

Scott Gustin
Principle Planner & Asst. Administrative Officer
Dept. of Permitting & Inspections
645 Pine Street
Burlington, VT 05402-0849

41 Pine Place - Waiver from Parking Requirements & Parking Management Plan

Dear Scott,

With regards to my requested waiver from parking requirements at 41 Pine Place, please accept this parking management plan as my demonstration that changing to a short term rental can be adequately served. My plan is to satisfy the intent of Article 8.1.15. and the goals of the municipal development plan to reduce dependence on the single passenger automobile.

Parking management plan:

- 1) The property's original site plan provided parking for 4 automobiles.
 - a) Pursuant to Table 8.1.8-1, the total number of required parking spots for my requested use of 41 Pine Place is 6.
 - b) I am seeking approval for the additional 2 spaces.
- 2) Currently the 4 spaces are adequate for the use, for both my primary residence and the short-term rental.
 - a) My primary residence typically uses 2 spaces. In September, there will only be 2 full time residents on my side; myself and one roommate. Currently, I have 2 roommates. One roommate shares a car with his partner, who has their own house with adequate parking for that vehicle. This roommate is moving out, and I do not intend to fill his space.
 - b) The Short-term rental typically requires 1-2 spots. This usage is about 50/50 on frequency. Most short-term tenants are small groups or families from out of town and they carpool. They park their cars and walk to town, ride bicycles, or take public transportation during their stay. Pine Place is only 0.5 miles from Church St and very close to many other attractions the city has to offer. I specify in my STR ads that it is encouraged to bring fewer vehicles into the city and that public transportation and walking is a realistic option.
- 3) Future use will not change the amount of parking needed at the property.
 - a) I don't plan on any additions or expansions of the size or capacity of either unit, if anything I will be reducing the amount of people using my primary residence as housing.
 - b) I will continue to encourage short term renters to bring alternative modes of transportation and supply safe storage for bicycles.

If my calculations with regards to the minimum parking required, my narrative and analysis that outlined how the proposed parking management plan addresses the current and requested use of the property and the parking management plan itself are satisfactory, I request that my parking waiver of 2 spaces be granted.

Thank you,
Sam Catalano
41A Pine Place,
Burlington, VT 05401
845-220-8545