

Patrice Stratmann  
300 Swift St.  
South Burlington, VT. 05403

Tel. 802 999 1866

August 2, 2019

Scott Gustin, Principal Planner  
CITY OF BURLINGTON  
Department of Planning and Zoning  
City Hall  
Burlington, VT 05401

RECEIVED  
AUG 07 2019

DEPARTMENT OF  
PLANNING & ZONING

Re: 15 Conger Ave.

Dear Scott:

Enclosed, please find the following documentation relating to our property at 15-19 Conger Avenue:

Zoning Permit Application (Modification/Amendment)

As you know, we are currently approved for the construction of a new single family house to replace an existing 4 bay garage structure under permit no. 15-0055CA. We are now requesting permission to modify that approval to allow a redesign of the proposed residential structure.

Variance Request

The property was also approved for a variance granted on May 14, 2014, by the DRB affecting Section 5.2.1 Existing Small Lots. Again, consistent with our request for permission to modify the building design, we would like to request an amendment/modification to the original variance approval to allow for these changes.

While we are hopeful that the city will approve these requested design changes, we do not want to inadvertently abandon or forfeit our rights under the existing approvals. We would appreciate receiving the department's guidance on how to best proceed to preserve those rights.

The changes are depicted on the following plans (two 11 x 17 sets are provided; please advise if additional copies are needed):

Plans

Site Plan: The property is currently occupied by a four bay one-story vehicle garage. Plan is to demolish that structure and construct a new two-story residence with an attached carport. The site plan shows the footprint of the existing structure (in red, crosshatched on the plan). The proposed new building (depicted in blue) is also shown on the plan. The new plan will reduce the level of rear (West) property line setback and South property line setback encroachment. The new building will be pulled further forward on the site but will be in compliance with the front yard setback requirements of the zoning

regulations. Total lot coverage (excluding existing driveways) will be reduced from 1650 s.f. to 1491 s.f. A copy of our survey is also provided for reference.

This design reconfiguration will allow the residence to enjoy a more usable backyard/side yard area than that which was originally planned under the 2015 DRB approval. The use of a carport instead of an enclosed garage will, we believe, result in a more open street façade, allowing light to come through the property from the West.

Elevations: Four elevations are provided showing the proposed new two-story residential structure with carport adjoining on the south side. The carport will have a storage shed structure built into the rear. The building would be clad in horizontal "channel" siding manufactured by Boral (see attached cut sheets with product specifications). Cedar v-groove siding would be installed vertically on the main entrance way. Casement windows are proposed (see attached specifications sheets).

Floor Plans: First and second floor plans are provided to help explain how the building design will work on the site.

Landscape Plan: A landscaping plan with a planting schedule is also provided. Focus is on hardy species located at the front of the building to help soften its presence on the street. A row of cedars is proposed for the South property line to help screen an adjoining parking lot located behind the building located to the south.

#### Rooftop Access

Additional front and north elevations are provided showing a possible roof top access that we would like to consider for this project. The roof top area would be located only on the "rear" (western half) of the roof area.

#### Stormwater

Pursuant to instructions stated on the DPW Stormwater Program Questionnaire, because the project will not have more than 2500 s.f. of impervious surface (project will result in a 22% decrease in impervious surface), it is our understanding that the questionnaire is not required. Nevertheless, we have completed the questionnaire and are prepared to submit it to DPW if required by the City.

#### Fees

A check for payment of fees is provided as follows:

Application fee	\$110
Construction fee	<u>\$200</u>
Total	\$310

Please let me know if there are any discrepancies in the above fee calculations. We will promptly remit whatever amount is required.

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Thank you for your help with this request. Please let me know if any additional information is needed or if any other submittals are required in order to process.

Sincerely,

A handwritten signature in black ink, appearing to read "Trice Stratmann", with a long horizontal flourish extending to the right.

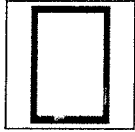
Trice Stratmann

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Home / Windows & Doors / Windows / Casement / 400 Series Casement Window



Interior Exterior

400 SERIES

### Casement Window

★★★★★ 4.8 (18)

Our best-selling casement window provides a classic blend of engineering and craftsmanship. It features a wide array of options and accessories for a customized look. Its low-maintenance vinyl exterior helps protect against water damage while a rich, natural pine interior creates the perfect frame for art glass and grille patterns.

- Low-maintenance vinyl exterior helps protect against water damage
- Rich unfinished natural pine or prefinished white, dark bronze or black interiors
- Wide range of hardware styles and finishes, grille patterns and glass options
- Standard sizes up to 3' wide and 6' high. Custom sizes available.

DESIGN THIS WINDOW

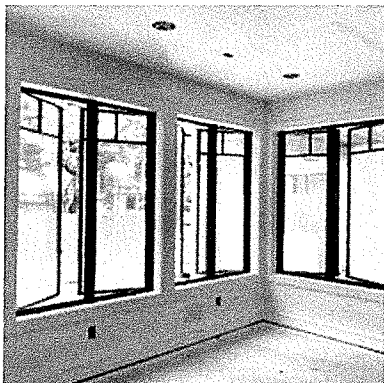
REQUEST A QUOTE

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### SEE HOW OTHERS ARE USING THIS PRODUCT

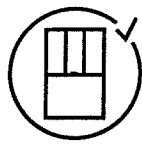
Tag on using #andersenwindows



(<https://www.instagram.com/p/By-cwxihSUo/>)



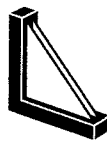
Feedback



### Stylish, Refined And Proven

Our best-selling casement window

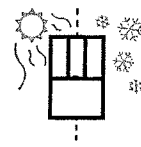
Durable and time-tested



### What's It Made Of?

Wood with a vinyl exterior to resist water and seal out the elements.

#### MATERIALS

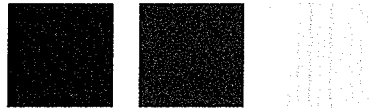


### Energy Efficiency

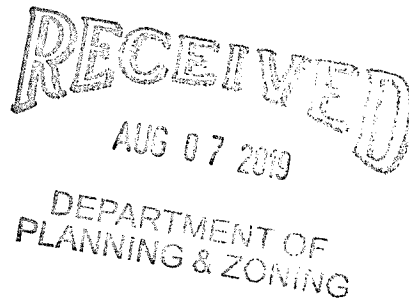
It's built into every window. We have options to help you meet the performance level you need.

COLORS	HARDWARE	GRILLES	GLASS	SIZE	INSECT SCREENS	SMART HOME	TRIM
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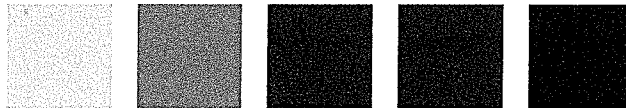
#### Interior



White    Black    Dark Bronze    Pine



#### Exterior



White    Canvas    Sandtone    Terratone    Forest Green    Dark Bronze    Black

Units with Black, Dark Bronze and Sandtone interiors have matching exteriors

★★★★★ 4.8 18 Reviews



<p>Reviews</p> <p>18 Reviews</p>	<p>Questions</p> <p>5 Questions</p>	<p>Answers</p> <p>5 Answers</p>
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## Reviews



TRUEXTERIOR  
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TRIM

INSPIRATION

INSTALLATION

RESOURCES

WHERE  
TO BUY

# CHANNEL SIDING

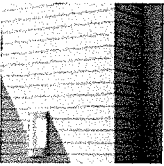
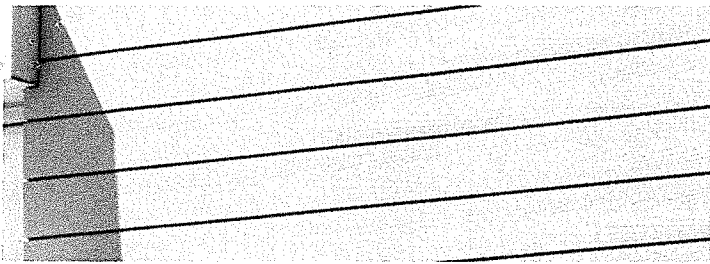
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## Get The Rich Arts And Crafts Look Of Authentic Channel Siding

TruExterior Channel Siding gives you rich shadow lines with its deep recessed groove. It's a great choice for an entire house or an interior or exterior accent wall.



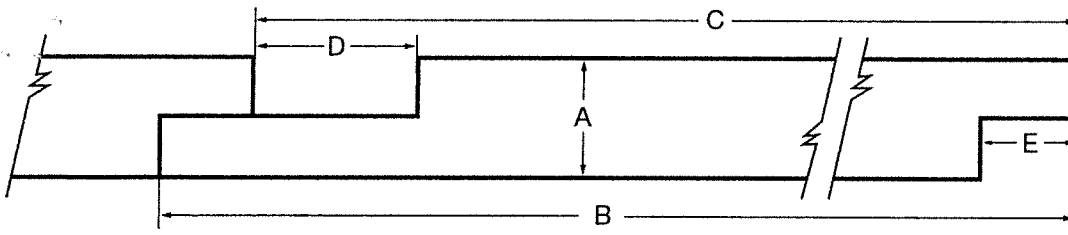
- Durable, poly-ash material resists moisture and bugs
- Virtually no expansion or contraction due to temperature or moisture
- Comes pre-primed and ready for paint
- No edge sealing of cuts required
- Suitable for ground contact
- Available in 16' lengths



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View Idea Gallery DEPARTMENT OF PLANNING & ZONING TruExterior Siding & Trim Brochure

Nominal Size	Actual Thickness (A)	Actual Width (B)	Reveal (C)	Channel (D)	Tongue (E)
1 x 6	0.6875"	5.50"	4.969"	0.969"	0.531"
1 x 8	0.6875"	7.25"	6.719"	0.969"	0.531"
1 x 10	0.6875"	9.25"	8.719"	0.969"	0.531"



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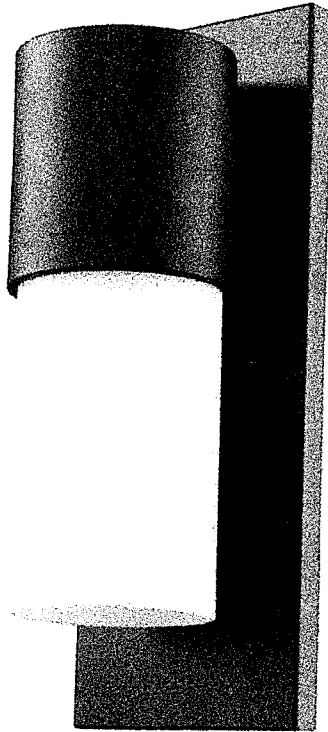


15 CONGER AVE: FRONT DOOR  
WALL LIGHT



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Home / OUTDOOR LIGHTS / Wall Lights / Wright Cylinder Outdoor Wall Light



# WRIGHT CYLINDER OUTDOOR WALL LIGHT

SKU OL17106 BZ  
\$132.00

Color: Bronze



Actual Size: 16"Hx6"Wx5.75"D

In stock and ready to ship

Qty 1

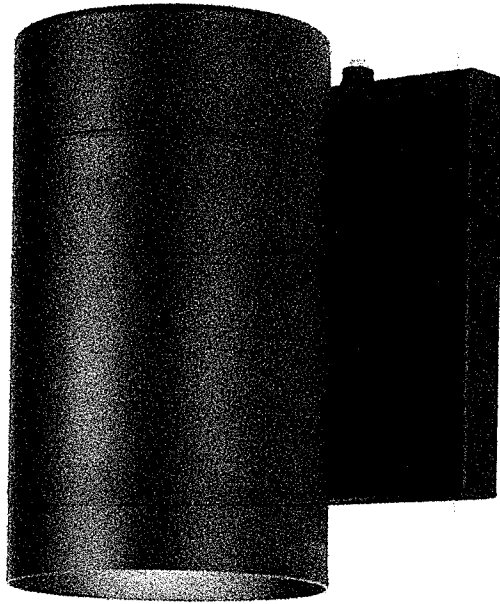
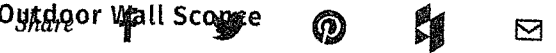
ADD TO CART

+ Add to Wish List

## Description

This durable outdoor scone features a modern design with echoes of Frank Lloyd Wright. A cylindrical opal glass shade is suspended from a wide metal band. Hand-finished steel in Matte Nickel, Raw Brass or deep Bronze.

15 LONGER AVE : SLEEK WALL  
Light



# SLEEK MINIMALIST OUTDOOR WALL SCONCE

SKU OL18089

\$51.00

Please call for availability.

Qty 1

ADD TO CART

+ Add to Wish List

## Description

Sleek minimalism reigns in this trendy modern outdoor sconce. The simple cylindrical body contrasts with the rectangular back plate for a bold look. Fixture includes a dusk to dawn photo cell switch.

- **Actual Size:** 7.5"Hx4.37"Wx6.75"D
- **Backplate/Canopy Size:** 6"Hx4.25"W Rectangular
- **Bulb Base:** US Medium-E26
- **Color:** Matte Black
- **Indoor-Outdoor:** Yes