Board of Adjustments and Appeals
Oldham County Planning and Development Services
Application for Variance

Karen & Steven Gilreath

For Staff Use Only:
Date: 10/21/16 Docket No: OC-26-038 Staff: CC Fee: $225 #1491

This application must be submitted in person at the Planning and Zoning Office.

General Information: *(A separate application must be submitted for each Board of Adjustments request.)*

Name of Applicant(s): Steven R. & Karen M. Gilreath

Project Name: Detached Garage

Project Address: 1115 Cedar Point Rd, La Grange Ky 40031

City: La Grange Is the project within the incorporated city limits? _____

Subdivision Name: Medway Bird Valley Current Land Use: Residential

Parcel ID: _____ Current Zoning: R2/C01 Lot Size: 1.89 acre

Please explain/describe the requested Variance:
Request approval for a detached garage, approx 30'x40', to the Left front of our house - due to house location & limited space behind

Are there any past or present related Planning and Zoning cases on this property? If yes, please list the cases:
No

Signatures:

Owner(s):
Name: Steven R. & Karen M. Gilreath Signature: [redacted]

Addre[redacted]

Phone[redacted]

Appli[redacted]
Name: _____ Signature: _____

Address: _____

Phone: _____ Email Address: _____

Contact:
Name: _____ Signature: _____

Address: _____

Phone: _____ Email Address: _____

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Justification:

The Board of Adjustments and Appeals requires that each applicant respond to the following four questions (Please refer to the attached checklist for further explanation):

1. What are the specific conditions related to this request that are unique only to the applicant's land and do not exist on other land in the same general vicinity, or in the same zoning district?

SEE ATTACHED

2. If this variance were not granted, how would this deprive the applicant of reasonable use of the land in a manner equivalent to uses permitted to other landowners in the same zoning district?

SEE ATTACHED

3. Are the unique conditions and circumstances a result of actions of the applicant taken after the adoption of the zoning regulations from which relief is sought?

SEE ATTACHED

4. How will the variance preserve, and not harm, the public safety and welfare of the public and maintain the essential character of the neighborhood?

SEE ATTACHED

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Submittal Checklist:

✓ 1. Complete Oldham County Planning and Zoning Variance Application. (Owner's signature is required.)

Justification Section:

1. Examples of specific conditions include size of property, location of existing structure, topography, etc.
2. What will happen if the Variance is not granted?
3. Did the applicant create the need for the Variance? If not, please explain why this is not the case.
4. Will the Variance harm the surrounding properties? Are there similar situations in other parts of the community?

_____ 2. Required Variance Fee as listed below:

a.) Residential-Detached $200.00 b.) Non-Residential: $400.00 c.) Industrial: $600.00
Residential-Attached $300.00

✓ 3. Notice fees equal to $5.00 per adjoining property owner. 5

✓ 4. Mailing Labels for all adjoining property owners, including name and address of all 1st tier adjoining parcels. 1st tier adjoining parcels include all those that border the property, including those across streets. (*See note below for PVA directions)

✓ 5. Property information for the project location as listed by the Property Valuation Administration (PVA). (*See note below for PVA directions)

✓ 6. A copy of the current recorded deed along with any applicable easement deeds or maintenance agreements. Include any surveys of the property, if available.

_____ 7. Eight copies of a plan showing existing conditions and including:

- ✓ Property Boundaries and easements with dimensions.
- ✓ Location and exterior dimensions of existing structures.
- ✓ Location and dimensions of any proposed structures.
- X Location and dimensions of any existing or proposed signs.
- ✓ Location of any parking areas and/or driveways.
- ✓ Distances between any existing and proposed structures to the property boundaries.
- ✓ Current property zoning and neighboring property zoning.
- ✓ Name and address of project property owner and all adjoining property owners.
- ✓ Adjoining Streets with labels.
- ✓ Vicinity Map showing location of property in relation to nearest major intersection.
- _____ North Arrow.
- ✓ Highlight, in yellow, the location of the requested Variance.
- ? ✓ Label the dimensions of the requested Variance.

_____ 8. Photos and other supporting documents.

** Accessing PVA information: Property information may be accessed on the internet at www.oldhampva.com. In order to search for a property, users must select "Tax Payer Info" from the left column then select "Property Search". Once located, users may print the information using the print command on their internet browser. For adjoining property owners or further assistance contact PVA at 110 W. Jefferson Street in LaGrange or at (502)222-9320.*

Oldham Co KY,
Board of Adjustments and Appleals
Application for Variance (page 2) Steven R. Gilreath

Justification:
1. Specific unique conditions. Our lot consists of nearly 2 acres (1.89), but the house was placed to the extreme back of the property, leaving very little room for any additional structures there. Additionally, the municipal sewer line runs across the back of the lot, between the house and the rear property line, further limiting options for additional structures there.
* See Attached Diagram
Within a mile of our property, there are numerous examples of barns near the roadway, pole barn garages beside homes, and outbuildings that are in view. Our request, if granted, will allow us to have the needed garage space, but be minimally visible from the road now, and will be less so as our new trees grow and hide the structure.

2. *If this variance is not granted, it will deprive us of the full use of our property and not allow us the* opportunity that other property owners have to a detached garage for additional vehicles, boats or motorcycles, etc.

3. These unique conditions are not due to actions of us as the current property owners, but were in place prior to us acquiring the home.

4. If approved as requested, this variance will allow us to fully utilize our lot, and will not jeopardize the safety or welfare of the public in any manner, and we will ensure that the garage will maintain the visual aesthetics and character of our neighborhood. Additionally, we have planted more trees between the area in question and Cedar Point road, and this will screen the garage from view from nearly any vantage point.

The proposed garage will be no larger than 30 ft by 40 ft, with a corner height of 10 ft, and a proposed roof pitch of 4-12. Siding is intended to be a combination of metal and natural wood, with a metal roof. Colors will be earth-tone brown and green.