

GENERAL INFORMATION: MAP AMENDMENT REQUEST (MAR) APPLICATION

1. ADDRESS INFORMATION (Name, Address, City/State/Zip & PHONE NO.)

Table with 2 columns: Field Name (APPLICANT, OWNER, ATTORNEY) and Value (H & J Properties of Lexington, LLC & TLJ Properties of Lexington, LLC; Peter E. Brown)

2. ADDRESS OF APPLICANT'S PROPERTY (Please attach Legal Description)

1400, 1402 & 1412 N. Broadway, Lexington, KY

3. ZONING, USE & ACREAGE OF APPLICANT'S PROPERTY (Use attachment, if needed--same format.)

Table with 6 columns: Existing Zoning, Existing Use, Requested Zoning, Requested Use, Net Acreage, Gross Acreage. Rows include Private Club, Veterinarian Clinic, and Retail.

4. SURROUNDING PROPERTY, ZONING & USE

Table with 3 columns: Property (North, East, South, West), Use (Commercial, Office, Residential, Commercial), Zoning (B-1 & B-3, P-1, R-1C, B-1)

5. EXISTING CONDITIONS

Table with 2 columns: Question (a, b, c) and Answer (YES/NO with checkboxes). Includes question about dwelling units and median income.

6. URBAN SERVICES STATUS (Indicate whether existing, or how to be provided.)

Table with 2 columns: Service (Roads, Storm Sewers, Sanitary Sewers, etc.) and Status (Existing, To be constructed by Developer/Other).

7. DESCRIBE YOUR JUSTIFICATION FOR REQUESTED CHANGE (Please provide attachment.)

This is in... [X] in agreement with the Comp. Plan [X] more appropriate than the existing zoning [ ] due to unanticipated changes.

8. APPLICANT/OWNER SIGNS THIS CERTIFICATION

I do hereby certify that to the best of my knowledge and belief, all application materials are herewith submitted, and the information they contain is true and accurate. I further certify that I am [X] OWNER or [ ] HOLDER of an agreement to purchase this property since [ ]. Includes signatures and dates for Applicant and Owner.

## STATEMENT OF JUSTIFICATION

7. The applicants, H & J Properties of Lexington, LLC and TLJ Properties of Lexington, LLC, request your approval of a zone change from the professional office (P-1) zone to the neighborhood business (B-1) zone for the parcels located at 1400, 1402, and 1412 North Broadway. These properties front North Broadway and are bounded on either side by Withers Avenue and Paris Avenue. They are across from the Legends Ballpark. The properties to the South and those across the street from the subject properties are all zoned business.

No new construction is planned for these properties. The applicants are seeking this change to increase the number of principal and accessory uses permitted at the properties. Granting the zone change will permit the diversity of uses to expand greatly, thus allowing the properties to better serve the adjacent residential neighborhoods and the general community.

The requested variances are sought as fences currently exist on the property lines between the subject properties and their neighbors. Given these existing fences, we are requesting to substitute shrubs to provide the zone to zone privacy screening in place of wooden fencing. The applicants want to provide the required screening but would like to utilize shrubs to comply, instead of a wooden fence. No dimensional variance is requested as the space currently serving as landscape buffers exceeds the amount required.

The Goals and Objectives of the 2013 Comprehensive Plan support redevelopment, adaptive reuse and commercial activity (A.2.) Existing neighborhoods will benefit from local businesses their residents can walk to for shopping and employment. (A.3., B.2., C.1. & 2.)

Therefore, we request approval of a zone change from P-1 to B-1 for the following reasons:

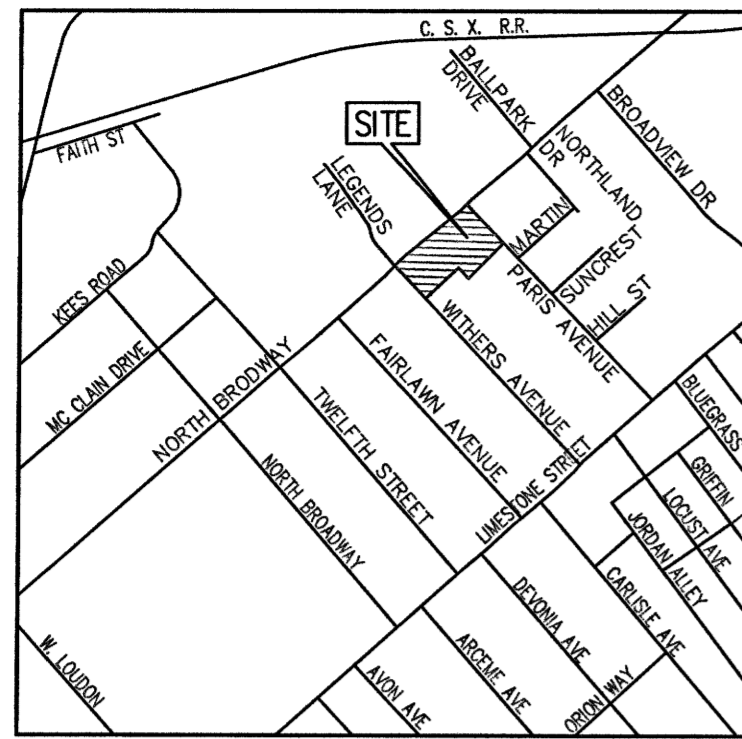
1. Allowing an expansion of the permitted and conditional uses for these properties furthers the goals and objectives of the 2013 Comprehensive Plan by benefitting the surrounding residential neighborhoods.
2. B-1 zoning is compatible with the B-1, B-3, and P-1 zoned areas found in the vicinity of the subject properties.
3. The properties consist of three small parcels that together include 2.069 gross and 1.538 net acres.
4. The existing fencing and requested variances provide for the fencing and screening buffer contemplated by Article 18-3(a)(1)(FN7).

LEGAL DESCRIPTION  
of  
1400-1412 North Broadway  
in  
Lexington, Fayette County, Kentucky

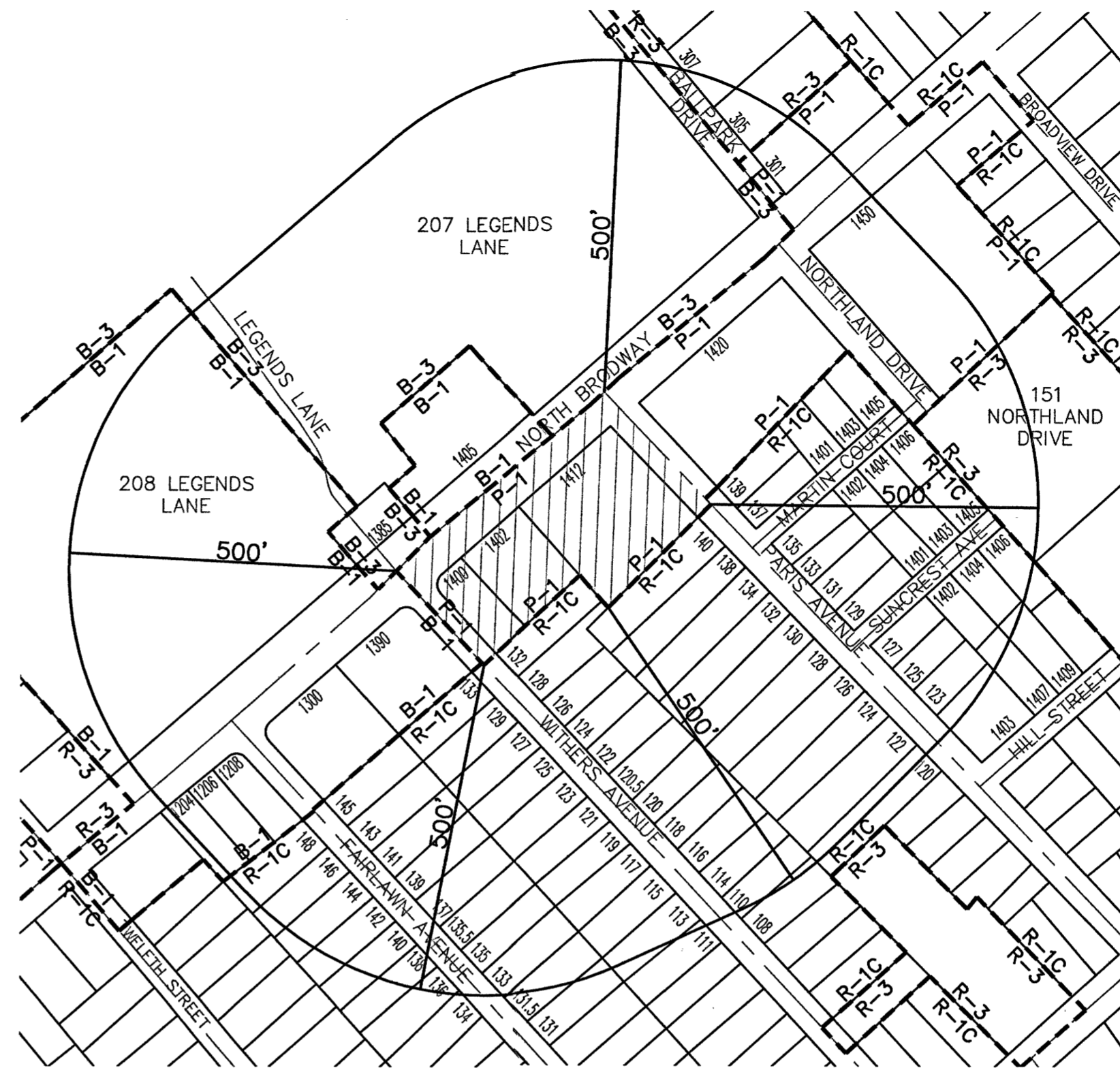
All those tracts or parcels of land located on the southeastern side of the intersection of North Broadway and bound by Withers Avenue and Paris Avenue, in the city of Lexington, Fayette County, Kentucky and being more fully described and bounded as follows, to wit:

BEGINNING at a point, said point being the intersection of the centerlines of North Broadway and Withers Avenue; thence with the centerline of North Broadway N47°52'16"E 408.89' to a point, said point being the intersection of the centerlines North Broadway and Paris Avenue; thence, leaving the centerline of North Broadway with the centerline of Paris Avenue S44°57'33"E 235.78' to a point; thence, leaving the centerline of Paris Avenue S42°54'19"W 220.45' to a point; thence, N43°50'00"W 64.67' to a point; thence, S47°52'16"W 193.44' to a point in the centerline of Withers Avenue; thence, with the centerline of Withers Avenue N43°50'00"W 190.02' to the point of beginning, and containing a Gross area of 90,129.60 Sq. Ft. (2.069 acres) and a Net area of 67,043.20 Sq. Ft. (1.538 acres).

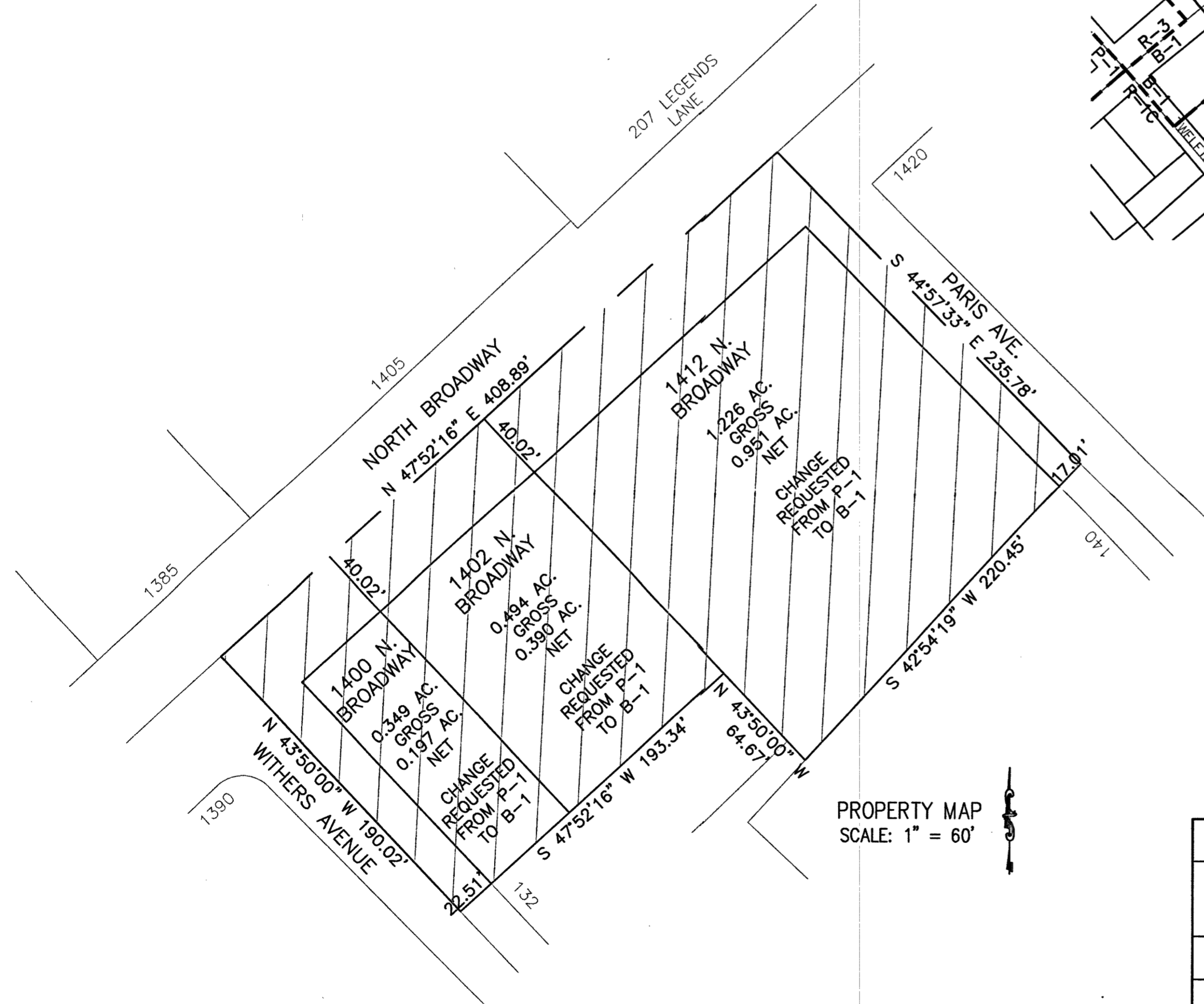
End of Legal Description



VICINITY MAP  
N.T.S.



NOTIFICATION MAP  
SCALE: 1" = 200'



PROPERTY MAP  
SCALE: 1" = 60'

JOHN W. HILL  
684 ESTRELLA DRIVE  
LEXINGTON, KY 40511  
PHONE: (859) 621-9155  
john.hill4378@yahoo.com

TITLE:	H & J PROPERTIES OF LEXINGTON, LLC AND TLJ PROPERTIES OF LEXINGTON, LLC			
PROPERTY ADDRESS	FROM	TO	NET	GROSS
1400 N. BROADWAY	P-1	B-1	0.197 AC.	0.349 AC.
1402 N. BROADWAY	P-1	B-1	0.390 AC.	0.494 AC.
1412 N. BROADWAY	P-1	B-1	0.951 AC.	1.226 AC.
APPLICANT	H & J PROPERTIES OF LEXINGTON, LLC AND TLJ PROPERTIES OF LEXINGTON, LLC			
OWNER	H & J PROPERTIES OF LEXINGTON, LLC AND TLJ PROPERTIES OF LEXINGTON, LLC			
PREPARED BY	S. MARK McCAIN, RLA			
DATE FILED	OCTOBER 5, 2015			
	TOTAL		1.538 AC.	2.069 AC.



H and J PROPERTIES, LLC and  
TLJ PROPERTIES, LLC  
1400, 1402 and 1412 NORTH BROADWAY  
LEXINGTON, FAYETTE COUNTY, KENTUCKY

PROPERTY INFORMATION MAP

**S. Mark McCain, RLA**  
LANDSCAPE ARCHITECTURE / SITE DEVELOPMENT  
3797 WHITE PINE DR, LEXINGTON, KENTUCKY 40514  
PHONE: (859)-489-8921 EMAIL: SMARKMCCAIN@GMAIL.COM

JOB NO: 2015.16  
DATE: 10/05/15  
DRAWN BY: SMM  
CHECKED BY: JWH