

**ADDITIONAL INFORMATION/FINDINGS:**

In order to grant your request, the following findings/questions must be addressed. Please try to explain as

Best as possible, how your request conforms to the following requirements:

a. Why does applicant believe the location of the project will be desirable to the public convenience and welfare.

This parking lot in question is attached to the commercially zoned shopping center and has supported the restaurant uses in the past. The ability to provide this off-site parking important to the impact these existing uses would have by operating without off-street parking. Public convenience and welfare would be detrimentally affected without the use of this parking lot.

b. Describe briefly how the proposed project will be proper in relation to adjacent uses of the Development of the community.

The commercial property has long been dormant and blighted. The property owner is proposing a large investment to both properties that would restore the former uses and a new coffee café. This area along Lincoln blvd. has been in need of increased investment and entrepreneurship to help promote renewed interest in this community.

c. Describe how the proposed project will not be detrimental to the character of development in the

The proposed project is to restore the former uses with the necessary entitlements to the property to support those uses; we are also converting the former residence to a coffee café. We are also proposing to restore the former marquee that was on top of the existing structure and remodeling the entire property to its former relevance.