

Conditional Use Application
June 13th 2018
ARTFUL OHIO INC

Current Use of 5376 square feet: We are currently have 18 artists studios, which are full and quite active. One of the studios remains as the ARTFUL office and another is in transition as we acquire add more mediums. Every other month we have been holding "all are welcome critiques" and have been drawing people from the west side all the way to Streetsboro. Plans have begun to set up our programing for our artists and the community. We recently became sponsored by Blick Arts and have acquired most of the supplies needed to begin teaching in our facility. The plan is to have some very basic skill classes as well inviting well known artists to help inspire and connect our resident artists.

Staff: We currently have one part time staff member. The hope is to add another part time job or make the one full as we expand.

Expanded Use: In June of 2016 we were approved for 20 Artist studios. We only built 18 opting to leave more space for common space for the surrounding community to use. We wish to take over an additional 2000 square on the same floor we currently occupy. The space was recently vacated by the school board and was used for storage. Ideally we would add 3, 10 by 9 studios and 2, 14 by 14 studios, and convert remaining space into a ceramics studio. The opening of our ceramics space will coincide with the closing of the one that has been in the library for 20 or so years, those being displaced by the library will be welcome.

The build out of the new studios will match the current interior design. There will be some upgrades made to the electrical panel to make space for a kiln and ventilation. The kiln is being specifically wired for the output of the building so it will not tax the overall system. We will also make some updates to the plumbing on our floor. Most of the sinks are currently still elementary school height and we will need

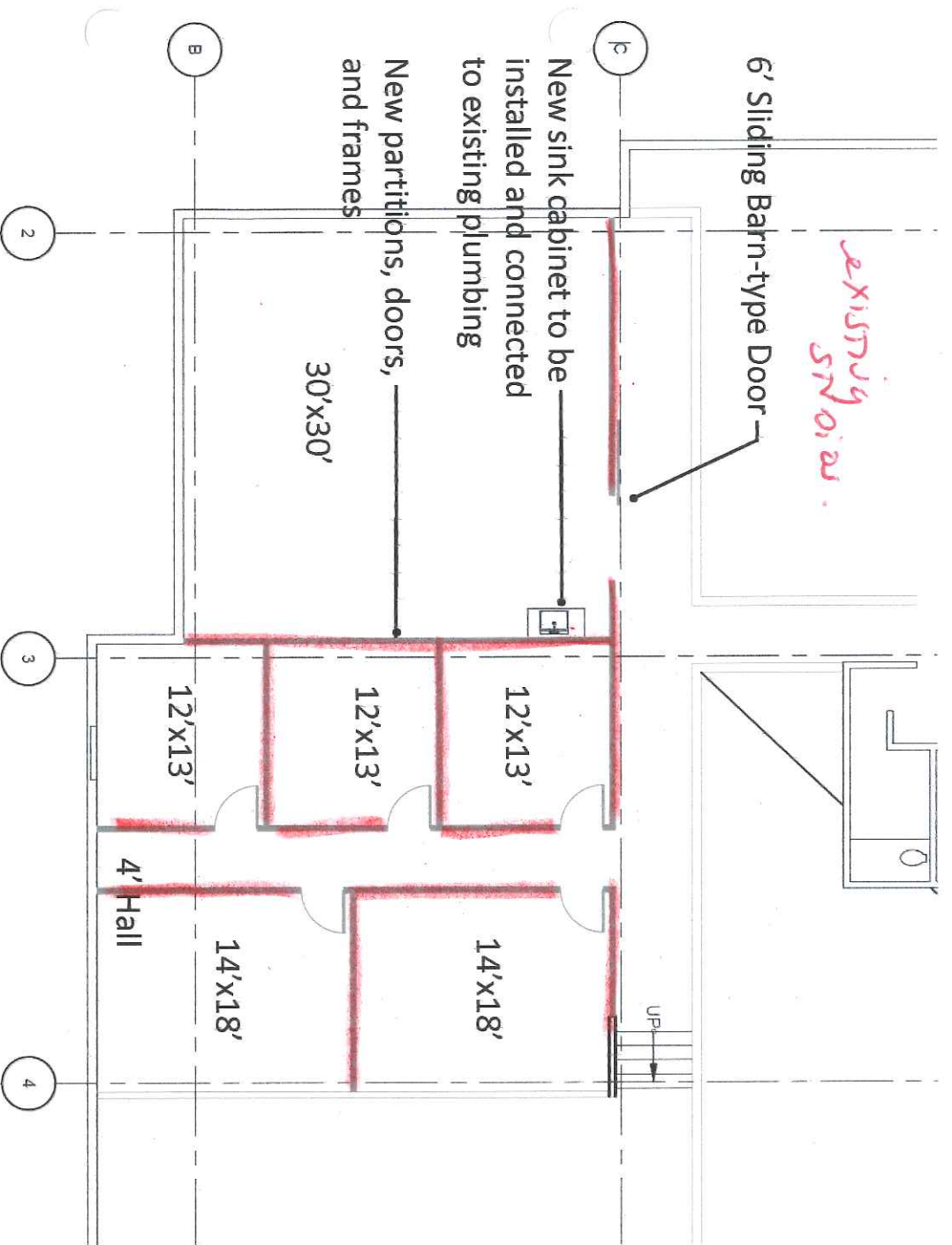
to make them higher in order to maintain the correct traps to protect the buildings system. These traps are called plaster traps and collect anything solid that tries to go down the drain, and stores in a bucket using gravity to do the work.

As far as egress and ingress is concerned all current paths will be maintained and kept at larger than necessary width to allow for moving around large works of art and to accommodate our handicapped artists.

If we receive permission to expand the work will commence immediately so that it can be completed while Urban Oak and Ensemble Theater are closed for the summer so as not to disturb our closest neighbors in the building.

We have found the parking situation to be quite manageable. Our artists are rarely there at the same time so there is little overlap. Our expansion will not disrupt the surrounding neighborhood, and we will not endanger, diminish, or impair property values.

It is our hope to continue to grow and enhance the neighborhood. We understand what the neighborhood expects of us, and we intend to always be compliant with them. ARTFUL has been given an opportunity to add to our square footage and at the same time, help secure the future of all the tenants in the building. We will always abide by all past and future conditions and do our utmost to be an asset to Cleveland Heights.



EXISTING STAIR

6' Sliding Barn-type Door

New sink cabinet to be installed and connected to existing plumbing

New partitions, doors, and frames

30'x30'

12'x13'

12'x13'

12'x13'

14'x18'

14'x18'

4' Hall

PHASE 2 – SECOND FLOOR STUDIO SPACE
 PARTIAL FLOOR PLAN – REFER TO PHASE 1 DRAWING
 A/SK1 FOR AREA LOCATION

N.T.S.



General Notes

1. Phase 2 construction work limited to what is shown on this drawing.
2. This project is the continuation of, and consistent with, work completed in Phase 1 in 2017.
3. New partitions with doors and frames shown in red, are to be 8' high and match existing.
4. There are not anticipated to be modifications to primary existing mechanical or electrical systems.
5. Room dimensions are approximate to be verified on site.

ARTFUL OHIO, INC.
 Coventry School
 Cleveland Heights, Ohio

5/21/18