

# NEW REPUBLIC ARCHITECTURE (PLN-MAR-24-00009)

226, 228, 232 W MAXWELL STREET

Rezone the property for single-family residential development.

## Applicant

NEW REPUBLIC ARCHITECTURE  
1396 RACE STREET, STE C101  
CINCINNATI, OH 45202  
ATTORNEY: jerrad.howard@dinsmore.com

## Owners

PARSONS GREEN, LTD  
786 OLD LUDLOW AVENUE  
CINCINNATI, OH 45220

## Application Details

### Acreage:

0.31 net (0.52 gross) acres

### Current Zoning:

Neighborhood Business (B-1) zone  
Historic District Overlay (H-1) zone

### Proposed Zoning:

Medium Density Residential (R-4) Zone

### Place-type/Development Type

Second Tier Urban

Low Density Residential

For more information about the Second Tier Urban Place-type see *Imagine Lexington* pages 284-297. For more information on the Low Density Residential Development Type see page 271.

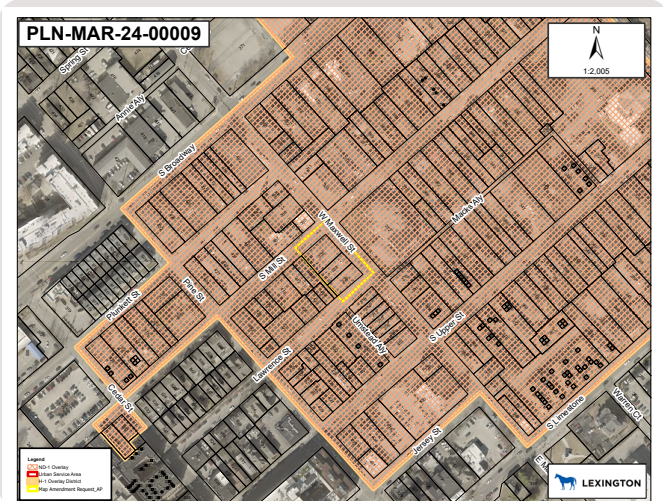
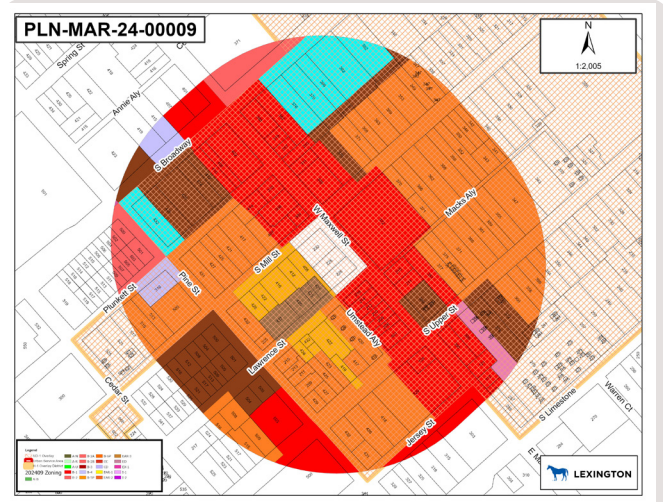
### Description:

The applicant is seeking to rezone the subject property in order to establish three single-family residences. Additionally, the applicant is seeking several variances with this request, including reducing the front yard setback from 20 to 14 feet, reducing the side street side yard setback from 20 to 6 feet, reducing the side yard setback from 3 feet to 0 feet, increasing the maximum height of the building from 35 to 38 feet, and increasing the maximum width of the driveway from 10 feet to 16 feet.

## Public Engagement

- The applicant has meet with the South Hill neighborhood association to discuss the proposal.

DISCLAIMER: Plans are subject to change. Visit the Accela Citizen Portal ([lexingtonky.gov/plans](http://lexingtonky.gov/plans)) or contact Planning for the latest information.



## Status

- Public Engagement
- Pre-Application Meeting
- Application Review
- Planning Staff Review
- Technical Review Committee
- Zoning/Subdivision Committee Meetings
- Planning Commission Hearing
- Urban County Council Meeting

# Preliminary Subdivision Plan

