

Dear Planning and Zoning Commission,

I am Natalia Ocasio, owner of 823 Main St. (22-57N-2W WEST END ADD C BLK 15 LOTS 3 & 4). I am applying for an amendment on the conditional use permit granted to me and my tenant Erica Nizzoli on the public hearing of January 19th 2016, for the property located at 823 Main Street in Sandpoint, Id.

The property is currently zoned Residential Multi-Family, and has a conditional use permit to operate a dance studio in the front part of the building that faces Main St. The dance studio at the moment comprises 1530 sqft of the 3800 sqft of the building. I am asking for an amendment to expand the conditional use permit to 2050 sq. ft. As shown in the provided plan drawing, the dance studio would include now two offices and an ADA bathroom for the whole complex. The offices will provide Erica and her colleagues a place to practice and provide to customers, various healing arts and modalities. Examples of healing arts are massage therapy and bodywork, energy work like Reiki and Craniosacral Therapy, and other modalities on counseling and coaching individuals toward achieving self-empowerment, inner peace and happiness. One of the offices will be occupied by my tenant, Erica Nizzoli, who practices a modality called Core Belief Restructuring. Her office will also serve as a place for her to manage the dance studio in the premises. By adding these two offices, and the ADA bathroom, Embody's purpose will be complete, as a center for moving and healing arts.

The two offices will bring a maximum of four people per hour, two practitioners and two clients. The hours of operation will remain the same as it was granted in our previous C.U.P. If any extra signage is needed, it will conform to sign code regulations. There are 7 off-street parking spaces for the business, in addition to the 2 off street parking spaces for the residence in back. Additionally, there are at least 25 on-street parking spaces within one block on Florence, Main and Alder, that have always been used by our patrons and the senior center's patrons. Parking always proved adequate in the 10 years I owned and managed Common Knowledge, which generated more trips per day than the dance studio and the offices I am applying for. The overall demand for parking will still be less than when Common Knowledge was on the premises. The premises hosts a covered bus stop for the SPOT bus service, which encourages patrons to use public transportation and reducing the need for off-street parking. The facility has two bicycle racks for 10 bicycles, providing also an alternative on transportation and reducing the need for off-street parking. The facility has sidewalks on both frontages of Florence and Main Street promoting walking access.

Also note that under this new plan, the square footage in this property dedicated to a commercial venture, will decrease from what it was during Common Knowledge times, from 2808 sqft to 2050 sqft. The residence in back will be expanded and the commercial area will be reduced. In addition, the backyard once available to Common Knowledge customers, is now and will remain a private space for the residents in the rear and their guests, reducing the overall intensity of use per square footage of the property.

The proposed amendment use is equally or more appropriate to the zone than the existing nonconforming use. It generates a small increase in number of patrons, but no increase in glare, vibration, noise or any other potential nuisance.

I ask the Commission to please grant this request to extend the square footage on our non-conforming use permit, so as to accommodate the addition of two offices and a bathroom, and complete Embody's business plan.

Thank you,

Natalia Ocasio