



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

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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: 124 Sunset Cliff Rd

PROPERTY OWNER\*: Joseph Kroger

APPLICANT: Joseph Kroger

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

POSTAL ADDRESS: 124 Sunset Cliff Rd

POSTAL ADDRESS:

CITY, ST, ZIP: Burlington VT 05408

CITY, ST, ZIP:

DAY PHONE: 802 658-6608

DAY PHONE:

EMAIL: jkroger@smcvt.edu

EMAIL:

SIGNATURE: Joseph Kroger

SIGNATURE:

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: To rent the guest bedroom on the 2nd floor + serve breakfast through Airbnb (i.e. bed and breakfast - short term rentals)

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]

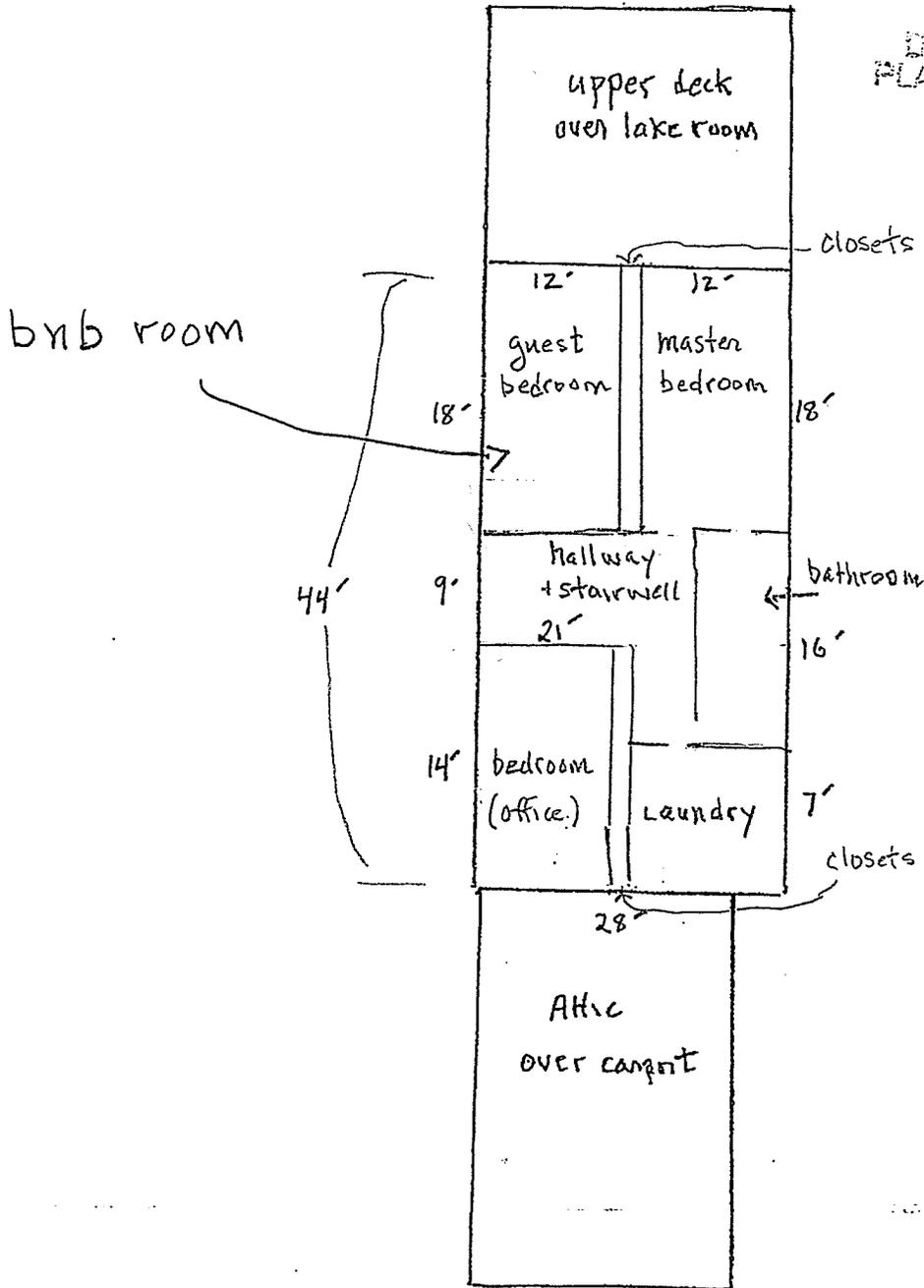
Estimated Construction Cost (value)\*: \$ NONE

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). A building (and/or electrical, mechanical, plumbing, curb cut) permit will also be required. Contact the Department of Public Works at 802-863-9094 to inquire. Please ask for assistance if you have any questions about filling out this form. Call the Planning and Zoning at 802-865-7188, or visit the office in the lower level of City Hall, 149 Church Street.

Office Use Only: Zone: RLW Eligible for Design Review? [X] Age of House: 1929 Lot Size: 3102
Type: SN [ ] AW [ ] FC [ ] BA [ ] COA 1 [ ] COA 2 [ ] COA 3 [ ] CU [X] MA [ ] VR [ ] HO [ ] SP [ ] DT [ ] MP [ ]
Check No.: 2584 Amount Paid: \$150. Zoning Permit #: 17-0133CU

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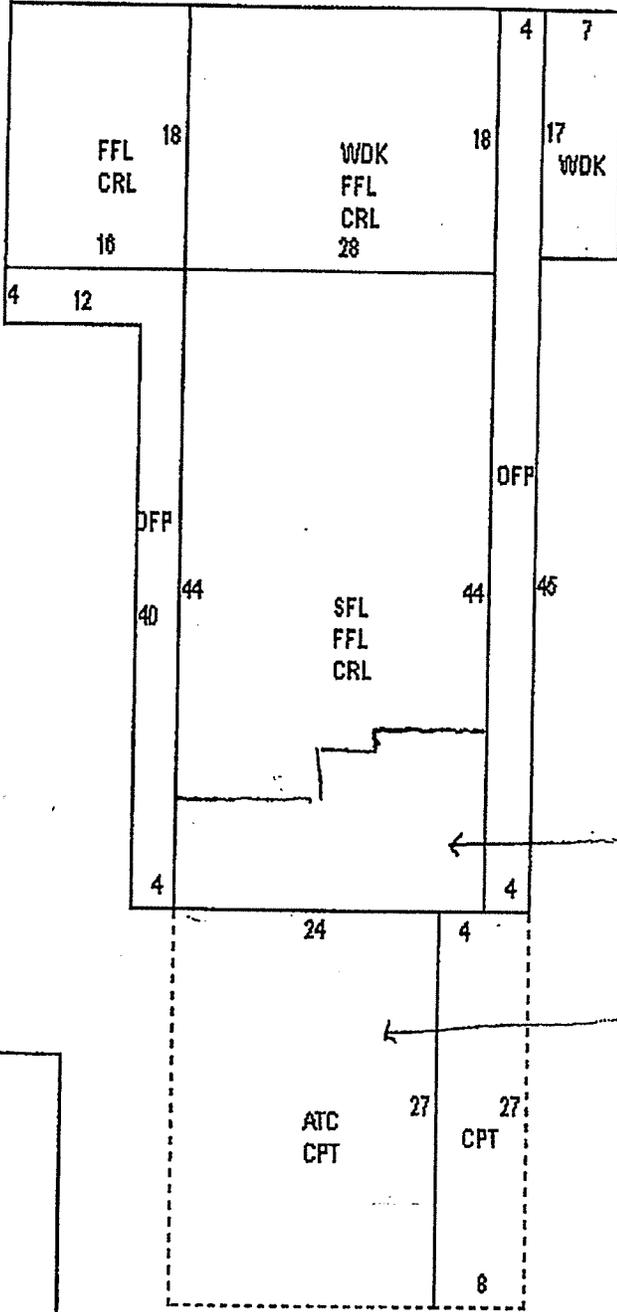
2nd floor

1,232 sq ft

(not including deck + attic)



Dimensions of house  
(1st floor)



APR 29 2016

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← Apartment

← car port (with an  
attic above it)

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1st floor

2,024 sq ft

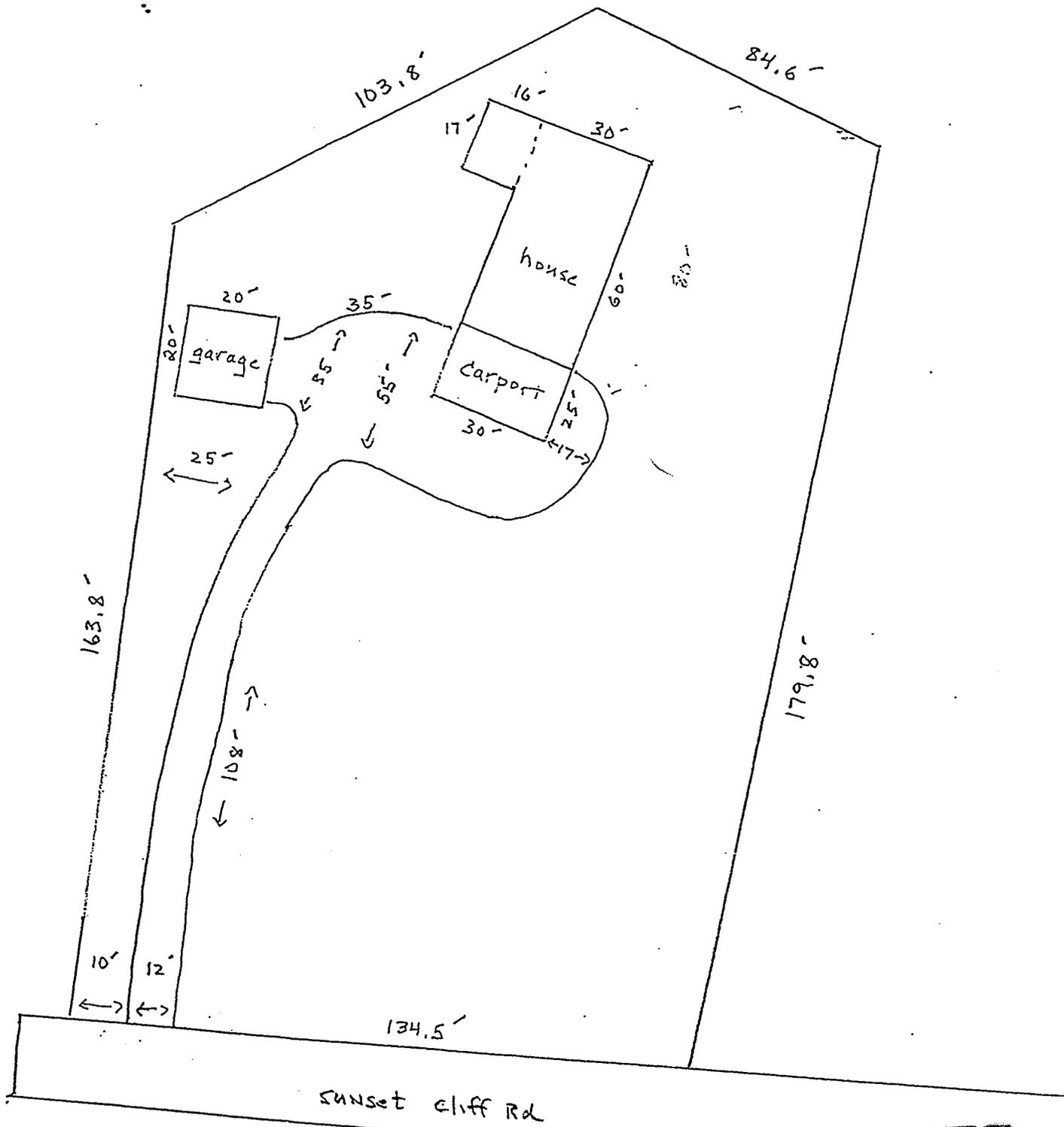
(decks + carport

not included

includes the apartment

Drawing from Assessor's Office: Following information from Assessor's Office

site plan of property



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## Ryan Morrison

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**From:** Bonnie Ferro <bferro@me.com>  
**Sent:** Monday, August 29, 2016 11:54 AM  
**To:** Ryan Morrison  
**Subject:** 17-0133CU; 124 Sunset Cliff Road

Hello Mr. Morrison,

I recently received a DRB Review Board notice for a 9/6/16 hearing concerning Joe Kroger's establishment of an Airbnb at 124 Sunset Cliff Road. This surprised me because I had recently telephoned Jeanne Francis and was told there was no way Joe Kroger could operate BOTH a one bedroom apartment AND an Airbnb unit in his home and he had just recently been permitted for a 1 BR apartment.

It also surprised me because in 2007, we amended the Sunset Cliff Association's Bylaws to state that:

"The intent of the owner's of properties at Sunset Cliff is that the properties have no more than a single dwelling structure, and that there be no townhouses, apartments houses, duplexes, condominium units or other forms of ownership or structure that permit or encourage occupancy by multiple units or families. Accordingly, except as may presently exist or as the members may subsequently approve by a 2/3 vote, each of the properties at Sunset Cliff shall be maintained as a single family residence."

And, it is worth noting that the clause "except as may presently exist" was added solely for the benefit of Joe Kroger who was already renting a 1 BR apartment in his home at the time. And although it is clear that the Association was attempting to limit the use of our dwellings to single family use only, it did not mention Airbnb use specifically because Airbnb did not yet exist (It was founded in August of 2008).

It is no secret that short-term visitors treat the land and their time in a place very differently than long-term residents. Sunset Cliff is a private road that is narrow and unpaved with a mix of lakefront year-round homes and seasonal camps. The beach is also private and available only to the residents of Sunset Cliff and their guests. People choose to live here for its rural nature which includes limited car and pedestrian traffic and a very private beach. To suddenly allow increased road and beach traffic is to tamper with the present environment and jeopardize the quiet enjoyment of our properties for the monetary gain of an individual who is already benefiting from an exception.

It is my hope that Mr. Kroger will be limited to renting out a 1BR apartment on his Sunset Cliff property and NOT be permitted to also profit from an Airbnb rental on that same property.

Please let me know if receiving a copy of our Association Bylaws would be helpful to you and/or the DRB. I would be happy to send them in advance of the hearing.

Thank you.

Bonnie Ferro  
88 Sunset Cliff  
Burlington, VT 05408

## Ryan Morrison

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**From:** will923@comcast.net  
**Sent:** Wednesday, August 17, 2016 2:12 PM  
**To:** Ryan Morrison  
**Subject:** Carol Clark

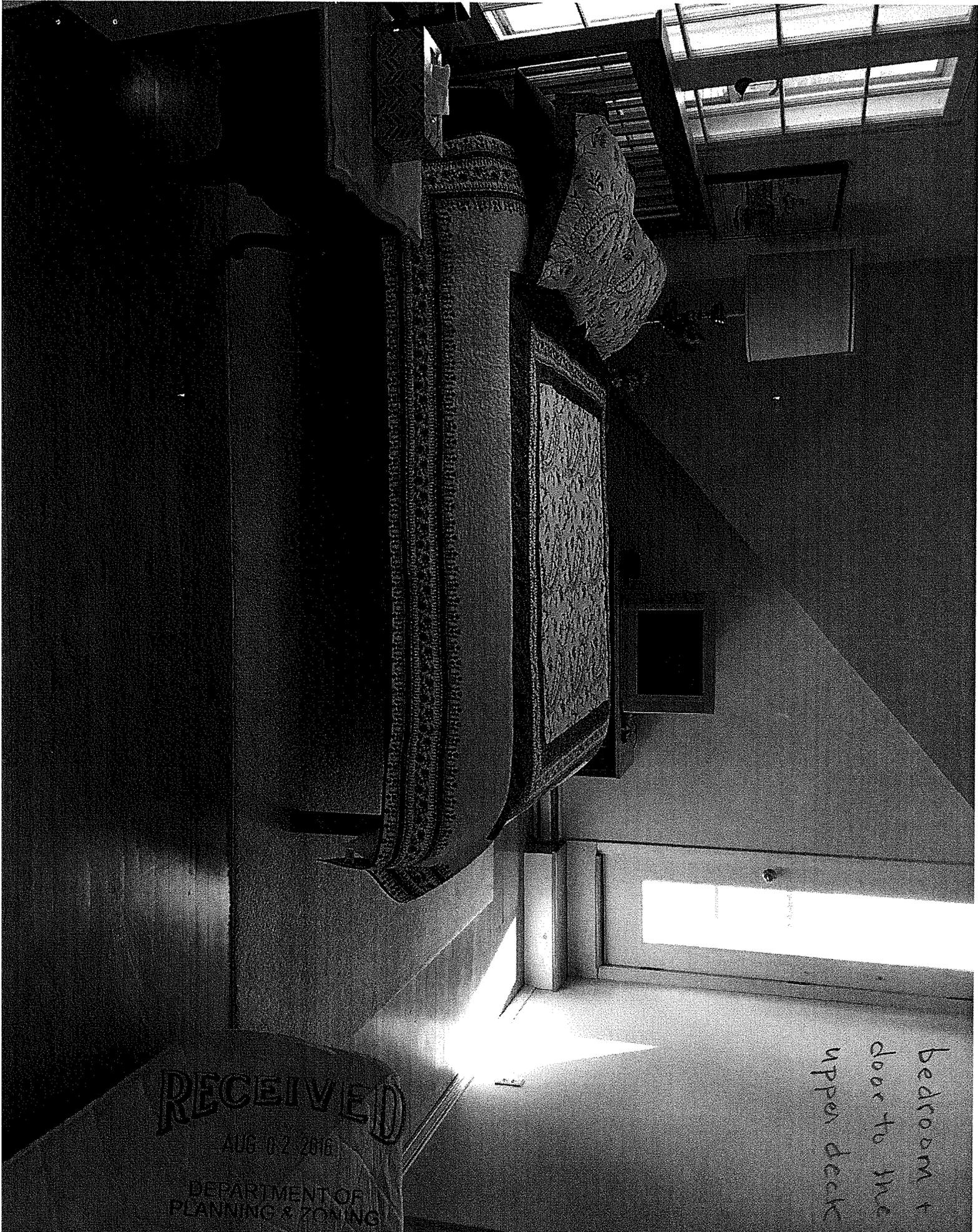
Thanks for the info.

My contact info

John and Carol Clark  
104 Sunset Cliff  
Burlington VT 05408

239-216-0847

For the record we do not want approval for Airbnb.



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bedroom +  
door to the  
upper deck



upper deck



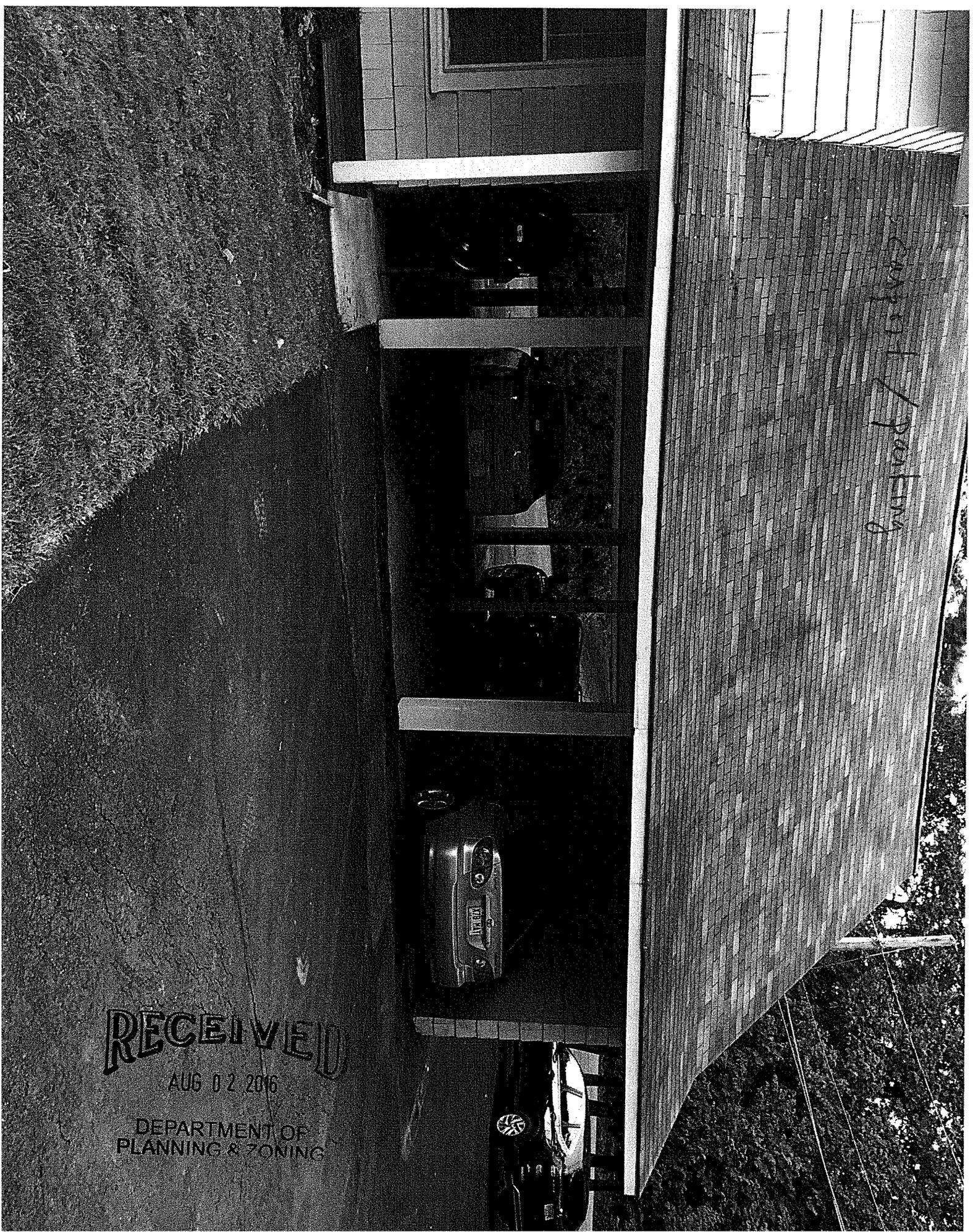
Property

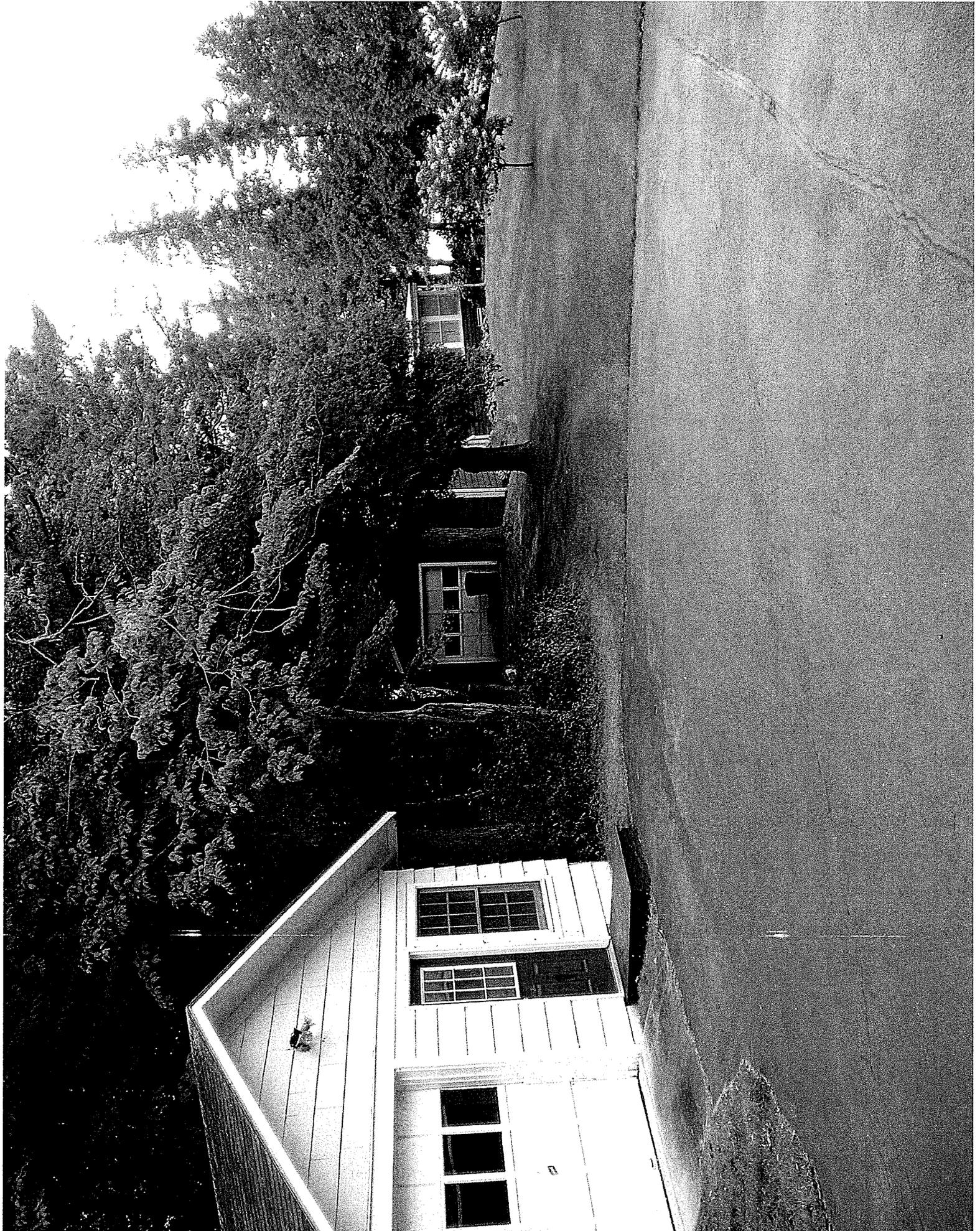
Garage / parking

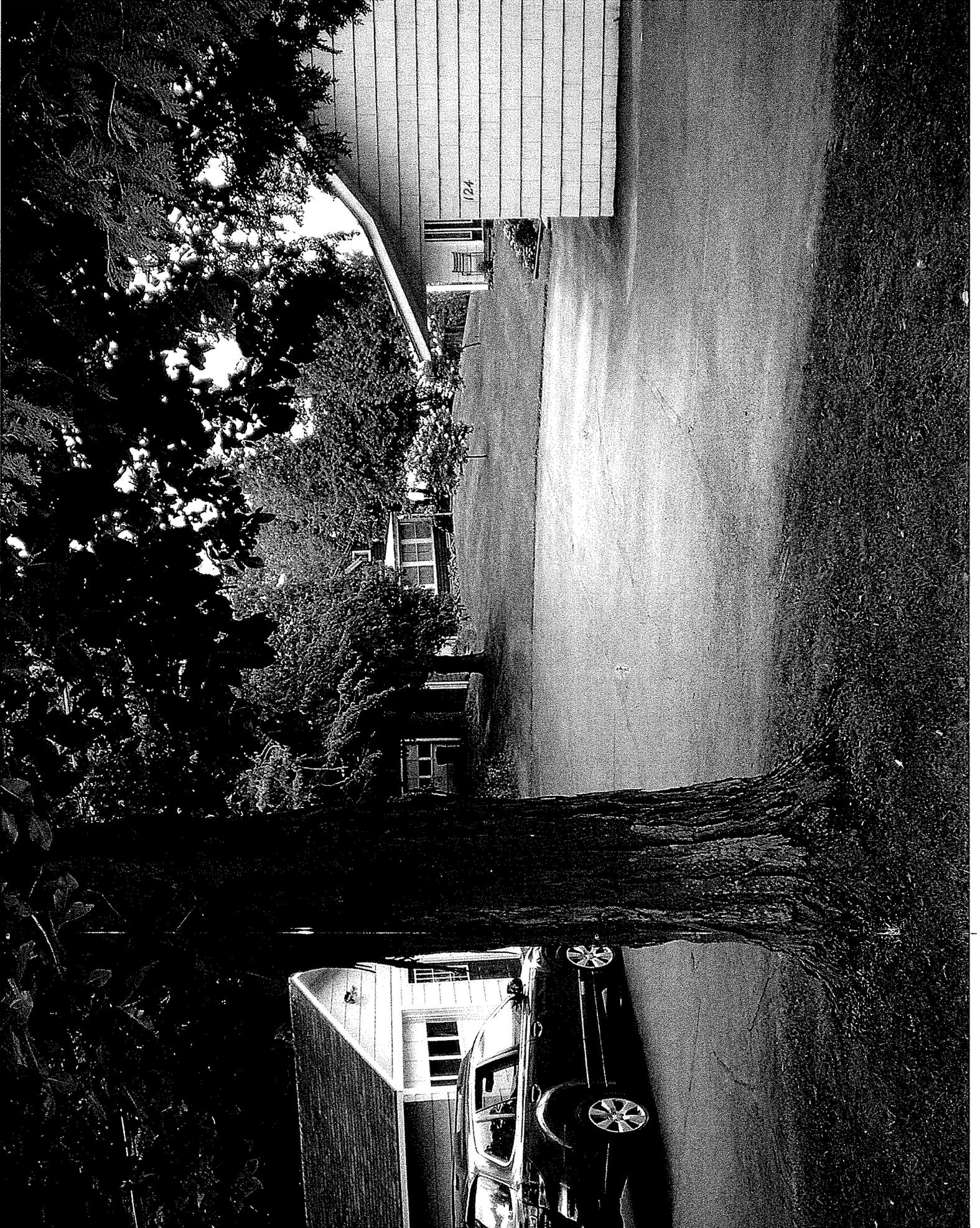
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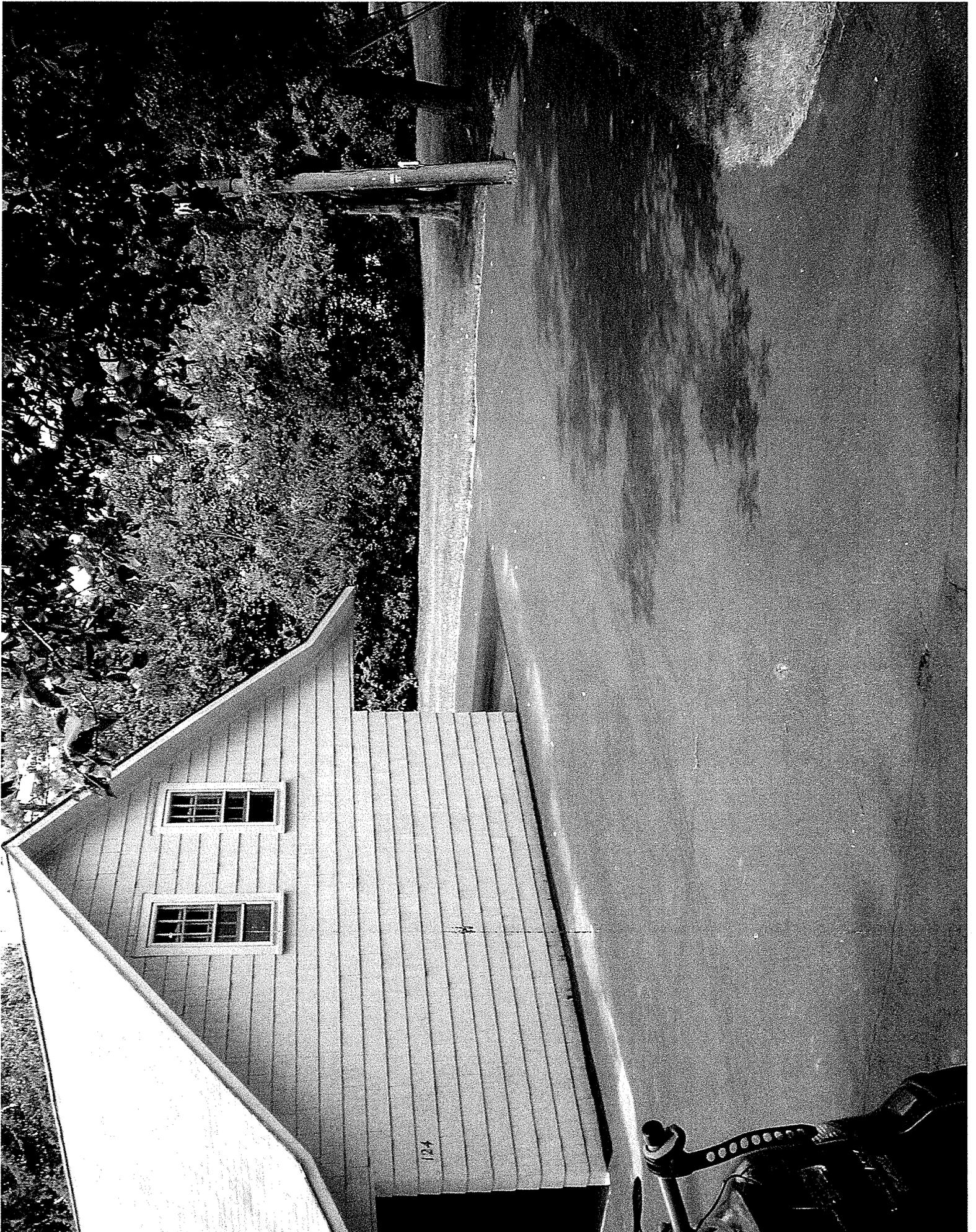
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