



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

For Staff Use Only:
Date: _____ Docket No: OC-26029 Staff: JH Fee: \$535 PD

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

CC# 1096

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): Jason Stevenson

Project Name: Stevenson/Patel Home

Project Address: 6623 Sumac Lane

City: Crestwood Is the project within the incorporated city limits? I do not think so

Subdivision Name: None Current Land Use: Residential

Parcel ID: 24-24.08-00-58B Current Zoning: R-2 Lot Size: 1.9 acres

*PreApplication Conference Date: _____

For what purpose are you requesting a Conditional Use?:

To build an in-law suite on the property behind the main house for senior parents.

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

No

Signatures:

Owner(s):

Name: Jason Stevenson

Signature: _____

Address: 1739 W Market Street Louisville KY 40203

Phone: _____

Email Address: _____

Applicant(s): (if other than owner)

Name: _____

Signature: _____

Address: _____

Phone: _____

Email Address: _____

Contact:

Name: Dan Smith

Signature: _____

Address: 11511 Shelbyville Rd Middletown KY 40243

Phone: _____

Email Address: _____

100 West Jefferson Street ~ LaGrange, Kentucky

Ph: 502-222-1476 Fax: 502-222-3213

Last Updated 8/30/2015

Application for a Conditional Use
(Page 3)

Submittal Checklist:

- _____ 1. Complete Oldham County Planning and Zoning Conditional Use Application.
(Owner's signature is required.)
- _____ 2. Required Conditional Use Application Fee as listed below:
a.) Residential: \$500.00 b.) Non-Residential: \$800.00 c.) Industrial: \$1,000.00
- _____ 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 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.
 - PVA Location and dimensions of any existing or proposed signs.
 - _____ Topographical characteristics of site and immediate surrounding property.
 - _____ Other information as determined during the PreApplication Conference with staff.
- For Home Occupations, also include:
- _____ A Floor Plan of the structure where the Home Occupation will be located.
 - _____ Shade the region/room of the structure to be used as the Home Occupation area.
 - _____ Interior dimensions of the structure must be labeled.
- _____ 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.*

**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 desire for this accessory dwelling unit is two-fold. First, this will serve as a pool house with restrooms that will be easily accessible to pool users and a space to conceal pool equipment. The nearest restroom in the main house is toward the front of the home, and it would require guests to walk through the kitchen or the family room for access.

Second, this will provide a place for guests to stay when they are in town. Currently, the owner's parents often come to visit and this will give them a place to stay in close proximity to their family. The nearest hotel is over 10 minutes away and travel time to and from takes away from quality family time. Furthermore, on extended visits, guests will be more comfortable with a full kitchen and private living space.

This accessory dwelling unit is in line with the Oldham County Comprehensive Plan because:

1. **LU-2-1:** It creates a range of housing opportunities.
2. **LU-1-1:** It is an adequate scale and intensity that is compatible with surrounding uses which include a variety of residential densities from ¼ acre lots to farmhouses and estates.
3. **LU-1-3:** It complements the rural character of Oldham County by providing adequate open space and having a cluster of structures as often found on rural farms.
4. **TO-1-1:** It supports the development of new accommodations to further the goals of Tourism in Oldham County.