

Department of Permitting and Inspections

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MEMORANDUM

To: Development Review Board
From: Mary O'Neil, AICP, Principal Planner
Date: July 14, 2020
RE: ZP20-0667CA 188 (-192) South Champlain 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 Number: ZP20-0667CA
Zone: RH **Ward:** 5S
Date application accepted: January 29, 2020
DAB: May 26, June 23, 2020.
New Plans submitted: June 15, 2020

Applicant/ Owner: Dave Perras, Perras Properties LLC.

Request: Convert single family home to six units. Expand parking. Request for a 4 space, 40% parking waiver.

Background:

188 South Champlain Street

- **Zoning Permit 20-0662LL;** Boundary Line Adjustment (merger) with 192 South Champlain Street. February 2020.
- **Zoning Permit 11-0204CA;** construct handicapped access ramp at rear of house. September 2010. [Property identified as a single family home on application, *with six roomers.*] September 2010.
- **Zoning Permit 79-268;** enclose porch to make a room with door to outside. No additional coverage. June 1979. [Property identified as a single family home.]
- **Zoning Permit application ZP CU-2003-049;** establish a 7-room boarding house in an existing single family home. Public hearing 6.17.2003; hearing opened and continued for more information. No subsequent public hearing identified, no project folder in zoning history files, no decision is recorded. Assumed withdrawn.
- **Zoning Permit n.n.;** erect a 8' x 14' wood storage shed in the rear yard. June 1978.
- **Zoning Permit 77-320;** erect a 15' x 6' rear open porch. September 1976.

192 South Champlain Street

- Zoning Permit 20-0663LL; Boundary Line Adjustment (merger) with 188 South Champlain Street.

Overview:

188 South Champlain Street has recently been merged with the empty lot at 192 South Champlain Street. The owner wishes to convert the existing single-family home to a 6 unit residential building. Although there was an application in 2003 by the same owner/family for a 7-bedroom boarding house, there is no project folder and no record of a decision. Although the property has been managed as a boarding house, there are no zoning approvals for that use. The project is under review as a single family home.

The proposed use is a permitted use in the RH zoning district, and the building changes are typically subject to administrative review. The DRB is asked solely to act on the request for a 40% parking waiver (4 spaces).

The **Design Advisory Board** reviewed the application at their May 26 and June 23, 2020 meetings. There was no decision at either meeting.



Recommended motion: Certificate of Appropriateness approval, per the following findings and conditions:

I. Findings

Article 4: Zoning Maps and Districts

Section 4.4.5 Residential Districts

(a) Purpose

The Residential Districts are intended to control development in residential districts in order to create a safe, livable, and pedestrian friendly environment. They are also intended to create an inviting streetscape for residents and visitors. Development that places emphasis on architectural details and form is encouraged, where primary buildings and entrances are oriented to the sidewalk, and historic development patterns

are reinforced. Parking shall be placed either behind, within, or to the side of structures, as is consistent with the district and/or the neighborhood. Building facades designed for parking shall be secondary to the residential aspect of a structure.

5. The **Residential High Density (RH)** district is intended primarily for high density attached multi-family residential development. Development is intended to be intense with high lot coverage, large buildings, and buildings placed close together. Parking is intended to be hidden either behind or underneath structures.

The application proposes 6 units, with parking placed to the side of the structure, consistent with the neighborhood and previous practice. **Affirmative finding.**

Section 4.4.5-2 Base Residential Density

RH allows 40 units/acre without bonuses or Inclusionary allowances. On the combine lot size of 8,440 sf, the proposed 6 units are acceptable. **Affirmative finding.**

Table 4.4.5-3 Dimensional Standards

RH	Lot coverage 80%	Front Yard Setback Min/Max: Ave of 2 adjacent lots on both sides +/- 5- feet	Side yard setback Min: 10% of lot width Or ave. of side yard setback of 2 adjacent lots on both sides Max required: 20-feet	Rear yard setback Min: 25% of lot depth but in no event less than 20' Max required: 75-feet	Height 35-feet
188 South Champlain Street	Proposed coverage 50%	Not applicable	Shed, HVAC and parking will meet minimum requirement of 5'	Parking will meet minimum requirement of 5'	Rear stairwell roof will not exceed height of existing building.

Affirmative finding.

Article 5: Citywide General Regulations

Section 5.2.1 Existing Small Lots.

The subject parcel is the result of combining 188 South Champlain Street and the abutting empty parcel at 192 South Champlain Street. The plat was filed February 19, 2020 in the land records as required by conditions of those permits. **Affirmative finding.**

Section 5.2.2 Required Frontage or Access

There is existing access from South Champlain Street. **Affirmative finding.**

Section 5.2.3 Lot Coverage Requirements

See Table 4.4.5-3, above.

Section 5.2.4 Buildable Area Calculation

Not applicable.

Section 5.2.5 Setbacks

See Table 4.4.5-3, above.

Section 5.2.6 Building Height Limits

See Table 4.4.5-3, above.

Section 5.2.7 Density and Intensity of Development Calculations

See Table 4.4.5-3, above

Part 3: Non Conformities

The existing structure is non-conforming to setbacks on the north property line. No part of this application includes changes to that non-conformity. **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.

188 South Champlain Street is listed within the original **King Street / Battery Street Historic District** on the National Register of Historic Places. See attached detail sheet.

(b) Standards and Guidelines:

The following development standards, following the Secretary of the Interior's Standards for the Treatment of Historic Properties, shall be used in the review of all applications involving historic buildings and sites subject to the provisions of this section and the requirements for Design Review in Art 3, Part 4. The Secretary of the Interior's Standards are basic principles created to help preserve the distinctive character of a historic building and its site. They are a series of concepts about maintaining, repairing and replacing historic features, as well as designing new additions or making alterations. 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.*

The property was constructed as a residential building; a use that is proposed to be continued.

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 structure is characterized by its Queen Anne detailing. Alteration of its features, materials, spatial arrangements or design have the potential to diminish the historic character of the building. The DAB recommended in their first hearing that a two story porch be introduced to provide access to upper floor units.

Replacement windows should match the visual characteristics of the original windows, including size and configuration. A revised submission package indicated that solid wood core windows with a factory adhered strong meeting rail (for egress windows) will be provided. This will need to be confirmed with submission of spec sheets. Fiberglass replacement doors are generally not in character with the age and character of the historic home. If new doors are introduced, they should appear as if they were originally intended for that location, and be of a material and design consistent with the style of the house. The DAB did not reach an advisory recommendation on this.

Corrected interior floor plans have been provided at the request of the Design Advisory Board.

Affirmative finding as conditioned.

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 doors are modern in manufacture and appearance, and have no relationship to the age and style of the home.

The Design Advisory Board recommended that the proposed deck be redesigned as a two-story porch to aid in its compatibility with the historic building. **Affirmative finding as conditioned.**

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

None identified.

5. *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

Much of the alteration will be internal. The window replacements should visually replicate the existing windows. Clapboard, shingles and window casings shall be retained.

With the extension of the roof over the access stairway, the applicant had requested removal of approximately 10 sq. ft. of slate and replacement of shingles. This is an unfortunately loss of historic fabric, and not supported. Slate shall be retained and replaced where necessary; the new access stairway roof may, however, be asphalt shingle.

Affirmative finding as conditioned.

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.*

As noted, window replacements must be wood core, and visually replicate the existing 1/1 windows. Slate shall be retained on the original house roof. **Affirmative finding as conditioned.**

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.*

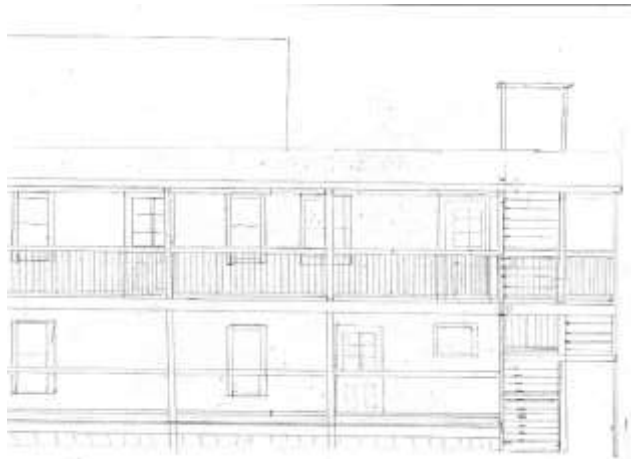
No chemical treatments are identified. Not applicable.

8. *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

No archeological resources have been identified at this location. 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 noted, the DAB recommended redesign of the deck as a two-story porch. The results of that effort are seen below.



The introduction of three new doors are modestly arranged within existing building openings on secondary elevations. Care must be exercised that the concatenation of discrete alterations (window replacement, new decks and walkways, modern doors, expansion of paving) does not collectively alter the historic character of the home. The reduction in paving for parking, and the effort to redesign the access porch contribute to ameliorate those cumulative changes.

The request for a 40% parking waiver from the DRB will result in much less paving in the side yard, and provide the opportunity to retain more green space and existing mature landscaping for tenant enjoyment. Given the use (6 one-bedroom apartments), such a request is reasonable.

Affirmative finding as conditioned.

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, the window replacement, door insertion, and large porch could be removed in the future to restore the building to its original layout and appearance. **Affirmative finding.**

Article 6: Development Review Standards

Part 1: Land Division Design Standards

188 and 192 South Champlain Street have recently been merged (ZP20-0662LL and ZP20-0663LL, plat recorded February 19, 2020.) **Affirmative finding.**

Part 2: Site Plan Design Standards

Sec. 6.2.2 Review Standards

(a) Protection of Important Natural Features:

There is a large maple tree on 192 South Champlain Street, which is proposed to be retained.

Affirmative finding.

(b) Topographical Alterations:

A larger parking area is proposed to be introduced on the (former) 192 parcel, although a permit for a handicap ramp at 188 South Champlain Street in 2011 referenced parking provided off-site. Approval of an Erosion Prevention and Sediment Control plan will be a Condition of Approval for the proposed ground disturbance, which includes creation of a swale west of the parking area, and introduction of an expanded parking area. **Affirmative finding as conditioned.**

(c) Protection of Important Public Views:

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).

188 South Champlain Street is listed on the Vermont State Register of Historic Resources and within the original Battery Street / King Street Historic District on the National Register of Historic Places. See Section 5.4.8, above.

(e) Supporting the Use of Renewable Energy Resources:

No part of this application would preclude the use of wind, water, solar, geothermal, or other renewable energy resource. The applicant will be required to meet energy efficiency standards for window and door replacement. **Affirmative finding as conditioned.**

(f) Brownfield Sites:

The parcel is not listed on DEC's website as a Brownfield. 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.

The site work required to install the parking area will require a Stormwater and Erosion Control Plan. The revised project plans have been submitted to the City Stormwater Engineering program to review. Written approval of the plan will be a condition of any approval.

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.

The applicant's revised plans indicate: *With the reduction of parking to 6 spaces, this leaves a significant portion of the back yard as retained green space....there is plenty of room to accommodate the storage of snow. In the unlikely event that a large snowfall results in an*

overabundance of snow, the applicant will contract for snow removal immediately with a local service provider.

Building entrances are now proposed to be under cover of the newly designed common porch.

Affirmative finding.

(h) Building Location and Orientation:

The existing building at 188 South Champlain will remain with no change to street orientation.

Affirmative finding.

(i) Vehicular Access:

Vehicle access is proposed to continue through an existing curb cut on the 188 South Champlain Street parcel, leading to a newly establishing parking area on the former 192 parcel. **Affirmative finding.**

(j) Pedestrian Access:

No change is proposed from the current building access from the public sidewalks. The revised submission states *a pathway to the tenant stairs is depicted on the updated site plan on the northeast side of the parking area.* This is really an extension of pavement and directly abuts a vehicular back-up area. Any pathway should be painted, designed or segregated by some method to provide a physical separation between vehicles and pedestrians in a manner that minimizes conflicts and improves safety. The applicant is obligated to identify this designated pedestrian path on a revised site plan. **Affirmative finding as conditioned.**

(k) Accessibility for the Handicapped:

ADA compliance is under the jurisdiction of the building inspector. If six units spurs the requirement for a handicap accessible parking space, an access aisle of 5' in width will need to be added and marked in the parking area. **Affirmative finding as conditioned.**

(l) Parking and Circulation:

In the Neighborhood Parking District, 2 parking spaces are required for every residential unit. 6 units will require 12 on-site parking spaces. Required parking is diminished by the percentage of Inclusionary Housing units, so 10 spaces are required on-site. The revised site plan, illustrating 6 parking spaces accompanies a request for a 40% parking waiver. All parking spaces are dimensioned for compact cars (8' x 18' length.) The required 20' of backup space is provided. The minimum required 5' parking setback is provided from the south property line. This standard states: *To the extent possible, parking should be placed at the side or rear of the lot and screened from view from surrounding properties and adjacent public rights of way.* The applicant has redesigned his parking to move it eastward, away from windows of the abutting property at 194 South Champlain Street. Screening has been provided on the front (west) facing the street, but is required of the south (side) property boundary as well, to prevent headlight spill onto neighboring property.

Although the empty side yard can accommodate the required 12 parking spaces (2/unit), the applicant requests a 40% parking waiver as a reflection of the six one-bedroom units, retention of

an existing mature Maple tree and green backyard, and a desire not to pave such a large portion of the yard.

To avoid “parking creep” and vehicular pull of gravel out into the street, the parking lot should be paved and parking spaces clearly marked. The perimeter of the parking area must be designed with curb stops, landscaping, or other such physical barrier to prevent vehicles from encroaching into adjacent green spaces and into required setbacks.

This standard also requires shading of 30% of the parking area. The existing Maple tree appears to effectively provide this required shade of the parking area.

The previous plan defined a bike rack behind the building. That rack is missing in the current submission, although the narrative defines six secure bike parking spaces.

Bicycle parking should be located along a pedestrian route to a building entrance to be easily accessible for tenants. Relocation of the bike rack to meet this standard is required. **Affirmative finding as conditioned.**

(m) Landscaping and Fences:

The application proposes a new hedgerow along the front (westerly) property line to screen the new parking area. Additional landscaping will be required along the southerly property line to prevent headlight trespass on the neighboring property. **Affirmative finding as conditioned.**

(n) Public Plazas and Open Space:

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 submission include a fixture spec sheet for a wall mounted residential fixture. The location of these installations is now identified on a revised plan. **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 location of mailboxes is now identified on page 11 of revised plans. Mechanical equipment, now proposed for the northeast corner of the building, must meet a required 5’ setback from the property boundary.

*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 place 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.***

Revised plans include retention of the shed, with an extension on the north side as a trash enclosure. This extension must meet the required 5' property line setback, and be enclosed on all four sides to prevent the blowing of trash and recycling.

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.

See note above about mechanical equipment. **Affirmative finding as conditioned.**

Part 3: Architectural Design Standards

Sec. 6.3.2 Review Standards

(a) Relate development to its environment:

1. Massing, Height and Scale:

The existing building will remain, with a newly design access deck on the east and south.
Affirmative finding.

2. Roofs and Rooflines.

The existing building will remain. The newly designed two story porch will have a slightly pitched shed on the second floor, the extended access stairway will have a required roof.
Affirmative finding.

3. Building Openings

All windows are proposed for replacement; some are double hung and others casement. Although one specification sheet defines "Wood casement", the cross section illustrates voids in the window frame, sill and apron, suggesting a composite structural material. Confirmation of **solid wood core windows**, and casement windows with a strong meeting rail to visually replicate a double hung window, will be required.

At least 3 of the windows will be replaced with doors to access new units. **Affirmative finding as conditioned.**

(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.

See Section 5.4.8.

(c) Protection of Important Public Views:

Not applicable.

(d) Provide an active and inviting street edge:

Aside from the replacement of the third-floor gable end window, the primary façade will remain intact. Care must be exercised in this particular window replacement so as not to alter the character of this state-registered listed historic building. **Affirmative finding as conditioned.**

(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.

The applicant understands that visually accessible components of the porch cannot be pressure treated wood, which is reserved for structural frame and not appropriate for exposed porch elements. Modeled building elevations illustrate a triple horizontal barrier rail design, while the hand drawn sketch by the building show a baluster railing on the 2nd floor and a single barrier on the first floor porch (image on p. 7, above.) The latter image prevents resident access to the first floor entry. The applicant shall clarify which is proposed. **Affirmative finding as conditioned.**

(f) Reduce energy utilization:

All new construction is required to 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. **Affirmative finding as conditioned.**

(g) Make advertising features complementary to the site:

No signs are included in this review. Any signage will require a separate sign permit. **Affirmative finding as conditioned.**

(h) Integrate infrastructure into the building design:

See Section 6.2.2. (p) above.

(i) Make spaces secure and safe:

As a three story residential building, the building inspector has indicated that the building will need to be fully sprinklered. The applicant has confirmed the requirement.

Construction shall meet all applicable building and life safety codes as defined by the building inspector and/or fire marshal. **Affirmative finding as conditioned.**

Article 8: Parking

Section 8.1.8 Minimum Off Street Parking Requirements

Table 8.1.8-1 requires 2 parking spaces for every residential unit in the Neighborhood Parking District. For six units, 12 parking spaces are required.

(c) The minimum off-street parking requirement for a development with inclusionary housing units provided on site shall be reduced by the percentage of inclusionary units required by Article 9.


(Example: A 100-unit residential development with a requirement of 15% inclusionary units shall provide minimum off-street parking based on 85 dwelling units.)

As one unit will be an Inclusionary Housing Unit, required onsite parking may be based on 5 units, a reduction of required parking spaces from 12 to 10. The applicant proposes 6 parking spaces, requesting a parking waiver. See Article 8.1.15, below.

Section 8.1.11 Parking Dimensional Requirements

The site plan illustrates 6 parking spaces, dimensioned for compact cars, with the required 20’ backup space. There is no limitation on compact cars for surface parking spaces. **Affirmative finding.**

Section 8.1.15 Waivers from Parking Requirements/ Parking Management Plans

The applicant proposes 6 one-bedroom units with 6 parking spaces. The submission includes the following support for a parking waiver 

This article requires 2 parking spaces per unit; with a reduction of 2 spaces per the Inclusion of an affordable unit. With 6 spaces provided and 10 required, a 40% waiver, or 4 space waiver is requested. This is reasonable, particularly as the owner defined a shared-use opportunity with a downstairs unit presently vacant 6 months of the year. To further strengthen the waiver it is recommended that leases assign only one parking space per unit.

Affirmative finding as conditioned.

- ▶ Provide quality and affordable homes that are walkable:
 - ▶ 5 minutes to Church Street
 - ▶ 2 minutes to the waterfront
 - ▶ on the GMT Gold Loop
 - ▶ Normally within 2 blocks of a CarShare Vermont vehicle
- ▶ Provide a unit that adheres to the Inclusionary Zoning limits
- ▶ Retain the large maple, green space and provide a garden for tenant enjoyment
- ▶ Provide secure bicycle storage for residents

Article 9: Inclusionary and Replacement Housing

Section 9.1.5 Applicability

This ordinance provision shall apply to any development of five or more residential units in a single structure. Multiple developments or projects by the same applicant or responsible party within any consecutive twelve (12) month period that in the aggregate equal or exceed the above criteria shall be subject to these regulations.

Except as otherwise provided in this ordinance, these regulations shall apply in the instances specified below.

(a) The creation of five (5) or more residential units through new construction and/or substantial rehabilitation of existing structures, including the development of housing units utilizing development provisions other than those specified in Sec 9.1.5 (b).

The applicant is proposing 6 one-bedroom residential units in a single structure. Therefore, Inclusionary Housing standards apply. One Inclusionary unit will be provided in the redevelopment of the property. The applicant will work with the Housing Trust Fund Manager to assure compliance and rental rates. **Affirmative finding as conditioned.**

Section 9.1.7 Certificate of Inclusionary Housing Compliance

Notwithstanding any other provision of this ordinance, no certificate of occupancy for a project covered by this chapter shall be granted unless and until a Certificate of Inclusionary Housing Compliance has been issued by the Housing Trust Fund Manager.

Affirmative finding as conditioned.

II. Conditions of Approval

1. One Inclusionary Unit shall be provided. The applicant shall consult with the Housing Trust Fund manager to assure compliance, particularly with regard to rental fees.
2. Fiberglass doors are not recommended on the historic structure. The applicant shall provide a more compatible insertion with the historic property.
3. Window specs shall be submitted to confirm wood core windows with exterior placed factory adhered muntins (for egress windows.)
4. This approval includes a 40%, or 4 space parking waiver in order to preserve the existing green space and mature landscaping.
5. Slate shall be retained and in-filled where necessary to retain the historic fabric of the roof. The new access stairway roof may be asphalt shingle.
6. The location of bicycle parking shall be identified on a revised site plan. For the 6 unit (6 bedroom) building, 3 long term and 1 short terms bicycle parking spaces are required.
7. Additional landscaping or other screening shall be provided on the southerly property line to prevent headlight trespass onto neighboring property. This shall be identified on a revised site plan.
8. Mechanical equipment must meet a minimum 5' setback from any property boundary.
9. The parking lot shall be paved and parking spaces clearly marked. The perimeter of the parking area must be designed with curb stops,

- landscaping, or other such physical barrier to prevent vehicles from encroaching into adjacent green spaces and into required setbacks.
10. A defined pedestrian path between the parking area and the building entrance(s) shall be introduced and illustrated on a revised site plan **prior to release of the permit.**
 11. All new construction is required to 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.
 12. The applicant shall define the choice of porch barrier rail.
 13. No signs are included in this review. Any signage will require a separate sign permit.
 14. One Inclusionary unit will be provided. No certificate of occupancy for a project covered by Article 9 shall be granted unless and until a Certificate of Inclusionary Housing Compliance has been issued by the Housing Trust Fund Manager.
 15. Leases shall define only one parking space per rental unit.
 16. Written approval of the Erosion Prevention and Sediment Control Plan by the Stormwater Engineering division is a condition of this approval.
 17. 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.