



OLDHAM COUNTY BOARD OF ADJUSTMENTS AND APPEALS

April 16, 2026

Summary of Application:

Docket:	OC-26-016	
Request:	Front, Side, and Front Yard Parking Setback Variance	
Applicant:	Thomas Finch	
Location:	428 E. Main St, La Grange	
Existing Land Use:	Industrial	
Existing Zoning:	I-1	
Total Site Size:	0.55 acres	
Tax Parcel:	46-00-00-35	

Surrounding Zoning:

North – Land Use: Industrial
Zoning: I-1

East – Land Use: Industrial
Zoning: I-1

South – Land Use: Undeveloped/Residential
Zoning: R-2A

West – Land Use: Industrial
Zoning: I-1

Board of Adjustments Action:

An application has been filed requesting a Front Yard, Side Yard, and Front Parking Setback Variance for property located at 428 E. Main St., La Grange.

Site History:

In July 1976, a Front Yard Setback Variance was approved by the La Grange Board of Adjustments (Docket # 552).

In February 2024, A Notice of Violation was issued for general upkeep of the property.

Case History:

Posted to County Website: 3/27/2026
Adjoining Property Owner Notices Mailed: 3/30/2026
Public Notice Appeared in Oldham Era: 4/9/2026

Notes:

1. The applicant is requesting a Front, Side, and Front Yard Parking Setback Variance for an existing and proposed addition to a building located on property at 428 E. Main St, La Grange.
2. The applicant has also applied for a Vehicular Use Area Perimeter Landscape Buffer Area Waiver that will be heard at the April 28 Planning Commission Hearing.
3. Due to the size and shape of the property, the proposed addition to the existing structure and upgrade to the property trigger the Variance and the Waiver.
4. According to Oldham County Zoning Ordinance 200-020, the Side Yard Setback requirement is 35 feet.
5. The applicant is requesting a variance of 23 feet for the Side Yard Setback to allow for a Side Yard Setback of 12 feet.
6. According to Ordinance 200-020, the Front Yard Building Setback requirement is 100 feet.
7. The applicant is requesting a variance of 24 feet for the Front Yard Building Setback to allow for a Front Yard Building Setback of 76 feet.
8. According to Ordinance 200-020, the Front Yard Parking Setback requirement is 35 feet.
9. The applicant is requesting a variance of 33 feet for the Front Yard Parking Setback to allow for a Front Yard Parking Setback of 2 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.

1. Variance:

An application has been filed requesting a Front Yard, Side Yard, and Front Parking Setback Variance for property located at 428 E. Main St., La Grange.

Proposed Side Yard Setback Variance:

Required Side Yard Setback: 35 feet
Requested Side Yard Setback: 23 feet
Requested Variance: 12 feet

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.
2. The applicant shall obtain all necessary building permits and inspections from the appropriate agencies.

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_____.

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.

2. Variance:

An application has been filed requesting a Front Yard, Side Yard, and Front Parking Setback Variance for property located at 428 E. Main St., La Grange.

Proposed Front Yard Setback Variance:

Required Front Yard Setback: 100 feet

Requested Front Yard Setback: 24 feet

Requested Variance: 76 feet

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:

- d. The requested variance arises from special circumstances which do not generally apply to land in the general vicinity or in the same zone;
- e. 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
- f. 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.
- 2. The applicant shall obtain all necessary building permits and inspections from the appropriate agencies.

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 _____.

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.

3. Variance:

An application has been filed requesting a Front Yard, Side Yard, and Front Parking Setback Variance for property located at 428 E. Main St., La Grange.

Proposed Front Yard Parking Setback Variance:

Required Front Yard Parking Setback: 35 feet

Requested Front Yard Parking Setback: 2 feet

Requested Variance: 33 feet

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:

- g. The requested variance arises from special circumstances which do not generally apply to land in the general vicinity or in the same zone;
- h. 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
- i. 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.
2. The applicant shall obtain all necessary building permits and inspections from the appropriate agencies.

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 190 I-1 LIGHT INDUSTRIAL DISTRICT

Sec. 190-010 I-1 Light Industrial District: Intent

The purpose of the I-1 Light Industrial District is to provide for commercial use, storage and any manufacturing use not normally crating a nuisance discernible beyond its property.

Sec. 190-020 I-1 Light Industrial District: Development Regulations

Minimum Lot Area:

- 10,000 square feet with sanitary sewers
- 43,560 square feet without sanitary sewers
- 43,560 square feet within the city of Pewee Valley

Minimum Lot Width:

150 feet

Maximum Density/Intensity:

1.0 Floor Area Ratio

Maximum Structure Height:

50 feet (agriculture structures are exempt)

Minimum Front Yard Setback:

- 100 feet for structures
- 35 feet for parking areas

Minimum Side Yard Setback:

- 35 feet; or
- 75 feet required when abutting a residential district

Minimum Street Side Yard Setback:

- 100 feet for structures
- 35 feet for parking areas

Minimum Rear Yard Setback:

25 feet

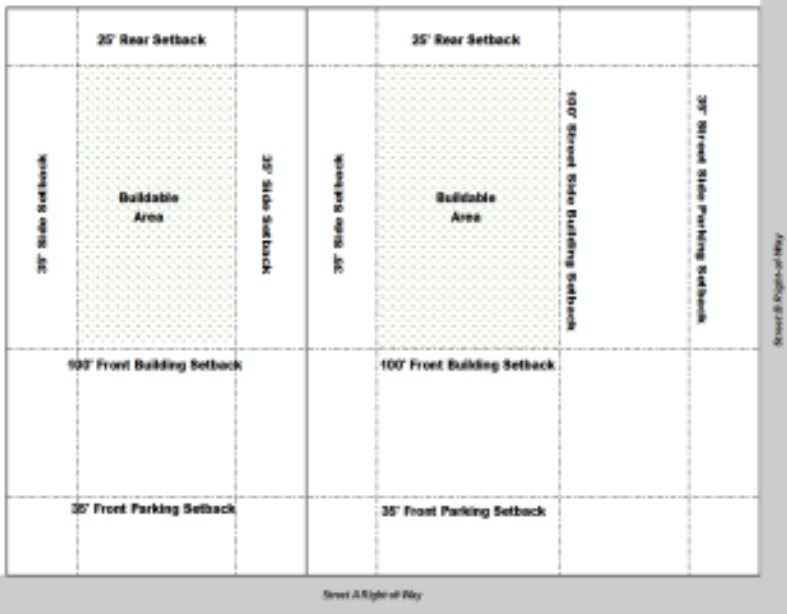
Maximum Lot Coverage for Structures:

75 percent of the lot area

Maximum Impervious Surface Including Structures:

90 percent of the lot area

Minimum Lot Width - 150'



Additional Standards that may Apply:

- Accessory Dwelling Units...Sec 250-040
- Accessory Uses & Struc.....Sec 250-030
- Agritourism Buildings.....Sec 260-035
- Barrel Warehouses.....Sec 250-320
- Brew pubs.....Sec 250-310
- Distillery & Brewery.....Sec 250-300
- Height.....Sec 330-010
- Home Occupation.....Sec 260-230
- Fences & Walls.....Sec 250-090
- Capacity of Infrastructure...Division 270
- Highway 53 Overlay Dist.Division245
- Historic Preservation.....Division 240
- Landscaping.....Division 300
- Lighting.....Division 310
- Parking.....Division 280
- Signs.....Division 290