

**GENERAL INFORMATION: MAP AMENDMENT REQUEST (MAR) APPLICATION**

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

<b>APPLICANT:</b>	562 Short Street, LLC 147 East 3 <sup>rd</sup> Street, Lexington, Kentucky 40508
<b>OWNER:</b>	562 Short Street, LLC 147 East 3 <sup>rd</sup> Street, Lexington, Kentucky 40508
<b>REPRESENTATIVE:</b>	Rory Kahly, EA Partners, PLC (859) 296-9889 3111 Wall Street, Lexington, Kentucky 40513

**2. ADDRESS OF APPLICANT'S PROPERTY (ATTACH LEGAL DESCRIPTION-SEE ATTACHED SAMPLE.)**

562 West Short Street

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

Zoning	Existing Use	Zoning		Acreage	
			Requested Use	Net	Gross
R-4	Empty Structure	B-2B	Business	0.167	0.205

**4. SURROUNDING PROPERTY, ZONING & USE**

Property	Use	Zoning
North	Residential	R-4
East	Church	R-4
South	Business	B-2B
West	Residential	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 type="checkbox"/> Yes <input type="checkbox"/> No
c. Are these units currently occupied by households earning under <u>40%</u> 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 type="checkbox"/> No * ___ Units *

**6. 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	<input checked="" type="checkbox"/> Gas	<input checked="" type="checkbox"/> Water	<input checked="" type="checkbox"/> Phone <input checked="" type="checkbox"/> Cable

**6. 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

**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 \_\_\_\_\_.

APPLICANT [Signature] for 562 West Short DATE 4/1/13

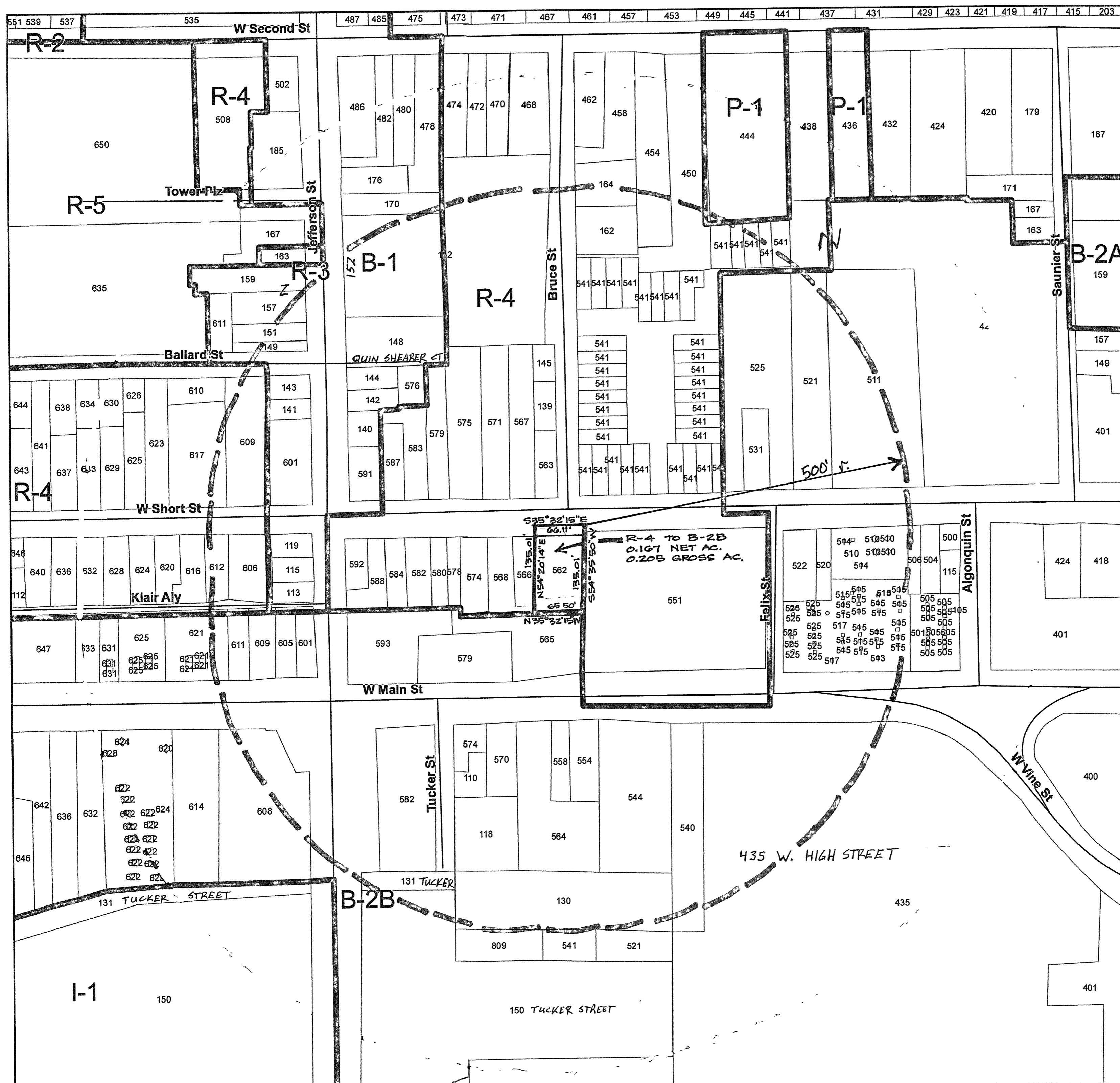
OWNER [Signature] for 562 West Short DATE 4/1/13

LFUCG EMPLOYEE/OFFICER, if applicable \_\_\_\_\_ DATE \_\_\_\_\_

562 SHORT STREET, LLC PROPERTY  
562 WEST SHORT STREET  
ZONE CHANGE FROM HIGH DENSITY APARTMENT (R-4) ZONE  
TO LEXINGTON CENTER BUSINESS (B-2B) ZONE  
LEXINGTON, FAYETTE COUNTY, KENTUCKY

A TRACT OR PARCEL OF LAND LOCATED ADJACENT TO AND SOUTH OF WEST SHORT STREET BETWEEN FELIX STREET AND JEFFERSON AVENUE IN DOWNTOWN LEXINGTON, FAYETTE COUNTY, KENTUCKY AND BEING MORE FULLY DESCRIBED AND BOUNDED AS FOLLOWS:

**BEGINNING** at the point of intersection of the common line of 562 and 566 West Short Street extended and the centerline of West Short Street; thence with said centerline S 35°32'15" E, a distance of 66.11 feet to a point; thence leaving said centerline S 54°35'50" W, a distance of 135.01 feet to a point; thence N 35°32'15" W, a distance of 65.50 feet to a point; thence N 54°20'14" E, a distance of 135.01 feet to the **POINT OF BEGINNING** and containing 0.205 acres gross and 0.167 acres net



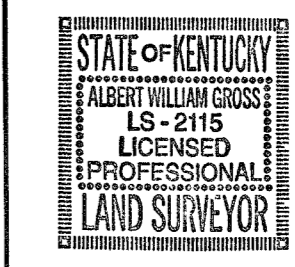
**NOTIFICATION MAP**  
**Zone Change**  
**562 West Short Street**



VICINITY MAP  
 (NOT TO SCALE)

**562 SHORT STREET, LLC**

ADDRESS: 562 WEST SHORT STREET  
 APPLICANT/OWNER:  
 562 SHORT STREET, LLC  
 147 EAST 3<sup>RD</sup> STREET  
 LEXINGTON, KY 40508  
 PREPARED BY: EA PARTNERS, PLC  
 DATE FILED: APRIL 1, 2013  
 ZONE CHANGE REQUEST:  
 FROM: HIGH DENSITY APARTMENT (R-4) ZONE  
 TO: LEXINGTON CENTER BUSINESS (B-2B) ZONE  
 0.167 NET & 0.205 GROSS ACRES



1 inch = 100 feet