



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

For Staff Use Only:

Date: 3/24/26 Docket No: OC-26-019 Staff: AB Fee: \$525

This application must be submitted in person at the Planning and Zoning Office. check #890

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): Chris & Katie Fitzner

Project Name: Mother & Father In-law suite

Project Address: 4210 Dana Rd.

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

Subdivision Name: Zaring Farms Current Land Use: Residential

Parcel ID: 42-42B-01-21 Current Zoning: AG-1 Lot Size: 5.40

*PreApplication Conference Date: _____

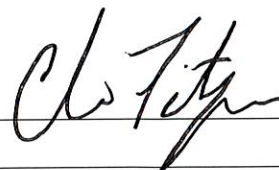
For what purpose are you requesting a Conditional Use?:

Detached accessory Dwelling unit, "For an ADU for mother & father in-laws"

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

Signatures:

Owner(s):

Name: Chris Fitzner & Katie Fitzner Signature: 

Address: 4210 Dana Rd. Crestwood, KY 40014

Phone:  Email Address: 

Applicant(s): (if other than owner)

Name: _____ Signature: _____

Address: _____

Phone: _____ Email Address: _____

Contact:

Name: _____ Signature: _____

Address: _____

Phone: _____ Email Address: _____

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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 structure that I'm proposed on wanting to build is a 936 square foot, accessory building used for the purpose of my aging in-laws. My mother in-law recently fell and broke her hip. She was down on the ground for four hours before she was able to get the strength to scoot & pull her self across the kitchen floor to grab the cord to the home phone to call for help. That's when my wife and I needed to come up with a plan to have them closer to us for us to be able to help them with some needs as they get older & still give them some independence and privacy to live life out to the fullest with the grand kids living near by.

We also have an autistic daughter that in the far future may want to stay living at home with us this could be a small home for her to stay in allowing her to be close to us and allowing her some independence if she may need something. or any of our children if they need to move back home it would allow them a small private place to stay.

We currently have six kids and my own aging mother lives with us in our house. We have no room to put on an addition to our current house layout without having to deal with stairs that we are trying to stay away from. That's why we are requesting an ADU to be built on the left side of our home and back near our inground pool in the back yard.

The preposed ADU plans we want to build will tie into what our current house aesthetics appearance is. It will fit in with all the characteristics of the neighborhood.

This structure is to be only used for residential, it will not ever be used for Short term rental.

I have met with my surrounding adjoining property neighbors and explain what I want to build and showed them what it would look like and it's purposed placement on our property. Each neighbor signed a agreeance that they don't oppose the ADU build that I'm requesting approval.