



La Grange Board of Adjustments

November 17, 2025

Summary of Application:

Docket:	LG-25-004	
Request:	Maximum Square Footage Variance	
Applicant:	Cornell Property, LLC.	
Location:	109 S. Walnut Avenue, La Grange	
Existing Land Use:	Residential & Commercial	
Existing Zoning:	C-N	
Total Site Size:	0.222-acres	
Tax Parcel:	46-L.4-09-3	

Surrounding Zoning:

North – Land Use: Mixed Use
Zoning: C-2

East – Land Use: Mixed Use
Zoning: R-4

South – Land Use: Mixed Use
Zoning: C-N, C-1

West – Land Use: Mixed Use
Zoning: C-2

Board Action:

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.

Case History:

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:

On July 23, 2024, a Zoning Map Amendment from R-4 – C-N was approved by the Planning Commission. On October 21, 2024, the City of La Grange Board of Adjustments approved a Conditional Use Permit for the Short-Term Rental.

Notes:

1. The applicant is proposing to construct a 960 square foot detached garage.
2. The property is zoned C-N, Commercial Neighborhood District and is located within the La Grange Historic District.
3. The applicant will be required to obtain approval from the Historic District in addition to the La Grange Board of Adjustments.
4. The applicant is requesting a maximum square footage variance for accessory structures.
5. According to Section 250-030.B, accessory structures on parcels less than 20,000 square feet shall have a total maximum floor area of 800 square feet.
6. The proposed 960 square foot detached garage exceeds the 800 square foot limit by 160 square feet.
7. The proposed accessory structure appears to meet the remaining standards of Section 250-030 Accessory Uses and Structures.

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.

1. Variance:

The applicant is requesting a Proposed Maximum Square Foot Accessory Structure Variance on their property located at 109 S. Walnut Avenue, La Grange.

Proposed Maximum Square Foot Accessory Structure Variance

Maximum Square Foot Accessory Structure Variance: *800 square feet*

Requested Square Foot Accessory Structure Variance: *960 square feet*

Requested Variance: 160 square 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 Variance shall only apply to the application considered at the November 17, 2025, Oldham County Board of Adjustments public hearing.
2. The applicant shall obtain all necessary building permits and inspections from the appropriate agencies before occupying the Accessory Structure.

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_____.

Sec. 250-030 Accessory Uses and Structures (without dwelling units)

A. Agricultural Uses and Related Accessory Structure

1. Accessory structures for agricultural uses shall comply with the setback requirement for the principal structures of the zoning district in which it is located.
2. No other sections below apply to agricultural uses or related accessory structures (e.g. barns, stables).

B. Number of Accessory Structures

1. The number of allowed accessory structures over 120 square feet and the total maximum floor area shall be as follows:

Size of Parcel	Total Maximum Floor Area of Accessory Structures Allowed	Maximum Number of Accessory Structures Allowed
Equal to or Less than 20,000 sq. ft.	800 sq. ft.	2
20,001 sq. ft. to 0.99 acres	1,200 sq. ft.	2
1.0 acre to 2.99 acres	1,800 sq. ft.	2
3.0 acres to 5.0 acres	2,700 sq. ft.	2
5.01 acres or larger	No restriction on size	2, 3 allowed with Conditional Use Permit