



**City of Burlington Department of Public Works Appeal**  
May 17, 2017

introduced by  
Appellant  
Jill Boardman

**Appeal:**

This is an appeal to the April 26, 2017 decision by Burlington Public Works requiring a building permit for work that was completed more than 20 years ago, long before I purchased the home in 2010. Zoning Permit is for after-the-fact approval of existing space.

Recap of the events leading to this date.

1. Code Enforcement Notice of Violation (NOV) 2/22/2016 with remedy option of "Obtaining approval from the City's Department of Planning and Zoning for after-the-fact approval for a Functional Family use and converting attic to habitable space".
2. Appeal was filed within 15 days of the NOV.
3. Zoning Department suggested applying for after-the-fact zoning permit with no construction work involved. Appeal withdrawn and Zoning permit application submitted 5/2/16
4. Zoning permit approved 5/3/16 with administrative review and decision for "Recognition of existing finished space in third floor attic for use as living space", not change of use.
5. Zoning permit picked up 5/20/16 with instructions to obtain final Code Enforcement inspection to close out permit, no requirement for building permit.
6. Bill Ward was at City Hall 5/20/16 and offered to close out the permit as he had just inspected the house prior to permit approval.
7. March, 2017 called Code Enforcement to inquire why permit had not been closed out. Spoke with Bill Ward who said it was an administrative issue and would be resolved the next day.
8. Ned Holt's decision letter referencing a 4/26/16 report on the NOV appeal is not applicable as the appeal was withdrawn.
9. Ned Holt's requirement to complete a building permit application and attach plans for the conversion is unreasonable as it is impossible to determine what changes occurred from the original space.
10. Code Enforcement inspected the property on 3/28/17 and was found to be in compliance with the City of Burlington Minimum Housing Standards Ordinance (which specifically addresses life safety, emergency exit and egress). Current permit expires on 03/28/2021.

As the NOV only specified obtaining approval from Planning and Zoning, and the Zoning application and Zoning Permit reference no new construction, alterations or renovations to the structure, a building permit should not be required and has no clear path to approval.

In addition, the property has been inspected by Code Enforcement and the Department of Public Works over a dozen times in the last 7 years. Neither department has raised a life safety issue despite being questioned specifically (prior to my purchasing the property in 2010) about the ability and requirements for having bedrooms on the third floor, and prior to the addition of the hard wired alarm system.

It should also be noted that there is no evidence that the original work was done without full approval or compliance with codes at that time. The Notice of Violation came about as the Assessor's office listing shows the property has 504 gross SF on the third floor with 302 SF of finished space. Jeanne Francis assumed I had finished the remaining 202 SF without a permit. There is a total of only 302 Sf on the third floor. The Assessor's Office has listed the third floor as finished space since at least 2005.

A records review on the property shows there is absolutely no documentation between the dates of 1994-2005. Upon my records search, City Clerk staff stated "You can see that people can take information from the files and we have no way of knowing what was there and what has been taken".

### **Hardship**

The requirement to obtain a building permit represents a hardship because:

1. There is no building work associated with the zoning permit applied for and received.
2. A building permit should not be required for work completed more than 2 decades prior. Under this standard, every historic home in Burlington would need to reapply for a building permit and would not meet current building codes.
3. Ned Holt has stated that no building permit will be issued, even if applied for. The existing stair to the 3<sup>rd</sup> floor (constructed over 20 years ago), has a stair landing with a sloping roof above. This results in the right shoulder (when going up and walking on the far right side) having a head height that is less than the 6'-8" required in today's standards. Given the existing roof structure and the historic district, altering the roof would likely be impossible.
4. I am now under contract to sell the home, as a 1500 +/- square foot single family residence. A requirement to convert the third floor space to storage reduces livable space by 20%

### **Conclusion**

The requirement that I apply for a building permit represents an unreasonable hardship when:

1. There is a stated intent to deny it and there is no construction intended
2. For work that is long-existing and completed at least several owners ago, and
3. Being required now that I am selling the home, after multiple inspections by both the Department of Public Works and Code Enforcement.

I respectfully ask for your reasonable consideration.

Regards,



Jill Boardman  
Homeowner  
17 Henry St  
Burlington, Vermont

**Assessor's Records/Documentation:**

- 1985: 6 rooms, 3 bedrooms
- 1993 notes: observed attic unfinished
- 2005: Address Change: Owner: New Mailing Address 17 Henry St.
- 2005: 302 sf finished attic space; letter on file from then-Owner dated May 25, 2005 identifying Premises as owner-occupied single family which she purchased mid-December 2004.
- 2015: Assessors Web Page dated November 30, 2015: 1 unit – 9 rooms/3 bedrooms; Attic partially finished (302 sf); basement is not finished.

**Conclusion:**

August 2015: Complaint spoke with tenants and was told there were currently 4 roommates but a 5<sup>th</sup> would be joining them shortly.

December 8, 2015: Inspector spoke with two tenants who stated five people were currently living there.

City records indicate there has been a fluxuation with number of unrelated adults living at the Property since 2002, including owner occupied; there is also inconsistency with number of vehicles at the property. Assessor's records show, since 2005, the attic was constructed as living space without permits; prior to that records show the attic was uninhabitable. City records indicate there has been an inconsistent reporting for number of bedrooms at Premises – between 3 and 6.

**REMEDY  
OPTIONS:**

**Within seven (7) days from receipt of this notice you may cure the violation by:**

1) – Removing the violations cited above: reduce number of unrelated adult tenants to 4 or less **AND** remove habitable space from attic. **Premises shall be restored to its prior state, and informing the Code Enforcement Office that the violation has been removed so our office may verify compliance; or**

2) - Obtaining approval from the City's Department of Planning and Zoning for after-the-fact approval for a Functional Family use and converting the attic to habitable space (permit application fee is doubled if complete application is submitted within seven days from receipt of the NOV, tripled if a complete application is submitted 7-15 days from receipt of the NOV, or triple plus \$75 per hour of Code Enforcement staff time (up to \$500) if a completed application is submitted after 15 days from date of NOV receipt). See CDO Section 2.7.8. **PLEASE NOTE:** If the zoning permit request is denied, the violation is **NOT** cured. Owner shall be required to remove the violation as noted in #1 above or request an agreement as noted in #3 below within five (5) business days from date of the permit denial to remedy the violation; **or**

3) - Entering into an Agreement with the City to extend deadlines in which to bring Premises into compliance with the City's ordinance (**administrative fees required**).

**APPEAL RIGHTS:**

You have the right to appeal the administrative officer's decision that a zoning violation exists on your property to the Development Review Board in accordance with the provisions of Articles 2.7.11 and 12.2.2 of the CDO within fifteen (15) days from the date of this notice. **The deadline for filing an appeal is 4 pm on March 8, 2016.**



Department of Planning and Zoning

149 Church Street, City Hall
Burlington, VT 05401-8415
Phone: (802) 865-7188
Fax: (802) 865-7195

www.burlingtonvt.gov/pz

RECEIVED

MAY - 2 2016

DEPARTMENT OF PLANNING & ZONING

Zoning Permit Application

Use this form for ALL zoning permit applications. See the relevant checklist for specific requirements.

PROJECT LOCATION ADDRESS: 17 Henry St.

PROPERTY OWNER\*: Jill M. Boardman

APPLICANT: Jill M. Boardman

\*If condominium unit, written approval from the Association is also required

POSTAL ADDRESS: POB 1224

POSTAL ADDRESS: POBov 1224

CITY, ST, ZIP: Stowe, VT 05672

CITY, ST, ZIP: Stowe, VT 05672

DAY PHONE: 793-0223

DAY PHONE: 802-793-0223

EMAIL: jboardman@morrisswitzer.com

EMAIL: jboardman@morrisswitzer.com, Cdr.

SIGNATURE: Jill M. Boardman

SIGNATURE: Jill M. Boardman

I am the owner. In addition, I duly authorize the applicant (if noted) to act on my behalf for all matters pertaining to this zoning permit application.

Description of Proposed Project: finished 3rd Floor/Attic space permit after fact, additional living space.

Existing Use of Property: [X] Single Family [ ] Multi Family: # \_\_\_ Units [ ] Other: \_\_\_

Proposed Use of Property: [X] Single Family [ ] Multi Family: # \_\_\_ Units [ ] Other: \_\_\_

- Does your project involve new construction, addition, alteration, renovation, or repair to a structure that is heated or cooled? Yes [ ] No [X]
Will 400 sq ft or more of land be disturbed, exposed and/or developed? Yes [ ] No [X]
For Single Family & Duplex, will total impervious area be 2500 sq ft or more? Yes [ ] No [X]
Are you proposing any work within or above the public right of way? Yes [ ] No [X]

Estimated Construction Cost (value)\*: \$ N/A

(\*Estimated cost a typical contractor would charge for all materials and labor, regardless of who physically completes the work)

Within 30 days of submission, the permit application will be reviewed for completeness, and, if complete, will be processed administratively or referred to a board for review. All permit approvals or denials are subject to an appeal period (15 days for administrative permit; 30 days for board permit).

Office Use Only: Zone: RL Eligible for Design Review? 4 Age of House 1900 Lot Size 4900
Type: SN \_\_\_ AW \_\_\_ FC \_\_\_ BA \_\_\_ COA 1 \_\_\_ COA 2 [X] COA 3 \_\_\_ CU \_\_\_ MA \_\_\_ VR \_\_\_ HO \_\_\_ SP \_\_\_ DT \_\_\_ MP \_\_\_
Check No. 376 Amount Paid \$240. Zoning Permit #

AMANDA... Production

Search Edit Action Reports Window Help

Clear All Hide Hide All Delete Pick Accept Print Copy Reports Print Property People Admin Detail

**PUBLIC WORKS**

Folder: Property (1) People (1) Info (40) Fee/Charge (3) Process (6) Document (1) File Comment Clock (1) Attachment (1)

Folder #	F#	Can.	Yr.	Sequence	Sec.	Rev.	Type	Status	
2011 128952 000 00	BP	05-32	Number	20	16	227273	000 00 Z1 Zoning Permit - COA Level	Released	
2011 131701 000 00	PB	18012	<b>Property</b>						<b>Indicators</b>
2012 147231 000 00	PB	18012	<b>Address</b>						<b>Violations</b>
2012 150987 000 00	QC		House:	Prefix	Street	Type	Direction	Unit Type	Unit
2012 152194 000 00	BP		17	Henry	Street				
2013 154179 000 00	PB	18012	<b>City</b>						<b>Properties</b>
2013 164208 000 00	PB	18012	Burlington						Free-st <input checked="" type="checkbox"/>
2014 181667 000 00	PB	18012	<b>Zip</b>						Child <input checked="" type="checkbox"/>
2014 194840 000 00	BP		6755.00						Due \$300
2014 195485 000 00	EP		<b>Location</b>						
2014 196539 000 00	EP		6755.00						
2015 204543 000 00	PB	10012	<b>In Date</b> May 3, 2016						<b>Issue/Approval</b> May 3, 2016
2015 215031 000 00	QC		<b>Expires</b> May 18, 2016						
2015 215295 000 00	QC		<b>Reference File #</b> 116-1195CA						<b>By</b> Scott Gustin
2016 217143 000 00	QC		<b>Sub</b> Administrative Review						<b>Work Proposed</b> No Associated Zoning Permits
2016 217157 000 00	PP		<b>Name</b> 17 HENRY STREET						<b>Priority</b>
2016 223831 000 00	PB	18012	<b>Description</b> Recognition of existing finished space in third floor attic for use as living space.						
2016 225173 000 00	ZL	16-09	<b>Conditions</b> Application Received (May 3 2016) -> Complete Application (May 3 2016) -> Administrative Review -> Admin Decision: Approved (May 3 2016) -> Appeal Period Complete (May 18 2016) -> Approved Permit Picked Up (May 20 2016 at 12:11:41)						
2015 220004 000 00	BP		<b>Group</b> Zoning Review						<b>Parent ID</b> 311914
2017 242741 000 00	PB	18012							<b>Row ID</b> 314034
2017 244575 000 00	DF								
2017 244582 000 00	GN								

List View Related View Copy Create Child Revise Issue/Approve Print Re-Default Summary

Show no. of rows on tabs

42 Rows Returned

**CONDITIONS OF PERMIT:** All work performed by the applicant shall comply with the codes and ordinances of Burlington. This permit authorizes the applicant to proceed with the work described above in accordance with t This permit shall not be construed as authority to violate, cancel or set aside any of the provisions of the codes. must contact the department to schedule inspections of the work and obtain final project approval.

APPLICANT SIGNATURE: \_\_\_\_\_ LICENSE #: \_\_\_\_\_



May 2, 2016

Dear Scott,

I withdraw my appeal of the  
N.O.V. issued to me on 2/22/16,  
as I am fully in compliance with  
zoning regulations with the zoning  
permit approved today.

Thank you -

Jim Baudman

RECEIVED

MAY - 2 2016

DEPARTMENT OF  
PLANNING & ZONING

- Knob and tube wiring (requires certification from licensed electrician);
- Common electrical facilities without individual circuit or house meter billed to owner;
- Inadequate electrical service;
- Electrical hazard;
- Electrical work without evidence of electrical permit;

**Are all appliances, plumbing fixtures, heating devices and systems, utilities, chimneys, and smoke pipes constructed and installed to function safely and effectively, and maintained in sound working condition? Has any required equipment or utility been shut off or disconnected? Problems cited by Code Enforcement include:**

- Incorrectly installed or maintained appliance;
- Incorrectly installed or maintained plumbing fixture;
- Incorrectly installed or maintained heating device or system;
- Incorrectly installed or maintained utility;
- Incorrectly installed or maintained chimney or smoke pipe;
- Discontinued water, heat or electrical service;
- Disconnected plumbing, heating or electrical equipment;

**Do the dwelling units and bedrooms meet all requirements for minimum habitable space? Problems cited by Code Enforcement include:**

- Less than 150 square feet habitable area for first occupant;
- Less than an additional 100 square feet habitable area for each additional occupant up to 3;
- Less than an additional 50 square feet for each 4<sup>th</sup> and additional occupant beyond 4;
- Less than 70 square feet habitable area for first occupant in sleeping area;
- Less than 50 square feet per occupant for sleeping area occupied by more than one person;

**Do all habitable rooms meet the requirements to provide sufficient space, light, and ventilation? Problems cited by Code Enforcement include:**

*Problems cited by Code Enforcement include:*

- Occupied room without window opening to the outdoors;
- Minimum ventilation of opened window area less than 4 percent of floor area;
- Sleeping room window area less than 8 percent of floor area;
- Bathroom window less than 2 square feet;
- Bathroom without window or fan, and sufficient ventilation to prevent moisture buildup;
- Inadequate lighting or ventilation in common hallway or stairway;
- Cellar being used as habitable space;
- Basement being used as habitable space without meeting all requirements for light, ventilation, egress, etc.

**Can occupants exit the units safely in case of emergency? Are all egress requirements met? Problems cited by Code Enforcement include:**

*Problems cited by Code Enforcement include:*

- Third floor (or higher) unit is without second means of egress;
- Egress path stairway without handrail, or handrail is damaged or unsafe;
- Door for required egress not easily opened, uses keyed lock, or locks from outer side;
- Path of egress is blocked by storage, debris, trash, snow, ice, or other obstruction;
- Required egress leads through another unit or bathroom;
- Exit method does not comply with building code;
- Path of egress is otherwise unsafe or unusable;



**CODE ENFORCEMENT OFFICE**

645A Pine St, PO Box 849  
Burlington, VT 05402-0849  
**VOICE (802) 863-0442**  
**FAX: (802) 652-4221**

**CITY OF BURLINGTON RENTAL HOUSING INSPECTION PROGRAM  
CERTIFICATE OF COMPLIANCE**

RE: 17 Henry Street  
Units: 1.0  
Property Owner: Jill Boardman  
PO Box 1224  
Stowe, VT 05672

This rental property is subject to periodic inspection under the City's Minimum Housing Standards Ordinance according to Chapter 18 of the City of Burlington Code of Ordinances.

This document certifies that the subject rental property is registered as required by the aforementioned ordinance, Sec. 18-18, and on 03/28/2017 was found to be in compliance with the standards of that ordinance.

It is a violation of Chapter 18 to rent housing without a current Rental Certificate of Compliance.

This permit expires on: 03/28/2021, or when a violation is noted at the property due to complaint or other inspection, or upon failure to respond to a request for inspection.

**Note: Routine inspection of rental units by a Code Inspector may be scheduled once every 6 months to 5 years.**

A handwritten signature in black ink, appearing to read "Matthew Perry".

Matthew Perry  
Housing Inspector

March 30, 2017

Folder RSN: 332515

City of Burlington, Vermont

Burlington, Vermont

Burlington A to Z A•B•C•D•E•F•G•H•I•J•K•L•M•N•O•P•Q•R•S•T•U•V•W•X•Y•Z

Residents	Business	Visitors	Government
-----------	----------	----------	------------

City Home > Office of the Assessor > Assessor's Property Database

SHAPE

City Home

- Assessor's Schedule
- Appeal Procedures
- Board of Assessors
- Businesses
- Grand List
- Property Database**
- Change of Address
- Public Info Request
- Contact Us

**Assessor's Property Database**

[New Search](#) [Printer Friendly Version](#) [View on Map](#)

Property Summary					
Parcel ID	045-1-242-000	Location	17 HENRY ST	Owner(s)	ANYA E BYAM JEFFREY P BYAM
SPAN Number	114-035-15785	Land Use	Single Family		

2009/2010 Assessed Values							
Total Value	\$277,600	Building Value	\$140,000	Land Value	\$132,900	Yard Items Value	\$4,700
2008/2009 Assessed Values							
Total Value	\$277,600	Building Value	\$140,000	Land Value	\$132,900	Yard Items Value	\$4,700

Sales Information							
Sale Date	2007-08-30	Sale Price	\$349,500	Book & Page	1010-770	Grantor	WOOD OLSEN, DEBORAH

Building Information						
Property Image <a href="#">View Larger Image</a>	Grade	GOOD	Heat Type	HOT WATER	Heat Fuel	GAS
	Acres	0.11249	Gross Area	2,586	Finished Area	1,508
	Building Type	OLD STYLE	Year Built	1915	Assessed Year	2005

Sketched Areas				
<a href="#">View full size sketch</a>				
	Area	Description	Gross Area	Finished Area
	FFL	1ST FLOOR	702	702
	ATC	ATTIC W FINI	504	302
	WDK	WOOD DECK	20	0
	SFL	2ND FLOOR	504	504
	OFF	OPEN PORCH	154	0
	CRL	CRAWL SPACE	318	0
	BMT	BASEMENT	384	0

Page Updated 2010-07-31 09:22:31 AM (EST)

This site is RSS-Enabled  
 Contact Us [Departments](#) / [Email Us](#)  
 General Information: (802) 865-7000

© City of Burlington, Vermont

Old Mill, University of Vermont



**CODE ENFORCEMENT OFFICE**

645A Pine St, PO Box 849  
Burlington, VT 05402-0849  
**VOICE (802) 863-0442**  
**FAX: (802) 652-4221**

**DEVELOPMENT REVIEW BOARD STAFF REPORT**

TO: Development Review Board

FR: Jeanne Francis, Assistant Zoning Administrative Officer, Code Compliance and Enforcement

DT: April 26, 2016

RE: Report on Appeal #16-0914AP; Appeal of a Administrative Officer's Zoning Notice of Violation (ZV # 300029) issued on February 22, 2016, for Permitting the occupancy of five (5) unrelated adults in a dwelling unit located in an RL zone inconsistent with the Comprehensive Development Ordinance (Article 13: Family Definition and Sec. 4.4.5(d)(5)(c). Unfinished attic constructed as habitable space without zoning approval (CDO Section 3.1.2.(b)(1)) for Premises Located at 17 Henry St, Burlington, Vermont

.....  
**Location:** 17 Henry St, Burlington, Vermont

**Tax Lot #** 045-1-242-000

**Appellant:** Jill Boardman, Owner

**Applicable Regulations:** CDO Articles 2, 3, 4, 5, 12, and 24 V.S.A. §4451 and 4454

**Appeal #** 16-0914AP

---

**Appeal: Sec. 12.2.2 Appeals of Administrative Officer Decisions**

- **Appeal filed at the Planning/Zoning office on March 8, 2016, addressing all 5 requirements outlined under Sec. 12.2.2**

Name and address of appellant:

Jill Boardman  
PO Box 1224  
Stowe, VT 05672

Brief description of the property with respect to which the appeal is taken

17 Henry Street

Reference to the regulatory provisions applicable to that appeal

Sec. 4.4.5 (d) (5) (c) and 3.1.2 (b) (1)

DEVELOPMENT REVIEW BOARD CODE ENFORCEMENT REPORT

April 26, 2016

APPEAL: #16-0914AP: 17 Henry Street

Page 2 of 5

Relief requested by the appellant

Finding of no violation

Alleged grounds why such requested relief is believed proper under the circumstances

- ✓ No work has been done on the 3<sup>rd</sup> floor/attic since I purchased the property in 2010.
- ✓ There are 4 people living in the house.

• **Appellant Submittals**

Appellant did not submit any documentation with appeal.

• **City's Submittals**

- ✓ October 15, 2015, Notification to Appellant
- ✓ February 22, 2016, Notice of Violation
- ✓ Rental Registration Forms from 2003 to 2016
- ✓ Assessor's Records regarding use of Property from 1985 to 2015

**Background Information:**

• **Code Enforcement Zoning Files/Documentation:**

- State Registered Historical Structure
- August 31, 2002 – Written complaint – five Champlain College students occupying house; complaint unsubstantiated.
- ZP 10-0377CA: Replace all first and second floor windows with clad wood double pane windows and repair fascia – single family home.
- October 7, 2015, Code Enforcement Office received a complaint that more than 4 unrelated adults were occupying house located at Premises, within the RL zone, without zoning approval.
- October 15, 2015, Code Enforcement Office sent Owner notification of the complaint; Owner did not respond.
- February 22, 2016 Code Enforcement Office sent Owner notice of violation.
- March 8, 2016 Owner appealed notice of violation.

• **Code Enforcement Minimum Housing Records/Rental Registration Documentation\*:**

- 2003 one unit, 6 bedrooms, 6 rental residents.
- March 19, 2004 then-Owner reported Premises was no longer rented
- 2005 – No documentation on file indicating Premises was a rental.
- 2006 – No documentation on file indicating Premises was a rental.
- Sept. 13, 2007 ownership transfer from Deborah Olsen to Jeffrey and Anya Bryam.
- 2008 – No documentation on file indicating Premises was a rental.
- 2009 – No documentation on file indicating Premises was a rental.
- April 19, 2010 Ownership transfer recorded in land records; Jill Boardman; Owner, Premises Owner-occupied.
- May 3, 2010 Rental Registration Forms submitted to Code Enforcement Office, asserting Rental

Information available in alternative media forms for people with disabilities.  
For disability access information call (802) 865-7121 or (802) 863-0450 TTY.

An Equal Opportunity Employer

## DEVELOPMENT REVIEW BOARD CODE ENFORCEMENT REPORT

April 26, 2016

APPEAL: #16-0914AP: 17 Henry Street

Page 3 of 5

Unit: Yes; #Fee Exempt: N/A; #Bedrooms: 5; #Residents 5; Functional Family: N/A; # Parking Spaces: 6; #Vehicles: 5. An inspection on May 2010 revealed, no tenants at the time; housing inspection May 4, 2010 deficiencies found and corrected July 16, 2016.

- April 7, 2011 Rental Registration Form submitted to Code Enforcement Office asserting “#Bedrooms: 5; #Residents: 4; #Parking Spaces: 6; #Vehicles: 4.
- March 28, 2012 Rental Registration Form submitted to Code Enforcement Office; Property Information Sheet was not included with registration.
- March 29, 2013 Rental Registration Form submitted to Code Enforcement Office asserting Rental Unit: Yes; #Bedrooms: 5; #Residents: 6; #Families: 1; #Unrelated: 6; #Functional Family: Yes; #Parking Spaces: 5; #Vehicles5.
- September 19, 2013 minimum housing inspection, deficiencies found and re-inspection property deficiencies rectified January 3, 2014.
- March 21, 2014 Rental Registration Form submitted to Code Enforcement Office asserting Rental Unit: Yes; #Bedrooms: 5; #Residents: 5; #Families: 1; #Unrelated: 5; Functional Family: Yes; #Parking Spaces: 5; #Vehicles: 5
- March 2, 2015 Rental Registration Form submitted to Code Enforcement Office asserting Rental Unit: Yes; #Bedrooms: 5; #Residents: 5; #Families: 1; #Unrelated: 5; Functional Family: Yes; #Parking Spaces: 5; #Vehicles: 5.
- February 18, 2016 Rental Registration Form submitted to Code Enforcement Office.

\*Although these Certificates are issued with a 3-year expiration date, our protocol is to conduct routine inspections of all units every 1 to 1.5 years. No notes in the files referring to living space in the attic.

- **Assessor’s Records/Documentation:**

- 1985: 6 rooms, 3 bedrooms; attic unfinished, drawing 1<sup>st</sup> and 2<sup>nd</sup> floor.
- 1993 notes: observed attic unfinished, drawing 1<sup>st</sup> and 2<sup>nd</sup> floor
- 2005: Address Change: Owner’s New Mailing Address--17 Henry St.
- 2005: 302 sf finished attic space; letter on file from then-Owner dated May 25, 2005 identifying Premises as owner-occupied single family which she purchased mid December 2004. Assessor’s field inspector was not able to enter the house for observation.
- 2015: Assessors Web Page dated November 30, 2015: 1 unit – 9 rooms/3 bedrooms; Attic 502 sf; basement is not finished.

- **Building/Trade Permits**

- ✓ Building Permits 2003 - Present: New windows on 1<sup>st</sup> and 2<sup>nd</sup> floor and repair fascia. Repairs to porch, and repair to roofing.
- ✓ Electrical permits 2003 – Present for new boiler, install new meter and repair/replace outlets, dedicated circuit line for dishwasher, wiring CO, replace overhead power to garage,
- ✓ Mechanical/Plumbing 2003-Present: Replace old hot air furnace with new hot air furnace.

DEVELOPMENT REVIEW BOARD CODE ENFORCEMENT REPORT

April 26, 2016

APPEAL: #16-0914AP: 17 Henry Street

Page 4 of 5

**Findings:**

**Issue #1: Permitting the occupancy of five (5) unrelated adults in a dwelling unit located in an RL zone inconsistent with the Comprehensive Development Ordinance (Article 13: Family Definition and Sec. 4.4.5(d)(5)(c)).**

CDO Sec. 4.4.5(d)(5)(c) requires that, “[i]n all residential districts, the occupancy of any dwelling unit is limited to members of a family as defined in Article 13....” Included within the definition of family is

“[n]o more than four unrelated adults and their minor children.”

By Owner’s own admission and statements from tenants, five (5) unrelated adults resided at the property during the fall of 2015.

Pursuant to evidence presented, statements from the Owner and the fifth tenant, the fifth tenant has moved out of the property and does not intend to return. Owner has informed fifth tenant that he may not resume residency at the property and has returned rent to him.

**Issue #2: Unfinished attic constructed as habitable space without zoning approval (CDO Section 3.1.2.(b)(1))**

CDO Sec. 3.1.2(b)(1) requires that: “...no development may be commenced within the city without a zoning permit issued by the administrative officer including but not limited to the following types of exterior and interior work...Increase in habitable living space (including, but not limited to, attic, bedroom, basement, garage, and winterizing or otherwise enclosing a porch).”

- No City zoning permits exist for conversion of the attic space at the property from unfinished to habitable.
- Assessor records reflect unfinished space from 1984 until at least 2005.
- 1993 Assessor’s field inspector makes a note s/he observed the attic was not finished, however, in 2005 then-owner sends in written letter attic is finished.
- From 2005 – Present, Assessor’s records show 302 sf of the attic is finished.
- Since 1984 Assessor’s records indicate there are 3 bedrooms at property which is consistent with 3 bedrooms on the 2<sup>nd</sup> floor.
- Zoning permits and consequently violations run with the property, not the owner. Owner’s statement that no work has been done on the 3<sup>rd</sup> floor/attic since her purchase in 2010 is irrelevant.

## DEVELOPMENT REVIEW BOARD CODE ENFORCEMENT REPORT

April 26, 2016

APPEAL: #16-0914AP: 17 Henry Street

Page 5 of 5

### **Conclusion:**

Based upon the above, the Code Enforcement Office respectfully requests the Board to find the following:

1. The Premises was in violation of the Comprehensive Development Ordinance (Article 13: Family Definition and Sec. 4.4.5(d)(5)(c)) by Permitting the occupancy of five (5) unrelated adults in a dwelling unit located in an RL zone. That violation is currently cured by the removal of the fifth tenant as well as the steps taken to prevent re-occurrence.
2. The Premises is in violation of Comprehensive Development Ordinance Section 3.1.2(b)(1) as unfinished attic space was converted to habitable space without zoning approval. Specific support for this finding:
  - Since 1984 Assessor's records indicate there are 3 bedrooms at property which is consistent with 3 bedrooms on the 2<sup>nd</sup> floor.
  - 1984 -2005 records show the attic is not unfinished.
  - 1993 Assessor's field inspector makes a note s/he observed the attic was not finished, however, in 2005 then-owner sends in written letter attic is finished.
  - From 2005 – Present Assessor's records show 302 sf of the attic is finished.
  - No municipal permits in City records to finish the attic for habitation use.

### **Recommendation:**

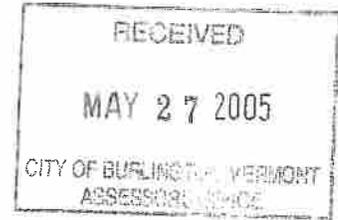
Uphold issuance of Notice of Zoning Violation #300029 per the findings above.

Pursuant to finding 2 above, Code Enforcement asks the Board to condition Owner to remove habitable/finished attributes (attic space must revert to cold storage, including signage posted on the third floor access identifying it as cold storage) or obtain municipal approval for such conversion within twenty (20) days of Board's decision or enter into a settlement with the City to outline a timeline in which to come into compliance.

*Deborah W. Olsen*

045-1-242-000

17 Henry Street  
Burlington, VT 05401  
802/865-7856 (home)  
802/310-8592 (cell)  
dwolsen@adelphia.net



May 25, 2005

City of Burlington  
Assessors Office, Board of Assessors  
149 Church Street  
Burlington, VT 05401

To Whom it May Concern;

Please consider this as my request for a formal appeal before the Board of Assessors on the re-assessment of my owner-occupied, single family residence located at 17 Henry Street, Burlington, VT, which I purchased in mid-December of 2004.

Thank you for your assistance.

Sincerely,

*Deborah W. Olsen*

Deborah W. Olsen

CITY OF BURLINGTON  
DEPARTMENT OF PUBLIC  
WORKS

CUSTOMER SERVICE  
Tel (802) 863-9094  
Fax (802) 863-0466

645 Pine Street, Suite A



www.burlingtonvt.gov

INSPECTION SERVICES  
DIVISION  
TRADE INSPECTORS

Chapin Spencer  
Director of Public Works  
Norm Baldwin, P.E.  
Assistant Director of Public Works

Burlington, Vermont 05401

Date: May 17, 2017

To: Public Works Commission  
From: Ned H. Holt, City Building Inspector  
Re: 17 Henry Street Appeal

CC: Chapin Spencer, Director of Public Works  
Norm Baldwin, P.E., Assistant Director of Public Works  
Eugene Bergman, Sr. Assistant City Attorney

#1

introduced by  
Bergman +  
Holt

### Introduction:

This appeal comes before you based on differences between the applicant and me, Ned Holt specific to compliance on permitting, processes and procedures respective to meeting State & City of Burlington's life safety code for converting an attic space into habitable space. Ms. Boardman and I could not come to an agreement other than agree to disagree. At that time I encouraged her to exercise her rights to appeal.

### State & City Municipal agreement:

A long-standing Municipal Agreement exists between the City of Burlington & the State of Vermont that authorizes the city to adopt and administer the construction codes and standards adopted in the State. The codes and standards are through the Vermont Fire & Building Safety Codes & Standards. Chapter 8 of the City of Burlington Code of Ordinances adopts this document.

### Building Inspector's authority & duties:

I, Ned H Holt, am the City's Building Inspector. I and other DPW trades inspectors administer life safety codes and standards adopted by the State of VT and the City. Under BCO § 8-4, I enforce the state & local codes. This includes issuing permits for the construction, reconstruction, and removal of all buildings and inspecting projects to see that the work complies with the codes. **Exhibit A (BCO §§ 8-2, 8-3, 8-4; Zoning Permit #16-1195CA, Condition 1 and Note (Issued 5/3/16 for 17 Henry St.) and floor plan received by Zoning 4-20-16)**

An Equal Opportunity Employer

This material is available in alternative formats for persons with disabilities. To request an accommodation, please call 802.863.9094 (voice) or 802.863.0450 (TTY).

## Timeline of events for 17 Henry Street:

- Ms. Boardman asked Zoning to recognize the existing finished space in the third floor as living space. A Zoning Permit was issued on **May 3, 2016**.
- The Permit's first standard condition says that all Zoning Permits also require a Construction Permit or a written confirmation that a construction permit is not required from DPW before a Certificate of Occupancy can be issued.
- My first connection to this case happened on or about **April 26, 2017**, about a year after the Zoning Permit was issued, when Jill Boardman called me concerning the requirement for a construction permit.
- After we talked, I researched the situation and I sent her an email. **Exhibit B-1 is that email.**
- It basically says that I found no building permits on file that show that the unfinished attic had been turned into a living space in conformance with the life safety codes and that she would need to get a permit and have the space meet the life safety requirements.
- I attached a check list on "Converting Attics & Cellar space into living & sleeping" for her use. **Exhibit C** is what I sent her.
- **Exhibit D** provides the code sections in the Life Safety Code NFPA 101:7.1.5.3 referred to in the check-list that I sent to the applicant which states the required egress clear headroom in all in the stairs pointed out in her appeal letter. I also have provided a Matrix of the codes by project type from the State.
- On **April 27, 2017**, at or about 9: 25 am, Ms. Boardman visited my office seeking my approval of the attic as habitable space without her needing to meet the building permit requirements. Part of her claim is that other city departments and inspectors have been on the property conducting inspections and that should negate the need for her to meet the life safety codes and standards to create this living space.
- **Exhibit B- 2** is my follow up email on **April 27, 2017** after the meeting to confirm that the building inspection office cannot and will not waive the life safety requirements and she can exercise her rights to appeal my decision. This brings us here tonight.

## Permit History of 17 Henry Street Property: *Exhibits E*

A Building permit would be required to convert attic space into habitable living space and one does not exist. The trade inspectors did not inspect the attic. **Exhibit E** are copies of the permits and applications and you will find that none relate to the attic.

- 2004: Mechanical Permit (#04-113069) to replace old hot air furnace with new.
- 2007 Electrical Permit (#07-126904): For a new SE (Service Entrance) cable on line load side of meter, correct grounding for the service & replace/repair some outlets.

- 2009 Electrical Permit (#09-104999): new wiring for a dedicated circuit for a dishwasher. (Permit application attached).
- 2009 Building Permit (#09-113237): for 1st & 2nd floor windows meeting emergency egress requirements and repair fascia.
- 2010 Electrical Permit (#10-120752): interconnected smoke detectors, add closet light & an emergency light. (permit application attached and notes)
- 2012 Building Permit (#12-152194): replace rotten materials on exiting rear porch with approved. No change in use design or footprint. (permit application attached)
- 2014 Building Permit (#14-194840) new rolled roofing and roof repairs. (Permit Application attached)
- 2014 Electrical Permit (#14-195485): replace exiting overhead circuit to garage with new underground. (Permit Application attached)
- 2016 Plumbing Permit (#16-217157) Freeze damage repairs. (Permit Application attached)

### **Conclusion:**

This department is not compelling the applicant to convert attic space to living space. However, if the applicant is choosing to do so, she must meet life safety code requirements. This includes occupant escape routes and meeting minimum heights of clear passage for ambulatory personal to rescue those in need of help.

It is this department's position not to dismiss or exempt life safety codes and standards. We see no basis to do this under the codes and the ordinances and agreement with the state.



City of  
Burlington, Vermont  
149 Church Street

## Zoning Permit - COA Level I – Conditions of Approval

ZP #: 16-1195CA

Tax ID: 045-1-242-000

Issue Date: May 3, 2016

Decision: Approved

Property Address: 17 HENRY STREET

A

**Description:** Recognition of existing finished space in third floor attic for use as living space.

### Project Permit Conditions:

1. Use remains that of a single family home, and occupancy is restricted to a “family” per Sec. 4.4.5(d)(5)(C) and the definition of “family” in Sec. 13.1.2 of the Comprehensive Development Ordinance. No more than 4 unrelated adults and their minor children may live in the single family home.

### Standard Permit Conditions:

1. **Other City, State or Federal Permits.** The owner is solely responsible for obtaining all other required City, state and federal approvals. Failure to do so may invalidate this Zoning Permit and result in enforcement actions.

**Note:** All projects receiving a Zoning Permit also require a Construction Permit or written confirmation that a Construction Permit is not required from Department of Public Works-Inspection Services Division (DPW-ISD). All construction permits must be closed out by way of approved inspections by DPW-ISD before issuance of a Unified Certificate of Occupancy (UCO) by the Code Enforcement Office as per Condition 3, below.

2. **Time Limits.** This zoning permit shall become invalid unless work or action authorized by the permit is commenced by **May 3, 2016**. The owner shall complete the approved project and obtain a UCO (combined Zoning and Building certificates of occupancy, still applicable even if a zoning or building permit was not required) by **May 3, 2017**, or be subject to enforcement actions.

These time limits are binding upon the owner unless one of the following apply: a) longer or shorter time limits are specifically imposed by a condition of approval; or b) the time limits are tolled by additional state or federal permitting for the project or by an appeal; or c) an extension of time has been granted. An extension of time must be requested in writing PRIOR to the expiration of the permit. If the owner has enacted the permit and it lapses, the owner may be responsible to obtain a new zoning permit, if required, which shall be subject to the current Comprehensive Development Ordinance (CDO).

3. **Unified Certificate of Occupancy (UCO):** It shall be unlawful to use or occupy (or allow the use or occupancy of) any land or structure or part thereof which has been created, changed, converted, or wholly or partly altered or enlarged in its use or structure without a UCO.

**If the project is partially completed,** meets “prior to issuance of a UCO” conditions of approval, meets all health and safety standards, and all municipal fees for the project are paid, a Temporary

Zoning CO may be requested and issued. **Upon completion of the project**, applicant shall request and obtain a Final UCO from the Code Enforcement Office (located at 645 Pine Street). Additional information on how to request and obtain this UCO is available at this office. **Failure to obtain a certificate of occupancy** places the property in violation of the CDO and is subject to enforcement.

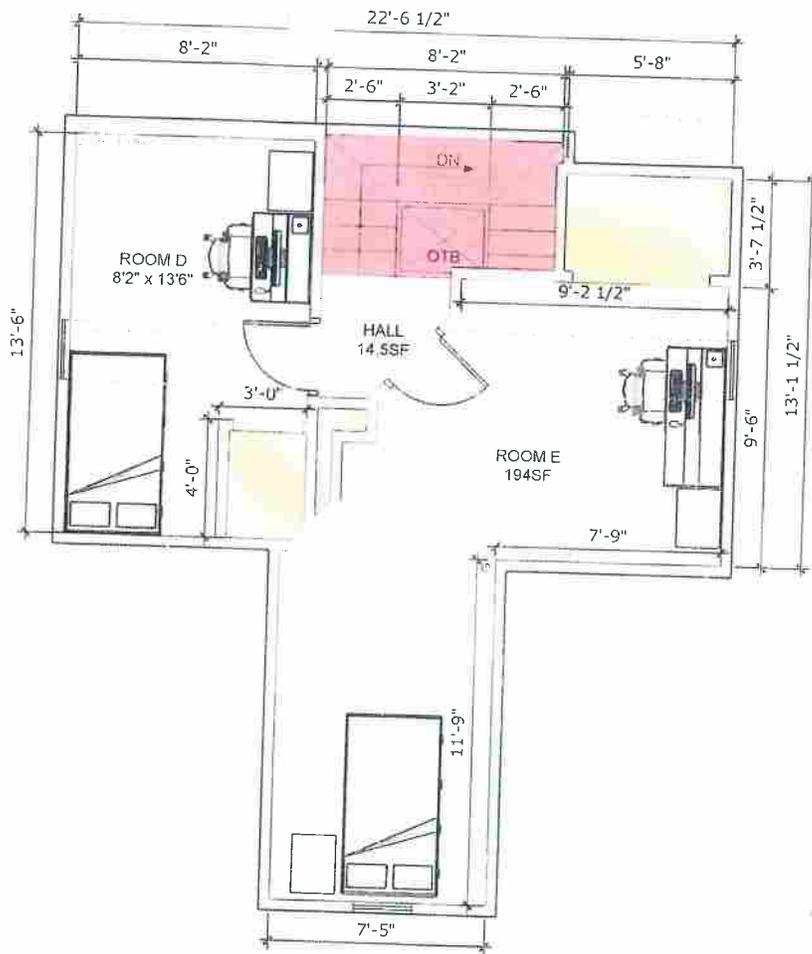
In addition, **Failure to obtain a UCO within the time limits above is subject to** “after the fact” fees ranging from \$75 - \$1500 (in addition to the UCO fee).

4. **Project Modifications.** The project shall be completed as shown on the plans, which have been stamped “approved” and dated by the administrative officer. The project shall not deviate from the approved plans or conditions of approval without prior written approval from the administrative officer.
5. **Property Inspection.** By acceptance of this permit, the owner authorizes City Officials and/or their authorized representatives, access to the subject property for the purpose of observing work in progress, inspecting and/or measuring the property or improvements until such time the project has been issued a Final UCO.
6. **Completion and Maintenance of Improvements and Landscaping.** Owner or successor in interest is responsible for completing all improvements shown on approved plans. By acceptance of this permit, Owner agrees to maintain all improvements in a satisfactory condition. Any landscaping installed according to the approved plan which becomes diseased or dies shall be replaced by similar species and size no later than the first available planting season.
7. **Off-Site Drainage.** Issuance of this permit does not authorize the discharge of stormwater runoff or other surface drainage from the subject premises onto adjoining property or properties including but not limited to the public Right of Way.
8. **Errors.** The owner is solely responsible for the accuracy of all information contained in the Zoning Permit application. Any errors contained therein may invalidate the Zoning Permit and may result in enforcement action by the City.
9. **Transfer of Ownership. All zoning permits run with the land.** In the event of a transfer of ownership, partial or whole, of the subject premises, the transferee shall become permittee and subject to compliance with the terms and conditions of this permit.
10. **Violations/Penalties.** A violation of any of the conditions of this permit or of any provision of the CDO may result in enforcement actions, including but not limited to a penalty of up to two hundred dollars (\$200) per day, municipal tickets, and/or additional permitting fees.
11. **Incorporation and Reference of All Plans Presented.** This approval incorporates by reference all plans and drawings presented and all verbal representations by the applicant on the subject application to the extent that they are not in conflict with other stated conditions or regulations.
12. **For Properties Involved in Boundary Disputes.** Boundary disputes are not within the jurisdiction of the administrative officer or the Development Review Board. When an application is submitted and the boundary of the subject property is called into question, the boundary will be determined based upon the best evidence available, for instance a survey or other official document. If a permit is issued and contrary evidence is presented to the City after the fact, such as a survey or Superior Court ruling with respect to the boundary lines, the permit may be amended or revoked by the City. If the permit is amended or revoked, owner shall bear all costs to remedy the situation, including removal of the structure(s) if necessary, that is if the structure(s) is/are unable to meet the

requirements of the CDO and receive an amended permit in light of the actual boundary line.

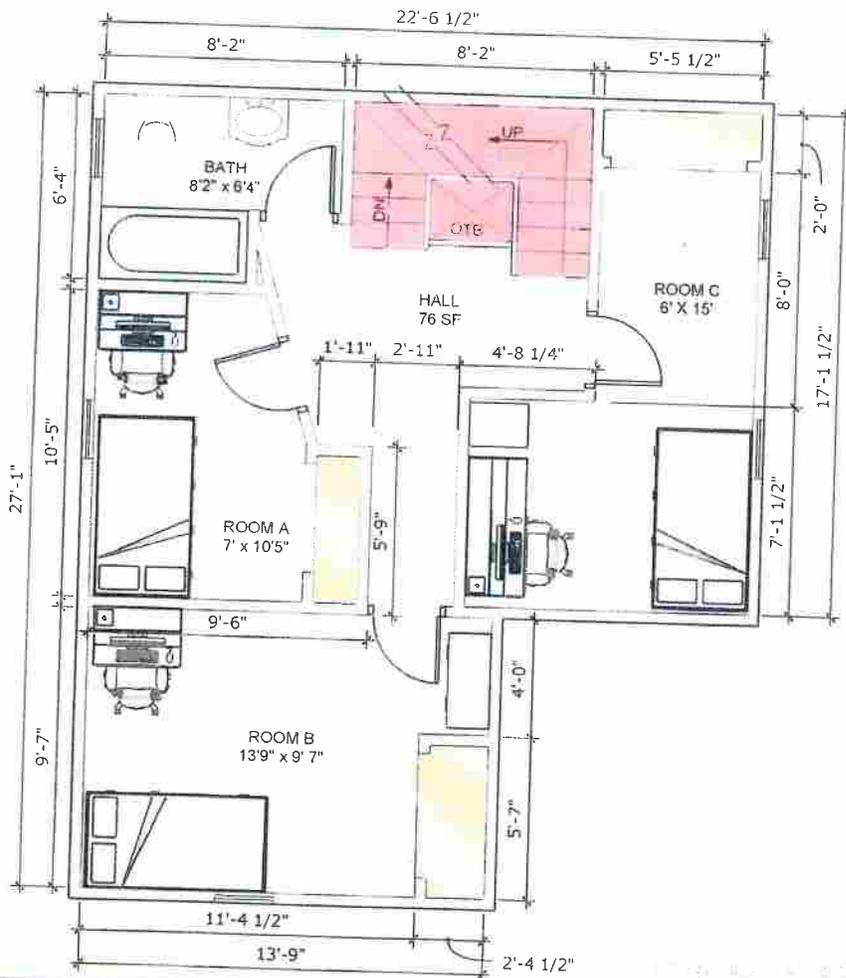
13. **Damage to City Property.** The Owner is responsible for any damage to the City of Burlington's property, including but not limited to its right-of-way, sewer/water lines, etcetera, that occurs during the site improvements authorized by this permit. If damage occurs, the Owner shall restore the property to a condition equal to or better than the condition of the property prior to such damage.
14. **City Rights-of-Way and Ownership.** Permit approval does NOT authorize any work to be undertaken within the public ROW. Any work in the ROW can only occur with prior authorization by DPW and City Council, as required. Any work or improvements that are taken within the City's right of way does not diminish the City's ownership or authority regarding said right of way.
15. **Liquor License Required.** An approval of any use that includes the sale of alcoholic beverages is contingent upon the receipt of a liquor license from the City of Burlington or the State of Vermont, whichever is applicable.

A



This is to certify that the square footages/areas shown on this plan for 17 Henry Street in Burlington, Vermont are accurate. Specifically, the area of level 3 is 317 square feet.

*Dan Morris*  
Dan Morris, AIA  
Registered Vermont Architect



A

**Burlington Code of Ordinances §§ 8-2, 8-3, 8-4**

**8-2 Building codes adopted.**

(a) *Generally.* There is hereby adopted by the city for the purpose of establishing rules and regulations for the construction, alteration, removal, demolition, equipment, use and occupancy, location and maintenance of buildings and structures, including permits and penalties, that certain building code currently adopted by the State of Vermont and known as the Vermont Fire and Building Safety Code. There is also adopted the Architectural Barrier Compliance Rules adopted by the State of Vermont.

(b) *Conflicts.* In the event there is a conflict between the provisions of the codes adopted by reference in subsection (a) of this section and the other provisions of this Code or ordinances of the city, the other provisions of this Code or ordinances of the city shall prevail.

(c) *Architectural barriers:*

(1) Compliance with State Statutes Required: Plans received for the construction or alteration of a public building or the change in use of a nonpublic building to become a public building must comply with the architectural barrier statutes and rules currently adopted by the State of Vermont.

(2) Specification Required: A person shall not construct, alter or permit construction or alteration of a public building or allow the change in use of a nonpublic building to become a public building as defined in subparagraph (c)(1) of this section unless the specifications at the time work commences shall be equal to the Vermont Access Board Rules for New Construction and Alterations to Existing Buildings as currently adopted by the State of Vermont.

(3) Application to Residential Buildings:

a. New construction. Ten (10) percent of all new residential units in a residential subdivision or a residential rental, condominium or cooperative development shall comply with the required accessibility standards in this paragraph (c). If a development contains four (4) to fourteen (14) units, one (1) unit must be accessible; if it contains fifteen (15) to twenty-four (24) units, two (2) units must be accessible. If the development contains three (3) or fewer units, it is exempt from this requirement.

In addition, all new residential construction containing rental apartments, condominiums or cooperatives shall have the principal outside entrance to common areas as well as common passageways and other common areas accessible as required by this paragraph (c). If such developments contain less than three (3) stories, they shall be exempt from any requirements related to installation of elevators.

b. Altered residential construction:

1. Except as set forth in subsection b.2. below, if existing residential rental, condominium or cooperative developments containing four (4) or more units are altered, ten (10) percent of the units must comply with the accessibility standards in this paragraph (c). If the building or development contains four (4) to fourteen (14) units, one (1) unit must comply; if the building or development contains fifteen (15) to twenty-four (24) units, two (2) units must comply. In addition, one (1) outside entrance to common areas and common areas and passageways in the building must be accessible as required by this paragraph; however, if the building or buildings are less than three (3) stories, the common areas and passageways above the first floor do not have to meet the standards of this paragraph.

2. The following are exempt from the provisions of this paragraph (c):

i. Alterations of a building or unit which do not exceed in cost forty (40) percent of the fair market value of the building or unit. For purposes of this section, "fair market value" means the appraisal value of the building or unit as determined for purposes of property taxation. If the appraisal value of the building or the unit has not been determined by the assessor, "fair market value" means the estimated fair market value as that term is described in 32 V.S.A. section 3481(1);

ii. Alterations to an owner-occupied condominium, cooperative or single-family dwelling unit, or to the owner-occupied portion of a public building.

(4) Barrier-free Accessways: Passageways, corridors and other pedestrian walkways hereafter constructed or reconstructed on site to serve as a means of public access to, into or between public buildings and facilities, whether exterior or interior, shall also be made barrier-free in conformance with these standards.

(d) *Carbon Monoxide (CO) Detectors.* Residential dwelling and other occupancies in which there are rooms or spaces in which sleeping is permitted may not be constructed or substantially altered or repaired without the installation in the vicinity of the sleeping areas and on every floor of the dwelling of interconnected, hardwired, battery backup, UL 2034 listed or approved carbon monoxide detectors. In residential occupancies which are compartmentalized and constructed and maintained as if they are separate buildings pursuant to the Vermont Fire and Building Safety Code, carbon monoxide detectors need only be interconnected within the distinct "buildings" as those recognized by the authority having jurisdiction under the Vermont Code. Such detectors shall be installed in accordance with the manufacturer's instructions and state law. For purposes of this provision, "substantially altered or repaired" means that the cost of construction, alteration, or repair is 40% or more of the assessed value of the property as listed by the City Appraisers Office.

(e) *Effective date; grandfathering.* The 1999 Vermont Fire Prevention and Building Code and the BOCA/ICC International Mechanical Code, 1996 Edition, including Chapters 12 and 30 of the BOCA National Building Code shall be repealed as of April 9, 2008.

Any building, structure, or premises which has been and are in compliance with the 1999 Vermont Fire Prevention and Building Code, the BOCA/ICC International Mechanical Code, 1996 Edition, including Chapters 12 and 30 of the BOCA National Building Code shall be considered in compliance with this article provided that:

- (1) Construction, reconstruction or renovation was begun within two (2) years prior to April 9, 2008; or
- (2) Plans, drawings, and specifications were approved within six (6) months of April 9, 2008.

(Rev. Ords. 1968, § 781; 1969 Cum. Supp., § 781; Ord. of 1-9-78; Ord. of 12-12-83; Ord. of 5-14-84; Ord. of 11-13-89; Ord. of 2-10-92, § 1; Ord. of 1-11-93; Ord. of 9-18-95; Ord. of 9-11-00; Ord. of 5-20-02; Ord of 9-19-05, eff. 10-19-05; Ord. of 2-19-08(1), eff. 4-9-08; Ord. of 12-16-13(2))

**Cross reference**—Electrical code adopted, § 12-1; BOCA fire code adopted, § 13-1; gas codes adopted, §§ 15-1, 15-2; minimum standards for housing, § 18-70 et seq.

**State law reference**—Authority to adopt codes by reference, 24 V.S.A. § 3101(c).

### **8-3 Building inspector appointed.**

The administrator of the department of public works subject to the approval of the board of public works commissioners shall hire a city building inspector and such assistant building inspectors as the city council shall authorize. The administrator shall also have all powers and functions of a building inspector.

A

(Ord. of 10-18-82; Ord. of 12-12-83; Ord. of 1-11-93)

#### **8-4 Duties and powers of building inspector.**

The building inspector is hereby authorized and empowered to enforce all adopted codes and ordinances relating to the construction, equipment, management, and condition of all buildings and structures within the city, and to issue written orders pursuant to these powers, and to supervise the issuance of permits for the construction, reconstruction, and removal of all buildings.

Whenever a building inspector finds that a building or structure is maintained, used, erected, constructed, altered, or added to in violation of the provisions of any ordinance, plan, certificate, permit, or of any adopted code or ordinance, the inspector may:

- (1) Serve a written order upon the person responsible directing discontinuance of the alleged action and ordering the remedy of the condition that is in violation; or
- (2) Serve a written stop-work order requiring the suspension of all further work until the condition that is in violation has been corrected; or both.
- (3) Building permits shall not be granted by the building inspector if plans submitted do not comply with all provisions of section 8-2
- (4) Neither temporary nor permanent certificates of occupancy shall be granted to any public building or any residential unit in the development if the development's plans or construction are in violation of section 8-2(c). Furthermore, any violation of section 8-2(c) shall be abated as a nuisance, and any person who is injured as a result of a violation of paragraph (c) may seek to recover damages and other just relief as contemplated by section 54 of the Charter of the City of Burlington. Also, the City of Burlington may bring an action for equitable relief in the Chittenden Superior Court to restrain actual or threatened violations of paragraph (c) as contemplated by section 49 of the Charter of the City of Burlington.

(Rev. Ord. 1962, § 702; Ord. of 10-18-82; Ord. of 12-12-83; Ord. of 5-20-02)

**Ned Holt**

B-1

**From:** Ned Holt  
**Sent:** Wednesday, April 26, 2017 11:43 AM  
**To:** 'jboardman@e4harchitecture.com'  
**Cc:** Brad Biggie; Norm Baldwin; William Ward; Jeanne Francis  
**Subject:** 17 Henry Street...  
**Attachments:** Converting Attics & Basements.pdf

**Importance:** High

Jill,

Thank you for your patience and understanding as I have complete my research and deliver the requirements moving forward bringing your situation into compliance. Specific to life safety requirements construction permits and inspections are required to convert and keep the attic space as habitable space.

I reference the *April 26, 2016 RE: Report on Appeal #16-0914AP; page 5 of 5 and to "recommendations"* that requires the removal of habitable space or obtain municipal approval to convert. Municipal approval includes both Zoning (land use) and Building (life safety) approvals. Your property records in the city database shows you have received the Zoning Permit (#16-1195CA) recognizing the use; however, no life safety permits (i.e., building, electrical, heating, etc.) are on record or have been secured to confirm compliance prior to or following 2005. This being the case, I am sorry but this department cannot grandfather life safety but rather and only require those construction permits and inspections secured to confirm compliance for this space to continue being used as habitable space.

Attached please find a check list supporting life safety codes and standards requirements to convert attics and cellars into living/sleeping (habitable) space. Please complete the permit application and attach the plans for the conversion or remove the use and turn to cold storage only.

Should you have any questions or if I can be of any further assistance please contact this office directly. Please **"reply to all"** on all emails sent by this office for clear & complete understanding on streamlining your request.

Respectfully,



An Equal Opportunity Employer

Ned H Holt, Senior Building Official  
Burlington Public Works Inspection Services  
645 Pine Street Suite A  
Burlington, VT 05401

T- Direct 802-865-7559  
T- DPW/ISD Customer Service 802-863-9094  
F- 802-863-0466  
E- [NHolt@burlingtonvt.gov](mailto:NHolt@burlingtonvt.gov)  
Web: [www.burlingtonvt.gov/dpw](http://www.burlingtonvt.gov/dpw)

### Correspondence Understanding

*If any information in this correspondence is incorrect, unclear or misunderstood, please provide the differences in writing within 5 working days from the date of this correspondence.*

### Permit Compliance & Conditions (NLT)

*All construction done under this and any other permits issued must be in comply with the State of VT adopted Codes & Standards and Burlington's Code of Ordinances. Permits shall not be construed as authority to violate, cancel or set aside any of the provisions of the codes currently in affect. Applicants must contact the department to schedule inspections of the work and obtain final project approvals.*

*(NLT) = Not Limited to.*

### Statement of Procedural Rights

*Specific to the City of Burlington Code of Ordinances any owner of a building or structure or any interested person aggrieved by this department's directive or actions respective to the BCO and codes and standards adopted by the State of VT may appeal to the Public Works Board of Appeals by requesting such appeal in writing to the Director of Public Works, 645 Pine Street, Burlington VT., within 10 days from the issuance date of any order or date determined by an inspector. Specific requirements for an appeal can be found in BCO 8-8.*

<http://firesafety.vermont.gov/buildingcode>

[http://firesafety.vermont.gov/sites/firesafety/files/files/rules/dfs\\_rules\\_firecode2015\\_current.pdf](http://firesafety.vermont.gov/sites/firesafety/files/files/rules/dfs_rules_firecode2015_current.pdf)

#####

## Ned Holt

---

**To:** Ned Holt  
**Subject:** RE: 17 Henry Street...

B-2

**From:** Ned Holt  
**Sent:** Thursday, April 27, 2017 11:08 AM  
**To:** 'jboardman@e4harchitecture.com'  
**Cc:** Brad Biggie; Norm Baldwin; William Ward; Jeanne Francis; Kimberlee Sturtevant; Eugene Bergman; Chapin Spencer  
**Subject:** RE: 17 Henry Street...

Jill,

This comes to you following your visit to this office this morning contesting my email below to include sharing your frustration with the situation and processing of information delivered from city departments specific to this issue. You presented questions and statements that I cannot answer specific to other departments actions and from conversations you've had from other folks with over the past year and this department was never mentioned. I appreciate this frustration more than you know. In addition you pointed out that the document I was referring too was from an appeal that was "withdrawn" and has no bearing (thank you). This came about from you asking me for that written notification from the previous owner in 2005. I do not have that document but rather the information was taken from that document referred to in my email. Apparently from your search, it does not exist.

At the onset, this came to this office attention by way of a Building Permit Application Pending being attached to ZP 16-0915CA for: "Recognition of existing finished space in third floor attic for use as living space." The request is to remove the BP Application based on the feeling that "The City" has approved it through this ZP issued and approved this space by past years of rental & minimum housing inspections and other unrelated inspections specific to the wiring of interconnected smoke detectors.

In closing, and respectfully to your request and my email applies and it is suggested /recommended that you follow the rights to appeal (below). That being said, I have added two City Attorneys (Zoning & Building) and the Director Chapin Spencer on this reply for their information and for your access. It was also strongly recommended to capture any and all promises and approvals by any city department or individual in writing to support your claims in time like these.

Should you have any questions or if I can be of any further assistance please contact this office directly. Please **"reply to all"** on all emails sent by this office for clear & complete understanding on streamlining your request.

Respectfully,



An Equal Opportunity Employer

Ned H Holt, Senior Building Official  
Burlington Public Works Inspection Services  
645 Pine Street Suite A  
Burlington, VT 05401

T- Direct 802-865-7559  
T- DPW/ISD Customer Service 802-863-9094  
F- 802-863-0466  
E- [dpw@burlingtonvt.gov](mailto:dpw@burlingtonvt.gov)  
Web: [www.burlingtonvt.gov/dpw](http://www.burlingtonvt.gov/dpw)

B-2

**Correspondence Understanding**

***If any information in this correspondence is incorrect, unclear or misunderstood, please provide the differences in writing within 5 working days from the date of this correspondence.***

**Permit Compliance & Conditions (NLT)**

***All construction done under this and any other permits issued must be in comply with the State of VT adopted Codes & Standards and Burlington's Code of Ordinances. Permits shall not be construed as authority to violate, cancel or set aside any of the provisions of the codes currently in affect. Applicants must contact the department to schedule inspections of the work and obtain final project approvals.***

***(NLT) = Not Limited to.***

**Statement of Procedural Rights**

***Specific to the City of Burlington Code of Ordinances any owner of a building or structure or any interested person aggrieved by this department's directive or actions respective to the BCO and codes and standards adopted by the State of VT may appeal to the Public Works Board of Appeals by requesting such appeal in writing to the Director of Public Works, 645 Pine Street, Burlington VT., within 10 days from the issuance date of any order or date determined by an inspector. Specific requirements for an appeal can be found in BCO 8-8.***

<http://firesafety.vermont.gov/buildingcode>  
[http://firesafety.vermont.gov/sites/firesafety/files/files/rules/dfs\\_rules\\_firecode2015\\_current.pdf](http://firesafety.vermont.gov/sites/firesafety/files/files/rules/dfs_rules_firecode2015_current.pdf)

#####

# CONVERTING ATTICS & CELLARS SPACE INTO LIVING & SLEEPING SPACE

Although the information is solid and covers most requirements it is still considered limited at best. Any and all information provided by this office should be trusted yet verified by yourself and other professionals before proceeding.

Attics and cellar holes were never meant for living, ARE confined spaces AND only provided with one way in and out. This being the case, converting these spaces into areas of living and sleeping, a 2<sup>nd</sup> means out and directly to the outside is an absolute and a requirement respective to the National Fire Protection Association Codes and Standards. Please note that; windows and doors both serve as your initial "ESCAPE" and also in place for *your* "RESCUE". Ambulatory personal will use these escape routes to enter and save those who are incapacitated.

- **Zoning Permits/change of use required:** converting space into new living space and requires final inspection by Code Enforcement once the project is complete.
- **Construction Permits Required:** Building, electrical, plumbing, mechanical (heating) to mention the basic.
- **Inspections:** All construction permits require rough inspections before covering any work. Please plan accordingly.
- **Habitable attics and cellar spaces are considered story.** Four story structures respective to the definition of the codes require sprinkler systems.
- **Codes:** Life Safety Codes need to apply regardless the number of stories: VT Fire & Building Safety Code, National Fire Protection Association, International Building, National Electrical and International Plumbing Codes and Standards.

## MINIMUM REQUIREMENTS

- ❖ **Finish Ceiling heights 101:7.1.5** in all habitable spaces needs to be 7 ft. 6 in for 2/3 rds. of the area being occupied. Exception: NFPA 101:7.1.5.1 (1) 7'-0" ceiling height are permitted in existing buildings. 3/19/14
- ❖ **Live & dead loads** on attic floor systems need to meet a minimum of 40 lbs. PSF.
- ❖ **Emergency escape/Rescue windows:** In every living & sleeping areas. Not required in buildings that have an approved sprinkler system.
  - a) a door leading to the outside or
  - b) a window that meets the 5.7 sq. ft. clear opening that cannot be more than 44 inches off the finish floor. Min height is 24" x w = 820/144=5.69 sq. ft. Min width is 20" x H = 820/144=5.69 sq. ft.
  - Window wells for cellars are acceptable and need to meet codes and standards.
  - All windows need to be a maximum of 44 inches off finish floor to window sill.

C

- *Max height for EMERGENCY ESCAPE/RESCUE windows is 20 feet off grade.*
- ❖ **Natural light or ventilation:** 8% of floor area served, which, can be operable windows, (4% light + 4% natural ventilation) OR mechanical means.
- ❖ Interconnected smoke and co detection required.
- ❖ Heat: maintained at a minimum temp of 65 degrees without overheating any other room.
- ❖ Existing Stairs cannot stay unless they meet today's codes and standards.
  - **Stairs rise and run;** One and Two Family; 7.75 max rise and 10 inch min tread.
- ❖ **Headroom:** Clear headroom of Six foot eight inches (6'-8") must be maintained in all stairways.
- ❖ **Handrails:** 34-38 vertical measurement above the toe of the tread.
  - One handrail ever 3 ft width of stair, min dia 1-1/4" to max dia 2" circular cross section.
- ❖ **New insulation standards:** *Contact Energy Code Assistance Center located at 128 Lake Street, Burlington, VT 855-887-0673 (toll free) Or Fax 802-658-1643.*

**BATHROOMS IN CELLARS**

- ✓ Ceiling height of 7 ft. (bathroom is not a habitable space).
- ✓ Three sq. ft. of window for natural ventilation and light or mechanical means
- ✓ **Back water valve** shall be installed to protect the lowest fixture from back water from the public sewer system. Consult this requirement with your plumber or the City of Burlington Plumbing Inspector
- ✓ Enclosing furnaces or boiler rooms as part of separating from living space from mechanical space requires additional make-up air for the heating unit.
- ✓ All building construction, plumbing, electrical, and mechanical work need permits, inspections by the trade's inspector and all work must be installed to today's codes and standards.

**CLOSING OUT YOUR PERMITS**

These projects are a "change of use" and require a Unified Certificate of Occupancy. This document is received at the end of the project and before occupancy as a result of approved final inspections of the Building permits and Zoning Permits in that order. Please have your general contractor plan accordingly for all life safety inspections and contact Code Enforcement directly to close out your Zoning Permit (802) 863-0442. Permits left open and in the "issued" status will be a show stopper.

**PLANS**

Floor plans of existing and proposed to include any structural modifications will be required and are helpful even during the preliminary stages. Size of plans at the time of the building permit shall be a maximum size of 11 x 17, on disk or PDF.

The prohibitions of 7.1.3.2.3 also apply to exit passageways, because they also are exit enclosures.

#### 7.1.4 Interior Finish in Exit Enclosures.

**7.1.4.1\* Interior Wall and Ceiling Finish in Exit Enclosures.** Interior wall and ceiling finish shall be in accordance with Section 10.2. In exit enclosures, interior wall and ceiling finish materials complying with Section 10.2 shall be Class A or Class B.

**A.7.1.4.1** See Chapters 12 through 42 for further limitations on interior wall and ceiling finish.

**7.1.4.2\* Interior Floor Finish in Exit Enclosures.** New interior floor finish in exit enclosures, including stair treads and risers, shall be not less than Class II in accordance with Section 10.2.

**A.7.1.4.2** See Chapters 12 through 42 for further limitations on interior floor finish.

Paragraph 7.1.4.1 regulates interior wall and ceiling finish within exit enclosures, such as enclosed exit stairs. The intent is to minimize the possibility of fire spreading into and within the exit enclosure. Except as modified by occupancy Chapters 12 through 42, the interior wall and ceiling finish in exit enclosures is required to be either Class A or Class B, as detailed in Section 10.2. Per the provisions of 10.2.8.1, Class C interior wall and ceiling finish would be permitted within an exit enclosure if automatic sprinklers protected the enclosure and adjacent areas of the building.

As explained in the commentary following 4.4.2.3, the occupancy chapters can modify the requirements of Chapters 1 through 4 and Chapters 6 through 10. In some cases, the modification results in a more stringent requirement. In others, the result is a relaxation of a base chapter requirement. Interior finish is addressed in detail in Section 10.2, with specific limitations in subsection \_\_.3.3 of the occupancy chapters. For example, for new interior wall and ceiling finish materials in health care occupancies, the requirements of 18.3.3 result in more stringent criteria for wall and ceiling finish within exit enclosures than are required by 7.1.4. Where new interior wall finish is installed in a nonsprinklered health care occupancy, the requirement is for Class A — not Class B — materials. If the enclosure and adjacent smoke compartments of the building are sprinklered, the requirement is for Class B — not Class C — materials. In this case, the occupancy chapter, considering the needs of its typical occupant group (i.e., persons incapable of self-preservation for whom a defend-in-place strategy is employed), tailors its provisions to help achieve the intended minimum level of life safety.

#### 7.1.5\* Headroom.

**A.7.1.5** For the purpose of this requirement, projections include devices such as lighting equipment, emergency signaling equipment, environmental controls and equipment, security devices, signs, and decorations that are typically limited in area.

**7.1.5.1** Means of egress shall be designed and maintained to provide headroom in accordance with other sections of this Code, and such headroom shall be not less than 7 ft 6 in. (2285 mm), with projections from the ceiling not less than 6 ft 8 in. (2030 mm) with a tolerance of  $-\frac{3}{4}$  in. (-19 mm), above the finished floor, unless otherwise specified by any of the following:

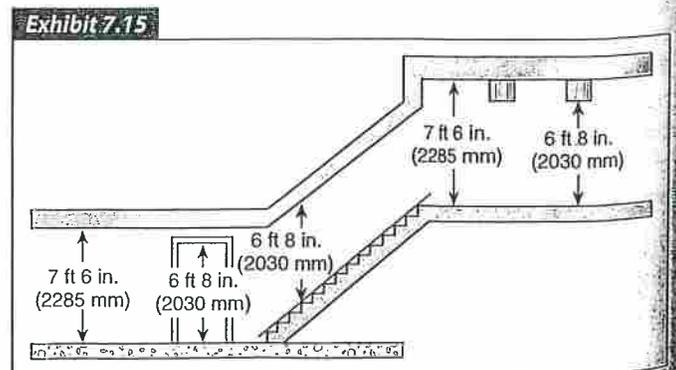
- (1) In existing buildings, the ceiling height shall be not less than 7 ft (2135 mm) from the floor, with projections from the ceiling not less than 6 ft 8 in. (2030 mm) nominal above the floor.
- (2) Headroom in industrial equipment access areas as provided in 40.2.5.3 shall be permitted.

**7.1.5.2** The minimum ceiling height shall be maintained for not less than two-thirds of the ceiling area of any room or space, provided that the ceiling height of the remaining ceiling area is not less than 6 ft 8 in. (2030 mm).

**7.1.5.3 Headroom on stairs** shall be not less than 6 ft 8 in. (2030 mm) and shall be measured vertically above a plane parallel to, and tangent with, the most forward projection of the stair tread.

The minimum 7 ft 6 in. (2285 mm) ceiling height and the minimum 6 ft 8 in. (2030 mm) clearance below any projections descending from the minimum ceiling height is expressed with a tolerance of  $-\frac{3}{4}$  in. (-19 mm) rather than as an absolute minimum height. Thus, it is the intent of 7.1.5.1 to recognize the clearance provided in passing through the door frame opening associated with a standard 6 ft 8 in. (2030 mm) door leaf where the door stop built into the door frame at the top of the door opening encroaches on the height of the opening. Paragraph 7.1.5.3 and the dimensional criteria of 7.2.2.2.1 also permit the 6 ft 8 in. (2030 mm) minimum headroom height on stairways. Paragraph 7.1.5.3 explains how to measure the headroom on stairs. Headroom measurement is illustrated in Exhibit 7.15. The dimension 6 ft 8 in. (2030 mm) is permitted for projections descending from the ceiling and for stairs.

Earlier editions of the Code left unanswered the question of how many 6 ft 8 in. (2030 mm) projections are too many, so as to leave too little area with at least 7 ft 6 in. (2285 mm) of headroom



Headroom measurement.

2015  
EDITION

NFPA 101<sup>®</sup>

LIFE SAFETY CODE<sup>®</sup>

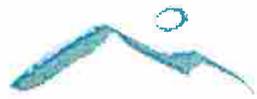




## Matrix of Vermont Fire and Building Codes by Project Type

New Construction	Major Rehabilitation, Modification, Reconstruction No Additions	Building Addition	Existing Building With Change of Use/Renovation
<p>IBC &amp; NFPA 1 &amp; 101 apply. All IBC Chapters apply except Chapters; 8, 10, 11, 13, 27, 28, 29, &amp; 33</p> <p>NFPA 101 Chapter 1 thru 11 and New Occupancy chapter apply, and all chapters of NFPA 1 as applicable</p> <ul style="list-style-type: none"> <li>• Purpose of IBC is to safeguard public health, safety and general welfare</li> <li>• Purpose of NFPA 1 &amp; 101 is to provide an environment reasonably safe from fire</li> </ul>	<p>IEBC applies to structural requirements only</p> <p>Refer to NFPA 101 Chapter 43 for Building rehabilitation, and appropriate occupancy chapter</p> <p>NFPA 1 applies</p> <p>Refer to NFPA 220 for type of construction (NFPA 101 page 404)</p>	<p>IBC applies to new construction. IEBC applies to existing structural requirements only</p> <p>Refer to NFPA 101 Chapter 43 for Building rehabilitation, and appropriate occupancy chapter</p> <p>NFPA 1 applies</p> <p>Refer to NFPA 220 for type of construction (NFPA 101 page 404)</p>	<p>IEBC applies to structural requirements only</p> <p>Refer to NFPA 101 Chapter 43 for Building rehabilitation, and appropriate occupancy chapter</p> <p>NFPA 1 applies</p> <p>NFPA 101 chapter applies to existing building section not being altered</p> <ol style="list-style-type: none"> <li>1- Determine occupancy use</li> <li>2- Refer to NFPA 220 for type of construction (page 404)</li> </ol>

- 1- Always determine occupancy type first
- 2- Include a code analysis with plan submittal for all new or large renovation projects
- 3- Vermont Fire & Building Code Amendments apply to all categories above
- 4- Vermont Access Rules and 2012 ADA Standards for Accessible Design applies to all categories
- 5- Vermont Electrical, Plumbing and Elevator Rules applies to all categories
- 6- NFPA 1 applies to all categories, in addition to referenced standards in IBC, NFPA 1 & 101
- 7- When a conflict between codes is identified, NFPA governs for all categories, or where one code or standard has a requirement and another code or standard does not have a requirement the code or standard with a requirement shall apply.
- 8- Some communities have adopted rules and regulations that exceed State codes. Please contact them directly to learn what their requirements are and how they may affect your project. **See Annex I**



VERMONT



**2015**

**FIRE & BUILDING  
SAFETY CODE**



Vermont Department of Public Safety

***DIVISION OF FIRE SAFETY***

**firesafety.vermont.gov**

EFFECTIVE DATE: October 10, 2016

E

24073



Permit No: 20 04 113069 00000 MP

Department of Public Works

MECHANICAL PERMIT

645 Pine Street, Suite A

P.O. Box 849, Burlington, VT 05402

Telephone (802) 863-9094/ Fax (802) 863-0466

Working Together for Burlington - Preserving, Improving our Community

Fees	
	\$23.35
Admin Fees	\$0.00
Recording Fees	\$7.00
	<hr/>
	\$30.35

Date: 12/15/2004

Street Address: 17 HENRY ST

Estimated Cost \$ 3,336

Construction Starting Date: 12/15/2004

Owner

Tel No:

SCOTT EAGLE  
119 NORTH WINOOSKI AVENUE 9  
BURLINGTON, VT 05401

HVAC Contractor

CHUCK'S HEATING & A/C  
Brian Brewster  
P.O. BOX 53  
Colchester, VT

Tel No: (802) 655-1489

DESCRIPTION OF WORK CODE ID: Hot Air Furnace

Replace old hot air furnace with new hot air furnace.

**CONDITIONS OF PERMIT:** All work performed by the applicant shall comply with the codes and ordinances of the City of Burlington. This permit authorizes the applicant to proceed with the work described above in accordance with these codes. This permit shall not be construed as authority to violate, cancel or set aside any of the provisions of the codes. The applicant must contact the department to schedule inspections of the work and obtain final project approval.

APPLICANT SIGNATURE:

LICENSE #:

- CALL FOR ROUGH-IN INSPECTION
- CALL FOR FINAL INSPECTION

Inspector

RSN 123582

12/22/04

Date

1st copy Am

435



Permit No: 20 07 126904 00000 EP

Department of Public Works  
**ELECTRICAL PERMIT**

645 Pine Street, Suite A  
P.O. Box 849, Burlington, VT 05402  
Telephone (802) 863-9094/ Fax (802) 863-0466

Working Together for Burlington - Preserving, Improving our Community

Fees	
	\$20.00
Admin Fees	\$0.00
Recording Fees	\$8.00
	<hr/>
	\$28.00

Date: 10/9/2007

Street Address: 17 HENRY ST

Estimated Cost \$ 1,200

Construction Starting Date: 10/9/2007

Owner

ANYA E BYAM  
17 HENRY ST  
Burlington, VT 05401

Tel No: (802) 000-0000

Electrical Contractor

RICHARD ELECTRIC INC.  
BRIAN RICHARD  
PO BOX 9267  
South Burlington, VT

Tel No: (802) 343-9696

DESCRIPTION OF WORK CODE ID: General Wiring

Install new SE cable on line and load side of meter as well as correcting groundage for the service and repair/replace some outlets.

\$5614

**CONDITIONS OF PERMIT:** All work performed by the applicant shall comply with the codes and ordinances of the City of Burlington. This permit authorizes the applicant to proceed with the work described above in accordance with these codes. This permit shall not be construed as authority to violate, cancel or set aside any of the provisions of the codes. The applicant must contact the department to schedule inspections of the work and obtain final project approval.

APPLICANT SIGNATURE:

LICENSE #: EM-3054

- CALL FOR ROUGH-IN INSPECTION
- CALL FOR FINAL INSPECTION

Inspector   
Date 10/10/07

25372



Permit No: 2009 104999 00000 EP

Department of Public Works

**ELECTRICAL PERMIT**

645 Pine Street, Suite A

P.O. Box 849, Burlington, VT 05402

Telephone (802) 863-9094/ Fax (802) 863-0466

*Working Together for Burlington - Preserving, Improving our Community*

Fees	
	\$20.00
Admin Fees	\$ .00
Recording Fees	\$8.00
	<hr/>
	\$28.00

Date: 4/3/2009

Street Address: 17 HENRY ST

Estimated Cost \$300.00

Construction Starting Date: 4/3/2009

Owner

ANYA E BYAM  
17 HENRY ST  
BURLINGTON, VT05401

Tel No: (802)000-0000

Electrical Contractor

RICHARD ELECTRIC INC.  
BRIAN RICHARD  
PO BOX 9267  
SOUTH BURLINGTON, VT

Tel No: (802)343-9696

DESCRIPTION OF WORK      CODE ID: General Wiring

Install new wiring to add a dedicated circuit for a dishwasher

**CONDITIONS OF PERMIT:** All work performed by the applicant shall comply with the codes and ordinances of the City of Burlington. This permit authorizes the applicant to proceed with the work described above in accordance with these codes. This permit shall not be construed as authority to violate, cancel or set aside any of the provisions of the codes. The applicant must contact the department to schedule inspections of the work and obtain final project approval.

APPLICANT SIGNATURE: *[Signature]*

LICENSE #: *EM-3054*

- CALL FOR ROUGH INSPECTION
- CALL FOR FINAL INSPECTION

*[Signature]*

Inspector

*4/16/09*

Date



**ISD**  
**2**

# ELECTRICAL PERMIT APPLICATION

TO BE COMPLETED BY ALL PERSONS SEEKING A PERMIT FOR CONSTRUCTION WITHIN THE CITY LIMITS PURSUANT TO CHAPTER 6 12 CODE OF ORDINANCES. (SEE INSTRUCTIONS ON BACK BEFORE COMPLETING)

## IDENTIFICATION

Please Print or Type

JOB SITE LOCATION: STREET NUMBER AND STREET ADDRESS

17 Henry Street

PROPERTY OWNER NAME

Anna Byam

PROPERTY OWNER'S ADDRESS (IF DIFFERENT FROM JOB SITE LOCATION)

PERMIT TYPE (CHECK ONE)

- GENERAL ELECTRICAL
- ELECTRICAL MAINTENANCE
- ELECTRICAL CONTROL WIRING
- FIRE ALARM
- OTHER

HAVE YOU OBTAINED A ZONING PERMIT (IF APPLICABLE)

- YES (If You Answer Yes, Please Attach Yellow Copy of Permit)
- NO

HAS THERE BEEN A BUILDING PERMIT ISSUED FOR THIS PROJECT (IF APPLICABLE)

- YES
- NO

IS THIS A SINGLE FAMILY HOME?

- YES
- NO

DESCRIPTION OF YOUR WORK

Add a dedicated circuit for a dish washer.

CONTRACTOR NAME (IF DIFFERENT FROM PROPERTY OWNER)

Richard Electric

DATE CONSTRUCTION WORK WILL BEGIN

4/3/09

ESTIMATED COST OF PROJECT

\$ 300<sup>00</sup>

CONTRACTOR ADDRESS (IF DIFFERENT FROM PROPERTY ADDRESS)

CITY/TOWN

So. Burlington

STATE

VT

ZIP CODE

CONTACT PERSON FOR THIS PROJECT

Brian Richard

TRADE LICENSE NUMBER (if applicable)

DAYTIME TELEPHONE NUMBER

862-7603

**THE PERMITS ATTACHED TO THE APPLICATIONS MUST BE SIGNED AND PAID FOR WITHIN THREE BUSINESS DAYS OR THE PERMIT WILL BE PULLED AND CANCELLED.**

I further certify that this document has been examined by me, and is, to the best of my knowledge and belief, true, correct, and complete.

**DO NOT SEND PAYMENT WITH YOUR PERMIT APPLICATIONS**

SIGN HERE ▶

Brian Richard

Signature

Title

4/2/09

Date

BD-1(01/00) After you complete this form, mail it to: Inspection Services Division, DPW, Box 849, Burlington, VT 05402-0849; or fax to: 863-0466

E

111



Department of Public Works

Permit No: 2009 113237 00000 BP

**BUILDING PERMIT**

645 Pine Street, Suite A

P.O. Box 849, Burlington, VT 05402

Telephone (802) 863-9094/ Fax (802) 863-0466

Working Together for Burlington - Preserving, Improving our Community

	Fees
	\$140.00
Admin Fees	\$200.00
Recording Fees	\$10.00
	<hr/>
	\$350.00

Date: 11/25/2009

Street Address: 17 HENRY ST

Estimated Cost \$ 20,000 Construction Starting Date: 11/25/2009

Owner

JEFFREY P BYAM

17 HENRY ST

Burlington, VT 05401

Tel No: (802) 000-0000

General Contractor

HERITAGE ENVIRONMENTAL PROJECTS, INC

JT Pierson

PO BOX 4185

Burlington, VT 05406-4185

Tel No: (802) 860-2900

DESCRIPTION OF WORK CODE ID: Repairs

Replace all first and second floor windows with clad wood double pane windows meet NFPA 101 Emergency Escape requirements. Repair facia.

**CONDITIONS OF PERMIT:** All work performed by the applicant shall comply with the codes and ordinances of the City of Burlington. This permit authorizes the applicant to proceed with the work described above in accordance with these codes. This permit shall not be construed as authority to violate, cancel or set aside any of the provisions of the codes. The applicant must contact the department to schedule inspections of the work and obtain final project approval.

APPLICANT SIGNATURE:

LICENSE #: \_\_\_\_\_

- CALL FOR FOUNDATION INSPECTION
- CALL FOR ROUGH FRAMING OR ROUGH-IN INSPECTION
- CALL FOR FINAL INSPECTION
- A BUILDING CERTIFICATE OF OCCUPANCY IS REQUIRED
- A ZONING CERTIFICATE OF OCCUPANCY IS REQUIRED

Inspector

11/30/09  
Date

12516



Department of Public Works

Permit No: 20 10 120752 00000 EP

**ELECTRICAL PERMIT**

645 Pine Street, Suite A

P.O. Box 849, Burlington, VT 05402

Telephone (802) 863-9094/ Fax (802) 863-0466

Working Together for Burlington - Preserving, Improving our Community

<b>Fees</b>
\$20.00
Admin Fees \$0.00
Recording Fees \$10.00
<b>\$30.00</b>

Date: 5/17/2010

Street Address: 17 HENRY ST

Estimated Cost \$2,275.00

Construction Starting Date: 5/17/2010

Owner

Tel No: (802)000-0000

JILL BOARDMAN

17 HENRY ST

BURLINGTON, VT05401

Electrical Contractor

LAKESIDE ELECTRIC EM 3751

Tel No: (802)355-5877

MARK LECLAIR

20 OAK CREEK DR

SO BURLINGTON, VT05403

DESCRIPTION OF WORK

CODE ID: AC/DC Interconnected Smoke Del

Install new wiring for newly installed ac/dc interconnected smoke and co detectors per city code of ordinance and add a closet light and an emergency light. All per NEC 2008

**CONDITIONS OF PERMIT:** All work performed by the applicant shall comply with the codes and ordinances of the City of Burlington. This permit authorizes the applicant to proceed with the work described above in accordance with these codes. This permit shall not be construed as authority to violate, cancel or set aside any of the provisions of the codes. The applicant must contact the department to schedule inspections of the work and obtain final project approval.

APPLICANT SIGNATURE:

*Darlene LeClair*

LICENSE #:

*EM-3751*

- CALL FOR ROUGH INSPECTION
- CALL FOR FINAL INSPECTION

Inspector

Date

*Sullivan*

*5/20/10*

*E*

*✓*



**ISD  
2**

# ELECTRICAL PERMIT APPLICATION

TO BE COMPLETED BY ALL PERSONS SEEKING A PERMIT FOR CONSTRUCTION WITHIN THE CITY LIMITS PURSUANT TO CHAPTERS 8 CODE OF ORDINANCES. (SEE INSTRUCTIONS ON BACK BEFORE COMPLETING)  
www.dpw.ci.burlington.vt.us

## IDENTIFICATION

Please Print or Type

JOB SITE LOCATION: STREET NUMBER AND STREET ADDRESS

*17 Henry St.*

PROPERTY OWNER NAME

*Jill Boardman*

PROPERTY OWNER'S ADDRESS (IF DIFFERENT FROM JOB SITE LOCATION)

*P.O. Box 1224 Stowe, VT*

## REQUIRED

BUILDING PERMIT NUMBER \_\_\_\_\_

(IF APPLICABLE, FOR THIS PROJECT)

PERMIT TYPE (CHECK ALL THAT APPLY)

- GENERAL ELECTRICAL     ELECTRICAL MAINTENANCE
- ELECTRICAL CONTROL WIRING     FIRE ALARM
- OTHER \_\_\_\_\_

HAVE YOU OBTAINED A ZONING PERMIT (IF APPLICABLE)

- YES ( Please Attach Copy of Permit )
- NO

## DESCRIPTION OF YOUR WORK

*install smoke detectors, closet light and  
emergency light.*

CONTRACTOR NAME (IF DIFFERENT FROM PROPERTY OWNER)

*Mark LeClair*

DATE CONSTRUCTION WORK WILL BEGIN

*5.17.10*

ESTIMATED COST OF PROJECT

*2,275*

CONTRACTOR ADDRESS (IF DIFFERENT FROM PROPERTY ADDRESS)

*20 Oak Creek Drive  
South Burlington, VT 05403*

CITY/TOWN

STATE

ZIP CODE

CONTACT PERSON

*Mark LeClair*

TRADE LICENSE # (if applicable)

*EM 3751*

TELEPHONE #

*802.862.6588*

**THE PERMITS ATTACHED TO THE APPLICATIONS MUST BE SIGNED AND PAID FOR WITHIN THREE BUSINESS DAYS OR THE PERMIT WILL BE PULLED AND CANCELLED.**

I further certify that this document has been examined by me, and is, to the best of my knowledge and belief, true, correct, and complete.

**DO NOT SEND PAYMENT WITH YOUR PERMIT APPLICATIONS**

SIGN HERE ▶

*Mark LeClair*

Signature of Owner or Authorized Representative

*Alvina*

Title

*5.10.10*

Date



ISD  
Inspection Services  
Division

*E*

Steven Goodkind, P.E.  
DIRECTOR OF PUBLIC WORKS  
CITY ENGINEER

Norm Baldwin, P.E., Assist Dir Tech Services

Shelley Warren  
City Electrical Inspector  
swarren@ci.burlington.vt.us

### ELECTRICAL COMPLETION CERTIFICATE

PERMIT #: 120752-10

ADDRESS: 117 Henry St

I, Mark A LeClair, (Print name), certify that all violations identified during

the electrical inspection on 6/11/10 (Date of inspection) have been corrected.

6/15/10 (Date) Mark A LeClair (Signature of Electrician) Em 3751 (License #)

COMMENTS

More smokes so at least  
4" down citing

THIS FORM MUST BE RETURNED NO LATER THAN 15 DAYS FROM THE ABOVE DATE

MAIL OR DROP OFF TO: SHELLEY WARREN  
PO BOX 849  
645 PINE ST  
BURLINGTON, VT 05401

MAIL ONLY ORIGINALS, NO COPIES OR FAXES WILL BE ACCEPTED

E

2085



Department of Public Works

Permit No: 20 12 152194 00000 BP

**BUILDING PERMIT**

645 Pine Street, Suite A

P.O. Box 849, Burlington, VT 05402

Telephone (802) 863-9094/ Fax (802) 863-0466

*Working Together for Burlington - Preserving, Improving our Community*

	Fees
	\$20.00
Admin Fees	\$.00
Recording Fees	\$10.00
	\$30.00

Date: 4/23/2012

Street Address: 17 HENRY ST

Estimated Cost \$ 1,000

Construction Starting Date: 4/23/2012

Owner

JILL BOARDMAN

17 HENRY ST

Burlington, VT 05401

Tel No: (802) 000-0000

General Contractor

Walter OBrien Contracting

Walter OBrien

BOX 1532

Stowe, VT

Tel No: (802) 760-8227

DESCRIPTION OF WORK

CODE ID: Repairs

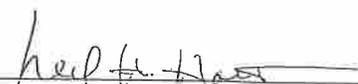
Replace rotten materials to existing rear porch with approved materials in kind and with no change in use of area being repaired, design or foot print.

**CONDITIONS OF PERMIT:** All work performed by the applicant shall comply with the codes and ordinances of the City of Burlington. This permit authorizes the applicant to proceed with the work described above in accordance with these codes. This permit shall not be construed as authority to violate, cancel or set aside any of the provisions of the codes. The applicant must contact the department to schedule inspections of the work and obtain final project approval.

APPLICANT SIGNATURE: 

LICENSE #: \_\_\_\_\_

- CALL FOR FOUNDATION INSPECTION
- CALL FOR ROUGH FRAMING OR ROUGH-IN INSPECTION
- CALL FOR FINAL INSPECTION
- A BUILDING CERTIFICATE OF OCCUPANCY IS REQUIRED
- A ZONING CERTIFICATE OF OCCUPANCY IS REQUIRED
- LEAD SAFE PRACTICES REQUIRED

  
Inspector

4/23/12  
Date



**ISD**  
**1**



# BUILDING/STRUCTURAL PERMIT APPLICATION

TO BE COMPLETED BY ALL PERSONS SEEKING A PERMIT FOR CONSTRUCTION WITHIN THE CITY LIMITS PURSUANT TO CHAPTERS 8 CODES OF ORDINANCES. (SEE INSTRUCTIONS ON BACK BEFORE COMPLETING)  
www.dpw.ci.burlington.vt.us

### IDENTIFICATION

Please Print or Type

JOB SITE LOCATION: STREET NUMBER AND STREET ADDRESS

17 MERRY STREET BURLINGTON

PROPERTY OWNER NAME

ITIL BOARDMAN

PROPERTY OWNER'S ADDRESS (IF DIFFERENT FROM JOB SITE LOCATION)

PO Box 1224 STOWE VT 05672

PERMIT TYPE (PLEASE CHECK ALL THAT APPLY)

- NEW CONSTRUCTION
- SINGLE FAMILY
- MULTIFAMILY
- COMMERCIAL
- REMODELING
- DEMOLITION
- ASBESTOS
- SIDING
- ROOFING
- FENCE
- OUT BUILDING
- OTHER

HAVE YOU ATTACHED CONSTRUCTION PLANS?

- YES
- NO

SUB-TRADES (PLEASE CHECK ALL THAT APPLY TO THIS PROJECT)

- ELECTRICAL
- HVAC / MECHANICAL
- FIRE ALARM
- PLUMBING
- SPRINKLER
- SUPPRESSION

HAVE YOU OBTAINED A ZONING PERMIT

- YES
- NO

### DESCRIPTION OF YOUR WORK

### \*\* CONSTRUCTION PLANS / SPECIFICATIONS REQUIRED \*\*

GENERAL ROT REPAIR ON A REAR PORCH - REPLACE 2 POSTS  
HANDRAIL & SURFACE DECKING - ALL TO MATCH EXISTING  
NO CHANGES TO FOOTPRINT

CONTRACTOR NAME (IF DIFFERENT FROM PROPERTY OWNER)

WALTER O'BRIEN

DATE CONSTRUCTION WORK WILL BEGIN

4/26/12

ESTIMATED COST OF PROJECT

\$1,000 -

CONTRACTOR ADDRESS (IF DIFFERENT FROM PROPERTY ADDRESS)

PO Box 1532

CITY/TOWN

STOWE

STATE

VT

ZIP CODE

05672

CONTACT PERSON

WALTER O'BRIEN

TRADE LICENSE # (if applicable)

NA

TELEPHONE #

802 760 8227

**THE PERMITS ATTACHED TO THE APPLICATIONS MUST BE SIGNED AND PAID FOR WITHIN THREE BUSINESS DAYS OR THE PERMIT WILL BE PULLED AND CANCELLED.**

I further certify that this document has been examined by me, and is, to the best of my knowledge and belief, true, correct, and complete.

**DO NOT SEND PAYMENT WITH YOUR PERMIT APPLICATIONS**

SIGN HERE ▶

[Signature]  
Signature of Owner or Authorized Representative

Contractor  
Title

4/23/12  
Date

E

CHG



Department of Public Works

Permit No: 2014 194840 00000 BP

**BUILDING PERMIT**

645 Pine Street, Suite A

P.O. Box 849, Burlington, VT 05402

Telephone (802) 863-9094/ Fax (802) 863-0466

*Working Together for Burlington - Preserving, Improving our Community*

	Fees
	\$48.88
Admin Fees	\$0.00
Recording Fees	\$10.00
	\$58.88

Date: 10/15/2014

Street Address: 17 HENRY ST

Estimated Cost \$ 5,750

Construction Starting Date: 10/15/2014

Owner

JILL BOARDMAN  
17 HENRY ST  
Burlington, VT 05401

Tel No: (802) 000-0000

Owner/  
Contractor

JILL BOARDMAN  
17 HENRY ST  
Burlington, VT 05401

Tel No: (802) 000-0000

DESCRIPTION OF WORK CODE ID: Roofing

Replace rolled roofing with new rolled roofing. Repairs to rear porch caused by fallen tree, all repairs in kind.

**CONDITIONS OF PERMIT:** All work performed by the applicant shall comply with the codes and ordinances of the City of Burlington. This permit authorizes the applicant to proceed with the work described above in accordance with these codes. This permit shall not be construed as authority to violate, cancel or set aside any of the provisions of the codes. The applicant must contact the department to schedule inspections of the work and obtain final project approval.

APPLICANT SIGNATURE: Jill M. Boardman

LICENSE #: \_\_\_\_\_

- CALL FOR FOUNDATION INSPECTION
- CALL FOR ROUGH FRAMING OR ROUGH-IN INSPECTION
- CALL FOR FINAL INSPECTION
- A BUILDING CERTIFICATE OF OCCUPANCY IS REQUIRED
- A ZONING CERTIFICATE OF OCCUPANCY IS REQUIRED
- LEAD SAFE PRACTICES REQUIRED

[Signature]  
Inspector

10-15-14  
Date

645 Pine St

E



# BUILDING (BP)/STRUCTURAL PERMIT APPLICATION

TO BE COMPLETED BY ALL PERSONS SEEKING A PERMIT FOR CONSTRUCTION WITHIN THE CITY LIMITS PURSUANT TO CHAPTERS 8 CODES OF ORDINANCES. (SEE INSTRUCTIONS ON BACK BEFORE COMPLETING)  
www.burlingtonvt.gov/dpw

802-863-9094

## IDENTIFICATION

Please Print or Type

S/C

JOB SITE LOCATION: STREET NUMBER AND STREET ADDRESS

17 Henry St

PROPERTY OWNER NAME

Jill M. BOARDMAN - PO Box 1224 STOWE, VT 05672

PROPERTY OWNER'S ADDRESS (IF DIFFERENT FROM JOB SITE LOCATION)

PERMIT TYPE (PLEASE CHECK ALL THAT APPLY)

- NEW CONSTRUCTION  SINGLE FAMILY  MULTIFAMILY  COMMERCIAL
- REMODELING  DEMOLITION  ASBESTOS  SIDING  ROOFING  FENCE
- OUT BUILDING  OBSTRUCTION PERMIT  OTHER

HAVE YOU ATTACHED CONSTRUCTION PLANS?

- YES
- NO

SUB-TRADES (PLEASE CHECK ALL THAT APPLY TO THIS PROJECT)

- ELECTRICAL (EP)  HVAC / MECHANICAL (MP)  FIRE ALARM (AL)
- PLUMBING (PP)  SPRINKLER (SS)  SUPPRESSION (SU)

HAVE YOU OBTAINED A ZONING PERMIT

- YES - Zoning Permit #
- NO

N/A

## DESCRIPTION OF YOUR WORK

## CONSTRUCTION PLANS / SPECIFICATIONS REQUIRED \*\*

Replace old rolled Asphalt roof with A NEW ROLLED Asphalt Roof  
Back Porch Roof

CONTRACTORS BUSINESS NAME

DATE CONSTRUCTION WORK WILL BEGIN

ESTIMATED COST OF PROJECT  
DO NOT INCLUDE SUBTRADES COST

\$11500 + 400 = 5750

DAVE O'CONNOR

10/15/14

CONTRACTOR ADDRESS (IF DIFFERENT FROM PROPERTY ADDRESS)

CITY/TOWN

STATE

ZIP CODE

Goeltz Rd

Winstown

VT

05601

CONTACT PERSON

TELEPHONE #

EMAIL

Jill M. BOARDMAN

802-793-0223

JBOARDMAN@MORRISWITZER.COM

THE PERMITS ATTACHED TO THE APPLICATIONS MUST BE SIGNED AND PAID FOR WITHIN THREE BUSINESS DAYS OR THE PERMIT WILL BE PULLED AND CANCELLED.

further certify that this document has been examined by me, and is, to the best of my knowledge and belief, true, correct, and complete.

DO NOT SEND PAYMENT WITH YOUR PERMIT APPLICATIONS

SIGN HERE

*Jill M. Boardman*

Signature of Owner or Authorized Representative

Husband

Title

10/14/14

Date

32207



Department of Public Works

Permit No: 2014 195485 00000 EP

**ELECTRICAL PERMIT**

645 Pine Street, Suite A

P.O. Box 849, Burlington, VT 05402

Telephone (802) 863-9094/ Fax (802) 863-0466

Working Together for Burlington - Preserving, Improving our Community

Fees	
	\$20.00
Admin Fees	\$ .00
Recording Fees	\$10.00
	<hr/>
	\$30.00

Date: 10/31/2014

Street Address: 17 Henry ST

Estimated Cost \$750.00

Construction Starting Date: 10/31/2014

Owner

JILL BOARDMAN  
17 HENRY ST  
BURLINGTON, VT05401

Tel No: (802)000-0000

Electrical Contractor

HEGEMAN ELECTRIC  
MARK BURNHAM  
16 GAUTHIER DR  
ESSEX JUNCTION, VT05452

Tel No: (802)879-7397

DESCRIPTION OF WORK CODE ID: General Wiring

INew underground power (to replace current overhead) to garage/out bldg. (120 V, 20A)  
All work to be performed per city code of ordinances and the 2014 NEC as currently adopted by the State.

**CONDITIONS OF PERMIT:** All work performed by the applicant shall comply with the codes and ordinances of the City of Burlington. This permit authorizes the applicant to proceed with the work described above in accordance with these codes. This permit shall not be construed as authority to violate, cancel or set aside any of the provisions of the codes. The applicant must contact the department to schedule inspections of the work and obtain final project approval.

APPLICANT SIGNATURE:

LICENSE #:

Em-3237

- CALL FOR ROUGH INSPECTION
- CALL FOR FINAL INSPECTION

Inspector

T. Hennessy IP

Date

11-3-14



**ISD**  
**2**

# ELECTRICAL PERMIT APPLICATION

TO BE COMPLETED BY ALL PERSONS SEEKING A PERMIT FOR CONSTRUCTION WITHIN THE CITY LIMITS PURSUANT TO CHAPTERS 8 CCDE OF ORDINANCES. (SEE INSTRUCTIONS ON BACK BEFORE COMPLETING)  
www.dpw.ci.burlington.vt.us

### IDENTIFICATION

Please Print or Type

JOB SITE LOCATION: STREET NUMBER AND STREET ADDRESS

17 Henry St.

PROPERTY OWNER NAME

Jill Boardman

PROPERTY OWNER'S ADDRESS (IF DIFFERENT FROM JOB SITE LOCATION)

Same

### REQUIRED

BUILDING PERMIT NUMBER 14-194840

(IF APPLICABLE, FOR THIS PROJECT)

PERMIT TYPE (CHECK ALL THAT APPLY)

- GENERAL ELECTRICAL
- ELECTRICAL MAINTENANCE
- ELECTRICAL CONTROL WIRING
- FIRE ALARM
- OTHER

HAVE YOU OBTAINED A ZONING PERMIT (IF APPLICABLE)

- YES (Please Attach Copy of Permit)
- NO

### DESCRIPTION OF YOUR WORK

New underground Power  
to out Building 120V/20A.

CONTRACTOR NAME (IF DIFFERENT FROM PROPERTY OWNER)

Hegeman Electric Inc.

DATE CONSTRUCTION WORK WILL BEGIN

11-11-14

ESTIMATED COST OF PROJECT

\$750.

CONTRACTOR ADDRESS (IF DIFFERENT FROM PROPERTY ADDRESS)

16 Gauthier Dr.

CITY/TOWN

Essex Jct.

STATE

Vt.

ZIP CODE

05452

CONTACT PERSON

Mark Bunham

TRADE LICENSE # (if applicable)

EM-3237

TELEPHONE #

879-7397

**THE PERMITS ATTACHED TO THE APPLICATIONS MUST BE SIGNED AND PAID FOR WITHIN THREE BUSINESS DAYS OR THE PERMIT WILL BE PULLED AND CANCELLED.**

I further certify that this document has been examined by me, and is, to the best of my knowledge and belief, true, correct, and complete.

**DO NOT SEND PAYMENT WITH YOUR PERMIT APPLICATIONS**

SIGN HERE ▶

Mark Bunham President

Signature of Owner or Authorized Representative

Title

10-30-14

Date

ISD-1(0809) After you complete this form, mail it to: Inspection Services Division, DPW, Box 849, Burlington, VT 05402-0849; or fax to: 863-0466

12/4

E

32270



Department of Public Works

Permit No: 20 14 196539 00000 EP

**ELECTRICAL PERMIT**

645 Pine Street, Suite A

P.O. Box 849, Burlington, VT 05402

Telephone (802) 863-9094/ Fax (802) 863-0466

*Working Together for Burlington - Preserving, Improving our Community*

Fees	
	\$20.00
Admin Fees	\$0.00
Recording Fees	\$10.00
	<hr/>
	\$30.00

Date: 12/4/2014

Street Address: 17 Henry ST

Estimated Cost \$750.00

Construction Starting Date: 12/4/2014

Owner

Tel No: (802)000-0000

JILL BOARDMAN  
17 HENRY ST  
BURLINGTON, VT05401

Electrical Contractor

HEGEMAN ELECTRIC  
MARK BURNHAM  
16 GAUTHIER DR  
ESSEX JUNCTION, VT05452

Tel No: (802)879-7397

DESCRIPTION OF WORK CODE ID: Garage

Rewiring of garage including lights, GFCIs, switches with NM cable. All work to be performed per the City Code of Ordinances and the 2014 NEC as adopted by the State of Vermont.

**CONDITIONS OF PERMIT:** All work performed by the applicant shall comply with the codes and ordinances of the City of Burlington. This permit authorizes the applicant to proceed with the work described above in accordance with these codes. This permit shall not be construed as authority to violate, cancel or set aside any of the provisions of the codes. The applicant must contact the department to schedule inspections of the work and obtain final project approval.

APPLICANT SIGNATURE: Mark Burnham

LICENSE #: EM 3237

- CALL FOR ROUGH INSPECTION
- CALL FOR FINAL INSPECTION

[Signature]  
Inspector

12/4/14  
Date



**ISD**  
**2**

# ELECTRICAL PERMIT APPLICATION

TO BE COMPLETED BY ALL PERSONS SEEKING A PERMIT FOR CONSTRUCTION WITHIN THE CITY UNITS PURSUANT TO CHAPTERS 8 CODE OF ORDINANCES. (SEE INSTRUCTIONS ON BACK BEFORE COMPLETING)  
www.dpw.ci.burlington.vt.us

### IDENTIFICATION

Please Print or Type

JOB SITE LOCATION: STREET NUMBER AND STREET ADDRESS

172 Henry St

PROPERTY OWNER NAME

Jill Boardman

PROPERTY OWNER'S ADDRESS (IF DIFFERENT FROM JOB SITE LOCATION)

Same

(ROLLED ROOFING PERMIT)

### REQUIRED

BUILDING PERMIT NUMBER

14-194840

(IF APPLICABLE, FOR THIS PROJECT)

PERMIT TYPE (CHECK ALL THAT APPLY)

- GENERAL ELECTRICAL
- ELECTRICAL MAINTENANCE
- ELECTRICAL CONTROL WIRING
- FIRE ALARM
- OTHER

HAVE YOU OBTAINED A ZONING PERMIT (IF APPLICABLE)

- YES ( Please Attach Copy of Permit )
- NO

### DESCRIPTION OF YOUR WORK

Re-wiring of garage and to include gfci's, single pole switches with NM cable.

CONTRACTOR NAME (IF DIFFERENT FROM PROPERTY OWNER)

Hegeman Electric Inc

DATE CONSTRUCTION WORK WILL BEGIN

12-29-14

ESTIMATED COST OF PROJECT

\$150.00

CONTRACTOR ADDRESS (IF DIFFERENT FROM PROPERTY ADDRESS)

16 Gauthier Drive

CITY/TOWN

Essex Jct.

STATE

VT

ZIP CODE

05452

CONTACT PERSON

Mark Burnham

TRADE LICENSE # (if applicable)

EM-3237

TELEPHONE #

879-7397

**THE PERMITS ATTACHED TO THE APPLICATIONS MUST BE SIGNED AND PAID FOR WITHIN THREE BUSINESS DAYS OR THE PERMIT WILL BE PULLED AND CANCELLED.**

I further certify that this document has been examined by me, and is, to the best of my knowledge and belief, true, correct, and complete.

**DO NOT SEND PAYMENT WITH YOUR PERMIT APPLICATIONS**

SIGN HERE

*Mark Burnham*

Signature of Owner or Authorized Representative

*President*

Title

12-4-14

Date

ISD-1(0809) After you complete this form, mail it to: Inspection Services Division, DPW, Box 849, Burlington, VT 05402-0849; or fax to: 863-0466

14-196539

7575

E



Permit No: 2016 217157 00000 PP

Department of Public Works  
PLUMBING PERMIT

645 Pine Street, Suite A  
P.O. Box 849, Burlington, VT 05402  
Telephone (802) 863-9094/ Fax (802) 863-0466  
*Working Together for Burlington - Preserving, Improving our Community*

Fees	
	\$20.00
Admin Fees	\$0.00
Recording Fees	\$10.00
	<hr/>
	\$30.00

Date: 1/19/2016

Street Address: 17 HENRY ST

Estimated Cost \$ 1,600

Construction Starting Date: 1/19/2016

Owner

Tel No: (802) 000-0000

JILL BOARDMAN  
17 HENRY ST  
Burlington, VT 05401

Plumbing Contractor

E & M Mechanical Inc  
Joe Eddy  
41 COMMERCE AVE  
South Burlington, VT 05403

Tel No: (802) 658-1222

DESCRIPTION OF WORK

CODE ID: General Plumbing

Freeze damage repairs

**CONDITIONS OF PERMIT:** All work performed by the applicant shall comply with the codes and ordinances of the City of Burlington. This permit authorizes the applicant to proceed with the work described above in accordance with these codes. This permit shall not be construed as authority to violate, cancel or set aside any of the provisions of the codes. The applicant must contact the department to schedule inspections of the work and obtain final project approval.

APPLICANT SIGNATURE: \_\_\_\_\_

LICENSE #: \_\_\_\_\_

- CALL FOR ROUGH-IN INSPECTION
- CALL FOR FINAL INSPECTION

Inspector  
*J. P. Ryan*

Date  
1-22-16



**ISD**  
**3**

21715+

E

**PLUMBING (PP)**  
**PERMIT APPLICATION**

TO BE COMPLETED BY ALL PERSONS SEEKING A PERMIT FOR CONSTRUCTION WITHIN THE CITY LIMITS PURSUANT TO CHAPTERS 8 CODE OF ORDINANCES, (SEE INSTRUCTIONS ON BACK BEFORE COMPLETING)  
www.burlingtonvt.gov/dpw

**IDENTIFICATION**

Please Print or Type

JOB SITE LOCATION: STREET NUMBER AND STREET ADDRESS

17 Henry St

PROPERTY OWNER NAME

Jill Boardman

PROPERTY OWNER'S ADDRESS (IF DIFFERENT FROM JOB SITE LOCATION)

356 West Snow Hill Rd, Stowe

**REQUIRED**

BUILDING PERMIT NUMBER \_\_\_\_\_

(IF APPLICABLE, FOR THIS PROJECT)

PERMIT TYPE (CHECK ALL THAT APPLY)

GENERAL PLUMBING  OTHER \_\_\_\_\_

HAVE YOU OBTAINED A ZONING PERMIT (IF APPLICABLE)

YES ( Please Attach Copy of Permit )  
 NO

**DESCRIPTION OF YOUR WORK**

Repaired frozen/burst water lines  
Replaced cracked toilet and hose bibb  
checked all fixtures

CONTRACTOR NAME (IF DIFFERENT FROM PROPERTY OWNER)

E+M Mechanical Inc

DATE CONSTRUCTION WORK WILL BEGIN

ASAP

ESTIMATED COST OF PROJECT

\$ 1600.00

CONTRACTOR ADDRESS (IF DIFFERENT FROM PROPERTY ADDRESS)

41 Commerce Ave Stel

CITY/TOWN

South Burlington

STATE

VT

ZIP CODE

05403

CONTACT PERSON

Joe Eddy

TRADE LICENSE # (if applicable)

PM1893

TELEPHONE #

802 658-1222

**THE PERMITS ATTACHED TO THE APPLICATIONS MUST BE SIGNED AND PAID FOR WITHIN THREE BUSINESS DAYS OR THE PERMIT WILL BE PULLED AND CANCELLED.**

I further certify that this document has been examined by me, and is, to the best of my knowledge and belief, true, correct, and complete.

**DO NOT SEND PAYMENT WITH YOUR PERMIT APPLICATIONS**

SIGN HERE ▶

*Joe Eddy*  
Signature of Owner or Authorized Representative

*Offie Mar*  
Title

1/13/16  
Date



OFFICE OF THE ASSESSOR

City of Burlington
City Hall, Room 17, 149 Church Street, Burlington, VT
P (802) 865-7114 \* www.burlingtonvt.gov/Assessor

#2
introduced by
Bergman

Affidavit

NOW COMES Kim Kellington, Deputy Assessor for the City of Burlington, Affiant, and after being duly sworn on oath, deposes and says:

1. I have reviewed the Assessor's Office historical paper files for 17 Henry Street. The 1985 lister data card identifies the attic to be unfinished. The 1993/1994 lister cards identified the attic to be unfinished. (See attached copies of lister cards). The 2005 lister card and materials submitted in association with an appeal of the 2005 reappraisal value identify the attic as finished. There are no printed Assessor data files with listing data for the property between the 1993/1994 and 2005. I also reviewed all of the Assessor Office computer database files containing data specific to 17 Henry Street. The listing data identifies a finished attic over the two story section of the house. This listing data was generated in 2005, as part of the Citywide reappraisal. In conjunction with the reappraisal, the data indicates an interior inspection of the building was conducted by the reappraisal contractor on 10/30/2004. The attic has continued to be listed as finished since the reappraisal to the present. There is no data prior to the reappraisal date within the computer database files pertaining to the extent of finish within the attic.

2. If the Assessor's Office finds a discrepancy between its listed data for attic finish in any given property and what is observed during an inspection, we change the listing data to reflect what is found. We do not typically notify other City departments to alert them of the change and do not inquire into the legality of the change. We merely reflect what we find.

3. The Assessor's Office does update listing data when it receives notice that building improvement permits were issued by the Public Works Department or when zoning permits were issued by the Planning and Zoning Department. No permits pertaining to finishing the attic are on file in the Assessor's Office prior to the 2004 reappraisal inspection and no such perimts were found in the computer database for the years since 2004.

Dated this 12th day of May, 2017 at Burlington, Vermont.

[Signature of Kim Kellington]

Kim Kellington, Deputy Assessor, City of Burlington

Subscribed and sworn to before me at Burlington, Vermont this 12th day of May, 2017

[Signature of Notary Public]
Notary Public,

2/10/2019
My commission expires

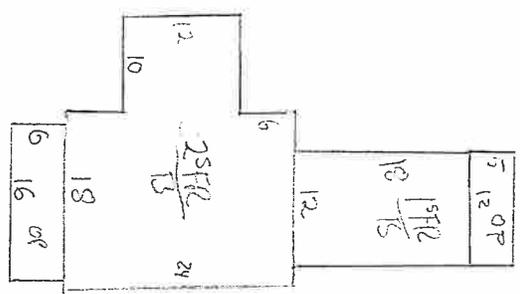
CITY OF  
**BURLINGTON, VERMONT**  
 1905 REVALUATION  
 UPDATE  
 R 045-1-242-000  
 PALASITS, ERNEST C & ERNEST J  
 P O BOX 191  
 BURLINGTON VT 05402

BOX 100

SUBP	OCCU	LYTP	ENDTAGE	EFFECTIVE SIZE	DATE	ADJUSTMENT	ASSOC. PARCEL
01	0	011 L		4900			
02							
03							
04							
05							
06							

07	STTY	15	FDTR	615T	21	ELTY	ELWIK	28	OCCU	011
N	NEIGHBORHOOD	6	GRADE WALLS		E	EARTH		29	DSGN	CLL
F	FEEDER	S	SLAB		W	WOOD JOIST		CC	CAP COD	
A	ARTERIAL	P	PIERS		U	OTHER		BG	BIRGALOW	
B	HIGHWAY							CT	CORTEMPORARY	
C	CUL-DE-SAC							VT	VICTORIAN	
P	PRIVATE	16	XFRM	AVI	22	BFLG	UNI	DP	DUPLEX	
08	STIM	15			23	FPLG	CRITN	ND	HALE DUPLEX	
I	IMPROVED	AV	ALUM/WHYL		24	UFLG	SWI	CL	COLONIAL	
U	UNRAISED	AB	ASBESTOS		HW	HARDWOOD		NR	RAISED RANCH	
P	PROPOSED	AP	ASPHALT		SIV	SOFTWOOD		SL	SPLIT LEVEL	
N	NO FRONTAGE	GL	PLATE GLASS		WD	WOOD		TD	TUDOR	
S	SIDEWALK	MT	STEEL		CP	W/W CARPET		TE	TYRANSE, END	
A	ALLEY	CB	CONCRETE BLOCK		TL	TILE		GA	GARAGE QUARTERS	
09	UTIL	BR	BRICK		UN	UNFINISHED		UD	UNIQUE	
A	ALL	ST	STONE		OT	OTHER		DK	DECKER	
V	LESS WATER	17	RFTY	612	25	WFRM	PC	OS	OLD STYLE	
S	LESS SEWER	GD	GRABE		DW	DRYWALL		MH	MOBILE HOME	
G	LESS GAS	HP	HIP		PL	PLASTER		OT	OTHER	
X	WTR & SWR	FL	FLAT		FB	FIBERBOARD				
Y	SWR & GAS	MM	MANSARD		PA	PANELING				
Z	WTR & GAS	GM	GAMBREL		OT	OTHER				
E	ELEC. ONLY	18	HFWT	SV	26	HTAC	WVI	30	LUVU	1
N	NONE	AP	ASPHALT		HA	HOT AIR		31	YRBL	CLL
10	TOPD	CO	COMPOSITION		FA	FORCED AIR		32	YRRV	
1	UNRAIDABLE	WS	WOOD SHINGLE		HW	HOT WATER		33	RVPT	
2	DETERRMENTAL	SL	SLATE		ST	STEAM		34	ROOM	6
3	SUITABLE	TL	TILE		EL	ELECTRIC		35	BEDR	3
4	EMERANCING	MT	METAL		SH	SPACE HEAT		36	FAMDR	0
11	LSGD	AB	ASBESTOS		HP	HEAT PUMP		37	FRPL	10
F	POOR	OT	OTHER		UN	UNFINISHED		38	BATH	1
P	FAIR	19	INSW	Y	AC	CENTRAL AIR		39	HFBT	0
F	TYPICAL	20	INSH	Y	27	PLBG		40	UMPF	
G	GOOD	Y	YES		0	ROBE		41	UMFH	
12	LOCI	N	NO		1	WATER ONLY		42	GRAD	CLL
CL	CORNER LOT	U	UNDETERMINED		2	SUBSTANDARD		43	COND	F
WL	WOODED LOT				3	STANDARD		44	C & DF	
WF	WATERFRONT							45	STAT	D
WV	VIEW									
13	GIYP									
N	NONE									
A	ATTACHED									
I	INTERNAL (I+)									
B	BASEMENT									
C	CARPORT									
D	DETACHED									
14	GCAP									

13 062750 00 93 31 01 of 01 R  
 ACCOUNT NUMBER MAP NUMBER FOOTING NUMBER CARD NUMBER CATEGORY  
 17 Henry St  
 PROPERTY ADDRESS  
 N.A.D. 050  
 C.A.D. 530



BASE AREA	STORIES	WTYP	ATTIC - BASEMENT - CRAWL
50	1	2	57 AFIN
51	1	2	58 BFIN
52	1	2	59 BREC
53	1	2	
54	1	2	
55	1	2	
56	1	2	
57	1	2	
58	1	2	
59	1	2	
60	1	2	
61	1	2	
62	1	2	
63	1	2	
64	1	2	

DATE 4-20-84  
 VISIT HISTORY  
 THIS SIGNATURE ONLY ACKNOWLEDGES A VISIT BY A DATA COLLECTOR. IT DOES NOT REPRESENT AN AGREEMENT WITH THE ITEMS DESCRIBED HEREON.  
 Signature: Robert W. [unclear]

PROPERTY OF THE  
 FEDERAL BUREAU OF INVESTIGATION  
 WASHINGTON, D.C. 20535

DECLASSIFIED

DATE 11/19/2000 BY SP-6 JAC/STW

FORM: 623000  
 TOTAL: 117,200

CLASS: 1  
 DOC: 430

PROPERTY OF THE FEDERAL BUREAU OF INVESTIGATION  
 WASHINGTON, D.C. 20535

PROPERTY OF THE  
 FEDERAL BUREAU OF INVESTIGATION  
 WASHINGTON, D.C. 20535

PROPERTY OF THE  
 FEDERAL BUREAU OF INVESTIGATION  
 WASHINGTON, D.C. 20535

PROPERTY OF THE  
 FEDERAL BUREAU OF INVESTIGATION  
 WASHINGTON, D.C. 20535

PROPERTY OF THE  
 FEDERAL BUREAU OF INVESTIGATION  
 WASHINGTON, D.C. 20535

PROPERTY OF THE  
 FEDERAL BUREAU OF INVESTIGATION  
 WASHINGTON, D.C. 20535

PROPERTY OF THE  
 FEDERAL BUREAU OF INVESTIGATION  
 WASHINGTON, D.C. 20535

PROPERTY OF THE  
 FEDERAL BUREAU OF INVESTIGATION  
 WASHINGTON, D.C. 20535

PROPERTY OF THE  
 FEDERAL BUREAU OF INVESTIGATION  
 WASHINGTON, D.C. 20535

PROPERTY OF THE  
 FEDERAL BUREAU OF INVESTIGATION  
 WASHINGTON, D.C. 20535

3/25/94 106

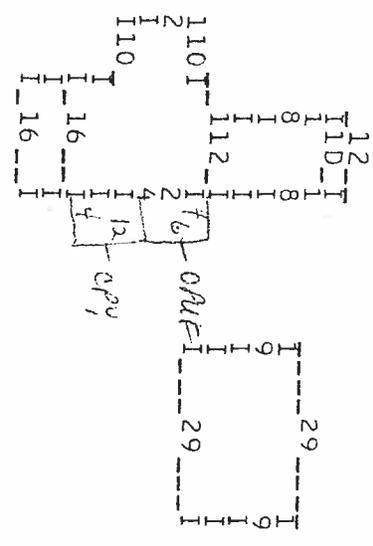
TOTAL 27,535

See

VALUE INDICATIONS  
 INDICATION VALUE  
 COSTS 111,719  
 TAXES 54,000

TOTAL 24,730  
 TYPE





NEIGHBOOD: 07 N AS NEIGHBOOD  
 ALL UTIL  
 BRICKSTN  
 SLATE  
 INFLAID  
 PLASTER  
 ACTCOUN  
 ROOMS  
 PROPERTY CHARACTERISTICS  
 IMPROVED: 08  
 SUITABLE: 10  
 VINYL: 16  
 EARTH: 21  
 SOFTWATER: 24  
 HOTWATER: 26  
 HW BED: 33  
 S: 08  
 TYPICAL: 11  
 GB: 17  
 WOOD: 21  
 WMCARPET: 24  
 FULLBATH: 29  
 FB: 33

PARCEL	098-000	076-000	019-000	015-000	016-000
DESCRIPTION	SKETCH DATA				
AREA: CODE	552: FDG	96: FDG	216: FDG	60: FDG	551: FDG
DESCRIPTION	FR DWELLING				
COMPARABLE SALES	00/01/00	00/01/00	00/01/00	00/01/00	00/01/00
PRICE	0	0	0	0	0
DATE	00/01/00	00/01/00	00/01/00	00/01/00	00/01/00
PHYSICAL VALUE	0	0	0	0	0
DEPR	0	0	0	0	0
LIV AREA	0	0	0	0	0
FR	0	0	0	0	0
ADJ TO	0	0	0	0	0
ADJ SUBJ	0	0	0	0	0
BSIZ	0	0	0	0	0
FLR AREA	0	0	0	0	0
DEPRECTN	0	0	0	0	0
FACTOR	0	0	0	0	0
RCN VALUE	0	0	0	0	0
% RG	0	0	0	0	0
ECON	0	0	0	0	0
RCNLD	0	0	0	0	0
CSIZ	0	0	0	0	0
LIV AREA	0	0	0	0	0
DPR	0	0	0	0	0
AREA	0	0	0	0	0
RCNLD	0	0	0	0	0

NOTES: OBSERVED AT THE UNFIN  
 AREA: CODE  
 552: FDG  
 96: FDG  
 216: FDG  
 60: FDG  
 551: FDG  
 SUMMARY OF IMPROVEMENTS  
 SIZ GRADE: 768  
 CD YEAR: 1915  
 AV: 1915  
 RCN VALUE: 57,356  
 % RG: 65  
 ECON: 1.00  
 RCNLD: 37  
 TOTAL: 64,409

PL T	DCC	RTG	SIZE	SADJ	SITE DATA AND VALUATION	MRKT	DP TH	VT	VALUE	INDICATIONS
TR			4,900.00	1.10	3.10	.00	.00	M	16,709	58,918
									54,000	0
									57,000	0
									57,000	0

**City of Burlington, Vermont  
Property Value Grievance Application**

2005-2006 Tax Year Appeal

Appeal # 2005-R10602-017

Applicants Name: Deborah Wood.Olsen Olsen

Applicants Address: 17 Henry Street

City: Burlington State, Zip Vermont 05401

Phone (Home): 802/865-7856 Phone (Business): 802/846-7838

Property Location: 17 Henry Street Account #: 045-1-242-000

Current Appraised Value: \$301,300 Applicant's Proposed Appraised Value: "

	<sup>1915</sup> Your Property Address	<sup>1996</sup> Comparable Sale #1	Comparable Sale #2	Comparable Sale #3
Location/Proximity:	17 Henry Street	49 WARD	51 MONROE	43 ISHAM
Date of Sale:				
Sale Price:				
Lot Size:	<del>49</del> <sup>4900</sup> <del>100</del>	5150 <del>100</del>	4942	4980
Building Size:	<del>1300</del> <sup>#1004 #</sup> <del>1600</del>	1228	1600	1758
Building Style: (Cape, Ranch, etc.)	2 sty	2 sty	2 sty	2 sty
# of Baths:	1.5	1.5	1.5	2
Finished Basement:	<del>NO</del> <sup>270 #</sup> NO	560 # ?	800 # ?	<del>YES</del> <sup>676 # ?</sup> YES
Garage(# Cars, Detach/Attach):	1 car det.	NO	NO	1 car det.

Owner's Signature: Deborah W. Olsen Print name: Deborah W. Olsen

Co-Owner's Signature: N/A Print name: \_\_\_\_\_

Mailing Address: 17 Henry St. B

City, State, Zip Code: Burlington, VT 05401

Phone number: \_\_\_\_\_

Representative's Signature: N/A Print name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone number: \_\_\_\_\_

**BASIS FOR OPINION:**

Please provide a brief statement of why you feel your appraisal is incorrect. Use the area below to outline what the basis of your position is and what the basis of your proposed appraised value is.

#1 Mistakes on assessor's card: Basement under house center only - 270 #  
and not concrete  
Garage is 1 car and unstable  
Location - Adjacent to commercial business and surrounded by  
multi-parly rental properties  
Comparables from Assessor's Computer - Larger & younger, but  
assessed lower

Sale - cash sale - no appraisal \* Make data corrections on sketch  
Owner cost \$275,000 and property - revalue

Thank you for assisting the Board of Assessors in the appeal process.  
 Please submit this document and other helpful information to:

The Board of Assessors  
 Assessors Office  
 City Hall, Room 17  
 Burlington, VT 05401

If you have questions please call the Assessors Office between 8:30 and 4:00, Monday through Friday at 802-865-7114.

**Recommendation of the Board of Assessor:**

Denied:	<input type="checkbox"/>	Denied with adjustment:	<input type="checkbox"/>	New Value:	\$ 277,600
Granted:	<input checked="" type="checkbox"/>	Other:	<input type="checkbox"/>	Previous Value:	\$ 301,300

Reasons: Made data changes and revalued  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Signed:

Chairman

Member

Member

ATK  
6/28/05

**City of Burlington, Vermont  
Property Value Grievance Application**

**2005-2006 Tax Year Appeal**

**Appeal # 2005-R10602-017**

Applicants Name: Deborah Wood-Olsen Olsen

Applicants Address: 17 Henry Street

City: Burlington State, Zip Vermont 05401

Phone (Home): 802/865-7856 Phone (Business): 802/846-7838

Property Location: 17 Henry Street Account #: 045-1-242-000

Current Appraised Value:

Applicant's Proposed Appraised Value:

	Your Property Address	Comparable Sale #1	Comparable Sale #2	Comparable Sale #3
Location/Proximity:	17 Henry Street			
Date of Sale:				
Sale Price:				
Lot Size:				
Building Size:				
Building Style: (Cape, Ranch, etc.)				
# of Baths:				
Finished Basement:				
Garage(# Cars, Detach/Attach):				

Owner's Signature: \_\_\_\_\_ Print name: \_\_\_\_\_

Co-Owner's Signature: \_\_\_\_\_ Print name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City, State, Zip Code: \_\_\_\_\_

Phone number: \_\_\_\_\_

Representative's Signature: \_\_\_\_\_ Print name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone number: \_\_\_\_\_

06/15/2005  
08:13 AM

BURLINGTON, VT  
SALES COMPARISON REPORT

ITEM	SUBJECT	COMP 1	COMP 2	COMP 3	COMP 4	COMP 5	COMP 6
PARCEL ID	045-1-242-000	045-1-242-000	044-2-072-000	043-3-086-000	045-1-295-000		
ST NO	17	17	51	49	43		
STREET	HENRY ST	HENRY ST	MONROE ST	WARD ST	ISHAM ST		
SALE DATE	N/A	12/08/04	02/25/05	07/22/04	01/07/05		
SALE PRICE	N/A	297900	300000	205000	280000		
TIME ADJ	N/A	0	0	0	0		
LAND USAGE	R1	R1	R1	R1	R1		
LAND AREA	0.112	0.112	0.113	0.118	0.114		
NEIGHBORHOOD	260	260	210	210	210		
LAND ADJ	N/A	0	33100	32300	33000		
BUILDING TYPE	OLD STYLE						
GROSS AREA	2633	2633	3466	1912	3320		
FINISHED AREA	1004.4	1004.4	1600	1228	1757.6		
SIZE ADJ	1.59562	1.59562	1.10000	1.41433	1.16896		
UNITS #	1	1	1	1	1		
STORY HEIGHT	2.5	2.5	2.5	2	2.5		
YEAR BUILT	1915	1915	1902	1996	1920		
CONDITION	AV	AV	AV	AV	AV		
GRADE	G	G	A	A-	A		
ROOMS	0	0	0	0	0		
BEDROOMS	0	0	0	0	0		
BATHS	1	1	1	1	2		
HALF BATHS	1	1	1	1	0		
EXTERIOR WALLS	ALUMINUM	ALUMINUM	BRICK	VINYL	ALUMINUM		
INTERIOR WALLS	PLASTER	PLASTER	PLASTER	DRYWALL	PLASTER		
FLOOR TYPE	CARPET	CARPET	CARPET	CARPET	HARDWOOD		
HEAT FUEL	GAS	GAS	GAS	GAS	GAS		
HEAT TYPE	HOT WATER	HOT WATER	HOT AIR	HOT WATER	HOT AIR		
AIR CONDITION							
CONSTRUCTION %	1.0197	1.0197	1.060794	1.004	1.024799		
BASEMENT GARAGES	0	0	0	0	0		
FIREPLACES	0	0	0	0	0		
SEFI VALUE	4900	4900	4942	5150	4980		
BUILDING ADJ	N/A	0	12800	4200	7200		
YARD ITEM ADJ	N/A	0	0	0	0		
TOTAL ADJ	N/A	0	45900	36500	40200		
RATING	N/A	90.50	81.50	81.20	81.10		
ADJ SALE PRICE	N/A	\$297,900	\$345,900	\$241,500	\$320,200		

INDICATED VALUE: \$301,300 MARKET ADJ COST: \$263,100 AVERAGE RATING: 83.57

**EXTERIOR IMPROVEMENT**

**BATH FEATURES**

**COMMENTS**

**SKETCH**

Type: Old Style	Full Bath: 1	Rating:
Sly Ht: 2.5 - 2.5	A Bath: 1	Rating:
(Liv) Units: 1	3/4 Bath: 1	Rating:
Foundation: BS - BRICKSTONE	A 3/4 Bath: 1	Rating:
Frame: W - Wood	1/2 Bath: 1	Rating:
Prime Wall: A - ALUMINUM	A H Bath: 1	Rating:
Sec Wall: %	Othr Fix: 1	Rating:
Roof Struct: GB - GABLE		
Roof Cover: SL - SLATE		
Color:		
View/Desir:		

**OTHER FEATURES**

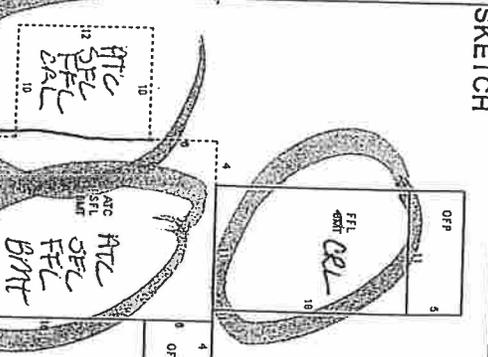
Kits: 1	Rating:
A Kits: 1	Rating:
Ftpl: 1	Rating:
WStflue: 1	Rating:

**CONDO INFORMATION**

Location:	Unit #:
Floor:	% Ovr:
Name:	

**RESIDENTIAL GRID**

Level	FR	LR	DR	D	K	FR	RR	BR	FB	HB	U	LO
Upper												
Lower												
Totals	RMS: 10	BRS: 10	Batts: 1	HB: 1								



Remove from sketch - put in hand items due to condition

Garage in Pool For

**INTERIOR INFORMATION**

**DEPRECIATION**

**REMODELING**

**RES BREAKDOWN**

Avg HUF/L	Phys Cond: AV - Average	30%
Prim Int Wall: PL - PLASTER	Functional:	
Sec Int Wall: DW - DRYWALL	Economic:	
Partition:	Special:	
Prim Floors: CA - CARPET	Override:	
Sec Floors: SW - SOFTWO	Total:	30%
Bsmnt Flr: G - GENERAL BMT		
Bsmnt Gar:		
Electric: T - TYPICAL		
Insulation: T - TYPICAL		
Int vs Ext:		
Heat/Fuel: G - GAS		
Heat Type: HW - HOT WATER		
# Heat Sys: 1		
% Heated:		
Solar HW: NO		
% Com Wal		

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	BASEMENT	702	19,850	13,935	
GARD	GARAGE DET	551	34,740	19,140	
SFL	2ND FLOOR	504	89,330	45,020	
ATC	ATTIC W FINI	302	59,350	18,008	
FFL	1ST FLOOR	198	99,250	19,652	
OFF	OPEN PORCH	154	19,600	3,018	
WDK	WOOD DECK	20	14,000	280	
Net Sketched Area: 2,431				119,053	
Size Adj 1004.4		Gross Area	2633	Fin Area	1004

**SUB AREA DETAIL**

Sub %	Descr	%	Qu	#

**SPEC FEATURES/YARD ITEMS**

**PARCEL ID**

**IMAGE**

**AssessPro Patriot Properties, Inc**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	DIS	Dep	LUC	Fact	NB Fa	Appr Value
DAI	DAI			1	4x29	D	105	1915							
<p>Source: <i>Garage</i></p> <p>Final Total: 130200</p> <p>Special Features: 0</p> <p>Val/Su: 129.68</p> <p>Val/Su Net: 53.66</p> <p>Val/Su SZ Adj: 129.63</p> <p>PARCEL ID: 045-1-242-000</p>															

<p>Total Yard Items:</p> <p>Total Special Features:</p> <p>Total:</p>															
---	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--