



Burlington Planning Commission

Ordinance Committee Meeting Minutes

Thursday, September 1, 2022 @ 5:15 PM

Remote via Zoom

Attendance

- **Committee Members:** Caitlin Halpert (CH), Yves Bradley (YB), Bruce Baker (BB), Jack Qualey (JQ)
- **Absent:** Emily Lee (EL)
- **Public:** None
- **Staff:** Scott Gustin, Mary O'Neil (Permitting & Inspections), Charles Dillard (Planning Office)

1. Discussion of existing setback standards and exceptions

A. *Front Yard Averaging 5.2.5 (a) 1 A*

Committee members recommended two changes:

- Allow for eliminating 1 outlier when calculating the average setback. Retain the current standard of 4 neighboring properties. Need to identify what constitutes an outlier – probably a percentage variance from the setbacks of other properties within the group of 4.
- Establish waiver process subject to DRB review when there is no consistency among neighboring properties. Need to identify a certain percentage variability among the properties for when this waiver would be an option. Waiver criteria that relate to the Article 6 streetscape language need to be established.

B. *Exceptions 5.2.5 (b) 1 – Abutting Building with Doors or Windows*

Committee members recommended two changes:

- Make the wording consistent between this section and the related section in Article 14.
- Eliminate the existing 10' setback standard, and instead, reference the IBC. Do not specify 5' or 6' (or any other distance). Include language noting construction material and building opening restrictions may apply if constructing something within 10' of another building.

C. *Exceptions 5.2.5 (b) 2 – Buildings and Site Features*

Committee members recommended:

- Avoid adding additional specific items to the list of building and site feature exceptions. Instead, reword the provision to allow exception for building and

site features outside of the building envelope including, but not limited to, eaves, sills, roof overhangs... Include language noting construction material and building opening restrictions may apply if constructing something within a setback.

D. Review Standards (Garage Setback) 6.2.2 H

Committee members recommended deletion of the existing 25' setback for street-facing garages. The standard for setting the front wall of a garage behind the front wall of a residence will remain.

Committee members recommended amendment language to address the above go next to the full Planning Commission for review unless staff feels that additional Ordinance Committee review would be helpful before then.

2. Adjournment

The Committee adjourned at 6:30 PM.