



Board of Adjustments and Appeals
Oldham County Planning and Development Services
Application for a Conditional Use

Oldham County
MAY 20 2015
Planning & Development

For Staff Use Only:
Date: _____ Docket No: OC-26-028 Staff: JH Fee: \$545

This application must be submitted in person at the Planning and Zoning Office.

CU# 2326

General Information: (A separate application must be submitted for each Board of Adjustments request.)

Note: All conditional use applicants must attend a pre-application conference prior to submitting this application.

Name of Applicant(s): Greg and Shelby Biddle

Project Name: Grandparent Residence

Project Address: 2616 Singleton Lane

City: La Grange, KY 40031 Is the project within the incorporated city limits? NO

Subdivision Name: None Current Land Use: Vacant Zoned I-2: Pending MAP to Ag-1

Parcel ID: 46-00-00-7P Current Zoning: I-2: Pending MAP to Ag-1 Lot Size: 40.9 acres

*PreApplication Conference Date: _____

For what purpose are you requesting a Conditional Use?: Detached Accessory Dwelling Unit

Are there any past or present related Planning and Zoning cases on this property? If yes, please list the cases: Yes, current Zoning MAP Amendment in progress-I-2 to Ag-1 Case No.

Signatures:

Owner(s): Name: _____ Signature: _____

Address: _____

Phone: _____ Email Address: _____

Applicant(s): (if other than owner) Name: _____ Signature: _____

Address: _____

Phone: _____ Email Address: _____

Contact: Name: Valerie L. Shannon Signature: 

Address: Brammell Law Office, PSC 401 W. Jefferson St., La Grange, KY 40031

Phone:  Email Address: 



Board of Adjustments and Appeals
Oldham County Planning and Development Services
Application for a Conditional Use

For Staff Use Only:

Date: _____ Docket No: _____ Staff: _____ Fee: _____

This application must be submitted in person at the Planning and Zoning Office.

General Information: (A separate application must be submitted for each Board of Adjustments request.)

Note: All conditional use applicants must attend a pre-application conference prior to submitting this application.

Name of Applicant(s): _____

Project Name: _____

Project Address: _____

City: _____ Is the project within the incorporated city limits? _____

Subdivision Name: _____ Current Land Use: _____

Parcel ID: _____ Current Zoning: _____ Lot Size: _____

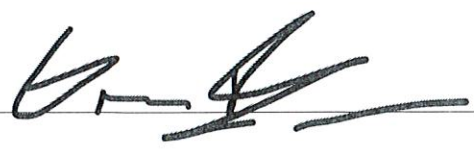
*PreApplication Conference Date: _____

For what purpose are you requesting a Conditional Use?:

Are there any past or present related Planning and Zoning cases on this property? If yes, please list the cases:

Signatures:

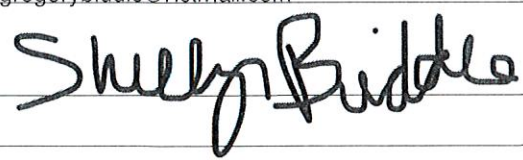
Owner(s):

Name: Gregory Biddle Signature: 

Address: 223 Dorchester Rd Louisville KY 40223 United States

Phone: (502) 235-2231 Email Address: gregorybiddle@hotmail.com

Applicant(s): (if other than owner)

Name: Shelby Biddle Signature: 

Address: 223 Dorchester Rd Louisville KY 40223 United States

Phone: (502) 667-2252 Email Address: biddleshelby219@gmail.com

Contact:

Name: Greg Biddle Signature: _____

Address: _____

Phone: _____ Email Address: _____

Application for a Conditional Use
(Page 2)

Justification:

The Board of Adjustments and Appeals requires that each applicant respond to the following inquiry:

1. What are the specific reasons why the conditional use is essential and desirable? Also, how will granting the conditional use not conflict with the goals and objectives of the Oldham County Comprehensive Plan. (The Comprehensive Plan is available in the Oldham County Planning and Zoning Office for review and on the internet at www.oldhamcounty.net. To access the Comprehensive Plan on the web, click on Property then open the Comprehensive Plan under the Public Documents section.

The applicant wishes to construct a Detached Accessory Dwelling Unit in order that the Grandparents and other family members may be able to reside on the property in an intergenerational home. The property is 40.6 acres and the family wants to share the homestead now with their Grandpa, John Biddle. Some day the home would be used for one of the Applicant's children.

The Comprehensive Plan Goal LU-2: Promote a Diverse Range of Housing Opportunities, Objective LU-2-1: is to encourage a diverse range of housing opportunities. Specifically the Goal is to encourage housing supply and accessibility options to provide an appropriate mix of housing types to meet the needs of all people.

Granting a CUP would allow the Applicant to locate two homes on one 40.6 acre tract consistent with an intergenerational homestead consisting of mixed housing types; a larger main dwelling and a smaller detached accessory dwelling unit (additional family residence). The housing existing around the area is situated on larger tracts and is primarily residential, although some of it remains zoned I-2.

This kind of development is consistent with future land use planning and in fact is common throughout the county on large agricultural tracts. Goal LU-1, Objective LU-1-3 encourages flexibility in zoning to "encourage subdivisions which complement the rural character of Oldham County" In this instance, there is no request for a subdivision, only an ADU/Grandparent Dwelling consistent with Agricultural uses.

The land was platted off as a large vacant industrial tract. The housing existing around the area is situated on larger tracts and is primarily residential, although some of it remains zoned I-2. Goal LU-1, Objective LU-1-4 encourages development that prioritizes efficient use of resources and provides for use of vacant, bypassed and underutilized land. Granting the CUP would allow for infill and use of the tract to house family members.

Application for a Conditional Use
(Page 3)

Submittal Checklist:

- ☒ 1. Complete Oldham County Planning and Zoning Conditional Use Application.
(Owner's signature is required.)
- ☒ 2. Required Conditional Use Application Fee as listed below:
a.) Residential: \$500.00 b.) Non-Residential: \$800.00 c.) Industrial: \$1,000.00
- ☒ 3. Notice fees equal to \$5.00 per adjoining property owner.
- ☒ 4. Mailing Labels for all adjoining property owners, including name and address of all 1st tier adjoining parcels. 1st tier adjoining parcels include all those that border the property, including those across streets. (*See note below for PVA directions)
- ☒ 5. Property information for the project location as listed by the Property Valuation Administration (PVA). (*See note below for PVA directions)
- ☒ 6. A copy of the current recorded deed along with any applicable easement deeds or maintenance agreements. Include any surveys of the property, if available.
- ☒ 7. Eight copies of a plan showing existing conditions and including:
 - ☐ Property Boundaries and easements with dimensions.
 - ☐ Location and exterior dimensions of existing structures.
 - ☐ Location and dimensions of any proposed structures.
 - ☐ Location of any parking areas and/or driveways.
 - ☐ Distances between any existing and proposed structures to the property boundaries.
 - ☐ Current property zoning and neighboring property zoning.
 - ☐ Name and address of project property owner and all adjoining property owners.
 - ☐ Adjoining Streets with labels.
 - ☐ Vicinity Map showing location of property in relation to nearest major intersection.
 - ☐ North Arrow.
 - ☐ Location and dimensions of any existing or proposed signs.
 - ☐ Topographical characteristics of site and immediate surrounding property.
 - ☐ Other information as determined during the PreApplication Conference with staff.For Home Occupations, also include:
 - ☐ A Floor Plan of the structure where the Home Occupation will be located.
 - ☐ Shade the region/room of the structure to be used as the Home Occupation area.
 - ☐ Interior dimensions of the structure must be labeled.
- ☒ 8. Photos and other supporting documents.

** Accessing PVA information: Property information may be accessed on the internet at www.oldhampva.com. In order to search for a property, users must select "Tax Payer Info" from the left column then select "Property Search". Once located, users may print the information using the print command on their internet browser. For adjoining property owners or further assistance contact PVA at: 110 W. Jefferson Street in LaGrange or at (502)222-9320.*