From: Wil Nieves
To: Steve Donell;
Subject: Re: Coffee Company
Date: Monday, July 13, 2009 10:25:28 AM
Attachments: COFFEE CO ORDER TO COMPLY.pdf

Steve,
Attached is the Order to Comply. We have obtained time extensions from the Inspector. He is aware of the CUP and the zone variance for off-site parking, He is in agreement that the parking issues need to be resolved first before proceeding with a building permit. It is true that only a portion of the building (2,949 sf) is currently permitted for restaurant use. I assumed you already knew that.

The ZV is not premature. Without it there can be no building plan check submittal in order to begin the process of legalizing the space for restaurant use. You can not obtain a change of use if parking is not provided for the new space.

Wil Nieves
Principal Planner, M.U.R.P.
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Nievesasoc@aol.com

-----Original Message-----
From: Steve Donell <Steve.Donell@jalmar.com>
To: nievesasoc@aol.com
Sent: Mon, Jul 13, 2009 7:53 am
Subject: Coffee Company

Can I get a copy of the Order To Comply # 1928243 with a due date of 11/14/08? Also, can you clarify/confirm for me that the approximate 3,000 SF of restaurant space was changed without a certificate of occupancy and permits and that currently, only 2,429 SF is approved for restaurant use? If so, it appears as though the ZV request is premature, as the change in use has not even occurred yet. This is problematic on many levels if accurate.

Thank you,

Steve

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Stephen J. Donell CCIM, CPM®
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