

GENERAL INFORMATION

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

APPLICANT:
Montessori High School of Kentucky

OWNER:
Burley Tobacco Growers Cooperative Association

LANDSCAPE ARCHITECT:
John L. Carman and Associates, Inc., 310 Old Vine St., Suite 200, Lexington, KY 40507 Phone: (859) 254-9803

2. ADDRESS OF APPLICANT'S PROPERTY (ATTACH LEGAL DESCRIPTION)

620 S. Broadway (legal description attached)

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

Zoning	Existing		Requested		Acreage	
	Zoning	Use	Zoning	Use	Net	Gross
B-4		Business warehouse	P-1	Professional office	0.6478	0.7185

4. SURROUNDING PROPERTY, ZONING & USE

Property	Use	Zoning
North	Light industrial, business warehouse	I-1, B-4
East	Business warehouse, commercial, h-d residential	B-4, B-1, R-5
South	Bus.-warehouse, professional office, h-d residential	B-4, P-1, R-5
West	Bus-warehouse, professional office, light industrial	I-1, B-4, P-1

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

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

6. DESCRIBE YOUR JUSTIFICATION FOR REQUESTED CHANGE (Use attachment, if needed.)

Montessori High School of Kentucky, a private, non-profit four-year high school in partnership with the University of Kentucky's Department of Education, is seeking to rent 2,000 feet of second-floor space at 620 S. Broadway. The school needs the extra space for its expected growth in enrollment to 25 students for the 2012-13 school year. Because of its partnership with UK's Dept. of Ed., the school needs a space adjacent to campus and preferably close to the department. The current zone, B-4, permits only church-related schools. P-1 designation would allow Montessori High to operate in this building. As a renter, the school proposes no changes to the lot.

7. 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 1924.

APPLICANT *Jennifer J. Pedersen* DATE 6/4/12

OWNER *[Signature]* DATE 6/4/12

LFUCG EMPLOYEE / OFFICER, if applicable _____ DATE _____

620 S. Broadway

Justification for variance on vehicular use area perimeter buffer

Variance to reduce the required vehicular use area perimeter buffer from 5' to 0'. Adding the required 5' buffer space to the front of the property adjacent to South Broadway would reduce the current access drive from 16'-3" to 13'. Adding the 5' buffer on the southwest side of the parking area adjacent to 630 South Broadway would reduce the two way drive aisle from 22'-5" to 17'-5". The northeast property line is splitting a joint access drive between the applicant property and 612 South Broadway.

Justification for variance on required parking

Variance to reduce the required parking by 50% (31 spaces). Applicant will be renting a portion of the second floor. The remainder of the second-floor space is vacant and is expected to remain vacant. Applicant has a projected enrollment of 25 students, four of whom are of driving age, and four staff members. Most students will not be utilizing parking spots. The Burley Tobacco Growers Cooperative, which holds the first-floor office space, has a permanent staff of four people.

Justification for waiver of the Newtown Pike Extension Commercial Design and Property Access Standards.

Chapter 2: Recommended Design Standards and Policies

A. Pedestrian Accommodation

- a. Required Street Entrance:
 - i. This standard is not applicable in that the applicant is not modifying the existing structure. Entrance is at street level behind the parking area.
- b. Large Lot Site Design:
 - i. This standard is not applicable in that the lot size is less than one acre.

B. Building Setbacks

- a. Build-to Setback and Minimum frontages:
 - i. This standard is not applicable in that the applicant is not modifying the existing structure.
- b. Bulk Plane Setbacks:
 - i. This standard is not applicable in that the building façade is no greater than two stories.

C. Off Street Parking

- a. Off Street Parking:

i. This standard is not applicable in that the applicant is not modifying the existing parking lot or pedestrian access.

b. Pedestrian Flow:

i. This standard is met under the existing parking configuration in that the existing flow of pedestrians from the front parking lot is parallel to the flow of vehicular traffic.

D. Parking Structures

a. Required Commercial Frontage:

i. This standard is not applicable in that a parking structure is not proposed on the property.

E. Bike Parking

a. Bike Parking:

i. This standard will be met through the placement of a bike rack that will accommodate 3 bicycles.

F. Accessory Structures

a. Generally:

i. This standard is not applicable in that the only accessory structure (dumpster) is screened through location. The dumpster is located at the rear of the property at the end of a long alley. This portion of the property is not visible.

b. Gas Pump Facilities:

i. Not applicable for this development.

c. Waste Receptacle Screening:

i. Not applicable for reason stated in F(a)(i) above.

G. Site Lighting

a. Site Lighting:

i. This standard is not applicable in that the applicant is not modifying the existing site development.

H. Building Façade Articulation

a. Building Façade Relief:

i. This standard is not applicable in that the applicant is not modifying the existing structure.

I. Roof Top Equipment

a. Roof Top Equipment Screening:

i. No equipment is currently visible.

J. Utility Meters

a. Utility Meter Screening:

i. Existing meters are not visible from street or public sidewalk.

K. Building Fenestration

a. Façade Transparency:

i. This standard is not applicable in that the applicant is not modifying the existing structure.

L. Signage

- a. Pedestrian Signage:
 - i. This standard is not applicable in that the applicant is not modifying the existing structure or site development.
- b. Vehicular Signage:
 - i. This standard is not applicable in that the applicant is not modifying the existing structure or site development.

M. Landscaping

- a. Landscape Material Mix:
 - i. This standard is not applicable in that the applicant is not modifying the existing site development.
- b. Outdoor Storage Screening:
 - i. No outdoor storage areas exist on site.
- c. Site Retaining Walls:
 - i. This standard is not applicable in that the applicant is not modifying the existing site development.
- d. Screen Wall fencing:
 - i. No screen wall fencing exists on site.
- e. Guardrail Fencing:
 - i. This standard is not applicable in that the applicant is not modifying the existing site development.

Justification for waiver of the P-1 20 percent Tree Canopy requirements (pursuant to Article 26-5 (f))

Applicant, a renter, is proposing no changes to lot. Existing parking islands are insufficient to support healthy tree growth.