

GENERAL INFORMATION: MAP AMENDMENT REQUEST (MAR) APPLICATION

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

APPLICANT:	Julie and Anthony Childress 127 Old Park Ave, Lexington, KY 40502	859-338-5165
OWNER:	Same	
ATTORNEY:	None	

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

430 W. Maxwell St., Lexington, KY 40508

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

Existing		Requested		Acreage	
Zoning	Use	Zoning	Use	Net	Gross
B-4	Warehouse, Wholesale Business, Residence	B-2B	Residence & Professional Office	0.057	0.130

4. SURROUNDING PROPERTY, ZONING & USE

Property	Use	Zoning
North	Parking lot	B-2B
East	Parking lot	B-2B
South	Commercial	B-4
West	Commercial & residential	B-4 & R-4

5. EXISTING CONDITIONS

a. Are there any existing dwelling units on this property that will be removed if this application is approved?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
b. Have any such dwelling units been present on the subject property in the past 12 months?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
c. Are these units currently occupied by households earning under 40 % of the median income? If yes, how many units? If yes, please provide a written statement outlining any efforts to be undertaken to assist those residents in obtaining alternative housing.	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO _____ Units

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

Roads	x Existing	<input type="checkbox"/> To be constructed by	<input type="checkbox"/> Developer	<input type="checkbox"/> Other
Storm Sewers	x Existing	<input type="checkbox"/> To be constructed by	<input type="checkbox"/> Developer	<input type="checkbox"/> Other
Sanitary Sewers	x Existing	<input type="checkbox"/> To be constructed by	<input type="checkbox"/> Developer	<input type="checkbox"/> Other
Curb/Gutter/Sidewalks	x Existing	<input type="checkbox"/> To be constructed by	<input type="checkbox"/> Developer	<input type="checkbox"/> Other
Refuse Collection	x LFUCG	<input type="checkbox"/> Other		
Utilities	x Electric	x Gas	x Water	x Phone x Cable

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

This is in... in agreement with the Comp. Plan 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 OWNER or HOLDER of an agreement to purchase this property since _____

APPLICANT Julie Childress DATE 12-1-12

OWNER Same DATE _____

LFUCG EMPLOYEE/OFFICER, if applicable _____ DATE _____

J. E. BLACK PLLC

Engineering • Geology • Science • Land Surveying • Laboratory

735 RED MILE RD.

LEXINGTON, KY 40504-1153

JAMES E. BLACK, PE, PG, LS
Professional Engineer
Professional Geologist
Land Surveyor

Voice (859) 255-3800
Fax (859) 255-2329
E-mail info@jeblack.com
Internet www.jeblack.com

4 December 2012

Lexington-Fayette Urban County Government
Planning Commission
101 E. Vine St., Suite 700
Lexington, KY 40507

Re: Justification for Zone Change Request
430 W. Maxwell St.
Lexington, Kentucky 40508

Dear Members:

This request to change the zone of this parcel from B-4 to B-2B is made primarily on the basis that the current zoning of B-4 zone (Wholesale and Warehouse Business) is inappropriate and the B-2B is appropriate for the following reasons:

Wholesale and Warehouse Businesses, by their very nature, involve the movement in-and-out of substantial quantities of material.

- This material is normally carried by 18-wheel trucks or delivery vans. There is no parking for these size vehicles along either W. Maxwell Street or Spring Street. To deliver or load-out material, these trucks would have to block these streets. W. Maxwell Street (US60) is a federal highway and carries substantial traffic.
- The movement of large amounts of material in-and-out would require an overhead door. The only side of the existing building suitable for an overhead door would face Spring Street. Installing an overhead door facing Spring Street would be in violation of LFUCG Zoning Ordinance 8-21(o)-1 since the property directly across Spring Street is zoned R-4 (401 Spring Street). The measured distance between existing buildings on 401 Spring Street and the subject property is 44.0 feet.

Zoning Ordinance 8-21(o)

1. All buildings and structures shall be at least one hundred (100) feet from any residential zone unless the portion within that distance has no opening except stationary windows and doors which are designed and intended solely for pedestrian access.

This property has housed numerous small businesses over at least two decades. None of these businesses has been able to be successful at this location.

The request to change from Zone B-4 to B-2B is to allow the property to be used for residential and professional office space which is sustainable.

Immediately adjacent property to the east is currently zoned B-2B.

Sincerely,

J. E. BLACK, PLLC

A handwritten signature in black ink, appearing to read "J. E. Black", written in a cursive style.

James E. Black, PE, PG, LS
President

JEB ☐ E1923LB1

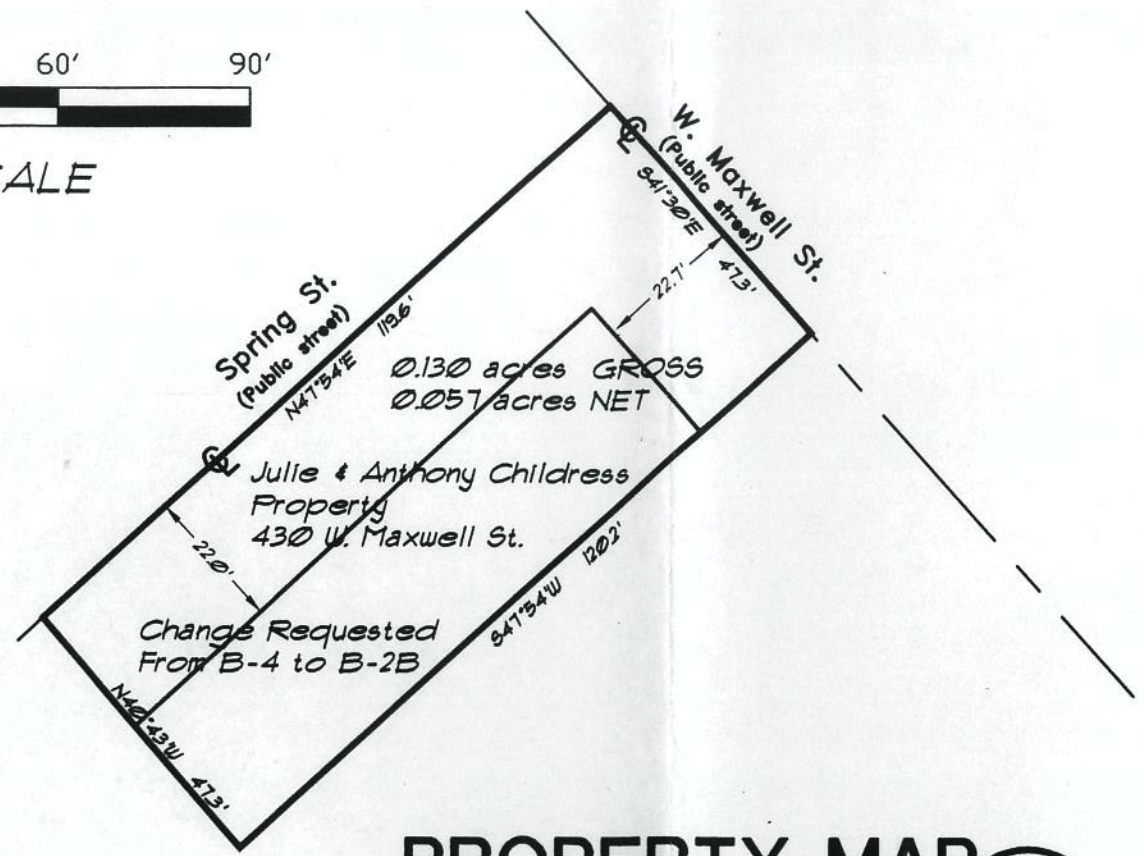
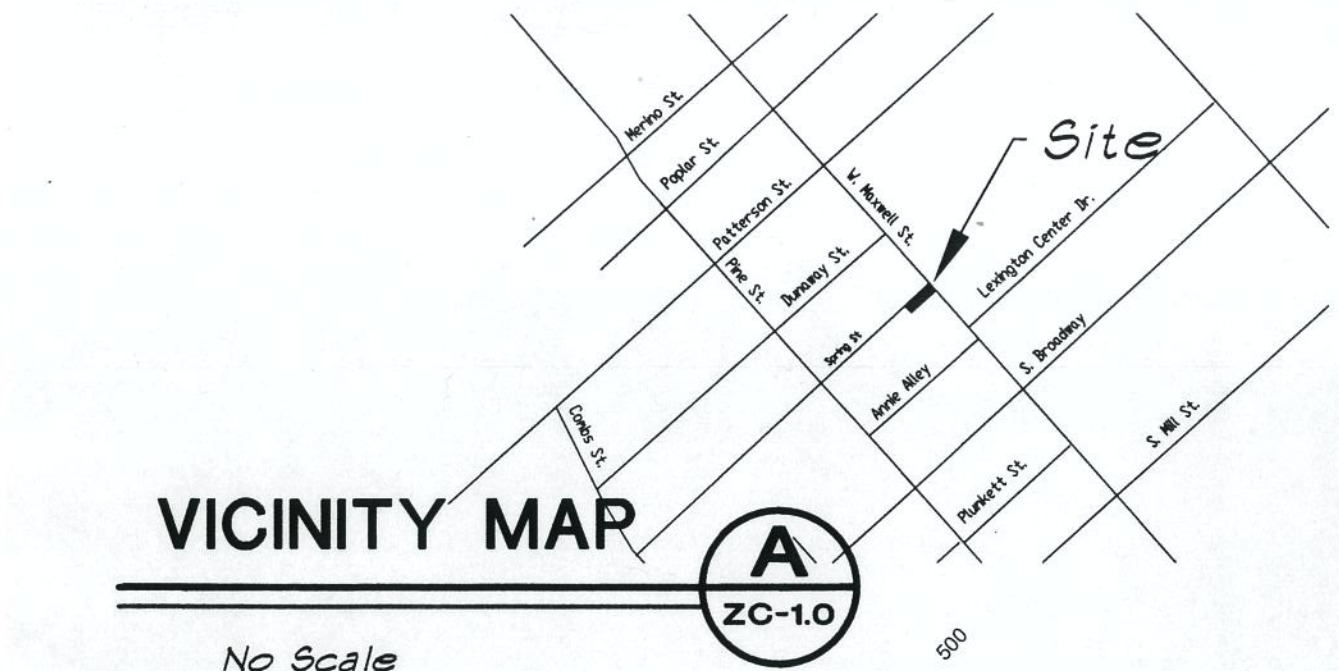
VICINITY MAP

A
ZC-1.0

No Scale



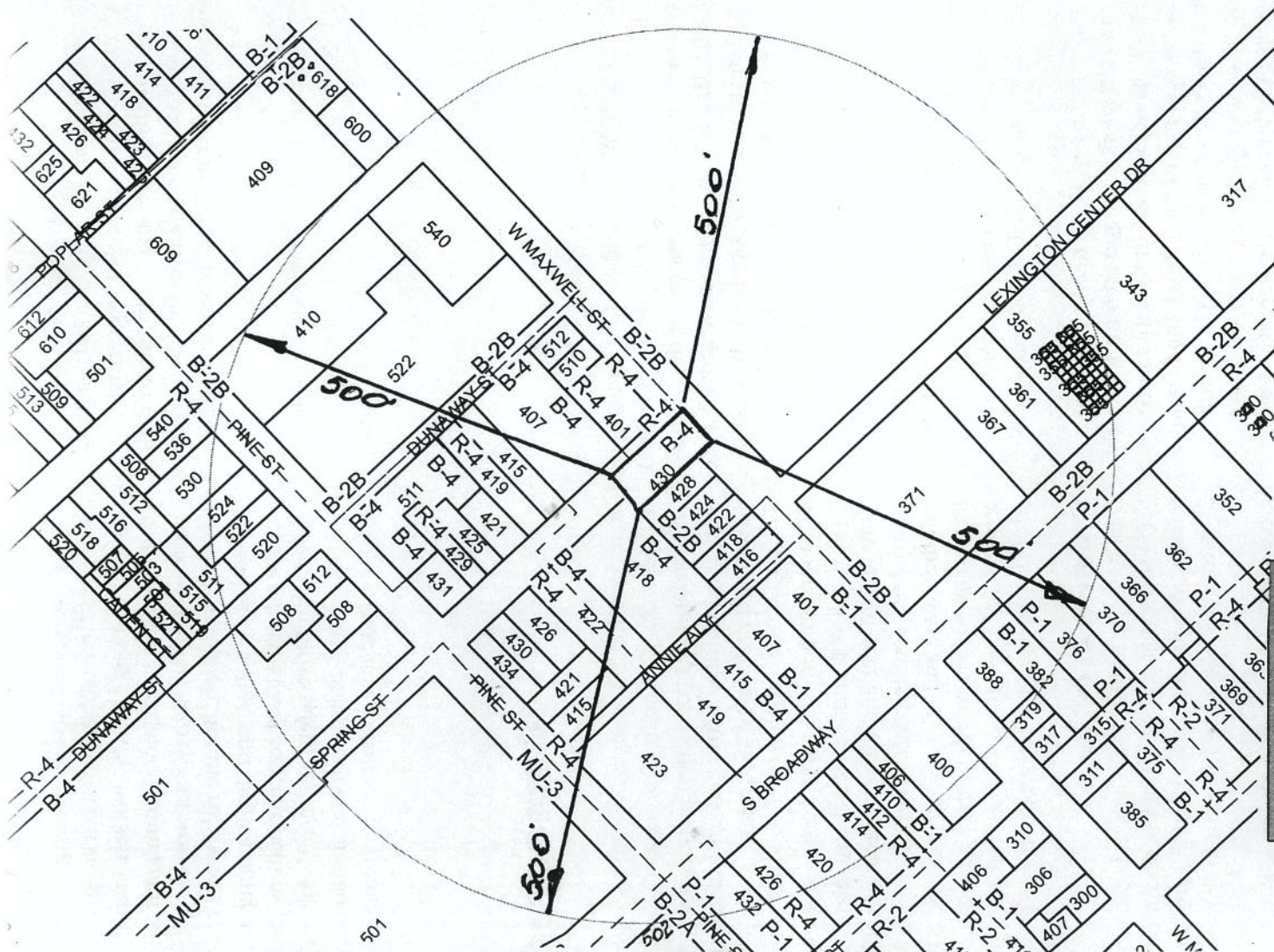
GRAPHIC SCALE



PROPERTY MAP

C
ZC-1.0

Scale 1" = 30'



NOTIFICATION AREA MAP

B
ZC-1.0

Scale 1" = 200'

TITLE:	JULIE & ANTHONY CHILDRESS PROPERTY	From	To	Net	Gross
Property Address:	430 W. Maxwell St.	B-4	B-2B	acres	acres
Applicant Name/Address:	Julie & Anthony Childress 127 Old Park Ave. Lexington, Kentucky 40502		TOTAL	0.057	0.130
Owner:	Same				
Prepared by:	J. E. Black, PLLC				
Date filed or Amended:	26 Nov 2012				

DRAWING
ZC-1.0
1 OF 1

PROPERTY INFORMATION MAP
430 W. MAXWELL ST.
Lexington, Fayette County, Kentucky

J. E. BLACK PLLC
CIVIL ENGINEERING SURVEYING GEOLOGY SITE PLANNING
796 RED MILE ROAD LEXINGTON KY 40504-1153
859-285-8900

DATE	REVISIONS
26 Nov 2012	12/04/2012 Added zones
JOB NO. E1523ALG	12/05/2012 Added zone lines
Drawn JEB	
Checked JEB	