

Hello

My wife and I are retired and enjoy traveling around the US in our RV. We have been planning to build a ranch house with an RV garage so that packing/unpacking for trips is easier in our senior years. We purchased Lot 81 (1818 Zachary Dr) in Woodridge Estates Section II with that intention. The Deed of Restrictions requires side facing garages; however, variances are allowed with developer approval. There are several existing homes in the development that have both side facing and forward-facing garages sharing a common driveway. To be consistent with pre-existing homes in the area, our house plans have a front two-car garage that is side facing and a forward-facing RV garage that share a common driveway. We requested and received approval from the developer for the RV garage configuration.

Prior to purchasing the lot, we met the majority of adjacent neighbors and learned that a Board of Directors had never been formed for the Home Owners Association and that annual dues have never been collected. Additionally, we had a septic system site evaluation performed by the Oldham County Health Department which designated the septic area to be placed in the right rear corner of the lot.

To accommodate a forward-facing RV garage and a side facing the two-car garage, the total house depth is ~80 feet. We met with three builders at the lot and all suggested that the driveway and garages be placed on the right side of the house and positioned toward the right side of the lot, due to lot topology. With the 50' setback requirement and 80' structure depth, the right rear corner of the basement is overlapping with the left front corner of the septic system area. Our desire is to have a daylight window in the left basement bedroom while maximizing the back and left side yard usability. Adhering to the 50' setback would require shifting the house 20'-30' feet to the left, reducing the desired usability.

As such, we approached Oldham County Planning and Zoning in an effort to request a front setback variance of 35' for our new house.

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

Tony & Diane Welle