



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

Oldham County

OCT 22 25

Planning &
Development

Date: 10/22/25 For Staff Use Only: Docket No: LG-25-004 Staff: SR Fee: #2679 \$230

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): Cornell Property, LLC

Project Name: Garage Addition Variance Approval

Project Address: 109 S. Walnut Avenue, La Grange, Kentucky, 40031

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

Subdivision Name: N/A Current Land Use: Short-Term Rental / Commercial

Parcel ID: 46-L.4-09-3 Current Zoning: C-N Lot Size: 0.22

Please explain/describe the requested Variance:

Variance of the maximum floor area of an accessory structure (garage) pursuant to Oldham Co. Comprehensive Zoning Ordinance Sec. 250-030(B)(1) from 800 sq. ft. to 960 sq. ft.

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

PZ-24-011 (zoning change); LG-24-004 (conditional-use permit)

Signatures:

Owner(s):

Name: Marsa Cornell Donald Cornell Signature: Donald C. Cornell

Address: [Redacted]

Phone: [Redacted] Email Address: [Redacted]

Applicant(s): (if other than owner)

Name: [Redacted] Signature: [Redacted]

Address: [Redacted]

Phone: [Redacted] Email Address: [Redacted]

Contact:

Name: [Redacted] Signature: [Signature]

Address: [Redacted]

Phone: [Redacted] Email Address: [Redacted]

100 West Jefferson Street ~ LaGrange, Kentucky

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

Last Updated 8/30/2015

Historic Board

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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?

This lot sits at the intersection between the main commercial thoroughfare of E. Main Street and the residential blocks located to the south of that area. Unlike other lots in this section of La Grange, this lot does not have an accessory structure located on the property

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 were denied, the Applicant would be deprived of the opportunity to build a multi-car garage on the property otherwise afforded to adjacent property owners. As well, a denial would deprive the Applicant of the ability to construct needed storage space for this residence, which is a historic home that has limited space for that purpose presently.

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. The unique conditions of this lot existed well before the enactment of the present zoning ordinance.

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?

This lot is located within the La Grange Historic District. The Applicants intend to build this accessory structure in a manner and appearance that is consistent with the existing home. Additionally, the construction of a two-car garage on the property will help to reduce the number of cars parked on the streets, which will aid in traffic flow and safety.