

Department of Planning and Zoning

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TO: Design Advisory Board
FROM: Scott Gustin
DATE: September 8, 2015
RE: 16-0209CA, 3174 North Avenue

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Zone: WRL Ward: 7N
Owner/Representative: Laurie Goldsmith

Request: Construct new single family home on existing footprint.

OVERVIEW:

The applicant is seeking approval to build a new single family home on the footprint of a prior single family home that was recently demolished under separate permit. A small “screen house” will also be removed. The existing driveway and garage will remain unchanged. Setbacks will remain unchanged, and lot coverage will decrease slightly with the removal of the “screen house.” This property is one of very few at the end of North Avenue that is not within the lakeshore flood zone.

As submitted, the project plans lack detail. More detailed project plans have been requested. The applicant has agreed to provide them; however, they have not yet been submitted. No action should be taken by the Design Advisory Board until the necessary details are provided.

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 property is affected by the Riparian & Littoral Conservation Zone and a wetland buffer, however, the proposed home will be constructed within the footprint of the previous home. There will be no change in the extent or degree of encroachment. Note also that the property is on the inland side of North Avenue – it is not a lakeshore lot. The driveway will remain unchanged as will the garage. As required, a “small project erosion prevention and sediment control plan” has been submitted to address the potential for erosion during construction.

(b) Topographical alterations

The lot is flat and will remain so. No significant topographical alterations are proposed.

(c) Protection of important public views

There are no important public views from or through this property.

(d) Protection of important cultural resources

There are no known archaeological resources on the property.

(e) Supporting the use of alternative energy

There is no indication that the proposed home will utilize alternative energy. The project will not adversely impact the actual or potential use of alternative energies by neighboring properties.

(f) Brownfield sites

The property is not an identified brownfield.

(g) Provide for nature's events

There is ample room onsite for winter snow storage. As noted above, an erosion prevention and sediment control plan has been submitted.

(h) Building location and orientation

The location of the new home will match that of the previous home. As proposed, the front door faces south towards the driveway. No door faces the road. This criterion requires that the front entry face the street. The proposed home must be modified accordingly. It must have a front door facing North Avenue. Retention of a doorway facing the driveway is acceptable. Note that the cardinal points (north, south, etc.) are not noted on the elevation plans and must be.

(i) Vehicular access

The existing private driveway will be retained and is adequate to serve the single family home.

(j) Pedestrian access

There is no public sidewalk along this portion of North Avenue, therefore a walkway from the front entrance to the public sidewalk is not required. A front walkway to the road is, nevertheless, recommended. There is no stair or landing in front of the doorway. Presumably, one will be installed. It must be included in the project plans.

(k) Accessibility for the handicapped

No handicap accessibility is evident or required with this proposal.

(l) Parking and circulation

The existing driveway and garage provide adequate room for the required 2 parking spaces.

(m) Landscaping and fences

No landscaping is depicted on the site plan. At least a basic landscaping plan is needed. A row of shrubs or similar plantings along the wetland border is advisable. Doing so would provide a barrier of sorts between the wetland and the developed portions of the property. No new fencing is proposed.

(n) Public plazas and open space

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

(o) Outdoor lighting

No outdoor lighting information has been provided. Presumably, outdoor lighting will be installed. Fixture cutsheets must be provided, and locations must be depicted on project plans.

(p) Integrate infrastructure into the design

Any new utility lines must be buried. No utility meters or mechanical equipment are depicted on the project plans. Such items must be depicted 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 and scale of the proposed home are consistent with other homes in the neighborhood. It is a 1 story gable roofed building with a height of 12' to the midpoint of the gable.

2. Roofs and Rooflines

Gable roofs are proposed on the primary structure as well as on the two smaller side sections of the home. Gable roofs are common in the neighborhood and typical for residential construction.

3. Building Openings

Fenestration is appropriately scaled and placed in consistent rhythm throughout the building. Most of the windows appear to be double hung units. Window specification sheets have not been provided and are needed.

(b) Protection of important architectural resources

There are no historic structures on or near the subject property. Charlie Auer's Boathouse arguably has historic significance but is set relatively far away from the proposed home.

(c) Protection of important public views

See 6.2.2 (c) above.

(d) Provide an active and inviting street edge

As noted previously, the proposed home has no front entry facing the road and must. Revised project plans are needed. As proposed, there are no large blank walls or expanses of roof. A small blank wall faces away from the street.

(e) Quality of materials

No exterior building materials are noted and must be. The proposed siding appears to be some sort of clapboard, but vinyl, wood, or fiber cement is not noted. No roofing materials are noted, and details such as corner boards, fascia, foundation lines, and entry steps are missing. More detailed project plans are required.

(f) Reduce energy utilization

The proposed building must comply with the city's current energy efficiency standards.

(g) Make advertising features complimentary to the site

No advertising is included in this proposal.

(h) Integrate infrastructure into the building design

No utility meters are noted, nor is any mechanical equipment. Utility meters must be depicted and screened. If any outdoor mechanical equipment is proposed, it too must be depicted and screened.

(i) Make spaces safe and secure

The proposed building must comply with the city's current egress requirements. Building entries should be illuminated, but outdoor lighting details are lacking.

RECOMMENDED MOTION:

Initial review and comment. Table pending receipt of more details project plans as noted above.