



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

For Staff Use Only:

Date: _____ Docket No: _____ Staff: _____ Fee: _____

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): Ann Howard and Leslie Hagan

Project Name: ADA Accessible ADU

Project Address: 5950 Old Lagrange Road

City: Crestwood Is the project within the incorporated city limits? no

Subdivision Name: N/A Current Land Use: Residential

Parcel ID: 32-00-00-8A Current Zoning: R-2 Lot Size: 1.914 acres

Please explain/describe the requested Variance:

Location variance to build ADU between existing house and Old Lagrange Road

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

ADU variance and conditional use permit pending. Also, a deck permit in progress

Signatures:

Owner(s):

Name: Ann Howard / Leslie Hagan Signature: Ann Howard Leslie Hagan

Address: 5950 Old Lagrange Road Crestwood, KY 40014

Phone: [REDACTED] Email Address: [REDACTED]

Applicant(s): (if other than owner)

Name: _____ Signature: _____

Address: _____

Phone: _____ Email Address: _____

Contact:

Name: _____ Signature: _____

Address: _____

Phone: _____ Email Address: _____

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?

We planned meticulously to ensure the ADU did not go in front of the existing home on the property, but apparently the "front" of the home is the side which faces Old Lagrange Road, the side on which we have planned to build the ADU. So while when you drive down our driveway, it will appear to be tucked in to the left side of the house among the trees, it will technically be in front of the house since it is between the existing home and the road which the home is off of.

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?

If we are not able to build in this location, we would be unable to use the new septic system that we build to accommodate the current home and the ADU. We placed that septic system according to Oldham County code with the intention of building the ADU in this proposed location. We would not be able to afford a whole other septic system, and we would therefore not be able to build the ADU at all.

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?

By allowing us to build "in front of" the existing home between the home and Old Lagrange Road, we are allowing it to be tucked next to the existing home among the trees, thus preserving the natural beauty of the property and keeping up with the existing character of the home.

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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?
- X 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
- X 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.*