



OLDHAM COUNTY BOARD OF ADJUSTMENTS AND APPEALS

September 18, 2025

Summary of Application:

Docket:	OC-25-039
Request:	Front Yard Building Line Limit Variance
Applicant:	Louis & Diane Welle
Location:	1818 Zachary Dr, La Grange
Existing Land Use:	Undeveloped
Existing Zoning:	R-2, Residential
Total Site Size:	1.073 acres
Tax Parcel:	54-13A-02-81



Surrounding Zoning:

North – Land Use: Residential
Zoning: R-2
South – Land Use: Residential
Zoning: R-2

East – Land Use: Residential
Zoning: R-2
West – Land Use: Residential
Zoning: R-2

Board of Adjustments Action:

An application has been filed requesting a Front Yard Building Line Variance for property located at 1818 Zachary Dr., La Grange.

Site History:

No site history.

Case History:

Posted to Website: 08/29/2025
Adjoining Property Owner Notices Mailed: 09/02/2025
Public Notice Appeared in Oldham Era: 09/11/2025

Notes:

1. The applicant is requesting a Front Yard Building Line Limit Variance for a 1.073-acre tract to build a single-family residence.
2. According to Oldham County Zoning Ordinance 060-020, the Front Yard Setback requirement in R-2 zoning is 35 feet.
3. However, the parcel is located in the Woodridge Estates Subdivision. When the subdivision plat was recorded, the subdivision required a 50 feet building line limit.
4. The applicant would like to build the single-family residence with a front yard setback of 35 feet due to the topography and septic placement.
5. The variance from the Woodridge Estates Record Plat and the proposed plan is 15 feet.

Motions and Findings:

Every motion to approve a variance or conditional use must state the finding(s) required by statute or regulation and must also state the reasons for the motion. Every motion to deny must state the reasons for the motion. Suggested motions to approve or deny are set out below.

Variance:

The applicant is requesting a Front Yard Setback Variance for property located at 1818 Zachary Dr, La Grange.

Proposed Front Yard Setback Variance:

Record Plat Required Front Yard Setback: 50 feet

Requested Side Yard Setback: 35 feet

Requested Variance: 15 feet

Motions:

Move to **approve** the variance because it will not adversely affect the public health, safety or welfare, will not alter the essential character of the general vicinity, will not cause a hazard or nuisance to the public, and will not allow an unreasonable circumvention of the requirements of the zoning regulations because _____.

Motion to **deny** the variance because (any one or all of the following):

- a. It will adversely affect the public health, safety or welfare because _____;
- b. It will alter the essential character of the general vicinity because _____;
- c. It will cause a hazard or nuisance to the public because _____;
- d. It will allow an unreasonable circumvention of the requirements of the zoning regulations because _____.

In deciding on a variance, you may consider whether:

- a. The requested variance arises from special circumstances which do not generally apply to land in the general vicinity or in the same zone;
- b. The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant; and
- c. The circumstances are the result of actions of the applicant taken subsequent to the adoption of the zoning regulation from which relief is sought.

You cannot approve a variance which is the result of willful violations of the zoning regulation by the applicant subsequent to the adoption of the zoning regulation from which relief is sought.

Potential Conditions of Approval:

1. The variance shall only apply to the application considered at the September 18, 2025 Oldham County Board of Adjustments public hearing.

Considerations:

- * Refer to the applicant's justification statement and other evidence in the record.

-or-

Move to **deny** the variance because the proposed use is **not** essential or desirable to the community, or is in conflict with the elements and objectives of the Comprehensive Plan, or is not in compliance with the zoning regulations, based on the following factual determinations and conclusions_____.

Considerations:

- * Refer to the applicant's justification statement and other evidence in the record.

-or-

Move to **deny** the variance because the proposed use is **not** essential or desirable to the community, or is in conflict with the elements and objectives of the Comprehensive Plan, or is not in compliance with the zoning regulations, based on the following factual determinations and conclusions_____.

DIVISION 060 R-2 RESIDENTIAL DISTRICT

Sec. 060-010 R-2 Residential District: Intent

The purpose of the R-2 Residential District is to allow, preserve and protect the character of low density, detached single-family areas and neighborhoods at densities up to 3.63 dwelling units per acre.

Sec. 060-020 R-2 Residential District: Development Regulations

Minimum Lot Area:

- 12,000 square feet with sanitary sewers
- 43,560 square feet without sanitary sewers
- 43,560 square feet within the city of Pewee Valley

Minimum Lot Width:

- 80 feet; or
- 150 feet for lots without sanitary sewers

Maximum Density/Intensity:

- 3.63 dwelling units per acre
- 0.35 Floor Area Ratio

Maximum Structure Height:

- 35 feet (agriculture structures are exempt)

Minimum Front Yard Setback:

35 feet

Minimum Side Yard Setback:

- 7 feet
- 25 feet total for both sides

Minimum Street Side Yard Setback:

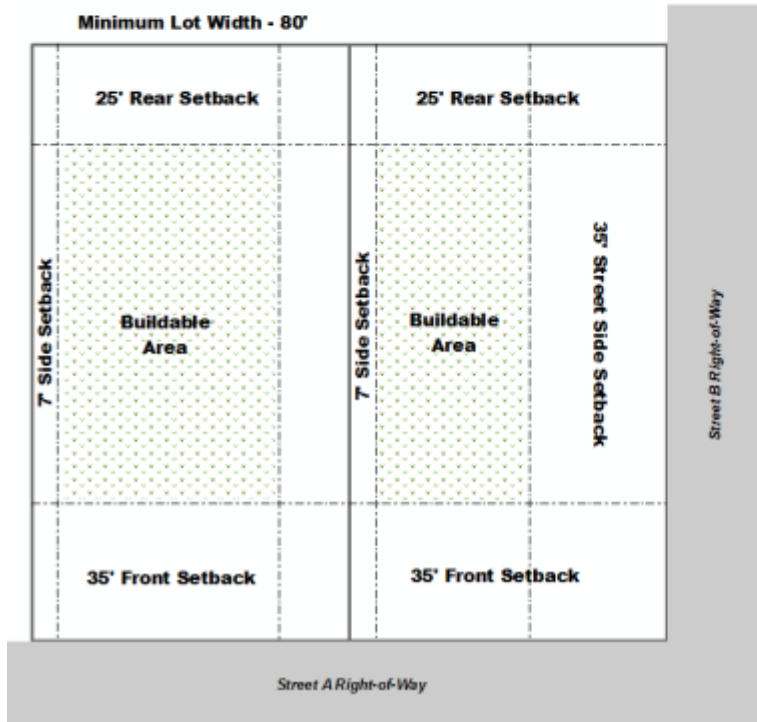
35 feet

Minimum Rear Yard Setback:

25 feet

Maximum Lot Coverage for Structures:

30 percent of the lot area



Additional Standards that may Apply:

- Accessory Dwelling Units.....Sec 250-040
- Accessory Uses & Struc.....Sec 250-030
- Agritourism Buildings.....Sec 260-035
- Barrel Warehouses.....Sec 250-320
- Brew pubs.....Sec 250-310
- Distillery & Brewery.....Sec 250-300
- Height.....Sec 330-010
- Home Occupation.....Sec 260-230
- Fences & Walls.....Sec 250-090
- Capacity of Infrastructure...Division 270
- Highway 53 Overlay Dist.Division 245
- Historic Preservation.....Division 240
- Landscaping.....Division 300
- Lighting.....Division 310
- Parking.....Division 280
- Signs.....Division 290

Record Plat-Woodridge Estates

