

## Department of Planning and Zoning

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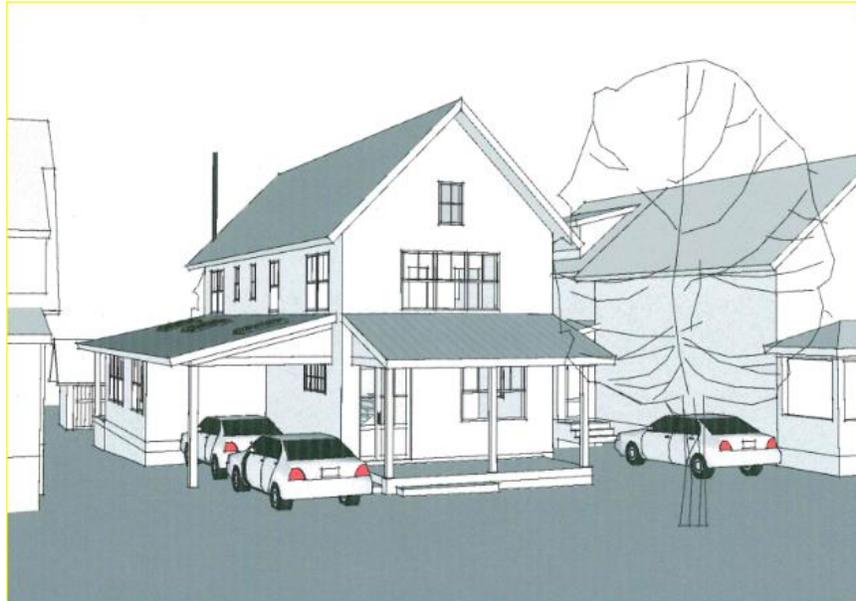


### MEMORANDUM

**To:** The Design Advisory Board  
**From:** Mary O'Neil, AICP, Principal Planner  
**RE:** ZP19-0284CA; 69 Charlotte Street  
**Date:** October 9, 2018

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**File:** ZP19-0284CA  
**Location:** 69 Charlotte Street  
**Zone:** RL **Ward:** 5S  
**Parking District:** Neighborhood  
**Date application accepted:** September 24, 2018  
**Applicant/ Owner:** Selin & Selin Architects / Sa & Paul Budnitz  
**Request:** Demolish and replace existing single family home and accessory structure.



#### Background:

- ◆ **Zoning Permit 12-0886CA;** replacement of deck. April 2012.
- ◆ **Zoning Permit 12-0463CA;** replace asphalt shingle roof with new metal roof. October 2011.
- ◆ **Zoning Permit 07-707FC;** replace existing chain link fence with 6 ft. tall cedar fence. May 2007.

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- ◆ **Zoning Permit 06-364CA**; replace front door with new door of same dimensions, different design. November 2005.
- ◆ **Zoning Permit 84-287**; Construct a 964 sf. addition to the rear of the existing house to be one story in height. June 1984.
- ◆ **Zoning Permit 79-584**; renovate and update existing structure and utilities, siding, windows, roof, wiring and plumbing. October 1979.

**Overview:** 69 Charlotte Street is a single family home constructed in 1921 and most likely built by a carpenter named Edward Paya. Although within the Five Sisters / New Harlem neighborhood, this structure was considered non-contributing as a historic resource due to alterations. The application proposes demolition of the house and construction of a new single family dwelling and accessory structure.

**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:**

A mature maple in the rear yard and bushes on the north and southeast boundaries of the lot will be retained.

**(b) Topographical Alterations:**

None proposed. Not applicable.

**(c) Protection of Important Public Views:**

There are no protected viewed from or through this parcel. Not applicable.

**(d) Protection of Important Cultural Resources:**

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.

**(f) Brownfield Sites:**

Not applicable.

**(g) Provide for nature's events:**

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

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

The proposed open front and back porches will provide a welcome respite from inclement weather, or the heat of the sun.

There is room for snow storage next to the driveway.

**(h) Building Location and Orientation:**

The replacement house will front a public street and maintain the existing development pattern and rhythm of structures along Charlotte Street. The principal structure will have a main entrance clearly identifiable from the public street.

*Where a front yard setback is required, any street-facing garage wall containing garage doors shall be set back a minimum of 25' from the front property line to prevent parked vehicles from blocking the public sidewalk.*

A front setback is required and observed. The garage is set back 20' from the front property line. While this standard requires a 25' setback for garage walls containing doors; this project has no garage doors and can still provide tandem parking. Placement is therefore acceptable.

The garage does not constitute more than 50% of the width of the street facing façade of the entire structure, and does not exceed 24 feet.

The opening of the garage is not more than 10 in width.

The propose replacement accessory structure is located so as to be secondary and subordinate in scale and design.

**(i) Vehicular Access:**

The project will utilize the existing curb cut on Charlotte Street. The width, at 12', will not exceed the maximum of 18' allowed by this standard.

**(j) Pedestrian Access:**

A well defined pedestrian route has been provided from the residence to the street.

**(k) Accessibility for the Handicapped:**

Although not a requirement for single family homes, handicap accessibility is encouraged. "Visitability" standards may apply. The building inspector has the authority for compliance with ADA standards.

**(l) Parking and Circulation:**

The site plan provides for the two required parking spaces; one in the open garage and one in the driveway.

**(m) Landscaping and Fences:**

No landscaping plan has been provided. The relatively constrained site will retain a mature maple in the rear yard, and shubs on the north and southeast of the lot. Some landscaping or screening is recommended for the HVAC unit.

**(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.*

Modest residential scale lighting is proposed. See attached images.



**(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.*

HVAC equipment is illustrated on the south elevation, observing the required setback. Screening may be appropriate due to the visibility of the unit from the public way. The location of the electric meter is on the north (side) elevation. Aerial electrical service will be maintained as the line comes from a pole across the street. The location of the mailbox has not been defined.

*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.*

Utility connections shall be undergrounded if feasible. Although not defined, it is assumed that trash and recycling will be located either in the open garage or the new accessory structure and therefore enclosed on all sides. If within the open garage, trash shall be secured and screened from view.

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

The proposed condensing unit shall meet required setbacks so as to avoid the introduction of nuisance noise and minimize any impact to neighboring properties.

**Part 3: Architectural Design Standards**

**Sec. 6.3.2 Review Standards**

**(a) Relate development to its environment:**

***1. Massing, Height and Scale:***

The proposed 2 story massing is very much consistent with the character of surrounding residences and the overall neighborhood.

**2. Roofs and Rooflines.**

An eaves-front gable roof with shed roofed garage and porches is similarly in character with the neighborhood.

**3. Building Openings**

The windows are symmetrically and regularly placed around the structure. The double hung sash reflect the character and typical design feature of neighboring buildings.

The entrance door is clearly identifiable from the public street.

**(b) Protection of Important Architectural Resources:**

*Burlington's architectural and cultural heritage shall be protected through sensitive and respectful redevelopment, rehabilitation, and infill. Where the proposed development involves buildings listed or eligible for listing on a state or national register of historic places, the applicant shall meet the applicable development and design standards pursuant to Sec. 5.4.8. The introduction of new buildings to a historic district listed on a state or national register of historic places shall make every effort to be compatible with nearby historic buildings.*

Not applicable.

**(c) Protection of Important Public Views:**

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

**(d) Provide an active and inviting street edge:**

The building façade provides interest with the shed roofed porch, posts, raised decking, steps, and a pleasing rhythm of openings. Both visual interest and a transition from public to private space are afforded in the design.

**(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.*

Roofing is proposed to be metal, with board and batten siding and fiberglass double hung windows. All are considered of acceptable durability for new construction.

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

Not applicable.

**(f) Reduce energy utilization:**

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

**(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:**

The project shall meet all required building and life safety code as defined by the building inspector and/or fire marshal.

**Items for the Board's consideration:**

1. The HVAC shall be screened from public view.
2. Utility connections shall be undergrounded if possible. The location of all meters and utility connections shall be provided on the site plan and building elevations as appropriate.
3. 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.
4. If trash and recycling are proposed for the open garage structure, it shall be secured and screened from public view.
5. Standard Permit Conditions 1-15.