

February 16, 2021

Ryan Morrison
Permitting & Inspections Zoning Division
645 Pine St Ste A
PO Box 849
Burlington, VT 05402-0849

RE: Permit No. 21-0589CU,
19-21 Monroe St – Waiver from Parking Requirements & Parking Management Plan

Dear Ryan,

With regards to our requested waiver from parking requirements at 19-21 Monroe Street, please accept this parking management plan as our demonstration that expanding the unit count to four (from the current count in zoning records of three) and zoning one unit (21 B) to be used for short-term rental can be adequately served. Furthermore, our plan more effectively satisfies the intent of Article 8.1.15 and the goals of the municipal development plan to reduce dependence on the single-passenger automobile.

Parking Management Plan:

- 1) The minimum number of parking spaces required pursuant to Table 8.1.8-1 is calculated as: Eight. The property has Six spaces, we are seeking Two space parking waiver.
- 2) Currently, the property's zoned parking spaces are under-utilized. Only two of the four tenants have vehicles, totaling Three automobiles. Two of the units are generally rented to low-income, elderly or disabled individuals who, as is currently the case, do not drive themselves or have their own automobiles. They tend to travel via public transportation, ride shares, SSTA, on foot or by bicycle. I live in one of the units myself and I only have One automobile. The fourth unit rents to people who work outside of the home and rely on their Two automobiles for transportation. Therefore, only 50% of the property's permitted parking spaces are utilized.
- 3) The anticipated change in parking demand for the Zoning Permit at hand is Zero net spaces – in other words, unchanged. That's because the property has been operated as a four unit dwelling for a number of years (if not decades) and the lack of abundant parking has encouraged the units to be made available to people who do not have access to automobiles and would like to live close to downtown and public transportation. Furthermore, the short-term rental will only be in operation when I am not in my unit. Short term renters mostly come from out-of-town and either bring one car or, often times, no car (if arriving by airplane flight, for example) and explore Burlington Downtown on foot, SoBi Bike Share, taxi and public transportation. Therefore, there is no impact on additional parking due to the requested zoning of a fourth unit or the short-term rental.

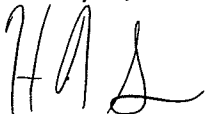
Our location alone relieves the need for an Automobile. The property is in the RH Zoning District, on the opposite side of the block from the Downtown Transition Zoning District, so much of Downtown Burlington is more easily accessible without the need (or hinderance of having to find parking) for an Automobile. The property is less than 1/3 of a mile to the top of Church Street. Battery Park is at one end of our block, and at the other end of the block there is a bus stop. Furthermore, the Cherry Street Bus Depot, with access to routes that run throughout, and beyond, Chittenden County is a five-minute walk from the property.

- 4) Strategies that we will use to reduce or manage the demand for parking into the future include:
- a. First and foremost, keep doing what we are doing to ensure tenant demand is well below the property's permitted number of parking spaces.
 - b. We hope to maintain our current tenants in order to keep automobile count low. The current average length of tenancy across the three units that are rented is seven years.
 - c. When do have tenant turnover, in advertising for the available unit and when screening prospective tenants, we will discourage single passenger automobile ownership and give preferential status to applicants who do not have a car.
 - d. We will continue to offer off-street, covered bike parking to all tenants to support alternative modes of transportation.
 - e. We will limit short-term renters to one automobile at maximum, to ensure that they do not create additional parking demand.

If our calculations with regards to minimum parking required, our narrative and analysis that outlined how the proposed parking management plan addresses the current and requested use of the property, and the parking management plan itself are satisfactory, we request that our parking waiver of two spaces be granted.

Please let us know if any additional information might aide in the consideration of our request.

Thank you,

A handwritten signature in black ink, appearing to read 'H Stark', written in a cursive style.

Henry Stark
21 Monroe St Apt B
Burlington, VT 05401