

Department of Planning and Zoning

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MEMORANDUM

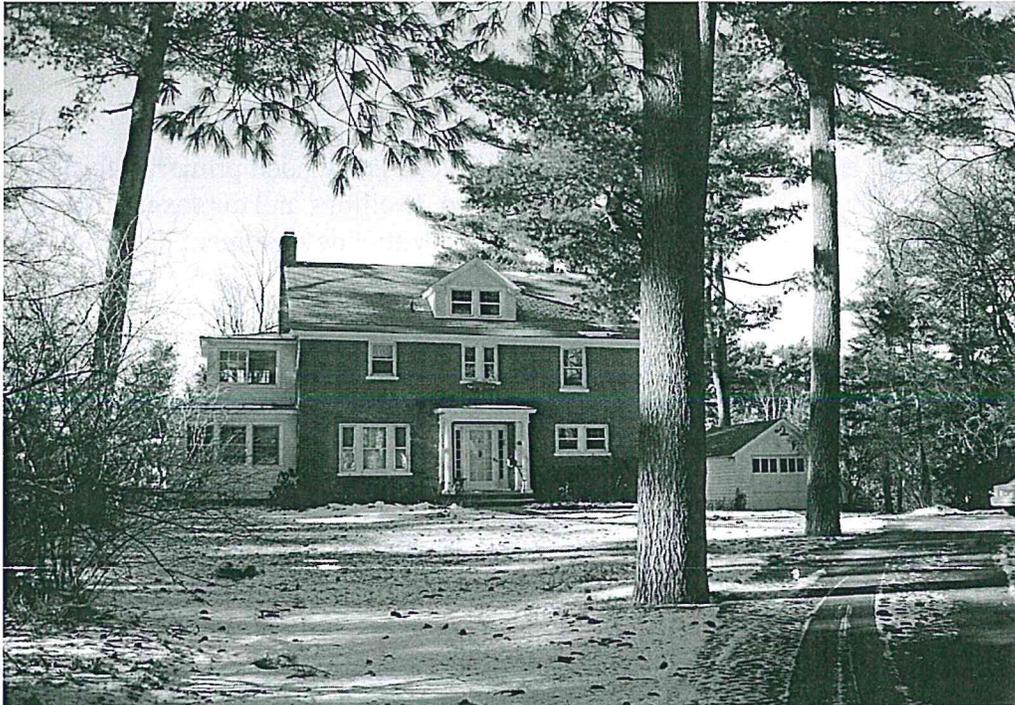
TO: Development Review Board
FROM: Ryan Morrison *RM*
DATE: October 4, 2016
RE: 17-0290CA; 101 Overlake Park

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: RL Ward: 6S

Owner/Representative: Alexander & Yin Mei Stewart / Peregrine Design/Build

Request: Construct a garage/mudroom/dining room addition to an existing house, with finished the space above the garage.



Applicable Regulations:

Article 4 (Maps & Districts), Article 5 (Citywide General Regulations), Article 6 (Development Criteria & Guidelines), Article 8 (Parking)

Background Information:

The applicant is seeking approval to build a garage/mudroom/dining room addition to the existing single family home. The upper floor of the garage will be finished space. The project will also see the removal of a detached, single-car garage, and a slight increase in driveway area. Overall, the property’s lot coverage will increase slightly.

Previous zoning actions for this property are as follows:

- **Zoning Permit 00-538;** Remove detached garage for the existing single family home replacing with a two story addition, living space and garage. Approved May 15, 2000.
- **Zoning Permit 01-050;** Enlarge existing side porch and construct a rear deck for the existing single family home. Approved July 31, 2000.
- **Zoning Permit 14-0172CA;** Replace existing storage shed with new larger shed. Approved August 22, 2013.

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

I. Findings

Article 4: Zoning Maps & Districts

Sec. 4.4.5, Residential Districts:

(a) Purpose

(1) Residential Low Density (RL)

The subject property is located in the RL zone. This zone is intended primarily for low density residential development in the form of single detached dwellings and duplexes. This district is typically characterized by a compact and cohesive residential development pattern reflective of the respective neighborhoods’ development history. The proposed residential addition is consistent with this purpose. **(Affirmative finding)**

(b) Dimensional Standards & Density

The 37,200 sf lot meets the minimum lot size requirement of at least 6,000 sf. It has 44’ of cul-de-sac frontage, less than the 60’ standard; however, Footnote 1 of Table 4.4.5-1 states that the DRB may adjust the frontage requirements for lots fronting on cul-de-sacs. The single family lot is complinat with the maximum density allowance of 7 units/acre.

Lot coverage will increase from 10.5% to 13.7%, well below the 35% limit.

The average side yard setback for the 2 adjacent lots on both sides of the subject property is 13.5. The new addition is proposed to have a side yard (north) setback of 14’ 6”. Because the house sits at a slight angle to the front property line, the new addition will have a slightly reduced front yard setback. The addition will be well over a 100 ft from the rear yard property line.

The proposed addition is 22’ 4 7/8” tall to the top of the roof ridge, well under the 35’ limit. **(Affirmative finding)**

(c) Permitted & Conditional Uses

The existing single family home is a permitted use in the RL zone. **(Affirmative finding)**

(d) District Specific Regulations

1. Setbacks

None sought under this criterion. **(Not applicable)**

2. Height

No height bonuses are being sought. **(Not applicable)**

3. Lot Coverage

No lot coverage bonuses are being sought. **(Not applicable)**

4. Accessory Residential Structures and Uses

The existing detached garage will be demolished. The new attached garage will be part of the primary structure, with finished space above. **(Affirmative finding)**

5. Residential Density

The existing home is subject to the functional family provisions of the Comprehensive Development Ordinance. **(Affirmative finding)**

6. Uses

No neighborhood commercial use is included in this proposal. **(Not applicable)**

7. Residential Development Bonuses

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

Article 5: Citywide General Regulations

Sec. 5.2.3, Lot Coverage Requirements

See Sec. 4.4.5 (b) above.

Sec. 5.2.4, Buildable Area Calculation

Not applicable.

Sec. 5.2.5, Setbacks

See Sec. 4.4.5 (b) above.

Sec. 5.2.6, Building Height Limits

See Sec. 4.4.5 (b) above.

Sec. 5.2.7, Density and Intensity of Development Calculations

See Sec. 4.4.5 (b) above.

Sec. 5.4.8, Historic Buildings and Sites

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 existing residence, built in 1929, was included in the Burlington Survey of Prospect Park North and Middle Neighborhoods, and noted as a contributing historic resource. The Colonial building has a primarily brick exterior and slate roof cover. On the south side, there exists a 2-story, clapboard sided house extension Existing windows are primarily double hung. The proposed addition will have cedar clapboard siding, and cedar shake siding accenting the gable ends. The roof will have architectural shingles. Wood clad double hung windows (6/1) will locate on the front of the addition, in an effort to match the double hung, 6/1 windows on the existing historic home. And on the north and west elevations, a combination of 6/1 double hung and casement windows will be utilized. This new addition will show a differentiation between the old and the new. **Affirmative finding.**

Sec. 5.5.1, Nuisance Regulations

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

Sec. 5.5.2, Outdoor Lighting

At the time of writing this report, no lighting specifications have been submitted. A condition of approval will ensure that all outdoor lighting shall be subject to review and approval by staff. **(Affirmative finding as conditioned)**

Sec. 5.5.3, Stormwater and Erosion Control

As more than 400 sf of earth disturbance is proposed, a “small project erosion control” form has been provided. This erosion control plan will be subject to review and approval by the Stormwater Administrator. **(Affirmative finding as conditioned)**

Article 6: Development Review Standards

Part 1, Land Division Design Standards

Not applicable.

Part 2, Site Plan Design Standards

Sec. 6.2.2, Review Standards

(a) Protection of important natural features

There are no important natural features on the subject property. **(Affirmative finding)**

(b) Topographical alterations

While there is a significant elevation drop in the back half of the property, the building site is generally flat and will remain so. No significant topographical alterations are proposed.

(Affirmative finding)

(c) Protection of important public views

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

(d) Protection of important cultural resources

There are no known archaeological resources on the property. **(Affirmative finding)**

(e) Supporting the use of alternative energy

There is no indication that the proposed home will utilize alternative energy. The project will not adversely impact the actual or potential use of alternative energies by neighboring properties.

(Affirmative finding)

(f) Brownfield sites

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

(g) Provide for nature's events

There is ample room onsite for winter snow storage. As noted above, an erosion prevention and sediment control plan has been submitted and will have to be approved by the Public Works Dept. as conditioned by this permit. **(Affirmative finding)**

(h) Building location and orientation

The building addition will attach the north wall of the existing home. The two new front doors, and the garage doors, will orient toward the front of the property, and maintain the plane of the existing front wall. The home's placement relative to the road is similar to other homes within the neighborhood. **(Affirmative finding)**

(i) Vehicular access

The existing private driveway will be retained, and slightly enlarged, and is adequate to serve the single family home. **(Affirmative finding)**

(j) Pedestrian access

There is a public sidewalk along this portion of Overlake Park. The substandard frontage width allows for not much more than the driveway access. There is a walkway between the driveway and the existing front entrance, located approximately halfway up the driveway length. The elevation plans depict a new deck in front of a front door on the addition. **(Affirmative finding)**

(k) Accessibility for the handicapped

No handicap accessibility is evident or required with this proposal. **(Affirmative finding)**

(l) Parking and circulation

The existing driveway and garage provide adequate room for the required 2 parking spaces. **(Affirmative finding)**

(m) Landscaping and fences

Landscaping shall be used to beautify the development site and to provide specific functions and benefits to the uses and buildings on the site. No landscaping is depicted on the site plan. The site plan will have to be revised to include new landscaping in front of the addition. No new fencing is proposed. **(Affirmative finding as conditioned)**

(n) Public plazas and open space

No public plaza or open space is included or required in this proposal.

(o) Outdoor lighting

See Sec. 5.5.2.

(p) Integrate infrastructure into the design

Any new utility lines must be buried. There are no electric utility meters or ground-mounted mechanical equipment, depicted in the plans. If these, or other exterior equipment or machinery, are to be installed, they shall be sufficiently screened and/or setback to minimize their auditory and visual impact on the public street and neighboring properties. **(Affirmative finding as conditioned)**

Part 3, Architectural Design Standards

Sec. 6.3.2, Review Standards

(a) Relate development to its environment

1. Massing, Height, and Scale

The massing and scale of the proposed home are consistent with other homes in the neighborhood. It is a 2 story gable roofed addition, with a shed dormer on the rear, and a height of 22' 4 7/8" to the top ridge of the gable roof. **(Affirmative finding)**

2. Roofs and Rooflines

A gable roof exists on the primary structure. The proposed gable roof for the addition will maintain the same gable roof direction, albeit one story below the existing home's roof line. Gable roofs are common in the neighborhood and typical for residential construction. **(Affirmative finding)**

3. Building Openings

Fenestration is appropriately scaled and placed in consistent rhythm throughout the existing home and proposed addition. For the addition, the windows on the street facing side will be double hung to match the double hung windows on the existing home. The applicant proposes a mix of double hung and casement windows on the north and west sides of the addition. **(Affirmative finding)**

(b) Protection of important architectural resources

Almost all of the homes on Overlake Park have been included in the Burlington Survey of Prospect Park North and Middle Neighborhoods. The subject home is included in the survey. See Sec. 5.4.8 above. **(Affirmative finding)**

(c) Protection of important public views

See 6.2.2 (c) above.

(d) Provide an active and inviting street edge

As noted previously, the proposed addition design includes a front door oriented towards the street. As proposed, there are no large blank walls or expanses of roof. **(Affirmative finding)**

(e) Quality of materials

With the exception of the new 2nd story gable ends, the proposed addition will be clad in cedar clapboard siding and cedar trim. Cedar shake siding will accent the gable ends. Wood clad windows will be installed extensively throughout the addition. The new entry doors will be made of fiberglass, and the new garage doors will be steel with a wooden appearance. These materials are acceptable for new additions to existing single family homes in a historic district. **(Affirmative finding)**

(f) Reduce energy utilization

The proposed building must comply with the city's current energy efficiency standards. **(Affirmative finding as conditioned)**

(g) Make advertising features complimentary to the site

No advertising is included in this proposal.

(h) Integrate infrastructure into the building design

As noted above, if any new infrastructure is to be integrated into the building design, it will have to be done so in a way that is sufficiently screened or setback. **(Affirmative finding)**

(i) Make spaces safe and secure

The proposed building must comply with the city's current egress requirements. Building entries shall be illuminated. **(Affirmative finding as conditioned)**

Article 8: Parking

Sec. 8.1.8, Minimum Off-Street Parking Requirements

The subject property is located in the neighborhood parking district. As such, the single family home requires 2 parking spaces. The proposed garage and existing driveway will satisfy this requirement. **(Affirmative finding)**

II. Conditions of Approval

1. **Prior to issuance of zoning permit**, lighting spec sheets shall be submitted for review and approval by Planning and Zoning staff.
2. **Prior to issuance of zoning permit**, the site plan shall be revised to include new landscaping, subject to review and approval by Planning and Zoning staff.
3. All new utility lines must be buried.

4. Any utilities or mechanical machinery located on or adjacent to the exterior of the addition shall be sufficiently mitigated or screened to minimize their auditory and visual impact on the public street and neighboring properties.
5. The muntins on the proposed windows shall be factory adhered to the exterior of the window units.
6. The Applicant/Property Owner is responsible for obtaining all necessary Zoning Permits and Building Permits through the Department of Public Works as well as other permit(s) as may be required, and shall meet all energy efficiency codes of the city and state as required.
7. Approval of the erosion prevention and sediment control plan shall be obtained from the Stormwater Administrator.
8. Vermont Residential Building Energy Standards apply to this project. Compliance with the standards is the Owner's responsibility. Prior to requesting a Certificate of Occupancy, a copy of a completed Vermont Residential Building Energy Standards Certificate shall be submitted with a Certificate of Occupancy (final or temporary) request, and filed in the Land Records located at the Clerk/Treasurers office in City Hall (149 Church Street). For more information, see http://publicservice.vermont.gov/topics/energy_efficiency .
9. Standard permit conditions 1-15.