

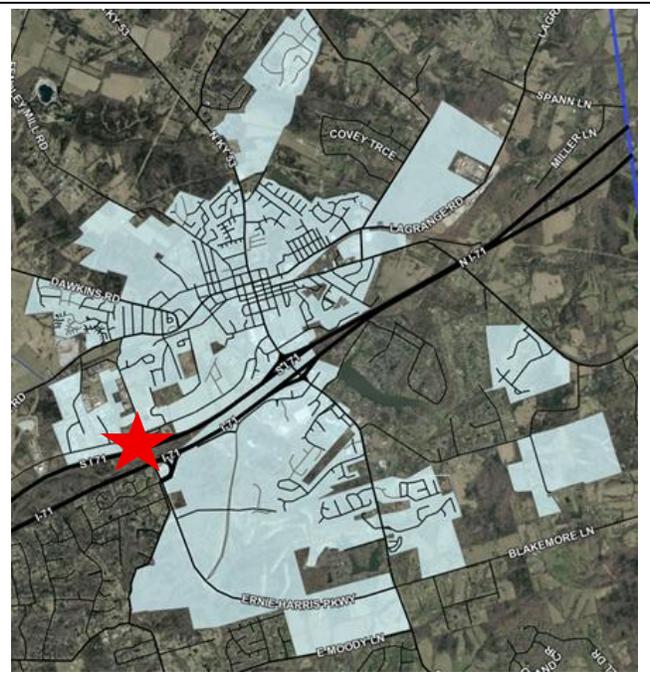


# La Grange Board of Adjustments

## March 16, 2026

### Summary of Application:

|                    |                                   |
|--------------------|-----------------------------------|
| Docket:            | LG-26-002                         |
| Request:           | Front Yard Setback Variance       |
| Applicant:         | H&B Regional Holding Company, LLC |
| Location:          | 2120 Commerce Parkway             |
| Existing Land Use: | Industrial                        |
| Existing Zoning:   | I-1                               |
| Total Site Size:   | 3.2 acres                         |
| Tax Parcel:        | 39-00-00-9D                       |



### Surrounding Zoning:

North – Land Use: Undeveloped  
Zoning: I-1, Light Industrial District

East – Land Use: Undeveloped  
Zoning: I-1, Light Industrial District

South – Land Use: Undeveloped  
Zoning: CO-1, Conservation District

West – Land Use: Undeveloped  
Zoning: I-1, Light Industrial District

### Board Action:

**Docket LG-26-002** – An application has been filed requesting a Front Yard Setback Variance for property located at 2120 Commerce Pkwy., La Grange.

### Case History:

Posted to Website: 2/27/2026  
 Adjoining Property Owner Notices Mailed: 2/27/2026  
 Public Notice Appeared in Oldham Era: 3/5/2026

**Site History:**

In July 1998, the Board of Adjustments approved a Variance for an industrial building (Docket # 2853).

**Notes:**

1. The subject property contains an existing office building constructed pursuant to approvals granted in 1998 and with an address on Allen Lane.
2. At that time, Commerce Parkway was a gravel access road.
3. After the construction of the building, Commerce Parkway was expanded, increasing the width of the public right-of-way.
4. As a result of the right-of-way expansion, the measurable front yard setback from the current property line has been reduced.
5. According to Section 190-010, I-1 Light Industrial zoning district requires a minimum front yard setback of one hundred (100) feet.
6. The applicant proposes to expand the existing office building consistent with the existing structure.
7. The proposed expansion would result in a front yard setback of approximately 17.57 feet.
8. The applicant is requesting a Front Yard Variance of 82.43 feet from the required front yard setback.

**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 Yard Setback Variances for a proposed office space expansion to be constructed at 2120 Commerce Parkway, La Grange.

**Proposed Front Yard Setback Variance:**

*Required Front Yard Setback: 100 feet*

*Requested Front Yard Setback: 17.57 feet*

***Requested Variance: 82.43 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 March 16, 2026, La Grange Board of Adjustments public hearing.

*\* 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 crating 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