

## Scott Gustin

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**From:** Holly Zanes [REDACTED]  
**Sent:** Monday, September 16, 2019 1:38 PM  
**To:** Michael Long; Scott Gustin  
**Subject:** RE: 20-0113CU; 83 North Willard (RM, Ward 2C) September 17 -- 5PM

[WARNING]: External Message

Michael,

Thank you for sharing. Your note well articulates my own concerns, as owner and resident of 81 North Willard.

Scott,

Please share these suggestions with the Board as well, as I am unable to participate tomorrow due to a work commitment...

Current issues could easily be resolved if the owner focuses on quality management of the property with respect to garbage/recycling, lawn and landscaping maintenance, driveway use. The previous owner and residents/tenants made a practice of:

- Maintaining garbage can inside garage and recycling bins within the home, until collection day.
- Maintaining one car in the garage and one in the driveway.
- Caring for the lawn on a regular basis and keeping debris, garbage, and the sofa off the porch.

The tenants, to date, have been quiet and respectful.

Thank you,  
Holly Zanes  
81 N Willard Street

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**From:** Michael Long [REDACTED]  
**Sent:** Monday, September 16, 2019 11:13 AM  
**To:** Scott Gustin <SGustin@burlingtonvt.gov>  
**Subject:** 20-0113CU; 83 North Willard (RM, Ward 2C) September 17 -- 5PM

Scott,

Please forward to the DRB these comments and concerns regarding the request to allow five unrelated occupants at 83 North Willard:

We own 73 North Willard, two doors down. This request should be denied because the property is not large enough to qualify for an exception to the rule, as noted in the staff comments. The property also falls short of providing even the two spaces required for the single unit and when two cars are parked in the driveway the second car obstructs the right of way and protrudes into the sidewalk. Waiving a required additional space would be unjustified. The trash stored on the front lawn, though not immediately relevant to the request, is evidence of a lax management style that is inconsiderate of the neighbors, the neighborhood, passers-by, and the community generally. Such a management style would gravitate against an exception to the rule even if the property otherwise qualified for a potential exception.

Furthermore the recent conversion of this property to student rental use directly contradicts Burlington's Municipal Plan which in the housing section promises that the City will "Encourage the reversion to single family occupancy of properties, especially in areas with high concentrations of student rental housing, which have been converted to multi-unit dwellings." Years ago this property was a rundown duplex that the owner bragged was occupied by seventeen students. Subsequently it was restored, refurbished, and returned to single family use. That it has now reverted to student rental use and absentee ownership is a step backward.

I request that the board determine how many occupants currently reside at 83 North Willard and whether this application has been submitted after the fact. If so, enforcement action should follow.

Thanks,

Michael Long