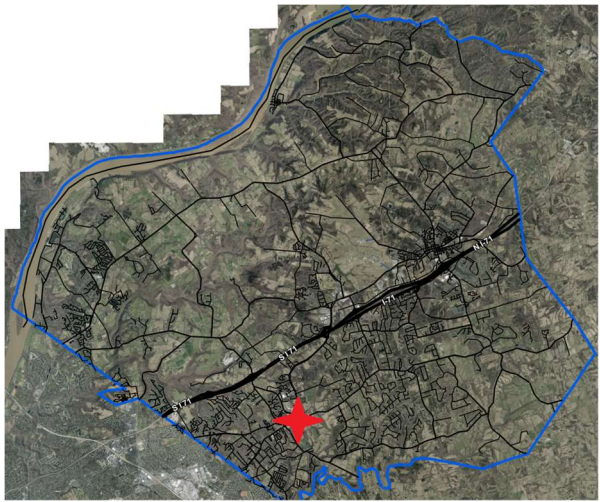




OLDHAM COUNTY BOARD OF ADJUSTMENTS AND APPEALS

October 15, 2026

Summary of Application

Docket:	OC-26-032	
Request:	Variance – Front and Side Yard Setback	
Applicant:	Brian and Kimberly Wayne	
Location:	5917 W HWY 22, Crestwood	
Existing Land Use:	Commercial	
Existing Zoning:	I-1	
Total Site Size:	0.28-acres	
Tax Parcel:	23-00-00-41D	

Surrounding Zoning:

North – Land Use: Commercial
Zoning: C-3

East – Land Use: Commercial
Zoning: C-3

South – Land Use: Agricultural
Zoning: R-2

West – Land Use: Commercial
Zoning: C-3

Board of Adjustments Action:

An application has been filed requesting a Front and Side Yard Setback Variance on property located at 5917 West Highway 22, Crestwood.

Site History:

On October 21, 1993, the Oldham County Board of Adjustments and Appeals approved a variance for 55 feet of the front yard setback requirements, 20 feet of the side yard setback requirements, and 24 feet of the rear yard setback requirements (Docket 2159). The motion carried with the stipulation that the applicant accurately establish the front yard requested setback was 45 feet.

On March 17, 1994, the Oldham County Board of Adjustments and Appeals denied a variance for 55 feet of the front yard setback requirements, 30 feet of the side yard setback requirements, and 24 feet of the rear yard setback requirements (Docket 2203). The motion carried.

On December 18, 1997, the Oldham County Board of Adjustments and Appeals approved a variance for 43 feet of the front yard setback requirements, and 25 feet of the rear yard setback requirements with the condition that the building blend with the character of the neighborhood (Docket 2789). The motion carried.

On January 27, 2000, the Oldham County Board of Adjustments and Appeals approved a variance for 60 feet of the front yard setback requirements, and 24 feet of the rear yard setback requirements (Docket 3121). 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 front yard setback variance of 77 feet and side yard setback variance of 34.25 feet for a proposed pole barn addition attached to the existing building.
2. Section 190-020 of the Oldham County Comprehensive Zoning Ordinance requires a minimum of 100 feet of front yard setback and 35 feet of side yard setback for I-1, Light Industrial District.

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.

Variances:

The applicant is requesting a front and side yard setback variance for the proposed additional structure.

Front Yard

Required Front Yard Setback: 100 feet

Requested Front Yard Setback: 23 feet

Variance Requested: 77 feet

Side Yard

Required Side Yard Setback: 35 feet

Requested Side Yard Setback: 0.75 feet

Variance Requested: 34.25 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 190 I-1 LIGHT INDUSTRIAL DISTRICT

Sec. 190-010 I-1 Light Industrial District: Intent

The purpose of the I-1 Light Industrial District is to provide commercial use, storage and any manufacturing use, not normally creating a nuisance discernible beyond its property.

Sec. 190-020 I-1 Light 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:

1.0 Floor Area Ratio

Minimum Rear Yard Setback:

25 feet

Maximum Structure Height:

50 feet (agriculture structures are exempt)

Maximum Lot Coverage for Structures:

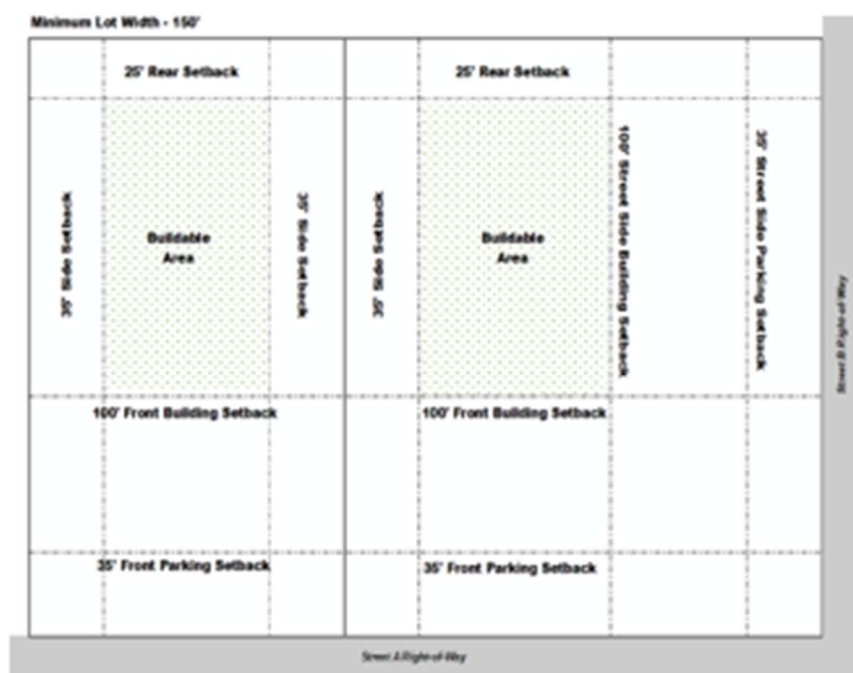
75 percent of the lot area

Minimum Front Yard Setback:

100 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

