

1.13.16

Yoga Roots Application for Condition Use Permit
3459/3469 Fairmount Boulevard - Rear

Dear Planning Commission,

Yoga Roots respectfully submits an Application for Condition Use to assume a portion of the retail stores located at 3459/3469 Fairmount, namely Pinwheel Kids and Jubilee Gifts. The proprietors of Pinwheel Kids and Jubilee recently approached Yoga Roots regarding assuming some of their store. The subject area is the back of the space that abuts Yoga Roots' present studio. Our current studio has approximately 1200SF in studio space and we have been running roughly 60 classes per week for past two years. While this expansion space will include a vestibule and bathroom, our desire is to expand our existing business to create a second studio room measuring 400SF +/- inside this space. The space will be used for ancillary studio functions, including small classes as well as teacher meetings and trainings/workshops. We anticipate that the typical class will range between 8-10 students.

As mentioned, the space is presently part of the retail stores Pinwheel Kids and Jubilee. Those two entities, together with Studio Taylor and Yoga Roots, share the off street parking of 49 spaces. We fully appreciate the keen interest in available parking in this business district and, in fact, have scheduled our classes at our present studio taking this into consideration. Our present studio, located at 3459 Fairmount, has been in existence for two years and we are pleased to have enjoyed remarkable success during this time period. Parking has manageable spike times and we calendar events accordingly. To our knowledge, our use, combined with the other three uses at the site, would comply with the parking requirements under the codified ordinances with significant excess parking still available but, that notwithstanding, we will work to ensure that there remains adequate parking in the area. Our existing studio will continue to serve as the primary facility for classes, events and trainings/workshops. This proposed expansion into a second studio space will afford us added flexibility necessary for our continued success.

You may recall our presentation before your Commission in 2015 requesting an opportunity to expand into part of the Paysage building. While we were approved by your Commission, Paysage ended up selling their building rather than move forward with the partial tenancy by Yoga Roots. We are here proposing for a much smaller footprint with already established parking. Our business is part of a building fabric of the community, with now nearly 3500 different individuals having taken at least one class with us. Most of our students reside within a 3 mile radius, thus, we are becoming a great resource for the residents of CH. Further, much of our student population walks or bikes to classes (even in January/February). As such, we believe this Application would be warmly received by the electorate.

As such, we ask for your consideration of our Application.

Regards,



Scott Curtis
Yoga Roots

16-09

PROJECT NO.

S. TAYLOR RD

MILFORD ST

49-SPACE
PARKING
LOT

CHURCH

CURRENT
YOGA
ROOTS

BATHROOM,
STORAGE,
VESTIBULE

400 S.F.
Studio

FURNITURE
STORE

STUDIO
TAYLOR

JURBLEE

PINWHEEL
KIDS

ON
THE
RISE

FAIRMOUNT BLVD



1"=50'

