

**MINUTES FOR REGULAR MEETING
OLDHAM COUNTY
BOARD OF ADJUSTMENTS AND APPEALS
Thursday, May 21, 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 Chairman Bill Ferko.

The following members were present:

David Grey
Amanda Ross
Laura Tapp

Board Member Mark Allen was absent.

Others present and sworn in were Planning and Development Services Director Ryan Fischer, Assistant Director Anna Barge, Planner John Hine, and County Code Enforcement Officer Adam Bayer. Assistant County Attorney Matt Hudson was present at the meeting. Christy Edgar was the Secretary for the meeting.

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Secretary Laura Tapp called and read Docket OC-26-015:

An application has been filed requesting a Conditional Use Permit for a Home Occupation for property located at 4740 Bennett Ln., La Grange.

1. Presentation by Staff:

Planner John Hine presented the following:

- Summary of the application. (see Exhibit A, Staff Report dated May 21, 2026)
- Case and site history.
- Aerial photos of the site.
- Photos of property.
- No letters received for support or opposition.

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

Emily Diamond, 4740 Bennett, La Grange was present and sworn in prior to presenting.

- I am registered vet tech and decided to work from home grooming pets.
- I currently have a home occupation permit but want to be able to groom more than three animals a day and more than three days a week.
- I would like to groom four-five pets a day, four days a week and would like to be compliant with all ordinances.
- I do not need to advertise my business because I do have a waiting list right now.

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

Board Member Tapp asked, would you be willing to accept one of the conditions of approval that you would not advertise?

Mrs. Diamond replied, yes.

Board Member Tapp asked, are the two lots combined into one parcel?

Mrs. Diamond replied, no, they are not combined but we own both parcels.

Board Member Tapp asked, any issues with neighbors complaining?

Mrs. Diamond replied, no, the neighbors bring their pets over for grooming.

Chairman Ferko asked, will you be doing boarding?

Mrs. Diamond replied, no, my clients drop off and pick up the same day, and it is one-on-one.

Board Member Grey asked, is your property on septic or sewer?

Mrs. Diamond replied, it is on septic.

Board Member Grey asked, is it designed to handle the additional grooming.

Mrs. Diamond 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-26-015
Conditional Use Permit
Home Occupation (Pet Grooming)
4740 Bennett Lane**

Motion was made by Board Member Grey and seconded by Board Member Ross to approve the conditional use permit for a home occupation, pet grooming located at 4740 Bennett, La Grange, 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 because the community or neighborhood has a need for the proposed use and there are potential benefits to the community or neighborhood and 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, lighting, or appearance and the proposed use will not impair the integrity and character of the zone if there are specific restrictions of location, size, extent and character of performance based on the testimony heard today. The following Conditions of Approval are included in this motion.

Conditions of Approval:

1. The Conditional Use Permit shall only apply to the application considered at the May 21, 2026, Oldham County Board of Adjustments public hearing.
2. The applicant shall comply with all regulations for home occupations set forth in Section 260-230.
3. No advertisement for the business.
4. Only allowed to groom pets four days a week with a maximum of five pets a day.

The vote was as follows:

Yes: Board Members Grey, Ross, Tapp and Chairman Ferko.

No: None.

Abstain: None.

Absent: Board Member Allen.

Motion was approved for a Conditional Use Permit on a vote of 4-0.

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Secretary Laura Tapp called and read Docket OC-26-020:

An application has been filed requesting a Location Variance for an Accessory Structure for property located at 7430 W. Hwy 524., Westport.

1. Presentation by Staff:

Planner John Hine presented the following:

- Summary of the application. (see Exhibit A, Staff Report dated May 21, 2026)
- Case and site history.
- Aerial photos of the site.
- Photos of property.
- No letters received for support or opposition.

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

David Nachtman, 7430 W. Hwy 524, Westport, was present and sworn in prior to presenting.

- My property is in a valley and anything behind my house is steep woods and run off from all the property behind.
- The only place a building can be located would be between my house and Hwy 524.
- There are several property owners along Hwy 524 that have accessory buildings between Hwy 524 and their primary homes.
- The building will be 12 x 24 and will be a drop-down type.

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

Board Member Tapp asked, have you spoken to your neighbors about this accessory building?

Mr. Nachtman replied, yes, all are supportive.

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:

Board Member Tapp stated, I am good with this because it will be hidden behind the trees enough that it's not going to be a huge issue.

**Findings and Decisions
Docket OC-26-020
Location Variance
Accessory Structure
7430 W. Hwy 524**

Motion was made by Board Member Grey and seconded by Board Member Tapp to approve the location variance for an accessory structure located at 7430 W. Hwy 524, 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 because of the topology of the site and this is based on the evidence and testimony heard in today's hearing. 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 May 21, 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 Grey, Ross, Tapp and Chairman Ferko.

No: None.

Abstain: None.

Absent: Board Member Allen.

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

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Secretary Laura Tapp called and read Docket OC-26-021:

An application has been filed requesting a Maximum Square Footage Variance for an Accessory Structure for property located at 2802 Whirlaway Cir., Goshen.

1. Presentation by Staff:

Planner John Hine presented the following:

- Summary of the application. (see Exhibit A, Staff Report dated, May 21, 2026)
- Case and site history.
- Aerial photos of the site.

- Photos of property.
- No letters received for support or opposition.

Chairman Ferko asked, any height restrictions?

Planner Hine replied, yes, in that zoning it is 35 feet.

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

Konrad Kraft, 2802 Whirlaway, Goshen, was present and sworn in prior to presenting.

- I want to build a garage.
- I am asking for an additional 400 square feet because I plan on building a pool and that additional square footage will house the pool equipment.

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

Board Member Tapp asked, will this replace the small outbuilding that is currently on the property?

Mr. Kraft replied, yes and the garage will be right where the current shed is located.

Chairman Ferko asked, any issues with the height restrictions?

Mr. Kraft replied, no, not even close.

Board Member Tapp asked, what type of material will be used?

Mr. Kraft replied, metal and will match the house on 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-26-021
Variance
Maximum Square Footage
Accessory Structure
2802 Whirlaway Circle**

Motion was made by Board Member Tapp and seconded by Board Member Ross to approve the variance for a maximum square footage for an accessory structure 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 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 May 21, 2026, Oldham County Board of Adjustments public hearing.
2. The applicant shall obtain all necessary building permits and inspections from the appropriate agencies.
3. No living space in the structure.

The vote was as follows:

Yes: Board Members Grey, Ross, Tapp and Chairman Ferko.

No: None.

Abstain: None.

Absent: Board Member Allen

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

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Secretary Laura Tapp called and read Docket OC-26-022:

An application has been filed requesting a Location Variance for an Accessory Structure for property located at 2110 Ridge Rd., Pendleton.

1. Presentation by Staff:

Planner John Hine presented the following:

- Summary of the application. (see Exhibit A, Staff Report dated, May 21, 2026)
- Case and site history.
- Aerial photos of the site.
- Photos of property.
- No letters received of support or opposition.

Board Member Grey asked, looks like there are two additional structures on this property, are they subject to the regulations?

Planner Hine replied, yes, if there are more than two structures greater than 120 square feet, then we may require them to get an additional use permit.

Chairman Ferko asked, is this being used for commercial use?

Planner Hine replied, no, but will need to ask the applicant.

Adam Bayer, Oldham County Code Enforcement, presented the following:

- I received a complaint on May 15 about non-running vehicles and storage of vehicles on the property.
- I would like to add another Condition of Approval if this application is approved; before issuing of any building permits, that needs to be inspected by code enforcement and to be in compliance with all county ordinances.

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

Sean Paris, Attorney at Law, 306 W. Jefferson Street, LaGrange, was present and representing the applicant.

- Are any of the vehicles between Ridge Road and your residence not operable or not registered with the clerk's office?

- Mark Collins, 2110 Ridge Road, Pendleton, was present and sworn in prior to replying, no.
- Attorney Paris asked, are any of the vehicles in the rear of the yard inoperable or not registered with the clerk's office?
 - Mr. Collins replied, probably about four vehicles.
- Attorney Paris asked, are you in agreement with Code Enforcement Officer Bayer to remove the vehicles off the property?
 - Mr. Collins replied, I will remove the ones that don't run.
- Attorney Paris asked, did you obtain a building permit for the accessory structure that you have received a stop work order on?
 - Mr. Collins replied, no, I did not know I needed one.
- Attorney Paris asked, is the accessory structure 12 feet tall with 864 total square feet?
 - Mr. Collins replied, yes.
- Attorney Paris asked, why did you pick the location for the accessory structure to be in front of your residents?
 - Mr. Collins replied, if I built it anywhere else on the property then I would have to build a driveway to the building.
- Attorney Paris asked, what is the intended use for this accessory structure?
 - Mr. Collins replied, I could work on something in that garage and maybe get some of the vehicles out of the backyard.
- Attorney Paris asked, are you engaging in any commercial activity, are you repairing vehicles for others?
 - Mr. Collins replied, no.
- Attorney Paris asked, are there other neighbors near your residence that have accessory structures built in front of their homes?
 - Mr. Collins replied, yes.

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

Chairman Ferko asked, what do you do with all the vehicles on your property?

Mr. Collins replied, my intent is to fix them and sell them, which is why I need the garage.

Chairman Ferko asked, would this be commercial use?

Code Enforcement Officer Bayer replied, no, the ordinance says an owner can buy and sell up to 11 or 13 vehicles per year without having the license to be considered a dealer.

Board Member Grey asked, what are the other accessory structures on the property used for?

Mr. Collins replied, mostly storage.

Board Member Grey asked, would you be willing to remove two (2) out of the three (3) current accessory structures to build this new structure and to be compliant with our ordinance.

Motion was made by Board Member Tapp and seconded by Board Member Grey to take a five (5) minute recess at 10:10 a.m. Motion carried by unanimous voice vote.

Motion was made by Board Member Grey and seconded by Board Member Tapp to bring the meeting back in session at 10:15 a.m. Motion carried by unanimous voice vote.

Attorney Paris asked, are you willing to remove the carport and one other structure?

Mr. Collins replied, yes.

Board Member Grey asked, in what time frame?

Mr. Collins replied, it depends on the weather and my health.

Attorney Paris asked, can you get this done in the next 60 days?

Mr. Collins replied, yes.

Board Member Tapp asked, if we approve the variance for location, will he have to get a conditional use permit for a third structure on the property?

Planner Hine replied, yes, if this is a third structure on the property, I do not think this board can approve a variance without it being granted a conditional use permit first.

Board Member Grey asked, should we table this?

Director Fischer replied, this board needs to decide today to approve or deny, because tabling this would put it back on our already full agenda for the next month. It does make it difficult to approve when there is no conditional use permit, but the applicant can come back in and file an application for a conditional use permit and a location variance.

Assistant County Attorney Hudson replied, this board does not have the authority to grant the location variance since there are already three structures on 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:**

Board Member Tapp stated, I believe we must deny this based on not having a conditional use permit.

**Findings and Decisions
Docket OC-26-022
Location Variance
Accessory Structure
2110 Ridge Road**

Motion was made by Board Member Allen and seconded by Board Member Ross to deny the location variance for an accessory structure located at 2110 Ridge Road, because the proposed use conflicts with the elements and objectives of the Comprehensive Plan because there are more than three accessory structures already existing on the site.

The vote was as follows:

Yes: Board Members Grey, Ross, Tapp and Chairman Ferko.

No: None.

Abstain: None.

Absent: Board Member Allen.

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

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Approval of Minutes

Motion was made by Board Member Ross and seconded by Board Member Grey to approve the minutes of Thursday, March 19, 2026, as submitted. Motion carried by unanimous voice vote.

Motion was made by Board Member Tapp and seconded by Board Member Grey to approve the minutes of Thursday, April 16, 2026, 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 Tapp and seconded by Board Member Ross to adjourn the meeting at 10:25 a.m. Motion carried by unanimous voice vote.


The next Regular Meeting is scheduled for Thursday, June 18, 2026, at 9:00 a.m., in the Courtroom of the Oldham County Fiscal Court Building, LaGrange, Kentucky.

Approved by:



Bill Ferko, Chairman

Respectfully Submitted by:



Christy Edgar, Secretary