



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

Date: _____	<i>For Staff Use Only:</i>	Docket No: <u>OC-26-036</u>	Staff: <u>JH</u>
			Fee: <u>\$525</u>

CK# 131

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): Chad Sprigler

Project Name: Oldham County Townhomes - Phase II

Project Address: Victory ^{Lane} Court, Prospect, KY 40059

City: Prospect, KY Is the project within the incorporated city limits? _____

Subdivision Name: _____ Current Land Use: _____

Parcel ID: 01-00-00-5B Current Zoning: R-4 Lot Size: 1.046 ac

Please explain/describe the requested Variance:

Variance of Required Rear Yard Setback to allow building encroachment within 14 ft. of the property line.

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

Previous development of Phase I Oldham Co Townhomes.

Signatures:

Owner(s):

Name: PYC, LLC Signature: Andrew Simmons

Address: 214 East Elm Street New Albany, IN 47150

Phone: 561-440-0690 Email Address: spriglercompany@gmail.com

Applicant(s): (if other than owner)

Name: _____ Signature: _____

Address: _____

Phone: _____ Email Address: _____

Contact:

Name: Heritage Engineering Camille Hessen Signature: _____

Address: 603 North Shore Drive, Ste 204 Jeffersonville, IN 47130

Phone: 812-280-820 Email Address: chesen@heritageeng.com

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100 West Jefferson Street ~ LaGrange, Kentucky

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

Last Updated 8/30/2015

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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 general vicinity and similar zoning district does not have similar lot shape constraints. Lot is oddly shaped with an angled rear property line. The townhomes are parallel to the street frontage and the rear yard declines towards the East corner.

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?

In this zoning district the property is well-suited to accommodate this proposed density and coverage. However, the setback is the limiting factor due to the irregular shaped lot.

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?

Installation of screening and landscaping is proposed to offset impact of the setback encroachment.

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Submittal Checklist:

- X 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?
- \$300 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
- \$225 3. Notice fees equal to \$5.00 per adjoining property owner.
- X 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)
- X 5. Property information for the project location as listed by the Property Valuation Administration (PVA). (*See note below for PVA directions)
- X 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.
- X 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.
- X 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*