

Department of Planning and Zoning

149 Church Street
Burlington, VT 05401
<http://www.ci.burlington.vt.us/planning/>
Telephone: (802) 865-7188
(802) 865-7195 (FAX)
(802) 865-7142 (TTY)

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



MEMORANDUM

To: The Design Advisory Board
From: Mary O'Neil, AICP, Associate Planner
RE: ZP 12-0014 CA 26 Grove Street
Date: August 23, 2011

File: ZP 12-0014CA

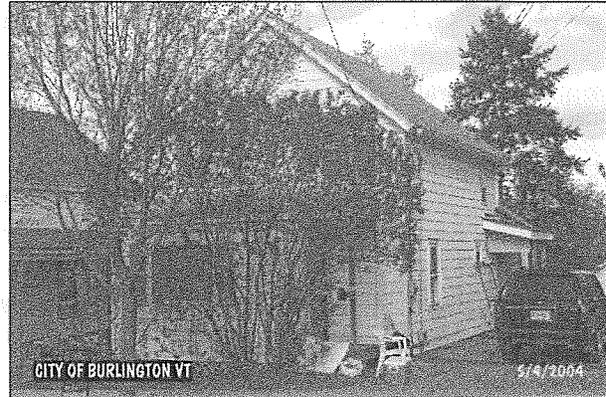
Location: 26 Grove Street

Zone: RL Ward: 1

Date application accepted: July 6, 2011;
revised information submitted July 26, 2011.

Applicant/ Owner: John Mitiguy

Request: 20' x 20' three story addition on the back of an existing single family house; remove lower driveway, extend upper driveway to accommodate 2 cars, remove collapsed garage.



Background:

- Zoning Permit 09-788CA; remove garage, part of driveway and bedroom off back of house. Construct foundation and retaining wall for driveway, new 2 story addition. **Denied** due to incomplete application, insufficiency of submission material, January 2010.
- Zoning Permit 84-414; add 8' x 14' bedroom on top of existing room in the back of the house. September 1984.
- Zoning Permit 83-100; add 10' x 18' addition to the rear of the existing single family home to accommodate an additional bedroom. April 1983.
- ****It is not clear when the rear deck was added, as it is not on the 2006 Assessor's record card, nor does it appear on the 2004 ortho photographs of the property. A zoning permit would be required for the deck.**

Overview: This is a second application to add a rear addition to this single family home on at 5972 sq. ft. lot. (The previous application originally included a request to change the use to a duplex; however at 5972 sq. ft., the lot size is insufficient to meet the requirement for consideration as a duplex. (Minimum 10,000 sq. ft. required in RL, Table 4.4.5-1, Comprehensive Development Ordinance.)) There is existing insufficiency in parking (exacerbated by the topographical conditions of the site) and there is only one useable parking space.

The existing garage failed under the snow in 2009, and has collapsed. The applicant wishes to construct a two story addition at the rear of the existing structure.

The site is within the RL non-design control district; however as the lot is below the minimum lot size (< 6000 sq. ft.), design review applies.

PART 2: SITE PLAN DESIGN STANDARDS

Sec. 6.2.2 Review Standards

(a) Protection of Important Natural Features:

The site drops approximately 16' from front to back; a relatively precipitous change of grade in which to plan a building addition of this scale. Contour and site plans are not professionally prepared, and by the applicant's admission, contour lines and measurements are arbitrary. In order to adequately understand the challenges of the proposal and implications for this site and neighboring properties, professional engineering and topographical plans are needed, especially given the significant grade changes.

(b) Topographical Alterations:

Alteration to the natural contour of the site shall minimize grading, cut, and fill, and shall take necessary measures to protect against erosion and future instability. Any grade changes shall be in keeping with the general appearance of neighboring developed areas. In areas where more intense levels of development are encouraged, development should seek to take advantage of topographical changes to hide and/or blend new construction into the landscape. Proposed design and construction details for any cut and fill, or retaining walls over 3-feet in height, or any height along the lakeshore, shall be subject to review and approval by the city engineer before receiving approval of the site plan.

As the plans are not professionally prepared nor the drawings scaled and assuredly accurate, it is difficult to discern how the driveway extension will be supported and how grade changes may impact this and surrounding properties. Additionally, detailed plans for the proposed retaining wall/stair system have not been submitted. Due to the grade and contour changes proposed, and the size of the structural addition, more professional plans are needed prior to continuing review. Any retaining walls greater than 3' which is possible given the parking plan, must be reviewed by the City engineer.

(c) Protection of Important Public Views:

There are no public views from this parcel.

(d) Protection of Important Cultural Resources:

Grove Street has not been surveyed for historic sensitivity; however it is recognized as among Burlington's oldest residential areas. 26 Grove Street, although significantly altered, does retain its 19th c massing and proportion. The proposal to add a two-story rear addition differs from the previous application in that it no longer is proposed to exceed the height of the existing building.

(e) Supporting the Use of Renewable Energy Resources:

No part of this application precludes the opportunity to employ wind, water, solar, or other alternative energies.

(f) Brownfield Sites:

None identified.

(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 Small Project Sediment and Erosion Control Plan has been submitted and forwarded to the City Stormwater Administrator, whose approval will be a condition of approval.

None of the four proposed entrance doors is proposed to have a canopy or roof structure; a rather dreary prospect during inclement weather. Additionally, a location for snow storage has not been identified. If snow is pushed off the end of the driveway, it will block the deck and stair access to the lower yard and storage garage entrance. Better definition is required.

(h) Building Location and Orientation:

The proposal includes the removal of the detached garage, which according to submitted information collapsed during the winter of 2009. The applicant seeks to capture that lot coverage within this new application.

The proposed new structural addition is located behind the existing single family residential structure; typical for expanded residential use.

(i) Vehicular Access:

There is an existing single width driveway with one parking space. This access is proposed for continued use.

(j) Pedestrian Access:

Two entrance doors are proposed for the front of the building: One entering an existing enclosed porch, another into the proposed addition off a new deck. No sidewalks or walkways are illustrated on the submitted site plan.

(k) Accessibility for the Handicapped:

This is not a requirement, although it is encouraged.

(l) Parking and Circulation:

Presently, the site is non-conforming for parking, as the single lane access drive has room for only one vehicle. The existing garage, which was located in the rear of the lot on a much lower grade, has collapsed. It is not clear how vehicular access to that garage occurred, as there is a significant grade change with a partially collapsed retaining wall between the existing upper driveway and what appears to be a lower driveway. In any event, only one parking space exists.

The parking requirement must be met as additional living space is proposed. The applicant proposes to extend the driveway to allow for the full 40' length for 2 parking spaces (9' x 20' each); however it is not clear where the public ROW ends and the parcel boundaries begin. Without an accurate survey and definition of the property boundaries, any estimation is conjectural.

Additionally, the sheer size and multi-level, multi-entrance plan of the proposal suggests a multi-unit building. At 5972 sq. ft., the lot size is insufficient to meet the requirement for consideration as a duplex. (Minimum 10,000 sq. ft. required in RL, Table 4.4.5-1, Comprehensive Development Ordinance.) This building may only be considered a single family home, and must provide 2 adequate parking spaces to meet the minimum requirements of the ordinance. Further

information is needed to understand how the applicant proposes to backfill and support the proposed driveway extension. Given the grade change, the review of the city engineer would likely be required as noted in (b) above.

(m) Landscaping and Fences:

No landscaping plan has been submitted. It is not clear if any mature plantings will be lost due to the proposed development.

(n) Public Plazas and Open Space:

There are no public plazas on this site.

(o) Outdoor Lighting:

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

No submission materials relative to lighting have been submitted, and are required.

(p) Integrate infrastructure into the design:

Proposed elevations include bending, mechanical exhausts, and a gas meter. Submitted photographs appear to show a garbage can in the driveway; the applicant is encouraged to demonstrate a better storage place for trash, recycling, and other lawn storage items and a successful method for accessing such storage (especially given the proposed change of grade from the extended driveway to the lower storage garage.) Additionally, mailboxes need to be illustrated.

PART 3: ARCHITECTURAL DESIGN STANDARDS

Sec. 6.3.2 Review Standards

(a) Relate development to its environment:

1. Massing, Height and Scale:

While architectural styles or materials may vary within a streetscape, proposed development shall maintain an overall scale similar to that of surrounding buildings, or provide a sensitive transition, where appropriate, to development of a dissimilar scale. In low and medium density residential districts, the height and massing of existing residential buildings is the most important consideration when evaluating the compatibility of additions and infill development.

26 Grove Street is a modest and understated structure typical of the neighborhood and other Burlington 19th century residences. Although the rear addition has been modified from the original request to no longer exceed the roof height of the existing building, it continues to be an enormous addition (three stories in the rear) relative to the size of the existing structure. Given the grade change it may be possible to diminish the size of the addition by sinking it into the ground as the site drops away; an opportunity suggested in the elevation drawings.

2. Roofs and Rooflines.

The proposal include shed dormers on gable roofs, although the precise method of constructing these multi-planed roof surfaces and how they intersect is not clear from the drawings. The multiple low pitches of these roofs may require another type of sheathing other than asphalt, due to the unlikelihood of shedding snow and water.

3. Building Openings

Four entrance doors are proposed; one existing at the enclosed front porch; another into the new addition from the front deck, and two on the rear (east?) elevation plus a garage door at the rear. The

proposed stairway/steps from the rear exit appear to encroach within a side yard setback, although without an accurate survey it is difficult to discern. The rear “emergency exit” doorway is accessed by a stairway – with no details as to the stairway or railings are provided. Single family homes do not typically require an emergency egress door, so the labeling and intent are unclear.

(b) Protection of Important Architectural Resources:

This property is not listed on the Vermont or National Register of Historic Places, although it appears to be eligible for consideration due to its age.

(c) Protection of Important Public Views:

There are no public views from this site.

(d) Provide an active and inviting street edge:

Building facades shall be varied along the street edge by the integration of architectural features, building materials, or physical step-backs of the façade along its length. Large expanses of undifferentiated building wall shall be avoided. This may be accomplished by incorporating fenestration patterns, bays, horizontal and vertical façade articulations, the rhythm of openings and prominent architectural features such as porches, patios, bays, articulated bases, stepping back an elevation relative to surrounding structures, and other street level details. The use of traditional facade components such as parapet caps, cornices, storefronts, awnings, canopies, transoms, kick plates, and recessed entries are highly encouraged. In areas where high volumes of pedestrian traffic are desired, the use of architectural recesses and articulations at the street-level are particularly important in order to facilitate the flow of pedestrian traffic.

The front façade of the new addition offers little to recommend itself to the passers-by; the wall is stark but for the puncture of an entrance door and a modicum of shingles. Some greater design gesture should be incorporated (porch canopy or entrance porch; lighting, additional windows, particularly on the upper floors) to warm up this rather dreary and uninspired building front.

(e) Quality of materials:

Elevation call-outs say “Vinyl siding 3’ clapboard.” Cedar shakes are identified as a detail, however it is not clear if that is true cedar, or a composite siding replica. The applicant needs to identify what specifically is proposed for exterior sheathing. Vinyl windows and asphalt roofing indicate common, inexpensive building components, some of which are not likely to have an extended, attractive or durable life.

(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.

(g) Make advertising features complementary to the site:

None proposed.

(h) Integrate infrastructure into the building design:

See Sec. 6.2.2. (p), above.

(i) Make spaces secure and safe:

All development is required to meet building and life safety code as defined by Burlington’s building inspector and the fire marshal.

As previously noted, it is unclear why an emergency door has been included on a single family residence.

Recommendation: The proposal is for a significant addition and grade changes to an existing single family home on a rather constrained lot. Staff recommends **tabling** the application, pending submission of the following:

1. An accurate survey of the property, including boundary lines and existing setbacks to assure no encroachment into required setbacks and onto adjoining properties. A revised site plan shall be submitted with **accurate** measurements, including existing setbacks, driveway measurements, and boundary lines.
2. An engineers plan is needed to discern accurate topographic contours, proposed grading changes, and structural requirements for the retaining wall, driveway build-up and extension, and site alterations proposed within the application.
3. Design assistance is strongly recommended to maximize potential and to assure functionality of the proposed addition. As designed, occupants must walk through bedrooms or closets to reach other bedrooms and bathrooms. Professionally prepared plans, including floor plans, should be submitted for further review. Additionally a floor plan for the lower/basement level of the proposed addition shall be required.
4. It continues to appear that an additional dwelling unit is proposed. The submitted floor plan appears to be a living room/kitchen on the first story of the addition, with two bedrooms on the upper floor. 26 Grove Street may not be permitted as a duplex due to the size of the lot (<10,000 sq. ft in the RL zone) and insufficiency of parking.
5. Lighting information/spec sheets must be submitted.
6. A garage door or entrance to storage is proposed for the lower level, while access is limited due to grade. The plan should include how access will be gained, especially for garbage, recycling, and any vehicles proposed to be stored there.
7. The method of parking barrier at the end of the driveway shall be submitted.
8. The location of snow storage shall be identified.
9. A landscaping plan, indicating what plantings exist and what is proposed as part of this development, shall be submitted.
10. If the applicant/owner has a home occupation/business at this address, an application must be filed for the home occupation or remove any such use.
11. The City Stormwater Administrator must discern compliance with Chapter 26 requirements, and approve the submitted Small Project Sediment and Erosion Control Plan prior to release of any permit.
12. If any retaining wall above 3 feet is proposed, it must be reviewed and approved by the City engineer.
13. The applicant shall provide evidence of a zoning permit for the construction of the rear deck.
14. Standard Permit Conditions 1-18.

EXISTING Site Plan

John Mitiguy

26 Grove St.

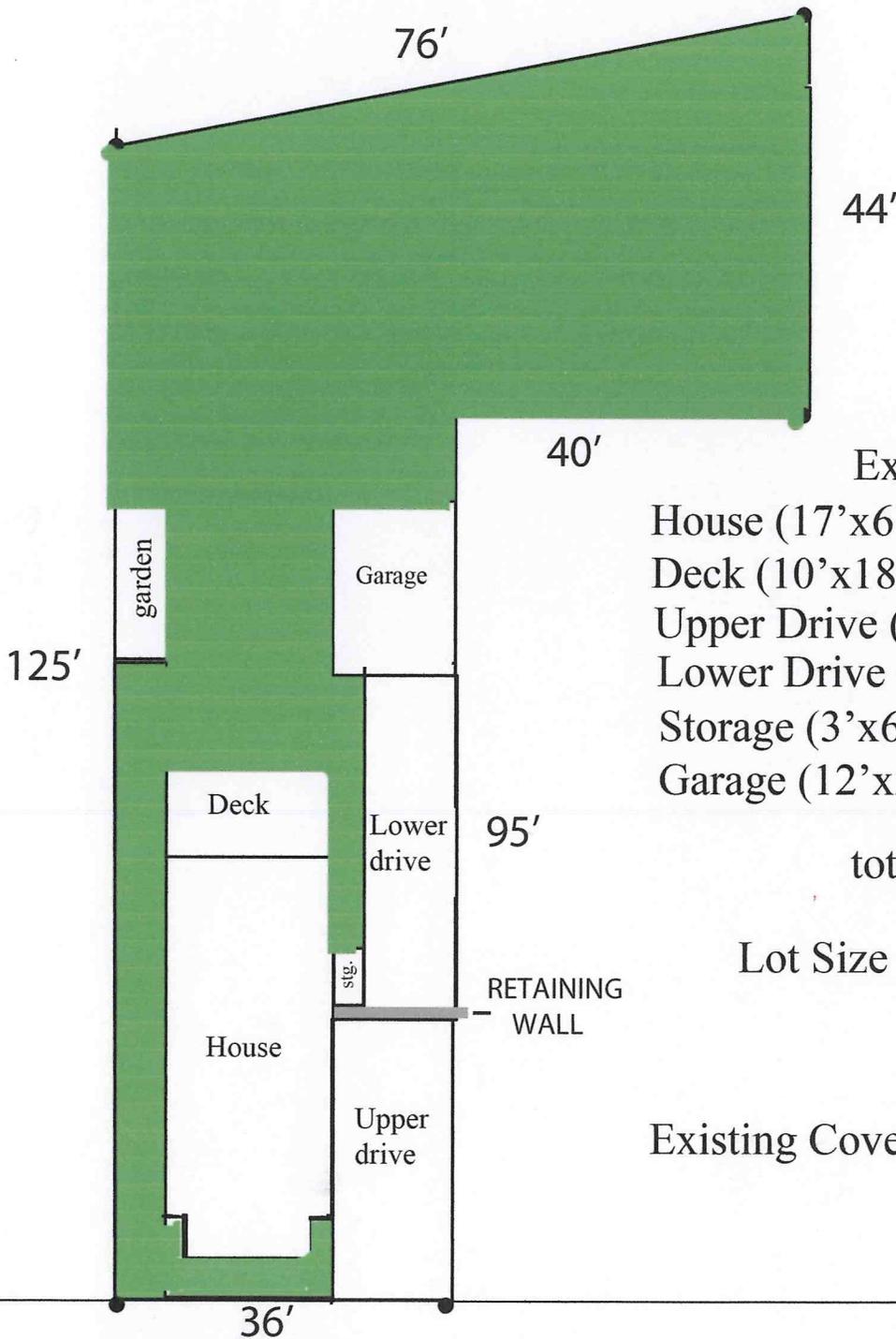
Parcel Id # 046-3-121-000

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JUL 26 2011

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PLANNING & ZONING

scale
1"=20'



Existing Coverage

House (17'x6')(18'6"x39')	=826.5 sq f
Deck (10'x18')	=180 sq ft
Upper Drive (14'6"x35'6")	=515 sq ft
Lower Drive (9'x36')	= 324 sq ft
Storage (3'x6')	= 18 sq ft
Garage (12'x20')	=240 sq ft
total	2,103.5 sq

Lot Size 5,972 sq ft

Existing Coverage = 35%

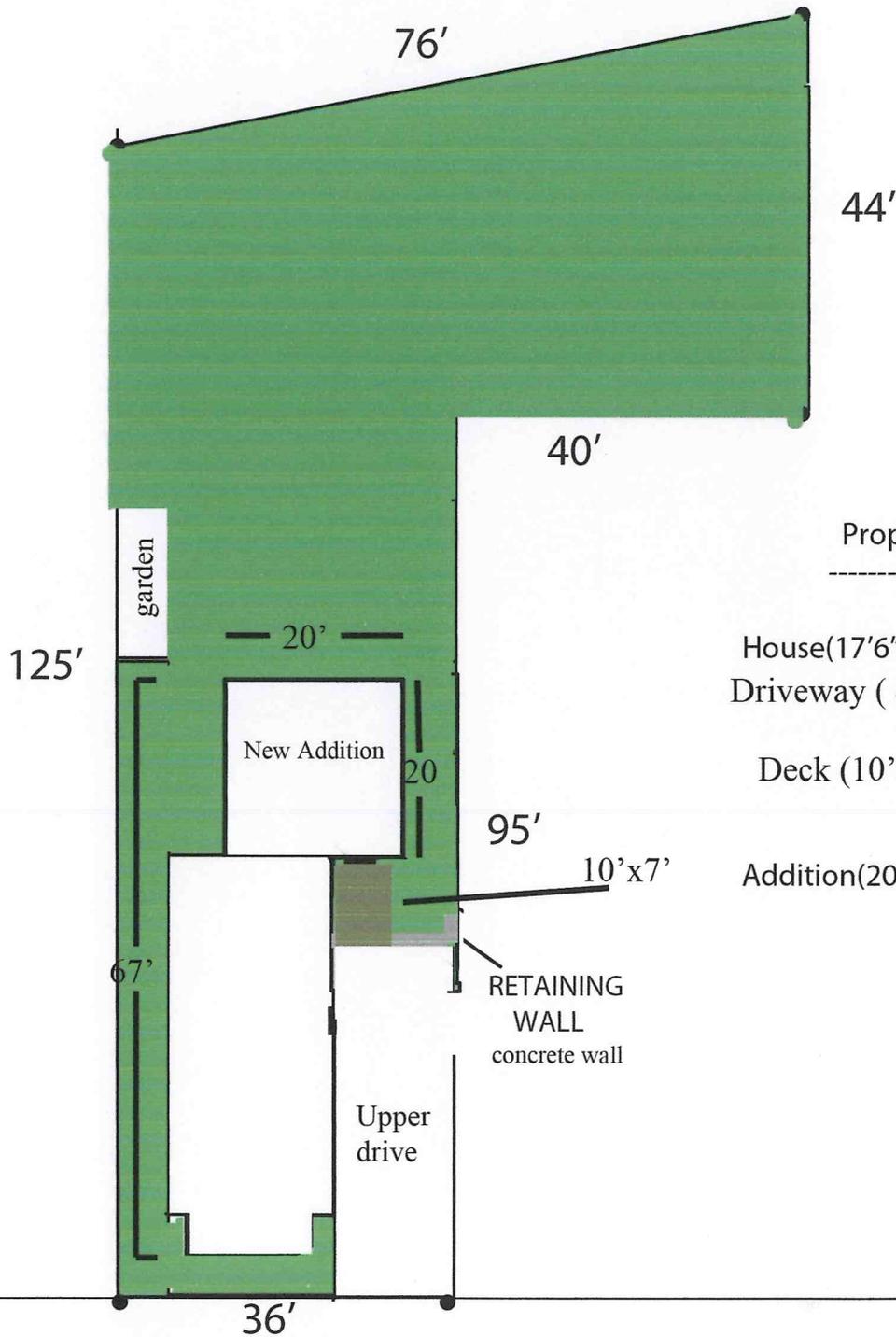
Proposed Site Plan

John Mitiguy

26 Grove St.

Parcel Id # 046-3-121-000

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Scale
1"=20'

Proposed Coverage = %

House(17'6"x 6')(18'6"x 39')	= 826.5 sq ft
Driveway (41'x 14.5')	=594.5 sq ft
Deck (10'x7')	= 70 sq ft
Addition(20'x 20')	= 400 sq ft
<hr/>	
	1891 sq ft

RETAINING WALL
concrete wall

Upper drive

garden

New Addition

RETAINING WALL
concrete wall

Upper drive

garden

New Addition

Existing Ground Contour

John Mitiguy

26 Grove St.

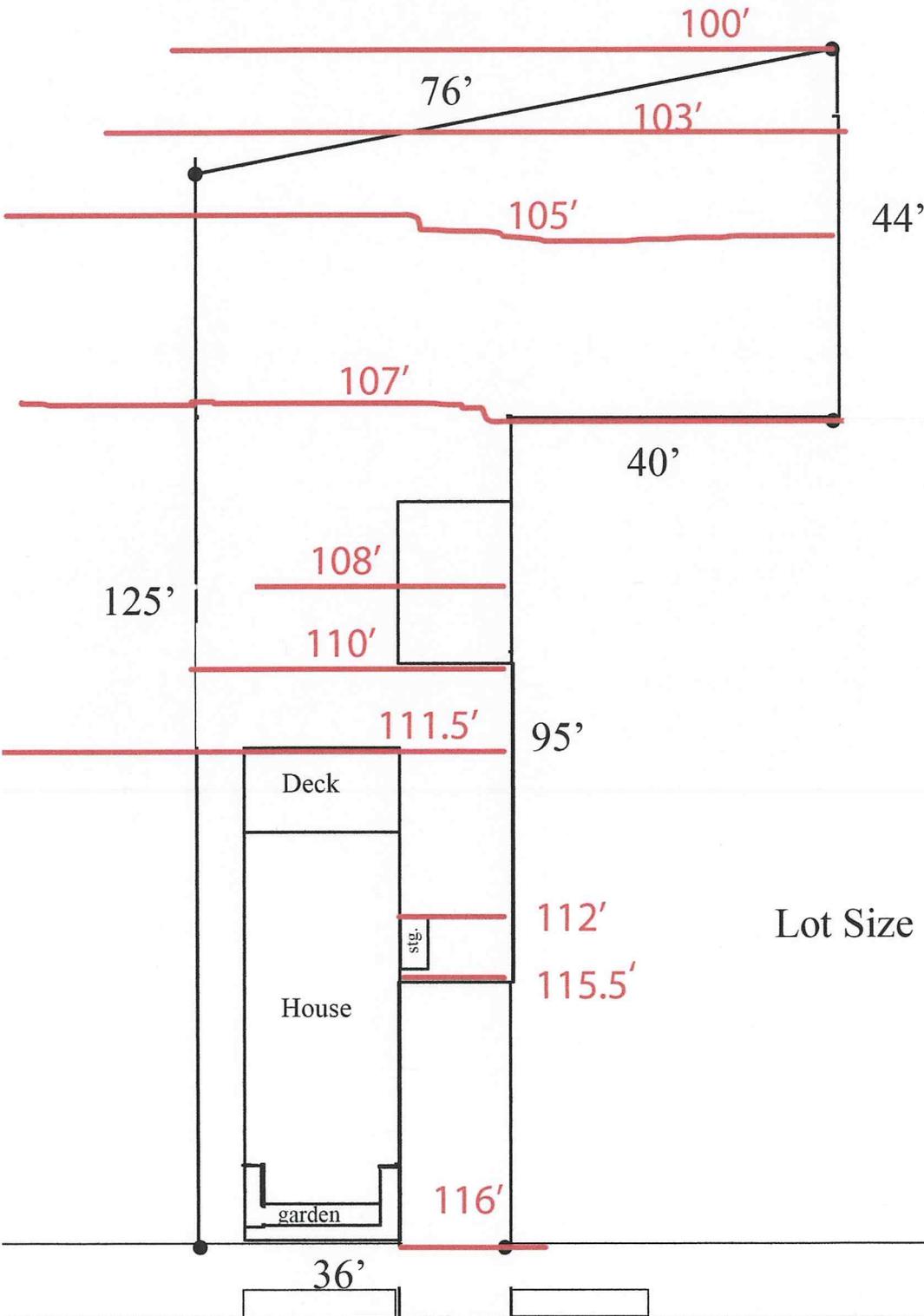
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scale

1"=20'



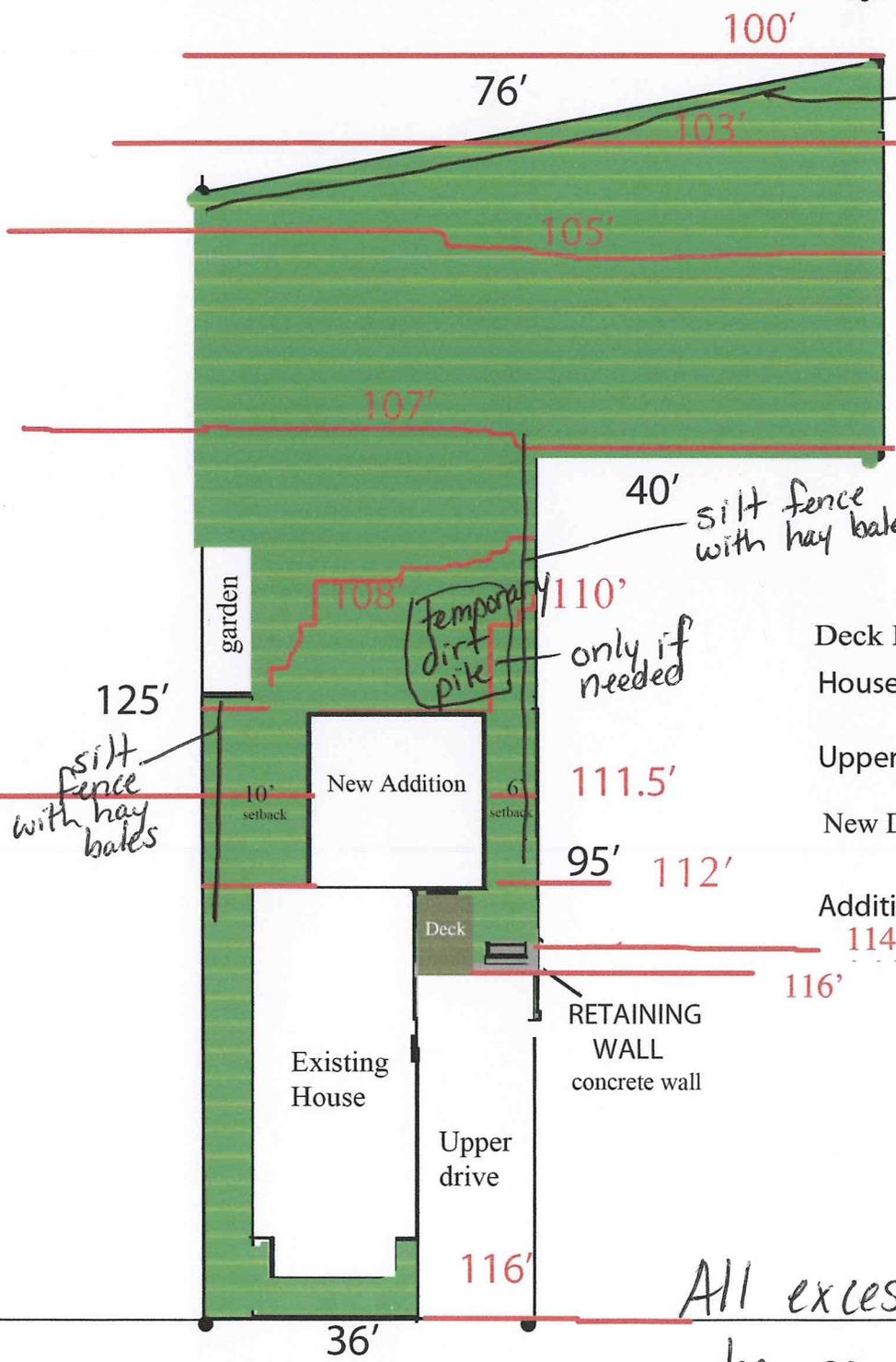
Lot Size 5,972 sq ft

Proposed Ground Contour + Erosion Control Plan

John Mitiguy

26 Grove St.

Parcel Id # 046-3-121-000



scale
1"=20'

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Proposed Coverage ≈ 31 %

Deck Entrance (7' x 10')	= 70 sq ft
House (17'6" x 6") (18'6" x 39')	= 826.5 sq ft
Upper Drive (14'6" x 35'6")	= 515 sq ft
New Drive (5' x 14'6")	= 72.5 sq ft
Addition (20' x 20')	= 400 sq ft
<hr/>	
	1884 sq ft

All excess materials will be removed from site as they are removed.

John Mitiguy

26 Grove St.

Parcel Id # 046-3-121-000

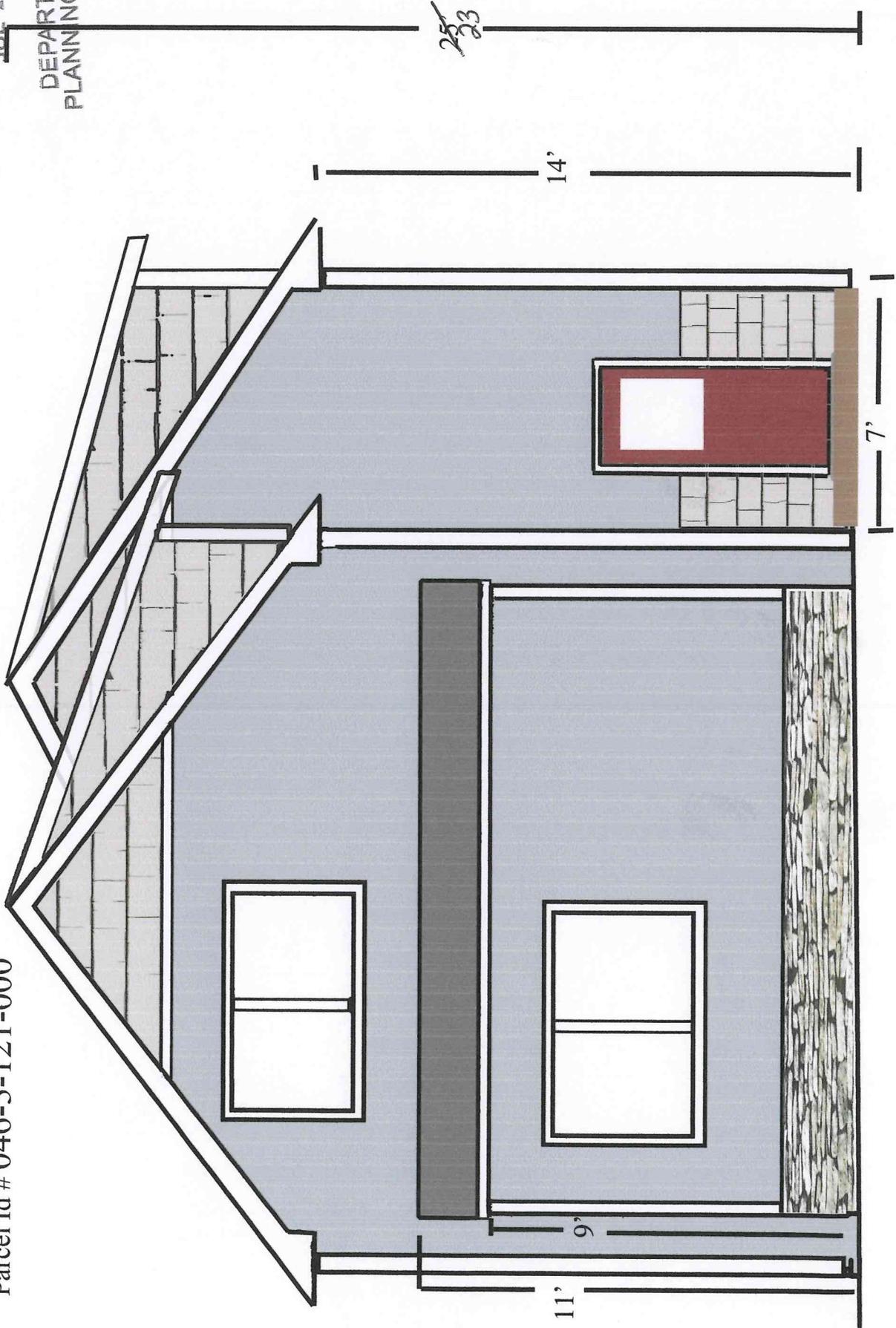
West Elevation
(FRONT)

1" = 4'

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25
23

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26 Grove St.

Parcel Id # 046-3-121-000

East Elevation

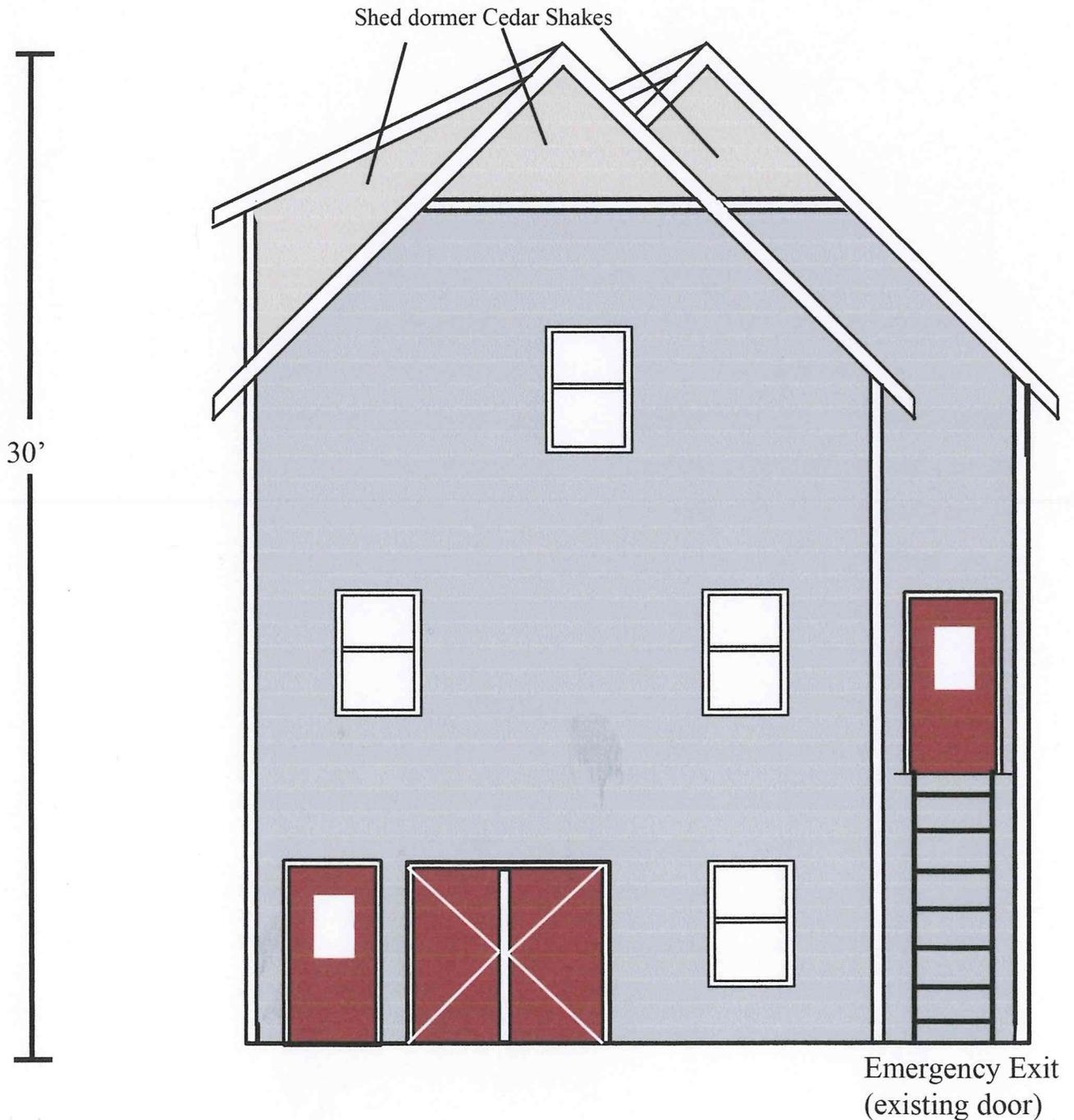
(REAR)

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1 in. = 5 ft.



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26 Grove St.

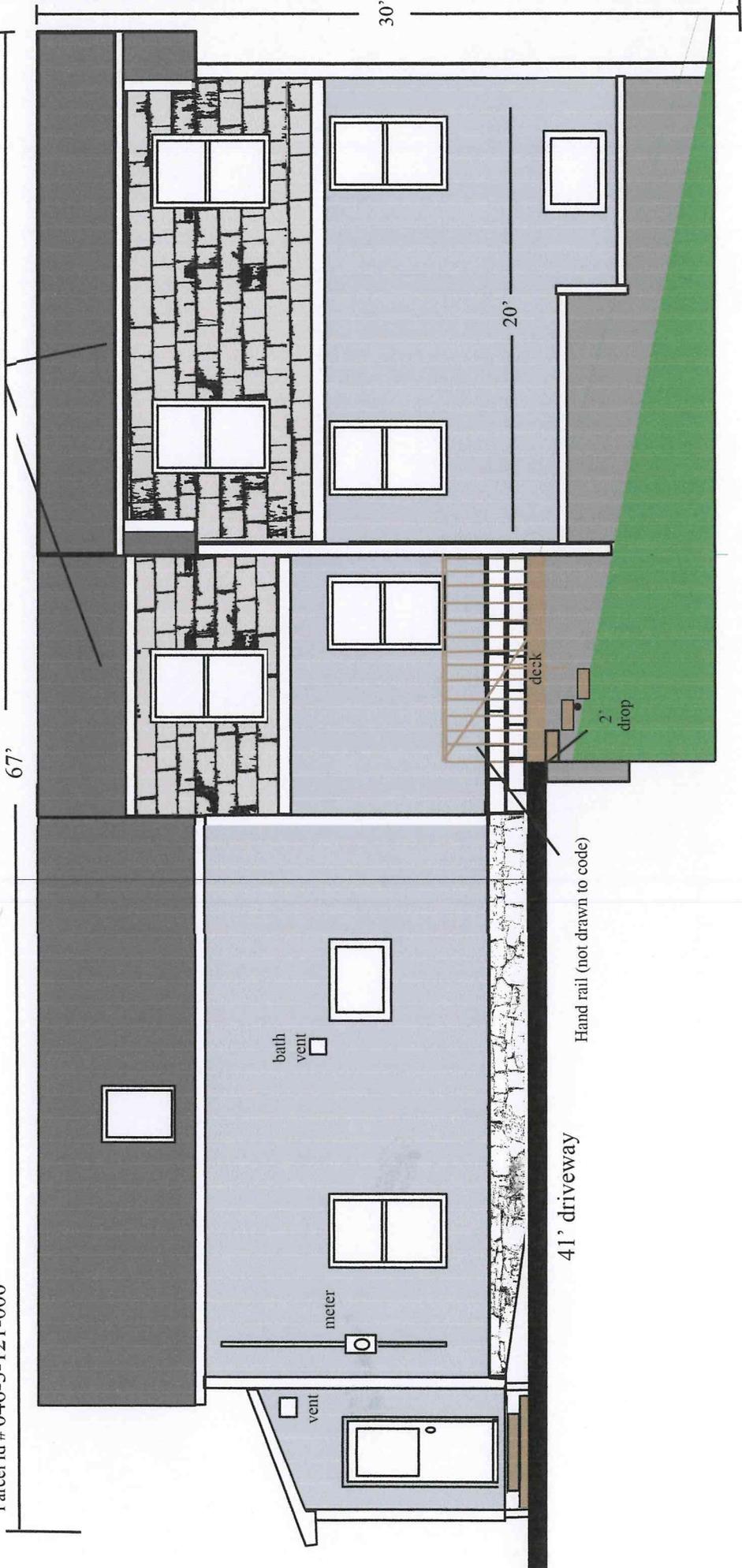
Parcel Id # 046-3-121-000

South Elevation

(SIDE - PARKING)

67'

Shed
dormer



30'

20'

deck

2'
drop

41' driveway

Hand rail (not drawn to code)

bath
vent

meter

vent

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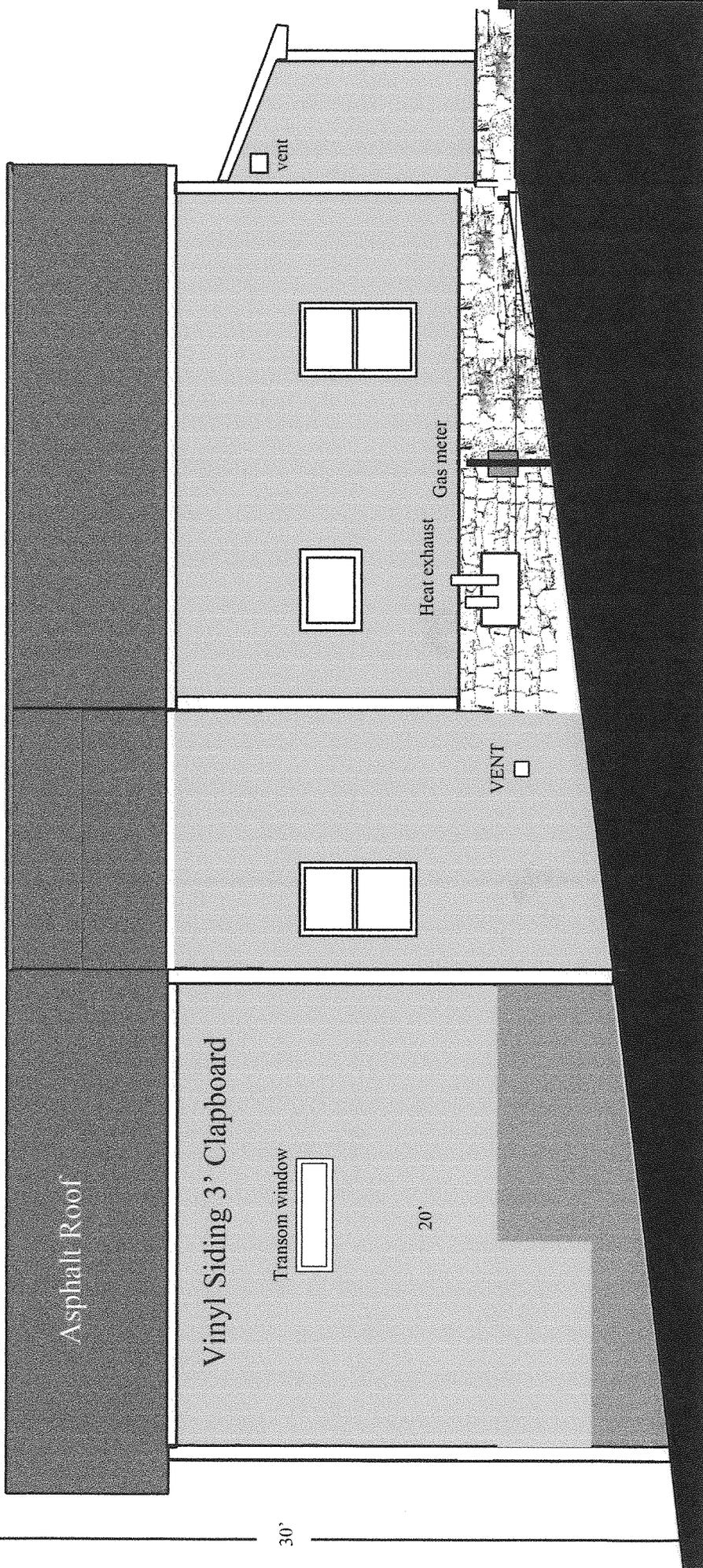
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John Mitiguy
26 Grove St.
North Elevation
(SIDE)

1" = 5'

Parcel Id # 046-3-121-000

67'



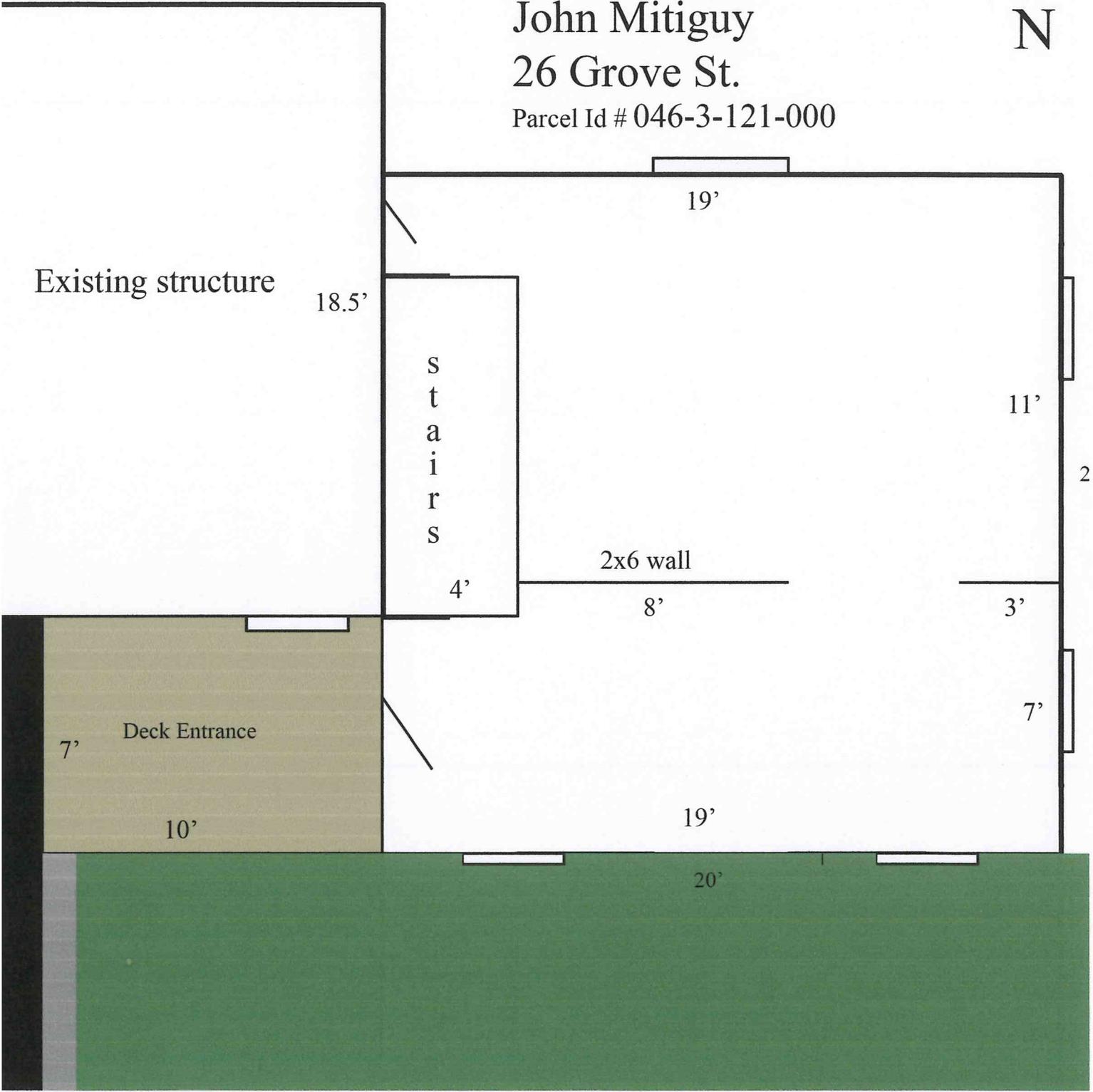
30'

1st STORY FLOOR PLAN

John Mitiguy

26 Grove St.

Parcel Id # 046-3-121-000



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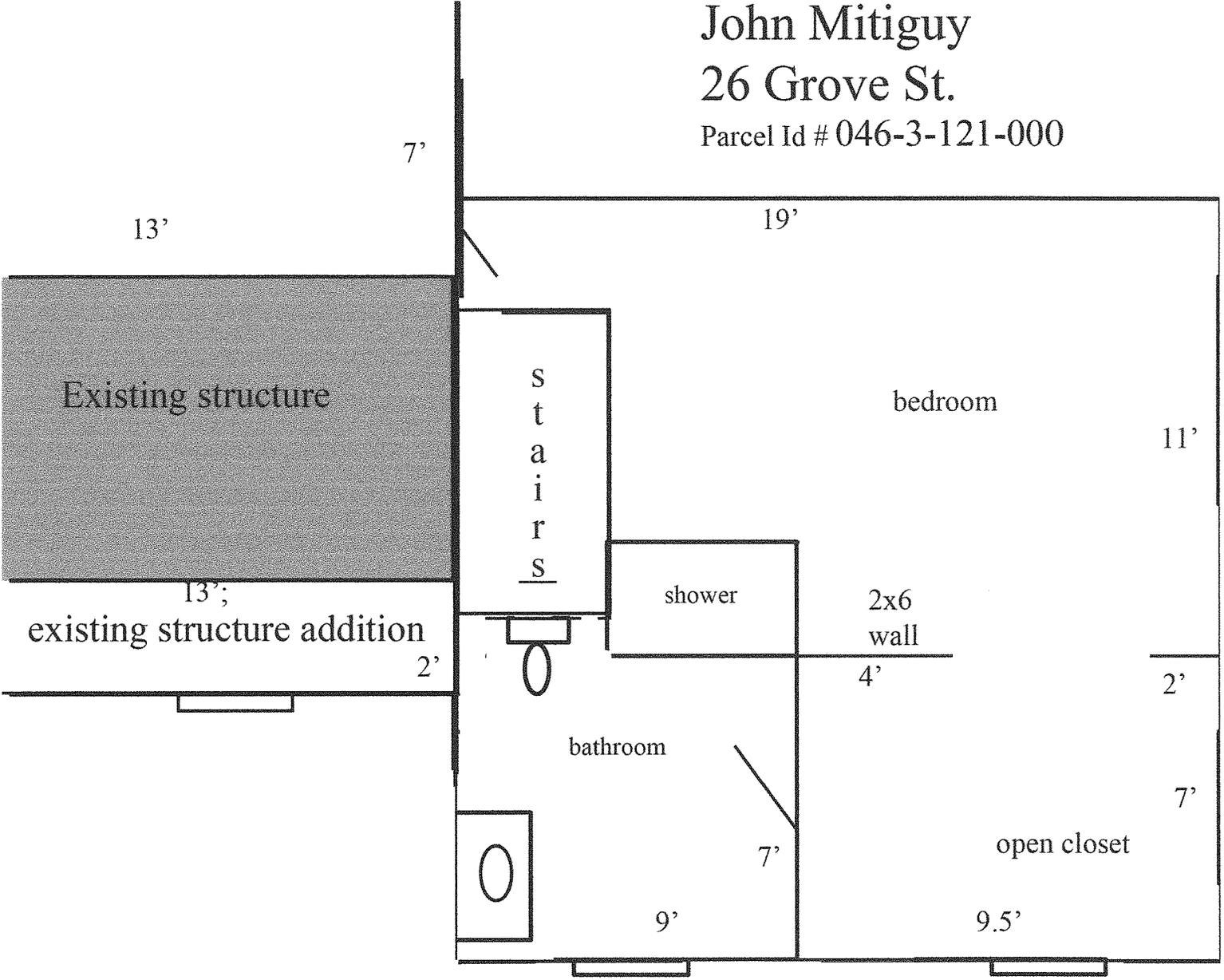
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1" = 4'

John Mitiguy

26 Grove St.

Parcel Id # 046-3-121-000



2nd STORY FLOOR PLAN

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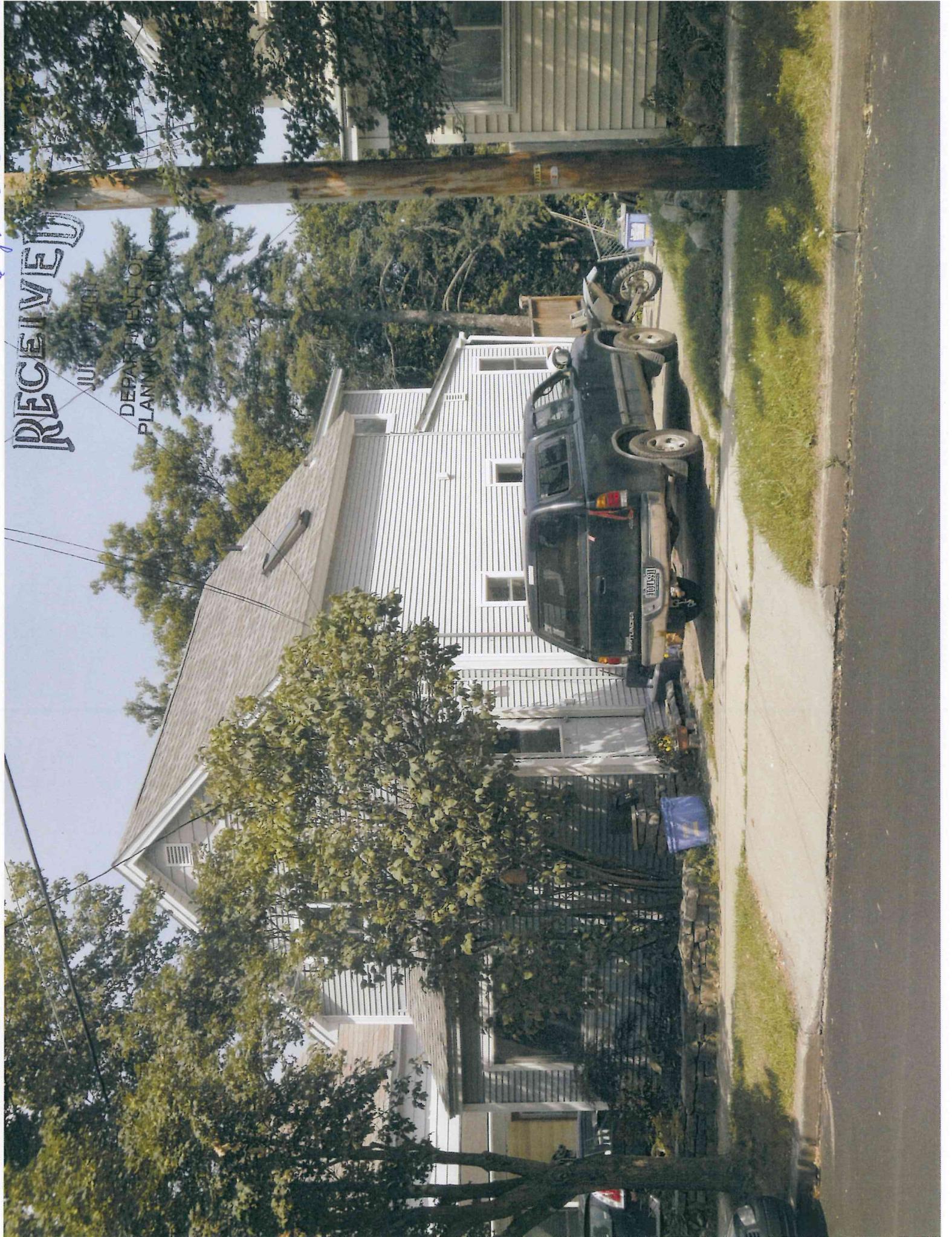
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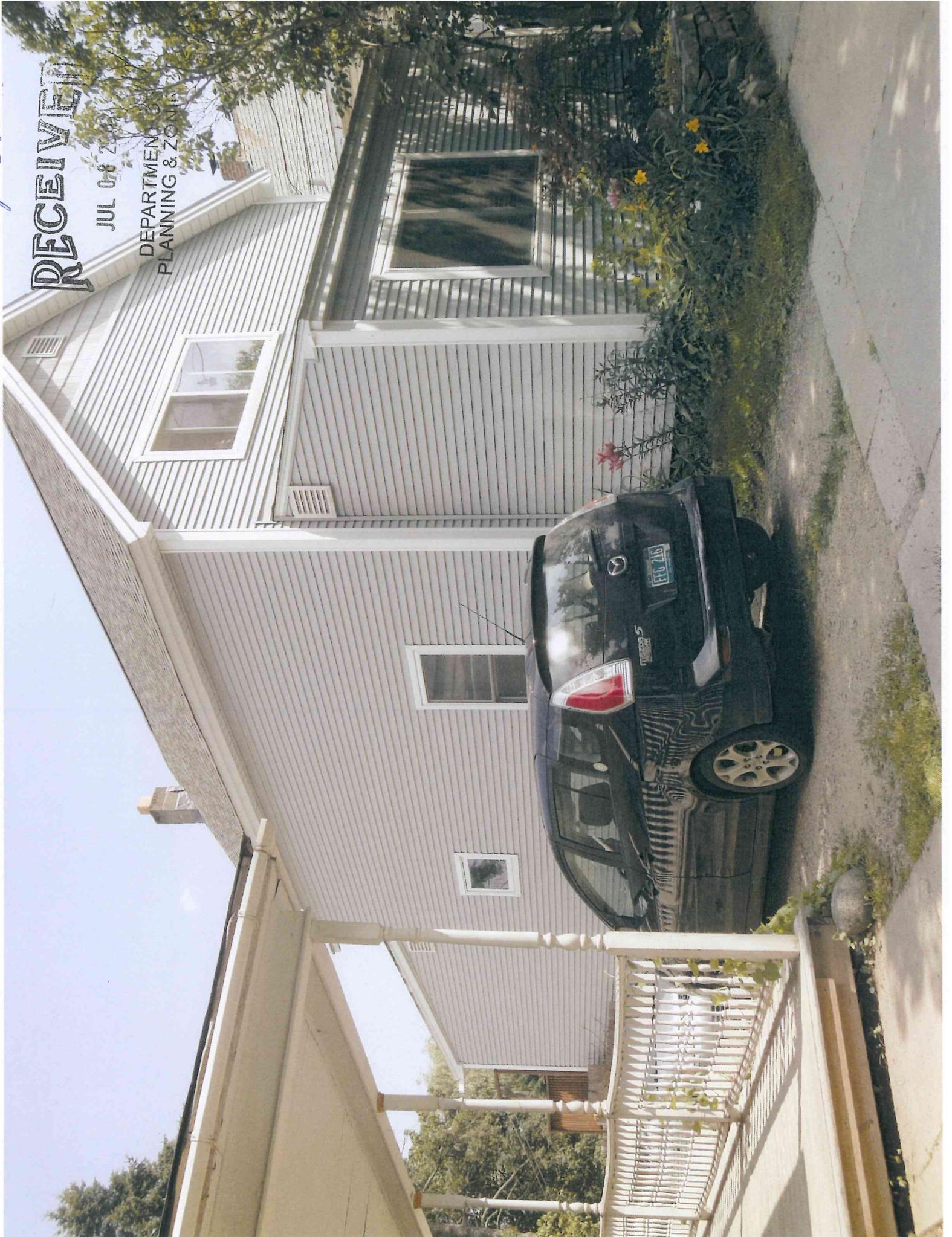
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