

Department of Planning and Zoning

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TO: Design Advisory Board
FROM: Scott Gustin
DATE: November 13, 2018
RE: 19-0395CA; 65 Oakledge

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Zone: RL-W Ward: 5S

Owner/Applicant: 65 Oakledge Trust / Birdseye (Brian Mac)

Request: Construct new single family home, associated site improvements included.

Background Information:

The applicant is seeking approval to construct a new single family home on a presently vacant waterfront lot. The prior home was demolished this past summer under separate permit. The existing boathouse will be added onto, and the driveway will be reworked. Note that the floor plans include a “nanny suite.” While permissible, it amounts to an accessory apartment. The application must be clarified to include notation of this accessory unit.

The parcel is largely affected by the lakeshore’s Riparian & Littoral Conservation Zone, and it has a small unmapped wetland onsite. As a result, Conservation Board review will be required in addition to review by the Design Advisory Board and the Development Review Board.

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

The property contains a mix of open and wooded areas. Mature trees are concentrated along the lakeshore. Shrubs and additional trees help to define the side property lines. Almost the entire property is affected by the riparian and littoral conservation zone. This overlay restricts tree clearing and also requires stormwater management. Limited tree clearing is planned, and substantial new plantings are proposed. The stormwater management plan has been provided to the city’s stormwater program staff.

(b) Topographical alterations

The property slopes gently towards the lake. No significant topographic alterations are proposed. The new home will be situated approximately where the prior home had been.

(c) Protection of important public views

The subject property is not affected by any identified public view corridor. The proposed home is relatively large; however, it is set far back from the nearest public road. Mature lakeshore vegetation will remain in place and will lessen the home's visibility from the lake.

(d) Protection of important cultural resources

The property is within an archaeologically sensitive area; however, there are no specifically identified archaeological sites on the property. This archaeological sensitivity stems from the property's lakeshore location. If, during construction, artifacts are unearthed, it is the applicant's responsibility to stop earthwork and to contact the Vermont Division for Historic Preservation for further guidance.

(e) Supporting the use of alternative energy

There is no indication that the proposed home will utilize alternative energy. Solar energy utilization is encouraged. In any event, the home will not adversely impact the actual or potential use of alternative energies by neighboring properties.

(f) Brownfield sites

The subject property is not an identified brownfield.

(g) Provide for nature's events

As total lot coverage will exceed 2,500 sf, a residential stormwater plan has been provided. All of the impervious surface associated with this project is disconnected from the municipal stormwater system. Onsite management measures include new catch basins with related piping to direct runoff into a new rain garden. A small portion of green roof is also proposed. As noted above, the city's stormwater program will review the proposed stormwater management.

The front entrance into the home is sheltered, and ample room is available onsite for seasonal snow storage.

(h) Building location and orientation

The home is set back 75' from the front property line. The front yard setback/build-to line is ~ 130' +/- 5'. The prior home; however, was set back just 55' from the front property line. As a result, the proposed 75' setback is acceptable as a lessened degree of nonconformity.

As noted above, the new home, although substantially larger than the home it replaces, is set in approximately the same location as the prior home. The primary façade faces the private Oakledge Drive with a clearly identifiable front entrance.

The garage is set back more than the minimum required 25' from the road; however, it is not set behind the front plane of the home as required. Adjustment is necessary. The garage doors do not face the street. Therefore, limitations as to width do not apply.

(i) Vehicular access

A private driveway will continue to provide adequate access to the home. It will access the attached garage and surface parking to the side. Note that two "guest parking" spaces are located within the front yard setback and cannot be approved. They must be provided at least behind the front plane of the home or further back from the front property line.

(j) Pedestrian access

This criterion requires provision of a walkway connecting the front entry to the public sidewalk. In this case, there is no public sidewalk or public road to connect to. Given that Oaklege Drive basically ends as the driveway to the new home, provision of a walkway in any event may prove unwarranted.

(k) Accessibility for the handicapped

No handicap accessibility is evident or required with this proposal.

(l) Parking and circulation

The attached garage contains sufficient space for the two parking spaces required for the single family home. The “nanny suite” requires its own parking space and may be accommodated within the proposed parking configuration. Two additional surface parking spaces for guests are proposed. As noted above, they must be relocated to comply with the front yard parking standard of Sec. 8.1.12 (c).

(m) Landscaping, fences, and retaining walls

Clearing limits are depicted, and a tally of existing trees and those to be removed has been provided (69 and 16, respectively). Most mature vegetation will be retained. Extensive new plantings are proposed and include a variety of new trees and shrubs along with perimeter gardens and a new rain garden. The proposed landscaping helps to define spaces within the property and to enhance the visual appeal of the proposed home.

An existing seawall will be retained and refinished. Two new retaining walls along the northern and southern property lines will be installed and enhanced with associated plantings. Several “boardform” concrete accent walls are also proposed.

(n) Public plazas and open space

No public plaza or open space is included or required in this proposal.

(o) Outdoor lighting

New outdoor lighting is included in the project design. Building entries, walkways, and circulation areas will be illuminated. Two landscaping accent lights will be installed within two trees. Note that a “sign” light is also included. No signage is included in this application. If signage is proposed, it must be permitted separately, and illumination must be down-lit (not up-lit as presently proposed). Acceptable LED lantern fixtures will be used in all cases.

(p) Integrate infrastructure into the design

New utility lines must be buried. The site plan notes an exterior generator set to the side of the home and within a landscaped area. Two buried propane tanks will fuel the generator. No ground-mounted mechanical equipment such as AC condensers are noted. If any are proposed, they must be included on the plans and screened. Utility meters also must be noted and screened.

Part 3, Architectural Design Standards

Sec. 6.3.2, Review Standards

(a) Relate development to its environment

1. Massing, Height, and Scale

The proposed home is significantly larger than the home it replaces. Compared to its neighbors, the prior home was relatively small. The surrounding built environment consists of fairly large single family homes on large lots. The new home will more closely approximate the scale of other homes in this lakeside neighborhood. Overall massing of the structure is broken into several distinct sections, thereby diminishing the perceived mass of the building. Fenestration and differing exterior finishes add further dimension to the building's otherwise sleek, uniform design. Building height is compliant at ~ 33'.

Note that the existing boathouse will be expanded with a small rear addition. Its scale remains clearly subordinate to the primary residence and massing remains simple and rectangular.

2. Roofs and Rooflines

Roof forms are generally gable. Several minor roof sections are flat. The gable roof form is common among residential structures, including the homes within this neighborhood.

3. Building Openings

The fenestration is clean and simple. Style is consistent throughout the building. Some variation is achieved with installation of wooden slats in front of some windows. Not surprisingly, glazing is most concentrated along the home's lakeshore elevation.

(b) Protection of important architectural resources

The new home is to be constructed on a vacant lot. It will not adversely impact Burlington's wealth of historic buildings.

(c) Protection of important public views

See 6.2.2 (c) above.

(d) Provide an active and inviting street edge

As noted previously, the front entry to the proposed home is clearly articulated. The building design is intentionally uncluttered. Fenestration and variation in cladding preclude large blank walls or expanses of roof. While there is little in the way of street frontage for this property, the south-facing façade successfully presents an active and inviting primary elevation.

(e) Quality of materials

The proposed home will be clad entirely in wooden board siding. Variation in finish, orientation, and configuration are proposed. Metal-framed windows will be installed throughout.

(f) Reduce energy utilization

The proposed building must comply with the current energy efficiency standards of Burlington and the State of Vermont.

(g) Make advertising features complimentary to the site

No advertising is included in this proposal.

(h) Integrate infrastructure into the building design

Utility meters are not noted and must be.

(i) Make spaces safe and secure

The proposed building must comply with the city's current egress requirements. Building entries will be illuminated.

II. Recommendation

Forward to the Development Review Board with the following conditions:

1. Correct the application to include accessory apartment (i.e. the nanny suite) and related conditional use review.
2. The garage must be set behind the front plane of the home's southern façade.
3. The "guest" parking spaces must be relocated in compliance with the front yard parking standards of Sec. 8.1.12 (c).
4. No exterior signage, or related lighting, is included in this approval.
5. All exterior mechanical equipment, if proposed, must be included on the plans and screened. Utility meters also must be noted and screened.