horizontal flashing. Do not caulk gap.

Figure 5



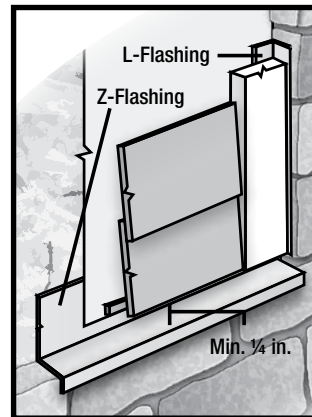
Drip Edge

Figure 6 for fascia installation see page 6



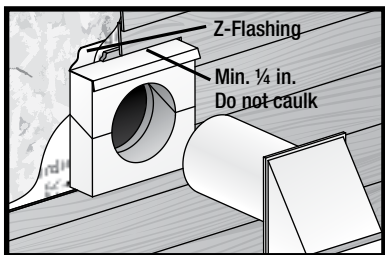
Mortar/Masonry

Figure 7



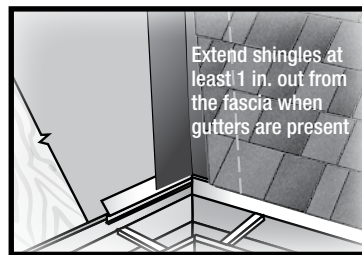
Block Penetration Recommended in HZ10

Figure 8



Valley/Shingle Extension

Figure 9

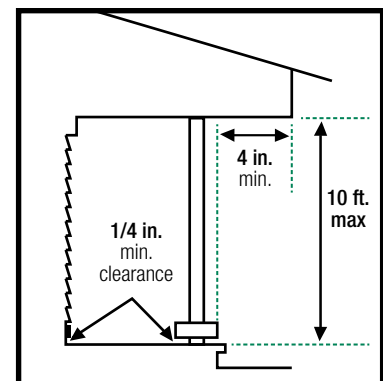


CLEARANCE REQUIREMENTS UNDER-COVER

Maintain a 1/4 in. clearance for HardieTrim boards installed under cover. Under cover is defined as:

- Not more than 10 feet below a roof overhang, and
- Not less than 4 inches horizontally from the edge of the roof overhang

Figure 10





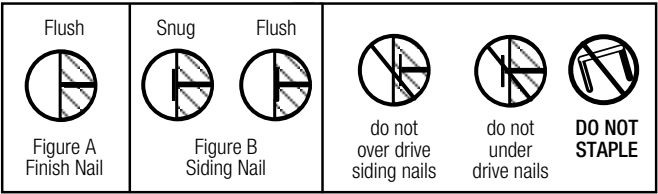
GENERAL FASTENING REQUIREMENTS

Fasteners must be corrosion resistant, galvanized, or stainless steel. Electro-galvanized are acceptable but may exhibit premature corrosion. James Hardie recommends the use of quality, hot-dipped galvanized nails. James Hardie is not responsible for the corrosion resistance of fasteners. Stainless steel fasteners are recommended when installing James Hardie products near the ocean, large bodies of water, or in very humid climates.

Manufacturers of ACQ and CA preservative-treated wood recommend spacer materials or other physical barriers to prevent direct contact of ACQ or CA preservative-treated wood and aluminum products. Fasteners used to attach HardieTrim Tabs to preservative-treated wood shall be of hot dipped zinc-coated galvanized steel or stainless steel and in accordance to 2009 IRC R317.3 or 2009 IBC 2304.9.5."

PNEUMATIC FASTENING

James Hardie products can be hand nailed or fastened with a pneumatic tool. Pneumatic fastening is highly recommended. Set air pressure so that the fastener is driven snug with the surface of the trim. A flush mount attachment on the pneumatic tool is recommended. This will help control the depth the nail is driven. If setting the nail depth proves difficult, choose a setting that under drives the nail. (Drive under driven nails snug with a smooth faced hammer - Does not apply for installation to steel framing).



FACE NAILING REQUIREMENTS

Use 2 in. minimum 16 ga. finish nails to attach HardieTrim boards to wood frame construction. ET&F or equivalent fasteners or screws may be used to attach HardieTrim boards to steel frame construction.

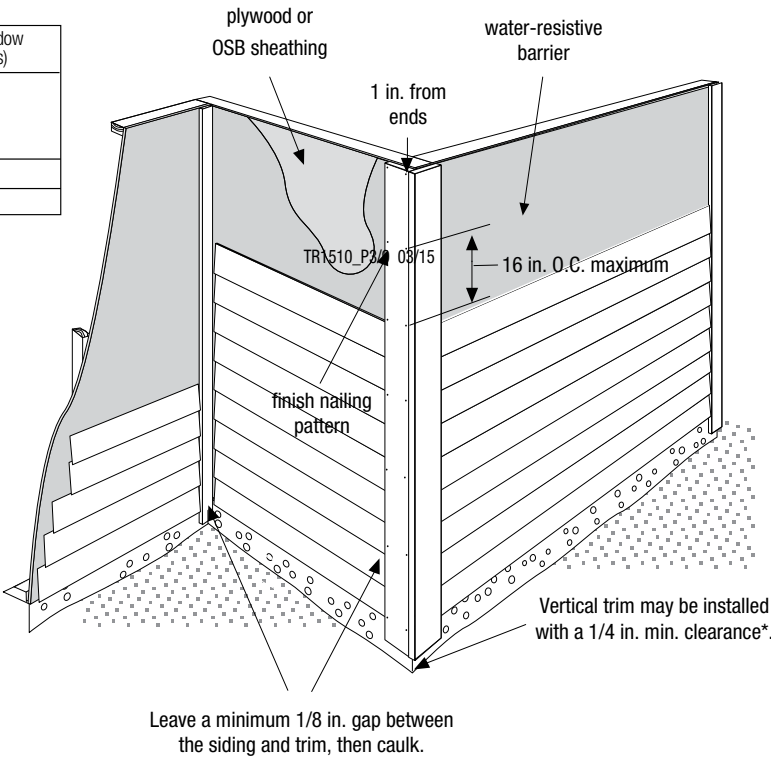
Fastening instructions are similar for all applications. When using finish nails, position nails no closer than 1/2 in. from the edges of the trim and for all other fasteners no closer than 3/4 in. Fasteners must be no closer than 1 in. from ends of trim and spaced a maximum of 16 in. O.C. Ensure trim is adequately fastened.

James Hardie recommends using stainless steel finish nails when installing HardieTrim products.

Minimum fastener guide for finish nailing:

	Pre-built corner	Site Built Corners	Other areas (e.g. window trim, and band boards)
4 in.	1 nail every 16 in. to attach boards together + 1 nail every 16 in. each board	2 nails every 16 in.	2 nails every 16 in.
6 in.	1 nail every 16 in. to attach boards together + 2 nails every 16 in. each board		
8 in.	-	3 nails every 16 in.	3 nails every 16 in.
12 in.	-	4 nails every 16 in.	3 nails every 16 in.

Use a 2 in. finish nail to fasten trim together. Longer finish nails may bend.



*Follow all applicable codes when installing HardieTrim boards



INSTALLATION

TRIMMING CORNERS

When installing corners or other vertical trim, position boards on the wall and attach (figure 12).

Pre-Built Corners

Alternatively, corners can be pre-built off the wall using 2 in. finishing nails. Each side of the pre-built corner must be secured to the wall (figure 13).

Figure 12

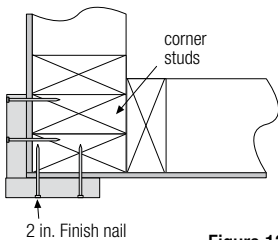
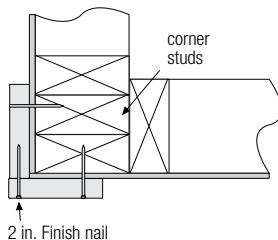


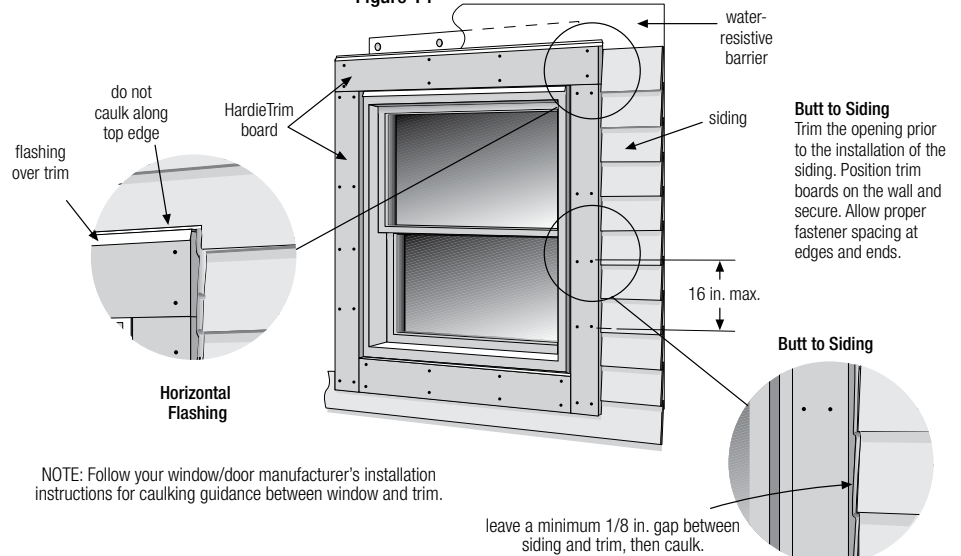
Figure 13



TRIM APPLICATION FOR WINDOWS, DOORS & OTHER OPENINGS

Flashing over trim is required per code for all installation methods. (figure 14)

Figure 14

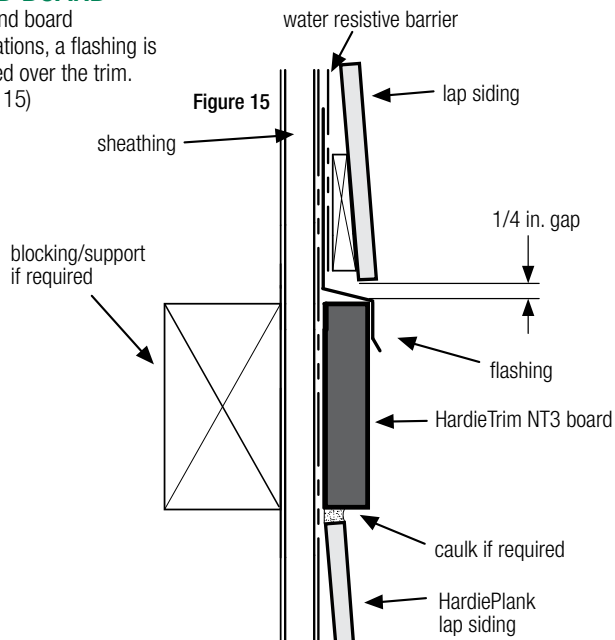


NOTE: Follow your window/door manufacturer's installation instructions for caulking guidance between window and trim.

BAND BOARD

For band board applications, a flashing is required over the trim. (figure 15)

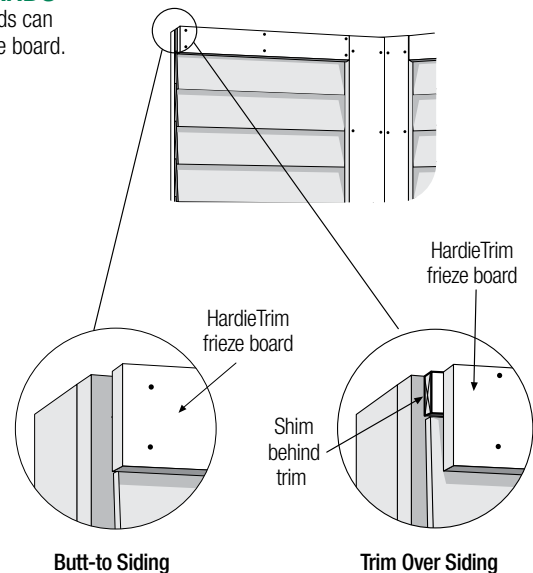
Figure 15



FRIEZE BOARDS

HardieTrim boards can be used as frieze board. (figure 16)

Figure 16



BATTEN BOARDS

HORIZONTAL PANEL JOINTS

At horizontal panel joints HardieTrim battens must be installed according to option 1 or 2 below. When installing HardieTrim Battens horizontally, they must be installed as a panel joint according to option 2.

Option 1

Figure 17 - No horizontal band board - Make a 22.5 - 45 degree weather cut, in the HardieTrim batten, just above the 1/4 in. clearance between panels.

Option 2

Figure 18 - Horizontal Band Board - Install a horizontal band board at the top of the bottom panel. Butt the lower batten to the band board and start the top batten at the bottom edge of the top panel. Maintain a 1/4 in. clearance above horizontal flashing.

Figure 17

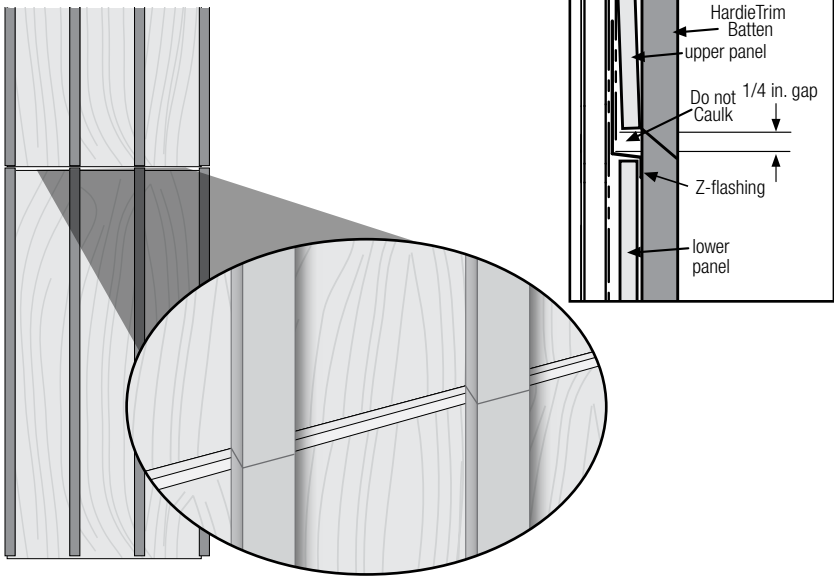
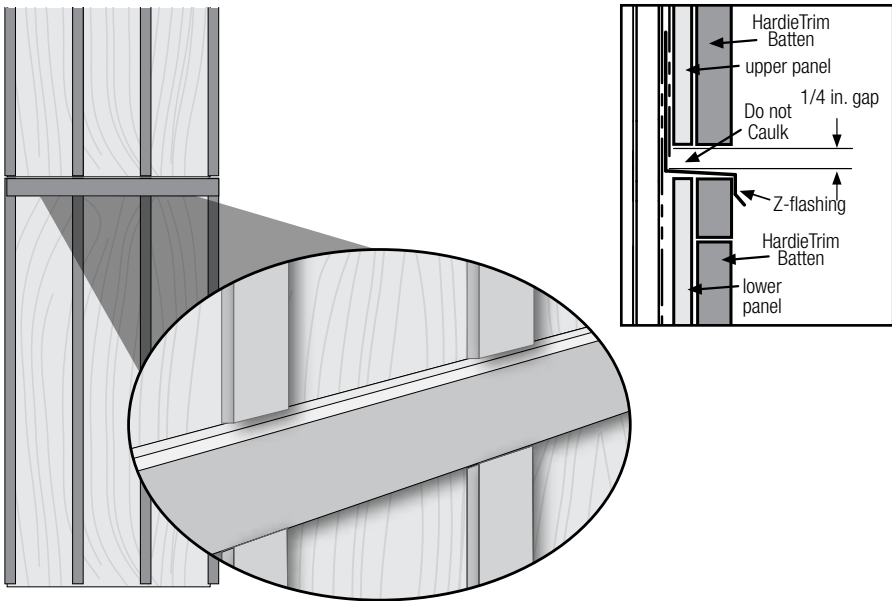


Figure 18





FASCIA

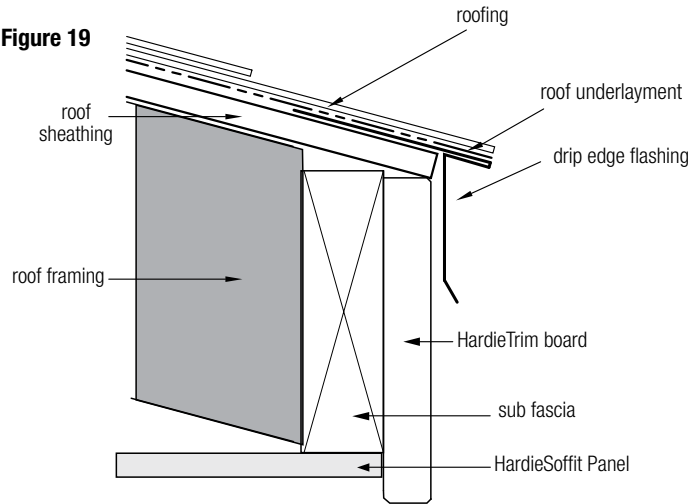
Do not use HardieTrim to replace any structural component

HardieTrim boards can be fastened directly over a 2x sub-fascia or directly to rafter tails. Check local building code for relevant codes.

Option 1

Over sub-fascia: (figure 19)

When installing HardieTrim boards over solid 2x sub-fascia use minimum 2 in., 16 gauge corrosion resistant finish nails. *(see fastener guide below)*



Gutters:

James Hardie recommends the use of rain gutters whenever possible.

Do not attach gutters directly to HardieTrim

Use gutter hangers that attach through the roof sheathing into a rafter tail or other structural member.

Soffit

When installing HardieSoffit additional framing/blocking may be needed depending on application. Refer to HardieSoffit installation instructions for guidance.

Option 2

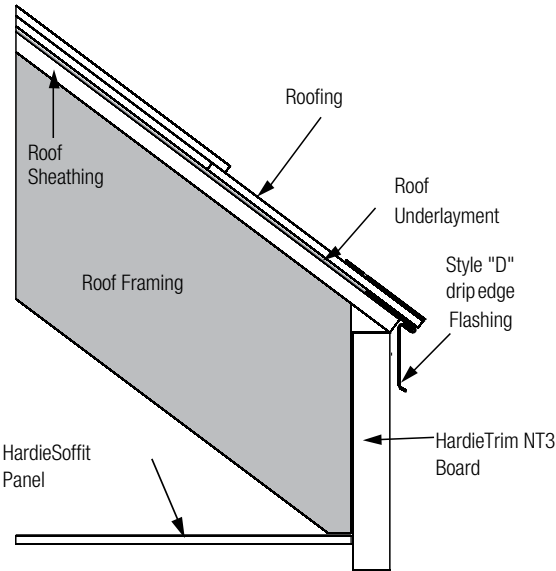
Direct to rafter tails: (figure 20)

When installing HardieTrim NT3 boards without the presence of a 2x sub-fascia, a minimum 8d siding corrosion resistant nails must be used to attach HardieTrim NT3 boards DO NOT use finish nails. *(refer to fastener guide below)*.

Fascia Fastener Guide

HardieTrim Board	FASTENER SPACING	
	Direct to Rafter (min 8d siding)	Over 2x Sub-fascia (Minimum 2 in. 16 ga. Finish nails)
6 in.	2 nails every rafter spaced max 24 in. O.C.	2 nails spaced maximum 16 in. O.C.
8 in.	3 nails every rafter spaced max 24 in. O.C.	3 nails spaced maximum 16 in. O.C.
10 in.		4 nails spaced maximum 16 in. O.C.

Figure 20



HARDIETRIM® TABS

FASTENER REQUIREMENTS

For Corners, Band Boards, Windows, and Door Applications:

HardieTrim NT3 boards may be installed with HardieTrim™ Flat Tabs and HardieTrim™ Corner Tabs which provide concealed fastening. Only HardieTrim Flat and Corner Tabs can be used with HardieTrim NT3 boards to create a concealed fastening.

Step 1: Attach HardieTrim Flat Tabs to the back side of the trim using four, 18 ga. 1/2 in. L x 1/4 in. W narrow crown corrosion resistant staples, equally spaced in one row, positioned no closer than 1/2 in. from trim edges using a pneumatic staple gun. (figures 21, 22)

Step 2: For wood frame construction, attach the trim to the building with minimum 2, 6d siding nails fastened through the HardieTrim Flat Tabs (figure 23). ET&F or equivalent fasteners may be used to attach the HardieTrim Flat Tabs to steel frame construction.

Fastener spacing will vary based on application. Refer to fastener table on page 9. Refer to specific sections in these instructions for required fastener spacing by application (window, band board, etc.)

For Fascia, Rake, and Frieze board Applications:

HardieTrim tabs cannot be used in fascia, rake, or frieze board applications. Follow Face nailing fastening specifications.

Installation of HardieTrim tabs in Coastal Regions:

James Hardie requires that stainless steel staples & fasteners be used when installing HardieTrim Tabs in coastal regions.

Installation of HardieTrim Tabs over Pressure Treated Lumber: HardieTrim tabs **shall not** come in direct contact with ACQ or CA preservative-treated wood. Refer to the General Fastening section of this document for further information.

HardieTrim boards with ColorPlus Technology: Remove the laminate sheet as soon as possible after attaching the trim to the building.

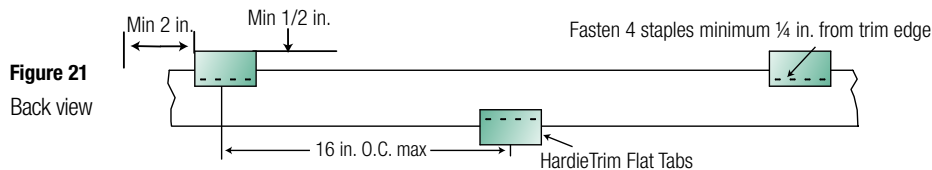


Figure 23

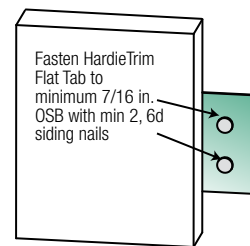
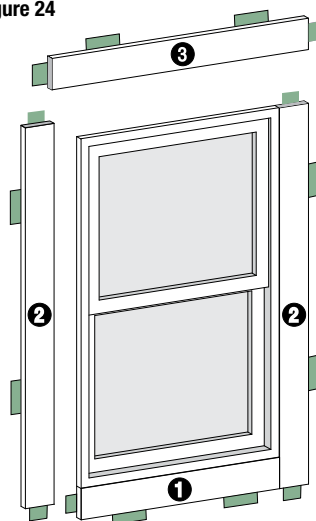
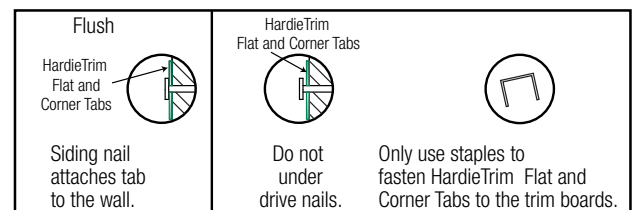


Figure 24



Trim Application for Windows, Doors & Other Openings

Trim the opening prior to the installation of the siding. Place a Flat Tab at the end of each trim board and one tab every 16 in. OC. Attach the trim boards and Flat Tabs around the opening as shown in figure 24. Use 16 ga. galvanized 2 in. long finish nails to ensure proper fastening if needed.



NOTE: Follow your window/door manufacturers installation instructions for caulking guidance between window and trim.



Visit jameshardiepros.com for the most recent version.

TR1510_P7/9 09/19

TRIMMING CORNERS

When using HardieTrim tabs prebuild outside corners off the wall.

- Attach HardieTrim Corner Tabs to the back side of the trim using eight(8) - 18 ga. 1/2 in. L x 1/4 in. W narrow crown corrosion resistant staples using a pneumatic stapler. Ensure the HardieTrim Corner Tabs are fastened tight and straight to the trim boards. (figure 25)
- For wood frame construction, attach trim to building using min. 6d siding nails fastened through the HardieTrim Corner Tabs attached to minimum 7/16 in. OSB *. (figure 26)
- Attach a HardieTrim Corner Tab 1 in. from each ends and every 20 in. O.C.
- TIP: Creating a jig for the work station is recommended to ensure corners are fastened securely and straight. (figure 27)

Figure 25

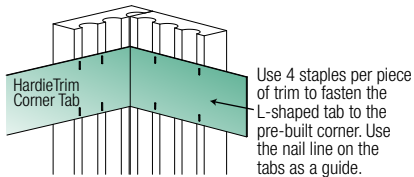


Figure 26

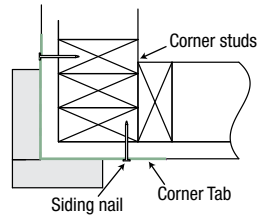
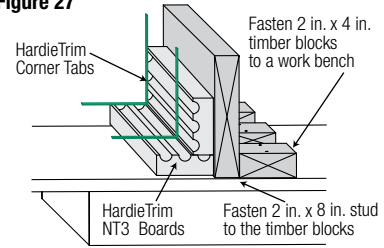


Figure 27



BAND BOARD

Terminate ends of the Band Board into Trim or Siding or miter cut the edges of the trim at the corners of the building. Place a HardieTrim Flat Tab at the end of each trim board and one tab every stud at a maximum of 16 in. O.C. The HardieTrim Flat Tabs should be attached to the trim in an alternating pattern to the top and bottom of the band board (figures 21, 22). Use 16 ga. galvanized 2 in. long finish nails to ensure proper fastening if needed.

Trim Tab Fastener Table

Application	Framing Material Tab is nailed into	Fastener (tab to framing)	Fastener (tab to trim)	Max Tab Spacing (inches on center)
Flat Tab	Wood Stud (minimum G=0.42)	One 6d corrosion resistant siding nail installed through center of tab into framing	Four 18 ga. X 1/2 in. long X 1/4 in. wide corrosion resistant crown staples, equally spaced in one row	16
	Minimum APA rated 7/16 in. OSB	Two 4d ring shank corrosion resistant siding nails equally spaced installed through tab into framing		
	Minimum 20 gauge steel	One No. 8 X 1 in. long X 0.323 in. head diameter screw (corrosion resistant) installed through flange into framing		
Corner Tab	Wood Stud (minimum G=0.42)	On each flange, install one 6d corrosion resistant siding nail through tab into framing	For each piece of trim, install Four 18 ga. X 1/2 in. long X 1/4 in. wide corrosion resistant crown staples, equally space in two rows	20
	Minimum APA rated 7/16 in. OSB	On each flange, install two 4d ring shank corrosion resistant siding nails through tab into framing		
	Minimum 20 gauge steel	On each flange, install one No. 8 X 1 in. long X 0.323 in. head diameter screw (corrosion resistant) through tab into framing		



FINISHING

CUT EDGE TREATMENT

Caulk, paint or prime all field cut edges. James Hardie touch-up kits are required to touch-up ColorPlus products.

CAULKING

For best results use an Elastomeric Joint Sealant complying with ASTM C920 Grade NS, Class 25 or higher or a Latex Joint Sealant complying with ASTM C834. Caulking/Sealant must be applied in accordance with the caulking/sealant manufacturer's written instructions.

PAINTING

DO NOT use stain, oil/alkyd base paint, or powder coating on James Hardie Products. James Hardie products must be painted within 180 days for primed product and 90 days for unprimed. 100% acrylic topcoats are recommended. Do not paint when wet. For application rates refer to paint manufacturers specifications. Back-rolling is recommended if the siding is sprayed.

COLORPLUS TECHNOLOGY CAULKING, TOUCH-UP & LAMINATE

- Care should be taken when handling and cutting James Hardie® ColorPlus® products. During installation use a wet soft cloth or soft brush to gently wipe off any residue or construction dust left on the product, then rinse with a garden hose.
- Touch up nicks, scrapes and nail heads using the ColorPlus® Technology touch-up applicator. Touch-up should be used sparingly. If large areas require touch-up, replace the damaged area with new HardiePlank® lap siding with ColorPlus® Technology.
- Laminate sheet must be removed immediately after installation of each course.
- Terminate non-factory cut edges into trim where possible, and caulk. Color matched caulks are available from your ColorPlus® product dealer.
- Treat all other non-factory cut edges using the ColorPlus Technology edge coat, available from your ColorPlus product dealer.

Note: James Hardie does not warrant the usage of third party touch-up or paints used as touch-up on James Hardie ColorPlus products.

Problems with appearance or performance arising from use of third party touch-up paints or paints used as touch-up that are not James Hardie touch-up will not be covered under the James Hardie ColorPlus Limited Finish Warranty.

PAINTING JAMES HARDIE SIDING AND TRIM PRODUCTS WITH COLORPLUS TECHNOLOGY

When repainting ColorPlus products, James Hardie recommends the following regarding surface preparation and topcoat application:

- Ensure the surface is clean, dry, and free of any dust, dirt, or mildew
- Repriming is normally not necessary
- 100% acrylic topcoats are recommended
- DO NOT use stain, oil/alkyd base paint, or powder coating on James Hardie® Products.
- Apply finish coat in accordance with paint manufacturers written instructions regarding coverage, application methods, and application temperature
- DO NOT caulk nail heads when using ColorPlus products, refer to the ColorPlus touch-up section

TR1510_P9/9 09/19

SILICA WARNING

DANGER: May cause cancer if dust from product is inhaled. Causes damage to lungs and respiratory system through prolonged or repeated inhalation of dust from product. Refer to the current product Safety Data Sheet before use. The hazard associated with fiber cement arises from crystalline silica present in the dust generated by activities such as cutting, machining, drilling, routing, sawing, crushing, or otherwise abrading fiber cement, and when cleaning up, disposing of or moving the dust. When doing any of these activities in a manner that generates dust you must (1) comply with the OSHA standard for silica dust and/or other applicable law, (2) follow James Hardie cutting instructions to reduce or limit the release of dust; (3) warn others in the area to avoid breathing the dust; (4) when using mechanical saw or high speed cutting tools, work outdoors and use dust collection equipment; and (5) if no other dust controls are available, wear a dust mask or respirator that meets NIOSH requirements (e.g. N-95 dust mask). During clean-up, use a well maintained vacuum and filter appropriate for capturing fine (respirable) dust or use wet clean-up methods - never dry sweep.

WARNING: This product can expose you to chemicals including respirable crystalline silica, which is known to the State of California to cause cancer. For more information go to P65Warnings.ca.gov.

RECOGNITION: HardieTrim boards may be installed as an equal alternative to conventional trim permitted for use in; 2006, 2009, 2012 & 2015 International Building Code, Section 1403, and the 2006, 2009, 2012 & 2015 International Residential Code for One and Two-Family Dwellings, Section R703.



HardieTrim® Boards

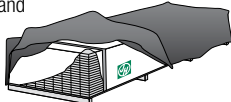
EFFECTIVE SEPTEMBER 2019

These instructions are to be used for HardieTrim® HZ™ Boards ONLY and are **ONLY VALID** in the following states: WA, OR, CA, NV, UT, ID, CO, WY, MT, AZ, NM.

IMPORTANT: FAILURE TO FOLLOW JAMES HARDIE WRITTEN INSTALLATION INSTRUCTIONS AND COMPLY WITH APPLICABLE BUILDING CODES MAY VIOLATE LOCAL LAWS, AFFECT BUILDING ENVELOPE PERFORMANCE AND MAY AFFECT WARRANTY COVERAGE. FAILURE TO COMPLY WITH ALL HEALTH AND SAFETY REGULATIONS WHEN CUTTING AND INSTALLING THIS PRODUCT MAY RESULT IN PERSONAL INJURY. BEFORE INSTALLATION, CONFIRM YOU ARE USING THE CORRECT HARDIEZONE® PRODUCT INSTRUCTIONS BY VISITING HARDIEZONE.COM OR CALL 1-866-942-7343 (866-9-HARDIE)

STORAGE & HANDLING:

Store flat and keep dry and covered prior to installation. Installing siding wet or saturated may result in shrinkage at butt joints. Carry planks on edge. Protect edges and corners from breakage. James Hardie is not responsible for damage caused by improper storage and handling of the product.



CUTTING INSTRUCTIONS

OUTDOORS

1. Position cutting station so that airflow blows dust away from the user and others near the cutting area.
2. Cut using one of the following methods:
 - a. Best: Circular saw equipped with a HardieBlade® saw blade and attached vacuum dust collection system. Shears (manual, pneumatic or electric) may also be used, not recommended for products thicker than 7/16 in.
 - b. Better: Circular saw equipped with a dust collection feature (e.g. Roan® saw) and a HardieBlade saw blade.
 - c. Good: Circular saw equipped with a HardieBlade saw blade.

INDOORS

- DO NOT grind or cut with a power saw indoors. Cut using shears (manual, pneumatic or electric) or the score and snap method, not recommended for products thicker than 7/16 in.
- DO NOT dry sweep dust; use wet dust suppression or vacuum to collect dust.
 - For maximum dust reduction, James Hardie recommends using the "Best" cutting practices. Always follow the equipment manufacturer's instructions for proper operation.
 - For best performance when cutting with a circular saw, James Hardie recommends using HardieBlade® saw blades.
 - Go to jameshardiepros.com for additional cutting and dust control recommendations.

IMPORTANT: The Occupational Safety and Health Administration (OSHA) regulates workplace exposure to silica dust. For construction sites, OSHA has deemed that cutting fiber cement with a circular saw having a blade diameter less than 8 inches and connected to a commercially available dust collection system per manufacturer's instructions results in exposures below the OSHA Permissible Exposure Limit (PEL) for respirable crystalline silica, without the need for additional respiratory protection.

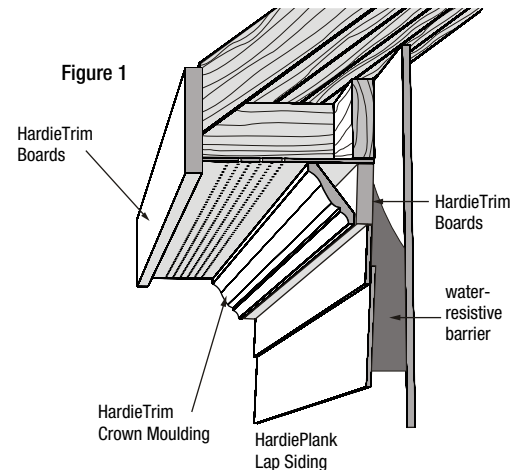
If you are unsure about how to comply with OSHA silica dust regulations, consult a qualified industrial hygienist or safety professional, or contact your James Hardie technical sales representative for assistance. James Hardie makes no representation or warranty that adopting a particular cutting practice will assure your compliance with OSHA rules or other applicable laws and safety requirements.

HardieTrim® boards are decorative non-load bearing trim products.

Do not use HardieTrim boards to replace any structural component.

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GENERAL REQUIREMENTS

- Wood or steel must be provided for attaching HardieTrim boards.
- Follow all applicable codes when installing HardieTrim boards.
- DO NOT install HardieTrim boards, such that they may remain in contact with standing water.
- DO NOT use stain, oil/alkyd base paint, or powder coating on James Hardie Products.





FLASHING/CLEARANCE REQUIREMENTS NO-COVER

HardieTrim may be installed with a minimum 1/4 in. clearance when installed vertically to grade, decks, paths, steps, and driveways

Maintain a minimum 1 in. horizontal clearance between James Hardie trim products and decks, paths, steps and driveways.

At the juncture of the roof and vertical surfaces, flashing and counter flashing shall be installed per the roofing manufacturer's instructions. Provide a 1 in. clearance between the roofing and the bottom edge of the trim.

Figure 2

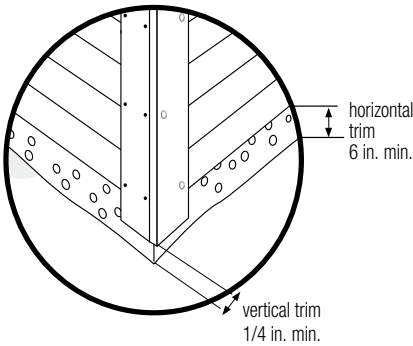


Figure 3

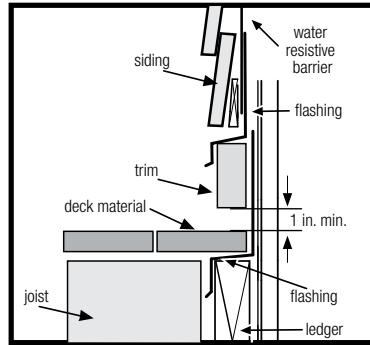
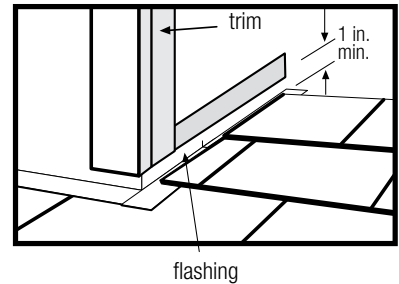
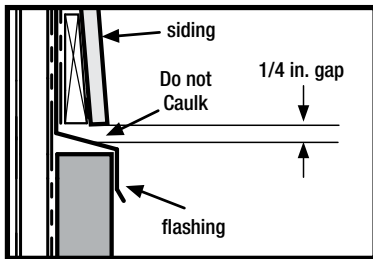


Figure 4



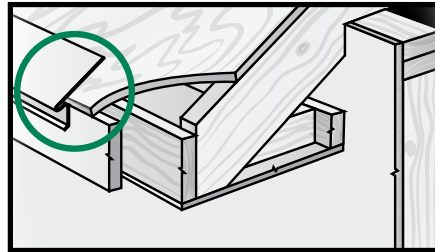
Maintain a 1/4 in. clearance between the bottom of James Hardie products and horizontal flashing. Do not caulk gap.

Figure 5



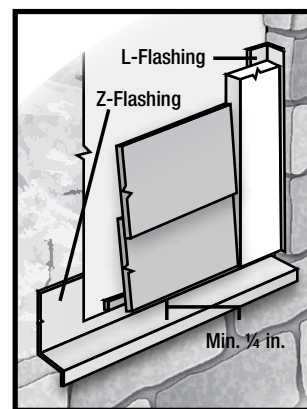
Drip Edge

Figure 6 for fascia installation see page 6



Mortar/Masonry

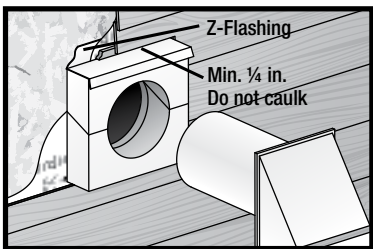
Figure 7



Block Penetration

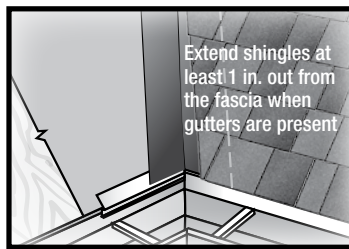
(recommended in HZ10)

Figure 8



Valley/Shingle Extension

Figure 9

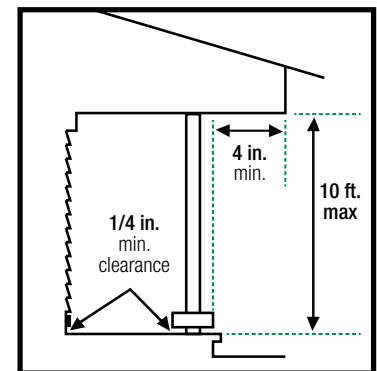


CLEARANCE REQUIREMENTS UNDER-COVER

Maintain a 1/4 in. clearance for HardieTrim boards installed under cover. Under cover is defined as:

- Not more than 10 feet below a roof overhang, and
- Not less than 4 inches horizontally from the edge of the roof overhang

Figure 10





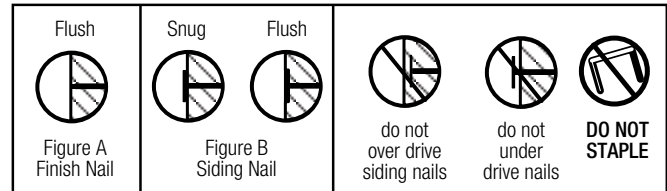
GENERAL FASTENING REQUIREMENTS

Fasteners must be corrosion resistant, galvanized, or stainless steel. Electro-galvanized are acceptable but may exhibit premature corrosion. James Hardie recommends the use of quality, hot-dipped galvanized nails. James Hardie is not responsible for the corrosion resistance of fasteners. Stainless steel fasteners are recommended when installing James Hardie products near the ocean, large bodies of water, or in very humid climates.

Manufacturers of ACQ and CA preservative-treated wood recommend spacer materials or other physical barriers to prevent direct contact of ACQ or CA preservative-treated wood and aluminum products. Fasteners used to attach HardieTrim Tabs to preservative-treated wood shall be of hot dipped zinc-coated galvanized steel or stainless steel and in accordance to 2009 IRC R317.3 or 2009 IBC 2304.9.5."

PNEUMATIC FASTENING

James Hardie products can be hand nailed or fastened with a pneumatic tool. Pneumatic fastening is highly recommended. Set air pressure so that the fastener is driven snug with the surface of the trim. A flush mount attachment on the pneumatic tool is recommended. This will help control the depth the nail is driven. If setting the nail depth proves difficult, choose a setting that under drives the nail. (Drive under driven nails snug with a smooth faced hammer - Does not apply for installation to steel framing).



FACE NAILING REQUIREMENTS

Use 2 in. minimum 16 ga. finish nails to attach HardieTrim boards to wood frame construction. ET&F or equivalent fasteners or screws may be used to attach HardieTrim boards to steel frame construction.

Fastening instructions are similar for all applications. When using finish nails, position nails no closer than 1/2 in. from the edges of the trim and for all other fasteners no closer than 3/4 in. Fasteners must be no closer than 1 in. from ends of trim and spaced a maximum of 16 in. O.C. Ensure trim is adequately fastened.

James Hardie recommends using stainless steel finish nails when installing HardieTrim products.

Minimum fastener guide for finish nailing:

	Pre-built corner	Site Built Corners	Other areas (e.g. window trim, and band boards)
4 in.	1 nail every 16 in. to attach boards together + 1 nail every 16 in. each board	2 nails every 16 in.	2 nails every 16 in.
6 in.	1 nail every 16 in. to attach boards together + 2 nails every 16 in. each board		
8 in.	-	3 nails every 16 in.	3 nails every 16 in.
12 in.	-	4 nails every 16 in.	3 nails every 16 in.

Use a 2 in. finish nail to fasten trim together. Longer finish nails may bend.

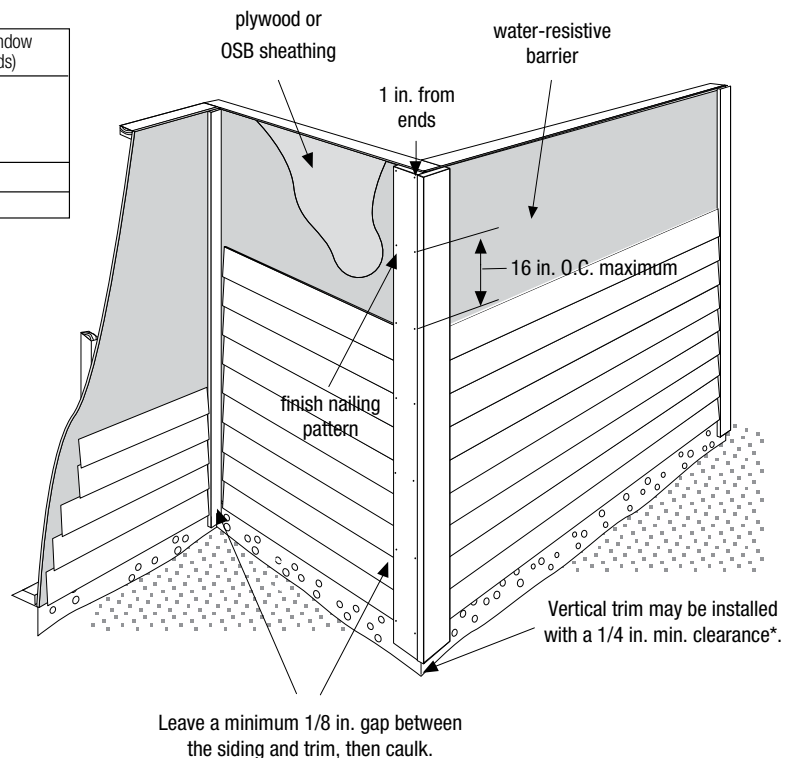


Figure 11

*Follow all applicable codes when installing HardieTrim boards





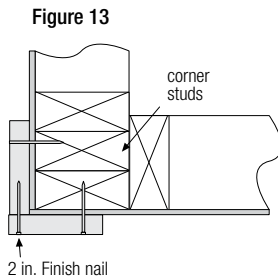
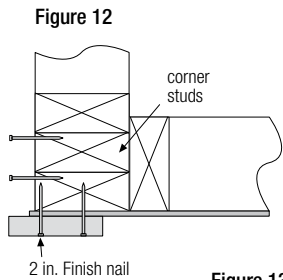
INSTALLATION

TRIMMING CORNERS

When installing corners or other vertical trim, position boards on the wall and attach (figure 12).

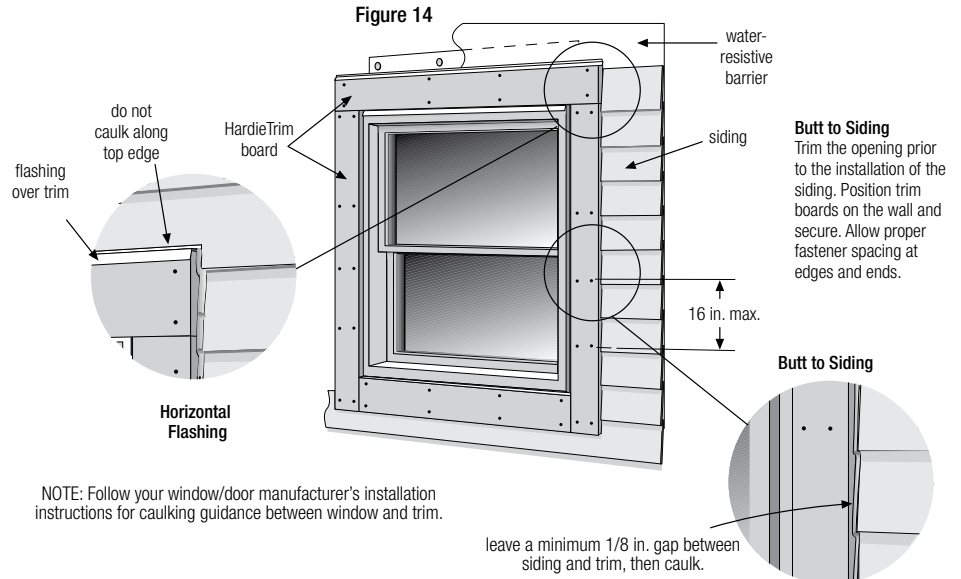
Pre-Built Corners

Alternatively, corners can be pre-built off the wall using 2 in. finishing nails. Each side of the pre-built corner must be secured to the wall (figure 13).



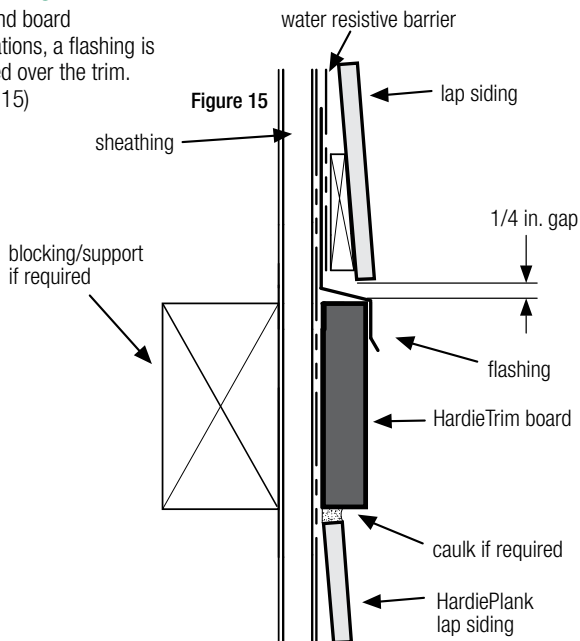
TRIM APPLICATION FOR WINDOWS, DOORS & OTHER OPENINGS

Flashing over trim is required per code for all installation methods. (figure 14)



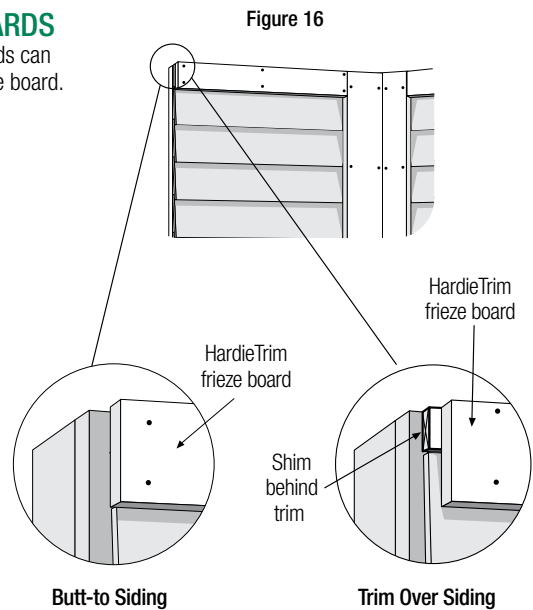
BAND BOARD

For band board applications, a flashing is required over the trim. (figure 15)



FRIEZE BOARDS

HardieTrim boards can be used as frieze board. (figure 16)





BATTEN BOARDS

HORIZONTAL PANEL JOINTS

At horizontal panel joints HardieTrim battens must be installed according to option 1 or 2 below. When installing HardieTrim Battens horizontally, they must be installed as a panel joint according to option 2.

Option 1

Figure 17 - No horizontal band board - Make a 22.5 - 45 degree weather cut, in the HardieTrim batten, just above the 1/4 in. clearance between panels.

Option 2

Figure 18 - Horizontal Band Board - Install a horizontal band board at the top of the bottom panel. Butt the lower batten to the band board and start the top batten at the bottom edge of the top panel. Maintain a 1/4 in. clearance above horizontal flashing.

Figure 17

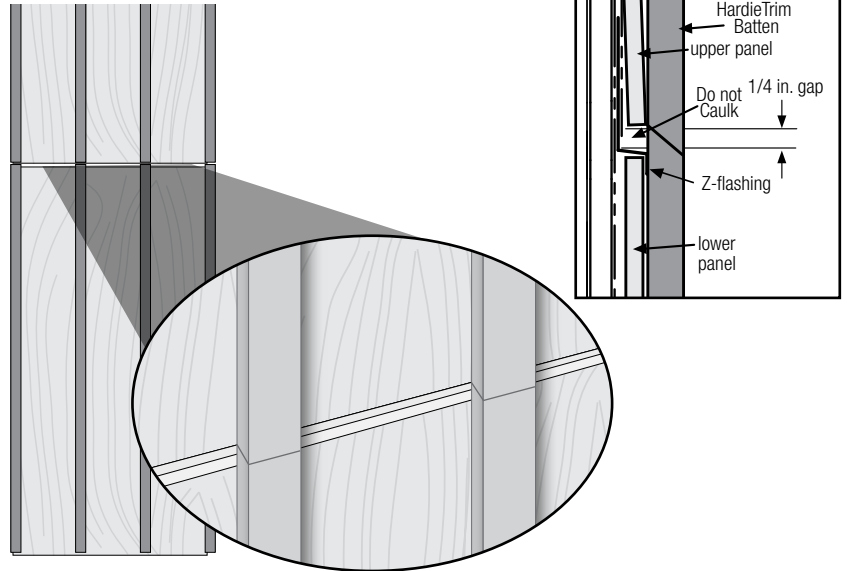
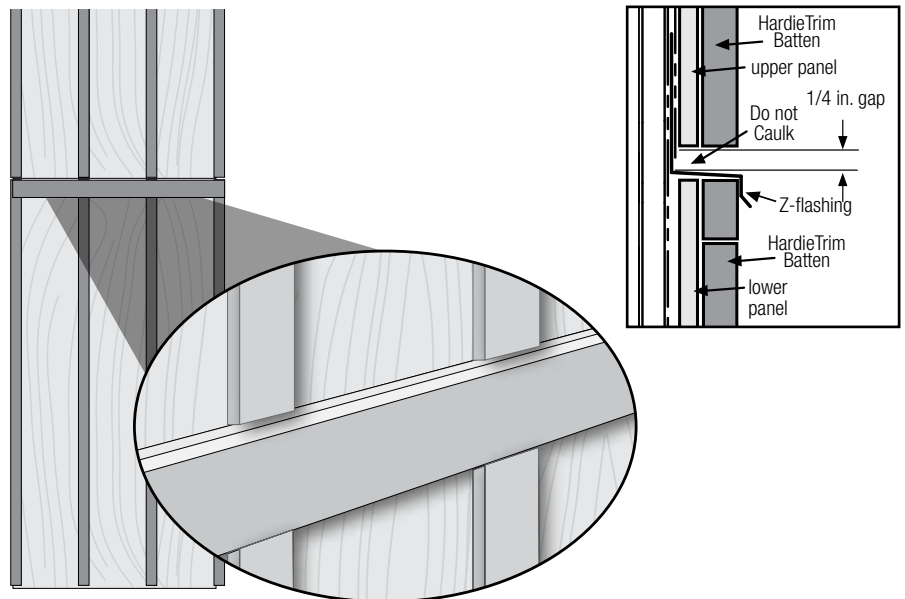


Figure 18





FASCIA

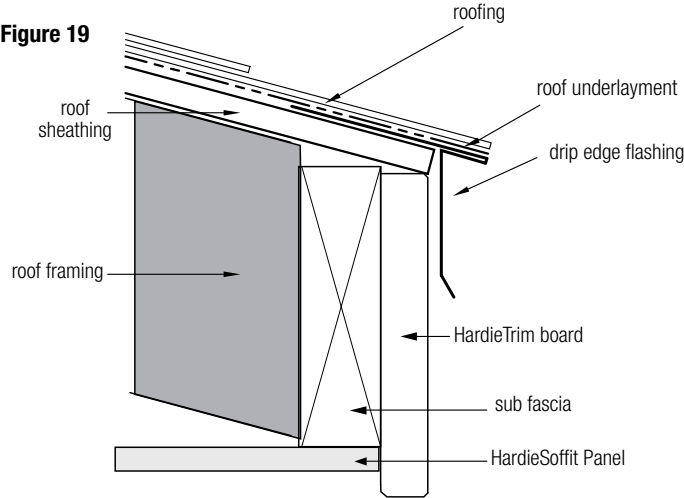
HardieTrim board is a decorative non-load bearing trim product. Do not use HardieTrim to replace any structural component.

HardieTrim boards can be fastened directly over a 2x sub-fascia or directly to rafter tails. Check local building code for relevant codes.

Option 1

Over sub-fascia: (figure 19)

When installing HardieTrim boards over solid 2x sub-fascia use minimum 2 in., 16 gauge corrosion resistant finish nails. (see fastener guide below)



Gutters:

James Hardie recommends the use of rain gutters whenever possible.

Do not attach gutters directly to HardieTrim

Use gutter hangers that attach through the roof sheathing into a rafter tail or other structural member.

Soffit

When installing HardieSoffit additional framing/blocking may be needed depending on application. Refer to HardieSoffit installation instructions for guidance.

Option 2

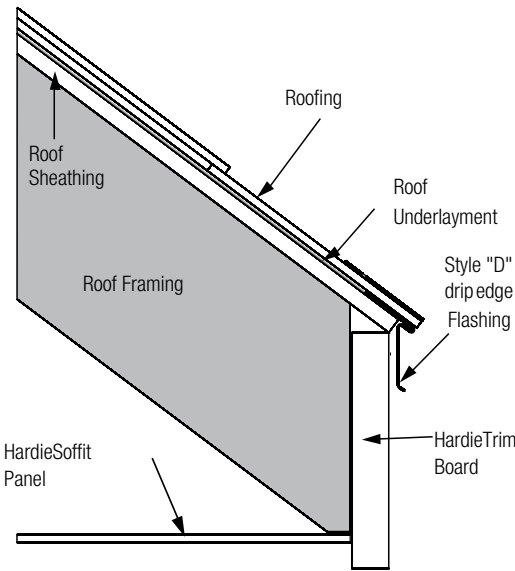
Direct to rafter tails: (figure 20)

When installing HardieTrim boards without the presence of a 2x sub-fascia, a minimum 8d siding corrosion resistant nails must be used to attach HardieTrim boards DO NOT use finish nails. (refer to fastener guide below).

Fascia Fastener Guide

HardieTrim Board	FASTENER SPACING	
	Direct to Rafter (min 8d siding)	Over 2x Sub-fascia (Minimum 2 in. 16 ga. Finish nails)
6 in.	2 nails every rafter spaced max 24 in. O.C.	2 nails spaced maximum 16 in. O.C.
8 in.	3 nails every rafter spaced max 24 in. O.C.	3 nails spaced maximum 16 in. O.C.
10 in.		4 nails spaced maximum 16 in. O.C.

Figure 20





HARDIETRIM® TABS

FASTENER REQUIREMENTS

For Corners, Band Boards, Windows, and Door Applications:

HardieTrim boards may be installed with HardieTrim™ Flat Tabs and HardieTrim™ Corner Tabs which provide concealed fastening. Only HardieTrim Flat and Corner Tabs can be used with HardieTrim boards to create a concealed fastening.

Step 1: Attach HardieTrim Flat Tabs to the back side of the trim using four, 18 ga. 1/2 in. L x 1/4 in. W narrow crown corrosion resistant staples, equally spaced in one row, positioned no closer than 1/2 in. from trim edges using a pneumatic staple gun. (figures 21, 22)

Step 2: For wood frame construction, attach the trim to the building with minimum 2, 6d siding nails fastened through the HardieTrim Flat Tabs (figure 23). ET&F or equivalent fasteners may be used to attach the HardieTrim Flat Tabs to steel frame construction.

Fastener spacing will vary based on application. Refer to fastener table on page 9. Refer to specific sections in these instructions for required fastener spacing by application (window, band board, etc.)

For Fascia, Rake, and Frieze board Applications:

HardieTrim tabs cannot be used in fascia, rake, or frieze board applications. Follow Face nailing fastening specifications.

Installation of HardieTrim tabs in Coastal Regions:

James Hardie requires that stainless steel staples & fasteners be used when installing HardieTrim Tabs in coastal regions.

Installation of HardieTrim Tabs over Pressure Treated Lumber: HardieTrim tabs **shall not** come in direct contact with ACQ or CA preservative-treated wood. Refer to the General Fastening section of this document for further information.

HardieTrim boards with ColorPlus Technology: Remove the laminate sheet as soon as possible after attaching the trim to the building.

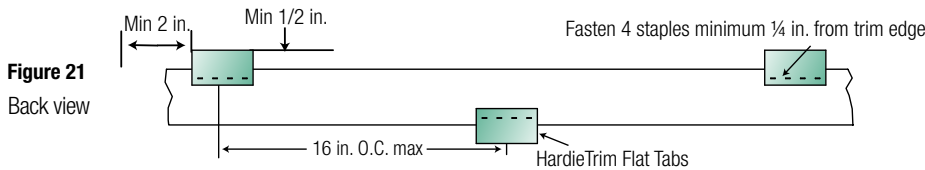


Figure 21
Back view

Figure 23

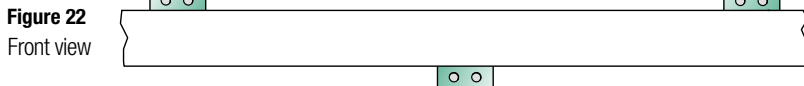
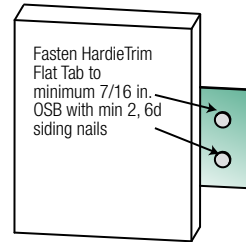
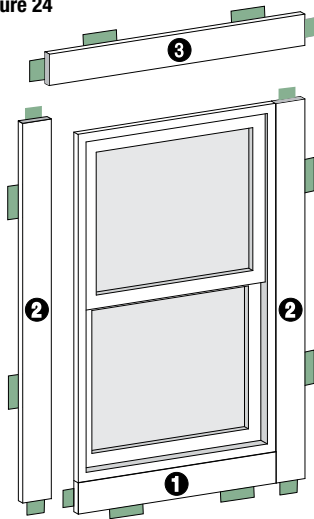


Figure 22
Front view

Figure 24



Trim Application for Windows, Doors & Other Openings

Trim the opening prior to the installation of the siding. Place a Flat Tab at the end of each trim board and one tab every 16 in. OC. Attach the trim boards and Flat Tabs around the opening as shown in figure 24. Use 16 ga. galvanized 2 in. long finish nails to ensure proper fastening if needed.

Flush	HardieTrim Flat and Corner Tabs	
Siding nail attaches tab to the wall.	Do not under drive nails.	Only use staples to fasten HardieTrim Flat and Corner Tabs to the trim boards.

NOTE: Follow your window/door manufacturers installation instructions for caulking guidance between window and trim.





TRIMMING CORNERS

When using HardieTrim tabs prebuild outside corners off the wall.

- Attach HardieTrim Corner Tabs to the back side of the trim using eight(8) - 18 ga. 1/2 in. L x 1/4 in. W narrow crown corrosion resistant staples using a pneumatic stapler. Ensure the HardieTrim Corner Tabs are fastened tight and straight to the trim boards. (figure 25)
- For wood frame construction, attach trim to building using min. 6d siding nails fastened through the HardieTrim Corner Tabs attached to minimum 7/16 in. OSB *. (figure 26)
- Attach a HardieTrim Corner Tab 1 in. from each ends and every 20 in. O.C.
- TIP: Creating a jig for the work station is recommended to ensure corners are fastened securely and straight. (figure 27)

Figure 25

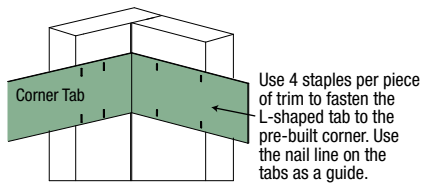


Figure 26

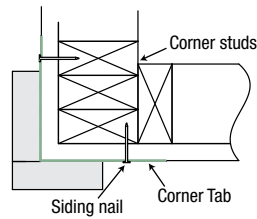
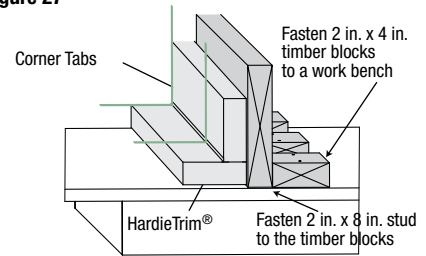


Figure 27



BAND BOARD

Terminate ends of the Band Board into Trim or Siding or miter cut the edges of the trim at the corners of the building. Place a HardieTrim Flat Tab at the end of each trim board and one tab every stud at a maximum of 16 in. O.C. The HardieTrim Flat Tabs should be attached to the trim in an alternating pattern to the top and bottom of the band board (figures 21, 22). Use 16 ga. galvanized 2 in. long finish nails to ensure proper fastening if needed.

Trim Tab Fastener Table

Application	Framing Material Tab is nailed into	Fastener (tab to framing)	Fastener (tab to trim)	Max Tab Spacing (inches on center)
Flat Tab	Wood Stud (minimum G=0.42)	One 6d corrosion resistant siding nail installed through center of tab into framing	Four 18 ga. X 1/2 in. long X 1/4 in. wide corrosion resistant crown staples, equally spaced in one row	16
	Minimum APA rated 7/16 in. OSB	Two 4d ring shank corrosion resistant siding nails equally spaced installed through tab into framing		
	Minimum 20 gauge steel	One No. 8 X 1 in. long X 0.323 in. head diameter screw (corrosion resistant) installed through flange into framing		
Corner Tab	Wood Stud (minimum G=0.42)	On each flange, install one 6d corrosion resistant siding nail through tab into framing	For each piece of trim, install Four 18 ga. X 1/2 in. long X 1/4 in. wide corrosion resistant crown staples, equally space in two rows	20
	Minimum APA rated 7/16 in. OSB	On each flange, install two 4d ring shank corrosion resistant siding nails through tab into framing		
	Minimum 20 gauge steel	On each flange, install one No. 8 X 1 in. long X 0.323 in. head diameter screw (corrosion resistant) through tab into framing		





FINISHING

CUT EDGE TREATMENT

Caulk, paint or prime all field cut edges. James Hardie touch-up kits are required to touch-up ColorPlus products.

CAULKING

For best results use an Elastomeric Joint Sealant complying with ASTM C920 Grade NS, Class 25 or higher or a Latex Joint Sealant complying with ASTM C834. Caulking/Sealant must be applied in accordance with the caulking/sealant manufacturer's written instructions.

PAINTING

DO NOT use stain, oil/alkyd base paint, or powder coating on James Hardie Products. James Hardie products must be painted within 180 days for primed product and 90 days for unprimed. 100% acrylic topcoats are recommended. Do not paint when wet. For application rates refer to paint manufacturers specifications. Back-rolling is recommended if the siding is sprayed.

COLORPLUS TECHNOLOGY CAULKING, TOUCH-UP & LAMINATE

- Care should be taken when handling and cutting James Hardie® ColorPlus® products. During installation use a wet soft cloth or soft brush to gently wipe off any residue or construction dust left on the product, then rinse with a garden hose.
- Touch up nicks, scrapes and nail heads using the ColorPlus® Technology touch-up applicator. Touch-up should be used sparingly. If large areas require touch-up, replace the damaged area with new HardiePlank® lap siding with ColorPlus® Technology.
- Laminate sheet must be removed immediately after installation of each course.
- Terminate non-factory cut edges into trim where possible, and caulk. Color matched caulks are available from your ColorPlus® product dealer.
- Treat all other non-factory cut edges using the ColorPlus Technology edge coat, available from your ColorPlus product dealer.

Note: James Hardie does not warrant the usage of third party touch-up or paints used as touch-up on James Hardie ColorPlus products.

Problems with appearance or performance arising from use of third party touch-up paints or paints used as touch-up that are not James Hardie touch-up will not be covered under the James Hardie ColorPlus Limited Finish Warranty.

PAINTING JAMES HARDIE SIDING AND TRIM PRODUCTS WITH COLORPLUS TECHNOLOGY

When repainting ColorPlus products, James Hardie recommends the following regarding surface preparation and topcoat application:

- Ensure the surface is clean, dry, and free of any dust, dirt, or mildew
- Repriming is normally not necessary
- 100% acrylic topcoats are recommended
- DO NOT use stain, oil/alkyd base paint, or powder coating on James Hardie® Products.
- Apply finish coat in accordance with paint manufacturers written instructions regarding coverage, application methods, and application temperature
- DO NOT caulk nail heads when using ColorPlus products, refer to the ColorPlus touch-up section

TR1509_P9/9 09/19

SILICA WARNING

DANGER: May cause cancer if dust from product is inhaled. Causes damage to lungs and respiratory system through prolonged or repeated inhalation of dust from product. Refer to the current product Safety Data Sheet before use. The hazard associated with fiber cement arises from crystalline silica present in the dust generated by activities such as cutting, machining, drilling, routing, sawing, crushing, or otherwise abrading fiber cement, and when cleaning up, disposing of or moving the dust. When doing any of these activities in a manner that generates dust you must (1) comply with the OSHA standard for silica dust and/or other applicable law, (2) follow James Hardie cutting instructions to reduce or limit the release of dust; (3) warn others in the area to avoid breathing the dust; (4) when using mechanical saw or high speed cutting tools, work outdoors and use dust collection equipment; and (5) if no other dust controls are available, wear a dust mask or respirator that meets NIOSH requirements (e.g. N-95 dust mask). During clean-up, use a well maintained vacuum and filter appropriate for capturing fine (respirable) dust or use wet clean-up methods - never dry sweep.

! WARNING: This product can expose you to chemicals including respirable crystalline silica, which is known to the State of California to cause cancer. For more information go to P65Warnings.ca.gov.

RECOGNITION: In accordance with ICC-ES Evaluation Report ESR-2290, HardiePlank® lap siding is recognized as a suitable alternate to that specified in: the 2006, 2009, & 2012 International Residential Code for One- and Two-Family Dwellings, and the 2006, 2009, & 2012 International Building Code. HardiePlank lap siding is also recognized for application in the following: City of Los Angeles Research Report No. 24862, State of Florida listing FL#889, Dade County, Florida NOA No. 02-0729.02, U.S. Dept. of HUD Materials Release 1263c, Texas Department of Insurance Product Evaluation EC-23, City of New York MEA 223-93-M, and California DSA PA-019. These documents should also be consulted for additional information concerning the suitability of this product for specific applications.

DOUBLE HUNG

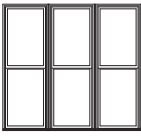
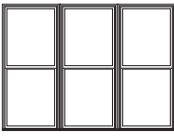
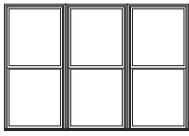
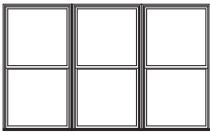
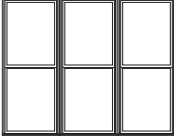
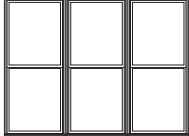
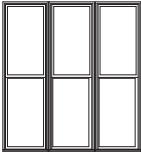
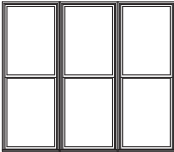
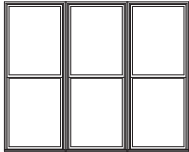
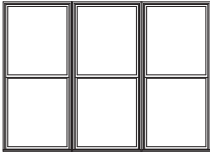
MO (mm)	1' - 6" (457)	2' - 0" (610)	2' - 6" (762)	2' - 8" (813)	3' - 0" (914)	3' - 6" (1067)	4' - 0" (1219)
RO (mm)	1' - 6" (457)	2' - 0" (610)	2' - 6" (762)	2' - 8" (813)	3' - 0" (914)	3' - 6" (1067)	4' - 0" (1219)
FS (mm)	1' - 5 1/2" (445)	1' - 11 1/2" (597)	2' - 5 1/2" (749)	2' - 7 1/2" (800)	2' - 11 1/2" (902)	3' - 5 1/2" (1054)	3' - 11 1/2" (1207)
DLO (mm)	12 9/16" (319)	18 9/16" (471)	24 9/16" (624)	26 9/16" (675)	30 9/16" (776)	36 9/16" (929)	42 9/16" (1081)
MO (mm)	1' - 11 3/4" (603)	2' - 0" (610)	2' - 6" (762)	2' - 8" (813)	3' - 0" (914)	3' - 6" (1067)	4' - 0" (1219)
RO (mm)	2' - 5 3/4" (756)	2' - 6" (762)	2' - 5 1/2" (749)	2' - 11 1/2" (902)	2' - 11 1/2" (902)	3' - 5 1/2" (1054)	3' - 11 1/2" (1207)
FS (mm)	2' - 5 3/4" (756)	2' - 6" (762)	2' - 5 1/2" (749)	2' - 11 1/2" (902)	2' - 11 1/2" (902)	3' - 5 1/2" (1054)	3' - 11 1/2" (1207)
DLO (mm)	11 5/16" (287)	11 5/16" (287)	11 5/16" (287)	14 5/16" (363)	14 5/16" (363)	17 5/16" (440)	20 5/16" (516)
MO (mm)	3' - 5 3/4" (1060)	3' - 6" (1067)	3' - 5 1/2" (1054)	3' - 11 3/4" (1213)	3' - 11 3/4" (1213)	4' - 5 3/4" (1365)	4' - 6" (1372)
RO (mm)	3' - 5 3/4" (1060)	3' - 6" (1067)	3' - 5 1/2" (1054)	3' - 11 3/4" (1213)	3' - 11 3/4" (1213)	4' - 5 3/4" (1365)	4' - 6" (1372)
FS (mm)	3' - 5 3/4" (1060)	3' - 6" (1067)	3' - 5 1/2" (1054)	3' - 11 3/4" (1213)	3' - 11 3/4" (1213)	4' - 5 3/4" (1365)	4' - 6" (1372)
DLO (mm)	17 5/16" (440)	17 5/16" (440)	17 5/16" (440)	20 5/16" (516)	20 5/16" (516)	23 5/16" (592)	26 5/16" (668)
MO (mm)	4' - 5 3/4" (1365)	4' - 6" (1372)	4' - 5 1/2" (1359)	4' - 11 3/4" (1518)	4' - 11 3/4" (1518)	5' - 5 3/4" (1670)	5' - 6" (1676)
RO (mm)	4' - 5 3/4" (1365)	4' - 6" (1372)	4' - 5 1/2" (1359)	4' - 11 3/4" (1518)	4' - 11 3/4" (1518)	5' - 5 3/4" (1670)	5' - 6" (1676)
FS (mm)	4' - 5 3/4" (1365)	4' - 6" (1372)	4' - 5 1/2" (1359)	4' - 11 3/4" (1518)	4' - 11 3/4" (1518)	5' - 5 3/4" (1670)	5' - 6" (1676)
DLO (mm)	23 5/16" (592)	23 5/16" (592)	23 5/16" (592)	26 5/16" (668)	26 5/16" (668)	29 5/16" (744)	32 5/16" (821)
MO (mm)	5' - 5 3/4" (1670)	5' - 6" (1676)	5' - 5 1/2" (1664)	5' - 11 3/4" (1822)	5' - 11 3/4" (1822)	6' - 5 3/4" (1975)	6' - 6" (1981)
RO (mm)	5' - 5 3/4" (1670)	5' - 6" (1676)	5' - 5 1/2" (1664)	5' - 11 3/4" (1822)	5' - 11 3/4" (1822)	6' - 5 3/4" (1975)	6' - 6" (1981)
FS (mm)	5' - 5 3/4" (1670)	5' - 6" (1676)	5' - 5 1/2" (1664)	5' - 11 3/4" (1822)	5' - 11 3/4" (1822)	6' - 5 3/4" (1975)	6' - 6" (1981)
DLO (mm)	29 5/16" (744)	29 5/16" (744)	29 5/16" (744)	32 5/16" (821)	32 5/16" (821)	35 5/16" (897)	38 5/16" (973)
MO (mm)	6' - 5 3/4" (1975)	6' - 6" (1981)	6' - 5 1/2" (1969)	6' - 11 3/4" (2127)	6' - 11 3/4" (2127)	7' - 5 3/4" (2285)	7' - 6" (2291)
RO (mm)	6' - 5 3/4" (1975)	6' - 6" (1981)	6' - 5 1/2" (1969)	6' - 11 3/4" (2127)	6' - 11 3/4" (2127)	7' - 5 3/4" (2285)	7' - 6" (2291)
FS (mm)	6' - 5 3/4" (1975)	6' - 6" (1981)	6' - 5 1/2" (1969)	6' - 11 3/4" (2127)	6' - 11 3/4" (2127)	7' - 5 3/4" (2285)	7' - 6" (2291)
DLO (mm)	35 5/16" (897)	35 5/16" (897)	35 5/16" (897)	38 5/16" (973)	38 5/16" (973)	41 5/16" (1053)	44 5/16" (1133)

DOUBLE HUNG

2 Wide

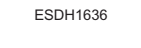
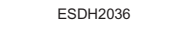
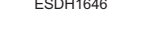
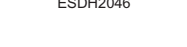
MO (mm)	3' - 0" (914)	4' - 0" (1219)	5' - 0" (1524)	5' - 4" (1626)	6' - 0" (1829)	7' - 0" (2134)	8' - 0" (2438)
RO (mm)	3' - 0" (914)	4' - 0" (1219)	5' - 0" (1524)	5' - 4" (1626)	6' - 0" (1829)	7' - 0" (2134)	8' - 0" (2438)
FS (mm)	2' - 11 1/2" (902)	3' - 11 1/2" (1207)	4' - 11 1/2" (1511)	5' - 3 1/2" (1600)	5' - 11 1/2" (1816)	6' - 11 1/2" (2121)	7' - 11 1/2" (2426)
1' - 11 3/4" (603) 2' - 0" (610) 2' - 5 3/4" (756) 2' - 6" (762) 2' - 5 1/2" (749)	 ESDH1620	 ESDH2020	 ESDH2620	 ESDH2820	 ESDH3020	 ESDH3620	 ESDH4020
2' - 11 3/4" (908) 3' - 0" (914) 3' - 5 3/4" (1060) 3' - 6" (1067) 3' - 5 1/2" (1054)	 ESDH1626	 ESDH2026	 ESDH2626	 ESDH2826	 ESDH3026	 ESDH3626	 ESDH4026
3' - 11 3/4" (1213) 4' - 0" (1219) 4' - 5 3/4" (1365) 4' - 6" (1372) 4' - 5 1/2" (1359)	 ESDH1630	 ESDH2030	 ESDH2630	 ESDH2830	 ESDH3030	 ESDH3630	 ESDH4030
4' - 11 3/4" (1518) 5' - 0" (1524) 5' - 5 3/4" (1670) 5' - 6" (1676) 5' - 5 1/2" (1664)	 ESDH1636	 ESDH2036	 ESDH2636	 ESDH2836	 ESDH3036	 ESDH3636	 ESDH4036
5' - 11 3/4" (1822) 6' - 0" (1829) 6' - 5 3/4" (1975) 6' - 6" (1981) 6' - 5 1/2" (1969)	 ESDH1640	 ESDH2040	 ESDH2640	 ESDH2840	 ESDH3040	 ESDH3640	 ESDH4040
	 ESDH1646	 ESDH2046	 ESDH2646	 ESDH2846	 ESDH3046	 ESDH3646	 ESDH4046
	 ESDH1650	 ESDH2050	 ESDH2650	 ESDH2850	 ESDH3050 E	 ESDH3650 E	 ESDH4050 E
	 ESDH1656	 ESDH2056	 ESDH2656	 ESDH2856	 ESDH3056 E	 ESDH3656 E	 ESDH4056 E
	 ESDH1660	 ESDH2060	 ESDH2660 E	 ESDH2860 E	 ESDH3060 E	 ESDH3660 E	 ESDH4060 E
	 ESDH1666	 ESDH2066	 ESDH2666 E	 ESDH2866 E	 ESDH3066 E	 ESDH3666 E	 ESDH4066 E

3 Wide

MO (mm)	4' - 6" (1372)	6' - 0" (1829)	7' - 6" (2286)	8' - 0" (2438)	9' - 0" (2743)
RO (mm)	4' - 6" (1372)	6' - 0" (1829)	7' - 6" (2286)	8' - 0" (2438)	9' - 0" (2743)
FS (mm)	4' - 5 1/2" (1359)	5' - 11 1/2" (1816)	7' - 5 1/2" (2273)	7' 11 1/2" (2413)	8' - 11 1/2" (2731)
1' - 11 3/4" (603) 2' - 0" (610) 2' - 5 3/4" (756) 2' - 6" (762) 2' - 5 1/2" (749)	 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" (1060) 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

DOUBLE HUNG

4 Wide

MO (mm)	6' - 0" (1829)	8' - 0" (2438)
RO (mm)	6' - 0" (1829)	8' - 0" (2438)
FS (mm)	5' - 11 1/2" (1816)	7' - 11 1/2" (2426)
1' - 11 3/4" (603)		
2' - 0" (610)	ESDH1620	ESDH2020
2' - 5 3/4" (756)		
2' - 6" (762)	ESDH1626	ESDH2026
2' - 11 3/4" (908)		
3' - 0" (914)	ESDH1630	ESDH2030
3' - 5 3/4" (1060)		
3' - 6" (1067)	ESDH1636	ESDH2036
3' - 11 1/2" (1207)		
4' - 0" (1219)	ESDH1640	ESDH2040
4' - 5 3/4" (1365)		
4' - 6" (1372)	ESDH1646	ESDH2046
4' - 11 3/4" (1518)		
5' - 0" (1524)	ESDH1650	ESDH2050
5' - 5 3/4" (1670)		
5' - 6" (1676)	ESDH1656	ESDH2056
5' - 11 1/2" (1816)		
6' - 0" (1829)	ESDH1660	ESDH2060
6' - 5 3/4" (1975)		
6' - 6" (1981)	ESDH1666	ESDH2066

GBG available in standard Rectangular lite cut, shown. Other GBG lite cuts shown on page 3.

E = These windows (in equal sash) meet National Egress Codes for fire evacuation. Local codes may differ.

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.

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.

Special sized units available within product size matrix. See your Marvin retailer.

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 mullied.

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.

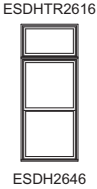
MARVIN ESSENTIAL™ COLLECTION

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)

5' - 11 3/4" (1822)
6' - 0" (1829)
5' - 11 1/2" (1816)



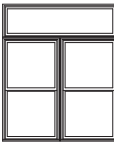
ESDHTR2616

ESDH2646

Transom Muller Over Double Hung 2 Wide

MO (mm)	5' - 0" (1524)
RO (mm)	5' - 0" (1524)
FS (mm)	4' - 11 1/2" (1511)

5' - 11 3/4" (1822)
6' - 0" (1829)
5' - 11 1/2" (1816)



ESDHTR5016

ESDH2646 / ESDH2646

Double Hung Flankers with Center Picture*

MO (mm)	10' - 0" (3048)
RO (mm)	10' - 0" (3048)
FS (mm)	9' - 11 1/2" (3035)

4' - 5 3/4" (1365)
4' - 6" (1372)
4' - 5 1/2" (1359)



ESDH2646 / ESDHP5046 / ESDH2646

Double Hung Flankers with Center Operator

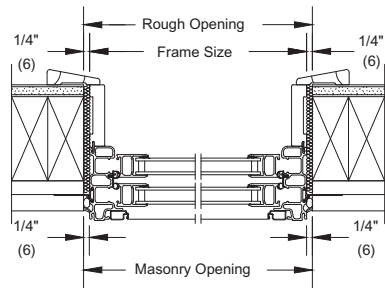
MO (mm)	7' - 6" (2286)
RO (mm)	7' - 6" (2286)
FS (mm)	7' - 5 1/2" (2273)

4' - 5 3/4" (1365)
4' - 6" (1372)
4' - 5 1/2" (1359)

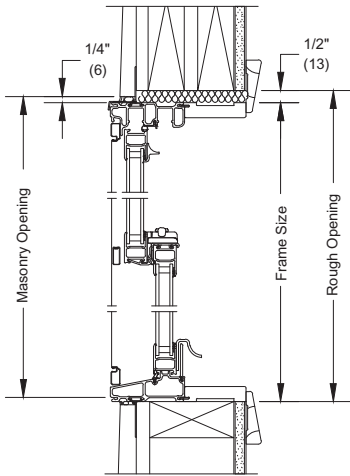


ESDH2646 / ESDH2646 / ESDH2646

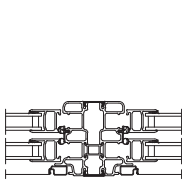
Construction Details



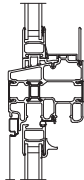
Jambs



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.

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
Geoff Hand
Brooks McArthur
Caitlin Halpert
Chase Taylor
Leo Sprinzen
Sean McKenzie, (Alternate)



BURLINGTON DEVELOPMENT REVIEW BOARD

Tuesday, January 4, 2022, 5:00 PM

Amended AGENDA

Physical location: 645 Pine Street, Front Conference Room, Burlington VT 05401

and

Zoom: <https://us02web.zoom.us/j/86151740219?pwd=UmNWZnVaWURZb0U3a0pGeDILWUU2Zz09>

Password: 353047

Webinar ID: 861 5174 0219

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

- I. **Agenda**
- II. **Communications**
- III. **Minutes**
- IV. **Other Business**
2022 Meeting Calendar – Revised

V. **Public Hearing**

ZP-21-720; 86-88 North Winooski Avenue (RM, Ward 2C) Nora King / Gerald LeClair

Request permit for after-the-fact partial demolition of a historic carriage barn in response to a Notice of Violation, and request approval to demolish the remaining carriage barn. (Project Manager; Ryan Morrisson) *Applicant requests deferral.*

ZP-21-509; 72-76 Elmwood Avenue (RM, Ward 2C) Michael Alvanos / PBGC, LLC
Construct three-unit detached residential building on site of former Methodist Church. One single family dwelling to remain. (Project Manager, Mary O'Neil)

ZP-21-606; 111 North Winooski Avenue (RH, Ward 3C) Michael Alvanos / Daniel & Holly Trahan

Demolition of rear structure (barn) and construction of 6 new apartments at the rear of the property with associated parking and landscape improvements. (Project Manager; Mary O'Neil)

ZP-21-762; 22 Park Street (RH, Ward 2C) Rolf Danielson

Apply for Bed & Breakfast status for Unit 3 (2 bedroom) and Unit 4 (3 bedroom). (Project Manager; Mary O'Neil)

ZAP-21-19; 2 Tower Terrace (RL, Ward 6S) Kellen Brumsted / Mark Stephenson & Linda Jones

Appeal of deck permit. (Project Manager; Scott Gustin)

VI. **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/drb/agendas or the office notice board, one week before the hearing for the order in which items will be heard.

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

Appellant's statement:

Materials, and size are not befitting of a historical structure, in addition, the increase in size encroaches on both lot limit size restrictions and our lot. Also, construction/ demolition started well before a permit for construction or zoning was ever applied for. We were not noticed, and this construction has created a hardship for my family. We simply ask that applicants follow the rules that are established for all owners of a historic home. We believe that the home should be returned to it's original intention of a carriage house, and not have any deck, and feel that this is a prime opportunity for the existing owners to return the structure to it's original intent. An expanded deck is truly antithetical to the original intent of this beautiful and historic structure and should be denied. Also, if allowed to proceed, cable railings, and an expanded footprint on an already cramped lot, (a fact that has been decried many times by the homeowners in other filings re our zoning permit application) are not conducive to a historic presentation of the home, and is unbefitting of the neighborhood.

I would ask that the neighbors seriously consider not having a deck, as it's not reflective of the historic nature of their structure. Carriage houses don't have decks, and this is an excellent opportunity to return the structure to it's historic presentation. Also, I would ask the city to seek to cease the ongoing construction as it was begun without permits, and is clearly in violation of both zoning and building ordinances.



07/06/2009 10:23



OF VERMONT

Division for Historic Preservation
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
Individual Structure Survey Form

COUNTY:	Chittenden
TOWN:	Burlington
LOCATION:	
COMMON NAME:	
FUNCTIONAL TYPE:	carriage house
OWNER:	Virginia Davis
ADDRESS:	2 Tower Terrace
ACCESSIBILITY TO PUBLIC:	Yes ☐ No ☒ Restricted ☐
LEVEL OF SIGNIFICANCE:	Local ☒ State ☒ National ☐

SURVEY NUMBER:	2 Tower Terrace
NEGATIVE FILE NUMBER:	77-A-213
UTM REFERENCES:	Zone/Easting/Northing
U.S.G.S. QUAD. MAP:	
PRESENT FORMAL NAME:	
ORIGINAL FORMAL NAME:	carriage house for 301 So. Willard
PRESENT USE:	dwelling
ORIGINAL USE:	
ARCHITECT/ENGINEER:	
BUILDER/CONTRACTOR:	
PHYSICAL CONDITION OF STRUCTURE:	Excellent ☐ Good ☒ Fair ☐ Poor ☐
THEME:	
STYLE:	shingle
DATE BUILT:	1895

GENERAL DESCRIPTION:

Structural System

- Foundation: Stone ☐ Brick ☐ Concrete ☐ Concrete Block ☒
- Wall Structure
 - Wood Frame: Post & Beam ☐ Balloon ☒
 - Load Bearing Masonry: Brick ☐ Stone ☐ Concrete ☐ Concrete Block ☐
 - Iron ☐ d. Steel ☐ e. Other:
- Wall Covering: Clapboard ☐ Board & Batten ☐ Wood Shingle ☒
Shiplap ☐ Novelty ☐ Stucco ☐ Sheet Metal ☐ Aluminum ☐
Asphalt Shingle ☐ Brick Veneer ☐ Stone Veneer ☐
Bonding Pattern: Other:
- Roof Structure
 - Truss: Wood ☐ Iron ☐ Steel ☐ Concrete ☐
 - Other:
- Roof Covering: Slate ☐ Wood Shingle ☐ Asphalt Shingle ☒
Sheet Metal ☐ Built Up ☐ Rolled ☐ Tile ☐ Other:
- Engineering Structure:
- Other:

Appendages: Porches ☐ Towers ☒ Cupolas ☐ Dormers ☒ Chimneys ☒

Sheds ☐ Ells ☐ Wings ☐ Other:

Roof Style: Gable ☒ Hip ☐ Shed ☐ Flat ☐ Mansard ☐ Gambrel ☐

Jerkinhead ☐ Saw Tooth ☐ With Monitor ☐ With Bellcast ☐

With Parapet ☐ With False Front ☐ Other:

Number of Stories: 1 1/2

Number of Bays: 2 x 3

Entrance Location: on south wall

Approximate Dimensions: _____

THREAT TO STRUCTURE:

No Threat ☐ Zoning ☐ Roads ☐
Development ☐ Deterioration ☐
Alteration ☐ Other:

LOCAL ATTITUDES:

Positive ☐ Negative ☐
Mixed Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

Massing - rectangular block with gable end orientation. 2 story round tower with polygonal belcast pointed roof with small steep hipped roof dormer. Large shed dormer on north wall.

Fenestration - 6/1 skinny sash. 3 round headed multi-pane windows on facade 2nd story with sawtooth shingle heads. Entrance - old carriage entrance with elliptical head has been converted to windows.

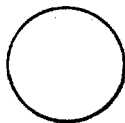
Cornice - molded wood cornice. Gable ends have slight roof screens. Converted to house.

RELATED STRUCTURES:**STATEMENT OF SIGNIFICANCE:**

This picturesque towered carriage house was built in 1895 by John H. Robinson, who two years before had bought 301 So. Willard St. The carriage house represents a slightly different style than the main house, but its shingle cladding makes it compatible.

REFERENCES:

BFP - 10/9/95; Sanborns

MAP: (Indicate North In Circle)**SURROUNDING ENVIRONMENT:**

Open Land ☐ Woodland ☐
Scattered Buildings ☐
Moderately Built Up ☐
Densely Built Up ☐
Residential ☐ Commercial ☐
Agricultural ☐ Industrial ☐
Other:

RECORDED BY:

Clark Schoettle

ORGANIZATION:

VT Division for Historic Preservation

DATE RECORDED:

9/7/77

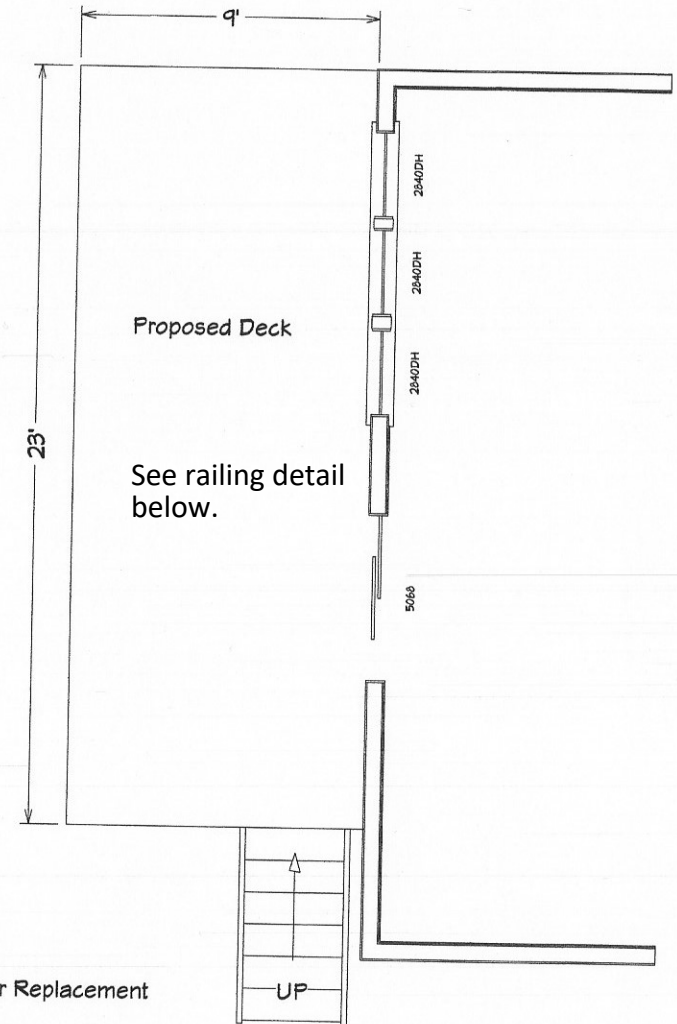
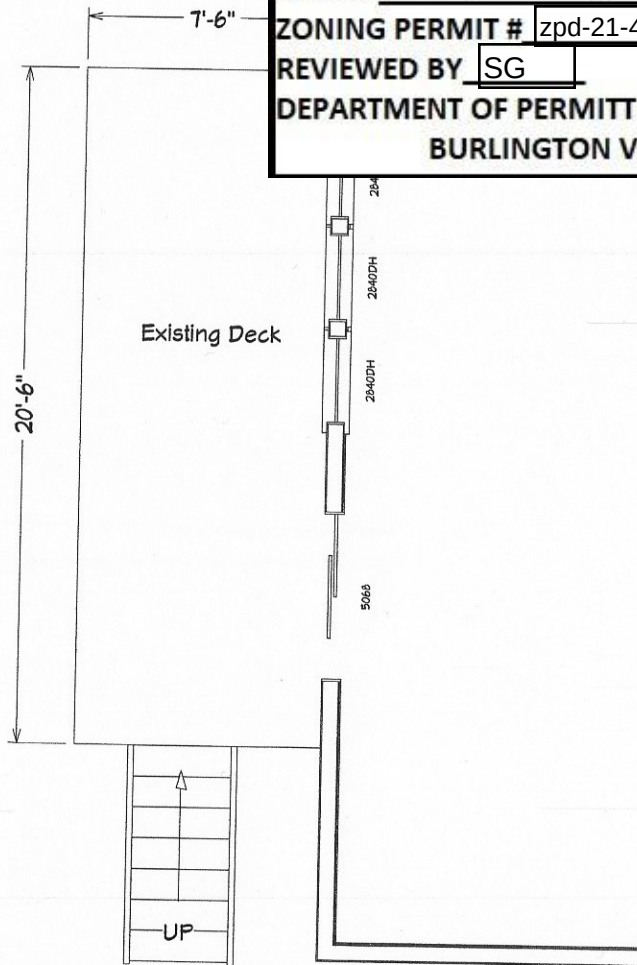


-NOTE-

ANY MODIFICATION 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 11/12/21
ZONING PERMIT # zpd-21-43
REVIEWED BY SG
DEPARTMENT OF PERMITTING & INSPECTIONS
BURLINGTON VERMONT



2 Tower Terrace - Deck, Railings, Stair Replacement





City of
Burlington, Vermont
645 Pine Street

Zoning Permit – Conditions of Approval

ZPD #: 21-43

Tax ID: 050-2-011-001

Issue Date: November 12, 2021

Decision: Approve with pre-release condition

Property Address: 2 Tower Terrace

Description: Deck replacement

Project Permit Conditions:

1. **Prior to release of the zoning permit**, the site plan shall be amended to depict the location of the proposed replacement deck.
2. Per **Section 2.7.8, Withhold Permit**, the applicant is required to remedy all violations and close out all zoning permits issued after July 13, 1989 prior to issuance of a Certificate of Occupancy for this permit. In this case, zoning permit 01-145 to extend the existing dormer to the rear of the home remains unclosed and requires a certificate of occupancy prior to issuance of a certificate of occupancy for this permit.

Standard Permit Conditions:

1. **Other City, State or Federal Permits.** The owner is solely responsible for obtaining all other required City, state and federal approvals. Failure to do so may invalidate this Zoning Permit and result in enforcement actions.
Note: All projects receiving a Zoning Permit also require a Construction Permit or written confirmation that a Construction Permit is not required from Department of Public Works-Inspection Services Division (DPW-ISD). All construction permits must be closed out by way of approved inspections by DPW-ISD before issuance of a Unified Certificate of Occupancy (UCO) by the Code Enforcement Office as per Condition 3, below. **Note: All projects involving earth disturbance of 400 square feet or more require review by the Burlington Stormwater Program under Chapter 26: Wastewater, Stormwater, & Pollution Control. This review is closed out by way of approved inspections by Stormwater Program staff, Code Enforcement staff, or licensed project engineer before issuance of a UCO as noted above.**
2. **Time Limits.** This zoning permit shall become invalid unless work or action authorized by the permit is commenced within 1 year. The owner shall complete the approved project and obtain a UCO (combined Zoning and Building certificates of occupancy, still applicable even if a zoning or building permit was not required) within 3 years or be subject to enforcement actions.

These time limits are binding upon the owner unless one of the following apply: a) longer or shorter time limits are specifically imposed by a condition of approval; or b) the time limits are tolled by additional state or federal permitting for the project or by an appeal; or c) an extension of time has been granted. An extension of time must be requested in writing PRIOR to the expiration of the permit. If the owner has enacted the permit and it lapses, the owner may be

responsible to obtain a new zoning permit, if required, which shall be subject to the current Comprehensive Development Ordinance (CDO).

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

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

In addition, **Failure to obtain a UCO within the time limits above is subject to** “after the fact” fees ranging from \$75 - \$1500 (in addition to the UCO fee).

4. **Project Modifications.** The project shall be completed as shown on the plans, which have been stamped “approved” and dated by the administrative officer. The project shall not deviate from the approved plans or conditions of approval without prior written approval from the administrative officer.
5. **Property Inspection.** By acceptance of this permit, the owner authorizes City Officials and/or their authorized representatives, access to the subject property for the purpose of observing work in progress, inspecting and/or measuring the property or improvements until such time the project has been issued a Final UCO.
6. **Completion and Maintenance of Improvements and Landscaping.** Owner or successor in interest is responsible for completing all improvements shown on approved plans. By acceptance of this permit, Owner agrees to maintain all improvements in a satisfactory condition. Any landscaping installed according to the approved plan which becomes diseased or dies shall be replaced by similar species and size no later than the first available planting season.
7. **Off-Site Drainage.** Issuance of this permit does not authorize the discharge of stormwater runoff or other surface drainage from the subject premises onto adjoining property or properties including but not limited to the public Right of Way.
8. **Errors.** The owner is solely responsible for the accuracy of all information contained in the Zoning Permit application. Any errors contained therein may invalidate the Zoning Permit and may result in enforcement action by the City.
9. **Transfer of Ownership. All zoning permits run with the land.** In the event of a transfer of ownership, partial or whole, of the subject premises, the transferee shall become permittee and subject to compliance with the terms and conditions of this permit.
10. **Violations/Penalties.** A violation of any of the conditions of this permit or of any provision of the CDO may result in enforcement actions, including but not limited to a penalty of up to two hundred dollars (\$200) per day, municipal tickets, and/or additional permitting fees.
11. **Incorporation and Reference of All Plans Presented.** This approval incorporates by reference all plans and drawings presented and all verbal representations by the applicant on the subject application to the extent that they are not in conflict with other stated conditions or regulations.

12. **For Properties Involved in Boundary Disputes.** Boundary disputes are not within the jurisdiction of the administrative officer or the Development Review Board. When an application is submitted and the boundary of the subject property is called into question, the boundary will be determined based upon the best evidence available, for instance a survey or other official document. If a permit is issued and contrary evidence is presented to the City after the fact, such as a survey or Superior Court ruling with respect to the boundary lines, the permit may be amended or revoked by the City.
If the permit is amended or revoked, owner shall bear all costs to remedy the situation, including removal of the structure(s) if necessary, that is if the structure(s) is/are unable to meet the requirements of the CDO and receive an amended permit in light of the actual boundary line.
13. **Damage to City Property.** The Owner is responsible for any damage to the City of Burlington's property, including but not limited to its right-of-way, sewer/water lines, etcetera, that occurs during the site improvements authorized by this permit. If damage occurs, the Owner shall restore the property to a condition equal to or better than the condition of the property prior to such damage.
14. **City Rights-of-Way and Ownership.** Permit approval does NOT authorize any work to be undertaken within the public ROW. Any work in the ROW can only occur with prior authorization by DPW and City Council, as required. Any work or improvements that are taken within the City's right of way does not diminish the City's ownership or authority regarding said right of way.
15. **Liquor License Required.** An approval of any use that includes the sale of alcoholic beverages is contingent upon the receipt of a liquor license from the City of Burlington or the State of Vermont, whichever is applicable.

Lot size

5000 SF

Coverage

House 1400

walks 280

DECK 154

STAIRS 18

SHED 64

~~TOTAL 1632~~

TOTAL 1916 SF

Coverage = 38%



Department of Permitting & Inspections

Zoning Division
645 Pine Street
Burlington, VT 05401
Telephone: (802) 865-7188
(802) 865-7195 (FAX)

William Ward, Director
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Ryan Morrison, Associate Planner
vacant, Planning Technician
Ted Miles, Code Compliance Officer
Charlene Orton, Permitting & Inspections Administrator



TO: Development Review Board
FROM: Scott Gustin
DATE: January 4, 2022
RE: ZAP-21-19; 2 Tower Terrace

=====

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: RL Ward: 6S

Owner/Appellant: Mark Stephenson & Linda Jones / Kellen Brumsted

Request: Appeal of administrative deck permit.

Overview:

The appellant is seeking to reverse the administrative zoning permit approval (ZPD-21-43) for a rear deck expansion at 2 Tower Terrace.

Recommendation: **Uphold administrative zoning permit** based on the following findings:

I. Findings:

The subject property is located within a residential neighborhood abutting Champlain College. The home is historic, included on the state historic register, and serves as a single family dwelling. The home was built in 1895 and retains much of its original historic character. Some alterations have been made to the home, including replacement windows and installation of dormers. The rear deck is probably not original, but its construction date is unknown.

The zoning application for the requested deck expansion was filed November 9, 2021 and was deemed complete November 10, 2021. Following review of the application and prior zoning history and correspondence with the applicant, the zoning application was approved November 12, 2021 with the following conditions:

1. **Prior to release of the zoning permit**, the site plan shall be amended to depict the location of the proposed replacement deck.
2. Per **Section 2.7.8, Withhold Permit**, the applicant is required to remedy all violations and close out all zoning permits issued after July 13, 1989 prior to issuance of a Certificate of Occupancy for this permit. In this case, zoning permit 01-145 to extend the existing dormer to the rear of the home remains unclosed and requires a certificate of occupancy prior to issuance of a certificate of occupancy for this permit.

Three days later, on November 15, 2021, the zoning permit was appealed by the appellant. The appeal was made complete November 23, 2021, within the 15-day appeal period.

The appeal asserts that the materials and size of the proposed deck expansion are inappropriate for an historic structure. The appeal also asserts that the larger deck size encroaches on lot limit size restrictions and on the appellant's lot. Finally, the appeal notes that work commenced prior to issuance of a building permit or zoning permit.

The existing 7' 6" X 20' 6" deck is a wooden frame structure with wooden decking and wooden shingle siding to match that on the home. The proposed deck is somewhat larger at 9' X 23' and is also a wooden frame structure with wooden decking. Wood framed cable railings strung through wooden posts are proposed. While this railing system is a departure from the existing, there is no requirement to prevent it. Based on orthophotos, the deck appears to have been constructed sometime between 1962 and 1978, and it is located behind the home. Nothing about the change to the rear deck adversely impacts the historic integrity of the home. The historic preservation standards in Sec. 5.4.8 recommend against artificial historic appearance for unoriginal building components.

The slightly larger deck increases lot coverage from 38% to 39%. Within the residential – low density zone, wherein the property is located, the standard lot coverage limit is 35%. An additional 10% lot coverage is allowed for open-air amenities such as decks, patios, and walkways. The expanded deck fits into this additional coverage allowance.

The assertion that the expanded deck encroaches on the appellant's lot might be valid insofar as setbacks are concerned. The site plan provided with the application lacks much in the way of detail, hence the pre-release condition to provide greater detail as to the proposed deck. As submitted, the existing deck scales to 4.66' from the nearer side property line. The 50' wide lot requires a 10% (or 5') side yard setback. The home angles slightly away from this property line. As a result, the extended deck likely complies with a minimum 5' side yard setback; however, confirmation is needed on a revised site plan.

The appellant filed a complaint for unpermitted construction activity at 2 Tower Terrace on November 15, 2021, after the November 12 permit approval date. Later that day, enforcement staff visited the property and met the contractor. The railings and steps had been removed from the rear deck. The contractor stated they were removed for safety reasons. Though no new construction had taken place, even the demo work should not have occurred until the related zoning permit was past its appeal period. In any event, the premature work is not grounds for nullifying or denying the zoning permit.

The zoning permit for an expanded rear deck at 2 Tower Terrace was properly issued and conditioned. In the event that the expanded deck encroaches into the 5' minimum side yard setback, revision to the site plan will be required as conditioned.

II. Recommended Motion:

Uphold approval of zoning permit ZPD-21-43.

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
Vacant, Planning Technician
Celeste Crowley, Planning & Zoning Clerk
Ted Miles, Zoning Specialist
Charlene Orton, Permitting & Inspections Administrator



MEMORANDUM

TO: Development Review Board
FROM: Ryan Morrison, Associate Planner
DATE: January 4, 2022
RE: 86-88 North Winooski Avenue; ZP-21-720; Request after the fact permit for the partial demolition of a historic carriage barn in response to a Notice of Violation, and request approval to demolish the remaining carriage barn.

After the Design Advisory Board's December 14, 2021 meeting, the applicant has requested deferral of this hearing, to a date uncertain, to prepare plans for redevelopment.

Lot size

5000 SF

Coverage

House 1400

WALKS 280

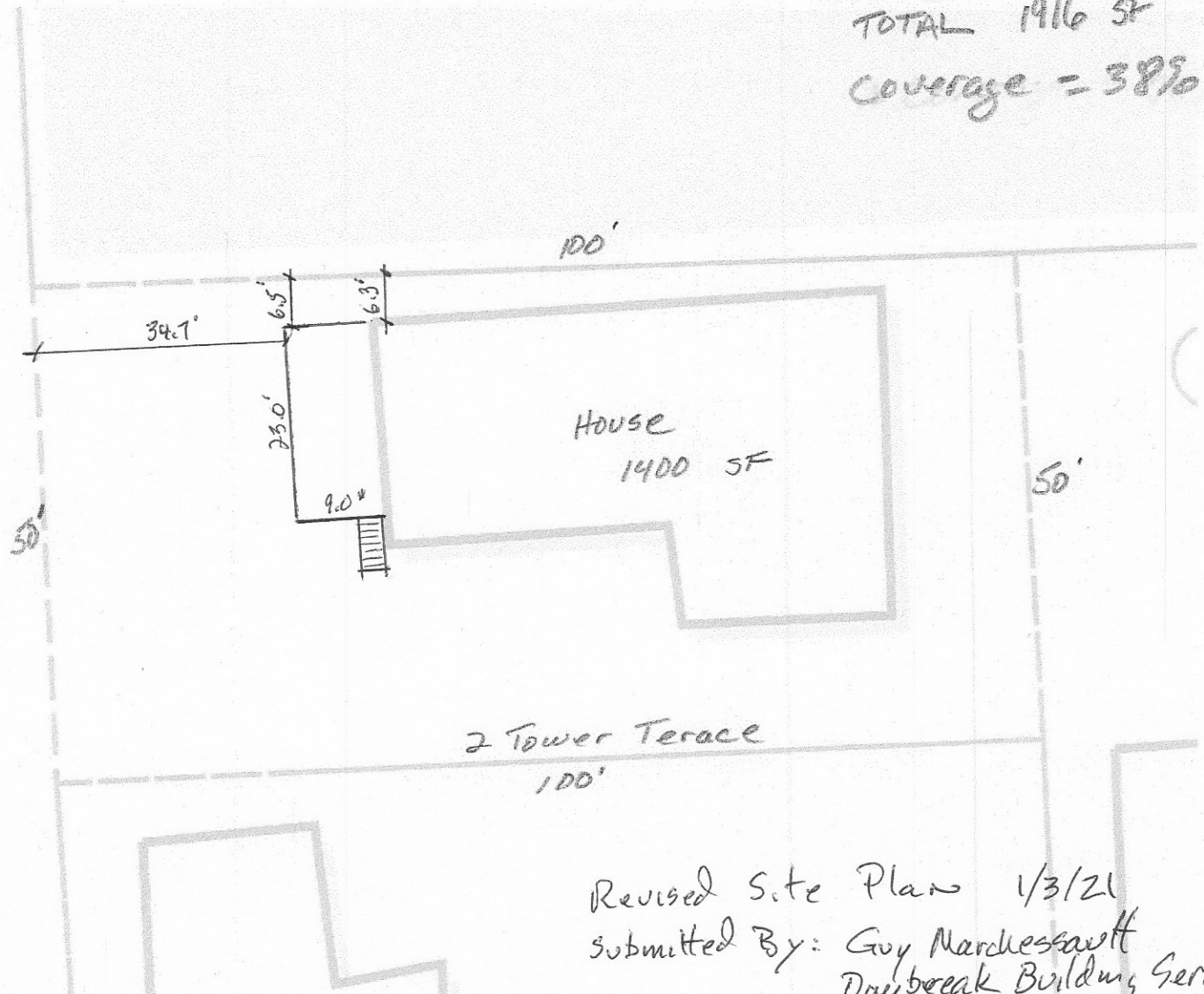
DECK 154

STAIRS 18

SHED 64

TOTAL 1916 SF

Coverage = 38%



Revised Site Plan 1/3/21
Submitted By: Guy Marchessault
Daybreak Building Serv.

Burlington Development Review Board

Department of Permitting & Inspections
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Burlington, VT 05401
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Brad Rabinowitz
AJ LaRosa
Geoff Hand
Brooks McArthur
Caitlin Halpert
Chase Taylor
Leo Sprinzen
Sean McKenzie, (Alternate)



BURLINGTON DEVELOPMENT REVIEW BOARD

Tuesday, January 4, 2022, 5:00 PM

Minutes

Physical location: 645 Pine Street, Front Conference Room, Burlington VT 05401

Board Members Present: Brad Rabinowitz (remote), AJ LaRosa (remote), Caitlin Halpert (remote), Leo Sprinzen, Sean McKenzie (remote)

Board Members Absent: Chase Taylor

Staff Members: Mary O'Neil, Scott Gustin, Celeste Crowley

I. Agenda

II. Communications

III. Minutes

December 21, 2021 minutes have been posted on the website.

IV. Consent

V. Public Hearing

ZP-21-720; 86-88 North Winooski Avenue (RM, Ward 2C) Nora King / Gerald LeClair

Request permit for after-the-fact partial demolition of a historic carriage barn in response to a Notice of Violation, and request approval to demolish the remaining carriage barn. (Project Manager; Ryan Morrison) **Applicant requests deferral.**

Geoff motioned to defer with date to be determined. Brooks 2nd. All in favor. Approved.

ZP-21-509; 72-76 Elmwood Avenue (RM, Ward 2C) Michael Alvanos / PBGC, LLC

Construct three-unit detached residential building on site of former Methodist Church. One single family dwelling to remain. (Project Manager, Mary O'Neil)

Michael Alvanos was present and sworn in.

Michael: gave an overview of the project, looking to add three-unit townhome style units with parking.

Brad: Will there be additional external lighting, other than the canopy lights at the entrances.

Michael: No, we have no plans for additional lighting. We will be renovating and expanding the bicycle shed, according to the plans submitted. It will match the building materials and colors. There will be screening along Elmwood side, to keep the parking orderly.

Brad: Make sure to recalculate the lot coverage when doing the shed.

Michael: It is calculated into the current plans.

Sean: According to the image, it looks like a handrail may be necessary along the steps to the entrance.

Michael: That may be true. I will double check that and if need be will add a painted metal rail to match the exterior of the building.

Brad: Any other questions from the Board? Any from the public? No. Closed Public Hearing.

ZP-21-606; 111 North Winooski Avenue (RH, Ward 3C) Michael Alvanos / Daniel & Holly Trahan

Demolition of rear structure (barn) and construction of 6 new apartments at the rear of the property with associated parking and landscape improvements. (Project Manager; Mary O'Neil)

Michael Alvanos and Sharon Bushor were present and sworn in.

Michael: The property owner would like to demolish the barn, and replace it with a similar size structure of housing units with parking. There would be an exterior staircase to the upper level. There will be canopy lighting at the entrances but no additional exterior lighting.

Brad: will there be ADA access?

Michael: yes, through the lower level but not the top floor.

Brad: It would make sense to have exterior lighting over the sliding doors at ground level.

Michael: I had not considered that, but will take a look at it and talk with the property owners.

Caitlin: The concrete wall along the parking side of the property, is that to limit headlights? And is it enough or should shrubbery/trees be added behind the wall to help limit the headlights shining into the lower level?

Michael: Yes it is to reduce headlights. I will talk to the property owners to see what they think of adding shrubs/trees.

Geoff: Will the height of the building affect the neighboring building's solar panels?

Michael: The building will be about 8-10 feet higher than the barn. I have not taken a look at the affect the building height will have on the neighbor's solar system but will research it. At this point, I have had no objections for the neighboring owners.

Leo: Is there a reason that the DA is furthest from the entrance?

Michael: I put it there to get it as close to the apartments as possible but will take a look at using space 5 for ADA.

Brad: I see big old trees on the lot. Will you be replacing them if they get damaged during construction?

Mary: The tree on the south side is a Hickory, and the two on the north side are box elder.

Michael: Our goal is to keep them. There are no plans to remove them.

Sharon: If on-street parking gets eliminated on North Winooski, it's nice to see that you will have ADA and sufficient parking for this project. Please make every effort to keep the trees as they are important. As a side note; there has been a series of events where the DRB has been asked to approve, and have approved, the demolition of carriage barns. Please be aware of their importance before all are gone. The city needs to address the proposals of barns, as I am very concerned about the trend to get rid of them all.

Brad: Any further comments from the Board? Anyone? Public Hearing for this item is closed.

ZP-21-762; 22 Park Street (RH, Ward 2C) Rolf Danielson

Apply for Bed & Breakfast status for Unit 3 (2 bedroom) and Unit 4 (3 bedroom). (Project Manager; Mary O'Neil)

Rolf sworn in.

Rolf: To satisfy the need for the additional parking space, the 2nd bay in the garage can be used.

Brad: Are there any changes to the house? No. Will you be living on site? Yes. Does anyone have any other comments? The public hearing is closed.

ZAP-21-19; 2 Tower Terrace (RL, Ward 6S) Kellen Brumsted / Mark Stephenson & Linda Jones

Appeal of deck permit. (Project Manager; Scott Gustin)

Mark Stephenson & Guy Marchessault sworn in.

Appellant is not present.

Brad: So the property line/set back is the only question?

Scott: Yes, and it is shown in the documents.

Brad: Do we want to consider appeal if the appellant is not here? Would the property owners care to make a statement? Yes.

Mark: Basically we are replacing a rotting deck that already exists.

Brad: Any other comments? Public Hearing is closed for this item.

vi. Certificate of Appropriateness

vii. Other Business

2022 Development Review Board meeting calendar

Review and approve 2022 DRB meeting schedule. Motioned by AJ, Second Geoff. All in favor. Motion approved.

viii. Adjournment 6:07pm



February 8, 2022

Bradford L. Rabinowitz, Chair of Development Review Board

Date

Celeste Crowley, Permitting & Inspections Administrator

Date

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