

Department of Planning and Zoning

149 Church Street
Burlington, VT 05401
Telephone:(802) 865-7188
(802) 865-7195 (FAX)
(802) 865-7142 (TTY)

David White, AICP, Director
Ken Lerner, Assistant Director
Sandrine Thibault, AICP, Comprehensive Planner
Jay Appleton, GIS Manager
Scott Gustin, AICP, Senior Planner
Mary O'Neil, AICP, Associate Planner
Nic Anderson, Zoning Clerk
Elsie Tillotson, Department Secretary



TO: Development Review Board
FROM: Scott Gustin *SG*
DATE: May 17, 2011
RE: 11-0705CA; 88 Sunset Cliff Road

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: WRL Ward: 4
Owner/Appellant: Bonita Ferro / R. James Bennett, Jr.

Request: Appeal of zoning permit for three AC condensing units on east side of single family home and as-built exterior material and window changes from original permit 10-0053CA.

Overview:

The appellant, R. James Bennett, Jr. is appealing an administrative zoning permit issued to neighbor Bonita Ferro for three ground-mounted AC units and as-built changes to the home originally permitted under ZP #10-0053CA.

Recommendation: Uphold issuance of zoning permit based on the following findings and conditions:

I. Findings:

On March 22, 2011, the appellant wrote a letter to the Superior Court Environmental Division asserting that the home being constructed at 88 Sunset Cliff Road was not in full compliance with the plans as approved by the Court under prior permit (10-0053CA). Specifically, the letter asserts that the AC units approved for the western side of the home would be placed on the eastern side and that the concrete stairs to the lake on his property might not be removed.

A copy of the letter was sent to Planning & Zoning. Following receipt of the letter, Planning & Zoning Staff met onsite with the builder to look at the proposed location of the AC units. Staff informed the builder that the AC units were not actually included at all in the site plan approved with permit 10-0053CA and that a zoning permit would be needed. Staff also stated that the proposed location would be acceptable, as it complied with setbacks and would be screened from Mr. Bennett's property with a stockade fence.

On March 31, 2011, Ms. Ferro applied for a zoning permit for the AC units and some minor exterior building material and window changes. The zoning permit (11-0705CA) was approved later that day.

On April 15, 2011, Mr. Bennett filed a timely appeal of the zoning permit issued to Ms. Ferro.

The appeal cites an objection to the placement of the AC units on the eastern side of Ms. Ferro's home. Subsequent material submitted by Mr. Bennett asserts that the lot was clear cut and that there is insufficient parking.

The appeal is baseless and provides no documentation to support the allegations contained within it. The AC units comply with the applicable 5' side yard setback and will be screened from Mr. Bennett's view by a solid stockade fence. As for tree cutting, no "clear cutting" was undertaken, and in any event, single family homes on lots of less than $\frac{3}{4}$ acre are exempt from needing a zoning permit to cut trees per Sec. 3.1.2 (c) of the CDO. Additionally, the single family home requires 2 parking spaces. The approved site plan contains these two spaces, plus visitor parking. Finally, it bears noting that what was approved by the Environmental Court is substantially what is being constructed. The installation of AC units under a separate permit does not violate the prior Court approval any more than the installation of a new shed under a subsequent permit would.

II. Recommended Motion:

Deny appeal and uphold issuance zoning permit 11-0705CA.



Burlington Department of Planning and Zoning



149 Church Street, City Hall
Burlington, VT 05401-8415
www.ci.burlington.vt.us/planning

PH: 802-865-7188 FAX: 802-865-7195 TTY: 802-865-7142

RECEIVED
DEPARTMENT OF
PLANNING & ZONING
APR 20 2011

Appeal of an Administrative Decision Request

Use this form to appeal any Administrative Decision or Notice of Violation - See Sec. 12.2.2 of the Zoning Ordinance.

SUBJECT LOCATION ADDRESS: 46 Sunset Cliff Rd ZONE: _____

Subject Property Owner: Bonnie Ferris

Appellant: R. James Bennett Jr

Agent/Representative: None

Mailing Address: 46 Sunset Cliff Road

City, St, Zip: Burlington, VT 05401

Day Phone: 802 863-1670 Email: _____
802 463-7620

Appellant Signature: R. J. Bennett Jr Date: 4-15-11

In order for your request to be considered complete, the following information **must** be provided as applicable:

- The Appeal fee of \$135; cash
- Description of the decision under appeal; Administrative zoning permit 3-31-11
- Description of the property subject to the appeal; see next page
- Reference to the regulatory provisions applicable to the appeal; see letter to Env Court dated March 22, 2011
- Relief requested by the appellant; Reverse Administrative Decision
- Alleged grounds why such requested relief is believed proper under the circumstances. see letter to Env Court dated March 22, 2011

By Wed 20th APRIL 2011

Office Use Only:
Check No. _____ Amount Paid _____ Zoning Permit # _____



Burlington Department of Planning and Zoning

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Appeal of an Administrative Decision Request

Use this form to appeal any Administrative Decision or Notice of Violation - See Sec. 12.2.2 of the Zoning Ordinance.

SUBJECT LOCATION ADDRESS: 88 sunset cliff rd ZONE: _____

Subject Property Owner: Bonnie Ferris

Appellant: R. James Bennett Jr

Agent/Representative: none

Mailing Address: 98 sunset cliff road

City, St, Zip: Burlington, VT 05401

Day Phone: 802 863-1470 Email: _____
802 863-4830

Appellant Signature: R J Bennett Jr Date: 4-15-11

In order for your request to be considered complete, the following information **must** be provided as applicable:

- The Appeal fee of \$135; cash
- Description of the decision under appeal;
- Description of the property subject to the appeal;
- Reference to the regulatory provisions applicable to the appeal;
- Relief requested by the appellant;
- Alleged grounds why such requested relief is believed proper under the circumstances.

Office Use Only:
Check No. CASH Amount Paid \$135 Zoning Permit # 11-0705CA

April 18, 2011

3. Description of the property:

A large three story building under construction on a 40 foot wide NON-CONFORMING LOT; the building somewhat within the required water front set back and well off the original footprint. the lot's former trees (65 to 100 plus years old) all but CLEAR-CUT even though the entire lot is within the NATURAL RESOURCE PROTECTION ZONE.

If the Sunset Clif Road is a public street; the site lacks legitimate parking.

RECEIVED
APR 20 2011
DEPARTMENT OF
PLANNING & ZONING

April 12, 2011

RECEIVED

APR 15 2011

TO: BURLINGTON DEVELOPMENT REVIEW BOARD

RE: Administrative Zoning Permit issued March 31, 2011
for the installing of three AC condensers somewhere
next to a new house at 88 Sunset Cliff Road. (copy attached)

FROM: R James Bennett Jr
98 Sunset Cliff Road
Burlington, VT 05408

DEPARTMENT OF
PLANNING & ZONING

Review Board

This letter is an appeal of this permit; the assumption being that they now are to be placed on the east side and not the permitted 2 unit west side as ordered by the Environmental Court on the 22 nd day of March, 2010.

Sincerely,



R James Bennett Jr
98 Sunset Cliff Rd
Burlington, VT 05408

CC: David Hartnett
Susan & Judith Wizowaty
Kimberlee Sturtevant, Esq.

March 22, 2011

Jacalyn M. Fletcher, Court Manager
Vermont Environmental Court

IN RE: 88 Sunset Cliff Rd.)
Permit # 10-0053CA)
Vtec.)

Environmental Court
Docket No. 197-10-09

Dear Jacalyn Fletcher:

Please find attached a copy of the SETTLEMENT AGREEMENT signed by all interested parties and so ordered by Judge Wright on the 22nd day of Marsh, 2010.

EXHIBIT A; the Agreement #3. states that the house will be built in accordance with the remaining plans and conditions previously approved by the Burlington Development Review Board on September 14, 2009. Two sections of the plans as approved by the Burlington DRB are attached; this is also the plans used during mediation.

The AGREEMENT as dictated by the plans calls for the removal of the concrete stairs that are on my property and that the AC condensers be placed on the west side of the building.

It appears that the stairs are not going to be removed and that the AC condensers are to be placed near my property line, possibly within 1 foot and will be 3 in number.(east side)

Find attached 2 photos that depict the planned location of the three AC units. (noise and heat discharge the issue)

As a native Vermonter I feel that an Agreement is an Agreement.

Sincerely,



James Bennett
98 Sunset Cliff Road
Burlington, VT 05408

cc: Scott Gustin, for City of Burlington
Kimberlee Sturtevant, Esq., for the City of Burlington

FILED

MAR 22 2010

STATE OF VERMONT
ENVIRONMENTAL COURT

VERMONT
ENVIRONMENTAL COURT

IN RE: 88 Sunset Cliff Rd.
Permit # 10-0053CA
Vtec.

)
) Environmental Court
) Docket No. 197-10-09
)

**STIPULATED MOTION TO ENTER
SETTLEMENT AGREEMENT AS ORDER**

NOW COME Appellant James Bennett, *pro se*, Appellee Bonita Ferro, by and through her attorney Thomas G. Walsh, Esq., and the City of Burlington, by and through its attorney Kimberlee Sturtevant, Esq., and move that this Court enter the Settlement Agreement attached as Exhibit A as a Judicial Order. The attached Settlement Agreement resolves all issues raised within this appeal to the satisfaction of all interested parties.

WHEREFORE, the parties ask that the Court enter the Settlement Agreement as an Order thereby concluding this matter.

Dated at Burlington, Vermont, this 11th day of February, 2010.

Appellant

James Bennett
James Bennett

Dated at Burlington, Vermont, this 10th day of February, 2010.

Appellee Bonita Ferro

Thomas G. Walsh
Thomas G. Walsh, Esq.
Attorney for Appellee

So ordered this 22nd day of March, 2010

Meredith Wright
ENVIRONMENTAL JUDGE

WALSH &
MONAGHAN, LLP

THOMAS G. WALSH, ESQ.
BRIAN P. MONAGHAN, ESQ.

156 Battery Street
Burlington, Vermont 05401
TEL 802.660.4735

92 Fairfield Street
St. Albans, Vermont 05478
TEL 802.524.0080



Dated at Burlington, Vermont, this 19th day of March, 2010.

City of Burlington

Kimberlee J. Sturtevant
Kimberlee J. Sturtevant, Esq.
Attorney for City of Burlington

So ORDERED this ___ day of _____, 2010.

see prior page
Environmental Judge

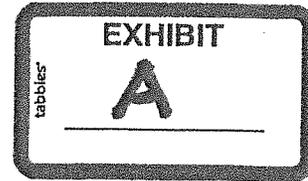
WALSH &
MONAGHAN, LLP

THOMAS G. WALSH, ESQ.
BRIAN P. MONAGHAN, ESQ.

156 Battery Street
Burlington, Vermont 05401
TEL 802.660.4735

92 Fairfield Street
St. Albans, Vermont 05478
TEL 802.524.0080



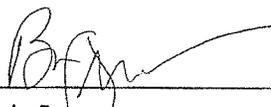


Agreement

The signatories below agree to the following terms:

1. Bonnie Ferro will construct her house in accordance with the Site Plan prepared by Birdseye Design, dated 7-16-09 and last revised 1-7-10. The plan is intended to show the proposed house having been moved eastward so the northeast corner of the porch is setback 152 feet from the front property line and as having a first floor elevation of 118.5 feet above sea level.
2. Bonnie Ferro will construct her house in accordance with a Stormwater Engineering Plan to be prepared by Civil Engineering Associates which will depict a revised stormwater concept that was proposed in an email from Jack Milbank dated 1-8-10. Bonnie Ferro will submit the new Stormwater Engineering Plan to the City of Burlington for approval under the city's stormwater ordinance.
3. Bonnie Ferro will otherwise build her house in accordance with the remaining plans and conditions that were previously approved by the Burlington Development Review Board on September 14, 2009.
4. Bonnie Ferro will submit the revised Site Plan to the Burlington Development Review Board for acceptance.
5. Bonnie Ferro will construct the wood fence depicted on the revised Site Plan on the west side of the existing chain link fence between two survey pins shown on the plan. Both Bonnie Ferro and Jim Bennett agree that the chain link fence represents the property line between their properties and that the chain link fence shall be retained along with the wood fence. The wood fence may be extended to the east along the property line without further approval of Jim Bennett.
6. Jim Bennett agrees that the vehicle turnaround depicted on the revised Site Plan may be relocated or removed at Bonnie Ferro's discretion without further approval from Jim Bennett.
7. Jim Bennett agrees to not enter Bonnie Ferro's property during construction of her home.
8. After acceptance of the revised site plan by the Burlington Development Review Board, the parties agree to submit this Agreement to the Vermont Environmental Court and request the matter be dismissed with prejudice pursuant to this Agreement.

Dated at Burlington, Vermont this 9th day of February, 2010



Bonnie Ferro



Jim Bennett



Scott Gustin, for City of Burlington

Department of Planning and Zoning

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Burlington, VT 05401
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March 31, 2011

James Bennett
98 Sunset Cliff Road
Burlington, VT 05408

Dear Mr. Bennett:

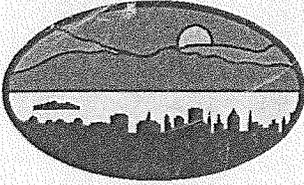
As you may know, an application has been filed with this office to install three AC condenser units next to the new house at 88 Sunset Cliff Road. The permit application was reviewed and approved today (March 31, 2011). As with all administrative zoning permits, it may be appealed with 15 days to the Development Review Board. Please call me with any questions you may have, or stop by the office.

Cordially,

A handwritten signature in black ink, appearing to read "Scott Gustin". The signature is fluid and cursive, with a long horizontal stroke at the end.

Scott Gustin

CC: Bonnie Ferro



**ZONING PERMIT
CERTIFICATE OF APPROPRIATENESS**

City of Burlington, Vermont
Department of Planning and Zoning

Application Date: 3/31/2011

Appeal Expiration Date: 4/15/2011

Project Location: 88 SUNSET CLIFF ROAD

District: RL-W

Owner: BONITA FERRO

Address: 25 BAYVIEW ST
BURLINGTON, VT 05401

Ward: 4

Telephone: (802) 000-0000

Tax ID: 026-4-005-000

Project Type: Residential - Addition/Expansion

Project Description: Addition of three AC condensing units on east side of single family home. Also, as-built exterior material and window changes from original permit 10-0053CA.

| | | | |
|--------------------------|-------|-------------------------------|--------|
| Construction Cost: | \$0 | Lot Size (Sq Ft): | 13,811 |
| Net New Square Feet: | 0.00 | Net New # of Housing Units: | 0 |
| Existing % Lot Coverage: | 37.00 | Existing # of Parking Spaces: | 0 |
| Proposed % Lot Coverage: | 37.00 | Proposed # of Parking Spaces: | 0 |
| Net New % Lot Coverage: | 0.00 | Required # of Parking Spaces: | 0 |

Zoning Permit #: 11-0705CA

Decision Type: Administrative

Level of Review: 1

Decision: Approved

See Conditions of Approval

Decision Date: March 31, 2011

Project File #: 10-0053CA

Zoning Administrator

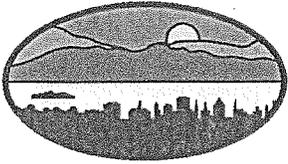
An interested person may appeal a decision of the Zoning Administrator to the Development Review Board until 4 pm on April 15, 2011.

| Fee Type | Amount | Paid in Full | Balance Due: | \$0.00 |
|-------------------------|-----------------------|--------------|------------------|--------|
| Application Fee: | \$70.00 | Yes | Date Paid: _____ | |
| Development Review Fee: | \$0.00 | NA | Check # _____ | |
| Impact Fee: | <i>Not Applicable</i> | | | |

Building Permit Required: **Yes**

Permit Received by: _____

Date: _____



City of
Burlington, Vermont
149 Church Street

Zoning Permit - COA Level I – Conditions of Approval

ZP #: 11-0705CA

Tax ID: 026-4-005-000

Issue Date: March 31, 2011

Decision: Approved

Property Address: 88 SUNSET CLIFF ROAD

Description: Addition of three AC condensing units on east side of single family home. Also, as-built exterior material and window changes from original permit 10-0053CA.

Project Permit Conditions:

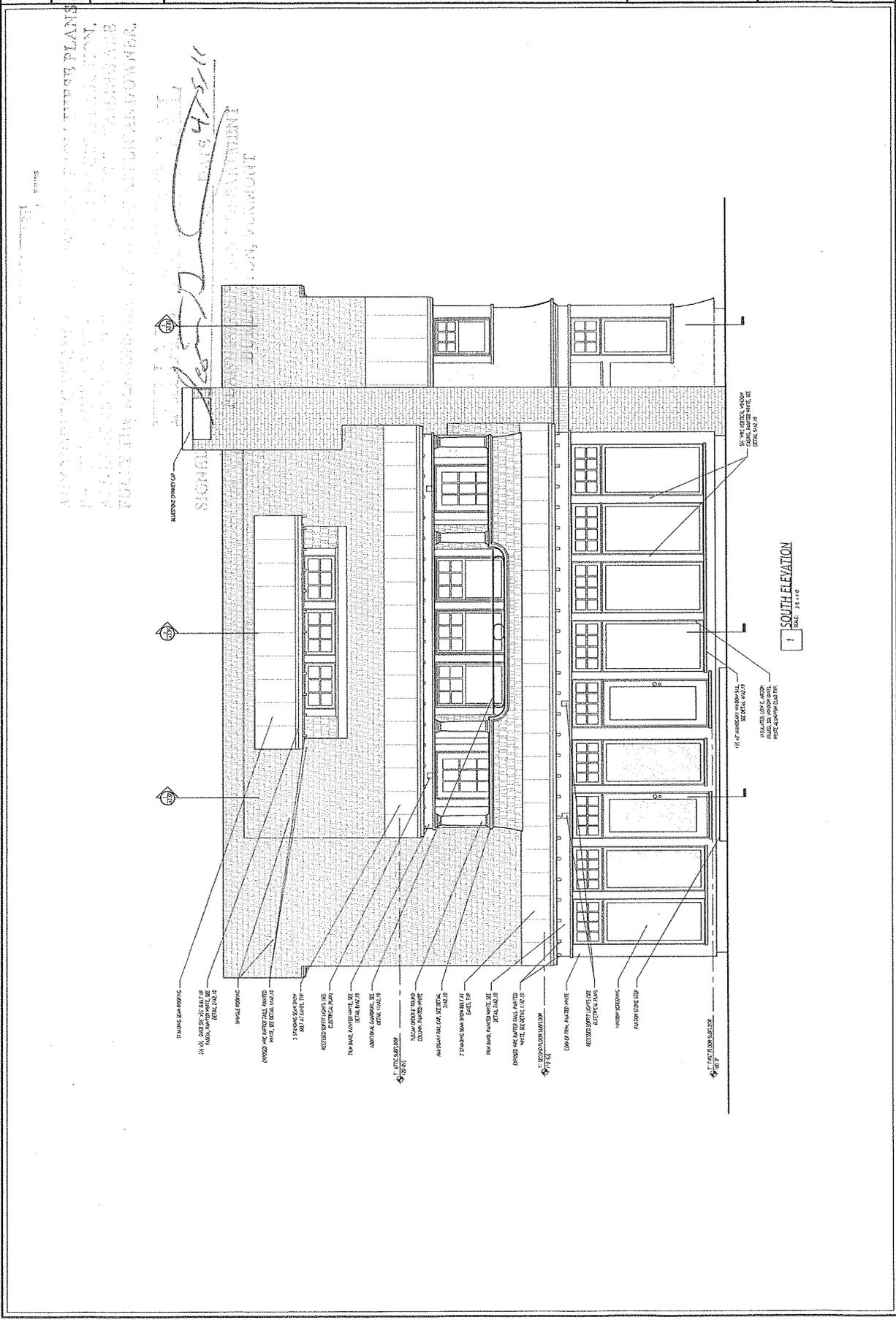
1. The AC condensing units shall be placed at least 5 feet from the eastern property boundary.

Standard Permit Conditions:

1. **15-Day Posting Period.** Zoning permit is not effective until expiration of 15-day appeal period as required by state statute.
2. **Time Limits.** Zoning permit shall become invalid unless work or action authorized by permit is commenced by March 31, 2012. The Permittee shall complete the approved construction by March 31, 2013.
3. **Required Revisions.** Any revisions or additions to plans required as a result of approval must be submitted in triplicate and stamped “approved” prior to issuance of zoning permit.
4. **Changes.** The project shall be completed as shown on the plans, which have been stamped “approved” and dated by the Department of Planning and Zoning. The project shall not deviate from the approved plans without prior written approval from the Department of Planning and Zoning.
5. **Property Inspection.** By acceptance of this permit, Permittee authorizes City Officials and/or their authorized representatives, access to the subject property for purpose of observing work in progress, inspecting and/or measuring the property or improvements as long as the use authorized by this permit remains in effect.
6. **Certificate of Occupancy.** A certificate of occupancy must be issued by the Department of Public Works PRIOR to use and/or occupancy of the subject premises. Prior to issuance, the Department of Planning and Zoning must certify that work has been completed in accordance with approved plans and that applicable conditions have been met. The Permittee may be required to provide a Letter of Credit to obtain a Certificate of Occupancy prior to completion of all required improvements.
7. **Completion and Maintenance of Improvements and Landscaping.** Permittee or successor in interest is responsible for completing all improvements shown on approved plans. By acceptance of this permit, Permittee agrees to maintain all improvements in a satisfactory condition. Any landscaping installed according to the approved plan which becomes diseased or dies shall be replaced by similar species and size no later than the first available planting season.
8. **Building Permit; Other Permits.** Permittee is solely responsible for obtaining a BUILDING

PERMIT and WASTEWATER PERMIT and all other applicable local, state and federal permits.

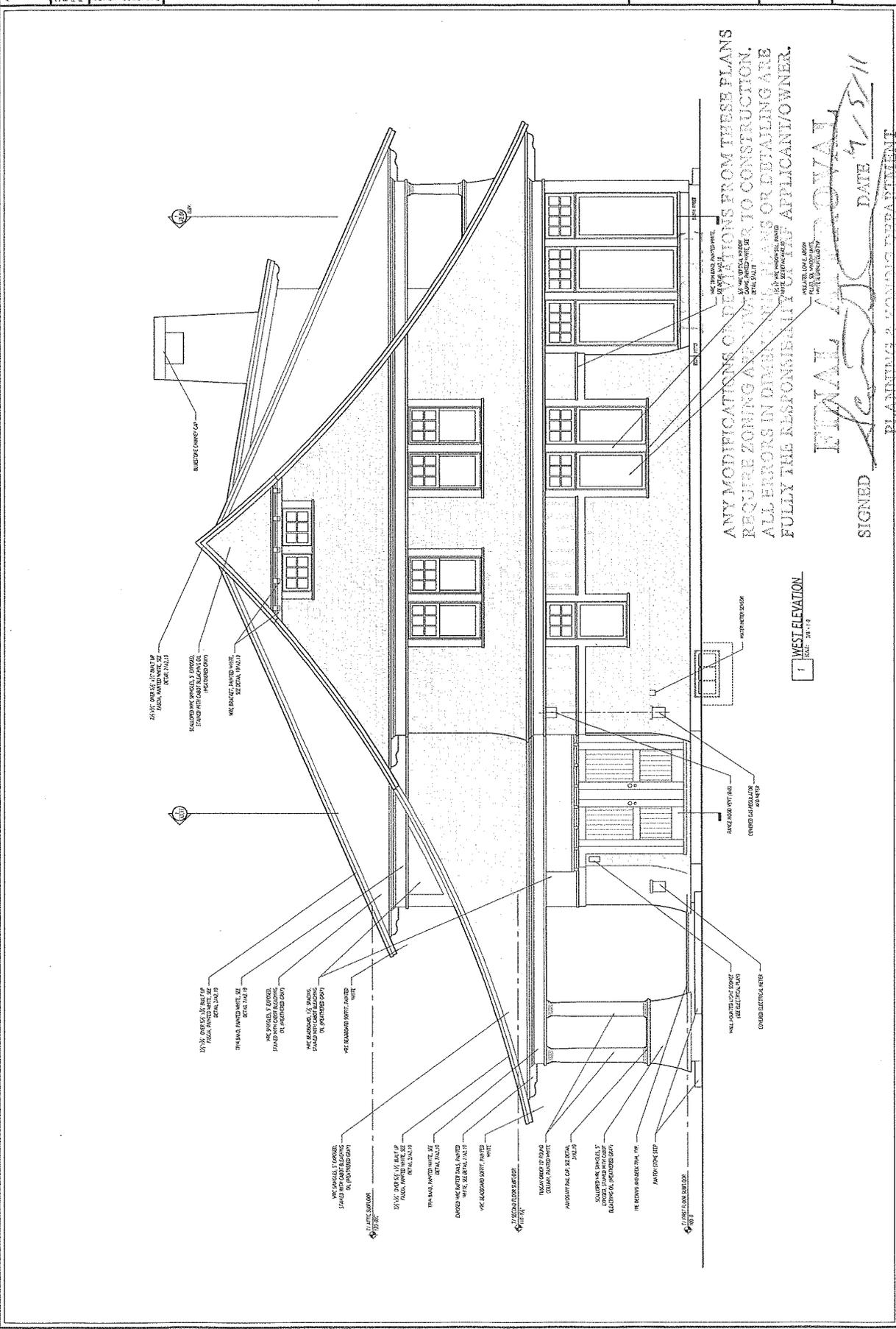
9. **Off-Site Drainage.** Issuance of this permit does not authorize the discharge of stormwater runoff or other surface drainage from the subject premises onto adjoining property or properties.
10. **Appeals.** Appeals of a decision of the Zoning Administrator can occur up to fifteen (15) days following such decision. Appeals of Development Review Board decisions can occur up to thirty (30) days following final decision. Any work done in connection with this permit prior to the expiration of all applicable appeal periods is done SOLELY at the risk of the Permittee.
11. **Errors.** Permittee is solely responsible for the accuracy of all information contained in the Zoning Permit form and in accompanying documentation. Any errors contained therein may invalidate the Zoning Permit and may result in issuance of a zoning violation citation and prosecution.
12. **Transfer of Ownership.** In the event of a transfer of ownership, partial or whole, of the subject premises, the transferee shall become permittee and subject to compliance with the terms and conditions of this permit.
13. **Violations/Penalties.** A violation of any of the conditions of this permit or of any provision of the Burlington Zoning Ordinance may result in a penalty of up to one hundred dollars (\$100) per day.
14. **Incorporation and Reference of All Plans Presented to Development Review Board.** This approval incorporates by reference all plans and drawings presented and all verbal representations by the applicant at Development Review Board meetings and hearings on the subject application to the extent that they are not in conflict with other stated conditions or regulations.
15. **For Properties Involved in Boundary Disputes.** When there is a boundary dispute regarding the subject property, and, as no certified survey has been produced to the Planning and Zoning office to help resolve the dispute, this permit is granted upon the information, including site plan, provided by applicant. If another party submits sufficient evidence (ie. a certified survey) to demonstrate that the boundary is not as indicated by applicant, this permit shall be null and void. Further, applicant shall bear all costs to remedy the situation, including removal of the structure(s) if necessary, that is if the structure(s) is/are unable to meet the requirements of the zoning ordinance and receive an amended permit in light of the actual boundary line.
16. **Damage to City Property.** The Applicant/Owner is responsible for any damage to the City of Burlington's property, including but not limited to its right-of-way, sewer/water lines, etcetera, that occurs during the site improvements authorized by this permit. If damage occurs, the Applicant/Owner shall restore the property to a condition as good or better than the condition of the property prior to such damage.
17. **City Ownership Rights.** Any work or improvements authorized or required by this permit within the City's right of way does not diminish the City's ownership or authority regarding said right of way.
18. **Liquor License Required.** A use approval that includes the sale of alcoholic beverages is contingent upon the receipt of a liquor license from the City of Burlington or the State of Vermont, whichever is applicable.



SOUTH ELEVATION
 Scale: 3/4" = 1'-0"

| DATE | DESCRIPTION |
|----------|-------------------|
| 08.09.09 | ISSUE FOR PERMITS |
| 02.11.10 | ISSUE FOR PERMITS |
| 02.17.10 | ISSUE FOR PERMITS |
| 03.11.10 | ISSUE FOR PERMITS |
| 03.09.10 | ISSUE FOR PERMITS |
| 03.17.10 | ISSUE FOR PERMITS |
| 06.14.10 | ISSUE FOR PERMITS |

WEST ELEVATION
 SCALE: AS NOTED



ANY MODIFICATIONS OR DEVIATIONS FROM THESE PLANS
 REQUIRE ZONING APPROVAL FROM THE TOWN OF BURLINGTON.
 ALL ERRORS IN DIMENSIONS, MATERIALS OR DETAILING ARE
 FULLY THE RESPONSIBILITY OF THE APPLICANT/OWNER.

WEST ELEVATION
 SCALE: AS NOTED

SIGNED *[Signature]* DATE **7/2/11**
FINAL APPROVAL
 PLANNING & ZONING DEPARTMENT
 BURLINGTON, VERMONT

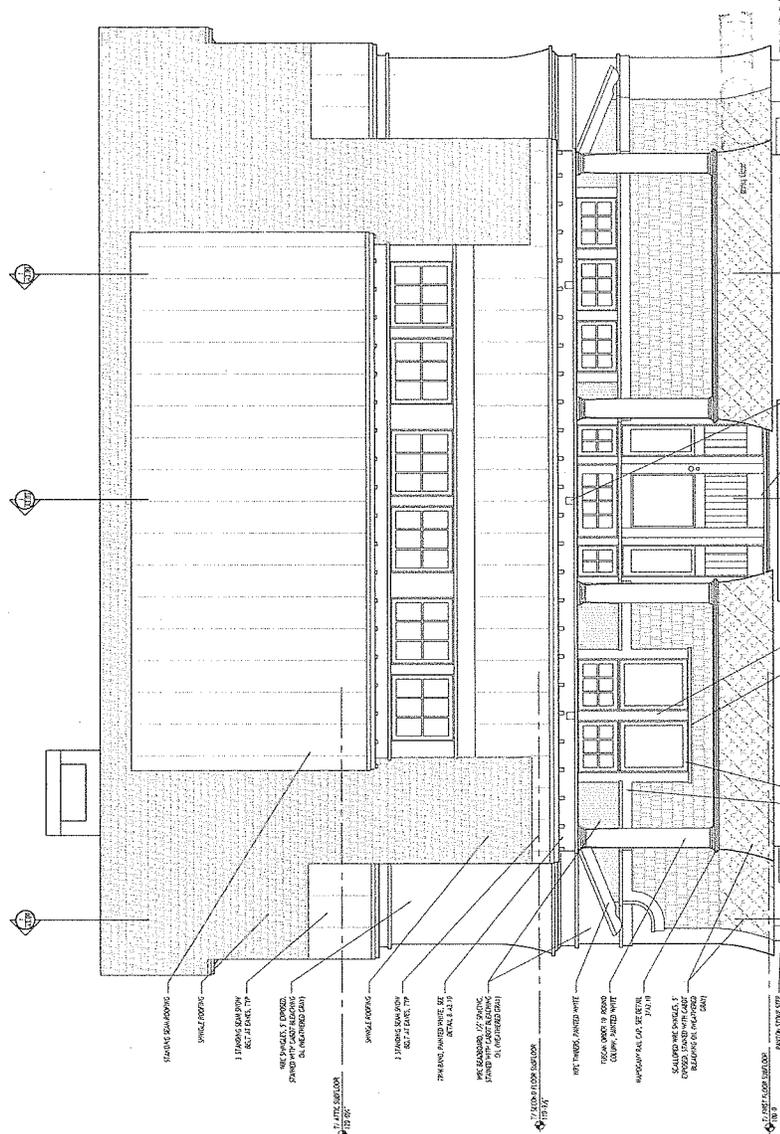
ARCHITECT: **BEARDS & ASSOCIATES DESIGN**
 3100 WATERFALL ROAD
 RICHMOND, VERMONT
 PH: (802) 452-1112
 FAX: (802) 452-1125
 WWW.BEARDSDESIGN.COM

PROJECT: **FERRO RESIDENCE**
 LOCATION: **BURLINGTON, VERMONT**

DATE: 08.08.09
 02.11.10
 02.17.10
 03.03.10
 03.09.10
 05.17.10
 06.14.10

NORTH
 ELEVATION
 SCALE
 AS NOTED

SHEET
A2.00



ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE VERMONT BUILDING CODES AND ALL APPLICABLE REGULATIONS. THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE CLIENT ASSUMES FULL RESPONSIBILITY OF THE APPLICATION OWNER.

SIGNED: *[Signature]* DATE: 4/3/11

PLANNING & ZONING DEPARTMENT
 BURLINGTON, VERMONT

1 NORTH ELEVATION
 SCALE: 3/4" = 1'-0"

LaBelle, Shawn

RECEIVED

MAR 31 2011

DEPARTMENT OF
PLANNING & ZONING

From: LaBelle, Shawn
Sent: Wednesday, March 30, 2011 12:57 PM
To: Ric SantaMaria (rsantamaria@roundtree.bz)
Cc: Whitney, Tom
Subject: Ferro Condensing Unit Locations
Attachments: Lennox_XC14_Air_Conditioner[1].pdf

Ric,

Please find attached the Lennox brochure for the 3 condensing units that we will be installing at the Ferro residence. The noise ratings of the Lennox XC14 series ranges between 71 and 73 db (decibels) which is equivalent to the noise produced by a dishwasher . A standard small 5,000 btu window air conditioner has a noise rating of around 50 db. A normal conversation between two people has a noise rating of around 60 db, an electric shaver is around 80 db, lawn mower is around 85-90 db, and the Whisper Quiet Panasonic exhaust fans that we installed in the bathrooms are around 3 sones which is equivalent to 40 db. These are just some examples to compare to.

The location of these units on the South side of the building is the optimal location to maintain manufacturers clearances and clear of debris (leaves and needles from trees). The stockade fence will help redirect the noise away from the neighboring house. Were not Acoustical Engineers; however in our experience this type of modern high efficiency residential unit is quiet.

The heat dissipated from the units will be negligible unless you were standing right next to unit and put your hand over the airflow discharging the top of the units. Most of the heat will be discharged out the top of the units and directed straight up with no obstructions above them. The air will then mix with the atmosphere and cause little to no change in the ambient temperature.

Shawn LaBelle, EIT
Mechanical Engineer
Vermont Mechanical Inc.



PO Box 728
Williston, VT 05495
Phone: 802 862 5900 Ext. 146
Fax: 802 862 2219

ROUNDTREE
CONSTRUCTION
Old Railroad Station
Route 7 P.O. Box 99
New Haven, VT 05491
802-453-4044 Fax 453-4021
rsantamaria@roundtree.bz

Ricardo Santa Maria
2075 52889

RECEIVED

MAR 21 2011

DEPARTMENT OF
PLANNING & ZONING

| | | |
|-----|------------|--|
| 100 | Very Loud | Passing truck, home lawn mower, car horn @ 5 meters, wood saw, boiler factory |
| 90 | Very Loud | Decibels at or above 90 regularly cause ear damage. Noisy factory, truck without muffler |
| 80 | Loud | Noisy office, electric shaver, alarm clock, police whistle |
| 70 | Loud | Average radio, normal street noise |
| 60 | Moderate | Conversational speech |
| 50 | Moderate | Normal office noise, quiet stream |
| 45 | Moderate | To awaken a sleeping person |
| 40 | Faint | Average residence, normal private office |
| 30 | Faint | Recording studio, quiet conversation |
| 20 | Very Faint | Whisper, empty theater, ticking of watch |
| 10 | Very Faint | Threshold of good hearing |
| 0 | | Threshold of excellent youthful hearing |

RECEIVED

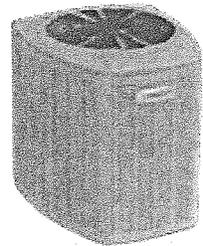
MAR 31 2011

DEPARTMENT OF
PLANNING & ZONING
LENNOX
Innovation never felt so good.™

right



ELITE® SERIES



XC14

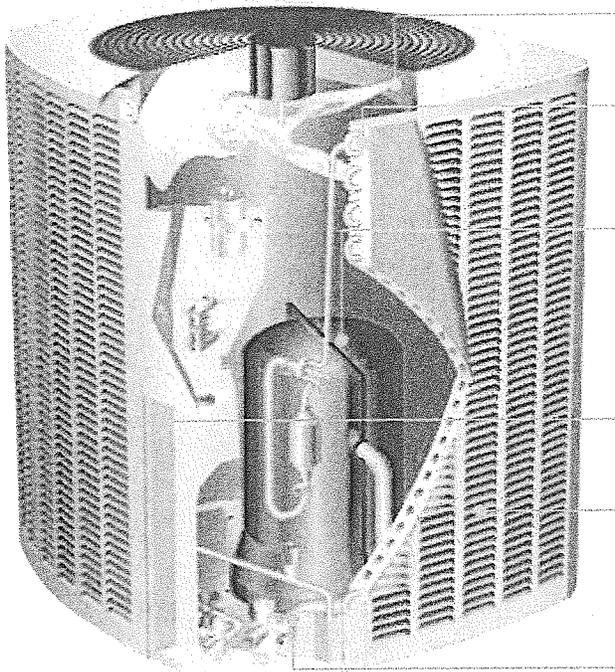
High-efficiency
air conditioner.

RECEIVED

MAR 31 2011

DEPARTMENT OF
PLANNING & ZONING

Lennox® Series XC14

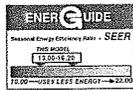


- Precision-Balanced Direct-Drive Fan – Delivers quiet operation.
- High-Efficiency Outdoor Coil – Provides exceptional heat transfer and low air resistance for high-efficiency operation.
- Precision-Engineered Scroll Compressor with Special Compressor Sound-Dampening System – Provides quiet, efficient and reliable operation even in the most demanding applications.
- Durable Steel Cabinet – Made to last with an attractive, high-quality textured paint finish.
- SmartHinge™ Louvered Coil Protection – Allows quick, easy access to interior components from all sides, so the unit can be serviced in minimal time.
- Drainage Holes – Prevent damaging moisture from collecting inside the basepan.



Lennox® Series XC14 Specifications

| Model | 018 | 024 | 030 | 036 | 041 | 042 | 047 | 048 | 060 |
|-----------------|-----------------|------------------|------------------|------------------|------------------|------------------|----------------------|------------------|----------------------|
| SEER | Up to 16.20 | Up to 16.20 | Up to 16.20 | Up to 16.00 | Up to 16.00 | Up to 15.70 | Up to 16.00 | Up to 15.50 | Up to 15.00 |
| Sound Rating-dB | 71 | 71 | 71 | 70 | 73 | 73 | 73 | 73 | 73 |
| Dim. | | | | | | | | | |
| HxWxD (in) | 31 x 27 x 28 | 35 x 30-1/2 x 35 | 39 x 30-1/2 x 35 | 39 x 30-1/2 x 35 | 39 x 30-1/2 x 35 | 31 x 30-1/2 x 35 | 35 x 35-1/2 x 39-1/2 | 39 x 30-1/2 x 35 | 35 x 35-1/2 x 39-1/2 |
| HxWxD (mm) | 787 x 686 x 711 | 889 x 775 x 889 | 991 x 775 x 889 | 991 x 775 x 889 | 991 x 775 x 889 | 787 x 775 x 889 | 889 x 902 x 1003 | 991 x 775 x 889 | 889 x 902 x 1003 |



Proper sizing and installation of equipment is critical to achieve optimal performance. Split system air conditioners and heat pumps must be matched with appropriate coil components to meet ENERGY STAR® criteria. Ask your Lennox dealer for details, or visit www.energystar.gov.



Lennox is proud of the fact that these products have earned the Good Housekeeping Seal.



Note: Due to Lennox' ongoing commitment to quality, all specifications, ratings and dimensions are subject to change without notice.

* Applies to residential applications only. See actual warranty certificate for details.

** Actual system efficiency may vary depending on the exact system match. Efficiencies are representative of a single AHRI Most Popular matched combination.

*** Must be accompanied by either a variable speed air handler or furnace and the ComfortSense® 7000 Series touchscreen thermostat.

Note: Always verify actual system efficiencies through AHRI or by visiting the AHRI ratings database at www.ahridirectory.org.



Innovation never felt so good.™

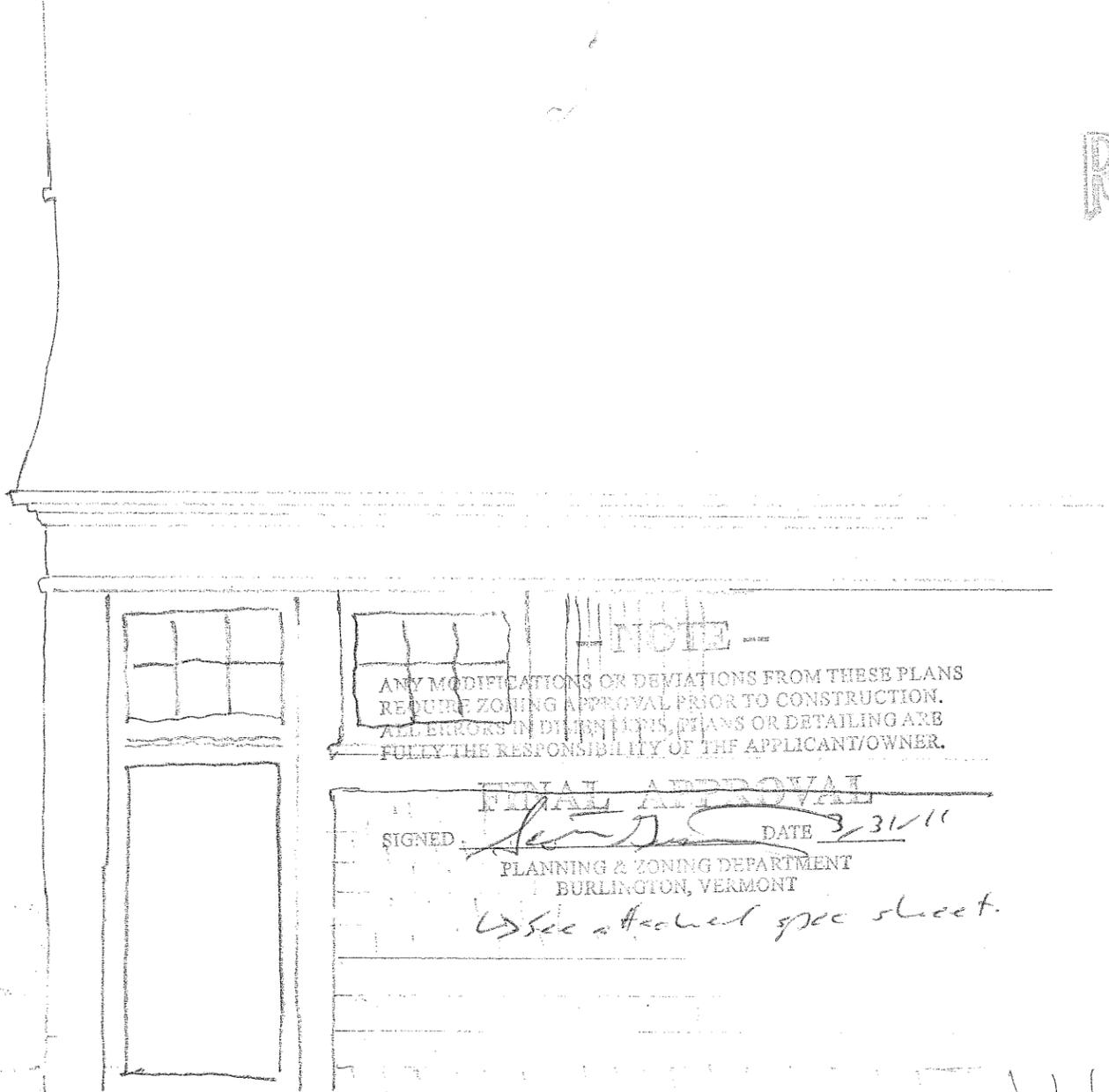
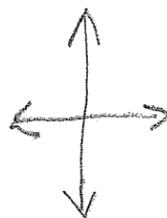
For a complete list of the registered and common law trademarks owned by Lennox Industries Inc., please visit www.lennox.com.

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PLANNING & ZONING

STONE
VENER



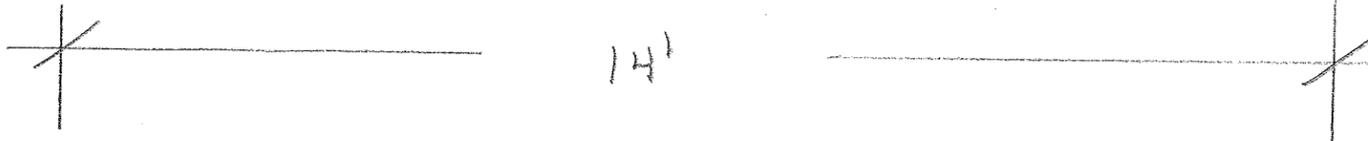
NOTE --
ANY MODIFICATIONS OR DEVIATIONS FROM THESE PLANS
REQUIRE ZONING APPROVAL PRIOR TO CONSTRUCTION.
ALL ERRORS IN DIMENSIONS, PLANS OR DETAILING ARE
FULLY THE RESPONSIBILITY OF THE APPLICANT/OWNER.

FINAL APPROVAL
SIGNED: *[Signature]* DATE 3/31/11
PLANNING & ZONING DEPARTMENT
BURLINGTON, VERMONT
↳ see attached spec sheet.

LENNOX
MODEL 48
39" HIGH
30.5" WIDE
35" DEEP

LENNOX
MODEL 18
31" H
27" W
28" D

MODEL 18
31" H
27" W
28" D



SOUTH ELEV.

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DEPARTMENT OF PLANNING & ZONING

STONE STEP, TYP.

INV. 111.75

SETBACK

PORCH

ANY MODIFICATIONS OR DEVIATIONS FROM THESE PLANS
WITHOUT ZONING APPROVAL ARE AT THE SUBSCRIBER'S RISK.
ALL ERRORS IN DEDICATED ARE THE RESPONSIBILITY OF THE APPLICANT/OWNER.

RESIDENCE
FEE \$ 118.50
FEB 3/3/11

SIGNED

FENAL APPOINTAL
PLANNING & ZONING DEPARTMENT
BURLINGTON, VERMONT

For AC condense location

PAVERS

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100
SINK
REMAIN

LAKE CHAMPLAIN

LAWN

105

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BLUESTONE ST
NEW CONCR
TW EL. 116

EXISTING PINE & CEDAR
TO REMAIN

NEW DRAIN, RIM EL. 11680, INV. 111

SETBACK
CONCRETE UNIT LOCATED

TO ALIGN
OUTDR
IPE

| NO. | QTY. | SCIENTIFIC NAME | COMMON NAME | SIZE | SPACING |
|-----|------|-----------------|-------------|-----------|---------|
| 01 | 1 | Asplenium nidus | WAX PLANT | 1.5' GAL. | |
| 02 | 1 | Asplenium nidus | WAX PLANT | 1.5' GAL. | |
| 03 | 1 | Asplenium nidus | WAX PLANT | 1.5' GAL. | |
| 04 | 1 | Asplenium nidus | WAX PLANT | 1.5' GAL. | |
| 05 | 1 | Asplenium nidus | WAX PLANT | 1.5' GAL. | |
| 06 | 1 | Asplenium nidus | WAX PLANT | 1.5' GAL. | |
| 07 | 1 | Asplenium nidus | WAX PLANT | 1.5' GAL. | |
| 08 | 1 | Asplenium nidus | WAX PLANT | 1.5' GAL. | |
| 09 | 1 | Asplenium nidus | WAX PLANT | 1.5' GAL. | |
| 10 | 1 | Asplenium nidus | WAX PLANT | 1.5' GAL. | |

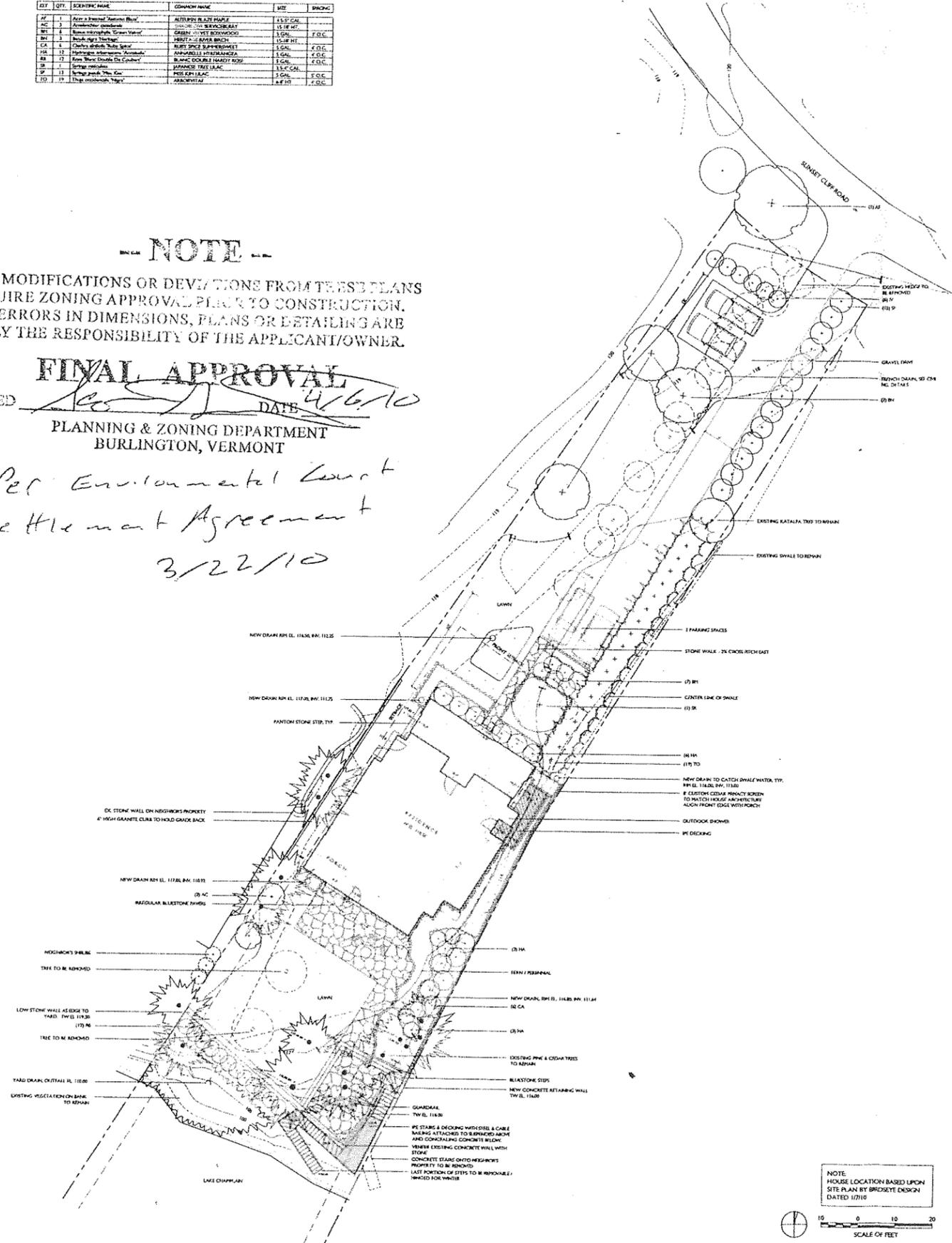
NOTE

ANY MODIFICATIONS OR DEVIATIONS FROM THESE PLANS REQUIRE ZONING APPROVAL PRIOR TO CONSTRUCTION. ALL ERRORS IN DIMENSIONS, PLANS OR DETAILING ARE FULLY THE RESPONSIBILITY OF THE APPLICANT/OWNER.

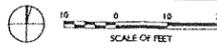
FINAL APPROVAL

SIGNED *[Signature]* DATE *4/6/10*
 PLANNING & ZONING DEPARTMENT
 BURLINGTON, VERMONT

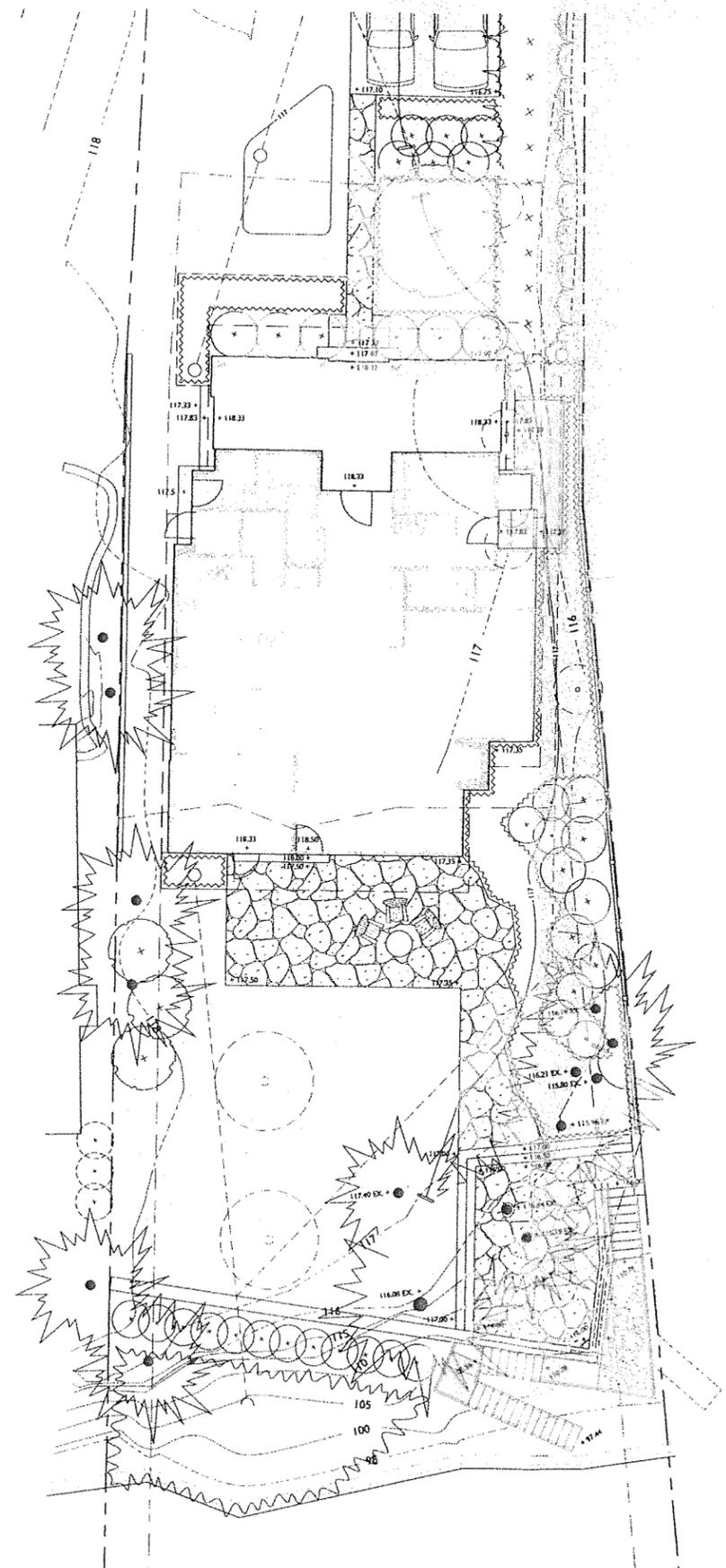
*Per Environmental Court
 Settlement Agreement
 3/22/10*



NOTE: HOUSE LOCATION BASED UPON SITE PLAN BY SREDZETE DESIGN DATED 1/7/10



SITE PLAN
 1" = 10'-0"



ENLARGED PLAN
 1/4" = 1'-0"



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DEPARTMENT OF
 PLANNING & ZONING

**FERRO
 RESIDENCE**

LAYOUT AND
 MATERIALS

REVISIONS

3.24.10 REVISION FOR AGREEMENT DATED 1.17.10

DRAWING NO.

006-10-722

SCALE AS SHOWN

DATE 07.14.09

L.I.O.