



Oldham County Planning and Development Services
Application for Zoning Map Amendment
Development Plan

Oldham County
OCT 29 25
Planning & Development

Date: 10/30/25 For Staff Use Only: Docket No: 22-26-033 Staff: AB Fee: _____

This application must be submitted in person at the Planning and Zoning Office. Check # 1068

General Information: (A separate application must be submitted for each individual request.)

Name of Applicant(s): Key Homes, LLC

Project Address: 3604 & 3608 W. Kentucky Highway 146, La Grange, Kentucky, 40031

Project Name: W. Kentucky Highway 146 Apartment Complex

City: La Grange Is the project within the incorporated city limits? No

Total Site Acreage: 0.36 acres Subdivision Name: N/A

Current Land Use: Single-Family Residential Proposed Land Use: Apartment Complex

Parcel ID: 30-30A-05-10A&10B;
30-30A-05-11 Current Zoning: R-2; C-1 Proposed Zoning: R-4

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

Signatures: (The undersigned agrees that the filing of this application constitutes an agreement by the owner(s) and other parties having an interest in the subject property. Their heirs, successors, and assigns, that, if the zoning map amendment(s) requested by this application is (are) enacted by the appropriate legislative body, building permits for improvement of the subject property shall be issued only in conformance with the zoning ordinance and binding and that such binding elements shall be strictly complied with and may be enforced in the same manner as the zoning district regulations.)

Owner(s):

Name: Key Homes, LLC Signature: _____
Address: 4751 Fox Run Road, Buckner, Kentucky, 40010
Name: _____ Signature: _____
Address: _____
Name: _____ Signature: _____
Address: _____

Applicant(s): (if other than owner)

Name: _____ Signature: _____
Address: _____
Phone: _____ Email Address: _____

Contact: (if other than owner)

Name: Michael G. Swansburg, Jr., Esq. Signature: MSJ
Address: c/o Swansburg & Smith, PLLC, 117 W. Main Street, La Grange, Kentucky, 40031
Phone: [REDACTED] Email Address: [REDACTED]

Zoning Map Amendment Development Plan
(Page 2)

Additional Requests:

A. Are there any variances required? Yes

If yes, attach a list including each variance and from which section of the Zoning Ordinance the variance is requested. Each request for a variance must also include a justification statement in response to the following questions:

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?
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?
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?
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?

Variances are needed when a major subdivision conflicts with specific dimensional requirements of the Oldham County Zoning Ordinance.

B. Are there any waivers required? No

If yes, attach a list including each waiver and from which section of the Subdivision Regulations the waiver is requested. 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.

Requests for waivers must be justified based on one or both of the above situations.

C. Is the Zoning Map Amendment part of an application for a Major Subdivision? No

If yes, a separate Major Subdivision Preliminary Plan Application is required.

100 West Jefferson Street ~ LaGrange, Kentucky
Ph: 502-222-1476 Fax: 502-222-3213
www.oldhamcountky.gov