

MEMORANDUM

November 25, 2015

To: Christine Armstrong
Reference: Mirror Theater, Greensboro, VT

It is apparent from 11/21/15 site visit that construction underway is based on 2015 Construction Documents (matching 9/17/15 foundation/steel permit submission to VT DFS), which differs from 8/7/14 submission to Greensboro DRB in the following respects:

- building footprint area: was 13,127sf, now (w added Accessory Building) 17,035sf, 29.7% increase
or, comparing only theater building footprints
was 13,127sf, now (wo Accessory Building) 15,543sf, 18.4% increase
- building height: 36' proposed, DRB conditioned 35'; now 42'-2", 20% increase
 1. questionable from available drawings whether §3.12 Height Exemption is applicable since the tallest roof elements, sloped mansard roof edge at raised theater portion seems to be an integral part of building's roof volume enclosure or an attic, rather than an appurtenance. It seems unlikely that the intent of §3.12 Height Exemption is to discount height of enclosed uninhabited attics from building height limits
 2. in addition, appears building elevation data, including roof heights are notated from Lobby Floor (100'-0", or 999'-6" civil elevations), not from average finish grade as required by Ordinance §9.2 Definitions
- seating: was 200 seats, now 260, 30% increase
- building re-oriented, entry was facing NE, now facing SE
- entry drive re-located
- parking quantity: was 94, now 87 vehicles, 7.4% decrease
- parking re-arranged, was small-scale segmented rows of cars; now longer, consolidated rows
- site lighting, pole-mounted lights added



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