



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

Oldham County

JAN 07 26

Planning & Development

Planning & Development
JAN 07 26

Oldham County

Date: _____ Docket No: For Staff Use Only: OC-26-008 Staff: JH Fee: _____

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.)

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

Name of Applicant(s): James & Austin Jarvis

Project Name: Short-Term Rental

Project Address: 6311 Zurich Ct, Prospect, KY 40059

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

Subdivision Name: Moser Farms Current Land Use: Single Family Home

Parcel ID: 11-08F-02-118 Current Zoning: R-2 Lot Size: 0.34 acres

*PreApplication Conference Date: _____

For what purpose are you requesting a Conditional Use?:

Owner-occupied short term rental

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

No

Signatures:

Owner(s):

Name: Austin Jarvis Signature:

Address: 6311 Zurich Ct, Prospect, KY 40059

Phone: ██████████ Email Address: ██████████

Applicant(s): (if other than owner)

Name: _____ Signature: _____

Address: _____

Phone: _____ Email Address: _____

Contact:

Name: Austin Jarvis Signature: _____

Address: _____

Phone: _____ Email Address: _____

100 West Jefferson Street ~ LaGrange, Kentucky

Ph: 502-222-1476 Fax: 502-222-3213

Last Updated 8/30/2015

*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.)

The requested conditional use to operate a short-term rental in my owner-occupied home is both essential and desirable because it allows me to responsibly use my property while maintaining it as a primary residence. Income from the short-term rental helps offset the cost of homeownership, while the home continues to function as a single-family residence.

Granting this conditional use is consistent with the goals of the Oldham County Comprehensive Plan. Because the home is owner-occupied, the use is limited in scope and does not change the residential character of the neighborhood. The property will not be used as a commercial lodging facility or absentee-owned rental.

The short-term rental will be managed in a way that minimizes any potential impacts on neighbors, including enforcing occupancy limits, parking rules, and quiet hours. The owner's on-site presence ensures ongoing oversight and responsiveness.

For these reasons, the proposed conditional use is appropriate, desirable, and consistent with the goals and objectives of the Oldham County Comprehensive Plan.

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.
 - 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.
 - Location and dimensions of any existing or proposed signs.
 - Topographical characteristics of site and immediate surrounding property.
 - Other information as determined during the PreApplication Conference with staff.
- For Home Occupations, also include:
 - A Floor Plan of the structure where the Home Occupation will be located.
 - 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.

