

January 3, 2018

To whom it may concern:

My name is Hanna Gebremariam owner of Cozy Café at 350 N. Havana Street. Ever since I moved to Denver Colorado from Chicago, I had a huge desire to acquire my own Traditional Ethiopian Restaurant. This dream of mine has come to reality when I bought Cozy Café bar and restaurant on December of 2015. The restaurant has been doing “okay” but not to its expectation. In order to compete with other Ethiopian Restaurant, it was necessary to expand it with a different business modal, and that is to open up a hookah lounge.

The cozy café restaurant has a huge open space behind the bar that has been used for extended space for the restaurant. However; that space is always vacant and not being utilized at all; that is where I decided to use it as a hookah lounge. Since it is located within the restaurant, the city building and permit department has instructed us to make it completely separate from the restaurant and bar. Therefore; according to the code, we have created a completely new business name for the hookah lounge, new Tax-ID, and a separate store front entire door for it. Moreover, the hookah lounge and the restaurant are separated with a corridor. Therefore, the hookah lounge, and Cozy Café Bar and Restaurant are completely different business entities.

After investing a lot of money and time, I was able to create the hookah lounge. Which has been under construction since May 2017 and just passed its final inspection, waiting to open its door for the public. However; there is still one small challenge that I need the help of the community. That is to extend the open hours for the hookah lounge.

The challenge I am facing now is that the community that I am targeting work long hours and go home late night. Most of the Ethiopian community work as transportation as a Limousine, taxi, or UBER drivers. Moreover, still a lot of the community work at Denver international airport where they get off after midnight, at which time the Restaurant and the Bar as well as the Hookah Lounge, closes. That is why I come to you to for help.

Therefore; I am submitting this conditional use permit in order to extend the open hours for a little longer. In order to serve the majority of the community, as well as in order to stay in business and be able compotator, I have found it vital that we open till 4:00am. Our plan is that we will serve alcoholic beverages only till 2:00am. We are also planning to stay open the hookah lounge till 4:00am.

At this time “Meskerem Ethiopian Restaurant”, which is located on Peoria and Mississippi stay open till 4:00am; and our Bar and Restaurant closes at 12:00am. If I continue like this, I know, the business is not going to survive. I have, since we opened the restaurant, lost a lot of customers to our competitor restaurants since they started to be open till late night.

The operations plan

I have already studied the need to operate the hookah business in great detail and here is what I am planning to execute my business.

I will have three employees. One employee will be at the bar, one for the hookah as well as one a security guard. As I have mentioned in my introduction, the majority of our community work very long hours during the day and get off from work very late. Some people get off after midnight and some work even pass midnight, therefore in order to be a service to the community we are proposing to stay open till 04:00am.

Currently business hours are:

08:00 to Midnight. For the bar and the restaurant

Our proposed opened hours are:

For the bar and restaurant Cozy Café Inc.

08:00am-02:00am

Dream Hookah

- 1:00pm to 04:00am. Thursday to Sunday
- 1:00pm to 02:00 am Monday and Wednesday

Everyone that comes to use our bar and restaurant are very polite and grateful people; however, since the operation is late, and in order to keep the operation nice and peaceful we will be providing security by employing one security guard between the hours of 9:00pm till 04:00am. The security guard, besides making sure there is peace in the hookah lounge he/she will be monitoring the parking lot for any unauthorized parking and unauthorized activities.

At the restaurant, we will be providing traditional Ethiopian food, as well as full bar service at the cozy café bar and restaurant. At the Hookah lounge; however, there will be NO alcoholic beverages served. We will be delivering food to our customers who are using the hookah lounge.

We will also be offering traditional slow music. Since the hookah bar is located blocks away from our community residential area will expect no noise issue. Behind the hookah Lounge there is an allee that divided our building and the fenced huge parking lot of enterprise rental car, on our front there is the cozy restaurant wall, and the huge parking lot and the Havana street. On the right there is two business and then 4th street, and on our left of the hookah lounge is another allee and a building for the enterprise car rental as well as other business that are adjacent to it; hence, there should be absolutely no noise issue.

Thank you in advance for our support to make this small business successful.

Truly yours;

Hanna Gebremariam
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