

May 3, 2021

To Whom This Concerns,

We are applying for a conditional use permit to allow us to divide our building into two spaces - a commercial space and a residential space. This will allow us to continue operating our cafe, Mother Fool's and to have a rentable residential unit in the rear off S. Ingersoll Street.

The lot is zoned as a Traditional Shopping Street (TSS), zoning code allows for this sort of mixed use if the commercial space is at least 75% of the ground floor. In our case, the commercial space will be approximately 67% which is why we are seeking a conditional use permit.

Thank you.

Jon Hain

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