

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, Senior Planner
Anita Wade, Zoning Clerk
Elsie Tillotson, Department Secretary*



TO: Design Advisory Board
FROM: Scott Gustin
DATE: April 14, 2015
RE: 15-0923CA/MA, 465 Appletree Point Road

=====
Zone: WRL Ward: 4N
Owner/Representative: Al Senecal / Brad Rabinowitz

Request: Construct new duplex and associated site improvements. Lot line adjustment included.

OVERVIEW:

The applicant is seeking approval to construct a new duplex, driveway, and related site improvements on a vacant property. The proposed duplex’s location along the lakeshore requires “major impact” review with the Development Review Board. Note that this property received variance approval from the front yard setback. Based on the average of neighboring properties, the front yard setback was nearly in the lake. That variance approval, granted July 1, 2014, resulted in a 25’ front yard setback for the proposed construction. Finally, note that a boundary line adjustment with the neighboring 451 Appletree Point Road is also included in this application.

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

As with neighboring 451 Appletree Point Road, this lakeshore site is lightly wooded. Some tree removal is proposed as noted on the landscape and planting plan; however, a number of the existing trees will remain. The lakeshore itself is a significant natural feature and is protected by the riparian and littoral conservation zone. This overlay limits tree clearing and also requires stormwater management. Stormwater management information has been provided. As required, the proposed construction will be reviewed by the Conservation Board and the city’s stormwater program.

(b) Topographical alterations

The property slopes gently towards the lake and then drops significantly down to the lake along the immediate shoreline. The site of the proposed duplex is generally flat and will remain so.

(c) Protection of important public views

The subject property is not affected by any identified public view corridor.

(d) Protection of important cultural resources

The property is within an archaeologically sensitive area; however, there are no specifically identified archaeological sites on the property. This archaeological sensitivity stems from the property's lakeshore location. If, during construction, artifacts are unearthed, it is the applicant's responsibility to stop earthwork and to contact the Vermont Division for Historic Preservation for further guidance.

(e) Supporting the use of alternative energy

There is no indication that the proposed home will utilize alternative energy. Solar energy utilization is encouraged. In any event, the home will not adversely impact the actual or potential use of alternative energies by neighboring properties.

(f) Brownfield sites

The subject property is not an identified brownfield.

(g) Provide for nature's events

As total lot coverage will exceed 2,500 sf, a residential stormwater plan has been provided. All of the impervious surface associated with this project is disconnected from the municipal stormwater system, and stormwater will infiltrate into the ground as it does now. As noted above, the city's stormwater program will review the proposed stormwater management.

The front entrance into the home is sheltered within an open porch, and ample room is available onsite for seasonal snow storage.

(h) Building location and orientation

The proposed duplex is relatively far from existing homes on Appletree Point Road. It will be set 25' from the road – the same front setback as that of the to-be-built neighboring home at 451 Appletree Point Road. Its main entrance faces the road and is clearly identifiable. The open front porch provides an obvious and welcoming entry into the home. The secondary entrance (into the 2nd unit) is also within the front porch but oriented towards the north. The attached garage faces north, to the side. It is not oriented towards the road.

(i) Vehicular access

A private driveway will provide adequate access to the duplex. It will access the two-bay attached garage. A turn-around is provided within the driveway and is set to the side of the home.

(j) Pedestrian access

A stone front walkway is proposed and will connect to the private road.

(k) Accessibility for the handicapped

No handicap accessibility is evident or required with this proposal.

(l) Parking and circulation

Four parking spaces are provided; two in the driveway and two in the attached garage. These spaces meet the minimum parking requirement of 2 spaces per dwelling unit. Circulation is simple with access provided to the garage and surface parking spaces.

(m) Landscaping and fences

Clearing limits are depicted. Much of the existing vegetation will be retained. New landscaping is proposed and consists of a variety of shrubs and two new cherry trees on either side of the driveway. As with the neighboring property to the north, much of the new landscaping is proposed along the roadside and will provide some buffering between the new home and the road. No new fencing is proposed; however, a boulder wall will be installed along a portion of the lakeshore. Topographic information indicates the bottom of this wall will be above the 102' elevation and out of the lake's flood zone. New concrete stairs will provide access to the lakeshore.

(n) Public plazas and open space

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

(o) Outdoor lighting

New outdoor lighting is proposed and mirrors that at 451 Appletree Point Road. It consists of building mounted fixtures to illuminate building entries and post and bollard fixtures to illuminate the circulation area and new stairs to the lakeshore. Locations are noted, and cutsheets have been provided. All are acceptable residential fixtures generating low levels of illumination.

(p) Integrate infrastructure into the design

New utility lines must be buried. Utility meter locations are not evident and must be noted and screened. No mechanical equipment is noted either. If any mechanical equipment, such as an AC compressor, is proposed, it must be depicted on the site plan and screened.

Part 3, Architectural Design Standards

Sec. 6.3.2, Review Standards

(a) Relate development to its environment

1. Massing, Height, and Scale

The massing, height, and scale of the proposed duplex are consistent with that of existing homes along Appletree Point Road. The proposed home is larger than that proposed at 451 Appletree Point Road but remains within the scale established by existing waterfront homes along Appletree Bay. The proposed shingle style home faces the road with a well-defined front entry. Varying rooflines, dormers, and distinct building sections serve to articulate separate volumes within the overall structure.

2. Roofs and Rooflines

Gable roofs are proposed, albeit on different plans. Several dormers project from the upper roofs. The proposed roof forms are appropriately residential.

3. Building Openings

The primary front entrance is clearly articulated and is sheltered by an open front porch. Fenestration is appropriately scaled and placed in consistent rhythm throughout the building.

(b) Protection of important architectural resources

There are no historic structures on the subject property or nearby. Construction of the proposed duplex will have no adverse impacts on Burlington's historic structures.

(c) Protection of important public views

See 6.2.2 (c) above.

(d) Provide an active and inviting street edge

The front entry to the proposed home is clearly articulated and faces the road. There are no large blank walls or expanses of roof. Fenestration, roof variations, and architectural detailing work successfully to provide an active and inviting street elevation.

(e) Quality of materials

The proposed home will be clad in cedar shingles with tongue-and-grove siding accents. Painted white trim is noted; however, the actual trim material is not and must be. Asphalt shingles will be installed on most of the roofs; however, standing seam metal will be installed on the dormers. Combination fiberglass and wood windows will be installed. A natural stone veneer will be installed along the base of the attached garage. The materials proposed are of acceptable quality and durability.

(f) Reduce energy utilization

The proposed building must comply with the current energy efficiency standards of Burlington and the State of Vermont.

(g) Make advertising features complimentary to the site

No advertising is included in this proposal.

(h) Integrate infrastructure into the building design

Utility meters must be depicted and screened as noted previously.

(i) Make spaces safe and secure

The proposed building must comply with the city's current egress requirements. Building entries will be illuminated.

RECOMMENDED MOTION:

Recommend approval and forward to the Development Review Board subject to the following conditions:

1. If artifacts are unearthed during construction, it is the applicant's responsibility to stop earthwork and contact the VT Division for Historic Preservation for further guidance.
2. Utility meter and mechanical equipment locations must be depicted and screened.