

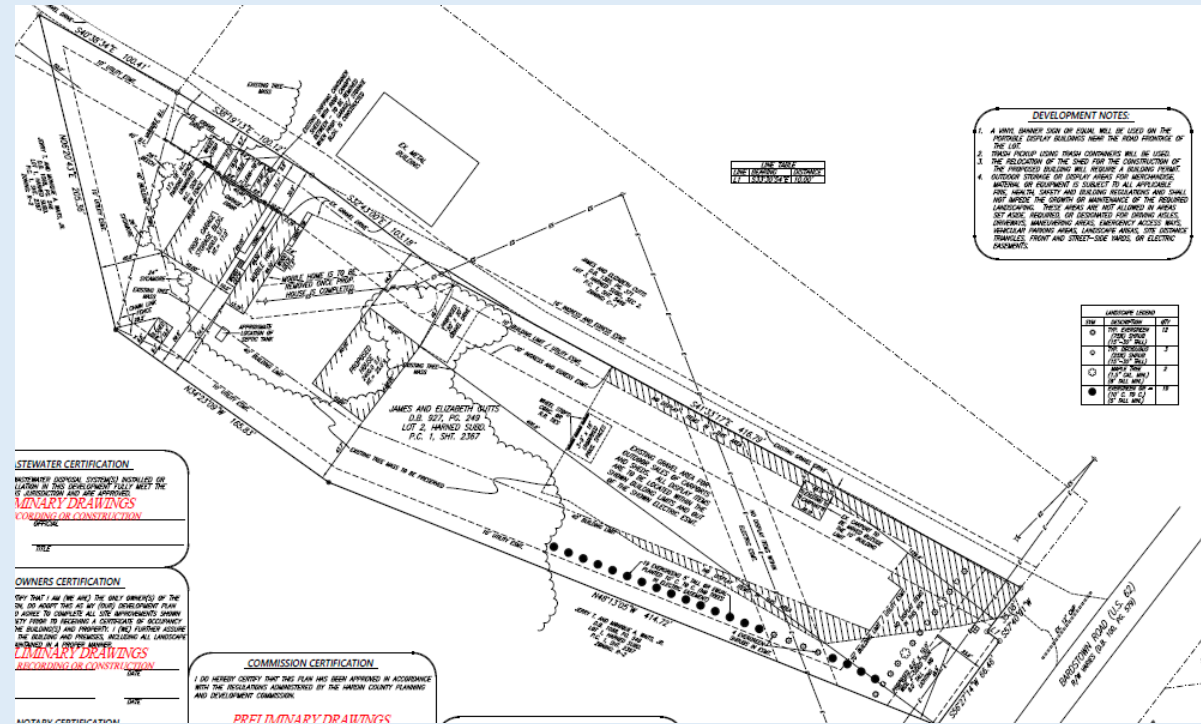


Hardin County Board of Adjustment

23 April 2026

**County Government Center
Second Floor Meeting Room**

Owner: Elizabeth & James Cutts



Location: A 2 acre site located at 9520 Bardstown Road, Elizabethtown, KY known as Lot 2 of Harned Subdivision

Zoned: Convenience Commercial (C-1)

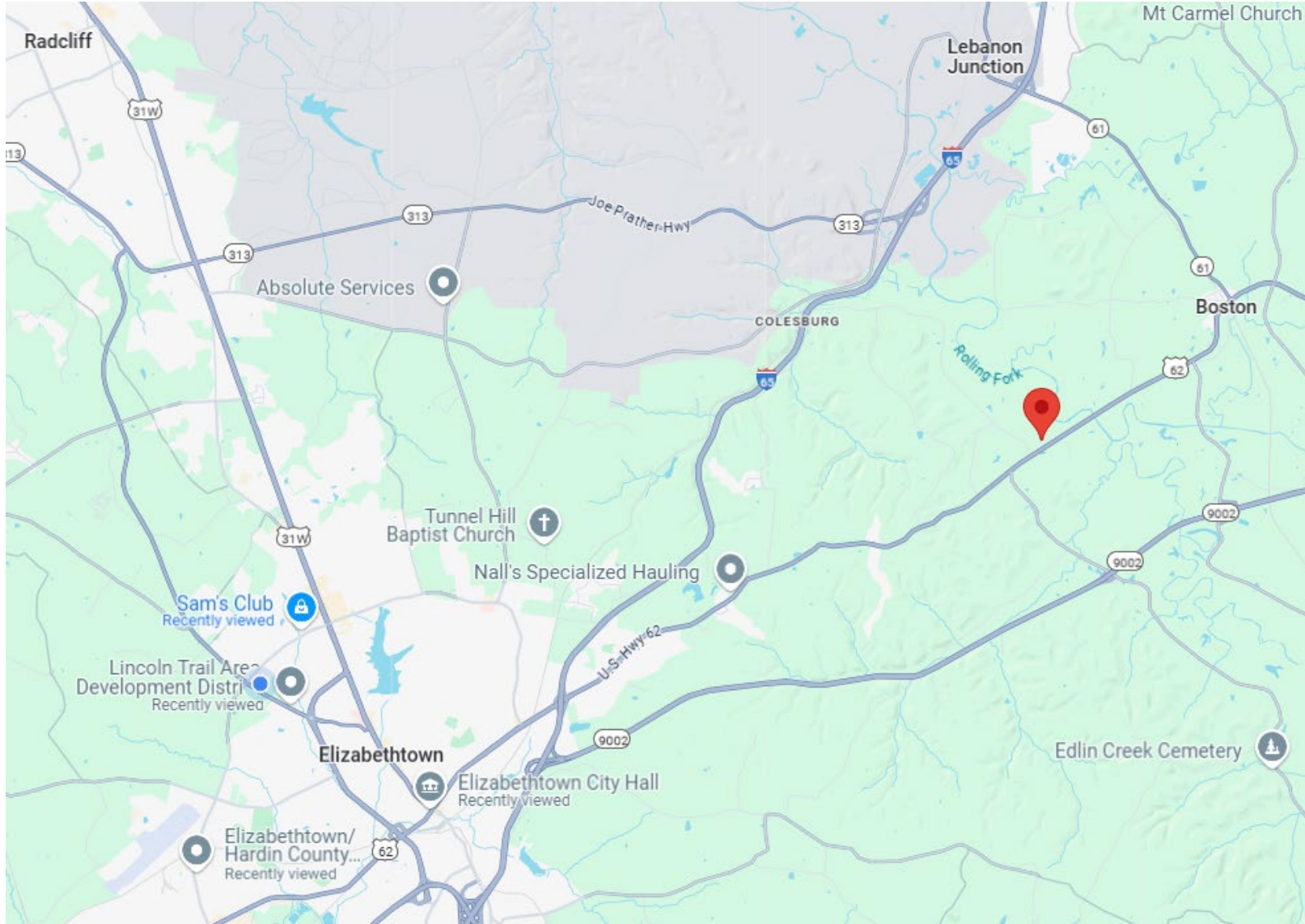
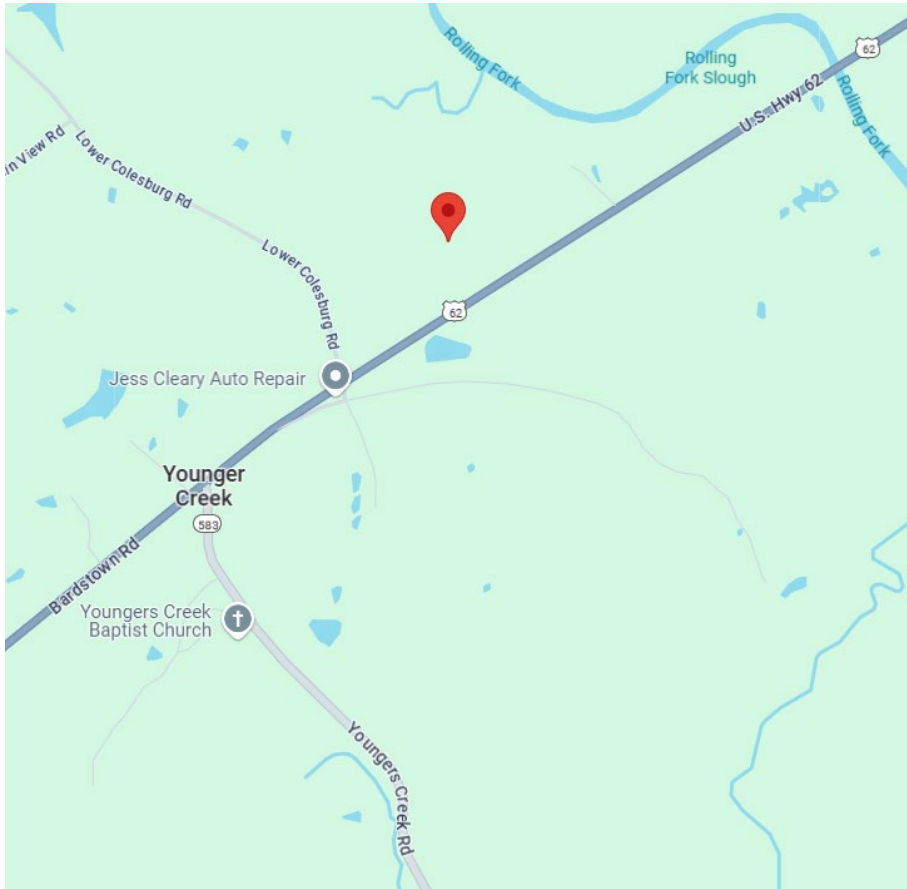
Requesting an **Amended Conditional Use Permit** to allow for 1,340 sq. ft. of residential living space within a proposed 40'x60' commercial building to be built on site within the C-1 Zone in lieu of the previously approved single family dwelling

9520 Bardstown Road
Conditional Use Permit
Summary Report

LISTING OF EXHIBITS

- A. Vicinity Map
 - B. Zoning Map
 - C. Natural Features
 - D. Record Plat of Harned Subdivision (1999)
 - E. Development Plan
 - F. Proposed House Plans
 - G. Photos of the Site
 - H. Character of the Area
 - I. Previous Land Use Applications for the site
 - J. *Comprehensive Development Guide
 - K. *Development Guidance System Ordinance
- * Not Provided in PowerPoint

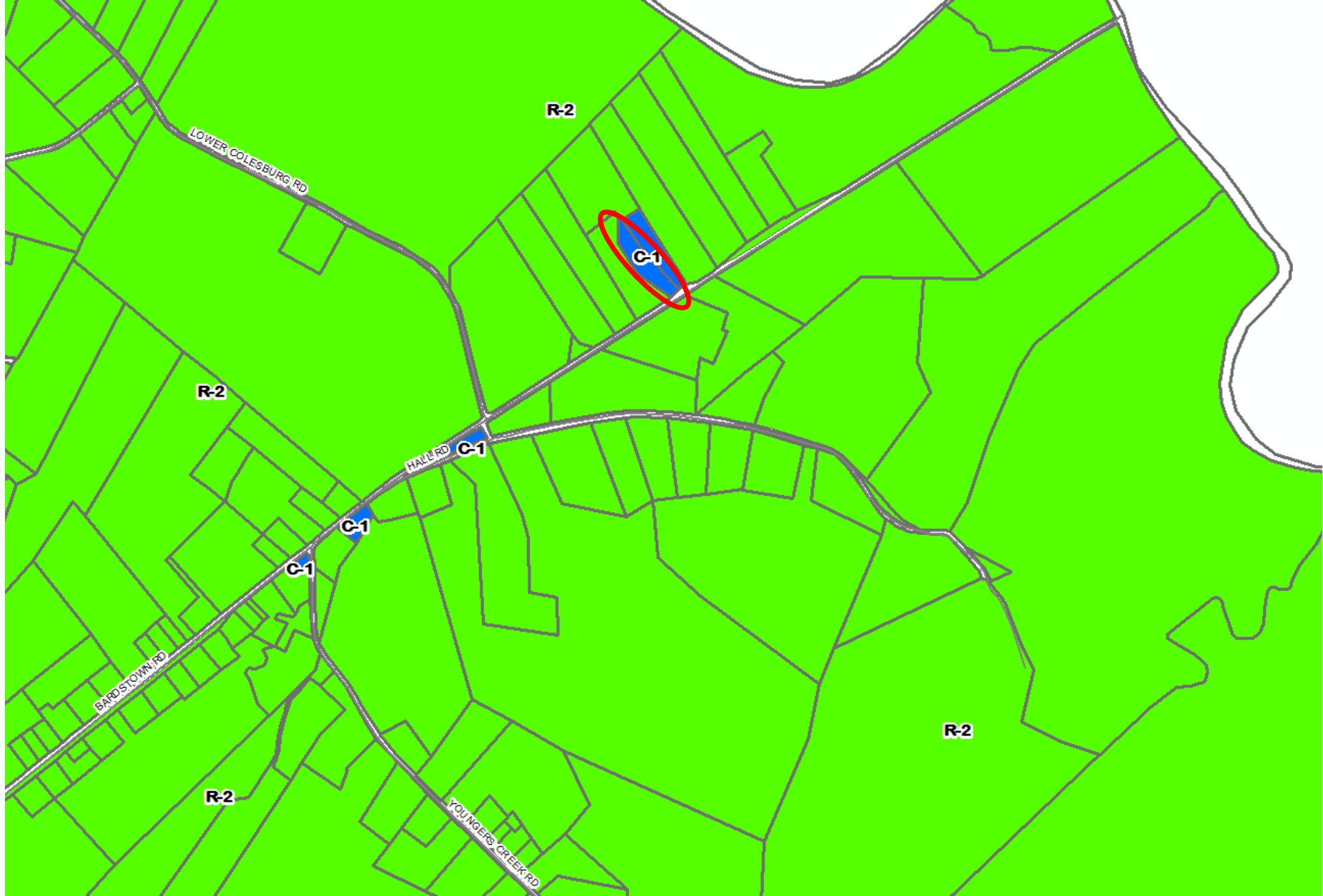
Vicinity Maps



MasterZone

DISTRICT

- A-1
- B-1
- B-2
- C-0
- C-1
- C-2
- I-1
- I-2
- IH
- PD-1
- R-1
- R-2
- R-3
- R-4





C1

R-2

BARDSTOWN RD

R-2

Streams 2023



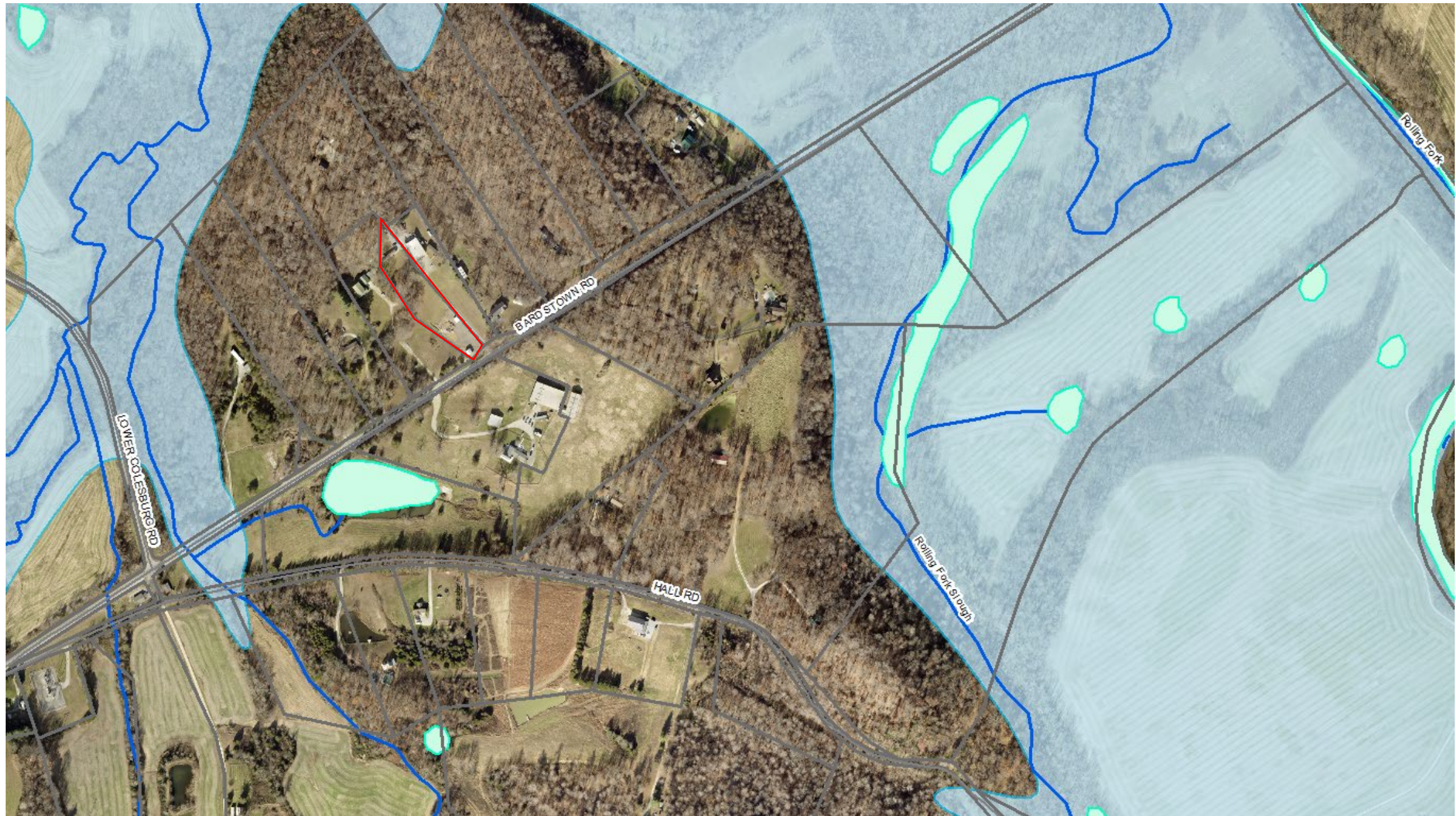
Hardin_Wetlands



Hardin_100Flood



hardin_sinkhole







OF THIS SUBDIVISION IS ROLLING FORK RIVER WHICH LIES APPROX. 0.5 MILES EAST OF SITE.

RICHARD RIDDLE
D.B. 748, P. 36
269-00-00-013

LOT OWNERS ARE TO USE AND ENJOY SAID LANDS INCLUDED IN EASEMENTS SHOWN HEREON, BUT SUCH USE SHALL NOT INTERFERE WITH THE RIGHT HEREIN GRANTED.

2-5-99
DATE

Billy M. Hudson
OWNER(S)

VICINITY MAP

1" = 1 MILE

DATE

OWNER(S)

I CERTIFY THAT I AM A NOTARY FOR THE STATE-AT-LARGE. I FURTHER CERTIFY THAT THE ABOVE SIGNATURE(S) IS/ARE LEGAL AND (HAS/HAVE) BEEN EXECUTED VOLUNTARILY, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

5 Feb 1999
DATE

NOTARY PUBLIC

27 Apr 2000
DATE COMMISSION EXPIRES

ENTRANCE PERMIT NOTE

ALL ENTRANCES PROVIDING ACCESS TO STATE AND FEDERAL RIGHT-OF-WAY MUST RECEIVE AN ENTRANCE PERMIT FROM THE KENTUCKY DEPARTMENT OF HIGHWAYS. APPROVAL OF THIS PLAT DOES NOT RELIEVE PROPERTY OWNERS OF THE RESPONSIBILITY TO OBTAIN AN ENTRANCE PERMIT NOR DOES IT GUARANTEE APPROVAL OF AN ACCESS PERMIT EVEN IF PROPERLY APPLIED FOR.

FLOOD CERTIFICATION

AS INDICATED ON MAP NUMBER 21093C0090 - C OF FLOOD INSURANCE RATE MAPS DATED NOV. 4, 1988 THIS SITE IS LOCATED IN ZONE (X) WHICH HAS BEEN DETERMINED TO BE OUTSIDE 100 YEAR FLOOD PLAIN.

Kendall Clemons

THE COMMISSION CERTIFICATION

I CERTIFY THAT THIS RECORD PLAT HAS BEEN APPROVED IN ACCORDANCE WITH THE REGULATIONS ADMINISTERED BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION, AND THAT THIS PLAT IS NOW ELIGIBLE FOR RECORDING.

9 Feb 1999
DATE

Ch Hudson
CHAIRMAN OF DIRECTOR

#2367

BOARD OF HEALTH CERTIFICATION

I CERTIFY THAT THE SEWAGE DISPOSAL SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION IN THIS SUBDIVISION FULLY MEETS THE REQUIREMENTS OF THIS JURISDICTION AND IS APPROVED.

2/5/99
OFFICIAL
Supervisor
OFFICIAL

JERRY WAITS
D.B. 705, P. 158
269-00-00-011

UTILITY CERTIFICATION

I, BEING A DULY AUTHORIZED AGENT OF THE CITED UTILITY COMPANY, ACCEPT THE EASEMENTS SHOWN ON THIS RECORD PLAT ON BEHALF OF MY COMPANY.

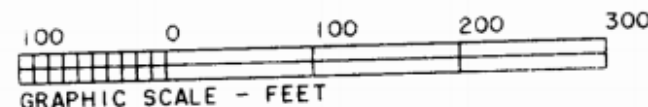
2-5-99
DATE
Paul Aker
REPRESENTATIVE

2-5-99
DATE
Nolan KSCC
ELECTRIC COMPANY
REPRESENTATIVE

2/4/99
DATE
GTE
TELEPHONE COMPANY
REPRESENTATIVE

Elmer K. Pease, CAO
REPRESENTATIVE
City of Bardstown Ky
WATER COMPANY
NJH

JAMES RYAN
D.B. 402, P. 348
D.B. 408, P. 231
269-00-00-021



RECORD PLAT

HARNED SUBDIVISION

OWNER & DEVELOPER: BILLY HUDSON - P.O. BOX 4018 E-TOWN, KY. 42702

KENTUCKY
KENDALL L. LEMONS
2811
REGISTERED
SURVEYOR

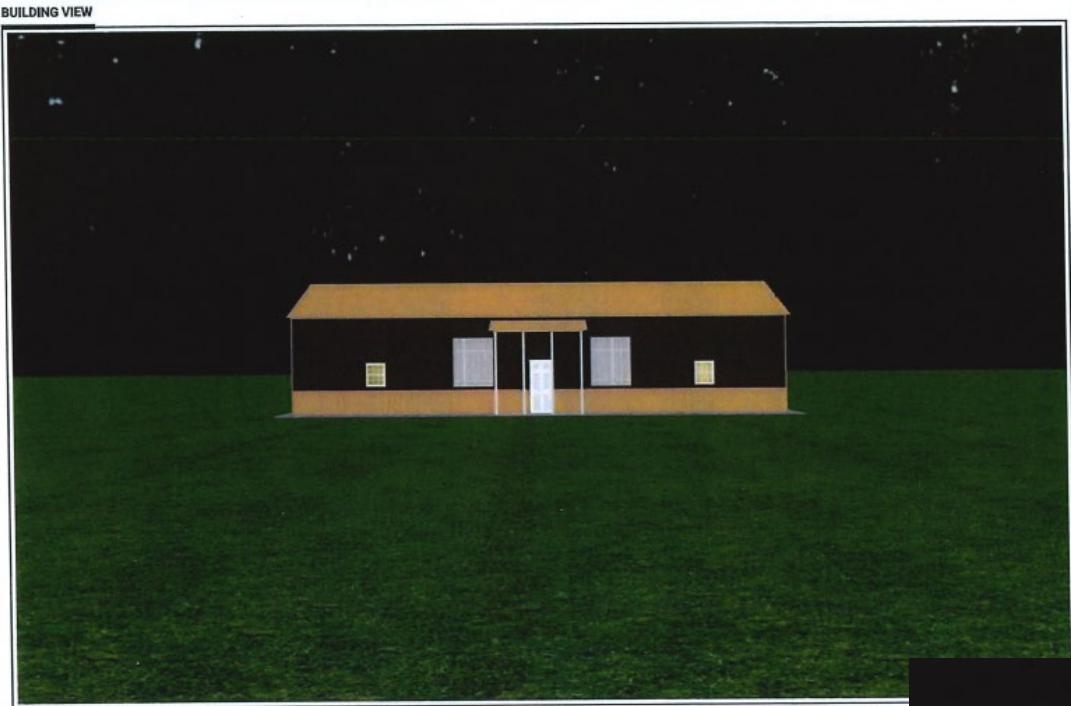
Kenneth L. Webb

PREVIOUSLY APPROVED 12 JUNE 2025

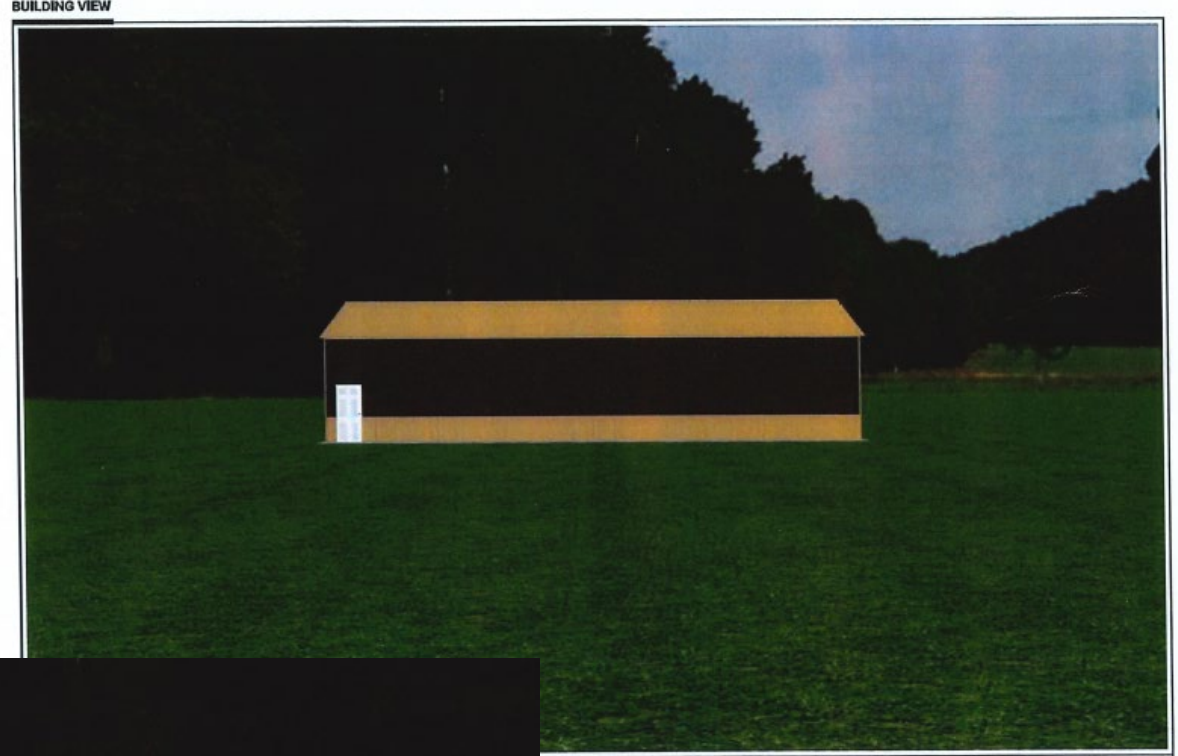


1,232 sq. ft.
2 Bedroom
2 Bathroom

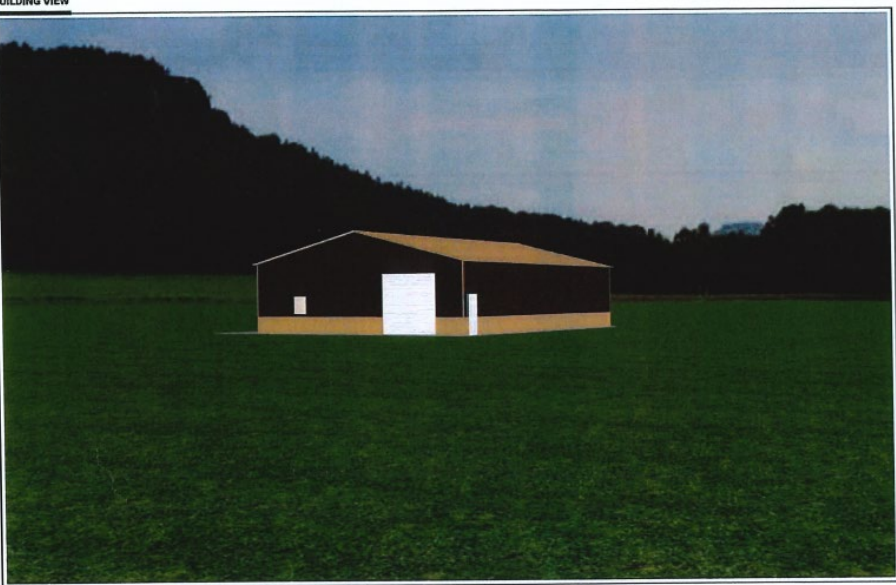




LEFT



RIGHT

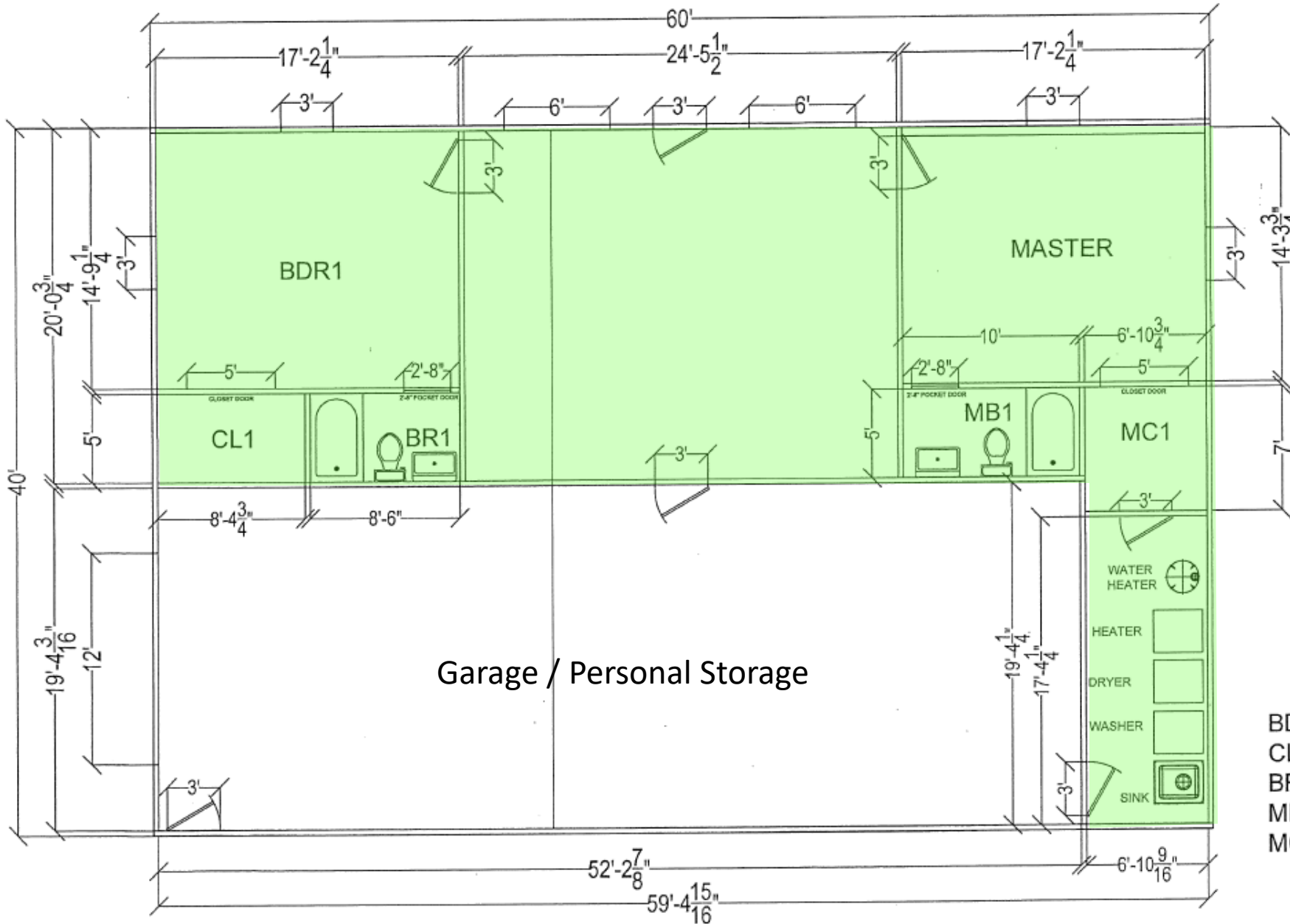


FRONT



BACK

Proposal is to now creating 1,200 sq. ft. of living quarters within the proposed 40'x60' commercial building INSTEAD of a free standing single family dwelling

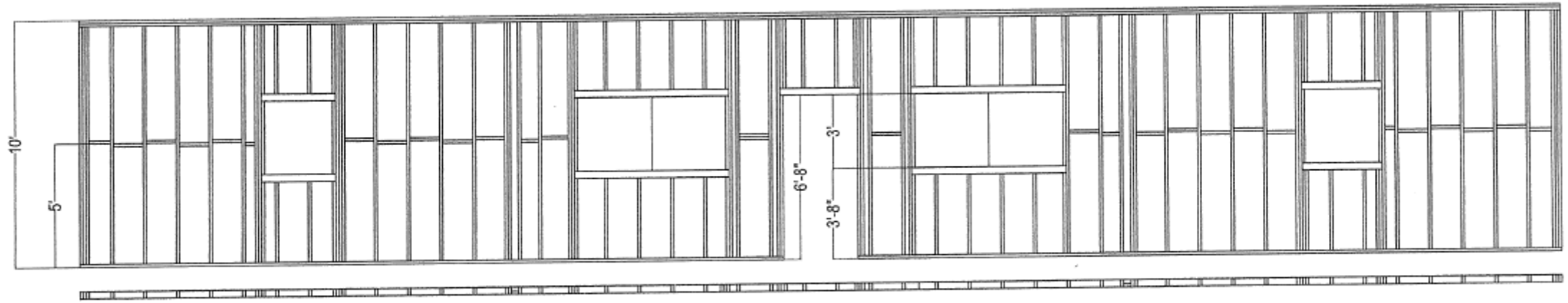


TOTAL HEATED AREA:	1,200 SQ. FT
BEDROOMS:	2
FULL BATHS:	2
FLOORS:	1
WIDTH:	40 FEET
DEPTH:	60 FEET
HEIGHT:	10 FEET
FOOTERS AND SLAB FOUNDATION:	
MAIN ROOF PITCH:	4:12
EXTERIOR FRAMING :	2 X 4
CEILING HEIGHT:	9 FEET
ROOF TRUSSES 12" OVERHANG:	24" O.C
EXTERIOR FINISH	METAL 2 TONE

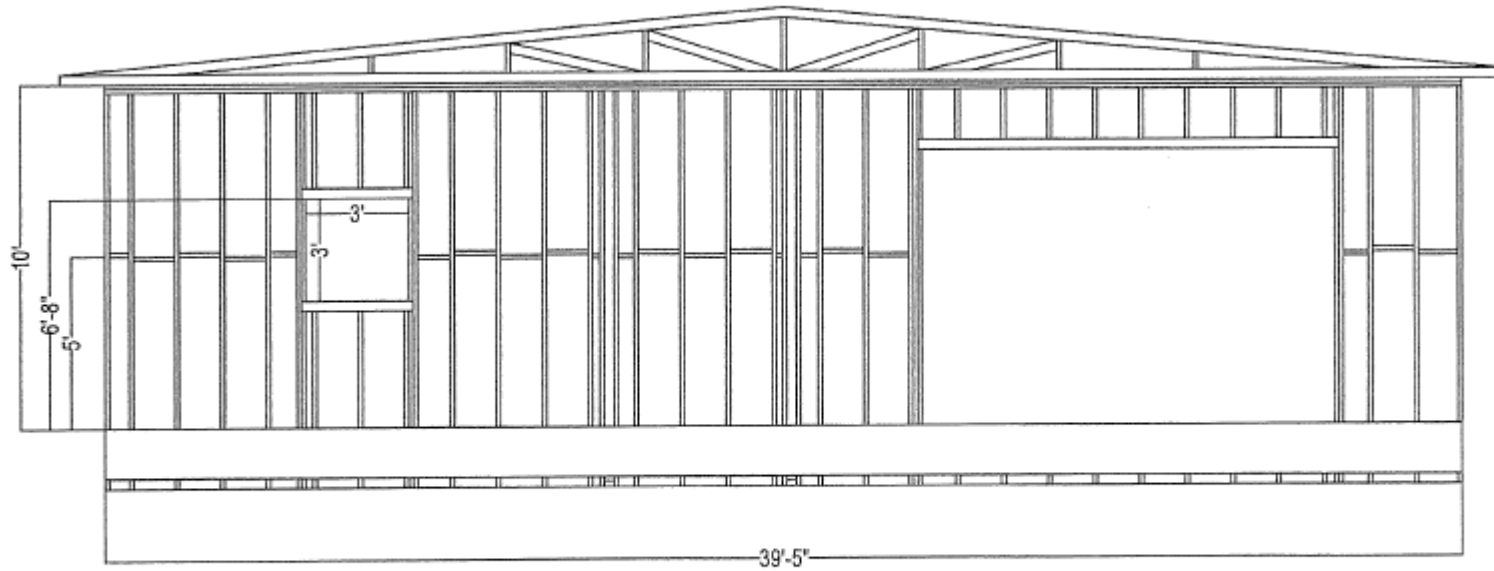
BDR1=BEDROOM 1
 CL1=CLOSET 1
 BR1=BATHROOM 1
 MB1=MASTER BATH 1
 MC1=MASTER CLOSET 1

FLOOR PLAN 1

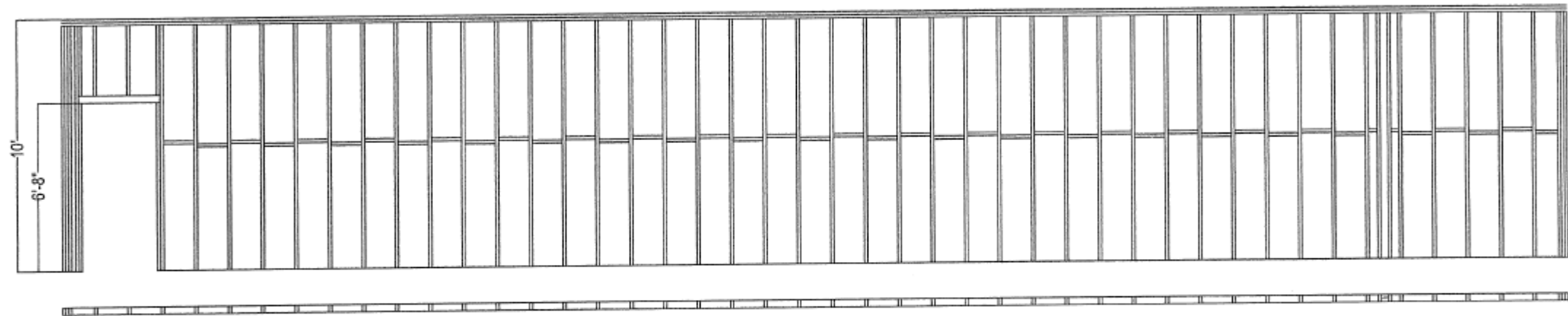
1,340 sq. ft living area



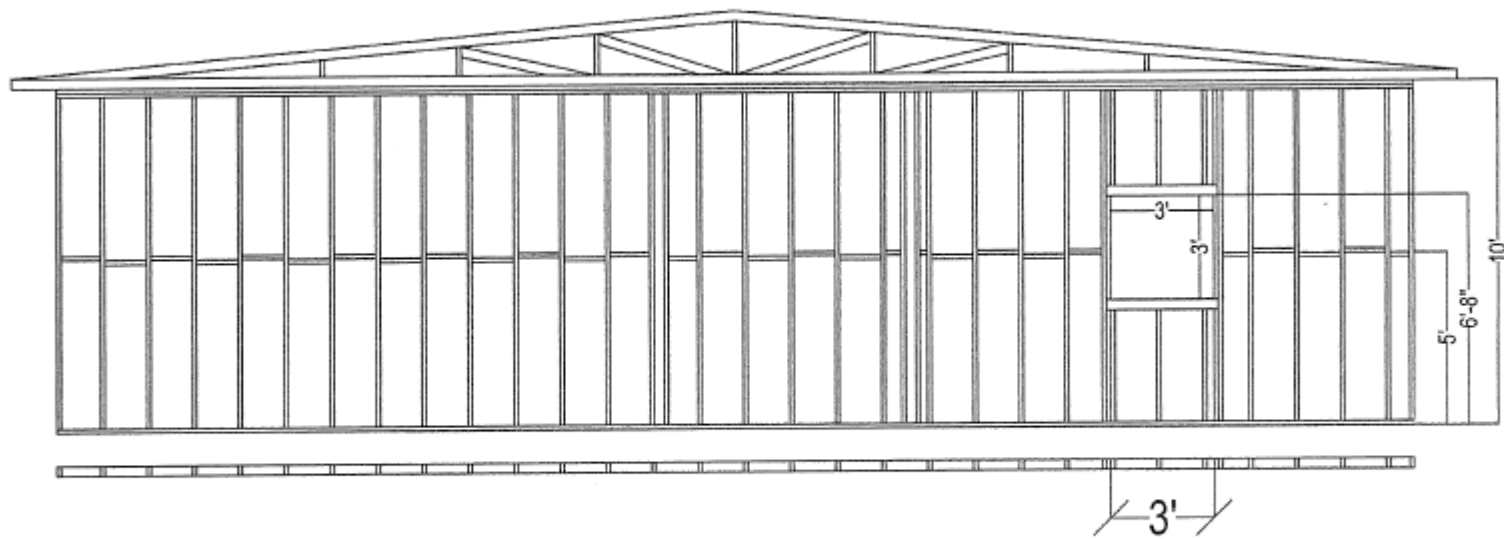
FRONT WALL ELEVATION



RIGHT WALL ELEVATION



BACK WALL ELEVATION



LEFT WALL ELEVATION

April 2026 Photos



















SKYU 290808 9
2261

MAX GROSS	30,480	kg
TARE	2,100	kg
PAYLOAD	28,380	kg

CU. CAP.	33.2	cu.m.
	1.173	cu.ft.

SKYU 290991 1
2261

MAX GROSS	30,480	kg
TARE	2,100	kg
PAYLOAD	28,380	kg

CU. CAP.	33.2	cu.m.
	1.173	cu.ft.



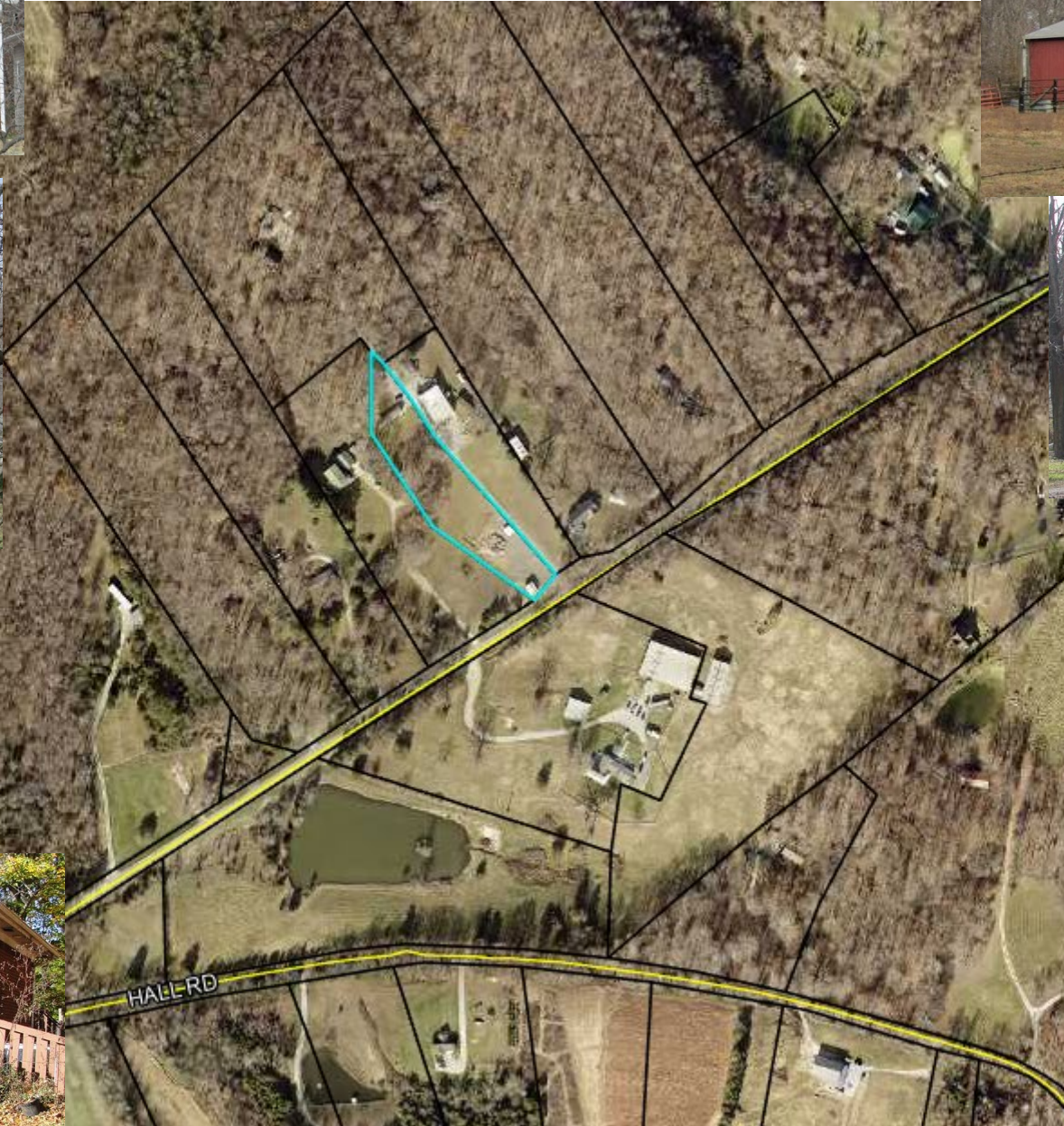




Previous Land Use Applications / Approvals on Site

Permit Date	Owner	PVA Map Number	Type	Zone	Project / Subdivision Name	Request	Site Address	Acres (All Permits)	Status
05/08/2025	CUTTS JAMES & ELIZABETH	269-00-00-012	CONDITIONAL USE PERMIT	C-1 - CONVENIENCE COMMERCIAL ZONE	CUTTS SALES AND STORAGE	TO ALLOW FOR A SINGLE FAMILY DWELLING TO BE CONSTRUCTED ON COMMERCIAL ZONED PROPERTY	9520 BARDSTOWN RD	2.000	APPROVED
05/08/2025	CUTTS JAMES & ELIZABETH	269-00-00-012	DEVELOPMENT PLAN	C-1 - CONVENIENCE COMMERCIAL ZONE	CUTTS SALES AND STORAGE	TO ALLOW FOR A SALES & STORAGE BUSINESS AND A SINGLE FAMILY DWELLING ON SITE	9520 BARDSTOWN RD	2.000	APPROVED
01/20/2023	CUTTS JAMES & ELIZABETH	269-00-00-012	DEVELOPMENT PLAN	C-1 - CONVENIENCE COMMERCIAL ZONE	CUTTS SALES & STORAGE	TO ALLOW FOR GRAVEL DISPLAY LOT (60' X 40') STORAGE BUILDING	9520 BARDSTOWN RD ELIZABETH TOWN, KY	2.007	EXPIRED
02/18/1999	BILLY HUDSON	269-00-00-012	MAP AMENDMENT	C-1 - CONVENIENCE COMMERCIAL ZONE	SINGLE FAMILY RESIDENCE / HARDED SUBDIVISION, LOT 1	ON 6/4/99 AN INCORRECT CLU WAS RECORDED FOR A PD-1 ZONE. CORRECTED ON 31 JAN 2006.		3.000	APPROVED
12/16/1998	BILLY HUDSON	269-00-00-012	MAP AMENDMENT	C-1 - CONVENIENCE COMMERCIAL ZONE	SINGLE FAMILY RESIDENCE / HARDED SUBDIVISION, LOT 1			3.000	WITHDRAWN
12/14/1998	HUDSON	269-00-00-012	PLAT (RECORD)		HARNED SUBDIVISION / HARNED SUBDIVISION			5.000	APPROVED

Character of the Area



Other Conditional Use Permits for dwellings and residential uses in Commercial Zones

Permit Date	Owner	PVA Map Number	Type	Zone	Project / Subdivision Name	Request	Site Address	Acres (All Permits)	Status	
03/05/2026	CUTTS JAMES & ELIZABETH	CONDITIONAL USE PERMIT (AMENDED)	21. EAST HARDIN AREA	C-1 - CONVENIENCE COMMERCIAL ZONE	DWELLING; SINGLE FAMILY	CUTTS SALES AND STORAGE	TO ALLOW FOR A SINGLE FAMILY DWELLING TO BE CONSTRUCTED ON COMMERCIAL ZONED PROPERTY	9520 BARDSTOWN RD	PENDING	
06/23/2025	WHITE MILLS CHRISTIAN CAMP INC	CONDITIONAL USE PERMIT	22. NATURAL RESOURCE AREA	C-1 - CONVENIENCE COMMERCIAL ZONE	DWELLING; SINGLE FAMILY	WHITE MILLS CHRISTIAN CAMP - SINGLE FAMILY DWELLING	SINGLE FAMILY DWELLING ON COMMERCIAL PROPERTY	OLD KY HWY 84	APPROVED	07/17/2025
05/08/2025	CUTTS JAMES & ELIZABETH	CONDITIONAL USE PERMIT	21. EAST HARDIN AREA	C-1 - CONVENIENCE COMMERCIAL ZONE	DWELLING; SINGLE FAMILY	CUTTS SALES AND STORAGE	TO ALLOW FOR A SINGLE FAMILY DWELLING TO BE CONSTRUCTED ON COMMERCIAL ZONED PROPERTY	9520 BARDSTOWN RD	APPROVED	06/12/2025
09/29/2021	GOODMAN CHAD A & MARIA J	168-20-00-018	CONDITIONAL USE PERMIT	C-1 - CONVENIENCE COMMERCIAL ZONE	GOODMAN - ADDITION TO ACCESSORY STRUCTURE	COVERED PORCH ADDITION TO GARAGE (RESIDENTIAL IMPROVEMENTS ON COMMERCIAL PROPERTY)	998 E. MAIN STREET, CECILIA, KY 42724	.615	APPROVED	
05/21/2021	RICHARDSON FRANCES	187-10-00-003	CONDITIONAL USE PERMIT	C-1 - CONVENIENCE COMMERCIAL ZONE	FRANCES RICHARDSON SUBDIVISION	TO ALLOW FOR THE CONSTRUCTION OF A SINGLE-FAMILY DWELLING IN THE C-1 ZONE	3347 LEITCHFIELD ROAD, CECILIA, KY 42724	3.656	APPROVED	
04/15/2016	GEER JACOB & TRACY	121-00-00-006.13	CONDITIONAL USE PERMIT	C-1 - CONVENIENCE COMMERCIAL ZONE	11 SAGEBRUSH CORNERS	TO ALLOW FOR THE CONSTRUCTION OF A RESIDENTIAL 50'X54' POLE BARN FOR AGRICULTURAL USE ON A COMMERCIAL LOT	KY HWY 1600	1.200	APPROVED	
06/18/2015	WELLER WILLIAM	147-30-01-018	CONDITIONAL USE PERMIT	C-1 - CONVENIENCE COMMERCIAL ZONE		TO ALLOW FOR RESIDENTIAL IMPROVEMENT TO COMMERCIAL ZONED PROPERTY.	W MAIN STREET	.820	APPROVED	
02/10/2015	Ralph Allen	143-20-00-026	CONDITIONAL USE PERMIT	C-1 - CONVENIENCE COMMERCIAL ZONE	RESIDENTIAL IMPROVEMENT IN COMMERCIAL ZONE	to allow for a 10'x12' utility addition with a 6'x8' porch to be added to the dwelling.	44 Rineyville School Rd	.600	APPROVED	
06/21/2012	HARRY & PATRICIA SHEROAN	182-20-00-007	CONDITIONAL USE PERMIT	C-1 - CONVENIENCE COMMERCIAL ZONE	ADDITION TO A STORAGE BUILDING / CURRY ESTATES, LOT 2	RESIDENTIAL IMPROVEMENTS ON COMMERCIAL PROPERTY. AN ADDITION TO AN EXISTING STORAGE BUILDING (20' X 20' LEAN TO)	5123 S WILSON ROAD	2.680	APPROVED	
09/21/2009	GHASSEM OSHRIEH	187-10-00-019	CONDITIONAL USE PERMIT	C-1 - CONVENIENCE COMMERCIAL ZONE	SINGLE FAMILY RESIDENTIAL USE IN THE C-1 ZONE /	EXPANSION OF SINGLE FAMILY RESIDENTIAL USE IN THE C-1 ZONE TO BUILD A RESIDENTIAL GARAGE	LEITCHFIELD ROAD (US 62)	.635	APPROVED	

16-3 Standards for Issuance

The Board of Adjustment shall issue a CUP only after all of the following standards satisfy the language of the Ordinance:

- A. The use shall not tend to change the character and established pattern of development of the area of the proposed use;
- B. The use shall be in harmony with the uses permitted by right under the Zone in question and shall not affect adversely the use of neighboring properties;
- C. The location and height of buildings, the location, nature, and height of walls and fences and the nature and extent of landscaping on the site shall be such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings or impair the value thereof;
- D. The use shall not adversely affect the health or safety of persons residing or working in the vicinity of the proposed use;
- E. The use shall not be detrimental to the public welfare or injurious to property or improvements in the vicinity; and,
- F. The use shall be in accordance with the purposes of the Zoning Ordinance and the Comprehensive Plan.

16-4 General Conditions

In granting any Conditional Use Permit, the Board shall designate such conditions in connection therewith as will, in its opinion, assure that the use will conform to the requirements set out in the Zoning Ordinance and that it will continue to so do. Such conditions may include, but are not limited to the following:

- A. Secure a financial security to insure completion or construction of imposed conditions;
- B. Reasonable time limits may be imposed to ensure completion of the project in question or any individual components of the project, if none are established, the project shall be complete in one year;
- C. Conditions may be imposed to abate or restrict noise, smoke, dust, light, or other elements that may affect surrounding properties;
- D. Establish building setbacks and yard requirements necessary for orderly expansion and to prevent traffic congestion;
- E. Provide for adequate parking and ingress and egress to public streets and roads;
- F. Provide the adjoining property with a buffer or shield from view of the proposed use;
- G. Establish minimum dwelling unit square foot requirements in order to protect property values;
- H. Establish Hours of Operation for businesses and commercial activities;
- I. Establish limits as to the scope and intensity of activities conducted under the Conditional Use Permit;
- J. Establish time limits for the Conditional Use Permit at which time the permit shall expire or require renewal;
- K. Conditional Uses shall comply with all applicable standards of the Zoning Ordinance, including the parking, landscape, lighting and signage regulations. Additional standards may be included in the listed requirements for a particular use;
- L. All other plans, licenses, permits and documentation from/for other agencies may be required by the Board.

Conditions may include, but are not limited to the following:

DGS [5-3(A)]

I make a Motion to Approve the Conditional Use Permit with the Following Conditions:

Based on the Staff Presentation and the Testimony presented in the Public Hearing and that it satisfies the Standards for Issuance outlined in the Development Guidance System, Zoning Ordinance 16-3.

1. This Conditional Use Permit shall allow for the construction of residential living quarters (1,340 sq. ft.) within the proposed 40'x60' commercial building in the C-1 Zone.
2. The existing singlewide manufactured home must be removed from the site.
3. The previously approved stand alone single family dwelling (2025) shall no longer be permitted to be constructed on site.
4. The proposed building shall require Building & Electrical Permits from the KBC program of our office.
5. The Existing Development Plan shall be substitute for the required Site Plan.
6. A Certificate of Land Use Restrictions shall be recorded in the office of the Hardin County Clerk.

Owners: Brian & Dorothy Casey



Location

A 0.754 acre site located at 25 Curly Court West, Rineyville, KY, known as Lot 13 of Lavista Estates, Section 1

Zoned

Urban Residential (R-1)

Requesting a **Variance from the front building setback along Jake Drive to allow for a 12'x32' shed to remain on site.**

25 West Curly Court

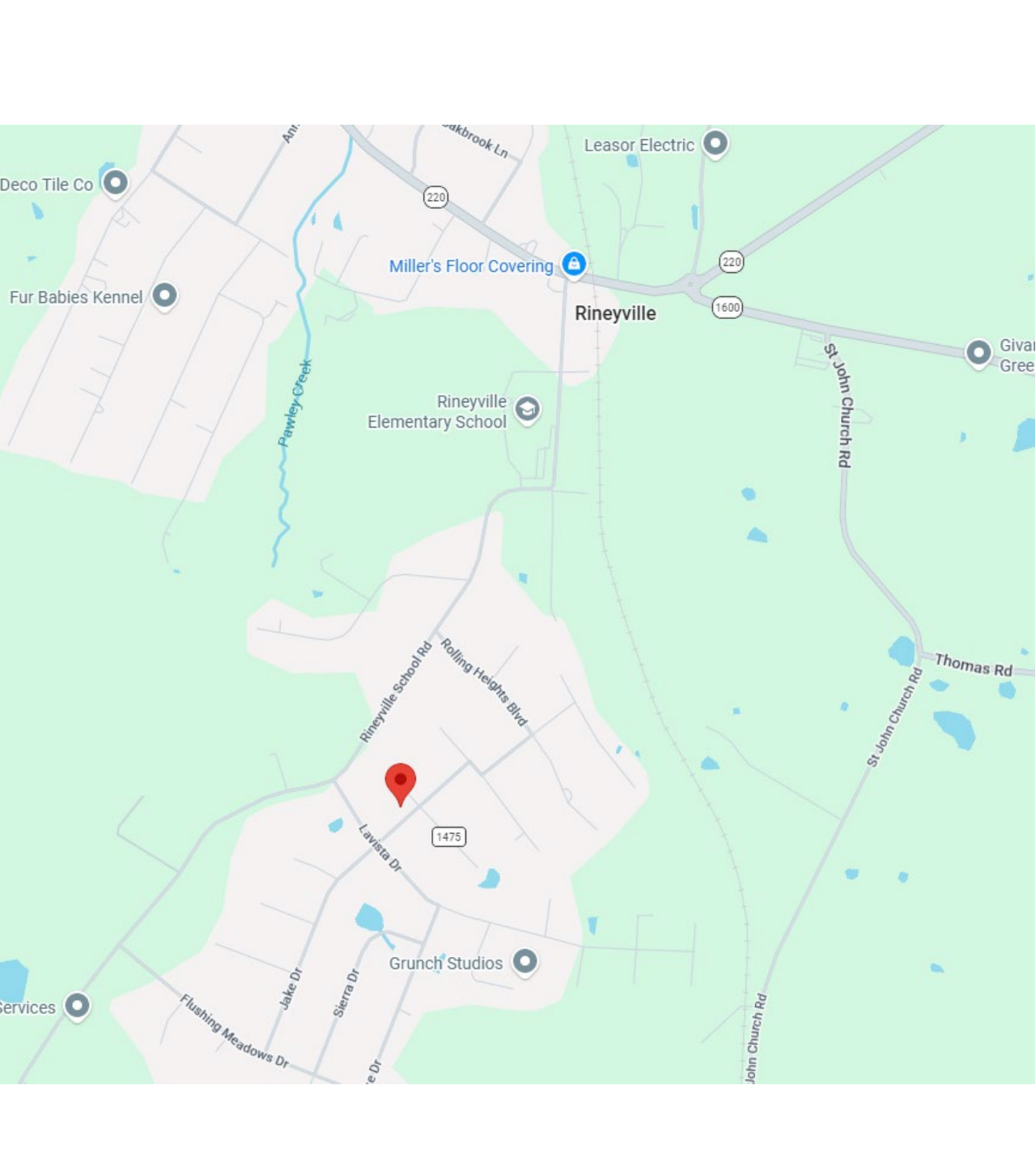
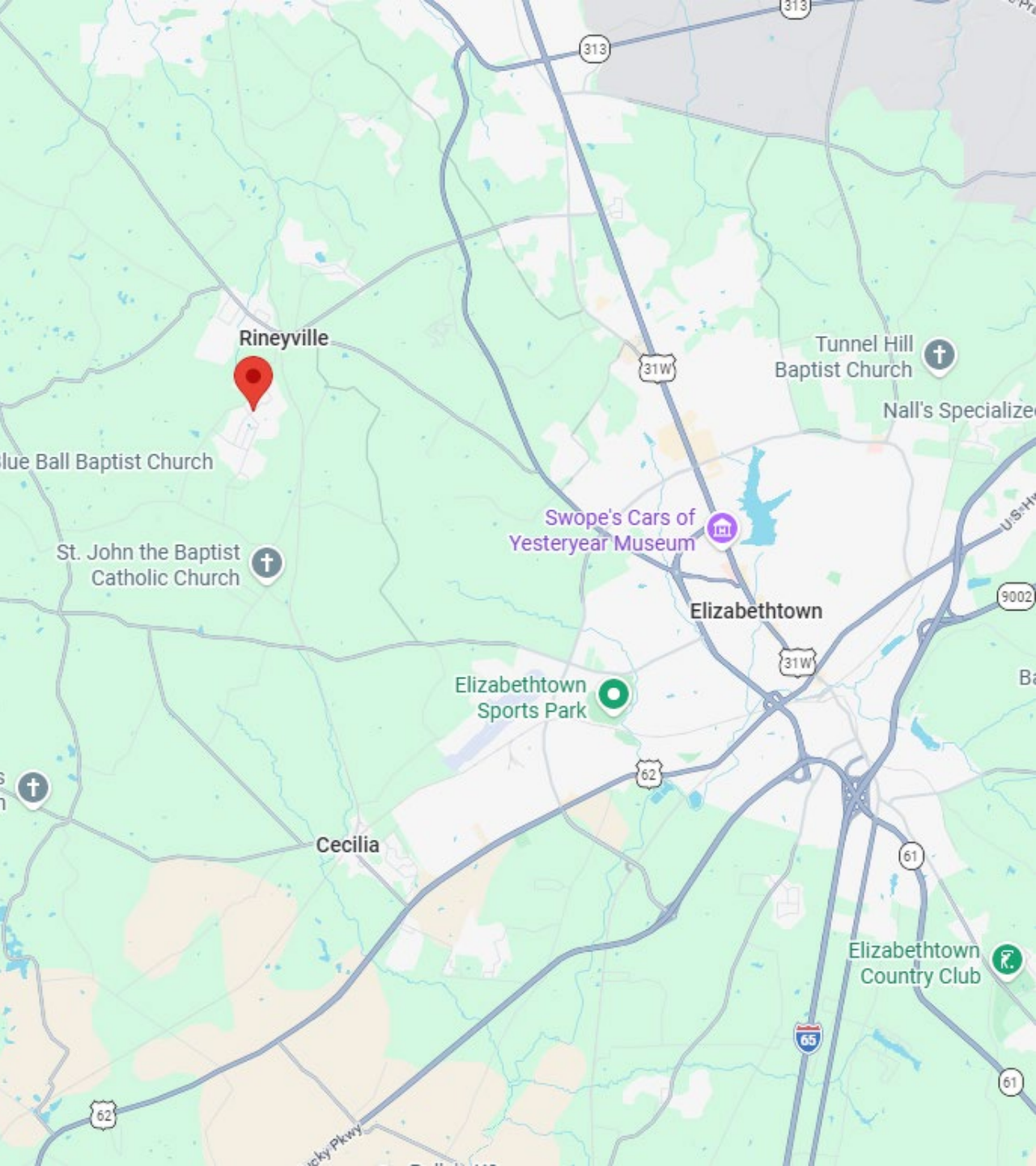
Variance

SUMMARY REPORT

LISTING OF EXHIBITS

- A. Vicinity Map**
- B. Zoning Map**
- C. Environmental Features**
- D. Record Plat of La Vista Estates, Section 1 (2001)**
- E. Character of the site**
- F. Photos of the Site**
- G. Analysis of other Variance in La Vista Estates**
- H. *Comprehensive Development Guide**
- I. *Development Guidance System Ordinance**

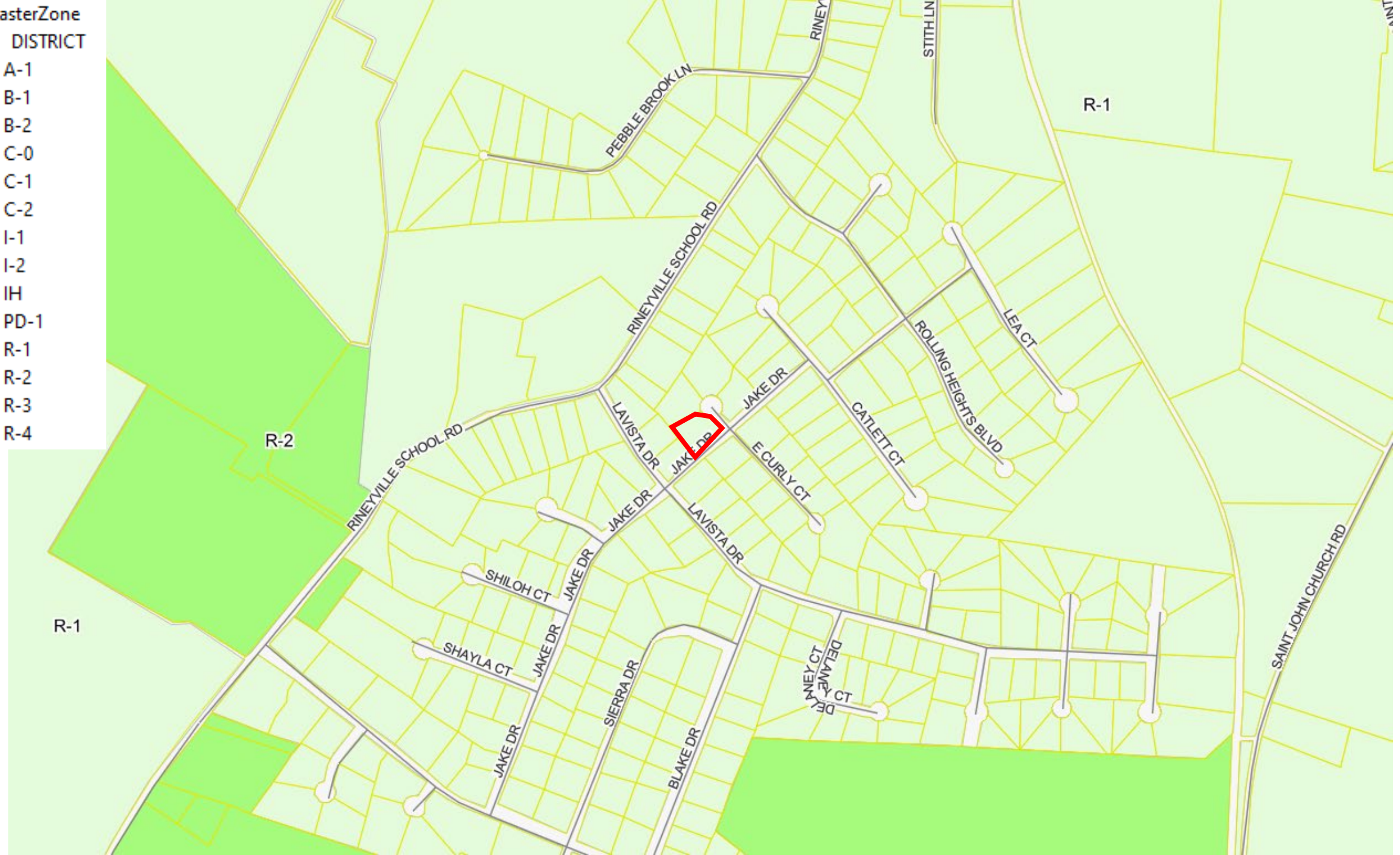
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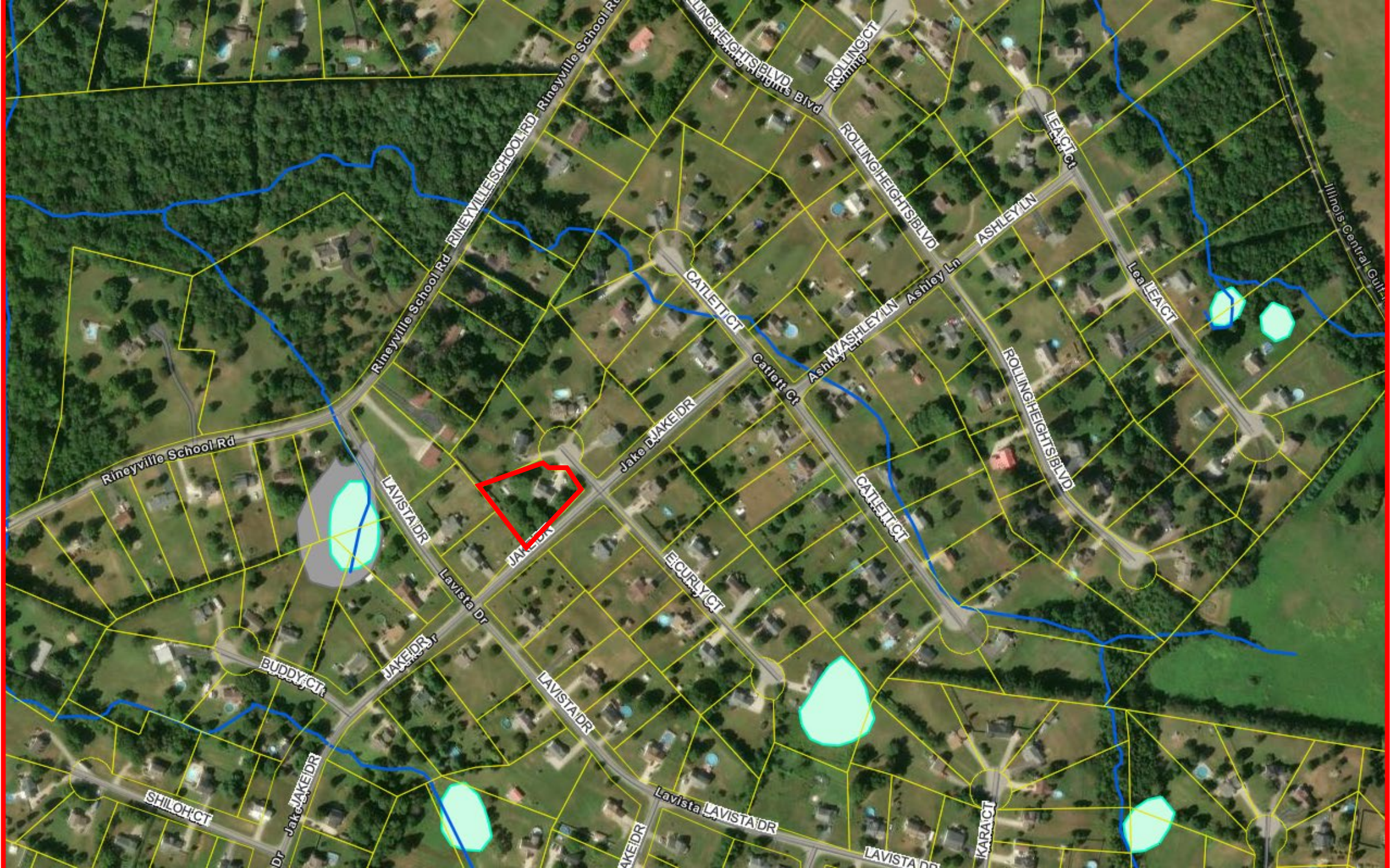


MasterZone

DISTRICT

- A-1
- B-1
- B-2
- C-0
- C-1
- C-2
- I-1
- I-2
- IH
- PD-1
- R-1
- R-2
- R-3
- R-4





Rineyville School Rd

RINEYVILLE SCHOOL RD

ROLLING HEIGHTS BLVD

ROLLING CT

ROLLING HEIGHTS BLVD

ASHLEY LN

LEA CT

LEA LEACT

Illinois Central Gulf

CATLETT CT

ASHLEY LN

ROLLING HEIGHTS BLVD

JAKE DR

CATLETT CT

CATLETT CT

LAVISTA DR

JAKE DR

ECURLY CT

BUDDY CT

JAKE DR

LAVISTA DR

SHILOH CT

DR JAKE

JAKE DR

LAVISTA DR

LAVISTA DR

KARACT

EASEMENT ACCEPTANCE

I, BEING A DULY AUTHORIZED AGENT OF THE CITED UTILITY COMPANY, ACCEPT THE EASEMENTS SHOWN ON THIS RECORD PLAT ON BEHALF OF MY COMPANY.

DATE: 8-9-00
REPRESENTATIVE: [Signature]
Nolin RECC
ELECTRIC COMPANY
DATE: 8-9-00
REPRESENTATIVE: Thomas M. Bender
TELEPHONE COMPANY
DATE: 8-9-00
REPRESENTATIVE: Paul Hendry
H.C.W.D.#2
WATER COMPANY
DATE: -NA-
REPRESENTATIVE: -NA-
GAS COMPANY

HEALTH DEPARTMENT CERTIFICATION

THESE SUBDIVISION LOTS HAVE RECEIVED TENTATIVE APPROVAL FOR ON SITE SEWAGE DISPOSAL SYSTEM USAGE BY THE HANCOCK COUNTY HEALTH CENTER. THIS APPROVAL IS GRANTED ONLY TO THE GENERAL FEASIBILITY OF ON SITE SEWAGE DISPOSAL SYSTEM USAGE FOR THE SUBDIVISION AS A WHOLE. EACH LOT MUST BE APPROVED PRIOR TO SYSTEM INSTALLATION. *except lots 21 & 22*

DATE: 8/9/00
OFFICIAL: [Signature]
SUPERVISOR

ROAD DEPARTMENT CERTIFICATION

I CERTIFY THAT THE IMPROVEMENT PLANS FOR THIS SUBDIVISION HAVE BEEN REVIEWED BY ME AND ARE IN CONFORMANCE WITH ALL APPROPRIATE REGULATIONS. I FURTHER CERTIFY THAT A FINANCIAL SECURITY IN THE AMOUNT OF \$181,885 HAS BEEN POSTED TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE: [Signature]
ROAD DEPARTMENT SUPERVISOR

COMMISSION CERTIFICATION

I CERTIFY THAT THIS RECORD PLAT HAS BEEN APPROVED IN ACCORDANCE WITH THE REGULATIONS ADMINISTERED BY THE HANCOCK COUNTY PLANNING AND DEVELOPMENT COMMISSION, AND THAT THIS PLAT IS NOW ELIGIBLE FOR RECORDING.

DATE: 11 Aug 2000
COMMISSIONER: [Signature]

DRAINAGE AND STORMWATER RECEIVER

THE STORM WATER RECEIVER OF THIS SUBDIVISION IS PARKY CREEK LOCATED APPROXIMATELY 1000' EAST OF THE PROPERTY.

NATURAL FEATURES NOTE

AS INDICATED ON THE CEDILLA USGS QUADRANGLE MAP DATED 1982, THERE ARE PONDS LOCATED ON AND WITHIN 200.00' OF THIS SUBDIVISION.

FLOOD PLAIN NOTE

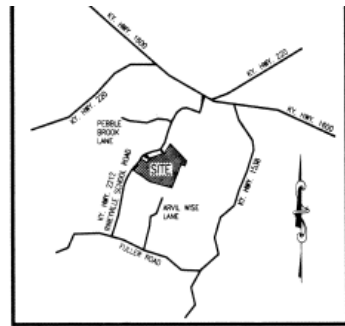
THIS PROPERTY IS NOT LOCATED IN A FLOOD PRONE AREA ACCORDING TO THE F.E.M.A. FLOOD INSURANCE STUDY DATED NOVEMBER 4, 1988 AS SHOWN ON F.E.M.A. F.I.R.M. NO. 21093C00075 C. AND F.E.M.A. F.I.R.M. NO. 21093C0150 C.

RINEVILLE SCHOOL ROAD (KY. HWY. 2212)- 60' R/W
18' ASPHALT PAVEMENT

FARM SIDE SUBDIVISION P.C. 1, SHEET 1240

FARM SIDE SUBDIVISION P.C. 1, SHEET 1240

ROLLING HEIGHTS SUBDIVISION, SECTION 3 P.C. 1, SHEET 2553



VICINITY MAP

OWNERS CERTIFICATION

I (WE) CERTIFY THAT I (AM, WE ARE) THE OWNER(S) OF THIS PROPERTY AS RECORDED IN BOOK 304, PAGE 238 & 239 AND BOOK 968, PAGE 156 IN THE HANCOCK COUNTY CLERK'S OFFICE AND THAT I (WE) ADOPT THIS PLAN OF DEVELOPMENT WITH MY (OUR) FREE CONSENT. ESTABLISH MANHOLE BUILDING LINES, AND DEDICATE ALL STREETS, DRAINAGEWAYS, PUBLIC UTILITY LINES, FRAMES, AND OTHER OPEN SPACES TO THE PUBLIC USE AS NOTED AND ILLUSTRATED. FURTHER, I (WE) GRANT AND DEDICATE THE BELOW NAMED UTILITY COMPANIES, THEIR SUCCESSORS AND ASSIGNS AN EASEMENT OVER THE SPACES INDICATED BY DASHED LINES MARKED "UTILITY AND DRAINAGE EASEMENTS". SAID EASEMENTS TO INCLUDE: (1) THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, REPLACE, UPGRADE, OR REBUILD POLE LINES AND/OR PIPES, AND/OR UNDERGROUND CABLE SYSTEMS AND ALL APPURTENANCES THEREON; (2) THE RIGHT OF INGRESS AND EGRESS OVER ALL LOTS TO AND FROM SAID EASEMENTS INDICATED; (3) THE RIGHT TO TRIM OR REMOVE ANY TREE NECESSARY TO MAINTAIN PROPER SERVICE; (4) THE RIGHT TO KEEP EASEMENTS FREE OF ANY STRUCTURES OR OBSTACLES THE COMPANY DEEMS A HAZARD TO THE SAID POLE LINES, PIPES OR CABLE; (5) THE RIGHT TO PROHIBIT ANY EXCAVATION WITHIN FIVE FEET OF ANY BURIED PIPE AND/OR CABLE HEREIN MENTIONED, OR CHANGE OF DRAINAGE THAT INTERFERES WITH OVERHEAD POLE LINES, UNLESS HERETOFORE GRANTED THE FURTHER RIGHT, TO SAID ELECTRIC UTILITY COMPANY, TO INSTALL EITHER OVERHEAD OR UNDERGROUND NECESSARY WIRING FOR STREET LIGHTING, THAT IS REQUESTED AND/OR REQUIRED, BUT IN NO CASE SHALL SAID WIRING BE INSTALLED MORE THAN FIVE FEET FROM ANY LOT LINE. LOT OWNERS ARE TO USE AND ENJOY SAID LANDS INCLUDED IN EASEMENTS SHOWN HEREON, BUT SUCH USE SHALL NOT INTERFERE WITH THE RIGHT HEREOF GRANTED.

DATE: 8-15-2000
NOTARY PUBLIC: [Signature]

NOTARY CERTIFICATION

I CERTIFY THAT I AM A NOTARY FOR THE STATE OF KENTUCKY. I FURTHER CERTIFY THAT THE ABOVE SIGNATURE(S) IS (ARE) LEGAL AND (HAS, HAVE) BEEN EXECUTED VOLUNTARILY, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

SUBDIVISION RESTRICTIONS

THE SUBDIVISION RESTRICTIONS FOR THIS SUBDIVISION, RECORDED IN BOOK 968, PAGE 157, PAGE 158, MEET OR EXCEED THE LOCAL AVERAGE SQUARE FOOT STANDARD.

144-00-00-001.03
PVA#: 122-00-00-015 & 053
ZONE: RESIDENTIAL- R-1

NEVILLE SCHOOL ROAD (KY. HWY. 2212)- 60' R/W
3' ASPHALT PAVEMENT

JAMES & JULIE MORRISON PROPERTY D.B. 945, PG. 240

VISTA DEVELOPMENT, INC. FUTURE DEVELOPMENT PORTION OF D.B. 968, PG. 738

OWNER: VISTA DEVELOPMENT, INC. 2906 RING ROAD ELIZABETHTOWN, KY 42701 (270) 769-1655
ENGINEER: WISEMAN ENGINEERING 6184 RINEVILLE ROAD RINEVILLE, KY 40162 (270) 763-0013



RECORD PLAT OF LaVista Estates Section 1

FILE NO. ST. CLERK 1500
FILED IN AUG 11 P. 1:00
2000

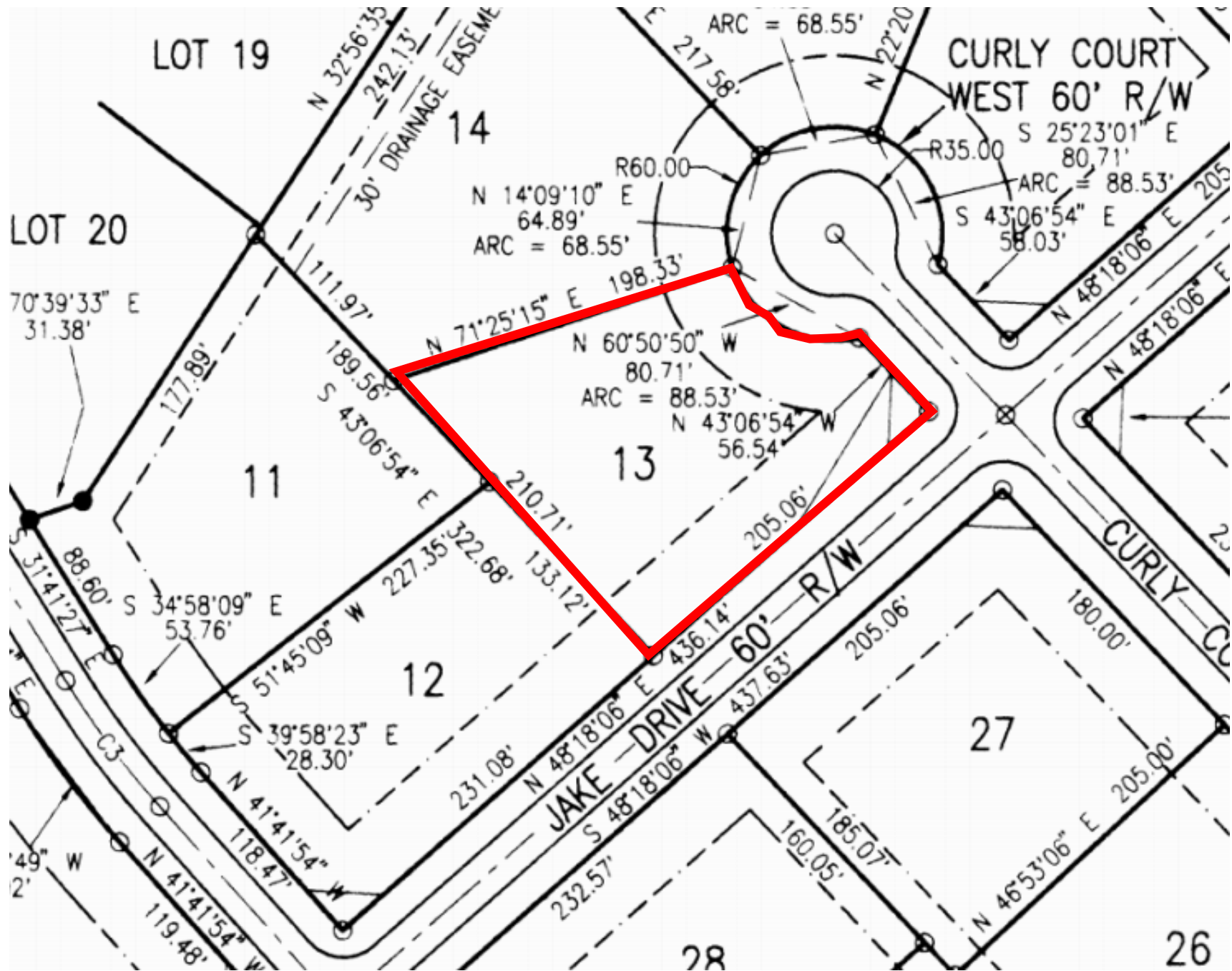
ANCES RTY PG. 304 OF PG. 191

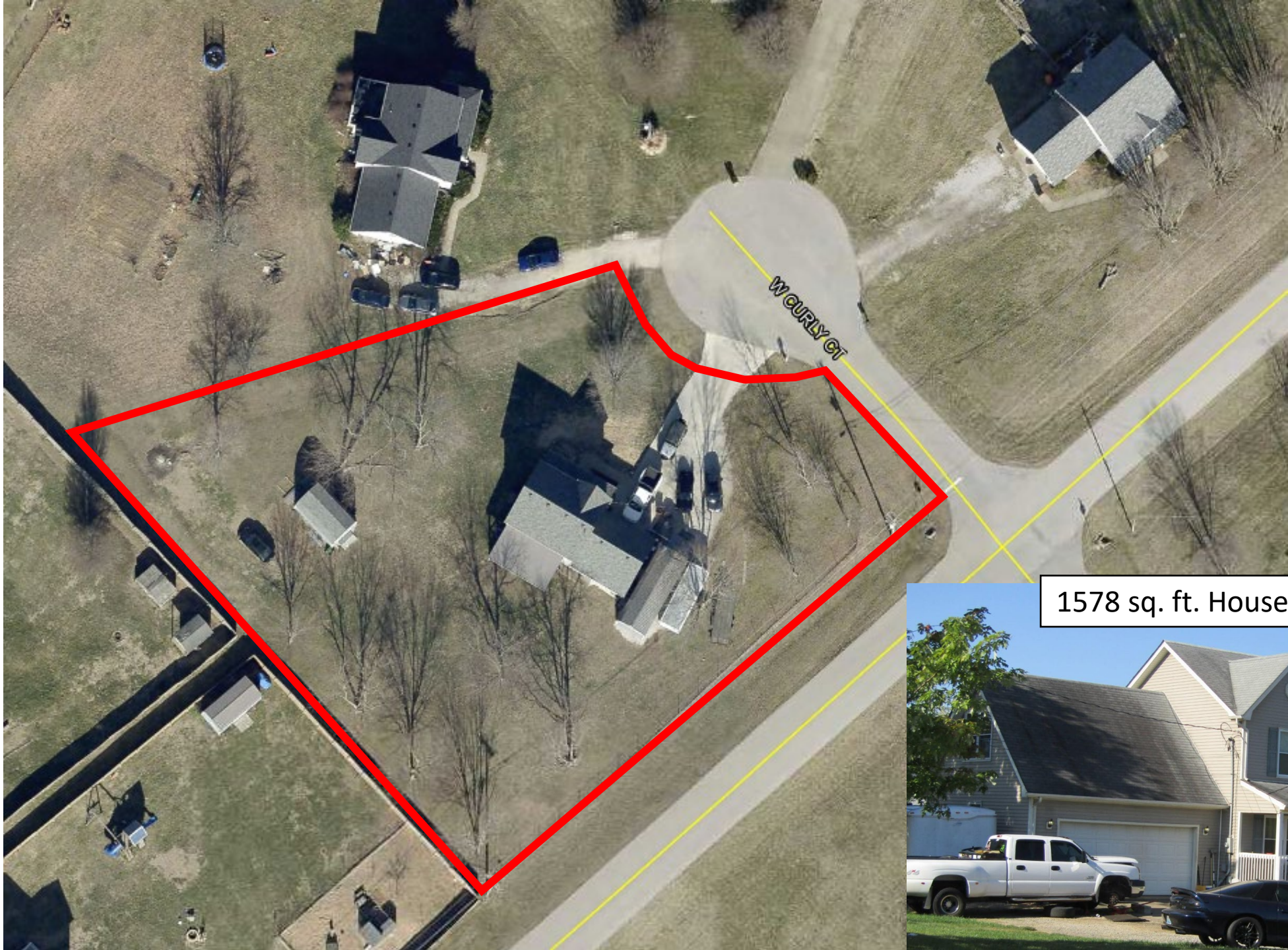
SEYORS CERTIFICATION

2000

JIMMIE & CAROLYN COX PROPERTY D.B. 308, PG. 105

SCALE: 1" = 100' DATE: AUGUST 7, 2000





1578 sq. ft. House (2001)





Variance request from the front setback along Jake Drive to allow for a 12' x 32' shed to remain on site

Variance Request
40' Front Setback
60' Right-of-way for Jake Drive

= 70' to center of road requirement
Shed is 64' from the rear corner to center of Jake Drive

= **6' Variance Request**









64'

W CURLY CT



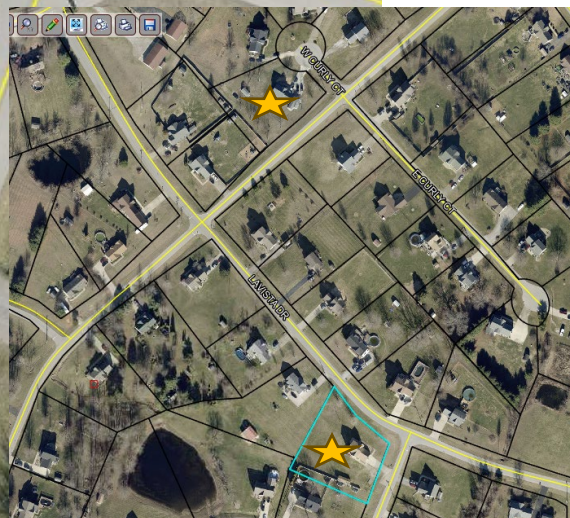


Other Variance in La Vista Estates – 252 Lavista

Permit Date	Owner	Type	Planning Area	Zone	Listed Use (Dvpl, Cup, Var, Maps)	Project / Subdivision Name	Request	Site Address	Status
03/06/2026	CASEY, BRIAN E & DOROTHY J	VARIANCE	09. RINEYVILLE RURAL VILLAGE	R-1 - URBAN RESIDENTIAL ZONE	ACCESSORY STRUCTURE	LAVISTA ESTATES, SECTION 1, LOT 13 - VARIANCE FOR PREFAB SHED	VARIANCE FROM THE FRONT BUILDING SETBACK ALONG JAKE DRIVE TO ALLOW FOR A PREFAB SHED TO REMAIN ON SITE	25 CURLY COURT WEST, RINEYVILLE, KY	
12/26/2007	JAMES & TAWNA GIMBORYS	VARIANCE		R-1 - URBAN RESIDENTIAL ZONE		/ LAVISTA ESTATES SECTION 1, LOT 33	REDUCE THE FRONT AND REAR SETBACK LINES TO ACCOMMODATE THE EXISTING SHED	252 RINEYVILLE SCHOOL ROAD (KY 2212)	APPROVED



Shed is 4' off property line, were supposed to move it 10' off but appears that they never did.



Hardin County Board of Adjustment

Minutes: 6 March 2008

Page 5 of 6

Hearing Officer Holman closed the hearing at 6:55 p.m. The Findings necessary for Granting Variances were reviewed by the Director. Board Member Holman made a motion to grant a variance because the request will not alter the essential character of the general vicinity and this request does satisfy the language of the KENTUCKY REVISED STATUTES (Section 100.243. Findings necessary for granting variances) which is as follows:

- The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant.

The following variance was granted with the following conditions:

- The twenty (20) foot rear building setback line adjoining Lot 52 shall be granted a VARIANCE to ten (10) feet to allow for the encroachment of the rear building setback line to accommodate the accessory structure (12' x 32').
- The accessory structure (12' x 32' shed) shall be no closer to Blake Drive than the edge of the existing house.
- The property has six months, until 6 August 2008, to come into compliance.
- All future structures and additions constructed on this site must comply with the building setback lines as established on the subdivision plat.
- A Certificate of Land Use Restrictions shall be recorded in the office of the Hardin County Clerk and an amended subdivision plat shall not be required.

Chairman Krausman provided the second. The motion passed unanimously.

Findings necessary for Granting Variances

KRS 100.243 and DGS 5-3(B)

1. Before any variance is granted, the Board of Adjustment must find that the granting of the variance will not adversely affect the public health, safety or welfare, will not alter the essential character of the general vicinity, will not cause a hazard or a nuisance to the public, and will not allow an unreasonable circumvention of the requirements of this regulation. In making these findings, the board shall consider whether:
 - a. The requested variance arises from special circumstances which do not generally apply to land in the general vicinity;
 - b. The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant;
 - c. The circumstances are the result of actions of the applicant taken subsequent to the adoption of this regulation from which relief is sought.
2. The Board shall deny any request for variance arising from circumstances that are the result of willful violations of this regulation by the applicant subsequent to the adoption of this regulation.

*I make a Motion to **Approve** the Variance with the Following Conditions:*

Based on the Staff Presentation and the Testimony presented in the Public Hearing and that it satisfies the Standards for Variances outlined in the Development Guidance System, Zoning Ordinance 5-3(B)(1) with Finding of Fact:

(A) The requested variance arises from special circumstances which do not generally apply to land in the general vicinity;

(B) The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant;

(C) The circumstances are the result of actions of the applicant taken subsequent to the adoption of this regulation from which relief is sought.

Motion to Approve the proposed Variance :

- 1. To allow for a Variance from the front building setback to allow for the existing shed to remain on site, no closer than 64' from the center of Jake Drive.**
- 2. Building and electrical permits must be obtained through the KBC program of our office.**
- 3. A Site Plan in compliance with Section 7 of the Zoning Ordinance shall be required.**
- 4. A Certificate of Land Use Restrictions shall be recorded in the Office of the Hardin County Clerk.**

OR

Motion to Deny

Owner: Edward & Dianna Crawford



Location A 13.978 acre site located at 843 Wooldridge Ferry Road, Elizabethtown, KY known as Lots 2 and 3 of Bessie's Manor Subdivision

Zoned Urban Residential (R-1)

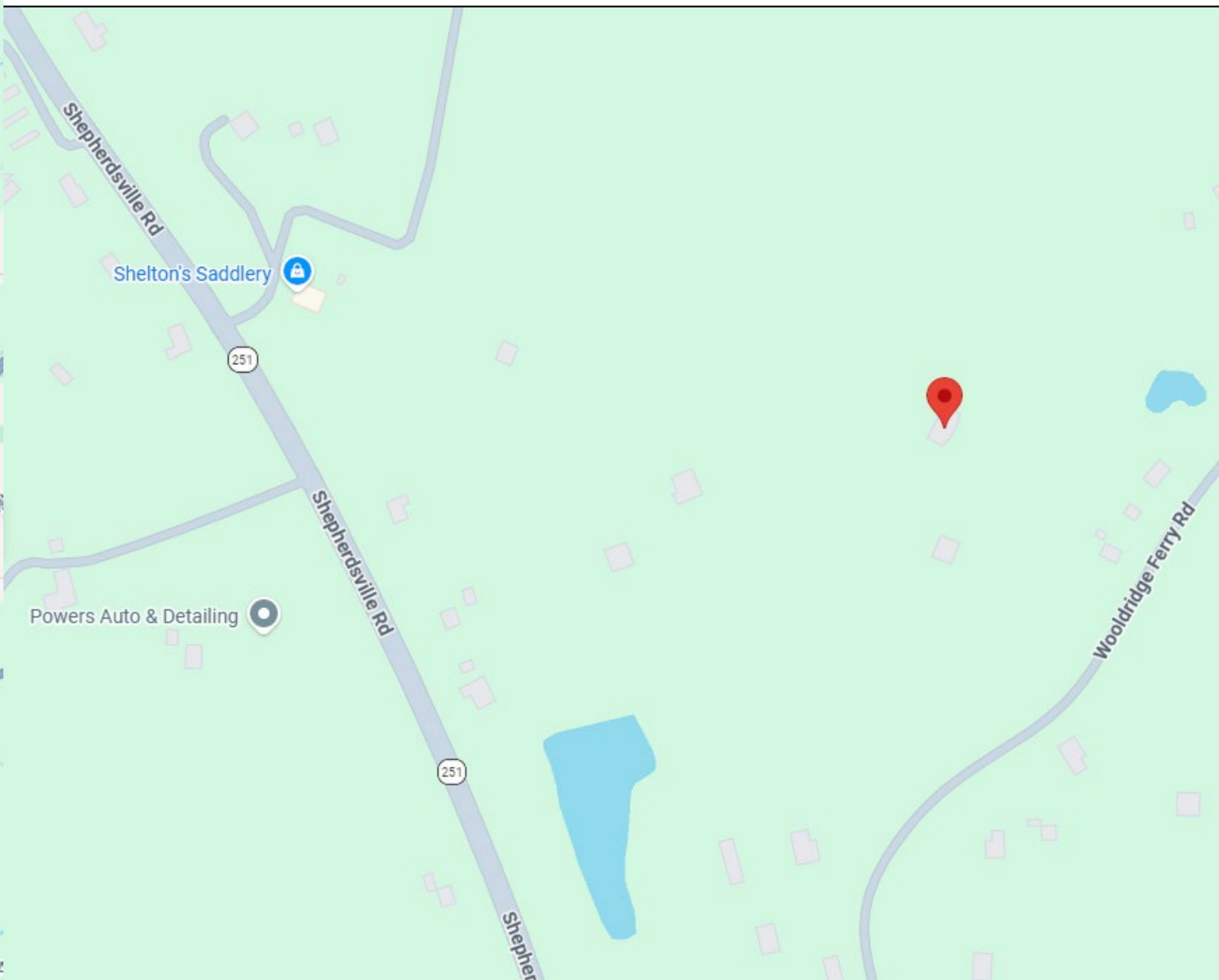
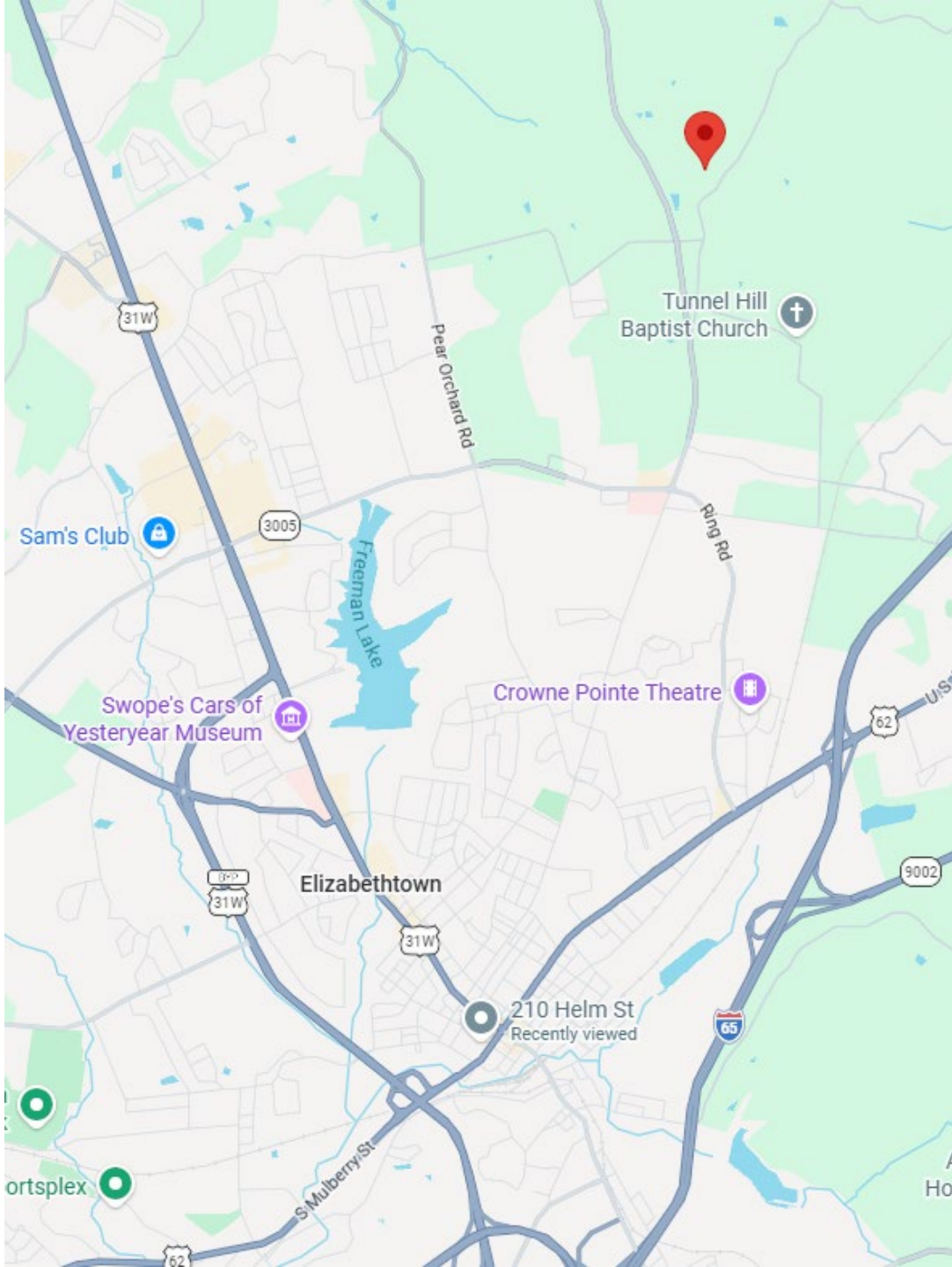
Request for a **Variance from the 1:4 lot width-to-length ratio to allow for the property to be further subdivided into three lots.**

843 Wooldridge Ferry Road
Variance
SUMMARY REPORT

LISTING OF EXHIBITS

- A. Vicinity Map**
- B. Zoning Map**
- C. Environmental Features**
- D. Character of the Site Analysis**
- E. Record Plat of Bessies Manor Subdivision (2006)**
- F. Proposed Amended Plat of Bessies Manor Subdivision**
- G. Analysis of other Variances from the 1:4 ratio**
- H. *Comprehensive Development Guide**
- I. *Development Guidance System Ordinance**

* Not Provided in PowerPoint



MasterZone

DISTRICT

- A-1
- B-1
- B-2
- C-0
- C-1
- C-2
- I-1
- I-2
- IH
- PD-1
- R-1
- R-2
- R-3
- R-4



- Streams 2023
- Hardin_Wetlands
- Hardin_100Flood
- hardin_sinkhole





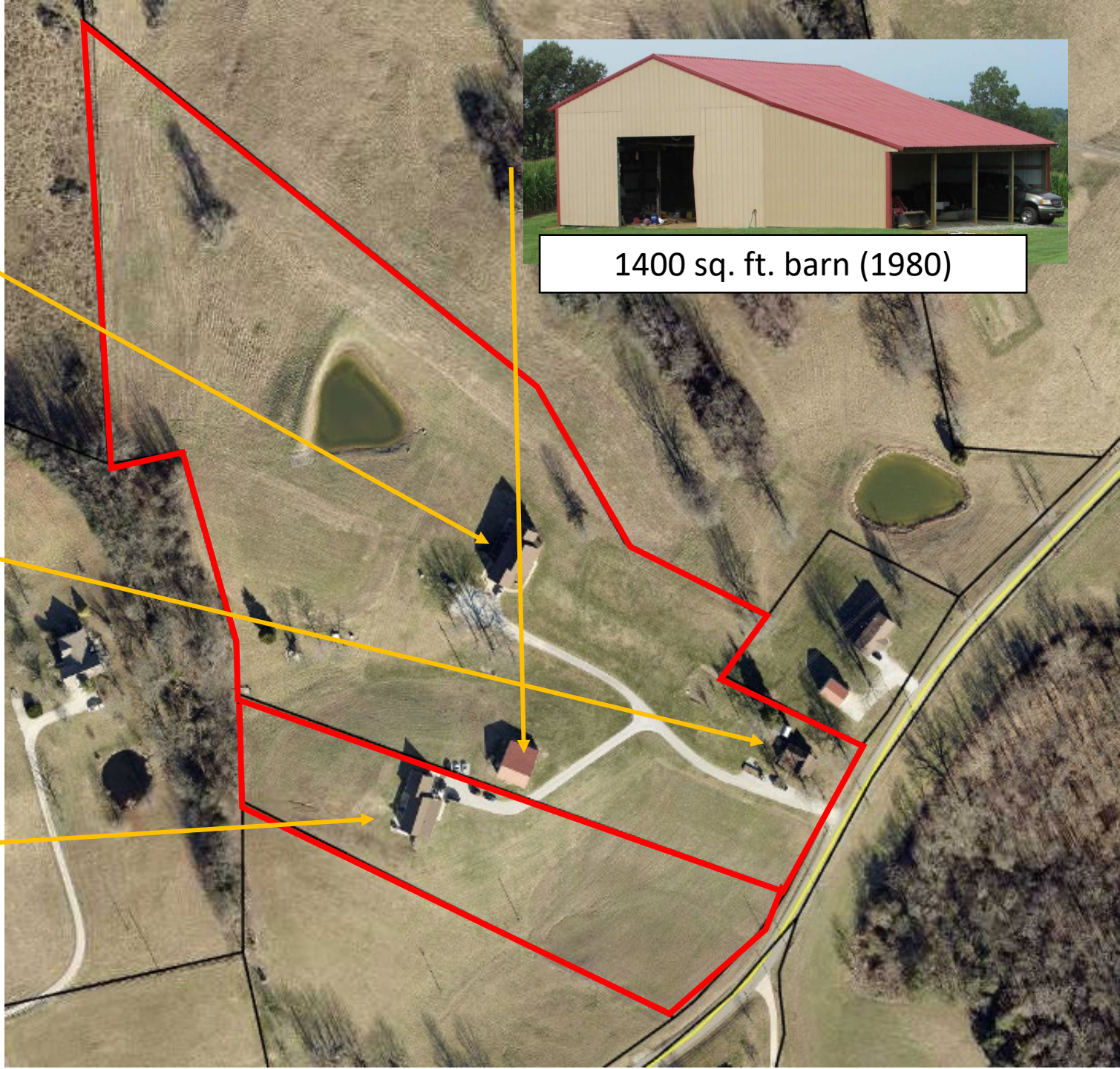
2400 sq. ft. house (2008)



980 sq. ft. cottage (1935)



1400 sq. ft. ranch (2021)



1400 sq. ft. barn (1980)

Record Plat of Bessie's Manor Subdivision (2006)

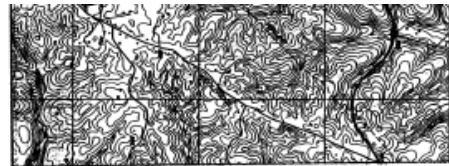
company, to install,
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VICINITY MAP Scale 1"=2000'

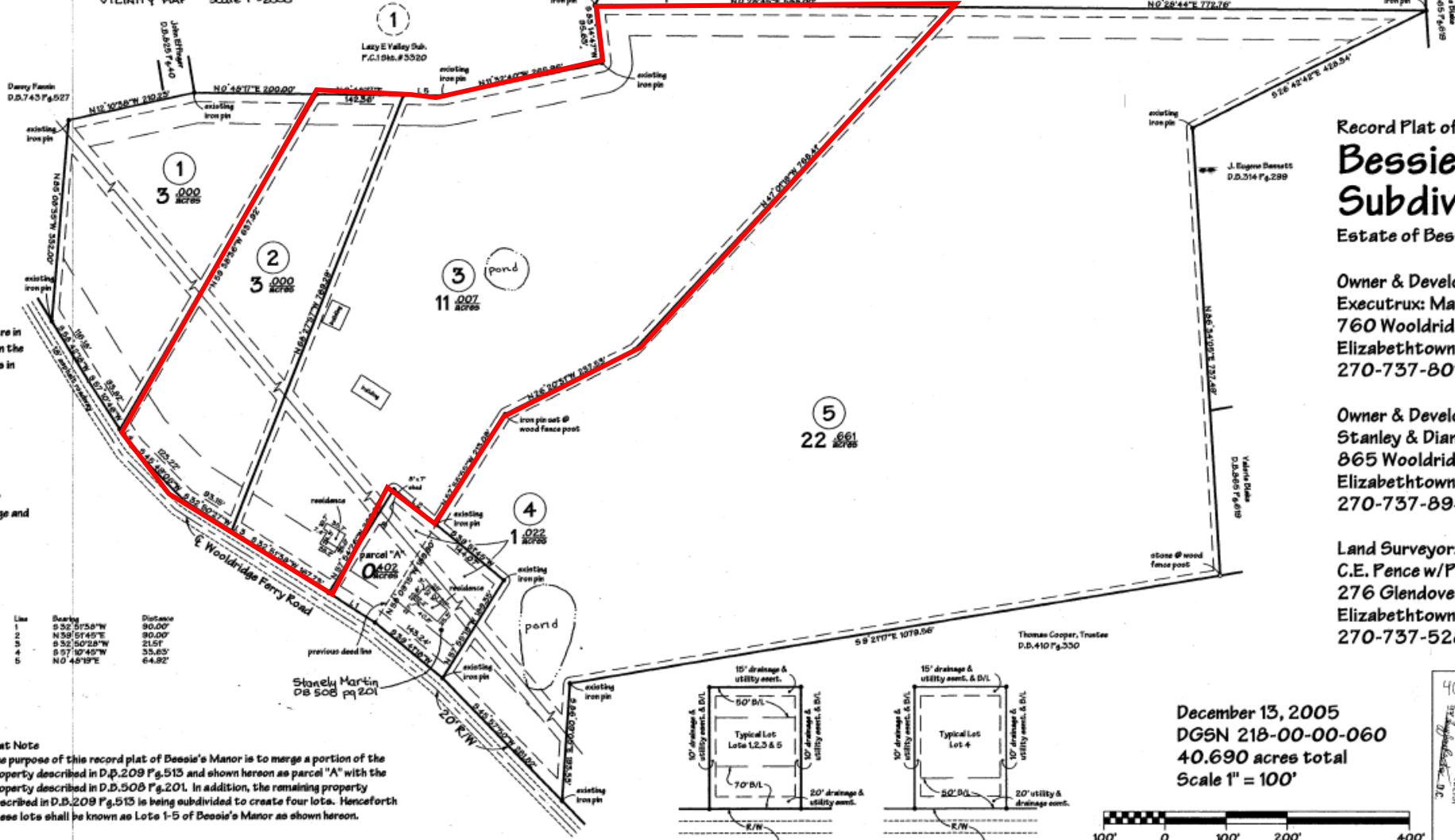
24' in length. The County Road Supervisor may require larger and longer culverts if needed.

B. Existing Structure Note:
The existing structures shown on this plat are nonconforming uses as governed by KRS 100.255 and are exempt from the building setback lines. Any additions to these structures and all future structures shall be subject to the building setback lines as shown on this plat.

requires the Health Department Certification, was granted by the HCF&D Commission on 24 July 1996.

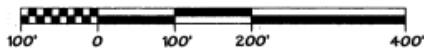
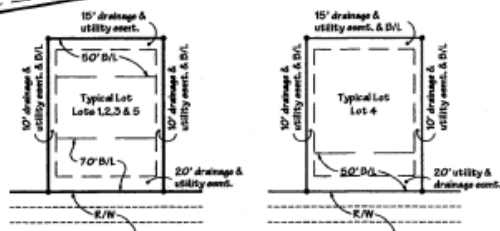


SUBDIVISION RESTRICTIONS
The Subdivision Restrictions for this subdivision are recorded in Deed Book 1178 Page 194 in the office of Hardin County Clerk.



Line	Bearing	Distance
1	S 32° 57' 50" W	90.00'
2	N 58° 51' 45" E	90.00'
3	S 52° 50' 28" W	21.51'
4	S 57° 10' 40" W	35.63'
5	N 0° 48' 19" E	64.82'

Plat Note
The purpose of this record plat of Bessie's Manor is to merge a portion of the property described in D.B.209 Pg.513 and shown hereon as parcel "A" with the property described in D.B.508 Pg.201. In addition, the remaining property described in D.B.209 Pg.513 is being subdivided to create four lots. Henceforth these lots shall be known as Lots 1-5 of Bessie's Manor as shown hereon.



Record Plat of Bessie's Manor Subdivision

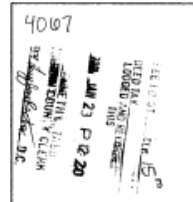
Estate of Bessie Stewart

Owner & Developer:
Executrix: Martha Martin
760 Wooldridge Ferry Road
Elizabethtown, Ky. 42701
270-737-8017

Owner & Developer:
Stanley & Diana Martin
865 Wooldridge Ferry Road
Elizabethtown, Ky. 42701
270-737-8942

Land Surveyor:
C.E. Pence w/Pence Surveys
276 Glendover Drive
Elizabethtown, Ky. 42701
270-737-5285

December 13, 2005
DGSN 218-00-00-060
40.690 acres total
Scale 1" = 100'



**Proposed
Amended Plat**



Lot 2A
4.086
Acres

Lot 3A
8.925
Acres

Lot 3B
0.967
Acres
42,118 SF

Lot 3B
0.967
Acres

Variance needed
for **Lot 3A** to
exceed the 1:4 lot
width to length
ratio

Average depth =
1120.94'

Ratio = 1:11.21





Woodbridge Farm
Rd

© 2024 Green







© 2024 Google

Woolbridge Farm
Rd

© 2024 Google

© 2024 Google



VARIANCES FROM RATIO IN THE R-1 ZONE

Permit Date	Owner	Type	Planning Area	Zone	Project / Subdivision Name	Request	Site Address	Status	Final Date
03/20/2026	CRAWFORD EDWARD P & DIANNA JO	VARIANCE	03. NORTH URBAN AREA	R-1 - URBAN RESIDENTIAL ZONE	BESSIES MANOR SUBDIVISION LOT 3	TO ALLOW FOR A VARIANCE FROM THE LOT WIDTH TO LENGTH RATIO REQUIREMENT TO ALLOW FOR THE PROPERTY TO BE FURTHER SUBDIVIDED	843 WOOLDRIDGE FERRY ROAD	PENDING	
12/12/2025	HUNTER, JANET K	VARIANCE	03. NORTH URBAN AREA	R-1 - URBAN RESIDENTIAL ZONE	SKAGGS VARIANCE	TO ALLOW FOR A VARIANCE FROM MINIMUM ROAD FRONTAGE REQUIREMENT AND 1:4 LOT WIDTH TO LENGTH RATIO	257 DEERBROOK LN	APPROVED	01/08/2026
08/15/2025	MILLER ARTHUR D	VARIANCE	03. NORTH URBAN AREA	R-1 - URBAN RESIDENTIAL ZONE	PEYTON ESTATES, LOTS 28-30	VARIANCE FROM THE 1:4 LOT WIDTH-TO-LENGTH RATIO AND FROM GOVERNMENT MAINTAINED ROAD FRONTAGE	345 BOONE ROAD	APPROVED	10/16/2025
07/11/2025	WORTHAM BARRY S	VARIANCE	05. VALLEY CREEK URBAN AREA	R-1 - URBAN RESIDENTIAL ZONE	AMENDED MAURICE'S ACRES SUBDIVISION, LOT 2A AND RECORD PLAT OF MAURICE'S ACRE SUBDIVISION SECTION 2 - VARIANCE FROM 1:4 LOT WIDTH-TO-LENGTH RATIO	VARIANCE FROM THE 1:4 RATIO	2304 HODGENVILLE ROAD, ELIZABETHTOWN, KY 42701	APPROVED	08/07/2025
04/29/2025	TURNER GLENN S & SANDRA G	VARIANCE	03. NORTH URBAN AREA	R-1 - URBAN RESIDENTIAL ZONE	THE SHIRE SUBDIVISION, LOT 2	TO ALLOW FOR A VARIANCE FROM THE MINIMUM ROAD FRONTAGE REQUIREMENT AND LOT WIDTH-TO-LENGTH RATIO REQUIREMENTS	SHANNON RUN LN	APPROVED	05/22/2025
04/07/2025	HALL CHARLES E JR & TAMARA K	VARIANCE	03. NORTH URBAN AREA	R-1 - URBAN RESIDENTIAL ZONE	PITZ HALL ACRES	VARIANCE FROM THE 1:4 LOT WIDTH-TO-LENGTH RATIO		APPROVED	05/09/2025
03/10/2025	ASHLEY HENSLEY	VARIANCE	05. VALLEY CREEK URBAN AREA	R-1 - URBAN RESIDENTIAL ZONE	A HENSLEY ACRES	VARIANCE FROM THE MINIMUM ROAD FRONTAGE & THE 1:4 LOT WIDTH TO LENGTH RATIO	1738 VALLEY CREEK ROAD, ELIZABETHTOWN, KY	APPROVED	04/17/2025
01/24/2025	GLENDALE CHRISTIAN CHURCH	VARIANCE	08. GLENDALE RURAL VILLAGE	R-1 - URBAN RESIDENTIAL ZONE	SANDRAS ACRES	TO ALLOW FOR A VARIANCE FROM THE MINIMUM ROAD FRONTAGE AND THE 1:4 LOT WIDTH-TO-LENGTH RATIO	219 S BEECH STREET, GLENDALE, KY	APPROVED	02/20/2025
08/21/2024	MARTHA & TERRY SKAGGS	VARIANCE	09. RINEYVILLE RURAL VILLAGE	R-1 - URBAN RESIDENTIAL ZONE	AMENDED LOT 8 OF LEASOR'S LANDING & AMENDED LOT 40 OF COTTONWOOD ESTATES, SECTION 1	VARIANCE FROM THE 1:4 LOT WIDTH-TO-LENGTH RATIO	THOMPSON ROAD, RINEYVILLE, KY	APPROVED	09/19/2024
05/16/2024	BLAIR LIVING TRUST	VARIANCE	03. NORTH URBAN AREA	R-1 - URBAN RESIDENTIAL ZONE	MACCALLIE MANOR, SECTION 2	VARIANCE FROM THE 1:4 LOT WIDTH-TO-LENGTH RATIO TO ALLOW FOR THE PROPERTY TO BE FURTHER SUBDIVIDED	237 BROCK RD	APPROVED	07/18/2024
04/17/2024	NELSON DAVION	VARIANCE	09. RINEYVILLE RURAL VILLAGE	R-1 - URBAN RESIDENTIAL ZONE	COTTONWOOD EST LOT 35	TO ALLOW FOR A VARIANCE FROM THE MINIMUM ROAD FRONTAGE REQUIREMENT AND THE 1:4 LOT WIDTH TO LENGTH RATIO	TRINITY DR	APPROVED	05/23/2024
10/13/2023	HARROD SALLY	VARIANCE	14. KENTUCKY 1600 CORRIDOR	R-1 - URBAN RESIDENTIAL ZONE	SALLY HARROD SUBDIVISION	VARIANCE FROM THE 1:4 LOT WIDTH-TO-LENGTH RATIO TO ALLOW FOR THE PROPERTY TO BE FURTHER SUBDIVIDED	3664 RINEYVILLE ROAD, ELIZABETHTOWN, KY 42701	APPROVED	11/09/2023
02/22/2023	HINOTE WALTER S & UTE	VARIANCE	03. NORTH URBAN AREA	R-1 - URBAN RESIDENTIAL ZONE	PEYTON ESTATES, LOTS 20-22	VARIANCE FROM THE 1:4 LOT WIDTH-TO-LENGTH RATIO FOR PROPOSED LOT 22A	223 BOONE ROAD, RINEYVILLE, KY 40162	APPROVED	03/23/2023
08/04/2022	OWSLEY B G & MARTHA J	VARIANCE	07. CECILIA RURAL VILLAGE	R-1 - URBAN RESIDENTIAL ZONE	RATIO & GOVERNMENT MAINTAINED ROAD FRONTAGE VARIANCES	FROM THE 1:4 LOT WIDTH-TO-LENGTH RATIO FOR LOT 1. VARIANCE FROM GOVERNMENT MAINTAINED ROAD FRONTAGE FOR LOT 2.	WEST MAIN STREET/PARK LANE	APPROVED	09/08/2022
03/29/2022	RIGGS BEN S & CATHY L	VARIANCE	05. VALLEY CREEK URBAN AREA	R-1 - URBAN RESIDENTIAL ZONE	FERNWOOD, SECTION 2, LOT 31 & FERNWOOD, SECTION 4, LOT 65	VARIANCE FROM THE 1:4 LOT WIDTH-TO-LENGTH RATIO TO ALLOW FOR THE PROPERTY TO BE RECONFIGURED	195 & 271 FERNWOOD BOULEVARD, ELIZABETHTOWN, KY 42701	APPROVED	05/05/2022
09/28/2021	DAUNIS GERTRUDE	VARIANCE	06. WEST URBAN AREA	R-1 - URBAN RESIDENTIAL ZONE	GERTRUDE DAUNIS SUBDIVISION	DAUNIS - VARIANCE FROM THE MINIMUM ROAD FRONTAGE REQUIREMENT AND THE 1:4 LOT WIDTH-TO-LENGTH RATIO, TO ALLOW FOUR EXISTING TRACTS TO BE PLATTED AS A FIVE LOT SUBDIVISION.	825 KRAFT ROAD, RINEYVILLE KY 40162	APPROVED	10/21/2021
05/10/2021	THOMAS DONALD RAY & SHARON	VARIANCE	18. ST JOHN ROAD CORRIDOR	R-1 - URBAN RESIDENTIAL ZONE	THOMAS PROPERTY PROJECT	TO ALLOW FOR TWO EXISTING TRACTS TO BE RECONFIGURED AND PLATTED AS TWO LOTS - VARIANCE FOR LOT 2 FROM 100' MINIMUM ROAD FRONTAGE AND THE 1:4 LOT WIDTH-TO-	5095 & 5111 SAINT JOHN ROAD, ELIZABETHTOWN, KY	APPROVED	06/17/2021

02/09/2021	ASBELL DAVID L & DEBBIE L	VARIANCE	06. WEST URBAN AREA	R-1 - URBAN RESIDENTIAL ZONE	ASBELL ZONE CHANGE - PROPOSED TWO LOTS	TO ALLOW FOR A TWO LOT SUBDIVISION WHERE ONE LOT EXCEEDS THE 1:4 WIDTH TO LENGTH RATIO	1382 BERRYTOWN ROAD	APPROVED	03/16/2021
07/22/2020	POWELL DOROTHY	VARIANCE	05. VALLEY CREEK URBAN AREA	R-1 - URBAN RESIDENTIAL ZONE		VARIANCE FROM THE 1:4 LOT WIDTH-TO-LENGTH RATIO TO ALLOW FOR THE PROPERTY TO BE SUBDIVIDED	HODGENVILLE RD	APPROVED	08/20/2020
07/29/2019	DEBBIE COX	VARIANCE	06. WEST URBAN AREA	R-1 - URBAN RESIDENTIAL ZONE	ROSCOE & HELENS ROOST, LOT 2	TO ALLOW FOR A VARIANCE FROM THE 1:4 LOT WIDTH-TO-LENGTH RATIO TO ALLOW FOR THE PROPERTY TO BE FURTHER SUBDIVIDED	2499 KNOX AVE	APPROVED	08/22/2019
04/13/2018	WADDELL LARRY & RHONDALYN	VARIANCE	05. VALLEY CREEK URBAN AREA	R-1 - URBAN RESIDENTIAL ZONE	EDWARDS SUBDIVISION LOT 3A AND COLE CREEK ESTATES SECTION 1	TO ALLOW FOR A VARIANCE FROM THE 1:4 WIDTH-TO- LENGTH RATIO TO ALLOW FOR A TWO LOT SUBDIVISION	MIDDLE CREEK RD	APPROVED	05/03/2018
04/13/2017	MCGUFFIN VERNIE JOE & PHYLLIS JEAN	VARIANCE	06. WEST URBAN AREA	R-1 - URBAN RESIDENTIAL ZONE	OXFORD ESTATES	1:4 LOT WIDTH-TO-LENGTH RATIO	1054 THOMAS ROAD	APPROVED	05/25/2017
10/05/2016	MCCOMBS GEORGE W & SUSAN	VARIANCE	03. NORTH URBAN AREA	R-1 - URBAN RESIDENTIAL ZONE		RELIEF FROM THE MINIMUM ROAD FRONTAGE AND THE 1:4 LOT WIDTH-TO-LENGTH RATIO TO ALLOW FOR ADDITIONAL ACREAGE TO BE MERGED TO THE EXISTING 1.877 ACRES	1809 KNOX AVENUE	APPROVED	11/03/2016
05/17/2016	HINTON MARK & PAMELA L	VARIANCE	03. NORTH URBAN AREA	R-1 - URBAN RESIDENTIAL ZONE		RELIEF FROM THE 1:4 LOT WIDTH-TO-LENGTH RATIO TO ALLOW FOR THE 14.5 ACRES TO BE FURTHER SUBDIVIDED	1245 W BRYAN RD	APPROVED	06/09/2016
06/16/1996	JOZWIAK STANLEY D	VARIANCE		R-1 - URBAN RESIDENTIAL ZONE	QUIET WOOD ESTATES	TO ALLOW FOR A TWO LOT SUBDIVISION AND REQUESTING AN ALTERNATE LOT CONFIGURATION INVOLVING THE 1:3 RATIO AND THE RESIDUAL TRACT	DECKARD SCHOOL ROAD	APPROVED	07/25/1996
12/16/2015	FRALEY GARY	VARIANCE	06. WEST URBAN AREA	R-1 - URBAN RESIDENTIAL ZONE	MINIARD ACRES, SECTION 1, LOT 4	RELIEF FROM THE 1:4 LOT WIDTH-TO-LENGTH RATIO TO ALLOW FOR THE PROPERTY TO BE FURTHER SUBDIVIDED.	SOUTH OF BRIDLE DRIVE AND NORTH OF KRAFT RD	APPROVED	01/07/2016
11/25/2015	SULLIVAN STUART	VARIANCE	05. VALLEY CREEK URBAN AREA	R-1 - URBAN RESIDENTIAL ZONE		FROM THE MINIMUM ROAD FRONTAGE AND THE 1:4 LOT WIDTH TO LENGTH RATIO TO ALLOW FOR THE PROPERTY TO BE FURTHER SUBDIVIDED	995 RED MILL RD	APPROVED	12/17/2015
02/18/2015	KRIEGER ROBERT E & DEBRA	VARIANCE	06. WEST URBAN AREA	R-1 - URBAN RESIDENTIAL ZONE	/ Krieger Estates	RELIEF from 1:4 LOT WIDTH TO LENGTH RATIO	1330 Berrytown Road	APPROVED	03/17/2015
02/26/2014	JEFF & AMY VO	VARIANCE	06. WEST URBAN AREA	R-1 - URBAN RESIDENTIAL ZONE	WIDTH TO LENGTH RATIO / OXFORD ESTATES	RELIEF FROM THE REQUIRED 1:4 MINIMUM WIDTH TO LENGTH RATIO	1102 THOMAS ROAD	APPROVED	
07/29/2013	GERALD & IRIS HODGE	VARIANCE	03. NORTH URBAN AREA	R-1 - URBAN RESIDENTIAL ZONE	WIDTH TO LENGTH RATIO / LONGVIEW PROPERTY OF MISS EVA BARNES SUBDIVISION, LOT Y	RELIEF FROM THE REQUIRED 1:4 WIDTH-TO-LENGTH RATIO	4335 SOUTH WILSON ROAD	WITHDRAWN	
01/23/2013	RICHARDSON, RODNEY & NANCY	VARIANCE	03. NORTH URBAN AREA	R-1 - URBAN RESIDENTIAL ZONE	WIDTH TO DEPTH RATIO / SPECKLES PLACE, LOT 2	RELIEF FROM THE REQUIRED 1:4 WIDTH TO DEPTH RATIO	269 FALLING SPRINGS ROAD	APPROVED	
01/27/2012	WILLIE & SOMI NEAL	VARIANCE	05. VALLEY CREEK URBAN AREA	R-1 - URBAN RESIDENTIAL ZONE	ROAD FRONTAGE AND 1:4 WIDTH-TO-LENGTH RATIO / ROYAL ACRES ESTATES	RELIEF FOR THE MINIMUM ROAD FRONTAGE AND THE 1:4 WIDTH-TO-LENGTH RATIO	SPORTSMAN LAKE RD	APPROVED	
01/18/2012	JOSEPH PRATHER	VARIANCE	03. NORTH URBAN AREA	R-1 - URBAN RESIDENTIAL ZONE	ROAD FRONTAGE AND 1:4 WIDTH TO LENGTH / WEXFORD PLACE LOT 22	RELIEF FROM THE MINIMUM ROAD FRONTAGE AND THE 1:4 WIDTH TO LENGTH RATIO	WEXFORD DRIVE	WITHDRAWN	
01/17/2012	WILLIAM BURNETT	VARIANCE	18. ST JOHN ROAD CORRIDOR	R-1 - URBAN RESIDENTIAL ZONE	1:4 WIDTH-TO-LENGTH RATIO / BURNETT ESTATES	RELIEF FROM THE REQUIRED 1:4 WIDTH-TO-LENGTH RATIO	ST JOHN ROAD	WITHDRAWN	
07/07/2010	DEBRA RAMBO	VARIANCE	13. KY 361 CORRIDOR	R-1 - URBAN RESIDENTIAL ZONE	ROAD FRONTAGE REQUIREMENT AND 1:3 RATIO / CARMAN SUBDIVISION, LOT 1A	RELIEF FROM THE MINIMUM ROAD FRONTAGE REQUIREMENT AND 1:3 RATIO FOR PROPOSED LOT 1D OF CARMAN SUBDIVISION	230 WISE LANE	APPROVED	
06/16/2009	WILLIAM L. AND MARIE A. BROWN	VARIANCE	01. EAST URBAN AREA	R-1 - URBAN RESIDENTIAL ZONE	LOT WIDTH TO LENGTH RATIO (1:3) / LINCOLN TRAIL SUBDIVISION, LOT 5	RELIEF FROM THE 1:3 WIDTH TO LENGTH RATIO	169 BARDSTOWN ROAD (US 62)	APPROVED	
05/26/2009	CREAGOR WILSON	VARIANCE	07. CECILIA RURAL VILLAGE	R-1 - URBAN RESIDENTIAL ZONE	LOT WIDTH TO LENGTH RATIO (1:3) / LAKEWOOD SUBDIVISION SECTION 7, LOT 710	RELIEF FROM THE 1:3 WIDTH TO LENGTH RATIO AND MINIMUM ROAD FRONTAGE REQUIREMENT	0 MAIN STREET (KY 86)	DENIED	
04/17/2009	BEN PARTIN, III	VARIANCE	03. NORTH URBAN AREA	R-1 - URBAN RESIDENTIAL ZONE	LOT WIDTH TO LENGTH RATIO (1:3) / TWIN OAKS, LOTS 72 & 73	RELIEF FROM THE 1 TO 3 RATIO	DOGWOOD DRIVE	APPROVED	

40 Total: 1 Denied, 4 Withdrawn, 34 Approved

Group: R-1 - URBAN RESIDENTIAL ZONE

12/12/2025	HUNTER, JANET K	257 DEERBROOK LN	SKAGGS VARIANCE	18.990	36.94	1,923.00	APPROVED	52.06
7/7/2010	DEBRA RAMBO	230 WISE LANE	ROAD FRONTAGE REQUIREMENT AND 1:3 RATIO / CARMAN SUBDIVISION, LOT 1A	12.674	50.00	1,420.44	APPROVED	28.41
11/25/2015	SULLIVAN STUART	995 RED MILL RD		0.000	61.42	1,508.69	APPROVED	24.56
1/24/2025	GLENDALE CHRISTIAN CHURCH	219 S BEECH STREET, GLENDALE, KY	SANDRAS ACRES	1.126	20.00	473.31	APPROVED	23.67
1/18/2012	JOSEPH PRATHER	WEXFORD DRIVE	ROAD FRONTAGE AND 1:4 WIDTH TO LENGTH / WEXFORD PLACE LOT 22	0.925	51.00	1,138.00	WITHDRAWN	22.31
5/17/2016	HINTON MARK & PAMELA L	1245 W BRYAN RD		14.500	119.26	2,234.88	APPROVED	18.74
10/5/2016	MCCOMBS GEORGE W & SUSAN	1809 KNOX AVENUE		1.877	42.00	745.00	APPROVED	17.74
3/10/2025	ASHLEY HENSLEY	1738 VALLEY CREEK ROAD, ELIZABETHTOWN, KY	A HENSLEY ACRES	11.220	58.95	1,034.87	APPROVED	17.56
7/29/2013	GERALD & IRIS HODGE	4335 SOUTH WILSON ROAD	WIDTH TO LENGTH RATIO / LONGVIEW PROPERTY OF MISS EVA BARNES SUBDIVISION, LOT Y	41.000	60.00	963.19	WITHDRAWN	16.05
1/27/2012	WILLIE & SOMI NEAL	SPORTSMAN LAKE RD	ROAD FRONTAGE AND 1:4 WIDTH-TO-LENGTH RATIO / ROYAL ACRES ESTATES	43.578	60.30	787.68	APPROVED	13.06

9/28/2021	DAUNIS GERTRUDE	825 KRAFT ROAD, RINEYVILLE KY 40162	GERTRUDE DAUNIS SUBDIVISION	17.050	87.00	1,106.00	APPROVED	12.71
2/22/2023	HINOTE WALTER S & UTE	223 BOONE ROAD, RINEYVILLE, KY 40162	PEYTON ESTATES, LOTS 20-22	10.600	100.00	1,170.00	APPROVED	11.70
3/20/2026	CRAWFORD EDWARD P & DIANNA JO	843 WOOLDRIDGE FERRY ROAD	BESSIES MANOR SUBDIVISION LOT 3	14.007	100.00	1,120.93	PENDING	11.21
4/29/2025	TURNER GLENN S & SANDRA G	SHANNON RUN LN	THE SHIRE SUBDIVISION, LOT 2	2.920	50.32	507.41	APPROVED	10.08
8/15/2025	MILLER ARTHUR D	345 BOONE ROAD	PEYTON ESTATES, LOTS 28-30	0.000	95.72	895.16	APPROVED	9.35
4/13/2018	WADDELL LARRY & RHONDALYN	MIDDLE CREEK RD	EDWARDS SUBDIVISION LOT 3A AND COLE CREEK ESTATES SECTION 1	61.391	100.00	856.75	APPROVED	8.57
1/17/2012	WILLIAM BURNETT	ST JOHN ROAD	1:4 WIDTH-TO-LENGTH RATIO / BURNETT ESTATES	22.171	240.00	2,000.00	WITHDRAWN	8.33
6/16/1996	JOZWIAK STANLEY D	DECKARD SCHOOL ROAD	QUIET WOOD ESTATES	0.000	240.61	1,845.44	APPROVED	7.67
10/13/2023	HARROD SALLY	3664 RINEYVILLE ROAD, ELIZABETHTOWN, KY 42701	SALLY HARROD SUBDIVISION	3.266	100.03	748.32	APPROVED	7.48
8/4/2022	OWSLEY B G & MARTHA J	WEST MAIN STREET/PARK LANE	RATIO & GOVERNMENT MAINTAINED ROAD FRONTAGE VARIANCES	16.030	131.00	971.00	APPROVED	7.41
4/15/2014	HOUSER AARON & ANDREA	306 CRUME ROAD (KY 391)	1:4 WIDTH-TO-LENGTH RATIO / AMENDED RECORD PLAT OF CLARK ESTATE, LOT 1 AND RECORD PLAT CLARK ESTATE, SECTION 2	3.964	80.00	550.00	APPROVED	6.88

12/16/2015	FRALEY GARY	SOUTH OF BRIDLE DRIVE AND NORTH OF KRAFT RD	MINIARD ACRES, SECTION 1, LOT 4	6.762	146.00	1,000.00	APPROVED	6.85
1/23/2013	RICHARDSON, RODNEY & NANCY	269 FALLING SPRINGS ROAD	WIDTH TO DEPTH RATIO / SPECKLES PLACE, LOT 2	3.753	214.98	1,451.09	APPROVED	6.75
4/17/2024	NELSON DAVION	TRINITY DR	COTTONWOOD EST LOT 35	2.218	80.00	532.46	APPROVED	6.66
5/10/2021	THOMAS DONALD RAY & SHARON	5095 & 5111 SAINT JOHN ROAD, ELIZABETHTOWN, KY	THOMAS PROPERTY PROJECT	3.082	78.00	517.48	APPROVED	6.63
2/18/2015	KRIEGER ROBERT E & DEBRA	1330 Berrytown Road	/ Krieger Estates	0.000	232.22	1,531.59	APPROVED	6.60
4/17/2009	BEN PARTIN, III	DOGWOOD DRIVE	LOT WIDTH TO LENGTH RATIO (1:3) / TWIN OAKS, LOTS 72 & 73	0.520	75.00	477.80	APPROVED	6.37

Average = 11.16

Median = 7.15

Request = 11.21

2/9/2021	ASBELL DAVID L & DEBBIE L	1382 BERRYTOWN ROAD	ASBELL ZONE CHANGE - PROPOSED TWO LOTS	11.000	233.97	1,457.75	APPROVED	6.23
7/29/2019	DEBBIE COX	2499 KNOX AVE	ROSCOE & HELENS ROOST, LOT 2	9.770	163.27	1,009.42	APPROVED	6.18
2/26/2014	JEFF & AMY VO	1102 THOMAS ROAD	WIDTH TO LENGTH RATIO / OXFORD ESTATES	8.637	250.00	1,525.00	APPROVED	6.10
6/16/2009	WILLIAM L. AND MARIE A. BROWN	169 BARDSTOWN ROAD (US 62)	LOT WIDTH TO LENGTH RATIO (1:3) / LINCOLN TRAIL SUBDIVISION, LOT 5	3.000	98.05	595.17	APPROVED	6.07
8/21/2024	MARTHA & TERRY SKAGGS	THOMPSON ROAD, RINEYVILLE, KY	AMENDED LOT 8 OF LEASOR'S LANDING & AMENDED LOT 40 OF COTTONWOOD ESTATES, SECTION 1	11.247	206.89	1,228.76	APPROVED	5.94
5/29/2014	PATRICK & LYNNE HOGAN	RINEYVILLE BIG SPRINGS RD	1:4 WIDTH-TO-LENGTH RATIO / MAYFAIR PLACE SUBDIVISION, SECTION 1	3.776	148.00	853.65	WITHDRAWN	5.77
7/11/2025	WORTHAM BARRY S	2304 HODGENVILLE ROAD, ELIZABETHTOWN, KY 42701	AMENDED MAURICE'S ACRES SUBDIVISION, LOT 2A AND RECORD PLAT	5.543	150.00	854.50	APPROVED	5.70
5/26/2009	CREAGOR WILSON	0 MAIN STREET (KY 86)	LOT WIDTH TO LENGTH RATIO (1:3) / LAKEWOOD SUBDIVISION SECTION 7, LOT 710	3.169	160.20	834.69	DENIED	5.21
4/7/2025	HALL CHARLES E JR & TAMARA K		PITZ HALL ACRES	23.457	208.00	1,067.00	APPROVED	5.13
7/22/2020	POWELL DOROTHY	HODGENVILLE RD		8.771	165.00	806.00	APPROVED	4.88
4/13/2017	MCGUFFIN VERNIE JOE & PHYLLIS JEAN	1054 THOMAS ROAD	OXFORD ESTATES	0.000	167.00	800.00	APPROVED	4.79
5/16/2024	BLAIR LIVING TRUST	237 BROCK RD	MACCALLIE MANOR, SECTION 2	10.960	239.34	1,105.66	APPROVED	4.62
3/29/2022	RIGGS BEN S & CATHY L	195 & 271 FERNWOOD BOULEVARD, ELIZABETHTOWN, KY 42701	FERNWOOD, SECTION 2, LOT 31 & FERNWOOD, SECTION 4, LOT 65	12.500	245.78	1,099.00	APPROVED	4.47

Findings necessary for Granting Variances

KRS 100.243 and DGS 5-3(B)

1. Before any variance is granted, the Board of Adjustment must find that the granting of the variance will not adversely affect the public health, safety or welfare, will not alter the essential character of the general vicinity, will not cause a hazard or a nuisance to the public, and will not allow an unreasonable circumvention of the requirements of this regulation. In making these findings, the board shall consider whether:
 - a. The requested variance arises from special circumstances which do not generally apply to land in the general vicinity;
 - b. The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant;
 - c. The circumstances are the result of actions of the applicant taken subsequent to the adoption of this regulation from which relief is sought.
2. The Board shall deny any request for variance arising from circumstances that are the result of willful violations of this regulation by the applicant subsequent to the adoption of this regulation.

*I make a Motion to **Approve** the Variance with the Following Conditions:*

Based on the Staff Presentation and the Testimony presented in the Public Hearing and that it satisfies the Standards for Variances outlined in the Development Guidance System, Zoning Ordinance 5-3(B)(1) with Finding of Fact:

(A) The requested variance arises from special circumstances which do not generally apply to land in the general vicinity;

(B) The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant;

(C) The circumstances are the result of actions of the applicant taken subsequent to the adoption of this regulation from which relief is sought.

Motion to Approve the proposed Variance :

- 1. To allow for a Variance minimum road frontage requirement and the 1:3 lot width-to-length ratio to allow for the property to be further subdivided into three lots.**
- 2. An Amended Record Plat prepared by a licensed surveyor shall be required.**
- 3. An ingress/egress easement for the shared driveway shall be shown on the Amended Plat.**
- 4. A Certificate of Land Use Restrictions shall be recorded in the Office of the Hardin County Clerk.**

OR

Motion to Deny

Owners:
Julie Ashford & Michael Long



Location A 0.87 acre site located at 66 Youngers Creek, Elizabethtown, KY
Zoned Rural Residential (R-2)

Request for Conditional Use Permit to allow for a 12' x 12' storage shed on site without a dwelling

66 Youngers Creek Road

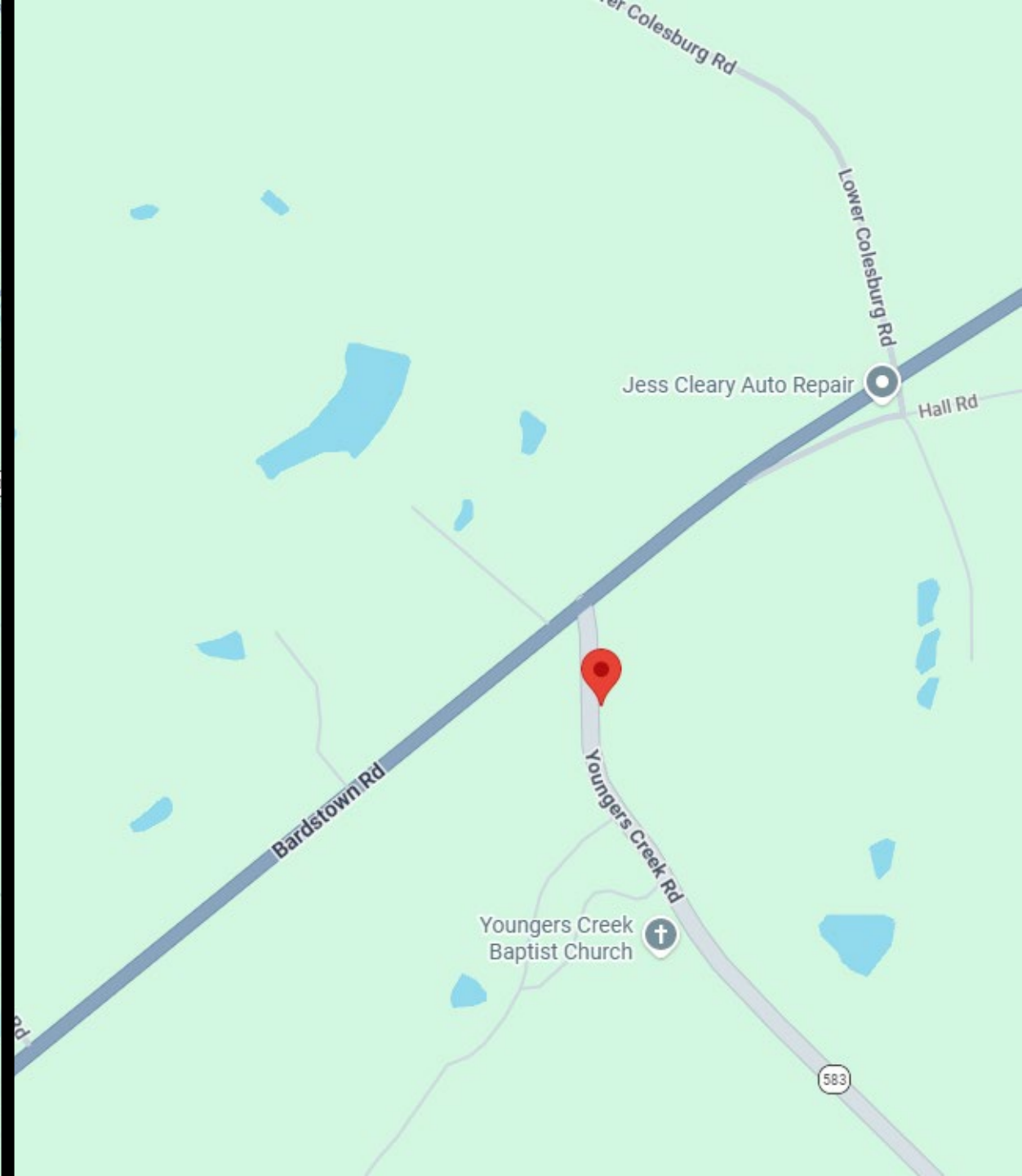
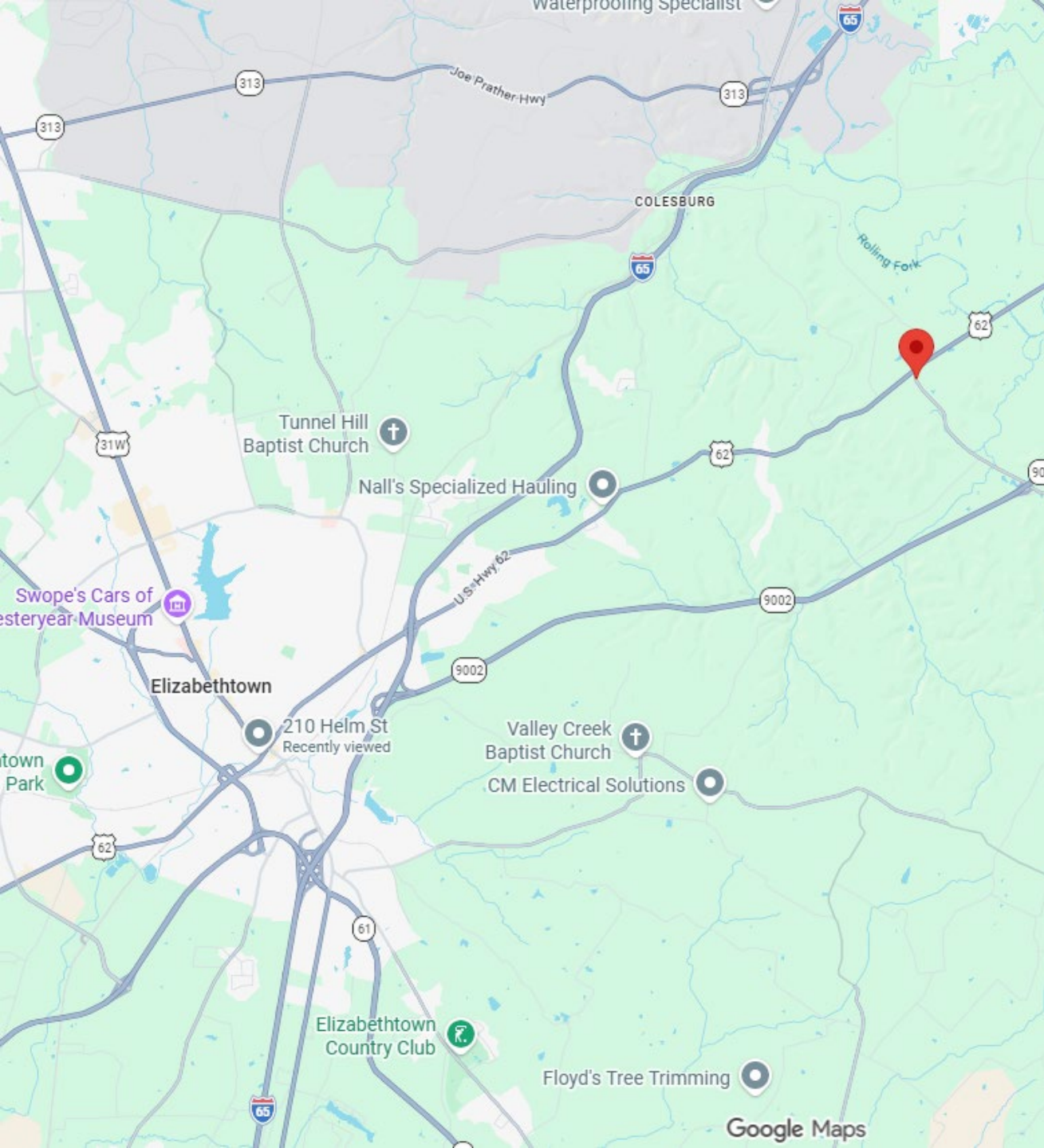
Conditional Use Permit

SUMMARY REPORT

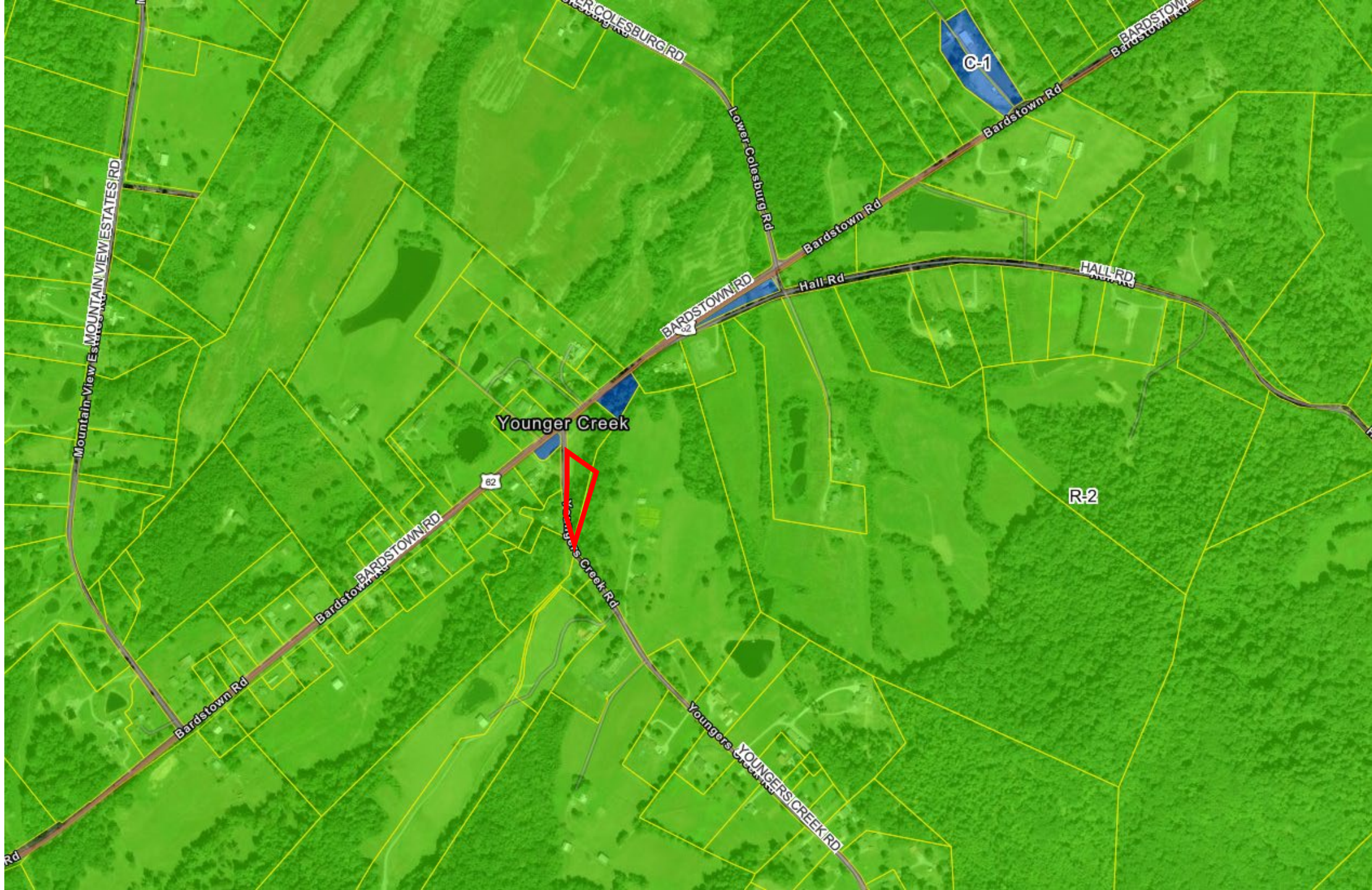
LISTING OF EXHIBITS





- A. Vicinity Map**
- B. Zoning Map**
- C. Environmental Features**
- D. Aerial Photo**
- E. Site Plan**
- F. Photographs**
- G. Character of the area**
- H. Analysis of other Conditional Use Permits for accessory structures on a vacant lot**
- I. *Comprehensive Development Guide**
- J. *Development Guidance System Ordinance**

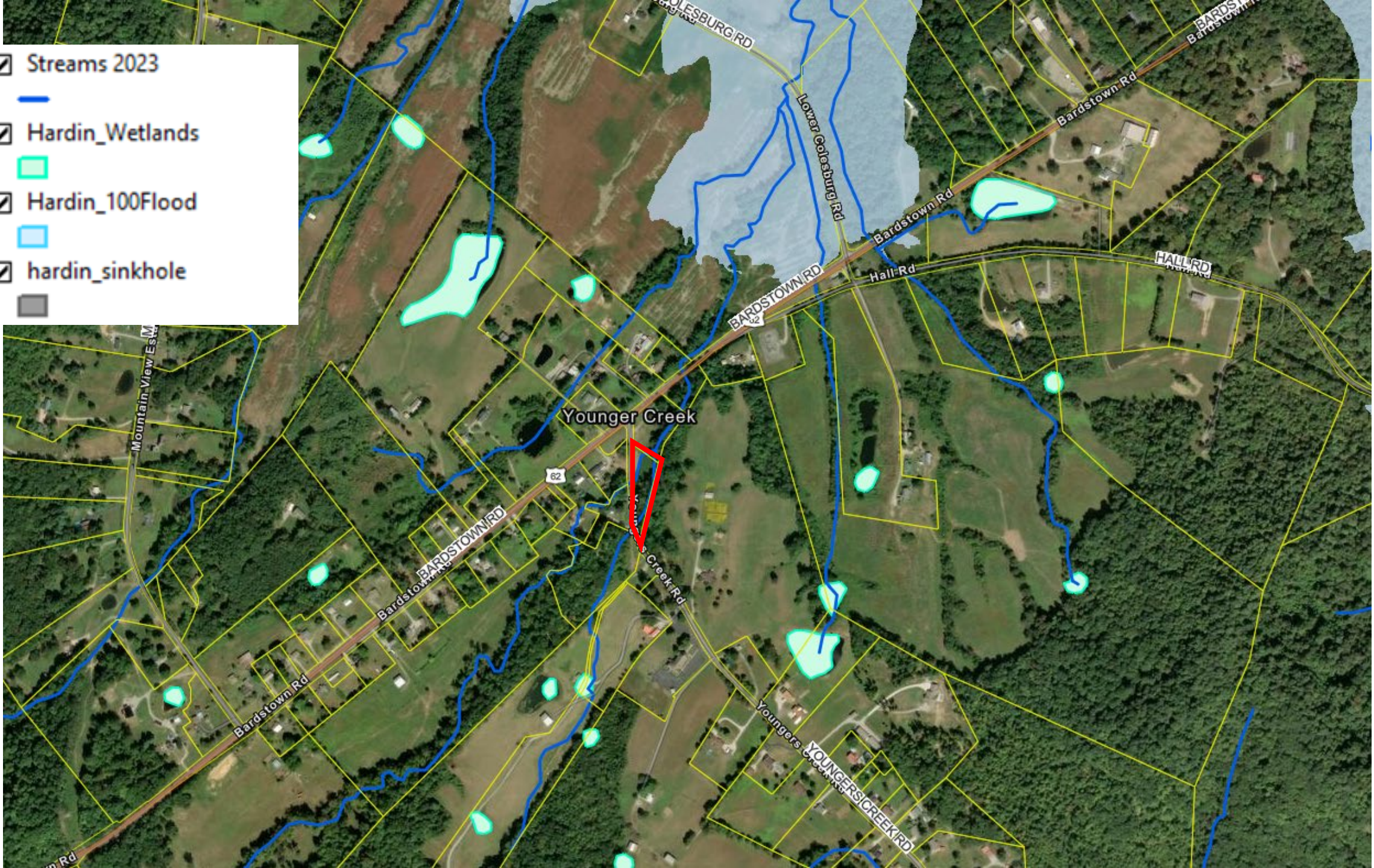
* Not Provided in PowerPoint

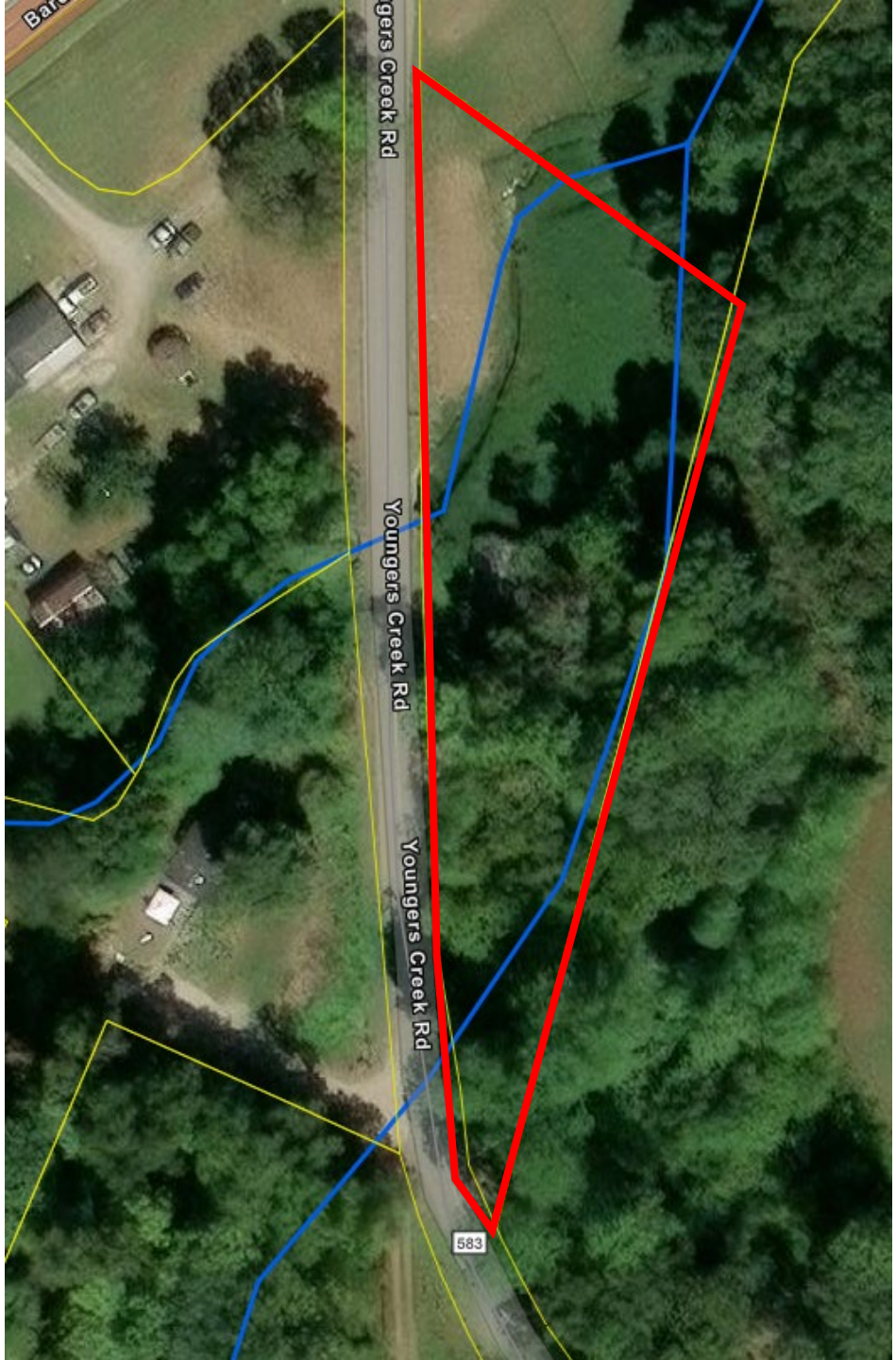


- MasterZone
- DISTRICT
- A-1
 - B-1
 - B-2
 - C-0
 - C-1
 - C-2
 - I-1
 - I-2
 - IH
 - PD-1
 - R-1
 - R-2
 - R-3
 - R-4



- Streams 2023

- Hardin_Wetlands

- Hardin_100Flood

- hardin_sinkhole






66 youngers creek road, elizabeth | go ← purchase image and/or print

aerials	2024
1983	2022
topos	2020
atlases	2018
compare	2016
overlays	2014
measure	2012
	2010
	2008
	2006
	2004
	1998
	1988
	1987
	1983
	1967
	1962

© HISTORICAERIALS.COM



Structure dates back to at least 1983 aerials

25 x 65 Block Building (1625 sq. ft.)





YOUNGERS CREEK RD

Proposed 12' x 12'
shed for storage

← 66 Youngers Creek Rd 🔍 ✕

🔗 Share ✕

66 Youngers Creek Rd ⋮
Elizabethtown, Kentucky
 Google Street View
May 2024 [See more dates](#)



Google Maps

📍
+
-

Length: 42.98 feet
Area: 0 acres

Clear

YOUNGERS CREEK RD

24.58

18.86

49.91

42.98

Existing structure distance off stream bank (KYDOW requires 25')





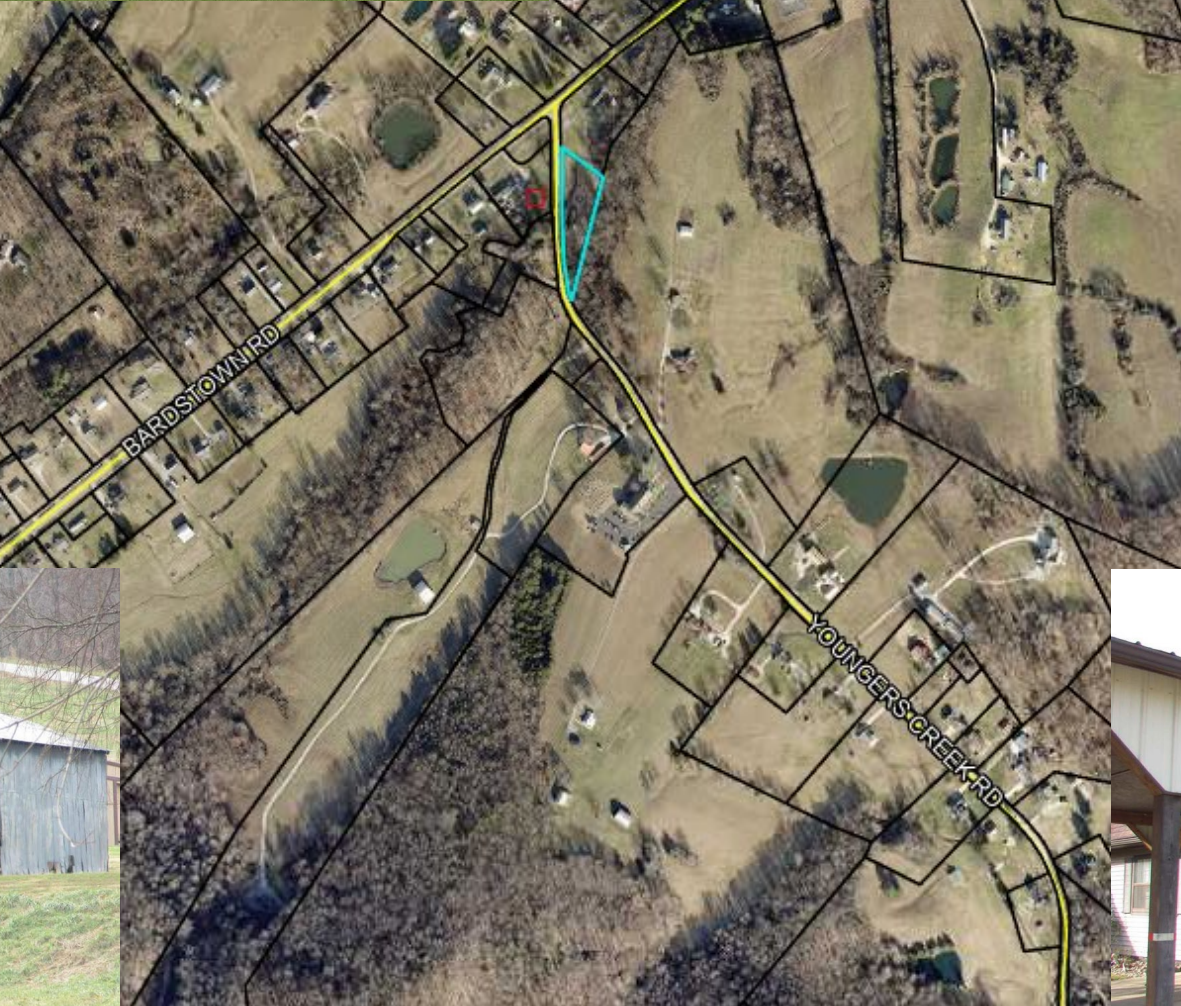








Nearby Accessory Structures



Other applications for accessory structure on a vacant lot in the R-2 Zone

Permit Date	Owner	Type	Planning Area	Zone	Project / Subdivision Name	Request	Site Address	Status	Final Date
03/23/2026	LONG, MICHAEL & ASHFORD, JULIE	CONDITIONAL USE PERMIT	21. EAST HARDIN AREA	R-2 - RURAL RESIDENTIAL ZONE	ASHFORD CUP FOR SHED ON VACANT LOT	TO ALLOW FOR A 12' X 12' STORAGE SHED ON A VACANT LOT	66 YOUNGERES CREEK RD	PENDING	
08/19/2025	RIVERVIEW CONTRACTING LLC	CONDITIONAL USE PERMIT (AMENDED)	23. SOUTH HARDIN AREA	R-2 - RURAL RESIDENTIAL ZONE	CUMMINGS - ACCESSORY STRUCTURE ON A VACANT LOT	TO CONTINUE TO ALLOW FOR AN ACCESSORY STRUCTURE ON A VACANT LOT	1652 WEBB MILL RD	APPROVED	10/16/2025
05/01/2025	TYLER WEBB	CONDITIONAL USE PERMIT	03. NORTH URBAN AREA	R-2 - RURAL RESIDENTIAL ZONE	WEBB CUP FOR ACCESSORY STRUCTURE ON A VACANT LOT	TO ALLOW FOR A 33' X 40' CARPORT WITH A GARAGE ON A LOT PRIOR TO BUILDING A HOUSE (ACCESSORY STRUCTURE ON A VACANT LOT)	1850 WOOLDRIDGE FERRY ROAD	APPROVED	06/12/2025
11/22/2024	EMMERLING, MICHELLE & JEFFREY	CONDITIONAL USE PERMIT	22. NATURAL RESOURCE AREA	R-2 - RURAL RESIDENTIAL ZONE	EMMERLING CUP	TO ALLOW FOR A CONDITIONAL USE PERMIT FOR AN ACCESSORY STRUCTURE ON A VACANT LOT FOR A 14' X 40' SHED TO SERVE AS FISHING AND KAYAK STORAGE	W WHITE MILLS GLENDALE ROAD, GLENDALE, KY	APPROVED	12/19/2024
08/01/2024	ROGERS RONNIE & MICHELE LEE	CONDITIONAL USE PERMIT	06. WEST URBAN AREA	R-2 - RURAL RESIDENTIAL ZONE	WINGATE WEST, LOT 63 - ROGERS SHED ON VACANT LOT	TO ALLOW FOR A SHED ON A VACANT LOT	393 SANTA FE TRAIL	APPROVED	09/05/2024
02/13/2023	KINDERVATER BRAD	CONDITIONAL USE PERMIT	22. NATURAL RESOURCE AREA	R-2 - RURAL RESIDENTIAL ZONE	SPLIT RAIL SUBDIVISION, LOT 2 - KINDERVATER ACCESSORY STRUCTURE	TO ALLOW FOR A 36'X56' SHOP BUILDING AND A 22'X32' GREENHOUSE TO BE CONSTRUCTED WITHOUT A DWELLING ON SITE (VACANT)	SPORTSMAN LAKE ROAD, ELIZABETHTOWN, KY, 42701	APPROVED	03/23/2023
11/01/2022	STURGEON PAUL D & SHARON P	CONDITIONAL USE PERMIT	22. NATURAL RESOURCE AREA	R-2 - RURAL RESIDENTIAL ZONE	KENNETH GOFF SUBDIVISION, SECTION 1, LOT 4 - STURGEON ACCESSORY STRUCTURE WITHOUT A DWELLING	TO ALLOW FOR A 12'X52' EQUIPMENT SHED ACCESSORY STRUCTURE TO BE CONSTRUCTED WITHOUT A DWELLING ON SITE (VACANT)	1741 SALT RIVER ROAD, RINEYVILLE, KY 40162	APPROVED	12/08/2022
06/18/2021	MCCOMB JAMES L & KIMBERLY M	CONDITIONAL USE PERMIT	23. SOUTH HARDIN AREA	R-2 - RURAL RESIDENTIAL ZONE	MCCOMB ACCESSORY STRUCTURE	TO ALLOW FOR AN ACCESSORY STRUCTURE WITHOUT A DWELLING ON SITE (VACANT)	WEBB MILL ROAD, EASTVIEW, KY	APPROVED	
04/28/2021	MILBY GREGORY & JENNIFER	CONDITIONAL USE PERMIT	22. NATURAL RESOURCE AREA	R-2 - RURAL RESIDENTIAL ZONE	MILBY ACCESSORY STRUCTURE / WILDCAT RUN SUBDIVISION LOT 1 #1	TO ALLOW FOR 2 ACCESSORY STRUCTURES WITHOUT A DWELLING ON SITE (VACANT)	S LONG GROVE RD. GLENDALE, KY	APPROVED	05/20/2021
03/05/2020	SULLIVAN, JOSEPH R JR & DEBRA L	CONDITIONAL USE PERMIT (AMENDED)	01. EAST URBAN AREA	R-2 - RURAL RESIDENTIAL ZONE	SANTA FE SUBDIVISION, LOT 145, SECTION 1	TO ALLOW FOR A 12' X 20' GARDEN STORAGE SHED TO REMAIN ON A VACANT LOT	ROSWELL DRIVE, ELIZABETHTOWN, KY	APPROVED	07/23/2020
02/27/2018	SULLIVAN JOSEPH R JR & DEBRA L	CONDITIONAL USE PERMIT	01. EAST URBAN AREA	R-2 - RURAL RESIDENTIAL ZONE	SANTA FE SUBDIVISION, LOT 145, SECTION 1	TO ALLOW FOR 12 X 20 GARDEN STORAGE SHED ON A VACANT LOT	ROSWELL DR	APPROVED	04/12/2018
01/05/2018	HAMBLÉN BRAD	CONDITIONAL USE PERMIT	23. SOUTH HARDIN AREA	R-2 - RURAL RESIDENTIAL ZONE	HAMBLÉN ACCESSORY STRUCTURE	TO ALLOW FOR 24' x 24' POLE BARN WITH A 10' x 24' LEAN-TO ON A VACANT LOT	2998 MELROSE RD	APPROVED	02/08/2018
08/04/2017	BRUINGTON, COLLEEN & ROBERT	CONDITIONAL USE PERMIT	10. STEPHENSBURG RURAL VILLAGE	R-2 - RURAL RESIDENTIAL ZONE		TO ALLOW FOR THE CONSTRUCTION OF A 30'X30' CARPORT ON A VACANT LOT	LEITCHFIELD RD	APPROVED	09/07/2017
07/11/2017	COTTRELL, FARRAH	CONDITIONAL USE PERMIT	22. NATURAL RESOURCE AREA	R-2 - RURAL RESIDENTIAL ZONE		TO ALLOW FOR THE RECONSTRUCTION OF A 24'X20' BARN ON VACANT PROPERTY	821 NATHANS LN	APPROVED	08/03/2017
03/28/2017	MCCOY LAVONE	CONDITIONAL USE PERMIT	24. WEST HARDIN AREA	R-2 - RURAL RESIDENTIAL ZONE	WIREMAN FARM TR 21	TO ALLOW FOR THE EXISTING 36' x 60' BARN TO BE LOCATED ON A VACANT 3 ACRE LOT	1233 LONG HOLLOW ROAD	APPROVED	04/20/2017
03/02/2011	ROBERT AMMERMAN	CONDITIONAL USE PERMIT	21. EAST HARDIN AREA	R-2 - RURAL RESIDENTIAL ZONE	ACCESSORY STRUCTURE	TO ALLOW AN EXISTING ACCESSORY STRUCTURE (STORAGE SHED 21' X 21') TO REMAIN ON A VACANT PARCEL	VALLEY CREEK ROAD (KY 567)	APPROVED	
11/15/2010	CAROLYN KELLER	CONDITIONAL USE PERMIT	20. COLESBURG AREA	R-2 - RURAL RESIDENTIAL ZONE	ACCESSORY STRUCTURE1 / STONERIDGE SUBDIVISION	TO ALLOW AN EXISTING ACCESSORY STRUCTURE (GARAGE 25' X 40') TO REMAIN ON A VACANT PARCEL	FEATHERSTONE COURT	APPROVED	
08/08/2010	TOMMY & MAUDINA THURMAN	CONDITIONAL USE PERMIT	24. WEST HARDIN AREA	R-2 - RURAL RESIDENTIAL ZONE	ACCESSORY STRUCTURE	TO ALLOW A PROPOSED ACCESSORY STRUCTURE (GARAGE 24' X 60') ON A VACANT PARCEL	SALT RIVER ROAD (KY 920)	APPROVED	
05/07/1997	SCOTT AND TERRI LYNN ASH	CONDITIONAL USE PERMIT		R-2 - RURAL RESIDENTIAL ZONE	THIRD DWELLING /	THIRD DWELLING (16'x80' UNIT) PROPOSED. THREE (3) HOUSES EXIST, TWO ARE VACANT. BOARD STATED IN CUP THAT THEY MUST REMAIN VACANT. CUP FOR THIRD DW IS VALID FOR CURRENT OWNERS, ONLY.	1473 ASH LANE	APPROVED	

19 Total: 18 Approved, 1 Pending

16-3 STANDARDS FOR ISSUANCE

The Board of Adjustment shall issue a CUP only after all of the following standards satisfy the language of the Ordinance:

- A. The use shall not tend to change the character and established pattern of development of the area of the proposed use;
- B. The use shall be in harmony with the uses permitted by right under the Zone in question and shall not affect adversely the use of neighboring properties;
- C. The location and height of buildings, the location, nature, and height of walls and fences and the nature and extent of landscaping on the site shall be such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings or impair the value thereof;
- D. The use shall not adversely affect the health or safety of persons residing or working in the vicinity of the proposed use;
- E. The use shall not be detrimental to the public welfare or injurious to property or improvements in the vicinity; and,
- F. The use shall be in accordance with the purposes of the Zoning Ordinance and the Comprehensive Plan.

GENERAL CONDITIONS In granting any Conditional Use Permit, the Board shall designate such conditions in connection therewith as will, in its opinion, assure that the use will conform to the requirements set out in the Zoning Ordinance and that it will continue to so do. Such conditions may include, but are not limited to the following:

- A. Secure a financial security to insure completion or construction of imposed conditions;
- B. Reasonable time limits may be imposed to insure completion of the project in question or any individual components of the project, if none are established, the project shall be complete in one year;
- C. Conditions may be imposed to abate or restrict noise, smoke, dust, light, or other elements that may affect surrounding properties;
- D. Establish building setbacks and yard requirements necessary for orderly expansion and to prevent traffic congestion;
- E. Provide for adequate parking and ingress and egress to public streets and roads;
- F. Provide the adjoining property with a buffer or shield from view of the proposed use;
- G. Establish minimum dwelling unit square foot requirements in order to protect property values;
- H. Establish Hours of Operation for businesses and commercial activities;
- I. Establish limits as to the scope and intensity of activities conducted under the Conditional Use Permit;
- J. Establish time limits for the Conditional Use Permit at which time the permit shall expire or require renewal;
- K. Conditional Uses shall comply with all applicable standards of the Zoning Ordinance, including the parking, landscape, lighting and signage regulations. Additional standards may be included in the listed requirements for a particular use;
- L. All other plans, licenses, permits and documentation from/for other agencies may be required by the Board.

Conditions may include, but are not limited to the following:

DGS [5-3(A)]

I make a Motion to Approve the Amended Conditional Use Permit with the Following Conditions:

Based on the Staff Presentation and the Testimony presented in the Public Hearing and that it satisfies the Standards for Issuance outlined in the Development Guidance System, Zoning Ordinance 16-3.

- 1.This Conditional Use Permit shall allow for the proposed 12'x12' shed on a vacant tract without a dwelling on site.**
- 2.The proposed structure is for residential storage and shall not be occupied or used as a dwelling or for any commercial activity.**
- 3.Additional landscaping and/or screening shall not be required.**
- 4.A Site Plan shall be submitted and approved in accordance with Development Guidance System, Section 7.**
- 5.Building and Electrical permits must be secured thru the KBC Building Program of our office.**
- 6.A Certificate of Land Use Restrictions shall be recorded in the Office of the Hardin County Clerk.**