

## Department of Permitting & Inspections

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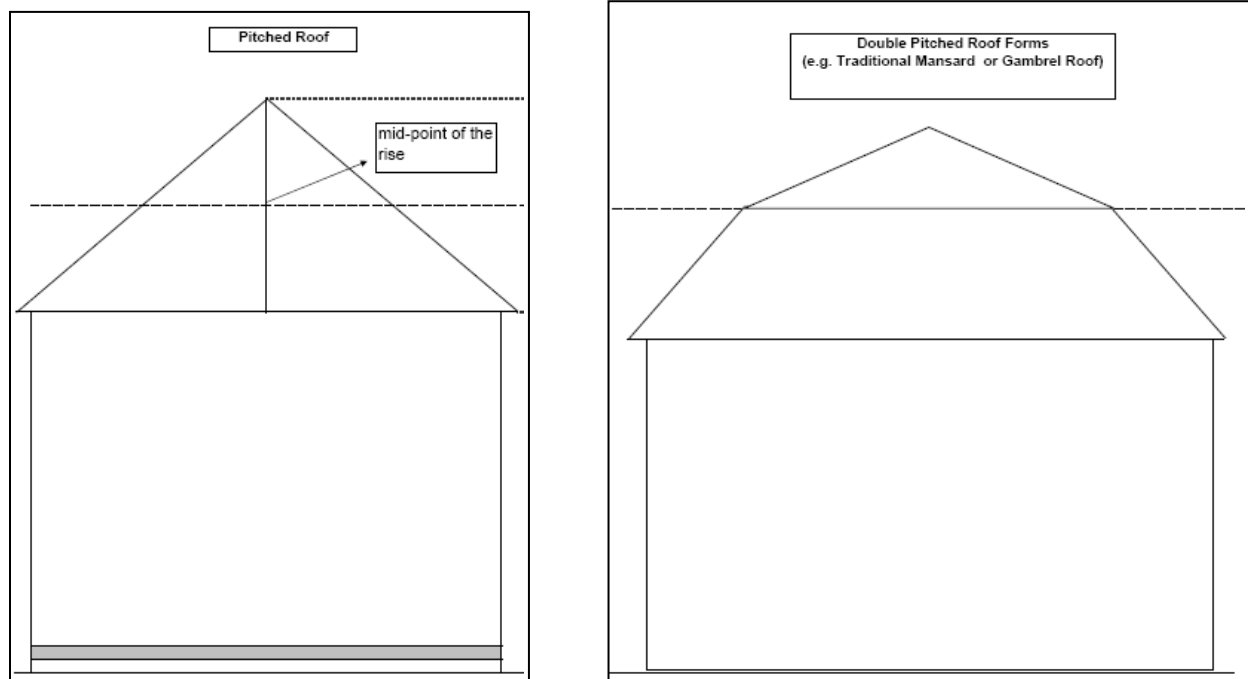


**TO:** Development Review Board  
**FROM:** Scott Gustin  
**DATE:** October 6, 2020  
**RE:** 21-0180AP; 15-17 Monroe Street (supplemental memo)

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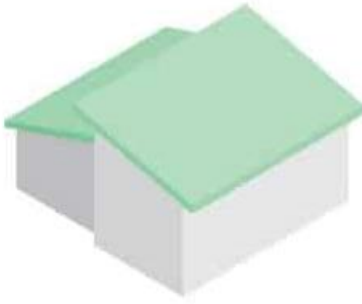
The appellant has provided supplemental information in addition to the original appeal documents. In summary, there are two points made within this supplemental information.

One is the assertion that a double-pitch roof as contemplated in Sec. 5.2.6, (a), 2, B of the CDO could be either symmetrical or asymmetrical. This assertion is correct, but misses the distinction made in this section between “pitched” and “double-pitched” roofs. Within this section, a “pitched” roof is a simple gable or hip roof. The section refers to mansard or gambrel roofs as examples of “double-pitched” roofs.



These examples of double-pitched roofs are symmetrical, but the more important point is that they are roof forms that incorporate two different slopes (i.e. “double-pitched”). Two different roof slopes also result upon the introduction of a full shed dormer into a formerly pitched roof.

The other assertion is that the two roof pitches must join at a peak in order to be considered a double-pitch roof. Sec. 5.2.6, (a), 2, B is geared towards pitched roof forms such as gable or gambrel roofs. Sec. 5.2.6, (a), 2, D allows application of these principles to other roof forms that are not specifically addressed. Height of shed roofs is not specifically addressed, yet consistent practice is to measure height to the mid-point of the roof rise.



The image above depicts a building with a double-pitch shed roof that does not connect at a peak. There is nothing in Sec. 5.2.6, (a), 2, D that requires a peak in the application of this height measurement method to other roof forms.