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Town of Alpine
P & Z Commission

MAR 10 2025

RECEIVED

February 24, 2025

Town of Alpine Planning & Zoning Department
250 River Circle
Alpine, WY 83128

Subject: Complaint Regarding Illegal Housing in Converted Shed – 629 Grandview Dr, Alpine, WY 83128

Dear Planning & Zoning Department,

I am writing to formally report potential zoning and building code violations occurring at **629 Grandview Dr, Alpine, WY 83128**. The property owner is **housing individuals in a converted shed and operating it as an Airbnb rental**, which appears to violate several local regulations and safety codes.

The Airbnb listing can be found here: <https://www.airbnb.com/rooms/1259529378144392378>.

Property Details from Lincoln County GIS & Airbnb Listing:

According to the **Lincoln County GIS records**, this structure was **originally built as a tool shed in 2023** and is classified as an **"Out Building"** with the following characteristics:

- **Building ID:** 3
- **Total Square Feet:** 192
- **Property Type:** Out Building
- **Built As:** Shed - Tool
- **Occupancy:** Shed - Tool
- **Year Built:** 2023

However, according to the **Airbnb listing**, this **192 sq. ft. shed** has been **illegally converted into a short-term rental** and now **contains three beds and floor heaters**. There is no indication that this structure was **properly permitted or inspected for residential use**.

Specific Code Violations & Concerns:

1. **Non-Compliance with Adopted Building Codes:** The Town of Alpine has adopted the **2021 International Building Codes**, which set safety standards for residential structures. The conversion of a **192 sq. ft. tool shed** into a rental **without proper structural, plumbing, electrical, and fire safety modifications** likely violates these codes. (Alpine Building Codes)

2. **Occupancy Without a Certificate of Occupancy:** Per Alpine's **Land Use and Development Code**, no new building or converted structure should be occupied without a **Certificate of Occupancy** or a **Temporary Certificate** issued by the Town. If this shed has been converted and occupied without approval, it is in violation of this requirement. (Alpine Development Code)
3. **Fire and Safety Hazards:** The **Airbnb** listing states that this **tiny shed** contains **three beds and floor heaters**, which raises serious concerns about **overcrowding, fire risks, lack of ventilation, and the potential for carbon monoxide hazards**. There is no mention of **emergency egress, smoke detectors, or fire suppression systems**, all of which are required for legal residential units.
4. **Improper Utility Connections:** If the structure is **not connected to approved sewage, water, and electrical systems**, this could pose health risks and violate **public health and sanitation laws**.

Request for Investigation & Enforcement:

I request that your office **investigate this situation** and take appropriate enforcement action to ensure compliance with Alpine's zoning, building, and safety regulations. The **Lincoln County GIS records confirm that this structure was never built or permitted for residential use**, yet it is being rented out on Airbnb.

Please keep me informed of any steps taken or if you require additional information.

Thank you for your time and attention to this matter. I appreciate your efforts in maintaining the safety and integrity of our community.

Sincerely,



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