



Hardin County Board of Adjustment

6 August 2026

**County Government Center
Second Floor Meeting Room**

Owner: Jennifer & James Hare



Location A 1.12 acre site located at 151 Cecilianna Drive, Elizabethtown, KY
known as Avantgarde Estates, Section 5, lot 6

Zoned Urban Residential (R-1)

**Request for a Variance from the front building setback along Grace Peak Road
to allow for the 16'x30' covered deck to be replaced**

151 Cecilia Drive

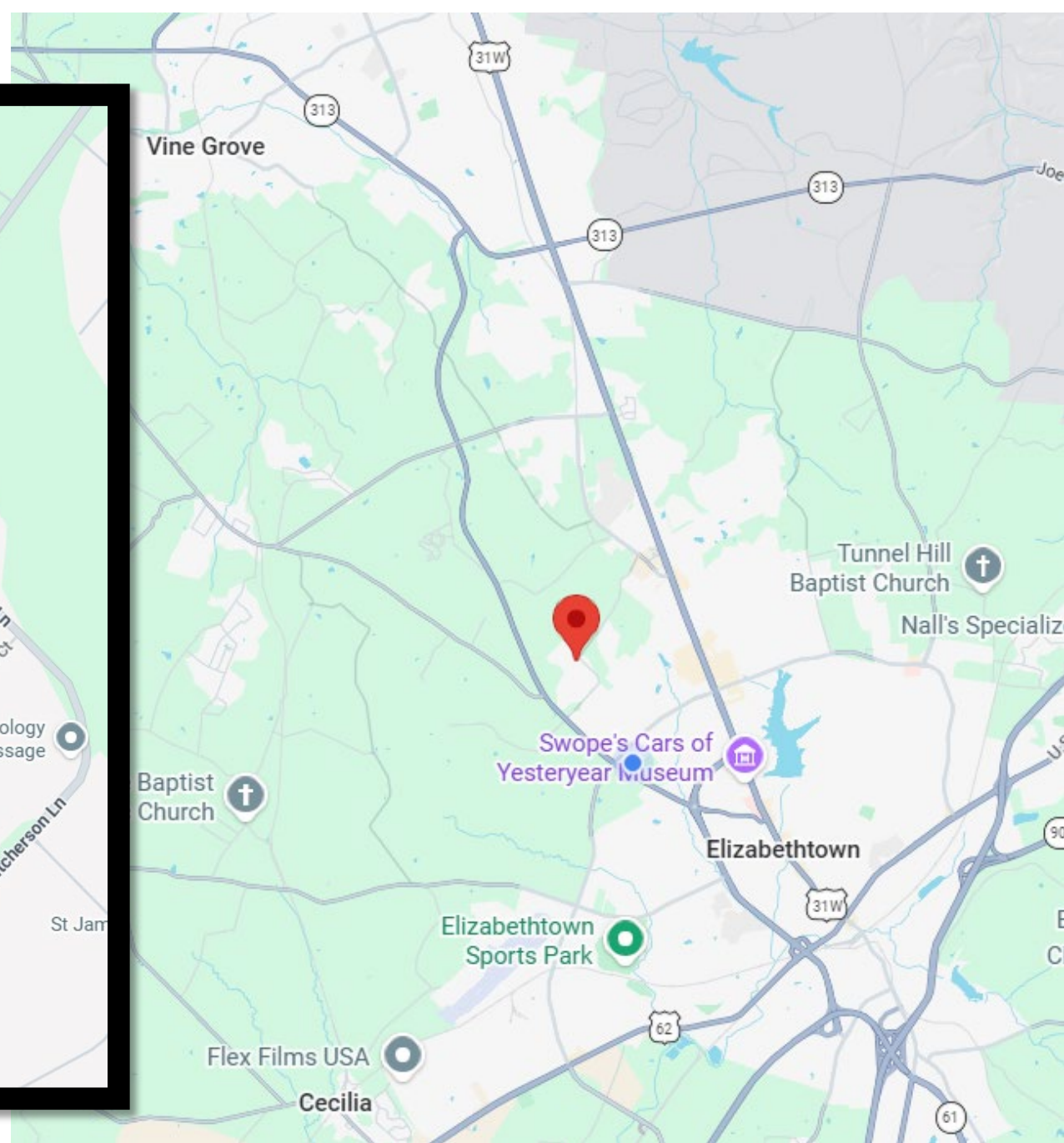
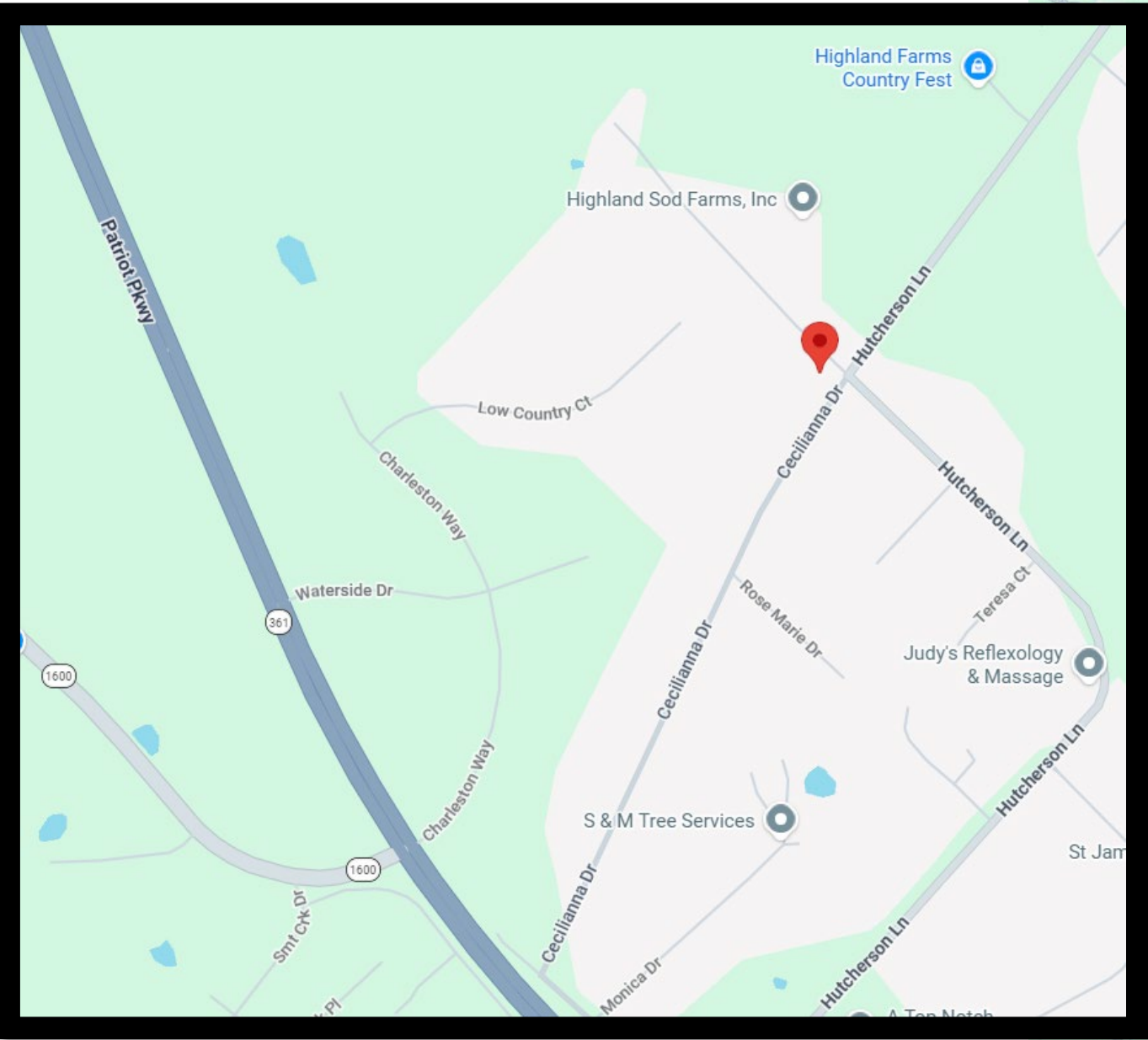
Variance

SUMMARY REPORT

LISTING OF EXHIBITS

- A. Vicinity Map**
- B. Zoning Map**
- C. Environmental Features**
- D. Analysis of the Site**
- E. Plat of Avantgarde Estates (1973)**
- F. Photos of the site**
- G. Analysis of other Variances in Avantgarde Estates**
- 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

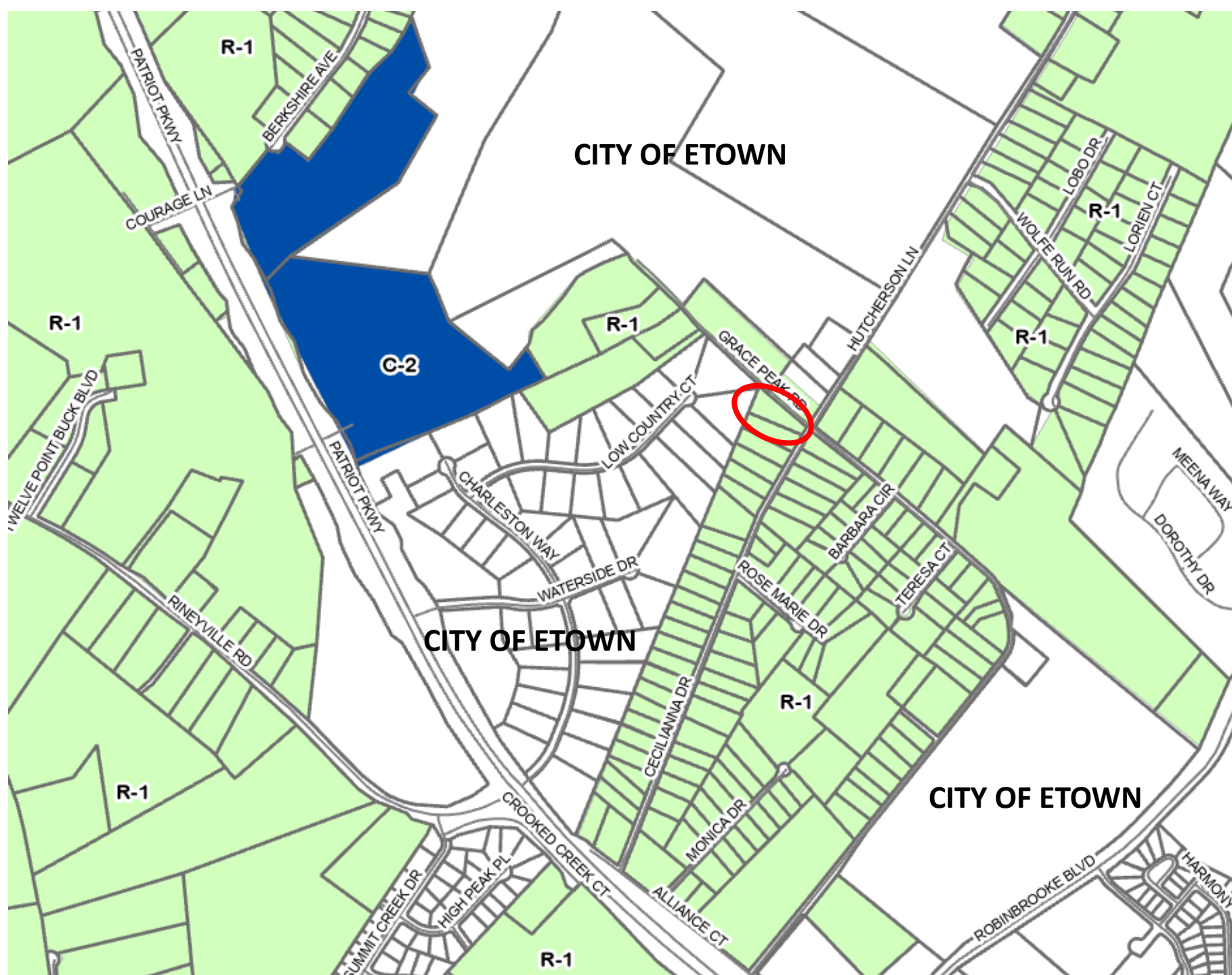
PD-1

R-1

R-2

R-3

R-4



- ☐ ☒ Streams 2023
- ☐ ☒ Hardin_Wetlands
- ☐ ☒ Hardin_100Flood
- ☐ ☒ hardin_sinkhole







Description	AVANTGARDE EST LT 06 #5		
Type of Residence	2-STORY	Finished Basement %	89
Year Built	1977	Bedrooms	3
Num Stories	2	Full Baths	2
Above Ground Sqft	1932	Half Baths	1
Total Living Area	2657	Exterior	MASONRY+FRAME
Basement	FULL	Heat	ELECTRIC
Basement Sqft	806	Air Condition	CENTRAL/AC
Basement Sqft Finish	725	Fireplace	2



AVANTGARDE ESTATES — SECTION No. 5

R. DENNIS SKEES & JESSIE L. SKEES (wife)
JOHNNY B. HOWARD & DORIS L. HOWARD (wife)

-- PROPERTY --

9.08 ACRES BEING SUBDIVIDED

OWNERS CERTIFICATION

We do hereby certify that we are the owners of record of the property plotted hereon which is recorded in Deed Book page _____ in the Hardin County Clerk's Office, do hereby adopt this plan of lots for this property, do hereby dedicate the streets and any other spaces so indicated to public use, and do establish and reserve the indicated easements for public utilities and drainage purposes

DATE	OWNERS

CERTIFICATION OF APPROVAL OF WATER AND SEWER SYSTEMS

I hereby certify that the water supply and sewage disposal systems installed or proposed for installation, in the subdivision plat titled AVANTGARDE ESTATES - SECTION No. 5 will fully meet the requirements of the HARDIN COUNTY HEALTH DEPARTMENT and are approved as shown.

DATE	

IMPROVEMENT CERTIFICATION

I hereby certify that improvement plans for this subdivision have been reviewed by me and are in conformance with the subdivision regulations. I hereby certify that a Surety Performance Bond in the amount of _____ has been posted with the city legislative body to assure completion of all required improvements in case of default.

DATE	

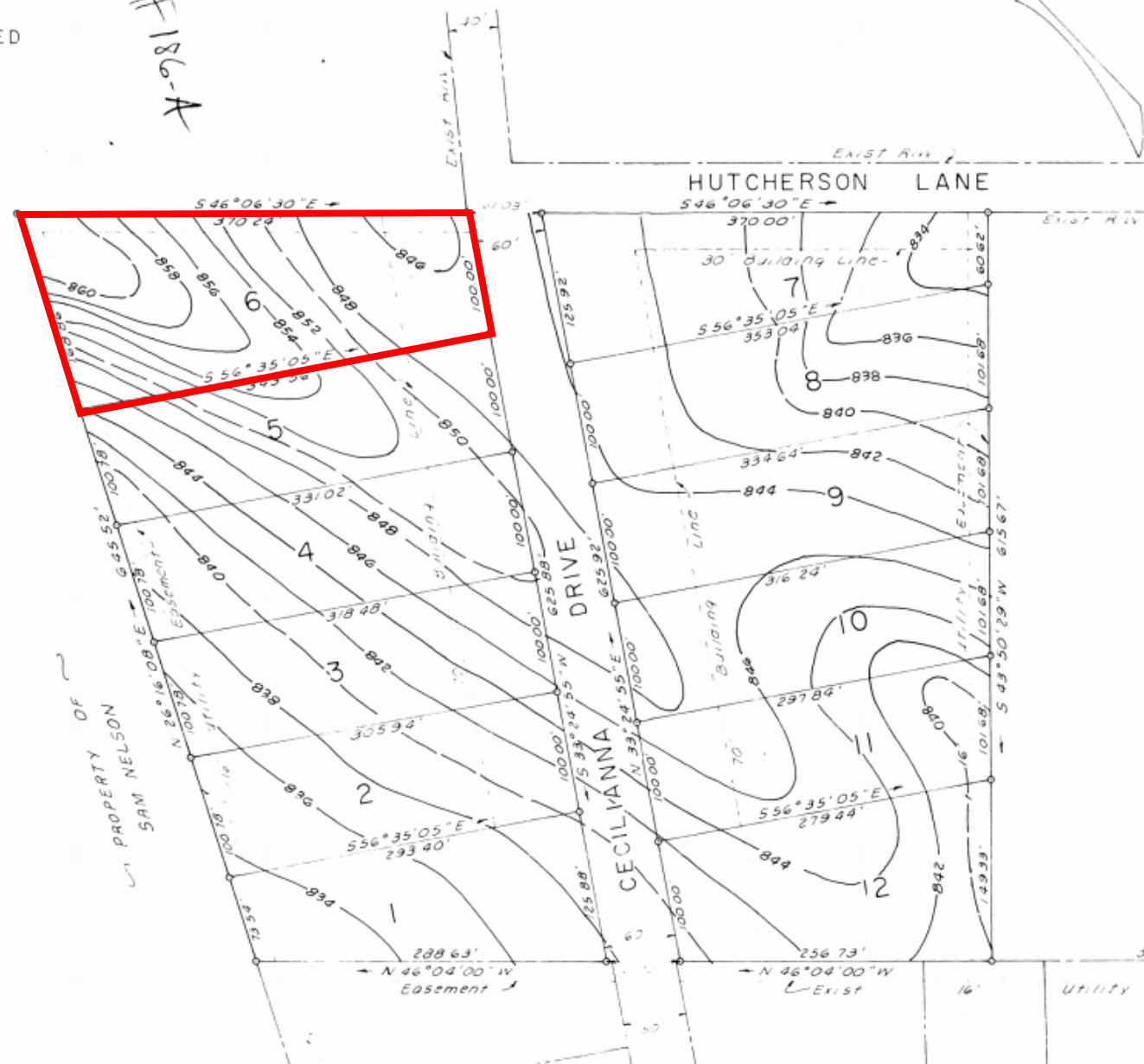
COMMISSION'S CERTIFICATION

I hereby certify that this record plat was approved by the ELIZABETHTOWN CITY PLANNING COMMISSION on 6-25-73 1973 and is now eligible for recording.

7-9-73
DATE Lawrence Hughes

NOTARY
STATE OF KENTUCKY
COUNTY OF HARDIN

I, _____ a Notary Public in and for the State and County aforesaid, do hereby certify that the foregoing Plat was this day produced to me in said County and State by the above



VARIANCE REQUEST

Replace existing 16'x30' covered deck

Proposal is 48' from the center line of Grace Peak Road

40' front building setback + 20' statute of limitations = 60' from C/L

12' Variance Required





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Basement	FULL	Air Condition	CENTRAL/AC
Basement Sqft	806	Fireplace	2
Basement Sqft Finish	725		



Grace Peak Road is a dead end county maintained road, statute of limitations right-of-way with 13' of pavement width with a posted speed limit of 15 mph. It serves as the only access to 6 properties and the Highland Sod Farm











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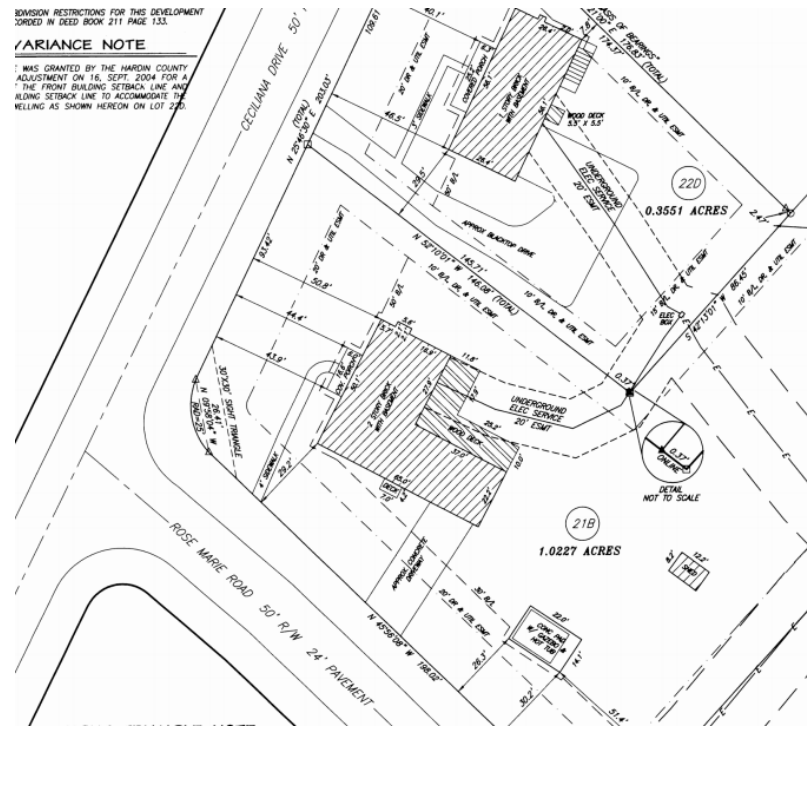
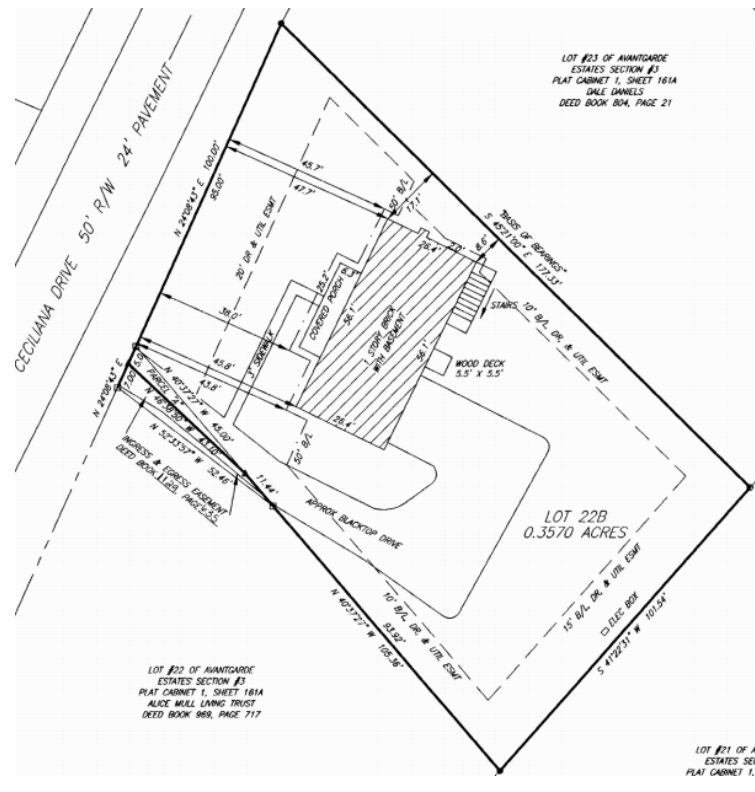
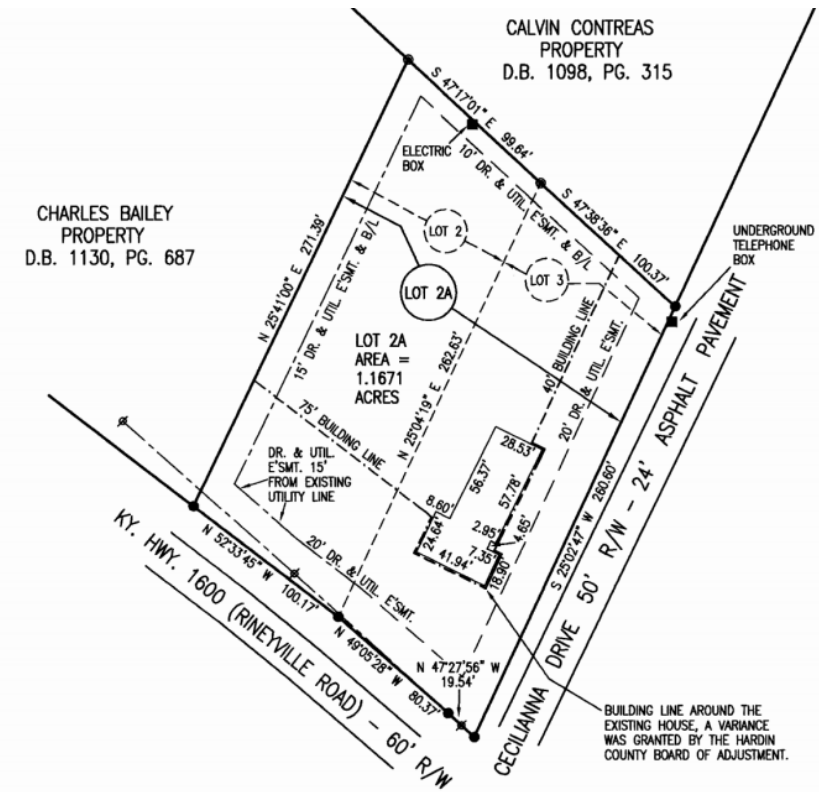
12' Variance Required



Other Variances in Avantgarde Estates

Permit Date	Owner	PVA Map Number	Type	Zone	Project / Subdivision Name	Request	Site Address	Status
06/24/2026	HARE JAMES & JENNIFER	184-00-01-028	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE	AVANTGARDE ESTATES, SECTION 5, LOT 6	TO ALLOW FOR A VARIANCE FROM THE FRONT BUILDING SETBACK ALONG GRACE PEAK ROAD TO ALLOW FOR THE REAR DECK TO BE REPLACED	151 CECILIANNA	PENDING
06/14/2017	RIGDON CARROLL LEE & VICKI	184-00-01-106	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE	19 AVANTGARDE ESTATES	RELIEF FROM THE SIDE SETBACK LINE TO ACCOMMODATE THE EXISTING HOUSE	142 TERESA COURT	WITHDRAWN
09/07/2005	DAVE RICHARDSON	184-00-01-003	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE	LOT 3 AVANTGARDE ESTATES / AVANTGARDE ESTATES, LOT 3	REDUCE FRONT BUILDING SETBACK FROM 40' TO 30.16' TO ACCOMMODATE AN EXISTING DWELLING	101 CECILIANNA DRIVE	APPROVED
10/20/2004	MULL	184-00-01-037	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE	CECILIANNA DRIVE / AVANTGARDE ESTATES, SECTION 1, LOT 37	FRONT SETBACK FOR GAZEBO AND COVERED PORCH	CECILIANNA DRIVE	APPROVED
08/23/2004	RICHARDS	184-00-01-036	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE	CECILIANNA DRIVE / AVANTGARDE ESTATES SECTION 1, LOT 36	EXTEND FRONT SETBACK LIMIT	CECILIANNA DRIVE	APPROVED

Records 1 to 5 (of 5)



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 along Grace Peak Road to allow for the existing deck to be replaced no closer than 48' from the centerline of the road.
2. The deck may be covered but shall not be enclosed as additional living space.
3. Building permit must be obtained through the KBC program of our office.
4. A Site Plan in compliance with Section 7 of the Zoning Ordinance shall be required.
5. A Certificate of Land Use Restrictions shall be recorded in the Office of the Hardin County Clerk.

OR

Motion to Deny