

## Department of Planning and Zoning

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**TO:** Development Review Board  
**FROM:** Scott Gustin  
**DATE:** July 17, 2018  
**RE:** 18-0937CU; 94 Caroline Street

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**Note: These are staff comments only; decisions on projects are made by the Development Review Board, which may approve, deny, table or modify any project. THE APPLICANT OR REPRESENTATIVE MUST ATTEND THE MEETING.**

Zone: RL Ward: 5S

Owner/Applicant: Dori Weigand

**Request:** Establish short term rentals (bed & breakfasts) in existing duplex.

### **Summary:**

The applicant is seeking approval to establish short term rental use of the two units in the rear duplex (the front of the property contains the owner's single family home). Short term rentals are presently regulated as bed & breakfasts or hotels, depending on the location and property details.

A similar application was filed and denied in March 2018. This new application was filed with an intended revision to the parking layout and management plan. These would-be revisions were discussed by the property owner and zoning staff; however, they have not actually been articulated in the pending application. Requests for this information have not been responded to.

The pending application should be denied as incomplete or simply deferred to a future Development Review Board meeting date.

Previous zoning actions for this property are noted below:

- 3/27/18, Denial to establish bed & breakfast (short term rental) in rear duplex units
- 3/17/17, Approval to replace roofs on both residential structures
- 2/9/17, Approval to replace windows in apartment A
- 9/1/11, Approval to replace window with sliding patio doors
- 4/7/94, Approval for façade renovations to the duplex
- 1/13/94, Approval for patio, fence, and stone wall
- 10/27/92, Approval to reconfigure units onsite – 2 in back building and 1 in front building

**Recommendation:** **Denial** as incomplete or **Deferral** to a future DRB meeting upon completion of the application.