

Deborah W. Lyons  
248 North Willard Street  
Burlington, VT 05401

March 3, 2021

Scott Gustin  
Department of Permitting and Inspections  
645 Pine Street  
Burlington, VT 05401

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MAR 03 2021  
BURLINGTON  
PERMITTING & INSPECTIONS

Dear Scott,

Enclosed you will find my application for permitting the second house I own on my property lot (195 Archibald Street) as a STR (B&B). I rent this small (1,070 sq. ft) three-bedroom house as a full unit, for a mix of both long-term and short-term time periods. I have never rented individual rooms out on a singular basis. I live onsite in the house next door on the corner at 248 North Willard Street, which is my primary residence. This property is one lot, not two.

My rental is inspected as required for long-term renting (I currently have a five-year rating), I annually submit my rental application to the BTV Dept. of Permitting and Inspections and also my EMP statement to the state, and I pay all Rooms and Meals Taxes (now through Airbnb's platform, but prior to that I did so individually with City Hall and the state). I have no plans for any construction projects or alterations to the building in the future.

This rental has been booked for weekend, weeks and months at a time, during any season. Since Covid-19 hit a year ago, I was closed for much of the year but did have some short and long term rentals in January and February, and over the summer and fall of 2020. I am very clear (and strict) with visitors that they abide by the arrival times (after 3:00pm and before 9:00pm unless extenuating circumstances, like a cancelled flight) and departure time (11:00am); BTV's noise ordinance (living right next door I'm keenly aware of sound, and have never once had to speak to guests in this regard); and trash/recycling and composting rules (separate containers and bins provided for all of these needs).

I contacted Jeff McMahon, Permit Specialist at the VT Dept of Environmental Conservation, regarding my STR (B&B) application and he sees no environmental impact at this site as long as the wastewater and water supply flow stay the same. I see no change in these with future renters.

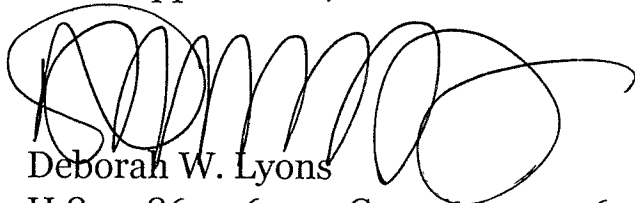
In addition to this application for a STR (B&B) permit, I would like to submit a variance request on the required three parking spaces (one space per bedroom, per the standards in Sec. 8.1.15 of Article 8 in the zoning regs).

Currently I have parking for two cars in my rental driveway (see attached site plan). I request a variance on the third parking spot needed for a three-bedroom rental. My experience over many years, for both long and short term renting, has been that two cars visiting is rare, but occasional. I have not had a need for a third car parking spot. Either no car or one car is the norm with visitors. People coming to rent my building come as a family unit or small group of friends. Many drive, but some also fly in and Uber to the house, then walk or Uber around BTV. And as stated before, this building is only rented as a whole-unit, not individual bedrooms.

In addition, there is a city bus stop on the corner 45 feet away and a CarShareVermont rental car 1.5 blocks away on the corner of Archibald Street and North Winooski Avenue.

Thank you for this consideration and please let me know if there are any other documents I need to supply for this application to be complete.

Much appreciated,



Deborah W. Lyons

H 802-864-5657 C 240-375-5106

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Attachments:

Zoning Permit Application

\$195 check

Survey Plat

Site Plan

First and Second Floor Room Plan  
Letter from Jeff McMahon VT Dept  
Environmental Conservation

March 3, 2021 8:53 AM (3  
hours ago)

**McMahon, Jeff**

to me

Hi Deb,

I didn't see any environmental impacts at the site. You will need to check in w/ the City. The wastewater and water supply are dependent on if your flows remain the same, if there will be increases you'll need to apply for a Permit. I'm attaching a Handbook Sheet that helps explain what your permitting needs may be, depending on the extent of your project.

Let me know if you have questions.

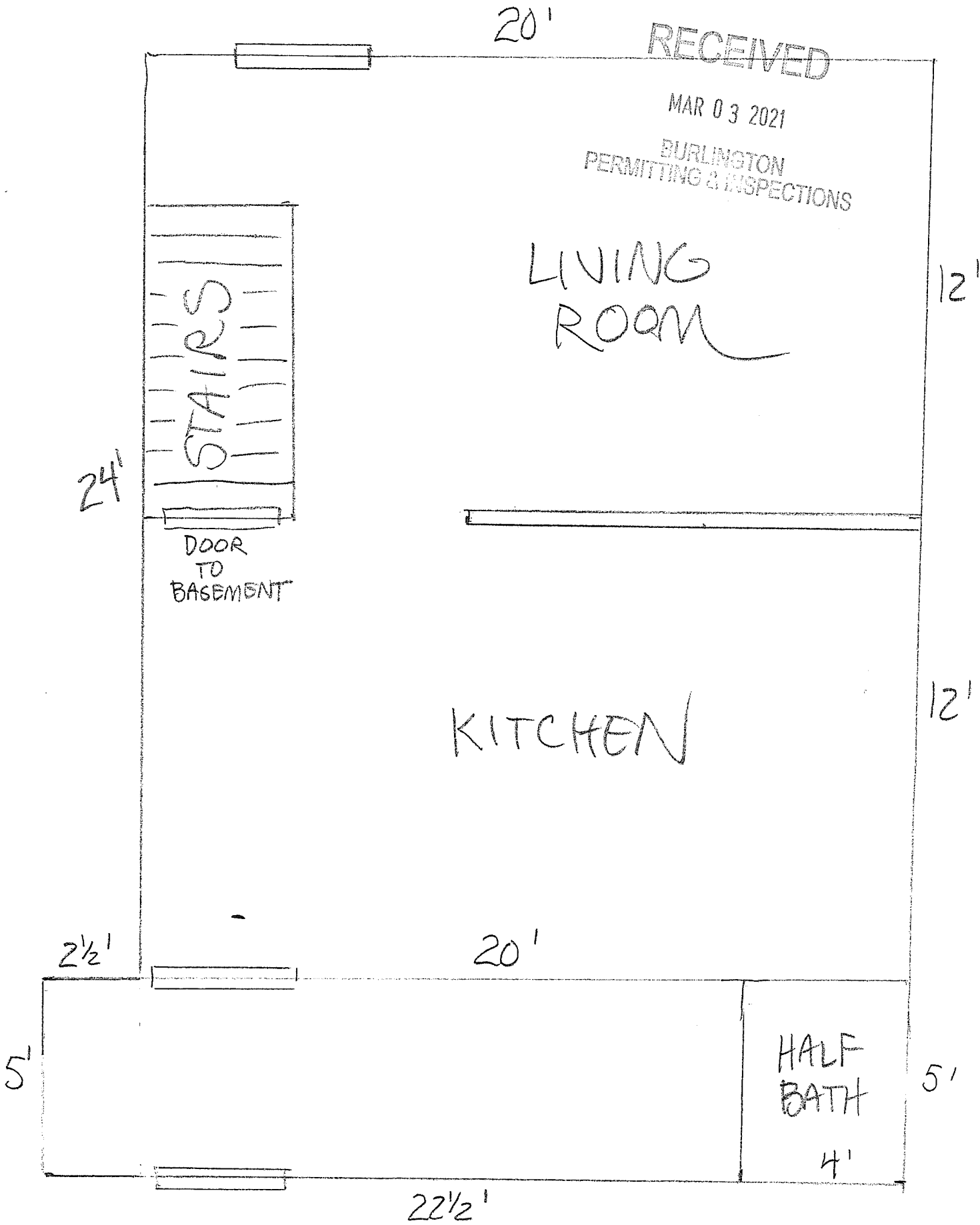
Thank you,

Due to the coronavirus (COVID-19), the Agency of Natural Resources is taking additional safety measures to protect our employees, partners and customers. We anticipate we will be working remotely until a least March 31, 2021 and encourage you to communicate electronically or via phone to the greatest extent possible. Thank you for your patience and understanding that responses may occasionally be delayed.

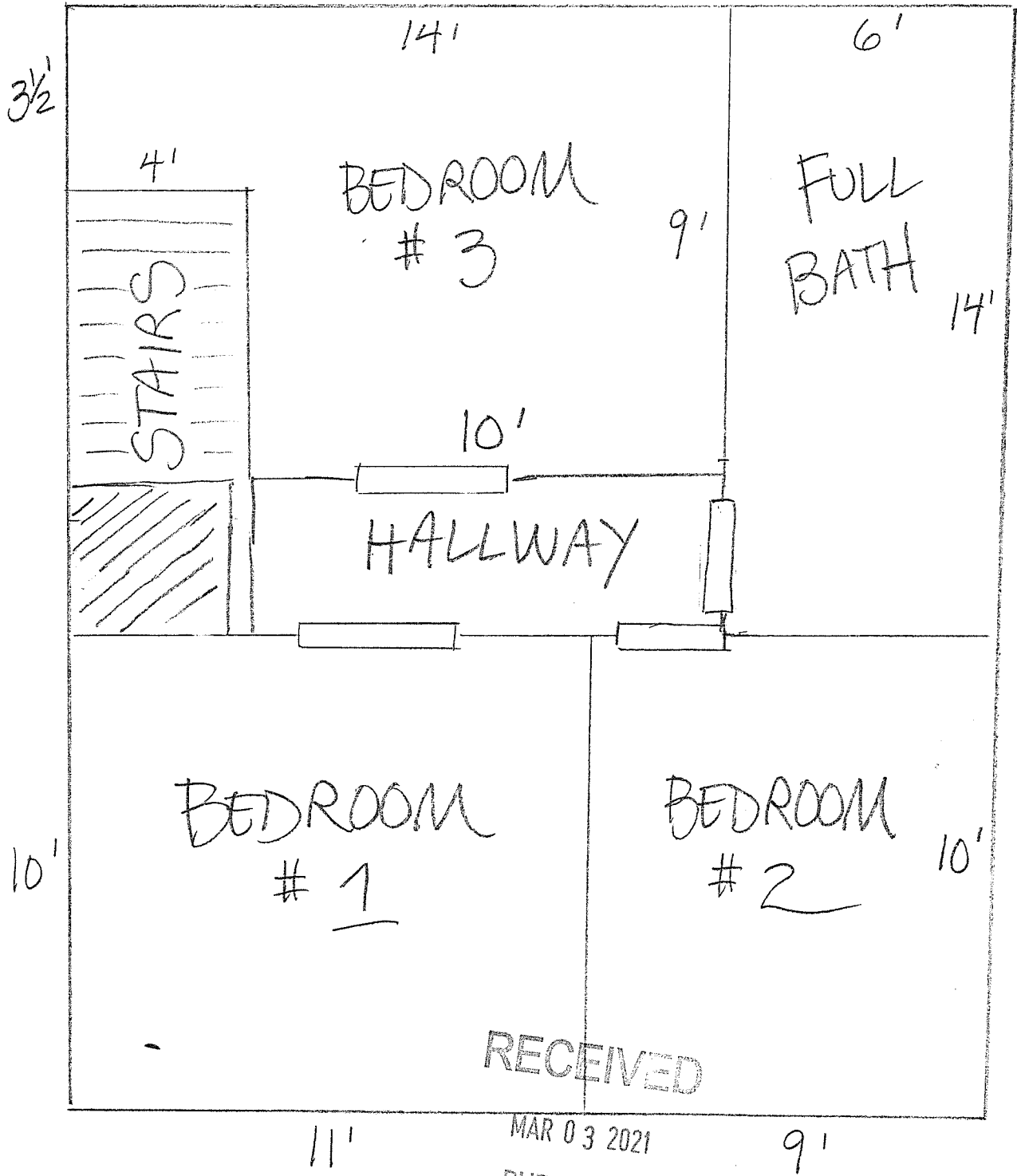
Jeff McMahon, Permit Specialist  
Vermont Department of Environmental Conservation  
Environmental Compliance Division  
Essex Regional Office  
111 West Street, Essex Junction, VT 05452  
802-477-2241 cell | 802-879-3871 fax  
[jeff.mcmahon@vermont.gov](mailto:jeff.mcmahon@vermont.gov)  
<https://dec.vermont.gov/environmental-assistance>

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195 ARCHIBALD ST, FIRST FLOOR



# 195 ARCHIBALD ST. SECOND FLOOR



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