

MAYOR LINDA GORTON



LEXINGTON

JIM DUNCAN  
DIRECTOR  
PLANNING

January 18, 2024

Mentelle Neighborhood Association  
c/o Tom Eblen  
52 Mentelle Park  
Lexington KY 40502

Dear Neighborhood Association Members:

Enclosed are materials pertaining to a Board of Adjustment appeal in your area. This appeal was requested by **Liz Rogers** for **a conditional use permit for an un-hosted short term rental within the defined Infill and Redevelopment Area in a Single Family Residential (R-1D) zone, on property located at 714 Hambrick Avenue.** (Case #PLN-BOA-24-00001)

The public hearing is scheduled for **Monday, February 12, 2024** at 1:30 p.m. **in the Council Chambers, 200 E. Main Street.**

Copies of the staff report and the agenda will be available one week prior to the hearing and may be obtained by emailing [planningmailbox@lexingtonky.gov](mailto:planningmailbox@lexingtonky.gov) or calling the Division of Planning.

If you have questions or need further information, please call the Division of Planning at 859-258-3160.

Sincerely,

A handwritten signature in black ink, appearing to read 'Meghan R. Jennings'.

Meghan R. Jennings, Planner Sr.  
Board of Adjustment  
(859) 258-3188  
[mjennings@lexingtonky.gov](mailto:mjennings@lexingtonky.gov)

mrj/dml



707 FRANKLIN AVENUE

KATIE STAMPS

DB. 2245 P. 80

N 40°0'0" W 50.00'

STEEL PIN WITH 10 CAP # 3140 (SET)

STEEL PIN WITH 10 CAP # 3140 (FOUND)

7,491.83 SQ. FT.  
0.172 AC.

8' wood fence  
around back of  
property

LOT  
4

LOT  
5

LOT  
3

Triplex  
KARL LINDSTROM  
DB. 2571 P. 190  
Rental

Triplex  
ANDERSON HOMES  
DB. 2868 P. 677  
Rental

718

6 Parking  
Spaces  
on property

PARKING

2 ST. BRICK  
714

710

COVERED PORCH

STEEL PIN WITH 10 CAP # 3140 (SET)

STEEL PIN WITH 10 CAP # 3140 (FOUND)

R.O.W.

PUBLIC SIDEWALK

GRASS STRIP

CURB

HAMBRICK AVENUE

CENTERLINE

One  
way



Vicinity  
Map  
Richmond R.  
Walton Ave  
Hambrick  
Ave  
Winchester  
Rd.

Liz Rogers  
714 Hambrick  
Board of Adj.  
Site Plan  
Conditional Use

Site Statistic  
7,491.83 Sq. Ft.  
Total Lot  
2950 Sq. Ft. Total  
Existing Building  
6 Parking Spaces  
Available

Indicates  
Driveway

- 1: THIS IS NOT A RECORDABLE DOCUMENT.
- 2: THIS PLAT DOES NOT CREATE NEW PROPERTY LINES OR ALTER EXISTING PLATTED PROPERTY LINES IN ANY WAY.
- 3: THE PURPOSE OF THIS PLAT IS TO SHOW FIELD CONDITIONS AND TO REFLECT RECORDED PLATTED INFORMATION.
- 4: ANY CORNERS SET THIS SURVEY WERE SET USING RECORD PLAT INFORMATION.
- 5: PLATTED EASEMENTS HAVE BEEN SHOWN, OTHER EASEMENTS MAY OR MAY NOT EXIST.
- 6: ANY NOTES OR RESTRICTIONS ON PLAT OF RECORD SHALL ALSO APPLY TO THIS PLAT.

THIS FIELD SURVEY WAS DONE BY METHOD OF RANDOM TRAVERSE WITH RADIAL SIDESHOT CORNER TIES. ERROR OF CLOSURE EXCEEDS 1-10,000 AND WAS NOT ADJUSTED FOR CLOSURE. THIS IS A CLASS A SURVEY. ALL WORK WAS PERFORMED BY ME AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Randy Martin  
S. 3140



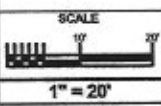
RANDY MARTIN  
L.P.L.S. # 3140  
1806 CANTRILL DR.  
LEXINGTON, KY. 40505  
TELE. 294 - 4699 / FAX 293 - 0580  
MOBILE 229 - 2899

- REPRESENTS MONUMENTED LOT CORNER
- ADJOINER'S PROPERTY LINE
- HEAVY BLACK = PROPERTY / BOUNDARY LINE
- BLUE = BUILDING OR OTHER IMPROVEMENT
- RED = BUILDING LINE OR OTHER ESMT.

PLAT OF PROPERTY SURVEY FOR:

714 Hambrick Avenue  
Lexington, Kentucky

Lot 4 Block A  
F. A. Bullock Addition  
Plat Cabinet E Slide 139



DATE OF FIELD SURVEY:  
JUNE 1, 2011

DRAFTED BY  
R. MARTIN  
PROJECT NO.  
185-2011