



OLDHAM COUNTY PLANNING COMMISSION

April 28, 2026

Summary of Application:

Docket:	PZ-26-005
Request:	Waiver - Vehicular Use Area Perimeter Landscape Buffer Area
Applicant:	Thomas Finch
Location:	428 E. Main St, La Grange
Existing Land Use:	Industrial
Existing Zoning:	I-1
Total Site Size:	0.55 acres
Tax Parcel:	46-00-00-35



Surrounding Zoning:

North – Land Use: Industrial
Zoning: I-1

East – Land Use: Industrial
Zoning: I-1

South – Land Use: Undeveloped/Residential
Zoning: R-2A

West – Land Use: Industrial
Zoning: I-1

Planning Commission Action:

DOCKET PZ-26-005 – An application has been filed by Thomas Finch for a Waiver of Division 300-050: Vehicular Use Area Perimeter Landscape Buffer Area on property located at 428 E. Main St., La Grange. The property is 0.55-acres and zoned I-1, Light Industrial District.

Case History:

Pre-Application Meeting: 1/12/2026

Agenda Posted to Website: 3/27/2026

Adjoining Property Owner Notices Mailed: 4/13/2026

Public Notice Appeared in Oldham Era: 4/16/2026

Case Considered at Oldham County Board of Adjustments: 4/16/2026

Site History:

In July 1976, a Front Yard Setback Variance was approved by the La Grange Board of Adjustments (Docket # 552).

In February 2024, A Notice of Violation was issued for general upkeep of the property.

On April 16, 2026, the Board of Adjustments approved Front, Side, and Front Yard Parking Setback Variance.

Notes:

1. The applicant is requesting a Waiver to the Vehicular Use Area Perimeter Landscape Buffer Area (VULBA) and Screening requirements for an existing structure and proposed addition to a building located on property at 428 E. Main St, La Grange.
2. VULBA's have been established to reduce the visual impact of Vehicular Use Areas including, but not limited to, parking lots, loading docks, and service areas.
3. The applicant is proposing a multi-use space for physical activities and rentals with small group youth baseball training being the main use.
4. The building will be equipped with retractable batting cage nets.
5. According to Oldham County Zoning Ordinance 300-050 Landscape Buffer Areas shall be a minimum of ten (10) feet in width in the county and five (5) feet within the city limits of La Grange.
6. The property is located within the county's jurisdiction but is surrounded by the City of La Grange on three sides.
7. In the application, the applicant states that the size, shape, and topography leaves little developable area.
8. The applicant is requesting an encroachment of 8-feet into that 10-foot required VULBA therefore requiring a waiver of the requested landscape buffer.

Motions and Findings:

Every motion to approve a site 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.

Waivers

1. Waiver of the Required 10' Vehicular Use Area (VUA) Perimeter Landscape Buffer Area

Section 300-050 requires the VULBA to be a minimum of 10 feet in width.

Minimum size: 10 feet width

Proposed size: 2 feet width

Waiver Request: 8 feet width

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 April 28, 2026 Planning Commission public hearing.
2. The applicant must submit a Site Plan in accordance with Division 390 – Site Plan Regulations to Planning and Development staff for review and approval.
3. The applicant shall obtain all necessary building permits and inspections from the appropriate agencies.

** The Planning Commission may amend, delete or add additional binding elements at the public hearing.**