



Bill or Petition #: P-08-25

Name of Applicant: Brandon A. Harp, P.E. for Divine Med Spa

Reason for 2nd Reading Request – Please explain in detail why there is a need to expedite this application: _____

SEE ATTACHED SECOND
PAGE _____

Have the neighboring properties been contacted? Yes No **NEIGHBORS WERE NOTIFIED
OF PROJECT**

Do the neighboring property owners have any objections to the proposal? Yes No

**NEIGHBORS DID NOT SHOW UP AT NEIGHBORHOOD MEETING OR
AT THE PLANNING & ZONING COMMISSION PUBLIC HEARING**

On behalf of Divine Medspa, I am writing to respectfully request that the first and second readings for our zoning approval be considered at the same meeting to help expedite the approval process for our new location.

While we fully respect and understand the City's standard procedures, we are facing a number of time-sensitive challenges that make this request necessary:

Hardship Summary

- **Expiring Lease:** Our current lease is expiring soon, and we cannot be without a place of business. Any delay in zoning approval jeopardizes our ability to transition seamlessly to the new location and could interrupt operations, impacting our staff and patients.
- **Zoning Approval Prior to Closing:** The property purchase and our financing are both contingent upon zoning approval. Without it, we cannot move forward with closing and risk losing the property altogether.
- **Design and Construction Timeline:** Our design, permitting, and build-out schedule depend entirely on zoning confirmation. Each week of delay compresses our construction window and adds financial strain.
- **Establishing Final Costs:** Until zoning is approved, we are unable to finalize bids, confirm vendor contracts, or secure accurate cost estimates. This uncertainty affects both budgeting and financing.
- **Loan Approval:** Our lender requires proof of zoning approval prior to final loan disbursement. Delays could force us to refile documentation or restart underwriting, further extending our timeline.

Summary

The most significant hardship we face is time. As a locally owned small business, any interruption in our ability to operate would have an immediate financial impact and could affect our team and clients who depend on our care.

We are eager to continue serving the Sunset Hills community and contributing to its economic vitality. We've planned this expansion carefully to ensure it aligns with city standards and enhances the surrounding area.

We deeply appreciate your consideration of this request and your continued support for small businesses in our community. Please let me know if any additional documentation or information would be helpful in supporting an expedited review.

Warm regards,

Gina Bucherich

Owner, Divine Medspa