

April 27, 2018

Burlington Development Review Board
149 Church Street, City Hall
Burlington, VT 05401

Attention: Ryan Morrison,
Project Manager for 18-0803CU

Dear Mr. Morrison:

My name is Howard Averill. I am the co-Trustee of the Charles J. Averill Trust, the owner of the residential property at 54 Summit Ridge in Burlington. Theresa Averill, my mother, has been a resident at this address for almost 60 years. She is also a co-Trustee of the Trust.

I am writing to the Burlington Development Review Board to voice our concerns and opposition regarding the Conditional Use Permit request #18-0803CU for a bed and breakfast (B&B) at 53 Summit Ridge, which is directly across the street from our property.

Summit Ridge is a low-density residential area with neighborhood parking restrictions. It is a cul-de-sac with only 16 homes, all single-family. It has historically been a quiet, low-traffic street with minimal activity. Since the owners of 53 Summit Ridge have been operating their bed and breakfast out of their residence, there has been a definite and noticeable increase in traffic and activity on Summit Ridge. This has begun to alter the very nature of this otherwise extremely quiet and very low-traffic cul-de-sac.

In addition, the lack of available parking at 53 Summit Ridge has resulted in the commercial B&B guests parking their respective cars on the street. (In fact, there are often multiple B&B guest cars that are parked on the street at the same time. Some residents of Summit Ridge have privately speculated that there must be more than one room for rent, given the level of vehicle activity). In any event, as shown in the attached photograph (Exhibit 1) from an April 21st 2018 room rental, the resident often ends up parking THEIR vehicle(s) on the street while the B&B guests park in the driveway. This is a clear violation of the Resident Parking rules which state that a "resident cannot use a guest parking card in order to park their own car on the street". And further, while the Resident Parking Rules allow parking permits for GUESTS, they certainly are NOT meant to accommodate COMMERCIAL room renters in this low density, residential zone.

While the property details for 53 Summit Ridge that are shown on the Burlington Tax Roll indicate the existence of a standard two-car garage, it appears that in the course of the significant renovation to the property a few years ago, permanent modifications were made to the garage. These modifications appear to no longer allow cars to fit inside the garage. With no parking space available inside the garage, that leaves only two spaces for parking for the two resident vehicles in the driveway. Please note attached (Exhibit 2) Google Maps photo which reflects the normal parking arrangement for the resident vehicles in their driveway when there are no B&B guests. This obviously leaves zero spaces for commercial B&B guests, which, as previously indicated, often requires 2 additional parking spaces.

Street parking on Summit Ridge can be especially hazardous in the winter months when snow banks further increase the inherent risk, given the narrow width of the street. In addition, the reduced visibility caused by snow banks and resulting difficulty of passing parked vehicles is further cause for concern. There are at least two cases that I am aware of where cars backing out of either 53 or 54 Summit Ridge ran into and damaged cars parked on the narrow street.

Summit Ridge is a narrow, low-traffic residential street designed with the assumption there would be no on-street parking and limited traffic. While we understand that each permit request is considered on its unique circumstances, we are very concerned that this permit application, if approved, would lead to more such requests in the future and result in a permanent and significant altering of the atmosphere and the very nature of Summit Ridge.

It is for these reasons and these concerns that we firmly oppose the granting of this permit for a bed and breakfast on Summit Ridge.

Respectfully submitted,

Howard M. Averill
Co-Trustee of the Charles J. Averill Trust,
Owner of 54 Summit Ridge
20 Church Tavern Road
South Salem, NY 10590



EXHIBIT 2.

Google

EXHIBIT 1.

