

Department of Planning and Zoning

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TO: Development Review Board
FROM: Scott Gustin
DATE: October 7, 2014
RE: 15-0055CA; 15 Conger Avenue

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.

Zone: WRL Ward: 5

Owner/Representative: David Maynard et al / Patrice A. Stratmann

Request: Replace existing garage with new single family dwelling.

Applicable Regulations:

Article 4 (Maps & Districts), Article 5 (Citywide General Regulations), Article 6 (Development Criteria & Guidelines), Article 8 (Parking)

Background Information:

The applicant is requesting approval to convert a property presently containing a detached garage to one containing a single family home. The garage is the only structure on the property and is presently nonconforming with respect to use, lot coverage, and the side and rear yard setbacks. The proposed construction includes a new single family home, driveway, and a front fence.

Note that the proposed home contains a second story that would be constructed within the rear yard setback and is dependent on zoning amendment ZA-14-01, *Residential Setback Encroachment Expansion*. This amendment was warned for public hearing with the City Council on August 11, 2014 and remained in effect through September 10, 2014. This amendment has since expired; however, this application was submitted prior to its expiration and is vested under its provisions.

The subject property is very small at just 2,800 sf and received a variance approval from the Development Review Board May 14, 2014 that allowed construction on the property even though it is less than 4,000 sf (Sec. 5.2.1, *Existing Small Lots*). To be clear, no actual construction was included in that variance approval. The variance simply resulted in the lot being "buildable."

This application was originally filed for conversion of the existing garage structure into a single family residence with a new second story. This conversion and expansion of an existing structure is consistent with proposed amendment ZA-14-01. The applicant has since decided to pursue new construction, albeit within the existing footprint. While doing so would enable an easier construction process, it goes beyond the scope of ZA-14-01 and requires review also under Sec. 5.3.5. *Nonconforming Structures (b) Demolition*.

The Design Advisory Board reviewed this application on September 9, 2014. On a vote of 3-0-0, the Board recommended forwarding the application to the Development Review Board with the following conditions:

1. Revise the driveway to no more than 18' wide.
2. Note the proposed fence as wooden.
3. Screen the utility meters.

Relative to the driveways and the lot's nonconforming lot coverage, the DAB noted that they assume the driveways have been historically used for parking access.

No revised project plans have been submitted to address the recommendation of the DAB.

Previous zoning actions for this property are as follows:

- 5/14/14, Variance from Sec. 5.2.1, *Existing Small Lots*, 4,000 sf minimum lot restriction
- 3/18/14, Adverse determination of existing buildable small lot

Recommendation: Initial review of certificate of appropriateness. Recess and continue review pending resolution of nonconforming lot coverage as per the following findings:

I. Findings

Article 4: Maps & Districts

Sec. 4.4.5, Residential Districts:

(a) Purpose

(2) Waterfront Residential Low Density (WRL)

The subject property is located in the WRL zone. This zone is intended primarily for single detached dwellings and duplexes. The proposed single family home is consistent with the intent of this zone. **(Affirmative finding)**

(b) Dimensional Standards & Density

The property is undersized at just 2,800 sf but is buildable per the variance from Sec. 5.2.1 granted by the Development Review Board on May 14, 2014.

The property exceeds the maximum allowable lot coverage of 35% in the WRL zone. Just the building's 1,600 sf footprint results in 57% lot coverage. Previously, driveways led to the overhead doors. The 2004 orthophotos depict what appears to be impervious surface with just a tinge of green – consistent with weeds encroaching into a gravel driveway. Present conditions appear as mowed lawn. Whether deliberate or accidental, the driveways have disappeared. The exact extent of previous lot coverage is not defined in the application, but it was likely about 90% based on historic orthophotos. That nonconforming lot coverage has been reduced to the present (still nonconforming, but less so) 57% lot coverage and, per Article 5, Part 3: *Nonconformities*, cannot be reestablished. The Design Advisory Board assumed existing driveways, albeit overgrown, in their recommendation for approval.

The minimum required side yard setbacks on this 56' wide property are 5.5' on both sides. The existing garage is set back 3' from both side property lines. The minimum required rear yard setback is 20'. The existing garage is set back just 6' from the rear property line. The average

front yard setback of neighboring properties appears to be 13.5'. The required front yard setback is +/- 5' of this average. The existing garage is set back 16' 6" from the front property line. Just the front yard setback is conforming. See Sec. 5.3.5 for nonconformities.

The height of the existing garage is not noted; however, it is just 1 story. The proposed home is 27' tall to the mid-point of the roof rise. This height is less than the maximum permissible 35'. **(Adverse finding if driveway nonconformity is lost. Affirmative finding if retained.)**

(c) Permitted & Conditional Uses

The proposed single family home is a permitted use in the WRL zone. **(Affirmative finding)**

(d) District Specific Regulations

1. Setbacks

No setback encroachments under this provision are being sought. **(Not applicable)**

2. Height

No height bonuses are being sought. **(Not applicable)**

3. Lot Coverage

No lot coverage bonuses are being sought. **(Not applicable)**

4. Accessory Residential Structures and Uses

No accessory structures are proposed. **(Not applicable)**

5. Residential Density

The single family home is subject to the functional family provisions of the Comprehensive Development Ordinance. **(Affirmative finding)**

6. Uses

No neighborhood commercial use is included in this proposal. **(Not applicable)**

7. Residential Development Bonuses

No development bonuses are being sought. **(Not applicable)**

Article 5: Citywide General Regulations

Sec. 5.2.3, Lot Coverage Requirements

See Sec. 4.4.5 (b) above.

Sec. 5.2.4, Buildable Area Calculation

Not applicable.

Sec. 5.2.5, Setbacks

See Sec. 4.4.5 (b) above.

Sec. 5.2.6, Building Height Limits

See Sec. 4.4.5 (b) above.

Sec. 5.2.7, Density and Intensity of Development Calculations

See Sec. 4.4.5 (b) above.

Sec. 5.3.5, Nonconforming Structures

(a) Changes and Modifications

Zoning Amendment 14-01, Residential Setback Encroachment Expansion

As noted under Sec. 4.4.5 (b), the existing garage encroaches into the minimum side and rear yard setbacks. Zoning amendment 14-01 mirrors this existing criterion, except that it allows for vertical expansion of all enclosed structures within residential zones (rather than just single family homes and community centers). This zoning amendment, along with criterion (b) *Demolition*, allows for retention of existing dimensional nonconformity in replacement structures and for an increase in height subject to certain limitations. The new building will be constructed on the existing footprint. The new home will not encroach into the side yard or rear setback any more than the existing garage.

- i) *Be subject to conformance with all other dimensional requirements (i.e. height, lot coverage, density, and intensity of development);*
The new building complies with the applicable height requirement. Lot coverage is nonconforming; however, the new building itself would not increase the lot coverage nonconformity. FAR relative to intensity of development does not apply in the WRL zone. The front yard setback is compliant. **(Affirmative finding)**

- ii) *Not have an undue adverse impact on adjoining properties or any public interest that would be protected by maintaining the existing setbacks; and,*
The proposed home would sit on the footprint of the existing garage. This footprint is bordered to the north and south by apartment building parking areas and to the west by a grassy back yard. To the east is Conger Avenue. Shadow impacts due to the additional building height would be modest and would not directly impact neighboring homes. **(Affirmative finding)**

- iii) *Be compatible with the character and scale of surrounding structures.*
The existing single story garage is an anomaly in the neighborhood. Two and three story residential structures define the development pattern of this neighborhood. The replacement of this single story structure with a 2.5-story home is compatible with the character and scale of the surrounding built environment. **(Affirmative finding)**

The former driveways leading to the entry bays within the garage do not benefit from zoning amendment 14-01 and are subject to the standard restrictions relative to nonconformities. The driveways were nonconforming in that they resulted in ~ 90% lot coverage, including the garage. As noted previously, they have completely grown over. The property owner asserts that they have been used consistently as driveways and have simply grown over with vegetation. In staff's onsite observation, the former driveways now appear as grassy, maintained lawn. Their condition is beyond that of a gravel driveway with encroaching weeds. Whether inadvertent or deliberate, the disappearance of these driveways results in the loss of that nonconforming lot coverage. As such, it cannot be reestablished unless the applicant can demonstrate that the driveways have been gone for less than one year per criterion (b) *Demolition* below. As the applicant now intends to remove the garage and construct a new home, there is opportunity here to avoid this problem altogether and reduce the footprint of the new structure to an extent that would allow a new strip driveway to

access the garage within the new home – in other words, to achieve no net increase in lot coverage over existing conditions. **(Adverse finding unless 1 year provision per b below is satisfied)**

(b) Demolition

This criterion allows for retention of dimensional nonconformity of new structures replacing existing nonconforming structures. Such is the case in this application. The applicant wishes to replace the existing garage with a new home on the same nonconforming footprint. As noted above, however, the applicant also wishes to add a second story to the new building within the side and rear setbacks. This criterion allows doing so per the criteria of zoning amendment 14-01 so long as application for the replacement structure is completed within one year of demolition. In this case, both demolition and new construction are included in this application. **(Affirmative finding)**

Sec. 5.5.1, Nuisance Regulations

Nothing in the proposal appears to result in creating a nuisance under this criterion. **(Affirmative finding)**

Sec. 5.5.2, Outdoor Lighting

Project plans depict outdoor lighting fixture locations. They will illuminate the pedestrian and garage entries into the building. Locations are noted on the project plans. Fixture cut sheets have been provided and depict acceptable residential lighting fixtures. **(Affirmative finding)**

Sec. 5.5.3, Stormwater and Erosion Control

Since the application has changed to include removal of the existing garage and construction of a new home (rather than simply add onto the existing building), a “small project erosion control” plan is required. This plan is subject to the review and approved of the Stormwater Administrator. **(Affirmative finding if conditioned)**

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 contains no significant natural features. **(Affirmative finding)**

(b) Topographical alterations

The lot is flat and will remain so. No significant topographical changes are proposed. **(Affirmative finding)**

(c) Protection of important public views

There are no important public views from or through the subject property. The property does not front any identified view corridor. **(Affirmative finding)**

(d) Protection of important cultural resources

The site itself is not historically significant, nor does it have any known archaeological significance. See Sec. 6.3.2 (b) below for historic significance the building itself. **(Affirmative finding)**

(e) Supporting the use of alternative energy

No alternative energy measures are included in the development proposal. The converted structure will have no adverse impacts on alternative energy potential on the subject or neighboring properties. **(Affirmative finding)**

(f) Brownfield sites

The property is not an identified brownfield. **(Affirmative finding)**

(g) Provide for nature's events

The project as proposed is not large enough to require a post-construction stormwater management plan. As noted above, a construction site erosion control plan is required. The front entrance will be somewhat sheltered by a small overhang. **(Affirmative finding)**

(h) Building location and orientation

The location and orientation of the building will not change. The building is presently oriented towards Conger Avenue. The proposed home will retain this orientation. As proposed, the front entrance is clearly visible from the street. The garage comprises some 20' of the 50' wide front façade and is acceptable at less than 50% of the total width. **(Affirmative finding)**

(i) Vehicular access

The garage presently contains four overhead doors facing Conger Avenue. The new home will contain two overhead doors facing the street. A single driveway will lead to these two garage doors. The driveway is 20' wide and exceeds the 18' maximum width. As recommended by the DAB, it must be narrowed accordingly (it may flare up to 20' by the garage entries, lot coverage problems notwithstanding). In light of lot coverage limitations, a strip driveway up to the garage doors may be the most appropriate option. As presented, the driveway is not permissible. **(Adverse finding)**

(j) Pedestrian access

This criterion requires that a walkway be provided between the building's primary entrance and the public sidewalk. The application incorporates a stone walkway out to the sidewalk. Lot coverage problems notwithstanding, this walkway acceptably addresses this criterion. **(Affirmative finding)**

(k) Accessibility for the handicapped

No handicap accessibility is evident in this proposal, nor is it required. **(Affirmative finding)**

(l) Parking and circulation

Lot coverage problems notwithstanding, the proposed parking and circulation arrangement is simple. A short, straight driveway would connect the 2-bay garage to the street. The 2 required parking spaces would be contained within the garage. As noted above, the driveway cannot exceed 18' width. In light of lot coverage limitations, a strip driveway coupled with a reduced building footprint may be the most appropriate option. As presented, the driveway is unacceptable. **(Adverse finding)**

(m) Landscaping and fences

The project plans contain minimal landscaping details and note only that a ginkgo tree will be planted in the front yard. The plans refer to a “courtyard” in front. The applicant clarified during DAB review that the “courtyard” is a grassy lawn area. This grassy area will be enclosed with a 3’ tall wooden fence. Note that the plans continue to refer to a wooden or masonry fence. Consistency with the application narrative and DAB recommendation requires that the plans be revised to indicate just a wooden fence. The proposed fence is appropriate for this neighborhood context and complies with the clear sight triangle for the driveway/street intersection.

(Affirmative finding if conditioned)

(n) Public plazas and open space

No public plazas or open space are included in this proposal. **(Not applicable)**

(o) Outdoor lighting

See Sec. 5.5.2.

(p) Integrate infrastructure into the design

Any new utility lines must be buried. The site plan depicts a utility meter on the south side of the building. The south building elevation does not depict the utility meter. As recommended by the DAB, the utility meter must be depicted and screened. See also Sec. 6.3.2 (h) below. **(Affirmative finding if conditioned)**

Part 3, Architectural Design Standards

Sec. 6.3.2, Review Standards

(a) Relate development to its environment

1. Massing, Height, and Scale

Within the low and medium density residential zones, the height and massing of existing residential buildings is the most important consideration when evaluating the compatibility of additions and infill development. In this case, most surrounding residences are in the 2 – 2.5 story range and exhibit fairly uniform massing. The proposed construction would convert the existing shed-roofed, single story garage into a gable-roofed, 2.5 story residence. As with neighboring properties, the proposed massing would be fairly simple with two uniform levels and a dormered gable roof on top containing another ½ story. Exterior building materials on the ground level differ from those above. Overall, the proposed massing, height, and scale is well within the established neighborhood context. **(Affirmative finding)**

2. Roofs and Rooflines

A pitched gable roof is proposed. This roof form is common amongst neighborhood homes. **(Affirmative finding)**

3. Building Openings

The proposed fenestration is fairly basic and uniformly applied. Relatively small casement windows are proposed on the ground level with larger casement windows above. Three casement windows installed side-by-side are proposed under the optional front dormer. Two additional windows have been proposed under either side of the optional front dormer.

Window specification sheets have been provided that depict wooden windows. **(Affirmative finding)**

(b) Protection of important architectural resources

The garage dates to 1900 but is not included in the State or National Register of Historic Places, nor does it appear to meet the eligibility criteria for review under Sec. 5.4.8, *Historic Buildings and Sites*. The proposed construction would not adversely impact Burlington's wealth of historically significant properties. **(Affirmative finding)**

(c) Protection of important public views

See 6.2.2 (c) above.

(d) Provide an active and inviting street edge

The project plans satisfactorily address this criterion. The 3' tall fence around part of the front yard allows for an easy interface between the building and the street. The front door is clearly visible from the street, and a walkway provides direct access to it from the public sidewalk. The upper story of the front façade includes sufficient fenestration to break up the exterior wall area. **(Affirmative finding)**

(e) Quality of materials

The project plans indicate exterior building materials. The first floor would be constructed of parged concrete block (blocks with a stucco-like cement finish). The upper story would be clad in vertical wooden shiplap siding. Asphalt singles would be installed for roofing. Windows will be wooden. Wooden posts with metal cable are proposed for the rear balcony. The rear porch will be wood-framed with screens.

As the existing building and proposed second story are on the rear property line, fire retardant materials might be required under the city's Building Code. The applicant is advised to contact the Building Inspector about the acceptability of the proposed exterior building materials.

(Affirmative finding if conditioned)

(f) Reduce energy utilization

The proposed construction must comply with the city's current energy efficiency requirements. Nothing above and beyond the minimum requirements is noted in the project plans. Note also that the State of Vermont's new energy efficiency standards will apply to the new home. **(Affirmative finding if conditioned)**

(g) Make advertising features complimentary to the site

Not applicable.

(h) Integrate infrastructure into the building design

As noted above, utility meters will be located on the side of the building. They must be noted on the building elevation drawing and screened per the DAB recommendation. No exterior mechanical equipment is included in the project plans. If any is proposed, it must be depicted and screened. Trash should be stored inside the garage until curb side pick-up days. **(Affirmative finding if conditioned)**

(i) Make spaces safe and secure

The building will be subject to current egress requirements. Building entries will be illuminated. **(Affirmative finding)**

Article 8: Parking

Sec. 8.1.8, Minimum Off-Street Parking Requirements

The subject property is located in the Neighborhood Parking District. The proposed single family home requires 2 parking spaces. These two spaces will be provided within the attached garage.

(Affirmative finding)

II. Conditions of Approval

None offered at this time pending resolution of the nonconforming lot coverage problems noted in the findings above.

Burlington Comprehensive Development Ordinance

PROPOSED: ZA-14-01 Residential side/Rear Yard Setback Encroachments

As approved by the Planning Commission on September 10, 2013

Changes shown (underline to be added, ~~strike-out~~ to be deleted) are proposed changes to the *Burlington Comprehensive Development Ordinance*.

Purpose: This proposed amendment to the Comprehensive Development Ordinance allows for a pre-existing encroachment into a side or rear yard residential district setback to be expanded vertically (up) provided it does not increase the horizontal encroachment.

Sec. 5.3.5 Nonconforming Structures

(a) Changes and Modifications:

Nothing in this Part shall be deemed to prevent normal maintenance and repair or structural repair, or moving of a non-complying structure pursuant to any applicable provisions of this Ordinance.

Any change or modification to a nonconforming structure, other than to full conformity under this Ordinance, shall only be allowed subject to the following:

1. Such a change or modification may reduce the degree of nonconformity and shall not increase the nonconformity except as provided below.

Within the residential districts, and subject to Development Review Board approval, existing nonconforming ~~single family homes and community centers (existing enclosed spaces only)~~ structures (existing enclosed spaces only) that project into side and/or rear yard setbacks may be vertically expanded so long as the expansion does not encroach further into the setback than the existing structure. Such expansion shall be of the existing nonconformity (i.e. setback) and shall:

- i) Be subject to conformance with all other dimensional requirements (i.e. height, lot coverage, density and intensity of development);
- ii) Not have an undue adverse impact on adjoining properties or any public interest that would be protected by maintaining the existing setbacks; and,
- iii) Be compatible with the character and scale of surrounding structures.

Existing accessory buildings of 15 feet in height or less shall not exceed 15 feet tall as expanded.

Balance of 5.3.5 as written.

* Material ~~stricken-out~~ to be deleted.

* Material underlined added.

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SEP -2 2014

DEPARTMENT OF
PLANNING & ZONING

August 28th, 2014

Mr. Scott Gustin
Senior Planner
Burlington Planning and Zoning Dept.
Burlington, VT 05401

Dear Mr. Gustin,

Let this letter serve to certify that our 4-bay garage property located at 15-19 Conger Avenue in Burlington, Vermont, that has been owned by my family since 1972, has always been used and is still used as a garage property with 4 separate gravel driveways leading to each garage door directly from Conger Avenue. Just like many older gravel driveways in the Lakeside Community our driveways are lacking a more modern driveway fabric underneath the bank run gravel base there-by allowing grass and weeds to mix in over time, but the driveways are so packed down with regular vehicular traffic that we have been able to park and access our garages without concern. We have continuously parked and stored vehicles, boats and the like on the driveway services and in the garage bays and have never converted the driveways to lawn area, although they could use a good cleaning up at some point in the future. Please contact me if you have further questions or concerns regarding this matter?

Sincerely,

David Maynard, Owner
181 Lakewood Pkwy.
Burlington, VT 05408

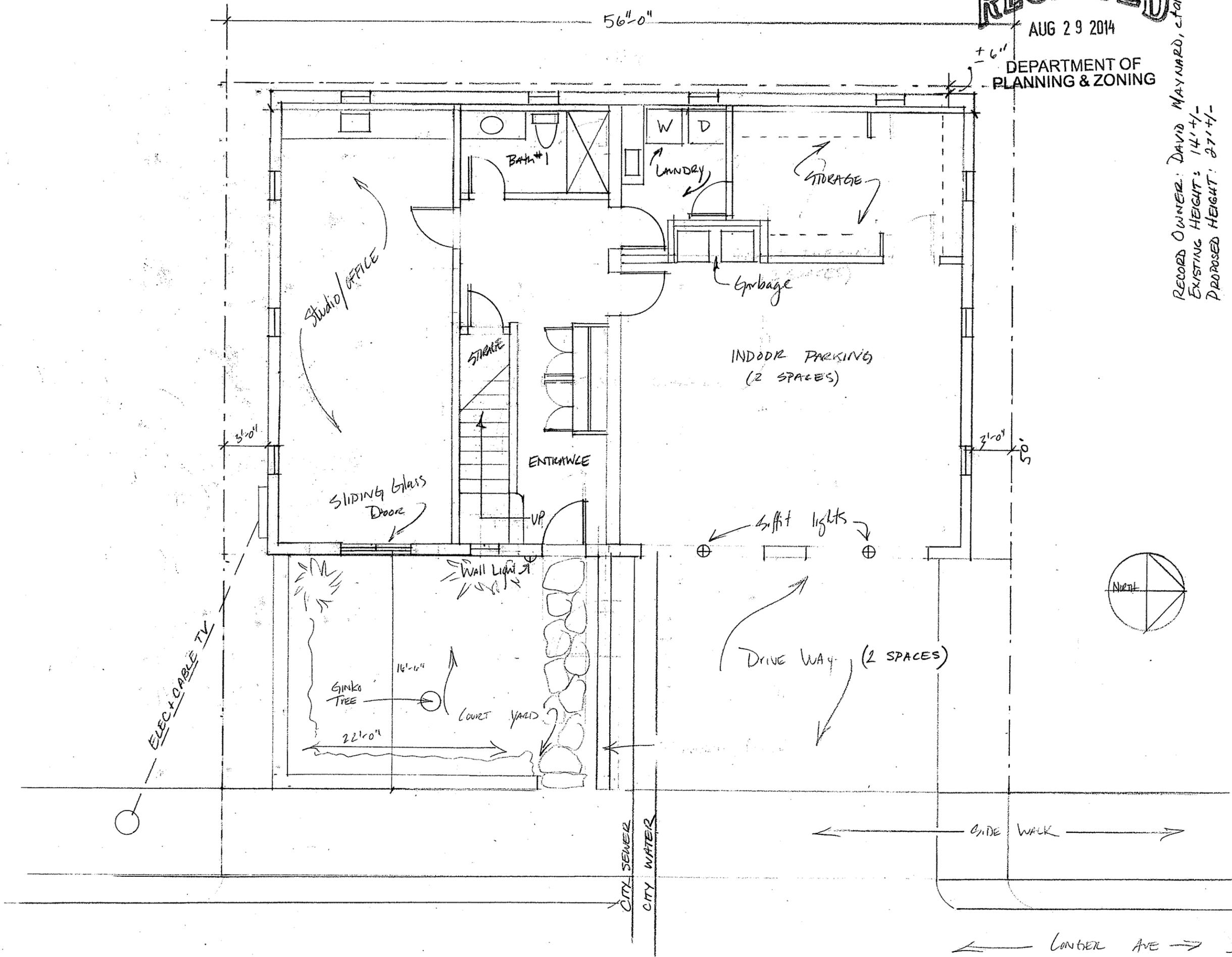


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AUG 29 2014

DEPARTMENT OF PLANNING & ZONING

RECORD OWNER: DAVID MAYNARD, c.fal.
EXISTING HEIGHT: 14' +/-
PROPOSED HEIGHT: 27' +/-



SITE PLAN PROPOSED RESIDENCE 15-19 CONCORD AVE
 FIRST FLOOR PLAN DATE 9.7.14/8.28.14
 SCALE: 1/4" = 1'-0"

BURLINGTON, VT 05401

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AUG 29 2014

DEPARTMENT OF
PLANNING & ZONING



WEST ELEV.

WEST ELEVATION - PROPOSED RESIDENCE 15/17 CONGER AVE
DATE: 7.10.14 / 8.28.14
SCALE: 1/4" = 1'-0"

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CableRail Assembly



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Feeney

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Accessories (10)

Installation Tools (5)

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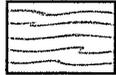


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Wood Frame Requirements

Railing frames need to be designed and built strong enough to support the tension of properly installed cables, which is a load in excess of 300 lbs for each cable. Here are some basic guidelines to help you properly prepare your railing frames. These guidelines apply whether you are using 1/8", 3/16" or 1/4" cable (1/4" cable not recommended for wood frames).



Minimum sizes for all corner and end posts

All other posts should be sized as required for cap rail support strength or for code

4X6 WOOD

3-1/2" wide, 5-1/2" thick

The Basic Frame Design

Spacing From Walls:

Set end posts 3 to 4 inches away from the house/wall face to allow access for attaching cable end fittings.

End Posts:

Use minimum end post sizes noted above, and securely bolt or screw to joists or deck surface.

Cap Rail:

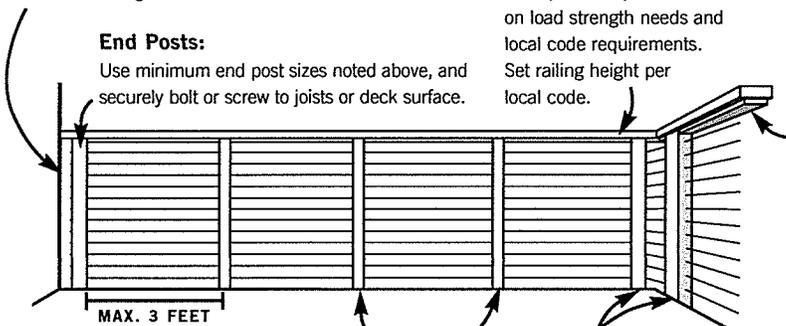
Always include a strong, rigid cap rail that is securely fastened to all posts. Cap size is based on load strength needs and local code requirements. Set railing height per local code.

Cable Spacing:

Maximum 3 inches apart.

Wood Blocking (WOOD FRAMES ONLY):

Underneath the cap rail attach minimum 1" x 4" wood blocking between posts to provide additional lateral reinforcement to the posts so that they won't pull out of plumb when the cables are tensioned.



Maximum Post Spacing:

Space all posts and vertical spacers (see below) a maximum of 3 feet apart to minimize any deflection that may occur if the cables are ever forced apart.

Intermediate Posts:

Size all intermediate posts as required for cap rail support strength or for code.

Double Corner Posts:

If possible use double corner posts to allow the cable to run continuously through the corners without terminating (see single corner post option below). Securely bolt or screw posts to joists or deck surface and use minimum corner post sizes noted above.

Space cables no more than 3 inches apart

Space posts/verticals no more than 3 feet apart

Observe minimum end/corner post sizes shown above

Securely fasten all posts and cap rails

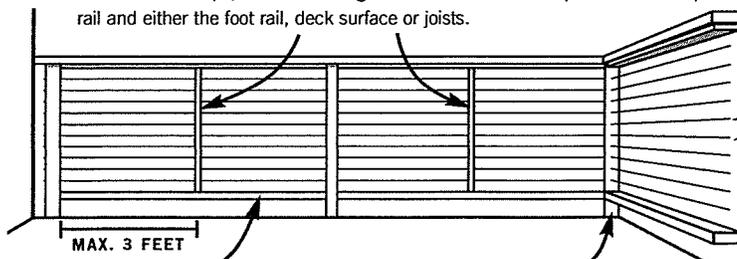
Carefully plan all termination and corner posts for proper clearance, positioning, and maximum cable run lengths

Straight runs of cable (no turns/dips) should not exceed 70 feet; runs with corner bends (2 bends at most) should not exceed 40 feet

And Some Other Options

Vertical Spacers (OPTIONAL):

Slender spacers may be used instead of some of the larger intermediate posts to achieve a more open railing design. These are non-structural members and are only intended to maintain cable spacing and minimize deflection. Examples are 2" x 2" wood strips, 1" metal tubing or 1/4" flat bar. Attach spacers to the cap rail and either the foot rail, deck surface or joists.



Foot Rails (OPTIONAL):

Foot rails should be spaced no more than 4 inches above the deck surface, or as required by local code, and should be sized as needed for support strength and design appearance.

Single Corner Post (OPTIONAL):

When terminating on a single corner post, be sure to offset the drill holes at least 1/2" to allow internal clearance for the cable fittings. Use minimum end post sizes noted above and securely bolt or screw to joists or deck surface.

Cable Spacing:

Maximum 3 inches apart.

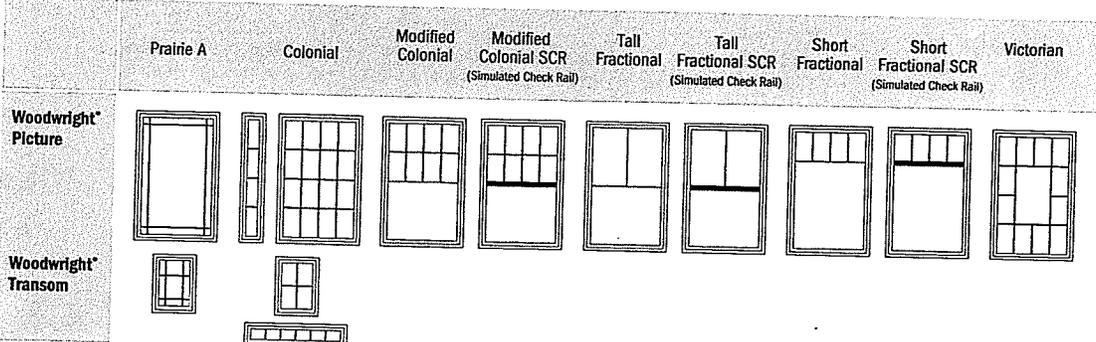
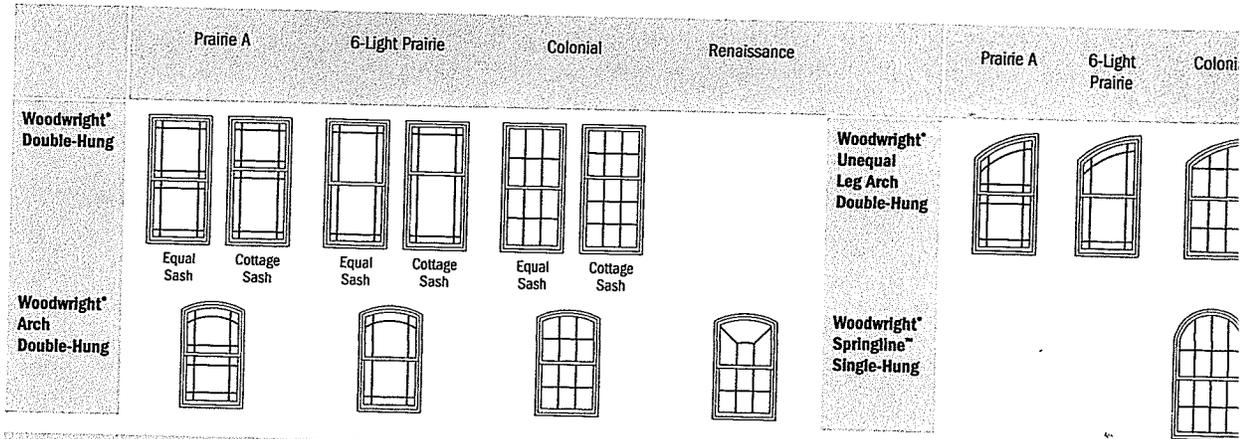
For railings we recommend spacing the cables no more than 3 inches apart and placing posts or vertical members no more than 3 feet apart.

Please note that since building codes vary by state, county and city, our recommendations may not comply with code requirements in all areas.

Always consult with your local building department before starting your project.

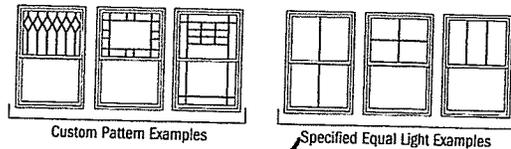
WOODWRIGHT® DOUBLE-HUNG FULL-FRAME WINDOWS

Grille Patterns



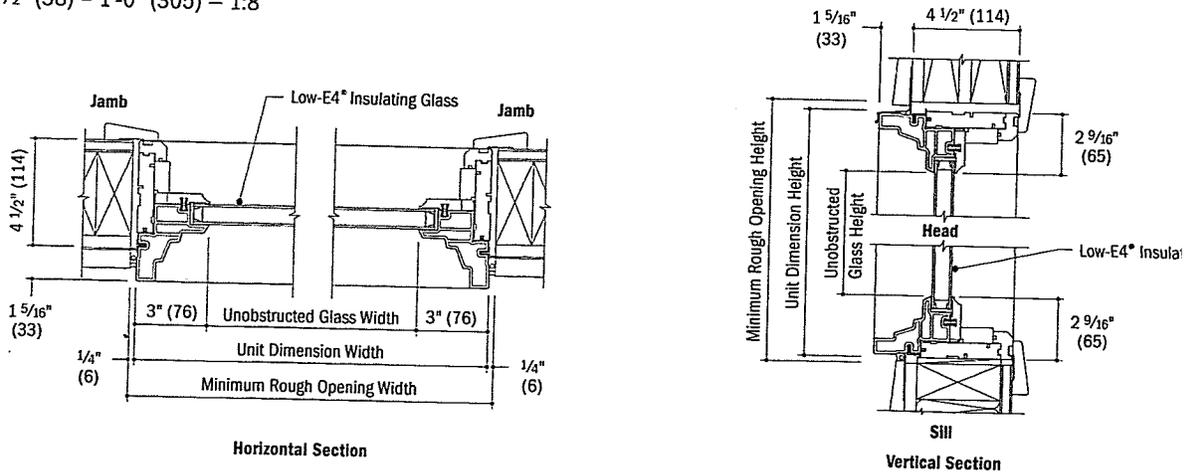
Double-window patterns available Only (US) For picture patterns alignment or single-identify the (equal, cottage) v

Number of lights and overall pattern varies with window size.
 Patterns are not available in all configurations.
 Specified equal light and custom patterns are also available.
 For more information on divided lights see page 11.



Woodwright® Transom Window Details

Scale 1 1/2" (38) = 1'-0" (305) - 1:8



- Light-colored areas are parts included with window. Dark-colored areas are additional Andersen® parts required to complete window assembly as shown.
- Rough openings may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items. See installation information on page 285.
- Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation guides at andersenwindows.com.
- Dimensions in parentheses are in millimeters.

Table of Woodwright® Double-Hung Window Sizes
Scale 1/8" (3) = 1'-0" (305) – 1:96

Custom-size windows are available in 1/8" (3) increments.

Cottage or reverse cottage sash available for all widths and all heights based on a 60/40 proportion.

CUSTOM WIDTHS –
1'-4 1/2" (419) to 3'-9 1/4" (1159)

CUSTOM HEIGHTS –
3'-0 1/4" (937) to 6'-4 1/8" (1953)

Window Dimension	1'-9 5/8" (549)	2'-1 5/8" (651)	2'-5 5/8" (752)	2'-7 5/8" (803)	2'-9 5/8" (854)	2'-11 5/8" (905)	3'-1 5/8" (956)	3'-5 5/8" (1057)	3'-9 5/8" (1159)
Minimum Rough Opening	1'-10 1/8" (562)	2'-2 1/8" (664)	2'-6 1/8" (765)	2'-8 1/8" (816)	2'-10 1/8" (867)	3'-0 1/8" (917)	3'-2 1/8" (968)	3'-6 1/8" (1070)	3'-10 1/8" (1172)
Unobstructed Glass (lower sash only)	15 5/8" (397)	19 5/8" (498)	23 5/8" (600)	25 5/8" (651)	27 5/8" (702)	29 5/8" (752)	31 5/8" (803)	35 5/8" (905)	39 5/8" (1006)

CUSTOM WIDTHS – 1'-4 1/2" to 3'-9 5/8"

CUSTOM HEIGHTS – 2'-8" to 6'-4 7/8"

Window Dimension	1'-9 5/8" (549)	2'-1 5/8" (651)	2'-5 5/8" (752)	2'-7 5/8" (803)	2'-9 5/8" (854)	2'-11 5/8" (905)	3'-1 5/8" (956)	3'-5 5/8" (1057)	3'-9 5/8" (1159)	Cottage	Reverse Cottage
3'-0 7/8" (937)	WDH18210	WDH20210	WDH24210	WDH26210	WDH28210	WDH210210	WDH30210	WDH34210	WDH38210		
3'-4 7/8" (1038)	WDH1832	WDH2032	WDH2432	WDH2632	WDH2832	WDH21032	WDH3032	WDH3432	WDH3832		
3'-8 7/8" (1140)	WDH1836	WDH2036	WDH2436	WDH2636	WDH2836	WDH21036	WDH3036	WDH3436	WDH3836		
4'-0 7/8" (1241)	WDH18310	WDH20310	WDH24310	WDH26310	WDH28310	WDH210310	WDH30310	WDH34310	WDH38310		
4'-4 7/8" (1343)	WDH1842	WDH2042	WDH2442	WDH2642	WDH2842	WDH21042	WDH3042	WDH3442	WDH3842		
4'-8 7/8" (1445)	WDH1846	WDH2046	WDH2446	WDH2646	WDH2846	WDH21046	WDH3046°	WDH3446°	WDH3846°		
5'-0 7/8" (1546)	WDH18410	WDH20410	WDH24410	WDH26410	WDH28410	WDH210410°	WDH30410°	WDH34410°	WDH38410°		
5'-4 7/8" (1648)	WDH1852	WDH2052	WDH2452	WDH2652	WDH2852°	WDH21052°	WDH3052°	WDH3452°	WDH3852°		
5'-8 7/8" (1749)	WDH1856	WDH2056	WDH2456	WDH2656°	WDH2856°	WDH21056°	WDH3056°	WDH3456°	WDH3856°		
6'-0 7/8" (1851)	WDH18510	WDH20510	WDH24510°	WDH26510°	WDH28510°	WDH210510°	WDH30510°	WDH34510°	WDH38510°		
6'-4 7/8" (1953)	WDH1862	WDH2062	WDH2462°	WDH2662°	WDH2862°	WDH21062°	WDH3062°	WDH3462°	WDH3862°		

(3)

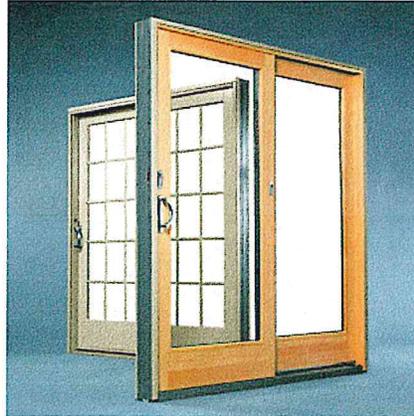
(12)

* "Window Dimension" always refers to outside frame to frame dimension.
 * "Minimum Rough Opening" dimensions may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items.
 • Dimensions in parentheses are in millimeters.
 ◊ Meet or exceed clear opening area of 5.7 sq. ft. or 0.53 m², clear opening width of 20" (508) and clear opening height of 24" (210).
 2013-2014 400/200 Series Product Guide

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A-SERIES GLIDING PATIO DOOR



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EXTERIOR COLOR (11)

EXTERIOR TRIM COLOR (11)

EXTERIOR TRIM PROFILES (6)

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OVERVIEW

Gliding patio doors have at least one door panel that glides smoothly past another door panel to save room where you need it—inside or out. With their wide wood profiles, Andersen® A-Series Frenchwood gliding patio doors give your home the old-world character of traditional French doors along with the convenience and space savings no hinged door can provide. And, because they're Andersen patio doors, they are just as effective in sealing drafts and moisture out of your home.

Tax Credit: If you've installed Andersen® windows or doors in 2012 or plan to in 2013, you may qualify for the 2012-13 Tax Credit for Qualified Energy Efficient Improvements. [Read more to determine if you are eligible.](#)

- Traditional French door styling
- Convenient gliding, space-saving design
- Energy efficient
- Solid wood door
- Quality construction with mortise-and-tenon dowel joints
- Dual ball-bearing rollers
- Extensive array of options and accessories
- Available in two-and four-panel configurations to fit virtually any size requirement



Irvington Manor 16 3/4" High Bronze Outdoor Wall Light Style # 2N103

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Classic style combines with clean lines in this bronze outdoor wall light.

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Save Energy! Purchase with a dimmer

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This outdoor wall light looks great near garage doors, entryways, and porches. A handsome Chelsea bronze finish is paired with clear seeded glass and durable aluminum construction for a classic look and feel that works with any home. Candelabra bulbs offer a warm, soft glow, so you can feel both safe and stylish. From the Minka Lavery Irvington Manor Collection.

**MINKA
LAVERY**

- Constructed of aluminum.
- Chelsea bronze finish.
- Clear seeded glass.
- Metal candle sleeves.
- Takes three 60 watt candelabra base bulbs (not included).
- 16 3/4" high.
- 8 1/2" wide.
- Extends 9" from the wall.
- Wall plate is 7 1/2" high, 5" wide.



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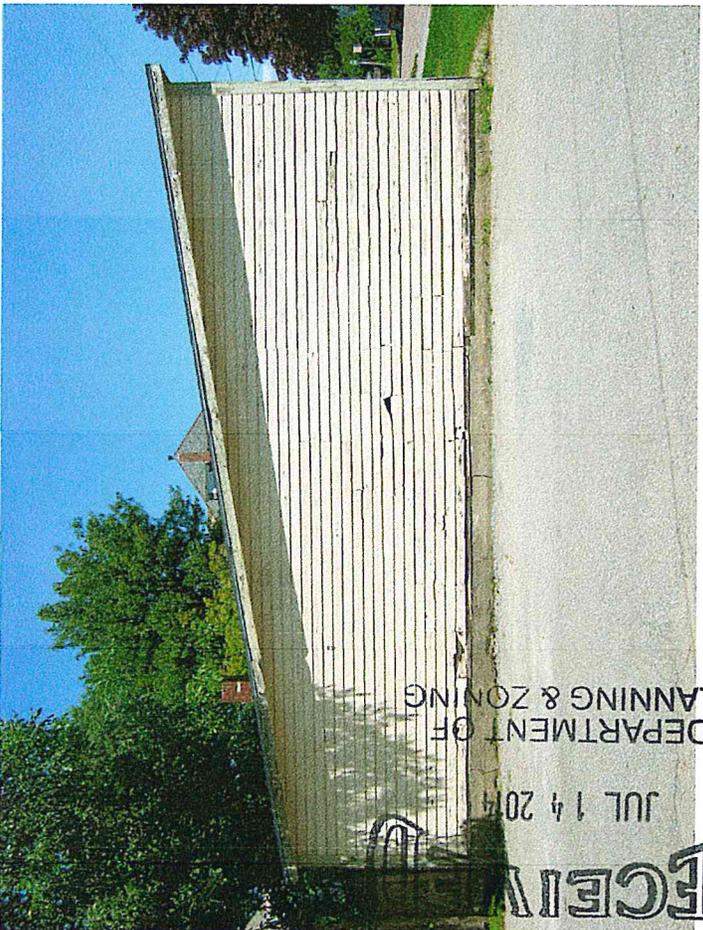
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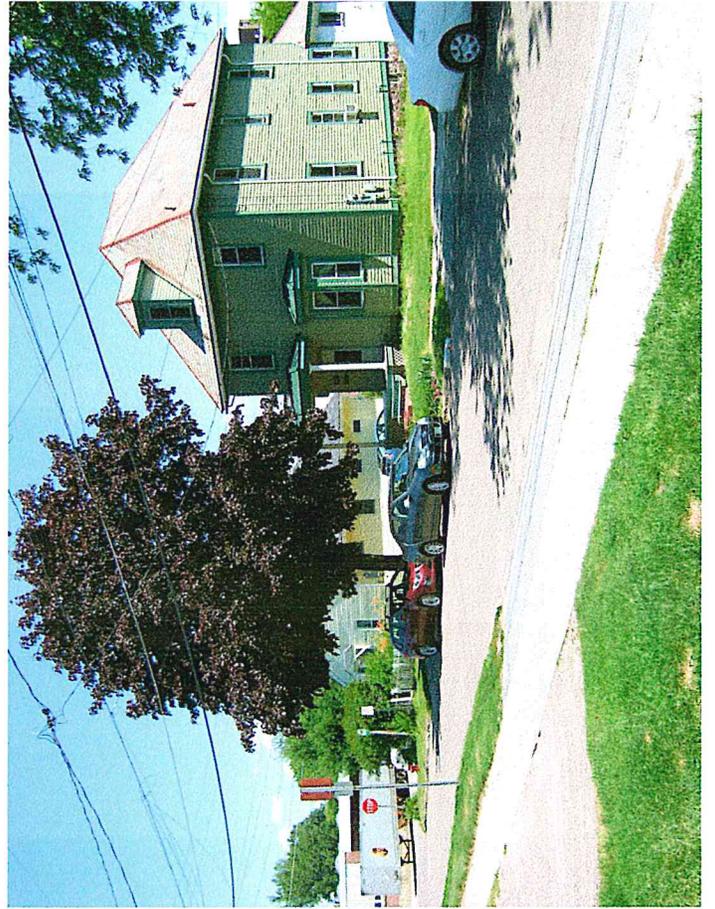
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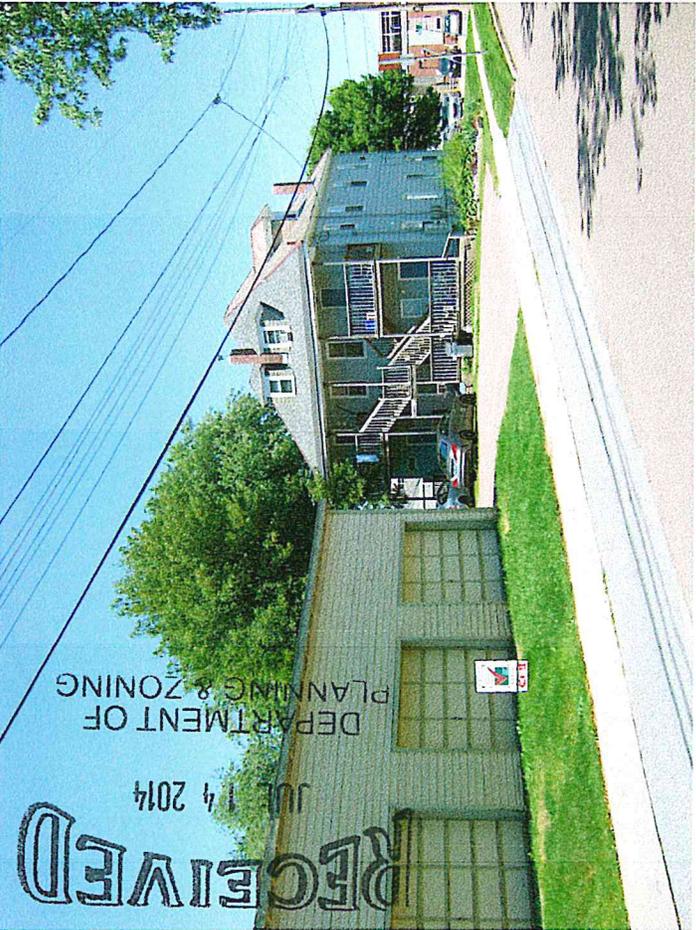
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Scott Gustin

From: Harry Clark <harrygclark@gmail.com>
Sent: Wednesday, July 30, 2014 12:06 PM
To: Scott Gustin; Joan Shannon
Subject: Fwd: Allowing additional height on non-conforming structures
Attachments: Nonconformities.Conger.Ave.pdf; Nonconformities.Hayward.St.pdf;
Nonconformities.Oak.St.pdf

Hi Scott,

Joan Shannon forwarded your response to her query re: residential setback zoning amendment, citing the garage at 15-17 Conger Ave. I'm having a really difficult time relating the provisions of that amendment to the dilapidated structure on that lot. Although not directly stated, it appears someone has applied for zoning approval to convert the garage to a residence, then use the aforementioned amendment to circumvent the established neighborhood setbacks, rear setback in particular.

If you look at the attached overhead view of the garage, it is very apparent that all properties in our neighborhood have a fairly substantial rear setback, much more than the required 20'. The garage in question has no rear setback at all, and in fact may well encroach on the adjacent property. Further, in terms of current construction requirements for housing, there is no way that particular structure can be converted, particularly as water, sewer and electric are not provided to the structure.

When the owners of the property recently applied for a variance to the Design Review Board, the application was denied; however the Board did approve a change to a residential use from the current vacant land w/accessory building use, stipulating that any new structure had to meet current setback requirements. It appears that this decision did not sit well with the principals, who now want to connive their own variance by citing and using the proposed amendment. By and large, the Lakeside neighborhood homeowners abide by and support current zoning restrictions, and as this is a historic neighborhood, any substantial change to a structure as proposed does not fit the neighborhood at all.

Regards,
Harry Clark
8 Conger Ave.

----- Forwarded message -----

From: Joan Shannon <jshannon@burlingtonvt.gov>
Date: Tue, Jul 29, 2014 at 4:16 PM
Subject: Fwd: Allowing additional height on non-conforming structures
To: Harry Clark <harrygclark@gmail.com>, Sharie Elrick <sharie.elrick@gmail.com>

Hi Harry and Sharie,

I thought you might be interested in this ordinance change that is moving forward. The first time it appeared and approved by the PC and Ordinance Committee I was able to get it modified so that it only affected the King Street Youth Center. But it is coming back again, approved again by the Planning Commission and City Council Ordinance Committee, for approval by the Council. Below I ask the question why we would want to do this. Interestingly, you will see the answer is "Conger Ave"!!! So this ordinance would allow the existing