

DETAILED DESCRIPTION: GENERAL STANDARDS FOR CONDITIONAL USES

When reviewing and application for a conditional use permit, the Planning Commission must determine that the proposed conditional use satisfies the standards listed on this form, as well as any use-specific standards that may apply to the proposal. It is the applicant's responsibility to address all general and specific standards for a conditional use. (See Title Seven – Conditional Use Regulations at:

https://codelibrary.amlegal.com/codes/clevelandhts/latest/clevelandhts_oh/0-0-0-13983#JD_Part11T.7

1. Provide a brief narrative describing your use, including detail to help the Planning Commission understand your use such as number of full-time employees, hours of operation, how the building and/or the site will be used, number of persons who you will serve, the maximum number of people that will be serving at one time, any specific details that explain how the building or site is used, for example day care centers have designated drop-off and pick up parking spaces.

We will be using the space as a multi-use space, during the day it is a retail store and photo studio, and on nights and weekends we will offer events, like yoga classes, holiday markets, craft classes and faires. bachelorette parties, wedding parties, etc.

2. The conditional the use will be in general accord with the purpose, intent, and basic planning objectives of the Zoning Code, and with objectives for the district in which it would be located. Describe how your use would be viewed by eachv of the following general standards for conditional uses (a through j).

- a. The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.

Yes, this will only add value to our community and bring a place for togetherness, a place for events when the weather is less than ideal, think main street in a small town.

This would not have any negative impact to the public health, safety, morals, comfort or general welfare.

- b. The conditional use will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity, and that such use will not essentially change the character of the area.

Yes. No changes to the outside would be made that was not in line with the already existing businesses (such as gold lettering, awnings, signage). No exterior changes are planned.

- c. The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood.

This will have no negative effects on the vicinity or property values. If anything it will add value as a place where people can look forward to events and gathering.

- d. The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

Correct, this will have no affect on the surrounding properties. The positive excepetion would be more patrons for the other businesses.

- e. Adequate utilities, access roads, drainage, and necessary facilities have been or are being provided.

Yes, no additional updates will need to be made.

- f. Adequate measures have been or will be taken to provide ingress and egress designed as to minimize traffic congestion in the public streets.

Yes, we have met with valet companies to ensure we have no effect on parking or traffic congestion, and keep clients happy with the parking situation when needed.

- g. The establishment of the conditional use will not be detrimental to the economic welfare of the community by creating excessive additional requirements at public cost for public facilities such as police, fire, and schools.

Correct, if an event called for security (as a precautionary measure) only this would be handled by the tenant and client, there would be no instance that would cost the public.

- h. There is minimal potential for future hardship on the conditional use that could result from the proposed use being surrounded by uses permitted by right that are incompatible.

The use of the space should have no effect on surrounding properties.

- i. The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, as well as the specific supplemental conditions set forth in Chapter 1153 of the Zoning Code.

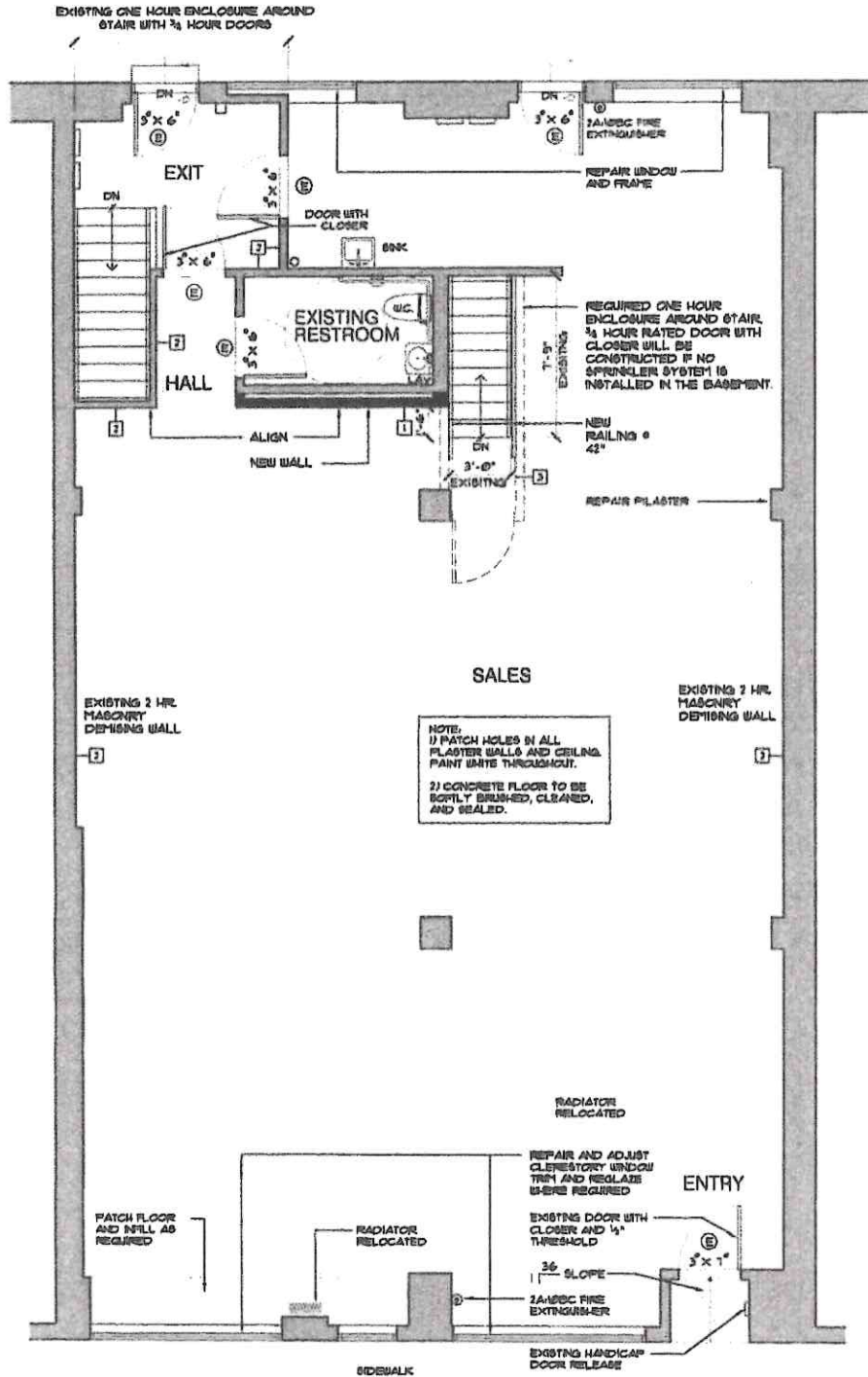
Yes, I read through the zoning codes. There is no negative impact the events would have on the building, the other tenants, or the physical property itself. Plans to further create an inclusive space for our community, and when ready, going through the proper channels to elevate the space and make changes.

- j. That the conditional use shall, in all other aspects, conform to the applicable regulations of the district in which it is located as well as the specific supplemental conditions set forth in Chapter 1153 of the Zoning Code.

See above

EXISTING ONE HOUR ENCLOSURE AROUND STAIR WITH 1/2 HOUR DOORS

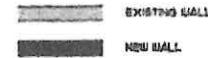
FLOOR PLAN



WALL TYPES

- 1 FLOOR TO CEILING WALL 2X4 WOOD STUD WALL @ 16" O.C. WITH ONE LAYER 5/8" GYPSUM BOARD ON EACH SIDE.
- 2 EXISTING 1 HOUR FIRE RATED WALL.
- 3 NEW 1 HOUR FIRE RATED WALL 2X4 STUDS @ 16" O.C. FLOOR TO CEILING WITH ONE LAYER OF 5/8" TYPE-X GYPSUM BOARD ON EACH SIDE. APPLY SEALANT CONTINUOUSLY ALONG TOP, BOTTOM, AND CORNER EDGE OF STUDS.

WALL LEGEND



Proposed Floor Plan
1/4" = 1'-0"

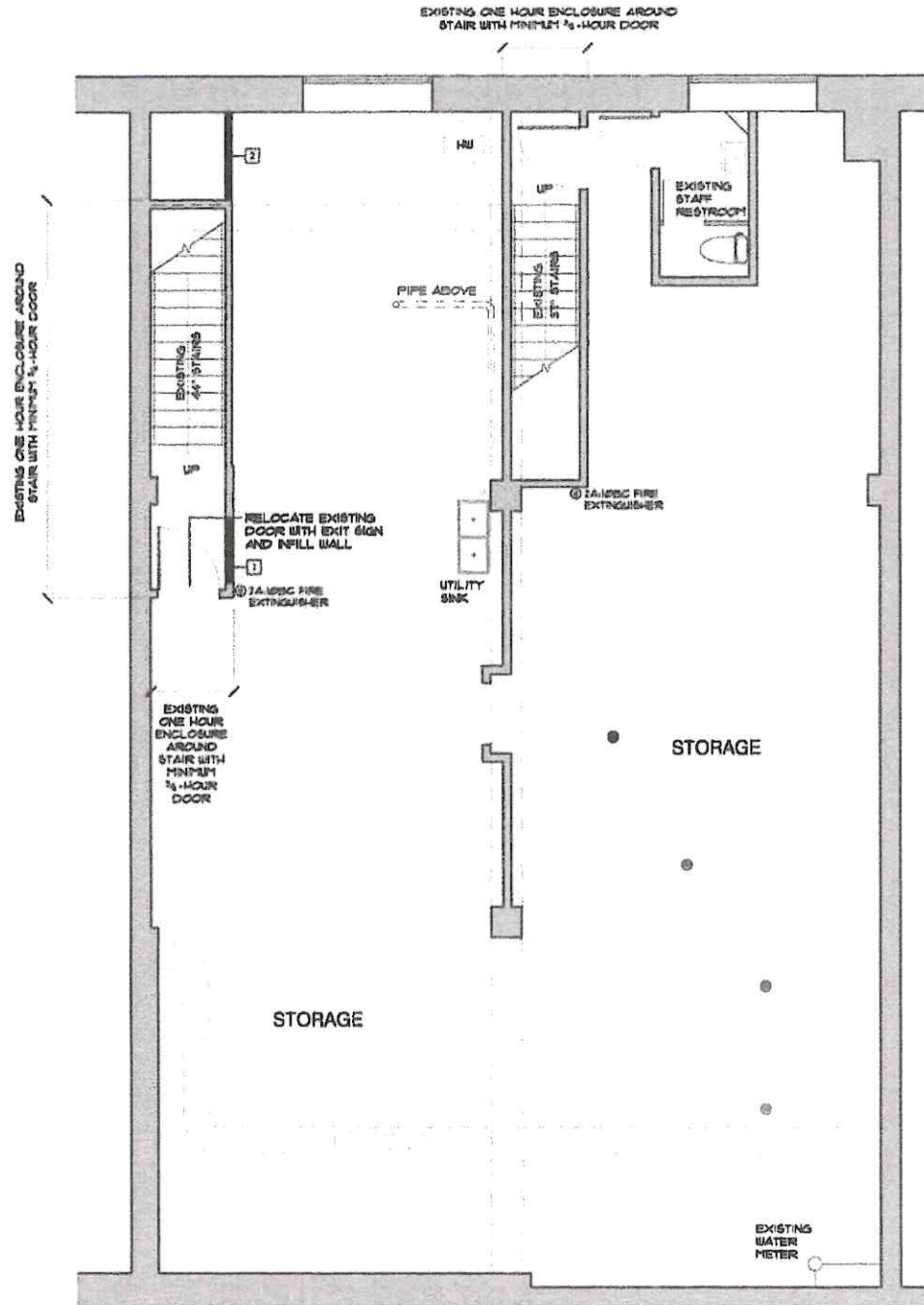
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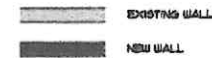
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WALL TYPES

- 1 NEW 1 HOUR FIRE RATED WALL, 2X4 STUDS @ 16" O.C. FLOOR TO CEILING WITH ONE LAYER OF 5/8" TYPE-X GYPSUM BOARD ON EACH SIDE. APPLY SEALANT CONTINUOUSLY ALONG TOP, BOTTOM, AND CORNER EDGE OF STUDS.
- 2 FLOOR TO CEILING WALL, 2X4 WOOD STUD WALL @ 16" O.C. WITH ONE LAYER 5/8" GYPSUM BOARD.

WALL LEGEND



Proposed Basement Plan
1/4" = 1'-0"

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