



La Grange Board of Adjustments

November 17, 2025

Summary of Application:

Docket:	LG-25-003	
Request:	Side Yard Setback Variance	
Applicant:	Pure Pickle, LLC.	
Location:	2120 Spencer Ct., La Grange	
Existing Land Use:	Undeveloped	
Existing Zoning:	I-1	
Total Site Size:	1.914-acres	
Tax Parcel:	39-39A&J-00-3	

Surrounding Zoning:

North – Land Use: Industrial
Zoning: I-1

East – Land Use: Commercial
Zoning: I-1

South – Land Use: Industrial
Zoning: I-1

West – Land Use: Undeveloped/Industrial
Zoning: IPD

Board Action:

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.

Case History:

Technical Review Committee: 08/20/2025
 Agenda Posted to Planning Website: 10/30/2025
 Adjoining Property Owner Notices Mailed: 10/31/2025
 Public Notice Appeared in Oldham Era: 11/6/2025

Site History:

No Site History

Notes:

1. The applicant is requesting a Side Yard Setback Variance for a proposed indoor pickleball facility.
2. The property is zoned I-1, Light Industrial.
3. According to Section 190-020 of the Oldham County Comprehensive Zoning Regulations the required Side Yard Setback in I-1 zoning district is 35 feet.
4. The applicant is requesting a Side Yard Setback of 20 feet along the southern side of the building.
5. The applicant is therefore requesting a 15-foot Side Yard Setback Variance.

Motions and Findings:

Every motion to approve a variance or conditional use must state the finding(s) required by statute or regulation and must also state the reasons for the motion. Every motion to deny must state the reasons for the motion.

Suggested motions to approve or deny are set out below.

Variance:

The applicant is requesting a Side Yard Setback Variance for a proposed indoor pickleball facility on property located at 2120 Spencer Ct., La Grange.

Proposed Setback Variance:

Required Side Yard Setback: 35 feet

Requested Setback: 20 feet

Requested Variance: 15 feet

Motions:

Move to **approve** the variance 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 _____.

Motion to **deny** the variance because (any one or all of the following):

- a. It will adversely affect the public health, safety or welfare because _____;
- b. It will alter the essential character of the general vicinity because _____;
- c. It will cause a hazard or nuisance to the public because _____;
- d. It will allow an unreasonable circumvention of the requirements of the zoning regulations because _____.

In deciding on a variance, you may consider whether:

- a. The requested variance arises from special circumstances which do not generally apply to land in the general vicinity or in the same zone;
- b. 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; and
- c. The circumstances are the result of actions of the applicant taken subsequent to the adoption of the zoning regulation from which relief is sought.

You cannot approve a variance which is the result of willful violations of the zoning regulation by the applicant subsequent to the adoption of the zoning regulation from which relief is sought.

Potential Conditions of Approval:

1. The variances shall only apply to the plan reviewed at the November 17, 2025, La Grange Board of Adjustments public hearing.
2. The applicant must submit a Site Plan in conformance with Division 390 of the Oldham County Comprehensive Zoning Ordinance.
3. The applicant must obtain a Landscape and Lighting Plan Division 300 and 310 of the Oldham County Comprehensive Zoning Ordinance.

** The Board of Adjustments may amend, delete or add additional conditions of approval at the public hearing.*

Considerations:

* Refer to the applicant's justification statement and other evidence in the record.

-or-

Move to **deny** the conditional use because the proposed use is **not** essential or desirable to the community, or is in conflict with the elements and objectives of the Comprehensive Plan, or is not in compliance with the zoning regulations, based on the following factual determinations and conclusions_____.

DIVISION 190 I-1 LIGHT INDUSTRIAL DISTRICT

Sec. 190-010 I-1 Light Industrial District: Intent

The purpose of the I-1 Light Industrial District is to provide for commercial use, storage and any manufacturing use not normally creating a nuisance discernible beyond its property.

Sec. 190-020 I-1 Light Industrial District: Development Regulations

Minimum Lot Area:

- 10,000 square feet with sanitary sewers
- 43,560 square feet without sanitary sewers
- 43,560 square feet within the city of Pewee Valley

Minimum Lot Width:

- 150 feet

Maximum Density/Intensity:

- 1.0 Floor Area Ratio

Maximum Structure Height:

- 50 feet (agriculture structures are exempt)

Minimum Front Yard Setback:

- 100 feet for structures
- 35 feet for parking areas

Minimum Side Yard Setback:

- 35 feet; or
- 75 feet required when abutting a residential district

Minimum Street Side Yard Setback:

- 100 feet for structures
- 35 feet for parking areas

Minimum Rear Yard Setback:

- 25 feet

Maximum Lot Coverage for Structures:

- 75 percent of the lot area

Maximum Impervious Surface Including Structures:

- 90 percent of the lot area