

Department of Planning and Zoning

149 Church Street, City Hall
Burlington, VT 05401
www.burlingtonvt.gov/pz
Phone: (802) 865-7188
Fax: (802) 865-7195

David White, AICP, Director
Meagan Tuttle, AICP, Comprehensive Planner
Jay Appleton, Senior GIS/IT Programmer/Analyst
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Ryan Morrison, CFM, Associate Planner
Layne Darfler, Planning Technician
Anita Wade, Zoning Clerk



MEMORANDUM

To: The Design Advisory Board
From: Mary O'Neil, AICP, Principal Planner
RE: ZP18-0455CA/CU 44 Hoover Street
Date: November 14, 2017

File: AP18-0455CA/CU
Location: 44 Hoover Street
Zone: RL **Ward:** 6S
Date application accepted: November 1, 2017
Applicant/ Owner: Andy Greenberg dba 154 Design; Jessica and Alberto Gutierrez
Request: Demolish existing 2 car garage, replace with 2 car garage with accessory dwelling unit.

Background:

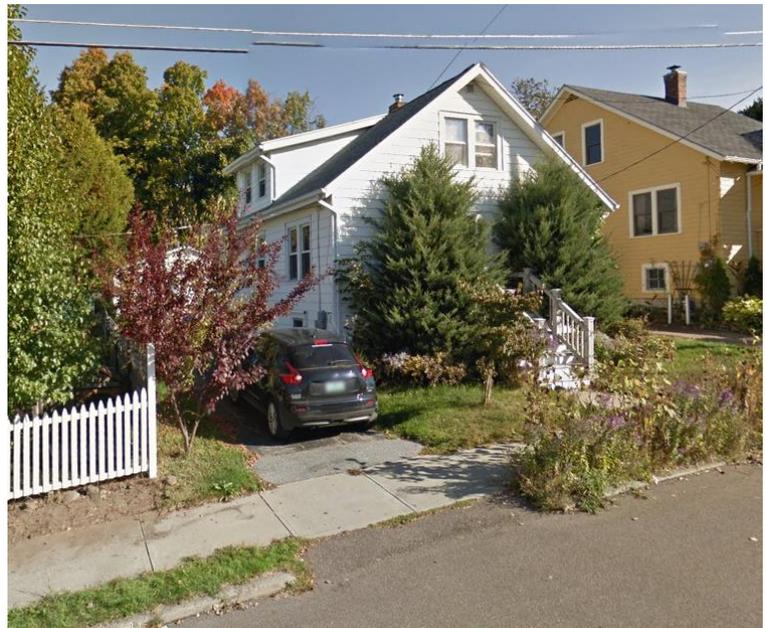
- **Non-applicability of Zoning Permit Requirements;** replace stair treads, posts on railings. No change to style, materials, or size. June 2015.
- **Zoning Permit (n.n);** erect a 10' x 20' addition to the existing garage. July 1978.

Overview: 44 Hoover Street is a single family home constructed about 1932. The owners wish to demolish the detached two car garage and replace it with a larger structure with an accessory dwelling unit (ADU) above it.

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:

Other than a rock north of the garage, there are no nature features noted in the application submission.

(b) Topographical Alterations:

No change to the existing topography is identified in the application materials.

(c) Protection of Important Public Views:

Views are not protected from or through private property. Not applicable.

(d) Protection of Important Cultural Resources:

Burlington's architectural and cultural heritage shall be protected through sensitive and respectful redevelopment, rehabilitation, and infill. Archeological sites likely to yield information important to the city's or the region's pre-history or history shall be evaluated, documented, and avoided whenever feasible. 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).

The majority of the street was listed on the Vermont State Register of Historic Resources in 2005; however this house was not identified among those eligible. It does appear to be consistent with the vernacular Craftsman style houses common to the street, but as it is not identified within the survey, this standard is not applicable.

(e) Supporting the Use of Renewable Energy Resources:

No part of this application would preclude the use of wind, solar, water, geothermal or other renewable energy resource.

(f) Brownfield Sites:

The site is not listed on the VT ANR or DEC Brownfields list of identified sites. Not applicable.

(g) Provide for nature's events:

Special attention shall be accorded to stormwater runoff so that neighboring properties and/or the public stormwater drainage system are not adversely affected. All development and site disturbance shall follow applicable city and state erosion and stormwater management guidelines in accordance with the requirements of Art 5, Sec 5.5.3.

Design features which address the effects of rain, snow, and ice at building entrances, and to provisions for snow and ice removal or storage from circulation areas shall also be incorporated.

An Erosion Prevention and Sediment Control Plan has been submitted and forwarded to the Stormwater Engineering program. Their approval will be a requirement prior to release of any zoning permit.

The proposed ground floor entry to the Accessory Dwelling Unit (ADU) provides a small foyer prior to the staircase that will allow an interstitial area for refuge from the elements. The applicant will need to define a snow storage area on the site.

(h) Building Location and Orientation:

The addition is proposed in a typical location for residential expansion; at the rear of a principal structure. The new ADU is proposed for a rear (attached) structure. As located, it is consistent with accessory garages.

(i) Vehicular Access:

The existing access from Hoover Street will be maintained.

(j) Pedestrian Access:

A walkway remains from the public sidewalk to the principal dwelling. A small extension of pavement from the drive/parking area will lead the tenant of the ADU to the proposed entrance from its dedicated parking space.

(k) Accessibility for the Handicapped:

Although encouraged, this is not a requirement for single family homes. Any accessibility review remains under the jurisdiction of the building inspector.

(l) Parking and Circulation:

The existing 2 car garage is to be replaced with a two car garage and slightly adjusted driveway to accommodate the required 3rd parking space.

(m) Landscaping and Fences:

Some existing pavement will be removed. Other than replacement grass and plans for erosion prevention, no further landscaping proposals have been submitted. As this plan introduces a structure of significant breadth in a neighborhood of modest sized homes, a more robust planting plan that will help ameliorate height and help “sink” the new structure into the site is recommended.

(n) Public Plazas and Open Space:

Not required for single family homes. Not applicable.

(o) Outdoor Lighting:

Where exterior lighting is proposed the applicant shall meet the lighting performance standards as per Sec 5.5.2.

The submission includes a specification sheet for a downshielded LED wall fixture with residential appropriate wattage.

(p) Integrate infrastructure into the design:

Exterior storage areas, machinery and equipment installations, service and loading areas, utility meters and structures, mailboxes, and similar accessory structures shall utilize setbacks, plantings, enclosures and other mitigation or screening methods to minimize their auditory and visual impact on the public street and neighboring properties to the extent practicable.

Utility and service enclosures and screening shall be coordinated with the design of the principal building, and should be grouped in a service court away from public view. On-site utilities shall be placed underground whenever practicable. Trash and recycling bins and dumpsters shall be located, within preferably, or behind buildings, enclosed on all four (4) sides to prevent blowing trash, and screened from public view.

Any development involving the installation of machinery or equipment which emits heat, vapor, fumes, vibration, or noise shall minimize, insofar as practicable, any adverse impact on neighboring properties and the environment pursuant to the requirements of Article 5, Part 4 Performance Standards.

The mailbox for the principal dwelling is located on the street façade of the house. The location of the ADU mailbox will need to be identified.

A condensing unit is located behind the replacement garage; on the north of the site, out of view.

**Part 3: Architectural Design Standards
Sec. 6.3.2 Review Standards**

(a) Relate development to its environment:

1. Massing, Height and Scale:

The scale of the proposed building appears to exceed that of the principal residence, which is a 1 ½ story vernacular Craftsman style building. The visibility may be somewhat ameliorated by the recessed location behind the existing home, the increasing grade to the east and the slightly larger residential building immediately adjacent.

The submission documents point to the existence of tall trees acting as a visual buffer to the large building. Given the weather events of the last week, it can be determined that even the largest trees may not endure. Building massing must be assessed for appropriateness based on surrounding structures rather than their likelihood to be shielded by vegetation. At 21'6 ¾" the ridge appears to exceed that of the principal residence. In scale and massing, it is not deferential or subordinate to the principal structure.

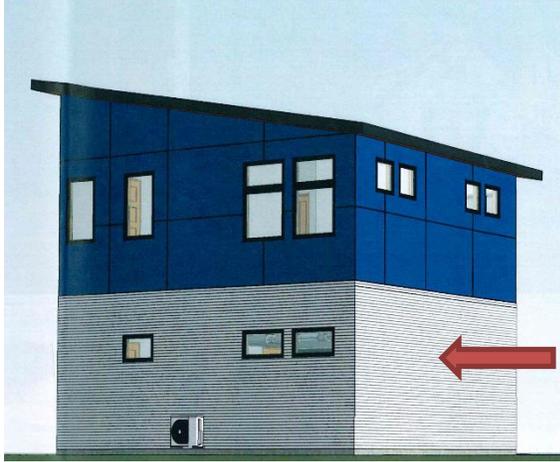


2. Roofs and Rooflines.

In its modern vocabulary, the proposed roofline is inconsistent with the character with the neighborhood dominated by gabled roofs. This interpretation attempts to facilitate the increased building height with a gradual rise in the roofline. There is a dormer break on the new structure,

however it differs in design from those on the principal building and other residences on the street.

3. Building Openings



Two garage doors face the street front accompanied by a pedestrian door. The upper floor windows alternate in style and size, with arrangements grouped to reflect inner function. In design and articulation, the building is very contemporary in style.

The westerly elevation (first floor) is devoid of any openings and provides a stark building façade to the neighboring property. Unless some building code requires it, some punctured opening or window break is recommended on the first floor to break up the stretch of metal siding. This side will immediately face the sideyard of 42 Hoover Street

and 12 Ludwig Court.

(b) Protection of Important Architectural Resources:

The building is not listed on the Vermont of National Register of Historic Resources. Not applicable.

(c) Protection of Important Public Views:

Not applicable.

(d) Provide an active and inviting street edge:

As the building is proposed to be set behind the principal residence, the location is consistent with residential garage placement. The height and modern design will make the building easily discernable to passers-by.

(e) Quality of materials:

All development shall maximize the use of highly durable building materials that extend the life cycle of the building, and reduce maintenance, waste, and environmental impacts. Such materials are particularly important in certain highly trafficked locations such as along major streets, sidewalks, loading areas, and driveways. Efforts to incorporate the use of recycled content materials and building materials and products that are extracted and/or manufactured within the region are highly encouraged.



The design proposes Western Red Cedar on the first floor, and Fiber Cement Panels on the upper floor. A standing metal seam roof is identified on Plan A200. While all are considered durable building materials, they have little reference within the immediate neighborhood.

(f) Reduce energy utilization:

All new construction must meet the Guidelines for Energy Efficient Construction pursuant to the requirements of Article VI. Energy Conservation, Section 8 of the City of Burlington Code of Ordinances.

(g) Make advertising features complementary to the site:

Not applicable.

(h) Integrate infrastructure into the building design:

See Section 6.2.2. (p), above.

(i) Make spaces secure and safe:

All development must observe applicable building and life safety code as defined by the building inspector and fire marshal.

Items for the Board's consideration:

1. The question of scale for an accessory structure is welcome for discussion. The ordinance give direction in several places; some by habitable area, some by ground floor area, some by gross area, some by percentage. In all definitions, accessory structures are directed to be “customarily incidental and subordinate to the principal residential use” (Section 5.1.2 (d)). The DAB must discern if this plan is consistent with those standards.
2. ADUs are limited to not more than 30% of the total habitable floor area of the building, inclusive of the ADU. The definition of the term *habitable* in Article 13 limits consideration of area to *living, sleeping and cooking spaces*, omitting storage, bathrooms, hallways and utility spaces like stairs or entries. While use of a percentage is intended to be a limiting factor in the size of an ADU, exercise of the definition has allowed much greater area to be dedicated to the ADU that was intended by statute and ordinance, further testing the “accessory” moniker.
3. The applicant will need to define a snow storage area on the site plan **prior to release of the zoning permit.**
4. **Prior to release of the zoning permit**, a letter of adequate water and sewer capacity for the new ADU shall be provided from Burlington’s Water Resources Department.
5. A more robust planting / Landscape schedule is recommended to help ameliorate the building’s height and to ground the new structure into the site. This shall be submitted and available for review by the Development Review Board.
6. The location of the mailbox serving the ADU will need to be identified **prior to release of the zoning permit.**
7. All new construction must meet the Guidelines for Energy Efficient Construction pursuant to the requirements of Article VI. Energy Conservation, Section 8 of the City of Burlington Code of Ordinances.

8. If approved, the property must be and remain owner-occupied. Provisions of Section 5.4.5 will apply.
9. A letter of confirming adequate water and waste capacity will be required from Burlington's Water Resources Department.
10. Standard Permit Conditions 1-15 will apply.