

Department of Planning and Zoning

149 Church Street

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MEMORANDUM

To: Development Review Board
From: Mary O'Neil, AICP, Senior Planner
Date: September 15, 2015
RE: ZP15-1123CA; 83 Hyde Street

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.

File: 15-1123CA

Location: 83 Hyde Street

Zone: RM **Ward:** 2C

Lot Size: 4064 sq. ft.

Date application accepted: May 8, 2015

Applicant/ Owner: Nate Cross

Request: Remove porch and rear addition. New 2 story rear addition to single family home.

Revised plans received: May 15, 2015.

DAB hearing: May 26, 2015.

Revised Plans submitted: July 27, 2015 and September 3, 2015.

First DRB hearing: September 15, 2015

Background:

- **Zoning Permit 05-595FC;** replace chicken wire fence with 6' wooden stockade fence on south and west boundaries. May 2005.
- **Zoning Permit 99-055;** metal roof over shingles on existing garage. July 1998.
- **Zoning Permit 98-038;** install metal roofing over existing asphalt shingles on main portion of the single family house. July 1997.
- **NPR (No permit required);** erect a 4' x 60' wire fence on the south property line. Grade back yard and install boards along the fence to retain the soil and water on his own property. September 1974. Decision appealed by neighbor relative to re-grading property; appeal upheld by Zoning Board of Adjustment November 1974.



Overview: The applicant wishes to demolish a single story rear addition and a southerly porch to construct a new, attached 2 story addition. Coverage as calculated by the consulting architect is proposed to increase from 38% to 43%.

The **Design Advisory Board** reviewed this project at their May 26, 2015 meeting, voting to **table** the application to await revisions. New plans were delivered to the P & Z office the week of July 27, 2015. The DAB reviewed revised plans August 11, 2015, and took the following action:

Motion by Matt Bushey: I move we recommend **approval**, with a preference for Option 2A (cross gable) as compatible with the existing building scale and proportion. The Board feels the main entrance door to the existing structure does not presently face the street, therefore the covered porch entry is acceptable and not subject to the standard of Section 6.2.2 (h). The Board approves the removal of the screen door on the south elevation. The Board approves the project conditioned upon a walkway provided from the new entry on the north elevation to the public right-of-way. The Board recommends re-labeling the new entry to “additional entrance.” Existing entrance on south elevation to be retained.

The Board incorporated the following conditions:

1. Prior decisions under this ordinance have found development proposals for large rear additions on small historic structures to be in conflict with applicable standards. Compatibility relative to scale, massing and proportion must be assured for an affirmative finding.
2. The applicant will need to define any topographical alterations, if proposed or necessary for this application.
3. A landscaping plan will be required.
4. A lighting plan, with fixture cut sheets and location of fixture placement will be required.
5. An EPSC and Stormwater Management Plan will be required, with written approval of the Stormwater Engineer.
6. Materials will need to be defined prior to review by the Development Review Board.
7. A survey may be required to discern true property boundaries, lot size, and vehicular access that are assured to this parcel.
8. An area for snow storage will be identified on the site plan.
9. Section 6.2.2 (h) requires that “Principal buildings shall have their main entrance facing and clearly identifiable from the public street.” The proposed entrance is on the north elevation, not facing the street (east). The DAB finds that as there is no existing door facing the street, the proposal to add a porch and door to the north elevation is consistent with existing conditions and will make the main building entrance clearly discernable. The DAB finds no conflict with Section 6.2.2. (h).
10. While ADA standards may not apply for the single family home, the building inspector will determine whether Vermont visitability standards are required for the new construction.

11. The applicant shall confirm the location of trash and recycling facilities.
12. All mailboxes, meters, utility connections, and HVAC equipment need to be illustrated on elevations or site plans, as appropriate to discern visibility, assess function and to determine any need for appropriate screening.
13. A pedestrian access must be illustrated from the public right-of-way to the residence. Any such walkway must be identified on a revised site plan.
14. Coverage calculations will need to be submitted prior to advancement to the DRB.
15. Standard Permit Conditions 1-15.

2nd – Sean McKenzie
Vote 5-0

The Development Review Board reviewed the proposal at their September 15, 2015 meeting, identifying areas that needed more information and requesting the following:

1. Landscaping plan.
2. Site plan, with measurements and all setbacks defined.
3. Lighting plan - with fixtures type, location, and information about light level and shielding. (No light trespass on neighboring properties.)
4. An Erosion Prevention and Sediment Plan. This needs to be forwarded (by me) to the stormwater engineer for review and approval.
5. Definition of materials for siding and roofing in writing.
6. Location of mailbox, meters, utility connections and any mechanical equipment (HVAC, etc.) Anything visible from the street may require some screening (plantings, etc.)

The applicant subsequently has provided additional information, which is reflected in the following findings.

Applicable Regulations: Article 4 (Zoning Maps and Districts); Article 5 (Citywide General Regulations); Article 6 (Development Review Standards); Article 8 (Parking.)

Recommendation: Approval, per the following findings and conditions:

1. **Findings**

Article 4: Zoning Maps and Districts

Table 4.4.5-3 limits coverage to 40% in the RM zone, with a residential bonus of 10% for open amenities. The application proposes 41.65% coverage; allowable with the proposed open porch and walkways considered under the bonus provision.

Dimensional standards required setback of 10% of lot width or average of side yard setbacks of 2 adjacent lots. Rear setback is 25% of lot depth. Lot depth 131' x .25 = 32.75' required minimum rear setback. The addition as proposed is outside the rear yard setback.

The revised site plan (received October 6, 2015) illustrates a setback line, with the north porch observing it. The walkway may encroach into a required setback. .

Affirmative finding.

Section 4.4.5(d) District Specific Regulations

3. Lot Coverage

Exceptions for Accessory Residential Features

In the RL, RL-W, RM and RM-W districts, an additional ten (10) per cent of lot coverage above the otherwise applicable limit may be permitted for the following amenity features accessory to residential uses provided that such features shall at no time be enclosed or be used for parking:

- i. Decks*
- ii. Patios*
- iii. Porches**
- iv. Terraces*
- v. Tennis or other outdoor game courts*
- vi. Swimming pools and swimming pool aprons*
- vii. Walkways, and/or**
- viii. Window wells*

The additional coverage above allowable limits is acceptable per the bonus provision, reflecting the open north porch and the walkways included in the plan.

Affirmative finding.

Article 5: Citywide General Regulations

Section 5.2.1 Existing Small Lots

Not applicable.

Section 5.2.2 Required Frontage or Access

83 Hyde Street has access to the public street; lot frontage is 30'. The driveway is over a right-of-way on the northerly most neighboring property. **Affirmative finding.**

Section 5.2.3 Lot Coverage Requirements

Lot coverage is proposed to increase from 41.21% to 41.65%. A 10% bonus allowance for open amenities like porches, patios and walkways is provided in the RM zoning district. As proposed, coverage is within allowable limits. **Affirmative finding.**

Section 5.2.4 Buildable Area Calculation

The lot is not more than 2 acres in size. Not applicable.

Section 5.2.5 Setbacks

(a) Setbacks required

There is no change proposed to the front setback.

The rear setback will meet the required 25% of lot depth. A revised site plan submitted 10/6/2015 illustrates a smaller northerly porch outside the setbacks. **Affirmative finding.**

Section 5.2.6 Building Height Limits

Revised plans of 10.6.2015 give the height to the mid-rise of the new roof at 19'7", compliant with height limitations. **Affirmative finding.**

Section 5.2.7 Density and Intensity of Development

No change is proposed to the existing use. The property will remain a single family dwelling. **Affirmative finding.**

Section 5.3.6 Nonconforming Lots

(a) Existing Small Lots

Subject to approval by the DRB pursuant to the requirements of Article 3, Part 4 – Site Plan and Design Review, any lot of record existing as of January 1, 2007 may be developed for the purposes permitted in the district in which it is located even though not conforming to minimum lot size requirements, provided such lot is not less than four thousand (4,000) square feet in area with a minimum width and depth dimension of forth (40) feet.

83 Hyde Street is an existing, developed lot of 4,312 sf. and a frontage of 30' with a single family home. The use is not proposed to change. **Affirmative finding.**

Sec. 5.4.8 Historic Buildings and Sites

The City seeks to preserve, maintain, and enhance those aspects of the city having historical, architectural, archaeological, and cultural merit. Specifically, these regulations seek to achieve the following goals:

To preserve, maintain and enhance Burlington's historic character, scale, architectural integrity, and cultural resources;

To foster the preservation of Burlington's historic and cultural resources as part of an attractive, vibrant, and livable community in which to live, work and visit;

To promote a sense of community based on understanding the city's historic growth and development, and maintaining the city's sense of place by protecting its historic and cultural resources; and,

To promote the adaptive re-use of historic buildings and sites.

(a) Applicability:

These regulations shall apply to all buildings and sites in the city that are listed, or eligible for listing, on the State or National Register of Historic Places.

As such, a building or site may be found to be eligible for listing on the state or national register of historic places and subject to the provisions of this section if all of the following conditions are present:

1. The building is 50 years old or older;

83 Hyde Street was constructed prior to 1890; therefore greater than 50 years old.

2. The building or site is deemed to possess significance in illustrating or interpreting the heritage of the City, state or nation in history, architecture, archeology, technology and culture because one or more of the following conditions is present:

- A. Association with events that have made a significant contribution to the broad patterns of history;*
or,
- B. Association with the lives of persons significant in the past; or,*

C. *Embodiment of distinctive characteristics of a type, period, or method of construction, or representation of the work of a master, or possession of high artistic values, or representation of a significant or distinguishable entity whose components may lack individual distinction;*

83 Hyde Street represents the modest 1 ½ -2 ½ story residential buildings that dominate the Old North End of Burlington. Typically built as affordable residential structures for the growing number of immigrants that flooded the city to work in shops, mills, and factories, these buildings characterize the close harmony of neighborhood development in the latter half of the 19th century. Within the streetscape and as part of the Old North End, 83 Hyde Street retains its integrity of location, association, feeling, design, workmanship, and setting.

or,

D. *Maintenance of an exceptionally high degree of integrity, original site orientation and virtually all character defining elements intact; or,*

E. *Yielding, or may be likely to yield, information important to prehistory; and,*

3. *The building or site possess a high degree of integrity of location, design, setting, materials, workmanship, feeling, and association*

(b) *Standards and Guidelines:*

These Standards are intended to be applied in a reasonable manner, taking into consideration economic and technical feasibility.

1. *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*

Its use was and remains residential. **Affirmative finding.**

2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

The alteration of features and spaces (in this instance, the rear addition) has the potential to negatively impact the character of the property. In addition, the loss of the side porch removes a traditional element of these familiar dwellings. Revised plans have addressed, and respect both.

New plans for 83 Hyde Street have provided greater refinement in the design, with a new option in the revised roof plan. The DAB has determined that “Option 2” meets this standard. **Affirmative finding.**

3. *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

The addition, as revised, demonstrates an “evolution” in the building’s growth; sympathetic to existing buildings in the Old North End yet respectful of the original. **Affirmative finding.**

4. *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*

A new side porch is proposed on the northerly side to facility resident entry and access to the driveway. The southerly porch is proposed to be removed. That porch may or may not have been original to the structure, but benefits from its importance as a feature pattern of the neighborhood, building type, and characteristic building component in this period of dwelling. A replacement porch on the north continues that feature. **Affirmative finding.**

5. *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*
See above note about the side porches, a predictable appendage to this type of residential building. **Affirmative finding.**
6. *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials recognizing that new technologies may provide an appropriate alternative in order to adapt to ever changing conditions and provide for an efficient contemporary use. Replacement of missing features will be substantiated by documentary and physical evidence.*
The applicant has submitted that the existing rear addition is not constructed on a foundation or with structural members with sufficient integrity and structural strength for continued dwelling use. Its replacement may be considered; however scale, compatibility and visual impact remain primary issues. The DAB believes that revised plans have adequately addressed that concern. **Affirmative finding.**
7. *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*
No chemical treatments are proposed. The demolition of the rear one-story addition is included, with the intent of replacing an under-performing and under-structured portion of the house. The new addition will be of greater durability and strength; but require attentive examination to assure compatibility with the existing structure and surrounding streetscape. **Affirmative finding.**
8. *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*
None have been identified. **Not applicable.**
9. *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.*
As proposed, the new work will be clearly differentiated from the old. The applicant proposes vinyl for the new addition. A board member recommended solid corner boards. The aluminum siding will remain on the existing structure. The DAB has addressed the issue of scale and compatibility. **Affirmative finding.**
10. *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*
Although unlikely, it is conceivable that the addition could be removed at some future date leaving the historic structure intact. **Affirmative finding.**

Section 5.4.9 Brownfield Remediation

Not applicable.

Section 5.5.1 Nuisance Regulations

The existing single family home presents no undue nuisance as defined in this standard. **Not applicable.**

Section 5.5.2 Outdoor Lighting

The applicant proposes a modest light fixture by the main entrance. Information was submitted to staff 10.8.2015, indicating an LED bulb and Dark Sky certified fixture. **Affirmative finding.**

Section 5.5.3 Stormwater and Erosion Control

An EPSC plan is required as more than 400 sf. will be disturbed. An EPSC plan was submitted and approved by the Stormwater engineer 9.21.2015. **Affirmative finding.**

Section 5.5.4 Tree Removal

The applicant gave testimony that only landscaping in the area of the (originally proposed) walkway would be disturbed. A landscaping plan was submitted via email 10.12.2015. As the proposed addition is the location of an existing single story structure, it is not anticipated that trees will be removed for this project. Tree removal from a lot containing a single family home on less than $\frac{3}{4}$ of an acre is exempt from zoning review in any case, per **Section 3.1.2 (c)**

Exemptions.

Affirmative finding.

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:

The submitted site plan lacks information about natural features or landscaping. A Google image illustrates plantings along the front property line and a cedar tree at the entrance to the driveway. A hand drawn landscaping plan was submitted 10.12.2015, confirming both existing and intended plantings for the front and north side of the original structure. **Affirmative finding.**

(b) Topographical Alterations:

No information has been provided. An EPSC plan has been provided to the stormwater engineering staff; this was approved as noted. **Affirmative finding.**

(c) Protection of Important Public Views:

There are no protected public views from this parcel. **Not applicable.**

(d) Protection of Important Cultural Resources:

Burlington's architectural and cultural heritage shall be protected through sensitive and



respectful redevelopment, rehabilitation, and infill. Archeological sites likely to yield information important to the city's or the region's pre-history or history shall be evaluated, documented, and avoided whenever feasible. Where the proposed development involves sites listed or eligible for listing on a state or national register of historic places, the applicant shall meet the applicable development and design standards pursuant to Sec. 5.4.8(b).

Although the building is not listed on the state or National Register of Historic Resources, its age and the context of the street make it eligible for consideration. See Section 5.4.8.

(e) Supporting the Use of Renewable Energy Resources:

The close proximity to the neighbor on the south makes opportunities for passive solar limited, as the abutting building rises a full 2 stories.

The shadow impacts from this proposed addition will be to the north and east; where the driveway and road exist. No adverse shadow impact to neighboring properties is anticipated.

Affirmative finding.

(f) Brownfield Sites:

None identified. Not applicable.

(g) Provide for nature's events:

Special attention shall be accorded to stormwater runoff so that neighboring properties and/or the public stormwater drainage system are not adversely affected. All development and site disturbance shall follow applicable city and state erosion and stormwater management guidelines in accordance with the requirements of Art 5, Sec 5.5.3.

An EPSC Plan has been approved by the Stormwater Engineer.

Design features which address the effects of rain, snow, and ice at building entrances, and to provisions for snow and ice removal or storage from circulation areas shall also be incorporated.

A new entrance with porch is illustrated on the north elevation, exiting toward the driveway. A revised site plan illustrates the northerly porch outside of the side yard setback.

There is no identified location for snow storage, although there is the potential to plow to the south of the driveway/garage. **Affirmative finding.**

(h) Building Location and Orientation:

The addition is proposed to replace a single story addition at the rear with a two story structure. Although oriented behind the primary structure as is typical of many residential additions, it is proportionally much larger than the existing structure. Option 2 (with a cross-gable) helps to ameliorate the difference in scale.

Principal buildings shall have their main entrance facing and clearly identifiable from the public street.

There is, at present, no main entrance facing the street. The Design Advisory Board accepted the new porch on the north elevation as the equivalent of existing conditions, and found no conflict with this standard. The principle entrance will remain clearly identifiable from the street via the new porch. **Affirmative finding.**

(i) Vehicular Access:

Vehicular access is proposed to remain as existing. The driveway crosses the abutting property to the north, entering 83 Hyde mid-way on the north boundary. **Affirmative finding.**

(j) Pedestrian Access:

An existing sidewalk leads to the principle entrance on the east. A new entrance and porch are proposed on the north, with a sidewalk leading to the public ROW. **Affirmative finding.**

(k) Accessibility for the Handicapped:

Full ADA access is not required for a single family home. The building inspector will determine if Vermont “visitability” standards apply for the new construction. **Affirmative finding.**

(l) Parking and Circulation:

There is an existing driveway leading to a 2 car garage. The driveway is not entirely on this parcel but utilizes a right-of-way over a neighboring lot. Adequate parking is evident for the single family use. **Affirmative finding.**



(m) Landscaping and Fences:

No landscaping information has been provided. A replacement fence was permitting in 2005. A landscaping plan was provided 10.12.2015. **Affirmative finding.**

(n) Public Plazas and Open Space:

There are no public plazas on site. Not applicable.

(o) Outdoor Lighting:

Where exterior lighting is proposed the applicant shall meet the lighting performance standards as per Sec 5.5.2.

The applicant proposes a residential grade Dark Sky certified fixture at the entry with a low watt LED bulb. **Affirmative finding.**

(p) Integrate infrastructure into the design:

Exterior storage areas, machinery and equipment installations, service and loading areas, utility meters and structures, mailboxes, and similar accessory structures shall utilize setbacks, plantings, enclosures and other mitigation or screening methods to minimize their auditory and visual impact on the public street and neighboring properties to the extent practicable.

The mailbox will be relocated to the new northerly porch. Meters and utility connections are identified on building elevations.

Utility and service enclosures and screening shall be coordinated with the design of the principal building, and should be grouped in a service court away from public view. On-site utilities shall be placed underground whenever practicable. Trash and recycling bins and dumpsters shall be located, within preferably, or behind buildings, enclosed on all four (4) sides to prevent blowing trash, and screened from public view.

The gas and electric connections are identified on the north elevation. Trash and recycling will be addressed in the existing garage.

Any development involving the installation of machinery or equipment which emits heat, vapor, fumes, vibration, or noise shall minimize, insofar as practicable, any adverse impact on neighboring properties and the environment pursuant to the requirements of Article 5, Part 4 Performance Standards.

None have been identified. **Affirmative finding.**

Part 3: Architectural Design Standards
Sec. 6.3.2 Review Standards

(a) Relate development to its environment:

Proposed buildings and additions shall be appropriately scaled and proportioned for their function and with respect to their context. They shall integrate harmoniously into the topography, and to the use, scale, and architectural details of existing buildings in the vicinity.

The following shall be considered:

1. Massing, Height and Scale:

While architectural styles or materials may vary within a streetscape, proposed development shall maintain an overall scale similar to that of surrounding buildings, or provide a sensitive transition, where appropriate, to development of a dissimilar scale.

In low and medium density residential districts, the height and massing of existing residential buildings is the most important consideration when evaluating the compatibility of additions and infill development.

Buildings should maintain consistent massing and perceived building height at the street level, regardless of the overall bulk or height of the building. Buildings should maintain a relationship to the human scale through the use of architectural elements, variations of proportions and materials, and surface articulations. Large expanses of undifferentiated building wall along the public street or sidewalk shall be avoided. The apparent mass and scale of buildings shall be broken into smaller parts by articulating separate volumes reflecting existing patterns in the streetscape, and should be proportioned to appear more vertical than horizontal in order to avoid monotonous repetition. (See also (d) Provide an active and inviting street edge below.)

It is indeed challenging to propose a building addition that meets code on such a modest structure. The existing building measures just 14' feet in width on the primary elevation. Hyde Street is characterized by residential structures 1 ½ to 2 ½ stories, most with gable front orientation. 83 Hyde Street is smaller in scale than most and very subordinate in scale to the buildings that surround it.

Revised elevations give an enhanced image of the proposed addition, drawn professionally to better illustrate scale and proportion. Option 2 (as identified in revised plans) presents a cross gable plan that would provide a similar amount of new habitable area while diminishing the visual impact of an increased roof height proposed for the rear. It also reflects a continued eave line on the rear that more closely associates with the front part of the building. These are visual tricks that soften what might be a brusque change in massing and scale, and make clear the progression of building growth. Particularly in the Old North End, these multi-gabled, multiple roofline buildings are the character of the neighborhood, and Option 2 most closely reflects that. The Design Advisory Board found Option 2 to meet this standard. **Affirmative finding.**

2. Roofs and Rooflines.

A cross-gabled roof is proposed, which is a common roof form in the neighborhood; with gabled roofs the most prominent on the street. **Affirmative finding.**

3. Building Openings

Double hung windows are proposed for most of the dwelling on Option 2. There may have to be confirmation of egress adequacy for the wingle light window on the south elevation, 2nd storey by the building inspector if the building is not going to be sprinklered.

A new door is suggested on plans for the north elevation. A southerly porch is proposed to be removed. See comment under Section 6.2.2 (h) relative to the requirement for a building entrance facing the streetfront. **Affirmative finding.**

(b)Protection of Important Architectural Resources:

Burlington’s architectural and cultural heritage shall be protected through sensitive and respectful redevelopment, rehabilitation, and infill. Where the proposed development involves buildings listed or eligible for listing on a state or national register of historic places, the applicant shall meet the applicable development and design standards pursuant to Sec. 5.4.8. The introduction of new buildings to a historic district listed on a state or national register of historic places shall make every effort to be compatible with nearby historic buildings.

Although the building is not listed on the state or National Register, it may be considered eligible by age and within the context of the neighborhood. See Section 5.4.8.

(c) Protection of Important Public Views:

There are no protected public views from this site. Not applicable.

(d)Provide an active and inviting street edge:

The principle building will remain, but the key is to minimize the visual impact of the larger rear addition. A new option has been provided; one that will enhance to livability of the residence. The roof plan illustrated in Option 2 is successful in minimizing that sudden disparity between the small size of the principle mass with the new addition. **Affirmative finding.**

(e) Quality of materials:

All development shall maximize the use of highly durable building materials that extend the life cycle of the building, and reduce maintenance, waste, and environmental impacts. Such materials are particularly important in certain highly trafficked locations such as along major streets, sidewalks, loading areas, and driveways. Efforts to incorporate the use of recycled content materials and building materials and products that are extracted and/or manufactured within the region are highly encouraged.

Owners of historic structures are encouraged to consult with an architectural historian in order to determine the most appropriate repair, restoration or replacement of historic building materials as outlined by the requirements of Art 5, Sec. 5.4.8.

There is substitute siding on the existing house (aluminum.) The applicant indicated at the 9.15.2015 DRB hearing that he intended to use vinyl on the new addition. A Board member recommended that if this was the final choice, solid cornerboards are recommended. **Affirmative finding.**

(f) Reduce energy utilization:

New structures should incorporate the best available technologies and materials in order to maximize energy efficient design. All new construction shall meet the Guidelines for Energy Efficient Construction pursuant to the requirements of Article VI. Energy Conservation, Section 8 of the City of Burlington Code of Ordinances.

New structures should take advantage of solar access where available, and shall undertake efforts to reduce the impacts of shadows cast on adjacent buildings where practicable, in order to provide opportunities for the use of active and passive solar utilization.

New development is required to meet the Guidelines for Energy Efficient Construction as noted. **Affirmative finding as conditioned.**

(g) Make advertising features complementary to the site:

No signs are proposed. Not applicable.

(h) Integrate infrastructure into the building design:

See Section 6.2.2. (p).

(i) Make spaces secure and safe:

Spaces shall be designed to facilitate building evacuation, accessibility by fire, police or other emergency personnel and equipment, and, to the extent feasible, provide for adequate and secure visibility for persons using and observing such spaces. Building entrances/entry points shall be visible and adequately lit, and intercom systems for multi-family housing should be incorporated where possible, to maximize personal safety.

The applicant must confirm with the building inspector that windows illustrated for the 2nd floor will meet egress requirements.

Development shall meet all applicable building and fire safety code as defined by the building inspector and fire marshal. **Affirmative finding as conditioned.**

Article 8: Parking

Table 8.1.8-11 requires 2 parking spaces per residential unit in the Neighborhood Parking District. There is both a structured garage and a driveway that will accommodate 2 vehicles. **Affirmative finding.**

II. Conditions of Approval

1. If vinyl siding remains the choice for the new addition, the Board recommends solid cornerboards.
2. All new construction shall meet the Guidelines for Energy Efficient Construction pursuant to the requirements of Article VI. Energy Conservation, Section 8 of the City of Burlington Code of Ordinances.
3. No change of use is included within this approval. The lot size cannot support duplex use under this ordinance per Table 4.4.5-2, as calculated using Section 5.2.7 (a).
The property remains a single family residence.
4. Standard Permit Conditions 1-15.

NOTE: These are staff comments only. The Development Review Board, who may approve, table, modify, or deny projects, makes decisions.