



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

Oldham County

NOV 18 25

Planning &
Development

Date: 11/21/25 For Staff Use Only: Docket No: OC-26-060 Staff: AB Fee: \$285

This application must be submitted in person at the Planning and Zoning Office. check # 1076

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

Name of Applicant(s): Key Homes, LLC

Project Name: 3604 & 3608 W. Kentucky Highway 146, La Grange, Kentucky, 40031

Project Address: W. Kentucky Highway 146 Apartment Complex

City: La Grange Is the project within the incorporated city limits? No

Subdivision Name: N/A Current Land Use: Single-Family Residential

Parcel ID: 30-30A-05-10A&10B;
30-30A-05-11 Current Zoning: R-2; C-1 Lot Size: 0.36 acres

Please explain/describe the requested Variance:

A variance of twenty-one feet (21') for the rear yard setback standard for R-4 properties set in
Sec. 090-020 of the Oldham Co. Comprehensive Zoning Ordinance

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

TRC-25-020

Signatures:

Owner(s):

Name: Key Homes, LLC Signature: [Signature]

Address: 4751 Fox Run Road, Buckner, Kentucky, 40010

Phone: _____ Email Address: _____

Applicant(s): (if other than owner)

Name: _____ Signature: _____

Address: _____

Phone: _____ Email Address: _____

Contact:

Name: Michael G. Swansburg, Jr., Esq. Signature: [Signature]

Address: c/o Swansburg & Smith, PLLC, 117 W. Main Street, La Grange, Kentucky, 40031

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?

See attached.

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?

See attached.

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?

See attached.

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?

See attached.

VARIANCE JUSTIFICATION STATEMENT
WEST KENTUCKY HIGHWAY 146 APARTMENT COMPLEX
3604 & 3608 W. Kentucky Highway 146
La Grange, Kentucky 40031

The Applicant, Key Homes, LLC, (hereinafter "**Key Homes**") respectfully submits the following addendum to its Application for Zoning Map Amendment and Development Plan regarding its request for a variance of twenty-one feet (21') for the rear yard setback standard for R-4 properties set forth in § 090-020 of the Oldham County Comprehensive Zoning Ordinance (hereinafter, the "**Request**") and answers the following questions as follows:

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 which is the subject of the Request sits on a parcel of land that, at its widest point, stretches just under eighty-eight feet (88') between the property owned by the CSX railroad and the right-of-way for Kentucky Highway 146. At its narrowest point, that same parcel is a little more than sixty-nine feet (69'). If Key Homes were required to adhere to all of the required setbacks for an R-4 designation, it could develop an apartment complex that is no bigger than twenty-nine feet (29') in length, which is infeasible for a multi-unit building. Most R-4 zoned properties do not face these physical property limitations.

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?**

Whereas other landowners in R-4-designated area do not face such challenges, as noted above, if Key Homes were denied its variance request, it would be precluded practically from constructing a single multi-unit apartment complex on the property.

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?**

Prior to Key Homes's purchase of the property at issue, there existed two single-family residences on each sub-lot, each of which was constructed at a time when Kentucky Highway 146 was a major thoroughfare between La Grange and Crestwood.

With the construction of I-71 to the south, Kentucky Highway 146's status as an important north-south transportation artery changed, rendering the single-family homes along the road outdated and misplaced. Very few individuals, particularly young families, wish to purchase and raise children adjacent to a busy highway and active railroad.

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 Request does nothing impede the public safety and welfare in this area of Oldham County. Although the Request would change the tenor of the property from single-family homes to a multi-unit apartment building, it will maintain the residential character of the area. Additionally, the Request will provide the public with an affordable housing alternative to the expensive single-family subdivisions located elsewhere in Oldham County.