



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

For Staff Use Only:
Date: _____ Docket No: 06-25-039 Staff: AB Fee: \$230

This application must be submitted in person at the Planning and Zoning Office.

check # 72.83

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

Name of Applicant(s): Louis & Diane Welle

Project Name: New Home Construction

Project Address: 1818 Zachary Dr

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

Subdivision Name: Woodridge Estates Current Land Use: Residential

Parcel ID: 54-BA-02-81 Current Zoning: Res Lot Size: 1.078 Ac

Please explain/describe the requested Variance:

Reduce Front Setback from 50' to 35'

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: Louis Welle; Diane Welle Signature: [Signature]

Address: 12218 Ridgeway Dr Goshen KY 40026

Phone: [Redacted] Email Address: [Redacted]

Applicant(s): (if other than owner)

Name: _____ Signature: _____

Address: _____

Phone: _____ Email Address: _____

Contact:

Name: Louis Welle Signature: [Signature]

Address: 12218 Ridgeway Dr Goshen KY 40026

Phone: [Redacted] Email Address: [Redacted]

Board of Adjustments and Appeals
Application for Variance
(Page 2)

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?

Response on following Page

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?

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?

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?

Board of Adjustments and Appeals

Application for Variance - Responses

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?

When the original subdivision plan was approved, the front setbacks were 50 feet. With this developer approved house plan, the builder suggested placing the house centered on the lot or to the right for best driveway placement given the lot topology. The depth of the house plan and the designated septic placement prevents centering the house on the lot with the 50-foot setback requirements. By shifting the house forward 15 feet, the recommended basement to septic system distance is followed.

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?

Our desire is to have a daylight window in the left basement bedroom while maximizing back and left yard usability. Adhering to the 50-foot setback would require shifting the house to the left 20 - 30 feet, reducing the desired usability.

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?

The requested setback will still meet the county 35-foot requirement. The house portion of the structure will remain behind the original 50-foot setback with the side facing garage being the only portion of the structure that would be forward of the 50-foot setback. The overall visuals of the house will blend in perfectly with the surrounding houses.