



Hardin County
Board of Adjustment

Hardin County Board of Adjustment
Two Hundred Seventy Sixth Meeting

Meeting Room, R. R. Thomas County Government Building
9 June 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.

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).

2. New Business

5:00 CONDITIONAL USE PERMIT – Accessory Structure

The owners, Robert & Debra Krieger are requesting approval to allow for the construction of a 1,200 square foot Accessory Structure (30’ x 40’ pole barn) that exceeds the size of the dwelling on the property (1,088 square foot 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 (KY 222) and is Lot 2 of Quality Diesel Subdivision in the Glendale Junction Planning area and is zoned Interstate Commercial (B-1) and is located in the Interstate & Highway Overlay (IH-O).

- A. Consideration and action on the Minutes of the meeting held on 19 May 2011 (Attached pg. 1-7).

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- **CONTINUING EDUCATION HOURS** – update on hours and forms available for signatures.
- **INSURANCE SERVICES OFFICE (ISO)** – Christopher Miller with ISO visited the Planning Commission and performed the “building code enforcement effectiveness grading” evaluation on 26 April. This evaluation is an advisory service for insurance companies. The County was first evaluated in 2005. The grading result for residential remained the same and the grading improved from a 9 to 6 for commercial and industrial.
- **FAMILY MEDICAL LEAVE** – Pam Mink has requested and been approved for the FML benefit. Sher DeCamp has signed an Employment Agreement as an “emergency employee” to work the days Pam is out of the office.
- **AMERICAN INSTITUTE OF CERTIFIED PLANNERS** - Planner Adam King has passed the exam and is now a Certified Planner.

THE FOLLOWING DEVELOPMENT PLANS HAVE BEEN APPROVED

DATE	DEVELOPMENT PLAN	OWNER	ACCESS ROAD
	Since Last Meeting	0	
	2011 Total	5	

THE FOLLOWING SITE PLANS HAVE BEEN APPROVED

DATE	SITE PLAN	OWNER	ACCESS ROAD
31-May-11	Covered Deck – Variance	Troy & Tammy Wise	Rineyville Big Springs Road
	Since Last Meeting	1	
	2011 Total	9	

THE FOLLOWING SUBDIVISION PLATS HAVE BEEN APPROVED AND RECORDED:

FP RECORDED	SUBDIVISION NAME	LOTS	ACCESS ROAD
27 Apr-11	Tobacco Road Subdivision	2	Tabbs Hollow Road
28 Apr-11	Bella Woods, Lots 22, 23 & 24	0	Rineyville Road (KY 1600)
03 May-11	Harden Heights Subdivision Section 1	-1	Rineyville Big Springs Road
17 May-11	Oak Ridge Manor Subdivision, Lots 37-52	-16	Wooldridge Ferry Road
23 May-11	Bir-Car Acres	2	White Mills Glendale East
23 May-11	Back Of The Yards, Lot 2A	1	Ford Highway
31 May-11	Providence Place Lots 1-15 & Ravenswood Section 2	0	Bewley Hollow Road
	SINCE LAST MEETING	-12	
	2011 TOTAL	07	

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The next Board meeting is scheduled for Thursday, 23 June 2011 at 5:00 P.M.

The following hearings have been scheduled:

CONDITINAL USE PERMIT – Permanent Accessory Dwelling

The owners David and Diana Nordyke are requesting approval for a Permanent Accessory Dwelling. 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).

VARIANCE – Front Setback Line

The owners Charles and 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).

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).

VARIANCE – Front Setback Line

The owner Diana Hayes is requesting relief from the required front building setback line to accommodate a proposed handicap ramp. The property is a 1.0 acre tract located at 63 Briggs Lane in the North Urban Planning Area and is zoned Urban Residential (R-1).