



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

Date: _____ Docket No: 16-26-003 For Staff Use Only: Staff: _____ Fee: \$420 CE# 2161

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): Tejendrakumar Patel

Project Name: Catlett's Deli Gas Station

Project Address: 201 South 1st street,

City: Lagrange Is the project within the incorporated city limits? Yes

Subdivision Name: _____ Current Land Use: Convenience store/retail

Parcel ID: 46-14-16-5, 6 and 7 Current Zoning: C-3 Lot Size: 0.357 acres

Please explain/describe the requested Variance:

Requesting a variance to allow the proposed fuel tank and canopy to be located closer to the front setbacks along S. 1st ave. The right of way gets limited due to the setbacks which would place the fuel tank in the middle of entry/exit. This requested variance will allow the tank and canopy to be positioned farther away from entrance/exit, improving vehicle access allowing cars to safely enter and exit property.

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

NO

Signatures:

Owner(s):

Name: Tejendrakumar Patel Signature: [Signature]

Address: 12930 willow forest dr, Louisville, KY 40245

Phone: [Redacted] Email Address: [Redacted]

Applicant(s): (if other than owner)

Name: Tj and Sons investment inc Signature: [Signature]

Address: _____

Phone: [Redacted] Email Address: _____

Contact:

Name: Meet Patel Signature: [Signature]

Address: 12930 willow forest dr, Louisville, KY 40245

Phone: [Redacted] Email Address: [Redacted]

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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?

The subject property is a corner lot at the intersection of S. 1st street and E. Washington and it is affected by the right of way and setbacks requirement along both streets. They create limitations on where structures and fuel facilities can be placed. Due to the lot configuration and roadway setbacks strict application of the setbacks requirements it would position the fuel tank and canopy in a location that interferes with the primary entrance and exit of the property and it does not provide the safest or most efficient vehicle circulation due to the setback.

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?

Without the requested variance, the fuel tank will be forced into the primary entrance and exit area of the property and the pump island would be located much closer to the existing building reducing available parking spaces. This configuration would significantly interfere with the vehicle access and circulation on the site and would limit the ability to safely develop the property for its intended use as a gas station. Granting this variance will allow the property to be developed in a manner consistent with other properties within the same zoning district.

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 circumstances are not the result of actions taken by the applicant. The limitations are due to roadway setbacks requirements that were implemented after the property was originally constructed as a gas station. When it was originally constructed as a gas station, the setback was not required. The tank and canopy was later removed and current regulations now create limitations on where tank and canopy can be located. The request of variance will allow the project to be completed in a manner that improves the site access while supporting continued commercial use of the property for the benefit of the community.

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?

The requested variance will improve vehicle circulation and access to the property by allowing the fuel tank to be positioned away from the entrance and exit route and by locating the canopy slightly farther from the existing building. This configuration will reduce traffic conflicts and provide safer access for customers entering and exiting the site. The proposed development will remain consistent with the surrounding commercial characters of the area and will not negatively impact neighboring properties.

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Submittal Checklist:

- _____ 1. Complete Oldham County Planning and Zoning Variance Application. (Owner's signature is required.)
Justification Section:
1. Examples of specific conditions include size of property, location of existing structure, topography, etc.
 2. What will happen if the Variance is not granted?
 3. Did the applicant create the need for the Variance? If not, please explain why this is not the case.
 4. Will the Variance harm the surrounding properties? Are there similar situations in other parts of the community?
- _____ 2. Required Variance Fee as listed below:
a.) Residential-Detached \$200.00 b.) Non-Residential: \$400.00 c.) Industrial: \$600.00
Residential-Attached \$300.00
- _____ 3. Notice fees equal to \$5.00 per adjoining property owner.
- _____ 4. Mailing Labels for all adjoining property owners, including name and address of all 1st tier adjoining parcels. 1st tier adjoining parcels include all those that border the property, including those across streets. (*See note below for PVA directions)
- _____ 5. Property information for the project location as listed by the Property Valuation Administration (PVA). (*See note below for PVA directions)
- _____ 6. A copy of the current recorded deed along with any applicable easement deeds or maintenance agreements. Include any surveys of the property, if available.
- _____ 7. Eight copies of a plan showing existing conditions and including:
- _____ Property Boundaries and easements with dimensions.
 - _____ Location and exterior dimensions of existing structures.
 - _____ Location and dimensions of any proposed structures.
 - _____ Location and dimensions of any existing or proposed signs.
 - _____ Location of any parking areas and/or driveways.
 - _____ Distances between any existing and proposed structures to the property boundaries.
 - _____ Current property zoning and neighboring property zoning.
 - _____ Name and address of project property owner and all adjoining property owners.
 - _____ Adjoining Streets with labels.
 - _____ Vicinity Map showing location of property in relation to nearest major intersection.
 - _____ North Arrow.
 - _____ Highlight, in yellow, the location of the requested Variance.
 - _____ Label the dimensions of the requested Variance.
- _____ 8. Photos and other supporting documents.

** Accessing PVA information: Property information may be accessed on the internet at www.oldhampva.com. In order to search for a property, users must select "Tax Payer Info" from the left column then select "Property Search". Once located, users may print the information using the print command on their internet browser. For adjoining property owners or further assistance contact PVA at 110 W. Jefferson Street in LaGrange or at (502)222-9320.* last Updated 8/30/2015

We would like to express our sincere appreciation to the Board of Adjustments and the staff of Oldham County Planning and Development Services for the opportunity to present this project. It is a privilege to invest in and redevelop property within the community of La Grange, Kentucky. Our goal is not only to complete this project successfully, but also to contribute positively to the continued growth and vitality of the city.

This project represents a meaningful reinvestment into a property that historically served the community as a fuel location. By redeveloping the site, we hope to restore a convenient service for residents and visitors while significantly improving the layout, safety, and functionality of the property. The proposed design focuses on improving vehicle circulation, providing safer entry and exit points, and creating a more efficient site layout that better serves the needs of customers while minimizing traffic conflicts.

We strongly believe that this redevelopment will bring several benefits to the community. The project will revitalize an existing commercial property, enhance the appearance and usability of the site, and continue to support local economic activity. In addition, the development will contribute to the local tax base, support jobs, and provide an accessible service that residents and travelers rely on daily. Our intention is to ensure that the property operates as a well-maintained and responsible business that reflects positively on the surrounding area.

We have carefully worked with engineers and planning professionals to design a site layout that prioritizes safety, efficiency, and compatibility with surrounding properties. The requested variance is intended to allow the fuel tanks and canopy to be positioned in a way that improves vehicle circulation and keeps the primary entrance and exit clear, which ultimately enhances safety for customers and the public.

As members of the business community, we understand the importance of thoughtful development and responsible investment. We are committed to working cooperatively with city staff and local officials to ensure this project is completed in a way that aligns with the long-term vision for La Grange. We truly value the opportunity to invest in this community and want this project to be something the city can be proud of.

We respectfully ask for your consideration and support of this request so that this project may move forward and continue to serve the community in a safe, functional, and positive way.

Thank you for your time, service, and dedication to the continued success of La Grange.

Respectfully,
Tejendrakumar Patel - Catletts Deli.