



OLDHAM COUNTY BOARD OF ADJUSTMENTS AND APPEALS

September 18, 2025

Summary of Application:

Docket:	OC-25-040	
Request:	Maximum Lot Coverage for Structures Variance	
Applicant:	Kyle Kaminski	
Location:	3620 Old Sligo Road., La Grange	
Existing Land Use:	Undeveloped	
Existing Zoning:	AG-1	
Total Site Size:	0.63 acres	
Tax Parcel:	45-00-00-4F	

Surrounding Zoning:

North – Land Use: Residential
Zoning: AG-1, Agricultural

East – Land Use: Residential
Zoning: AG-1, Agricultural

South – Land Use: Agricultural
Zoning: AG-1, Agricultural

West – Land Use: Residential
Zoning: AG-1, Agricultural

Board of Adjustments Action:

An application has been filed requesting a Maximum Lot Coverage Variance for property located at 3620 Old Sligo Rd., La Grange.

Site History:

No site history.

Case History:

Agenda Posted to Planning Website: 08/29/2025
Adjoining Property Owner Notices Mailed: 09/02/2025
Public Notice Appeared in Oldham Era: 9/11/2025

Notes:

1. The existing parcel is a legal non-conforming use as it is below the 1 acre minimum at 0.63 acres. The parcel was created prior to 1989 when the 1-acre minimum rule was enacted.
2. The applicant is constructing a new home with a covered porch and garage for a total square footage of 6,200 square feet.
3. According to Section 020-020 AG-1 Agricultural/Residential District Development Regulations, the maximum lot coverage allowed is 20%.
4. For this particular parcel, 20% coverage equates to 5,488.56 square feet.
5. The proposed home with a covered porch and garage will be a combined 6,200 square feet.
6. The applicant is requesting a 3% Maximum Lot Coverage Variance in order to construct a new home with a covered porch and garage.

Summary:

An application has been filed requesting a Maximum Lot Coverage Variance for property located at 3620 Old Sligo Rd., La Grange.

Variance:

Proposed Maximum Lot Coverage for Structures Variance:

Required Maximum Lot Coverage: 20%

Lot Size: 27,442.82 square feet

Maximum Lot Coverage Permitted: 5,488.56 square feet

Proposed Home, Porch, and Garage Total Coverage: 6,200 square feet

Total Proposed Lot Coverage: 23%

Requested Variance: 3% (711.44 square 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.

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 conditional use 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 020 AG-1 AGRICULTURAL/RESIDENTIAL DISTRICT

Sec. 020-010 AG-1 Agricultural/Residential District: Intent

The AG-1 Agricultural/Residential District is intended to: (1) support and encourage agriculture for the purpose of recognizing the cultural heritage of the community and the agricultural contribution to the economic base; and (2) minimize urban-type development in rural areas until urban-type services and utilities can be efficiently provided.

Sec. 020-020 AG-1 Agricultural/Residential District: Development Regulations

Minimum Lot Area:

43,560 square feet

Minimum Road Frontage:

150 feet for lots under 2.5 acres

300 feet for lots 2.5 acres or more

Minimum Lot Width:

150 feet for lots under 2.5 acres

300 feet for lots 2.5 acres or more

Minimum Lot Depth:

200 feet

Maximum Structure Height:

35 feet (agriculture structures are exempt)

Minimum Front Yard Setback:

50 feet

Minimum Side Yard Setback:

15 feet

Minimum Street Side Yard Setback:

50 feet; or

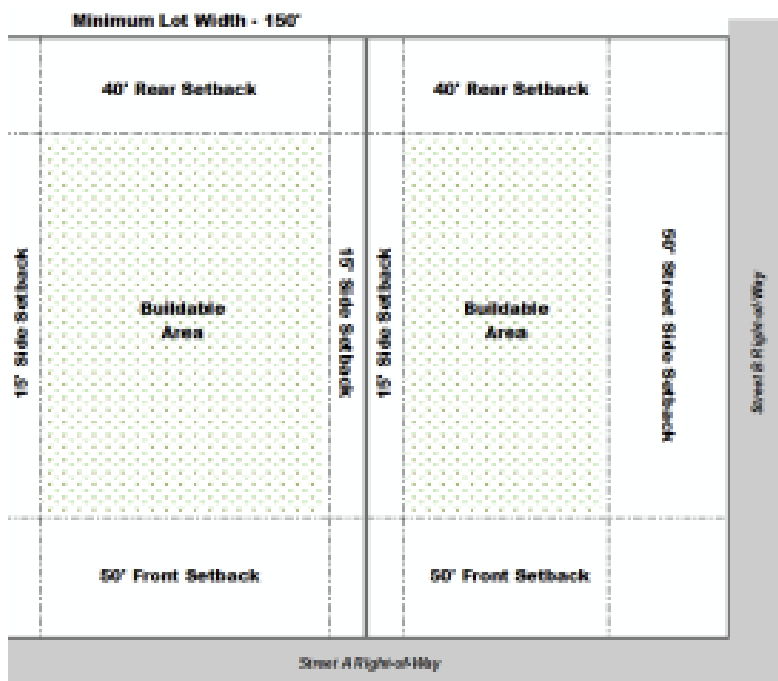
75 feet when adjacent to an arterial roadway

Minimum Rear Yard Setback:

40 feet

Maximum Lot Coverage for Structures:

20 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