



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

Oldham County

AUG 25 25

Planning & Development

CC# 0127
Pd 8/25/25

For Staff Use Only:
Date: _____ Docket No: _____ Staff: _____ Fee: 630 00

This application must be submitted in person at the Planning and Zoning Office. + 20.72

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

Name of Applicant(s): Pure Pickle LLC. - Barbara Hartman (Owner)

650.72

Project Name: Pure Pickle - Indoor Pickleball Facility

Project Address: 2120 Spencer Court

City: Lagrange Is the project within the incorporated city limits? Yes

Subdivision Name: C & W Park Current Land Use: vacant / Industrial

Parcel ID: 39-09A & J-00-3 Current Zoning: I-1 Lot Size: 1.928 acres

Please explain/describe the requested Variance:

A variance is requested to allow a proposed building to encroach 15' into the required 35' side yard setback along the south property line.

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: Barbara Hartman

Signature: Barbara Hartman

Address: _____

Phone: _____

Email Address: _____

Applicant(s): (if other than owner)

Name: _____

Signature: _____

Address: _____

Phone: _____

Email Address: _____

Contact:

Name: Karl Lentz

Signature: Karl Lentz

Address: _____

Phone: _____

Email Address: _____

100 West Jefferson Street ~ LaGrange, Kentucky
Ph: 502-222-1476 Fax: 502-222-3213

Last Updated 8/30/2015

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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?

The requested variance to allow the proposed building to encroach 15 feet in to the required 35 foot Side Yard Setback per the Development Regulations of Section 190-020 I-1 Light Industrial District of the Oldham County Comprehensive Zoning Ordinance are not unique to the applicants land as the width of the property encumbers the building size to make for a viable project economically. The same conditions the applicant is proposing exist on the property located at 2151 Spencer Court in the same general vicinity and zoning district. A variance was granted per Docket LG-07-003 by the Lagrange Board of Adjustments on May 17, 2007 for the exact variance the applicant is requesting.

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 this variance was not granted it would deprive the applicant of reasonable use of the land and create an economic hardship by reducing the number of sports courts (pickleball) within the proposed building therefore reducing future business function & profitability.

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?

The unique conditions and circumstances are not a result of the applicant as the variance request is part of the process for new developments per the Oldham County Planning & Development rules & regulations.

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?

The variance will not harm the public safety and welfare of the public as building & fire codes set by governing agencies will be met. The essential character of the neighborhood will be maintained as the site lies within an existing industrial/commercial subdivision and the variance requested will not effect the surrounding properties as similar conditions to the proposed exist in the general vicinity.

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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.
 - ____ 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.*

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