



CIVIL ENGINEERING ASSOCIATES, INC.

10 Mansfield View Lane
South Burlington, VT 05403

Phone: 802-864-2323
E-Mail: mkoch@cea-vt.com

March 22, 2022

Scott Gustin, AICP, CFM, Principal Planner for Development Review
Permitting & Inspections
645A Pine Street
P.O. Box 849
Burlington, VT 05402-0849

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

Dear Mr. Gustin:

Please find enclosed Zoning Permit Application and supporting information for the proposed construction of a replacement single-family residence at 48 Sunset Cliff Road. Concurrently, the applicant is seeking approval for the proposed demolition of the existing single-family residence under ZP-22-12.

The landowners of 48 Sunset Cliff Road, Mort and Nurit Zachter, seek approval for the proposed construction of a single-family residence and related site 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.

Construction of replacement single-family residence:

A 2-bedroom, 2.5-bathroom, single-family residence is proposed in the general vicinity of the existing residence. The proposed residence includes 1,736 square feet of habitable area. The proposed residence is more compliant than the existing residence with respect to the waterfront setback and side yard setbacks. For additional detail, please refer to enclosed architectural plan set, lighting cut sheets, and window and door cut sheets prepared by Birdseye.

The 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 principal structure is not within the average alignment of the adjoining structures. Please refer to enclosed Sheet C2.0 for additional detail.

Utility connections:

The proposed replacement 2-bedroom single-family residence will connect to the existing underground utility stubs that serve the existing 4-bedroom single-family residence. This application does not propose any increases to existing water or wastewater design flows.

Parking:

The property is located within the Neighborhood Parking District. Based on Table 8.1.8-1, two (2) parking spaces are required for a single-family detached dwelling. The proposed dwelling includes an attached one-car garage. Additional parking is available in the driveway, as depicted on the enclosed site plans.

Seawall (permitted under ZP-22-12):

The average height of the exposed face of the proposed seawall is 4.3 feet. A significant portion of the seawall will be obscured from view by the proposed grading. The proposed grades along the beach, which have been designed to match the existing undulating grades, will lessen a long monotonous unarticulated expanse of concrete and will minimize adverse visual impacts to neighboring properties. Additionally, the two adjacent properties feature existing concrete seawalls, making the proposed concrete seawall aesthetically harmonious within the context of the neighboring properties. The existing adjacent concrete seawalls are shown on pages 1 and 3 of the enclosed Existing Conditions Photos, in addition to Sheet A900. As a result, the proposed grading and seawall meets the intent of Section 6.2.2 (m).

Proposed Low Mow Zone:

Based on the lot coverage for the proposed single-family residence and related site improvements, the required Low Mow Zone is depicted on the enclosed Sheet C2.0. The area of the proposed Low Mow Zone exceeds the 80% requirement in Section 4.5.4.c.4.

Landscaping:

Please refer to enclosed landscape plan, Sheet L000, prepared by Wagner Hodgson, which includes plantings to aid in slope stabilization within the proposed Low Mow Zone.

EPSC & stormwater:

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 Sheets C3.0 and C3.1 for additional detail. A Standard Project EPSC Plan is being submitted concurrently with this application.

Under the existing conditions, which include a single-family residence, there are approximately 6,520 square feet of impervious surface at 48 Sunset Cliff Road. Based on the proposed conditions for the replacement residence and related impervious areas, the proposed impervious area will be increased by approximately 300 square feet to approximately 6,820 square feet.

A crushed stone dripline infiltration trench is proposed around the perimeter of the residence to control erosive runoff from the rooftop. The voids in the crushed stone of the trench will provide storage and detainment for runoff. Any runoff stored in the trench, which does not infiltrate into the surrounding and underlying soils, will be conveyed to an outfall at the seawall by the foundation drain. This application proposes a net reduction in the number of outfalls on the property. The proposed outfall will discharge on to a stone pad to dissipate energy. The beach at

48 Sunset Cliff is ledge-based, not sand, further reducing the opportunity for erosion. While dripline piping typically daylight to a vegetated surface, it is not recommended for this particular property as introducing additional water behind the seawall will compromise the longevity of the seawall and the stability of the shoreline. Runoff from the driveway will sheet flow over the adjacent lawn. The proposed patio at the rear of the residence will be comprised of a pervious surface. Runoff from the proposed gravel step ramp to the seawall will largely sheet flow through the vegetated surrounding Low Mow Zone.

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.

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. 309 or at mkoch@cea-vt.com.

Respectfully,



Michael Koch
Staff Engineer

Enclosures: Zoning Permit Application, application fee, Property Owner Consent Form, COA II Preliminary Plat Checklist, wetlands determination, existing conditions photos (both separate PDF and also incorporated into architectural plans on Sheet A900), and an electronic copy of the civil plan set (Sheets C1.0, C2.0, C3.0, C3.1, C4.0, C4.1, C5.0, C5.1, and C5.2), architectural plan set (including landscaping plan), lighting cut sheets, and window and door cut sheets

cc: Birdseye (electronic copies), CEA File 21240

P:\AutoCADD Projects\2021\21240-Birdseye-Sunset Cliff\3-Permitting\1-Local Applications\Replacement Dwelling\Cover Letter.docx