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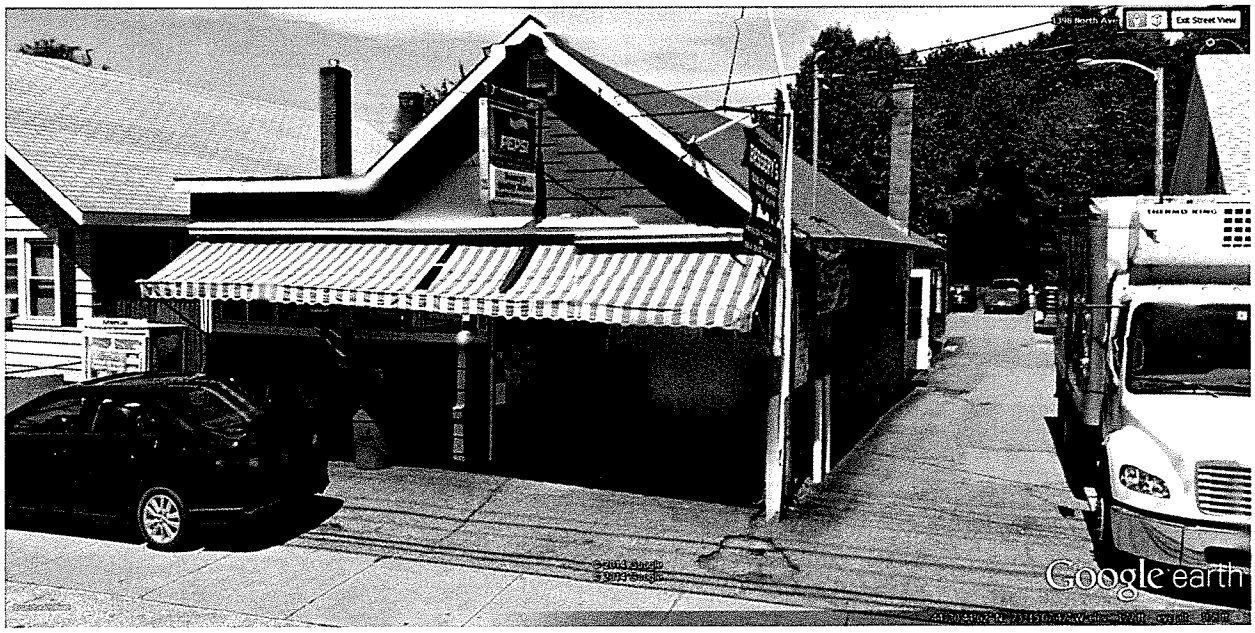
MEMORANDUM

To: Development Review Board
From: Ken Lerner
Date: September 2, 2014
RE: ZP15-0129CA/CU; 1398 North 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.



File: ZP15-0129CA/CU
Location: 1398 North Avenue
Zone: RL **Ward**: 7
Date application accepted/revised: July 22, 2014/September 22, 2014
Applicant/ Owner: G4 Design Studios/Bessery Real Estate

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Request: Demolish existing building with a non-conforming use and construct new two story building with neighborhood commercial food store/market with takeout prepared food and an office on ground floor and two residential units on second floor.

Background:

- This is existing building was constructed around 1947 and the current owners have operated a butcher/grocery store at this site since 1967.
- April 1976 and May 1976 zoning permits approved for additions to rear of the existing store.
- **September 2. 2014 DRB continued project hearing to October 7 due to a number of issues that needed to be addressed prior to the Board taking action.**

Overview:
The subject site is 0.2583 acres = 11,252 sq. ft. The proposal is for a duplex with a neighborhood commercial use – butcher shop/convenience store with a take-out restaurant, the office use has been deleted form the proposal. Duplexes are a conditional use in the RL on lots of a minimum size of 10,000 sq. ft. Note that neighborhood commercial uses do not count toward residential density.

The following action by the Board is recommended:
Approval as per and subject to the following findings and conditions:

I. Findings

Article 13 Definitions

Neighborhood Commercial Uses*: Non-residential establishments intended to serve or accommodate the needs of a limited geographic segment of a community or area. Such uses include: banks, places of worship, neighborhood convenience stores, day cares, cleaners & laundromats, fire & police stations, beauty salons and barbers, hardware and general merchandise; libraries, medical/dental offices, parks, pharmacies, post offices, cafes, schools, community centers, and health studios.*

The existing use, meat market/convenience store, clearly is a neighborhood commercial use. The proposed use will continue at 1000 sq. ft. and add a takeout food service of 420 sq. ft. These are consistent with the definition. **Affirmative finding.**

Article 3, Part 5 Conditional Use

Sec. 3.5.6 Review Criteria

(a) Conditional Use Review Standards

1. The capacity of existing or planned community facilities;

As a replacement building this new structure would not add any undue burden to community facilities. The additional residential square footage is required to pay impact fees to offset any impacts associated with this additional use. **Affirmative finding as conditioned.**

2. The character of the area affected as defined by the purpose or purposes of the zoning district(s) within which the project is located, and specifically stated policies and standards of the municipal development plan;

The use of the property as a butcher shop with takeout food is a neighborhood commercial use that has and will continue to serve the surrounding neighborhood. **Affirmative finding.**

3. Traffic on roads and highways in the vicinity evaluated in terms of increased demand for parking, travel during peak commuter hours, safety, contributing to congestion, as opposed to complementing the flow of traffic and/or parking needs; if not in a commercial district, the impact of customer traffic and deliveries must be evaluated;

The amount of traffic should increase to an extent due to the addition of the take-out food service and the two residential units. Sufficient parking, i.e. seven spaces, is provided as required. The parking area is decreasing somewhat and given the amount of traffic and the need for pedestrian and handicapped access must be paved and striped to accommodate the flow and accessibility. **Affirmative finding as conditioned.**

1. Any standards or factors set forth in existing City bylaws and city and state ordinances;

As a food business all state health related permits would be needed. In addition, minimum housing including the limitations on non-related residential occupants must be complied with. Energy efficiency standards must be met as well as the need to restore city ROW that has been encroached upon by vehicles coming to the site.

The applicant shall be aware that due to the age of the building hazardous material such as lead paint and asbestos may be present. Thus, all materials removed shall be handled and disposed of in a safe and legal manner. **Affirmative finding as conditioned.**

5. The utilization of renewable energy resources;

Nothing within the application will prohibit the use of alternative or renewable energy resources. New construction will be required to meet all current energy efficiency standards. **Affirmative finding as conditioned.**

In addition to the General Standards specified above, the DRB;

1. *shall consider the cumulative impact of the proposed use. For purposes of residential construction, if an area is zoned for housing and a lot can accommodate the density, the cumulative impact of housing shall be considered negligible;*

As the project includes two residential units within a residential district, the cumulative effect is negligible. **Affirmative finding.**

2. *in considering a request relating to a greater number of unrelated individuals residing in a dwelling unit within the RL, RL-W, RM and RM-W districts than is allowed as a permitted use, in addition to the criteria set forth in Subsection (a) hereof, no conditional use permit may be granted unless all facilities within the dwelling unit, including bathroom and kitchen facilities are accessible to the occupants without passing through any bedroom. Additionally, each room proposed to be occupied as a bedroom must contain at least one hundred twenty (120) square feet. There must also be a parking area located on the premises at a location other than the front yard containing a minimum of one hundred eighty (180) square feet for each proposed adult of the dwelling unit in*

excess of the number of occupants allowed as a permitted use. All other green space standards must be observed.

The residential units are approximately 700 and 730 sq. ft. in size, each with two bedrooms. Occupancy is limited to a family or no more than four unrelated individuals. **Affirmative finding as conditioned.**

3. *may control the location and number of vehicular access points to the property, including the erection of parking barriers.*

The existing curb cut once reduced will continue to provide access to the parking lot at the rear that will continue to be utilized for parking in support of the proposed uses. As discussed in Section 6.2.2 (i) and (m) above, the unapproved curb cut and resulting encroachment into the public ROW must be rectified. **Affirmative finding as conditioned.**

4. *may limit the number, location and size of signs.*

Any signage will require a separate permit. **Affirmative finding as conditioned.**

5. *may require suitable mitigation measures, including landscaping, where necessary to reduce noise and glare and to maintain the property in a character in keeping with the surrounding area.*

Noise, glare, or other auditory or visual nuisances are not anticipated. Conceptually as proposed, the use itself should not change the character of the surrounding area. **Affirmative finding.**

6. *may specify a time limit for construction, alteration or enlargement of a structure to house a conditional use.*

New construction will require building and trades permits. The zoning permit will require commencement of the work within one year and completion within two years. **Affirmative finding as conditioned.**

7. *may specify hours of operation and/or construction to reduce the impact on surrounding properties.*

Construction shall be limited to standard hours of 7:00 am – 6:00 pm Monday-Friday, with Saturday morning hours of construction limited to interior work. **Affirmative finding as conditioned.**

8. *may require that any future enlargement or alteration of the use return for review to the DRB to permit the specifying of new conditions.*

This is a statutory requirement for any conditional use. **Affirmative finding as conditioned.**

9. *may consider performance standards, should the proposed use merit such review.*

No specific standards are necessary given the nature of the proposal as it's located on a major street. **Affirmative finding.**

10. *may attach such additional reasonable conditions and safeguards, as it may deem necessary to implement the purposes of this chapter and the zoning regulations.*

As discussed there are several items that need to be addressed. Most importantly are the restoration of the greenbelt and the use of quality materials for this situation and insuring that

the building meets all life safety and fire code requirements. **Affirmative finding as conditioned.**

Article 4: Zoning Maps and Districts

Section 4.4.5 Residential Districts, Table 4.4.5-3, Residential District Dimensional Standards limits lot coverage to 35% in the RL. As is an existing commercial building established in 1967 and a review of past aerial photography has confirmed the existence of a large parking area behind the store, resulting in 68% of lot coverage. The proposed redevelopment of the site will reduce lot coverage to 60%. Neighborhood commercial uses allows a maximum lot coverage of 60% .Thus, the proposal will bring the property into compliance with lot coverage.

The proposed height of the new structure is 29 feet to the peak of the pitched roof, well below the RL 35 foot height limit. **Affirmative finding.**

(d) District Specific Regulations, 7. Residential Development Bonuses,

D. Residential Conversion Bonus.

Development in excess of the limits set forth in Tables 4.4.5-2 and 4.4.5-3 may be permitted by the DRB subject to conditional use review for the conversion of an existing non-conforming nonresidential principal use not involving a historic building to a conforming residential use subject to all of the following conditions:

(i) *Any structure proposed for demolition shall not be listed or eligible for listing in the United States Department of the Interior's National Register of Historic Places or the Vermont State Register of Historic Places; and,*

(ii) *Lot coverage and residential density shall not exceed:*

Table 4.4.5-7: Residential Conversion Bonus

District	***Maximum Lot Coverage***	***Maximum Density*** *(dwelling unit/acre)*
RL, RL-W	*50%*	*8 du/ac*

The existing structure is not listed on either the state or national register of historic places and, while more than 50 years old was not deemed eligible as it was not included when North Avenue was surveyed.

As discussed below the current use is a non-conforming neighborhood commercial use that is proposed to become conforming – as a residential use and as a conforming neighborhood commercial use. The rebuilding of the non-conforming store with a neighborhood commercial use is not counted against density, and proposed addition of a residential use to the neighborhood commercial use on the subject site allows for two residential units (0.2583 x 8 units =2), as proposed. This density is verified using the density calculation method in Sec. 2.2.7 (a) 1: 2 units/ 0.2583 acres = 7.74 units per acre; therefore complying with the density of 8 units/acre. **Affirmative finding.**

*A. **Exception for Existing Neighborhood Commercial Uses.***

Neighborhood commercial uses as defined in Article 13 and intended to primarily serve the nearby residential area shall be considered permitted uses in all residential districts subject to the following:

(i) *This exemption shall only apply to:*

1) Historic neighborhood commercial buildings that are listed or eligible for listing on the state or national register and originally designed and constructed for such purpose(s); or,

2) A street level neighborhood commercial use as defined in Article 13 in lawful existence as of January 1, 2007.

(ii) *Neighborhood commercial uses shall be limited to a single story on the street level of any structure.*

(iii) *Neighborhood commercial uses less than 2,000 sqft shall be treated as a permitted use. Neighborhood commercial uses greater than or equal to 2,000 sqft but less than 4,000 sqft shall be treated as a conditional use. Neighborhood commercial uses occupying 4,000 sqft or more shall not be permitted.*

(iv) *The neighborhood commercial use shall not be counted against the property's allowable residential density.*

(v) *The sale of fuel for motor vehicles, or new or expanded gas station canopies, shall be prohibited.*

(vi) *Hours of operation shall be limited to 6:00am to 11:00pm seven days per week. Any expansion in the hours of operation of an existing neighborhood commercial use shall require conditional use review by the DRB.*

(vii) *All building height and setback requirements for the underlying residential district shall apply, and the lot coverage shall not exceed 60%.*

(viii) *Any exterior changes to the building(s) or changes to the site plan shall be subject to the design review requirements of Article 6.*

(ix) *To the extent that additional parking is necessary, the parking standards for Shared-Use Districts shall apply pursuant to Article 8.*

(x) *The conversion of a residential use to a neighborhood commercial use within a historic neighborhood commercial building more than 50 years old and originally designed and constructed for such purpose shall be exempt from the housing replacement requirements of Article 9, Part 2.*

(xi) *Home occupations as defined and regulated under this article are not restricted by the provisions of this section.*

(xii) *Any aspect of a neighborhood commercial use in lawful existence as of January 1, 2007 not in strict conformance with any of the above*

standards shall be considered non-conforming and be subject to the provisions of Article 5, Part 3.

At present the store is a non-conforming neighborhood commercial use. The current use was recognized as non-conforming in a 1976 zoning permit. The proposal is to demolish the building with this non-conforming use and re-establish it under current regulations as a neighborhood commercial use as per the 2008 ordinance under Sec. 4.4.5 (d) 6.

While existing neighborhood commercial uses are considered non-conforming under Sec. 5.3.4 (a) 2 B the current use is non-conforming as it does not meet the requirements of Sec. 4.4.5 (d) 6 regarding lot coverage as lot coverage exists at 68% with 60% as the standard. Thus the present use is non-conforming. As a non-conforming use being converted to a residential use the allowable density is increased to 8 units/acre as discussed above.

The proposed use clearly is a neighborhood commercial use serving the New North End as a meat market and convenience store. It is on the street level. It is a permitted use being less than 2000 sq. ft. at 1848 sq. ft. and that use, as noted above, is not counted against the residential density. The new building is the same square foot footprint as the existing building only moved eastward and with a second story added above to accommodate the allowed residential use. It will now become conforming once the lot coverage is reduced to 60% maximum. **Affirmative finding.**

Article 6: Development Review Standards

Part 2: Site Plan Design Standards, Sec. 6.2.2 Review Standards

(a) ***Protection of Important Natural Features*** The rear parking lot and open space to the east of the parking area will remain. **Not applicable.**

(b) ***Topographical Alterations*** Only minimal site work will occur. **Affirmative finding.**

(c) ***Protection of Important Public Views*:** There are no public views. **Not applicable.**

(d) ***Protection of Important Cultural Resources*** The existing building was passed over when North Avenue was surveyed. Thus, the demolition and replacement will not affect historic resources. **Affirmative finding.**

(e) ***Supporting the Use of Renewable Energy Resources*** Where feasible, the applicant should consider taking advantage of the potential to utilize sources of renewable energy including direct sunlight. In addition, the new construction will have to comply with the "Vermont Residential; Building Energy Code" as adopted by the State. **Affirmative finding as conditioned.**

(f) ***Brownfield Sites*** Not a brownfield site based on DEC list; thus no known contamination. **Not applicable.**

(g) ***Provide for nature's events*** The proposed building has a direct front entrance into the portion of the store where takeout food is available. A secondary entrance to the store is on the east side directly accessible from the rear parking area although without a covered entrance. There is a canopy over the rear stairs that access the second floor units; it is open on the north.

An EPSC plan has been provided and will need to be approved by the stormwater administrative staff prior to release of a zoning permit.

Affirmative finding as conditioned

(h) ***Building Location and Orientation*** The building is proposed to be constructed to front on North Avenue moved eastward to better align with the adjacent buildings thereby maintaining the existing development pattern along the streetscape. **Affirmative finding.**

(i) ***Vehicular Access*** A single curb cut exists along the entire frontage of the property, utilizing the "greenbelt". This cannot continue and the greenbelt must be restored to city standards precluding parking on the sidewalk and in front of the store. The south part of the curb cut can continue to be utilized for access to the rear parking area to serve the store and residential units. **Affirmative finding as conditioned.**

(j) ***Pedestrian Access*** *Pedestrians shall be provided one or more direct and unobstructed paths between a public sidewalk and the primary building entrance. Well defined pedestrian routes shall be provided through parking areas to primary building access points and be designed to provide a physical separation between vehicles and pedestrians in a manner that minimizes conflicts and improves safety.* Access to site for pedestrians is from both the street frontage and from the rear parking lot directly into the building. **Affirmative finding.**

(k) ***Accessibility for the Handicapped*** *Special attention shall be given to the location and integration of accessible routes, parking spaces, and ramps for the disabled. Special attention shall also be given to identifying accessible access points between buildings and parking areas, public streets and sidewalks. The federal Americans with Disabilities Act Accessibility Guidelines (ADAAG) shall be used as a guide in determining the adequacy of the proposed development in addressing the needs of the disabled.*

The first floor commercial use from both the front and rear are handicapped accessible. One handicapped parking space is indicated on the submitted site plan. **Affirmative finding.**

(l) ***Parking and Circulation***

Parking shall be laid out to provide ease in maneuvering of vehicles and so that vehicles do not have to back out onto city streets. Dimensions of spaces shall at a minimum meet the requirements as provided in Article 8. The perimeter of all parking areas shall be designed with anchored curb stops, landscaping, or other such physical barriers to prevent vehicles from encroaching into adjacent green spaces.

All parking areas shall provide a physical separation between moving and parked vehicles and pedestrians in a manner that minimizes conflicts and gives pedestrians a safe and unobstructed route to building entrance(s) or a public sidewalk.

The parking is located at rear of the lot and thus not visible from the adjacent public rights of way. This parking area extends the entire width of the lot and provides wheel stops but they are too close to the north property line and would result in vehicles over hanging the adjacent property. They must be moved back (south) by at least two feet to prevent encroachment beyond the parking area. In addition, they need to be secured in the

ground to prevent their movement by vehicles. The applicant needs to indicate the details for securing.

Landscaping also is necessary to be added to the parking area between the parking spaces and the north property line to prevent headlights from disturbing the adjacent residential property.

A bike rack is provided in the front of the building; the details are not included and should be provided.

Affirmative finding as conditioned.

(m) Landscaping and Fences The site plan submitted shows no new landscaping except for some grass in the front of the building on which is a seating area. A concern is the ability of the grass to withstand the use by customers using this seating area. Thus, it would make sense to have an attractive hard surface such as pavers for this area and to include some plantings although additional lot coverage resulting from the pavers must remain below 60% lot coverage as required to make the neighborhood commercial use conforming.

In front of the store there is encroachment into the public ROW that has become a de facto parking area. It is accessed by a curb cut that runs the full width of the property that is not city installed or approved. This is unsightly and an unsafe situation as vehicles cross and park over the sidewalk. The plan submitted attempts to rectify this encroachment. This work within the public ROW must obtain approval from the Department of Public Works and/or Parks and Recreation as required.

Affirmative finding as conditioned.

(n) ***Public Plazas and Open Space:***

There is no actual public plaza although as discussed above there is a front seating area apparently for customer use. **Affirmative finding.**

(o) ***Outdoor Lighting*** *Where exterior lighting is proposed the applicant shall meet the lighting performance standards as per Sec 5.5.2.* There is an existing pole light along the south property line illuminating the rear parking area. As this appears to be an outdated street light it should be either removed or replaced with a more energy efficient non-glare fixture.

Canister down lights are proposed under the front entrance canopies. Not clear if they are included under the rear entry canopy that accesses the second floor residential units. Two motion sensor fixtures each with two lamps are proposed along the south building elevation to light the access drive and another one at the rear of the building.

A goose neck light that is down lit is proposed for the front to illuminate a sign (not included in -this application).

Affirmative finding as conditioned.

(p) ***Integrate infrastructure into the design*** *Exterior storage areas, machinery and equipment installations, service and loading areas, utility meters and structures, mailboxes, and similar accessory structures shall utilize setbacks, plantings, enclosures and other mitigation or screening methods to minimize their auditory and visual impact on the public street and neighboring properties to the extent practicable.*

Utility and service enclosures and screening shall be coordinated with the design of the principal building, and should be grouped in a service court away from public view. On-site utilities shall be place underground whenever practicable. Trash and recycling bins and dumpsters shall be located, within preferably, or behind buildings, enclosed on all four (4) sides to prevent blowing trash, and screened from public view.

Freestanding HVAC and cooling equipment are located under the stairs to the second floor residential units at the rear of the building.

Electric meters are located at the rear. Gas meters are on the north side elevation. Gas vent for is shown on north side elevation as well as the exhaust hood for food cooking. Locating this exhaust equipment vent in close proximity to the adjacent house is a concern. It should be designed and buffered in such a manner that prevents it from becoming a nuisance or potentially a fire hazard at this location.

Utilities exist above and below grade and as this is new construction in a highly visible location all new utility lines will need to be underground. There is no specific design or dimensional details of the proposed dumpster enclosure other than it will have a vinyl fence enclosure.

No information has been provided as to how trucks bringing inventory to the site will be unloaded.

Affirmative finding as conditioned.

Part 3: Architectural Design Standards

(a) Relate development to its environment

2. Massing, Height and Scale

The original building was constructed as a one story building, probably residential, with a roof pitched and to scale with residential buildings found along North Avenue. While buildings along North Avenue in the vicinity predominately are one to one and a half stories, there are some full twos story buildings – two of which are directly across North Avenue from the subject property, most notably Fire Station No. 4. The proposed building thus is not out of scale with other buildings particularly as it is only 24 feet wide thereby presenting a residential scale front. **Affirmative finding.**

3. Roofs and rooflines

As noted above the building propose is reasonably scaled and with a pitched gable roof fits into the character of the neighborhood. **Affirmative finding.**

3. Building Openings

A front entrance is provided on North Avenue with canopy over the entranceway. A number of windows are on all elevations. **Affirmative finding as conditioned.**

(b) Protection of Important Architectural Resources

As noted, when this area was surveyed to determine historic importance this building was not identified. While over 50 years old it has been modified to accommodate the butcher shop use including an addition to the front façade that totally covered the original face of the structure. **Affirmative finding.**

(c) Protection of Important Public Views

There are no public views affected by this project. **Not applicable.**

(d) Provide and active and inviting street edge

The proposed building provides a pleasant and inviting element on the streetscape with a patio to be used by customers. The detail of the treatment for the grassed area as noted in Sec. 6.2.2 (m) needs to be provided. **Affirmative finding as conditioned.**

(e) Quality of Materials

The new construction is proposed to have vinyl siding. While vinyl siding has been deemed acceptable for new residential construction, it is not as appropriate adjacent to a heavily used commercial a two way access driveway as the vinyl becomes dirty and could easily crack at this location. A more durable material is needed. **Affirmative finding as conditioned.**

(f) Reduce energy utilization

No energy specific reduction technology is provided, however, the new construction must meet current city and state building energy codes. **Affirmative finding as conditioned.**

(g) Make advertising features complementary to the site

The front elevation plan indicates the location for a future sign. This location and area appear to be able to meet the sign standards. Any signs are required to obtain approval of a separate zoning permit. **Affirmative finding as conditioned.**

(h) Integrate infrastructure into the building design

See Section 6.2.2. (p), above.

(i) Make spaces secure and safe

Adequate building exits appear to exist on the first floor. The second floor residential use (two two-bedroom units) indicate a single stairway access – if a second means of egress is required the plans will need to be amended to assure provision of this safety measure. Alternatively, it is recommended that the building be sprinklered. **Affirmative finding as conditioned.**

Article 8: Parking

Table 8.1.8-1, Minimum Off-Street Parking Requirements

Parking calculations are based upon this being within a Neighborhood Parking District for the residential use and on Shared Use for Neighborhood Commercial uses as follows:

Residential:	two units x 2 =	4
Butcher shop/convenience store: 1000 sq. ft.	2 spaces/1000 sq. ft. =	2
Take out restaurant: 420 sq. ft.	3 spaces/1000 sq. ft. =	1.26
		7.26 spaces = 7
	Provided =	7 spaces.

Affirmative finding.

II. Conditions of Approval

1. **Prior to release of the zoning permit**, written approval of the Erosion Prevention and Sediment Control (EPSC) Plan shall be obtained from the City Stormwater Administrator.
2. **Prior to release of the zoning permit,** A new site/landscaping plan shall be provided that does not exceed 60% lot coverage to staff for their review and acceptance. This plan shall address the following:
    a. The parking area wheel stops shall be moved back (south) by at least two feet. In addition, they need to be secured in the ground to prevent their movement by vehicles. The applicant shall indicate the details for securing subject to staff review and acceptance.
    b. Landscaping shall be added to the parking area between the parking spaces and the north property line to prevent headlights from disturbing the adjacent residential property.
    c. The grassed area in the front of the building on which there is a seating area needs to be redesigned as there is a concern for the grass to withstand the use by

customers using this seating area. The revised plan is to have an attractive hard surface such as pavers for this area and to include planting islands or boxes.

3. The greenbelt and curbing restoration shall be restored at the expense of the owner. It shall be constructed to city standards and must obtain approval from the Department of Public Works and/or Parks and Recreation as required. The south part of the curb cut can continue to be utilized for access to the rear parking area to serve the store and residential units.
4. **Prior to release of the zoning permit** details of the bike racks shall be provided subject to review and acceptance by staff.
5. The applicant shall be aware that due to the age of the building hazardous material such as lead paint and asbestos may be present. All materials removed shall be handled and disposed of in a safe and legal manner.
6. At least seven days prior to issuance of a certificate of occupancy,, the owner shall pay to the City of Burlington (paid at the Planning and Zoning Office) the impact fee as set forth in the Impact Fee Administrative Regulations established by resolution of the City Council pursuant to the CDO, as shown in the table below:

	1430 Sq. ft. Residential	
Department	Rate	Fee
Traffic	0.188	268.84
Fire	0.215	307.45
Police	0.044	62.92
Parks	0.718	1,026.74
Library	0.445	636.35
Schools	0.929	1,328.47
Total	2.539	**$ 3,630.77**

7. **Prior to release of the zoning permit** a lighting plan meeting the performance standards as per Sec 5.5.2 must be provided. The existing pole light along the south property line should be either removed or replaced with a more energy efficient non-glare fixture consistent with current lighting and energy efficient standards.
8. **Prior to release of the zoning permit** Information must be provided as to how trucks bringing inventory to the site will be unloaded. The applicant will need to provide details.
9. Sound information shall be provided, subject to review and acceptance by staff, for the food preparation exhaust hood on north side elevation to insure that it is adequately buffered in such a manner that minimizes any noise relative to the residential house to the north.
10. All new utility lines shall be placed underground.
11. **Prior to release of the zoning permit** Details of the design or dimensions of the proposed dumpster enclosure shall be provided and subject to review and acceptance by staff.

12. The new construction is proposed to have vinyl siding. Vinyl siding may be considered for the upper portion of the building but is not as appropriate for the area directly adjacent to a two way access driveway, a heavily used access. **Prior to release of the zoning permit** a more durable material is needed and must be specified and identified on building elevations.
13. Occupancy of the residential units is limited to family or no more than four unrelated individuals as per Section 4.4.5 (d) 5.
14. As new construction, the project is required to meet all current city and state energy efficiency standards. In addition the applicant should consider taking advantage of the potential to utilize sources of renewable energy including direct sunlight.
15. No signs are proposed or included with this request. Any new signs will require a separate permit.
16. Exterior construction shall be limited Monday-Friday 7:00 am – 6:00 pm. Saturday morning hours of construction shall be limited to interior work only.

Standard Permit Conditions 1-15.

NOTE: These are staff comments only. The Development Review Board, who may approve, table, modify, or deny projects, makes decisions.

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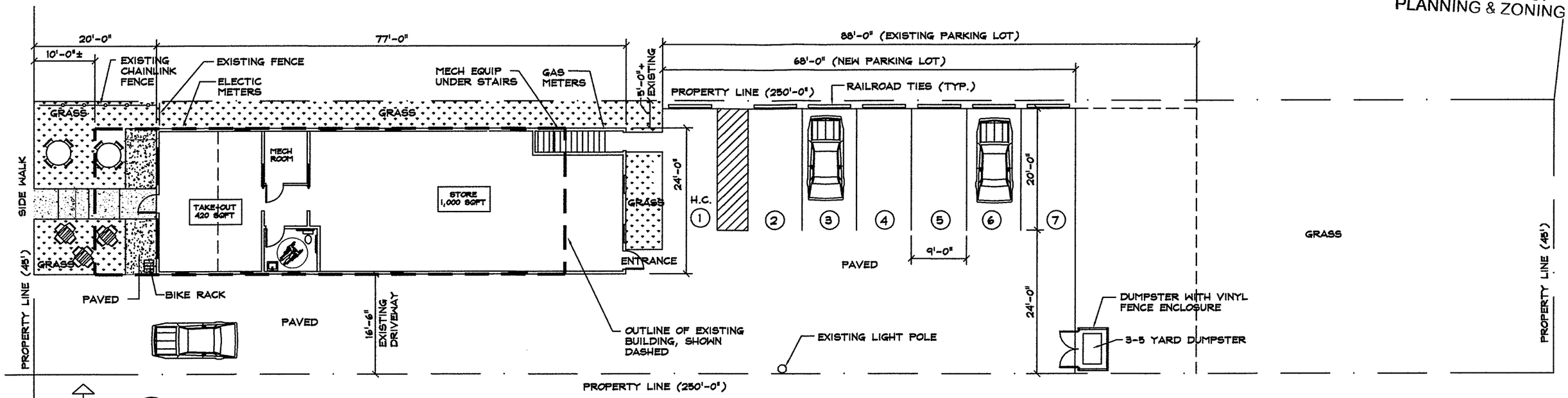
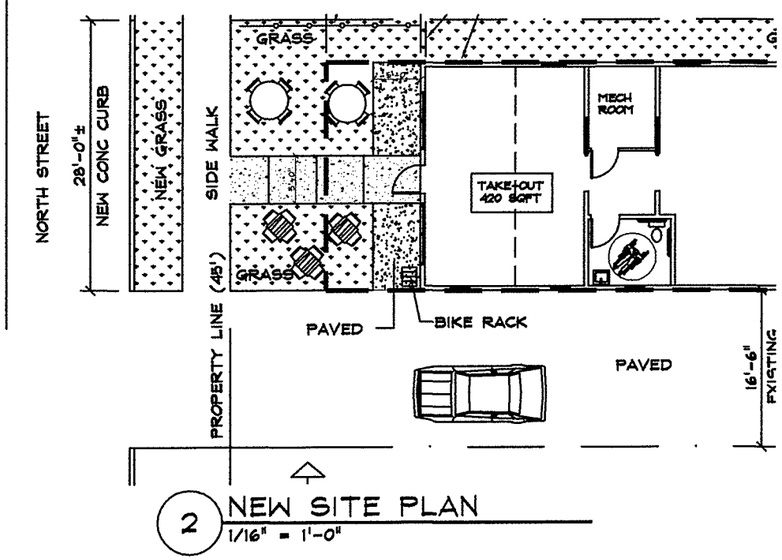
DEPARTMENT OF
PLANNING & ZONING



1 NEW OVERALL SITE PLAN
1/16" = 1'-0"



2 NEW SITE PLAN
1/16" = 1'-0"

SITE INFORMATION:

LOT SIZE:	11,250 S.F.	NEW LOT COVERAGE (DRIVES & WALKS):	4,952 S.F
EXISTING BUILDINGS COVERAGE (TO BE DEMOLISHED)	1,848 S.F	NEW TOTAL COVERAGE:	6,800 S.F.
NEW BUILDING COVERAGE (SAME FOOTPRINT AS EXISTING):	1,848 S.F.	EXISTING % COVERAGE	68%
EXISTING LOT COVERAGE (DRIVES & WALKS)	5,800 S.F.	NEW % COVERAGE:	60%

GENERAL NOTES

SITE PLAN IS BASED ON HAND MEASUREMENTS TAKEN ON SITE & CITY RECORDS.

LOCATIONS OF OBJECTS, PROPERTY LINES & DRIVES ARE APPROXIMATE. ALL UTILITIES AT AREA OF PROPOSED CONSTRUCTION SHOULD BE LOCATED AND CRITICAL DIMENSIONS VERIFIED BEFORE CONSTRUCTION BEGINS.

EXISTING UTILITIES, ABOVE GROUND OR BELOW GROUND, ARE NOT LOCATED.

PERMITS ONLY
NOT FOR
CONSTRUCTION
10/1/14

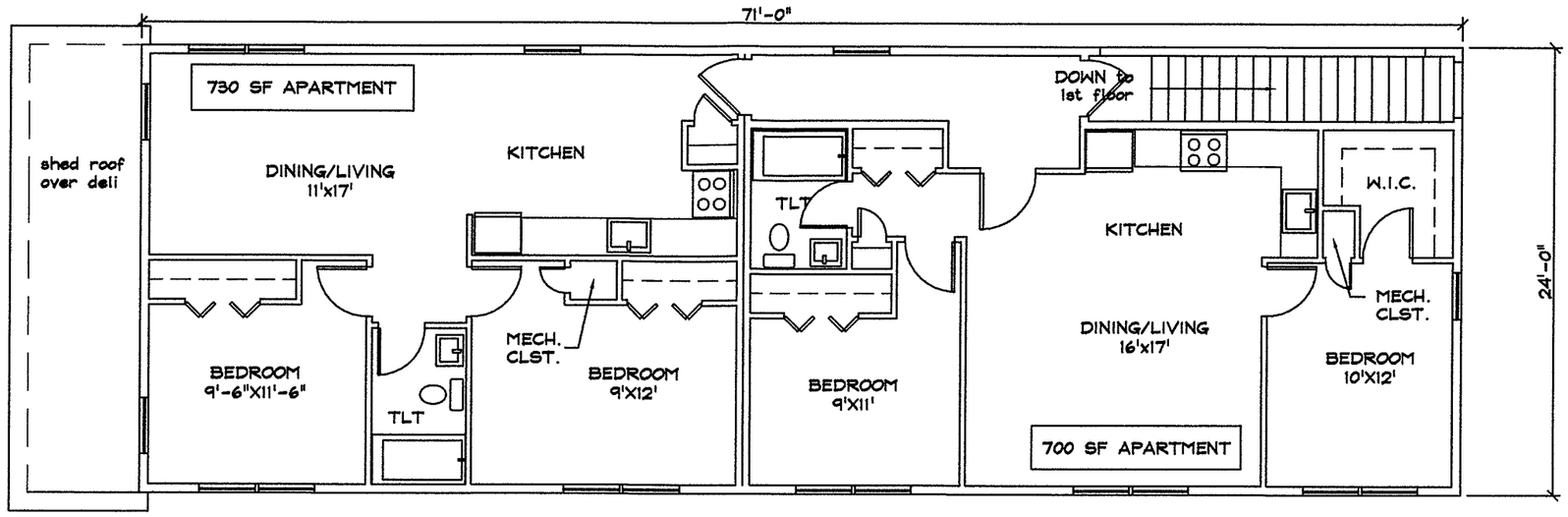
G4 DESIGN STUDIOS, LLC
77 COLLEGE STREET, STE 2A BURLINGTON, VT 05401
PHONE: 802-497-0895 EMAIL: steve@g4designstudios.com

1398 NORTH AVE.
NEW STORE & DUPLEX ABOVE
BURLIGNTON VERMONT

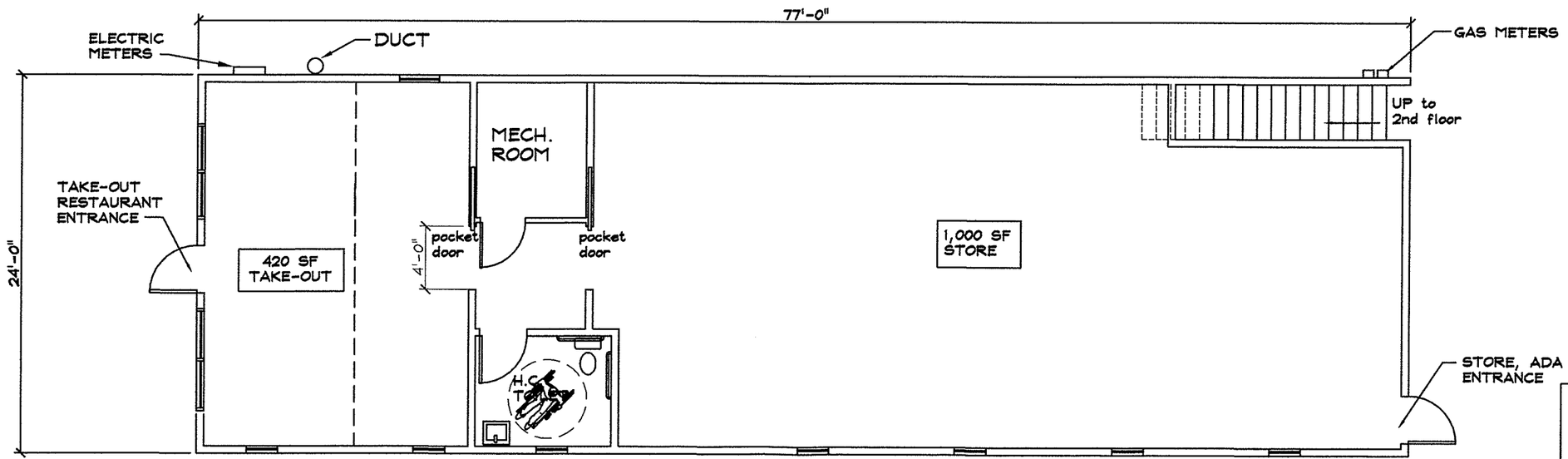
SHEET TITLE: 1st FLOOR PLAN

DRAWING NO. A1

RECEIVED
OCT 01 2014
DEPARTMENT OF
PLANNING & ZONING



2 SECOND FLOOR PLAN
1/8"=1'-0"



1 FIRST FLOOR PLAN
1/8"=1'-0"

PERMITS ONLY
NOT FOR
CONSTRUCTION
10/1/14

G4 DESIGN STUDIOS, LLC
77 COLLEGE STREET, STE 2A BURLINGTON, VT 05401
PHONE: 802-497-0895 EMAIL: steve@g4designstudios.com

1394 NORTH AVE.
NEW STORE & DUPLEX ABOVE
BURLIGNTON VERMONT

SHEET TITLE: FLOOR PLANS

DRAWING NO. A2

RECEIVED
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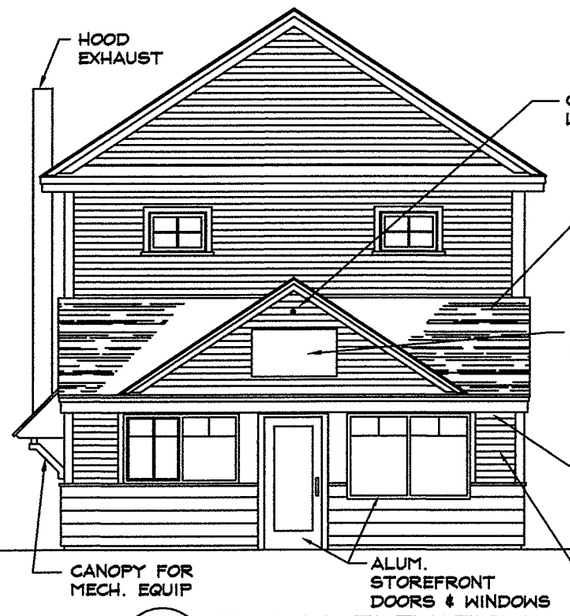
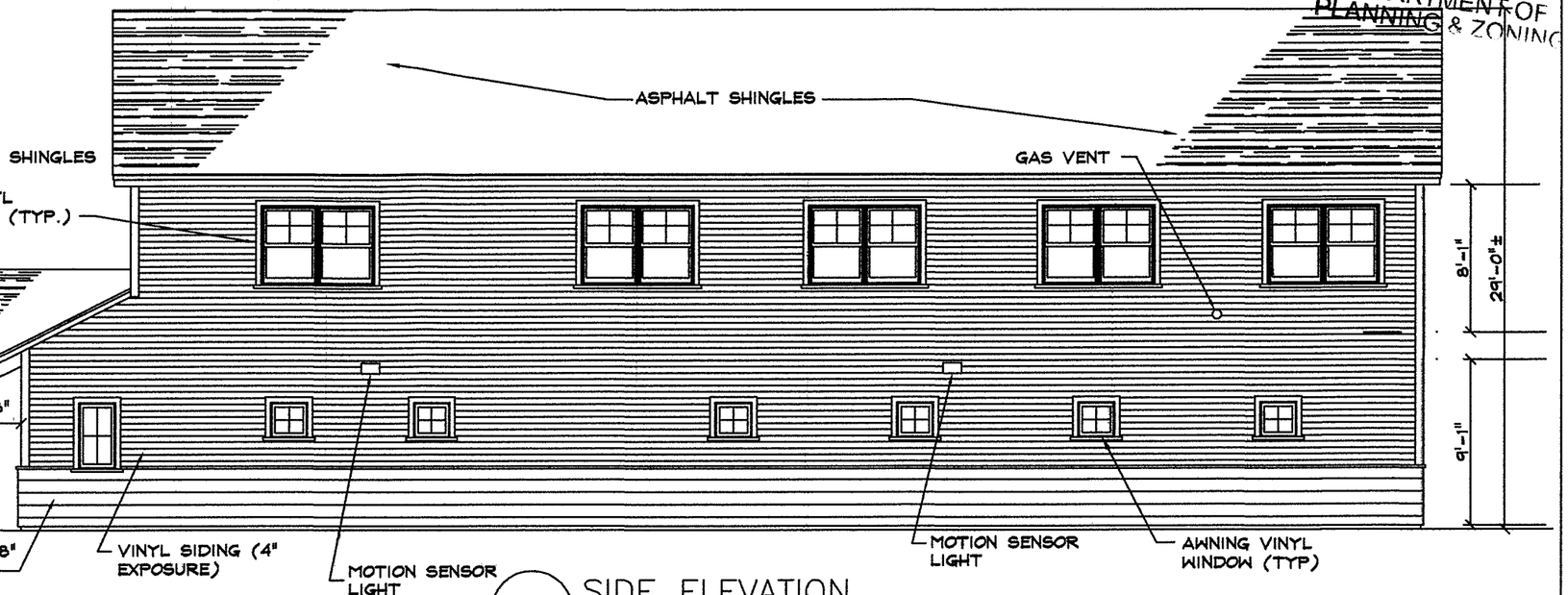
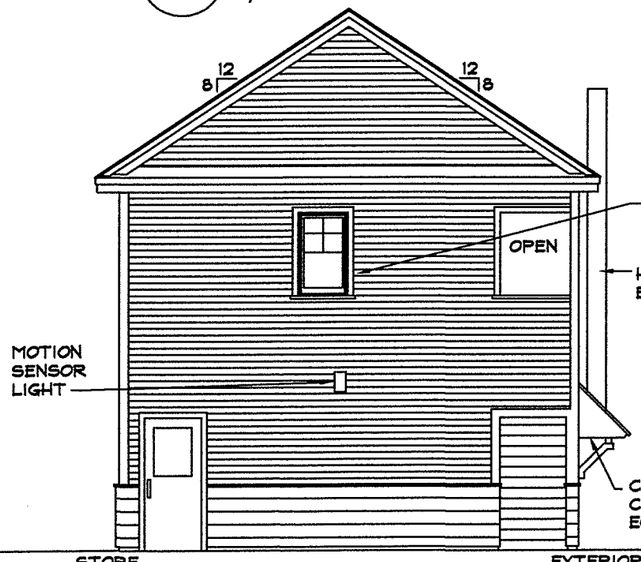


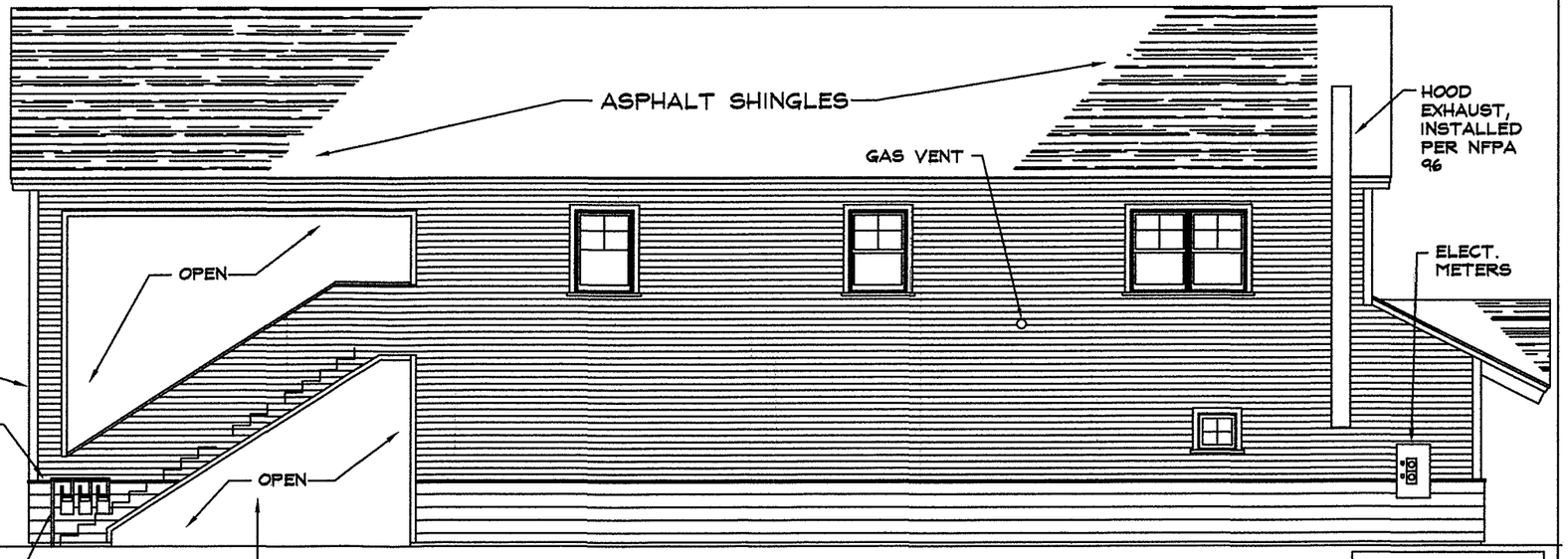
1 FRONT ELEVATION
1/8"=1'-0"



2 SIDE ELEVATION
1/8"=1'-0"



3 BACK ELEVATION
1/8"=1'-0"



4 SIDE ELEVATION
1/8"=1'-0"

PERMITS ONLY
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CONSTRUCTION
10/1/14