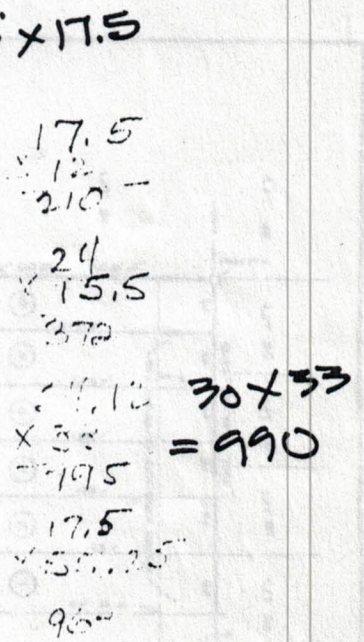


Rug width x length
12' wide x 26 Long



1512 ~~2-3-4-5~~

2535

FIRST FLOOR - 1588.77 S.F.
SECOND FLOOR - 1075.52 S.F.

TOTAL — (2004 S.F.)

2007/04/04
CS2 PROKOL 16

8-14 NEIGHBORHOOD BUSINESS (B-1) ZONE

8-14(a) Intent - This zone is intended to accommodate neighborhood shopping facilities to serve the needs of the surrounding residential area. Generally, they should be planned facilities and should be located as recommended in the Comprehensive Plan. This zone should be oriented to the residential neighborhood, and should have a roadway system which will be adequate to accommodate the anticipated vehicular traffic.

8-14(b) Principal Uses (Other uses substantially similar to those listed herein shall also be deemed permitted).

1. The principal permitted uses in the P-1 zone, not including a Professional Office Project.
2. Establishments for the retail sale of food products such as supermarkets; dairy, bakery, meat, beer, liquor, and wine and other food product stores; and provided that production of food products is permitted only for retail sale on the premises.
3. Restaurants, except as prohibited under Section 8-14(e)(14) and (15), which offer no live entertainment or dancing.
4. Establishments for the retail sale of merchandise including: clothing, shoes, fabrics, yard goods; fixtures, furnishings, and appliances such as floor covering, radios, TV, phonograph products and equipment; glassware and china; and other establishments for the retail sale of hardware and wallpaper, lawn care products; paint and other interior or exterior care products, hobby items, toys, gifts, antiques, newspapers and magazines, stationery and books, flowers, music, cameras, jewelry and luggage, business supplies and machines; prescription and non-prescription medicines and medical supplies.
5. Beauty shops, barber shops, shoe repair, self service laundry, or laundry pick-up station, including clothes cleaning establishments of not more than 40 pounds capacity and using a closed system process.
6. Automobile service station provided such use conforms to all requirements of Article 16.
7. Parking lots and structures provided such use conforms to the conditions of Article 16.
8. Repair of household appliances.
9. Retail sale of plant nursery, or greenhouse products, except as prohibited herein.
10. Outdoor miniature golf or putting courses.
11. Quick copy services utilizing xerographic or similar processes, but not utilizing offset printing methods.
12. Circuses and carnivals on a temporary basis, and upon issuance of a permit by the Division of Building Inspection which may restrict the permit in terms of time, parking, access, or in other ways to protect public health, safety, or welfare, or deny such if public health, safety, or welfare are adversely affected.
13. Indoor theaters.
14. Rental of equipment whose retail sale would be permitted in the B-1 zone.
15. Dwelling units, provided the units are not located on the first floor of a structure and provided that at least the first floor is occupied by another permitted use or uses in the B-1 zone, and with no mixing of other permitted uses and dwelling units on any floor, not to exceed 25' in height.
16. Arcades including pinball, and electronic games but not including pool or billiard halls.

8-14(c) Accessory Uses (Uses and structures which are customarily accessory, clearly incidental and subordinate to permitted uses).

1. Parking areas or structures.
2. One (1) dwelling unit for owners, operators, or employees of a permitted use provided that such dwelling unit shall be a part of the building and located above or to the rear of such permitted uses.

Lexington
Fayette
Urban
County
Government



DEPARTMENT OF PUBLIC SAFETY
DIVISION OF BUILDING INSPECTION

February 28, 1997

Meredith Barnhill
M's Canvashouse
131 Kentucky Avenue
Lexington, KY 40502

Dear Ms. Barnhill:

The structure at 131 Kentucky Avenue is zoned R-3. It is a legally non-conforming use (retail sales) and can be continued in such use.

Sincerely,

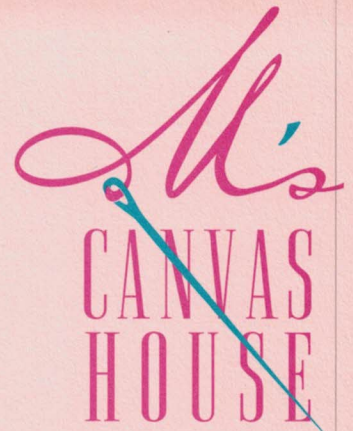
Susan Umberger, Code Enforcement Supervisor

Building Inspection

FEBRUARY 17, 1997

LEXINGTON FAYETTE URBAN COUNTY GOVERNMENT
200 E. MAIN STREET
BUILDING INSPECTION - 9TH FLOOR
LEXINGTON, KENTUCKY 40507
ATTN. MR. FOLEY

SUBJECT: PERMISSION FOR R-3 RESTRICTED USE
131 KENTUCKY AVENUE
LEXINGTON, KY
"THE MARGARET B. MCGURK BUILDING"



193 Kentucky Ave.
Lexington, KY 40502
(606)253-1302

DEAR MR. FOLEY:

MY NAME IS MEREDITH H. BARNHILL. I OWN AND MANAGE M'S CANVASHOUSE. THE BUSINESS IS CURRENTLY LOCATED ON 193 KENTUCKY AVENUE, LEXINGTON, KY. M'S CANVASHOUSE IS A RETAIL NEEDLEPOINT SHOP THAT WAS ESTABLISHED IN 1990.

M'S CANVASHOUSE BEGAN AT THE LOCATION OF 108 CLAY AVENUE. AFTER TWO YEARS IN BUSINESS ADDITIONAL SPACE WAS NEEDED FOR GROWTH. THE BUSINESS THEN MOVED TO 193 KENTUCKY AVENUE. THE BUSINESS HAS BEEN OPERATING AT 193 KENTUCKY AVENUE FOR THE PAST FOUR YEARS.

AFTER SIX SUCCESSFUL YEARS IN BUSINESS, A BUSINESS PLAN, DEVELOPED IN 1991 HAS BEEN REALIZED. ON FEBRUARY 14, 1997 MY HUSBAND, MARC BARNHILL AND I MADE AN OFFER TO PURCHASE THE "MCGURK BUILDING" LOCATED ON 131 KENTUCKY AVENUE. OUR OFFER WAS ACCEPTED. NOW WE ARE EAGERLY LOOKING FORWARD TO A NEW HOME FOR M'S CANVASHOUSE IN THE CHEVY CHASE AREA.

WE FEEL THAT THE CHEVY CHASE AREA HAS PLAYED A KEY SUCCESSFUL ROLE WITH RE-ESTABLISHING THE NEEDLEPOINT MARKET. THE BUSINESS RELIES ON THE ACCESSIBILITY OF THE UNIVERSITY OF KENTUCKY AND THE LOCAL PATRONS THAT VISIT OUR ESTABLISHMENT.

WE HAVE READ AND WE UNDERSTAND THE NEIGHBORHOOD RESTRICTIONS SET FORTH IN 8-14 NEIGHBORHOOD BUSINESS(B-1) ZONE AND ARTICLE 4. WE WILL CONFORM TO AND OBEY ALL LANGUAGE SET FORTH.

AT THIS TIME WE ARE SEEKING WRITTEN APPROVAL TO OPERATE AS A NEEDLEPOINT BUSINESS AT THE 131 KENTUCKY AVENUE ADDRESS. I CAN ANSWER ANY QUESTIONS THAT YOU MAY HAVE CONCERNING M'S CANVASHOUSE. I AM AVAILABLE BY TELEPHONE AT 253-1302. I AM ALSO AVAILABLE TO MEET YOU IN PERSON AT YOUR CONVENIENCE.

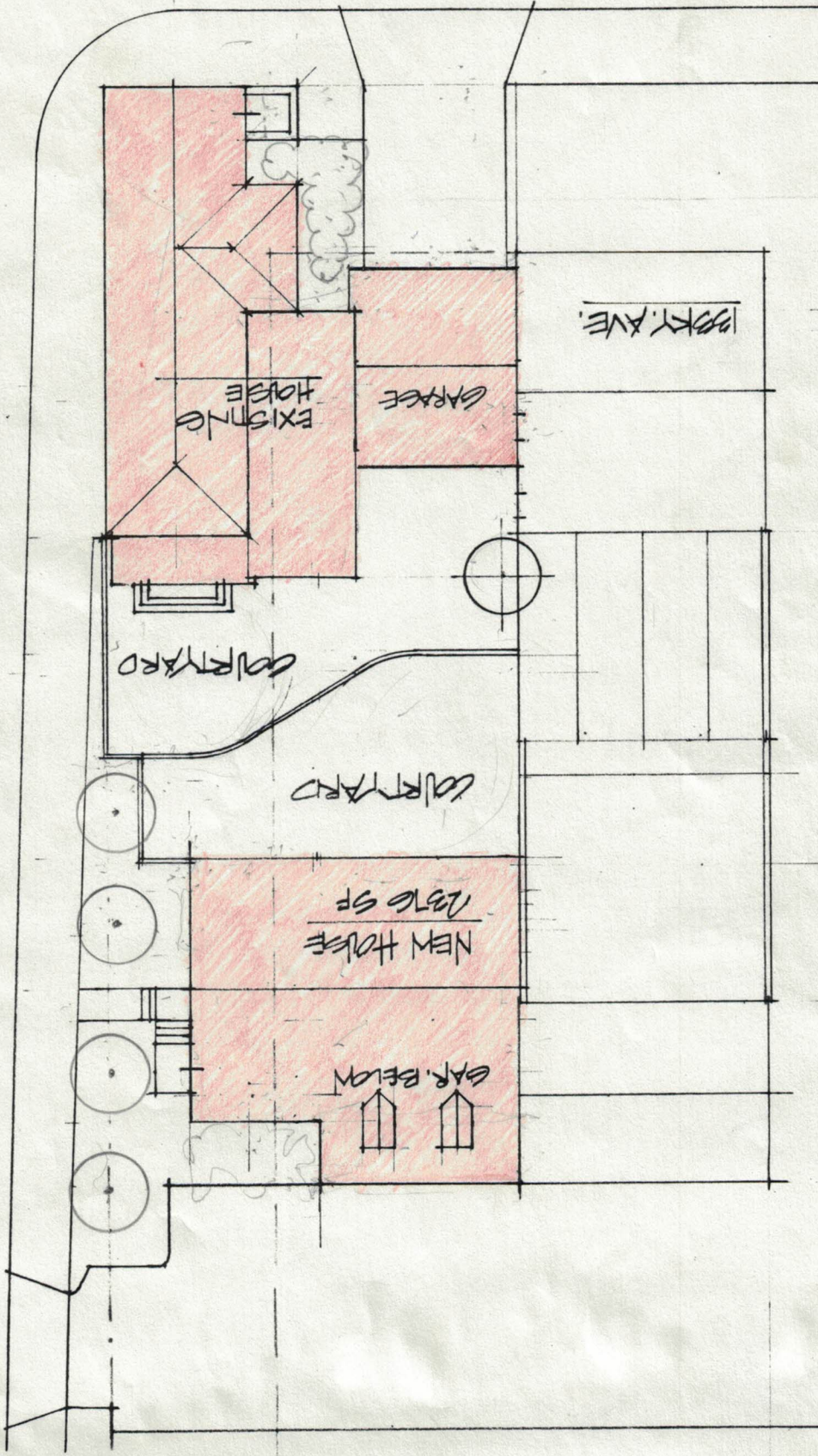
SINCERELY,

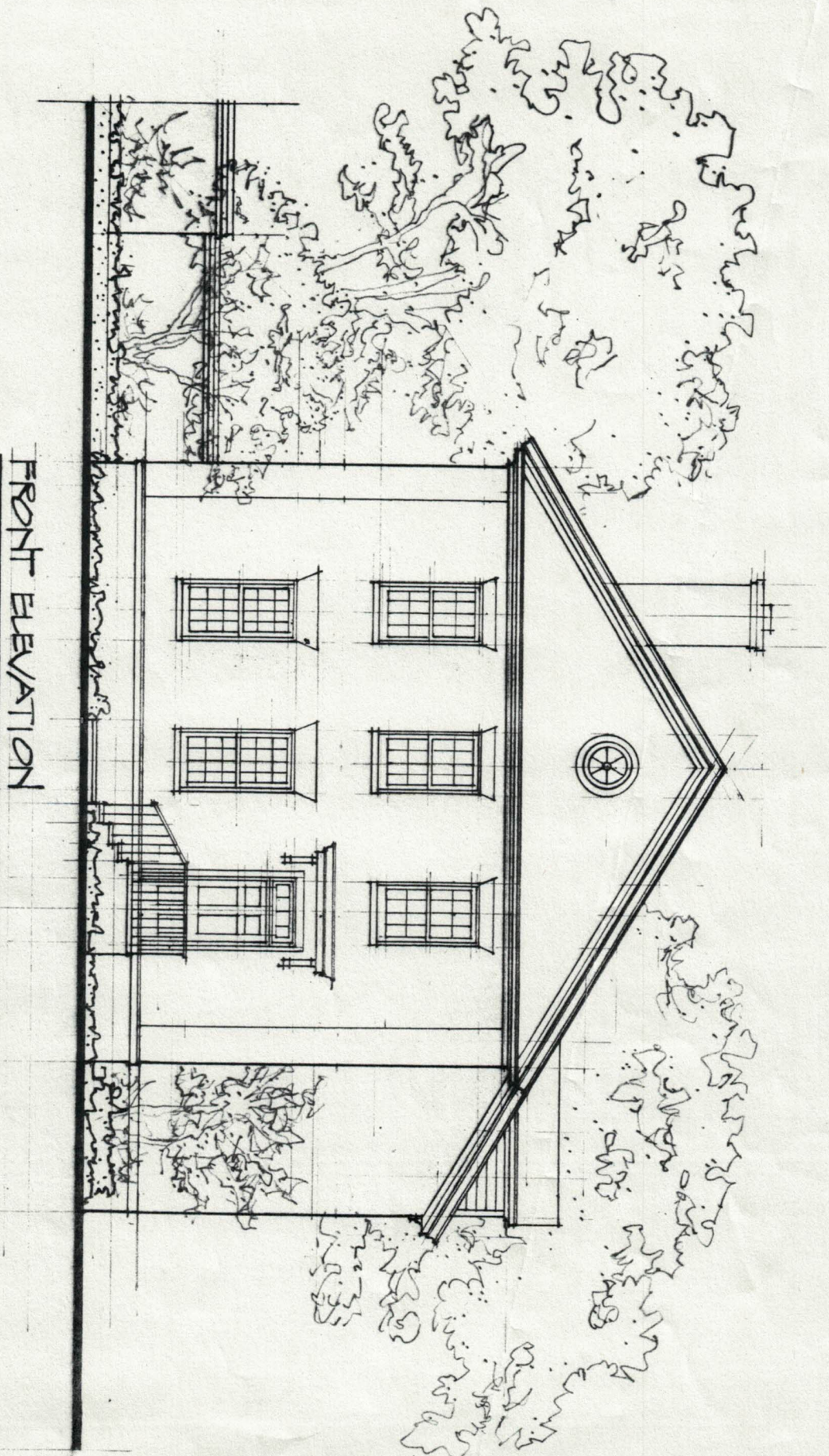
MEREDITH H. BARNHILL
OWNER

f:\data\word\marcb\mcgurk\LFUCG02.097

KENTUCKY AVENUE

CENTRAL AVENUE





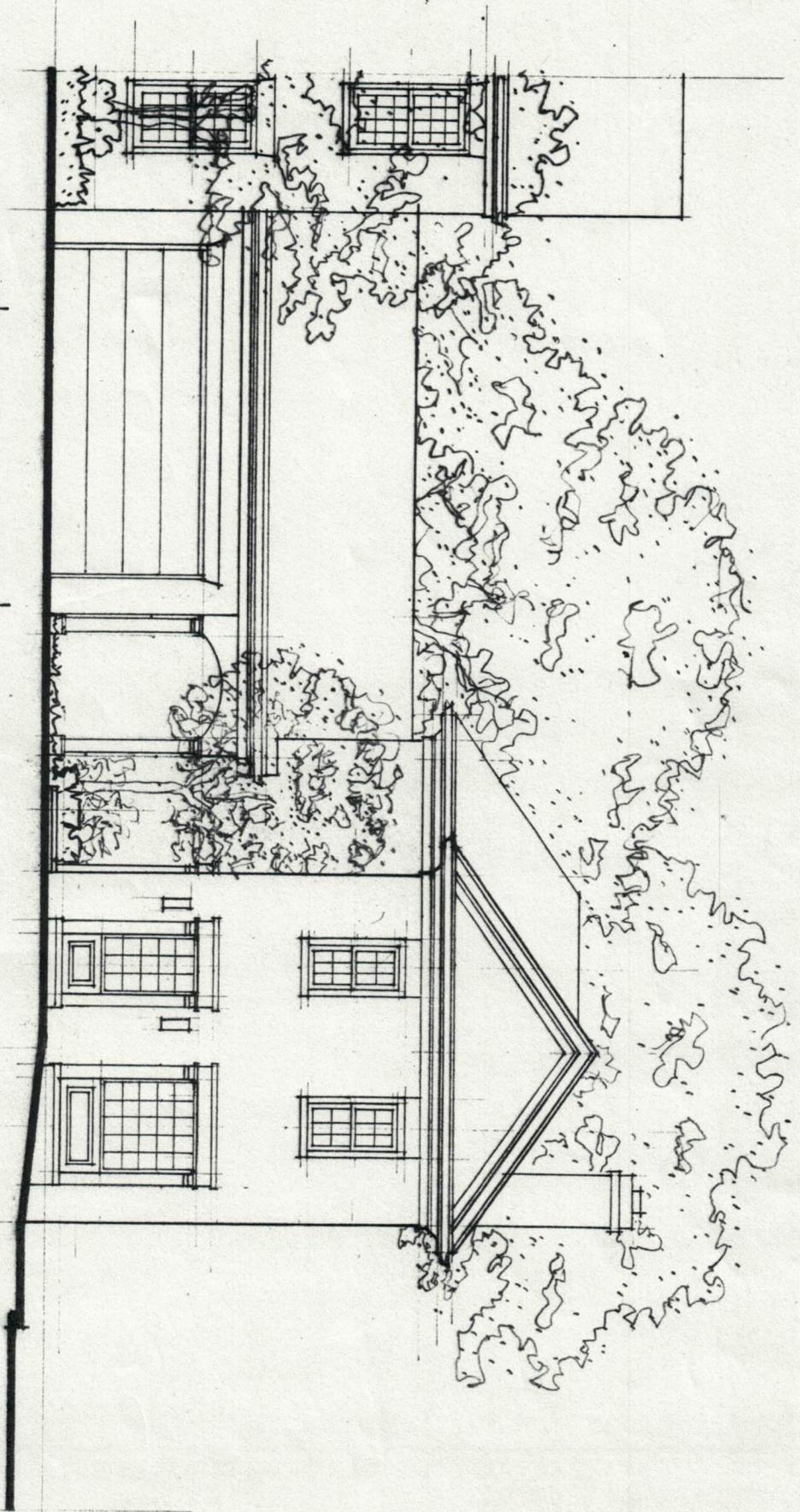
FRONT ELEVATION

CENTRAL AVENUE RESIDENCE

PEARSON + BENDER + BOUY ARCHITECTS

LEXINGTON, KENTUCKY

LEXINGTON, KENTUCKY



FRONT ELEVATION

KENTUCKY AVENUE RESIDENCE

PEARSON + BENDER + WY ARCHITECTS

LEXINGTON, KENTUCKY

LEXINGTON, KENTUCKY

