



## Zoning Change Request for 509 W Mill St.

509 W Mill was built in 1920 as a two-bedroom, one bath house. The façade was altered in the 1960s with a concrete / wrought iron front porch added (see attached photo) and a large room stuck on the back. In 1993, another addition was stuck on the back. The house has 1,856 square feet but is still just a two-bedroom house with extra rooms attached.

We bought the property last year to improve the neighborhood. We live across the street. We intend to return the façade to a traditional look. Leslie grew up in a family of architects and Tom's career was in construction.

We will be renting the house out. *long term*

In the mid-1990s, the garage was converted to a day care center. It operated as a day care center for 20 years. At some point, a special use permit was granted for that.

The property is zoned R-2. We are a special use permit to allow three units on the property. We want to separate the front of the house from the back of the house (the additions) and rent them two separate units. The front unit would be the original two-bedroom, one bath. The back unit would be a one-bedroom, one bath. The child care center would become a one-bedroom, one bath casita. It is 576 sq ft. We have a similar size one-bedroom house rental in the neighborhood on Guenther.

The properties behind the house are zoned commercial. The main building behind it holds seven condos. The block that the house is on has only two other houses on it. The rest of the block on that side of the street is commercial and parking lots. The house is adjacent to the Methodist's church's parking lot which is about 1.6 acres of parking so the housing density in this area is low.

### Parking for tenants

The concrete drive is 24' 2" by 72'. 4 cars can be parked there.

