

Department of Planning and Zoning

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MEMORANDUM

To: The Design Advisory Board
From: Ryan Morrison, Associate Planner
RE: ZP18- 0718CA; 176 North Winooski Avenue
Date: March 13, 2018

File: ZP18-0718CA
Location: 176 North Winooski Avenue
Zone: NMU **Ward:** 2C
Parking District: Shared Use
Date application accepted: February 27, 2018
Applicant/ Owner: Sarah Wittman & Arthur Chukhman
Request: Construct a third unit addition to the existing duplex, and demolish an existing barn.

Background:

- **Zoning Permit 08-812CA;** add structural support to second floor porch; replace windows with new, same material, size and location. Denied September 12, 2008.
- **Zoning Permit Not Applicable 09-377NA;** remove and replace 8 wooden, double hung windows with same. October 27, 2008.
- **Zoning Permit Not Applicable 09-481NA;** replace 6 double hung windows, partially replace two cottage style windows. December 19, 2008.
- **Zoning Permit Not Applicable 14-1237NA;** repair, maintenance in-kind. June 16, 2014.

Overview: The applicant proposes a three-story, 2,300 sf addition on the back of the existing building, and to demolish an existing barn. The existing structure currently contains two 800 sf apartments, each with 2 bedrooms and 1 bath. The proposal will create a new unit that will have 2 bedrooms, 2 bathrooms, and an office. The addition will also create an additional bedroom for each of the existing units – resulting in both of these units having 3 bedrooms and 1 bathroom, along with typical living space (i.e. kitchen, living room). The project also includes extending the existing driveway to create 3 parallel parking spaces along an access drive, thus changing the existing 4 space, tandem parking arrangement.

Phase 2 of the project will include external insulation and new windows and doors on the existing structure, and an extension of the new porch to the new storage shed which will in effect create a breezeway between the driveway and back yard.

ARTICLE 5: CITYWIDE GENERAL REGULATIONS

Part 4: Special Use Regulations

Sec. 5.4.8 Historic Buildings and Sites

Not applicable. While the structure is older than 50 years (built pre-1877) it is not included on either State or Federal Historic Registers. There are several buildings in the immediate vicinity that have historic significance, and others that do not, including the subject structure.

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.

(b) Topographical Alterations:

The site is generally flat, with an elevation of 240'. There appear to be no major topographical alterations proposed. Aside from the building addition, the driveway will be extended, and there will be new walkway/patio space. There are no topographical changes proposed for the remainder of the property.

(c) Protection of Important Public Views:

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

(d) Protection of Important Cultural Resources:

While the structure was built pre-1877, it is not listed on either State or Federal Historic Registries. Additionally, the barn in the rear of the property will be removed. It, too, is not listed on any historic registries..

The property contains no known archaeological resources.

(e) Supporting the Use of Renewable Energy Resources:

No part of this application would preclude the use of wind, water, geothermal or other renewable energy resource. The elevation drawings indicate that solar panels will be placed on south side of the new roof.

(f) Brownfield Sites:

The property is not listed on the Department of Environmental Conservation's brownfield list.

(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.

A Stormwater Management Plan and an Erosion Prevention and Sediment Control Plan will need to be submitted to and approved by the City's Stormwater Program Manager. The existing front building entries serving the 2 units are sheltered by a large covered front porch. The proposal will see apartment 1 continue to utilize the existing front porch entrance. A new covered entrance/staircase along the building's driveway side will provide access to apartments 2 and 3. How snow will be stored on-site or removed is unclear at this time.

(h) Building Location and Orientation:

The lot fronts on North Winooski Avenue. Since the proposed addition will be in the rear, the location and orientation of the existing building along the streetscape will remain the same. The addition will increase the length of the existing building, but not necessarily the width. However, the applicant intends to add a 2nd story porch at the rear of the structure that will extend toward the south property line, and essentially create a breezeway between the driveway/parking area and the back yard.

(i) Vehicular Access:

Vehicular access will remain as existing, however the driveway layout will change. Currently the property utilizes two sets of tandem spaces (4 parking spaces). Article 8 CDO requires 1 parking space per unit in the Shared Use Parking District. The proposal will see the driveway extended, and 3 parallel parking spaces bordered by an access drive.

(j) Pedestrian Access:

The existing steps connecting the sidewalk to the front porch will be replaced and will continue to provide pedestrian access to apartment 1. The applicant is proposing to install a paver walkway in the drive aisle to provide pedestrian access to apartments 2 and 3. Due to the parallel parking location, this walkway within the drive aisle should be unobstructed.

(k) Accessibility for the Handicapped:

Compliance with ADA standards is under the jurisdiction of the building inspector.

(l) Parking and Circulation:

As required by the Comprehensive Development Ordinance, 3 parking spaces are required for the overall use. The site plan indicates 3 parallel parking spaces along the south property line, with an adjacent drive aisle for vehicular maneuvering. The driveway gains access directly off North Winooski Avenue.

(m) Landscaping and Fences:

There is no new landscaping proposed. Existing landscaping include shrubberies and small plants around the front porch. One small tree also exists in the front yard. The proposal will see a gate separating the driveway/parking from the breezeway and back yard.

(n) Public Plazas and Open Space:

There are no identified public plazas on the site, nor on adjacent properties.

(o) Outdoor Lighting:

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

The application shows no proposed lighting. All exterior lighting will have to comply with lighting standards of Sec. 5.5.2 CDO.

(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.

The proposal identifies a trash containment structure, a shed and bicycle storage area behind the gate at the end of the driveway. Two future rainwater collecting cisterns are proposed. The smaller cistern will locate between the primary structure and the driveway, potentially screened from view from the street by an existing building bump out. The larger cistern will be located in the back yard, creating no visual impact. No other machinery/equipment, service/loading areas, utility meters, etc. are noted on the plans.

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 place 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.

See above. The site plan shows 2 condensing units along the north side of the existing building, behind a fence. There is no indication of new utility meters or other mechanical equipment. Should they actually be part of the proposal, the applicant will need to revise the plans.

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.

See above. The site plan indicates 2 condensing units along the north side of the existing building, behind a fence. Any other machinery or equipment must be identified on site plans or building elevations to assess visibility and impact on neighboring properties.

Part 3: Architectural Design Standards

Sec. 6.3.2 Review Standards

(a) Relate development to its environment:

1. Massing, Height and Scale:

The existing structure is very similar in massing, height and scale with neighboring buildings. However, there are a few buildings in the neighborhood that are 3 stories tall. The proposed addition is located on the rear of the existing building and will have an elevation of 35' to the midpoint of the gable roof. Because of the existing structure, the addition will be difficult to see from the public travel way.

2. *Roofs and Rooflines.*

Similar to various other homes along North Winooski Ave., and in keeping with the roof style of the existing structure onsite, the applicant proposes a gable roof on the addition. The roof will be metal, and the elevation drawings indicate that there will be solar panels attached to the roof on the south elevation.

3. *Building Openings*

Elevation drawings show various types of openings for the addition. The west elevation drawing (street facing) shows 2 windows and sliding glass door that will provide access to a rooftop terrace. The east elevation (rear) identifies 5 windows of varying size and style. Each story appears to have at least one window on this back wall. The north elevation identifies each story of the 3 story addition as having 2 windows – for a total of 6 windows on this side. The south elevation (driveway side) identifies 3 windows on the 3rd story, an entrance door and window on the 2nd story, and 2 doors and a window on the 1st story.

(b) Protection of Important Architectural Resources:

Burlington's architectural and cultural heritage shall be protected through sensitive and respectful redevelopment, rehabilitation, and infill. Where the proposed development involves buildings 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. The introduction of new buildings to a historic district listed on a state or national register of historic places shall make every effort to be compatible with nearby historic buildings.

See Section 6.2.2 (d), above.

(c) Protection of Important Public Views:

See Section 6.2.2. (c), above.

(d) Provide an active and inviting street edge:

Since the addition will be at the rear of the building, the street edge will remain as existing.

(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 addition will be sided and roofed with corrugated metal. On the addition's south side, wood siding will be used on the 1st floor, and a wood slat screen will provide an exterior wall for the staircase. The applicant proposes using UPVC windows. As part of the second phase, the applicant intends to retrofit the existing building with external insulation, and replace existing windows and doors. Current siding on the home is a mix of wood and vinyl.

(f) Reduce energy utilization:

All new construction is required to meet the Guidelines for Energy Efficient construction according 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:

There is no signage included with the proposal.

(h) Integrate infrastructure into the building design:

See Section 6.2.2. (p), above.

(i) Make spaces secure and safe:

All development is required to meet applicable building and life safety codes as defined by the building inspector and fire marshal.

Items for the Board's consideration:

1. The applicant will need to define a snow storage area on the site plan **prior to release of the zoning permit.**
2. Spec sheets for the proposed windows, doors, siding, and roofing will need to be submitted and available for review by the Development Review Board.
3. The applicant will need to submit revised plans and spec sheets if new exterior lighting fixtures are proposed. This shall be submitted and available for review by the Development Review Board.
4. All parking spaces will need to meet the minimum dimensions required by Table 8.1.11-1. Parallel parking spaces for compact cars are required to be 8' x 20'.
5. Any work within a city ROW will require Public Works Dept. and City Council approval.
6. 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.
7. Standard Permit Conditions 1-15 will apply.