



Board of Adjustments and Appeals
Oldham County Planning and Development Services
Application for a Conditional Use

For Staff Use Only:
Date: _____ Docket No: DL25-046 Staff: JWH Fee: \$500 CKH

This application must be submitted in person at the Planning and Zoning Office. AB5 21-12/8302

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

Note: All conditional use applicants must attend a pre-application conference prior to submitting this application.

Name of Applicant(s): DANIEL BARNHORST - RIVERFLOW PROPERTIES LLC

Project Name: THE BARGE INN

Project Address: 14215 HARBOUR PL

City: PROSPECT Is the project within the incorporated city limits? _____

Subdivision Name: CARDINAL HARBOUR Current Land Use: _____

Parcel ID: 04-02B-02B-135 Current Zoning: R Lot Size: 0.108 ACRES

*PreApplication Conference Date: _____

For what purpose are you requesting a Conditional Use?:

SHORT TERM RENTAL

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):

Name: DANIEL BARNHORST

Signature: [Signature]

Address: _____

PROSPECT KY 40059

Phone: _____

Email Address: _____

Applicant(s): (if other than owner)

Name: JOSEPH STILL

Signature: [Signature]

Address: _____

Phone: _____

Email Address: _____

Contact:

Name: LORI STILL

Signature: [Signature]

Address: _____

Phone: _____

Email Address: _____

Application for a Conditional Use
(Page 2)

Justification:

The Board of Adjustments and Appeals requires that each applicant respond to the following inquiry:

1. What are the specific reasons why the conditional use is essential and desirable? Also, how will granting the conditional use not conflict with the goals and objectives of the Oldham County Comprehensive Plan. (The Comprehensive Plan is available in the Oldham County Planning and Zoning Office for review and on the internet at www.oldhamcounty.net. To access the Comprehensive Plan on the web, click on Property then open the Comprehensive Plan under the Public Documents section.)

SEE ATTACHED

Why the Conditional Use is Essential & Desirable

Granting this conditional use for short-term rental is essential because it allows us to maintain a higher level of stewardship over the property than traditional long-term rentals. With guests coming and going, we will have continuous oversight, regular inspections, and ongoing upkeep—preventing the kind of deferred maintenance or neglect that can sometimes accompany long-term leases. Our townhouses have a few LTR and abandoned units that are poorly maintained and our goal is to prevent this from happening. We take pride in ownership and want to maintain the integrity of our neighborhood.

It is desirable because it enhances Oldham County's tourism economy and community image. Our property offers visitors direct access to the Ohio River, fishing ponds, nature and a tranquil setting providing a memorable, positive experience that highlights the county's natural resources and recreational opportunities. Guests leave with a favorable impression of Oldham County, supporting local businesses and returning for future visits.

Alignment with Oldham County Comprehensive Plan

This conditional use does not conflict with the Oldham County Comprehensive Plan—in fact, it supports several of its core goals and objectives:

1. Land Use & Growth Management

- The Plan calls for compatible development that fits within existing neighborhoods and preserves community character. Our short-term rental is not an intensification of use; it utilizes an existing residential property without requiring rezoning, new infrastructure, or disruption to surrounding land uses.

2. Economic Development & Tourism

- The Plan emphasizes diversifying the economy and promoting appropriate business opportunities. Short-term rentals directly contribute to the visitor economy by attracting travelers who spend money at local shops, restaurants, and attractions. This supports small business vitality without creating industrial or commercial sprawl.

3. Community Facilities & Services

- Because we host smaller groups with shorter stays, our property places less long-term strain on schools, utilities, and public services than traditional long-term rentals. It remains owner-monitored, safe, and well-maintained.

4. Environmental Stewardship

- The Plan highlights protecting the county's natural features and promoting responsible enjoyment of them. Our property allows guests to experience the Ohio River in a respectful, controlled setting—reinforcing the value of Oldham County's natural resources.

5. Quality of Life & Rural Character

- By offering visitors a unique, well-cared-for place to stay, we showcase the county's heritage and rural beauty while ensuring that the property remains in excellent condition, benefitting both neighbors and guests.

Approving this conditional use permit for short-term rental is consistent with the Comprehensive Plan's goals of encouraging compatible land use, supporting economic vitality, enhancing tourism, protecting natural resources, and maintaining community character. Our proposal helps implement its vision in a practical, low-impact way.


9-15-25

Application for a Conditional Use
(Page 3)

Submittal Checklist:

- _____ 1. Complete Oldham County Planning and Zoning Conditional Use Application.
(Owner's signature is required.)
- _____ 2. Required Conditional Use Application Fee as listed below:
a.) Residential: \$500.00 b.) Non-Residential: \$800.00 c.) Industrial: \$1,000.00
- _____ 3. Notice fees equal to \$5.00 per adjoining property owner.
- _____ 4. Mailing Labels for all adjoining property owners, including name and address of all 1st tier adjoining parcels. 1st tier adjoining parcels include all those that border the property, including those across streets. (*See note below for PVA directions)
- ✓ _____ 5. Property information for the project location as listed by the Property Valuation Administration (PVA). (*See note below for PVA directions)
- ✓ _____ 6. A copy of the current recorded deed along with any applicable easement deeds or maintenance agreements. Include any surveys of the property, if available.
- _____ 7. Eight copies of a plan showing existing conditions and including:
- ✓ Property Boundaries and easements with dimensions.
 - ✓ Location and exterior dimensions of existing structures.
 - NK ~~✓ Location and dimensions of any proposed structures.~~
 - ✓ Location of any parking areas and/or driveways.
 - ✓ Distances between any existing and proposed structures to the property boundaries.
 - ✓ Current property zoning and neighboring property zoning.
 - ✓ Name and address of project property owner and all adjoining property owners.
 - ✓ Adjoining Streets with labels.
 - ✓ Vicinity Map showing location of property in relation to nearest major intersection.
 - ✓ North Arrow.
 - NK ~~✓ Location and dimensions of any existing or proposed signs.~~
 - ✓ Topographical characteristics of site and immediate surrounding property.
 - NA ~~Other information as determined during the PreApplication Conference with staff.~~
- For Home Occupations, also include:
- NA ~~_____ A Floor Plan of the structure where the Home Occupation will be located.~~
 - NA ~~_____ Shade the region/room of the structure to be used as the Home Occupation area.~~
 - _____ Interior dimensions of the structure must be labeled.
- ✓ _____ 8. Photos and other supporting documents.

** Accessing PVA information: Property information may be accessed on the internet at www.oldhampva.com. In order to search for a property, users must select "Tax Payer Info" from the left column then select "Property Search". Once located, users may print the information using the print command on their internet browser. For adjoining property owners or further assistance contact PVA at: 110 W. Jefferson Street in LaGrange or at (502)222-9320.*