



Our Vision:
*A world where everyone has a
decent place to live.*

November 25th, 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 one dimensional variance 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 variance to reduce the rear yard setback from 10 feet to 7 feet.**

The requested variance arises from the special circumstances that do not generally apply to land in the general vicinity, or in the same zone. The applicant is seeking to solve a concern that was brought up during the community engagement piece of the Placebuilder process. Surrounding neighbors expressed concerns about the parking that would be available to the future homeowners. The initial proposed design called for a 15 foot driveway which led to the single car garage. We are requesting the setback requirement be reduced from Ten feet to Seven feet which will increase the driveway length to a full 18 feet. The variance would provide a second parking space for each of the five proposed units.

Thank you for your consideration of our request.

Sincerely,

Huston Royster