

Department of Planning and Zoning

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TO: Design Advisory Board
FROM: Scott Gustin
DATE: July 25, 2017
RE: 18-0003CA, 135 Hayward Street

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Zone: RL Ward: 5S
Owner/Representative: Andrew & Daniel Rowan / Mike Rainville

Request: Construct triplex and related site improvements. Utilize existing driveway and parking.

OVERVIEW:

The applicant is seeking approval to construct a triplex to replace a triplex that burned in April 2016. While a triplex is a nonconforming use in the RL zone, wherein the subject property is located, the Development Review Board ruled that the nonconforming use may be retained for an additional 6 months beyond the typical 1-year retention of nonconformity. This application has been submitted within the allowable timeframe.

The proposed construction is limited mostly to the new home. A new front walkway will also be installed. The existing parking area will be retained and utilized to serve the new residence.

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 subject property contains no important natural features as identified in the Open Space Protection Plan. In fact, most of the property is either pavement or building foundation.

(b) Topographical alterations

The parcel is basically 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

The property contains no known archaeological resources.

(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

Lot coverage will actually decrease from 93% to 89%. While lot coverage will remain nonconforming, the degree of nonconformity will lessen and is, therefore, acceptable. Much of the lot coverage is due to the existing driveway and parking that will be retained. No onsite stormwater management measures are proposed. Whether any are required will be determined by the city's stormwater program staff. The question has been asked but not yet answered. This item should be resolved prior to Development Review Board review. The site plan contains no notation of snow storage. The applicant should be prepared to address wintertime snow management.

(h) Building location and orientation

The new triplex will be set in the same location as the prior residence. It will be set close to the front property line and oriented towards the street. Interestingly, the anomalous setback of the neighboring home at 143 Locust Terrace skews the front yard setback, pulling it back further from the street than all of the other homes along Hayward Street and Locust Terrace. In this case, the new triplex retains the nonconforming setback of the prior structure that burned. The end result is consistent building placement along the street.

(i) Vehicular access

An existing driveway will continue to serve the property.

(j) Pedestrian access

A new front walkway will provide direct access from the front door to the public sidewalk.

(k) Accessibility for the handicapped

No handicap accessibility is evident or required with this proposal.

(l) Parking and circulation

Onsite parking and circulation will remain unchanged. Five angled parking spaces are located behind the new triplex and are accessed by the private driveway.

(m) Landscaping and fences

No new landscaping or fencing are proposed. At least a basic landscaping plan should be provided. Foundation plantings along the primary façade as well as additional new plantings to help screen the rear parking area from neighboring properties would be appropriate.

(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 proposed and consists of building mounted fixtures to illuminate building entries. Locations are not noted on the elevation plans and must be. The fixtures are acceptable residential fixtures generating low levels of illumination.

(p) Integrate infrastructure into the design

Utility lines should be buried as part of this reconstruction. The site plan notes utility meter locations acceptably placed on the side of the building. Ground mounted HVAC units are acceptably located behind the residence.

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 triplex are similar to the residence that it will replace. The two story home includes an open front porch that provides an inviting presence along the street. The structure has a basic singular mass. Fenestration as well as the front and rear porches provide some relief to the perceived mass of the structure.

2. Roofs and Rooflines

The proposed triplex will have a hip roof similar to that on the structure that burned. There are a variety of roof forms in this residential neighborhood. The proposed roof fits well within this variety.

3. Building Openings

The primary front entrance is clearly articulated and is sheltered by an open front porch. Fenestration is appropriately scaled and placed in consistent rhythm throughout the building.

(b) Protection of important architectural resources

The site is vacant following demolition of the burned triplex. Other nearby homes are historically significant. Insofar as the proposed structure is appropriately scaled, no adverse impacts on the historic significance of neighborhood homes will result.

(c) Protection of important public views

See 6.2.2 (c) above.

(d) Provide an active and inviting street edge

As noted above, the front entry to the proposed residence is clearly articulated. There are no large blank walls or expanses of roof. Fenestration, roof variations, and architectural detailing work successfully to provide an active and inviting street elevation.

(e) Quality of materials

The proposed triplex will be clad in wood/plastic composite clapboard siding and trim. Decking and associated railings will be PT wood. Vinyl windows will be installed throughout. The roofing material will be asphalt shingle. The materials proposed are of acceptable quality and durability for new construction.

(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

As noted previously, utility meters and ground mounted HVAC equipment will be appropriately located to the sides and rear of the building. Provision is made for mailboxes for each one of the units.

(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 conditions:

1. Provision for wintertime snow management is needed.
2. Provide a landscaping plan as recommended in Sec. 6.2.2 (m).
3. Depict outdoor lighting fixture locations on building elevations.
4. Bury utility lines.
5. Resolution is needed as to whether any onsite stormwater management is required by the city's stormwater program.