



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

Date:	For Staff Use Only	# 208	Fee: \$105
Date:	Docket No:	Staff:	

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

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

Name of Applicant(s): River Housing, LLC by Cecily Bell - President

Project Name: Dogwood Cross Rd Frontage Variance

Project Address: 0 Dogwood Cross Rd. LaGrange, KY 40031 (no postal address assigned at this time.)

City: LaGrange Is the project within the incorporated city limits? Yes

Subdivision Name: N/A Current Land Use: Agricultural / Rural General

Parcel ID: 46-00-00-4J Current Zoning: R-2 & CO-1 Lot Size: 8.193 acres

Please explain/describe the requested Variance:

Request variance of "Road Frontage" requirement for CO-1 to provide for creation of "Tract 2" to be divided from parent tract in order to create a Single Family Residential homesite on this property.

Are there any past or present related Planning and Zoning cases on this property? If yes, please list the cases: No past or present related P&Z cases known at this time by applicant. This property is identified on Oldham Co GIS as future "Subdivision" area.

**Signatures:**

**Owner(s):** River Housing, LLC  
 Name: \_\_\_\_\_

Authentisign  
 Signature: 

Address: PO Box 202 Prospect, KY 40059

Phone: [REDACTED] Email Address: [REDACTED]

**Applicant(s): (if other than owner)**

Name: \_\_\_\_\_ Signature: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email Address: \_\_\_\_\_

**Contact:**

Name: Garrett Ackles - Semonin Realtors Signature: [REDACTED]

Address: 4008 Oakridge Dr. Crestwood, KY 40014

Phone: [REDACTED] Email Address: [REDACTED]

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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?

-This is a part of a 44.29 acre parcel that is uniquely isolated from the parent tract and not currently in the general best use of this land.

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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?

-This parcel is surrounded by Single Family Residential homesites and could provide for a well designed and mutually beneficial homesite for owners, neighbors, LaGrange and Oldham Co. By denying this request the owners would be prevented from utilizing this land to it's best use, neighbors would be denied consistancy and local govt denied tax base increase for this land.

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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?

- No, this is simply a tract of land that is a result of surrounding neighborhoods being split and this parcel remaining as possibly the most unconventional property in OC.

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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?

- This variance would provide the owner an opportunity to preserve the continuity of this area with a parcel that would attract a high end single family homesite consistant with this area of LaGrange and Oldham County. Due to it's current isolation and ease of access, this parcel is often the target of tresspassing and dumping. This variance provides the opportunity to negate this situation and improve the immediate area for all concerned.

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#### ***Submittal Checklist:***

1. Complete Oldham County Planning and Zoning Variance Application (Owner's signature is required.)  
Justification Section:  
1. Examples of specific conditions include size of property, location of existing structure, topography, etc.  
2. What will happen if the Variance is not granted?  
3. Did the applicant create the need for the Variance? If not, please explain why this is not the case.  
4. Will the Variance harm the surrounding properties? Are there similar situations in other parts of the community?

2. Required Variance Fee as listed below:  
a.) Residential-Detached \$200.00 b.) Non-Residential: \$400.00 c.) Industrial: \$600.00  
Residential-Attached \$300.00

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 1<sup>st</sup> tier adjoining parcels. 1<sup>st</sup> 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.  
 na Location and exterior dimensions of existing structures.  
 na Location and dimensions of any proposed structures.  
 na Location and dimensions of any existing or proposed signs.  
 na Location of any parking areas and/or driveways  
 na Distances between any existing and proposed structures to the property boundaries.  
 na Current property zoning and neighboring property zoning.  
 na Name and address of project property owner and all adjoining property owners.  
 na Adjoining Streets with labels.  
 na Vicinity Map showing location of property in relation to nearest major intersection.  
 na North Arrow.  
 na Highlight, in yellow, the location of the requested Variance.  
 na Label the dimensions of the requested Variance

8. Photos and other supporting documents.

\* Accessing PVA information. Property information may be accessed on the Internet at [www.oldhampva.com](http://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. rev. 1/16/2015