



Hardin County
Board of Adjustment

Hardin County Board of Adjustment
Three Hundred Forty Eighth Meeting
Meeting Room, Hardin County Government Center
17 December 2015 5:00 p.m.

1. Call to order
2. Unfinished Business
3. New Business

A. VARIANCE – Road Frontage & 1:4 width-to-length ratio

The owner, STUART SULLIVAN, is requesting relief from the required road frontage along Red Mill Rd and the 1:4 lot width-to-length ratio to allow for the property to be further subdivided. The property is a proposed ± 17.704 acre site, with an address of 995 Red Mill Rd, Elizabethtown, KY within the Valley Creek Urban Planning Area and zoned Urban Residential (R-1).

B. VARIANCE – Front Building Setback

The owner, ANDREA FOUCH, is requesting relief from the front building setback along Gibson Lane to allow for the construction of a detached enclosed carport. The property is a ± 3.89 acre site, with an address of 258 Gibson Lane, Eastview, KY within the West Hardin Planning Area and zoned Rural Residential (R-2).

C. CONDITIONAL USE PERMIT – Addition to Accessory Structure

The owner, DAVID HOWEY is requesting approval of a Conditional Use Permit to allow for 40'X46' addition to an existing garage with the total square footage exceeding the square footage of the single family dwelling on site. The property is a $\pm .95$ acre site located at 665 Rineyville Big Springs Rd, Rineyville, KY within the North Urban Planning Area and is zoned Urban Residential (R-1).

D. CONTINUED: REVOKE - CONDITIONAL USE PERMIT – Permanent Accessory Dwelling

The owner, MARK WADDELL, obtained approval of a Conditional Use Permit on 7 March 2013 to allow for a proposed Permanent Accessory Dwelling on the property. The property is a 100-acre tract located at 14798 Leitchfield Road in Elizabethtown. The property is located in the West Hardin Planning Area and is zoned Rural Residential (R-2). The permit is not in compliance with the conditions established by the Board.

- E. Consideration and action on the Minutes for the meeting held on 3 December 2015 (*Attached pgs.3-5*).

NOVEMBER 2015 REPORT

Plats Recorded: <ul style="list-style-type: none"> • 9 Subdivision plats were approved for the month • 80 Subdivision plats were approved for the year 	New Lots Created: <ul style="list-style-type: none"> • 36 New lots approved for the month • 87 Net lots approved for the year
Building Permits: <ul style="list-style-type: none"> • 7 SFD Permits for the month • 93 SFD Permits for the year • 80 Total Building Inspections for the month • 800 Total Building Inspections for the year • 368 Total Building Permits for the year 	Electrical Permits (6 Jurisdictions): <ul style="list-style-type: none"> • 66 Total Permits for the month • 773 Total Permits for the year • 158 Total Electrical Inspections for the month • 1497 Total Electrical Inspections for the year

Review Type	Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
1 FINAL PLAT	JODI'S ACRES, LOT 1	KNOX RD	0	2.3500	11/19/2015	12/3/2015
1 FINAL PLAT	LONGVIEW ESTATES SECTION 2, LOTS 28 & 29	429 MEADOWVIEW DRIVE	-1	0.0000	9/13/2015	12/7/2015
1 FINAL PLAT	SEAGRAVES FARM DIVISION, LOTS 2 & 3	9921 ST JOHN RD	0	0.0000	11/3/2015	12/10/2015
1 FINAL PLAT	COFFMAN ACRES SUBDIVISION	872 RINEYVILLE BIG SPRINGS ROAD	1	1.0150	12/7/2015	12/11/2015
1 FINAL PLAT	FERNWOOD, SECTION 4	FERNWOOD BLVD	1	11.4650	11/24/2015	12/14/2015
			1	14.8300		

Total Records: 5

12/17/2015

The next Board meeting is scheduled for Thursday, 7 January 2016 at 5:00 PM

Hardin County Board of Adjustment
Three Hundred Forty Seventh Meeting
Meeting Room, Hardin County Government Center
3 December 2015 5:00 p.m.

1. Call to order
2. Unfinished Business
3. New Business

A. VARIANCE – Front Building Setback

The owners, JAY & JOYCE D'ELIA, are requesting relief from the front building setback along Pfeiffer Drive (undeveloped street) to allow for the construction of an attached garage. The property is a \pm 0.860 acre site, with an address of 429 Meadowview Drive, Elizabethtown, KY within the North Urban Planning Area and zoned Urban Residential (R-1).

B. REVOKE - CONDITIONAL USE PERMIT – Permanent Accessory Dwelling

The owner, MARK WADDELL, obtained approval of a Conditional Use Permit on 7 March 2013 to allow for a proposed Permanent Accessory Dwelling on the property. The property is a 100-acre tract located at 14798 Leitchfield Road in Elizabethtown. The property is located in the West Hardin Planning Area and is zoned Rural Residential (R-2). The permit is not in compliance with the conditions established by the Board.

- C. Consideration and action on the Minutes for the meeting held on 5 November 2015 (*Attached pgs.3-7*).

The following items are for information only and do not require action:

OPEN HOUSE

On November 9th a ribbon cutting ceremony was held for the County Government Building at 1:00 p.m., tours of the center ran until 6:00 p.m.

LOCAL PLANNING MEETING

On 3 December 2015, Wesley Wright will serve on the Local Planning Committee for Hardin County Schools. The meeting is held at 5:30pm at the Hardin County Central Office (65 W A Jenkins Rd) – Topics include Review of Current District Facility Plan, Building Inventory, District Enrollment and Utility / Maintenance Budgets.

OCTOBER 2015 REPORT

Plats Recorded: <ul style="list-style-type: none"> • 10 Subdivision plats were approved for the month • 71 Subdivision plats were approved for the year 	New Lots Created: <ul style="list-style-type: none"> • 17 New lots approved for the month • 51 New lots approved for the year
Building Permits: <ul style="list-style-type: none"> • 7 SFD Permits for the month • 86 SFD Permits for the year • 88 Total Building Inspections for the month • 718 Total Building Inspections for the year • 341 Total Building Permits for the year 	Electrical Permits (6 Jurisdictions): <ul style="list-style-type: none"> • 89 Total Permits for the month • 706 Total Permits for the year • 177 Total Electrical Inspections for the month • 1334 Total Electrical Inspections for the year

The following subdivision plats have been recorded since November 5, 2015:

Review Type	Project / Subdivision Name	Site Address	Lots +/- (Plats)	Acres (All Permits)	Completed Date	Final Date
1 FINAL PLAT	FOX RUN SUBDIVISION, LOTS 15A & 17A, SECTION 5	BRYAN STREET	4	48.2600	11/9/2015	11/12/2015
1 FINAL PLAT	T C ACRES SUBDIVISION	JAMES DUVALL LANE	2	10.3040	9/17/2015	11/13/2015
1 FINAL PLAT	DOLLAR GENERAL	ON THE 13500 BLOCK	2	8.0410	10/6/2015	11/13/2015
1 FINAL PLAT	TAHOE ESTATES, SECTION 2	FLINT HILL ROAD	8	105.3140	10/29/2015	11/13/2015
1 FINAL PLAT	CEDAR GROVE ACRES, SECTION A, LOTS 12-16	SPRING MEADOW DRIVE	-4	0.0000	11/4/2015	11/17/2015
1 FINAL PLAT	MINIARD ACRES SECTION 1 - LOT 2A	278 KRAFT RD	6	0.0000	10/21/2015	11/19/2015
1 FINAL PLAT	ALOHA SUBDIVISION	EASTVIEW RD	3	12.4660	11/12/2015	11/24/2015
1 FINAL PLAT	SYCAMORE BEND SUBDIVISION, LOTS 7 & 8	50 DEERFIELD COURT	-1	0.0000	11/17/2015	11/24/2015
1 FINAL PLAT	GREEN ACRES SUBDIVISION, LOTS 49-52	32 SOUTH LONG GROVE ROAD	0	0.0000	10/19/2015	12/2/2015
			20	184.3850		

Total Records: 9

12/2/2015

The next Board meeting is scheduled for Thursday, 17 December 2015 at 5:00 PM

Hardin County Board of Adjustment

Three Hundred Forty Sixth Meeting

Hardin County Government Building, 2nd Floor Meeting Room
5 November 2015 5:00 p.m.

The oath of office will be administered to Greg Youngblood who has been appointed to the Board of Adjustment by the Hardin County Fiscal Court:

- **Greg Youngblood** to fill the expired term of Brent Goodin and to serve from November 1 to June 30, 2018.
1. Call to order
 2. Unfinished Business
 3. New Business
 - A. **CONDITIONAL USE PERMIT & VARIANCE** – Scott & Jeannie Langley are requesting (1) a Conditional Use Permit to allow for an additional freestanding sign and (2) a Variance for relief from the 40-foot front setback line along Leitchfield Road for a disposal container area. The property is a 2.006 acre site located at the 13500 Block of Leitchfield Rd within the Natural Resource Planning Area and is zoned Convenience Commercial (C-1).
 - B. Consideration and action on the Minutes for the meeting held on 17 September 2015 (*Attached pgs. 4-6*).
 - C. Nomination and Election of Officers
 - D. Consideration and action on the 2016 Meeting Schedule (*Attached pg. 7*)

The following items are for information only and do not require action:

CAAK Fall Education Conference

On October 11-14, 2015, Jimmy Morgan and Rusty Boone attended the 2015 Fall Conference in Bowling Green, KY at the University Plaza Hotel & Conference Center. The conference schedule provided many great training opportunities.

IMPROVED HODGENVILLE TO I-65 STUDY

On 27 October 2015, KYTC held an informational public meeting and a Local Official /Stakeholder meeting, concerning the Hodgenville to I65/Glendale study. The meeting was held at the First Baptist Church, 730 Tonieville Road, Hodgenville, KY 42748. A project team has studied a more reliable and safe connection between Hodgenville and I-65/Glendale. The level of detail for evaluation will include cost estimates and an analysis of impacts and benefits.

Board Agenda

5 November 2015

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JAMES DUVALL LANE

Kenny Grimes, is in the process of constructing a 35-foot radius cul-de-sac at the end of James Duvall Lane, as required by the Subdivision Regulations (Article 4-1 M.3.), in an effort to subdivide his farm to create two new vacant lots for family members.

BENNINGTON PLACE

Glenn Turner, has completed a Street Entrance along W. Rhudes Creek Road for the residual lot (DGS 17-14) created in 2014. Residual lots promote the future development of property behind frontage lots along existing roads and are for the remainder of the property / farm. The following criteria shall be met for residual lots:

1. Street entrance approved by the HCRD or KYTC for future street intersections
2. Contain a minimum of 5 acres
3. Containing a minimum of sixty (60) feet of road frontage

OPEN HOUSE

On November 9th a ribbon cutting ceremony will be held for the County Government Building at 1:00 p.m., with tours of the center until 6:00 p.m. Please join us!

BRENT GOODIN TO RESIGN

Brent Goodin, after more than 14-years of service, has submitted his resignation for the Board of Adjustment. We wish Brent the best in all of his future endeavors and appreciate his hard work and determination over the years.

OCTOBER 2015 REPORT

Plats Recorded: <ul style="list-style-type: none">• 10 Subdivision plats were approved for the month• 71 Subdivision plats were approved for the year	New Lots Created: <ul style="list-style-type: none">• 17 New lots approved for the month• 51 New lots approved for the year
Building Permits: <ul style="list-style-type: none">• 8 SFD Permits for the month• 87 SFD Permits for the year• 88 Total Building Inspections for the month• 718 Total Building Inspections for the year• 341 Total Building Permits for the year	Electrical Permits (6 Jurisdictions): <ul style="list-style-type: none">• 89 Total Permits for the month• 706 Total Permits for the year• 177 Total Electrical Inspections for the month• 1334 Total Electrical Inspections for the year

Board Agenda
 5 November 2015
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Review Type	Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
1 FINAL PLAT	AMENDED PLAT OF DUNRAVEN PLACE, SECTION 2, LOTS 17A & 18A	SOUTH ANTELOPE COURT	0	0.0000	9/17/2015	9/17/2015
1 FINAL PLAT	KYANN ESTATES	BACON CREEK ROAD	2	21.9470	9/14/2015	9/17/2015
1 FINAL PLAT	FIBLE'S CORNER, SECTION 1	2395 FULLER RD	1	0.0000	9/15/2015	10/5/2015
1 FINAL PLAT	DEVINS SUBDIVISION, LOT 2 & DEVINS SUBDIVISION, LOT 3, SECTION 2	N LONG GROVE ROAD	1	3.2700	4/28/2015	10/5/2015
1 FINAL PLAT	MILAN SUBDIVISION	521 E MAIN STREET & 533 E MAIN STREET	2	1.5200	9/4/2015	10/5/2015
1 FINAL PLAT	HORN SUBDIVISION, LOT 1	3555 CONSTANTINE RD	1	0.0000	9/9/2015	10/8/2015
1 FINAL PLAT	TAMELA ACRES SUBDIVISION	BATTLE TRAINING ROAD	1	5.6320	9/22/2015	10/16/2015
1 FINAL PLAT	AMOS ACRES SUBDIVISION	ST JOHN RD	2	21.4980	9/30/2015	10/22/2015
1 FINAL PLAT	SWIFTCREEK SUBDIVISION, LOTS 1, 2, & 3	ST JOHN RD	0	0.0000	10/15/2015	10/22/2015
1 FINAL PLAT	SHORTY ACRES SUBDIVISION, SECTION 1	3495 SAINT JOHN CHURCH ROAD	2	10.0850	8/6/2015	10/26/2015
1 FINAL PLAT	BENNINGTON PLACE, LOT 13	2136 W RHUDES CK RD	1	0.0000	4/29/2014	10/28/2015
1 FINAL PLAT	TWYLA JO ESTATES	150 N. GRANDVIEW CHURCH RD	6	26.6170	10/27/2015	10/28/2015
1 FINAL PLAT	JEB ACRES	BLUEBALL RD	11	139.9830	10/13/2015	11/2/2015
			30	230.5520		

Total Records: 13 11/04/2015

The next Board meeting is scheduled for Thursday, 19 November 2015 at 5:00 PM

Hardin County Board of Adjustment

Three Hundred Forty Fifth Meeting

Hardin County Government Center 2nd Floor Meeting Room

17 September 2015 5:00 p.m.

1. Call to Order
2. Unfinished Business
3. New Business

VARIANCE – Front Building Setback

The owner, TAMMY GARDNER, is requesting relief from the front building setback to allow for an existing 8’ x 24’ front porch to be covered. The property is a ± 0.7 acre site, with an address of 401 Warren Drive, Radcliff, KY within the North Urban Planning Area and zoned Urban Residential (R-1).

- A. Consideration and action on the Minutes of the meeting held 20 August 2015 (*Attached 4-7Pgs*)
- B. Consideration and action on a Proposed By-Law Amendment of ARTICLE V – MEETINGS to move the location of the regularly scheduled meeting of the Board of Adjustment. (Attached pg.8)
- C. Nomination and Election of Officers

AUGUST 2015 REPORT

Plats Recorded: <ul style="list-style-type: none">• 9 Subdivision plats were approved for the month• 54 Subdivision plats were approved for the year	New Lots Created: <ul style="list-style-type: none">• 10 New lots approved for the month• 50 New lots approved for the year
Building Permits: <ul style="list-style-type: none">• 12 SFD Permits for the month• 71 SFD Permits for the year• 72 Total Building Inspections for the month• 548 Total Building Inspections for the year• 273 Total Building Permits for the year	Electrical Permits (6 Jurisdictions): <ul style="list-style-type: none">• 65 Total Permits for the month• 535 Total Permits for the year• 132 Total Electrical Inspections for the month• 1005 Total Electrical Inspections for the year

Board Agenda
 17 September 2015
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Review Type	Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
1 FINAL PLAT	AMENDED RECORD T K MANOR, SECTION 1, LOT 2 & TK MANOR SECTION 2	7671 HARDINBURG ROAD	1	3.0460	7/8/2015	8/20/2015
1 FINAL PLAT	MABE ESTATES SECTION 2	FLINT HILL ROAD	3	19.9510	8/5/2015	8/24/2015
1 FINAL PLAT	LAVONE ACRES	1157 LONG HOLLOW ROAD	2	13.8700	8/25/2015	9/4/2015
1 FINAL PLAT	COFER FARMS SUBDIVISION, LOT 4C	270 UPPER COLESBURG ROAD	1	0.0000	7/15/2015	9/4/2015
1 FINAL PLAT	CENTRAL KENTUCKY GUN CLUB / REFFETT ESTATES SUBDIVISION, LOT 1B	3175 SOUTH DIXIE HIGHWAY	-1	0.0000	4/13/2015	9/4/2015
1 FINAL PLAT	CRADDOCKS ADDITION, LOTS 8-12	6551 NEW GLENDALE ROAD	-4	0.0000	6/1/2015	9/8/2015
1 FINAL PLAT	CARDIN SUBDIVISION LOTS 1A & 2B	1215 HORSEBEND ROAD	0	0.0000	8/31/2015	9/10/2015
			2	36.8670		

Total Records: 7

9/14/2015

The following items are for information only and do not require Commission action:

BUILDING INSPECTION QUADRANT MAP On 1 August 2015, the Kentucky Building Code Program implemented Building Inspection Areas for Hardin County. The county has been divided into four areas for Monday through Thursday, with Friday is a “catch-all”. This program has increased the per day inspection average from three to six and reduced the daily mileage from 150-miles to less than 50-miles – in one instance.

RECEPTIONIST / PLANNING ASSISTANT ACHIEVEMENT On 3 September, Melissa Wilson has completed her first year with the Commission. We are pleased to have such a dedicated addition to the Team and appreciate her hard work!

JIM SCUDDER STATE NATURE PRESERVE On 10 September, the Kentucky State Nature Preserves Commission invited Wesley Wright and others to attend a guided hike of the Jim Scudder SNP, off Rucker Lane at the old county landfill site. Hardin County Fiscal Court dedicated 58 acres of county property on Sept. 2, 1987, initiating the commission’s first land protection partnership with local government. Later, the commission purchased 173 acres of additional glades and surrounding second-growth forest. The preserve protects one of the best remaining examples of limestone glades in Kentucky. These glades are dry, rocky openings on otherwise forested south-facing slopes. They provide habitat for several rare plant species, including the barrens silky aster.

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FALL APA-KY CONFERENCE IN FRANKFORT On 11 September, Adam and Wesley attended a one-day HB 55 continuing education event of "Planning the Future, Preserving the Past". The program is will be at the Buffalo Trace Distillery.

The next Board meeting is scheduled for Thursday, 22 October 2015 at 5:00 PM

**Hardin County Board of Adjustment
Three Hundred Forty Fourth Meeting**

Meeting Room, H. B. Fife County Government Building
20 August 2015 5:00 p.m.

1. Call to Order
2. Unfinished Business
3. New Business

AMENDED CONDITIONAL USE PERMIT – Dwelling on an Agricultural Tract

The owners, HAROLD & ALICE JOHNSON are requesting approval of a third Conditional Use Permit (2007 YR) to continue to allow for a Manufactured Home to remain on an Agricultural Tract. The property is a ± 20.0 acre site located at 18015 Sonora Hardin Springs Road, Eastview, KY within the West Hardin Planning Area and is zoned Rural Residential (R-2).

CONSIDERATION & ACTION – On the interpretation of the zoning boundaries for Windsor Hills, Section 4, as recorded in the Hardin County Clerk’s Office (Plat Cabinet 1, Sheet #1769) as per KRS 100.257.

VARIANCE – Front Building Setback

The owners, DENOAH & JESSICA RANDOLPH, are requesting relief from the front building setback to allow for a single family dwelling with a 12’ covered front porch to be built. The property is a ± 0.777 acre site, with an address of 58 Jean Court, Elizabethtown, KY within the North Urban Planning Area and zoned Urban Residential (R-1).

- A. Consideration and action on the Minutes of the meeting held 6 August 2015
(Attached Pgs 3-7)
- B. Annual Nomination and Election of Officers.

The following items are for information only and do not require Commission action:

NEW GOVERNMENT BUILDING UPDATE On Thursday, 27 August we will begin moving to our new location at 150 North Provident Way. It is anticipated Planning Commission and Board will meet at the new meeting room in September.

FORT KNOX LETTER OF SUPPORT On 11 August 2015, the Commission received a letter of support (pg 8) from the new Garrison Commander, Colonel Stephen K. Alton. Fort Knox supports the current Comprehensive Plan and our continued efforts in preserving the KY 313 Corridor as a buffer area which discourages residential use.

Board Agenda
 20 August 2015
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Review Type	Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
1 FINAL PLAT	PEYTON ESTATES LOTS 12 & 13	BOONE RD	1	0.0000	7/14/2015	8/7/201
1 FINAL PLAT	SETTLERS CREST SUBDIVISION LOTS 81-83	392 GRACELAND TRAIL &	1	0.0000	8/3/2015	8/7/201
1 FINAL PLAT	SUGARBRANCH BOTTOM SUB	17719 LEITCHFIE	1	17.0070	1/2/1900	8/10/201
1 FINAL PLAT	RAYMOND'S ACRES SUBDIVISION	11304 SALT	1	6.0320	7/15/2015	8/13/201
1 FINAL PLAT	GRIFFIN HILL SUBDIVISION	2118 CANN SCHOOL	1	5.0000	8/13/2015	8/17/201
1 FINAL PLAT	HILLCREEK FARMS SUBDIVISION, SECTION 4, LOTS 55 & 56	136 HILLWOOD CIRCLE	-1	0.0000	8/10/2015	8/19/201
			4	28.0390		

Total Records: 6

The next Board meeting is scheduled for Thursday, 3 September 2015 at 5:00 PM

**Hardin County Board of Adjustment
Three Hundred Forty Third Meeting**

Meeting Room, H. B. Fife County Government Building
6 August 2015 5:00 p.m.

1. Call to Order
2. Unfinished Business
3. New Business

AMENDED CONDITIONAL USE PERMIT -- Temporary Accessory Dwelling

MARK & MARY ROBERTS are requesting approval of an Amended Conditional Use Permit to continue to allow for the Temporary Accessory Dwelling (Manufactured Home) to remain on the property. The property is a ±13.3 acre site located at 916 Horn Road, Cecilia, KY within the West Hardin Planning Area and is zoned Rural Residential (R-2).

CONDITIONAL USE PERMIT – Accessory Structure

LOUIS COFER is requesting a Conditional Use Permit to allow for an Accessory Structure (28'x40' pole barn) on a proposed vacant lot. The property is a proposed 3.18 acre site located at 270 Upper Colesburg Road and being Lot 4E of Cofer Farm Subdivision within the East Urban Area and zoned Rural Residential (R-2).

- A. Consideration and action on the Minutes of the meeting held 9 July 2015 (*Attached Pgs 3-10*)

Review Type	Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
1 FINAL PLAT	AMENDED PLAT OF MERRITT SUB, LOT 1A AND 1B.	1020 AND 1046 RED HILL RD	0	-1.7000	7/23/2015	7/30/2015
1 FINAL PLAT	MYNA SUBDIVISION	2400 & 2500 BLOCK OF BACON CREEK	3	19.8950	7/21/2015	7/22/2015
1 FINAL PLAT	GLORY TRACE SUBDIVISION, LOT 1 & SECTION 2, LOT 2	BARDSTOWN ROAD	1	0.7310	7/7/2015	7/28/2015
1 FINAL PLAT	SETTLERS CREST SECTION 2	GRACELAND DRIVE	-1	22.4350	1/2/1900	7/22/2015
1 FINAL PLAT	ECHO VALLEY	VALLEY CREEK ROAD	3	8.7660	6/24/2015	7/20/2015
1 FINAL PLAT	SALLEE SUBDIVISION, LOTS 2 & 3		0	0.0000	6/15/2015	7/15/2015
1 FINAL PLAT	ANNABELLE FARM, SECTION 2	3502 MERCER LANE	2	8.0710	6/3/2015	7/14/2015
1 FINAL PLAT	BRENTWOOD ESTATES, LOT 9A & RECORD PLAT BOXWOOD SUB, LOT 1	91 CHANCELLOR COURT	0	0.0000	5/13/2015	7/2/2015
1 FINAL PLAT	JAMISON ESTATES	333 CEDAR HILL	0	0.0000	5/11/2015	7/6/2015
1 FINAL PLAT	Waco Subdivision	4880 Bardstown Road (US 62)	-7	0.0000	2/13/2015	7/27/2015
1 FINAL PLAT	School Crest Subdivision, Lot 2	7298 New Glendale Road (KY 1136)	1	0.0000	1/28/2015	7/15/2015
			2	58.1980		

Total Records: 11

JULY 2015 REPORT

<p>Plats Recorded:</p> <ul style="list-style-type: none"> • 11 Subdivision plats were approved for the month • 50 Subdivision plats were approved for the year 	<p>New Lots Created:</p> <ul style="list-style-type: none"> • 10 New lots approved for the month • 42 New lots approved for the year
<p>Building Permits:</p> <ul style="list-style-type: none"> • 7 SFD Permits for the month • 60 SFD Permits for the year • 71 Total Building Inspections for the month • 476 Total Building Inspections for the year • 244 Total Building Permits for the year 	<p>Electrical Permits (6 Jurisdictions):</p> <ul style="list-style-type: none"> • 79-Total Permits for the month • 470 Total Permits for the year • 138 Total Electrical Inspections for the month • 874 Total Electrical Inspections for the year

The following items are for information only and do not require Commission action:

CIRCUIT COURT HEARING On 9 June 2015, Judge Easton signed a motion to permanently enjoin and restrain Albert and Sarah Miller from operating a sawmill, taking any action converting timber or any other sawmill operation.

KYTC 4 and I-65 CONNECTION SCOPING STUDY A Project Team has been assembled to identify a more reliable and safer connection between Hodgenville and I-65 / Glendale, KY. Adam King, along with our Local Officials / Stakeholders, attended the meeting held on 30 June 2015 at the Lincoln Museum in Hodgenville, KY.

NEW GOVERNMENT BUILDING UPDATE On Friday, 14 August we will begin moving to our new location at 150 North Provident Way. The Planning Commission and Board will meet at our current location through August.

The next Board meeting is scheduled for Thursday, 20 August 2015 at 5:00 PM

Hardin County Board of Adjustment
Three Hundred Forty Second Meeting
Meeting Room, H. B. Fife County Government Building
9 July 2015 5:00 p.m.

1. Call to Order
2. Unfinished Business
3. New Business

AMENDED CONDITIONAL USE PERMIT – Childcare Center

RANDY & MARCELLA TROMBLEY are requesting approval of an Amended Conditional Use Permit (2001YR) to continue to allow for a Childcare Center for up to 33 children to remain on the property. The property is a ± 2 acre site located at 2872 Valley Creek Road, Elizabethtown, KY within the Valley Creek Urban Area and is Zoned Urban Residential (R-1).

CONDITIONAL USE PERMIT – Auto Sales

KAREN FENTRESS is requesting approval of a Conditional Use Permit to allow for Auto Sales on the property. The property is a ± 1 acre site located at the corner of Bardstown Road (US 62) and Hampton Lane, Elizabethtown, KY within the Bardstown Road Corridor and is Zoned Convenience Commercial (C-1).

VARIANCE – Front Building Setback

The owner, JUDY SIDEBOTTOM, is requesting relief from the 40-foot front building setback to allow for an existing porch to be covered. The property is a ± 0.429 acre site, with an address of 165 Victorson Street, Rineyville, KY within the North Urban Planning Area and zoned Urban Residential (R-1).

CONDITIONAL USE PERMIT – Residential Use in C-1 Zone

The owner, WILLIAM WELLER, is requesting approval of a Conditional Use Permit to allow for the construction of a single family dwelling in the C-1 Zone (replacing the existing home destroyed by a 9 May 2015 fire). The property is a ± 0.8 acre site, with an address of 108 W Main Street, Cecilia, KY within the Cecilia Rural Village and zoned Convenience Commercial (C-1).

VARIANCE – Rear Building Setback

The owner, HARRY OWEN TRUCKING, is requesting relief from the 100-foot rear building setback to allow for two mobile office trailers to be located on site. The property is a ± 18.997 acre site, with an address of 51 Harvest Drive, Elizabethtown KY within the Valley Creek Urban Area and zoned Light Industrial (I-1).

- A. Consideration and action on the Minutes of the meeting held 4 June 2015 (*Attached Pgs 3-7*)

Board Agenda

9 July 2015

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MAY 2015 REPORT

Plats Recorded: <ul style="list-style-type: none"> • 9 Subdivision plats were approved for the month • 32 Subdivision plats were approved for the year 	New Lots Created: <ul style="list-style-type: none"> • 11 New lots approved for the month • 25 New lots approved for the year
Building Permits: <ul style="list-style-type: none"> • 15 SFD Permits for the month • 46 SFD Permits for the year • 105 Total Building Inspections for the month • 470 Total Building Inspections for the year • 170 Total Building Permits for the year 	Electrical Permits (6 Jurisdictions): <ul style="list-style-type: none"> • 76 Total Permits for the month • 323 Total Permits for the year • 142 Total Electrical Inspections for the month • 700 Total Electrical Inspections for the year

JUNE 2015 REPORT

Plats Recorded: <ul style="list-style-type: none"> • 7 Subdivision plats were approved for the month • 39 Subdivision plats were approved for the year 	New Lots Created: <ul style="list-style-type: none"> • 7 New lots approved for the month • 32 New lots approved for the year
Building Permits: <ul style="list-style-type: none"> • 7 SFD Permits for the month • 53 SFD Permits for the year • 119 Total Building Inspections for the month • 589 Total Building Inspections for the year • 220 Total Building Permits for the year 	Electrical Permits (6 Jurisdictions): <ul style="list-style-type: none"> • 68 Total Permits for the month • 391 Total Permits for the year • 141 Total Electrical Inspections for the month • 841 Total Electrical Inspections for the year

Review Type	Project / Subdivision Name	Site Address	Lots +/- Plats Final	Acres (All Permits)	Completed Date	Final Date
FINAL PLAT	CENTERLINE ESTATES	FALLING SPRINGS ROAD	0	0.0000	6/26/2015	7/1/2015
FINAL PLAT	FARMERS PARADISE	23157 SONORA HARDIN SPRINGS ROAD	2	69.2520	6/22/2015	6/30/2015
FINAL PLAT	NELLIE BELL RIDGE	15801 SONORA HARDIN SPRINGS ROAD (KY 84)	0	0.0000	5/7/2015	6/12/2015
FINAL PLAT	BEUWIN ACRES	1043 PIERCE MILL ROAD	1	4.0010	6/8/2015	6/23/2015
FINAL PLAT	ANNA LEE MEADOWS SUBDIVISION	HARTLEY LANE & BACON CREEK RD	3	7.2970	5/27/2015	6/17/2015
FINAL PLAT	PFIEFFER ESTATES, LOTS 8 & 9	175 MT. ZION ROAD, ELIZABETHOWN	0	0.0000	5/26/2015	6/12/2015
SITE PLAN	HAIR SALON	776 UPPER COLESBURG	0	0.0000	1/2/1900	6/4/2015
FINAL PLAT	BRENTWOOD ESTATES, LOT 9A & RECORD PLAT ROXWOOD SUB# 1	91 CHANCELLOR COURT	0	0.0000	5/13/2015	7/2/2015
FINAL PLAT	GRATEFUL LIVING SUBDIVISION, LOT 5	HARGAN ROAD (KY 1882)	0	40.7540	5/12/2015	6/4/2015
FINAL PLAT	WINDING BROOK SUBDIVISION, LOTS 1 & 2	1475 BEWLEY HOLLOW ROAD	0	0.0000	5/5/2015	6/1/2015
FINAL PLAT	FEATHERSTONE ACRES	292 MILLER LANE	3	68.5070	4/22/2015	6/3/2015
SITE PLAN	DOG KENNEL: "THE FURRY GODMOTHER" /	11230 SONORA HARDIN SPRINGS ROAD (KY 84)	0	3.7000	6/16/2015	6/17/2015
			9	193.5110		

Total Records: 12

The next Board meeting is scheduled for Thursday, 23 July 2015 at 5:00 PM

Hardin County Board of Adjustment
Three Hundred Forty First Meeting
 Meeting Room, H. B. Fife County Government Building
 4 June 2015 5:00 p.m.

1. Call to Order
2. Unfinished Business
3. New Business

5:00 PM – AMENDED CONDITIONAL USE PERMIT – Auto Body Repair
 KELLY DEPEW & ARTHUR BROWN are requesting approval of an Amended Conditional Use Permit to continue to allow for a Auto Body Shop to remain on the property. The property is a ±2 acre site located at 10112 Leitchfield Road, Cecilia, KY within the Stephensburg Rural Village and is Zoned Rural Residential (R-2).

5:00 PM – CONDITIONAL USE PERMIT – Beauty Shop
 PHILLIP & JULIE BEWLEY are requesting approval of a Conditional Use Permit to allow for the conversion of an Accessory Structure into a Beauty Shop. The property is a 9 acre site located at 776 Upper Colesburg Road, Elizabethtown, KY within the East Urban Area and zoned Rural Residential (R-2).

A. Consideration and action on the Minutes of the meeting held 7 May 2015 (*Attached Pgs 3-7*)

APRIL 2015 REPORT

<p>Plats Recorded:</p> <ul style="list-style-type: none"> • 11 Subdivision plats were approved for the month • 24 Subdivision plats were approved for the year 	<p>New Lots Created:</p> <ul style="list-style-type: none"> • 14 New lots approved for the month • 23 New lots approved for the year
<p>Building Permits:</p> <ul style="list-style-type: none"> • 11 SFD Permits for the month • 31 SFD Permits for the year • 79 Total Building Inspections for the month • 377 Total Building Inspections for the year • 129 Total Building Permits for the year 	<p>Electrical Permits (6 Jurisdictions):</p> <ul style="list-style-type: none"> • 93 Total Permits for the month • 247 Total Permits for the year • 127 Total Electrical Inspections for the month • 558 Total Electrical Inspections for the year

Board Agenda

4 June 2015

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The following items are for information only and do not require Commission action:

WELLHEAD PROTECTION PLAN (WHPP) The Hardin County Water District No. 1 is currently working on updating their WHPP, in which the District has asked for county. A meeting was held on 11 May 2015 to discuss the update on the 5-year plan.

2015 APA-KY SPRING CONFERENCE Adam and Wesley joined fellow Kentucky planners in Owensboro, Kentucky for the APA-KY Spring Conference. The education sessions, exciting networking opportunities, and some good old planning fun!

CIRCUIT COURT HEARING A motion for an injunction was present to Judge Easton in Circuit Court on 19 May 2015 for the Albert Miller Property on New Glendale Road. Court proceedings will continue in June in an attempt to achieve compliance with the Zoning Ordinance.

Review Type	Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
FINAL PLAT	JUNIOR WELDING SUBDIVISION	350 BACON CREEK ROAD	0	0.000	5/13/2015	5/27/2015
FINAL PLAT	DEVON BROOK ESTATES	3871 SPORTSMAN LAKE ROAD	1	0.489	5/18/2015	5/27/2015
FINAL PLAT	JODYS ACRES	MEETING CREEK ROAD	4	35.166	5/6/2015	5/27/2015
FINAL PLAT	KRIEGER ACRES	1330 BERRYTOWN ROAD	2	10.989	4/29/2015	5/6/2015
FINAL PLAT	THE ORCHARD, LOT 34B	48 W ANJOU COURT	0	0.000	4/29/2015	5/26/2015
FINAL PLAT	DUNRAVEN PLACE, SECTION 2, LOTS 17-20	SOUTH ANTELOPE COURT	0	0.000	4/16/2015	4/24/2015
FINAL PLAT	LARK HAVEN ESTATES, LOT 1	RINEYVILLE SCHOOL ROAD	0	0.977	4/17/2015	4/25/2015
FINAL PLAT	END OF TRAIL 2	S GRANDVIEW CHURCH ROAD	1	5.000	4/17/2015	4/26/2015
FINAL PLAT	JUNIOR WELDING SUBDIVISION	350 BACON CREEK ROAD	2	13.197	4/13/2015	4/27/2015
FINAL PLAT	AMENDED RECORD PLAT OF ARCHER HOLLOW & RECORD PLAT OF OAK HILL ACRES	1100 EASTVIEW ROAD	1	22.500	4/9/2015	4/28/2015
FINAL PLAT	GREEN RIDGE TREE FARM, SECTION 1, LOT 1 & SECTION 2	BARDSTOWN ROAD (US 62)	3	15.744	3/24/2015	4/28/2015
			14	104.0620		

Total Records: 11

The next Board meeting is scheduled for Thursday, 18 June 2015 at 5:00 PM

Hardin County Board of Adjustment

Three Hundred Fortieth Meeting

Meeting Room, H. B. Fife County Government Building

7 May 2015 5:00 p.m.

1. Call to Order
2. Unfinished Business
3. New Business

5:00PM – **AMENDED CONDITIONAL USE PERMIT – Commercial Kennel (Sit, Stay, & Play)** JENNIFER HOFMANN is requesting approval of an Amended Conditional Use Permit to allow for a commercial dog kennel to remain on the property. The property is a ±1.17 acre site located on the east side of North Dixie Highway (US-31W) with an address of 6280 North Dixie Highway (US-31W), Elizabethtown, KY within the North Dixie Corridor Planning Area and is Zoned General Commercial (C-2).

5:15 - **VARIANCE – Required Road Frontage and 1:3 lot width-to-length ratio**

The owner, GLENN ASAUSKAS, is requesting relief from the required road frontage and the 1:3 length-to-width ratio to allow for additional acreage to be merged to Lot 1 of Archer Hollow Subdivision a proposed 11.23 acre site with an address of 110 Eastview Road, within the Natural Resource Planning Area and zoned Rural Residential (R-2).

5:30 - **VARIANCE – Front Building Setback**

The owner, DONNA MATTINGLY, is requesting relief from the front building setback to allow for a proposed 10’x 16’ front deck. The property is a ± 0.689 acre site, with an address of 264 Fentrees Blvd, Elizabethtown, KY 42701, within the North Urban Planning Area and zoned Urban Residential (R-1).

- A. Consideration and action on the Minutes of the meeting held 23 April 2015 (*Attached pgs.3-9*).

APRIL 2015 REPORT

Plats Recorded: <ul style="list-style-type: none">• 9 Subdivision plats were approved for the month• 20 Subdivision plats were approved for the year	New Lots Created: <ul style="list-style-type: none">• 10 New lots approved for the month• 14 New lots approved for the year
Building Permits: <ul style="list-style-type: none">• 11 SFD Permits for the month• 31 SFD Permits for the year• 80 Total Building Inspections for the month• 246 Total Building Inspections for the year• 129 Total Building Permits for the year	Electrical Permits (6 Jurisdictions): <ul style="list-style-type: none">• 93 Total Permits for the month• 247 Total Permits for the year• 127 Total Electrical Inspections for the month• 436 Total Electrical Inspections for the year

Board Agenda

7 May 2015

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TYPE	SUBDIVISION NAME	ACCESS ROAD	LOTS	ACRES	FP RECORDED
RECORD PLAT	End of the Trail 2	S. Grandview Church Rd	1	5	06-May-15
RECORD PLAT	Krieger Acres	Berrytown Road	2	10.99	06-May-15
AMENDED PLAT	Green Ridge Tree Farm, Section 1, Lot 1 & Green Ridge Tree Farm, Section 2	Bardstown Road (US 62)	3	15.744	28-Apr-15
AMENDED PLAT	Dunraven Place, Section 2, Lots 17-20	South Antelope Court	0	0	24-Apr-15
NEW LOTS SINCE LAST MEETING			6		

The next Board meeting is scheduled for Thursday, May 21, 2015 at 5:00 PM

**** No Public Hearings have been scheduled ****

**Hardin County Board of Adjustment
Three Hundred Thirty Ninth Meeting**

Meeting Room, H. B. Fife County Government Building
23 April 2015 5:00 p.m.

1. Call to Order
2. Unfinished Business
3. New Business

5:00PM – AMENDED CONDITIONAL USE PERMIT – Blair Trucking Company

Donnie & Debbie Blair are requesting approval of an Amended Conditional Use Permit to allow for 2 trucks and tractor trailers on the property. The property is a 6.85 acre site located on the west side of Bacon Creek Road, north of the intersection Ring Road with an address of 229 Bacon Creek Road, Elizabethtown, KY within the Industrial Park Planning Area and is Zoned Urban Residential (R-1).

5:15PM –CONDITIONAL USE PERMIT – Residential Improvement on Commercial Property

Ralph Allen is requesting approval of a Conditional Use Permit to allow for a 10'x12' utility room addition with a 6'x8' porch to be added to the dwelling. The property is a 0.6 acre site located at the intersection of Rineyville Road & Rineyville School Road with an address of 44 Rineyville School Road, Rineyville, KY within the Rineyville Rural Village Planning Area and is Zoned Convenience Commercial (C-1).

5:30PM - VARIANCE –Front Building Setback Lines

The owners, JPMorgan Chase Bank, and the Applicant, Isaiah House Inc., are requesting approval of a Variance for relief from the Front Building Setback Line to allow for the fire damaged home to be remodeled. The property is a \pm 1.0 acre site located at 1328 Rineyville School Rd, Rineyville, KY, 40162, within the West Urban Planning Area, and zoned Rural Residential (R-2).

5:45PM - VARIANCE –Front Building Setback Lines

The owners, Doug and Kathy Miller, are requesting approval of a Variance for relief from the Front Building Setback Line to allow for a Manufactured Home to be placed on the property. The property is a \pm 0.82 acre site located 15515 Sonora Hardin Springs Road, Eastview, KY 42732, within the West Hardin Planning Area, and zoned Rural Residential (R-2).

6:00PM –AMENDED CONDITIONAL USE PERMIT – Amusement Enterprises (Indoor Gun Range)

CMK Properties are requesting approval of a Conditional Use Permit to allow for an amusement enterprise (Indoor Gun Range). The property is a 13.5 acre site located on the west side of US 31W, between Reffett Lane and Budco Lane with an address of 3175 South Dixie Highway, Elizabethtown, KY within the South Dixie Corridor Planning Area and is Zoned General Commercial (C-2).

Board Agenda

23 April 2015

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A. Consideration and action on the Minutes of the meeting held 5 March 2015 (*Attached pg.3-5*).

The following items are for information only and do not require Commission action.

DUNRAVEN PLACE On 14 April, Fiscal Court accepted the three streets and drainage ways of Dunraven Place. The development began in 2009 and is located at the intersection of Patriot Parkway and Boone Road (36 Lots and 28 acres).

ISSUES AND INSIGHT On 17 April, Wesley Wright appeared as a guest on Issues and Insights with Host Melanie Parker. The topics included the New Government Building, 2014 Annual Review, the 2015 Outlook and the Subdivision Regulations.

RADCLIFF HB 55 TRAINING The City of Radcliff along with Pike Legal will host a Planning & Zoning Training session this Saturday, April 25 with registration starting at 8:00 a.m. The venue has been changed to the Radcliff Appliance Parts at 75 Nature Trail in Radcliff (Joe Prather Highway at Logsdon Parkway)

WELLHEAD PROTECTION PLAN (WHPP) The Hardin County Water District No. 1 is currently working on updating their WHPP, in which the District has asked for county participation. The plan implemented in order to protect the District’s two sources – Head of Rough and Pirtle Spring – from contamination. Part of the WHPP includes coordinating a planning team whose major responsibilities are to develop management strategies for the WHPP and assessing future needs of the community.

MARCH 2015 REPORT

Plats Recorded: <ul style="list-style-type: none">• 6 Subdivision plats were approved for the month• 11 Subdivision plats were approved for the year	New Lots Created: <ul style="list-style-type: none">• 3 New lots approved for the month• 4 New lots approved for the year
Building Permits: <ul style="list-style-type: none">• 9 SFD Permits for the month• 20 SFD Permits for the year• 70 Total Building Inspections for the month• 203 Total Building Inspections for the year• 78 Total Building Permits for the year	Electrical Permits (6 Jurisdictions): <ul style="list-style-type: none">• 70 Total Permits for the month• 155 Total Permits for the year• 102 Total Electrical Inspections for the month• 309 Total Electrical Inspections for the year

The next Board meeting is scheduled for Thursday, May 7, 2015 at 5:00 PM

**Hardin County Board of Adjustment
Three Hundred Thirty Ninth Meeting**

Meeting Room, H. B. Fife County Government Building
05 March 2015 5:00 p.m.

1. Call to Order
2. Unfinished Business
3. New Business

5:00PM – CONDITIONAL USE PERMIT – Residential Improvement on Commercial Property Ralph Allen is requesting approval of a Conditional Use Permit to allow for a 10'x12' utility room addition with a 6'x8' porch to be added to the dwelling. The property is a 0.6 acre site located at the intersection of Rineyville Road & Rineyville School Road with an address of 44 Rineyville School Road, Rineyville, KY within the Rineyville Rural Village Planning Area and is Zoned Convenience Commercial (C-1). Miller's Flooring carpet business is located on the same site as the dwelling.

5:15PM – AMENDED CONDITIONAL USE PERMIT – Blair Trucking Company Donnie & Debbie Blair are requesting approval of an Amended Conditional Use Permit to allow for 2 trucks and tractor trailers on the property. The property is a 6.85 acre site located on the west side of Bacon Creek Road, north of the intersection with Ring Road with an address of 229 Bacon Creek Road, Elizabethtown, KY within the Industrial Park Planning Area and is Zoned Urban Residential (R-1).

- B. Consideration and action on the Minutes of the meeting held 5 February 2015 (*Attached pg.2-4*).

The next Board meeting is scheduled for Thursday, March 19, 2015 at 5:00 PM

**Hardin County Board of Adjustment
Three Hundred Thirty Eighth Meeting**

Meeting Room, H. B. Fife County Government Building
05 February 2015 5:00 p.m.

1. Call to Order
2. Unfinished Business
3. New Business

5:00PM – CONDITIONAL USE PERMIT – Dog Kennel

Ann Rene Bailey is requesting approval of a Conditional Use Permit to allow for the 40’ x 60’ accessory structure to be converted to a dog kennel for 25 dogs. The property is a 3.7 acre site located on the north side of the WK Parkway with an address of 11230 Sonora Hardin Springs Road, Eastview, KY within the North Urban Planning Area and is zoned Urban Residential (R-1). *(Hearing Packet provided).*

- A. Consideration and action on the Minutes of the meeting held 22 January 2015 *(Attached pg. 2-4).*

The following item is for informational purposes only:

RING ROAD AND THE WESTERN KY PARKWAY

Staff attended a meeting with the City of Elizabethtown and a representative of Love’s Travel Stops. The 93 acres at the southeast intersection of Ring Road and the Western Kentucky Parkway is being considered for development. The property is currently in Hardin County and will be consider for annexation.

PEAR ORCHARD RD/ PEAR ORCHARD RD NORTHWEST CORRIDOR

A public information meeting regarding proposed improvements to Pear Orchard Road and Pear Orchard Road Northwest is set for 5 to 7 p.m. Feb. 3 at Northside Baptist Church, 1800 Pear Orchard Road. Handouts containing information about the project, comment sheets and displays will be available. Representatives from the city and project consultants will be on hand to answer questions. In November of 2014, the Commission, Fiscal Court and the Elizabethtown City Council participated in a joint meeting to discuss the corridor.

TYPE	SUBDIVISION NAME	ACCESS ROAD	LOTS	ACRES	FP RECORDED
AMENDED PLAT	ROADWAY SUBDIVISION LOT 29	BLACK JACK RD	1	1.08	20-Jan-15
AMENDED PLAT	THE WOODS, SECTION 1, LOTS 13 & 14	WOODS COURT	0	0	12-Jan-15
NEW LOTS SINCE LAST MEETINGS			1		

The next Board meeting is scheduled for Thursday, March 5, 2015 at 5:00 PM

Hardin County Board of Adjustment
Three Hundred Thirty Seventh Meeting
 Meeting Room, H. B. Fife County Government Building
 22 January 2015 5:00 p.m.

1. Call to Order
2. Unfinished Business
3. New Business

5:00PM APPLICATION WITHDRAWN – CONDITIONAL USE PERMIT – Accessory Structure The owner, Juergen Schwan, is requesting approval of a Conditional Use Permit to allow for the 40’x72’ and the 62’x54’ existing Accessory Structures to remain on the property without a dwelling on site. The property is a proposed ± 2.9 acre site located on Lot 2 of Eden Falls Subdivision, in Elizabethtown, KY, within the North Urban Planning Area, and zoned Urban Residential (R-1)

5:15PM CONDITIONAL USE PERMIT – Permanent Accessory Dwelling
 The owner, Stephanie Meredith, is requesting approval of a Conditional Use Permit to allow for a 27’x44’, Permanent Accessory Dwelling to be constructed on the site. The property is a ± 8.04 acre site located at 224 Stith Lane in Rineyville, KY, within the Rineyville Rural Village, and zoned Urban Residential (R-1).

A. Consideration and action on the Minutes of the meeting held 8 January 2015

DECEMBER 2014 REPORT

<p>Plats Recorded:</p> <ul style="list-style-type: none"> • 4 Subdivision plats were approved for the month • 93 Subdivision plats were approved for the year 	<p>New Lots Created:</p> <ul style="list-style-type: none"> • 2 New lots were approved for the month • 117 New lots were approved for the year
<p>Building Permits:</p> <ul style="list-style-type: none"> • 7 SFD Permits for the month • 99 SFD Permits for the year • 67 Total Building Inspections for the month • 848 Total Building Inspections for the year • 346 Total Building Permits for the year 	<p>Electrical Permits (6 Jurisdictions):</p> <ul style="list-style-type: none"> • 71 Total Permits for the month • 766 Total Permits for the year • 137 Total Electrical Inspections for the month • 1501 Total Electrical Inspections for the year

Board Agenda
 22 January 2015
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TYPE	SUBDIVISION NAME	ACCESS ROAD	LOTS	ACRES	FP RECORDED
AMENDED PLAT	Harvest View Subdivision, Lot 51	Harvest Drive	1	0	02-Dec-14
BOUNDARY SURVEY	Boundary Survey for James Wesley and Joy Carroll Miller (PAGE 2 OF 2)	Miller Rd		0	09-Dec-14
BOUNDARY SURVEY	Boundary Survey for James Wesley and Joy Carroll Miller (PAGE 1 OF 2)	Miller Rd		0	09-Dec-14
AMENDED PLAT	Mayfair Place Subdivision, Section 1, Lot 1A & 2A	Rineyville Big Springs Rd (KY HWY 220)		0	15-Dec-14
RECORD PLAT	Phillips Property	Devers Rd	1	25.77	16-Dec-14
AMENDED PLAT	JAGGERS ESTATES, SECTION 3, LOT 6A	SMITH MILL RD		0	31-Dec-14
AMENDED PLAT	The Woods, Section 1, Lots 13 & 14	WOODS COURT	0	0	12-Jan-15
AMENDED PLAT	Roadway Subdivision, Lot 29	Black Jack Rd	1	1.08	20-Jan-15

The next Board meeting is scheduled for Thursday, February 5 2015 at 5:00 PM

**Hardin County Board of Adjustment
Three Hundred Thirty Sixth Meeting**

H. B. Fife Courthouse

8 January 2015 5:00 p.m.

1. Call to Order
2. Unfinished Business

CONTINUED CONDITIONAL USE PERMIT – Rock Quarry

The Owners, William and Judith Lively and Hanson Aggregates are requesting approval of an Amended Conditional Use Permit to allow for the expansion of the existing Hanson Rock Quarry. The Quarry is a \pm 180 acre site located at 607 Quarry Rd, south of Upton City Limits and north of Hart County line within the South Hardin Planning Area and zoned Heavy Industrial (I-2).

3. New Business

5:00PM VARIANCE –Front Building Setback Lines

The owners, Sharon Oliver, is requesting approval of a Variance for relief from the 40' Front Building Setback Line to allow for the existing wood deck to remain on the property. The property is a \pm 0.59 acre site located in the Sportsman Lake Subdivision, Block 7, Lot 8, at 414 Lake Shore Drive, Elizabethtown, KY 42701, within the Valley Creek Urban Planning Area, and zoned Urban Residential (R-1).

5:15PM CONDITIONAL USE PERMIT – Accessory Structure

The owners, David & Clarissa Yates, are requesting approval of a Conditional Use Permit to allow for the construction of a 30' x 60' Accessory Structure that exceeds the size of the dwelling on site. The property is a \pm 4.9 acre site located in at 198 Lewis Lane in Cecilia, KY 42724, within the Natural Resource Area, and zoned Rural Residential (R-2).

- A. Consideration and action on the Minutes of the meeting held 18 December 2014

The next Board meeting is scheduled for Thursday, 22 January 2015 at 5:00