

BOARD of ADJUSTMENT



Jerry Schutz
Board Chair
BOA@ci.moscow.id.us

Public Hearing
~ Agenda ~

Lucy Falcy
Staff Liaison
208.883.7095

<https://www.ci.moscow.id.us/581/Agendas-and-Minutes>

Monday
April 27, 2026

7:00 PM

Council Chambers
206 E Third Street

WELCOME AND ATTENDANCE

REGULAR AGENDA

1. **Approval of Minutes from March 31, 2026 (ACTION ITEM)**

PROPOSED ACTIONS: Approve minutes as presented; approve minutes with amendments; or provide staff further direction.

2. **Public Comment**

Time limit 15 minutes. Members of the Public may speak to the Board regarding matters NOT on the Agenda nor currently pending before the Board of Adjustment. Please state your name and resident city for the record and limit your remarks to three (3) minutes.

3. **Public Hearing: Proposal for a Conditional Use Permit at 513 S Main St. Permit Application LUP2026-0010 (ACTION ITEM)**

Conditional Use Permit application for the utilization of an existing building located at 513 South Main Street as a music, dance, and exercise class venue, not associated with an academic school, college, or university, within the Central Business (CB) Zoning District per Moscow City Code 4-3-4.

PROPOSED ACTIONS: Conduct the Public Hearing for the Conditional Use Permit (CUP) request, and upon consideration of any testimony received, approve the CUP and direct Staff to prepare a Reasoned Statement of Relevant Criteria and Standards; or approve the CUP with conditions and direct Staff to prepare a Reasoned Statement of Relevant Criteria and Standards; or deny the CUP and direct Staff to prepare a Reasoned Statement of Relevant Criteria and Standards; or take other action as deemed appropriate.

REPORTS

ANNOUNCEMENTS

UPCOMING EVENTS/MEETINGS

The next Board of Adjustment meeting is scheduled for 5:30 PM on May 6, 2026.

ADJOURN

NOTICE: It is the policy of the City of Moscow that all City-sponsored public meetings and events are accessible to all people. If you need assistance in participating in this meeting or event due to a disability under the ADA, please contact the City's ADA Coordinator by phone at (208) 883-7600, TDD (208) 883-7019, or by email at adacoordinator@ci.moscow.id.us at least 48 hours prior to the scheduled meeting or event to request an accommodation. The City of Moscow is committed to ensuring that all reasonable accommodation requests are fulfilled.

BOARD of ADJUSTMENT



Jerry Schutz
Board Chair
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Public Meeting
~ Minutes~

Lucy Falcy
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<http://www.ci.moscow.id.us/354/Board-of-Adjustment>

Tuesday
March 31, 2026

5:30 PM

Council Chambers
206 E. Third Street

Schutz called the meeting to order at 5:30 PM

MEMBERS PRESENT: Jerry Schutz, Chair; Steve Bush, Marshall Comstock, Ivy Dickinson, Laura Weldon

MEMBERS ABSENT: Tim Kinkeade, Tim Thomson

STAFF: Lucy Falcy, Jennifer Fleischman

REGULAR AGENDA

1. Approval of Minutes from March 18, 2026 (ACTION ITEM)

Dickinson moved for approval of the minutes as written, seconded by Weldon. Vote by Acclamation; Ayes: Comstock, Dickinson, Schutz, Weldon (4). Nays: None. Abstentions: Bush (1). Motion carried.

2. Public Comment

Time limit 15 minutes. Members of the Public may speak to the Board regarding matters NOT on the Agenda nor currently pending before the Board of Adjustment. Please state your name and resident city for the record and limit your remarks to three (3) minutes.

None offered.

Bush arrived at 5:31 PM

3. Approval of Reasoned Statement of Relevant Criteria and Standards (ACTION ITEM)

Conditional Use Permit for the utilization of an existing building located at 324 North Jackson Street as a Public Service Facility operating as a family-based resource center and overnight shelter, within the Motor Business (MB) Zoning District, per Moscow City Code 4-3-4. Permit Application LUP2026-0005.

Comstock moved for approval of the Reasoned Statement of Relevant Criteria and Standards for the Conditional Use Permit as amended, seconded by Bush. Roll Call Vote; Ayes: Unanimous (5). Nays: None. Abstentions: None. Motion carried.

REPORTS

ANNOUNCEMENTS

UPCOMING EVENTS/MEETINGS

The meeting was adjourned at 5:33 PM

Jerry Schutz, Chair

Date

CITY OF MOSCOW
COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT

HEARING DATE: Monday, April 27, 2026

GENERAL INFORMATION

Hearing Body: Board of Adjustment

Subject: LUP2026-0010 - Conditional Use Permit application to use an existing building, together with other outright permitted uses, to offer music, fitness, and dance classes on the site located at 513 South Main Street within the Central Business (CB) Zoning District, per Moscow City Code 4-3-4.

Attachments: A. Public Hearing Notice – published in the Moscow-Pullman Daily News on Saturday, April 11, 2026

B. Conditional Use Permit Application

C. Site Plan, Elevations, and Floor Plan

Prepared by: Lucy Falcy, Planner I

STAFF REVIEW

Proposal:

The applicant, Rusty Olps, is proposing to use the building located at 513 South Main Street to provide educational services not associated with an elementary school, secondary school, college, university, or professional school. Educational services are proposed to include music, dance, and fitness classes. Other anticipated uses permitted outright on the site include church service on Sundays and some private offices. Classes will be available to the public and by membership and are anticipated to include all ages, including minors.

Proposed classes include music classes of up to four (4) students and four (4) instructors throughout the business day (9 a.m.- 6 p.m.) plus dance and fitness classes of up to twelve (12) students on evenings (5p.m.-8p.m.) and weekends. Class times are estimated to be an hour in length. Smaller music classes are to be located within the thirteen (13) smaller instructional rooms upstairs on the mezzanine while dance and fitness classes would occur in the larger open area on the ground floor. Occasional performances and competitions are anticipated during evenings and weekends.

There are waiting areas at both the east and west entrances of the building. For students that will be dropped off, drop-off is proposed both at the ten (10) minute parking spot on Main Street as well as in the Jackson Street parking lot to the west of the building.

At the time of application submittal, the applicant did not have specific tenants for the building.



Subject Site

Site and Area Land Use:

The subject property is 5,000 square feet in area and is fully occupied by a single two-story building, previously home to Paradise Creek Bicycles. The property has forty (40) feet of frontage on downtown Main Street as well as forty (40) feet of frontage along the alley to the west. The building has entrances on both the east and west frontages. The north and south edges of the building immediately abut to the adjacent buildings.

The interior of the subject building is of an open design with a stairway up to an open mezzanine. The mezzanine is anticipated to be converted to small classroom spaces while the open area on the ground floor is to be left mostly open for larger classes.

The surrounding land use is a mix of restaurant, retail, office, church, and entertainment uses within the downtown core.

Streets and Access:

The subject property is accessed via pedestrian doors from Main Street to the east and an alley to the west. There is no site navigation outside of the building. The west alley is connected to Jackson Street/Highway 95 via numerous access points throughout the public parking lot between them. The Main Street access point is ADA accessible.

Comprehensive Plan:

Chapter 2, Community Character and Land Use, designates the subject property's future land use as Urban Commercial. Urban Commercial areas "are intended to provide for the most intensive mix of commercial and residential uses in a pedestrian orientated manner. This is appropriately applied within the City's downtown urban core, and the immediate surrounding area were deemed appropriate." Such areas are most appropriately zoned Central Business (CB).

Chapter 3, Community Mobility, identifies Main Street as a local street. Jackson Street, west of the adjacent parking area and alley, is also Highway 95, a National Highway.

A goal of Chapter 6 is to, “Enhance and strengthen the regional economy utilizing the strengths and assets of the region.”

Zoning:

The subject property, as well as all surrounding properties, is located within the Central Business Zoning District (CB).



Zoning Map

Per MCC 4-2-4-K, “The principal purpose of the CB Zoning District is to provide a location for groups of compatible commercial uses having the common characteristic of not involving more than incidental and minimal assembly, fabrication or storage of commodities; for example, establishments dispensing retail commodities, and those providing professional and personal services to the individual. The CB Zoning District is the most intensive commercial Zoning District. To promote pedestrian use, unbroken, street-level, commercial frontage is encouraged in this Zoning District.”

Per MCC 4-1-6-D-52, Educational Services are “establishments that provide instruction and training in a wide variety of subjects. The instruction and training is provided by specialized establishments, such as schools, colleges, universities, and training centers.”

Per MCC 4-3-4 Land Use Table, ‘Educational Services’ are permitted as a conditional use in the CB Zone if they are not associated with an elementary or secondary school, college, university or professional school. Educational services associated with any of those entities are not permitted in the CB Zone. The proposed music, dance, and fitness classes fall under the conditionally permitted NAICS code listed for educational services if they are not associated with the educational institutions noted above.

Per MCC 4-6-2, there is no required parking for any use within the CB Zone.

The building meets the zoning requirements for the site. No external building modifications are proposed at this time. Any future modifications will be required to be compliant with applicable code provisions.

Input from Other Departments/Entities:

The application was sent to the following departments: Building, Fire, Engineering, Parks, Legal. The application was sent to the following external entities: Idaho Transportation Department, Moscow School District, North Central Idaho Public Health District. No comments were received from any Departments/Entities.

RELEVANT CRITERIA AND STANDARDS

The following are the stated relevant criteria for a Conditional Use Permit as outlined in MCC 4-8-4-B, as well as Staff's comments interpreting compliance with noted standards. The following statements may be used for the Relevant Criteria and Standards or changed to include or remove any statement deemed necessary or appropriate by the Board.

1. The proposed use (is/is not) a conditionally permitted use within the Zoning District.

Educational services not associated with elementary or secondary schools, colleges, universities or professional schools are conditionally permitted within the Central Business Zone. The proposed uses are listed within the Other Schools and Instruction category of the Educational Services sector and are therefore a CUP within the CB Zone.

2. The character of the proposed use (will/will not) be in harmony with the neighborhood and surrounding land uses.

The character of the proposed use is in harmony with the downtown core, and its wide variety of retail, entertainment, restaurant, and office uses.

3. The proposed use as approved, or as approved with conditions, (will/will not) generate nuisances that would be injurious or detrimental to the adjoining properties or the neighborhood (including, but not limited to, noise, dust, glare, vibrations, odors, and the like).

The proposed use will not generate nuisances that would be injurious or detrimental to the adjoining properties or the neighborhood. Noise associated with the proposed use is unlikely to be any louder than other uses permitted outright in the neighborhood such as bars, movie theaters, and dance halls.

4. The location, design, and size of the proposed use (will/will not) be adequately served by existing streets, public facilities and services.

The proposed use will be adequately served by existing streets, public facilities and services. The proposed small class size, together with the public parking lot immediately adjacent to the site, facilitates the handling of the cyclical nature of the site's loading and parking needs: transition times between classes will have the highest parking and traffic

burden. The larger dance and fitness classes are proposed exclusively for evenings and weekends when the downtown parking burden is lighter.

5. The proposed use (will/will not) endanger the public health or safety if located where proposed.

The proposed use will not endanger public health or safety. The only potential safety concern is children going to and from classes. There is a loading zone parking space in front of the building and public parking immediately adjacent.

6. Proposed use (meets/does not meet) all applicable development standards of the Zoning Code.

The proposed use meets all applicable development standards of the zoning code.

7. The proposed use (will/will not) be in conflict with the Comprehensive Plan.

The proposed use is not in conflict with the comprehensive plan.

RECOMMENDATION FOR CONDITIONAL USE PERMIT APPLICATION

The Board has the option to approve, approve with conditions, or deny the application subject to the Relevant Criteria and Standards and any public testimony provided at the public hearing. The board may also table the decision for the application in order to request more information, including studies of social, economic, fiscal and environmental effects of the proposed Conditional Use Permit.

The Board of Adjustment may impose conditions including, but not limited to those 1) minimizing adverse impact on other development; 2) controlling the sequence and timing of development; 3) controlling the duration of development; 4) assuring that development is maintained properly; 5) designating the exact location and nature of development; 6) requiring the provision for on- or off-site public facilities or services; 7) requiring more restrictive standards than those generally required in an ordinance; and/or 8) requiring mitigation of effects of the proposed development upon service delivery by any political subdivision, including school districts, providing services within the planning jurisdiction.

Staff recommends **approval** of the application for a Conditional Use Permit to use the existing building for music, fitness, and dance classes not associated with an academic school, college, or university at 513 South Main Street within the Central Business (CB) Zoning District with no conditions.

In accordance with the Board's decision, direct staff to prepare the Relevant Criteria and Standards document.

NOTICE OF PUBLIC HEARING

Proposal for a Conditional Use Permit at 513 S. Main Street.
Permit Application LUP2026-0010

A public hearing at which you may be present and speak will be conducted before the Board of Adjustment of the City of Moscow at which time the following proposal will be considered:

Conditional Use Permit application for the utilization of an existing building located at 513 South Main Street as a music, dance, and exercise class venue within the Central Business (CB) Zoning District, per Moscow City Code 4-3-4.

HEARING DATE: Monday, April 27, 2026

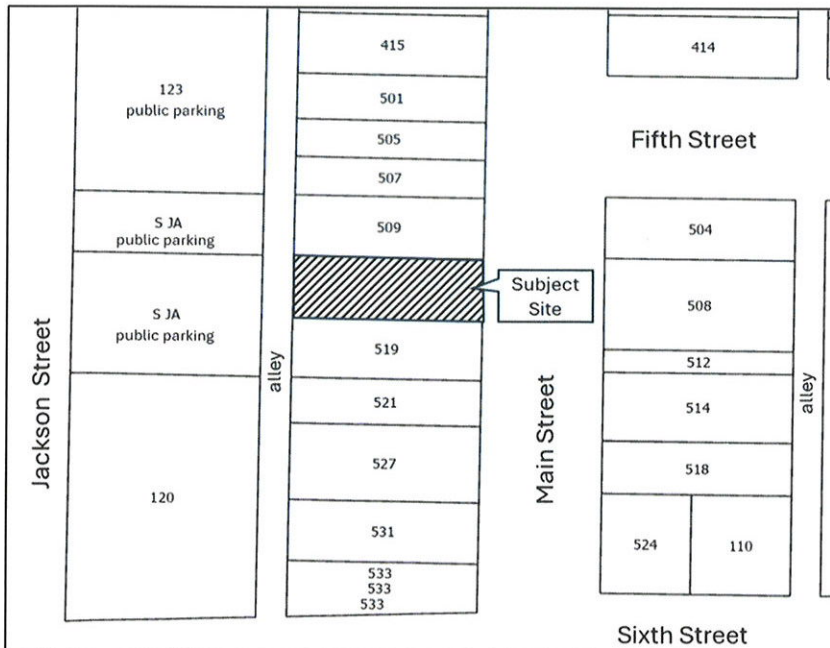
HEARING LOCATION: Council Chambers on the Second Floor of Moscow City Hall
206 East Third Street, Moscow, Idaho

MEETING TIME: 7:00 p.m.

Note: Meeting start time is not necessarily indicative of hearing start time for the proposal advertised in this notice. Multiple hearings and/or agenda items may make it difficult to determine hearing start time, which could occur late in the meeting. The file containing information on this matter is available for public review at the Community Development Department located in the Haddock Building at 504 S Washington Street, Moscow, Idaho. Call 883-7035 to get a meeting agenda and further information about the matter.

Verbal testimony at the hearing is generally limited to three (3) minutes time. Public participants desiring to submit textual materials to the decision-making board shall make that submission at least five (5) calendar working days in advance of the scheduled meeting. Materials provided tardy may be admitted for consideration subject to the discretion of the decision-making board. You may obtain further information about the public hearing process and procedures on the City's Website at:

<https://www.ci.moscow.id.us/593/Public-Hearing-Notices>



Laurie Hopkins, Moscow City Clerk


Jennifer Fleischman, Deputy City Clerk

Published: Saturday, April 11, 2026



CITY OF MOSCOW
COMMUNITY DEVELOPMENT
Ph: 208-883-7035
504 S. Washington Street
jfleischman@ci.moscow.id.us
lfalcy@ci.moscow.id.us

For City Use Only			
Date Received			
Dept	Fee Type	Fees	Paid
CDV	Application Fee	\$600.00	
Receipt Number			

APPLICATION FOR CONDITIONAL USE PERMIT

(Please type or print plainly with blue ink.)

GENERAL INFORMATION

1. Applicant

Name: Roderick "Rusty" Olps Phone: [REDACTED]
Address: [REDACTED] Moscow ID 83843 Email: [REDACTED]

Relationship to affected property (please check one):

Owner Purchaser Lessee Other (explain below)

2. Owner of Affected Property (if other than applicant)

Name: Clevenger Properties LLC Phone: [REDACTED] (Realtor)
Address: _____ Email: [REDACTED]

3. Location of Affected Property: 513 S Main St.

If described by Metes and Bounds, please attach deed on a separate sheet.

Legal Description: Dr Taylors Addition Block 1 Lot 2
(Subdivision) (Block) (Lot)

INFORMATION ON REQUESTED CONDITIONAL USE

4. Proposal: The applicant proposes the following use and/or construction for the above-described property:

Fine Arts Instruction, 2022 NAICS 611610. Sports and Recreation Instruction, NAICS 611620.

Under these definitions I anticipate hosting music and dance instruction as well as martial arts instruction or
other applications under 611610 and 611620.

The proposed activities and use shall be shown on an attached site plan drawn to a standard engineer's or architect's scale. The site plan shall show, label and dimension all property lines and easements, existing and proposed buildings, parking lot, driveway(s), fencing, and landscaping. A site topography map shall be provided when appropriate.

- 5. **Authorization:** Section 3-4 of the Moscow Zoning Ordinance authorizes the proposed use, subject to a Conditional Use Permit.
- 6. **Operating Characteristics:** Detail the operating characteristics of the proposed use. In other words, provide specific information which describes and defines how the proposed use will be conducted and what will be involved in the day-to-day operations of the proposed use. Applicable information may include hours of operation, number of people (employees, customers, students, etc.) involved, traffic and/or delivery information, services provided, equipment or machinery which may be involved, or any other information which helps describe and define the proposed use and impacts the proposed use may have.
 Instructional uses for the NAICS definitions will involve hosting instructors for individual and small groups. Hours of operation will be from 5:30AM until 10:00PM, spread out over a longer period than retailer hours, since many students won't be able to attend classes during the work or school day. Number of people on site will vary from 0 to 25. Traffic is mostly drop off traffic and can be served at the rear of the building as well as the Main St. entrance. Examples: karate class, piano lessons.
- 7. Before the Board of Adjustment may issue a Conditional Use Permit, the Board of Adjustment must first make findings of compliance with the following seven **Relevant Criteria and Standards**. Please describe in the spaces provided below how your requested Conditional Use is in compliance with each of the relevant criteria and standards.

Criteria #1. THE PROPOSED USE IS A CONDITIONALLY PERMITTED USE WITHIN THE ZONING DISTRICT.

Title 4 of the zoning code allows conditional use in CB for "All other schools and instruction" referencing NAICS 6116

Criteria #2. THE CHARACTER OF THE PROPOSED USE WILL BE IN HARMONY WITH THE NEIGHBORHOOD AND SURROUNDING LAND USES.

The neighborhood currently and historically hosts both Fine Arts Instruction and Sports and Recreation Instruction

Criteria #3. THE PROPOSED USE AS APPROVED, OR AS APPROVED WITH CONDITIONS, WILL NOT GENERATE NUISANCES THAT WOULD BE INJURIOUS OR DETRIMENTAL TO ADJOINING PROPERTIES OR THE NEIGHBORHOOD (INCLUDING BUT NOT LIMITED TO NOISE, DUST, GLARE, VIBRATIONS, ODORS AND THE LIKE).

I don't anticipate any of the examples given of nuisance nor other examples. The masonry walls will shield neighbors from music instruction noise. And no parking is required in the CB zone.

The uses are similar or lower impact than the neighborhood's current activities.

Criteria #4. THE LOCATION, DESIGN, AND SIZE OF THE PROPOSED USE WILL BE ADEQUATELY SERVED BY EXISTING STREETS, PUBLIC FACILITIES AND SERVICES.

Yes. Historical use involves bicycle inventory management and deliveries. There is no anticipated retail uses, heavy truck deliveries, or high traffic uses that will not be adequately served between the two means of entry into the building. Public facilities and services are more than adequate.

Criteria #5. THE PROPOSED USE WILL NOT ENDANGER THE PUBLIC HEALTH OR SAFETY IF LOCATED WHERE PROPOSED.

It will not.

Criteria #6. THE PROPOSED USE MEETS ALL APPLICABLE DEVELOPMENT STANDARDS OF THE ZONING CODE.

Proposed use meets standards for CB zoning.

Criteria #7. THE PROPOSED USE WILL NOT BE IN CONFLICT WITH THE COMPREHENSIVE PLAN.

It will not.

CONDITIONS OF APPROVAL

The Board of Adjustment, pursuant to Moscow City Code Title 4, Chapter 8, Sec. 8-4.D., may impose conditions including, but not limited to, those (1) minimizing adverse impact on other development; (2) controlling the sequence and timing of development; (3) controlling the duration of development; (4) assuring that development is maintained properly; (5) designating the exact location and nature of development; (6) requiring the provision for onsite or offsite public facilities or services; (7) requiring more restrictive standards than those generally required in an ordinance; and/or (8) requiring mitigation of effects of the proposed development upon service delivery by any political subdivision, including school districts, providing services within the planning jurisdiction.

COMPLIANCE

1. In the event of failure to comply with the plans approved by the Board of Adjustment, or with any conditions imposed upon the Conditional Use Permit, the permit shall be immediately revoked and shall be automatically null and void.
2. Where plans are submitted and approved as part of the application for a Conditional Use Permit, modifications of the original plans may be required by the Board of Adjustment as a condition of approval.
3. Where plans approved by the Board of Adjustment are modified following such approval, such plan modifications must be submitted to and determined by City staff to be in substantial conformance with the plans approved by the Board of Adjustment. If plan modifications are not in substantial conformance, the plan modifications must be resubmitted to the Board of Adjustment for an additional public hearing as an amendment to the Conditional Use Permit application.

REVOCATIONS

If a Building Permit and/or Certificate of Occupancy pertaining to the Conditional Use Permit is not obtained for the subject property within one (1) year from the date of the Board of Adjustment’s final decision, the Conditional Use Permit shall be immediately revoked and shall be automatically null and void. If the use and/or occupancy for which the Conditional Use Permit is approved ceases for a period of twelve consecutive months, unless otherwise provided for in the Conditional Use Permit, then the Conditional Use Permit shall be immediately revoked and shall be automatically null and void.


Application Submittal:

This application must be completed and submitted with the below described items to the Community Development Department at least twenty-one (21) days prior to the hearing at which the application is to be considered by the Board of Adjustment. Applicant will be notified by the City Planner I as to the time, date, and place of the hearing pertaining to this application.

The following items must be submitted with this application before it will be processed:

1. Application Fee
2. Site Plan, drawn to scale
3. Floor Plans, drawn to scale
4. Elevation Drawings, drawn to scale (for new construction only)

I understand this information is a public record and may be posted to a public website. I declare and certify under penalty of perjury pursuant to the law of the State of Idaho that the foregoing is true and correct and that I have legal authority to submit this Application.



Signature of Applicant

2/27/202

Date

Rett Clevenger

Signature of Property Owner (if different)

02/28/2026 10:05 AM

Date

From Planning:

1. Please provide more operational details.
2. Is there a plan in place for scheduling classes to reduce intermittent downtown traffic congestion?
3. How many classes are anticipated in a day and how many might run concurrently (related to class changes and impact on traffic)?

Answers to 2 and 3:

Music instruction is offered on a basis of no more than 4 students at a time from 9-6 during the day. This additional traffic will be directed to the rear of the building where the alley provides uncongested traffic flow through public parking with multiple one-way exits and entries. Additionally, there is a drop off 10 minute spot currently in front of the building. Fitness and Dance Instruction will involve classes of no more than 12 and after 5pm on week days and during the day on Saturdays.

4. Are all classes going to be open to the public?

Answer: YES

5. What are the anticipated ages of class participants, namely, will they include minors who may be dropped off and picked up?

Answer: all ages, including minors.

6. Is participation drop in or by membership?

Answer: membership and open to the public.

7. Will you be renting out the space to different instructors for different classes at different times or will it all be run by yourself or a single tenant?

Answer: The owner will take responsibility, even if I have tenants under my management.

8. Cooking classes fall under a different NAICS code. Are they also going to be included or is there a different reason for needing a kitchen?

Answer: The purpose of the kitchen is for serving the tenant(s).

9. How many instructional rooms are anticipated?

Answer: 13

10. Is there a waiting room proposed for prior to and after class?

Answer: Yes, there is space designated for waiting with folding chairs at both entrances.

11. Will there be performances or competitions held at the space (e.g. dance recitals, martial arts tournaments)?

Yes. After 5pm and on weekends

12. Please provide: a more clearly labeled floorplan; exterior elevation photographs of the building (street and alley faces); a few interior photos to give a sense of the space.

Answer: Exhibits Following

Additional Questions from Zoning:

13. Please provide separate labelled floorplans for the main floor as well as the mezzanine.

Answer: Please see Exhibits.

14. Educational facilities associated with elementary or secondary schools as well as colleges, universities, and professional schools are not permitted in the Central Business Zone. Please clarify if any of these groups are potential tenants and whether any classes offered at the location will be for credit bearing classes for an educational institution. As this application remains speculative, please outline how this requirement will continue to be met over time.

Answer: Non-permitted uses will not be allowed, including elementary or secondary schools as well as colleges, universities, and professional schools, or any other non-permitted use.

15. To get an idea of how the site will operate, what other uses permitted outright are anticipated for the site?

Answer: The only other anticipated uses would be for a small church on Sundays and maybe a couple of private offices.

16. Your class phasing answer indicates that there will be classes of up to four music students throughout the workday with larger classes of up to twelve students arriving in the evening and weekends for dance and fitness classes. Is this the extent of the educational services that you are requesting this CUP for?

Answer: Yes.

17. For the classes specified above, how many instructors will there be at a time?

Answer: No more than 4.

18. For the classes specified above, how long will the classes be and how many rounds of classes a day will there be?

Answer: One hour each. As many as 4 students per hour from 9-6 for fine arts, and as many as 12 students per hour from 5-8.

19. Please clarify the use of the twelve small instructional rooms in the mezzanine.

Answer: They are for fine arts instruction. For example, a student may receive instruction in playing a cello. That room will be equipped for that use with specific instruments, posters and other tools related to cello instruction.

Exhibits A-F on following pages.

Exhibit A: Main floor waiting area, fitness/dance area

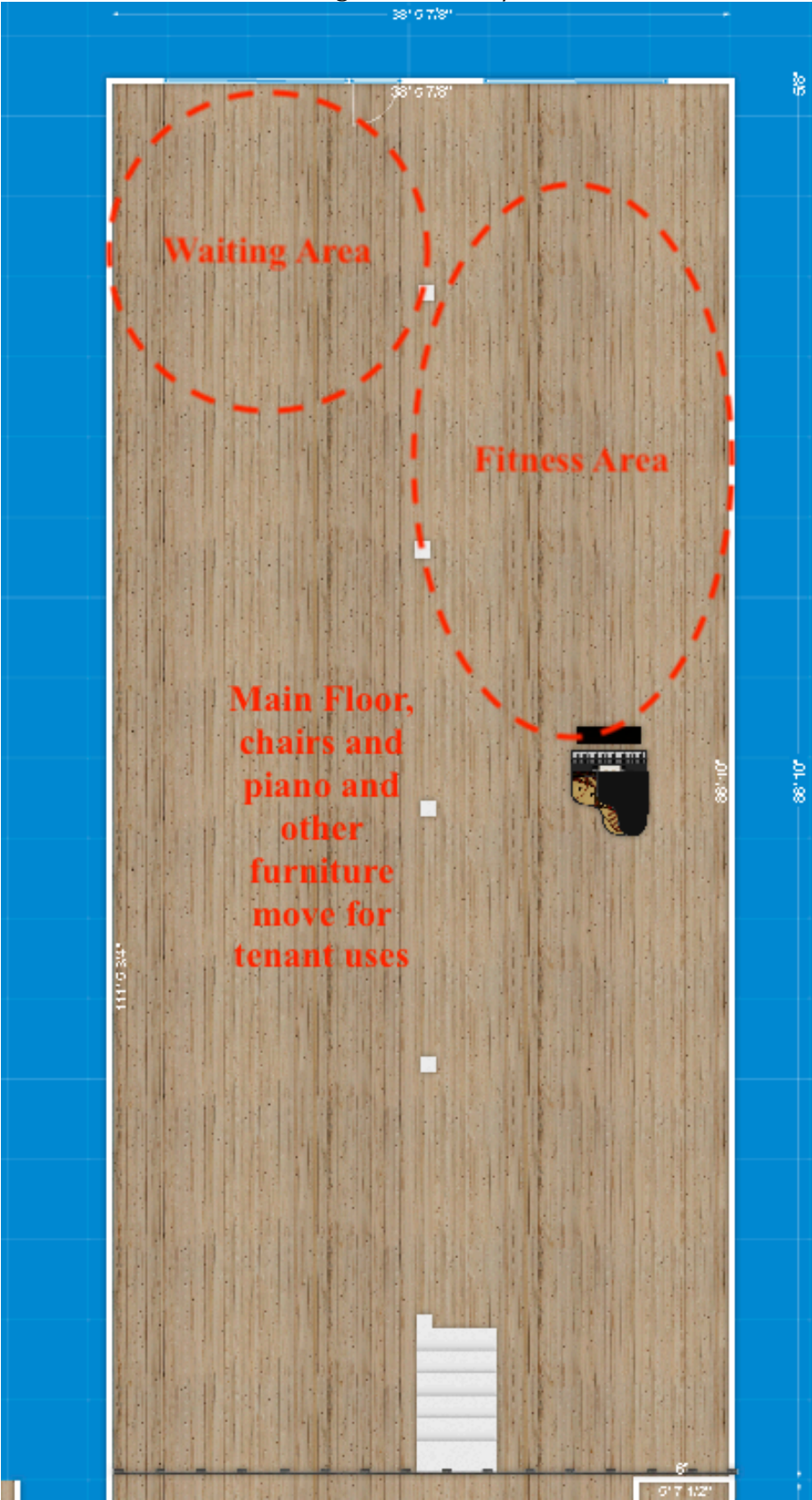


Exhibit B: Floor area under mezzanine depicting bathrooms and kitchen and waiting at rear entrance.

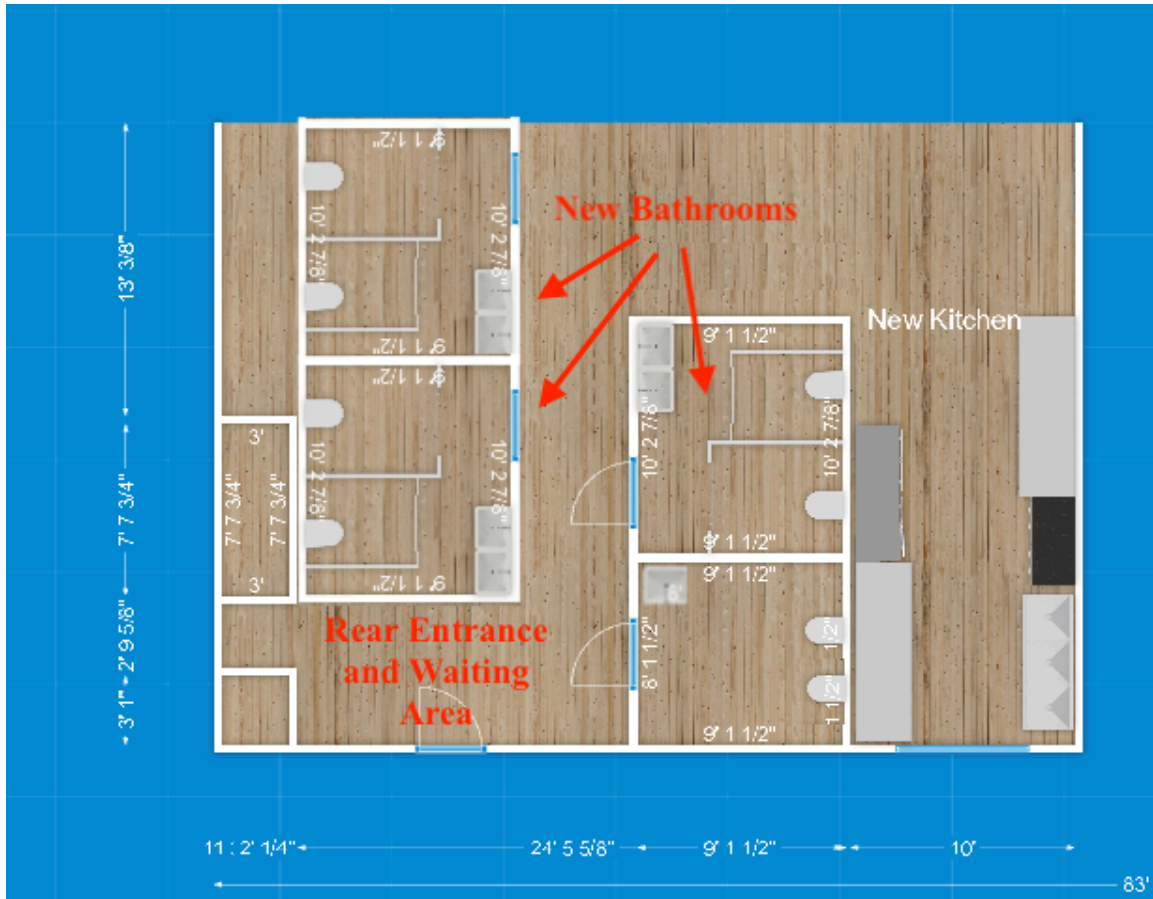


Exhibit C: Mezzanine instruction room/office layout.

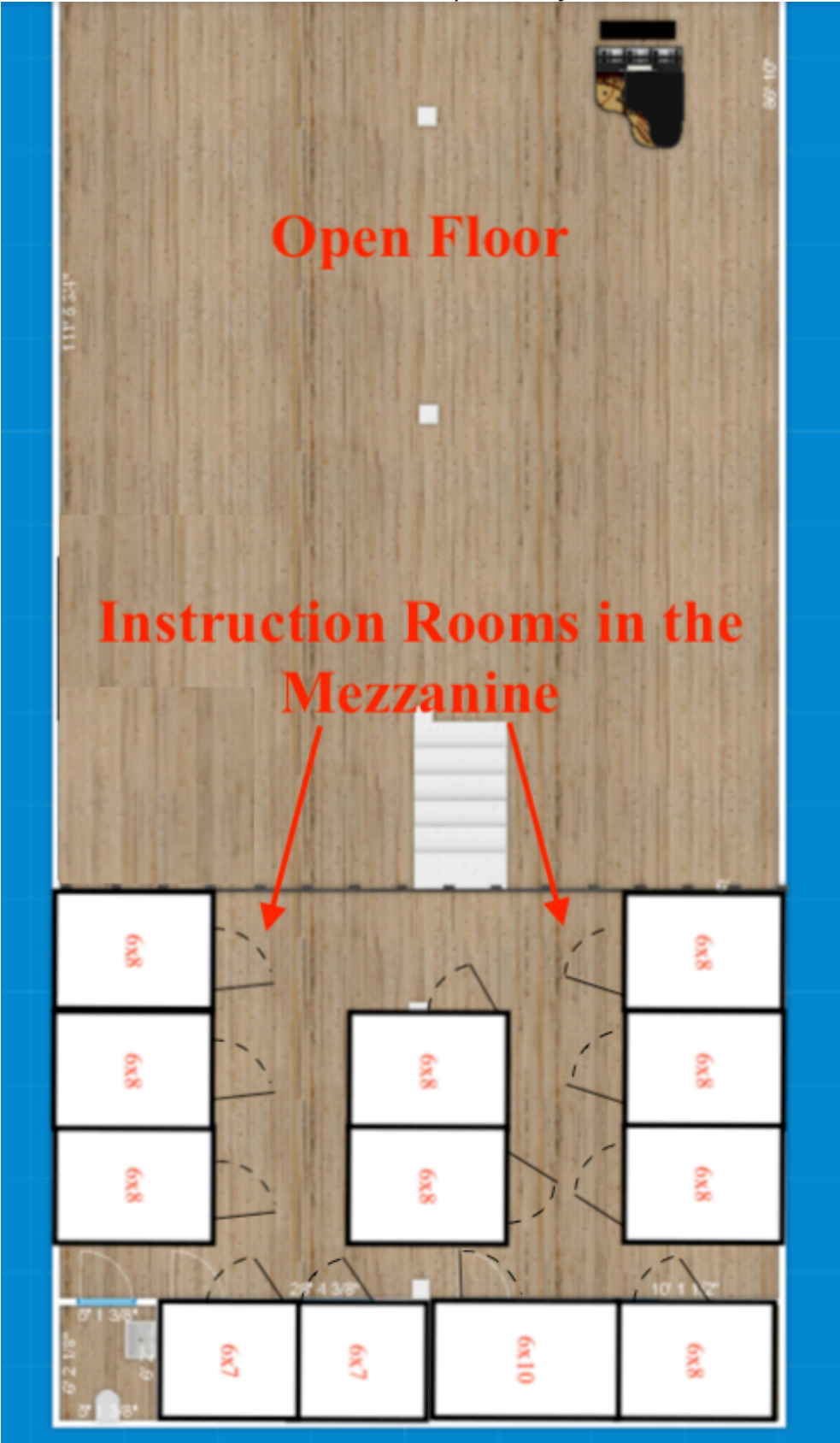


Exhibit D: Photograph of main floor.



Exhibit E: Area under Mezzanine at the rear (west).



Exhibit F: Mezzanine



Exhibit G: Requested photographs following.





