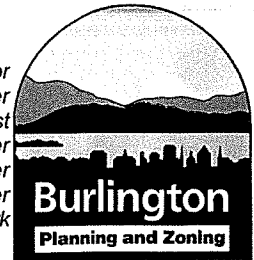


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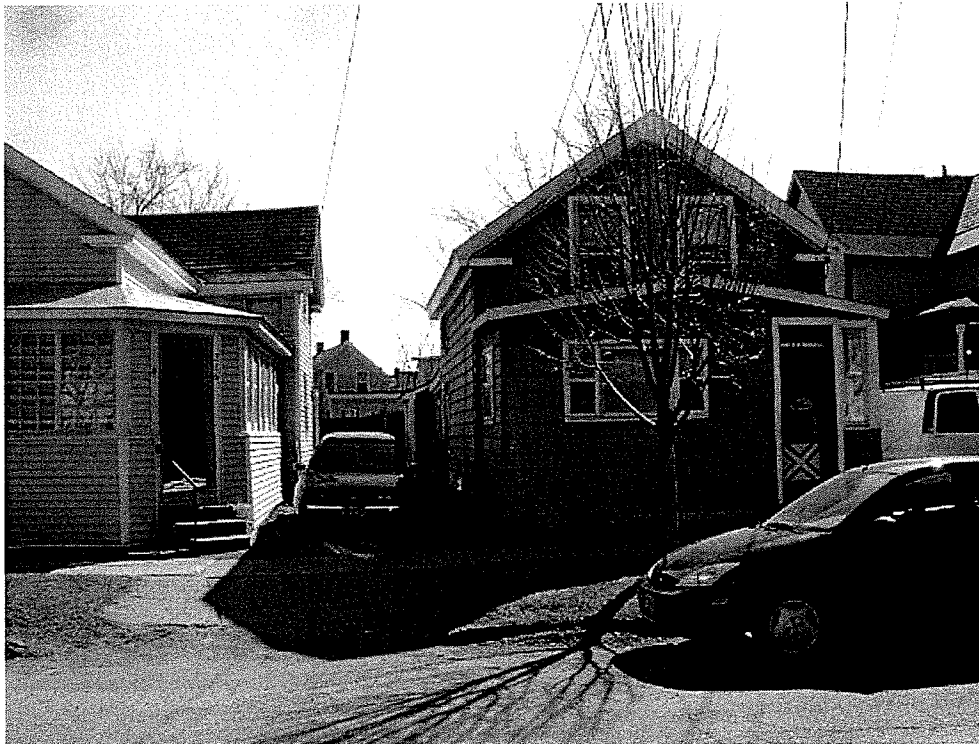
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Meagan Tuttle, Comprehensive Planner
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Mary O'Neil, AICP, Senior Planner
Ryan Morrison, CFM, Associate Planner
Anita Wade, Zoning Clerk



MEMORANDUM

To: The Design Advisory Board
From: Ryan Morrison, CFM, Associate Planner
RE: 212 Elmwood Avenue, ZP17-0914CA
Date: April 25, 2017

File: ZP17-0914CA
Location: 212 Elmwood Avenue
Zone: RM **Ward:** 2C
Date application accepted: March 31, 2017
Applicant/ Owner: Green Mountain Habitat for Humanity / Champlain Housing Trust
Request: Demolish existing 3 bedroom single family residence and replace with a new 3 bedroom single family home.



Background: No previous zoning permits on file.

Overview: The applicant is seeking approval to demolish an existing 3 bedroom single family residence and replace with a new 3 bedroom single family residence. The existing structure was

built in 1920, on a 2,443 sf lot in the RM zoning district. The structure is not included on any State or National Historic Registers.

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

There are no important natural features on the subject property. Existing green space amounts to a lawn area.

(b) Topographical alterations

The property is essentially flat and will remain so. No significant topographical alterations are proposed.

(c) Protection of important public views

The subject property is not affected by any identified public view corridor.

(d) Protection of important cultural resources

Neither the property, nor the structure, is historically significant.

(e) Supporting the use of alternative energy

No part of this application would prevent the use of wind, solar, water, or other alternative energy device.

(f) Brownfield sites

The subject property is not an identified brownfield.

(g) Provide for nature's events

Both the front and rear doorways will be sheltered by porch roofs. There appears to be room for snow storage at the end of the shared driveway. Because more than 400 sf of land will be disturbed, the applicant will be required to submit an Erosion Prevention and Sedimentation Control Plan to the Stormwater Program Manager for review.

(h) Building location and orientation

Buildings within the neighborhood exhibit a consistent rhythm and pattern along both sides of the street. The placement of the proposed home is consistent with the existing built environment. Its front entry is prominent and readily identifiable from the street.

(i) Vehicular access

The existing curb cut will remain unchanged. The driveway is shared with the adjacent property to the south, 210 Elmwood Ave. The 20 ft deep driveway (approx.) is substandard to adequately provide 4 total parking spaces (2 per dwelling).

(j) Pedestrian access

This criterion requires that a pedestrian walkway directly link the primary building to the public sidewalk, which the site plan indicates. Due to the close proximity of the front porch to the front property line, the porch steps connect to the sidewalk via a concrete landing.

(k) Accessibility for the handicapped

None is required for single family homes; however encouraged.

(l) Parking and circulation

The property shares a driveway with 210 Elwood Avenue, which is also a single family residence. Together, both properties require 4 parking spaces. The shared driveway is approximately 9' x 22', enough room to accommodate just one parking space. Parking is inadequate. However, in redevelopment, it would be possible to reconstruct the single family residence without the required amount of parking, as this would continue an existing condition without exacerbating it (not increase the level of non-conformity).

(m) Landscaping and fences

Given the 2' wide swath of yard between the front porch and the sidewalk, there is very little room to provide landscaping. However, the applicant has identified two 18" arborvitaes in this area. In other areas, the site plan indicates grass covering in the side and rear yards.

(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 fixtures will illuminate the front and rear building entries. Locations are noted, and a cutsheet has been provided. These are acceptable residential fixtures generating low levels of illumination.

(p) Integrate infrastructure into the design

New utility lines must be buried. Utility meters will locate on the rear wall of the structure, and not visible from the public street. There are no mechanical units noted on the site plan, nor on the elevation drawings. If such units are proposed, they will have to be identified on a revised site plan and/or on revised elevation drawings.

Part 3, Architectural Design Standards

Sec. 6.3.2, Review Standards

(a) Relate development to its environment

1. Massing, Height, and Scale

The massing, height, and scale of the proposed building are similar to the existing structure and are consistent with the pattern of development within the neighborhood.

2. Roofs and Rooflines

A gable roof is proposed. Although the pitch is fairly shallow, it is similar to that of the existing structure. Gable roofs are common in the neighborhood.

3. *Building Openings*

The front entrance is clearly articulated and is sheltered by a small front porch. Fenestration is appropriately scaled. Double hung vinyl windows are proposed and are acceptable in this new structure.

(b) Protection of important architectural resources

The existing single family residence is more than 50 years old but is not historically significant. The Assessor's property listing notes that the building has vinyl siding. Its removal will not adversely impact any important architectural resource.

(c) Protection of important public views

See 6.2.2 (c) above.

(d) Provide an active and inviting street edge

The front entry to the replacement home is clearly articulated with an open porch. Front porches are common in the neighborhood. The structure is fairly narrow, with the gable end facing the street. What little building mass there is facing the street is broken up with the porch and windows. There are no large blank walls or expanses of roof.

(e) Quality of materials

The proposed home will be clad in vinyl lap siding. Asphalt shingles will be installed on the roof. The double hung windows will be vinyl. These materials are acceptable on new construction. Materials for both porches (steps, decking and railing) will be stained wood, with the support posts clad in PVC. Pressure treated wood is discouraged.

(f) Reduce energy utilization

The proposed building must comply with the city's current energy efficiency standards.

(g) Make advertising features complimentary to the site

No advertising is included in this proposal.

(h) Integrate infrastructure into the building design

Utility meters will be located on the rear of the structure, and not visible from public view.

(i) Make spaces safe and secure

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

RECOMMENDED MOTION

Recommend approval and forward to the Development Review Board subject to the following condition:

1. A side wall architectural cross section rendering should be provided.
2. An acceptable location for trash and recycling shall be provided; screened on all four sides to prevent blowing trash.