



OLDHAM COUNTY BOARD OF ADJUSTMENTS AND APPEALS

August 6, 2025

Summary of Application:

Docket:	OC-25-032
Request:	Side Yard Setback Variance, Front Yard Parking Variance, & Front Yard Building Variance
Applicant:	GHZ Properties, LLC
Location:	4701 W Highway 146, Buckner
Existing Land Use:	Undeveloped
Existing Zoning:	I-2, Heavy Industrial
Total Site Size:	2.46 acres
Tax Parcel:	31-00-00-4E



Surrounding Zoning:

North – Land Use: Commercial, Industrial
Zoning: I-2

East – Land Use: Commercial, Industrial
Zoning: R-2 & I-2

South – Land Use: Commercial, Industrial, Res.
Zoning: I-2, C-2, & R-4

West – Land Use: Commercial, Industrial
Zoning: I-2

Board of Adjustments Action:

An application has been filed requesting a Side Yard Setback Variance, Front Yard Parking Variance, and Front Yard Building Variance for property located at 4701 W. Highway 146.

Site History:

In 2023, a Minor Plat was approved to create Tract 1, the 2.46-acre tract that is being considered today, and Tract 2 with the existing building and 2.285 acres.

Case History:

Posted to Website: 07/25/2025

Adjoining Property Owner Notices Mailed: 07/24/2025

Public Notice Appeared in Oldham Era: 07/31/2025

Notes:

1. The applicant is requesting a Side Yard Setback Variance, Front Yard Building Variance, and Front Yard Parking Variance for a 2.46-acre tract to build two 9,940 square feet structures.
2. According to Oldham County Zoning Ordinance 200-020, the Side Yard Setback requirement is 35 feet.
3. The applicant is requesting a variance of 25 feet for the Side Yard Setback to allow for a Side Yard Setback of 10 feet.
4. According to Ordinance 200-020, the Front Yard Building Setback requirement is 100 feet.
5. The applicant is requesting a variance of 30 feet for the Front Yard Building Setback to allow for a Front Yard Building Setback of 70 feet.
6. According to Ordinance 200-020, the Front Yard Parking Setback requirement is 35 feet.
7. The applicant is requesting a variance of 25 feet for the Front Yard Parking Setback to allow for a Front Yard Parking Setback of 10 feet.

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 Side Yard Setback Variance, Front Yard Parking Variance, and Front Yard Building Variance for property located at 4701 W. Highway 146.

Proposed Side Yard Setback Variance:

Required Side Yard Setback: 35 feet

Requested Side Yard Setback: 10 feet

Requested Variance: 25 feet

Proposed Front Yard Building Setback Variance:

Required Front Yard Building Setback: 100 feet

Requested Front Yard Building Yard Setback: 70 feet

Requested Variance: 30 feet

Proposed Front Yard Parking Setback Variance:

Required Front Yard Parking Setback: 35 feet

Requested Front Yard Parking Setback: 10 feet

Requested Variance: 25 feet

(1) 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 variance shall only apply to the application considered at the August 6, 2025 Oldham County Board of Adjustments public hearing.

Considerations:

* Refer to the applicant's justification statement and other evidence in the record.

-or-

Move to **deny** the variance 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 _____.

Considerations:

* Refer to the applicant's justification statement and other evidence in the record.

-or-

Move to **deny** the variance 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 200 I-2 HEAVY INDUSTRIAL DISTRICT

Sec. 200-010 I-2 Heavy Industrial District: Intent

The purpose of the I-2 Heavy Industrial District is to provide for industrial uses not allowed in any other district providing such uses are not obnoxious by reason of excessive emission of odor, dust, smoke, noise, gas fumes, cinders, vibrations, refuse matter or water carried waste and that such characteristics are normally not discernible beyond its property.

Sec. 200-020 I-2 Heavy 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:

- 1.5 Floor Area Ratio

Maximum Structure Height:

- 50 feet (agriculture structures are exempt)
- An additional 5 feet (or fraction thereof) is allowed for every 5 feet of additional front, side and rear yard setback increase

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