

Part 1: Land Division Design Standards

As noted, a boundary line adjustment is being reviewed separately from this permit. Reference is made to that permit and decision.

Part 2: Site Plan Design Standards

Sec. 6.2.2 Review Standards

(a) Protection of Important Natural Features:

No natural features have been identified in the submitted plans.

(b) Topographical Alterations:

Civil plans submitted with the boundary line adjustment illustrate a steeply falling grade east of the site and behind the house. No change to that grade is identified in the plans. The stormwater engineer will be required to review the submitted Erosion Prevention and Sediment Control plan.

(c) Protection of Important Public Views:

There are no protected views from this private parcel.

(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).

The residence is not listed on the State or National Register.

(e) Supporting the Use of Renewable Energy Resources:

No part of this application will prevent the use of solar, wind, water, geothermal or other alternative or renewable energy resources.

(f) Brownfield Sites:

None identified.

(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.

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.

An EPSC has been forwarded to the City Stormwater engineer for review (August 18, 2015.) The plan offers several opportunities for shelter from inclement weather; the main entry porch on the west, the covered entrance at the connector, and a screened porch on the south. There is adequate area for snow storage in several locations surrounding the entrance drive.

(h) Building Location and Orientation:

The house is proposed to be situated similarly to the existing house.

(i) Vehicular Access:

All interior roads are private. An access drive that terminates as a circular terminus is proposed; immediately adjacent to the garage and a guest parking area.

(j) Pedestrian Access:

The arrangement is unique in that the parcel does not directly front a public street or right-of-way. There are no public sidewalks that lead to this residence. There is pedestrian circulation identified around the house, with brick walks and patio/parking areas.

(k) Accessibility for the Handicapped:

ADA access is not a requirement for a single family home; however Vermont “visitability” standards may apply. The building inspector has the jurisdiction for implementation of ADA codes.

(l) Parking and Circulation:

As noted, access roads are private. A circular drive that leads to structured (garage) and surface parking is included. Adequate parking will be provided for the single family residence.

(m) Landscaping and Fences:

A landscape plan has been provided (L1.0), although it does not define tree removal or the species/caliper of new plantings. This information shall be required. (Tree removal may be permitted as part of development per Section 5.5.4; however adequate information needs to be supplied to confirm compliance with that standard.)

A dog fence is identified on the plans, as well as free standing dry laid stone retaining walls. Any exceeding 3’ in height will require review and approval by the city engineer.

Two patios are illustrated; one by the pool, and one behind the house.

(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.

No lighting information has been submitted, and is required.

(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.

Ground mounted a/c mechanicals are proposed for the north elevation. As located on the north elevation and behind a small structural projection, additional screening does not appear to be necessary. Other utility connections are not evident on the plans, and need to be annotated on site and/or building elevations as appropriate.

The location of a mailbox (if one is proposed on-site) shall be identified.

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.

Utilities are required to be placed underground. The location of trash receptacles and recycling storage shall be identified, if placed outside the 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.

No undue adverse impact is anticipated.

Part 3: Architectural Design Standards

Sec. 6.3.2 Review Standards

(a) Relate development to its environment:

1. Massing, Height and Scale:

The one-and-a-half story home is similar in scale to the existing home it will replace.

2. Roofs and Rooflines.

A dormered gable roof is proposed; common to residential architecture and the existing building.

3. Building Openings

Door and window openings are consistent with the style of residential architecture.

(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.

The existing building is not listed on the Vermont State Register of Historic Resources, or on the National Register. No determination of eligibility has been made.

(c) Protection of Important Public Views:

There are no public views from the site.

(d) Provide an active and inviting street edge:

The new home will not be visible from any public right-of-way. It will, however, offer an attractive “first impression” upon approach, with its articulated facades, connected buildings, and attractive finish treatments.

(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.

Exterior finishes are proposed to be pre-stained eastern white cedar shingles with a 5” exposure; Marvin clad windows in stone white with mahogany trim, and a standing seam metal roof in “sage.” All are considered durable and likely to extend the life cycle of the building.

(f) Reduce energy utilization:

All new construction shall meet the Guidelines for Energy Efficient Construction pursuant to the requirement of Article VI, Energy Conservation, Section 8 of the City of Burlington Code of Ordinancesa;

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(g) Make advertising features complementary to the site:

No signs are proposed.

(h) Integrate infrastructure into the building design:

See Section 6.2.2. (p) above.

(i) Make spaces secure and safe:

Development shall meet all building and life safety code, including ingress and egress requirements as defined by the building inspector and firemarshal.

Items for the Board’s consideration:

1. Identification of tree removal (number, size, species) annotated on a site plan illustrating existing conditions shall be required.
2. Identification of species, size and caliper of new plantings shall be required as part of a landscaping plan.
3. A lighting plan, consistent with the standards of Section 5.5.2 shall be submitted for review.
4. Utilities are required to be placed underground.
5. New utility connections shall be identified on the site plan and/or building elevation as appropriate.
6. The location of a mailbox (if one is proposed on-site) shall be identified.
7. The location of trash and recycling facilities shall be identified.

8. Any retaining wall greater than 3' in height will require review and approval by the city engineer.
9. All new construction shall meet the Guidelines for Energy Efficient Construction pursuant to the requirement of Article VI, Energy Conservation, Section 8 of the City of Burlington Code of Ordinances.
10. No change in use or increase in the number of residential units is included within this review.
11. As a residential use in the RCO-RG district south of Main Street, existing before January 1, 2007, it shall be treated as a conforming *use*. Dimensional standards of the zoning district, however, must be met. It is the applicant's obligation to confirm proposed setbacks are consistent with existing setbacks and do not increase any level of dimensional non-conformity. Dimensional standards are outlined in Table 4.4.6-1 of the CDO.
12. Standard Permit Conditions 1-14 shall apply.