



Hardin County
Board of Adjustment

Hardin County Board of Adjustment
Two Hundred Seventy Fourth Meeting

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

Call to Order

1. Unfinished Business
2. New Business

5:00 REVISED CONDITIONAL USE PERMIT – Temporary Accessory Dwelling

The owners Bruce and Mavis Bell are requesting approval to allow a Temporary Accessory Dwelling (28’ x 68’ manufactured home) to remain on the property. The property is located at 1837 Springfield Road in the Valley Creek Urban Planning area and is zoned Rural Residential (R-2).

5:15 VARIANCE – Road Frontage Requirement and Width to Length Ratio

The owner Mark Chitwood is requesting relief from the required Road Frontage Stand and the lot 1:4 Width to Length Ratio. The property is a ___ acre tract being Lots 37-52 of Oak Ridge Manor located on Wooldridge Ferry Road in the Colesburg Planning Area and is zoned Rural Residential (R-2).

5:30 REVISED CONDITIONAL USE PERMIT – Temporary Accessory Dwelling

The owners Allen and Mary Jamison are requesting approval to allow a Temporary Accessory Dwelling (16’ x 80’ manufactured home) to remain on the property. The property is located at 333 Cedar Hill Drive in the North Urban Planning area and is zoned Urban Residential (R-1).

5:45 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 remain 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).

- A. Consideration and action on the Minutes of the meeting held on 21 April 2011 (Attached pg. 0-0).

THE FOLLOWING DEVELOPMENT PLANS HAVE BEEN APPROVED

DATE	DEVELOPMENT PLAN	OWNER	ACCESS ROAD
21-Apr-11	Church	Eastrview 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	

Board Agenda

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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	

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, 19 May 2011 at 5:00 P.M.

The following hearings have been scheduled:

VARIANCE – Road Frontage Requirement

The owner Gary Cooper is requesting relief from the required Road Frontage Stand. 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).

VARIANCE – Road Frontage Requirement and Width to Length Ratio

The owners David and Diana Nordyke are requesting relief from the required Road Frontage Stand. 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).

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).

CONDITIONAL USE PERMIT – Accessory Structure

The owners Donald & Sharon 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).

VARIANCE – Front Setback Line

The owners Troy & Tammy Wise are requesting relief from the required front 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).

VARIANCE – Road Frontage Requirement and Width to Length Ratio

The owner Glynda Himebaugh is requesting relief from the required Road Frontage Standard. The property is a 4.0 acre tract being Lot of Honey Locust Estates located on Sonora Hardin Springs Road in the Rural Residential Planning Area and is zoned Rural Residential (R-2).