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JAN 25 2021

BURLINGTON
PERMITTING & INSPECTIONS



01/22/21

Dear Mr. Scott Gustin,
Permitting and Inspections
City of Burlington

Re: Spot on the Dock – Burlington, VT
COA Level II Application

Spot on the Dock is pleased to submit an application for renovations to the existing waterfront restaurant in addition to a new construction of a bathroom building to the east of the existing building. The renovations to the existing building include demolishing the existing bathrooms to create additional outdoor bar space. The new bar area is placed below the existing roof therefore within the existing footprint of the building. In addition to the expanded outdoor bar, minimal interior partitions are proposed to create an office and lockable storage.

With the removal of existing bathrooms, a new approx. 545 sf bathroom building is proposed. Any new construction in this flood zone requires the finish floor level to be at an elevation of 104'-0" min. above sea level therefore stairs and an access ramp are proposed to make up the difference from existing grade at approx. 100'-6" to new finished floor elevation. The change in elevation puts the new building roofline above the existing low profile building creating an architectural opportunity to reinforce the height and improve visibility of the restaurant from King Street.

The proposed changes to the property are intended to aid in improved access and clarity to how the restaurant currently functions. Restaurant visitors are directed to enter the restaurant from the southwest due to the extensive outdoor dining/bar area located on the west. The eastern entrance is intended for staff and deliveries therefore the new building will help screen the east entrance doors, discouraging this as a public entry point.

There are no proposed changes to parking. Site improvements include a new asphalt walk to the bathroom building with minimal grading changes and utility changes to support the proposed construction.

The proposed construction cost for the renovations to the existing building (not including new bathroom building) is \$50,000 and the current assessed value of the existing restaurant building is \$250,000. There is no record of cost for previous work done to the building but the Property Owner is confident the cumulative value of renovations to the building is below the 50% threshold therefore not requiring flood mitigation improvements to the existing building. A majority of the improvements have been made to the exterior dining/bar space and not to the building itself.

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We look forward to moving this project forward to enhance a popular outdoor dining space on Burlington's water front. Please let us know if there are any comments/questions through the review of the application.

Sincerely,

A handwritten signature in black ink, appearing to read "K DesRoches".

Kelley DesRoches
Project Manager/Designer
Wiemann Lamphere Architects

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