



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

Date: \_\_\_\_\_ Plat No: P2-25-022 *For Staff Use Only:* Staff: \_\_\_\_\_ Fee: \$1250

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

**General Information:**

Name of Applicant(s): Chad Sprigler

Project Address: Victory <sup>Lane</sup> Court, Prospect, KY 40059

Subdivision Name: \_\_\_\_\_

Current Land Use: multi-family townhomes Parcel ID: 01-00-00-5B

Current Zoning: R-4 Total Acreage: 1.046

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

Previous development of Phase I Oldham Co Townhomes.

**Signatures:**

**Owner(s):**  
Name: PYC, LLC Signature: Andrew Simmons

Address: 214 East Elm Street New Albany, IN 47150

Phone: 561-440-0690 Email Address: spriglercompany@gmail.com

**Applicant(s): (if other than owner)**  
Name: \_\_\_\_\_ Signature: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email Address: \_\_\_\_\_

**Contact:**  
Name: Heritage Engineering Signature: \_\_\_\_\_

Address: 603 North Shore Drive, Ste 204 Jeffersonville, IN 47130

Phone: (502)562-1412 Email Address: eestes@heritageeng.com

**Explanation:**

- 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 see attached explanation.

***Application for Waiver***  
***(Page 3)***

***Submittal Checklist:***

- X   1. Complete Oldham County Planning and Zoning Waiver Application. (Owner's signature is required.)
- \$250  2. Required \$250.00 application fee.
- \$225  3. Notice fees equal to \$5.00 per adjoining property owner.
- X   4. Mailing Labels for all adjoining property owners, including name and address of all 1<sup>st</sup> tier adjoining parcels. 1<sup>st</sup> tier adjoining parcels include all those that border the property, including those across streets. (\*See note below for PVA directions)

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- X   5. Property information for the project location as listed by the Property Valuation Administration (PVA). (\*See note below for PVA directions)
- X   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.
- X   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](http://www.oldhamcounty.net/property) under the public documents section of the webpage.)
- X   8. Twenty additional copies of the survey. (These copies may be photocopies of the original survey)
- X   9. Any proposed access easement agreements.
- X   10. Any other supporting documents and/or photographs

*\* Accessing PVA information: Property information may be accessed on the internet at [www.oldhampva.com](http://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.*



March 3, 2025

Oldham County Planning and Development Services  
100 West Jefferson Street  
LaGrange, KY

Re: Waiver Request  
Letter of Explanation

Planning and Zoning:

PYC LLC proposes an additional (8) townhomes to their current development on Victory Court, in Prospect, KY. The 1.046 acre lot has an irregular shape with an angled rear property line.

Due to the irregularity of the rear property line, a Waiver of the 15 ft. Landscape Buffer Area along the rear property line is requested. The proposed layout has a minimum buffer dimension of 14 ft. Strict application of the buffer dimension would make this portion of the property un-usable.

PYC LLC proposes to provide fencing and the 100% of the required landscape plantings along the rear property line.

Thank you for your consideration. PYC looks forward to expanding their development on Victory Court.

Sincerely,

Emily Estes  
Civil Engineer, Heritage Engineering  
Applicant



March 3, 2025

Oldham County Planning and Development Services  
100 West Jefferson Street  
LaGrange, KY

Re: Comprehensive Plan  
Letter of Conformance

To whom it may concern:

The intent of this Development Plan fits within the Oldham County Comprehensive Plan. This development proposes to construct an additional (8) townhome units at an existing development of (8) townhomes units for a total of (16) units. This development will provide a residential use in a residential area, while implementing green infrastructure, drainage improvements and thoughtful screening and landscaping.

Thank you for your consideration. They look forward to expanding their development with Victory Court.

Sincerely,

Emily Estes  
Civil Engineer, Heritage Engineering  
Applicant

642 SOUTH 4<sup>TH</sup> ST., SUITE 100  
LOUISVILLE, KENTUCKY 40202  
PHONE: 502-562-1412 FAX: 502-562-1413

603 N. SHORE DR., UNIT 204  
JEFFERSONVILLE, INDIANA 47130  
PHONE: 812-280-8201 FAX: 812-280-8281