



CIVIL ENGINEERING ASSOCIATES, INC.

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January 6, 2022

Ryan Morrison, Associate Planner
Permitting & Inspections
645A Pine Street
P.O. Box 849
Burlington, VT 05402-0849

**Re: Zachter - 48 Sunset Cliff Road
Zoning Permit Application**

Dear Mr. Morrison:

Please find enclosed Zoning Permit Application and supporting information for the proposed demolition of an existing single-family residence and a proposed shoreline stabilization project at 48 Sunset Cliff Road.

The landowners of 48 Sunset Cliff Road, Mort and Nurit Zachter, seek approval for the proposed demolition of the existing non-conforming single-family residence and accessory structure, in addition to the proposed construction of shoreline stabilization improvements. The property is located within the Waterfront Residential - Low Density (RL-W) zoning district in addition to the Design Review, RL Larger Lot and Riparian & Littoral Conservation, and Wetland Conservation overlay districts.

Demolition of existing nonconforming single-family residence:

The existing single-family residence, which is proposed to be demolished, is non-conforming structure. Additionally, this application proposes the demolition of the existing, nonconforming accessory structure, located on the western portion of the property. The intent of the applicants is to subsequently submit a Zoning Permit Application for the replacement of the single-family residence within 1-year of the proposed demolition.

Regarding the replacement single-family residence, depicted on enclosed sheet C2.0, the proposed waterfront setback was calculated by averaging the waterfront setback of the existing principal structures within a distance of 150 feet on both sides of 48 Sunset Cliff Road. The waterfront setback of the proposed replacement residence is the average alignment of the adjoining structures. Please refer to enclosed sheet C2.0 for additional detail.

Proposed Shoreline Stabilization & Low Mow Zone:

The existing concrete seawall includes numerous failures. Please refer to enclosed existing conditions photos. The intent of this project is to stabilize the existing shoreline. This application

proposes a replacement reinforced concrete seawall, protecting the property from wave action erosive forces during high water and high wind conditions on Lake Champlain. For the exposure conditions at 48 Sunset Cliff Road, it is our opinion that a biotechnical solution is not feasible. Wave and wind action are severe enough in storm conditions and high water that using vegetation in combination with other inert materials would not provide sufficient protection against erosion in this environment. The proposed seawall will be backfilled with crushed stone and will incorporate drainage features into its design, adding longevity to the wall. The wall be constructed of poured concrete, providing aesthetic continuity with the two existing, adjoining seawalls. The proposed seawall will tie-in to the two adjacent concrete walls and will be pinned into the underlying ledge. A short portion of the proposed seawall will be located on the adjoining property to the east, owned by Sunset Cliff, Inc. A Property Owner Consent Form is included for the aforementioned adjoiner. Please refer to enclosed sheets C2.0 and C4.0 for additional detail on the proposed seawall. This application does not propose any disturbance below the 98.0-foot elevation contour; therefore, the project is out of the jurisdiction of the United States Army Corps of Engineers.

Based on the conceptual lot coverage for the replacement single-family residence, the required “low mow zone” is depicted on the enclosed sheet C2.0. The area of the proposed low mow zone exceeds the City’s requirements. Please refer to calculations included on enclosed sheet C2.0.

Wetlands:

The eastern portion of the property is mapped as being located within the Wetland Conservation Overlay District. Dori Barton, Ecologist and Project Manager, of Arrowwood Environmental, visited the site. Based on Ms. Barton’s observations, there are no wetlands or wetland buffers overlapping the eastern portion of the property. Please refer to enclosed wetland determination.

EPSC & Stormwater:

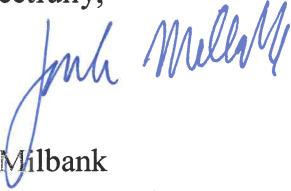
Winter is the optimal time for the construction of this project, as it is typically when Lake Champlain is at its lowest elevation, both the ground and lake are frozen, and rainfall is limited. These seasonal factors limit the impact of erosion when working along the shoreline.

Silt fence will be installed downgradient of the disturbed areas associated with this project. Disturbed areas will be top soiled, seeded, and mulched as soon as reasonably possible. Erosion control matting will be installed on slopes steeper than 3:1. Please refer to enclosed sheet C3.0 and C3.1 for additional detail. A Standard Project EPSC Plan is being submitted concurrently with this application.

Under the existing conditions, there is approximately 6,580 square feet of impervious surface at 48 Sunset Cliff Road. Based on the conceptual design of the replacement residence and related impervious areas, the proposed impervious area will be reduced by approximately 1,290 square feet to approximately 5,290 square feet. Any required stormwater treatment will be designed and permitted separately with the Zoning Permit Application for the replacement single-family residence.

We look forward to working with staff and the Development Review Board in facilitating this application. If you should have any questions or require any additional information, please feel free to contact me at 864-2323, ext. 315 or at jmilbank@cea-vt.com.

Respectfully,



Jack Milbank
Project Manager/Survey Coordinator

Enclosures: Zoning Permit Application, \$485.00 application fee (based on estimated \$150,000 construction cost), Property Owner Consent Forms (Zachter & Sunset Cliff, Inc.), COA II Preliminary Plat Checklist, Standard Project EPSC Plan, wetlands determination, existing conditions photos, and an electronic copy of the plan set (sheets C1.0, C1.1, C2.0, C3.0, C3.1, and C4.0)

cc: Birdseye (electronic copies), CEA File 21240

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