



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

JUN 17 25

Planning &
Development

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| Date: _____ | For Staff Use Only: Docket No: <u>OC-25-033</u> | Staff: <u>JH</u> | Fee: <u>CK# 15026</u> |
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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): Christopher and Andrea Houser

Project Name: _____

Project Address: 6315 W. HWY 42

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

Subdivision Name: N/A Current Land Use: Residential

Parcel ID: 19-00-00-1013 Current Zoning: A4, C4 Lot Size: 39.5 Acres

Please explain/describe the requested Variance:

150' Road frontage variance to create Tract 2

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

No

Signatures:

Owner(s):

Name: Christopher & Andrea Houser Signature: _____

Address: 6315 W HWY 42 Goshen, KY 40026

Phone: _____ Email Address: _____

Applicant(s): (if other than owner)

Name: _____ Signature: _____

Address: _____

Phone: _____ Email Address: _____

Contact:

Name: C. Robert Vinsand Signature: [Signature]

Address: 1000 Cherrywood Pl Ste 200 LaGrange, KY 40031

Phone: 222-7487 Email Address: vinsandeng@gmail.com

100 West Jefferson Street ~ LaGrange, Kentucky

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

Last Updated 8/30/2015

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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 other land in the same general vicinity, or in the same zoning district? **The owner is requesting a road frontage variance of 150 feet to allow the creation of a 2.009 acre lot. This lot has an existing residence. The owner wishes to put the property into a family trust, and this can only be accomplished by creating a separate tract. The new tract will utilize the proposed driveway and access easement.**
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? **Other properties in this part of the county have been granted road frontage variances for the creation of new parcels.**
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.**
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?

Objective LU-1-4: Encourage the continued use of land for agriculture, farming, dairying, pasturage, horticulture, wildlife conservation, wildlife habitat, etc. by providing flexibility in zoning, subdivision and site plan review regulations that enable such activities to coexist with development, thus assisting in the preservation of Oldham County's rural character.

The Houser's desires to subdivide her property in a manner that complies with the above objective of the Oldham County Comprehensive Plan. The requested road frontage variance will allow for the creation of a new tract, but does not involve any new construction for buildings or infrastructure.

The variance will not harm the public because it does not change the character of the neighborhood and preserves the rural nature.