

Department of Planning and Zoning

149 Church Street

Burlington, VT 05401

<http://www.burlingtonvt.gov/PZ/>

Telephone: (802) 865-7188

(802) 865-7195 (FAX)

*David E. 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: Development Review Board

From: Mary O'Neil, AICP, Principal Planner

Date: August 1, 2017

RE: ZP17-1310CA/CU; 597 South Prospect Street

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.

File: ZP17-1301CA/CU

Location: 597 South Prospect Street

Zone: RL **Ward:** 6S

Date application accepted: June 21, 2017

Applicant/ Owner: Emily E. Wadhams

Request: Construct 420 sf. one story addition to a single family house as Accessory Dwelling Unit.

Relocation of porch and existing landscaping.

Background:

- Zoning Permit 16-0461FC; replace existing fence with new fence in same location, different design. October 2015.
- Zoning Permit 02-108; remove rear porch and replace with new deck and steps. Remove and replace vinyl siding with wood clapboards. August 2001.
- Zoning Permit 02-107; home occupation for office (financial consulting) use. August 2001.
- Zoning Permit 98-471; installation of a stockade style fence in the front yard. April 1998. Zoning Permit 88-148; installation of handicap ramp. November 1988.



Overview: 597 South Prospect Street is an existing single family home on a large lot. The application proposes an attached accessory dwelling unit. As the request includes an expansion in habitable area of the existing dwelling for purposes of establishing an Accessory Dwelling Unit, Conditional Use review is required.

Applicable regulations: Article 3 (Applications Permits and Project Reviews), Article 4 (Zoning Maps and Districts), Article 5 (Citywide General Regulations), Article 6 (Development Review Standards), Article 8 (Parking) and Article 13 (Definitions.)

Recommendation:

Conditional Use and Certificate of Appropriateness Consent approval, per the following findings and Conditions:

I. Findings

Article 3: Applications, Permit and Project Reviews

Part 5: Conditional Use

Section 3.5.6 Review Criteria

(a) Conditional Use Review Standards (as adopted by City Council 8.10.2015)

Approval shall be granted only if the DRB, after public notice and public hearing, determines that the proposed conditional use and associated development shall not result in an undue adverse effect on each of the following general standards:

1. *Existing or planned public utilities, facilities, or services are capable of supporting the proposed use in addition to the existing uses in the area.*

An addition to an existing single family home in a residential zoning district will not result in an undue adverse effect on existing or planned public facilities. **Affirmative finding.**

2. *The character of the area affected as defined by the purpose or purposes of the zoning district(s) within which the project is located, and specifically stated policies and standards of the municipal development Plan;*

This is a residential zoning district; the proposed addition to an existing single family home to include an accessory dwelling unit is in concert with the district and the Municipal Development Plan:

- *Support the development of additional housing opportunities within the city... [MDP, Housing Plan, Page IX-1.]*
- *Encourage a wide range of housing options to meet different and changing needs of households with children, the elderly, people with disabilities and moderate and low income households. [MDP, Housing Plan, Page IX-1.]*
- *Conserve the existing elements and design of its established neighborhoods. [MDP, Historic Preservation, Page IV-1.]*
- *Support the creation of new rental and owner-occupied housing on every parcel of land in Burlington that is zoned for residential development at the number of units allowed by zoning. [MDP, Housing Plan, Page IX-12.]*

Affirmative finding.

3. *The proposed use will not have nuisance impacts from noise, odor, dust, heat, and vibrations greater than typically generated by other permitted uses in the same zoning district;*

An addition to an existing single family home for the purposes of providing an accessory dwelling unit will have no discernable nuisance impacts greater than typically generated by other residences in the neighborhood. **Affirmative finding.**

4. *The transportation system is capable of supporting the proposed use in addition to the existing uses in the area. Evaluation factors include street designations and capacity; level of service and other performance measures; access to arterial roadways; connectivity; transit availability; parking and access; impacts on pedestrian, bicycle and transit circulation, safety for all modes; and adequate transportation demand management strategies;*

The required addition of a single parking space for the accessory dwelling unit will have no measureable impact on transportation systems, street level of service or other performance measures. South Prospect Street is an established thoroughfare; existing sidewalks are on the opposite side of the street but an existing walkway on the parcel leads to the public right-of-way. The site plan defines a third parking space placed next to the existing driveway in the front yard. The DRB has previously overturned a staff denial for what staff interpreted as front yard parking: As similarly arranged, the plan may be deemed acceptable. **Affirmative finding.**
and

5. *The utilization of renewable energy resources;*
No part of this application will prevent the use of wind, solar, water, geothermal or other renewable energy resource. **Affirmative finding.**
and

6. *Any standards or factors set forth in existing City bylaws and city and state ordinances.*
The applicant will be required to provide a letter from the Department of Public Works confirming adequate water and sewer capacity for the new accessory dwelling unit. Additionally, Withhold Permit standards (Section 2.7.8) shall require that any zoning violations be remedied and any permits issued after July 13, 1989 be closed out. **Affirmative finding as conditioned.**

(c) Conditions of Approval

In addition to imposing conditions of approval necessary to satisfy the General Standards specified in (a) or (b) above, the DRB may also impose additional conditions of approval relative to any of the following:

1. *Mitigation measures, including but not limited to screening, landscaping, where necessary to reduce noise and glare and to maintain the property in a character in keeping with the surrounding area;*

A heating pump is proposed on the north elevation of the addition. Modeling suggests that the unit may be hidden by grade. If visible from the streetfront, landscape screening is recommended.

Affirmative finding if conditioned.

2. *Time limits for construction.*

The permit will have a two-year life from the date of approval. Reference is made to Section 3.2.9 (d). **Affirmative finding as conditioned.**

3. *Hours of operation and/or construction to reduce the impact on surrounding properties.*
Residential use has no limitation on hours of operation.

Construction shall be limited Monday-Friday 7:30- 5:30 pm, with indoor work only on Saturdays. No construction shall occur on Sundays. **Affirmative finding as conditioned.**

4. That any future enlargement or alteration of the use return for review to the DRB to permit the specifying of new conditions,

Any enlargement will be reviewed under the zoning regulations in effect at that time.

Affirmative finding.

and

5. Such additional reasonable performance standards, conditions and safeguards as it may deem necessary to implement the purposes of this chapter and the zoning regulations.

Any other performance standards are at the discretion of the Development Review Board.

Article 4: Zoning Maps and Districts

Section 4.4.5 Residential Districts

Table 4.4.5-1 Minimum Lot Size and Frontage: RL, RL-W, RM and RM-W

597 South Prospect Street exceeds the required minimum lot size of 6,000 sf and required lot frontage of 60'. **Affirmative finding.**

Table 4.4.5-3 Residential District Dimensional Standards

Zoning District	Max. Lot Coverage ¹	Setbacks ^{1, 3, 4, 5, 6}			Waterfront	Max. Height ¹
		Front ²	Side ³	Rear		
RL; WRL	35%	Min/Max: Ave. of 2 adjacent lots on both sides +/- 5-feet	Min: 10% of lot width or ave. of side yard setback of 2 adjacent lots on both sides Max required: 20'	Min: 25% of lot depth but in no event less than 20' Max required: 75-feet	Min: 75' feet from the ordinary high water mark of Lake Champlain and the Winooski River	35-feet
597 South Prospect St.	10.8% existing; 12.4% proposed	No change	12' on north boundary line; meets 10% property width of 120'.	Meets 25% of lot depth of 24'; addition between 76-86' from boundary line..	N/A	< 35'

Affirmative finding.

Article 5: Citywide General Regulations

Section 5.2.1 Existing Small Lots

Not applicable.

Section 5.2.2 Required Frontage or Access

This is an existing driveway, which the application proposes to further expand in front of the principal residence to accommodate a third parking space. The driveway will not exceed 18' in width and the arrangement has previously been found acceptable by the DRB (ZP06-778 CA/AP, 1323 North Avenue.). **Affirmative finding.**

Section 5.2.3 Lot Coverage Requirements

See Table 4.4.5-3, above.

Section 5.2.4 Buildable Area Calculation

This lot does not exceed 2 acres in size. Not applicable.

Section 5.2.5 Setbacks

See Table 4.4.5-3, above.

Section 5.2.6 Building Height Limits

See Table 4.4.5-3, above.

Section 5.2.7 Density and Intensity of Development Calculations

The property will remain a single family home, but with an attached addition for an accessory dwelling unit. For purposes of density, the property remains a single family home. **Affirmative finding.**

Section 5.3.6 Nonconforming Lots

Not applicable.

Section 5.4.5 Accessory Dwelling Units

(a) Accessory Units, General Standards/Permitted Uses:

Where there is a primary structure on a lot which exists as an owner-occupied single family residence, one accessory dwelling unit, that is located within or appurtenant to such single family dwelling, shall be allowed as a permitted use if the provisions of this subsection are met. An accessory dwelling unit means an efficiency or one-bedroom apartment that is clearly subordinate to the primary dwelling, and has facilities and provisions for independent living, including sleeping, food preparation, and sanitation. No accessory unit shall be inhabited by more than 2 adult occupants. An accessory unit shall not be counted as a dwelling unit for the purposes of density calculation. Additionally, there must be compliance with all the following:

- 1. The property has sufficient wastewater capacity as certified by the department of public works;*

The applicant will be required to provide written proof of water/sewer capacity issued from the Department of Public Works. **Affirmative finding as conditioned.**

- 2. The unit does not consist of more than 30 percent of the total habitable floor area of the building, inclusive of the accessory dwelling unit;*

420 sf. is 20.66% of 2032 sf; the total finished area of both the existing single family residence (1612 sf) and the proposed apartment addition. This is within the 30% maximum allowance.

Affirmative finding.

3. *Applicable setback and coverage requirements are met;*

See Table 4.4.5-3, above. **Affirmative finding.**

4. *One additional parking space which may be legally allocated to the accessory unit must be provided for the accessory unit;*

The site plan defines a third parking space within an expanded driveway, in front of the residence. As noted, this arrangement has previously been approved by the DRB. **Affirmative finding.**

and,

5. *A deed or instrument for the property shall be entered into the land records by the owner containing a reference to the permit granting the accessory unit prior to the issuance of the certificate of occupancy for the unit. Such reference shall identify the permit number and note that the property is subject to the permit and its terms and conditions including owner occupancy. No certificate of occupancy shall be issued for the unit unless the owner has recorded such a notice.*

This remains a condition of approval. **Affirmative finding as conditioned.**

(b) Conditional Use for Accessory Units:

If any of the following are also proposed, conditional use approval as well as development review provisions of Article 6 shall be required:

1. *A new accessory structure;*
2. *An increase in the height or habitable floor area of the existing dwelling;*
3. *An Increase in the dimensions of any parking area.*

The application proposes a new accessory structure, so Conditional Use Review applies. See Section 3.5.6 (a), above.

(c) Discontinuance of Accessory Units:

Approval of an accessory dwelling unit is contingent on owner occupancy of the single-family dwelling unit as a primary residence. For purposes of this section, owner occupancy means that, after the creation of the accessory unit all individuals listed on the deed for the property must reside in the primary unit or in the accessory unit. If either the primary unit or the accessory unit is no longer owner occupied as a primary residence, the approval for the accessory dwelling unit is void and the kitchen of the accessory dwelling unit must be removed within 90 days with the entirety of the property being occupied as a single unit. When an accessory unit that is the result of additional square footage and/or a new accessory structure is proposed to be removed, revised floor plans and a revised site plan shall be required to be submitted for review and approval. Furthermore, where additional square footage is added to a single family home for purposes of creating an accessory unit and the accessory unit is at any point discontinued, none

of the additional square footage shall be eligible for the purposes of increasing the number of unrelated adults that may be allowed to inhabit the property.

Affirmative finding as conditioned.

Sec. 5.4.8 Historic Buildings and Sites

(a) Applicability:

These regulations shall apply to all buildings and sites in the city that are listed, or eligible for listing, on the State or National Register of Historic Places.

597 South Prospect Street is listed on the Vermont State Register of Historic Resources. See attached.

(b) Standards and Guidelines:

The following development standards, following the Secretary of the Interior's Standards for the Treatment of Historic Properties, shall be used in the review of all applications involving historic buildings and sites subject to the provisions of this section and the requirements for Design Review in Art 3, Part 4. The Secretary of the Interior's Standards are basic principles created to help preserve the distinctive character of a historic building and its site. They are a series of concepts about maintaining, repairing and replacing historic features, as well as designing new additions or making alterations. These Standards are intended to be applied in a reasonable manner, taking into consideration economic and technical feasibility.

1. *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*

Information suggests that the structure may have been associated with the Clark estate (Overlake Day School, which burned), serving a residential capacity. No change is proposed to that use.

2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

The original house, now restored, will be minimally impacted with the proposed new addition and then only at the point of structural contact. The original house will remain intact.

3. *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

There is no introduction of false history. The building addition is clearly new and differentiated from the historic structure.

4. *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*

Not applicable.

5. *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

The minimal contact with the existing structure lessens loss of historic fabric. The original building remains complete.

6. *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials recognizing that new technologies may provide an appropriate alternative in order to adapt to ever changing conditions and provide for an efficient contemporary use. Replacement of missing features will be substantiated by documentary and physical evidence.*

The work proposed is not repair, but new construction.

7. *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

Not applicable.

8. *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

There has been no identification of archaeological resources at this site. Not applicable.

9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.*

The new addition is clearly differentiated, and deferential in scale, location and visibility from the old.

10. *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

While unlikely, it is possible to consider the minor addition reversible. **Affirmative finding.**

Article 6: Development Review Standards

Part 1: Land Division Design Standards

No land division is proposed. Not applicable.

Part 2: Site Plan Design Standards

Sec. 6.2.2 Review Standards

(a) Protection of Important Natural Features:

There is an increasing grade change in the rear yard, with extensive landscaping. The plan accommodates the proposal with relocated decks and plantings. See landscape narrative, attached. **Affirmative finding.**

(b) Topographical Alterations:

The project submission does not detail any proposed changes to topography. **Affirmative finding.**

(c) Protection of Important Public Views:

There are no protected important public views from this parcel. 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 property is listed on the State of Vermont Register of Historic Resources. See Section 5.4.8, above.

(e) Supporting the Use of Renewable Energy Resources:

No part of the application will prevent the utilization of wind, solar, water, geothermal or other renewable energy resource. **Affirmative finding.**

(f) Brownfield Sites:

The site is not listed on the VT ANR or DEC Brownfields list of identified sites. **Affirmative finding.**

(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 given approval by the Stormwater program.

The principal entrance on the north is within a building recess, providing a place of shelter from inclement weather. **Affirmative finding.**

(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 residential additions. **Affirmative finding.**

(i) Vehicular Access:

There is an existing driveway which presently provides site access. This right of entry will remain.

The property owner has been parking in a “pull-off” space parallel to the street, but this is not entirely within the parcel boundaries, is partially within the public right-of-way and does not meet requirements for location of required parking. It cannot be utilized toward required on-site parking. **Affirmative finding.**

(j) Pedestrian Access:

There remains an existing walkway to the principal residence. It is recommended that a small walkway be extended from the driveway to the north entrance of the ADU. **Affirmative finding as conditioned.**

(k) Accessibility for the Handicapped:

Accessibility is not a requirement for a single family residence, but it encouraged. Not applicable.

(l) Parking and Circulation:

The existing driveway accommodates 2 parking spaces. The application proposes expansion of the driveway (<18’ in width) to provide for the required 3rd parking space. This arrangement has been previously found acceptable by the DRB. The pull off area parallel to the street in front of the house may NOT be utilized to satisfy the requirement for the third spaces for the reasons noted in 6.2.2. (i) above. **Affirmative finding.**

(m) Landscaping and Fences:

The applicant has noted landscaping plans on the provided site plan. **Affirmative finding.**

(n) Public Plazas and Open Space:

There are no public plazas or dedicated open spaces. **Affirmative finding.**

(o) Outdoor Lighting:

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

A spec sheet for a super-slim surface mount luminaire has been provided for the recessed north entrance. **Affirmative finding.**

(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 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.

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.

Utility connections are noted on plans. A condensing unit is proposed for the north (rear) elevation. Modeled studies suggest that topography changes may “hide” the unit from street visibility. If not, screening may be warranted. **Affirmative finding if conditioned.**

Part 3: Architectural Design Standards

Sec. 6.3.2 Review Standards

(a) Relate development to its environment:

1. Massing, Height and Scale:

The modest one story addition placed in the rear of the principal structure both respects and remains deferential to the scale and massing of the original building. **Affirmative finding.**

2. Roofs and Rooflines.

The proposed addition has a flat roof; divergent from the existing gabled roof. The rear porch has a low slope, which may provide some transition. Effectively and literally playing down the scale of the roof minimizes the visual impact of the addition. **Affirmative finding.**

3. Building Openings

Window and door openings are arranged to accommodate interior use. **Affirmative finding.**

(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.

597 South Prospect Street is listed on the Vermont State Register of Historic Places. See Section 5.4.8.

(d) Protection of Important Public Views:

Not applicable.

(d) Provide an active and inviting street edge:

There is no alteration to the existing primary façade of the building. The condensing unit may be visible from the street front, however. If so, landscape or other screening is recommended.

Affirmative finding as conditioned.

(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.

Fiber cement clapboard siding, membrane roofing, composite modern windows and wood doors are proposed. All are considered of acceptable durability for new construction. **Affirmative finding.**

(f) Reduce energy utilization:

All new construction is required to 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. **Affirmative finding if conditioned.**

(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 applicable building and life safety code as defined by the building inspector and/or fire marshal shall be applied. **Affirmative finding if conditioned.**

Article 8: Parking

The existing single family home requires 2 parking spaces in the Neighborhood Parking District, and the proposed ADU requires 1 additional space. Three parking spaces are illustrated on the site plan. The pull-off area is not acceptable as meeting the required parking on-site.

Affirmative finding.

II. Conditions of Approval

1. Mechanical equipment on the north elevation shall be screened if deemed warranted.
2. A deed or instrument for the property shall be entered into the land records by the owner containing a reference to the permit granting the accessory unit **prior to the issuance of the certificate of occupancy for the unit.** Such reference shall identify the permit number and note that the property is subject to the permit and its terms and conditions **including owner occupancy.** No certificate of occupancy shall be issued for the unit unless the owner has recorded such a notice.

3. **Approval of an accessory dwelling unit is contingent on owner occupancy of the single-family dwelling unit as a primary residence.** For purposes of this section, owner occupancy means that, after the creation of the accessory unit all individuals listed on the deed for the property must reside in the primary unit or in the accessory unit. If either the primary unit or the accessory unit is no longer owner occupied as a primary residence, the approval for the accessory dwelling unit is void and the kitchen of the accessory dwelling unit must be removed within 90 days with the entirety of the property being occupied as a single unit. When an accessory unit that is the result of additional square footage and/or a new accessory structure is proposed to be removed, revised floor plans and a revised site plan shall be required to be submitted for review and approval. Furthermore, where additional square footage is added to a single family home for purposes of creating an accessory unit and the accessory unit is at any point discontinued, none of the additional square footage shall be eligible for the purposes of increasing the number of unrelated adults that may be allowed to inhabit the property.
4. Functional Family provisions of the ordinance remain in effect. Not more than 4 unrelated adults may occupy the single family residence.
5. No more than 2 adults may occupy the Accessory Dwelling Unit.
6. The accessory dwelling unit is limited to 30% of the habitable area of the single family residence including the ADU.
7. A letter assuring adequate wastewater and water capacity for the new unit from the Department of Public Works shall be required **prior to release of the zoning permit.**
8. Hours of construction are limited to 7:30 am- 5:30 pm Monday through Friday. Saturday construction is limited to interior work. No construction shall occur on Sundays.
9. A pedestrian walkway shall be extended between the parking area and the north entrance of the ADU. This shall be illustrated on a revised site plan, and coverage amended.
10. All new construction is required to 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.
11. Standard Permit Conditions 1-15.

NOTE: These are staff comments only. The Development Review Board, who may approve, table, modify, or deny projects, makes decisions.