



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

<i>For Staff Use Only:</i>			
Date: <u>4/17/2024</u>	Docket No: <u>OC-24-025</u>	Staff: <u>RF</u>	Fee: <u>\$220</u>

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

*Check # 4868*

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

*Robert Clore  
Catherine Clore*

Name of Applicant(s): Cathy Clore

Project Name: Cathy Clore short term rental

Project Address: 6711 West Highway 42 Goshen, KY 40026

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

Subdivision Name: N/A Current Land Use: Agricultural / Residential

Parcel ID: 19-00-00-10D Current Zoning: AG-1, CO-1 Lot Size: 1.097 Ac.

Please explain/describe the requested Variance:

Road frontage variance of 150 feet to create second tract

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

OC-18-037 on 11/15/2018 creating Tract 1

**Signatures:**

**Owner(s):**

Name: Cathy Clore

Signature: *Catherine Clore*

Address: 6709 West Highway 42 Goshen, KY 40026

Phone: 387-6430 Email Address: \_\_\_\_\_

**Applicant(s): (if other than owner)**

Name: \_\_\_\_\_ Signature: \_\_\_\_\_

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

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

**Contact:**

Name: C. Robert Vinsand

Signature: *C. Robert Vinsand*

Address: 1000 Cherrywood Pl Ste 200 LaGrange, KY 40031

Phone: 222-7487 Email Address: vinsand@twc.com

***Justification:***

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 owner is requesting a road frontage variance of 150 feet to allow the creation of a 1.097 acre lot. This lot has an existing residence that will be utilized as a short term rental. The owner wishes to put the property into an LLC, and this can only be accomplished by creating a separate tract. The new tract will utilize the existing driveway and access easement.**
  
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? **Other properties in this part of the county have been granted road frontage variances for the creation of new parcels.**
  
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.**
  
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?

Objective LU-1-4: Encourage the continued use of land for agriculture, farming, dairying, pasturage, horticulture, wildlife conservation, wildlife habitat, etc. by providing flexibility in zoning, subdivision and site plan review regulations that enable such activities to coexist with development, thus assisting in the preservation of Oldham County's rural character.

**Ms. Clore desires to subdivide her property in a manner that complies with the above objective of the Oldham County Comprehensive Plan. The requested road frontage variance will allow for the creation of a new tract, but does not involve any new construction for buildings or infrastructure.**

**The variance will not harm the public because it does not change the character of the neighborhood and preserves the rural nature.**

*100 West Jefferson Street LaGrange, KY 40031*

*Ph: 502-222-1746 Fax: 502-222-3213*

*[www.oldhamcounty.net](http://www.oldhamcounty.net)*

Last updated 10/8/13

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***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 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)
- \_\_\_\_\_ 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](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.*