

**MINUTES FOR REGULAR MEETING
OLDHAM COUNTY
BOARD OF ADJUSTMENTS AND APPEALS
Thursday, June 18, 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:

Mark Allen
David Grey
Amanda Ross
Laura Tapp

Others present and sworn in were Planning and Development Services Director Ryan Fischer, 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.

.....
Secretary Mark Allen called and read Docket OC-26-023:

An application has been filed requesting a Conditional Use Permit for an Accessory Dwelling Unit, and a Maximum Square Footage Variance for property located at 8003 Shadow Creek Rd., Crestwood.

1. Presentation by Staff:

Planner John Hine presented the following:

- Summary of the application. (see Exhibit A, Staff Report dated June 18, 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:

John Price, 2306 Dogwood Cross Road, LaGrange, was present and sworn in prior to presenting.

- I want to build an ADU on my parents' property, so my sister can care for our parents.
- Father is bound by a wheelchair, and my sister wants to move on the property to help take care of parents but wants her own privacy.
- Also, wanting to build a garage and the apartment would be above the garage.
- It would be connected by a breezeway.

Laura Price, 8003 Shadow Creek Road, Crestwood, was present and sworn in prior to presenting.

- It has gotten to the point that I cannot take care of my husband by myself and now need assistance to take care of him.

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

Board Member Grey asked, how tall will the structure be?

Mr. Price replied, it would be the same height as the house.

Board Member Grey asked, are there others in the neighborhood?

Mr. Price replied, yes.

Board Member Grey asked, property on septic or sewer?

Mr. Price replied, septic.

Board Member Grey asked, is there adequate capacity for that system?

Mr. Price replied, I will hire a plumber to make sure it does.

Board Member Grey asked, are you ok to add a condition of approval that the new structure will not be used for any short-term rentals?

Mr. Price replied, yes.

Board Member Tapp asked, will it be hard to get the van in and out of the garage?

Mr. Price replied, it will be tight, which is why I made the door 12 foot.

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-26-023
Conditional Use Permit
Accessory Dwelling Unit
8003 Shadow Creek Road**

Motion was made by Board Member Tapp and seconded by Board Member Grey to approve the conditional use permit for an accessory dwelling unit located at 8003 Shadow Creek Road, Crestwood, 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 granting the conditional use permit will allow the proper integration into the community of a use specifically names in the zoning regulation and because the character and objectives of the proposed use and the potential impacts on the community and its surroundings are appropriate. 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 June 18, 2026, Oldham County Board of Adjustments public hearing.
2. The applicant shall obtain all necessary building permits and inspections from the appropriate agencies.
3. The ADU shall not be used for short-term rentals.
4. The storage area will not be converted to a living space without a new application.

The vote was as follows:

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

No: None.

Abstain: None.

Absent: None.

Motion was approved for a Conditional Use Permit on a vote of 5-0.

Findings and Decisions

Docket OC-26-023

Variance

Maximum Square Footage

8003 Shadow Creek Road

Maximum Floor Area Variance:

Primary Structure Floor Area: 2,576 square feet

Maximum Allowable Floor Area of ADU: 644 square feet

Floor Area of ADU: 864 square feet

Requested Variance: 220 square feet

Motion was made by Board Member Tapp and seconded by Board Member Grey to approve the maximum floor area variance located at 8003 Shadow Creek 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 because 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. 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 June 18, 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, Grey, Ross, Tapp and Chairman Ferko.

No: None.

Abstain: None.

Absent: None.

Motion was approved for a variance on a vote of 5-0.

.....
Secretary Mark Allen called and read Docket OC-26-024:

An application has been filed requesting a Conditional Use Permit and 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 June 18, 2026)
- Case and site history.
- Aerial photos of the site.
- Photos of property.
- Received one letter in support.

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

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

- Will the inoperable vehicles be removed from the property?
 - Amanda Collins, 2110 Ridge Road, Pendleton, was present and sworn in prior to replying, yes.
- Is the shed used for agriculture purposes?
 - Mrs. Collins replied, yes, we store our garden supplies in the shed.
- Has the construction started for the second garage?
 - Mrs. Collins replied, yes.
- The location of the second garage is between the house and the road, is that correct?
 - Mrs. Collins replied, yes.
- Are there other structures in neighborhood that are located between the road and the primary residence?
 - Mrs. Collins replied, yes.
- What are you asking this board to do today?
 - Mrs. Collins replied, asking to get the permit to finish the garage.
- Do you give permission for the Code Enforcement Officer to inspect the property to ensure that the inoperable vehicles are removed from the property prior to the issuance of any building permits?
 - Mrs. Collins replied, yes.

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

Board Member Grey asked, would you be willing to add a condition of approval that states the two smaller outbuildings will only be used exclusively for agricultural purposes?

Mrs. Collins replied, I was not under the understanding that both had to be? We are removing the carport.

Board Member Grey stated, ok, since the carport is being removed then we are good.

Board Member Tapp asked, can you explain to us what agricultural use the building will be for?

Mrs. Collins replied, it will be to store feed for our goats, garden tools and chicken feed.

- 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-26-024
Conditional Use Permit
2110 Ridge Road**

Motion was made by Board Member Grey and seconded by Board Member Ross to approve the conditional use permit for a third accessory structure located at 2110 Ridge Road, Pendleton, 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 character and objectives of the proposed use and the potential impacts on the community and its surroundings are appropriated. 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 June 18, 2026, Oldham County Board of Adjustments public hearing.
- 2. The applicant shall obtain all necessary permits and inspections from the appropriate agencies.
- 3. The applicant shall allow Oldham County Code Enforcement onto the property to ensure compliance with all zoning regulations.
- 4. There shall be no commercial use of this structure without review by Planning and Development Staff or the appropriate Board of Adjustments if necessary.
- 5. The two small outbuildings are to be used for agriculture purposes until such time that the carport is removed.
- 6. The inoperable vehicles will be removed from the property.

The vote was as follows:

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

No: None.

Abstain: None.

Absent: None.

Motion was approved for a conditional use permit on a vote of 5-0.

Findings and Decisions

Docket OC-26-024

Location Variance

Accessory Structure

2110 Ridge Road

Motion was made by Board Member Grey and seconded by Board Member Allen to approve the location variance for an accessory structure located at 2110 Ridge Road, Pendleton, 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 sites-specific characteristic demonstrated and documented in the photographs provided during today's testimony. 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 June 18, 2026, Oldham County Board of Adjustments public hearing.

The vote was as follows:

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

No: None.

Abstain: None.

Absent: None.

Motion was approved for a variance on a vote of 5-0.

.....
Approval of Minutes

Motion was made by Board Member Grey and seconded by Board Member Ross to approve the minutes for Thursday, May 21, 2026, as submitted. Motion carried by unanimous voice vote.

.....
Other Business

None

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

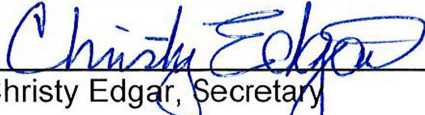
The next Regular Meeting is scheduled for Thursday, July 16, 2026, at 9:00 a.m., in the Courtroom of the Oldham County Fiscal Court Building, LaGrange, Kentucky.

Approved by:



Bill Ferko, Chairman

Respectfully Submitted by:



Christy Edgar, Secretary