



Oldham County Planning and Development Services
Application for Waiver of Regulations

Oldham County

JUL 18 25

Planning &
Development

Date: _____ Plat No: P2-26-021 For Staff Use Only: Staff: SR Fee: 295

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

Pd 7/18/25
CK#2104

General Information:

Name of Applicant(s): Willard Properties, LLC

Project Address: 3401 E. Hwy 42 Pendleton, Ky 40055

Subdivision Name: N/A

Current Land Use: Residential Parcel ID: 51-00-00-23A

Current Zoning: C-3 Commercial Total Acreage: 7.08 Acres

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

Signatures:

Owner(s): Willard Properties, LLC
Name: Robin Willard Signature: Robin R. Willard

Address: 2717 Thompson Rd LaGrange Ky 40031

Phone: 502-727-2106 Email Address: rwillard0905@gmail.com

Applicant(s): (if other than owner)

Name: _____ Signature: _____

Address: _____

Phone: _____ Email Address: _____

Contact:

Name: Same As Above Signature: _____

Address: _____

Phone: _____ Email Address: _____

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Explanation:

The Commission may reduce or otherwise grant waivers from the requirements of the Oldham County Subdivision regulations whenever it encounters the situations described below.

- A. Exceptional Hardship – Where the Commission finds that strict compliance with these regulations would create an undue hardship because of exceptional unique topographic or other natural or man-made physical conditions encountered on the particular land, the Commission may modify these regulations to the extent necessary to relieve the undue hardship.
- B. Design Innovation and Large Scale Development – These regulations may be modified by the Commission in the case of plans for complete neighborhoods or other design innovations which, in the Commissions opinion, still achieve the basic objectives of these regulations.

Please explain how this request relates to one or both of the above situations.

See attached letter

Comments for Application for Waiver

Willard Properties, LLC / Robin Willard – Applicant

Willard Properties LLC – Owner

This is a seven-acre tract of land with an existing residence and garage located on E Hwy 42 in Pendleton. We have owned this property since March 2011 with deeding into the Willard Properties, LLC in November 2013. We were not aware that the property was zoned C-3 Commercial until I started the building application process. The PVA office has this property class and zoning as residential. This property over the years has been used as a rental property. The current structures on the property are a small 878 sf vinyl siding home and a 900 sf metal garage.

The plan for this property when we purchased back in 2011 was to eventually build a larger home and garage to replace the existing structures. The current tenant also happens to be my son who will purchase this property from us in the future or inherit. As his family continues to grow the need for a larger living space is needed.

We are requesting the waiver to continue to use the property as residential.
