



Board of Adjustments and Appeals
Oldham County Planning and Development Services
Application for a Conditional Use

CE# 2048

Date: 3/20/2024 For Staff Use Only: Docket No: OC-24-022 Staff: RF Fee: \$515

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

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

Note: All conditional use applicants must attend a pre-application conference prior to submitting this application.

Name of Applicant(s): Keith A & Glenna J Curry

Project Name: 1910 E Mount Zion Short Term Rental

Project Address: 1910 E Mount Zion Road

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

Subdivision Name: N/A Current Land Use: Vacant residential

Parcel ID: 50-00-00-4B&4D Current Zoning: AG-1 Lot Size: 1.329 Acres

*PreApplication Conference Date:

For what purpose are you requesting a Conditional Use?:

Short Term Rental

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

None

Signatures:

Owner(s):

Name: Keith A Curry, Glenna J Curry Signature: Glenna J Curry

Address: 1900 E Mount Zion Rd Crestwood Ky 40014

Phone: (502) 370-1387 Email Address: mercantileonmain@yahoo.com

Applicant(s): (if other than owner)

Name: Signature:

Address:

Phone: Email Address:

Contact:

Name: Signature:

Address:

Phone: Email Address:

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Justification:

The Board of Adjustments and Appeals requires that each applicant respond to the following inquiry:

1. What are the specific reasons why the conditional use is essential and desirable? Also, how will granting the conditional use not conflict with the goals and objectives of the Oldham County Comprehensive Plan. (The Comprehensive Plan is available in the Oldham County Planning and Zoning Office for review and on the internet at www.oldhamcounty.net. To access the Comprehensive Plan on the web, click on Property then open the Comprehensive Plan under the Public Documents section.)

The subject property is immediately adjacent to the applicant's personal residence and farm. The requested use is essential and desirable in that it will provide a use for otherwise vacant property, while also providing flexibility to use property for the owner's family purposes, on an as needed and desired basis.

The conditional use is not in conflict with the Oldham County Comprehensive Plan. The use does not prevent, impede or interfere with the agricultural uses of the subject property or any adjoining properties. The potential continued agricultural use of the subject property is preserved. The conditional use promotes the creation of a small business that will generate tax revenue for the county by remittance of the Oldham County Transient room tax.

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Submittal Checklist:

- _____ 1. Complete Oldham County Planning and Zoning Conditional Use Application.
(Owner's signature is required.)
- _____ 2. Required Conditional Use Application Fee as listed below:
a.) Residential: \$500.00 b.) Non-Residential: \$800.00 c.) Industrial: \$1,000.00
- _____ 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)

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

Attached 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:
 - A Property Boundaries and easements with dimensions.
 - B, D Location and exterior dimensions of existing structures.
 - N/A Location and dimensions of any proposed structures.
 - B Location of any parking areas and/or driveways.
 - B Distances between any existing and proposed structures to the property boundaries.
 - A Current property zoning and neighboring property zoning. (AG-1)
 - C Name and address of project property owner and all adjoining property owners.
 - C Adjoining Streets with labels.
 - C Vicinity Map showing location of property in relation to nearest major intersection.
 - A North Arrow.
 - N/A Location and dimensions of any existing or proposed signs.
 - A Topographical characteristics of site and immediate surrounding property.
 - _____ Other information as determined during the PreApplication Conference with staff.

For Home Occupations, also include:

- D A Floor Plan of the structure where the Home Occupation will be located.
- D Shade the region/room of the structure to be used as the Home Occupation area.
- D Interior dimensions of the structure must be labeled.

_____ 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.*

See
Attached
Exhibits