

**Use Permit Application – Mellen Street Properties LLC****110 and 118 East Mellen – Subdivision Plat to redraw existing property lines****Narrative Statement:**

We are attempting to redraw the property lines on the adjoining properties of 110 and 118 East Mellen to allow management to treat these as separate entities.

As they currently exist, the boundary lines for these properties are needlessly convoluted and restrict management from treating 110 and 118 East Mellen as separate entities. Most of the shared parking lot that lies between the buildings and some of the area immediately behind 118 are currently deeded to 110 East Mellen. Management would be unable under the current setup to sell either property individually and allow 118 to function as a commercial retail space. We are hoping to redraw the property lines to make them into more conventional looking shapes that would transfer functional ownership of the parking lot to 118, allowing both buildings to function as independently as possible.

The problem we're running into is that it doesn't appear possible to redraw the property lines for 110 and 118 East Mellen in any manner that would meet current zoning requirements. Primarily, the requirement that seventy-five percent of the property facing the street must be occupied by the building. There is no way to divide the parking lot between the buildings that would meet this requirement. From here the best option is to draw the new boundaries in such a manner that comes the closest to meeting all zoning and building requirements.

Based off of the building's square footage, 110 East Mellen Street doesn't appear to have any zoned parking requirements. For the same reason, 118 East Mellen does appear to need some parking to meet code. Therefore, the parking lot should primarily be attached to 118 East Mellen. If the new property line for 118 remains five feet away from the building at 110, that should hopefully satisfy any further zoning and building requirements. The remaining zoning issue would be that 118 violates the aforementioned seventy-five percent rule. However, as the properties currently exist, 110 is in violation of that code, just grandfathered in. While redrawing the property lines wouldn't completely correct that problem, it would reduce it some. 110 currently has about 50% of the street facing boundary occupied by the building. Under the new proposal, 118 would raise that to about 60%. Still not in compliance but slightly better.

We are submitting this Use Permit Application to hopefully gain permission to allow us to redraw the property lines in this proposed manner. We are concurrently also filing a Resubdivision Plat Application that will have all the detailed specifics of the proposed changes. DKT Associates is preparing that Application for us.

## **Buildings:**

110 East Mellen is a single-story commercial unit with an approximate area of 3726 sq. ft. Currently it is being used by ownership for storage of their family business equipment and as an office for Mellen Street Properties LLC.

118 East Mellen Street is a two-story commercial building with a total combined area of approximately 6745 sq. ft. The first floor can be broken into two or three units for commercial retail use. It has an approximate combined foot print of 4013 sq. ft. The second floor is a single two-bedroom apartment with an approximate area of 2732 sq. ft. Currently, two of the units on the first floor are rented to Everna Lee Taylor for use as his art studio and gallery. The final downstairs unit is currently unoccupied, but by April 2019 it should be let to Mr. Taylor for expansion of his gallery. The second-floor apartment is currently occupied.

The parking lot is approximately 4430 sq. ft. There are currently 10 designated parking spaces in the lot. Three are assigned to 110 East Mellen. Two are assigned to the apartment. The remaining five are assigned to three downstairs units.