

Thomas G. Walsh
97 Dunder Road
Burlington, VT 05401

June 10, 2021

To: City of Burlington DRB

RE: 81 Dunder Road - Airbnb (B&B) Rental Amendment Application (21-0909CA Amending 18-0682CU):

I am Tom Walsh and I own 97 Dunder Road; my property abuts immediately south of 81 Dunder Road.

In April 2021, I provided the DRB with a summary of my opinion of why the B&B activity does not comply with the City's regulations; this included an outline of the rental activities adverse impacts to my peaceful enjoyment of my property. I attach that filing here for your consideration.

A critical aspect of your review and consideration of this amendment application is pursuant to Section 3.5.6 Review Criteria (a) Conditional Use Review Standards requiring that you find that:

3. The proposed use will not have nuisance impacts from noise, odor, dust, heat, and vibrations greater than typically generated by other permitted uses in the same zoning district;

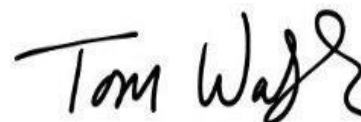
The rental use has been occurring for more than two years and the use has daily nuisance impacts from noise much greater than single family home use. The subject property is a single family home and has the ongoing residential activities. Adding the B&B rental brings daily renter arrival. Renters park immediately next to my property boundary. They exit their vehicle, open and close doors and walk along my property boundary to enter the unit. They come and go. When they exit the unit to use the outside hot tub and pool they walk closer along my property boundary. Then leave in the morning and the house cleaner comes and goes. Then new renters arrive. Its non-stop. While the actual activity is the same as a single family home, the intensity is much greater and thus results in daily nuisance impact.

The application does not have a scaled drawing. I estimate that the parking area and walkway/entrance to the rental unit to be approximately 7 feet from my property.

Last spring I allowed applicant to remove one of my hardwood trees adjacent to the shared property boundary in the area of the entrance door to the unit to be rented. I allowed this on his agreement to put up a privacy fence. That has not happened. The removal of the tree decreases the buffer between the two properties and increases the daily nuisance impacts of the rental activities. It appears that the applicant has planted a few new plantings near this area. The planting are so small and spindly that they do nothing to buffer impacts and will take years to add any benefit.

If the DRB approves the B&B Amendment Application, I request a condition requiring a privacy fence constructed along the common boundary. A prompt deadline for construction should be included.

Respectfully,



Thomas G. Walsh