



OLDHAM COUNTY BOARD OF ADJUSTMENTS AND APPEALS

April 16, 2026

Summary of Application:

Docket:	OC-26-011	
Request:	Conditional Use Permit & Building Setback Variance	
Applicant:	Legacy Pet Services, LLC	
Location:	1060 D.W. Griffith Ln.	
Existing Land Use:	Warehouse	
Existing Zoning:	IPD, Industrial Park District	
Total Site Size:	1-acre	
Tax Parcel:	39-00-00-4M	

Surrounding Zoning:

North – Land Use: Industrial
Zoning: IPD, Industrial Park District

East – Land Use: Undeveloped
Zoning: IPD, Industrial Park District

South – Land Use: Industrial
Zoning: IPD, Industrial Park District

West – Land Use: Undeveloped
Zoning: IPD, Industrial Park District

Board of Adjustments Action:

An application has been filed requesting a Conditional Use Permit for a Pet Crematory, and a building setback Variance for property located at 1060 D.W. Griffith, Ln., La Grange.

Site History:

No site history.

Case History:

Posted to Website: 3/27/2026
 Adjoining Property Owner Notices Mailed: 3/31/2026
 Public Notice Appeared in Oldham Era: 4/9/2026

Notes:

1. The applicant is requesting a Conditional Use Permit for a Pet Crematorium business.
2. The property is zoned IPD, Industrial Park District.
3. Section 210-040 requires cemeteries, mausoleums and crematories to obtain a Conditional Use Permit (CUP) by the appropriate Board of Adjustments.
4. Section 260-080 states that the required setback for all buildings with this type of conditional use is thirty (30 feet from any property line.
5. The applicant is leasing a building that was constructed fifteen (15) feet from the property line, therefore the applicant is requesting a variance of fifteen (15) feet.

Motions and Findings:

Every motion to approve a variance or conditional use must state the finding(s) required by statute or regulation and must also state the reasons for the motion. Every motion to deny must state the reasons for the motion.

Suggested motions to approve or deny are set out below.

Conditional Use Permit:

The applicant is requesting a Conditional Use Permit for Cemeteries, Mausoleums, Crematories (Pet Crematory) on property located at 1060 D.W. Griffith Ln., La Grange.

Motions:

Move to **approve** the conditional use because the proposed use is **essential or desirable to the community** and **not in conflict with the elements, objectives and policies** of the Comprehensive Plan based on one or more of the following factors:

granting the conditional use permit will allow the **proper integration** into the community of a use specifically named in the zoning regulation.

the **character and objectives** of the proposed use and the **potential impacts** on the community and its surroundings are appropriate.

the **community or neighborhood has a need** for the proposed use and there are **potential benefits** to the community or neighborhood.

the proposed use is **compatible with surrounding land uses and the general character of the area**, including such factors as: height, bulk, scale, intensity, traffic, noise, odor, drainage, dust, lightning, or appearance.

the proposed use will not impair the **integrity and character** of the zone if there are specific restrictions on location, size, extent and character of performance.

there are adequate **public facilities** available, such as, including transportation, sanitation, water, sewer, drainage, emergency services, education, and recreation.

The specific conditions or restrictions which must be met in order for the proposed use to be permitted for any of the above reasons are as follows:

Potential Conditions of Approval:

1. The Conditional Use Permit shall only apply to the application considered at the April 16, 2026, Oldham County Board of Adjustments public hearing.

Considerations:

* Refer to the applicant’s justification statement and other evidence in the record.

-or-

Move to **deny** the conditional use because the proposed use is **not** essential or desirable to the community, or is in conflict with the elements and objectives of the Comprehensive Plan, or is not in compliance with the zoning regulations, based on the following factual determinations and conclusions_____.

(1) Building Setback Variance:

The applicant is requesting a Side Yard Setback Variance for property located at 1060 D.W. Griffith Ln., La Grange.

Proposed Building Setback Variance:
Required Setback for all buildings: 30 feet
Requested Building Setback: 15 feet
Requested Variance: 15 feet

(1) Motions:

Move to **approve** the variance because it will not adversely affect the public health, safety or welfare, will not alter the essential character of the general vicinity, will not cause a hazard or nuisance to the public, and will not allow an unreasonable circumvention of the requirements of the zoning regulations because _____.

Motion to **deny** the variance because (any one or all of the following):

- a. It will adversely affect the public health, safety or welfare because _____;
- b. It will alter the essential character of the general vicinity because _____;
- c. It will cause a hazard or nuisance to the public because _____;
- d. It will allow an unreasonable circumvention of the requirements of the zoning regulations because _____.

In deciding on a variance, you may consider whether:

- a. The requested variance arises from special circumstances which do not generally apply to land in the general vicinity or in the same zone;
- b. The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant; and
- c. The circumstances are the result of actions of the applicant taken subsequent to the adoption of the zoning regulation from which relief is sought.

You cannot approve a variance which is the result of willful violations of the zoning regulation by the applicant subsequent to the adoption of the zoning regulation from which relief is sought.

Potential Conditions of Approval:

1. The variance shall only apply to the application considered at the April 16, 2026 Oldham County Board of Adjustments public hearing.

Considerations:

* Refer to the applicant's justification statement and other evidence in the record.

-or-

Move to **deny** the variance because the proposed use is **not** essential or desirable to the community, or is in conflict with the elements and objectives of the Comprehensive Plan, or is not in compliance with the zoning regulations, based on the following factual determinations and conclusions _____.

Considerations:

* Refer to the applicant's justification statement and other evidence in the record.

-or-

Move to **deny** the variance because the proposed use is **not** essential or desirable to the community, or is in conflict with the elements and objectives of the Comprehensive Plan, or is not in compliance with the zoning regulations, based on the following factual determinations and conclusions _____.

DIVISION 210 IPD INDUSTRIAL PARK DISTRICT

Sec. 210-010 IPD Industrial Park District: Intent

The intent of the Industrial Park District (IPD) is to create performance based standards that will best utilize the community's limited industrial and commercial resources resulting in the expansion of the community's economic base and enhancement of the community's quality of life. The Industrial Park District (IPD) is intended to:

1. Provide sufficient space in attractive, landscaped, and planned industrial parks for industrial, commercial and office activities.
2. Protect future economic development opportunities from incompatible land uses.
3. Insure compatibility between industrial, commercial and office operations within an industrial park.
4. Provide employment opportunities for the community's residents and reduce commuting times.

Sec. 210-020 IPD Industrial Park District: Development Regulations

Minimum Lot Area:

43,560 square feet

Minimum Lot Width:

100 feet; or

150 feet without sanitary sewers

Maximum Density/Intensity:

1.0 Floor Area Ratio

Maximum Structure Height:

45 feet (agriculture structures are exempt)

An additional 15 feet is allowed for every 5 feet of additional front, side and rear yard setback increase

Minimum Front Yard Setback:

35 feet; or

50 feet when adjacent to arterial roadways

Minimum Side Yard Setback:

15 feet; or

25 feet when abutting a residential district

Minimum Street Side Yard Setback:

35 feet; or

50 feet when adjacent to arterial roadways

Minimum Rear Yard Setback:

25 feet

Maximum Lot Coverage for Structures:

60 percent of the lot area

Maximum Impervious Surface Including Structures:

80 percent of the lot area

Sec 210-030 IPD Industrial Park District: Permissible Encroachments into Required Yards

1. Sidewalks leading from parking areas may encroach into a ten (10) foot portion of the required front yard farthest from the public rights-of-way line. Such encroachment is for the sole purpose of providing pedestrian access from parking areas to a building's doorways.
 2. Any driveway entrance originating on the public street may encroach into the required front yard for the purpose of providing vehicular access from the public rights-of-way to the parking lot. Such driveway entrance shall not include turnarounds, parking lanes or parking areas.
 3. No loading and maneuvering areas are permitted in any required front yard nor in any required yard abutting a residential district.
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Oldham County Comprehensive Zoning Ordinance
Division 210 IPD Industrial Park District

Sec. 210-050 IPD Industrial Park District: Conditional Uses

All conditional uses permitted in the C-1 Local Business District, C-2 Community Business District, C-3 General Business District, C-4 Highway Service District, and I-1 Light Industrial District are permitted with the following exceptions and prohibitions:

1. Asphalt Processing and Road Mix Plant
2. Auto Auctions
3. Commercial Composting
4. Commercial Rifle, Pistol and Skeet Ranges
5. Concrete, Central Mixing and Batching Plants
6. Extraction and Development of Oil, Gas, and other Hydrocarbons
7. Extraction and Development of Other Natural Resources
8. Extraction of Minerals – Rocks and Earth Products
9. Fertilizer, Incineration or Reduction Products
10. Grain, Feed and Fuel Storage Sales
11. Ham Curing Operations
12. Land-farming Facility for Solid Waste
13. Livestock, Hog, or Cattle Feeding Yards
14. Lumber Yards, including Incidental Millwork
15. Single-Family Manufactured Homes
16. Slaughter Houses, Rendering Plants, or Similar Conditional Uses
17. Solid Waste Incinerators
18. Vehicle Wrecking and Salvage Operations

Oldham County Comprehensive Zoning Ordinance
Division 180 C-4 Highway Service District

**Sec. 180-030 C-4 Highway Service District:
Permitted Uses**

Agricultural Uses

- Agricultural Uses including Farmers Market
- Riding Academies and Stables

Commercial

- Adult Entertainment Establishments
- Building Material Sales
- Firework Sales (Permanent, Ancillary and Seasonal)
- Funeral Homes and Mortuaries
- Hotels and Motels
- Nursing Homes
- Printing and Lithograph Shops
- Retail and Personal Service Establishments
- Vehicle Sales and Display
- Vehicular Service & Repair Stations
- Vehicle Wash Vocational Schools

Community Facilities

- Adult Day Centers
- Colleges and Schools, Not For Profit (CF)
- Nursery Schools, Day Nurseries, and Child Care Centers
- Parks, Playgrounds, Community Centers, and Similar Uses

Eating Establishments

- Eating Establishments of Any Kind

Light Industrial

- Boat and Marine Supplies
- Building and Related Trades Shops
- Lumber Storage, Millwork, and Sales
- Manufactured Home Sales and Service
- Storage Facilities for Frozen Products

Office

- Business and Professional Offices Including Clinics and Immediate Care Facilities

Recreation

- Boat Docks, Launching Areas, Recreational Camps, Resorts
- Indoor Movie Theatres
- Private Clubs, Golf Courses, Miniature Golf Courses or Driving Ranges
- Public Parks and Forest Preserves
- Public Picnic Grounds, Beaches, Bridle and Bicycle Paths

**Sec. 180-040 C-4 Highway Service District:
Conditional Uses**

Commercial

- Auto Auctions
- Veterinary Hospitals and Kennels

Community Facilities and Services

- Marinas or Boat Rental

Health Services

- Hospitals and Institutions

Light Industrial

- Carting and Express Hauling Establishments
- Contractor's Equipment Storage
- Grain and Feed Storage and Sales
- Mini-Warehouses/Self Storage Facilities

Natural Resource

- Borrow Pits, Quarry, Gravel Pit, or Stone Mill
- Extraction and Development of Natural Resources

Recreation

- Aviaries and Zoos
- Indoor Sports Facilities

Residential

- Community Residences

Special

- Airports, Heliports, and Other Airship or Flying Machine Take-Off or Landing Facilities

Cemeteries, Mausoleums and Crematories

Utilities

- Private Utility Building and Facilities
- Sewage Treatment Plants

Sec. 260-080 Cemeteries, Mausoleums and Crematories

1. All structures shall be at least thirty (30) feet away from any property line.
2. No required yard shall be occupied by graves, and no graves shall encroach into the centerline setbacks established in the Major Thoroughfare Plan.