

Kenneth Baldwin & Jeremy King
37 Hungerford Terrace
Burlington, VT 05401

Friday June 25th, 2021

To: Burlington City - Zoning Department
Regarding: Zoning Violation Appeal

To the Development Review Board,

After consulting with our lawyer, we are contesting the violation for having an Airbnb rental at 37 Hungerford Terrace in Burlington, VT. This home is a source of income for us to keep our residence in Vermont and we were under the assumption that we were in compliance with the city.



We were never aware that there was any rules or regulation limiting our ability to rent our home on Airbnb. We followed the Planning Department - STR proposal meetings and have attended all meetings to ensure that we are within compliance on any new regulation.

We kindly ask that you wait on a decision regarding our rental until the STR regulations are passed. There is a possibility for us to be compliant once the new rules take effect. See below Scenario 5, pulled from the Planning board's proposal with current updates.

Let me know if you have any questions and we look forward to your response.

Thanks,

Ken Baldwin & Jeremy King
845-600-6170

Discussion- Updated August 2020			
	Scenario 5: Renting some unit(s) in a building with 3+ units <i>with host on-site</i>	Scenario 6: Renting all units in a building with 3+ units <i>with off-site host</i>	
Parking space per rented unit	 Whole Unit STR	1 parking space per rented unit	 <u>Lodging</u>
Additional Use: Zoning districts	Permitted Use: In mixed use districts; <u>and in residential districts when host on-site</u> Conditional Use: In residential districts <u>when host lives off-site</u>	# of STR in Bldg: - 1 STR in Bldgs up to 3 units - 2 STR in Bldgs up to 5 units - 3 STR in Bldgs w/ 6+ units	Permitted Use: In mixed use zoning districts No limit to # of rented units.
Terms are if nights as host's	<ul style="list-style-type: none">Individual rental "terms" are less than 30 days<u>No limit to number of nights rented as STR as long as host's primary residence</u><u>STR units may be operated by an off-site host, per above scenarios</u>	<ul style="list-style-type: none">Individual rental terms are less than 30 daysNo limit to number of nights rentedBy nature, lod to be host's pr	
a rental y Standards	<ul style="list-style-type: none">Register annually as a rentalMeet basic Life Safety Standards in Chapter 19	<ul style="list-style-type: none">Minimum Hour registration no because not inBuilding code r based on cur	