

Hardin County Board of Adjustment
Two Hundred Seventy Eighth Meeting
Meeting Room, R. R. Thomas County Government Building
7 July 2011; 5:00 p.m.

Call to Order

1. Unfinished Business

TABLED - ADMINISTRATIVE REVIEW/VARIANCE-Road Frontage & Width to Length Ratio

The owner Glynda Himebaugh is seeking an Administrative Review concerning the Revocation of a subdivision plat and/or relief from the required Road Frontage Standard and Width to Length Ratio. The property is Lots 1 & 2 of Honey Locust Estates Subdivision located on Sonora Hardin Springs Road in the Rural Residential Planning Area and is zoned Rural Residential (R-2). Summary Report provided.

TABLED - VARIANCE – Front Setback Line

The owners Charles & Kimberly Ricketts are requesting relief from the required front building setback line to accommodate a proposed addition and a covered porch. The property is a 0.344 acre tract located at 113 McMillen Drive in the East Urban Planning Area and is zoned Urban Residential (R-1). Summary Report provided.

TABLED - VARIANCE – Front Setback Line

The owners Ann Rene & Margaret Bailey are requesting relief from the required front building setback line to accommodate a proposed pole barn (42' x 52'). The property is a 3.7 acre tract located at 11230 Sonora Hardin Springs Road (KY 84) in the Natural Resource Planning Area and is zoned Rural Residential (R-2). Summary Report provided. – **This application and request has been withdrawn.**

2. New Business

5:00 CONDITIONAL USE PERMIT – Recreational Enterprise: Dennis Conder is requesting approval for a Recreational Enterprise to operate a Paintball Facility located at 187 Ford Highway. The property is a 78 acre tract that is located in the Valley Creek Planning Area and is designated Rural Residential (R-2). Summary Report provided.

5:15 CONDITIONAL USE PERMIT – Truck Terminal: Charles Nall & Sons are requesting approval for the expansion of an existing Truck Terminal to be located on Bardstown Road (US 62). The property is a 9.17 acre tract known as Lots 4, 9, 46 & 47 of Waco Subdivision and is located in the Bardstown Corridor Planning Area and is designated Heavy Industrial (I-2). Summary Report provided.

- B. Consideration and action on the Minutes of the meeting held on 23 June 2011 (Attached pg. 1-5).
- C. Annual Election of Officers

Board Agenda

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BUILDING INSPECTIONS REQUESTED – Review of chart illustrating the number of building inspections requested in 2011 compared to the previous two years.

CONTINUING EDUCATION – as part of the Sustainable City Series a forum titled Agrarian Urbanism is scheduled for 6:00 p.m. on Tuesday, 19 July at The Henry Clay (604 South Third street, Louisville). Andres Duany will present information on how agricultural elements and systems can be integrated into our new developments and existing neighborhoods. This is a free presentation but RSVP is requested.

RESIDENTIAL MECHANICAL INSPECTOR – Jimmy Morgan, the Planning Commission’s Regular Part Time Residential Building Inspector, passed the Residential Mechanical Inspector Exam on Thursday 30 June. Jimmy is now qualified as a 1 & 2 Family Residential Building Inspector.

HARDIN COUNTY SCHOOL SYSTEM LOCAL PLANNING COMMITTEE – Director Hunsinger is serving as a member of the Local Planning Committee for the county school system. The committee is reviewing and updating the District Facilities Plan.

THE FOLLOWING SITE PLANS HAVE BEEN APPROVED

DATE	SITE PLAN	OWNER	ACCESS ROAD
20-June-11	Accessory Dwelling	Leona Polly	Nolin Road
20-June-11	Accessory Structure	Robert Ammerman	Valley Creek Road (KY 567)
Since Last Meeting		2	
2011 Total		12	

THE FOLLOWING SUBDIVISION PLATS HAVE BEEN APPROVED AND RECORDED:

FP RECORDED	SUBDIVISION NAME	LOTS	ACCESS ROAD
13 June 11	Painted Places	1	Howard Lane
20 June 11	Dranes Lake Subdivision	1	Long Grove Road (KY 1375)
SINCE LAST MEETING		2	
2011 TOTAL		17	

The next Board meeting is scheduled for Thursday, 21 July 2011 at 5:00 P.M.

The following hearings have been scheduled:

5:00 VARIANCE – Side Setback Line

5:15 CONDITIONAL USE PERMIT – Home Occupation

5:30 CONDITIONAL USE PERMIT – Temporary Accessory Dwelling

5:45 CONDITIONAL USE PERMIT – Permanent Accessory Dwelling

6:00 VARIANCE – Front Setback Line