**Department of Planning and Zoning**
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*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:** Design Advisory Board
**FROM:** Scott Gustin
**DATE:** February 25, 2014
**RE:** 14-0038CA, 395 Manhattan Drive

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Zone: RM Ward: 2
Owner/Representative: Chris C. Khamnei

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

**OVERVIEW:**
The applicant is requesting approval for demolition of an existing duplex and construction of a new duplex and associated driveways and site work. Demolition has already occurred; however, new construction is pending review and approval.

This application was reviewed by the Design Advisory Board on July 23, 2013. It was tabled by the Board pending submission of application materials to address the following items:

- Window specification sheets
- Door and garage door specification sheets
- How to access the 2nd dwelling unit
- Walkways connecting the two units to the public sidewalk
- Whether the basement will be finished, and if so, what egress will be provided
- Proposed lot coverage

Additional information has now been submitted to address these items.

**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.

*(b) Topographical alterations*
The lot is generally flat and will remain so. No significant topographical changes are proposed.

*(c) Protection of important public views*
There are no important public views from or through the subject property.

*(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.

*(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.

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

*(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. That plan is subject to review and approval by the Stormwater Administrator.

*(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. These entries are flush with the front face of the building and must be revised so that they are set behind the pedestrian entrance into the building. No specific setback distance for the garage doors is required; however, there must be a break in the building plane with the pedestrian entrance more prominent than the garage entries. A slightly projecting front entry may be the most appropriate option in light of the overall building design. 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.

*(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.

*(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.

*(k) Accessibility for the handicapped*
No handicap accessibility is evident in this proposal, nor is it required.

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

*(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.

*(n) Public plazas and open space*
No public plazas or open space are included in this proposal.

*(o) Outdoor lighting*
No outdoor lighting information has been provided and must be. Fixture cut sheets and locations need to be specified.

*(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.

***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.

2. *Roofs and Rooflines*
   A pitched gable roof is proposed. This roof form is common amongst neighborhood homes.

3. *Building Openings*
   Fenestration details provided are very limited. The newly provided window specification sheet continues to depict 1-over-1 double hung units whereas the elevation drawings suggest large 2-over-2 casement or awning units. Perhaps they are side-by-side double hung units. Clarification is needed. Trim and casing details are also lacking. Building entries are similarly lacking in detail. A front door is proposed, and what seem to be rear sliding doors are also proposed. Improved elevation drawings that depict all trim details are needed.

*(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.

*(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 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 should project out, and variety should be incorporated into the building materials palate. As stated before, trim details are also needed.

*(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.

*(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.

*(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.

*(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 should be illuminated. Lighting details are needed as noted above.

**RECOMMENDED MOTION:**
The application continues to lack details. While basically the proposal is acceptable, the following items must be provided prior to review by the Development Review Board.

1. A revised front entry that projects in front of the adjacent garage doors.
2. A landscaping plan that depicts generally what new plantings are proposed where. A rain garden is encouraged for receiving and infiltrating roof runoff.
3. Outdoor lighting fixture locations and cut sheets.
4. Windows depicted on the building elevations that match the windows in the cut sheets provided. Basement egress windows must be depicted in the elevation drawings. Elevation drawings must show details accurately.
5. Trim materials noted on the elevation drawings.
6. Incorporate of some variation in cladding on the front façade to differentiate the upper floor from the bottom two floors (i.e. shingles vs. clapboards).

## Scott Gustin

**From:** chriskhamnei@gmail.com on behalf of Chris Khamnei <chris@rentinvt.com>
**Sent:** Monday, January 20, 2014 7:44 AM
**To:** Scott Gustin
**Subject:** Re: FW: 395 Manhattan Drive
**Attachments:** GarageDoors.pdf; LotCoverage05.23.13.pdf; WindowSample.pdf

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Scott,

1. Find attached the window spec sheet.
2. Find attached the garage door spec sheet
3. The duplex will be stacked. The front entry is a corridor that accesses both units.
More or less, the second and third floor will comprise one unit and the finished basement and first level will comprise the other unit
4. A pathway from the front corridor to the sidewalk had been provided in the design. This connects the two units to the public sidewalk.
5. Basement is proposed to be finished. Means of egress is provided through egress windows.
6. Find attached the proposed lot coverage.

Thank you,
Chris

*Chris C. Khamnei, Ph.D.*
*Green Mountain Real Estate*
199 South Union Street #0
*Burlington, VT 05401*
*802.222.6080 (Main Line)*
*802.652.9819 (Fax Line)*
*802.222.6090 (Maintenance)*
*chris@rentinvt.com*
*www.RentInVT.com*

On Fri, Jan 17, 2014 at 2:27 PM, Scott Gustin <SGustin@burlingtonvt.gov> wrote:

Chris,

Here's the info again related to the DAB's initial review of the application. Let's aim for the 2/25 meeting with a 2/12 submission deadline.

Scott

Scott Gustin, AICP, CFM

Senior Planner

NORTH FACE

SCALE : 1 SQ = 1 FT

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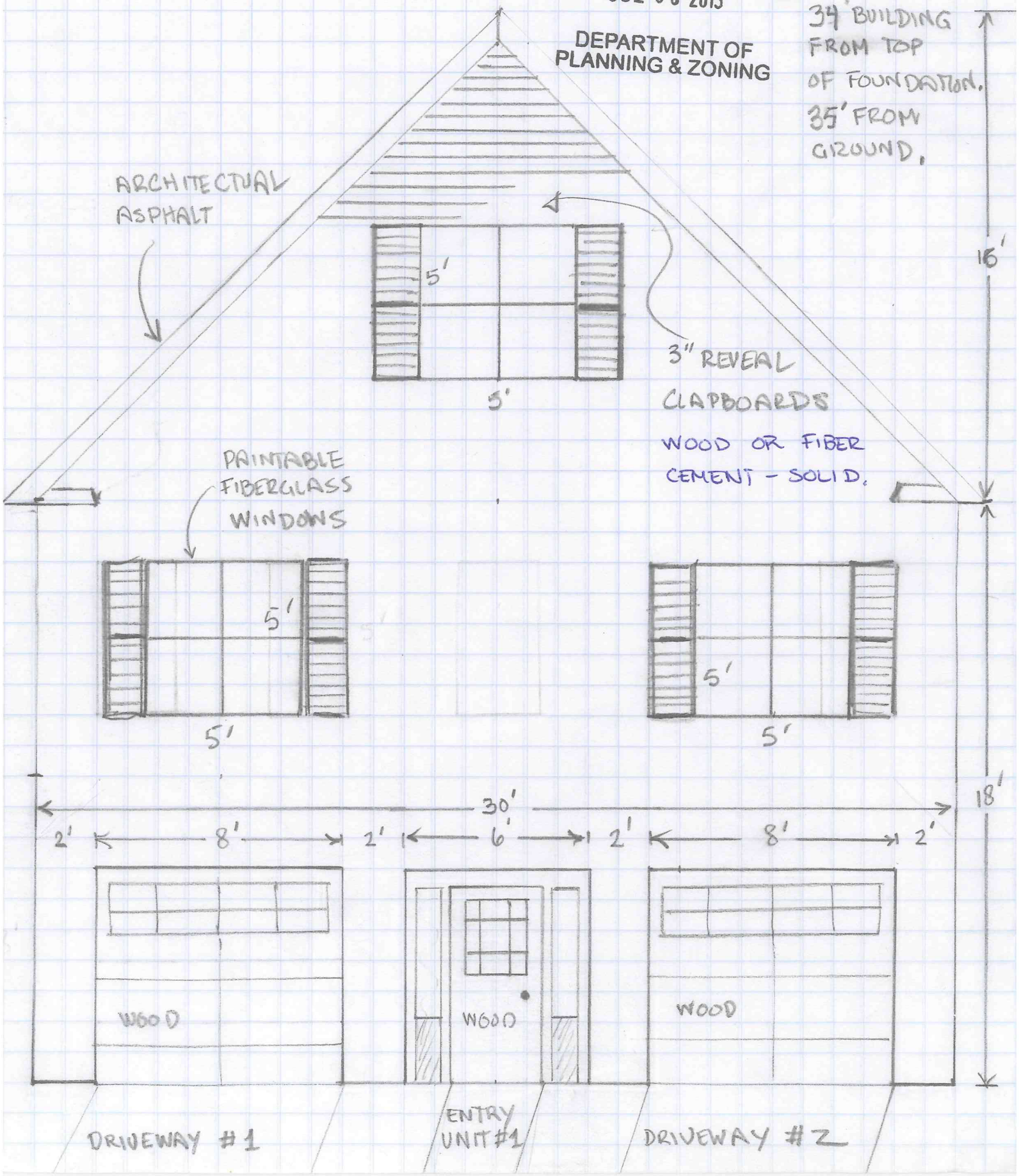

SCALE: 1SQ = 1FT

SOUTH FACE

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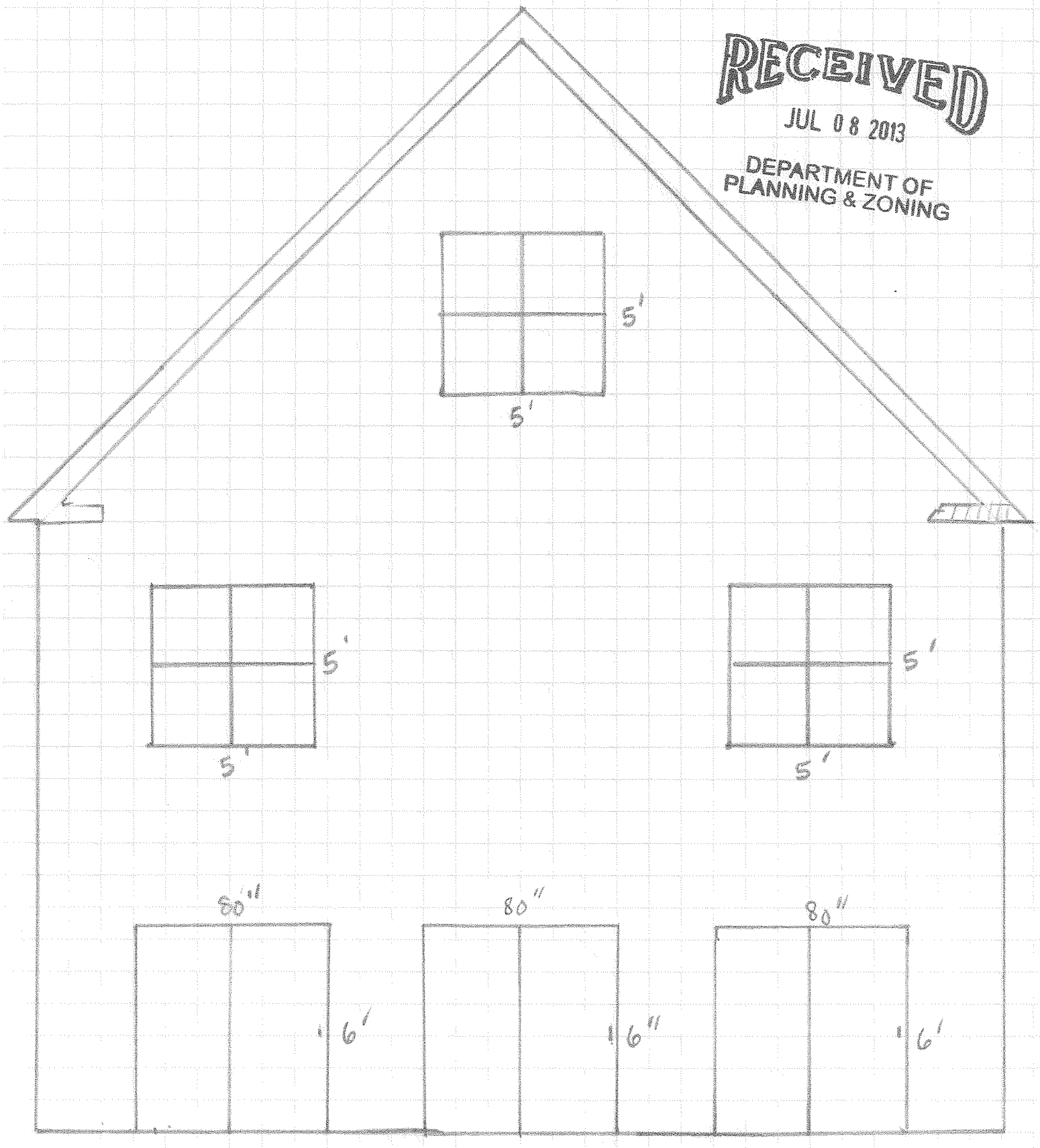

SCALE : 1 SQ = 1 FT

WEST FACE
(EAST FACE IS MIRROR)

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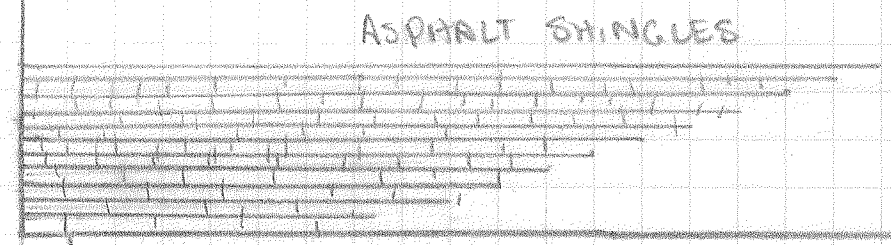
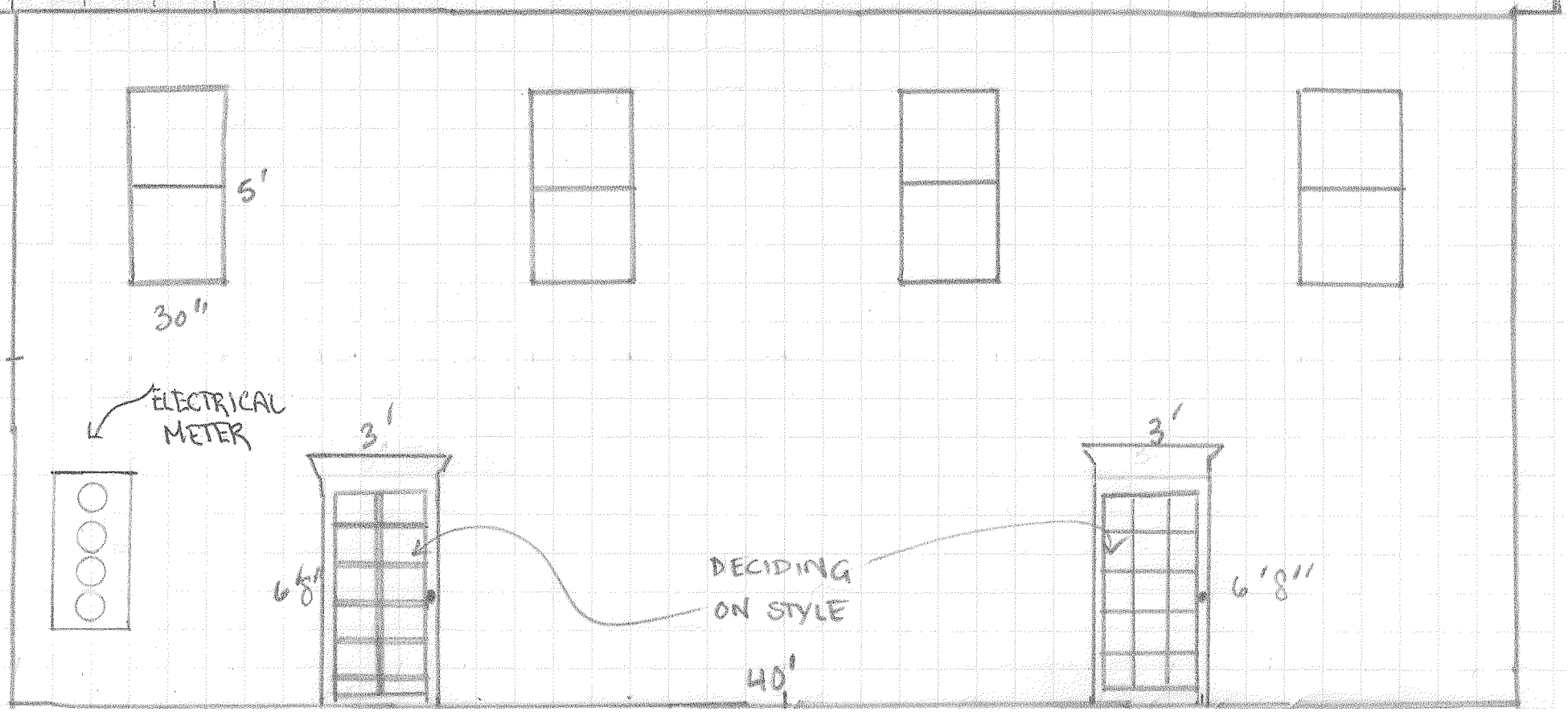
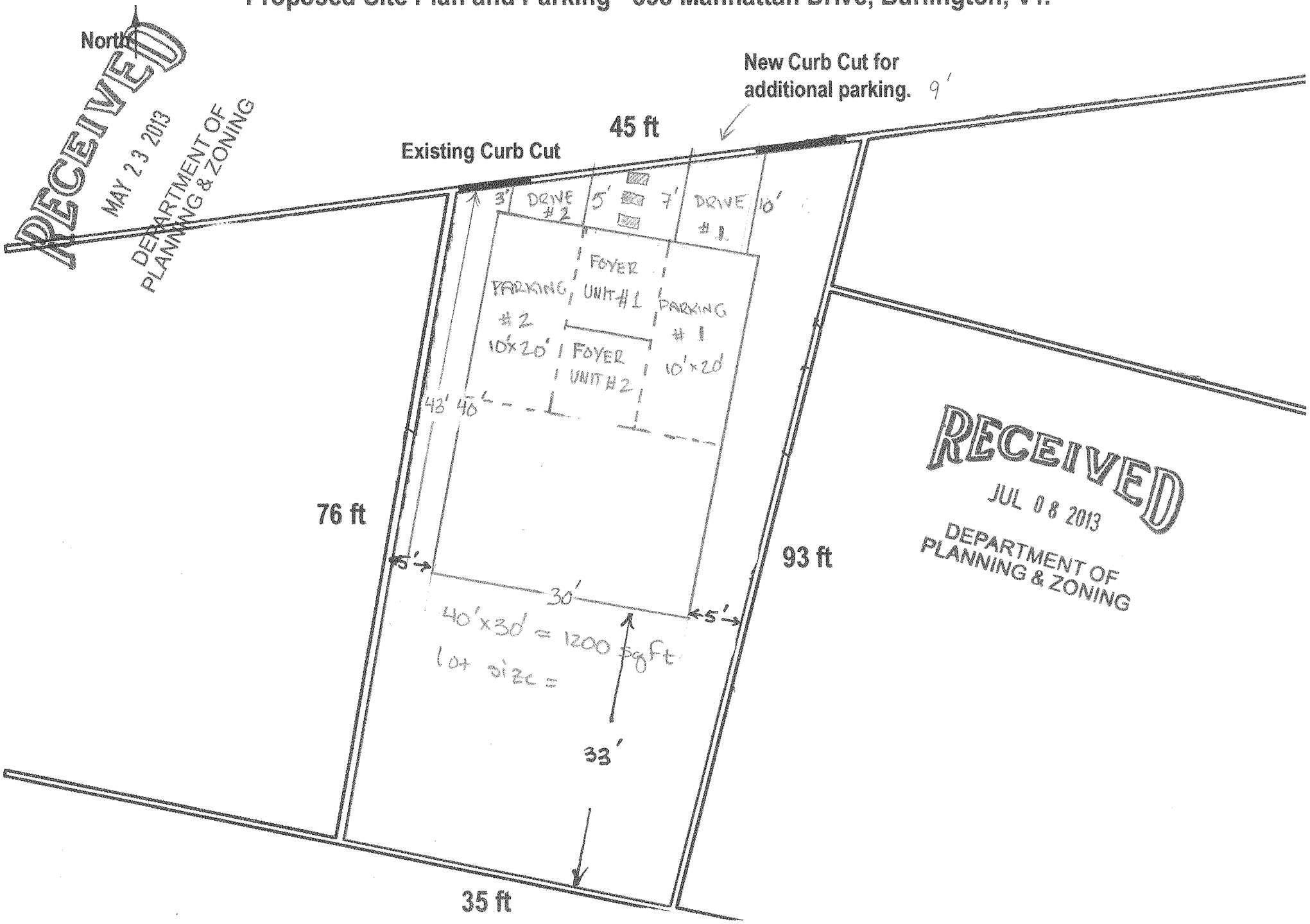


# Proposed Site Plan and Parking - 395 Manhattan Drive, Burlington, VT.

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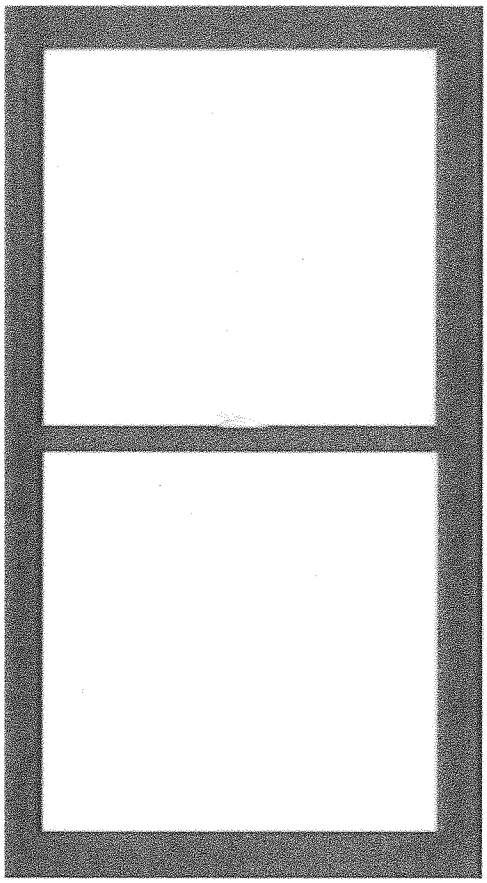
# Pella® Impervia® Single Hung Window

All Pella products offer energy efficient options

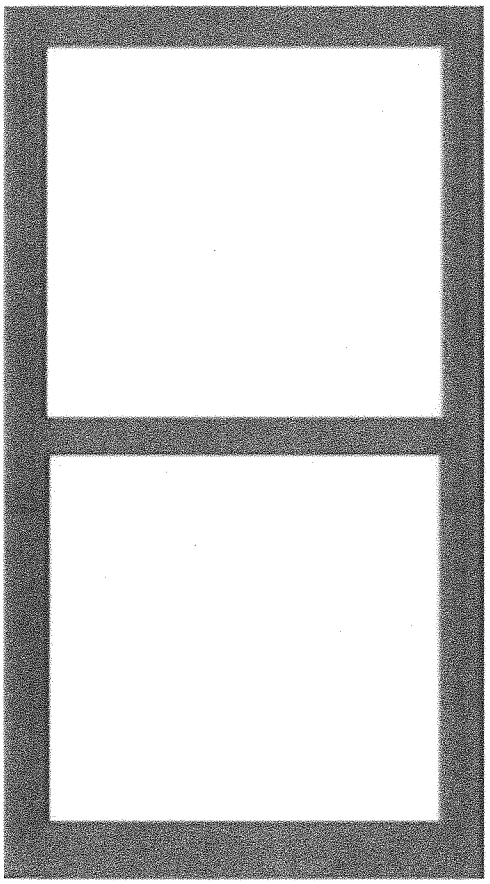
Congratulations! You've chosen a Pella window that will make your home more beautiful, comfortable and energy-efficient for years to come. Use this printed page for your reference and contact your nearest Pella retailer to explore your next steps.

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

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## 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 exper

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# Choose Installed vs. DIY

LIVE CHAT | CART

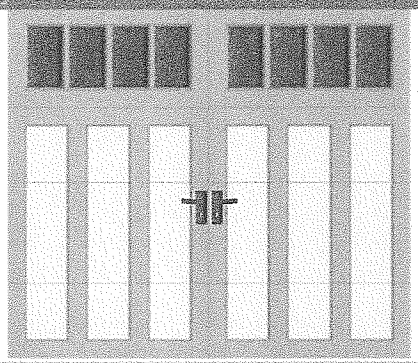
Home > Size > Door Type > Design > Construction/Color > Top Section > Hardware > DIY/Install > Opener > Summary

| | Installed Price | DIY Price |
|---|---|---|
| WINDCODE: 0 | | |
| Edit Size: 8' 0" x 7' 0" | | |
| Edit Door Type: Steel - Coachman Collection | | |
| Edit Door Design: Design13 | | |
| Edit Door Construction: 4-Layer 2" Intellicore® Insulation | | |
| Door Model: CXU13 | $1898.00 | $1679.00 |
| • Overlay Color: Sandtone | $0.00 | $0.00 |
| • Color: White | $0.00 | $0.00 |
| Edit Top Section: REC14 | | |
| • Glass Type: Double Pane Clear Glass (Insulated) | $248.00 | $248.00 |
| Edit Hardware: | | |
| • Handle: Decorative Handle with Keyhole (x1 per door) | $31.21 | $24.21 |
| Price - | $2177.21 | $1951.21 |

Select & Proceed With INSTALLED Door >

Select & Proceed With DIY Door >

View Door



View Home

View Details

$2177.21 / Installed

$1951.21 / DIY

Quantity 1

Install vs Do-It-Yourself

*Prices include all Applicable Discounts*

< PREVIOUS STEP

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Jan 14 2014 2:01pm