

**MINUTES FOR REGULAR MEETING
OLDHAM COUNTY
BOARD OF ADJUSTMENTS AND APPEALS
Thursday, January 15, 2026**

At 9:00 a.m. local time on the above date, this meeting of the Oldham County Board of Adjustments and Appeals, hereinafter called the Board, was called to order in the Courtroom of the Oldham County Fiscal Court, LaGrange, Kentucky, by Vice Chairman David Grey.

The following members were present:

Mark Allen
Amanda Ross
Laura Tapp

Chairman Bill Ferko was absent.

Others present and sworn in were Planning and Development Services Senior Planner Anna Barge, Planner John Hine and Planner Sandie Rugroden. County Attorney Berry Baxter was present at the meeting. Christy Edgar was the Secretary for the meeting.

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Board Member Mark Allen called and read Docket OC-26-002:

An application has been filed requesting a Road Frontage Variance for property located at 1815 Dawkins Rd., La Grange.

1. Presentation by Staff:

Senior Planner Anna Barge presented the following:

- Summary of the application. (see Exhibit A, Staff Report dated January 15, 2026.)
- Case and site history.
- Aerial photos of the site.
- Photos of property.
- No letters of support or opposition received.

2. Presentation by the Applicant in support of the application:

Valerie Shannon, Brammell Law Office, PSC, 401 W. Jefferson Street, LaGrange, was present and representing the applicant.

- The land is an operational farm, and the farmhouse was built in 1850.
- The family has zero intentions of subdividing the property.
- The family members are starting to build their homes on the property and want to continue to use the original driveway to the farm from Dawkins Road.
- Requiring road frontage for tract 3 would require them to locate and construct the home near Dawkins on an active crop field or in a Conservation Zone, cutting a new driveway through either area.
- The variance would allow the home to be built off Dawkins Road and utilize an existing driveway.

- The proposed home would not be visible from the road.

3. Questioning of the Applicant or representative and others in support of the application by the Board:

Board Member Tapp asked, is there a road maintenance agreement in place?

Attorney Shannon replied, yes.

4. Testimony of the Opposition: None

5. Questioning of the Opposition by the Board: None

6. Rebuttal Statement by the Applicant: None

7. Rebuttal Statement by the Opposition: None

8. Final Statement by the Opposition: None

9. Final Statement by the Applicant: None

10. Board Discussion and Final Decision: None

**Findings and Decisions
Docket OC-26-002
Variance
Road Frontage
1815 Dawkins Road, LaGrange**

Road Frontage Variance

Required Road Frontage: 300 Feet

Requested Road Frontage: 0 Feet

Variance Requested: 300 Feet

Motion was made by Board Member Allen and seconded by Board Member Ross to approve the road frontage variance at 1815 Dawkins Road, LaGrange because it will not necessarily 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 the family testified that they want to keep the farm in the family and it is still an operational farm. The following Conditions of Approval are included in this motion.

Conditions of Approval:

1. The road frontage variance shall only apply to the application considered at the January 15, 2026, Oldham County Board of Adjustments public hearing.
2. A minor plat application, shared road maintenance agreement, and survey must be submitted to staff for review and approval prior to the issuance of any building permits.

The vote was as follows:

Yes: Board Members Allen, Ross, Tapp, and Vice Chairman Grey.

No: None.

Abstain: None.

Absent: Chairman Ferko.

Motion was approved for a variance on a vote of 4-0.

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Board Member Mark Allen called and read Docket OC-26-003:

An application has been filed requesting a Road Frontage Variance for property located at 2900 Eighteen Mile Creek Rd., Westport.

1. Presentation by Staff:

Senior Planner Anna Barge presented the following:

- Summary of the application. (see Exhibit A, Staff Report dated, January 15, 2026)
- Case and site history.
- Aerial photos of the site.
- Photos of property.
- No letters in support or opposition received.

Vice Chairman Grey asked, is there a minimum width for ingress or egress?

Senior Planner Barge replied, I do not believe we have one.

2. Presentation by the Applicant in support of the application:

Brent Eisele, Dentons Bingham Greenebaum LLP, 300 W. Vine St., Lexington, was present and representing the applicant.

- This application does not change anything with regards to access to the property.
- The applicant wants to create a new lot, where the farmhouse is on one property and then an easement so that the remainder of the farm can be accessed.

3. Questioning of the Applicant or representative and others in support of the application by the Board:

Vice Chairman Grey asked, what hardship would be incurred if this application is not approved?

Attorney Eisele replied, it would prevent the owner from being able to potentially obtain a loan or make a transfer to a family member or sell the property.

4. Testimony of the Opposition: None
5. Questioning of the Opposition by the Board: None
6. Rebuttal Statement by the Applicant: None
7. Rebuttal Statement by the Opposition: None
8. Final Statement by the Opposition: None
9. Final Statement by the Applicant: None
10. Board Discussion and Final Decision: None

Findings and Decisions
Docket OC-26-003
Variance
Road Frontage
2900 Eighteen Mile Creek Rd., Westport

Road Frontage Variance:

Required Road Frontage: 150 feet
Requested Road Frontage: 0 feet
Variance Requested: 150 feet

Motion was made by Board Member Tapp and seconded by Board Member Allen to approve the road frontage variance located at 2900 Eighteen Mile Creek Road, Westport, 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. The following conditions of approval are included in this motion.

Conditions of Approval:

1. The road frontage variance shall only apply to the application considered at the January 15, 2026, Oldham County Board of Adjustments public hearing.
2. A minor plat application, shared road maintenance agreement, and survey must be submitted to staff for review and approval prior to the issuance of any building permits.

The vote was as follows:

Yes: Board Members Allen, Ross, Tapp, and Vice Chairman Grey.

No: None.

Abstain: None.

Absent: Chairman Ferko.

Motion was approved for a variance on a vote of 4-0.

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Board Member Mark Allen called and read Docket OC-26-004:

An application has been filed requesting a Location Variance and Front Yard Setback Variance for an Accessory Structure for property located at 2310 Ridge Rd., Pendleton.

1. Presentation by Staff:

Planner John Hine presented the following:

- Summary of the application. (see Exhibit A, Staff Report dated January 15, 2026)
- Case and site history.
- Aerial photos of the site.
- Photos of property.
- No letters in support or opposition received.

2. Presentation by the Applicant in support of the application:

Applicant did not attend.

Vice Chairman Grey asked, do we table until next month since applicant did not come to hearing?

County Attorney Baxter asked, this applicant is asking for forgiveness instead of asking to build something?

Planner Hine replied, yes.

County Attorney Baxter stated, well the applicant is not here so they cannot present a justification for why this is necessary. So, this board can deny the application based upon the fact that there was no evidence presented that meets the justification or this board can table it.

Board Member Tapp asked, was the applicant notified?

Planner Hine replied, yes, verbally and written.

3. Questioning of the Applicant or representative and others in support of the application by the Board: None

4. Testimony of the Opposition:

Adam Bayer, Oldham County Code Enforcement, was present and sworn in prior to presenting.

- I received a complaint about something being constructed on Ridge Road, and I went out to investigate and discovered that this shed was placed there without a building permit, and it was in front of the primary residence.
- I explained to the applicant that they needed to get a location variance and a building permit and that they needed to reach out to Planner John Hine for further instructions.

Andrew Way, 2320 Ridge Road, Pendleton, was present and sworn in prior to presenting.

- Is the 14 feet from the road?
Planner Hine replied, no, it is 20 feet from the road.

5. Questioning of the Opposition by the Board: None

6. Rebuttal Statement by the Applicant: None

7. Rebuttal Statement by the Opposition: None

8. Final Statement by the Opposition: None

9. Final Statement by the Applicant: None

10. Board Discussion and Final Decision: None

Findings and Decisions
Docket OC-26-004
Variance
Location & Front Yard Setback
2310 Ridge Rd., Pendleton

Motion was made by Board Member Allen and seconded by Vice Chairman Grey to table docket OC-26-004 located at 2310 Ridge Road, Pendleton because the applicant must be present.

The vote was as follows:

Yes: Board Members Allen, Ross, and Vice Chairman Grey.

No: Board Member Tapp.

Abstain: None.

Absent: Chairman Ferko.

Motion was tabled on a vote of 3-1.

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Board Member Mark Allen called and read Docket OC-26-005:

An application has been filed requesting a Location Variance for an already existing Accessory Structure for property located at 5300 Block of Perry Neal Rd., Crestwood.

1. Presentation by Staff:

Planner Sandie Rugroden presented the following:

- Summary of the application. (see Exhibit A, Staff Report dated January 15, 2026.)
- Case and site history.
- Aerial photos of the site.
- Photos of property.
- No letters in support or opposition received.

2. Presentation by the Applicant in support of the application:

Chad Seibt, 3595 Ashford Road, Covington, was present and sworn in prior to presenting.

- The lot was split and the barn is one lot prior to us buying.
- We want to build a home behind the barn.
- Due to the lot being a flag lot the new home and the barn will not be visible from the road.
- The driveway will be shared and there is a driveway easement on file.

3. Questioning of the Applicant or representative and others in support of the application by the Board:

Board Member Tapp asked, is there road frontage for this lot?

Mr. Seibt replied, there is a 63-foot road frontage from being a flag lot.

4. Testimony of the Opposition: None

5. Questioning of the Opposition by the Board: None

- 6. Rebuttal Statement by the Applicant: None
- 7. Rebuttal Statement by the Opposition:
- 8. Final Statement by the Opposition: None
- 9. Final Statement by the Applicant: None
- 10. Board Discussion and Final Decision: None

Findings and Decisions
Docket OC-26-005
Variance
Location
5300 Block of Perry Neal Rd., Crestwood

Motion was made by Board Member Tapp and seconded by Board Member Ross to approve the location variance located at 5300 Block of Perry Neal Road, Crestwood, 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. The following conditions of approval are included in this motion.

Conditions of Approval:

1. The Variance shall only apply to the application considered at the January 15, 2026, Oldham County Board of Adjustments public hearing.
2. The applicant shall obtain all necessary building permits and inspections from the appropriate agencies.

The vote was as follows:

Yes: Board Members Allen, Ross, Tapp, and Vice Chairman Grey.

No: None.

Abstain: None.

Absent: Chairman Ferko.

Motion was approved for a variance on a vote of 4-0.

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Approval of Minutes

Motion was made by Board Member Tapp and seconded by Board Member Allen to approve the minutes of Thursday, December 18, 2025, as submitted. Motion carried by unanimous voice vote.

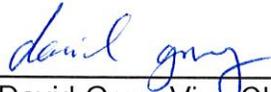
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Other Business

None

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 Motion was made by Board Member Grey and seconded by Board Member Tapp to adjourn the meeting at 9:50 a.m. Motion carried by unanimous voice vote.

The next meeting scheduled is on Thursday, February 19, 2026, at 9:00 a.m., in the Courtroom of the Oldham County Fiscal Court Building, LaGrange, Kentucky.

Approved by:



David Grey, Vice Chairman

Respectfully Submitted by:



Christy Edgar, Secretary