



Board of Adjustments and Appeals
Oldham County Planning and Development Services
Application for Variance

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.)*

Name of Applicant(s): Michael & Janelle Bradshaw

Project Name: Bradshaw Addition To Primary Residence

Project Address: 415 Rebel Dr.

City: Peewee Valley Is the project within the incorporated city limits? Y

Subdivision Name: Lloydsboro Current Land Use: Residence

Parcel ID: 25-PV.08-A.E-57 Current Zoning: _____ Lot Size: .6 Acre

Please explain/describe the requested Variance:

To allow for an approximate 700 s.f. addition to the existing residence to expand the finished living space with new family room and tailored kitchen spaces. The new addition space will also allow them to improve the exterior grade to create usable lawn.

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

No

Signatures:

Owner(s):

Name: Michael Bradshaw Signature: 

Address: 415 Rebel Dr. Peewee Valley, KY 40056

Phone:  Email Address: _____

Applicant(s): (if other than owner)

Name: _____ Signature: _____

Address: _____

Phone: _____ Email Address: _____

Contact:

Name: _____ Signature: _____

Address: _____

Phone: _____ Email Address: _____

100 West Jefferson Street ~ LaGrange, Kentucky

Ph: 502-222-1476 Fax: 502-222-3213

Last Updated 8/30/2015

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Justification:

The Board of Adjustments and Appeals requires that each applicant respond to the following four questions (Please refer to the attached checklist for further explanation):

1. What are the specific conditions related to this request that are unique only to the applicant's land and do not exist on other land in the same general vicinity, or in the same zoning district?
The proposed renovation/addition to this property will simultaneously allow the owners to effectively utilize a currently challenging portion of their lot for outdoor living in addition to new family room spaces. Lawn conditions and site aesthetics will be largely improved.

2. If this variance were not granted, how would this deprive the applicant of reasonable use of the land in a manner equivalent to uses permitted to other landowners in the same zoning district?
Denial of the requested variance would prevent the property owners from expanding their very limited existing spaces used for family rooms, Kitchen and Dining spaces.

3. Are the unique conditions and circumstances a result of actions of the applicant taken after the adoption of the zoning regulations from which relief is sought?
N/A

4. How will the variance preserve, and not harm, the public safety and welfare of the public and maintain the essential character of the neighborhood?
Issuance of the requested variance will not have an impact on the factors that exist as it pertains to public safety and welfare. The variance will allow the property owner to construct a visually appealing addition to their residence that contributes to the overall aesthetic of the neighborhood.

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Submittal Checklist:

- ☒ 1. Complete Oldham County Planning and Zoning Variance Application. (Owner's signature is required.)
Justification Section:
1. Examples of specific conditions include size of property, location of existing structure, topography, etc.
 2. What will happen if the Variance is not granted?
 3. Did the applicant create the need for the Variance? If not, please explain why this is not the case.
 4. Will the Variance harm the surrounding properties? Are there similar situations in other parts of the community?
- ☒ 2. Required Variance Fee as listed below:
a.) Residential-Detached \$200.00 b.) Non-Residential: \$400.00 c.) Industrial: \$600.00
Residential-Attached \$300.00
- ☒ 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 and dimensions of any existing or proposed signs.
 - ☐ 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.
 - ☐ Highlight, in yellow, the location of the requested Variance.
 - ☐ Label the dimensions of the requested Variance.
- ☐ 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.*