



Legislation Text

File #: 19-0150, **Version:** 1

Use Permit by Mellen Street Properties LLC to Allow for a Proposed Boundary Line Adjustment at 110 E Mellen Street [LRSN: 12001341] and 118 E Mellen Street [LRSN: 12001340]

Background Statement:

Use Permit Application by Mellen Street Properties LLC is a request to permit a boundary line adjustment through the process outlined in the City of Hampton Zoning Ordinance Section 8-63 (3)(h) at 110 and 118 E Mellen Street.

Currently, each address is divided into two separate parcels, making for a total of four parcels. The applicant is proposing to reduce the number of parcels to two and adjust the line separating 110 E Mellen Street from 118 E Mellen Street. The boundary line adjustment would make it so that 118 E Mellen meets the parking requirements of two parking spaces for their second-story residential use. Under the current zoning ordinance, 110 is not required to have any on-site parking.

Both parcels are zoned Phoebus Towne (PH-2) district, but after the proposed adjustment 110 E Mellen Street will not be meeting the development standards of the PH-2 district. For this reason, the applicant is seeking approval of a use permit. If the property line vacations and boundary line adjustments were approved, the parcel would not be meeting the requirement of the building façade occupying 75% of the front setback line.

At present, the building façade at 118 E Mellen Street occupies 100% of the front setback line and the building façade at 110 E Mellen Street occupies approximately 41% of the front setback line. If the use permit is approved, and boundary line adjustment is approved, the building façade at 118 E Mellen Street will occupy approximately 50% of the front setback line and the building façade at 110 E Mellen Street will occupy approximately 84% of the front setback line. Overall, this will be an improvement as there will be a reduction in the number of parcels, the parcels would align with the existing development pattern, and all parcels will have frontage on Mellen Street.

Recommendations:

Staff Recommendation:

Approve with 4 conditions

Planning Commission Recommendation:

This application is being heard concurrently with City Council. Planning Commission is scheduled to vote on this application on May 7th, 2019.