



La Grange Board of Adjustments

January 14, 2025

Summary of Application:

Docket:	LG-26-001
Request:	Front and Side Yard Setback Variance
Applicant:	MPP Ventures, LLC.
Location:	303 E. Jefferson St.
Existing Land Use:	Undeveloped
Existing Zoning:	I-1
Total Site Size:	0.214 acres
Tax Parcel:	46-L.6-01-4A

Surrounding Zoning:

North – Land Use: Residential
Zoning: C-2 Commercial District

East – Land Use: Residential/Commercial
Zoning: I-1 Industrial District

South – Land Use: Residential
Zoning: I-1 Industrial District

West – Land Use: Commercial/ Residential
Zoning: I-1 Industrial District/ C-2 Commercial District

Board Action:

Docket LG-26-001 – An application has been filed requesting a Front and Side Yard Setback Variance for a proposed duplex building located at 303 E. Jefferson St., La Grange.

Case History:

Posted to Website: 12/30/2025

Adjoining Property Owner Notices Mailed: 12/31/2025

Public Notice Appeared in Oldham Era: 01/01/2026

Site History:

In April 2005, a Minor Plat was approved to create a new 0.214-acre parcel between the parent tract and E. Jefferson St.

Notes:

1. The applicant is requesting a front yard and side yard setback variance for a proposed residential building at 303 E. Jefferson St., La Grange.
2. The property is zoned I-1 Light Industrial.
3. The applicant proposes building a duplex-style residence on the currently vacant lot.
4. According to the Oldham County Comprehensive Zoning Ordinance, the required Front Yard Setback in I-1 zoning district is 100 ft.
5. The proposed Front Yard Setback is 37.98 ft.
6. According to the Oldham County Zoning Ordinance, the required Side Yard Setback is 35 ft.
7. The proposed Side Yard Setback is 7 ft on the West side, and 22.98 ft on the East side.
8. The applicant will also need to obtain a Waiver from the Oldham County Planning Commission for Residential Use in an Industrial Zoning District. That application has been submitted and is scheduled for the January 27th Oldham County Planning Commission public hearing.

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 Front and Side Yard Setback Variances for a proposed duplex-style residential structure to be constructed at 303 E. Jefferson St., La Grange.

Proposed Front Yard Setback Variance:

Required Front Yard Setback: 100 feet

Requested Front Yard Setback: 37.98 feet

Requested Variance: 62.02 feet

Proposed Side Yard Setback Variance:

Required Side Yard Setback: 35 feet

Requested East Side Yard Setback: 22.98 feet

Requested Variance: 12.02 feet

Proposed Side Yard Setback Variance:

Required Side Yard Setback: 35 feet

Requested West Side Yard Setback: 7 feet

Requested Variance: 28 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 January 14, 2026, La Grange Board of Adjustments public hearing.
2. The applicant must obtain a Waiver for Residential Use from the Oldham County Planning Commission.
3. A shared road maintenance agreement must be recorded with the Deed Room prior to the issuance of a building permit.

* *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 _____.

Oldham County Comprehensive Zoning Ordinance
 Division 200 I-2 Heavy Industrial District

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

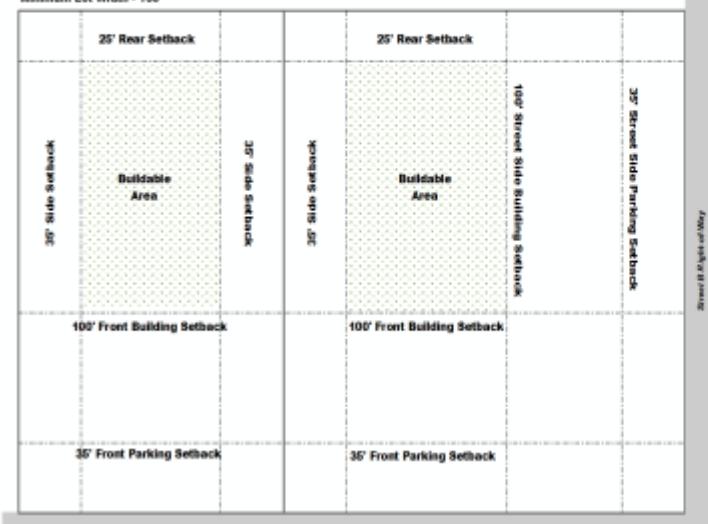
Maximum Lot Coverage for Structures:

- 75 percent of the lot area

Maximum Impervious Surface Including Structures:

- 90 percent of the lot area

Minimum Lot Width - 150'



Additional Standards that may Apply:

- Accessory Dwelling Units.....Sec 250-040
- Accessory Uses & Struc.....Sec 250-030
- Agritourism Buildings.....Sec 260-035
- Barrel Warehouses.....Sec 250-320
- Brew pubs.....Sec 250-310
- Distillery & Brewery.....Sec 250-300
- Height.....Sec 330-010
- Home Occupation.....Sec 260-230
- Fences & Walls.....Sec 250-090
- Capacity of Infrastructure...Division 270
- Highway 53 Overlay Dist.Division 245
- Historic Preservation.....Division 240
- Landscaping.....Division 300
- Lighting.....Division 310
- Parking.....Division 280
- Signs.....Division 290