



April 14, 2022

City of Cleveland Heights  
Planning Commission  
Conditional Use Approval

To whom it may concern,

We are requesting the City Planning Commission approval to replace an antiquated modular classroom, 12' x 55' building with a modern 70' x 69' trailer.

Yeshiva Derech Hatorah is a Jewish Day School located in 3 locations in Cleveland Heights and South Euclid. They educate students from pre-school through 12<sup>th</sup> grade.

The school currently has 851 students and 181 staff members in our 3 locations.

The location on Warrensville has 350 students and 68 faculty members. School begins at 7:45 a.m. and continues until 5:00 p.m.

We expect each classroom in the portable units to have 1 - 2 teachers and 20 - 21 students. So the expected total for the whole project would be about 100 people.

The new building will be attached to the existing building thru a heated breezeway. The wall facing the existing building will be fire rated.

The new Modular will be located at the rear of the site completely hidden from view. There is a 60' right of way separating the modular from the Hebrew Academy drive to the South.

The location and size of the classroom modular will have no affect on the area and completely mindful of the Conditional Use Standards set by Cleveland Heights.

Thank You.

**RONALD KLUCHIN • ARCHITECTS, INC.**

Ronald Kluchin



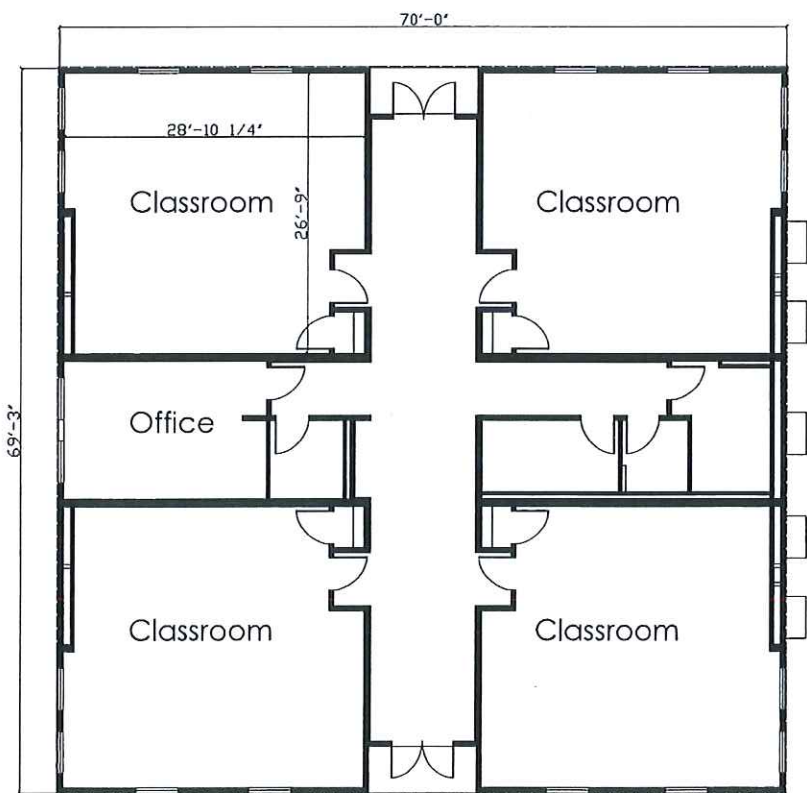


YESHIVA DERECH  
HATORAH  
MODULAR CLASSROOM  
ADDITION

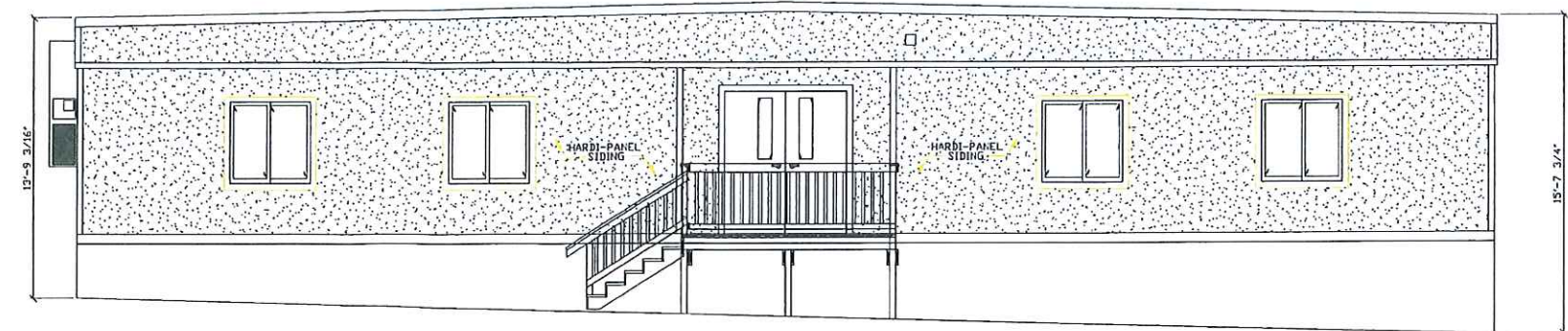
1508 WARRENSVILLE CENTER RD  
CLEVELAND HEIGHTS, OH 44118



\*Note: Elevations and Ramp Designs are subject to Site Conditions,  
To Be Finalized in Permit Drawings



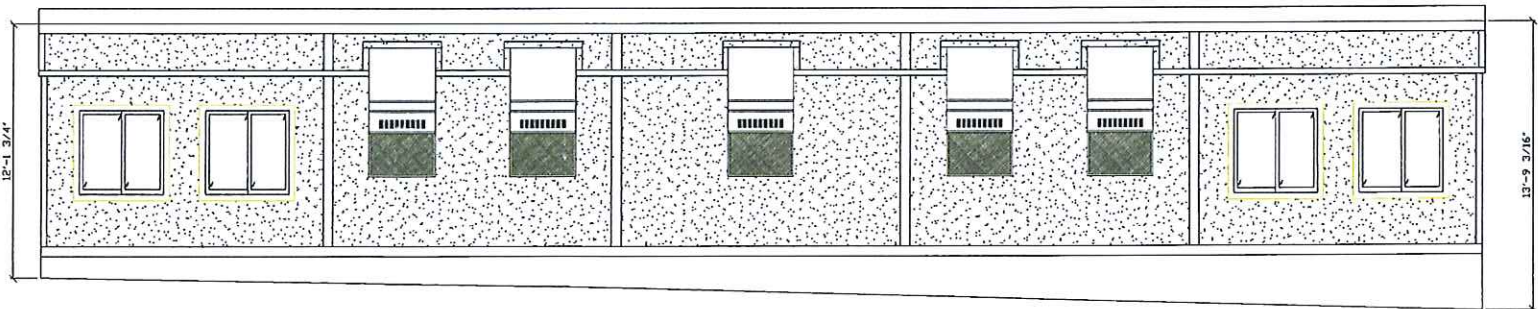
FLOOR PLAN  
SCALE: 1/8" = 1'-0"



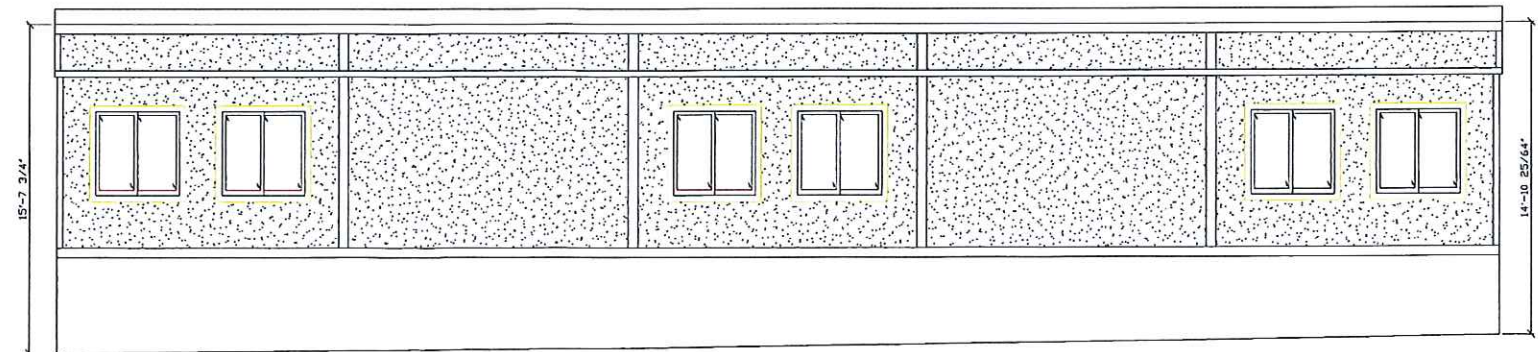
NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



WEST ELEVATION  
SCALE: 1/4" = 1'-0"



EAST ELEVATION  
SCALE: 1/4" = 1'-0"

REVISIONS	BY

EMOD  
EMOD Construction Co.  
Cleveland, OH 44115

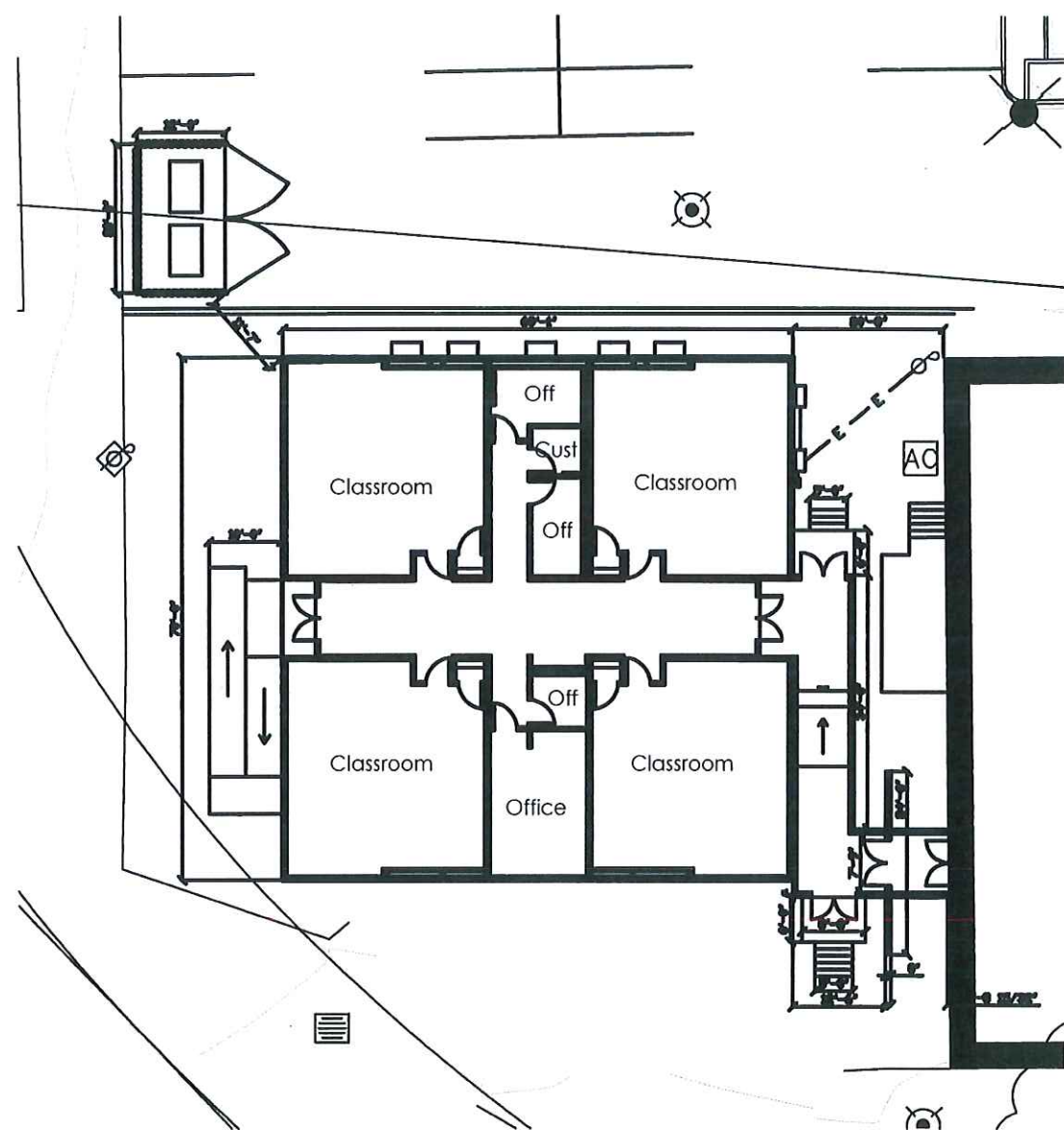
Modular Classroom Addition  
Yeshiva Derech Hatorah  
1508 Warrensville Center Rd.  
Cleveland Heights, OH 44121

TITLE

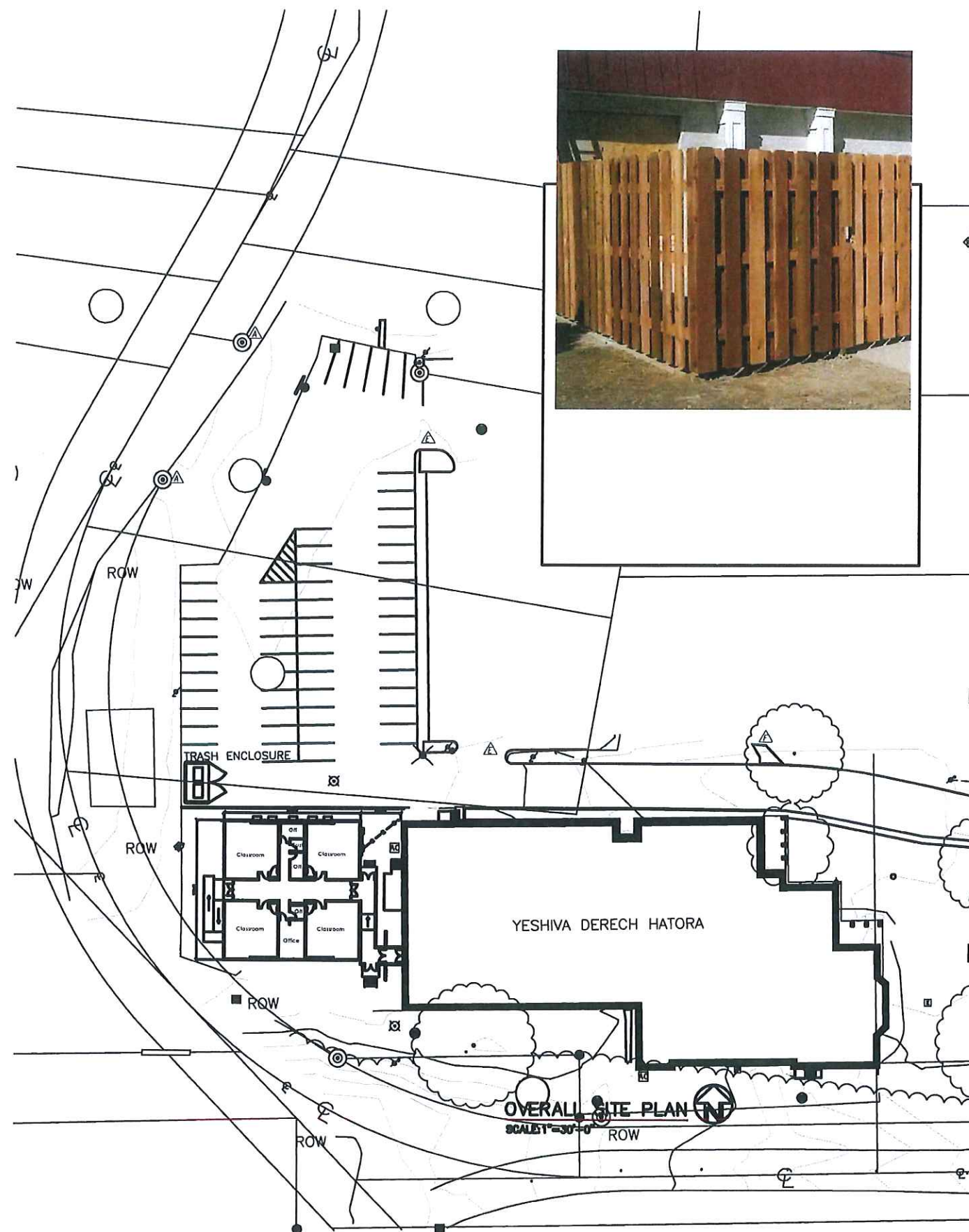
DATE 3/9/22  
PROJ. 5  
SHEET

A-1





**DETAIL FLOOR PLAN**  
 SCALE: 3/32" = 1'-0"



**OVERALL SITE PLAN**  
 SCALE: 1" = 30'-0"

REVISIONS	BY

RONALD KLUCHIN ARCHITECTS, INC.  
 216-464-7494-2086  
**EMOD**  
 EMOD Construction Co.  
 Construction Management and Consulting

**TITLE**  
 Modular Classroom Addition  
**YESHIVA DERECH HATORA**  
 1508 WARRENSVILLE CENTER ROAD  
 Cleveland Heights, OH 44118

Gregory J. Noth 60021  
 Expires 12/31/23  
**DATE** 4/7/22  
**PROJ.** 5  
**SHEET**  
**Z-1**