The proposed project will use one side of a side-by-side duplex for short-term rental use. Unit A, to the West, will remain owner-occupied. Unit B, to the East, will be used as a short-term rental. Both units are mirrored, each one is a spacious 1313 square ft apartment. I will be renting Unit B as a single rental unit with three bedrooms. I will never be renting single rooms out to individual renters. The goal is to provide an affordable, safe, and flexible hotel alternative for a family or medium size group to stay on vacation or business trip. It's an ideal location close to downtown and the budding South End.

The existing building is already a multi-family dwelling and there will not be an increase in bedrooms. Often the number of occupants are less than there may otherwise be if Unit B was rented for a longer term. The property is serviced by Pine Place. The change of use to short term rentals will not have undue adverse effect on the existing public utilities. The Property is serviced by municipal sewer and water and no wastewater permit is required. There will not be an undue adverse effect on the character of the area. The Property is located in a Residential zoning district, the purpose for which is to create a safe, livable, and pedestrian friendly environment for residents and visitors. The change of use will be for residential purposes only, thereby preserving the stated purpose for the residential district. Unit B’s use as a short-term rental will not create a nuisance greater than typically generated by other permitted uses in the residential zone and the paved roadway is sufficient to support the proposed use in addition to the existing uses in the area. Pine Place connects with Pine Street, which is an arterial road capable of supporting the proposed use.

**Parking Layout.**

The property is located in the Neighborhood Parking District. Section 8.1.8 requires that the proposed project provides for one parking space per bedroom in addition to the two parking spaces required for my owner-occupied Unit A.

The proposed parking layout will provide 5 parking spaces as depicted by the green rectangles in the image below. Currently, the Property has 4 spots: two in each garage and two in tandem with the garage spots. However, there is a large gravel parking lot that has been used for parking since the building was constructed in 1991. The Department of Permitting and Inspections approved the current size and state of my gravel lot as a non violation. This was approved after the submission of affidavits from neighbors and picture proof of the unchanged condition of the property since it was built in 1991. See images below. See appendix A for signed affidavits.

There is sufficient space in the parking lot on my property to accommodate at least 9 feet of width per vehicle, and 22’ of depth for at least 3 vehicles outside. Pine Place is within a public right of way but is unaccepted by the City. The right of way curves to the North to connect with St. Paul Street right in front of my property. See images below. The proposed parking spaces will not impact or encroach upon the City’s right of way. The owners of every parcel on Pine Place have approved this layout and signed a quit claim easement deed to permit the parking to the extent that the parking plan encroaches on any portion of the shared right of way. See Appendix A attached. We do not believe that it does, but their signatures and consent to the easement indicate their consent to the parking layout. The additional parking spots will not impact the character of the neighborhood. The Pine Place residents have all agreed that this parking arrangement was the best thing for the neighborhood. Since there are no parking regulations on Pine Place, there are a lot of non-residents who park on the street, limiting the number of available spots for residents and their guests. By allowing me to use my driveway to a reasonable capacity, as it has been since the house was built, myself, my tenants, and my visitors, rarely use street parking. See pictures below for examples of how the driveway has historically been used and how I would like to continue to use it.

There will be no physical changes to the property and written approval has been obtained from all parcel owners on the street.

Sam Catalano
The proposed layout is to use the entire left side, unit B, as a short term rental. I currently live in side A as my primary residence/homestead and do not have plans on moving in the foreseeable future. Both units are mirrored, each side is a spacious 1313 square ft apartment. I will be renting side B as a single unit, I will never be renting single rooms out short term. The goal is to provide an affordable, safe, flexible hotel alternative for a family or medium size group to stay on vacation or business trip. It's an ideal location close to downtown and the budding South End.
Parking Layout.
Last picture below is from approximately year 2000, showing 3 cars parked on half the driveway.