



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

3308

Date: 9/8/26 For Staff Use Only: Docket No: OC-26-032 Staff: CC Fee: \$600

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

Gabriels
lawn &
landscaping
LLC

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

Name of Applicant(s): Brian and Kimberly Wayne

Project Name: Greenworks Showroom

Project Address: 5917 West Highway 27

City: Crestwood Is the project within the incorporated city limits? yes

Subdivision Name: na Current Land Use: business

Parcel ID: 23-00-00-41D Current Zoning: Commercial Lot Size: _____

Please explain/describe the requested Variance: I-2 light industrial

Setback Variance to replace Attached awning w/a pole barn building addition, it will be the same dimensions as the existing awning

Are there any past or present related Planning and Zoning cases on this property? If yes, please list the cases:

NO

Signatures: Kimberly Wayne
Owner(s): Brian Wayne
Name: _____

Signature: Kimberly Wayne

Applicant(s): (if other than owner)

Name: Brandy Mathena Signature: Brandy Mathena

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?

Setback

property predates current zoning ordinances

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?

If the variance is not granted, the property owner will not be able to make the best use of the space for the business.

loss of business

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?

no

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?

Providing the business (applicant) with a better accessible space to showcase and stock Greenworks products for customers, offering environmental friendly and easy to use products for more customers.

The addition will be in the same spot as the existing awning and will not affect public safety, will enhance character of neighborhood.

100 West Jefferson Street ~ LaGrange, Kentucky

Ph: 502-222-1476 Fax: 502-222-3213

www.oldhamcounty.net

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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.
- ☒ 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.
 - ☒ Location and dimensions of any existing or proposed signs. *NA*
 - ☒ 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.*

Last Updated 8/30/2015