

## Department of Planning and Zoning

149 Church Street  
Burlington, VT 05401  
Telephone:(802) 865-7188  
(802) 865-7195 (FAX)  
(802) 865-7142 (TTY)

*David White, AICP, Director*  
*Ken Lerner, Assistant Director*  
*Sandrine Thibault, AICP, Comprehensive Planner*  
*Jay Appleton, GIS Manager*  
*Scott Gustin, AICP, Senior Planner*  
*Mary O'Neil, AICP, Senior Planner*  
*Nic Anderson, Zoning Clerk*  
*Elsie Tillotson, Department Secretary*



**TO:** Development Review Board  
**FROM:** Scott Gustin   
**DATE:** May 20, 2014  
**RE:** 14-0038CA; 395 Manhattan Drive

---

**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: RM                      Ward: 2

Owner/Representative: Chris C. Khamnei

**Request:** Demolish existing residential structure and construct new duplex

**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 for demolition of an existing duplex and construction of a new duplex and associated driveways and site work. Demolition occurred about 1 year ago; however, new construction is pending review and approval.

This application was reviewed by the Design Advisory Board on July 23, 2013 and again on March 25, 2014. It was approved on a 4-1 vote with the following conditions:

1. A landscaping plan that depicts generally what new plantings are proposed and where. A rain garden is encouraged for receiving and infiltrating roof runoff.
2. Window crown molding included on the front and side elevations.
3. Trim materials, including corner boards, noted on the elevation drawings.
4. Incorporate smaller upper story windows in the gable ends.

The DAB noted that, while the proposal was basically acceptable, it continued to lack details despite the 8-month time between the two reviews.

Despite repeated requests to the applicant for improved detail and items to address the DAB's recommendation, no revised plans have been submitted. As a result, the application remains vague and un-approvable. This application has been pending since July 9, 2013. It is a relatively simple proposal that has yet to include all required details. What literally amounts to a large hole in the neighborhood has persisted for a year. No further delays are warranted.

Previous zoning actions for this property are noted below.

- 5/29/12, Approval to convert single family home to duplex with 2-space parking waiver

- 4/26/12, Approval to raise roof and change pitch of existing residence
- 4/78, Approval to erect a chain link fence and gate

**Recommendation:** Denial as per the following findings:

## **I. Findings**

### **Article 4: Maps & Districts**

#### **Sec. 4.4.5, Residential Districts:**

##### **(a) Purpose**

##### **(3) Residential Medium Density (RM)**

The subject property is located in the RM zone. This zone is intended primarily for medium density residential development in the form of single family detached dwellings and attached multi-family apartments. The duplex use has previously been approved and is consistent with this purpose. **(Affirmative finding)**

##### **(b) Dimensional Standards & Density**

The 2 residential units proposed on the 0.08 acre lot is acceptable (20 units/acre = 1.5 units rounded to 2). Lot coverage will come to 39.9%, just below the 40% limit permitted. The proposed front yard setback is 3' which appears to be within +/- 5' of the average of neighboring homes. Neighboring homes appear to be at or very near their front property lines. Confirmation of the actual average is needed. Side yard setbacks are 5' on both sides and are consistent with the 10% setback provision for this 45' wide lot. The minimum required rear yard setback is 23' – 20' on this slightly irregular lot (25% of the depth, 20' minimum). As proposed, the rear yard setback is 33'. Building height is consistent with that of other homes along this road and comes to 27' to the mid-point of the roof rise. This height is less than the maximum permissible 35'.

**(Affirmative finding if conditioned)**

##### **(c) Permitted & Conditional Uses**

The proposed duplex is a permitted use in the RM zone. **(Affirmative finding)**

##### **(d) District Specific Regulations**

###### **1. Setbacks**

No setback encroachments 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 duplex 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. 5.5.1, Nuisance Regulations**

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

**Sec. 5.5.2, Outdoor Lighting**

New outdoor lighting fixtures will illuminate all building entries. The fixture locations are depicted on the elevation drawings. The proposed fixture type is an acceptable residential fixture that qualifies as a low output lamp. **(Affirmative finding)**

**Sec. 5.5.3, Stormwater and Erosion Control**

As more than 400 sf of earth disturbance is proposed, a “small project erosion control” plan is required. This plan has been reviewed and approved by the Stormwater Administrator. **(Affirmative finding)**

**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 generally 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. **(Affirmative finding)**

*(d) Protection of important cultural resources*

The demolished home is not historically significant. It had been substantially altered and was most recently approved for an increase in height and new roofline. **(Affirmative finding)**

*(e) Supporting the use of alternative energy*

No alternative energy measures are included in the development proposal. The new duplex 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 proposed building is not large enough to warrant a post-construction stormwater management plan. As required, a construction site erosion prevention and sediment control plan has been provided. It has been reviewed and approved by the Stormwater Administrator. **(Affirmative finding)**

*(h) Building location and orientation*

The proposed building is located in essentially the same place as the building it replaces. It is set close to the front property line and reflects the existing street edge along this portion of Manhattan Drive. Its front entrance is readily identifiable from the street.

The front façade includes two garage entries. As originally recommended by the DAB, the front entry has been extended outward to project beyond the plane of the garage doors. Note that this projection is not reflected on the side building elevations or on the site plan. As a result, the extent of projection is unclear. This item needs to be corrected on revised plans. The garage doors comprise some 53% of the total front façade width. This width is permissible so long as they are under a single roofline and wholly integrated into the overall building design and there is living space above them. Such is the case here. **(Affirmative finding if conditioned)**

*(i) Vehicular access*

Two separate driveways will serve the two garage bays. The second curb cut is associated with the 2012 approval to convert the prior home to a duplex. Vehicular access will be largely as previously approved. **(Affirmative finding)**

*(j) Pedestrian access*

The front entry of the proposed home faces the street and will be connected to the public sidewalk system with a walkway. The single front door enters into an internal corridor that provides access to both dwelling units. **(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*

Parking provided is limited to one space per dwelling unit and reflects the 2-space parking waiver associated with the 2012 conversion of the property to a duplex. As noted above, parking and circulation are essentially as previously approved. **(Affirmative finding)**

*(m) Landscaping and fences*

No landscaping details have been provided. At least a basic landscaping proposal is needed for this application. The applicant is encouraged to incorporate a rain garden into the redeveloped site to capture and infiltrate roof runoff into the soil. Impervious areas as proposed will total 39.9% of the property; 40% is the maximum permissible. **(No finding possible)**

*(n) Public plazas and open space*

No public plazas or open space are included in this proposal. **(Affirmative finding)**

*(o) Outdoor lighting*

See Sec. 5.5.2.

*(p) Integrate infrastructure into the design*

Any new utility lines must be buried. Utility meters will be appropriately located on the side of the building. **(Affirmative finding)**

**Part 3, Architectural Design Standards**

**Sec. 6.3.2, Review Standards**

*(a) Relate development to its environment*

*1. Massing, Height, and Scale*

The massing of the proposed building is fairly uniform and reads as a typical neocolonial residential structure. It is a larger building, at 2.5 stories, than the one it replaces; however, it is not uncharacteristic of the variety of buildings within the immediate area. While it does not overwhelm neighboring buildings in terms of massing or scale, the proposed building would benefit from some variety of exterior cladding – shingles within the gable end with clapboards underneath for example. The building height is 35' to the peak of the roof and 26' to the midpoint of the gable rise. This height is within the maximum allowed. **(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*

Fenestration details provided are limited. The window specification sheet depicts 1-over-1 double hung units whereas the elevation drawings suggest large 2-over-2 casement or awning units on the front and rear elevations. Perhaps they are side-by-side double hung units with mullions between. Clarification is needed. Side elevation windows are clearly 1-over-1 double hung units. Trim and casing details are also lacking or noted as “optional.” Discussion of the windows with the DAB covered a myriad of options but no final decision. Building entries are fairly clear with specification sheets provided for the front door and the sliding rear doors. **(No finding possible)**

*(b) Protection of important architectural resources*

As noted above, the demolished building was not historically significant. Its replacement with a new building will not adversely impact Burlington's architectural resources. **(Affirmative finding)**

*(c) Protection of important public views*

See 6.2.2 (c) above.

*(d) Provide an active and inviting street edge*

The proposed home is located close to the sidewalk such as neighboring buildings are. Its front entrance is clearly discernible. As noted above, some variety should be incorporated into the front façade. The central pedestrian entry projects towards the street. **(Affirmative finding)**

*(e) Quality of materials*

Exterior building materials consist of wooden or fiber cement clapboards and fiberglass windows. Asphalt shingle roofing is proposed. Trim materials are not noted and must be. No corner boards are depicted on the elevation plans. Presumably, they will be installed. No water table is evident at the bottom of the clapboard siding. Whether one will be installed or not is unclear. Details are needed. **(No finding possible)**

*(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. **(Affirmative finding)**

*(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. No exterior mechanical equipment is included in the project plans. Trash should be stored inside the garage until curb side pick-up days. **(Affirmative finding if conditioned)**

*(i) Make spaces safe and secure*

The new building will be subject to current egress requirements. The basement is proposed to be finished, and egress will be provided by way of egress windows. No egress windows for the basement are evident in the building elevations and must be depicted. Building entries will be illuminated. **(Affirmative finding if conditioned)**

## **Article 8: Parking**

### ***Sec. 8.1.8, Minimum Off-Street Parking Requirements***

The subject property is located in the Shared Use Parking District. The duplex requires four parking spaces (2 per unit). The prior approval for conversion to a duplex included a 2-space parking waiver. As a result, the two parking spaces are adequate. **(Affirmative finding)**

## **II. Reasons for Denial**

Per the lack of revised plans to address the DAB recommendation and per the "no finding possible" criteria in these findings.

NORTH FACE

SCALE : 1 SQ = 1 FT

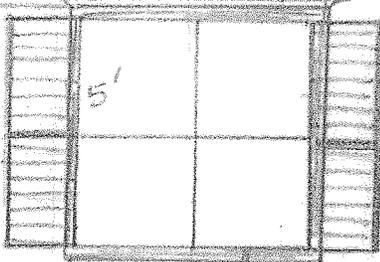
RECEIVED

JUL 08 2013

DEPARTMENT OF  
PLANNING & ZONING

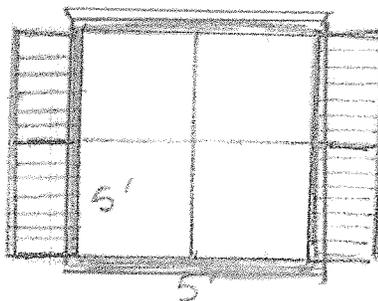
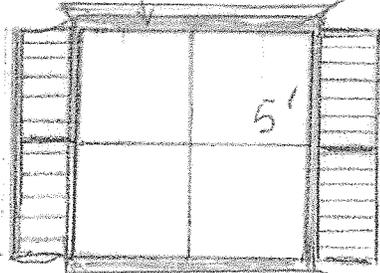
34' BUILDING  
FROM TOP  
OF FOUNDATION,  
35' FROM  
GROUND,

ARCHITECTURAL  
ASPHALT

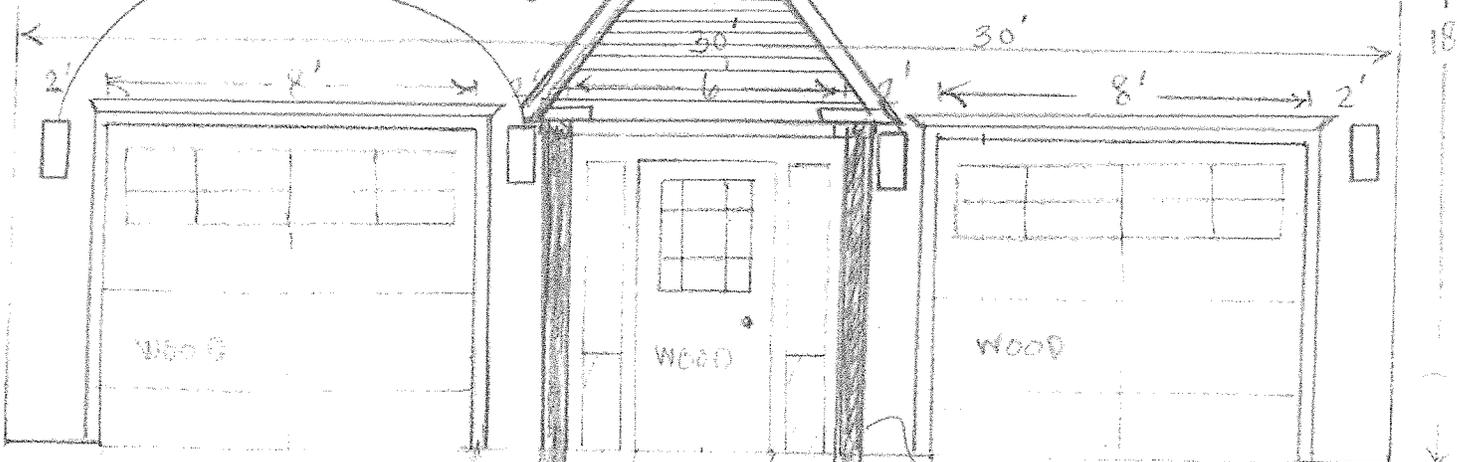


3" REVEAL  
CLAPBOARDS  
WOOD OR FIBER  
CEMENT - SOLID.

PRINTABLE  
FIBERGLASS  
WINDOWS 4" TRIM



outdoor lighting



DRIVEWAY #1

ENTRY  
UNIT #1  
& UNIT 2

DRIVEWAY #2

SQUARE POSTS 8"



SCALE: 1 SQ = 1 FT

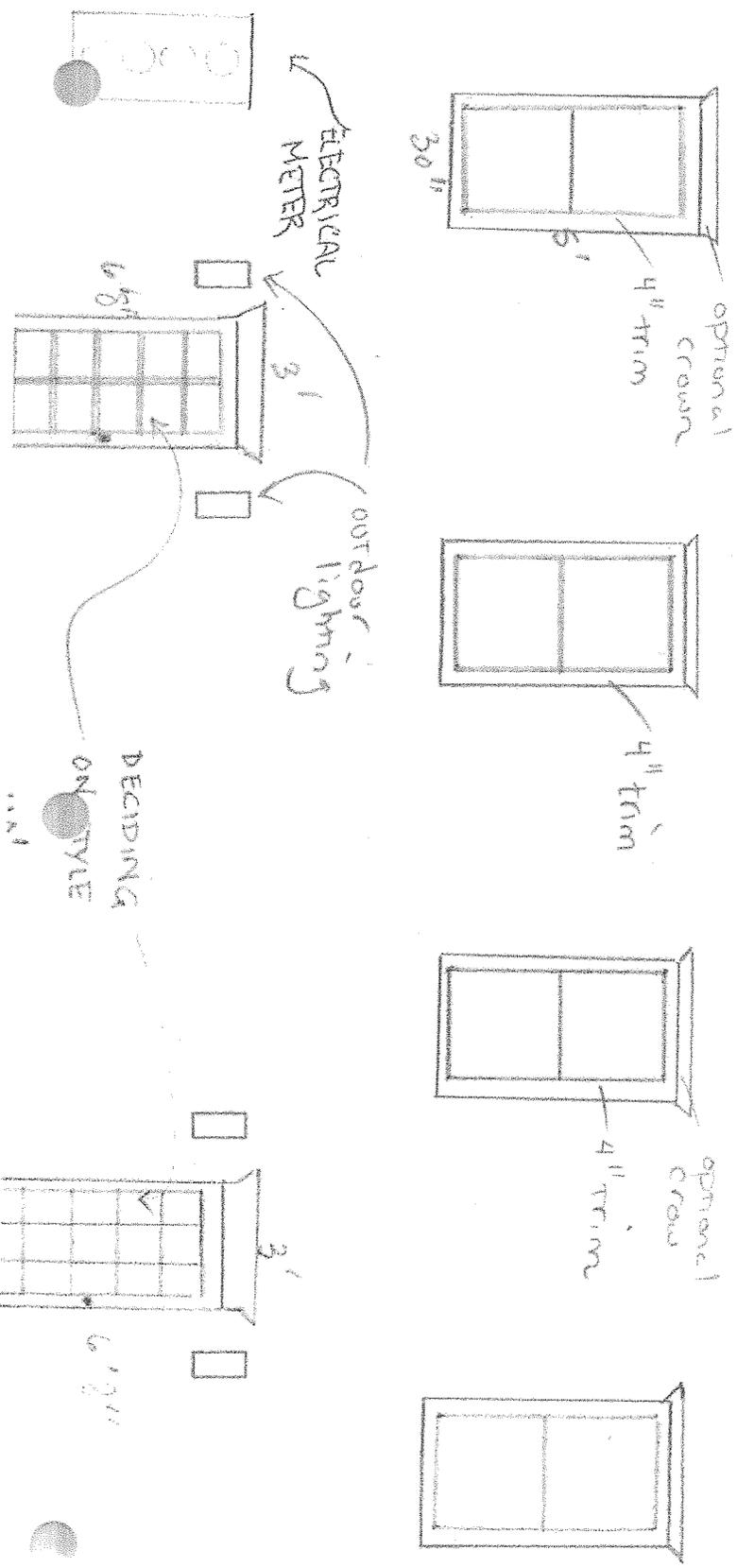
WEST FACE  
(EAST FACE IS MIRROR)

ASPHALT SHINGLES

**RECEIVED**

JUL 08 2013

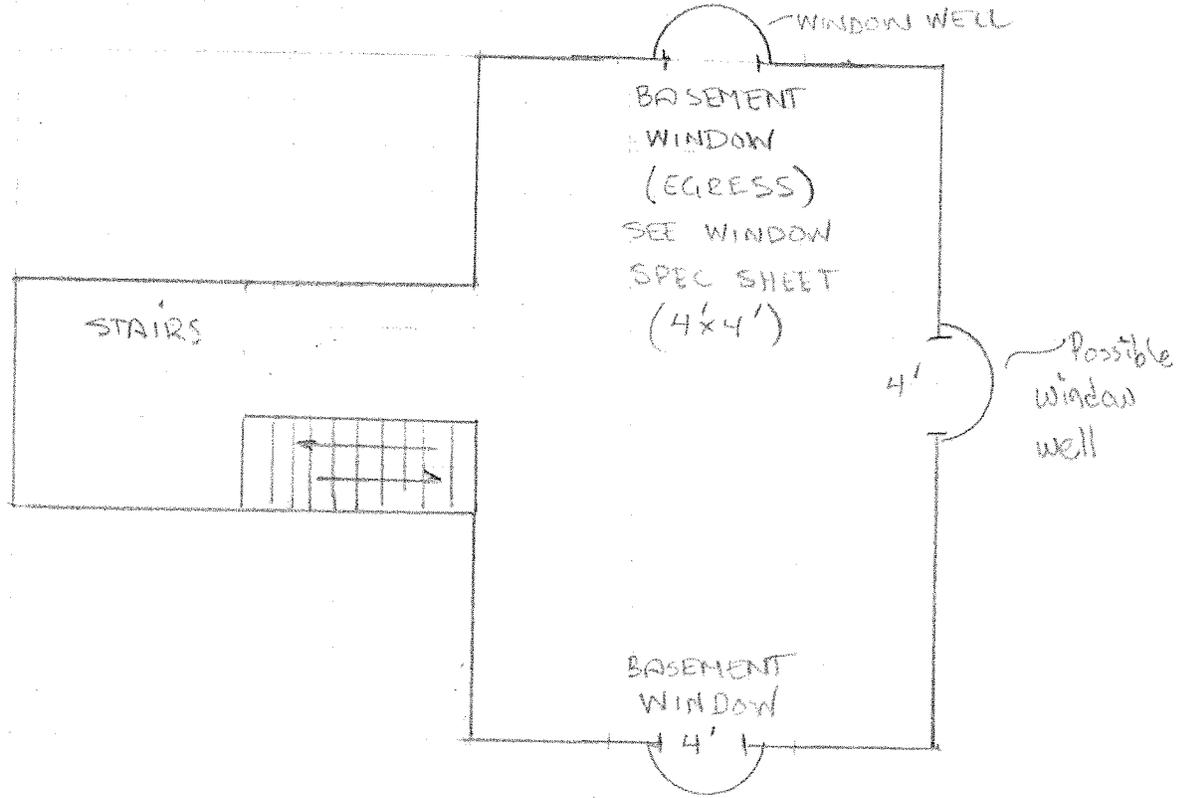
DEPARTMENT OF  
PLANNING & ZONING



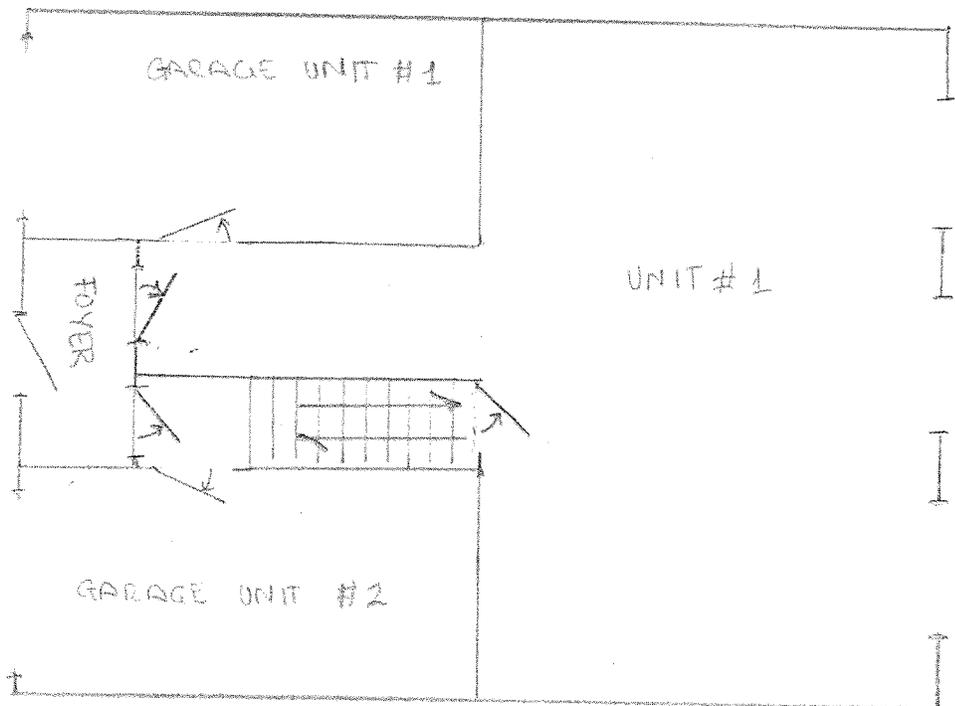
1.50 = 2 FT = 1/4"

SOME INTERIOR SPECS

FINISHED BASEMENT LEVEL ADDED TO UNIT #1 LIVING SPACE



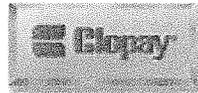
FOYER TWO GARAGES AND ENTRIES INTO BOTH UNITS - FLOOR 1



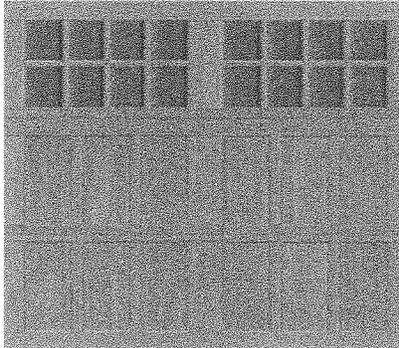
RECEIVED

MAR 24 2014

DEPARTMENT OF  
PLANNING & ZONING



America's Favorite Garage Doors®



Thanks for your interest in purchasing a Clopay garage door through The Home Depot. Below is some basic information on the door you designed, what our program includes, and how our program works. We look forward to serving you in the near future.

**Wood - Reserve Collection (Installed)**

Door Model: RR3R ..... \$3351.08  
WINDCODE: 0 .....  
Door Size: 8'0"(w) 7'0"(h) .....  
Door Design: Design3 .....  
Door Construction: Wood - Redwood (Stain Grade) .....  
Vinyl Color: No Vinyl .....  
Center Groove: No Center Groove .....  
Color: Natural ready for stain .....  
Top Section: SQ24 .....  
Glass Type: Double Strength Clear Glass (Non-Insulated) ..... \$157.00  
Hardware: .....  
Hinge: None (x1 per door) .....  
Handle: None (x1 per door) .....  
Step Plate: None (x1 per door) .....  
Opener: No Garage Door Opener (1) .....

**Current Promotion**  
15% OFF ANY CLOPAY INTELICORE  
INSULATED DOOR THROUGH  
3/26/14!

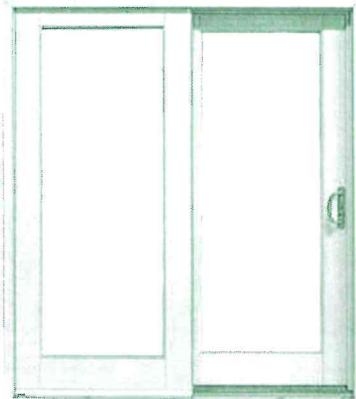
Sub-Total: \$3508.08  
tax not included if applicable





More saving.  
More doing.

Your Store:  
Williston #4501 (Change)



## MasterPiece 71-1/4 in. x 79-1/2 in. Composite White Right-Hand Sliding Patio Door with Smooth Interior

RECEIVED  
MAR 24 2014

Model # G6068R00201 Internet # 202339614 Store SKU # 954554

DEPARTMENT OF  
PLANNING & ZONING

★★★★★ (66) | Write a Review

**\$579.00** / each

**1 in Stock** at Williston #4501  
Aisle 43 Bay 009  
(change pick up store)

PRODUCT SOLD : Online & In Store  
Item cannot be shipped to the following state(s): AK,GU,HI,PR,VI

### PRODUCT OVERVIEW

The MasterPiece Patio 71-1/4 in. x 79-1/2 in. Composite White Right-Hand Sliding Patio Door has LowE tempered glass and weather-stripping for insulation. It is made of durable, waterproof and weather-resistant composite material that won't rot, crack or rust. Stainless-steel rollers and track, a satin-nickel handle and a keyed lock and auxiliary bolt are included. This door offers a traditional look with a lifetime of energy efficiency and performance.

- 100% Composite waterproof material will not rust, dent, rot, split or warp
- Adjustable stainless-steel rollers and track allow for easy opening and closing
- 1-3/4 in. Thickness with a smooth, paintable surface
- Tempered, high-performance LowE insulating glass and included weather-stripping for energy efficiency
- Keyed lock and flush-bolt auxiliary lock for security and ventilation
- Pre-installed satin-nickel handle
- Energy Star qualified for savings
- Lifetime warranty

### SPECIFICATIONS

Assembled Depth (in.)	5.75 in	Assembled Height (in.)	79.5 in
Assembled Width (in.)	71.25 in	Brickmould	No
Color/Finish	Smooth white interior and exterior	Commercial	No
Door Configuration	Double Door	Door Handing	Right-Hand/Slide
Door Size	72 in. X 80 in.	Door Thickness (in.)	1.75 in
Door Type	Sliding Patio Door	Door Width (in.)	71.25
ENERGY STAR Certified	Yes	Finish Type	Other
Fire rating	None	Handle Set Included	Yes
Hurricane rated	No	Manufacturer Warranty	Lifetime
Paintable/Stainable	Yes	Product Weight (lb.)	250
Returnable	90-Day	Screen Included	No

### SHIPPING OPTIONS

Most orders process within 3 business days.



# Pella® Impervia® Single Hung Window

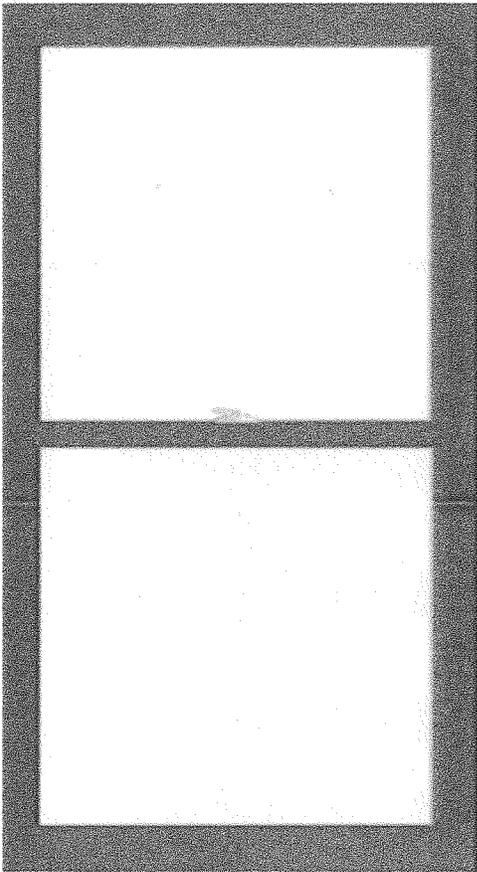
RECEIVED  
MAR 24 2017  
All Pella products offer energy efficient options

Congratulations! You've chosen a Pella window that will make your home more beautiful, comfortable and energy-efficient for years to come. Use this printed page for your reference and contact your nearest Pella retailer to explore your next steps.

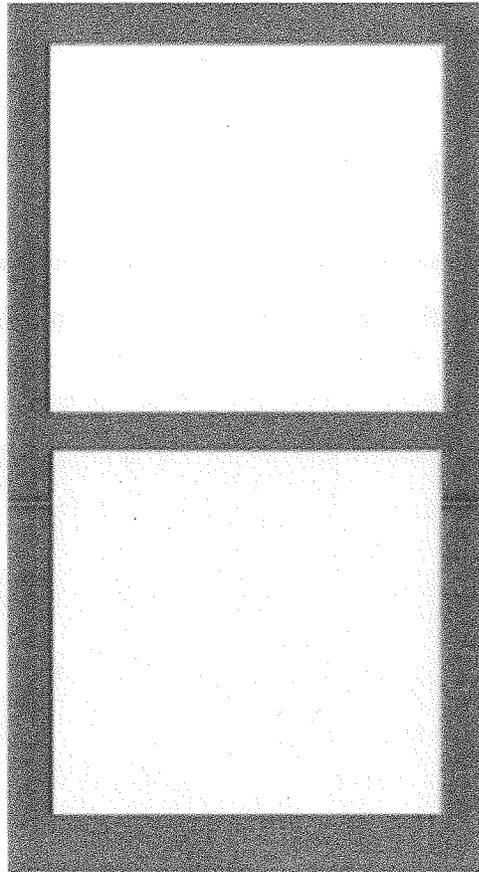
DEPARTMENT OF PLANNING & ZONING

- Energy Efficient
- Easy to Clean
- Low Maintenance Frames
- Durable Fiberglass Composite
- The Look of Painted Wood

Interior view



Exterior view



60 inches tall

30 inches wide

### My Options

- Hardware: White
- Interior Frame Color: Brown
- Exterior Frame Color: Brown
- Glass Options: Advanced Low-E Insulating Glass with Argon

Questions? Let us Help. Get in touch with a Pella expert

1-800-374-4758 | [webinfo@pella.com](mailto:webinfo@pella.com) | [Pella.com](http://Pella.com)



# Wellcraft 48-1/2-in x 48-1/2-in White Double Pane Square New Construction Egress Slider Window

Item #: 17545 | Model #: WFWS4848

★★★★★ Be the first to write a review!

**\$819.97**

RECEIVED  
MAR 24 2014

DEPARTMENT OF  
PLANNING & ZONING

Get 5%\* Off Every Day or Special Financing\*\*  
Minimum Purchase Required  
[Get Details](#)

Enlarged Image

Share Pin it Tweet 0 G+ 0

## Description Specifications Reviews Community Q&A

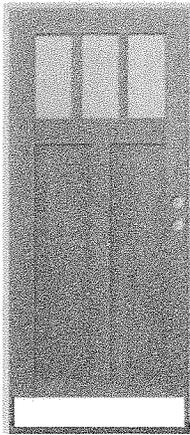
Window Shape	Square
Window Design	Egress slider
Orientation (exterior view)	N/A
Actual Height (Inches)	48.0
Actual Width (Inches)	48.0
Leg Height (Inches)	0.0
Rough Opening Width (Inches)	48.5
Rough Opening Height (Inches)	48.5
Jamb Depth (Inches)	7.875
Series	N/A
Interior Color/Finish	White
Exterior Color/Finish	White
Hardware Color/Finish	White
Paintable	No
Color/Finish Family	White
Includes Grid	No
Grid Type	N/A
Grid Width	N/A
Grid Profile	N/A
Grid Pattern	N/A
Glazing Type	Double pane

Balance System	N/A
Tilting	No
Warranty	Limited lifetime
Lowe's Exclusive	No
Project Type	New construction
Meets Egress Requirement	Yes
Lock Type	Cam
Nail Fin	N/A
J Channel	N/A
Mulling	N/A
Wood Jamb Extension	None
Number of Locks	2
Ventilation Latches	N/A
Tilt Mechanism	N/A
High Altitude Rated	No
Hurricane Approved	No
Miami Dade Approved	No
Florida Product Approved	No
Texas Department of Insurance Approved	No
Sound Transmission Control (STC) Rated	No



More saving.  
More doing.

Your Store:  
Williston #4501 (Change)



## Pacific Entries Craftsman 3 Lite Stained Birch Wood Entry Door

Model # F23ML Internet # 203928487

★★★★★ | Write the First Review

**\$699.00** / each

PRODUCT SOLD : Online Only

Item cannot be shipped to the following state(s): AK,FL,GU,HI,PR,VI

RECEIVED  
MAR 24 2014

DEPARTMENT OF  
PLANNING & ZONING

## PRODUCT OVERVIEW

Your house will be the talk of the neighborhood when they see your new Pacific Entries Craftsman 3 Lite 36 in. x 80 in. entry door. Factory prefinished and prehung ensures this wood door can bring years of enhancement to your home. All components carefully hand selected and factory kiln dried to exacting tolerances for maximum performance. Adjustable sill threshold and fully weather stripped jambs make installation fast and easy. Doors are pre-bored with 2-3/8 in. backset, ready for optional handle set.

- Hand picked kiln dried hardwood Birch lumber ensures accurate color consistency
- Engineered stiles, rails and panels prevent warping and splitting for long-lasting beauty
- High-performance compression weather-stripping resists rot and corrosion while sealing out the weather elements
- Insulated dual pane glass provides additional energy insulation
- Factory prefinished Birch wood adds style and elegance to your front door
- Oil-based polyurethane factory finish ensure durability and beauty for your door
- Satin nickel ball bearing hinges provide years of easy swing
- Included prefinished solid birch exterior 2 in. brick mold trim finishes the install
- Primed white jambs ready to paint to match exterior house trim
- Requires 4-9/16 in. x 38 in. x 82 in. rough opening for proper fit
- MFG Brand Name: Pacific Entries

## SPECIFICATIONS

Assembled Depth (in.)	5 in	Assembled Height (in.)	82 in
Assembled Width (in.)	38 in	Blinds Between the Glass	No
Brickmould	Yes	Color/Finish	Light Brown
Commercial	No	Design Pattern	Craftsman
Door Configuration	Single Door	Door Glass Type	Double Pane
Door Handing	Left-Hand/Inswing	Door Size	68 in. X 80 in.
Door Thickness (in.)	1.75 in	Door Type	Exterior Prehung
Door Width (in.)	70	ENERGY STAR Certified	No
Finish Type	Stained	Finished Opening Height (in.)	82
Finished Opening Width (in.)	70	Fire rating	None
Glass Caming	No	Hinge Finish	Nickel
Hurricane rated	No	Manufacturer Warranty	1 year

RECEIVED  
MAR 24 2014

# 395 Manhattan Drive

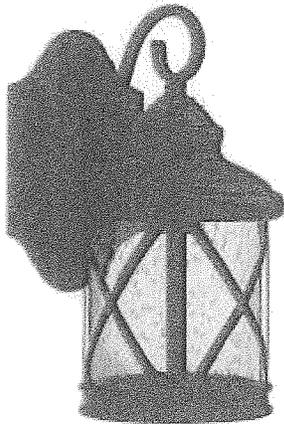
## Proposed Lot Coverage

DEPARTMENT OF  
PLANNING & ZONING

<u>Structure</u>	<u>Length (ft)</u>	<u>Width (ft)</u>	<u>Area (sq.ft.)</u>	<u>% Coverage</u>
Main House	40	30	1200	35.98%
Driveway - Parking #1 - Two 2' strips	8.5	9	77	2.29%
Driveway - Parking #2 - Two 2' strips	4	9	36	1.08%
Front Pathway	6	3	18	0.54%
		Totals	1277	39.90%

Lot Size: **3335**

Maximum lot coverage allowance is 40%



# Chloe Lighting Transitional Wall-Mount 1-Light Outdoor Black Outdoor Sconce

Model # CH5041-BLK-OSD1 Internet # 203807866

★★★★★ | Write the First Review

\$52.50 / each

RECEIVED

MAR 24 2014

DEPARTMENT OF PLANNING & ZONING

PRODUCT SOLD: Online Only

Item cannot be shipped to the following state(s): AK, GU, HI, PR, VI



[Product Overview](#) | [Specifications](#) | [Customer Reviews](#) | [Shipping Options](#)

## PRODUCT OVERVIEW

For the decorator who loves to lavish the home with brilliance, the Milania Adora is the perfect solution. Suitable for any style decor, this design features an astounding display of color that refracts light for a dramatic update to your backyard or grilling area outdoors. Compliments most decors.

- 1-Max. 60 watt E26 Type A bulb (not included)
- Indoor setting
- ETL approved
- Aluminum, steel, glass and electrical components

### Info & Guides

[Installation Guide](#)

You will need Adobe® Acrobat® Reader to view PDF documents. Download a free copy from the Adobe Web site.

[Return To Top](#) ^

## SPECIFICATIONS

Assembled Depth (in.)	7 in	Assembled Height (in.)	11 in
Assembled Width (in.)	6 in	Bulb Type	Fluorescent
Certifications and Listings	1-UL Listed, ETL Listed	Dusk to Dawn	No
ENERGY STAR Certified	No	Exterior Lighting Accessory Type	Sconces
Fixture Finish	Black	Glass/Lens Type	Frosted

Proposed Site Plan and Parking - 395 Manhattan Drive, Burlington, VT.

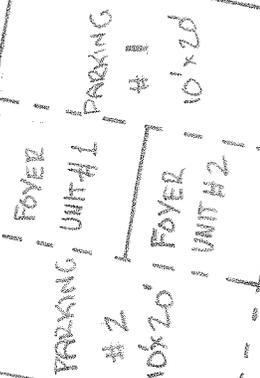
New Curb Cut for additional parking. 9'

45 ft

Existing Curb Cut

3' DRIVE #2

7' DRIVE #1



43' 40'

76 ft

93 ft

5'

5'

40' x 30' = 1200 sq ft  
lot size =

33'

35 ft

RECEIVED  
JUL 08 2013  
DEPARTMENT OF  
PLANNING & ZONING

RECEIVED  
MAY 23 2013  
DEPARTMENT OF  
PLANNING & ZONING

North

# 395 Manhattan Drive

## Proposed Lot Coverage

<u>Structure</u>	<u>Length (ft)</u>	<u>Width (ft)</u>	<u>Area (sq.ft.)</u>	<u>% Coverage</u>
Main House	40	30	1200	35.98%
Driveway - Parking #1 - Two 2' strips	8.5	9	77	2.29%
Driveway - Parking #2 - Two 2' strips	4	9	36	1.08%
Front Pathway	6	3	18	0.54%
		Totals	1277	39.90%

Lot Size: 3335

Maximum lot coverage allowance is 40%

**RECEIVED**

JAN 23 2014

DEPARTMENT OF  
PLANNING & ZONING



Jan 14 2014 2:01 pm