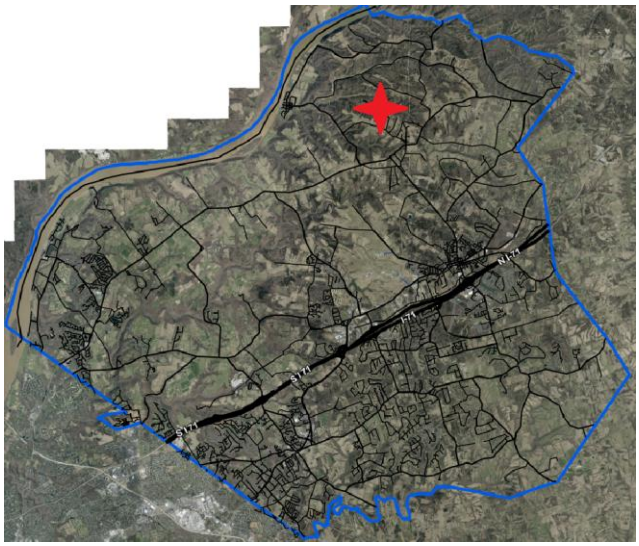
OLDHAM COUNTY BOARD OF ADJUSTMENTS AND APPEALS

November 19, 2026

Summary of Application:

Docket:	**OC-26-036**
Request:	**Location Variance- Accessory Structure**
Applicant:	Rebecca R. Eaves
Location:	3631 Red Oak Dr., La Grange
Existing Land Use:	Residential
Existing Zoning:	CO-1, Conservation / Residential District
Total Site Size:	12.926-acres
Tax Parcel:	36-20-01-8



Surrounding Zoning:

North – Land Use: Undeveloped
Zoning: CO-1

East – Land Use: Residential
Zoning: CO-1

South – Land Use: Residential
Zoning: CO-1

West – Land Use: Residential
Zoning: CO-1

Board of Adjustments Action:

An application has been filed requesting a Location Variance for an Accessory Structure on property located at 3631 Red Oak Dr., La Grange.

Site History:

There is no relevant site history.

Case History:

Posted to 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 Location Variance for an accessory structure to be located between the principal structure and the front yard property line.
2. 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.
3. The applicant has stated that the intended use of the structure is for storage space for lawn equipment with a private office, kitchen, washer/ dryer hookups, and bathroom.
4. The applicant states there will be no sleeping quarters.

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.

Location Variance:

An application has been filed requesting a Location Variance for property located at 3631 Red Oak Drive, La Grange.

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 September 17, 2026, Oldham County Board of Adjustments public hearing.
2. The applicant shall obtain all necessary building permits and inspections from the appropriate agencies.
3. 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 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

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.