

7929 Roanoke Street, Philadelphia, PA

Application No. *ZP-2024-001765*

3 Bedroom, 2 Bath, Single Family Residence, with back yard

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Oleg Sokolov, Esq.

Rabinovich Sokolov Law Group, LLC

On Behalf of Allen Perkins

Notice of: ☐ **Refusal** ☐ **Referral**

Application Number: ZP-2024-001765	Zoning District(s): RSA3	Date of Refusal: 2/23/2024
Address/Location: 7929 ROANOKE ST, Philadelphia, PA 19118-3945 Building 1107328		Page Number Page 1 of 1
Applicant Name: Permit Philly LLC DBA: Permit Philly	Applicant Address: 100 South Juniper Street 3RD FLR Philadelphia, PA 19107 USA	Civic Design Review? N

Application for:

For the proposed use, Visitor Accommodations, in an existing structure.

The permit for the above location cannot be issued because the proposal does not comply with the following provisions of the Philadelphia Zoning Code. (Codes can be accessed at www.phila.gov.)

<u>Code Section(s):</u>	<u>Code Section Title(s):</u>	<u>Reason for Refusal:</u>
Table 14-602-1	Uses Allowed in Residential Districts - Refusal	Whereas the proposed use, Visitor Accommodations, is expressly prohibited in the RSA-3 residential zoning district.

ONE (1) USE REFUSAL

Fee to File Appeal: \$ 300.00

NOTES TO THE ZBA:

N/A

Parcel Owner:

Amy & Eric Minnick

7929 Roanoke St

Philadelphia, PA 19118



Andrew DiDonato
PLANS EXAMINER

2/23/2024
DATE SIGNED

Notice to Applicant: An appeal from this decision may be made to the Zoning Board of Adjustment, One Parkway Building, 1515 Arch St., 18th Fl., Phila., PA 19102 within thirty (30) days of date of Refusal / Referral. Please see appeal instructions for more information.

Prepared by:

Trident Land Transfer Company LP
431 West Lancaster Avenue
Devon, PA 19333
Phone: (610)889-7660

Return To:

ATTN: Post-Closing Department
Trident Land Transfer Company LP
BRT No.: 092271400

File No.: 20PA04379

DEED

Margaux Van Houtte and Olivier P.M. Van Houtte

to

Amy Elizabeth LaViers Minnick and Eric Ballantyne Minnick

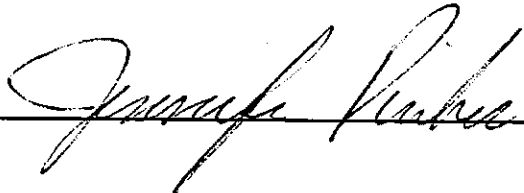
PREMISES:

7929 Roanoke Street
City of Philadelphia
County of Philadelphia
Pennsylvania
BRT No.: 092271400

The address of the above named Grantee(s) is:

7929 Roanoke Street
Philadelphia, PA 19118

Certified by: _____



DEED

THIS INDENTURE made this 26 day of June, 2020.

Between MARGAUX VAN HOUTTE AND OLIVIER P.M. VAN HOUTTE, (hereinafter called the Grantors) and
 AMY ELIZABETH LAVIERS MINNICK AND ERIC BALLANTYNE MINNICK, (hereinafter called the Grantees)

Witnesseth That the said Grantors for and in consideration of the sum of Four Hundred Fifty-Two Thousand And No/100 Dollars (\$452,000.00) lawful money of the United States of America, unto them well and truly paid by the said Grantees, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, released and confirmed, and by these presents do grant, bargain, and sell, release and confirm unto the said Grantees, their heirs and assigns, Tenants by the entirety

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

TOGETHER with all and singular the improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantors, as well at law as in equity, of, in, and to the same.

TO HAVE AND TO HOLD the said lot or piece of ground above described with the improvements, hereditaments and premises hereby granted, or mentioned, and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, to and for the only proper use and behoof of the said Grantees, their heirs and assigns, forever.

AND the said Grantors do by these presents, covenant, grant and agree, to and with the said Grantees, their heirs and assigns that the said Grantors all and singular the Hereditaments and premises herein above described and granted, or mentioned and intended so to be with the Appurtenances unto the said Grantees, their heirs and assigns, against the said Grantors and against all and every Person or Persons whomsoever lawfully claiming or to claim the same or any part thereof, by from, or under them or any of them, shall and will WARRANT and forever DEFEND.

EXHIBIT A

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, described according to a Survey and Plan thereof made on the 22nd day of January 1948, by John T. Campbell, Esquire, Surveyor and Regulator of the Ninth District, as follows, to wit:

BEGINNING at a point on the Northeasterly side of a certain 14 feet wide alley extending Southeastwardly from the Southeasterly side of Willow Grove Avenue (60 feet wide) which alley is at the distance of 292 feet, 11 and 1/2 inches Southwestwardly from the Southwesterly side of Germantown Avenue (70 feet wide) at the distance of 86 feet, 4 and 1/2 inches Southeastwardly from the Southeasterly side of Willow Grove Avenue (60 feet wide), in the 9th (formerly part of the 22nd) Ward of the City of Philadelphia.

THENCE extending South 46 degrees 50 minutes 45 seconds East 27 feet, 6 inches to a point.

THENCE extending North 43 degrees 9 minutes 15 seconds East 89 feet, 8 and 3/8 inches to a point in the party wall between this and the premises adjoining to the Southeast.

THENCE extending North 32 degrees 4 minutes 50 seconds West 28 feet, 5 and 1/4 inches to a point and thence extending South 43 degrees 9 minutes 15 seconds East 96 feet, 11 and 3/8 inches to the first mentioned point and place of beginning and the said alley is commonly called Maple Shade Avenue or Roanoke Street.

BEING OPA / BRT No. 092271400

TOGETHER with the full free, uninterrupted use and privilege of and to the said 14 feet wide alley or passageway at all times hereafter forever in common with the owners having a right thereto.

TOGETHER with the free and uninterrupted right and use of a certain private drain and a certain private water pipe which connects the premises hereinbefore described to the public sewer and to the public water supply, said drain and water pipe extending across certain other property of the said Annie R. Smalley (now or late) and that this right or easement over the premises of the said, now or late Annie R. Smalley, shall continue so long as the said private drain and the said private water pipe shall be used by the said Andrew Vecchione, his heirs, executors, administrators and assigns shall keep and private drain and said private water supply pipe in repair and for the purpose of so doing may have access to the same upon said other premises of the said now or late, Annie R. Smalley.

SUBJECT, to the proportionate part of the expense of keeping same in good order and repair.


Being the same premises which Emily S. Gavin and Eliza Collard by Deed dated 1/14/2016 and recorded 1/20/2016 in Philadelphia County as Document No. 53014042, granted conveyed unto Olivier P.M. Van Houtte and Margaux Van Houtte, as tenants by the entirety, in fee.

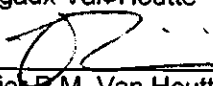
BRT No.: 092271400

IN THE WITNESS WHEREOF, the said Grantors has/have caused these presents to be duly executed dated the day and year first above written.

SEALED AND DELIVERED

In the presence of us:



Margaux Van Houtte


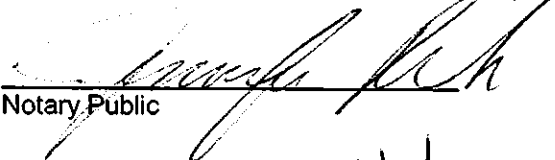
Olivier P.M. Van Houtte

Commonwealth of Pennsylvania

County of Philadelphia

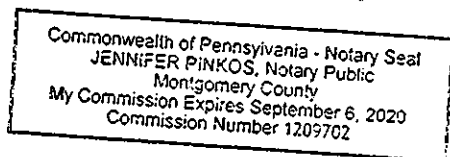
On this, the 26 day of June 2020, before me, the undersigned Notary Public, personally appeared Margaux Van Houtte and Olivier P.M. Van Houtte known to me (or satisfactorily proven) to be the person whose name(s) is/are subscribed to the within instrument, and acknowledged that he/she/they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Notary Public

My Commission Expires: 9/6/2020





**BERKSHIRE
HATHAWAY**
HomeServices

Fox & Roach,
REALTORS®

431 West Lancaster Avenue
Devon, PA 19333

Date: June 26, 2020
File No.: 20PA04379
Property Address: 7929 Roanoke Street, Philadelphia, PA 19118

GENERAL AFFIDAVIT

City of Philadelphia
Records Department

BEFORE ME, the undersigned Notary, Jennifer Pinkos, on this 26 day of June [month], 2020, personally appeared Margaux Van Houtte and Olivier P.M. Van Houtte, known to me to be a credible person and of lawful age, who being by me first duly sworn, on _____ [his or her] oath, deposes and says:

In accordance with Section 2-200 of the City of Philadelphia Code of Ordinances, the attached deed is being filed by Trident Land Transfer Company LP, a

☒ Title Insurance company (agency) as defined in 40 P.S. §910-1, located at 431 West Lancaster Avenue, Devon, PA 19333

☐ Law Firm/Individual Attorney, _____ Bar ID No. _____, located at _____

The attached deed submitted for recording is for the following property address: 7929 Roanoke Street, Philadelphia, PA 19118

Margaux Van Houtte

Olivier P.M. Van Houtte

Subscribed and sworn to before me,
This 26 day of JUNE,
2020.

Jennifer Pinkos
NOTARY PUBLIC

My commission expires: 9/6, 2020

Seller's Address:
7929 Roanoke Street
Philadelphia, PA 19118

Commonwealth of Pennsylvania - Notary Seal
JENNIFER PINKOS, Notary Public
Montgomery County
My Commission Expires September 6, 2020
Commission Number 1209702

































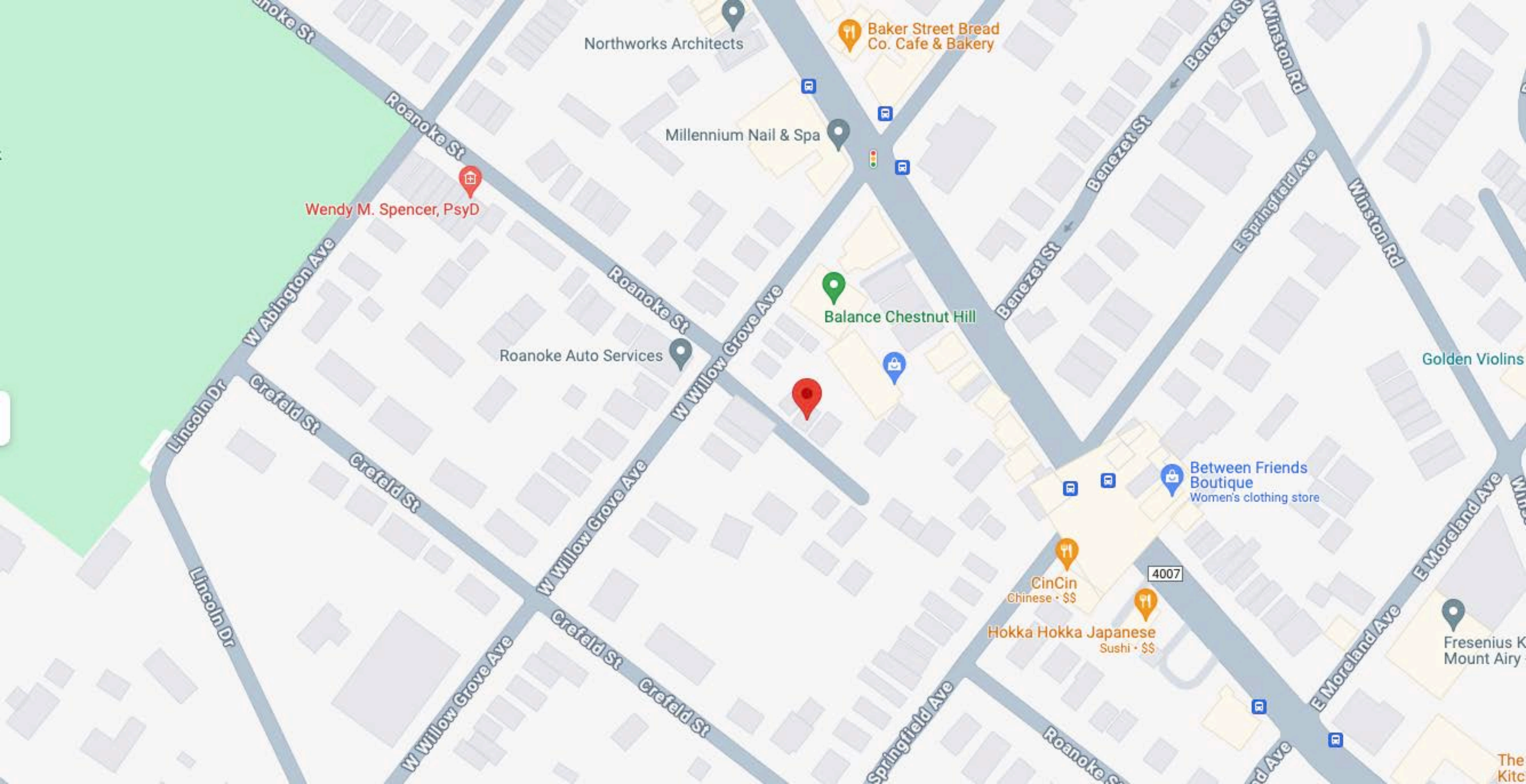












Northworks Architects

Baker Street Bread
Co. Cafe & Bakery

Millennium Nail & Spa

Wendy M. Spencer, PsyD

Roanoke Auto Services

Balance Chestnut Hill

Between Friends
Boutique
Women's clothing store

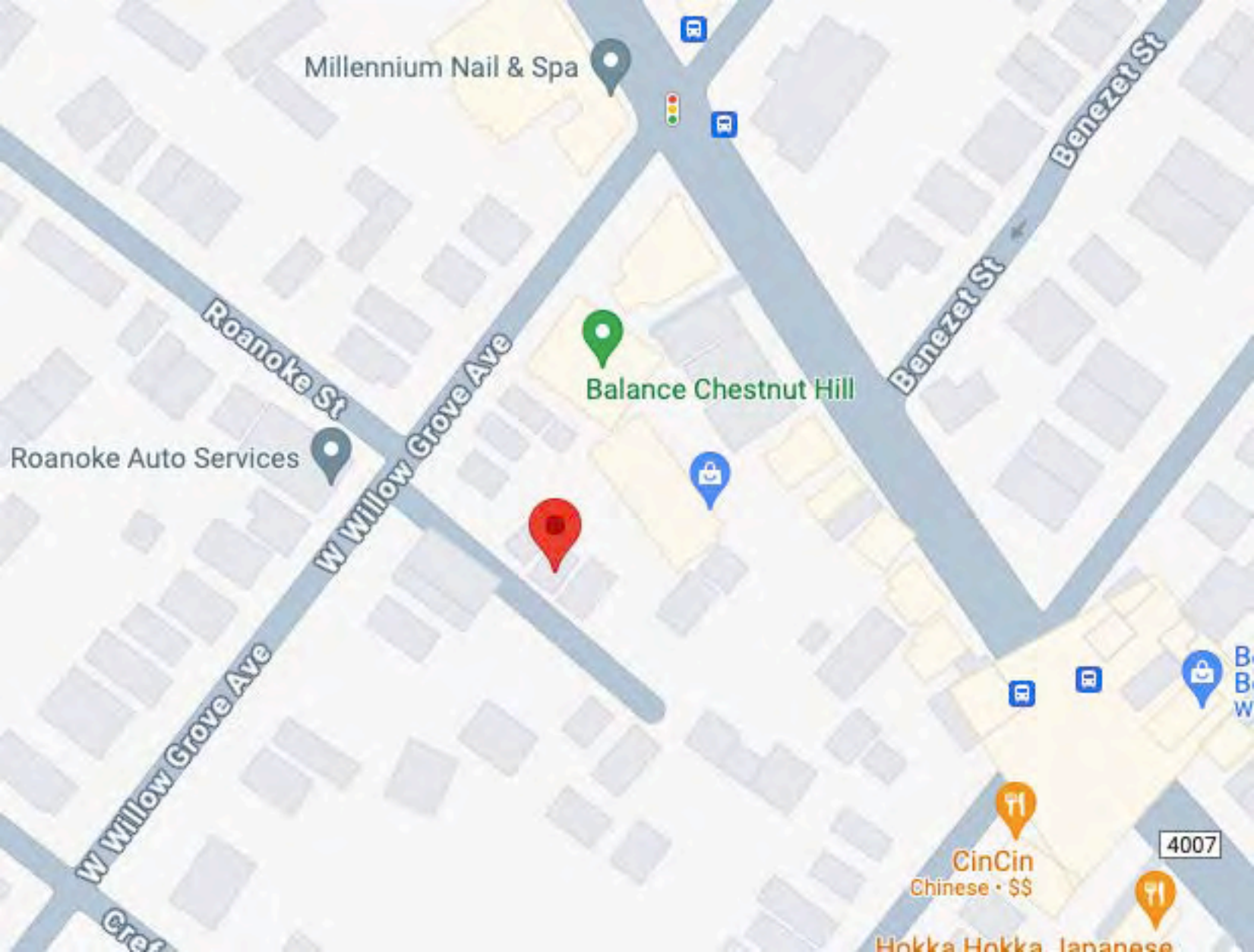
CinCin
Chinese • \$\$

Hokka Hokka Japanese
Sushi • \$\$

Golden Violins

Fresenius K
Mount Airy

The
Kitc



Millennium Nail & Spa

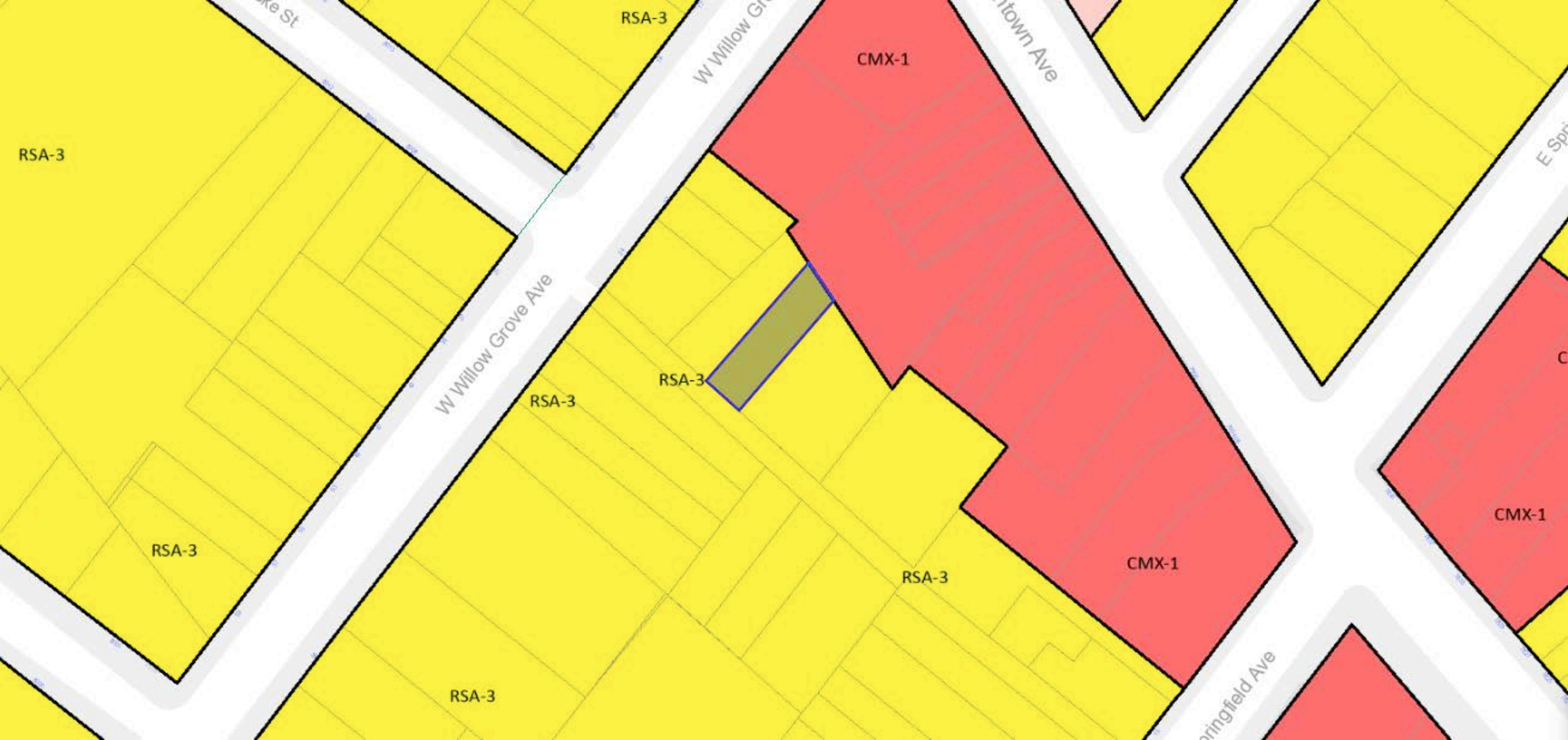
Balance Chestnut Hill

Roanoke Auto Services

CinCin
Chinese • \$\$

Hokka Hokka Japanese

4007



City of Philadelphia Zoning Board of Adjustment



Application for Appeal

CALENDAR # _____ (FOR OFFICE USE ONLY)

WHEN COMPLETED, MAIL TO:

CITY OF PHILADELPHIA
Department of Planning & Development
Zoning Board of Adjustment
One Parkway Building
1515 Arch St, 18th Floor
Philadelphia, PA 19102

APPLICANT MUST COMPLETE ALL INFORMATION BELOW. PRINT CLEARLY AND PROVIDE FULL DETAILS

LOCATION OF PROPERTY (LEGAL ADDRESS)

7929 Roanoke Street, Philadelphia, PA 19118

PROPERTY OWNER'S NAME: Amy Elizabeth Laviers Minnick
and Eric Ballantyne Minnick

PROPERTY OWNER'S ADDRESS (INCLUDE CITY, STATE, AND ZIP)

7929 Roanoke Street
Philadelphia, PA 19118

PHONE #: 215-717-2200

E-MAIL: oleg@rslawgroup.com

A CORPORATION MUST BE REPRESENTED BY AN ATTORNEY LICENSED TO PRACTICE IN PENNSYLVANIA

APPLICANT:

Oleg Sokolov, Esquire

APPLICANT'S ADDRESS (INCLUDE CITY, STATE, AND ZIP)

226 Walnut Street
Philadelphia, PA 19106

FIRM/COMPANY:

Rabinovich Sokolov Law Group, LLC

PHONE #:

215-717-2200

E-MAIL:

oleg@rslawgroup.com

RELATIONSHIP TO OWNER: ☐ TENANT/LESEE ☒ ATTORNEY ☐ DESIGN PROFESSIONAL ☐ CONTRACTOR ☐ EXPEDITOR ☐ OTHER

APPEAL RELATED TO ZONING/USE REGISTRATION PERMIT APPLICATION # ZP-2024-001765

IF A VARIANCE IS REQUESTED, PLEASE PROVIDE AN EXPLANATION OF EACH OF THE FOLLOWING CRITERIA AS REQUIRED FOR THE GRANTING OF A VARIANCE:

Does compliance with the requirements of the zoning code cause an unnecessary hardship due to the size, shape, contours or physical dimensions of your property? Did any action on your part cause or create the special conditions or circumstances? Explain.

Yes. Compliance with the requirements of the zoning code causes an unnecessary hardship due to the size, shape, contours or physical dimensions of the subject property. The project proposes use of the subject property as a visitor accommodation and/or short term rental on an existing single family dwelling located on Roanoke Street in the Chestnut Hill neighborhood. The applicant received a refusal for use as visitor accommodations in a district designated RSA-3. The proposed project complies with all other dimensional requirements of the Code.

Will the variance you seek represent the least modification possible of the code provision to provide relief from the requirements of the zoning code? Explain.

Yes. The variance sought is the least modification possible of the code provision to provide relief from the requirements of the zoning code. The applicant is proposing use of the subject property as visitor accommodations in an existing single family dwelling. The existing structure complies with all other dimensional requirements of the Code. Accordingly, the variance sought for use as visitor accommodations is the least modification of the code provision to provide relief from the requirements of the zoning code.

Will the variance you seek increase congestion in public streets or in any way endanger the public? Explain.

No. The variance sought will neither increase traffic congestion in public streets nor endanger the public. Allowing the use of the subject property for visitor accommodations will in no way create or cause congestion in the public streets or in any way endanger the public. The subject property is situated in an area characterized by lower population density with individual driveways among neighboring properties, and allowing the use of the subject property as a visitor accommodation will not effect in any way parking on public streets. The use of the subject property as visitor accommodations is anticipated to reduce congestion on public streets. Additionally, the proposed use of the subject property will not result in an increase in the number of individuals occupying the subject property.

Will the variance you seek substantially or permanently harm your neighbors' use of their properties or impair an adequate supply of light and air to those properties? Explain.

No. The variance sought will neither substantially or permanently harm any neighbor's use of their properties or impair adequate supply of light and air to such properties. The applicant is not requesting a variance for height, and, therefore, the proposed use of the subject property will not substantially or permanently harm any neighbors' use of their properties or impair an adequate supply of light and air to those properties.

Will the variance you seek substantially increase traffic congestion in public streets or place undue burden on water, sewer, school park or other public facilities? Explain.

No. The variance sought will not substantially increase traffic congestion in public streets or place an undue burden on water, sewer, school park, or other public facilities. The proposed use as visitor accommodations is in accordance with the character of the neighborhood and will in no way contribute to any congestion in the public streets. The subject property is situated in an area characterized by lower population density with individual driveways among neighboring properties, and allowing the use of the subject property as a visitor accommodation will not effect in any way parking on public streets. The use of the subject property as visitor accommodations is anticipated to reduce congestion on public streets. Additionally, the proposed use of the subject property will not result in an increase in the number of individuals occupying the subject property or utilizing public utilities, thus not imposing any additional burden on these resources.

Will the variance you seek create environmental damage, pollution, erosion, or siltation, or increase the danger of flooding? Explain.

No. The variance sought will not create environmental damage, pollution, erosion, or siltation, or increase the danger of flooding. Additionally, the proposed use of the subject property will not modify the occupancy of the subject property, and therefore will create environmental damage, pollution, erosion, or siltation, or increase the danger of flooding. The proposed use of the subject property will not impact the integrity of the existing structure nor necessitate any construction activities.

REASONS FOR APPEAL:

Enforcement of the Zoning Code, as it is written, will impose an unnecessary hardship upon the applicant and the subject property because the proposed use of the existing dwelling will not, in any way, adversely affect the public health, safety, or welfare, or traffic in the area. Alternatively, the proposed use of the subject property will facilitate an increase in tourist visits to the city of Philadelphia. Therefore, the applicant seeks a variance to use the subject property as visitor accommodations. Further still, the applicant also requests any other variances, use certificates or special use permits that are necessary. The applicant reserves the right to supplement these reasons up to and including the hearing.

I hereby certify that the statements contained herein are true and correct to the best of my knowledge and belief. I understand that if I knowingly make any false statements herein I am subject to possible revocation of any licenses issued as result of my false application, and such other penalties as may be prescribed by law.

Applicant's Signature: /s/ Oleg Sokolov Date: 2 29 2024
MONTH DATE YEAR

City of Philadelphia
Zoning Board of Adjustment
Application for Appeal

City of Philadelphia Project Information Form

PIF Confirmation Page

Thank you for submitting your information. A copy of this information will be sent to your e-mail address. If you entered in any of this information incorrectly, please complete and **submit a new form** with the updated information.

NOTE TO APPLICANTS: You **MUST** print out your completed Project Information Form (PIF) and submit it to the Zoning Board of Adjustment (ZBA) with your appeal paperwork. Per Section §14-303 (15)(a)(.3)(.A) of the Philadelphia Code, *"an applicant who seeks either a special exception or a variance must submit to the Board, at the time the appeal is filed, a copy of the Project Information Form for such application, if the preparation of a Project Information Form is required for such application..."*

View all projects submissions.

PRINT YOUR FORM

Applicant Information

Address of Development Project

7929 ROANOKE ST

Council District #

8

Name of Applicant

Oleg Sokolov

Zoning Application Number

2024001765

Address of Applicant

226 Walnut Street
Philadelphia, PA 19106

Contact Information

Is the contact person the same as applicant?

- Yes

Name of Contact Person

Oleg Sokolov

Phone Number of Contact Person

(215) 717-2200

Email Address of Contact Person

oleg@rslawgroup.com

Project Information

Is your project exclusively residential?

Yes

Does your project contain three or fewer units?

Yes

Sign & Submit

Agreement:

- I understand that all information submitted on this form is public information.

Printed Name of Applicant

Oleg Sokolov

Please sign with the Initials of the Applicant

OS

Date

02/29/2024

[Feedback](#)

[Terms of use](#) [Right to know \(pdf\)](#) [Privacy Policy](#)

Notice from Zoning Applicants to RCOs and Neighboring Property Owners
(Coordinating RCO Has Scheduled the Public Community Meeting)

Oleg Sokolov, Esq.
Rabinovich Sokolov Law Group, LLC
226 Walnut Street
Philadelphia, PA 19106
oleg@rslawgroup.com
(215) 717-2200

ZBA Appeal File Date: 2/29/2024

March 26, 2024

Re: 7929 Roanoke Street, Philadelphia, PA 19118

Dear Registered Community Organization or Neighbor:

This is a notification of an upcoming **PUBLIC MEETING** to discuss the project described below. All Registered Community Organizations that have geographic boundaries containing the project property and all community members are welcome to attend.

Property Description:

The property is located at 7929 Roanoke Street in the 8th Councilmanic district. The property is currently an existing single-family structure. See included materials for more details.

Project Description:

The applicant has appealed refusal of an application for the proposed use of the existing structure for visitor accommodations. A copy of the appeal is enclosed herein for your convenience and reference.

Further copies of the zoning application and any other related documents can be found at One Parkway Building, 1515 Arch Street, 18th Floor, Philadelphia, PA 19102 or at 226 Walnut Street, Philadelphia, PA 19106.

Summary of Refusal: Please see a copy of the refusal issued on 02/23/2024 attached hereto.

A **PUBLIC MEETING** to discuss this proposal will be convened by the Coordinating RCO, Chestnut Hill Community Association. Please contact Anne McNiff at 8434 Germantown Avenue, Philadelphia, PA 19118, (215) 248-8811 or your District Councilperson for more information about the public meeting.

Public Meeting Date & Time:

Tuesday, April 16, 2024 @ 7:00 PM

Location of Public Meeting:

VIA ZOOM (Zoom link within)

<https://www.chestnuthill.org/meetings.php>

Please review the zoning posters on the property for the date of the **PUBLIC HEARING** to be held by the City of Philadelphia Zoning Board of Adjustment located at 1515 Arch Street, 18th Floor, Philadelphia, PA 19102 or via Zoom, on the issue.

For reference, contact information for all affected Registered Community Organizations and the District Councilperson is provided as follows:

8th City Council District

Council Person Cindy Bass
City Hall, Room 508
Philadelphia, PA 19107
(215) 686-3424
Keelan.thorn@phila.gov

Chestnut Hill Conservancy

FAO: Patricia Cove
8708 Germantown Avenue
Philadelphia, PA 19118
(215) 247-9329
patricia@patriacove.com

Friends of the Wissahickon

FAO: Ruffian Tittmann
40 West Evergreen Avenue, Suite 108
Philadelphia, PA 19118
(215) 247-0417
tittmann@fow.org

Chestnut Hill Community Association

FAO: Anne McNiff
8434 Germantown Avenue, 2nd Floor
Philadelphia, PA 19118
(215) 248-8811
anne@chestnuthill.org

Chestnut Hill Business Improvement District

FAO: Courtney Oneill
8514 Germantown Avenue
Philadelphia, PA 19118
(215) 247-6696
coneill@chestnuthillpa.com

IF YOU HAVE RECEIVED THIS NOTICE AS THE OWNER, MANAGING AGENT, OR OTHER RESPONSIBLE PERSON AT A MULTI-UNIT BUILDING, YOU ARE REQUESTED TO POST THIS NOTICE AT A PROMINENT PLACE IN A COMMON AREA OF YOUR BUILDING.

Sincerely,

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

Oleg Sokolov, Esq.
Attorney for Amy LaViers Minnick and Eric Minnick

cc: Planning Commission – rco.notification@phila.gov
8th District Counsel Office – Keelan.thorn@phila.gov
Affected RCOs - patricia@patriciacove.com, tittmann@fow.org,
anne@chestnuthill.org, coneill@chestnuthillpa.com
ZBA – rcozba@phila.gov

PROPOSED HOUSE RULES

IMPORTANT INFORMATION TO KNOW BEFORE YOU BOOK:

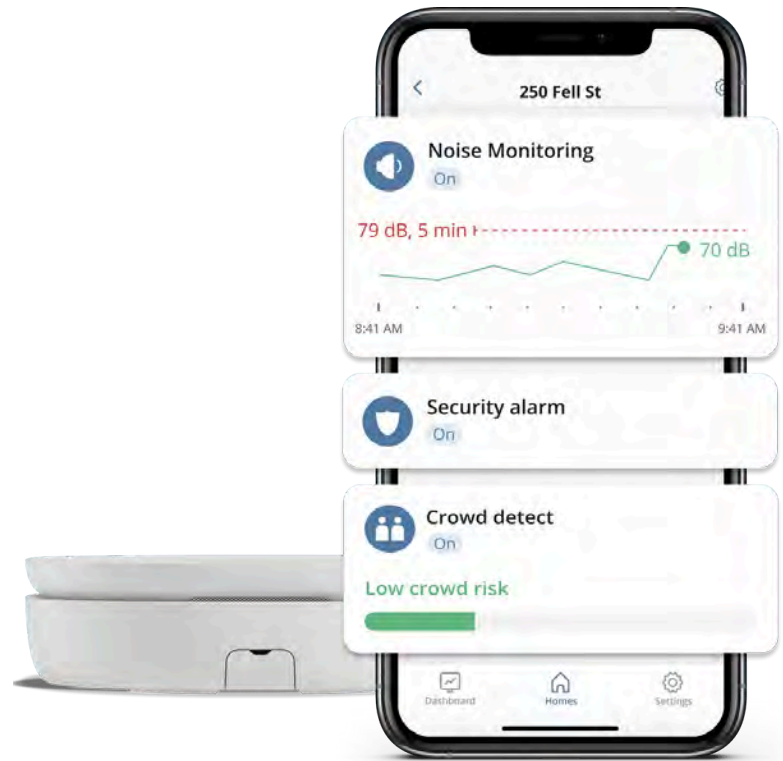
- No parties, no loud music, no noise after 9pm. We will strictly enforce this rule. [If we receive a neighbor complaint due to the violation of this rule, we will evict you without refund.]
- Pets are not permitted other than dogs, with prior approval from the owner. Bringing a dog will add an additional amount to the total stay (minimum of \$_____ per stay). Only house trained dogs are permitted.
- In Philadelphia, dogs must be leashed at all times when outside and you must clean up after your dog. Place any "doggy bags" in the outside trash can in the back. Spare doggy bags will be provided just in case.
- There is a 6 person maximum occupancy. This includes any youth over the age of [6] and any guests that you may wish to bring to the property. By way of example, if you have a total number of 6 staying at the house, you may not have any additional guests at the house during your stay.
- The owner monitors entry and exit and also the number of users connected to the house WIFI.
- This is a non-smoking house. No smoking indoors or on the roof deck or back patio. If you must smoke, take it to the curb please. No exceptions to this rule.
- Be aware that we monitor noise and smoke through an electronic device. If you do not consent to this, do not book!
- By booking a reservation, you acknowledge and agree that you are solely responsible for the security of the house during your stay and that neither the owner nor the manager are responsible for any loss of or damage to your property.
- We have provided furniture and amenities for your enjoyment. While not everything is brand new, we ask that you treat the house and its furnishings and amenities as a reasonable person would their own home and furnishings. Of course, we understand that sometimes glasses and plates, etc. may break, and if this happens during your stay, please let us know so we can replace them.
- ALL TRASH TO BE PLACED IN RECEPTICLES IN THE BACK YARD

[Airbnb bans all indoor cameras. Read more](#)[Solutions for](#) ▼[Features](#) ▼[Pricing](#)[Resources](#) ▼[Language](#)[Sign
in](#)[Book
a
demo](#)

The most powerful Airbnb home security sensor

Thanks to the official partnership between Minut and Airbnb, our noise sensor will allow all Airbnb hosts to manage their accommodations more serenely and securely. Get our privacy-safe sensor and 3 months of subscription (Pro or Standard) for free.*

*Applies to the first year of the subscription plan only. It can only



Airbnb bans all indoor cameras. [Read more](#)

Solutions for ▼

Features ▼

Pricing

Resources ▼

 Language

Sign
in

Book
a
demo

A powerful privacy-safe monitoring tool

The Minut sensor will allow you to simultaneously monitor noise levels, occupancy, movement and temperature in your Airbnb accommodations.

Airbnb bans all indoor cameras. Read more

Solutions for ▾

Features ▾

Pricing

Resources ▾

🌐 Language

Sign
in

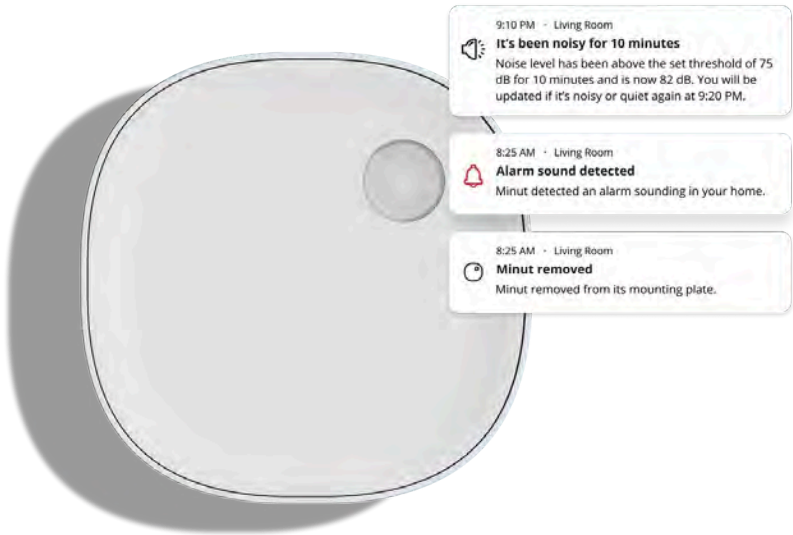
Book
a
demo

bookings, get alerted when the fire alarm goes off and know when your guests arrive.

Prevent parties, damage and neighbor complaints. Minut will alert you if it detects noise and/or crowding in your property.

check-ins and check-outs easier. Track temperature and humidity to ensure your guests have a comfortable stay.

and quiet starts outdoors. Know your rental inside out with our outdoor noise, temperature and humidity monitoring.



A sensor powered by cutting-edge technology

Our privacy-safe solution tracks the sound levels in your listing and will notify you when the noise gets too loud, so that you can act before the situation gets out of hand. You can

Airbnb bans all indoor cameras. [Read more](#)

Solutions for ▼

Features ▼

Pricing

Resources ▼

 Language

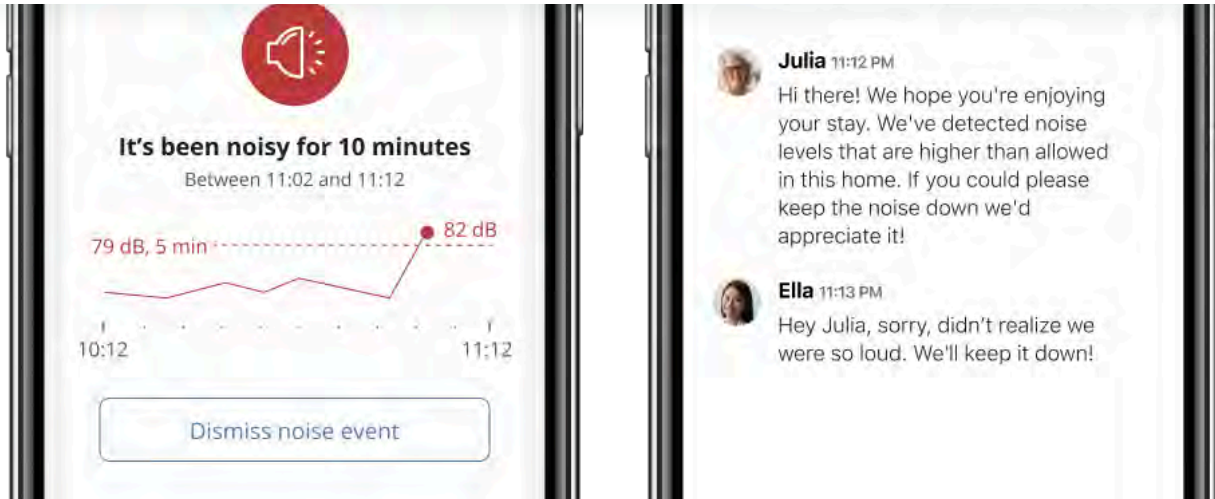
Sign
in

Book
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demo

application, you can always keep an eye on your accommodation and what is happening there.

Integrates with  **airbnb**

Minut sends instant notifications to your guests through Airbnb messaging when excessive noise is detected – all without the need for your manual input.

[Airbnb bans all indoor cameras. Read more](#)[Solutions for](#) ▾[Features](#) ▾[Pricing](#)[Resources](#) ▾[🌐 Language](#)[Sign
in](#)[Book
a
demo](#)

Monitor occupancy

Minut monitors the number of devices present indoors in your listing and tells you when it increases, alerting you to potential parties and over occupancy.



10:51 · 250 Fell St · Home

High occupancy

The amount of devices nearby is above the set device threshold.

Instant notifications

We will notify you as soon as the issue arises, so you'll quickly learn if there's a problem in your listing.



9:10 PM · Living Room

It's been noisy for 10 minutes

Noise level has been above the set threshold of 75 dB for 10 minutes and is now 82 dB. You will be updated if it's noisy or quiet again at 9:20 PM.

Airbnb bans all indoor cameras. [Read more](#)

Solutions for ▼

Features ▼

Pricing

Resources ▼

 Language

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dissipate.

Happy Hosts in



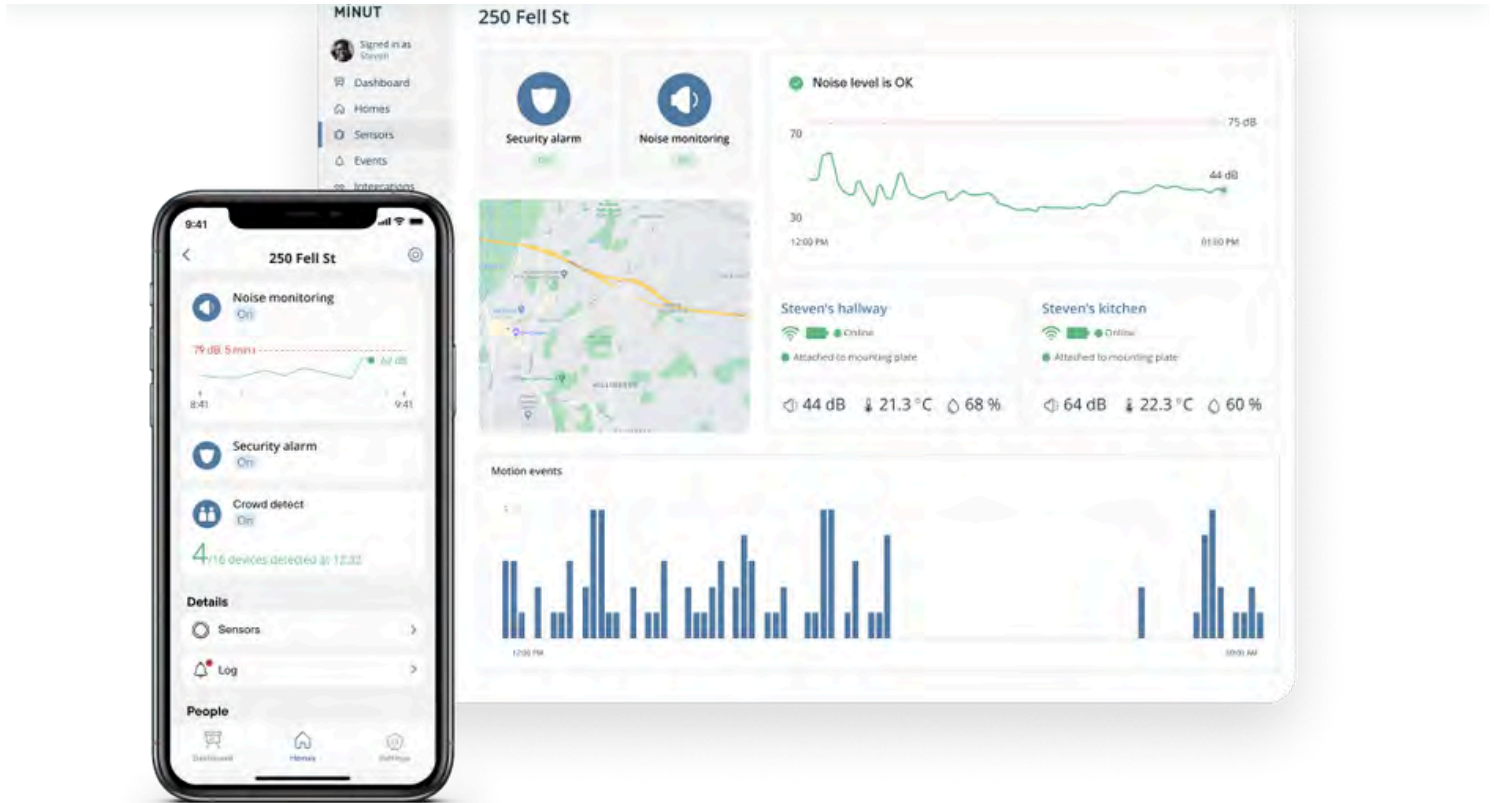
3,200+

CITIES



100+

COUNTRIES

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