



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

Oldham County

SEP 17 25

Planning & Development

Date: 9/25/2025 For Staff Use Only: Docket No: OC25-043 Staff: [Signature] Fee: \$430

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

Paid w/ cc #3610

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

Name of Applicant(s): James Hillard (BHDP), Madison Tucker (Bayer Becker)

Project Name: Crestwood Station Relocation

Project Address: HWY 393 & Commerce Pkwy

City: Buckner, Kentucky 40010 Is the project within the incorporated city limits? No

Subdivision Name: _____ Current Land Use: Vacant/Undeveloped

Parcel ID: 31-00-00-16B&12 Current Zoning: IPD Lot Size: 1.89 Ac.

Please explain/describe the requested Variance:

The proposed project is a 3,432 SF Chase Bank and associated ATM with drive-thru lane. The site has a 50' setback line along HWY 393 and the drive-thru and bypass lanes are proposed within this setback.

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

N/A

Signatures:

Owner(s): Oldham County Industrial Park, LLC

Name: c/o Buckner Development Company, Inc Signature: [Signature]

Address: 2100 Gardiner Lane, Suite 207 Louisville, KY 40205

Phone: [Redacted] Email Address: [Redacted]

Applicant(s): (if other than owner)

Name: James Hillard Signature: James G Hillard Jr

Address: 302 W. 3rd, Unit 500, Cincinnati, OH 45202

Phone: [Redacted] Email Address: [Redacted]

Contact:

Name: Madison Tucker Signature: [Signature]

Address: 1404 Race St., Suite 204, Cincinnati, OH 45202

Phone: [Redacted] Email Address: [Redacted]

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?

The property to the north of the proposed project site is an existing trailer storage facility. With the purchase of this site there is an agreement to provide an access easement to this site through the west portion of the property. This easement causes the proposed Chase Bank facility to be within the east portion of the property and therefore encroach into the 50' setback.

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?

The proposed project is a Chase Bank and without the variance the proposed ATM and drive-thru lanes would not fit within the property and therefore need to be removed. The ATM helps with the quick and smooth utilization of the bank services.

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?

Yes

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 project site has existing and proposed topography that is lower than the existing grade of HWY 393, therefore partially shielding the public view from the proposed site. While the drive-thru and bypass lane are within the 50' setback, the overall view in this area would be preserved due to elevation differences along this street frontage. Street Elevation in the range of 760-756, with a proposed building FF Elevation of 748.25.