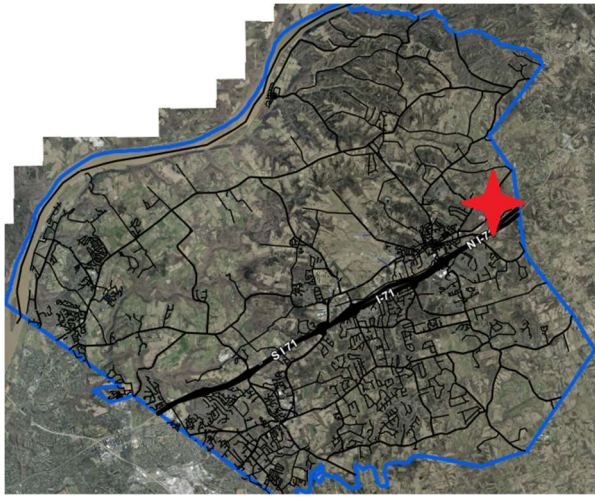




OLDHAM COUNTY BOARD OF ADJUSTMENTS AND APPEALS

October 15, 2026

Summary of Application

Docket:	OC-26-031	
Request:	Variance – Side Yard Setback	
Applicant:	Michael Muller	
Location:	3101 E HWY 146	
Existing Land Use:	Commercial	
Existing Zoning:	I-2	
Total Site Size:	1.708-acres	
Tax Parcel:	53-00-00-9D	

Surrounding Zoning:

North – Land Use: Residential
Zoning: I-2

East – Land Use: Residential
Zoning: I-2

South – Land Use: Undeveloped
Zoning: I-2

West – Land Use: Residential
Zoning: AG-1

Board of Adjustments Action:

An application has been filed requesting a Side Yard Setback Variance on property located at 3101 East Highway 146, La Grange.

Site History:

On August 18, 2022, Oldham County Board of Adjustment and Appeals approved a Side Yard Setback Variance subject to conditions of approval (OC-22-030). The motion carried.

Case History:

Agenda Posted to Planning Website: 9/29/2026
Adjoining Property Owner Notices Mailed: 10/5/2026
Public Notice Appeared in Oldham Era: 10/8/2026

Notes:

1. The applicant is requesting a side yard setback variance of 6 feet for a proposed building addition at 3101 E. Hwy. 146, LaGrange.
2. Section 200-020 of the Oldham County Comprehensive Zoning Ordinance requires a minimum of 35 feet of side yard setback requirement in I-2, Heavy Industrial District.
3. Property owner lives next door.

VARIANCE

Motions and Findings:

Every motion to approve a variance or conditional use 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.

Suggested motions to approve or deny are set out below.

Variance:

The applicant is requesting a side yard setback variance for the proposed addition.

Side Yard

Required Side Yard Setback: 35 feet

Requested Side Yard Setback: 29 feet

Variance Requested: 6 feet

Motions:

Move to **approve** the variance because it will not adversely affect the public health, safety or welfare, will not alter the essential character of the general vicinity, will not cause a hazard or nuisance to the public, and will not allow an unreasonable circumvention of the requirements of the zoning regulations because _____.

Motion to **deny** the variance because (any one or all of the following):

- a. It will adversely affect the public health, safety or welfare because _____;
- b. It will alter the essential character of the general vicinity because _____;
- c. It will cause a hazard or nuisance to the public because _____;
- d. It will allow an unreasonable circumvention of the requirements of the zoning regulations because _____.

In deciding on a variance, you may consider whether:

- a. The requested variance arises from special circumstances which do not generally apply to land in the general vicinity or in the same zone;
- b. The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant; and

- c. The circumstances are the result of actions of the applicant taken subsequent to the adoption of the zoning regulation from which relief is sought.

You cannot approve a variance which is the result of willful violations of the zoning regulation by the applicant subsequent to the adoption of the zoning regulation from which relief is sought.

Conditions of Approval:

1. The variance shall only apply to the application considered at the October 15, 2026, Oldham County Board of Adjustments public hearing.
2. The applicant shall obtain all necessary permits and inspections from the appropriate agencies.

Considerations:

* Refer to the applicant's justification statement and other evidence in the record.

-or-

Move to **deny** the variance because the proposed use is **not** essential or desirable to the community, or is in conflict with the elements and objectives of the Comprehensive Plan, or is not in compliance with the zoning regulations, based on the following factual determinations and conclusions_____.

DIVISION 200 I-2 HEAVY INDUSTRIAL DISTRICT

Sec. 200-010 I-2 Heavy Industrial District: Intent

The purpose of the I-2 Heavy Industrial District is to provide for industrial uses not allowed in any other district providing such uses are not obnoxious by reason of excessive emission of odor, dust, smoke, noise, gas fumes, cinders, vibrations, refuse matter or water carried waste and that such characteristics are normally not discernible beyond its property.

Sec. 200-020 I-2 Heavy Industrial District: Development Regulations

Minimum Lot Area:

10,000 square feet with sanitary sewers
43,560 square feet without sanitary sewers
43,560 square feet within the city of Pewee Valley

Minimum Side Yard Setback:

35 feet; or

75 feet required when abutting a residential district

Minimum Lot Width:

150 feet

Minimum Street Side Yard Setback:

100 feet for structures

35 feet for parking areas

Maximum Density/Intensity:

1.5 Floor Area Ratio

Minimum Rear Yard Setback:

25 feet

Maximum Structure Height:

50 feet (agriculture structures are exempt)

An additional 5 feet (or fraction thereof) is allowed for every 5 feet of additional front, side and rear yard setback increase

Maximum Lot Coverage for Structures:

75 percent of the lot area

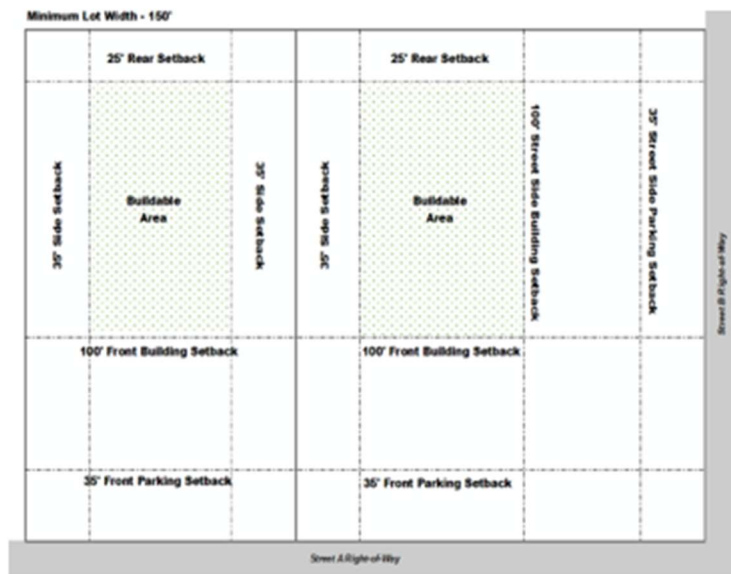
Minimum Front Yard Setback:

50 feet for structures

35 feet for parking areas

Maximum Impervious Surface Including Structures:

90 percent of the lot area



Additional Standards that may Apply:

Accessory Dwelling Units	Sec 250-040
Accessory Uses & Structures	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