

Proposal: Art Studio

The art studio is a 24 x 48' building, situated in the back of an 18 acre property on the site of an old barn. The property is surrounded by the Mosby Mountain subdivision, and the studio is closest to the lots 90-E 38-42, though only visible in the winter months.

We have a driveway that joins Old Lynchburg Rd., between the first and second Mosby Mountain entrances and terminates at a 45 x 48' turnaround / parking area at the studio. (attached images below)

My noise level is very low, nothing louder than would come out of your average household. (no kilns, welding, blacksmithing etc etc - just painting)

Activities associated with my work are: painting, drawing, stretching canvases, framing works on paper which includes the use of a staple gun and framing gun (similar noise level to average staple gun), and the occasional use of a chop saw. (4 or fewer times per year)
All the paints I use are rated "AP", "certified non toxic by the Arts and Creative Materials Institute".

I work in the studio 9-4 Monday - Friday.

Visitors to the studio are by invitation, it is not open to the public. My visitors might be as many as 3 on a rare busy week, but the average is about 1 visitor every 2 weeks.

A visitor stays for an average of 20 minutes while we discuss a proposed piece of art, or they are picking up a piece they have purchased.

I would like to have no more than 3 open studio events in a year (at 4 month intervals).

Most likely it will be only 1/yr.

The events would be held on one or two consecutive days from no earlier than 12pm to no later than 8pm.

An open studio is by-invitation, indoor, and has no outdoor amplified sound.



Exterior and Interior views of studio