



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

For Staff Use Only:
Date: 4/17/2024 Docket No: OC-24-026 Staff: RF Fee: \$520

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

check # 4867
Robert Clore
Catherine Clore

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): Cathy Clore

Project Name: Cathy Clore short term rental

Project Address: 6711 West Highway 42

City: Goshen Is the project within the incorporated city limits? N

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.

*PreApplication Conference Date:

For what purpose are you requesting a Conditional Use?:
Permit for short term rental

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

OC-18-037 11/15/2018 Road frontage variance

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:

Ms. Clore desires to convert an existing residence into a short term rental property. She also desires to place the short term rental into an LLC and the best way to accomplish that is by the creation of a separate tract. This separate tract already has a residence that is ready to be used as a short term rental and all necessary infrastructure, including a gravel drive, is in place. There will be no noticeable difference in use to the general public because the parcel is isolated and over 2,600 feet from US Highway 42.

Objective LU-1-4 from the Oldham County Comprehensive Plan: 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 use her property in a manner that complies with the above objective of the Oldham County Comprehensive Plan. The short term rental will appeal to those wanting to seek refuge in an agricultural environment with plenty of nature and wildlife. Utilizing the existing structure will help with the operating expenses of the farm while not creating any disturbance to the existing landscape.

The conditional use permit will not harm the public because it does not change the character of the neighborhood and preserves the rural nature.

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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)
- _____ 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 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.
 - _____ Location and dimensions of any existing or proposed signs.
 - _____ Topographical characteristics of site and immediate surrounding property.
 - _____ Other information as determined during the PreApplication Conference with staff.For Home Occupations, also include:
 - _____ A Floor Plan of the structure where the Home Occupation will be located.
 - _____ Shade the region/room of the structure to be used as the Home Occupation area.
 - _____ 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.*