



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

\$410 CC#9339
\$1100 cash
Pd
2/17/26
ae
Received
2/17/26
AB

For Staff Use Only:

Date: _____ Docket No: OC-26-015 Staff: JH Fee: \$520

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): Emily Diamond

Project Name: A Diamond in the Fluff Dog Grooming

Project Address: 4740 Bennett Lane

City: LaGrange Is the project within the incorporated city limits? No

Subdivision Name: None Current Land Use: Farm-adjacent land

Parcel ID: 29-00-00-8F+8G Current Zoning: Ag Lot Size: 15.26 acres with adjoining lot

*PreApplication Conference Date: _____

For what purpose are you requesting a Conditional Use?:

Dog Grooming

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: Emily Diamond Signature: Emily Diamond

Address: 4740 Bennett Lane LaGrange, KY

Phone: [Redacted] Email Address: [Redacted]

Applicant(s): (if other than owner)

Name: _____ Signature: _____

Address: _____

Phone: _____ Email Address: _____

Contact:

Name: sammasabare 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.)

I have a one on one grooming business that was very small - involving 3 people a day coming for 3 days a week to have their dogs groomed. I would like to expand to 4 days + up to 5 clients. Also be able to put it on Google. My current permit does not allow me to do so. I am ag-zoned.

My property involves 2 parcels of land & is next to the prison property. We have a single neighbor next door.

My grooming business does not involve multiple dogs at once. Just one at a time so there are no barking dogs or excessive noise.

I do not have any employees. It is just myself.

I am seeking for conditional use to allow usage of Google services which I currently do not have permission for.

Customers come in through the front door or on the side through the barn

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

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) - *staff can do this*

5. Property information for the project location as listed by the Property Valuation Administration (PVA). (*See note below for PVA directions) - *print off page*

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: *(GIS) oldhamcountyky.gov*

- 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. - *what is on GIS is good*
- 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.