



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

Oldham County

JUN 17 25

Planning &
Development

Date: <u>7/24/25</u>	For Staff Use Only: Docket No: <u>OC-25-032</u>	Staff: <u>AB</u>	Fee: <u>\$630</u>
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This application must be submitted in person at the Planning and Zoning Office. GHZ Properties
Check #1095

General Information: (A separate application must be submitted for each Board of Adjustments request.)

Name of Applicant(s): GHZ Properties, LLC

Project Name: GHZ Properties

Project Address: 4701 W Hwy 146 (Quality Place)

City: Buckner Is the project within the incorporated city limits? No

Subdivision Name: N/A Current Land Use: VACANT

Parcel ID: 31-00-00-4E Current Zoning: I-2 Lot Size: 2.46 Ac.

Please explain/describe the requested Variance:

25' Side Yard Variance, 25' Front Yard Parking Variance, 30' Front Yard Building Variance

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

OC Docket OC-20-015 on November 19, 2020

Signatures:

Owner(s):

Name: GHZ Properties, LLC Signature: [Signature]

Address: 204 W Jefferson St. LaGrange, KY 40031

Phone: _____ Email Address: _____

Applicant(s): (if other than owner)

Name: _____ Signature: _____

Address: _____

Phone: _____ Email Address: _____

Contact:

Name: C. Robert Vinsand Signature: [Signature]

Address: 1000 Chandler Pl Ste 200 LaGrange, KY 40031

Phone: 222-7437 Email Address: uvinsand@gmail.com

100 West Jefferson Street ~ LaGrange, Kentucky

Ph: 502-222-1476 Fax: 502-222-3213

Last Updated 8/30/2015

GHZ Properties

Justification:

1. What are the specific conditions related to this request that are unique only to the applicant's land and do not exist on the land in the same general vicinity, or in the same zoning district?

Objective LU-1-3.1 from the comprehensive plan states: Encourage development to locate in areas with existing infrastructure and services before moving into less developed areas of the county.

Allowing the requested variances conforms with this objective.

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?

Properties in the area have been divided and developed in a similar manner as the proposed new buildings. This is probably in part due to the installation of sanitary sewers after the initial property divisions. Existing buildings constructed on the adjacent Carriage House properties are actually closer to road right of way than our proposed buildings.

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?

The approved property divisions allow a logical opportunity to take advantage of existing infrastructure to support the construction of new buildings and new businesses in this industrial area.

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?

Commercial properties in this area of I-2 Zoning have been developed in a similar manner as our proposal.

Objective LU-3-2.1 states: Focus new commercial and workplace development in designated existing centers when compatible with the scale and character of the center.

By allowing the requested variances the existing property can be utilized for new development to provide new job opportunities and an increase to the tax base. The proposed variances will not harm or change the existing character of the Industrial neighborhood.