



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

For Staff Use Only:
Date: _____ Docket No: _____ Staff: _____ Fee: _____

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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