

Billy Van Pelt, Design Review Officer
Courthouse Area Design Review Board
200 East Main Street, 9th Floor
Lexington, Kentucky 40507
Phone (859) 425-2227
Fax (859) 258-3403

COURTHOUSE AREA DESIGN OVERLAY ZONE REVIEW APPLICATION

Property Address: See list attached.

Applicant: CentrepoinTE, LLC

Property Owner: See list attached.

Address: 250 W. Main St., Suite 3000

Address: _____

Lexington, KY 40507

Phone: 859-253-0000

Phone: _____

Fax: 859-281-5670

Fax: _____

Email: _____

Email: _____

Proposed Design Change: See letter attached.

Purpose of Design Change: See letter attached.

Other Permits Needed/Obtained: Grading and Building.

Date Issued _____

See below.

Owner's Signature _____

Date _____

See below.

Applicant's Signature

Date _____

Kimberly H. Bryant
Signed by Kimberly H. Bryant, Esq. as authorized representative

Date

April 25, 2012

Design Review Board Use Only

Case Number: _____

Date Received: _____

Staff Approval _____

Referral to Board _____

Board Meeting Date: _____

DECISION

Approve _____

Approve with Conditions _____

Disapprove _____

Comments: _____

Design Review Officer _____

Date _____

**COURTHOUSE AREA DESIGN OVERLAY ZONE
REVIEW APPLICATION FORM, CONTINUED**

PROPERTY ADDRESSES:

100 W. Main Street
106-122 W. Main Street
126 W. Main Street
136-138 W. Main Street (which includes 137 W. Vine Street)
140 W. Main Street (which includes 141 W. Vine Street)
146-148 W. Main Street
152 W. Main Street
156-160 W. Main Street
164 W. Main Street
149 W. Vine Street

PROPERTY OWNERS:

(100 W. Main St., 152 W. Main St.)
CentrepoinTE, LLC
250 West Main Street, Suite 250
Lexington, KY 40507
Ph: (859) 253-0000
Fax: (859) 281-5670

(149 W. Vine St.)
Gloria Lipson, Joyce Mischner and Joe L.
Rosenberg, d/b/a Joe Rosenberg Partnership
c/o Joe Rosenberg Jewelers
163 E. Main St., Suite 100
Lexington, KY 40507
Ph: (859) 255-6877
Fax: (859) 255-1976

(106-122 W. Main St.)
Joesons, Inc., Ken Realty, Inc., et al.
c/o Joe Rosenberg Jewelers
163 E. Main St., Suite 100
Lexington, KY 40507
Ph: (859) 255-6877
Fax: (859) 255-1976

(156-160 W. Main St.)
Joe Rosenberg Partnership
c/o Joe Rosenberg Jewelers
163 E. Main St., Suite 100
Lexington, KY 40507
Ph: (859) 255-6877
Fax: (859) 255-1976

(126 W. Main St., 164 W. Main St., 146-148 W. Main St., 140 W. Main St., and
136-138 W. Main St.)
Town & Country Rental, Inc. (aka Town & Country Rentals)
c/o Joe Rosenberg Jewelers
163 E. Main St., Suite 100
Lexington, KY 40507
Ph: (859) 255-6877
Fax: (859) 255-1976

April 25, 2012

VIA HAND DELIVERY AND E-MAIL

Billy F. Van Pelt RLA, ASLA
Design Review Officer
Courthouse Area Design Review Board
101 East Vine Street, Suite 516
Lexington, Kentucky 40507

Re: CentrePointe (Case No. 4-2012)

Dear Billy:

This letter is an application on behalf of CentrepoinTE, LLC ("Applicant") to the Courthouse Area Design Review Board ("Board") for an amendment to, and reissuance of, the Authorization Permit to construct the above-referenced project ("Project"). The Authorization Permit was issued on March 29, 2012, following a hearing before the Board on March 28, 2012. This application is submitted to you in connection with the proposed design changes for the Project, discussed in more detail below.

The Applicant proposes the following design changes:

1. The Authorization Permit currently in effect contemplates that the hotel ballroom will face South Upper Street. The Applicant proposes to add three levels of apartments, with their associated balconies, to the South Upper Street façade of the Project. The Applicant anticipates adding a total of eleven apartment units to the second, third and fourth stories (four on each of two levels and three on the remaining level). These three apartment levels will feature the same floor-to-floor height ratios as the apartments located on the Main Street façade of the Project. In order to accommodate this change, the hotel ballroom will be reduced from approximately 10,000 square feet to approximately 8,000 square feet. The addition of these apartments to the Project will bring visual interest to the South Upper Street façade, enhance the streetscape experience when viewed from nearby areas and strengthen the Project's relation to the adjacent McAdams & Morford Building.
2. The Authorization Permit currently in effect reflects the office tower component of the Project as 144 feet. The Applicant requests the option to add additional floors to the office tower, which could increase the total height of this portion of the Project from 144 feet to 184 feet or less. Thus, the permitted height of the building under an amended Authorization Permit

Billy F. Van Pelt RLA, ASLA

April 25, 2012

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would be not less than 144 feet, but not more than 184 feet. This is a relatively minor potential increase in overall height and does not impair the Project's compatibility with nearby buildings. As noted previously, there are several much taller buildings located in and near the Courthouse Area Design Overlay Area, such as the Vine Center building, Kincaid Towers and Lexington Financial Center.

I have enclosed a completed Courthouse Area Design Overlay Zone Review Application form with this letter. Per your request to Rick Ekhoﬀ of EOP Architects, revised elevations of the Main Street, South Upper Street and South Limestone Street façades showing these proposed design changes will be submitted to you on or before May 2, 2012.

The Applicant respectfully requests that the Authorization Permit be amended to incorporate the design changes described above and reissued.

Sincerely,



Kimberly H. Bryant
Attorney for the Applicant

KHB

cc: R. Dudley Webb
Woodford Webb
Rick Ekhoﬀ
Job D. Turner, III