

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 12th 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

PN 22-09

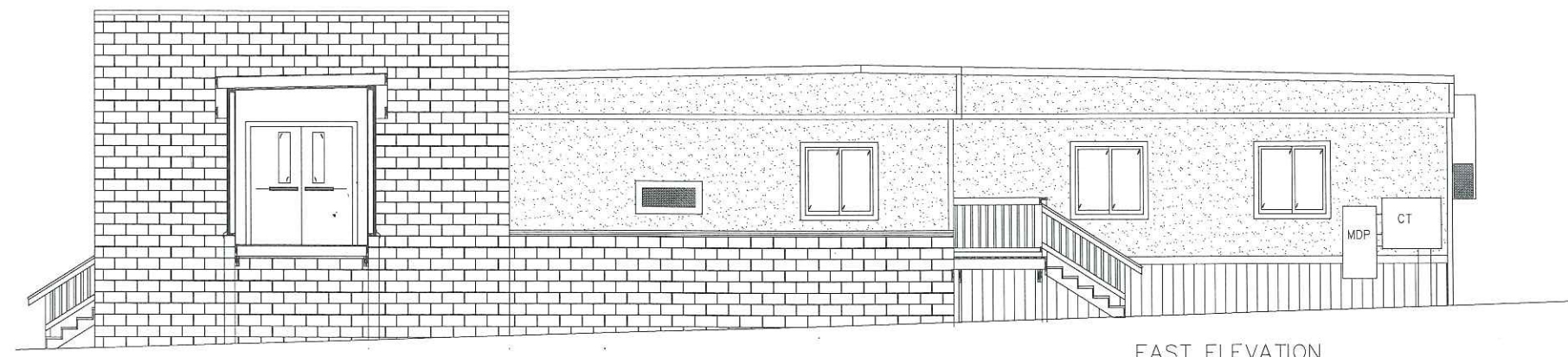


PK 22-09

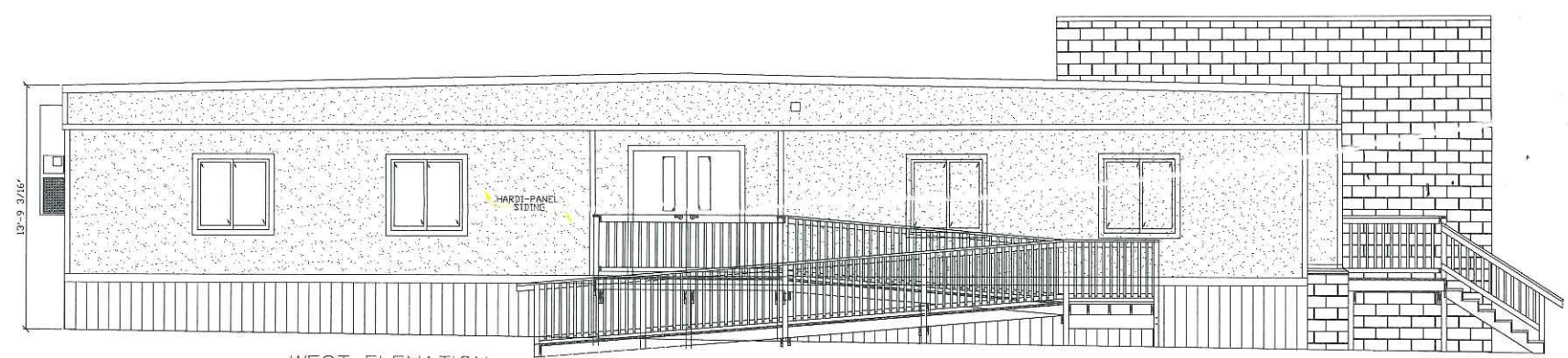


YESHIVA DERECH HATORAH MODULAR CLASSROOM ADDITION

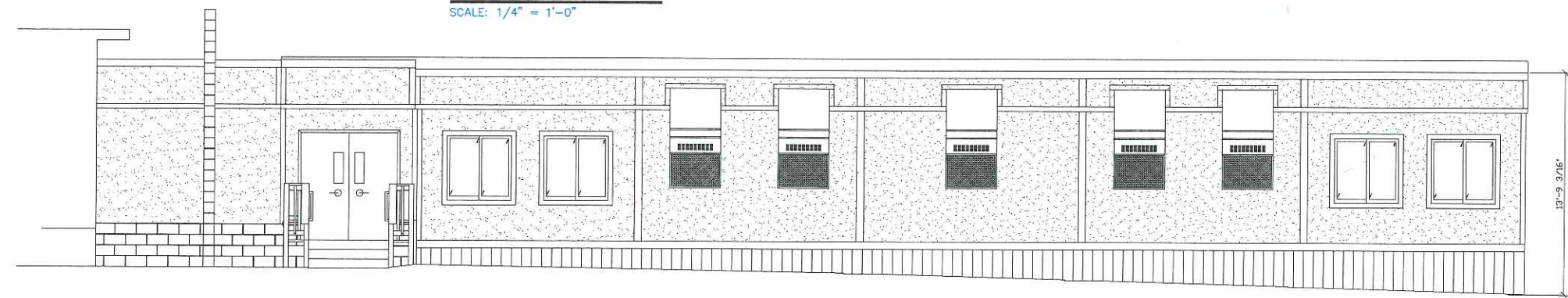
1508 WARRENSVILLE CENTER RD
CLEVELAND HEIGHTS, OH 44118



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



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

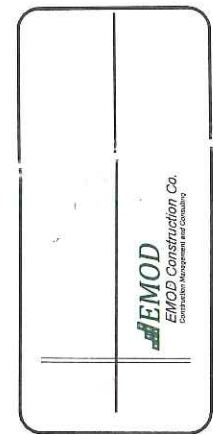


NORTH ELEVATION
SCALE: 1/4" = 1'-0"



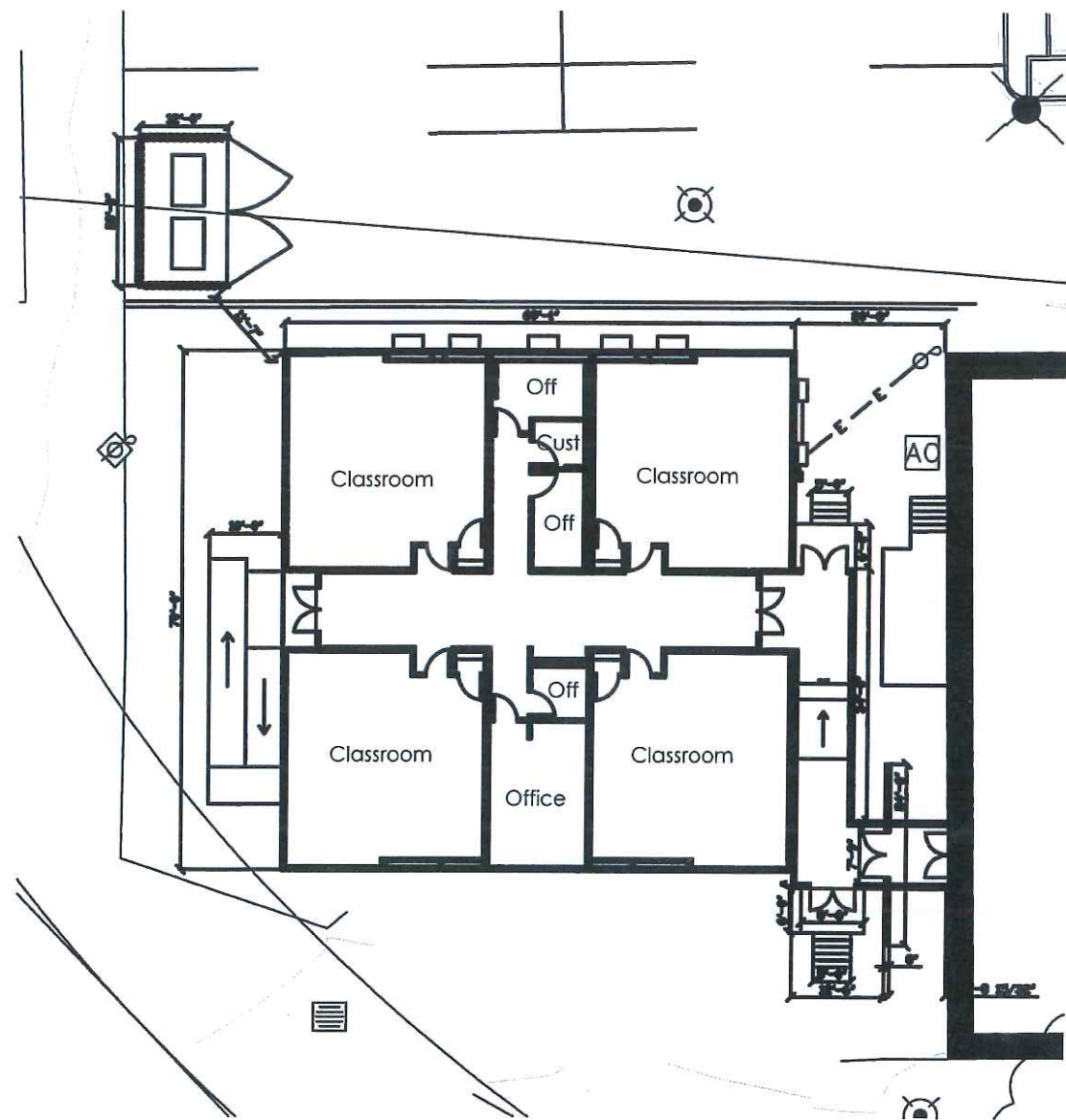
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

REVISIONS	BY

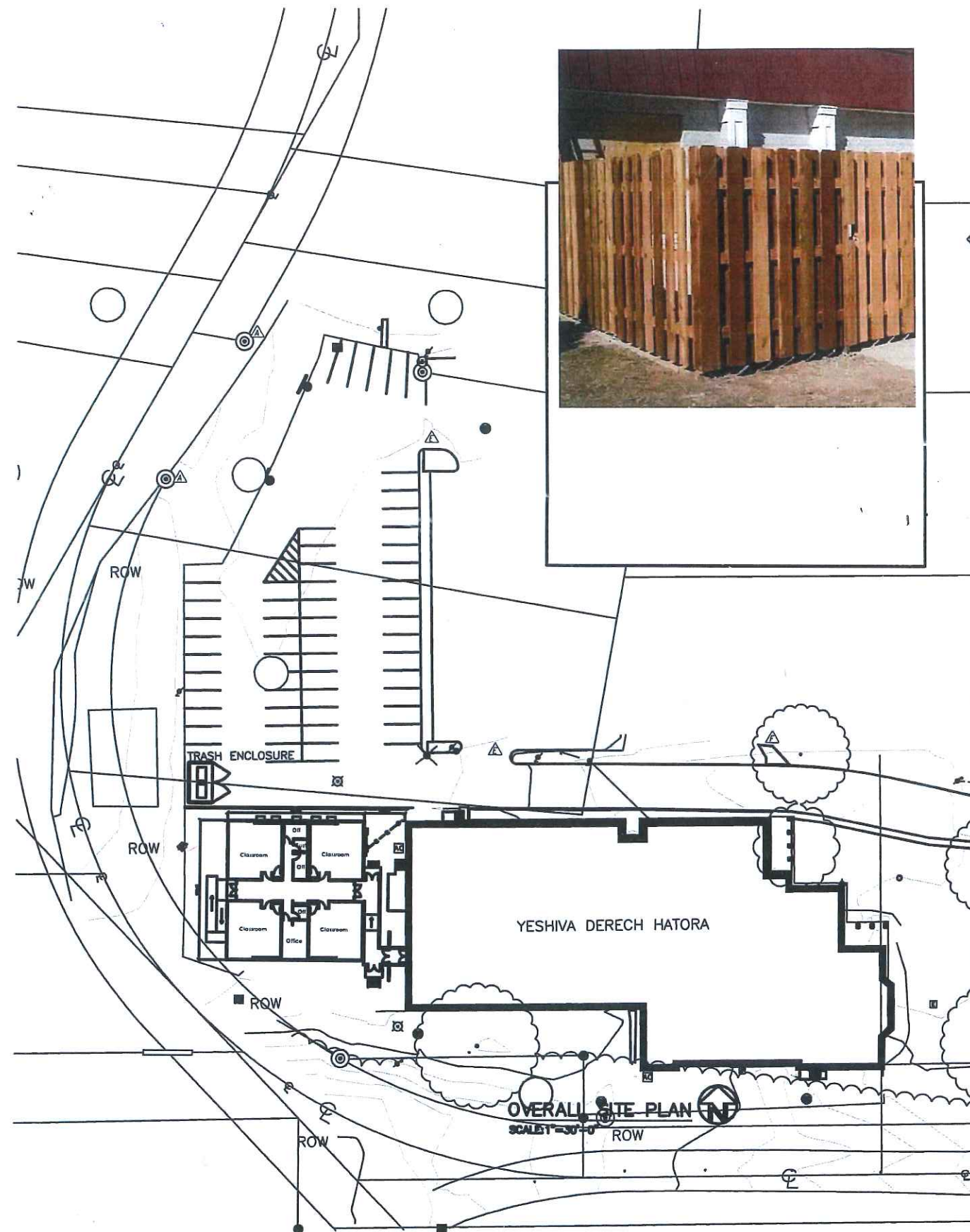


Modular Classroom Addition
Yeshiva Derech Hatorah
1508 Warrensville Center Rd.
Cleveland Heights, OH 44121

DATE	5/16/22
PROJ.	5
SHEET	A-1a



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



OVERALL SITE PLAN
SCALE: 1/8" = 1'-0"



REVISIONS	BY

RONALD KLUCHIN ARCHITECTS, INC.
216-464-7494-20186
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 #0821
Expires 12/31/23
DATE 4/7/22
PROJ. 5
SHEET
Z-1