

## Department of Planning and Zoning

149 Church Street  
Burlington, VT 05401  
Telephone: (802) 865-7188  
(802) 865-7195 (FAX)  
(802) 865-7142 (TTY)  
www.ci.burlington.vt.us/planning

David E. White, AICP, Director  
Ken Lerner, Assistant Director  
Sandrine Thibault, AICP, Comprehensive Planner  
Jay Appleton, Project Planner/GIS  
Scott Gustin, AICP, Senior Planner  
Mary O'Neil, Associate Planner  
vacant, Zoning Clerk  
Elsie Tillotson, Department Secretary



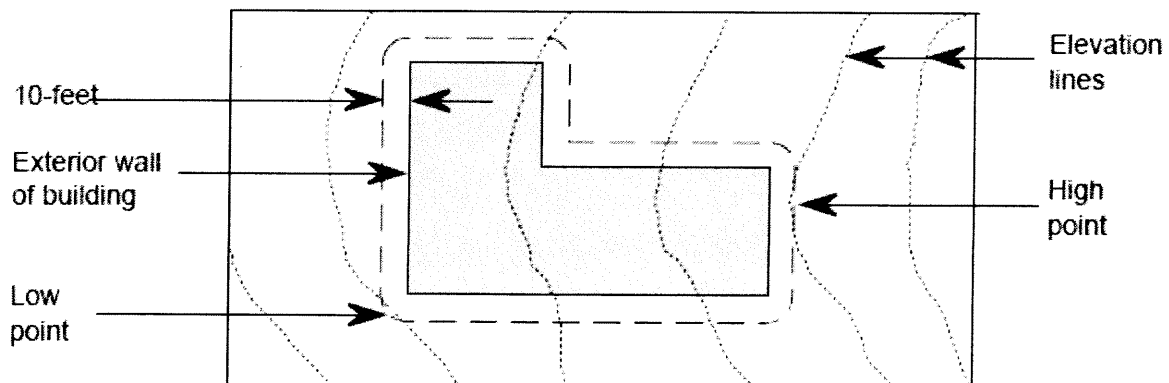
### **ZONING ADMINISTRATIVE INTERPRETATION** **ZAI-09-01 - Starting Point for Measuring Building Height**

<b>Reference:</b>	<b>Starting Point for Measuring Building Height</b> <i>Burlington Comprehensive Development Ordinance, Article 5, Sec. 5.2.6 (a) 1.</i>
<b>Date:</b>	Thursday, October 09, 2008

Pursuant to the authority granted to the City's Zoning Administrative Officer under 24 V.S.A. Section 4448, and Article 3, Part 3 of the *Burlington Comprehensive Development Ordinance*, the following administrative interpretation is intended to ensure consistency and clarity in the interpretation and application of the *Burlington Comprehensive Development Ordinance*. Pursuant to Sec. 2.3.5 of the *Burlington Comprehensive Development Ordinance*, any decision or act taken by the Administrative Officer may be appealed to the Development Review Board as specified under the requirements of Article 12.

The methodology used to determine the "average finished grade within a 10-foot horizontal distance of all exterior walls of the building" shall be as follows:

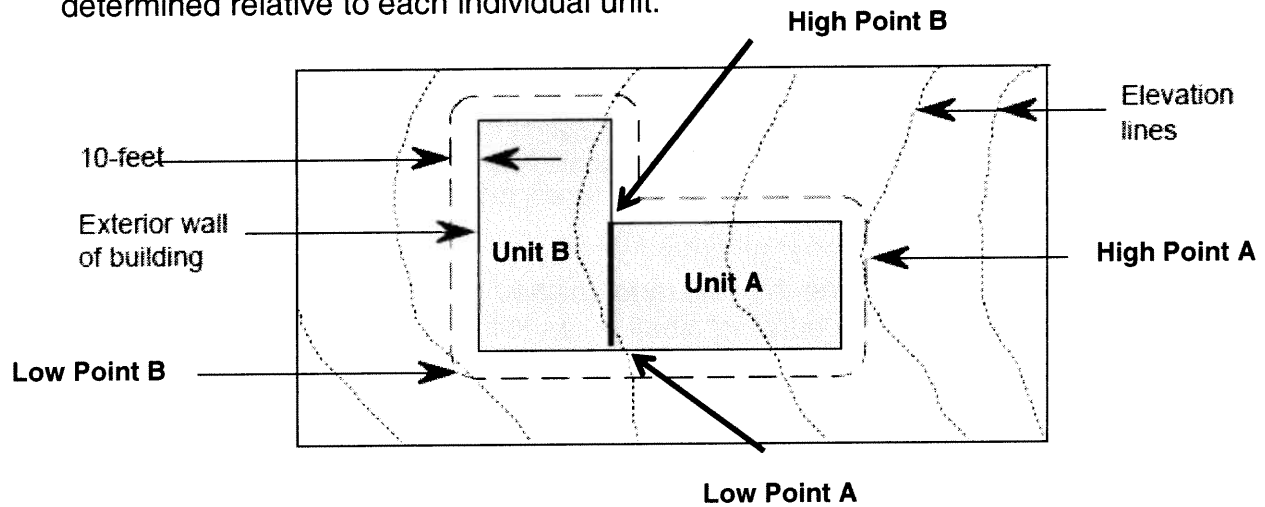
1. Identify the highest and lowest finished grade elevation points found within a 10-foot horizontal distance of all exterior walls of the principal building.
  - a. The topography of the development site should remain complimentary and consistent with the general topography of the overall parcel and neighboring parcels and shall not be altered in such a way so as to enable a specific advantage for gaining additional building height.
  - b. In order to accurately reflect the character of the building setting and general topography of the site, the highest and lowest points should exclude any minor landscaping or drainage features, and minor cuts and fills necessary to provide a handicapped-accessible access to the ground floor.



2. From the highest and lowest finished grade elevation points identified, average the two elevation points to establish the starting point for measuring building height.

**Example**  
High Point: 212-feet  
Low Point: 200-feet  
Average Elevation/Starting point: 206-feet

3. Buildings with a horizontal dimension of more than 65-feet across the slope (perpendicular to the contour) of the development site may be allowed to step the height of the building as provided under Sec. 5.2.6 (a) 3 Measurement Interval. In such cases, the building may be divided into two or more building units and the starting point will be determined relative to each individual unit.



David E. White, AICP  
Director of Planning & Zoning