



OLDHAM COUNTY PLANNING COMMISSION

August 26, 2025

Summary of Application:

Docket:	PZ-25-020
Request:	Waiver for residential use in a commercial zoning
Applicant:	Hannah Stone
Location:	111 & 113 N. 1st Avenue, La Grange
Existing Land Use:	Commercial
Existing Zoning:	C- 2
Total Site Size:	.152 acres
Tax Parcel:	46-L.4-07-12 & 46-L.4-07-12A



Surrounding Zoning:

North – Land Use: Commercial
Zoning: C- 2, Community Business District

East – Land Use: Commercial
Zoning: C- 2, Community Business District

South – Land Use: Commercial
Zoning: C- 2, Community Business District

West – Land Use: Institutional
Zoning: C- 2, Community Business District

Planning Commission Action:

DOCKET PZ-25-020– An application has been filed by Hannah Stone requesting a Waiver to allow residential use in a Commercial District on properties located at 111 and 113 N. First Ave, La Grange. The properties are both .152-acres and zoned C-2, Commercial District.

Site History:

In 2003, a minor plat was approved to divide 113 N. 1st Avenue and 111 N. 1st Ave into two lots.

Case History:

Posted to County Website: 7/25/2025

Adjoining Property Owner Notices Mailed: 8/5/2025

Public Notice Appeared in Oldham Era: 8/7/2025

Notes:

1. The applicant is seeking a waiver to allow residential use within existing single-family structures located at 111 and 113 N. 1st Avenue.
2. The properties are currently zoned C-2, Commercial.
3. The applicant owns the property at 111 N 1st Avenue and her family owns 113 N 1st Avenue.
4. Madeline's Nibbles & Wine is the applicant's restaurant located at 111 N. 1st Avenue.
5. This restaurant location contains an existing apartment that has previously been used as a short-term rental.
6. The adjacent structure, located at 113 N. 1st Avenue, will be the applicant's primary residence.
7. Living onsite, according to the applicant, would reduce commute time enabling her more time to focus on day-to-day business operations.

Motions and Findings:

Every motion to approve a zoning change, variance, waiver, preliminary subdivision plan or development plan which is not a subdivision plan 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.

These are procedural due process requirements for all cases before the Commission.
Suggested motions to approve or deny are set out below.

Waiver of Residential Use in Commercial District:

Move approval of the waivers because (either of the following):

- a. strict compliance with the regulations would create an undue hardship because of the exceptional unique topographic or natural or man-made physical conditions of the property which are _____; and/or
- b. the design innovations of this case which are _____ will achieve the basic objectives of the regulations.

Move denial of the waivers because (any one or all of the following):

- a. Strict compliance with the regulations will not create an undue hardship because _____;
- b. There are no exceptional unique topographic or natural or man-made physical conditions of the property to justify the waivers because _____.
- c. The design innovations of this case will not achieve the basic objectives of the regulations because _____.

Other considerations for approving or denying the waivers may include without limitation the following points:

- a. Detriment to the public good;
- b. Impairment of the purposes, basic objectives and intent of the subdivision regulations; and

- c. Impairment of the desirable general development of the neighborhood and the community as proposed by the Comprehensive Plan.

Proposed Conditions of Approval:

- 1. The waiver shall only apply to the plan reviewed at the August 26, 2025, Planning Commission public hearing.

DIVISION 160 C-2 COMMUNITY BUSINESS DISTRICT

Sec. 160-010 C-2 Community Business District: Intent

The purpose of the C-2 Community Business District is to provide for retail shopping and personal service uses, shopping goods and household services for a population considerably larger than that served by local business districts.

Sec. 160-020 C-2 Community Business District: Development Regulations

Minimum Lot Area:

- 6,000 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:

- 50 feet; or
- 150 feet without sanitary sewers

Maximum Density/Intensity:

- 1.0 Floor Area Ratio

Maximum Structure Height:

- 45 feet (agriculture structures are exempt)

Minimum Front Yard Setback:

- None

Minimum Side Yard Setback:

- None except when abutting a residential district (shall take on that of the abutting district)

Minimum Street Side Yard Setback:

- None except when abutting a residential district (shall take on that of the abutting district)

Minimum Rear Yard Setback:

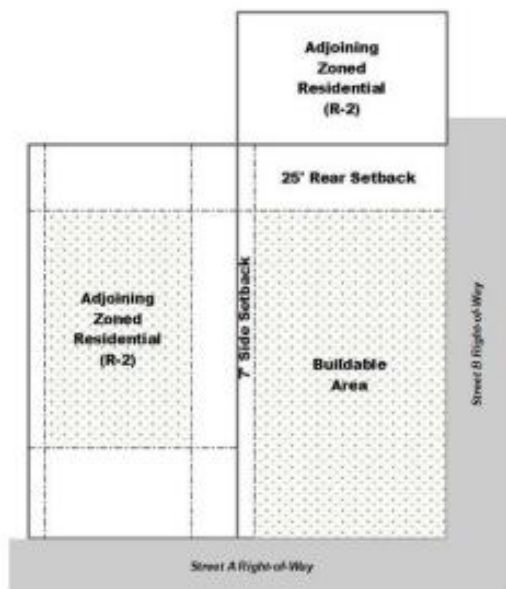
- None except when abutting a residential district (shall take on that of the abutting district)

Maximum Lot Coverage for Structures:

- 40 percent of the lot area

Maximum Impervious Surface Including Structures:

- 65 percent of the lot area



Additional Standards that may Apply:

- Accessory Dwelling Units.....Sec 250-040
- Accessory Uses & Struc.....Sec 250-030
- Agritourism Buildings.....Sec 260-035
- Barrel Warehouses.....Sec 250-320
- Brew pubs.....Sec 250-310
- Distillery & Brewery.....Sec 250-300
- Height.....Sec 330-010
- Home Occupation.....Sec 260-230
- Fences & Walls.....Sec 250-090
- Capacity of Infrastructure.....Division 270
- Highway 53 Overlay Dist.Division 245
- Historic Preservation.....Division 240
- Landscaping.....Division 300
- Lighting.....Division 310
- Parking.....Division 280
- Signs.....Division 290

Sec. 160-030 C-2 Community Business

District: Permitted Uses

Agricultural Uses

- Agricultural Uses
- Farmers Market
- Riding Academies and Stables

Commercial

- Adult Entertainment Establishments
- Firework Sales (Permanent, Ancillary and Seasonal)
- Funeral Homes and Mortuaries
- Hotels and Motels
- Nursing Homes
- Retail and Personal Establishments with a gross floor area < 50,000 square feet
- Vehicle Repair including service stations
- Vehicle Washes
- Vocational Schools

Community Facilities

- Adult Day Centers
- Colleges and Schools, not for profit (CF)
- Nursery Schools, Day Nurseries, and Child Care Centers
- Parks, Playgrounds, Community Centers, and Similar Uses

Eating Establishments

- Restaurants with drive-thru facilities

Indoor Recreation

- Movie Theatres

Office

- Business and Professional Offices including Clinics and Immediate Care Facilities

Public Parks and Recreation

- Boat Docks and Launching Areas, Recreational Camps, Resorts
- Public Parks and Forest Preserves
- Public Picnic Grounds, Bridle and Bicycle Paths

Religious Institutions

- Churches and other Religious Institutions

Special

- Lakes (man-made) non-commercial

Utilities

- Public Utility Buildings and Facilities

Sec. 160-040 C-2 Community Business

District: Conditional Uses

Commercial

- Veterinary Hospitals and Kennels

Community Facilities and Services

- Marinas or Boat Rental

Health Services

- Hospitals and Institutions

Natural Resource

- Borrow Pits, Quarry, Gravel Pit, or Stone Mill
- Extraction and Development of Natural Resources

Recreation

- Aviaries and Zoos
- Indoor Sports Facilities
- Private Clubs, Country Clubs, Golf Courses except Miniature courses or Commercial Driving Ranges

Residential

- Community Residences

Special

- Airports, Heliports and other Airship or Flying Machine Take-off or Landing Facilities
- Cemeteries, Mausoleums and Crematories
- Commercial Lakes

Utilities

- Private Utility Buildings and Facilities
- Sewage Treatment Plants