

**MINUTES FOR REGULAR MEETING
OF THE LAGRANGE
BOARD OF ADJUSTMENTS AND APPEALS
Monday, November 17, 2025**

At 8:35 a.m. local time, on the above date, this meeting of the LaGrange Board of Adjustments and Appeals, hereinafter, called the Board, was called to order in the Courtroom of the Oldham County Fiscal Court, LaGrange, Kentucky, by Chairman Keith Smith.

The following members were present:

Al Earley
Joe Pierce
Luke Tompany

Others present and sworn in were Planning and Development Services Director Ryan Fischer, and Planner Sandie Rugroden. Christy Edgar was the Secretary for the meeting.

Chairman Keith Smith called and read Docket:

DOCKET LG-25-003 – An application has been filed requesting a Side Yard Setback Variance for a property located at 2120 Spencer Ct., La Grange.

1. Introduction of the application by staff and questions by the board:

Planner Sandie Rugroden presented the following:

- Summary of the application.
- Case History (see Exhibit A, Staff Report dated November 17, 2025).
- Site history.
- Aerial Photos of the site.
- No letters of support or opposition.

2. Presentation by the applicant or representative and others in support of the application:

Brooken Smith, Swansburg & Smith, PLLC, 117 W. Main Street, LaGrange, was present and representing the applicant.

- The building will be 24,869 square feet.
- The building will have eight (8) pickleball courts and a concession stand.
- The property is zoned I-1 (light industrial).
- Requesting a 15-foot setback variance to accommodate the size of the building.

Karl Lentz, LJB Inc., 2373 Armstrong Lane, Mt. Washington, was present and sworn in prior to presenting.

- The water storm drainage drains from the northeast top corner of the property to the southwest back corner of the property.
- We oriented the building close to the road as much as we could because there is a 50-foot set back on the front.
- The owner did a lot of research and discovered that eight pickle ball courts would make the project more profitable.

3. Questioning of the applicant and those in support of the application by the board:

Board Member Tompany asked, is there any concern with all the water draining to that corner of the property?

Mr. Lentz replied, we have catch basins that will slow the water down.

Board Member Tompany asked, are there garage doors on the building?

Mr. Lentz replied, no, two man door on southside, double man door in the rear and one man door on the front.

Chairman Smith asked, what are the hours of operation?

Mr. Lentz replied, we have not talked about the business model as far as the hours.

Chairman Smith asked, any plans for sprinkler system?

Mr. Lentz replied, yes, we are putting in a fire vault 6-inch fire line coming across the road.

Chairman Smith stated, when the time comes, you'll have to submit plans to the fire department.

4. Testimony and questions by those opposed to the application by the board:

None

5. Questioning of the applicant and those opposed to the application by the board: None

6. Rebuttal evidence and Cross Examination by the Applicant: None

7. Rebuttal evidence and Cross Examination by the Opposition: None

8. Final statement of the Applicant:

Attorney Smith's final statement:

- No evidence that this plan would create any problems that would prohibit it from going forward.
- This is consistent with the surrounding area including the variances that have been granted to a neighboring property.

LaGrange City Attorney Beach Craigmyle joined the meeting at 9:00 a.m.

9. Board Discussion: None

Findings and Decision
Docket Number LG-25-003
Side Yard Setback Variance
2120 Spencer Court

Setback Variance:

Required Side Yard Setback:	35 feet
Requested Setback:	20 feet
Requested Variance:	15 feet

Motion was made by Board Member Earley and seconded by Board Member Pierce to approve the side yard setback variance at 2120 Spencer Court, LaGrange, because it will not adversely affect the public health, safety or welfare, will not alter the essential character of the general vicinity, will not cause a hazard or nuisance to the public, and will not allow an unreasonable circumvention of the requirements of the zoning regulations because the strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant. This motion includes the following Conditions of Approval.

Conditions of Approval:

1. The variance shall only apply to the plan reviewed at the November 17, 2025, La Grange Board of Adjustments public hearing.

The vote was as follows:

Yes: Board Members Early, Pierce and Tompany.

No: None

Abstain: None

Absent: None

Motion passed for a side yard setback variance on a vote of 3-0.

Chairman Keith Smith called and read Docket:

DOCKET LG-25-004 – An application has been filed requesting a Maximum Square Footage Variance for a property located at 109 S. Walnut Ave., La Grange.

1. Introduction of the application by staff and questions by the board:

Planner Sandie Rugroden presented the following:

- Summary of the application.
- Case History (see Exhibit A, Staff Report dated November 17, 2025).
- Site history.
- Aerial Photos of the site.
- No letters of support or opposition.

Chairman Smith asked, is this located in the historic district?

Planner Rugroden replied, yes, and they will be required to obtain approval from the historic district.

2. Presentation by the applicant or representative and others in support of the application:

Brooken Smith, Swansburg & Smith, PLLC, 117 W. Main Street, LaGrange, was present and representing the applicant.

- The applicant is proposing to build a two (2) car garage with room for storage.
- The property is zoned C-N.
- The exterior of the garage will match the house.

Don Cornell, 1219 Weible Road, Crestwood was present and sworn in prior to presenting.

- The garage will be 24 x 24, and the extra 16 feet will be for storage.
- Currently there are no accessory buildings on the property.

3. Questioning of the applicant and those in support of the application by the board:

Board Member Tompany asked, is this a short-term rental property?

Mr. Cornell replied, yes, but we might end up moving into the property.

Chairman Smith asked, is the pull off parking owned by the city or Mr. Cornell's property and if this is approved would it be removed?

City Attorney Craigmyle replied, wouldn't necessarily have too, we would probably leave it up to the road department.

4. Testimony and questions by those opposed to the application by the board:

Stephanie Wenthier, Code Enforcement Officer for City of LaGrange, was present and sworn in prior to presenting.

- I am not here to speak in favor or opposition, but I have a couple of questions.
- This home only has on-street parking.
- If the vehicles are parked on the apron of the garage, will the vehicles be blocking the sidewalk? Vehicles blocking sidewalks is a huge issue in the city right now. We want to make sure the garage is setback far enough that the vehicles will not block the sidewalk.

Mr. Cornell replied, there will not be any vehicles that will be parked in front of the garage that will cover the sidewalk. The garage will not be setback far enough for vehicles to park on the apron of the garage. The vehicles will either be parked in the garage or on the side of the street.

Officer Wenthier stated, currently the ordinance for the City of LaGrange states, if you have a driveway, you must park your vehicles in the driveway before you can park on the side of the street. We need to make sure the garage is far enough back to have two vehicles parked on the apron of the garage and not block the sidewalk.

City Attorney Craigmyle asked, does the ordinance state that if you have guest you can park on the side of the street?

Officer Wenthier replied, yes, if the driveway is full.

City Attorney Craigmyle stated, that is why she is saying to push the garage back enough to allow guests to park in front of the garage.

Mr. Cornell replied, my truck is 12 feet so we would need to allow 16 feet to allow enough room to park in front of the garage. If we move the garage that far back, then we would be encroaching on the back side.

City Attorney Craigmyle asked, can you push this back?

Mr. Cornell replied, I have three white oak trees back there and it would push into the root system of those trees, and it will kill those trees.

Attorney Smith stated, it seems to me that this is an issue for code enforcement. If someone is overhanging the sidewalk, then that is grounds for issuing a citation. And that is a possibility even if this was to be pushed back.

5. Questioning of the applicant and those opposed to the application by the board:

Board Member Earley asked, have numbers been developed where they want to limit construction at a certain distance from the sidewalk or is this just something that the city is starting to say we need to do something?

Officer Wenther replied, the city has said something for several years, but the push is on for any new construction and new subdivisions to make sure the houses are setback enough.

Board Member Earley asked, what would be enough for the setback?

Officer Wenther replied, if you have a vehicle parked there and it is not overhanging the sidewalk it would be enough.

Board Member Pierce stated, if there is no code then this does not have any bearing on whether we approve this.

Director Fischer stated, the current ordinance as it stands states you cannot park across the sidewalk. Before you, you have a variance for the size of the accessory structure, and this is what this board is voting on today. This board could choose to deny the size because of the sidewalk issues which would have the applicant go back and make it smaller and push it back on the property or you could choose to approve it today and ultimately it will become a code enforcement issue if cars are parking across the sidewalk. I just want you all to remember that we are not the code enforcement board and this board is simply voting on a variance for the size of this accessory structure.

6. Rebuttal evidence and Cross Examination by the Applicant: None

7. Rebuttal evidence and Cross Examination by the Opposition: None

8. Final statement of the Applicant:

Attorney Smith's final statement:

- Granting this variance of 160 square feet will not adversely affect public health, safety, or welfare.
- Strict application of the regulation would deprive the applicant of reasonable use of land or create unnecessary hardship in the applicant.

9. Board Discussion: None

Findings and Decision
Docket Number LG-25-004
Maximum Square Footage
Variance
109 S. Walnut Ave, LaGrange

Maximum Square Foot Variance:

Maximum Square Footage Allowed:	800 square feet
Requested Square Footage :	960 Square feet
Maximum Square Footage Variance :	160 square feet

Motion was made by Board Member Tompany and seconded by Board Member Pierce to approve the maximum square footage for accessory structure variance at 109 S. Walnut Ave., LaGrange, because it will not adversely affect the public health, safety or welfare, will not alter the essential character of the general vicinity, will not cause a hazard or nuisance to the public, and will not allow an unreasonable circumvention of the requirements of the zoning regulations because the strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant. The following Conditions of Approval are included in this motion.

Conditions of Approval:

1. The Variance shall only apply to the application considered at the November 17, 2025, City of La Grange Board of Adjustments public hearing.
2. The applicant shall obtain approval from the La Grange Historic Board prior to applying for a Building Permit.
3. The applicant shall also obtain all necessary building permits and inspections from the appropriate agencies before occupying the Accessory Structure.

The vote was as follows:

Yes: Board Members Earley, Pierce, and Tompany.

No: None

Abstain: None

Absent: None

Motion passed for a maximum square footage variance on a vote of 3-0.

Approval of Minutes

Motion was made by Board Member Pierce and seconded by Board Member Earley to approve the minutes of July 21, 2025. Motion carried by unanimous voice vote.

Other Business

Director Fischer discussed training hours for board members.

Motion was made by Board Member Pierce and seconded by Board Member Earley to adjourn the meeting at 9:55 a.m. Motion carried by unanimous voice vote.

Approved by:


Keith Smith, Chairman

Respectfully Submitted by:


Christy Edgar, Secretary