OLDHAM COUNTY BOARD OF ADJUSTMENTS AND APPEALS

November 19, 2026

Summary of Application:

Docket:	**OC-26-034**
Request:	**Front Yard Parking and Front Yard Building Setback Variance**
Applicant:	Buckner Holdings, LLC
Location:	4701 W Hwy. 146, Buckner
Existing Land Use:	Parking Lot/ Undeveloped
Existing Zoning:	I-2
Total Site Size:	2.621 acres
Tax Parcel:	31-00-00-4BB



Surrounding Zoning:

North – Land Use: Industrial
Zoning: I-2
South – Land Use: Commercial
Zoning: C-2
East – Land Use: Industrial
Zoning: I-2
West – Land Use: Industrial
Zoning: I-2

Board of Adjustments Action:
An application has been filed requesting a Front Parking Setback Variance for property located at 4701 W. 146, La Grange.

Site History:
None.

Case History:
Posted to County Website: 11/2/2026
Adjoining Property Owner Notices Mailed: 11/3/2026
Public Notice Appeared in Oldham Era: 11/12/2026

Notes:

1. The applicant is requesting a Front Yard Parking Setback Variance for a proposed flex warehouse building located on property at 4701 W. 146, Buckner.
2. The applicant is proposing a 75 ft building front yard setback.
3. According to Section 200-020 states that the required building front yard setback in the I-2 zoning district is 100 ft.
4. The applicant is therefore requesting a 25 ft front yard building setback variance.
5. According to Section 200-020 of the Oldham County Comprehensive Zoning Ordinance, the Front Yard Parking Setback requirement is 35 feet.
6. The applicant proposes a 10 ft setback from the VUA to Hwy. 146 requiring a 25-foot variance.

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. Front Yard Parking Setback Variance:

An application has been filed requesting a Front Parking Setback Variance for property located at 4701 W. 146, Buckner.

Proposed Side Yard Setback Variance:
Required Front Yard Parking Setback: 35 feet
Requested Front Yard Parking: 10 feet
Requested Variance: 25 feet

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 November 19, 2026, Oldham County Board of Adjustments public hearing.
2. The applicant shall obtain all necessary building permits and inspections from the appropriate agencies.
3. A Landscape and Lighting Plan in conformance with Divisions 300 and 310 must be submitted to staff for approval prior to the issuance of a building permit.

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_____.

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.

2. Front Yard Building Setback Variance:

An application has been filed requesting a Front Yard Building Setback Variance for property located at 4701 W. 146, Buckner.

Proposed Front Yard Building Setback Variance:
Required Front Yard Setback: 100 feet
Requested Front Yard Setback: 75 feet
Requested Variance: 25 feet

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:

d. The requested variance arises from special circumstances which do not generally apply to land in the general vicinity or in the same zone;
e. 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
f. 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 November 19, 2026, Oldham County Board of Adjustments public hearing.
2. The applicant shall obtain all necessary building permits and inspections from the appropriate agencies.
3. A Landscape and Lighting Plan in conformance with Divisions 300 and 310 must be submitted to staff for approval prior to the issuance of a building permit.

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_____.

Motions and Findings:

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DIVISION 200 I-2 HEAVY INDUSTRIAL DISTRICT

Sec. 200-010 I-2 Heavy Industrial District: Intent

The purpose of the I-2 Heavy Industrial District is to provide for industrial uses not allowed in any other district providing such uses are not obnoxious by reason of excessive emission of odor, dust, smoke, noise, gas fumes, cinders, vibrations, refuse matter or water carried waste and that such characteristics are normally not discernible beyond its property.

Sec. 200-020 I-2 Heavy Industrial District: Development Regulations

Minimum Lot Area:

10,000 square feet with sanitary sewers

43,560 square feet without sanitary sewers

43,560 square feet within the city of Pewee Valley

Minimum Lot Width:

150 feet

Maximum Density/Intensity:

1.5 Floor Area Ratio

Maximum Structure Height:

50 feet (agriculture structures are exempt)

An additional 5 feet (or fraction thereof) is allowed for every 5 feet of additional front, side and rear yard setback increase

Minimum Front Yard Setback:

100 feet for structures

35 feet for parking areas

Minimum Side Yard Setback:

35 feet; or

75 feet required when abutting a residential district

Minimum Street Side Yard Setback:

100 feet for structures

35 feet for parking areas

Minimum Rear Yard Setback:

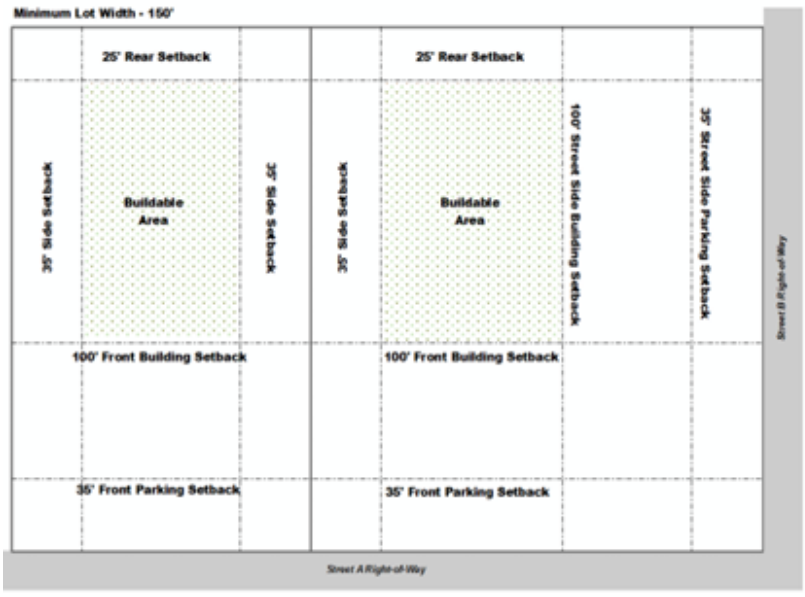
25 feet

Maximum Lot Coverage for Structures:

75 percent of the lot area

Maximum Impervious Surface Including Structures:

90 percent of the lot area



Additional Standards that may Apply:

Accessory Dwelling Units.....Sec 250-040
Accessory Uses & Struc.....Sec 250-030
Agritourism Buildings.....Sec 260-035
Barrel Warehouses.....Sec 250-320
Brew pubs.....Sec 250-310
Distillery & Brewery.....Sec 250-300
Height.....Sec 330-010
Home Occupation.....Sec 260-230
Fences & Walls.....Sec 250-090
Capacity of Infrastructure....Division 270
Highway 53 Overlay Dist. Division245
Historic Preservation.....Division 240
Landscaping.....Division 300
Lighting.....Division 310
Parking.....Division 280
Signs.....Division 290