

## Layne Darfler

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**From:** William Reilly <wjreilly7@gmail.com>  
**Sent:** Wednesday, September 23, 2020 1:36 PM  
**To:** Layne Darfler  
**Cc:** Theodore Miles  
**Subject:** Re: Zoning Violation# 293920: 254 S. Union St.

**[WARNING] External Message**

Hello Layne, Ted,

Good points, clarification needed.

- The site plan submitted today matches the site plan on file (7.8.91). The area designated as above ground pool is now listed as gravel (23'X25'=575').
- The path was misidentified as a side walk on the 7.8.91 site plan. It was never a side walk and has been a path (3'x90'=270') for 30+ years.
- Adding the former pool location/gravel area (575') & path (270') to total lot coverage:  $845' + 4,405' = 5,250 / 4,405 \times 100 = 15.7\%$  lot coverage. ~~15.7%~~ *21.6% per updated site plan*
- Bedrooms are on the same floor as shown. We are not a B&B/ AirBnB, we do not serve meals. We provide bedrooms. We do however, pay state and local rooms & meals taxes. B&B is a Burlington city designation to describe short term rentals. The term B&B implies that meals are served. That is not true. We are an owner occupied residence that for 30+ years has periodically leased rooms thereby continuing the practice of previous owners going back to the early 1950's.

Hope this explains things.

(attachment)

October 26, 2020

Hello Burlington DRB board members,

I am writing at the request of my neighbors Bill Reilly and Cyn Secondi. I understand from Bill that, because of city regulations, they must document their long-standing practice of renting rooms.

Our kids grew up together and I can confirm they have rented portions of their home for as long as I lived in the South Union Street neighborhood (since 1989).

Sincerely,

Andrea Gray  
153 Howard Street  
Burlington

## Ryan Morrison

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**From:** William Reilly <wjreilly7@gmail.com>  
**Sent:** Wednesday, October 28, 2020 4:51 PM  
**To:** Ryan Morrison  
**Cc:** Marc Wiener; csecondi@gmail.com  
**Subject:** Re: 254 South Union Street short term rental application  
**Attachments:** Andrea Grey.docx

**WARNING: External Message**

Hello Ryan,

Thanks for the guidance.

Attached please find.

- Updated site plan highlighting the parking area
- 3 letters from neighbors confirming room rental going back more than 15 years.
  - Marc Jacobs
  - Andrea Grey
  - Polly Thompson

That should be the documentation needed. Comments and questions welcomed.

Be well, take care,

# Polly Thompson

20 Westminster Terrace Bellows Falls, VT 05101

October 23, 2020

To Whom It May Concern:

In September 1980, my husband Julian Thompson and I rented an apartment from William and Cyndie Reilly. The apartment was located in their residence at 254 S. Union St.

October 24, 2020

To Whom It May Concern:

I live at 260 South Union Street and have been a neighbor of Bill and Cyndie Reilly since 1994. I can confirm they have rented rooms since at least 1992 when I purchased 260 South Union Street. Years ago, it was not at all unusual for young families owning houses in this neighborhood to rent out rooms to defray the cost of owning homes.

Sincerely,



William Reilly  
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802-522-0031