MINUTES FOR REGULAR MEETING
OLDHAM COUNTY
BOARD OF ADJUSTMENTS AND APPEALS
Thursday, September 17, 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, Senior Planner John Hine, and Planner Cayley Crum. Assistant County Attorney Richard Elder was present at the meeting. Christy Edgar was the Secretary for the meeting.

Secretary Mark Allen called and read Docket OC-26-025:
An application has been filed requesting a Road Frontage Variance for multiple proposed lots and a Lot Width Variance for property located at 5201 Eighteen-Mile Creek Rd., Westport.

1. **Presentation by Staff:**
   Senior Planner John Hine presented the following:
   - Summary of the application. (see Exhibit A, Staff Report dated September 17, 2026)
   - Case and site history.
   - Aerial photos of the site.
   - Photos of property.
   - Received one letter in support.

Chairman Ferko asked, why does the county have required road frontage rules or lot width rules?
Senior Planner Hine replied, might be for line of sight and/or driveway access.
Chairman Ferko asked, are there any safety considerations?
Senior Planner Hine replied, no safety considerations that we have heard.
Board Member Grey asked, is this the same plan that was presented to the Planning Commission in June?
Senior Planner Hine replied, yes.
Board Member Grey asked, will each parcel have its own driveway access?
Senior Planner Hine replied, you will need to ask the applicant.

2. **Presentation by the Applicant in support of the application:**
   Neil Salyer, Brammell Law Office, PSC, 401 W. Jefferson Street, LaGrange, was present and sworn in prior to presenting.
   - Applicants want to divide 11.4 acres into 4 lots.
   - Tract 1 will be 2.95 acres, Tract 2 will be 5.79 acres, Tract 3 will be 1.01 acres and has an existing barn and Tract 4 (residual tract) will be 1.22 acres.
   - The barn will be converted into livable space.
   - The applicant has been diagnosed with a terminal illness, and the applicant wants their children to be on the property to help take care of their father as well as raising all their kids together.
   - An existing driveway serves tract 3 and 4.
   - Tracts 1 and 2 will share a driveway.

3. **Questioning of the Applicant or representative and others in support of the application by the Board:**
   Board Member Grey asked, is there space for septic systems?
   Maria Merwin, 5201 Eighteen Mile Creek Road, Westport, was present and sworn in prior to replying, we have not had it evaluated yet; however, each tract will have its own septic and drain fields.

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-26-025
Road Front Variance Tract 1
5201 Eighteen Mile Creek Road

Road Frontage Variance Tract 1:

Required Road Frontage:	150 feet
Requested Road Frontage:	100.7 feet
Requested Variance:	**49.3 feet**

Motion was made by Board Member Tapp and seconded by Board Member Grey to approve the road frontage variance for tract 1 located at 5201 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 based on evidence and testimony given today. 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 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. A Minor Plat shall be submitted to Planning and Development for staff approval.

The vote was as follows:
Yes: Board Members Allen, Grey, Ross, Tapp and Chairman Ferko.
No: None.
Abstain: None.
Absent: None.
Motion was approved on a vote of 5-0.

Findings and Decisions
Docket OC-26-025
Road Frontage Variance Tract 2
5201 Eighteen Mile Creek Road

Road Frontage Variance Tract 2:

Required Road Frontage:	300 feet
Requested Road Frontage:	40.15 feet
Requested Variance:	**259.85 feet**

Motion was made by Board Member Tapp and seconded by Board Member Ross to approve the road frontage variance for tract 2 located at 5201 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 based on evidence and testimony given today. 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 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. A Minor Plat shall be submitted to Planning and Development for staff approval.

The vote was as follows:
Yes: Board Members Allen, Grey, Ross, Tapp and Chairman Ferko.
No: None.
Abstain: None.
Absent: None.
Motion was approved on a vote of 5-0.

Findings and Decisions
Docket OC-26-025
Road Front Variance Tract 3
5201 Eighteen Mile Creek Road

Road Frontage Variance Tract 3:

Required Road Frontage:	150 feet
Requested Road Frontage:	50.39 feet
Requested Variance:	**99.61 feet**

Motion was made by Board Member Tapp and seconded by Board Member Allen to approve the road frontage variance for tract 3 located at 5201 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 based on evidence and testimony given today. 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 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. A Minor Plat shall be submitted to Planning and Development for staff approval.

The vote was as follows:
Yes: Board Members Allen, Grey, Ross, Tapp and Chairman Ferko.
No: None.
Abstain: None.
Absent: None.
Motion was approved on a vote of 5-0.

Findings and Decisions
Docket OC-26-026
Road Frontage Variance Residual Tract
5201 Eighteen Mile Creek Road

Road Frontage Variance Residual Tract:

Required Road Frontage:	150 feet
Requested Road Frontage:	118.52 feet
Requested Variance:	**31.48 feet**

Motion was made by Board Member Tapp and seconded by Board Member Ross to approve the road frontage variance for the residual tract located at 5201 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 based on evidence and testimony given today.. 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 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. A Minor Plat shall be submitted to Planning and Development for staff approval.

The vote was as follows:
Yes: Board Members Allen, Grey, Ross, Tapp and Chairman Ferko.
No: None.
Abstain: None.
Absent: None.
Motion was approved on a vote of 5-0.

Findings and Decisions
Docket OC-26-026
Minimum Lot Width - Residual Tract
5201 Eighteen Mile Creek Road

Minimum Lot Width Variance Residual Tract:

Required Lot Width:	150 feet
Requested Lot Width:	118.44 feet
Requested Variance:	**31.56 feet**

Motion was made by Board Member Tapp and seconded by Board Member Grey to approve the minimum lot width variance for the residual tract located at 5201 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 based on evidence and testimony given today.. 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 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. A Minor Plat shall be submitted to Planning and Development for staff approval.

The vote was as follows:
Yes: Board Members Allen, Grey, Ross, Tapp and Chairman Ferko.
No: None.
Abstain: None.
Absent: None.
Motion was approved on a vote of 5-0.

Secretary Mark Allen called and read Docket OC-26-026:
An application has been filed requesting a Road Frontage Variance for property located at 2000 block of E. Mount Zion Rd., Crestwood.

1. **Presentation by Staff:**
   Planner Cayley Crum presented the following:
   - Summary of the application. (see Exhibit A, Staff Report dated September 17, 2026)
   - Case and site history.
   - Aerial photos of the site.
   - Photos of property.
   - Received no letters in support or opposition.

   Board Member Grey asked, will they be sharing a driveway?
   Planner Crum replied, the applicant is proposing an access easement for these two tracts.

2. **Presentation by the Applicant in support of the application:**
   Terry Butler, 2202 E. Mount Zion Road, Crestwood, was present representing and sworn in prior to presenting.
   - Our son is moving back from out of state, and we want to have him and his family living on the back 12 ½ acres.
   - The hardship is that they are currently living with their in-laws because their home sold four days after listing.

3. **Questioning of the Applicant or representative and others in support of the application by the Board:**
   Board Member Tapp asked, do you live on the front portion of this property?
   Mr. Butler 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-26-026
Road Frontage Variance
2000 Block of East Mount Zion Road

Road Frontage Variance Tract 1 and Residual:

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

Motion was made by Board Member Grey and seconded by Board Member Ross to approve the road frontage variance for tract 1 and the residual tract located at 2000 Block of East Mount Zion 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 based on evidence and testimony given today.. 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 September 17, 2026, 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, Ross, Tapp and Chairman Ferko.
No: None.
Abstain: None.
Absent: None.
Motion was approved on a vote of 5-0.

Secretary Mark Allen called and read Docket OC-26-027:
An application has been filed requesting a Location Variance for an Accessory Structure on property located at 3621 Red Oak Dr., La Grange.

1. **Presentation by Staff:**
   Planner Cayley Crum presented the following:
   - Summary of the application. (see Exhibit A, Staff Report dated September 17, 2026)
   - Case and site history.
   - Aerial photos of the site.
   - Photos of property.
   - Received no letters in support or opposition.

2. **Presentation by the Applicant in support of the application:**
   Casey McCain, 3621 Red Oak Drive, LaGrange, was present and sworn in prior to presenting.
   - We want to build a pole barn to store our lawn equipment and other items.
   - Due to the steep slope of the backyard, we cannot build behind the house.
   - We have talked to our neighbors, and they are supportive of this project.
   - There are four other homes on our road that have structures in front of their homes.

3. **Questioning of the Applicant or representative and others in support of the application by the Board:**
   Board Member Grey asked, how will you access this structure?
   Mr. McCain replied, I will apply for a road encroachment permit with the county and come from Red Oak Drive.
   Board Member Grey asked, can you move the structure back onto the property?
   Mr. McCain replied, no, because our property has a bad slope.
   Board Member Grey asked, where is the drainage for your septic system located?
   Mr. McCain replied, our drain field is to the west.
   Board Member Tapp asked, will the structure's doors open toward your property?
   Mr. McCain replied, the doors will face to the west, so it will be opening towards our property and not the road.

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-26-027
Location Variance
Accessory Structure
3621 Red Oak Drive

Motion was made by Board Member Tapp and seconded by Board Member Allen to approve the location variance for an accessory structure located at 3621 Red Oak 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 based on evidence and testimony given today. 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 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.

The vote was as follows:
Yes: Board Members Allen, Grey, Ross, Tapp and Chairman Ferko.
No: None.
Abstain: None.
Absent: None.
Motion was approved on a vote of 5-0.

Approval of Minutes

Motion was made by Board Member Tapp and seconded by Board Member Grey to approve the minutes for Thursday, June 18, 2026, as submitted. Motion carried by unanimous voice vote.

Other Business

None

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

The next Regular Meeting is scheduled for Thursday, October 15, 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