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JAN 31 2018

Duncan  
Wisniewski ARCHITECTURE

DEPARTMENT OF  
PLANNING & ZONING

01.31.18

Ryan Morrison, Associate Planner  
City of Burlington

Hi Ryan,

In preparation for our February 6 DRB meeting please find some additional information the Chittenden Emergency Food Shelf, 228 North Winooski Ave., File # ZP18-0541CA.

You requested the square footage of new construction: First floor 646 sf, second floor 669 sf.

Cut sheets of typical exterior materials including vertical metal siding, horizontal synthetic bevel siding, air source heat pump and fiberglass windows. are attached in a single pdf.

A progress drawing of revised fencing and parking is included. The Owner is willing to relocate the fencing so that we gain back one parking spot for a total of 11. 12 are required and we would need a parking waiver of 1. The original permit included a parking waiver of 8 so we believe the DRB should be amenable to granting our request which essentially reduces the original waiver.

You have raised the question about the three parking spots whose length is compromised by our desire to retain the 20" spruce tree and not pave up to its edge and compromise its roots. Even allowing for a 30" overhang from the front tire they are too short. I am working on this with Bill Nedde our civil engineer. We will likely lengthen them so that they extend further north than the other spots in that row. Given that those three spots are fully used we believe that this is what is already happening and there is still adequate room to back out and circulate.

Worse case scenario, if you and the DRB do not agree that these spots meet zoning requirements, we would need to increase our waiver from one to four, which is still a reduction from the original eight even though these would continue to function as parking spots.

We will address this in more detail at the DRB meeting next week.

Thank you; please let me know if you need any more information.

Michael Wisniewski

255 South Champlain Street  
Burlington, VT 05401  
802.864.6693 T

# CHITTENDEN EMERGENCY FOOD SHELF



Prepared for The City of Burlington DRB  
Prepared by Duncan Wisniewski Architecture  
Date December 1, 2017

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## NARRATIVE

### GENERAL

The application to the Department of Planning and Zoning in the City of Burlington for the Chittenden Emergency Food Shelf (located at 228 North Winooski Avenue) is made on behalf of Champlain Housing Trust (c/o Michael Monte) by Duncan Wisniewski Architecture (Michael Wisniewski). This project falls into the permit type "COA Level II", for a project subject to design review with a cost greater than \$24k. The proposed construction consists of a two story, approximately 652 sq.ft. addition to hold a classroom and two meeting/work rooms. Demolition of approximately 460 sq.ft. of existing paving is also proposed in order to return this area to green space and remain close to the existing lot coverage percentage. The following is the required narrative which explains compliance with the Comprehensive Development Ordinance and an appendix of submitted forms and drawings.

1. Zoning District & Overlay District Requirements (Article 4, Section 4.4.2 & 4.5.1)  
According to the Official Zoning Map the Chittenden Emergency Food Shelf is located in the Neighborhood Mixed Use District and the Design Review Overlay (DR) district. The proposed addition will change the existing lot coverage and setbacks.
2. Conditional Uses and Major Impact (Article 3, Part 5)  
The renovation and replacement of use in kind does not require conditional use or major impact.
3. Special Uses and Performance Standards (Article 5)
  - 5.4.8 Historic Buildings and Sites (pg 198).
  - 5.5.3 Stormwater and Erosion Control (pg 213). Renovated courtyard will utilize existing drain.
4. Land Division and Site Development Principles and Design Standards (Article 6)  
The proposed work has no impact on existing land records, limits of construction are within the existing property lines.

### PROJECT DESCRIPTION

The Chittenden Emergency Food Shelf continues to serve its original function of providing hot meal programs and foodstuffs for clients to pick up on site. In recent years a teaching component has been added: Clients are trained to prepare and cook food in order to secure employment in the food services industry.

The new addition adds a teaching and demonstration kitchen on the ground floor and some sorely needed administrative and staff space on the second floor. The existing administrative area is reconfigured and some modifications are made to the existing internal sidewalk to increase handicapped accessibility.

### LOT COVERAGE

The new addition adds lot coverage which was essentially at the 80% limit on the original permit. Therefore we are proposing to remove asphalt and concrete at the back of the building and convert it to grass in an amount to maintain our code compliant lot coverage at just under 80%.

### PARKING

The original 1993 zoning permit required 21 parking spaces and 13 were provided. A parking waiver of 8 spaces was granted. The proposed use site plan, under present zoning regulations, requires 12 spaces and, based on a recent Krebs & Lansing survey, 10 are provided along with a more secure, gated dumpster and storage area. Therefore, we are requesting that our parking waiver be reduced from 8 to 2 so that 10 spaces plus 2 waived spaces meets the zoning requirement.

### BUILDING ADDITION

The new design extends the metal and clapboard material pallett as well as the basic massing. The addition fronts right on the sidewalk, and is more open and inviting to create a richer streetscape. Note that the original design, per the client's request, did not include street entrances for client privacy. The addition adds a more welcoming aspect to the facades.

## **APPENDIX**

### **FORMS** (Attached)

- ZONING PERMIT APPLICATION

### **FEES** (Cash or Check made out to the "City of Burlington", ECC \$345,000.00)

- Application Fee: \$800
  1. \$110 and;
  2. \$2/\$1,000 ECC
- Development Review Fee:
  3. \$4.50/\$1,000 ECC (required before permit pickup) = \$1552.50

### **DRAWINGS**

See Title Sheet

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# CHITTENDEN EMERGENCY FOOD SHELF

228 North Winooski Avenue



## ZONING SUMMARY

December 1, 2017

### LOT COVERAGE

Burlington Comprehensive Development Ordinance As Amended Through July 18, 2014 - Article 4.4.2 - Neighborhood Mixed Use District

Existing Lot Coverage	TYPE	SF	%
As Permitted in 1993 - General Commercial Zone	Total Lot Size (.39 Acres)	17,053	
	Grass & Landscaping	3,621	
	Building Structure	5,346	
	Paving & Walks	8,086	
	<b>Total Existing Lot Coverage</b>		<b>13,432</b>

Proposed Lot Coverage	TYPE	SF	%
Neighborhood Mixed Use District	Total Lot Size (.39 Acres)	17,053	
	Grass & Landscaping -		
	Existing	3,621	
	Removed	652	
	Addition	460	
	Total	3,429	
	Building Structure -		
	Existing	5,346	
	Removed	0	
	Addition	652	
	Total	5,998	
	Paving & Walks -		
	Existing	8,086	
	Removed	460	
	Addition	9	
Total	7,635		
<b>Total Proposed Lot Coverage</b>		<b>13,633</b>	<b>79.94%</b>
Maximum Lot Coverage Allowed			80.00%

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### PARKING REQUIREMENTS

Burlington Comprehensive Development Ordinance As Amended Through July 18, 2014 - Article 8.1.3 & 8.1.8 - Shared Use Parking District

Existing Parking Requirements	USE	SF or Seats	Required	Proposed
As Permitted in 1993 - General Commercial Zone	Warehouse @ 1/1200 SF	2,324	1.94	
	Restaurant @ 1/4 Seats	56	14.00	
	Office @ 1/300 SF	1,422	4.74	
	<b>Total Parking Required (1993)</b>			<b>21 13 (In 1993)</b>

An 8 space parking waiver was granted for the project in 1993

Proposed Parking Requirements	USE	SF	Required	Proposed
Shared Use Parking District	Warehouse @ 0.35/1000 SF	1,634	0.57	
	Restaurant @ 3/1000 SF	1,891	5.67	
	Office - General @ 2/1000 SF	1,157	2.31	
	School - Trade/Prof. @ 3/1000 SF	534	1.60	
	Grocery Store @ 2/1000 SF	980	1.96	
	<b>Total Parking Required (2014)</b>			<b>12</b>

A reduction in parking waivers from 8 to 2 is requested.

\*Overall classification is Grocery Store. We can calculate parking as a whole or distributed as shown, per zoning meeting on 10.07.2014

# SETBACK REQUIREMENTS

Burlington Comprehensive Development Ordinance As Amended Through July 18, 2014 - Article 4.4.2 - Neighborhood Mixed Use District

Existing Setback Requirements	TYPE	Required	Proposed
As Permitted in 1993 - General Commercial Zone	Front Yard	15'-0"	17'-0"
	Side Yard - North	10'-0"	1'-0" to 7'-0" (Existing)
	Side Yard - South	10'-0"	30'-0"
	Rear Yard	10'-0"	10'-0" (Existing)
Proposed Setback Requirements	TYPE	Required	Proposed
Neighborhood Mixed Use District	Front Yard	0'-0"	1'-0" (0'-0" @ Overhang)
	Side Yard - North	0'-0"	1'-0" to 8'-0"
	Side Yard - South	0'-0"	30'-0" (Existing)
	Rear Yard	0'-0"	10'-0" (Existing)

\*All structures shall be setback 12 feet from the curb on a public street.

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