Board of Adjustments and Appeals
Oldham County Planning and Development Services
Application for Variance

For Staff Use Only:
Date: 10/16/2026 Docket No: _____ Staff: _____ Fee: 225

This application must be submitted in person at the Planning and Zoning Office. CC 0009

General Information: *(A separate application must be submitted for each Board of Adjustments request.)*

Name of Applicant(s): Steven T & Marcy A. Maggard

Project Name: _____

Project Address: 10175 Lagrange rd

City: Smithfield Is the project within the incorporated city limits? NO

Subdivision Name: Maggard Current Land Use: RES

Parcel ID: 60-00-00-10B Current Zoning: A Lot Size: _____

Please explain/describe the requested Variance:
Road frontage variance.

Are there any past or present related Planning and Zoning cases on this property? If yes, please list the cases:
NO

Signatures:
Owner(s): Steven Todd MAGGARD
Name: Marcy Maggard Sign[redacted]
Address[redacted]
Phone:[redacted]
Applica[redacted]
Name: Marcy Maggard
Address[redacted]
Phone:[redacted]
Contact: Steven T. Maggard
Name: Todd Signatur[redacted]
Addres[redacted]
Phone:[redacted]

Board of Adjustments and Appeals

Application for Variance

(Page 2)

Justification:

The Board of Adjustments and Appeals requires that each applicant respond to the following four questions (Please refer to the attached checklist for further explanation):

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?

The proposed parcel is being seperated from an existing tract that currently has road frontage. Due to the existing property boundaries, the proposed parcel would be surrounded by neibhoring properties. Obtaining the required road frontage would require acquiring additional land from neibhoring properties which will not happen. We're requesting a variance to allow the proposed parcel be created from the existing tract.

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?

If the variance is denied, we would be unable to create the proposed parcel as currently layedout for an intended single family residence. Meeting the required road frontage would ~~Request~~ not be possible due to the surrounding properties. Denial would prevent the single family residence, a use otherwise permitted within the 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?

No. The existing property are preexisting conditions that were not created as part of the proposed property division. Although the proposed division creates the need for the variance, the physical conditions that limit the available option for meeting the road ~~frontage~~ requirement already exist.

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?

The proposed use of Tract 1B-2 is for a single family residence, consistant with the residential use of the surrounding area. The proposed parcel would utilize the established access arrangement serving the existing properties rather than requiring a new access through neighboring property. An existing adjoing platt located behind the proposed tract 1B-2 does not have road frontage aswell.

Board of Adjustments and Appeals

Application for Variance

(Page 3)

Submittal Checklist:

✓ 1. Complete Oldham County Planning and Zoning Variance Application. (Owner's signature is required.)

Justification Section:

1. Examples of specific conditions include size of property, location of existing structure, topography, etc.
2. What will happen if the Variance is not granted?
3. Did the applicant create the need for the Variance? If not, please explain why this is not the case.
4. Will the Variance harm the surrounding properties? Are there similar situations in other parts of the community?

✓ 2. Required Variance Fee as listed below:

a.) Residential-Detached $200.00 b.) Non-Residential: $400.00 c.) Industrial: $600.00
Residential-Attached $300.00

✓ 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 surveys of the property, if available.

✓ 7. Eight copies of a plan showing existing conditions and including:

____ Property Boundaries and easements with dimensions.
____ Location and exterior dimensions of existing structures.
____ Location and dimensions of any proposed structures.
____ Location and dimensions of any existing or proposed signs.
____ Location of any parking areas and/or driveways.
____ Distances between any existing and proposed structures to the property boundaries.
____ Current property zoning and neighboring property zoning.
____ Name and address of project property owner and all adjoining property owners.
____ Adjoining Streets with labels.
____ Vicinity Map showing location of property in relation to nearest major intersection.
____ North Arrow.
____ Highlight, in yellow, the location of the requested Variance.
____ Label the dimensions of the requested Variance.

✓ 8. Photos and other supporting documents.

** 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.*