

**MINUTES FOR REGULAR MEETING
OLDHAM COUNTY
BOARD OF ADJUSTMENTS AND APPEALS
Thursday, July 17, 2025**

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 Bill Ferko.

The following members were present:

Mark Allen
David Grey
Charles Turner

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

.....
Secretary Mark Allen called and read Docket OC-25-026:

An application has been filed requesting a Maximum Square Footage Variance for a property located at 1802 Hoffman Dr., La Grange.

1. Presentation by Staff:

Planner Sandie Rugroden presented the following:

- Summary of the application. (see Exhibit A, Staff Report dated July 17, 2025)
- Case and site history.
- Aerial photos of the site.
- Photos of property.

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

Roy Fulton, 1802 Hoffman Drive, LaGrange, was present and sworn in prior to presenting.

- I have reduced the garage size from 2,400 square feet to 1,800 square feet since filing this application.
- There is a six-foot elevation on the back of the lot.
- The house is built towards the back of the lot.
- The Crystal Lake HOA has approved, and the surrounding neighbors have approved.

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

Board Member Grey asked, are there similar structures in the area?

Mr. Fulton replied, yes.

Board Member Grey asked, what are the usage plans?

Mr. Fulton replied, storage and working on projects.
Board Member Grey asked, will the garage have water and electric?
Mr. Fulton replied, yes.
Board Member Grey asked, any bathrooms?
Mr. Fulton replied, no.

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 Allen stated, I see no problems.

Findings and Decisions
Docket OC-25-026
Location Variance
1802 Hoffman Drive, LaGrange

Motion was made by Board Member Grey and seconded by Board Member Allen to approve the location variance for a garage at 1802 Hoffman Drive, LaGrange, 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 unique site conditions. 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 July 17, 2025, Oldham County Board of Adjustments public hearing.
2. The applicant shall obtain all necessary building permits and inspections from the appropriate agencies before occupying the Accessory Structure.

The vote was as follows:

Yes: Board Members Allen, Grey, Turner, and Vice-Chairman Ferko.
No: None.
Abstain: None.
Absent: None.

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

Findings and Decisions
Docket OC-25-026
Maximum Square Foot Variance
1802 Hoffman Drive, LaGrange

Maximum Square Foot Accessory Structure Variance

Maximum Square Foot Accessory Structure Variance: 1,200 square feet
Requested Square Foot Accessory Structure Variance: 1,800 square feet
Requested Variance: 600 square feet

Motion was made by Board Member Grey and seconded by Board Member Allen to approve the maximum square foot variance for a garage at 1802 Hoffman Drive, LaGrange, 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 character of the area will not be altered by the size of the building. 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 July 17, 2025, Oldham County Board of Adjustments public hearing.
2. The applicant shall obtain all necessary building permits and inspections from the appropriate agencies before occupying the Accessory Structure.

The vote was as follows:

Yes: Board Members Allen, Grey, Turner, and Vice-Chairman Ferko.

No: None.

Abstain: None.

Absent: None.

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

.....
Secretary Mark Allen called and read Docket OC-25-027:

An application has been filed requesting a Road Frontage Variance for a property located at the 6350 S. Hwy 53, Smithfield.

1. Presentation by Staff:

Planner John Hine presented the following:

- Summary of the application. (see Exhibit A, Staff Report dated, July 17, 2025)
- Case and site history.
- Aerial photos of the site.
- Photos of property.
- No letters of opposition or in favor.

Vice-Chairman Ferko asked, are there any safety issues with line of sight?

Planner Hine replied, no.

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

Steve Greenwell, 6350 S. Hwy 53, Smithfield, was present and sworn in prior to presenting.

- When we purchased the land and built our home only the shared entrance was available.
- Now an additional much larger entrance has been built for the Holloway property therefore the Holloway brothers have agreed to relinquish the shared entrance us making us the sole owners of the entrance to our property.

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

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 Grey stated, since this will increase the road frontage for this parcel it is positive.

**Findings and Decisions
Docket OC-25-027
Road Frontage Variance
6350 S. Hwy 53, Smithfield**

Road Frontage Variance

Required Road Frontage: 300 feet

Requested Road Frontage: 65 feet

Variance Requested: 235 feet

Motion was made by Board Member Grey and seconded by Board Member Allen to approve the road frontage variance at 6350 S. Hwy 53, Smithfield, 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 it will increase the road frontage for the lot. 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 July 17, 2025, Oldham County Board of Adjustments public hearing.
2. A minor plat application and survey must be submitted to staff for review and approval.

The vote was as follows:

Yes: Board Members Allen, Grey, Turner, and Vice-Chairman Ferko.

No: None.

Abstain: None.

Absent: None.

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

.....
Secretary Mark Allen called and read Docket OC-25-028:

An application has been filed requesting a Conditional Use Permit for a Short-Term Rental Property permit on property located at 13300 Laurel Ct., River Bluff.

1. Presentation by Staff:

Planner John Hine presented the following:

- Summary of the application. (see Exhibit A, Staff Report dated, July 17, 2025)
- Case and site history.
- Aerial photos of the site.
- Photos of property.
- No letters of support or opposition.

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

David de Ponte, 13300 Laurel Court, Prospect, was present and sworn in prior to presenting.

- We let our STR permit expire and need this board to approve for us to get our STR permit for this year.
- We enjoy hosting people who are traveling through our area.
- This also brings a little income into our household.

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

Vice-Chairman Ferko asked, how many days do you rent?

Mr. de Ponte replied, the whole year is available, however for 2024 we had about 35 days rented.

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-25-028
Conditional Use Permit
Owner-Occupied Short-Term Rental
13300 Laurel Court, Prospect**

Motion was made by Board Member Allen and seconded by Board Member Grey to approve the conditional use permit for a owner-occupied short-term rental at 13300 Laurel Court, Prospect, 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 appropriate. The 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 July 17, 2025, Oldham County Board of Adjustments public hearing.
2. The applicant shall comply with all regulations concerning Short Term Rental Properties outlined in Oldham County Zoning Regulations Section 250-050.
3. Conditional Use Permit shall be automatically revoked upon transfer / sale of the property.
4. The applicant shall apply for and be issued a Short-Term Rental Property Permit / License before renting the property.

The vote was as follows:

Yes: Board Members Allen, Grey, Turner, and Vice-Chairman Ferko.

No: None.

Abstain: None.

Absent: None.

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

Motion was made by Board Member Grey and seconded by Board Member Allen to take a five minute recess at 9:30 a.m. Motion carried by unanimous voice vote.

Motion was made by Board Member Grey and seconded by Board Member Turner to bring meeting back in session at 9:35 a.m. Motion carried by unanimous voice vote.

.....
Secretary Mark Allen called and read Docket OC-25-029:

An application has been filed requesting a Conditional Use Permit for a Home Occupation on property located at 3703 Old Sligo Rd., La Grange.

1. Presentation by Staff:

Planner Sandie Rugroden presented the following:

- Summary of the application. (see Exhibit A, Staff Report dated July 17, 2025)
- Case and site history.
- Aerial photos of the site.
- Photos of property.

Vice-Chairman Ferko asked, any egress/ingress issues?

Planner Rugroden replied, no.

Board Member Grey asked, does the applicant need a variance for the number of attendees?

Director Fischer replied, this is similar to the one that this board approved on Hwy 22, we just ask for the applicant to have specific times and days of classes.

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

Kristin Olsen, 3703 Old Sligo Road, LaGrange, was present and sworn in prior to presenting.

- I opened my brick-and-mortar studio in 2002 and over time the workout facilities saturated the market, and I decided to only provide yoga and Pilates classes from my home studio to a very small private group.
- The space is intimate, personalized yoga sessions from the comfort of a home-based studio, focusing on stress relief, flexibility and mindfulness for individuals and small groups.
- The studio will build a loyal client base by offering convenience, affordable pricing, world class instruction and a welcoming atmosphere.

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

Vice-Chairman Ferko asked, how many attendees will you have?

Mrs. Olsen replied, we keep it very small and there will not be any more than 15, but normally the largest is 8.

Board Member Grey asked, can you elaborate on the parking?

Mrs. Olsen replied, behind the gate there are three parking spaces and along the drive there are five cut-out spaces and there are spaces in front.

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:

**Findings and Decisions
Docket OC-25-029
Conditional Use Permit
Home Occupation
3703 Old Sligo Road, LaGrange**

Motion was made by Board Member Grey and seconded by Board Member Allen to approve the conditional use permit for an home occupation at 3703 Old Sligo Road, LaGrange 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 named in the zoning regulation and 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 July 17, 2025, Oldham County Board of Adjustments public hearing.
2. The applicant shall comply with all regulations concerning home occupations outlined in Oldham County Zoning Regulations Section 260-230.
3. The home studio will have a maximum capacity of 15.
4. Three classes are allowed Monday through Friday between 8:30 a.m. and 6:30 p.m. and three classes allowed on the weekend between 8:30 a.m. and 6:30 p.m.
5. The application that is approved will be limited to the Hotspot Yoga LLC and the applicant named in the packet.

The vote was as follows:

Yes: Board Members Allen, Grey, Turner, and Vice-Chairman Ferko.

No: None.

Abstain: None.

Absent: None.

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

.....
Secretary Mark Allen called and read Docket OC-25-030:

An application has been filed requesting a Road Frontage Variance for property located at 6310 Shrader Ln., La Grange.

1. Presentation by Staff:

Senior Planner Anna Barge presented the following:

- Summary of the application. (see Exhibit A, Staff Report dated July 17, 2025)
- Case and site history.
- Aerial photos of the site.
- Photos of property.
- No letters received for support or opposition.

Board Member Grey asked, will there be any issues with five driveways being so close together?

Senior Planner Barge replied, they would have to get road encroachment permits.

County Attorney Baxter asked, does the tract that you can not find have access?

Senior Planner Barge replied, yes.

County Attorney Baxter asked, are they consolidating tract 4 with the tract that already has an easement?

Senior Planner Barge replied, yes.

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

Beach Craigmyle, Attorney, 105 South 1st Street, LaGrange, was present and representing the applicant.

- Reconfiguring the family farm for estate planning purposes.

- The plan is to give each daughter a bigger piece of land which is tract 2 and tract 3 that extends to the road which would give each one 300 feet of road frontage.
- Tract 1 will be reduced to 2.49 acres.
- Tract 4 will be created for the grandson who will inherit the main home (which is in the center) and still the most acreage and would have 67 feet of road frontage which is why we are here for the variance.

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

Vice-Chairman Ferko asked, would this be transferrable to the trust?

Senior Planner Barge replied, the variance goes with the land.

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 Grey stated, I believe this aligns with the comprehensive plan.

Board Member Allen stated, I see no problem.

**Findings and Decisions
Docket OC-25-030
Road Frontage Variance Tract 1
6310 Shrader Lane, LaGrange**

Required Road Frontage:	150 feet
Requested Road Frontage:	55.79 feet
Variance Requested:	94.21 feet

Motion was made by Board Member Grey and seconded by Board Member Allen to approve the road frontage variance for 6310 Shrader Lane, Tract 1, LaGrange 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 requirement of the zoning regulations because it will better align the existing lots with the comprehensive plan. 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 July 17, 2025, Oldham County Board of Adjustments public hearing.

2. A minor plat application 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, Grey, Turner, and Vice-Chairman Ferko.

No: None.

Abstain: None.

Absent: None.

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

**Findings and Decisions
Docket OC-25-030
Road Frontage Variance Tract 4
6310 Shrader Lane, LaGrange**

Required Road Frontage: 300 feet

Requested Road Frontage: 0 feet

Variance Requested: 300 feet

Motion was made by Board Member Grey and seconded by Board Member Allen to approve the road frontage variance for 6310 Shrader Lane, Tract 4, LaGrange 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 requirement of the zoning regulations because it will better align the existing lots with the comprehensive plan. 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 July 17, 2025, Oldham County Board of Adjustments public hearing.
2. A minor plat application 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, Grey, Turner, and Vice-Chairman Ferko.

No: None.

Abstain: None.

Absent: None.

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

.....
Approval of Minutes

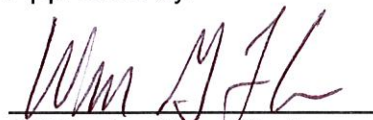
Motion was made by Board Member Allen and seconded by Board Member Grey to approve the minutes of Thursday, June 19, 2025, as submitted. Motion carried by unanimous voice vote.

.....
Other Business

.....
Motion was made by Board Member Allen and seconded by Board Member Turner to adjourn the meeting at 10:30 a.m. Motion carried by unanimous voice vote.

The next scheduled meeting is a Special Meeting on Wednesday, August 6, 2025, at 9:00 a.m., in the Courtroom of the Oldham County Fiscal Court Building, LaGrange, Kentucky.

Approved by:



Bill Ferko, Vice-Chairman

Respectfully Submitted by:



Christy Edgar, Secretary