



Our Vision:

A world where everyone has a decent place to live.

January 7th, 2019

Mr. Jim Duncan, Director
Lexington-Fayette Urban Co Division of Planning
200 E. Main St.
Lexington, KY 40507

Dear Director Duncan:

In addition to the rezoning request, the applicant intends to request two dimensional variances from specific provisions of the Zoning Ordinance from the Planning Commission. These can be considered by the Commission at their scheduled public hearing in their consideration of an associated development plan filed in conjunction with the requested zone change. The nature of the variances requested by the applicant is as follows:

1. A reduction of the required minimum open space dimension.
2. A variance to reduce the rear yard setback from 10 feet to 7 feet.

The requested variances arise from the special circumstances that do not generally apply to land in the general vicinity, or in the same zone. Due to the shallow lot depth, and the addition of a proposed street improvements which include the addition of a 5' sidewalk along the front of the property, it is necessary to reduce the rear yard (and thus reducing the open space dimension) to address the concern of the neighborhood regarding the availability of additional off-street parking.

Thank you for your consideration of our request.

Sincerely,

Huston Royster