



Hardin County Board of Adjustment
Two Hundred Seventy Ninth Meeting

Meeting Room, R. R. Thomas County Government Building
21 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.

2. New Business

5:00 VARIANCE – Side Setback Line

The owner James Crouch is requesting relief from the required side building setback line to accommodate the existing building. The property is a 0.90 acre tract located at 6270 N Dixie Highway (US 31W) and known as Lot 20 of Windsor Hills, Section 2 in the North Dixie Corridor Planning Area and is zoned General Commercial (C-2). Summary Report provided.

5:15 CONDITIONAL USE PERMIT – Home Occupation: Rickie and Sheila Fegett are requesting approval for a Home Occupation that exceeds the definition to operate Rick's Detailing located at 1668 Rineyville Big Springs Road (KY 220). The property is a 0.701 acre tract that is located in the North Urban Area and is designated Urban Residential (R-1). Summary Report provided.

5:30 CONDITIONAL USE PERMIT – Temporary Accessory Dwelling: Kevin & Lee Ann Byerly are requesting approval of a Conditional Use Permit for a Temporary Accessory Dwelling (16' x 76' manufactured home) to be located at 9796 Bardstown Road (US 62). The property is a 36.0 acre tract located in the Bardstown Corridor Planning Area and is designated Rural Residential (R-2). Summary Report provided.

5:45 CONDITIONAL USE PERMIT – Permanent Accessory Dwelling: Mack & Lola Morgan are requesting approval of a Conditional Use Permit for a Permanent Accessory Dwelling to be located at 1769 Bethlehem Academy Road (KY 253). The property is a 5.75 acre tract located in the Natural Resource Planning Area and is designated Rural Residential (R-2). Summary Report provided.

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6:00 VARIANCE – Front Setback Line

The owners Charles & Lisa Jeffries are requesting relief from the required front building setback line to allow for a proposed residential addition and an attached garage. The property is a 1.0 acre tract located at 465 Jeffries Road and known as Lot 1 of Stark Subdivision in the Natural Resource Planning Area and is zoned Planned Unit Development (PD-1). Summary Report provided.

- A. Consideration and action on the Minutes of the meeting held on 7 July 2011 (Attached pg. 0-0).

THE FOLLOWING SITE PLANS HAVE BEEN APPROVED

DATE	SITE PLAN	OWNER	ACCESS ROAD
05-July-11	Accessory Structure	Donald & Sharon Walters	Middle Creek Road
05-July-11	Accessory Structure	Robert & Debra Krieger	Berrytown Road
Since Last Meeting		2	
2011 Total		12	

THE FOLLOWING SUBDIVISION PLATS HAVE BEEN APPROVED AND RECORDED:

FP RECORDED	SUBDIVISION NAME	LOTS	ACCESS ROAD
22 June 11	Dranes Lake Subdivision	1	Long Grove Road (KY 1375)
28 June 11	Zollinger Addition	1	Lower Colesburg Road
29 June 11	Shipley Estates	1	Rineyville Road (KY 1600)
05 June 11	Pump Station Subdivision	1	Ford Highway
08 June 11	Fragrant Acres	2	Hardinsburg Road (KY 86)
08 June 11	Essex Place, Lots 30 & 31	-2	Flint Hill road (KY 720)
13 June 11	High School Court Subdivision of Tom Smith Farm	-14	Howe Valley Road
SINCE LAST MEETING		-10	
2011 TOTAL		7	

The next Board meeting is scheduled for Thursday, 4 August 2011 at 5:00 P.M.

(The no hearings have been scheduled)