

February 24, 2022

Ryan Morrison
Department of Planning and Inspections
645 Pine Street
Burlington, VT 05401

Re: Zoning Permit #ZP-21-857 and Parking Waiver Request

Dear Ryan,

I am writing in support of our Bed and Breakfast (BnB) permit application and one-space parking waiver request for 11 Germain Street.

Background

11 Germain is one unit in our side-by-side duplex. We reside on the other side at 9 Germain. We have lived at 9 Germain Street continuously since 1977. We've rented 11 Germain, both short and long-term, for 35 years.

We bought the 9-11 Germain Street property with friends in 1977. They lived at 11 Germain. Our friends moved in 1987 and we purchased their half. We had long term tenants in 11 Germain for approximately 30 years. We charged well below market rent. During this time, we rented to three families. They stayed for approximately thirteen, eight and nine years respectively.

For the past five years we have been renting 11 Germain as both a short and long-term rental through Airbnb. We rent 11 Germain as one three-bedroom unit. We do not rent individual bedrooms. In general, we rent to small families or groups of friends. Very often guests are visiting family, attending graduations, weddings or reunions in Burlington.

At this point in our lives, we want to continue renting 11 Germain on a short-term basis. This option gives us privacy, flexibility and income that lets us maintain and remain in our home of forty-five years.

BnB Permit Application

A BnB permit allows us to continue providing living space for guests on a short-term basis. We do not plan on making any physical changes to the unit or to the

site. Almost all the houses on Germain Street are either rental properties or owner-occupied properties with one rental unit. A short-term rental, like a BnB is consistent with the character of the neighborhood.

A BnB would not have a significant impact on neighborhood traffic or on public utilities and services. Our guests arrive between 4:00pm -8:00pm, unless there are extenuating circumstances that delay their arrival. Guests check out at 11:00. Based on our conversations with guests and our Airbnb reviews, many choose 11 Germain because it is within walking distance to nearby restaurants and downtown. Some guests use their cars infrequently or not at all during their stay. Over time, we have observed that our short-term rental generates less traffic than other residences on the street.

Our short-term guests place no additional demands on public utilities because they are often here for only several days at a time and the unit is vacant the rest of the week. Guests are given information about recycling and composting requirements. We provide separate bins for compost, trash and recycling. We also provide a weekly compost pick up. Trash is deposited and collected off site in a neighborhood dumpster.

Guests know that they must comply with Burlington's noise ordinance and understand that violating the ordinance is a violation of house rules. This can result in a negative Airbnb review and a notification to Airbnb that we would not rent to them again. All guests are provided with a copy of the ordinance. We will continue to use Airbnb to rent the BnB. We have never received noise complaints about any of our guests.

Parking Waiver Request

We are requesting a parking waiver for 11 Germain Street. The driveways next to 9 and 11 Germain each accommodate two cars. (See the site plan that we previously filed.) Pursuant to Burlington Zoning Regulations, Article 8, Se.8.1.8, a three-bedroom BnB must have one parking space for each bedroom.

During the past five years, we have not kept a record of the number of vehicles for each Airbnb visit. However, based upon our experience, we have found that short-term guests bring a maximum of two cars. Most often, guests bring only one vehicle. Usually, our guests are friends or family members traveling together. Some guests fly to Burlington and then Uber to our place or another guest picks them up at the airport. As I noted earlier, many guests choose our location because

of its walkable location. (I should point out that we currently have three long term guests. At 11 Germain. They are here for over three months. Each has a car. They are nurses and they each need a car to accommodate their schedules at the hospital. This is the only time we can recall any guests having more than two vehicles.)

A BnB would not place any additional parking demands on 11 Germain. We have no employees. We do our own cleaning and maintenance. Because it is a short-term rental, there are few, if any, deliveries. In addition, there is a bus stop 600 feet from 11 Germain, about a three-minute walk. A Carshare site is located .3 miles or less than a ten-minute walk from the unit.

Please let us know if you have questions or need additional information.

Best,

Jackie Majoros
9 Germain Street
Burlington, VT
802.233.7020
Majoros.jackie@gmail.com