



OLDHAM COUNTY BOARD OF ADJUSTMENTS AND APPEALS

October 15, 2026

Summary of Application:

Docket:	OC-26-028	
Request:	Conditional Use Permit-ADU	
Applicant:	Greg & Shelby Biddle	
Location:	2616 Singleton Ln.	
Existing Land Use:	Residential	
Existing Zoning:	AG-1	
Total Site Size:	40.9-acres	
Tax Parcel:	46-00-00-7A	

Surrounding Zoning:

North – Land Use: Residential
Zoning: I-2

South – Land Use: Undeveloped/ Industrial
Zoning: I-2

East – Land Use: Undeveloped
Zoning: I-2

West – Land Use: Residential
Zoning: AG-1

Board of Adjustments Action:

An application has been filed requesting a Conditional Use Permit for a detached Accessory Dwelling Unit on property located at 2616 Singleton Ln., La Grange.

Site History:

In September 2024, Oldham County Planning Commission approved a Waiver for Residential Use of the property in a vote of 12-1 (PZ-24-018). During the hearing, the previous property owner gave testimony that only one house would be built on the property.

On July 28, 2026, Oldham County Planning Commission recommended approval of a zoning map amendment from I-2, Heavy Industrial District to AG-1, Agricultural/ Residential District with a vote of 11-1 (PZ-26-16). The Commission also approved a development plan consisting of a single-family residence and a detached Accessory Dwelling Unit with a vote of 10-0 (PZ-26-016) pending approval of the Conditional Use Permit.

On October 6, 2026 Oldham County Fiscal Court approved the Zoning Map Amendment for the property with a unanimous vote (KOC-26-920-36).

Case History:

Posted to Website: 9/29/2026

Adjoining Property Owner Notices Mailed: 9/30/2026

Public Notice Appeared in Oldham Era: 10/8/2026

Notes:

1. The applicant is requesting a Conditional Use Permit to construct an 1,208 Sq. Ft. Accessory Dwelling Unit.
2. According to Section 250-040.E.1, detached Accessory Dwelling Units (ADU) may be allowed only after the approval of a Conditional Use Permit.
3. The applicant has stated that the detached ADU is for the applicant's father.
4. The primary structure will have 6,259 square feet of finished living space.

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. Conditional Use Permit:

An application has been filed requesting a Conditional Use Permit for an Accessory Dwelling Unit for property located at 2616 Singleton Ln., La Grange.

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 October 15, 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 Conditional Use Permit 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_____.

Oldham County Comprehensive Zoning Ordinance
Division 020 AG-1 Agricultural/Residential District

**Sec. 020-030 AG-1 Agricultural/Residential
District: Permitted Uses**

Agricultural Uses

- Agricultural Uses
- Game Farms

Community Facilities and Services

- Colleges and Schools, Not for Profit
- Community Centers, Not for Profit
- Public and Government Buildings and Facilities
- Public Utility Buildings & Facilities

Public Parks and Recreation

- Boat Docks and Launching Areas
- Recreational Camps/Resorts
- Public Parks and Forest Preserves
- Public Picnic Grounds, Beaches, Bridle and
Bicycle Paths

Religious Institutions

- Churches and Other Religious Institutions

Residential

- Accessory Dwelling Units (ADUs) – Attached
- Accessory Dwelling Units (ADUs) - Interior
- Dwellings – Single Family Detached
- Residential Care Facility

Special

- Lakes (man-made) non commercial

**Sec. 020-040 AG-1 Agricultural/Residential
District: Conditional Uses**

Commercial

- Day Care Facilities for Four or More Children
(Up to 12 Children)
- Veterinary Hospitals and Kennels

Community Facilities and Services

- Private Utility Building and Facilities
- Sewage Treatment Facilities

Light Industrial

- Farm Implement Repair

Recreation

- Aviaries and Zoos
- Circus and Carnival Grounds
- Commercial Rifle, Pistol and Skeet Ranges
- Drive-in Theaters
- Livestock Arenas
- Marinas and Boat Rental
- Private Clubs, Country Clubs and Golf Courses except
Miniature Courses and Commercial Driving Ranges
- Recreational Vehicle Parks and Campgrounds
- Swimming Pools, Tennis Courts & Similar Enterprises

Residential

- Accessory Dwelling Units (ADUs) – Detached
- Manufactured Homes – Single Family Detached

Special

- Agritourism Buildings
- Airports, Heliports & Other Airship or Flying Machine,
Take-off or Landing Facilities
- Bed and Breakfasts
- Borrow Pits, Quarry, Gravel Pit or Stone Mill
- Cemeteries, Mausoleums and Crematories
- Commercial Lakes
- Extraction and Development of Natural Resources
- Race Tracks

E. Detached Accessory Dwelling Units

1. Detached Accessory Dwelling Units may be allowed only after approval of a Conditional Use

Oldham County Comprehensive Zoning Ordinance
Division 250 Special Provisions

Permit.

2. Detached Accessory Dwelling Units shall be allowed in the AG-1, CO-1, R-1, R-1A, R-2, and R-2A zoning districts only upon granting of a Conditional Use Permit.
3. Detached Accessory Dwelling Units will count as a whole unit (1.0) toward density calculations.
4. Detached Accessory Dwelling Units shall meet the minimum setbacks for primary structures.
5. Detached Accessory Dwelling Units shall not exceed 25 percent of the primary structure's square footage.
6. Detached Accessory Dwelling Units must be at least five (5) feet from the primary structure.
7. Detached Accessory Dwelling Units shall not exceed the height of the primary structure.
8. Detached Accessory Dwelling Units shall not be located in front of the primary structure.