



# OLDHAM COUNTY BOARD OF ADJUSTMENTS AND APPEALS

## June 18, 2026

**Summary of Application:**

<b>Docket:</b>	<b>OC-26-024</b>	
<b>Request:</b>	<b>Conditional Use Permit and Location Variance-Accessory Structure</b>	
<b>Applicant:</b>	Mark & Amanda Collins	
<b>Location:</b>	2110 Ridge Rd.	
<b>Existing Land Use:</b>	Residential	
<b>Existing Zoning:</b>	CO-1, Conservation District, AG-1, Agricultural District	
<b>Total Site Size:</b>	5.57	
<b>Tax Parcel:</b>	51-15-01-7	

**Surrounding Zoning:**

North – Land Use: Residential  
Zoning: CO-1

East – Land Use: Residential  
Zoning: CO-1

South – Land Use: Residential  
Zoning: AG-1, CO-1

West – Land Use: Residential  
Zoning: CO-1

**Board of Adjustments Action:**

An application has been filed requesting a Conditional User Permit and Locational Variance for an Accessory Structure for property located at 2110 Ridge Rd., Pendleton.

**Site History:**

In January 2022, Oldham County Code Enforcement issued a nuisance warning for junk vehicles and an unpermitted salvage yard operation.

In December 2025, Oldham County Code Enforcement issued a stop work order for the construction of an accessory structure with no building permit.

**Case History:**

Posted to Website: 5/29/2026

Adjoining Property Owner Notices Mailed: 6/1/2026

Public Notice Appeared in Oldham Era: 6/11/2026

**Notes:**

1. The applicant is requesting a Conditional Use Permit for a third accessory structure to be located between the front property line and the principal structure on a lot greater than 5.01 acres.
2. Section 250-030(B) of the Oldham County Comprehensive Zoning Ordinance allows for a third accessory structure on lots greater than 5.01 acres with approval of a Conditional Use Permit from the appropriate Board of Adjustments.
3. The property is 5.57-acres.
4. According to Oldham County Zoning Ordinance 250-030(E), no accessory use or structure shall be located in between the principal building and the front yard property line.
5. The applicant is requesting a Location Variance to allow the structure to be placed in front of the principal structure.
6. Accessory structures for agricultural use are not subject to the size and number limits imposed in Section 250-030.

**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 a third accessory structure on property located at 2110 Ridge Rd., Pendleton.

**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 June 18, 2026, Oldham County Board of Adjustments public hearing.
2. The applicant shall obtain all necessary permits and inspections from the appropriate agencies.
3. The applicant shall allow Oldham County Code Enforcement onto the property to ensure compliance with all zoning regulations.
4. There shall be no commercial use of this structure without review by Planning and Development Staff or the appropriate Board of Adjustments if necessary.

**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 \_\_\_\_\_.

**Location Variance:**

An application has been filed requesting a Location Variance for property located at 2110 Ridge Rd., Pendleton.

**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 June 18, 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 \_\_\_\_\_.

**Sec. 250-030 Accessory Uses and Structures (without dwelling units)**

**A. Agricultural Uses and Related Accessory Structure**

1. Accessory structures for agricultural uses shall comply with the setback requirement for the principal structures of the zoning district in which it is located.
2. No other sections below apply to agricultural uses or related accessory structures (e.g. barns, stables).

**B. Number of Accessory Structures**

1. The number of allowed accessory structures over 120 square feet and the total maximum floor area shall be as follows:

Size of Parcel	Total Maximum Floor Area of Accessory Structures Allowed	Maximum Number of Accessory Structures Allowed
Equal to or Less than 20,000 sq. ft.	800 sq. ft.	2
20,001 sq. ft. to 0.99 acres	1,200 sq. ft.	2
1.0 acre to 2.99 acres	1,800 sq. ft.	2
3.0 acres to 5.0 acres	2,700 sq. ft.	2
5.01 acres or larger	No restriction on size	2, 3 allowed with Conditional Use Permit

2. Conditional use permits for additional accessory structures over two (2) shall not be allowed on parcels less than 5.0 acres.

**C. Shall Follow Principle Use**

No accessory use or structure may be developed until after the start of the construction of the principal use on the building site, and no accessory use or structure may be used unless the principal use or

**Oldham County Comprehensive Zoning Ordinance**  
Division 250 Special Provisions

structure has been developed except after review and approval as a Conditional Use. Accessory units shall comply with the applicable density standards of the zoning district in which it is located.

**D. Same Parcel**

Except as otherwise specifically permitted elsewhere in the Zoning Ordinance, accessory uses and structures shall be located on the same parcel as the associated principal use.

**E. Relationships to Street Setbacks**

No accessory use or structure shall be located in between the principal building and the front yard property line. Accessory structures shall adhere to street-side yard setbacks.