



Hardin County
Board of Adjustment

Hardin County Board of Adjustment
Two Hundred Seventy Fifth Meeting

R. R. Thomas County Government Building, Second Floor Meeting Room
19 May 2011; 5:00 p.m.

Call to Order

1. Unfinished Business

TABLED - Revised Conditional Use Permit: Kennel “Sit, Stay and Play”

The owners Sugar Hill Properties and the applicant Mary Meguire are requesting approval to allow a Kennel to continue operation on the property. The property is located at 6280 N. Dixie Avenue in the North Dixie Corridor Planning area and is zoned General Commercial (C-2). Proposed to be continued to the meeting scheduled for 9 June 2011.

2. New Business

5:00 VARIANCE – Road Frontage Requirement

The owner Gary Cooper is requesting relief from the required Road Frontage Standard and the 1:3 Lot width-to-length ratio. The property is a 10.115 acre tract located on Turkey Roost Lane in the West Hardin Planning Area and is zoned Rural Residential (R-2).

5:15 REVISED CONDITIONAL USE PERMIT – Temporary Accessory Dwelling

The owner Leona Polly is requesting approval to allow a Temporary Accessory Dwelling (12' x 60' manufactured home) to remain on the property. The property is located at 2039 Nolin Road in the Natural Resource Planning area and is zoned Rural Residential (R-2).

5:30 CONDITIONAL USE PERMIT – Accessory Structure

The owners Donald & Sharon Walters are requesting approval for an Accessory Structure to be constructed on a tract without a dwelling. The property is a 1.19 acre tract located on the north side of Middle Creek Road in the Valley Creek Area and is zoned Urban Residential (R-1).

5:45 VARIANCE – Road Frontage Requirement and Width to Length Ratio

The owners David and Diana Nordyke are requesting relief from the required Road Frontage Standard and the 1:4 Lot width-to-length ratio. The property is a 7.38 acre tract being Lot 2 of Clemminton Estates located on Milimish Lane in the North Urban Planning Area and is zoned Urban Residential (R-1).

6:00 VARIANCE – Front Setback Line

The owners Troy & Tammy Wise are requesting relief from the required front building setback line to accommodate a proposed covered porch. The property is a 3.397 acre tract located at 1340 Rineyville Big Springs Road in the E2RC Corridor Planning Area and is zoned Urban Residential (R-1).

6:15 ADMINISTRATION REVIEW, VARIANCE-Road Frontage & Width to Length Ratio

The owner Glynda Himebaugh is requesting relief from the required Road Frontage Standard. The property is Lots 1 & 2 of Honey Locust Estates located on Sonora Hardin Springs Road in the Rural Residential Planning Area and is zoned Rural Residential (R-2).

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- A. Consideration and action on the Minutes of the meeting held on 21 April 2011
(Attached pg. 1-6).

Continuing Education

On Thursday 26 May from 5:00 to 8:00 p.m. at LTADD, David Pike will be providing training on *Ethics in Planning & Zoning, Regulation Signs and New Cell Tower Regulations*. Board members Krausman and Holman have been registered to attend this training.

Community Coordinated Child Care (4-C Lincoln Trail Office)

The Board of Adjustment has received a letter (attached) from the Director of the Lincoln Trail 4-C Program concerning the zoning regulations and the cooperation that has been provided to child Care Providers. (Letter attached)

American Institute of Certified Planners (AICP)

On Saturday 14 May, Planner Adam King successfully passed the AICP exam. This is an important step and shows Adam's dedication to the profession.

Employment Anniversary

Wesley Wright was hired by the Planning Commission on 18 May 2000. He has served Hardin County for eleven years.

THE FOLLOWING DEVELOPMENT PLANS HAVE BEEN APPROVED

DATE	DEVELOPMENT PLAN	OWNER	ACCESS ROAD
21-Apr-11	Church	Eastview Wesleyan Church	Sonora Hardin Springs Road
21-Apr-11	Off Site Signage	Longview Property, LLC	N. Dixie Highway
Since Last Meeting		2	
2011 Total		5	

THE FOLLOWING SITE PLANS HAVE BEEN APPROVED

DATE	SITE PLAN	OWNER	ACCESS ROAD
06-Apr-11	Manufactured Home – Variance	Earl Burgin	Wilson Lane
15-Apr-11	Circletop Farm – Kennel	Mark and Pam Adams	Jenkins Road
Since Last Meeting		2	
2011 Total		8	

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THE FOLLOWING SUBDIVISION PLATS HAVE BEEN APPROVED AND RECORDED:

FP RECORDED	SUBDIVISION NAME	LOTS	ACCESS ROAD
06 Apr-11	Tommyhill Subdivision, Lot 1	0	Rineyville Road
18 Apr-11	Great Lake Estates	2	Arvel Wise Lane
21 Apr-11	Tribly Heights	3	Hardinsburg Road
SINCE LAST MEETING		5	
2011 TOTAL		19	

The next Board meeting is scheduled for Thursday, 9 June 2011 at 5:00 P.M.

The following hearings have been scheduled:

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5:00 CONDITIONAL USE PERMIT – Accessory Structure

The owners, Robert & Debra Krieger is requesting approval to allow for the construction of a 1200 sq ft Accessory Structure (30’ x 40’ pole barn) that exceeds the size of the dwelling on the property (1088 sq ft manufactured home). The property is located at 1330 Berrytown Road in the West Urban Planning area and is zoned Rural Residential (R-2).

5:15 CONDITIONAL USE PERMIT – Mobile Office

The owner, Randall Buckles is requesting approval to allow for a mobile office to be located on the property. The property is located on Glendale Hodgenville Road and is Lot 2 of Quality Diesel Subdivision in the Glendale Junction Planning area and is zoned Interstate Commercial (B-1) and Interstate & Highway Overlay (IH-O).