

**MINUTES FOR REGULAR MEETING
OF THE LAGRANGE
BOARD OF ADJUSTMENTS AND APPEALS
Monday, May 19, 2025**

At 8:30 a.m. local time, on the above date, this meeting of the LaGrange Board of Adjustments and Appeals, hereinafter, called the Board, was called to order in the Courtroom of the Oldham County Fiscal Court, LaGrange, Kentucky, by Chairman Keith Smith.

The following members were present:

Joe Pierce
Wayne Morgan

Others present and sworn in were Planning and Development Services Director Ryan Fischer and Planner John Hine. Christy Edgar was the Secretary for the meeting.

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Chairman Keith Smith called and read Docket:

DOCKET LG-25-001 – An application has been filed requesting Front, Rear, and Side Yard Setback Variances at 102 N. Oak Street, LaGrange

1. Introduction of the application by staff and questions by the board:

Planner John Hine presented the following:

- Summary of the application.
- Case History (see Exhibit A, Staff Report dated May 19, 2025).
- Site history.
- Aerial Photos of the site.

2. Presentation by the applicant or representative and others in support of the application:

Stacy Ginn, Attorney, 7164 Hwy 421 North, Milton, was present and representing the applicant.

- Proposing to build a 1,890 square foot duplex structure on the vacant lot that is zoned I-1.
- Each unit will be 945 square feet.
- This lot is a hardship for the landowner being zoned industrial because you cannot put any type of industrial use on this lot with the setbacks.
- There are residences on all three sides of this lot.
- The duplex will have a four-spot parking lot that is not on the street.
- The zoning is industrial because it runs along the railroad tracks.

3. Questioning of the applicant and those in support of the application by the board:

Chairman Smith asked, will the proposed duplex have the same footprint as the previous house that was on the lot?

Lance Hall, 1282 Hardy Creek Road, Bedford, was present and sworn in prior to replying, it is similar but not the exact.

Chairman Smith asked, are you asking for any other variances or waivers besides the ones here today?

Mr. Hall replied, No.

4. Testimony and questions by those opposed to the application by the board:

Robert Kamer Jr., 3001 Hambletonian Ct., LaGrange, was present and sworn in prior to presenting.

- I own the house next door at 104 N. Oak Ave.
- My house is slightly lower than the proposed duplex and I get the runoff water into my yard and crawl space, I am concerned about the amount of runoff water that a paved parking lot will create on my lot.
- The previous house that was on the lot had a smaller footprint.

Robert Kamer III, 502 N. 4th Street, LaGrange, was present and sworn in prior to presenting.

- Parking on the street is difficult on Oak Ave.
- Not sure why this is not a zoning change.
- Concerned with the drainage from this lot onto our lot.
- We are waiting for our surveyor to survey our property because we are disputing the property lines.

5. Questioning of the applicant and those opposed to the application by the board:

Chairman Smith asked, when was the survey done for 102 N. Oak Ave?

Attorney Ginn replied, 2021 and we have not received any information for the survey dispute.

6. Rebuttal evidence and Cross Examination by the Applicant:

Attorney Ginn rebuttal statement:

- There will be no more runoff than what is there now.
- Parking is off street in a parking lot with four parking spaces.
- The Planning and Zoning staff suggested that we do not change the zoning on this one parcel.
- My client nor I have received any information about a neighbor disputing the 2021 survey for this parcel.

Board Member Morgan asked, will this be on a slab?

Mr. Hall replied, yes, it will be a slab.

7. Rebuttal evidence and Cross Examination by the Opposition:

Mr. Kamer Jr. rebuttal statement:

- The paved parking lot will increase the runoff water onto my property.

Chairman Smith asked, Mr. Rusnak do you see any issues with drainage on Oak Ave?

Corey Rusnak, LaGrange Public Works Director, 307 W. Jefferson Street, LaGrange, was sworn in prior to replying, none on record as of today.

Chairman Smith asked, how is the parking lot designed for runoff water?

Mr. Hall replied, the parking lot is designed to the county ordinance requirements.

Director Fischer explained the setback requirements for R-3 and R-4 zoning and the setback requirements for Industrial zoning.

Chairman Smith asked, could the rear variance be changed?

Attorney Ginn replied, to put a parking lot in then the rear setback cannot be changed. If this was zoned R-4A then we would meet all setback requirements.

8. Final statement of the Applicant: None

9. Board Discussion: None

Director Fischer summarized the docket.

**Findings and Decision
Docket Number LG-24-001
Front Yard Setback Variances
102 N. Oak Street, LaGrange**

Front Yard Setback Variance:

Required Front Yard Setback:	100 feet
Requested Front Yard Setback:	25 feet
Requested Variance:	75 feet

Motion was made by Board Member Pierce and seconded by Board Member Morgan to approve the front yard setback variance at 102 N. Oak Street, LaGrange, 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 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. This motion includes the following Conditions of Approval.

Conditions of Approval:

1. The variances shall only apply to the plan reviewed at the May 19, 2025, LaGrange Board of Adjustments public hearing.

The vote was as follows:

Yes: Board Members Morgan, and Pierce.

No: None

Abstain: None

Absent: Board Member Earley.

Motion passed for a front yard variance on a vote of 2-0.

**Findings and Decision
Docket Number LG-24-001
Side Yard Setback Variances
102 N. Oak Street, LaGrange**

Side Yard Setback Variance:

Required Street Side Yard Setback: 35 feet

Requested Street Side Yard Setback: 8.5 feet

Requested Variance: 26.5 feet

Motion was made by Board Member Pierce and seconded by Board Member Morgan to approve the side yard setback variance at 102 N. Oak Street, LaGrange, 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 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. This motion includes the following Conditions of Approval.

Conditions of Approval:

1. The variances shall only apply to the plan reviewed at the May 19, 2025, LaGrange Board of Adjustments public hearing.

The vote was as follows:

Yes: Board Members Morgan, and Pierce.

No: None

Abstain: None

Absent: Board Member Earley.

Motion passed for a side yard variance on a vote of 2-0.

**Findings and Decision
Docket Number LG-24-001
Rear Yard Setback Variances
102 N. Oak Street, LaGrange**

Rear Yard Setback Variance:

Required Rear Yard Setback: 25 feet

Requested Rear Yard Setback: 12 feet

Requested Variance: 13 feet

Motion was made by Board Member Pierce and seconded by Board Member Morgan to approve the rear yard setback variance at 102 N. Oak Street, LaGrange, 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 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. This motion includes the following Conditions of Approval.

Conditions of Approval:

1. The variances shall only apply to the plan reviewed at the May 19, 2025, LaGrange Board of Adjustments public hearing.

The vote was as follows:

Yes: Board Members Morgan, and Pierce.

No: None

Abstain: None

Absent: Board Member Earley.

Motion passed for a rear yard variance on a vote of 2-0.

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Approval of Minutes

Motion was made by Board Member Morgan and seconded by Board Member Pierce to approve the minutes of October 21, 2024. Motion carried by unanimous voice vote.

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Other Business

None

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Motion was made by Board Member Pierce and seconded by Board Member Morgan to adjourn the meeting at 9:30 a.m. Motion carried by unanimous voice vote.

Approved by:



Keith Smith, Chairman

Respectfully Submitted by:



Christy Edgar Secretary