



May 28, 2025

Dennis Marquise, Zoning Administrator
Town of Danville
PO Box 183
Danville, VT 05828

Reference: **Senior Housing Redevelopment, Grandview Avenue**

Dear Dennis,

DeWolfe Engineering Associates, P.C. (DeWolfe) is assisting Rural Edge Housing and Community Development with design and permitting for the proposed redevelopment of an existing multi-family senior housing development located at 98 Grandview Avenue. The project involves the renovation and expansion of the existing building on the property, reconfiguration of the existing parking area, and improved pedestrian access. The building expansion involves reconstructing the middle of the existing building into a new, two-story section and expanding the footprint of this area to the south. The project will increase the number of units from ten to sixteen.

The project qualifies as an affordable housing development under the Town of Danville Zoning Bylaw (Bylaw). Ninety-two percent of the units will be affordable for households earning less than 60 percent of the area median income in perpetuity.

The project property is in the Village Residential (VR) zoning district. A multi-unit dwelling with more than four units is a conditional use in the district and must obtain site plan and conditional use approval from the Danville Development Review Board (DRB).

The dimensions of the proposed development are compared to the standards of the VR district below.

Standard	Required Value	Project Value
Minimum lot size	8,500 sf	80,586 sf (1.85 acres)
Minimum lot frontage	50 ft	250 ft
Front setback	Match adjacent lots, 10 ft	0.6 ft (existing)
Minimum side setback	10 feet	1.9 ft (existing)
Maximum building height	42 ft	30'-4"
Maximum residential density	5,100 sf/DU (16 units)	16 units
Maximum building footprint	4,000 sf	8,990 sf
Maximum impervious area	2,500	8,449 sf

The maximum residential density and building height are calculated using the bonuses for affordable housing developments included in §414 of the Bylaw. These bonuses allow such developments to exceed residential density limits by 40 percent, rounded up to the next whole unit, and to exceed maximum building height by one story (approximately 12 feet).

Surveying

Permitting

Site Design

Subdivisions

Timber Design

Expert Testimony

Site Development

Act 250 Permitting

Forensic Engineering

Environmental Permitting

Transportation Engineering

Structural Inspection Services

Commercial Building Design

Construction Oversight

Building Assessment

Pedestrian Bridges

Stream Alterations

Sewer Design

Water Supply

Storm Water

Hydrology

Grading

317 River Street

P.O. Box 1576

Montpelier, VT

05601-1576

phone: 802.223.4727

fax: 802.223.4740

www.dirtsteel.com

The base residential density for the VR district is 8,500 square feet (sf) of lot area per dwelling unit. Reducing the required area per unit by 40 percent results in 5,100 sf of lot area per dwelling unit. Based on the lot area, 16 units are allowed in an affordable housing development.

$$8,500 \frac{\text{sf}}{\text{DU}} * (1 - 0.4) = 5,100 \frac{\text{sf}}{\text{DU}}$$
$$\frac{80,586 \text{ sf}}{5,100 \frac{\text{sf}}{\text{DU}}} = 15.8 \rightarrow 16 \text{ DU}$$

The VR District Standards include a provision limiting impervious areas outside of the building to 2,500 sf. The project property currently contains 12,244 sf of impervious area outside of the building and is an existing non-conformity. The proposed project will reduce impervious area outside of the building to 8,449 sf, and will not create new impervious areas beyond the existing areas. Therefore, we believe that this is allowable under the Bylaw as the continuation of an existing nonconforming structure with no increase in the degree of nonconformance.

We are requesting a variance from the maximum building footprint area standard of the VR district. The project meets the variance criteria of §305.5 as follows:

- A. The proposed land development will not alter the essential character of the area in which the property is located.

The proposed project is the redevelopment of an existing building, which has existed on the site for 60 years. The proposed project will not change the use of the building. The surrounding neighborhood contains a mix of one- and two-story houses. The addition of a partial second story on the existing building fits within the character of the neighborhood. Therefore, the project will not alter the character of the area.

- B. The proposed land development will not substantially or permanently impair the lawful use or development of adjacent property.

The proposed development will be contained to the project property and will have no effect on the use or development of adjacent property.

- C. The proposed land development will not be detrimental to public health, safety or welfare.

The proposed project will provide additional housing for seniors in Danville, which is desperately needed and will enhance public welfare in the community. The proposed site improvements will increase traffic safety by limiting existing conflicts between cars accessing the site and driving on Grandview Ave.

- D. The applicant has not created the unnecessary hardship.

There is a delineated Class II (State-protected) wetland and buffer that occupies nearly the entire area of the property to the south of the existing building (see site plans). The State will not allow significant development within the wetland or its associated buffer. If the wetland did not exist on the property, it could be subdivided in conformance with the Bylaw and a second building be developed on the southern half of the lot with a maximum footprint of 4,000 sf. This is not possible due to the presence of the wetland and therefore the applicant is not able to develop the property as would otherwise be allowed in the Bylaw.

- E. The applicant is proposing the least deviation possible from these regulations that will afford relief.

As noted in D. above, the lot could be subdivided in conformance with the Bylaw and a second 4,000 sf building could be developed if the wetland did not exist on the property. We are proposing a 2,344 sf footprint addition to the existing building, which is the minimum needed to provide additional affordable senior housing in a financially sustainable manner.

F. There are unique physical circumstances or conditions . . .

As noted in D. above, the lot could be subdivided in conformance with the Bylaw and a second 4,000 sf building be developed if the wetland did not exist on the property. This is a unique condition of the lot, and in combination with the 4,000 sf building footprint limit (which is exceeded by the existing nonconforming building, which has a footprint of 6,558 sf), creates an unnecessary hardship and prevents the property from possibly being developed in strict conformity with the Bylaw. A variance is necessary to allow reasonable use of the property.

Site Plan Standards

A. Maximum safety of vehicular circulation between the site and public roads

The existing development allows cars to circulate between the parking area and Grandview Avenue with no restriction along the entire frontage. Along the eastern half of the building, parked cars must use the roadway as part of the turning movement when exiting the spaces.

The proposed parking area reconfiguration reduces the width of the access from 248 feet to 77 feet and separates the parking area from the roadway with curbing. This will significantly reduce the potential for conflicts between cars parking at the site and through traffic on the roadway.

Due to the existing configuration of the site and the inability to make a wholesale reconfiguration the site due to the wetland on the property, the easterly three proposed parking spaces will still need to utilize the roadway for turning movements. However, due to the low traffic volume of Grandview Avenue, we believe this is not a significant safety risk.

B. Adequacy of circulation, parking and loading facilities with particular attention to safety

The Bylaw requires one parking space per unit for multi-unit dwellings. We propose 16 parking spaces for the project, including two accessible ADA spaces. This meets the minimum requirement for a 16-unit building. The parking spaces are minimum nine feet by 18 feet with a 22-foot aisle, except for the easterly three spaces as noted above. Snow storage area is provided in the proposed green spaces to the east and west of the parking lot. Site lighting for the parking lot will be mounted on the building and be downcast with fully cutoff optics.

A new dumpster enclosure with a screening fence will be located at the west end of the parking lot, outside of the side setback. It is not possible to locate the parking lot or dumpster enclosure to the side or rear of the building due to the encroachment of the existing building on the setbacks, the location of the vehicle access to the site, and the protected wetland.

C. Adequacy of landscaping, screening, and setbacks in regard to achieving maximum compatibility and protection of adjacent property

The proposed project reduces the area of the existing parking lot in front of the building, thereby increasing compatibility with adjacent property. No landscaping is proposed between the building and the road due to the need to provide adequate snow storage without impeding site distances along Grandview Avenue and between Grandview Avenue and Highland Avenue. Two of the existing trees to the south of the building will need to be removed to allow construction of the addition. These will be replaced with new trees of similar mature size.

D. Protecting the utilization of renewable energy resources

The project will not affect access to renewable energy resources on adjacent properties. Properties to the north are higher in elevation and the existing buildings are significantly set back from the road.

Conditional Use Standards

A. Capacity of existing or planned community facilities,

The project will not cause an unreasonable burden on the Town's ability to provide community facilities and utilities. As a redevelopment of an existing site, the project is not expanding coverage for or adding significant demand on police, fire, and ambulance services. Water and sewer demands will be increased, and we will request allocation from the Town. We are not aware of any water or sewer capacity restrictions in the project area. Stormwater discharge from the site will not be increased as there will be a slight reduction in impervious area after the project is constructed (approximately 1,000 sf reduction).

B. Character of the area affected

The proposed project is the redevelopment of an existing building, which has existed on the site for 60 years. The proposed project will not change the use of the building. The surrounding neighborhood contains a mix of one- and two-story houses. The addition of a partial second story on the existing building fits within the character of the neighborhood. Therefore, the project will not alter the character of the area.

C. Traffic on roads and highways in the vicinity

Due to the use of the project as low-income senior housing, the increase in traffic due to the proposed six additional units will be negligible. Based on the Trip Generation Manual published by the Institute of Transportation Engineers, the additional six units are calculated to generate two new trips during the PM peak hour of traffic on adjacent streets.

D. Bylaws in effect with special reference to this zoning bylaw

As detailed in this application, the project is designed to meet current bylaws.

E. Utilization of renewable energy resources

The project will not affect access to renewable energy resources on adjacent properties. Properties to the north are higher in elevation and the existing buildings are significantly set back from the road.

If you have questions or require more information, please do not hesitate to contact me.

Sincerely,



Brian Lane-Karnas, P.E.

Enclosures

Cc: Becky Masure, Bob Hansen, Patrick Shattuck, Rural Edge Housing and Community Development
Jess Gasek, Scott and Partners Architects

DANVILLE ZONING APPLICATION

FOR ADMINISTRATIVE USE ONLY

APPLICATION# _____ DATE RECEIVED: _____ FEE PAID: _____

DO NOT WRITE ABOVE THIS LINE:

Step 1: TYPE OF PERMIT REQUESTED AND FEE

*Needs to go before Development Review Board

- ☐ PERMITTED USE (\$35) ☐ SUBDIVISION (\$65) * ☐ DESIGN CONTROL (\$65) *
- ☒ CONDITIONAL USE (\$65)* ☒ VARIANCE (\$65) * ☐ WAIVER (\$65) *

Step 2: ZONING DISTRICT (choose one)

- ☐ MEDIUM DENSITY RESIDENTIAL 1 ☐ MEDIUM DENSITY RESIDENTIAL 2 ☒ VILLAGE RESIDENTIAL
- ☐ LOW DENSITY RESIDENTIAL ☐ DESIGN CONTROL OVERLAY ☐ HISTORIC NEIGHBORHOODS
- ☐ DEVELOPED SHORELAND OVERLAY ☐ ROUTE 2 ☐ CONSERVATION ☐ VILLAGE CORE

Step 3: APPLICANT/PROPERTY OWNER: (PLEASE PRINT – if more than one PROPERTY OWNER a separate sheet can be attached)

APPLICANT NAME(S): Rural Edge Housing and Community Development

APPLICANT'S MAILING ADDRESS: 1222 Main St., St. Johnsbury, VT 05819

CONTACT NUMBER: 802.535.3555 EMAIL: beckym@ruraledge.org

Property Owner Name(s) MUST be the same as recorded on deed. If more than one, separate sheet can be added.

PROPERTY OWNER NAME(S): Danville Senior Citizens Housing, Tom Ziobrowski, Board Chair

PROPERTY OWNER'S MAILING ADDRESS: PO Box 55, Danville, VT 05828

CONTACT NUMBER: 802.279.5986 EMAIL: pziot@charter.net

Step 4: PHYSICAL LOCATION OF PROJECT PROPERTY (911 ADDRESS):

98 Grandview Avenue

Parcel ID# TH114-003.001 DEED: BOOK# _____ PAGE# _____

IS PROPERTY ON TOWN WATER AND/OR SEWER? ☒ YES ☐ NO

Step 5: DESCRIPTION OF PROJECT AND ESTIMATED DATE OF COMPLETION

See attached cover letter.

Step 6: LOT SIZE & SETBACKS: *(Distance from new construction and lot lines)*

LOT SIZE: 1.85 (ACRES)

LOT WIDTH: 250 FT.

FRONT: 16.7 (existing) FT.
(from center of road)

SETBACKS

REAR: 140 FT.

RIGHT SIDE: 1.9 (existing) FT.

LEFT SIDE: 0 (existing) FT.

Step 7: PLEASE ATTACH ONE COPY OF ALL SITE AND PLOT PLANS

- Copy must include: Site & design of building
- Height of building and landscaping design
- If in Design Control Overlay District: exterior design & exterior materials used

Step 8: ADJOINING LAND OWNER INFORMATION. Provide **NAME** of **ALL** adjoining landowners. **ONLY** required if going to a DRB Hearing (Conditional Use, Variance, Subdivision, Waiver, and Design Control Applications)

NAME Randa Jacobs Family Trust of 2022
Marc-Andre & Polly Joncas Life Estate
Amanda Sweeny
Gary & Sharon Daniell Life Estate
Ira Allen Wheeler

Denis & Diana Chamberlin
Ruth Clark Life Estate
Fern Bartner
Cynthia Ruggles
Walden Mountain Enterprises

Step 9: SIGNATURE

By signing below, I/We hereby certify that, to the best of my/our knowledge, all of the above is a true representation of the facts related to this proposed project. I/We also hereby request a Hearing before the Development Review Board if application is for a Conditional Use, Variance, Subdivision or Design Control.

Applicant _____ Date: _____

SIGNATURE OF ALL PROPERTY OWNERS REQUIRED (If additional lines required, a separate piece of paper can be added)

Property Owner _____ Date: _____

FOR ADMINISTRATIVE USE ONLY

ZONING ADMINISTRATIVE OFFICER ACTION:

☐ APPROVED ☐ DENIED ☐ REFERRED TO DRB (DEVELOPMENT REVIEW BOARD)

*Note: All applications for CONDITIONAL USE, DESIGN CONTROL, SUBDIVISION, WAIVER and VARIANCE will automatically be DENIED pending a decision by the DRB at a hearing.

ADMINISTRATIVE OFFICER'S SIGNATURE _____

DATE _____

DATE OF APPROVAL OR DENIAL BY DEVELOPMENT REVIEW BOARD: _____

DATE POSTED: _____ DATE WARNED: _____

HEARING DATE: _____ FINAL APPEAL DATE: _____



Civil & Structural Engineers
DeWolfe
ENGINEERING ASSOCIATES
CONSULTING ENGINEERS
4000 14th Avenue, S.W.
Seattle, WA 98148
206/462-1100

o.	date	revision
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✓

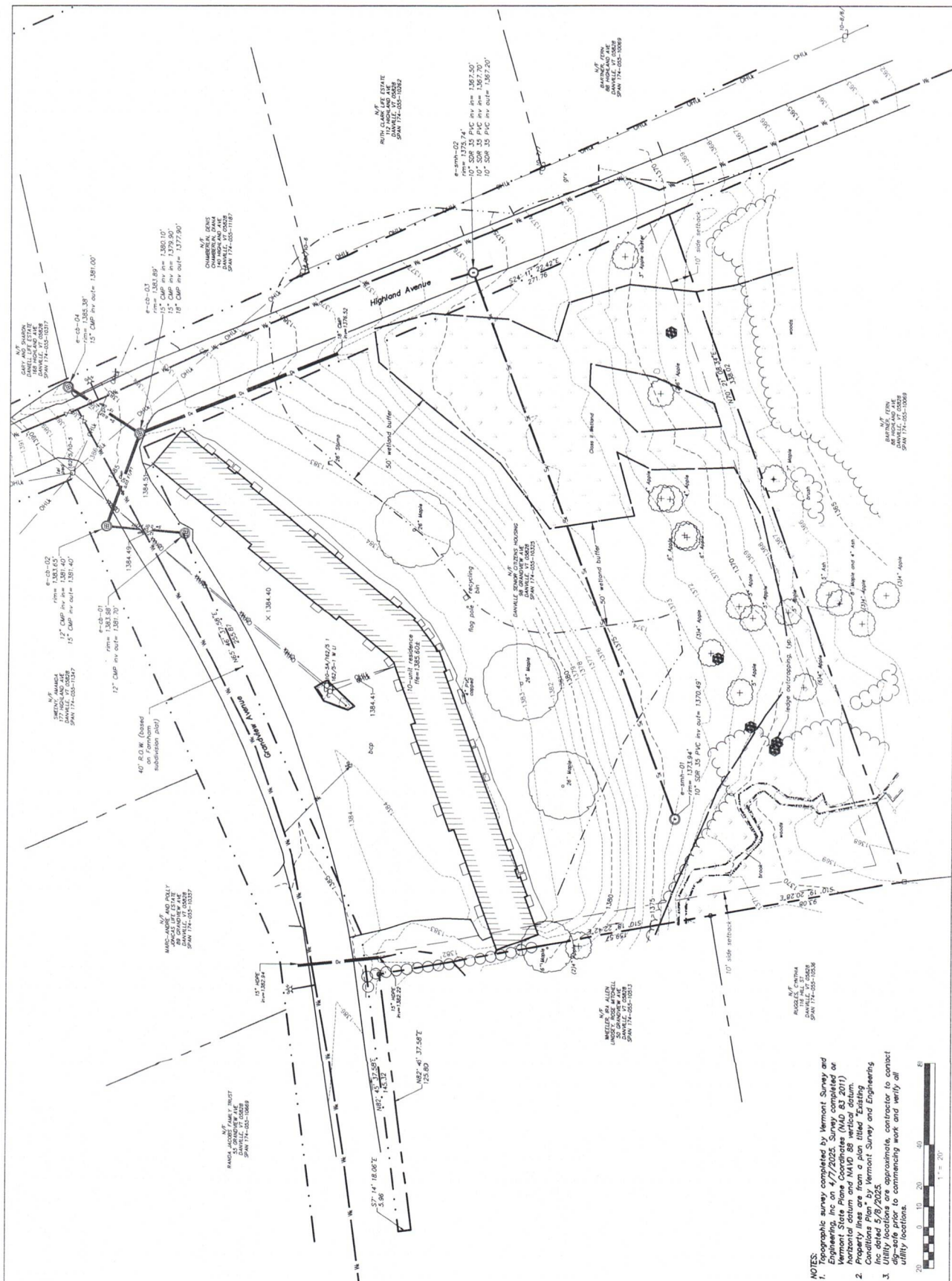
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DANVILLE SENIOR HOUSING &
RURAL EDGE
Project location
98 GRANDVIEW AVENUE
DANVILLE, VERMONT
Client
SCOTT & PARTNERS ARCHITECTS

Project number:	25007
Issued by:	RBC
Checked by:	BM/LK
Scale:	1"=20'
Date:	25 MAY 2025
Released for:	PERMITTING

EXISTING
CONDITIONS

C1.01



NOTES

1. Topographic survey completed by Vermont Survey and Engineering, Inc. on 4/7/2025. Survey was detailed at Vermont State Plane Coordinates (NAD 83 2011) horizontal datum and NAD 83 survey datum.
2. Property lines are from a plan titled "Building Conditions Plan" by Vermont Survey and Engineering, Inc. dated 5/8/2025.
3. Utility locations are approximate, contractor to contact dig-safe prior to commencing work and verify all utility locations.





Civil & Structural Engineers
DeWolfe
ENGINEERING ASSOCIATES
A PROFESSIONAL CORPORATION
11000 W. 20th Avenue, Suite 200
Denver, CO 80228-3399
Tel: 303.751.1100
Fax: 303.751.1101
www.dewolfe.com

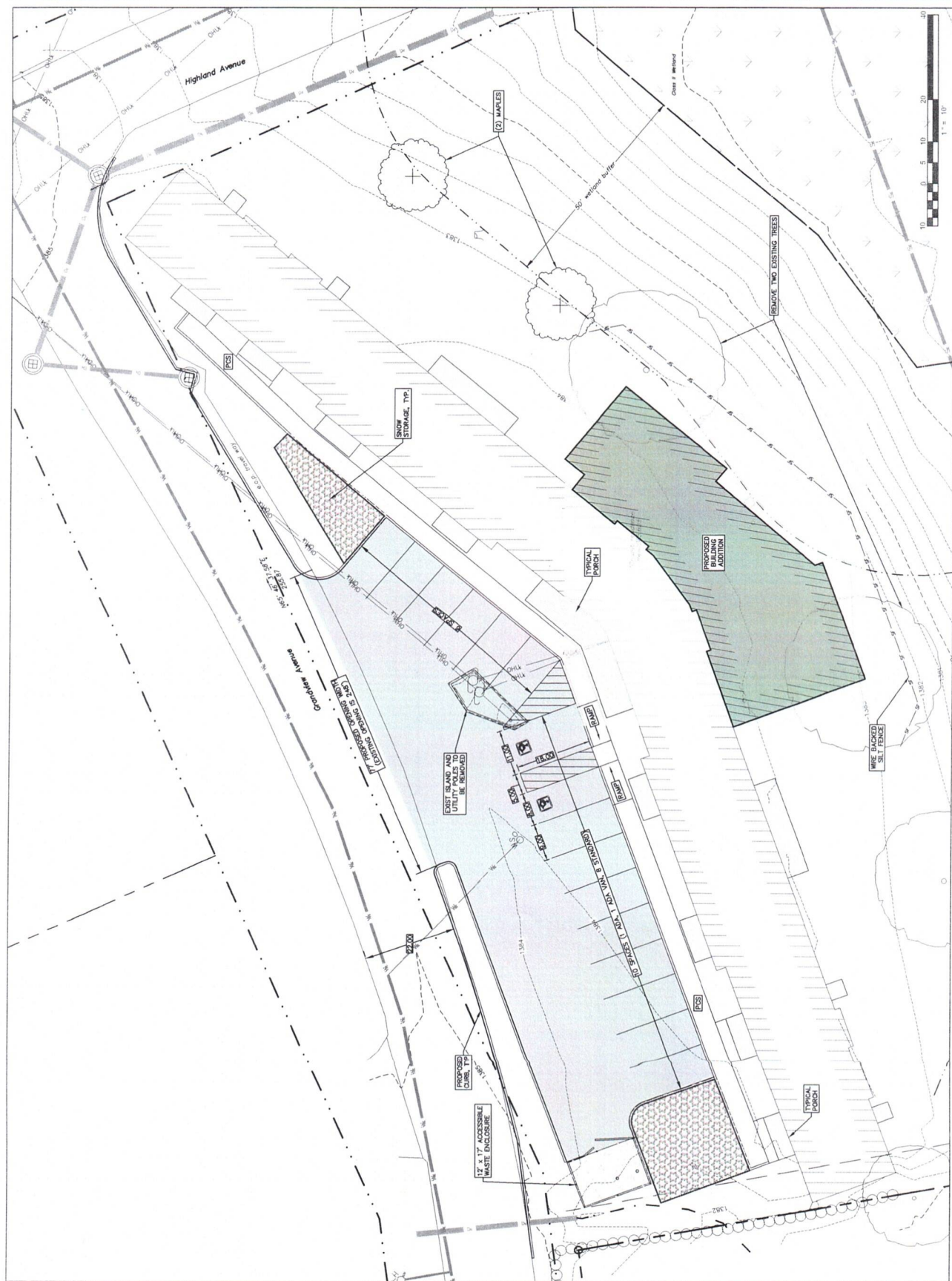
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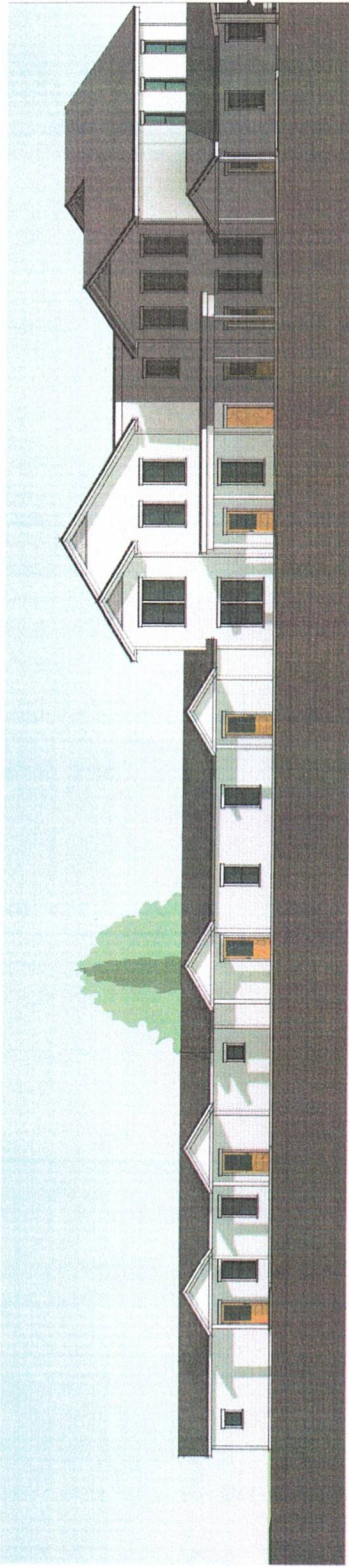
DANVILLE SENIOR HOUSING
& RURAL EDGE
Project location
98 GRANDVIEW AVE
DANVILLE, VERMONT
Scott & Partners Architects

Project Number	25007
Drawn by	JJS
Checked by	BMLK
Cable	1"=10'
Date	25 MAY 2025
Released for:	PERMITTING
Sheet description	

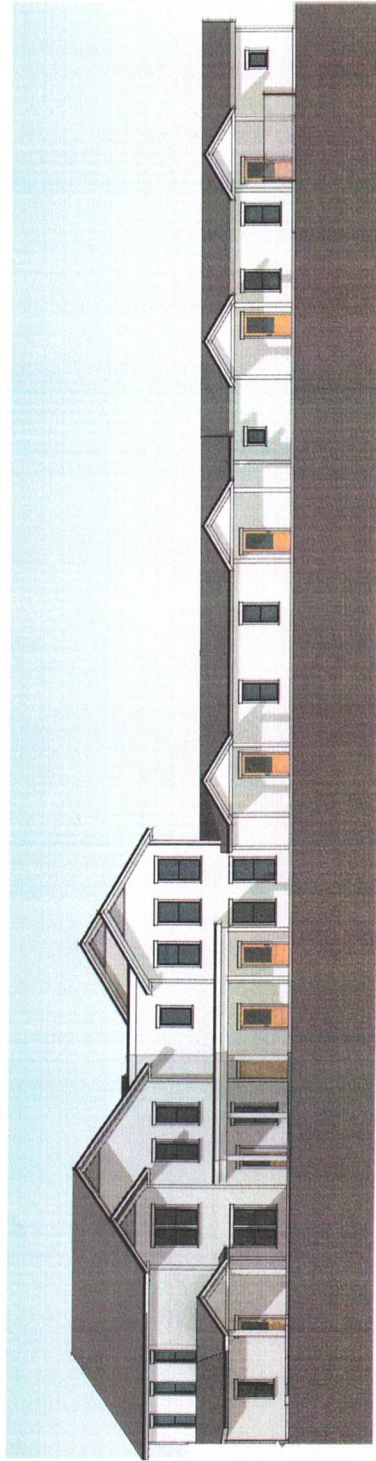
SCHEMATIC
SITE PLAN

C1.02

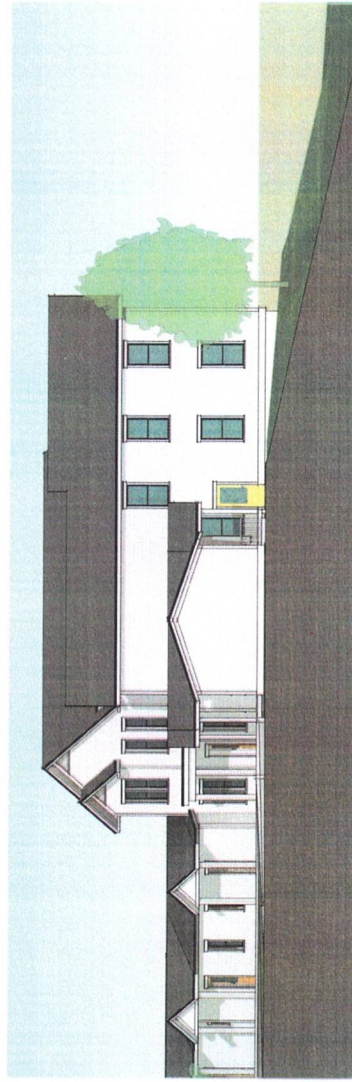




① NORTH ELEVATION - EAST
1/8" = 1'-0"



② NORTH ELEVATION - WEST
1/8" = 1'-0"



③ WEST ELEVATION
1/8" = 1'-0"

DANVILLE SENIOR HOUSING & RURAL EDGE

EXTERIOR ELEVATIONS

05/23/25



SCOTT + PARTNERS

7 CLARKING HILL ST. ENNEA JUNCTION, VT 05452
PHONE: 802.553.5133
WWW.SCOTTPARTNERS.COM



② SOUTH ELEVATION - WEST
1/8" = 1'-0"



① SOUTH ELEVATION - EAST
1/8" = 1'-0"

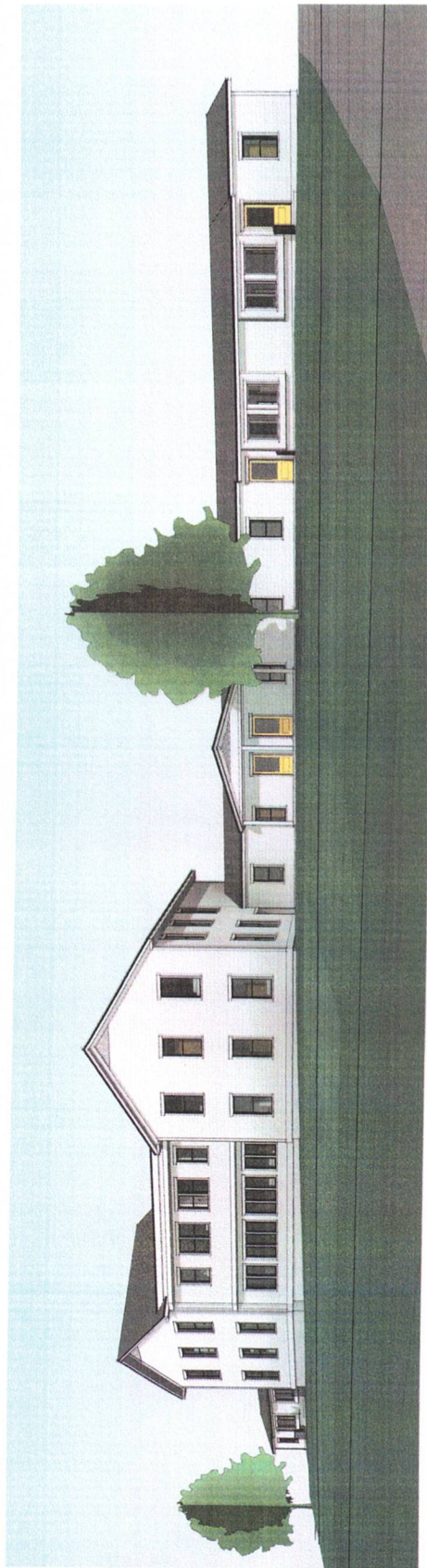


③ EAST ELEVATION
1/8" = 1'-0"

DANVILLE SENIOR HOUSING & RURAL EDGE

EXTERIOR ELEVATIONS

05/23/25



DANVILLE SENIOR HOUSING & RURAL EDGE

EXTERIOR PERSPECTIVE VIEW

05/23/25