

**ZONING REQUEST DENIAL
CERTIFICATE OF APPROPRIATENESS**

City of Burlington, Vermont
Department of Planning and Zoning

Application Date: 11/28/2016

Appeal Expiration Date: 01/11/2017

Project Location: 62-64 BUELL STREET

District: RH

Owner: Ernest Palasits

Ward: 8E

Address: 20 Kimball Ave Suite 203
South Burlington VT 05403

Tax ID: 044-4-208-000

Project Type: Residential - Renovation/Facade

Project Description: Replace railings and decking on porch.

Construction Cost:	\$5,000.00	Lot Size (Sq Ft):	4,500
Net New Habitable Sq Ft:	0.00	Net New # of Housing Units:	0
Existing % Lot Coverage:	0.00	Existing # of Parking Spaces:	0
Proposed % Lot Coverage:	0.00	Proposed # of Parking Spaces:	0
Net New % Lot Coverage:	0.00	Required # of Parking Spaces:	0

Zoning Permit #: 17-0617CA

Decision By: Administrative

Level of Review: 1

Decision: Denied

See Reasons for Denial

Decision Date: December 27, 2016

- Sent to applicant 12/27

Project File: NA

Zoning Administrative Officer

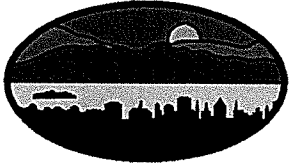
An interested person may appeal a decision of the Zoning Administrator to the Development Review Board until 4 pm on January 11, 2017.

Fee Type	Amount	Paid in Full	Balance Due: \$0.00
Application Fee:	\$80.00	Yes	Date Paid: _____
Development Review Fee:	\$0.00	NA	Check # _____
Impact Fee:	<i>Not Applicable</i>		

Building Permit Required: **Not Applicable**

Received by: _____

Date: _____



City of
Burlington, Vermont
149 Church Street

Zoning Permit - COA Level I – Reasons for Denial

ZP #: 17-0617CA

Tax ID: 044-4-208-000

Issue Date: December 27, 2016

Decision: Denied

Property Address: 62-64 BUELL STREET

Description: Replace railings and decking on porch.

Reasons for Denial:

1. Section 5.4.8 Historic Buildings and Sites

Section 5.4.8 (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.

The subject building, built in 1892, is included in both the National Register of Historic Places (Buell Street/Bradley Street Historic District) and the Vermont State Register of Historic Places.

Section 5.4.8 (b) (2) states *“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.”*

Section 5.4.8 (b) (5) states *“Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.”*

As detailed in the National Register of Historic Places’ property description, the historic, 2-story porch had turned spindle posts and pilasters, stick balustrade, scroll-sawn brackets, and lattice skirt. The porch railings, decking and lattice have all been replaced with pressure-treated wood lacking the details of the original. Approval of replacement railings, decking and lattice with pressure-treated wood will alter the historic character of the building.

2. Article 6, Part 2: Site Plan Design Standards

Section 6.2.2 (d) – Protection of Important Cultural Resources

Burlington’s architectural and cultural heritage shall be protected through sensitive and respectful redevelopment, rehabilitation, and infill... 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 Sec. 5.4.8 above.

3. Article 6, Part 3: Architectural Design Standards

Section 6.3.2 (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. See Sec. 5.4.8 above.



Department of Planning and Zoning

149 Church Street, City Hall
Burlington, VT 05401-8415
Phone: (802) 865-7188
Fax: (802) 865-7195

www.burlingtonvt.gov/pz

RECEIVED
NOV 28 2016

Zoning Permit Application

DEPARTMENT OF
PLANNING & ZONING

Use this form for ALL zoning permit applications. See the relevant checklist for specific requirements.

PROJECT LOCATION ADDRESS: 62-64 BUELL ST

PROPERTY OWNER*: ERNIE PALASITS


APPLICANT: ERNIE PALASITS

*If condominium unit, written approval from the Association is also required

POSTAL ADDRESS: _____

POSTAL ADDRESS: SAME

CITY, ST, ZIP: _____

 Mr. Ernest C. Palasits
20 Kimball Ave Ste 203
S Burlington VT 05403-6805

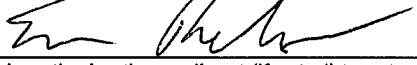
CITY, ST, ZIP: _____

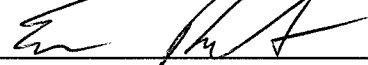
DAY PHONE: 863-1040

DAY PHONE: _____

EMAIL: E.PALASITS@YAHOO.COM

EMAIL: _____

SIGNATURE: 

SIGNATURE: 

I am the owner. In addition, I duly authorize the applicant (if noted) to act on my behalf for all matters pertaining to this zoning permit application.

Description of Proposed Project: REPLACE RAILINGS + DECKING ON PORCH

Existing Use of Property: Single Family Multi Family: # 3 Units Other: _____

Proposed Use of Property: Single Family Multi Family: # 3 Units Other: _____

- Does your project involve new construction, addition, alteration, renovation, or repair to a structure that is heated or cooled? Yes No
(If yes, the Vermont Residential Building Energy Standards (VRBES) apply. Visit the P&Z Office, Public Service Board or PSB website for details)
- Will 400 sq ft or more of land be disturbed, exposed and/or developed? Yes No
(If yes, you will need to submit the 'Erosion Prevention and Sediment Control Plan' questionnaire, with a site plan)
- For Single Family & Duplex, will total impervious area be 2500 sq ft or more? Yes No
(If yes, you will need to submit the 'Stormwater Management Plan' questionnaire, with a site plan)
- Are you proposing any work within or above the public right of way? Yes No
(If yes, you will need to receive prior approval from the Department of Public Works)

Estimated Construction Cost (value)*: \$ 5000

(*Estimated cost a typical contractor would charge for all materials and labor, regardless of who physically completes the work)

Within 30 days of submission, the permit application will be reviewed for completeness, and, if complete, will be processed administratively or referred to a board for review. All permit approvals or denials are subject to an appeal period (15 days for administrative permit; 30 days for board permit). A building (and/or electrical, mechanical, plumbing, curb cut) permit will also be required. Contact the Department of Public Works at 802-863-9094 to inquire. Please ask for assistance if you have any questions about filling out this form. Call the Planning and Zoning at 802-865-7188, or visit the office in the lower level of City Hall, 149 Church Street.

Office Use Only: Zone: RH Eligible for Design Review? Yes Age of House 1892 Lot Size 4500
Type: SN AW FC BA COA 1 COA 2 COA 3 CU MA VR HO SP DT MP
Check No. 242M Amount Paid \$80.- Zoning Permit # 17-0611CA