



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

Date: <u>7/22/26</u>	For Staff Use Only:	Docket No: <u>02-26-020</u>	Staff: <u>CC</u> Fee: <u>\$55</u>
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#1004
 #1005
 straight
 Grain
 Clayton Langan
 Edward
 James

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

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

Name of Applicant(s): Straight Grain LLC

Project Address: 7511 Hwy 329

Project Name: 7511 Hwy 329 Addition

City: Crestwood Is the project within the incorporated city limits? No

Total Site Acreage: 1.2383 Subdivision Name: ~~Brownsboro~~ Crestwood

Current Land Use: Retail Proposed Land Use: Office with on site workshop

Parcel ID: 1515A03-2&3 Current Zoning: C-2 Proposed Zoning: C-3

Are there any past or present related Planning and Zoning cases on this property? If yes, please list the cases:
TRC-26-014 heard July 15, 2026

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: <u>Dianna Hunsinger</u>	Signature: <u></u>
Address: <u>1405 N. Buckeye Lane, Goshen, KY 40226</u>	
Name: _____	Signature: _____
Address: _____	
Name: _____	Signature: _____
Address: _____	

Authentisign
 07/22/26 9:28 AM EDT

Applicant(s): (if other than owner)

Name: <u>Clayton Langan, Straight Grain LLC</u>	Signature: <u></u>
Address: <u>1915 Production Drive, Louisville, KY 40299</u>	
Phone: <u>[REDACTED]</u>	Email Address: <u>[REDACTED]</u>

Contact: (if other than owner)

Name: <u>Shawn Spalding, Stoll Keenon Ogden PLLC</u>	Signature: _____
Address: <u>400 W. Market Street, Suite 2700, Louisville, KY 40202</u>	
Phone: <u>[REDACTED]</u>	Email Address: <u>[REDACTED]</u>



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

Date: 7/22/2026 Docket No: PZ-26-020 For Staff Use Only: Staff: CC Fee: 855

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

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Address: 1405 N. Buckeye Lane, Goshen, KY 40226

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Applicant(s): (if other than owner)

Name: Clayton Langan, Straight Grain LLC Signature: _____

Address: 1915 Production Drive, Louisville, KY 40299

Phone: _____ Email Address: _____

Contact: (if other than owner)

Name: Shawn Spalding, Stoll Keenon Ogden PLLC Signature: Shawn Spalding

Address: 400 W. Market Street, Suite 2700, Louisville, KY 40202

Phone: _____ Email Address: _____

100 West Jefferson Street ~ LaGrange, Kentucky

Ph: 502-222-1476 Fax: 502-222-3213

Last Updated 4/28/2026

www.oldhamcountyky.gov

~~1004~~

1004

1005

Straight Grain LLC

Zoning Map Amendment Development Plan
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Additional Requests:

A. Are there any variances required? _____

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? Yes

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 Commission's 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? _____

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

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Zoning Map Amendment Development Plan
(Page 3)

Submittal Checklist:

_____ 1. Complete Oldham County Planning and Zoning Application for a Zoning Map Amendment.
(Owner's signature is required.)

_____ 2. Required Zoning Map Amendment Fee:

Zoning Amendment Request (acres)	<2	2-5	5-10	10-20	20-50	50+
AG-1, CO-1, R-1, R-1A, R-2, R-2A, R-3.....	\$450.00	\$575.00	\$700.00	\$1200.00	\$1800.00	\$2400.00
R-4A, R-4, C-N, O-1, O-2, C-1, C-2, C-3, C-4, I-1, I-2, T.....	\$700.00	\$950.00	\$1200.00	\$1800.00	\$2400.00	\$3600.00
PUD.....	N/A	N/A	N/A	\$2400.00	\$3600.00	\$4800.00

Note: Acreage shall be calculated based on the area of the requested zoning only

_____ 3. Notice fees equal to \$5.00 per adjoining property owner. **(Please note: If approved at Planning Commission, an Application for Legislative Body Review is required. The additional fees for this application are \$300, Notice fees equal to \$5.00 per adjoining property owner and a recording fee of \$50.00.)**

_____ 4. Mailing Labels for all adjoining property owners, including name and address of all 2nd tier adjoining parcels. Second tier adjoining parcels include all those that within 500 feet of the property, including those across streets and streams. (*See note below for PVA directions)

_____ 5. Property information for the project location as listed by the Property Valuation Administration (PVA). (*See note below for PVA directions)

_____ 6. A copy of the current recorded deed along with any applicable easement deeds or maintenance agreements. Include any surveys of the property, if available.

_____ 7. Twenty tri-folded copies of a Preliminary Plan including the required components listed in the attached Preliminary Plan Checklist (Maximum size of 30" x 42")

_____ 8. One reduced copy of the plan to an 8 1/2" x 11" size.

_____ 9. A legal (metes and bounds) written description of the area proposed for rezoning.

_____ 10. A written justification statement, according to KRS 100.213 and Section 1401 of the Oldham County Zoning Ordinance under the Demonstration of Appropriateness.

_____ 11. Required explanation and justification for all requested variances and waivers. (See page 2)

_____ 12. Traffic Impact Analysis (for developments generating an ADT exceeding 1000 vehicles) and 20 copies of the summary section.

_____ 13. If applicable, a general statement describing the nature of the environmentally sensitive areas, and the manner in which any such area is to be handled during development of the property, as well as any special design measures taken by the developer to attempt to minimize the development's impact on the environmentally sensitive areas.

_____ 15. Wastewater Treatment Facility Capacity Form. (for developments served by sanitary sewers)

* Accessing PVA information: Property information may be accessed on the internet at www.oldhampva.com. In order to search for a property, users must select "Tax Payer Info" from the left column then select "Property Search". Once located, users may print the information using the print command on their internet browser. For adjoining property owners or further assistance contact PVA at: 110 W. Jefferson Street in LaGrange or at (502)222-9320.

Last Updated 4/28/2026

Zoning Map Amendment Development Plan
(Page 4)

Development Plan Checklist:

Title Block

- _____ Name and Address of Person or firm who prepared the plat
- _____ Name and Address of Property Owner
- _____ Date of Preparation (Dates of All Revisions)
- _____ Graphic and written scales

Vicinity Map

- _____ North Arrow
- _____ Sketch Map (showing the relative location of the proposed subdivision to surrounding streets unless the location is clearly shown on the plat itself)

Streets

- _____ Location, names and dimensions (ROW) of abutting streets or private roads
- _____ Name (if any), pavement width and ROW width of proposed and existing streets, driveways and parking areas.

Parcels

- _____ Boundary lines for all parcels
- _____ Bearings and dimensions for all boundary lines
- _____ Proposed building lines showing the distance setback from the street ROW
- _____ Lines showing the intersection of adjoining parcels to the site

Utilities

- _____ Location and size of water mains, sanitary sewers, gas lines, fire hydrants, electric and telephone poles or underground wires.
- _____ Location and purpose of easements

Natural Features

- _____ Areas of substantial existing trees including a general description of their type and size
- _____ Lakes, ponds, marshes, wetlands, soil types (for sites served by septic systems)
- _____ Areas of steep slope (over 30%)
- _____ Other natural features which might affect the design of the subdivision.
- _____ 5 ft. contour lines (Development in the CO-1 district require 2 ft. contour lines)

Buildings

- _____ Notation of existing manmade features such as houses, barns, outbuildings, fence rows, driveways, cemeteries and other manmade features.
- _____ Notation indicating which features remain and which features are to be removed
- _____ Location, height, floor area and arrangement of proposed buildings.

Drainage

- _____ Location of proposed drainage facilities, including watercourses and existing drainage facilities
- _____ Notation regarding the location and elevation of the 100 year floodplain
- _____ location of any proposed storm water detention basin and/or stream relocation
- _____ Notation of storm water flow

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Zoning Map Amendment Development Plan
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Adjacent Property

- _____ Location and ownership of all adjoining property
- _____ Sanitary sewers, street grades and other facilities
- _____ Provisions for screening, buffering and landscaping

Site Statistics

- _____ Total Acreage in subdivision
- _____ Acreage in street ROW
- _____ Number of Single-Family Lots
- _____ Existing zoning (total area)
- _____ Proposed zoning (total area)
- _____ Amount of open space
- _____ Lot coverage
- _____ Number of parking spaces required and provided

Legend

- _____ Graphical and written explanation of all symbols and labels

Variances and Waivers

- _____ Proposed waivers from the subdivision regs (individually listed and noted)
- _____ Proposed variances from the zoning regs (individually listed and noted)

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Last Updated 4/28/2026



July 22, 2026

Oldham County Planning Commission
Fiscal Court Building
100 West Jefferson Street
La Grange, KY 40031

**Zone Change Request and Development Plan for the
Property Located at 7511 Highway 329**

Dear Members of the Planning Commission:

We represent the Straight Grain, LLC ("Straight Grain" or "Applicant") and on its behalf have filed a zone change request for the properties located at 7511 Highway 329 in conjunction with a development plan (the "Property"). The Property is currently zoned Commercial (C-2). The preliminary development plan proposes an add-on extension of the current building, restructure of the current parking lot, and creation of new parking lot in the rear of the Property (the "Development"). The Applicant's request is to rezone the Property to the C-3 zone to allow for a "Contractor Shop" use to occur within the new addition. This minor zone change request will allow for a proposed 7,000 square foot building along Old Zaring Road that will contain the woodworking and related contractor shop applications. The current C-2 zone is improper because it would not allow Applicant's intended use for woodworking and milling shop. Along with the zone change, the Applicant is also requesting a waiver from the Subdivision sidewalk requirement to efficiently utilize a narrow parcel fronting on Highway 329 and avoid the unappealing look of "sidewalks to nowhere" given the current absences of any other sidewalks at this intersection or within a reasonable distance of the Property.

The Property sits at the intersection of Highway 329 and Old Zaring Road, which is entirely commercial zoning, including a C-3 zoned property directly across the street at 7800 Highway 329. The Development will modernize this portion of the intersection and materially increase traffic safety. This Development maximizes the Property's potential within an existing commercial corridor as an infill development with no corresponding adverse impact upon surrounding users. As the site has a preexisting retail building, the Property is already served by all major utilities needed for the Development.

The Development calls for conversion of the existing retail structure into a business office intended to be used by Karzen-Langan+James Construction and Four Board Woodworks (<https://fourboardwoodworks.com/>). Karzen-Langan+James has been building and renovating single-family homes in Louisville and the surrounding areas since the 1960s. Four Board Woodworks specializes in custom cabinetry and woodworking. Both companies currently operate out of a facility on Production Drive in Jeffersontown. Approving the re-zoning, waiver, and Development plan would therefore facilitate the relocation of two small business into Oldham

County, adding jobs and economic improvement to the area as well. The Applicant is under contract to purchase the Property and would promptly proceed to closing and commencing site work upon receiving the approvals requested herein and closing on the Property acquisition.

This request is in agreement with the Oldham County Comprehensive Plan for the multitude of reasons outlined below. Primarily, the proposed zone changes offer a chance to develop existing vacant land inside a commercial intersection for uses that focuses on small businesses and job creation along a larger highway corridor and in a manner that ensures the Development will assimilate into the surrounding area. This is an ideal property for the proposed structure expansion that will match the types of uses in the immediate vicinity. Further, by approving this zone change, the Applicant can improve safety at this intersection by eliminating several points of ingress and egress within an unsafe proximity of the intersection of Highway 329 and Old Zaring Road while also reducing the size of other access points so that they comply with modern transportation standards. The development will not put undue strain on the surrounding infrastructure as it matches the intensity of similar parcels in the area.

In summary, this well-designed project upholds the area as being designated for Future Commercial Use, is appropriate development of vacant, underutilized property on a major corridor, provides additional job opportunities, encourages safer transportation infrastructure, all while respecting its neighbors. As such, it is quite clear that the proposed zone change adheres to the 2025 Oldham County Comprehensive Plan. As outlined above, the proposed project meets the following Goals and Objectives of the Comprehensive Plan:

GOALLU-1: Provide for planned and orderly growth to protect land from premature or unsuitable development.

Objective LU-1-1: New development should be compatible with surrounding land uses, community, and local infrastructure.

1. New developments should meet or exceed level of service capacity standard or mitigate deficiencies to ensure services, infrastructure, and agencies are not strained beyond adequate capacity
2. Promote adequate transitions of land use, intensity, and scale and ensure buffers between incompatible land are used to ensure the character and function of each land use type.

Objective LU-1-2: Preserve areas of environmental concern including soil, topographical flood prone area, wetland, and nearby wildlife habitat.

1. Encourage infill development where practical to reduce economic costs while addressing environmental concerns.

Objective LU-1-4: Encourage development in areas with existing capacity, infrastructure, and services before moving into less developed area of the county.

1. Prioritizing development facilities the efficient use of resources and provides an effective means to use vacant, bypassed, and underutilized land.

GOAL LU-3: Strengthen our local community by expanding employment opportunities that diversify tax revenues, support community facilities and services and provide job opportunities for Oldham County residents

Objective LU-3-1: Support retention of existing businesses within Oldham County while ensuring growth is compatible with adjacent land uses and the availability of community facilities and services.

1. Create incentives that encourage businesses to partner with public, private, and civic organizations to cultivate a positive public image, enhance networking opportunities, and foster unity through shared goals.

Objective LU-3-2: Ensure adequate commercial and industrial land uses are available and ensure that these sites are identified so that the surrounding community impact is reduced.

1. Locate areas for commercial and industrial use and designate area for such development in the Future Land Use Maps.
2. Promote development in existing areas of the county designated for this type of use.

GOAL T-1: Facilitate a safe, efficient, and connected transportation network that supports growth, mobility, and economic development

Objective T-1-1: Encourage improvements to existing transportation corridors to enhance safety, reduce congestion, and accommodate planned development

1. Develop and assign access classifications for roadway segments based on the current condition of the roadway and any planned improvements. Standards should address driveway and curb cut spacing, median spacing, and signal spacing.
2. Develop corner clearance, joint and cross access easement, connection and median opening, driveway design, and unified access and circulation standards

GOAL E-1: Preserve and improve the quality of Oldham County's natural resources, including water, air and soil, while protecting the health, safety and welfare of its citizens through a watershed-based approach to environmental planning and stormwater management.

OBJECTIVE E-1-1: Best management practices should be used on individual development sites to control soil erosion into lakes and streams, prevent hazardous materials from degrading surface or groundwater resources, and protect water from other types of environmental threats.

1. Develop and assign access classifications for roadway segments based on the current condition of the roadway and any planned improvements. Standards should address driveway and curb cut spacing, median spacing, and signal spacing.

2. Develop corner clearance, joint and cross access easement, connection and median opening, driveway design, and unified access and circulation standards

GOAL ED-1: Expand Oldham County's economy through business growth and job creation.

OBJECTIVE ED-1-1: Diversify the property tax base by attracting office, commercial, agricultural business and industrial development in appropriately determined areas.

1. Promote development in existing area of the county designated for office, commercial, agricultural and industrial uses. Examples include Oldham Reserve, Commerce Parkway, commercial corridors, and zoned development districts.

GOAL ED-3: Pursue expanded infrastructure for the benefit of residents and a growing business community.

OBJECTIVE ED-3-1: Grow governmental and private sector infrastructure investment.

1. Encourage developers to embrace enhanced infrastructure standards.
2. Advocate for continuous re-investment in existing infrastructure.

GOAL TO-1: Enhance Oldham County's brand as a unique, high-value destination while preserving and celebrating the character of its towns and landscapes and supporting vibrant new experience.

Objective ED-3-1: Promote and elevate Oldham County's appeal by protecting greenspaces, supporting small business, and building a countywide sense of place.

Finally, the Applicant is requesting a waiver of the sidewalk requirement in the Oldham County Subdivision Regulations (Section 6.3(F)) for the commercial and office zoned divisions. The reasoning for this request is that we are attempting to efficiently utilize a narrow parcel that includes a preexisting structure constructed approximately within close proximity to the property lines to the north and east. This leaves very little room to update the curb cuts and allow for a one-way drive aisle for entry and egress along the existing structure. The granting of the requested variances will not adversely affect the public health, safety and welfare, nor will it alter the essential character of the general vicinity or cause a hazard or nuisance to the public. In fact, the proposed access points will be substantially safer than existing conditions. Currently, the existing structure may be accessed directly from either Highway 329 or Old Zaring Road via multiple non-conforming commercial access points and zero curb splitting the access points or otherwise directing the flow of vehicles into and out of the site. The Applicant is proposing to reduce access from Highway 329 to a single point that is on the opposite corner of the Property from the intersection side along with installing a fully improved curb cut. This proposal will greatly improve what can be a chaotic ingress/egress situation on Highway 329 when multiple vehicles are approaching. Additionally, the Development plan substantially reduces access along Old Zaring Road, again moving direct access away from the intersection. This proposal will greatly improve the overall safety of this portion of Highway 329. However, the obligation to include sidewalks along those areas would create both an exceptional hardship upon the applicant and fail to serve

a material public benefit. At present, there are no other properties in this intersection that provide sidewalks, so new sidewalks would necessarily cease at the Property line without a connection. Additionally, Highway 329 a variable right-of-way that is not well suited for increased pedestrian traffic. Notably on this point, the section of Highway 329 immediately south of the Property has heavy steel guardrail to protect vehicles from a steep drop off. The steep topography will also deter the installation of sidewalks along that section in the future. Old Zaring Road is a rural road with properties primarily categorized as agricultural/rural in the 2025 Future Land Use Map and that would have little to no need or use a small section of sidewalk. All in all, this waiver is necessary in order to efficiently utilize a narrow parcel along a major corridor all while greatly enhancing the safety of the area's commuters. Strict compliance with this subdivision regulation would impose an undue hardship upon the Applicant and its development of the Property without serving a material public benefit.

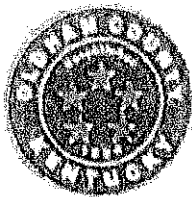
We will be at the August public hearing in order to make a complete presentation of this application and request your favorable consideration.

Sincerely,

Stoll Keenon Ogden PLLC

A handwritten signature in black ink, appearing to read "Shawn Spalding", written in a cursive style.

Shawn Spalding



Oldham County Planning and Development Services **Application for Waiver of Regulations**

Date: <u>7/22/26</u>	Plat No: <u>02-26-020</u>	For Staff Use Only: Staff: <u>4</u> Fee: <u>NA</u>
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This application must be submitted in person at the Planning and Zoning Office.

General Information:

Name of Applicant(s): Straight Grain LLC

Project Address: 7511 Hwy 329

Subdivision Name: ~~Brownebro~~ Crestwood

Current Land Use: Retail Parcel ID: 1515A03-283

Current Zoning: C-2 Total Acreage: 1.2383

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

TRC-26-014 heard July 15, 2026; Consolidation plat submitted combining previously separated lots.

Signatures:

Owner(s):

Name: Dianna Hunsinger

Signature: _____

Authentisign

Dianna Hunsinger

07/22/26 1:26 PM EDT

Address: 1405 N. Buckeye Lane, Goshen, KY 40226

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Signature: _____

[Signature]

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Contact:

Name: Shawn Spalding, Stoll Keenon Ogden PLLC

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Phone: [Redacted] Email Address: [Redacted]

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www.oldhamcountyky.gov

Last Updated 9/7/2015



Oldham County Planning and Development Services
Application for Waiver of Regulations

Date: 7/22/20 Plat No: 22-26-020 For Staff Use Only: Staff: C1 Fee: NA

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

General Information:

Name of Applicant(s): Straight Grain LLC

Project Address: 7511 Hwy 329

Subdivision Name: ~~Brownsboro~~ Crestwood

Current Land Use: Retail Parcel ID: 1515A03-2&3

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Phone: [REDACTED] Email Address: [REDACTED]

Contact:

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Address: 400 W. Market Street, Suite 2700, Louisville, KY 40202

Phone: [REDACTED] Email Address: [REDACTED]

Application for Waiver
(Page 2)

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 Justification Letter attached.

See Justification Letter attached.

Application for Waiver (Page 3)

Submittal Checklist:

- _____ 1. Complete Oldham County Planning and Zoning Waiver Application. (Owner's signature is required.)
- _____ 2. Required \$250.00 application fee.
- _____ 3. Notice fees equal to \$5.00 per adjoining property owner.
- _____ 4. Mailing Labels for all adjoining property owners, including name and address of all 1st tier adjoining parcels. 1st tier adjoining parcels include all those that border the property, including those across streets. (*See note below for PVA directions)
- _____ 5. Property information for the project location as listed by the Property Valuation Administration (PVA). (*See note below for PVA directions)
- _____ 6. A copy of the current recorded deed along with any applicable easement deeds or maintenance agreements. Include any existing surveys of the property, if available.
- _____ 7. One copy of an original survey. All surveys must be created by a licensed surveyor and must meet the minimum criteria listed within the Oldham County Subdivision Regulations under Section 3.5, page 8. (The Subdivision Regulations are accessible via the internet at www.oldhamcounty.net/property under the public documents section of the webpage.)
- _____ 8. Twenty additional copies of the survey. (These copies may be photocopies of the original survey)
- _____ 9. Any proposed access easement agreements.
- _____ 10. Any other supporting documents and/or photographs

** Accessing PVA information: Property information may be accessed on the internet at www.oldhampva.com. In order to search for a property, users must select "Tax Payer Info" from the left column then select "Property Search". Once located, users may print the information using the print command on their internet browser. For adjoining property owners or further assistance contact PVA at 110 W. Jefferson Street in LaGrange or at (502)222-9320.*