



Board of Adjustments and Appeals
Oldham County Planning and Development Services
Application for Variance

For Staff Use Only:
Date: _____ Docket No: OC-24-022 Staff: JH Fee: \$215 CUKH 770453

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.)

Name of Applicant(s): Mark Collins and Amanda Collins

Project Name: Garage

Project Address: 2110 Ridge Road

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

Subdivision Name: N/A Current Land Use: Residential

Parcel ID: 51-15-01-7 Current Zoning: CO-1 Lot Size: 5.57 acres

Please explain/describe the requested Variance: Construction of garage in an area between the front plane of the main residence and the front yard property line.

Are there any past or present related Planning and Zoning cases on this property? If yes, please list the cases: No.

Signature of Owner(s):

Name: Mark E. Collins

Signature: [Handwritten Signature]

Address: 2110 Ridge Road, Pendleton, Kentucky 40055

Phone: [Redacted]

Email Address: _____

Name: Amanda Collins

Signature: [Handwritten Signature]

Address: 2110 Ridge Road, Pendleton, Kentucky 40055

Phone: [Redacted]

Email Address: [Redacted]

Attorney:

Name: Sean P. Paris

Signature: [Handwritten Signature]

Address: 306 West Jefferson Street, La Grange, Kentucky 40031

Phone: [Redacted]

Email Address: [Redacted]

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Justification:

The Board of Adjustments and Appeals requires that each applicant respond to the following four questions (Please refer to the attached checklist for further explanation):

1. What are the specific conditions related to this request that are unique only to the applicant's land and do not exist on other land in the same general vicinity, or in the same zoning district?

The current placement of the garage maximizes the use of our land. Due to a pre-existing structure, the current location is the only viable place to have put it.

2. If this variance were not granted, how would this deprive the applicant of reasonable use of the land in a manner equivalent to uses permitted to other landowners in the same zoning district?

Other landowners in the immediate neighborhood also have garages in front of the main building. See attached. The additional garage will permit us to clean up our property.

3. Are the unique conditions and circumstances a result of actions of the applicant taken after the adoption of the zoning regulations from which relief is sought?

No, the pre-existing garage appears in Google images dated to 1997, it was likely built in 1971, when the primary residence was built.

4. How will the variance preserve, and not harm, the public safety and welfare of the public and maintain the essential character of the neighborhood?

The structure does not detract from the surrounding properties it is of a like kind compared to neighboring structures that also have garages placed to the front of the house.

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Submittal Checklist:

1. Complete Oldham County Planning and Zoning Variance Application. (Owner's signature is required.)
Justification Section:
1. Examples of specific conditions include size of property, location of existing structure, topography, etc.
 2. What will happen if the Variance is not granted?
 3. Did the applicant create the need for the Variance? If not, please explain why this is not the case.
 4. Will the Variance harm the surrounding properties? Are there similar situations in other parts of the community?
2. Required Variance Fee as listed below:
a.) Residential-Detached \$200.00 b.) Non-Residential: \$400.00 c.) Industrial: \$600.00
Residential-Attached \$300.00
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 and dimensions of any existing or proposed signs.
 - 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.
 - Highlight, in yellow, the location of the requested Variance.
 - Label the dimensions of the requested Variance.
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. Last Updated 8/30/2015*