

Department of Planning and Zoning

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TO: Development Review Board
FROM: Scott Gustin
DATE: November 15, 2016
RE: 17-0471CA; 1200 North Avenue

Note: These are staff comments only; decisions on projects are made by the Development Review Board, which may approve, deny, table or modify any project. THE APPLICANT OR REPRESENTATIVE MUST ATTEND THE MEETING.

Zone: NAC Ward: 7N

Owner/Representative: Awakening Sanctuary, Inc / Paul Kervick

Request: Elevator addition to an existing residential care building. Replace existing walk to entrance with new ADA walkway.

Applicable Regulations:

Article 4 (Maps & Districts), Article 5 (Citywide General Regulations), Article 6 (Development Criteria & Guidelines)

Background Information:

The applicant is seeking approval to build a small addition to an existing residential care facility. The addition will contain mechanical and elevator space and a revamped front entry. Although the footprint is small at just 300+ square feet, it encompasses 3 stories (basement, ground floor, and second floor) and exceeds 500 sf total. Therefore, Development Review Board review is required. A new front walkway is also proposed.

Previous zoning actions for this property are as follows:

- 6/22/04, Approval for new awning
- 4/19/84, Approval to convert church to 30-bed residential care facility

Recommendation: Consent approval as per, and subject to, the following findings and conditions:

I. Findings

Article 4: Maps & Districts

Sec. 4.4.2, Neighborhood Mixed Use Districts:

(a) Purpose

(1) Neighborhood Activity Centers (NAC)

The NAC zone is intended to provide convenient neighborhood and city-wide oriented goods and services. It also provides for higher residential density than the residential zones. The existing

residential care facility is one of a variety of uses allowed in the NAC zone. No change in use is proposed. **(Affirmative finding)**

(b) Dimensional Standards & Density

No FAR data is included in the application. According to the City Assessor's data, the existing building is 22,038 sf GFA. Minus 4,536 sf for the basement, existing FAR would be 0.8. With the proposed addition, FAR would increase to 0.9. The maximum permissible FAR is 2.0.

Lot coverage will increase to 62%. This coverage remains below the maximum allowable 80%.

Setbacks remain unchanged. While the addition is located within the building's front elevation, it is set back from the foremost projection of the building along Poirier Place. A 12' setback from the street curb applies. The proposed addition complies with this setback.

The proposed addition contains an elevator and necessarily rises above the existing roofline. Total height of the addition is ~26', well below the 35' height limit. **(Affirmative finding)**

(c) Permitted & Conditional Uses

The existing residential care facility (AKA assisted living) is permitted in the NAC zone. **(Affirmative finding)**

(d) District Specific Regulations

1. Ground Floor Residential Uses Restricted

No change in use is proposed. **(Not applicable)**

2. Exception to Maximum Lot Coverage in NAC District

No lot coverage exception is being sought. **(Not applicable)**

3. Development Bonuses/Additional Allowances

No development bonuses are sought. **(Not applicable)**

Article 5: Citywide General Regulations

Sec. 5.2.3, Lot Coverage Requirements

See Sec. 4.4.2 (b) above.

Sec. 5.2.4, Buildable Area Calculation

Not applicable in the NAC zone.

Sec. 5.2.5, Setbacks

See Sec. 4.4.2 (b) above.

Sec. 5.2.6, Building Height Limits

See Sec. 4.4.2 (b) above.

Sec. 5.2.7, Density and Intensity of Development Calculations

See Sec. 4.4.2 (b) above.

Sec. 5.5.1, Nuisance Regulations

Nothing in the proposal appears to result in creating a nuisance under this criterion. **(Affirmative finding)**

Sec. 5.5.2, Outdoor Lighting

New outdoor lighting around the reworked entry will be part of this project. Two lights will be installed under the new canopy and one wall pack will be installed by the egress door. Fixture cut sheets are fixture locations have not yet been provided and must be. **(Affirmative finding as conditioned)**

Sec. 5.5.3, Stormwater and Erosion Control

As more than 400 sf of earth disturbance is proposed, a “small project erosion control plan” has been provided for review and approval by the Stormwater Administrator. Given the small increase in lot coverage, a small project stormwater management plan has also been submitted for review and approval by the Stormwater Administrator. **(Affirmative finding as conditioned)**

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 property contains no important natural features as identified in the Open Space Protection Plan or the Natural Resources Protection District. A single tree by the existing front walkway will be removed as part of the revamped front walkway. **(Affirmative finding)**

(b) Topographical alterations

The lot is flat and will remain so. No significant topographical alterations are proposed. **(Affirmative finding)**

(c) Protection of important public views

There are no important public views from or through this property. **(Affirmative finding)**

(d) Protection of important cultural resources

There are no known archaeological resources on the property. The property is not located within an archaeologically sensitive area. **(Affirmative finding)**

(e) Supporting the use of alternative energy

This small project has no bearing on the actual or potential use of alternative energy. **(Affirmative finding)**

(f) Brownfield sites

The property is not an identified brownfield. **(Affirmative finding)**

(g) Provide for nature's events

The revamped front entry will provide shelter from the elements. As noted above, an erosion prevention and sediment control plan is required. **(Affirmative finding)**

(h) Building location and orientation

Building location and orientation remains unchanged. The primary entry will be altered but remains facing Poirier Place. **(Affirmative finding)**

(i) Vehicular access

Not applicable.

(j) Pedestrian access

There is an existing front walkway linking the primary entrance to the public sidewalk along Poirier Place. That walkway will be removed and replaced with a new walkway and entrance intended to be ADA accessible. **(Affirmative finding)**

(k) Accessibility for the handicapped

This project is aimed at improving handicap accessibility to the residential care facility. Compliance with ADA requirements will be determined by the city's building inspector.

(Affirmative finding as conditioned)

(l) Parking and circulation

Not applicable.

(m) Landscaping and fences

No new landscaping is proposed. Existing landscaping, with the exception of one tree, will be retained. **(Affirmative finding)**

(n) Public plazas and open space

Not applicable.

(o) Outdoor lighting

See Sec. 5.5.2.

(p) Integrate infrastructure into the design

No new outdoor mechanical equipment or other infrastructure is included in the project. New mechanical space will be provided indoors. **(Affirmative finding)**

Part 3, Architectural Design Standards

Sec. 6.3.2, Review Standards

(a) Relate development to its environment

1. Massing, Height, and Scale

The proposed addition will have little impact on the building's perceived massing or overall scale. Height will be affected only insofar as the elevator shaft will rise above the adjacent roofline. Overall building height remains essentially unchanged. **(Affirmative finding)**

2. Roofs and Rooflines

Existing gable and shed rooflines remain unchanged. The proposed addition will have a simple shed roof. **(Affirmative finding)**

3. Building Openings

The proposed addition will entail the removal of some glazing and the reworking of the main entrance. The alterations are minor and leave the overall fenestration pattern consistent and intact. **(Affirmative finding)**

(b) Protection of important architectural resources

The building dates to 1970 and is not historic. The proposed work will have no adverse impacts on Burlington's historic resources. **(Affirmative finding)**

(c) Protection of important public views

See 6.2.2 (c) above.

(d) Provide an active and inviting street edge

The building's primary entrance remains clearly defined as viewed from Poirier Place. The proposed alterations are intended to improve ease of access into the building. **(Affirmative finding)**

(e) Quality of materials

The proposed addition will be clad in a fiber cement panel system. This material helps to offset the addition from the rest of the painted brick building and is acceptable. **(Affirmative finding)**

(f) Reduce energy utilization

The proposed building addition must comply with the current energy efficiency standards of the city and state. **(Affirmative finding as conditioned)**

(g) Make advertising features complimentary to the site

No advertising is included in this proposal.

(h) Integrate infrastructure into the building design

No new exterior infrastructure is included in the project plans. **(Affirmative finding)**

(i) Make spaces safe and secure

The proposed entry revisions must comply with the city's current egress requirements. **(Affirmative finding as conditioned)**

II. Conditions of Approval

1. **Prior to release of the zoning permit**, fixture cut sheets and locations for all new outdoor lighting shall be submitted, subject to staff review and approval.
2. The erosion prevention and sediment control plan and the post-construction stormwater management plan are subject to review and approval by the Stormwater Administrator prior to construction.
3. All new utility lines must be buried.
4. The Applicant/Property Owner is responsible for obtaining all necessary Zoning Permits and Building Permits through the Department of Public Works as well as other permit(s) as may be required, and shall meet all energy efficiency codes of the city and state as required.
5. Vermont Residential Building Energy Standards apply to this project. Compliance with the standards is the Owner's responsibility. Prior to requesting a Certificate of Occupancy, a copy of a completed Vermont Residential Building Energy Standards Certificate shall be

submitted with a Certificate of Occupancy (final or temporary) request, and filed in the Land Records located at the Clerk/Treasurers office in City Hall (149 Church Street). For more information, see http://publicservice.vermont.gov/topics/energy_efficiency .

6. Standard permit conditions 1-15.