MEMORANDUM

To: Design Advisory Board
From: Scott Gustin
Re: 48 Sunset Cliff Road
Date: April 26, 2022

File: ZP-22-179
Location: 48 Sunset Cliff Road
Zone: RL-W Ward: 4N
Parking District: Neighborhood
Date application accepted: March 23, 2022, Complete March 30, 2022
Applicant/Owner: Mort & Nurit Zachter / Michael Koch
Request: Construct replacement single family dwelling and associated site improvements (see also ZP-22-12).

Overview:
The applicants are seeking approval to construct a new detached single family dwelling and related site improvements. Demolition of the existing residence was approved under separate zoning permit approved by the Development Review Board on March 22, 2022. Seawall reconstruction was also included in that prior permit.

The Conservation Board reviewed this application April 4, 2022 and recommended approval of the application as presented.

There are no previous zoning actions for this property.

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 subject property is located along the Lake Champlain shoreline north of Appletree Point. The shoreline is an identified significant natural area. Much of the property is affected by the Natural Resource Protection Overlay District, specifically the riparian and littoral conservation zone, which stretches inland 250’ from the 95.5’ lakeshore elevation. A new low-mow area will
be established along the property’s lakefront as required. The Conservation Board voted to recommend approval of the project.

(b) Topographical alterations
Much of the lot is flat but drops steeply towards the lakeshore along its western boundary. Existing topographic conditions will remain largely unchanged.

(c) Protection of important public views
Distant terminal views of Lake Champlain and the Adirondack mountains will remain essentially unchanged. There are no public views associated with this property. The proposed home is modest in scale, and most mature vegetation will be retained. Its construction will not adversely affect public views from the lake towards shore.

(d) Protection of important cultural resources
The property contains no known archaeological resources. Much of the lakeshore is archaeologically sensitive. If, during construction, artifacts are unearthed, it is the applicant’s responsibility to stop earthwork and to contact the Vermont Division for Historic Preservation for further guidance.

(e) Supporting the use of alternative energy
There is no indication that the proposed home will utilize alternative energy. Solar energy utilization is encouraged. In any event, the home will not adversely impact the actual or potential use of alternative energies by neighboring properties.

(f) Brownfield sites
The subject property is not an identified brownfield.

(g) Provide for nature’s events
As required, an erosion prevention and sediment control plan has been provided to the city’s stormwater program staff. Stormwater runoff will be largely infiltrated within surrounding green space. The front entrance is sheltered within a small alcove.

(h) Building location and orientation
The location of the proposed home will be shifted inland as compared to the existing home, although it will remain in the back half of the property. The new home will have a front door facing inland towards a new walkway connecting to the driveway and garage.

This criterion calls for setting garages behind the longest front facing wall of the residence. The intent is for the garage to have a location secondary to that of the residence. As proposed, the attached garage appears to be flush with the front line of the residence. Revision is needed in order to push the face of the garage behind the longest street-facing wall of the home.

(i) Vehicular access
An existing driveway will continue to serve the property, albeit in reconfigured format to serve the new home.
(j) Pedestrian access
This criterion requires that a pedestrian walkway be provided from the front door to the public sidewalk or street. This property is along a private road without sidewalks. No front walkway is proposed. Consistent with past practice in such situations, no front walkway is required.

(k) Accessibility for the handicapped
No handicap accessibility is evident or required with this proposal.

(l) Parking and circulation
Parking will be provided within the attached garage and the driveway. Circulation and access is provided via the private driveway. The proposed driveway extends in front of the home, presumably for turn-around space or additional parking. There are two problems with the proposed driveway configuration:
- Sec. 8.1.12, (b) Front Yard Parking and Residential Driveways, requires that parking spaces in all residential zoning districts be located to the side or rear of the principal residential structure.
- This same section also limits residential driveways to 18’ wide.

The proposed driveway extends in front of half of the home and is well over 18’ wide. A narrowed turn-around to the north of the residence (opposite the currently proposed location) may be acceptable. Reconfiguration of the front walk would be needed.

(m) Landscaping, fences, and retaining walls
Most existing mature vegetation will be retained. As noted above, a low-mow zone will be established along the property’s lakeshore. The proposed landscaping plan depicts a variety of new plantings to accent the building and its front entrance. Additional plantings are proposed along the side property lines as well. Proposed species are not invasive and appear to be acceptable.

(n) Public plazas and open space
No public plaza or open space is included or required in this proposal.

(o) Outdoor lighting
Outdoor lighting fixture specifications have been provided and include a recessed canister fixture (presumably for entries), step light, and landscape accent light. The fixtures and illumination are likely acceptable; however, the lighting info refers to plan sheet A110 for location. This plan is not included in the application materials and must be to confirm acceptability of the outdoor lighting.

(p) Integrate infrastructure into the design
Existing electric is buried and will remain so as proposed. Utility meter locations are depicted on elevation drawings. They are acceptably located on the side of the proposed home.

Part 3, Architectural Design Standards
Sec. 6.3.2, Review Standards
(a) Relate development to its environment
1. **Massing, Height, and Scale**
The proposed home is shorter, and overall smaller, than the existing home. It is a single story as opposed to two and appears to have a smaller footprint. Massing of the structure is broken up by distinct building components along the front and rear elevations. The hip roof ties the design together. The proposed home has a much more contemporary appearance than the home to be replaced. The scale of the proposed home is compatible with nearby properties.

2. **Roofs and Rooflines**
The proposed home will have a low-slung hip roof. While relatively uncommon for homes in Burlington, this roof style enhances the contemporary appearance of the structure.

3. **Building Openings**
The primary front entrance is clearly articulated and is contained within a sheltered alcove. Fenestration is appropriately scaled and stylistically appropriate for the proposed building design.

(b) **Protection of important architectural resources**
The existing building previously approved for demolition is not listed on the state or national historic register, nor has it been deemed eligible for listing.

(c) **Protection of important public views**
See 6.2.2 (c) above.

(d) **Provide an active and inviting street edge**
As with most other homes along Sunset Cliff Road, the proposed home is set back relatively far from the road. There is little perceptible streetscape in this neighborhood. As noted before, the proposed home incorporates a readily identifiable front entrance facing the street.

(e) **Quality of materials**
The proposed home will be clad in wooden siding and standing seam metal roofing. Aluminum frame windows will be installed throughout. Steel panel cladding will accent the front entry. The materials proposed are of acceptable quality and durability for this new construction.

(f) **Reduce energy utilization**
The proposed building must comply with the current energy efficiency standards of Burlington and the State of Vermont.

(g) **Make advertising features complimentary to the site**
No advertising is included in this proposal.

(h) **Integrate infrastructure into the building design**
No building- or ground-mounted mechanical equipment is included in the project plans. If any is proposed, it 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 will presumably be illuminated. A location plan for outdoor lighting is needed as previously noted.

RECOMMENDED MOTION:

Approve the project as conditioned and forward to the Development Review Board.

1. Revised project plans addressing the following are needed:
   a. Adjustment of the attached garage to be set behind the longest street-facing wall of the residence;
   b. Adjustment of the driveway to avoid extension in front of the house and limits width to 18 feet;
   c. Depiction of outdoor lighting fixture locations; and,
   d. Depiction of any exterior mechanical equipment and related screening.