



PEWEE VALLEY BOARD OF ADJUSTMENTS AND APPEALS

September 18, 2025

Summary of Application:

Docket:	PV-25-002	
Request:	Rear Yard Setback Variance	
Applicant:	Michael & Janelle Bradshaw	
Location:	415 Rebel Dr.	
Existing Land Use:	Residential	
Existing Zoning:	R-1A	
Total Site Size:	0.6-acres	
Tax Parcel:	25-PV.08-A.E-57	

Surrounding Zoning:

North – Land Use: Residential
Zoning: R-1A

South – Land Use: Residential
Zoning: R-1A

East – Land Use: Residential
Zoning: R-1A

West – Land Use: Residential
Zoning: R-1A

Board of Adjustments Action:

An application has been filed requesting a Rear Yard Setback Variance located at 415 Rebel Dr., Pewee Valley.

Site History:

No Site History

Case History:

Posted to Website: 09/03/2025

Adjoining Property Owner Notices Mailed: 09/03/2025

Public Notice Appeared in Oldham Era: 09/11/2025

Notes:

1. The applicant is requesting a Rear Yard Setback Variance for a 700 Sq. Ft. addition on the rear side of the existing home.
2. According to Section 040-020 of the Oldham County Comprehensive Zoning Ordinance, the required rear yard setback in R-1A is 30 feet.
3. The applicant is requesting 15 feet for the rear yard setback.
4. The applicant is therefore requesting a 15-foot Rear Yard Setback Variance.

Motions and Findings:

Every motion to approve a variance or conditional use must state the finding(s) required by statute or regulation and must also state the reasons for the motion. Every motion to deny must state the reasons for the motion. Suggested motions to approve or deny are set out below.

Variance:

The applicant is requesting a Rear Yard Setback Variance for an addition to the rear side of the residential building at 415 Rebel Dr., Pewee Valley

Proposed Rear Yard Setback Variance:

Required Rear Yard Setback: 30 feet

Requested Rear Yard Setback: 15 feet

Requested Variance: 15 feet

Motions:

Move to **approve** the variance 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 _____.

Motion to **deny** the variance because (any one or all of the following):

- a. It will adversely affect the public health, safety or welfare because _____;
- b. It will alter the essential character of the general vicinity because _____;
- c. It will cause a hazard or nuisance to the public because _____;
- d. It will allow an unreasonable circumvention of the requirements of the zoning regulations because _____.

In deciding on a variance, you may consider whether:

- a. The requested variance arises from special circumstances which do not generally apply to land in the general vicinity or in the same zone;
- b. 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; and
- c. The circumstances are the result of actions of the applicant taken subsequent to the adoption of the zoning regulation from which relief is sought.

You cannot approve a variance which is the result of willful violations of the zoning regulation by the applicant subsequent to the adoption of the zoning regulation from which relief is sought.

Potential Conditions of Approval:

1. The variance shall only apply to the application considered at the September 18, 2025, Pewee Valley Board of Adjustments public hearing.

Considerations:

* Refer to the applicant's justification statement and other evidence in the record.

-or-

Move to **deny** the variance because the proposed use is **not** essential or desirable to the community, or is in conflict with the elements and objectives of the Comprehensive Plan, or is not in compliance with the zoning regulations, based on the following factual determinations and conclusions_____.

Sec. 040-020 R-1A Residential District: Development Regulations

Minimum Lot Area:

25,000 square feet with sanitary sewers
43,560 square feet without sanitary sewers
43,560 square feet within the city of Pewee Valley

Minimum Lot Width:

100 feet; or
150 feet for lots without sanitary sewers

Maximum Density/Intensity:

1.74 dwelling units per acre
0.25 Floor Area Ratio

Maximum Structure Height:

35 feet (agriculture structures are exempt)

Minimum Front Yard Setback:

35 feet

Minimum Side Yard Setback:

15 feet

30 feet total for both sides

Minimum Street Side Yard Setback:

35 feet

Minimum Rear Yard Setback:

30 feet

Maximum Lot Coverage for Structures:

30 percent of the lot area