**Property Description for 1235 Orange Avenue – Request for Extension of Nonconforming Parking Use**

The subject property located at **1235 Orange Avenue** is a ±0.25-acre parcel currently developed with a ±5,896 sq. ft. first-floor commercial space previously operating as a bar and restaurant (most recently known as *The Hammered Lamb*) and a ±4,020 sq. ft. detached second-floor commercial space, which has most recently accommodated a tattoo parlor and hair salon. The site includes 9 on-site parking spaces located on the north side of the building, while typical zoning requirements would call for approximately 40 parking spaces based on the current uses.

Constructed in 1925, the building has maintained its original character and configuration, including an interior staircase and front canopy, both of which predate 1991. It is important to note that the building has never been equipped with an elevator, which limits the feasibility of reconfiguration or certain types of redevelopments.

**Historical Use Summary:**  
The first-floor space has continuously supported eating and drinking establishments for nearly two decades, including the *Lava Lounge* (circa 2006), *Ethos Vegan Kitchen* (circa 2007–2011), and *The Hammered Lamb* (circa 2012–2025). The second floor has historically housed a variety of commercial tenants, consistent with its current and past use classifications.

As of April 1, 2025, the business tax receipt for *The Hammered Lamb* became inactive, though the commercial structure remains intact and suitable for similar future uses. Given the consistent historic use of the property as a mixed commercial space with a longstanding deficiency in parking, we respectfully request an extension of the existing nonconforming use for parking to allow for continued viable commercial occupancy of this unique and historically significant property.

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