



Hardin County Board of Adjustment

18 June 2026

**County Government Center
Second Floor Meeting Room**

Owner: Zachary Jones & Jimmy Wheeler



Location A 15.03 acre site located on Bacon Creek Road, Elizabethtown, KY and known as Lot 3A of Myna Acres

Zoned Urban Residential (R-1)

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

Bacon Creek Road

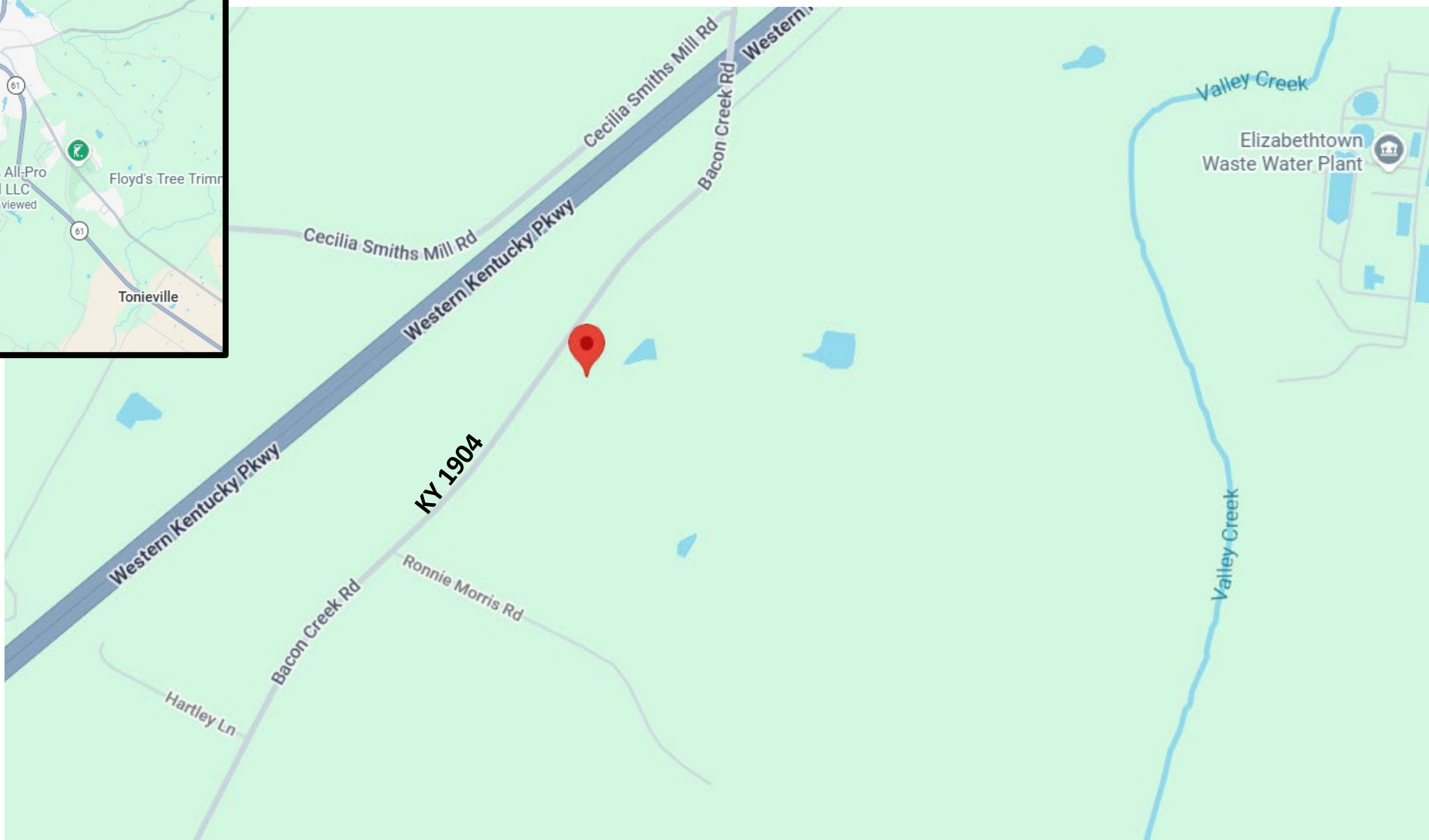
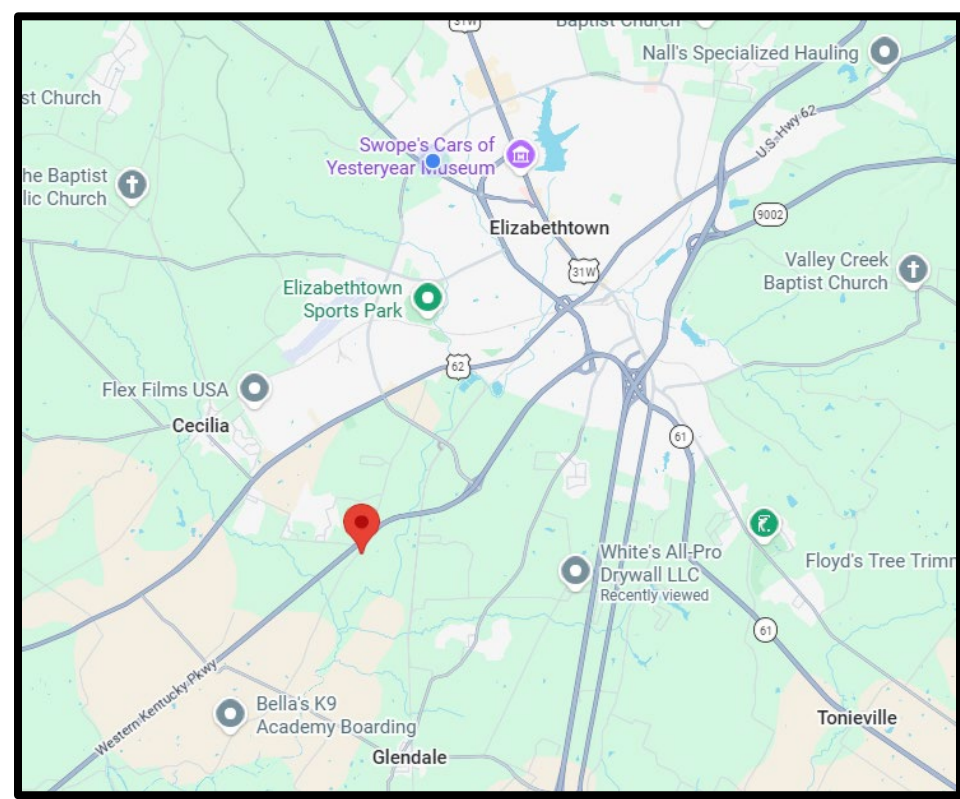
Variance

SUMMARY REPORT

LISTING OF EXHIBITS

- A. Vicinity Map**
- B. Zoning Map**
- C. Environmental Features**
- D. Plat of Myna Acres (xxxx)**
- E. Character of the site**
- F. Proposed Plat**
- G. Photos of the Site**
- H. Analysis of other Variances from the 1:4 ratio**
- I. *Comprehensive Development Guide**
- J. *Development Guidance System Ordinance**

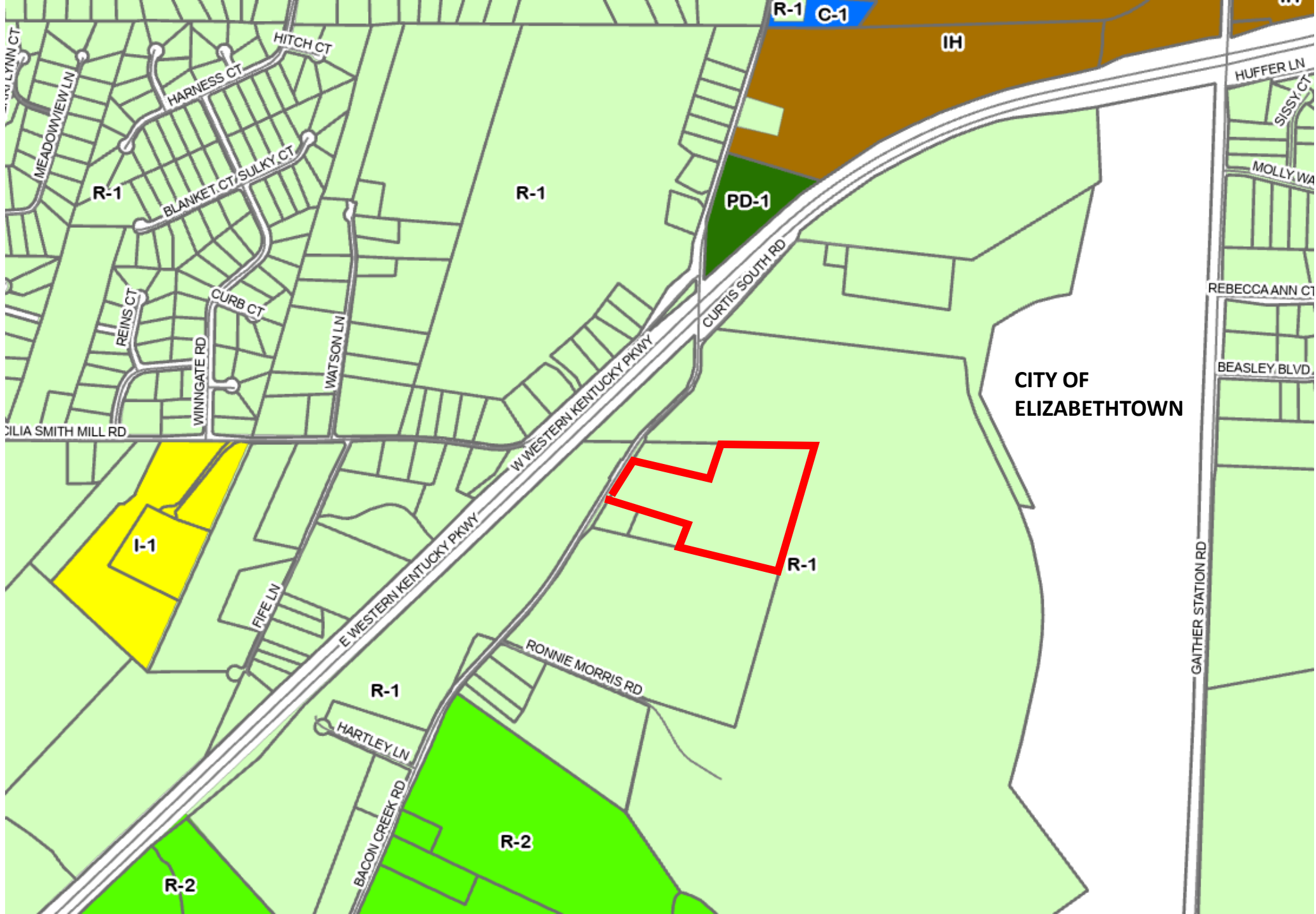
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MasterZone

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





FIFE LN

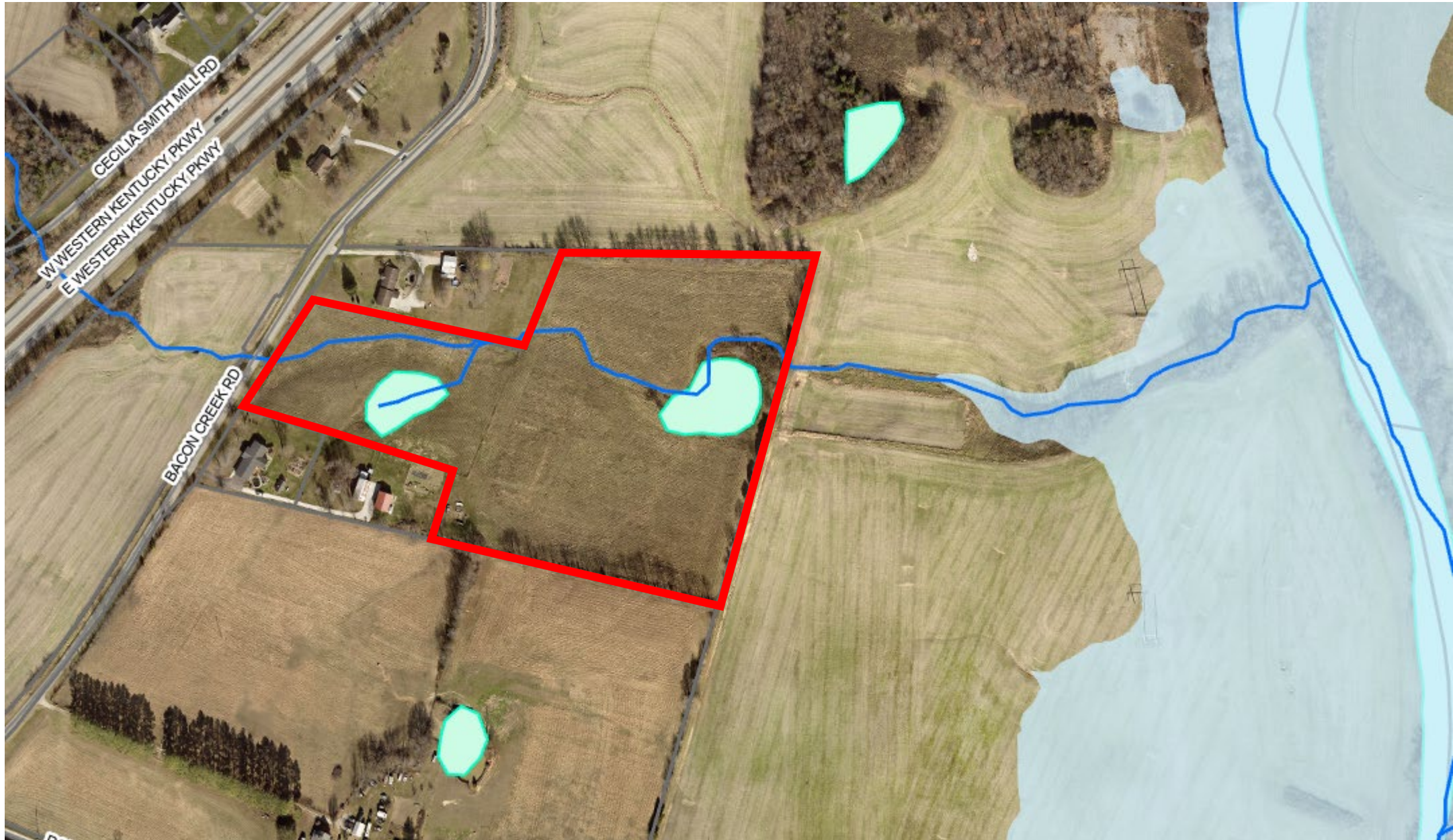
WESTERN KENTUCKY PKWY

BACON CREEK ROAD (KY 1904)

CURTIS SOUTH RD

GATHER STATION RD

- Streams 2023
- Hardin_Wetlands
- Hardin_100Flood
- hardin_sinkhole





Description BARN
Year Built 2024

Square Footage 3600
Condition C

PROPOSED PLAT



VARIANCE REQUEST

Both proposed Lot 3B & 3C exceed the 1:4 lot width-to-length ratio

Lot 3B
1:6.4 ratio

Lot 3C
1:6.7 ratio







Outbuildings

Description BARN
Year Built 2024

Square Footage 3600
Condition C





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	APPROVED	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
5/1/2026	JONES ZACHARY E & JIMMY D WHEELER	BACON CREEK ROAD, ELIZABETHTOWN, KY	MYNA ACRES, LOT 3A	15.030	175.00	1,174.45	PENDING	6.71
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
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 OF MAURICE'S ACRE SUBDIVISION SECTION 2 - VARIANCE FROM 1:4 LOT WIDTH-TO-LENGTH RATIO	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

Group Total: 41

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 1:4 lot width-to-length ratio to allow for Lot 3A of Myna's Acres to be further subdivided into two lots.**
- 2. An Amended Record Plat with a Variance Note shall substitute for the Site Plan.**
- 3. A Certificate of Land Use Restrictions shall be recorded in the Office of the Hardin County Clerk.**

OR

Motion to Deny

Owner: Laquita & Lonnie Gaskins



Location A 1.012 acre site located at 260 Briggs Lane, Vine Grove, KY

Zoned Urban Residential (R-1)

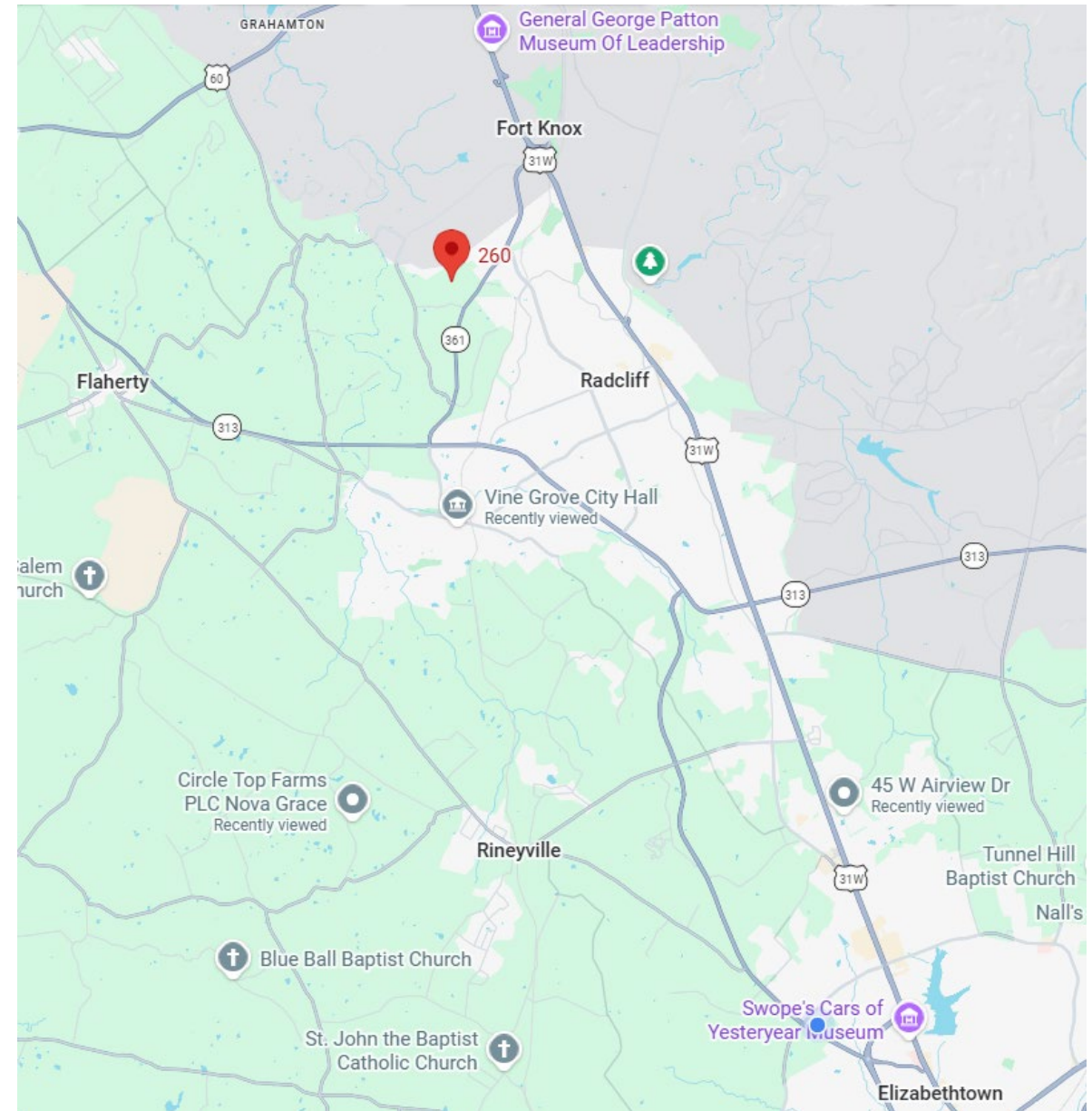
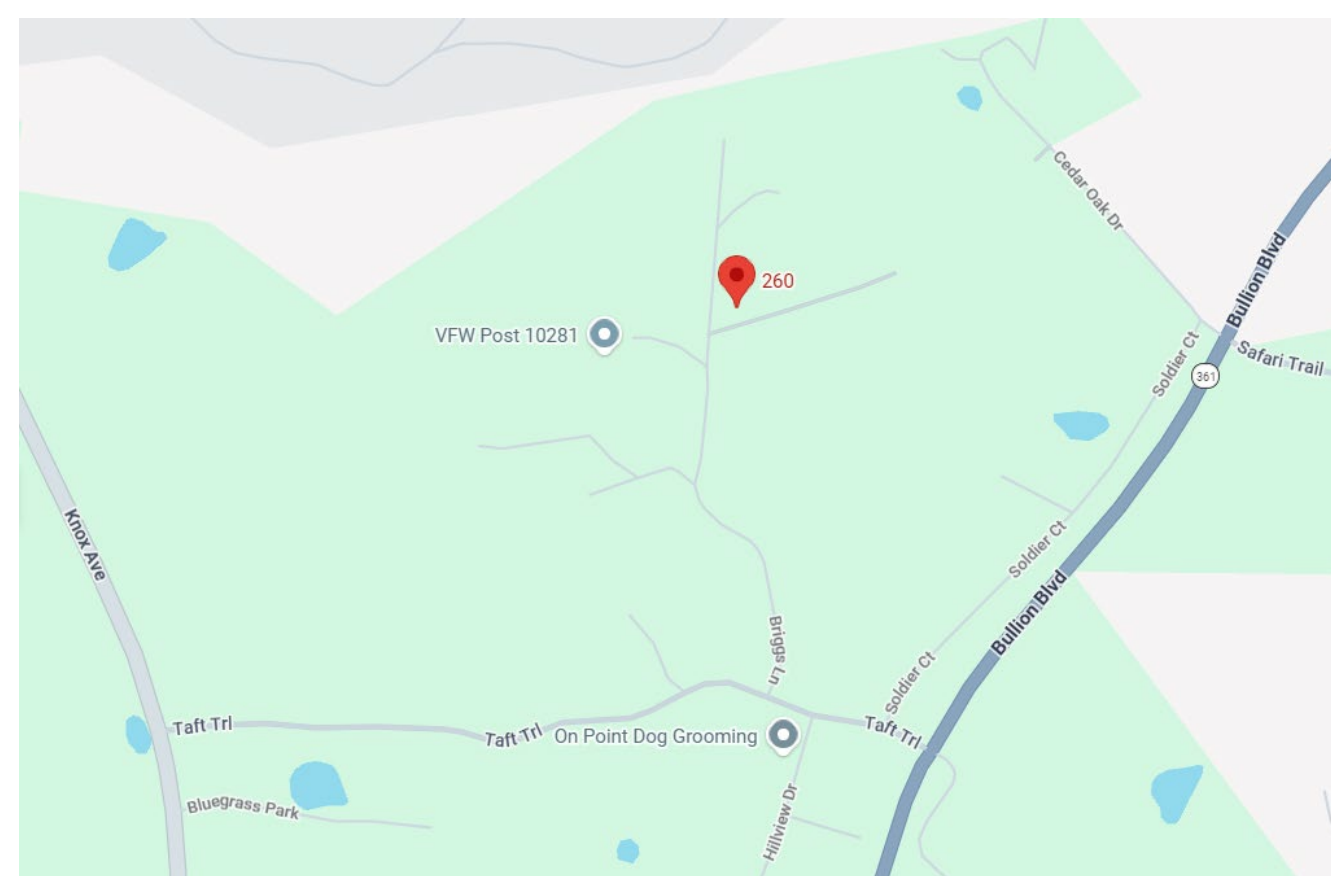
Request for a **Conditional Use Permit to allow for an accessory structure (10'x12' shed) with electricity on a vacant lot**

260 Briggs Lane
Conditional Use Permit
SUMMARY REPORT

LISTING OF EXHIBITS

- A. Vicinity Map**
- B. Zoning Map**
- C. Environmental Features**
- D. Character of the Site Analysis**
- E. Site Plan**
- F. Photos of the Site**
- G. Character of the Area Analysis**
- H. *Comprehensive Development Guide**
- I. *Development Guidance System Ordinance**

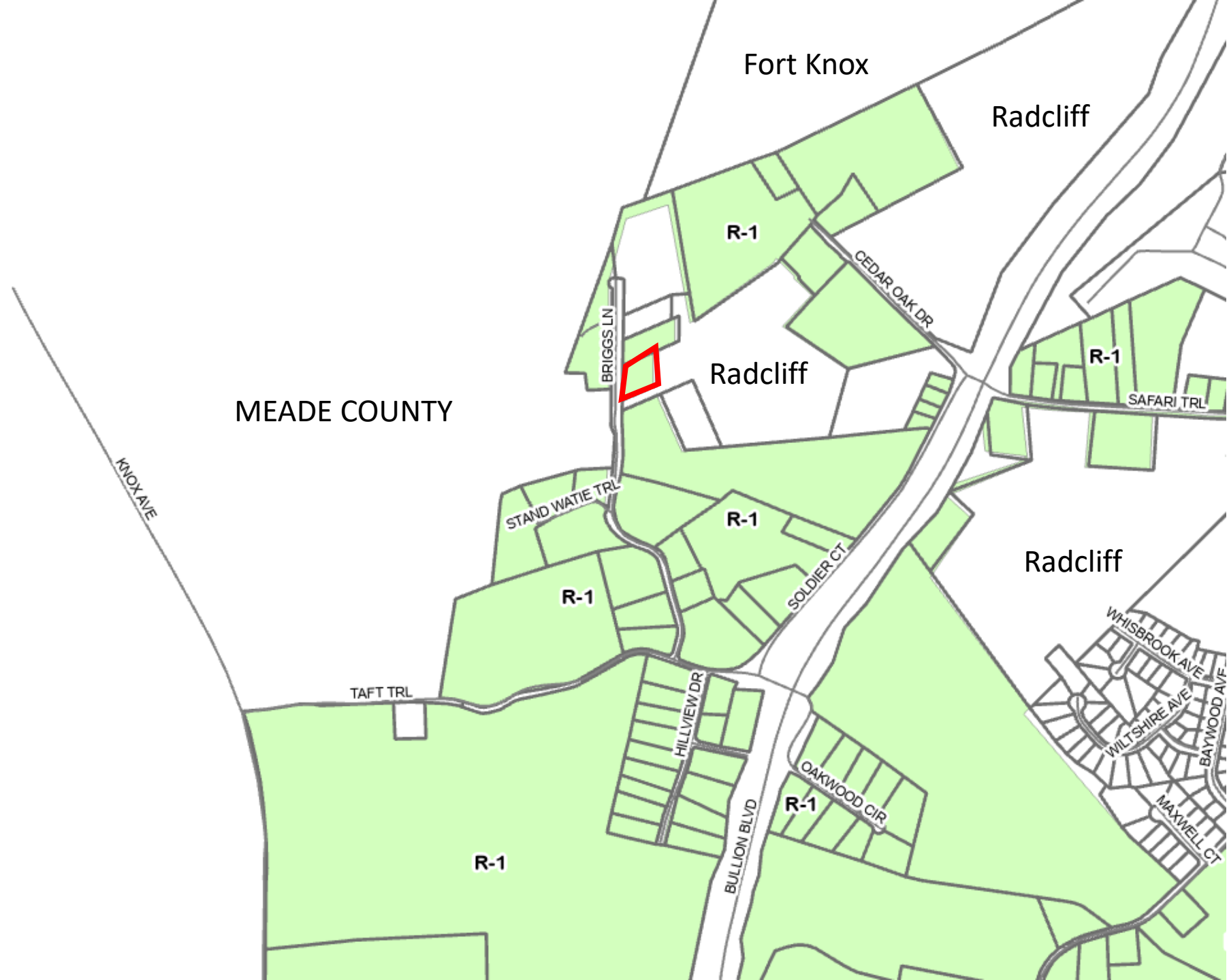
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MasterZone

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



- Streams 2023
- Hardin_Wetlands
- Hardin_100Flood
- hardin_sinkhole





20.3
acres







Laquita & Lonnie Gaskins
260 Briggs Lane, Vine Grove, KY
Conditional Use Permit for a
10'x12' shed on a vacant lot







Driveway



“Briggs Lane” beyond
county maintenance





1	BRIDGE COUNTY	2199	7	BRIDGE/MTL	00	0.291	24	PAVED	1982-12-20	25	RESURF
1	BRIGGS LANE	1540	8	N/A	OOS	0.291	19	PAVED	1982-12-20	25	RESURFACED 2001

Permit Date	Owner	PVA Map Number	Type	Zone	Project / Subdivision Name	Request	Site Address	Status
05/08/2026	GASKINS, LAQUITA & LONNIE	116-00-00-003.04	CONDITIONAL USE PERMIT	R-1 - URBAN RESIDENTIAL ZONE	GASKINS - 10'X12' SHED ON A VACANT LOT	TO ALLOW FOR AN ACCESSORY STRUCTURE WITH ELECTRICITY ON A VACANT LOT	260 BRIGGS LANE, VINE GROVE, KY	PENDING
03/23/2026	LONG, MICHAEL & ASHFORD, JULIE	270-10-00-021	CONDITIONAL USE PERMIT	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	APPROVED
01/05/2026	WILSON MICHAEL JUNIOR & BONNIE GAYLE	121-00-0B-062	CONDITIONAL USE PERMIT	R-1 - URBAN RESIDENTIAL ZONE	BLACKBURN ESTATES, SECTION 2, LOT 62	TO ALLOW FOR A 24'X26' GARAGE ON A VACANT LOT	140 DEFEW AVENUE, RINEYVILLE, KY	APPROVED
09/25/2025	DENNIS PATRICK & MALINDA	223-30-00-064	CONDITIONAL USE PERMIT	C-2 - GENERAL COMMERCIAL ZONE	RESIDENTIAL GARAGE ON COMMERCIAL PROPERTY	TO ALLOW FOR A RESIDENTIAL ACCESSORY STRUCTURE ON COMMERCIAL PROPERTY	1068 SPORTSMAN LAKE	WITHDRAWN
08/25/2025	NEWMAN HAROLD & SHIRLEY	232-20-00-025.03	CONDITIONAL USE PERMIT	R-1 - URBAN RESIDENTIAL ZONE	NEWMAN ACCESSORY STRUCTURE ON A VACANT LOT	TO ALLOW FOR A 40' X 80' GARAGE ON A VACANT LOT	1905 SPRINGFIELD RD	APPROVED
05/01/2025	TYLER WEBB	229-00-00-059	CONDITIONAL USE PERMIT	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
03/10/2025	ASHLEY HENSLEY	233-00-00-038	CONDITIONAL USE PERMIT	R-1 - URBAN RESIDENTIAL ZONE	A HENSLEY ACRES, LOT 1	ACCESSORY STRUCTURE ON A VACANT LOT	1738 VALLEY CREEK ROAD, ELIZABETHTOWN, KY	APPROVED
11/22/2024	EMMERLING, MICHELLE & JEFFREY	129-00-00-002.05	CONDITIONAL USE PERMIT	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
08/01/2024	ROGERS RONNIE & MICHELE LEE	123-00-0A-062	CONDITIONAL USE PERMIT	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
05/20/2024	GIELOW THOMAS E & LINDA J	142-00-04-008 & 008.01	CONDITIONAL USE PERMIT	R-1 - URBAN RESIDENTIAL ZONE	GIELOW ACCESSORY STRUCTURE	TO ALLOW FOR A SHED ON A VACANT LOT	BURNS RD	APPROVED
09/28/2023	STEPHENS, CAROL & FLOYD	143-00-03-014	CONDITIONAL USE PERMIT	R-1 - URBAN RESIDENTIAL ZONE	OAKWOOD FARMS, LOT 1A	TO ALLOW FOR AN 18'X40' CARPORT ON A VACANT LOT	OAKWOOD COURT, RINEYVILLE, KY	APPROVED
05/10/2023	HARRISON JOANNE	116-00-00-020.02	CONDITIONAL USE PERMIT	R-1 - URBAN RESIDENTIAL ZONE	SAFARI TRAIL SUBDIVISION, LOT 1B - AG BARN ON VACANT LOT	TO ALLOW FOR A PREEXISTING 32'x45' AG BARN TO BE ON A VACANT LOT	350 SOLDIER COURT, VINE GROVE, KY 40175	APPROVED
03/15/2023	MILES KARI	141-00-03-011	CONDITIONAL USE PERMIT	R-1 - URBAN RESIDENTIAL ZONE	19 SHERMAN WOODS	TO ALLOW FOR A 44 X 48 ACCESSORY STRUCTURE TO BE PLACED ON SITE THAT EXCEEDS THE SIZE OF THE DWELLING	713 CEDAR DRIVE	WITHDRAWN
02/13/2023	KINDERVATER BRAD	224-00-00-060.02	CONDITIONAL USE PERMIT	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
11/01/2022	STURGEON PAUL D & SHARON P	063-00-00-012	CONDITIONAL USE PERMIT	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
10/14/2022	MORGAN PATRICK WAYNE & MELISSA	141-00-02-006	CONDITIONAL USE PERMIT	R-1 - URBAN RESIDENTIAL ZONE	HICKORY HEIGHTS, SECTION 1, LOT 7 - ACCESSORY STRUCTURE ON LOT WITHOUT A DWELLING	TO ALLOW FOR A 40'x48' METAL (OLYMPIC STEEL) BUILDING ACCESSORY STRUCTURE TO BE CONSTRUCTED WITHOUT A DWELLING ON SITE (VACANT)	921 HICKORY DRIVE, VINE GROVE, KY 40175	APPROVED
09/14/2022	EDWARDS DAVID S & MELISSA	127-00-01-002.01	CONDITIONAL USE PERMIT	R-2 - RURAL RESIDENTIAL ZONE	GREEN ACRES, LOT 13A - ACCESSORY STRUCTURE TO EXCEED THE SIZE OF THE HOME	TO ALLOW FOR THE CONSTRUCTION OF A 4480 SQ FT ACCESSORY STRUCTURE TO EXCEED THE SIZE OF THE HOME ON SITE	8179 LEITCHFIELD ROAD, CECILIA, KY 42724	APPROVED
06/22/2022	SISCO, WILBURN & KATHY	180-10-03-032	CONDITIONAL USE PERMIT	R-1 - URBAN RESIDENTIAL ZONE	TWIN OAKS SUBDIVISION, LOTS 32 & 33 AND TRACT 11 #1	TO ALLOW FOR A 32' X 60' HOOP BARN ON A VACANT LOT FOR HAY STORAGE	778 OAK DRIVE	WITHDRAWN
11/23/2021	REED W DOUGLAS & DONNA K	030-00-00-014.09	CONDITIONAL USE PERMIT	R-2 - RURAL RESIDENTIAL ZONE	ELITE CONTRACTING SERVICES OFFICE - ACCESSORY STRUCTURE	TO ALLOW FOR THE PROPOSED ACCESSORY STRUCTURE TO EXCEED THE SIZE OF THE HOME	2252 CONSTANTINE ROAD, CECILIA KY 42724	APPROVED
06/18/2021	MCCOMB JAMES L & KIMBERLY M	074-00-00-054	CONDITIONAL USE PERMIT	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	128-00-00-043.02	CONDITIONAL USE PERMIT	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
03/24/2021	ABDELGALIL ANNA & ELBERT JENT	246-00-00-061	CONDITIONAL USE PERMIT	R-1 - URBAN RESIDENTIAL ZONE	JENT - ACCESSORY STRUCTURE	TO ALLOW FOR THE EXISTING ACCESSORY STRUCTURE TO EXCEED THE SIZE OF THE HOME	2156 LOCUST GROVE RD	APPROVED

CUP for
Accessory
Structures
since 2017

07/22/2020	MAIN, JACK W III & MERIAH B	163-00-02-035	CONDITIONAL USE PERMIT	R-1 - URBAN RESIDENTIAL ZONE	LITTLE IRELAND 35 #4	FOR A 30'X30' ACCESSORY STRUCTURE TO BE BUILT ON A VACANT LOT	JIMMY CT., RADCLIFF, KY	APPROVED
06/25/2020	RIGGS TERRY & KATHY	224-00-00-080	CONDITIONAL USE PERMIT	R-1 - URBAN RESIDENTIAL ZONE		TO ALLOW FOR AN ACCESSORY STRUCTURE (46'x48' POLE BARN) TO BE BUILT ON A VACANT LOT	OFF SPORTSMAN LAKE RD	APPROVED
05/15/2020	MEREDITH-FIELDS, RANDALL C. & KACI J.	223-30-00-034	CONDITIONAL USE PERMIT	R-1 - URBAN RESIDENTIAL ZONE	ACCESSORY STRUCTURE	TO ALLOW FOR THE CONSTRUCTION OF A 40'X64' ACCESSORY STRUCTURE THAT EXCEEDS THE SIZE OF THE EXISTING SINGLE FAMILY DWELLING ON SITE	3564 S DIXIE HWY, ELIZABETHTOWN, KY	APPROVED
01/13/2020	PUCKETT BEVERLY	122-00-01-026.01	CONDITIONAL USE PERMIT	R-1 - URBAN RESIDENTIAL ZONE	LA VISTA, SECTION 2, LOT 88B	TO ALLOW FOR A 16'X24' ADDITION TO AN EXISTING ACCESSORY STRUCTURE (30'X24' POLE BARN) WITHOUT A DWELLING ON SITE (VACANT)	1296 RINEYVILLE SCHOOL ROAD, RINEYVILLE, KY	APPROVED
12/19/2019	NELSON, MARK & DEBRA	166-00-01-012	CONDITIONAL USE PERMIT	R-1 - URBAN RESIDENTIAL ZONE	RUTH ESTATES, LOT 12, #1	TO ALLOW FOR THE CONSTRUCTION OF A 60' X 80' BARN THAT WILL EXCEED THE SIZE OF THE HOME ON SITE.	2637 CECILIA ROAD	APPROVED
11/13/2019	BOARD GORDON & BERNETT	042-00-00-036	CONDITIONAL USE PERMIT	R-2 - RURAL RESIDENTIAL ZONE	EFFIES ACRES, LOT 3	TO ALLOW FOR THE CONSTRUCTION OF AN ACCESSORY STRUCTURE (50' X 110' = 5,500 SQ FT BARN) THAT WILL EXCEED THE SIZE OF THE HOME (1,386 SQ FT)	10457 HARDINSBURG ROAD, CECILIA, KY	APPROVED
08/02/2019	PADGETT GARY	228-00-01-008	CONDITIONAL USE PERMIT	R-3 - RESIDENTIAL ESTATE ZONE	QUAIL HOLLOW, LOT 8	TO ALLOW FOR AN ACCESSORY STRUCTURE ON SITE PRIOR TO THE CONSTRUCTION OF A DWELLING	15 N RIDGE RD	APPROVED
08/20/2018	CASSEL, ROSALEEN & JAMES	021-00-01-004.01	CONDITIONAL USE PERMIT	R-2 - RURAL RESIDENTIAL ZONE	FAITH MEADOWS, LOT 4A	TO ALLOW FOR AN ADDITION TO THE GARAGE THAT WILL EXCEED THE SIZE OF THE HOME	20529 SONORA HARDIN SPRINGS RD	APPROVED
06/15/2018	MCLAIN ROBERT J & CYNTHIA L	121-00-01-005	CONDITIONAL USE PERMIT	R-1 - URBAN RESIDENTIAL ZONE	HERITAGE ESTATES, SECTION 1, LOT 5A - ACCESSORY STRUCTURE	TO ALLOW FOR THE CONSTRUCTION OF AN ACCESSORY STRUCTURE (48'X60' POLE BARN) THAT EXCEEDS THE SIZE OF THE HOME ON SITE	160 HERITAGE TRAIL	APPROVED
04/26/2018	AKIN DEDRA & DARRYL SCOTT	243-00-02-085	CONDITIONAL USE PERMIT	R-1 - URBAN RESIDENTIAL ZONE	HILLSDALE EST LOT 85	TO ALLOW FOR THE CONSTRUCTION OF A 30' X 50' POLE BARN GARAGE THAT EXCEEDS THE SIZE OF THE HOUSE	50 RIDGEWAY DR W.	APPROVED
03/13/2018	BELL, KIMBERLY	223-00-0D-012	CONDITIONAL USE PERMIT	R-1 - URBAN RESIDENTIAL ZONE	SPORTSMAN LAKE 1A #2	TO ALLOW FOR AN ACCESSORY BUILDING ON A VACANT LOT	200 WOODS RD	APPROVED
02/27/2018	SULLIVAN JOSEPH R JR & DEBRA L	242-00-02-145	CONDITIONAL USE PERMIT	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
01/05/2018	HAMBLÉN BRAD	132-00-00-016	CONDITIONAL USE PERMIT	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
08/04/2017	BRUINGTON, COLLEEN & ROBERT	105-00-00-054	CONDITIONAL USE PERMIT	R-2 - RURAL RESIDENTIAL ZONE		TO ALLOW FOR THE CONSTRUCTION OF A 30'X30' CARPORT ON A VACANT LOT	LEITCHFIELD RD	APPROVED
07/24/2017	BURTON BETTY & DARREN	246-00-00-027	CONDITIONAL USE PERMIT	R-2 - RURAL RESIDENTIAL ZONE		TO ALLOW FOR THE CONSTRUCTION OF A 40'X60' GARAGE (2400 SQ FT) THAT EXCEEDS THE SIZE OF THE EXISTING HOME AND A VARIANCE FROM THE FRONT BUILDING SETBACK ALONG MIDDLE CREEK ROAD FOR THE CONSTRUCTION OF A 8'X12' FRONT PORCH.	1688 MIDDLE CREEK RD	APPROVED
07/13/2017	PIRTLE JON W JR & BRENDA	165-00-00-024.12	CONDITIONAL USE PERMIT	R-1 - URBAN RESIDENTIAL ZONE	DEER FIELD LOT 10A	TO ALLOW FOR CONSTRUCTION OF GARAGE	TWELVE POINT BUCK BLVD	APPROVED
07/11/2017	COTTRELL, FARRAH	046-00-00-016	CONDITIONAL USE PERMIT	R-2 - RURAL RESIDENTIAL ZONE		TO ALLOW FOR THE RECONSTRUCTION OF A 24'X20' BARN ON VACANT PROPERTY	821 NATHANS LN	APPROVED
06/01/2017	KELLY, SUE & GREG	259-00-01-036	CONDITIONAL USE PERMIT	R-3 - RESIDENTIAL ESTATE ZONE	CARTWRIGHT ESTATES	TO ALLOW FOR THE CONSTRUCTION OF A 16'X36' ACCESSORY STRUCTURE WITHOUT A DWELLING ON SITE (VACANT)	520 CARTWRIGHT ESTATES ROAD	APPROVED
04/21/2017	JONES RONNIE W & SUZANNE S OLDHAM	190-30-00-023	CONDITIONAL USE PERMIT	R-2 - RURAL RESIDENTIAL ZONE	LOVING SUBDIVISION, LOT 2	TO ALLOW FOR THE PROPOSED ACCESSORY STRUCTURE (30'X40' GARAGE) TO EXCEED THE SIZE OF THE EXISTING 920 SQ FT DWELLING	1774 GLENDALE HODG RD W	APPROVED
03/28/2017	MCCOY LAVONE	039-00-00-028	CONDITIONAL USE PERMIT	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

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

Owner: Betty Pullen



Location: A 0.525 acre site located at 6587 Franklin Crossroads Road, Cecilia, KY

Zoned: Rural Residential (R-2)

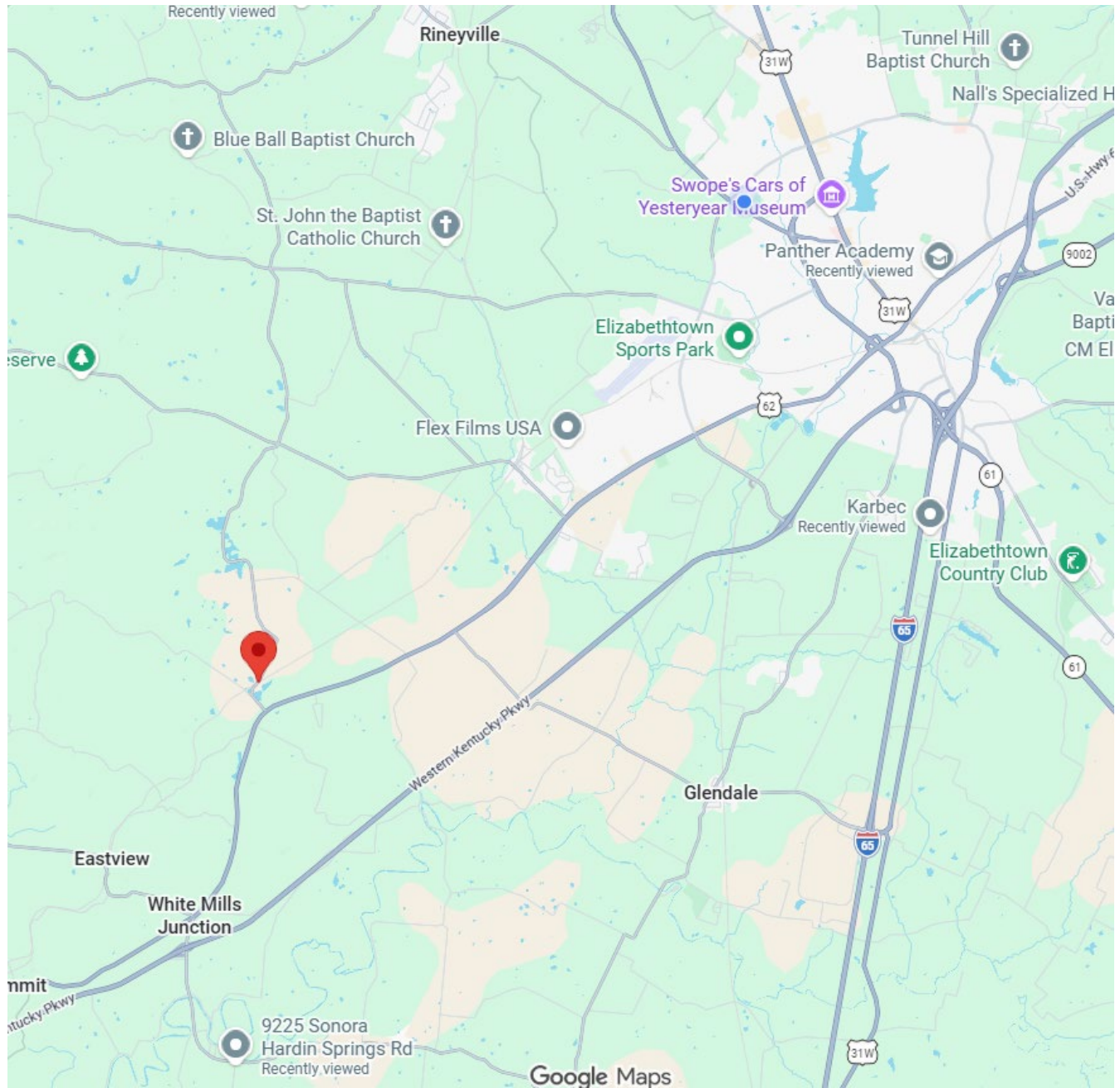
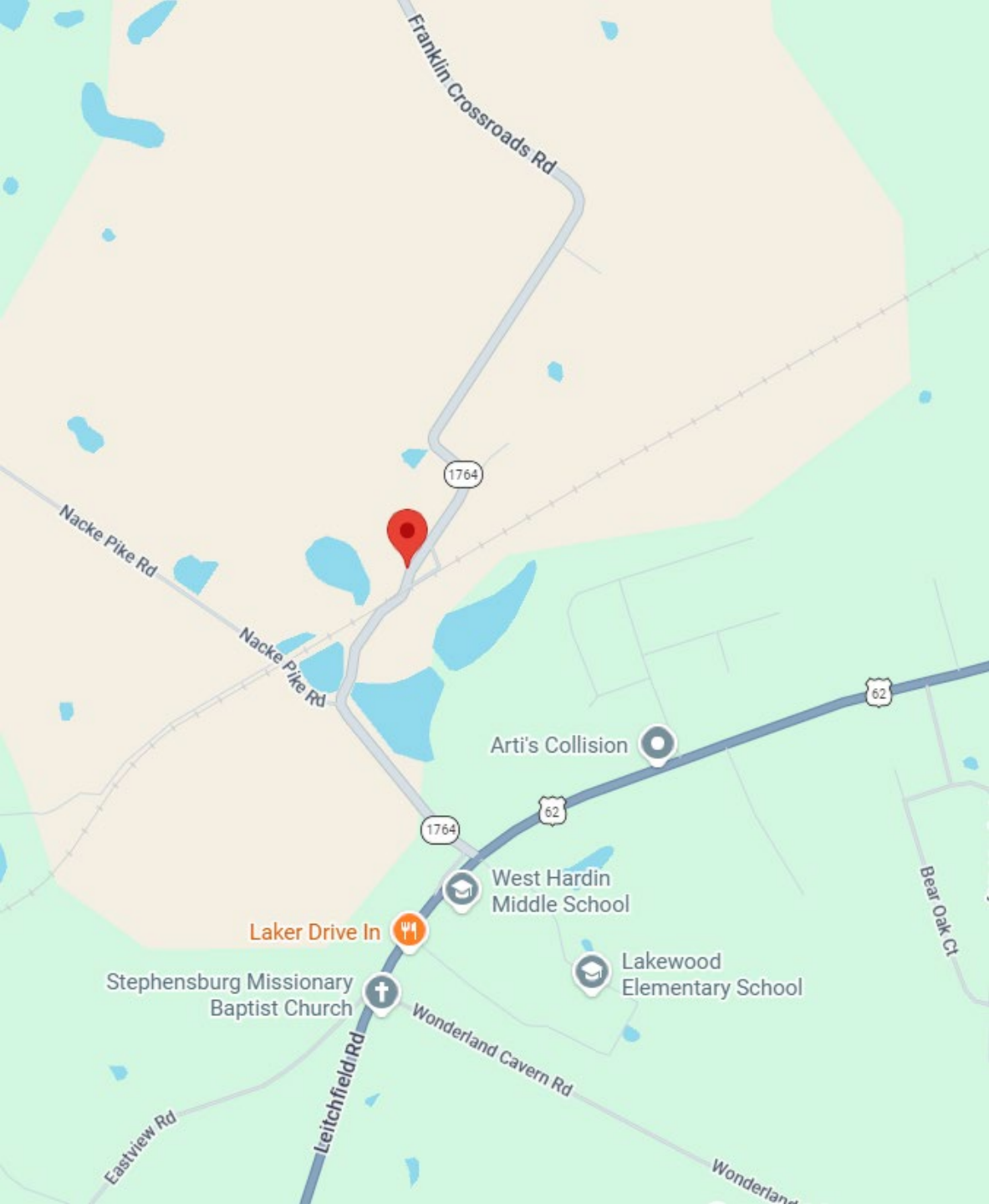
Requesting a **Variance from the front building setback for a proposed kitchen addition to the home**

**587 Franklin Crossroads Road
Variance
SUMMARY REPORT**

LISTING OF EXHIBITS

- A. Vicinity Map**
- B. Zoning Map**
- C. Environmental Features**
- D. Character of the Site**
- E. Site Plan**
- F. Photos of the Site**
- G. Character of the Area Analysis**
- H. *Comprehensive Development Guide**
- I. *Development Guidance System Ordinance**

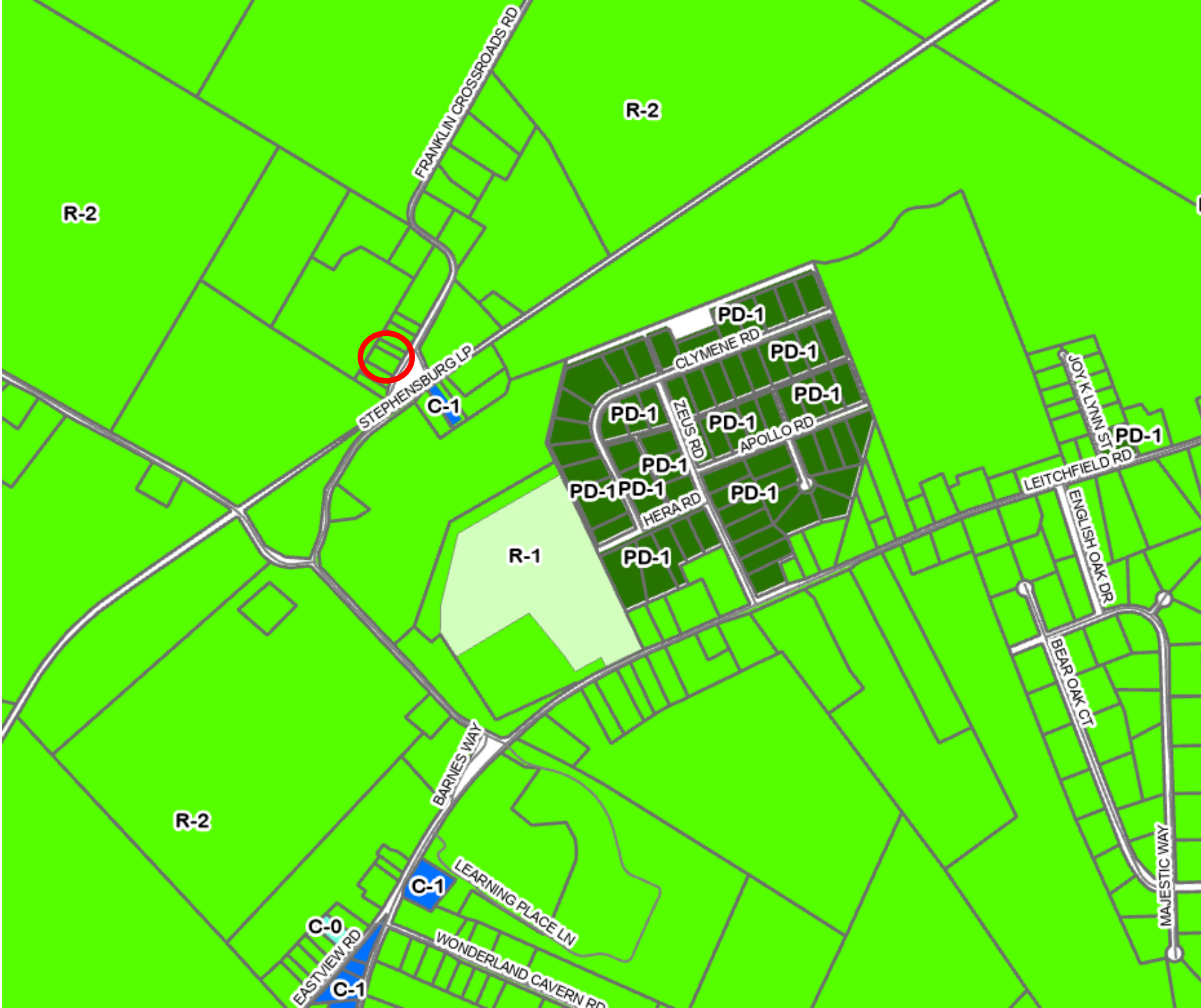
* Not Provided in PowerPoint



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
■





~GENERAL PLAT NOTES~

1. THE PROPERTY SHOWN HEREON IS SUBJECT TO ANY AND ALL LEGAL EASEMENTS AND RIGHT OF WAYS, RECORDED AND UNRECORDED, INCLUDING BUT NOT LIMITED TO THOSE SHOWN HEREON. THE PROPERTY SHOWN HEREON IS ALSO SUBJECT TO ANY PLAT RESTRICTIONS AND PLANNING AND ZONING REGULATIONS THAT MAY APPLY.
2. THIS SURVEY WAS PERFORMED AT THE DIRECTION OF THE CLIENT WITHOUT THE BENEFIT OF A TITLE SEARCH. THIS SURVEY IS SUBJECT TO ANY AND ALL FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH. NO ATTEMPT WAS MADE BY THE SURVEYOR TO RESEARCH THE TITLE OTHER THAN THAT WHICH IS NECESSARY FOR THE ESTABLISHMENT OF THE BOUNDARY BY THE MINIMUM STANDARDS OF THE STATE OF KENTUCKY AS NOTED IN THE SURVEYOR'S CERTIFICATE.
3. THIS BOUNDARY SURVEY DOES NOT DETERMINE LAND OWNERSHIP. A PROFESSIONAL LAND SURVEYOR ONLY PROVIDES AN OPINION OF PREVIOUSLY DESCRIBED PROPERTY LINES WHICH MAY OR MAY NOT BE UPHOLD BY A COURT OF LAW. UNWRITTEN RIGHTS MAY OR MAY NOT EXIST ON THE SUBJECT PROPERTY.
4. FIELD WORK WAS COMPLETED ON: JULY 11, 2018

GLENN & BENNIE LOU HAMMONS
DB 712, PG 145

CHRIS & ASHLEY PETERS
DB 1268, PG 103

WILLIAM & SHEILA PETERS
DB 1156, PG 470

1/2" REBAR
ID CAP STAMPED
"G.S. TURNER PLS 2153"

0.493 ACRES
21463.06 SQ.FT.

~PLAT LEGEND~

- -SET 1/2" X 24" STEEL REBAR WITH A YELLOW ID CAP STAMPED "J. LYNCH PLS 3953"
- -FOUND 1/2" STEEL REBAR WITHOUT AN ID CAP UNLESS OTHERWISE NOTED HEREON.
- ▲ -UNMARKED ROAD MEANDER POINTS
- -BOUNDARY LINES

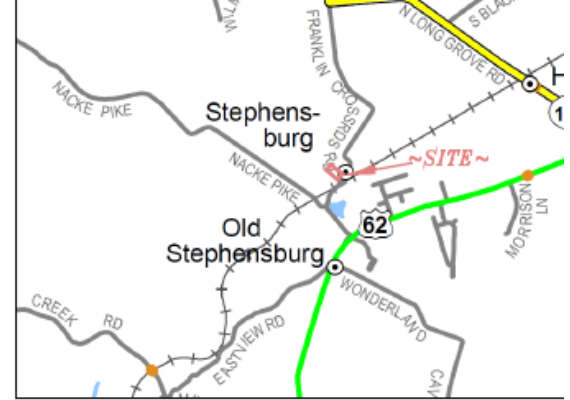
~SURVEY CERTIFICATION~

I HEREBY CERTIFY THAT THE SURVEY DEPICTED BY THIS PLAT WAS DONE BY PERSONS UNDER MY DIRECT SUPERVISION BY THE METHOD OF "RTK: GPS MEASUREMENT OR BY RANDOM TRAVERSE OR BY THIS SURVEY WAS PERFORMED USING USING DUAL FREQUENCY TOPCON HIPER V RECEIVERS (GGD), WITH THE REMAINDER USING A TOPCON PS 103A ROBOTIC TOTAL STATION. THIS SURVEY IS AN URBAN SURVEY AND MEETS ALL THE ACCURACY & PRECISION SPECIFICATIONS OF THIS CLASS AND/OR THE RELATIVE POSITIONAL ACCURACY OF EACH POINT IS (±0.05+100PPM). THE ANGULAR & LINEAR MEASUREMENTS HAVE NOT BEEN ADJUSTED FOR CLOSURE AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ALSO CERTIFY THAT ALL MONUMENTS INDICATED HERE DO ACTUALLY EXIST AND THAT THEIR LOCATIONS, SIZES AND MATERIALS ARE CORRECTLY INDICATED. BASIS OF BEARINGS: DEED BOOK 1156, PAGE 470

STATE OF KENTUCKY
JEREMY L. LYNCH
3953
LICENSED
PROFESSIONAL
LAND SURVEYOR

JEREMY L. LYNCH PLS 3953

DATE:



~VICINITY MAP~
(NOT TO SCALE)

~GRAPHIC SCALE~



BETTY PULLEN PROPERTY

587 FRANKLIN CROSSROADS ROAD

CLIENT: BETTY PULLEN
587 FRANKLIN CROSSROADS ROAD, CECILIA, KY. 42724
DRAWN BY: JLL SOURCE: DEED BOOK 1286, PG 371
SCALE: 1"=40' DATE: 07/11/18 JOB #:18-071

Lynch Land Surveying

(270) 401-8140 ~ jlynch3953@hotmail.com
3049 LILAC ROAD, LETTCHFIELD, KENTUCKY 42754

THIS PLAT REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 18:150.

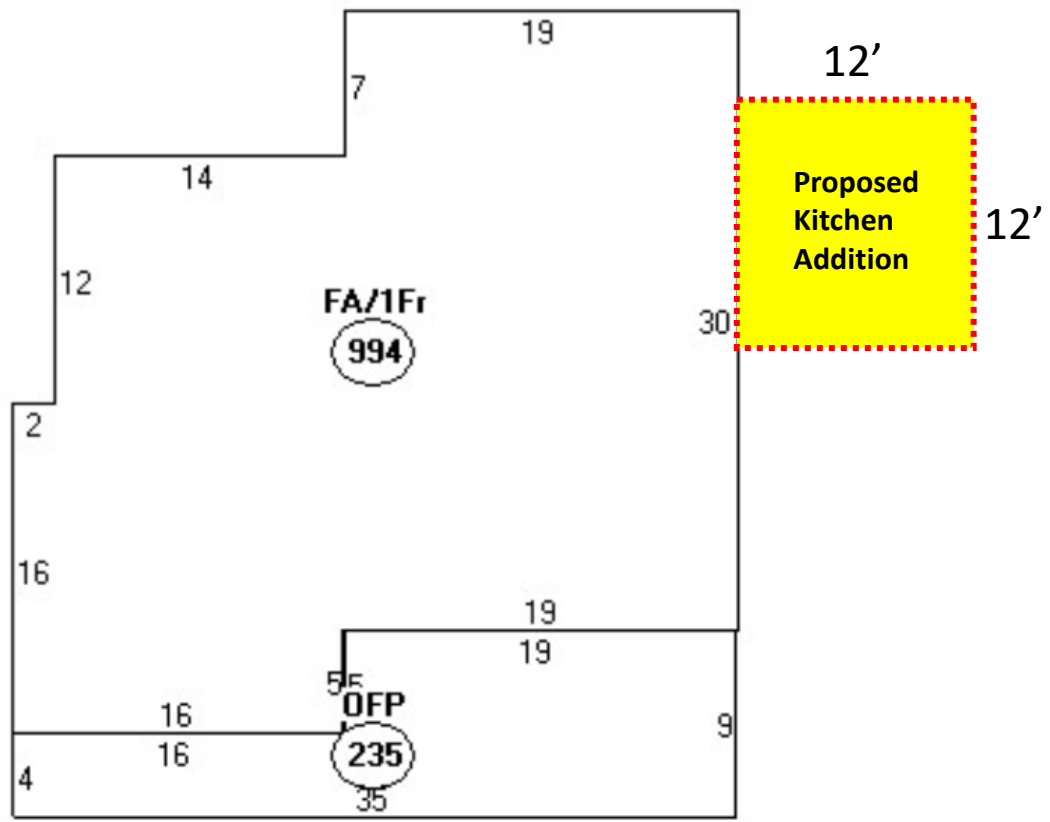


Betty Pullen
587 Franklin Cross Road, Cecilia, KY
Variance from front building setback for
proposed addition to the home (54' to C/L)

Variance Request
40' front setback
20' to centerline of road (40' R/W)
60' required

6' variance request





Improvement Information

Description		Finished Basement %	0
Type of Residence	1-STORY RANCH	Bedrooms	2
Year Built	1875	Full Baths	1
Num Stories	1	Half Baths	0
Above Ground Sqft	1242	Exterior	FRAME
Total Living Area	1242	Heat	ELECTRIC
Basement	NONE/SLAB	Air Condition	BASIC
Basement Sqft	0	Fireplace	0
Basement Sqft Finish	0		















CHARACTER OF THE AREA



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.

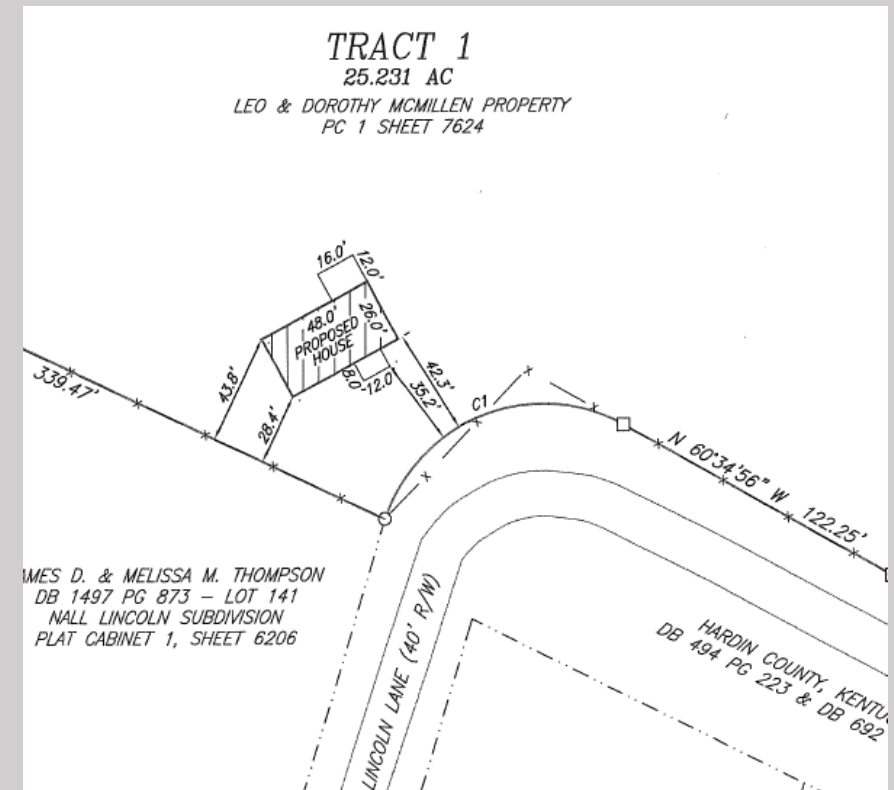
Motion to Approve the proposed Variance :

- 1. To allow for a Variance from the front building setback for the proposed kitchen addition to the home to be no closer than 54' to the centerline of the road.**
- 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: Leo McMillen
Applicant: Jeremy Lynch, PLS



Location A 25.231 acre site located on Lincoln Avenue, Elizabethtown, KY known as Tract 1 of the McMillen Property

Zoned Residential Estate (R-3)

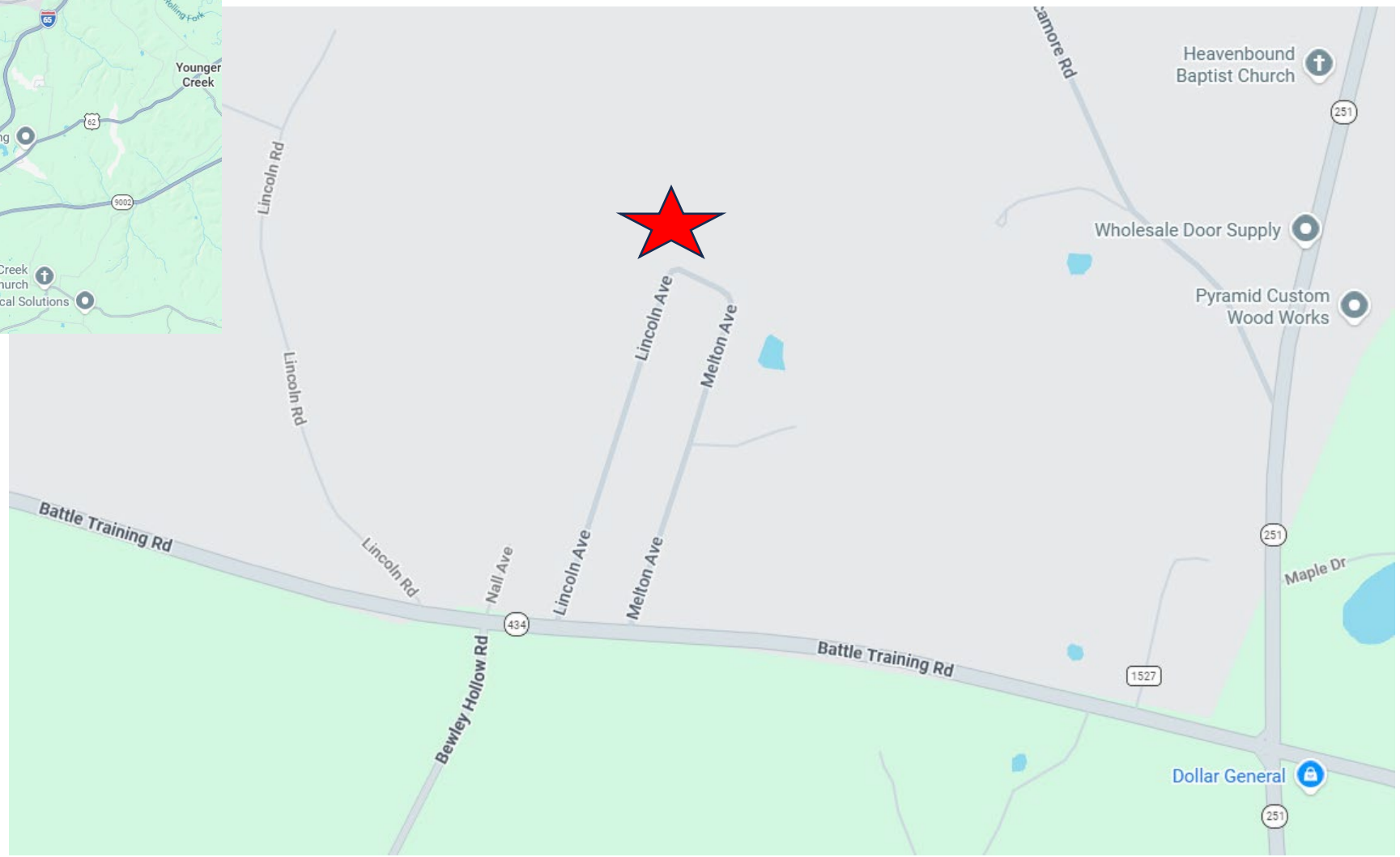
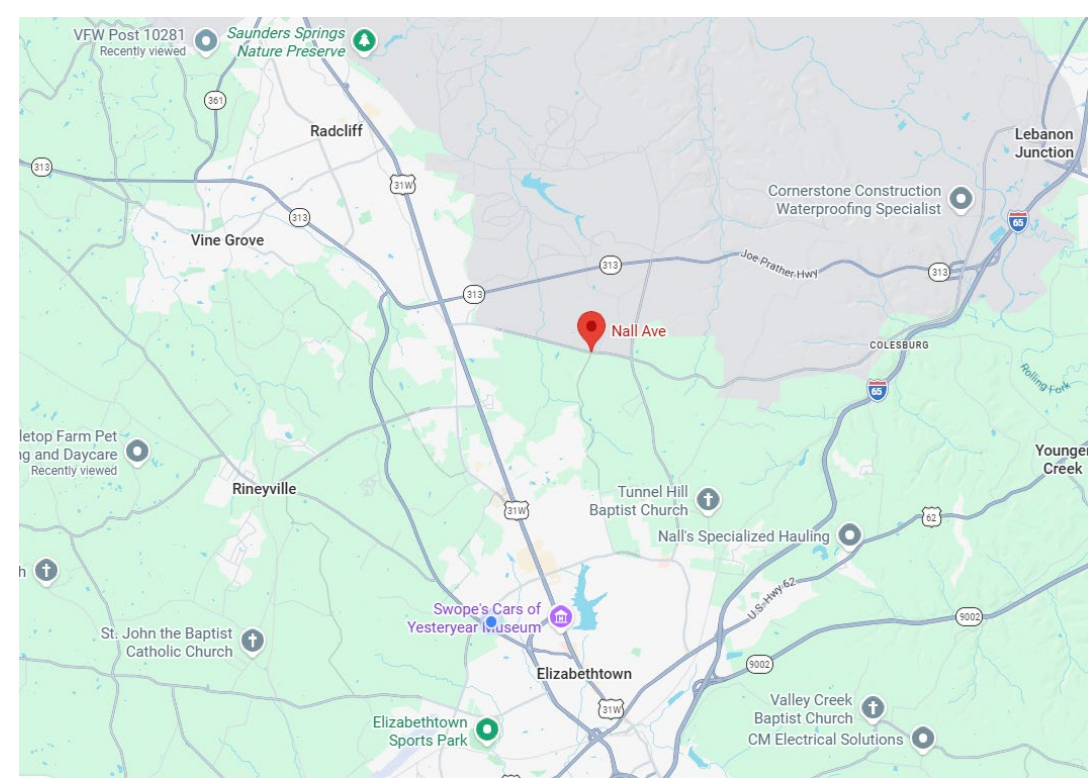
Request for a **Variance from the front building setback line to allow for a proposed house to be 35.2' from the front property line.**

Lincoln Avenue
Variance
SUMMARY REPORT

LISTING OF EXHIBITS

- A. Vicinity Map**
- B. Zoning Map**
- C. Environmental Features**
- D. Boundary Survey of McMillen Property (2025)**
- E. Plot Plan for Proposed House**
- F. Character of the Area Analysis**
- G. Building Permit Application**
- H. Photographs**
- I. Analysis of Front Setback Variances in the KY 313 Corridor**
- J. *Comprehensive Development Guide**
- K. *Development Guidance System Ordinance**
- L. Presentation from Clint Lewis**

* 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

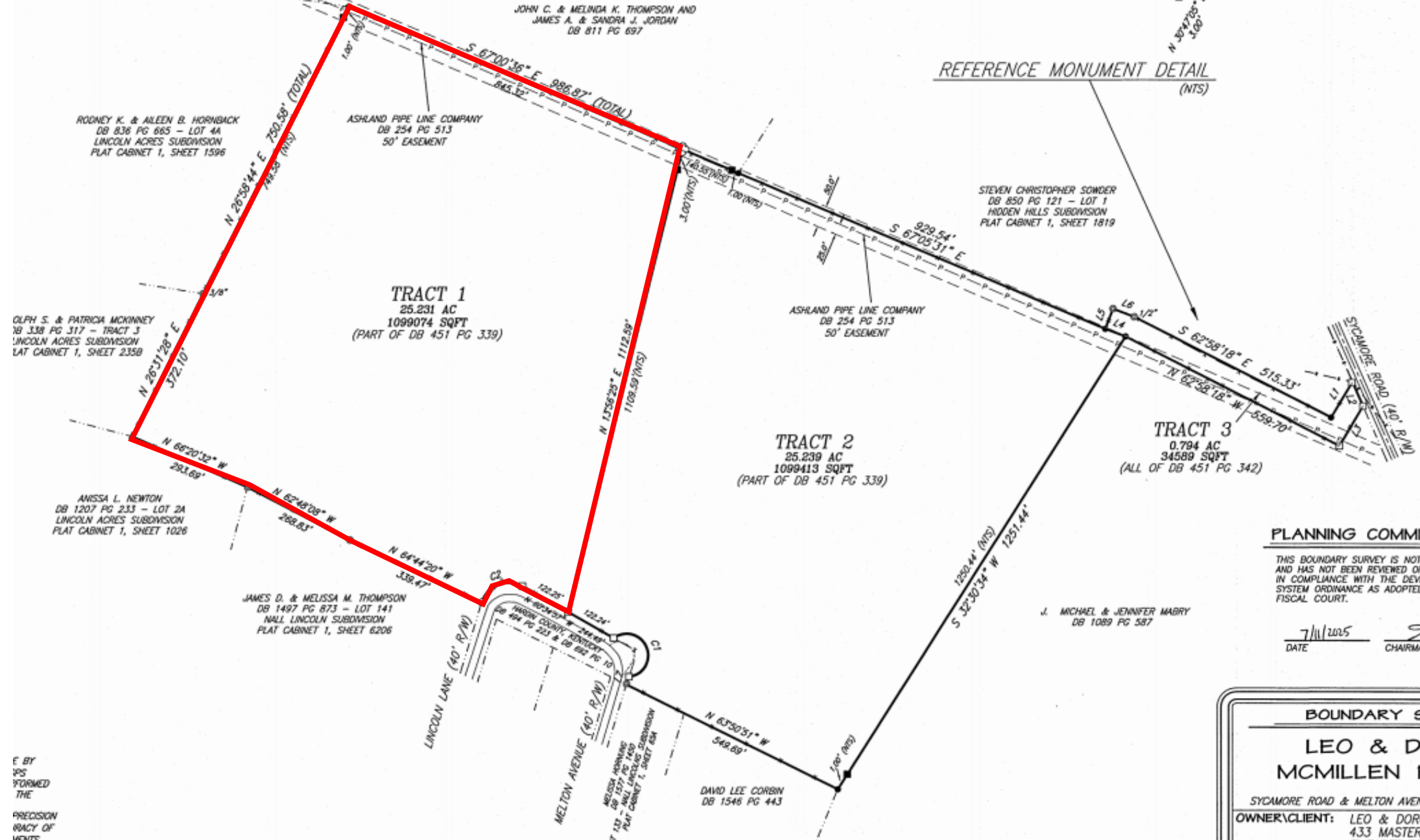


- Streams 2023
—
- Hardin_Wetlands
■
- Hardin_100Flood
■
- hardin_sinkhole
■





E BY
IPS
FORMED
THE
PRECISION
TRACY OF
MENTS



JOHN C. & MELINDA K. THOMPSON AND
JAMES A. & SANDRA J. JORDAN
DB 811 PG 697

RODNEY K. & AILEEN B. HORNBACK
DB 836 PG 665 - LOT 4A
LINCOLN ACRES SUBDIVISION
PLAT CABINET 1, SHEET 1596

ASHLAND PIPE LINE COMPANY
DB 254 PG 513
50' EASEMENT

STEVEN CHRISTOPHER SOWDER
DB 850 PG 121 - LOT 1
HIDDEN HILLS SUBDIVISION
PLAT CABINET 1, SHEET 1819

OLPH S. & PATRICIA MCKINNEY
DB 338 PG 317 - TRACT 3
LINCOLN ACRES SUBDIVISION
PLAT CABINET 1, SHEET 2358

ASHLAND PIPE LINE COMPANY
DB 254 PG 513
50' EASEMENT



ANISSA L. NEWTON
DB 1207 PG 233 - LOT 2A
LINCOLN ACRES SUBDIVISION
PLAT CABINET 1, SHEET 1026

J. MICHAEL & JENNIFER MABRY
DB 1089 PG 587

JAMES D. & MELISSA M. THOMPSON
DB 1497 PG 873 - LOT 141
NALL LINCOLN SUBDIVISION
PLAT CABINET 1, SHEET 6206



DAVID LEE CORBIN
DB 1546 PG 443

7/11/2025
DATE

[Signature]
CHAIRMAN OR DIRECTOR

RECORD BEARING
PC 1 SHEET 7624

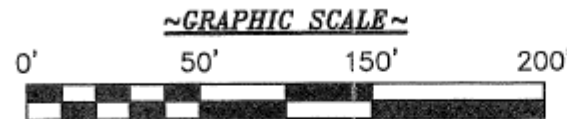
±55.2' from
centerline of road

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	66.20'	116.97'	102.34'	S 68°30'56" W	101°14'16"

TRACT 1

25.231 AC

LEO & DOROTHY MCMILLEN PROPERTY
PC 1 SHEET 7624



~PLOT PLAN OF~ TRACT 1 MCMILLEN PROPERTY

CLIENT: JERRY PHILLIPS
4611 N DIXIE HWY, ELIZABETHTOWN, KY. 42701
DRAWN BY: JLL SOURCE: DEED BOOK 451 PG 339
SCALE: 1"=50' DATE: 05/06/26 JOB #:26-102

Lynch Land Surveying

(270) 401-8140 ~ jlynch3953@hotmail.com
3049 LILAC ROAD, LETTCHFIELD, KENTUCKY 42754

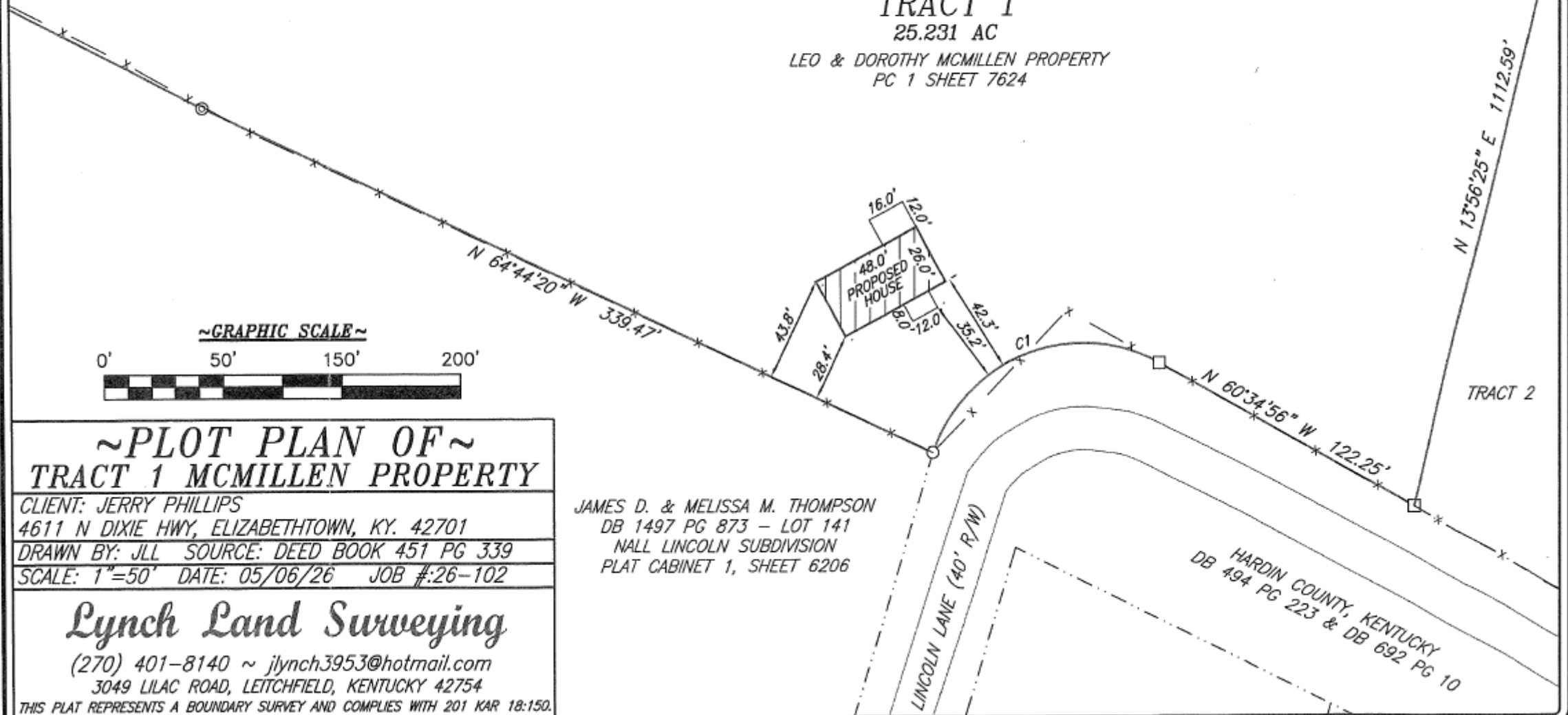
THIS PLAT REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 18:150.

JAMES D. & MELISSA M. THOMPSON
DB 1497 PG 873 - LOT 141
NALL LINCOLN SUBDIVISION
PLAT CABINET 1, SHEET 6206

LINCOLN LANE (40' R/W)

HARDIN COUNTY, KENTUCKY
DB 494 PG 223 & DB 692 PG 10

TRACT 2
N 13°56'25" E 1112.59'



Hardin County Building Department Plan Review Required: No Yes
RESIDENTIAL BUILDING / ZONING PERMIT APPLICATION

Site Address/Street: <u>Lincoln Ave.</u>		City: <u>Elmwood Station</u>	
Lot Size / Acreage		Subdivision / Lot # <u>McMullen Prop. Tract 1</u>	
Identification		Owner/ Applicant	
Name		Contractor / Installer	
Address (City/State/Zip)		40 McMullen 4011 N. Dixie Hwy Elmwood Station, KY 42701	
Phone		270-746-7597	
Email Address:		270-982-2190 / 270-352-7183 phillips.house@bbltel.com	
C. Describe Existing Use / Conditions:			
D. Describe Proposed Work: <u>Build new single family dwelling</u>			
E. Improvement Type: (Check <input checked="" type="checkbox"/> applicable boxes)		*The existing dwelling will be removed within 30 days of Occupancy of the proposed dwelling _____ (Initial) <small>Must sign owners affidavit for removal / demolition.</small>	
<input checked="" type="checkbox"/> New	Single Family: (<u>1248</u>) SF		
Alteration	Roof Frame:	Conventional light-framed <input type="checkbox"/> Trussed framed <input checked="" type="checkbox"/>	Roof Style: <u>Gable</u>
Addition	Basement:	Finished <input type="checkbox"/> Unfinished <input checked="" type="checkbox"/> Slab on grade <input type="checkbox"/> Crawlspace <input type="checkbox"/>	Roof Material:
Demolition	Manufactured Home: (<input type="checkbox"/>) Year () Year post 1976		<u>Shingle</u>
Relocation	Garage: (<input type="checkbox"/>)	Barn: (<input type="checkbox"/>)	Shed: (<input type="checkbox"/>)
Foundation	Deck (F): (<u>12 x 16</u>)	Covered: <input type="checkbox"/> / N Soffit: <input type="checkbox"/> / N	Porch (F): (<u>12 x 8</u>)
Change of Use	Deck (R): (<input type="checkbox"/>)	Covered: Y / N Soffit: Y / N	Porch (R): (<input type="checkbox"/>)
Duplex (2 family)	Pool: (<input type="checkbox"/>)	Other:	
F. Building Planning			
Type of Heating	Gas <input type="checkbox"/>	Oil <input type="checkbox"/>	Electric <input checked="" type="checkbox"/> Other <input type="checkbox"/>
Type of Water	Public <input checked="" type="checkbox"/>	Well <input type="checkbox"/>	Central Air <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/>
Type of Sewage	Public <input type="checkbox"/>	Private Permit # <input checked="" type="checkbox"/>	
# Rooms	<u>3</u> # Bedrooms	# of Baths	<u>2</u> Full <input type="checkbox"/> Half <input type="checkbox"/>
G. Encroachment Permit Number# <u>5139</u>		County/State <u>Hardin Co. Kentucky</u>	Other Roofed Areas (porches, etc...) <u>248</u> SF
Construction Cost \$ <u>285,000</u>		TOTAL PERMIT AREA	<u>1536</u> SF
		PERMIT FEE	<u>\$547.00</u>
*Make all checks payable to Kentucky Building Code (KBC)			

Code Used: 2018 Kentucky Residential Code - The owner of this building and undersigned permit applicant do hereby covenant and agree to comply with all the applicable regulations pertaining to building and buildings and to construct the proposed building or structure or make the proposed change or alteration in accordance with the plans and specifications submitted herewith, and certify that the above information and statements given on this application, drawings and specifications are to the best of their knowledge true and correct. Failure of this office to note all violation in the review of plans and specifications does not relieve the contractors of the responsibility of complying with applicable codes and regulations. The Building Official reserves the right to enter the construction premises at will during reasonable working hours.

APPLICANT'S SIGNATURE Jerry Phillips PRINT NAME Jerry Phillips DATE 5/7/26

ZONING APPROVAL [Signature] DATE 5/7/2026 ZONE R-3 ENGINEERING DEPT _____

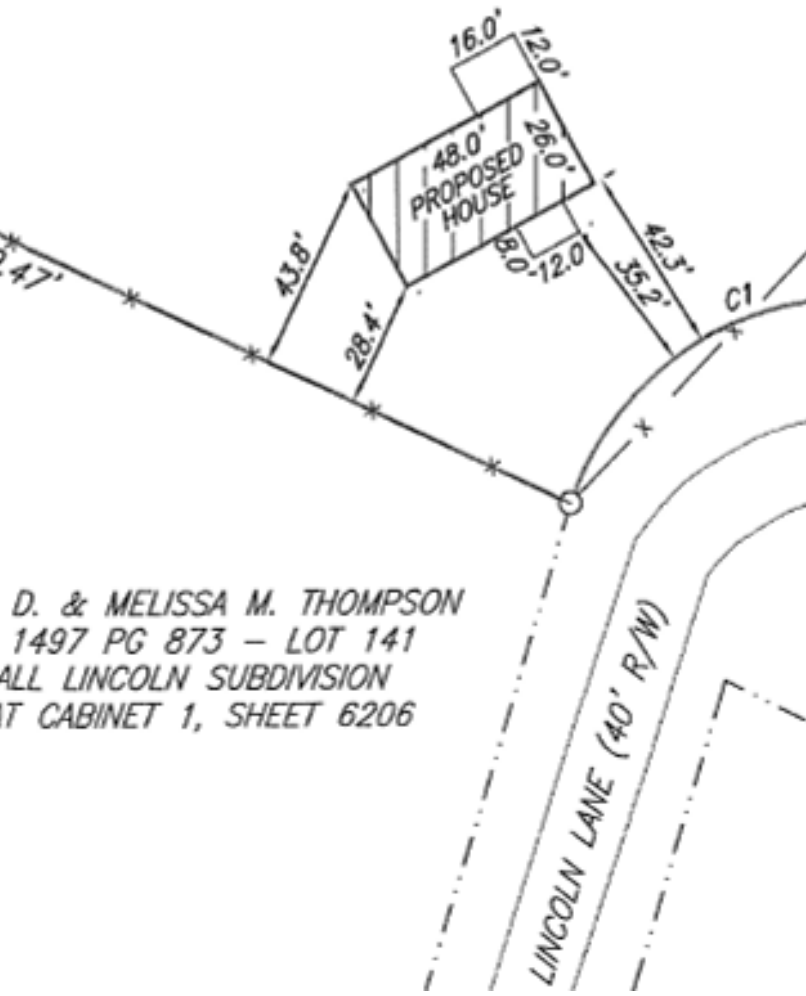
Director King signed off on the Zoning Permit in error that the proposed dwelling complied with setbacks based on the plot plan provided by the surveyor

Taxes due

TRACT 1

25.231 AC

LEO & DOROTHY MCMILLEN PRO.
PC 1 SHEET 7624



D. & MELISSA M. THOMPSON
1497 PG 873 - LOT 141
ALL LINCOLN SUBDIVISION
AT CABINET 1, SHEET 6206

VARIANCE REQUEST

70' front building setback (R-3, lot over 3 acres)

Covered front deck is 35.2' from property line

34.8' Variance required





















Permit Date	Owner	P/A Map Number	Type	Zone	Project / Subdivision Name	Request	Site Address	Status
05/19/2026	MCMILLEN, LEO	216-00-00-014	VARIANCE	R-3 - RESIDENTIAL ESTATE ZONE	MCMILLENPROPERTY, TRACT 1 - VARIANCE FROM FRONT BUILDING SETBACK FOR PROPOSED HOUSE	35.2' FROM FRONT PROPERTY LINE	LINCOLN AVENUE, ELIZABETHTOWN, KY	PENDING
04/13/2026	TYLER JAMES L	240-00-01-078	VARIANCE	R-3 - RESIDENTIAL ESTATE ZONE	QUAIL HOLLOW LOT 78	TO ALLOW FOR A VARIANCE FROM THE FRONT BUILDING SETBACK ALONG QUAIL HOLLOW ROAD TO ALLOW FOR THE FRONT SETBACK TO BE REDUCED TO 40'	QUAIL HOLLOW RD	APPROVED
01/12/2026	RUIZ, MANUEL & LILLET	240-00-01-070 & 228-00-01-071	VARIANCE	R-3 - RESIDENTIAL ESTATE ZONE	QUAIL HOLLOW SUBDIVISION LOT 70, SEC 2	TO ALLOW FOR A VARIANCE FROM THE FRONT BUILDING SETBACK ALONG PIPELINE ROAD TO ALLOW FOR AN EXISINT HOUSE TO REMAIN ON SITE	236 PIPELINE ROAD	APPROVED
02/23/2024	GREER, JOSEPH D	259-00-01-032	VARIANCE	R-3 - RESIDENTIAL ESTATE ZONE	CARTWRIGHT ESTATES, LOT 8B	TO ALLOW FOR A VARIANCE FROM THE FRONT BUILDING SETBACKA LONG CARTWRIGHT ESTATE ROAD FOR A STAIR REPLACEMENT	354 CARTWRIGHT ESTATE ROAD , LEBANON JUNCTION, KY	APPROVED
09/23/2022	HENWOOD, DALE & MARY & BENJAMIN	228-00-0C-012	VARIANCE	R-3 - RESIDENTIAL ESTATE ZONE	VALLEYDALE, SECTION 1, LOT 12 - VARIANCE FROM THE FRONT SETBACK ALONG MYERS LANE	VARIANCE FROM THE FRONT SETBACK ALONG MYERS LANE TO ALLOW FOR THE CONSTRUCTION OF A HOME, GARAGE & POOL ON SITE	MYERS LANE, ELIZABETHTOWN, KY 42701	APPROVED
09/20/2022	MANIS, BRYAN & LISA	228-00-0C-037	VARIANCE	R-3 - RESIDENTIAL ESTATE ZONE	37 VALLEYDALE SUBDIVISION, SECTION 2	TO ALLOW FOR A VARIANCE FROM THE FRONT SETBACK REQUIREMENT TO ALLOW FOR A 30'x40' BARN TO BE CONSTRUCTED ON SITE	TABOR LANE, ELIZABETHTOWN, KY 42701	APPROVED
09/14/2022	WHEELING RICHARD	229-00-00-032	VARIANCE	R-3 - RESIDENTIAL ESTATE ZONE	OUR WHEELING HILLS, LOT 1 - WHEELING 26'X36' BARN	VARIANCE FROM THE FRONT SETBACK ALONG PIPELINE ROAD TO ALLOW FOR THE CONSTRUCTION OF A 26'X36' BARN ON SITE	3190 WOOLDRIDGE FERRY ROAD, ELIZABETHTOWN, KY 42701	APPROVED
07/11/2022	KNIGHT WILLIAM H & PEGGY J	228-00-01-057	VARIANCE	R-3 - RESIDENTIAL ESTATE ZONE	QUAIL HOLLOW, LOT 57 - VARIANCE FROM FRONT BUILDING SETBACK FOR SHED	SHED WITHIN THE FRONT BUILDING SETBACK	55 S. RIDGE ROAD, ELIZABETHTOWN, KY	APPROVED
05/06/2022	MCLAIN MARSHA	228-00-01-058	VARIANCE	R-3 - RESIDENTIAL ESTATE ZONE	QUAIL HOLLOW, SECTION 1, LOT 58 - MCLAIN COVERED 26'x10' FRONT PORCH	FROM THE FRONT BUILDING SETBACK ALONG SOUTH RIDGE ROAD, TO ALLOW FOR A PROPOSED COVERED 26'x10' FRONT PORCH	29 SOUTH RIDGE ROAD, ELIZABETHTOWN, KY 42701	APPROVED
01/31/2022	DAVIS NANCY	216-00-0C-049.01	VARIANCE	R-3 - RESIDENTIAL ESTATE ZONE	DAVIS 6'x12' FRONT PORCH - NALL LINCOLN SUBDIVISION, SECTION 1, LOT 40A	FROM THE FRONT BUILDING SETBACK ALONG LINCOLN AVENUE, TO ALLOW FOR A PROPOSED 6'x12' FRONT PORCH	93 LINCOLN AVE., ELIZABETHTOWN, KY 42701	APPROVED
05/26/2021	UNDERDONK HEATHER M & CHAD	228-00-0C-018	VARIANCE	R-3 - RESIDENTIAL ESTATE ZONE	VALLEYDALE SUBDIVISION, LOT 18	TO ALLOW FOR VARIANCE FROM THE FRONT & SIDE BUILDING SETBACKS TO ACCOMMODATE A PROPOSED DWELLING AND DETACHED GARAGE	MYERS LANE, ELIZABETHTOWN, KY	APPROVED
07/20/2020	HALCHISHICK STEVEN & RHONDA K	239-00-00-005	VARIANCE	R-3 - RESIDENTIAL ESTATE ZONE	RESERVATION FARM LOT 5	VARIANCE FROM THE FRONT AND SIDE BUILDING SETBACK TO ALLOW FOR A 30'x62' POLE BARN	6402 WOOLDRIDGE FERRY RD	APPROVED
05/04/2020	RAY GEORGE E & ARGELIS C	216-00-0A-008	VARIANCE	R-3 - RESIDENTIAL ESTATE ZONE	SYCAMORE BEND, LOT 8A #1	VARIANCE FROM THE FRONT SETBACK TO ALLOW FOR THE CONSTRUCTION OF A 30'X30' GARAGE	50 DEERFIELD CT., ELIZABETHTOWN, KY	APPROVED
11/05/2019	IRWIN DALE	198-00-00-029 & 029.01	VARIANCE	R-3 - RESIDENTIAL ESTATE ZONE	IRWIN SUBDIVISION, LOT 1, #1	FROM THE MINIMUM ROAD FRONTAGE AND GOVERNMENT MAINTAINED ROAD FRONTAGE TO ALLOW FOR THE PROPERTIES TO BE FURTHER SUBDIVIDED	459 LINCOLN ROAD & 1614 BATTLE TRAINING ROAD	APPROVED
08/02/2019	PADGETT GARY	228-00-01-008	VARIANCE	R-3 - RESIDENTIAL ESTATE ZONE	QUAIL HOLLOW, LOT 8	TO ALLOW FOR VARIANCE FROM THE FRONT BUILDING SETBACK ALONG NORTH RIDGE ROAD FOR A PROPOSED SHED	15 N RIDGE RD	APPROVED
02/28/2018	DAN YARBERRY	216-00-0A-024	VARIANCE	R-3 - RESIDENTIAL ESTATE ZONE	SYCAMORE BEND, SECTION 1, LOT 24	A VARIANCE FROM THE FRONT SETBACK LINE FOR A PROPOSED 16 X 66 MANUFACTURED HOME	107 SYCAMORE TRACE	APPROVED
03/25/2013	PATRICIA HESTER	229-00-00-001	VARIANCE	R-3 - RESIDENTIAL ESTATE ZONE	PERMANENT ACCESSORY DWELLING / CEDAR CREEK FARMS, LOT 6	RELIEF FROM THE MINIMUM ROAD FRONTAGE AND THE 1:3 WIDTH TO LENGTH RATIO	CEDAR CREEK DRIVE	APPROVED
10/04/2012	BRYAN MANIS	228-00-0C-034	VARIANCE	R-3 - RESIDENTIAL ESTATE ZONE	FRONT SETBACK / VALLEYDALE SUBDIVISION, SECTION 2, LOT 34	RELIEF FOR THE FRONT BUILDING SET BACK LINE FOR A PROPOSED DWELLING	WOOLRIDGE FERRY ROAD	APPROVED
06/26/2012	IVAN AND CATHERINE GOODIN	229-00-00-034.01	VARIANCE	I-1 - LIGHT INDUSTRY ZONE	/ KATIES HILL SUBDIVISION	RELIEF FROM THE MINIMUM ROAD FRONTAGE AND THE 1:3 WIDTH-TO-LENGTH RATIO	BATTLE TRAINING ROAD (KY 434)	APPROVED
07/15/2010	GOHMANN ASPHALT & CONSTRUCTION, INC. C/O MIKE KOPP	217-00-00-006.07	VARIANCE	I-2 - HEAVY INDUSTRY ZONE	FRONT SETBACK - GOHMANN ASPHALT /	RELIEF FROM THE FRONT SETBACK LINE TO ACCOMMODATE THE EXISTING EQUIPMENT BUILDING	2776 BATTLE TRINING ROAD (KY 434)	APPROVED
04/15/2010	CROWN COMMUNICATIONS	216-00-02-008	VARIANCE		JOE PRATHER CELL SITE /	RELIEF FROM THE 172' FRONT AND REAR BUILDING LIMITS FOR VERIZON WIRELESS PREFABRICATED RADIO EQUIPMENT BUILDING (11'-6" x 30')	7891 SHEPHERDSVILLE ROAD (KY 251)	APPROVED
07/22/2009	GARY FOSTER	240-00-01-043	VARIANCE		FRONT SETBACK LINE / QUAIL HOLLOW	RELIEF FROM 70' FRONT SETBACK LINE TO ACCOMMODATE A PROPOSED SITE BUILT HOME	92 S. RIDGE ROAD	APPROVED
07/06/2009	JOHNNY AND MELINDA THOMPSON	228-00-01-008	VARIANCE		FRONT AND REAR SETBACK LINES / QUAIL HOLLOW LOT 8	RELIEF FROM THE FRONT SETBACK LINE AND REAR SETBACK LINE	NORTH RIDGE ROAD	APPROVED
04/06/2007	MIRANDA BAKER & DAVID LAMMLEIN	251-20-00-001	VARIANCE		FRONT AND REAR SETBACK LINES /	TO REDUCE FRONT AND REAR SETBACK LINES TO ACCOMMODATE A PROPOSED GARAGE.	8068 BATTLE TRAINING ROAD (KY 434)	APPROVED
02/28/2006	BELINDA (BARNES) DAVIS	228-00-00-004	VARIANCE		CONSTRUCTION OF A NEW GARAGE /	TO REDUCE THE FRONT BUILDING SETBACK TO ALLOW THE CONSTRUCTION OF A NEW GARAGE	3485 WOOLDRIDGE FERRY ROAD	APPROVED
09/30/2005	JOHN PATRICK DONNELLY	216-00-0A-005	VARIANCE		VARIANCE -- SYCAMORE BEND SUBDIVISION LOT 5 / SYCAMORE BEND SECTION 1, LOT 5	TO REDUCE THE FRONT BUILDING SETBACK LINE TO ACCOMMODATE THE EXISTING DWELLING	71 DEERFIELD COURT	APPROVED
01/02/2004	BARRY GOODIN	216-00-0C-016	VARIANCE		NALL-LINCOLN SUBDIVISION, 134-135 / NALL LINCOLN SUBDIVISION	TO REDUCE THE THIRTY FOOT (30') FRONT BUILDING SETBACK LINE FOR LOTS 134-135 OF NALL-LINCOLN SUBDIVISION	MELTON AVENUE	WITHDRAWN

Variances from the Front Building Setback line within the KY 313 Corridor

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 proposed home to be no closer than 35.2' from the front property line.**
- 2. A Site Plan in compliance with Section 7 of the Zoning Ordinance shall be required.**
- 3. Building and electrical permits must be obtained through the KBC program of our office.**
- 4. A Certificate of Land Use Restrictions shall be recorded in the Office of the Hardin County Clerk.**

OR

Motion to Deny

Owner: Jennifer & David Black



Location A 15 acre site located at 7411 New Glendale Road, Glendale, KY known as Lot 9 of Brawner Subdivision

Zoned Rural Residential (R-2)

Request for a **Variance from the 200' minimum road frontage requirement and the 1:3 lot width-to-length ratio to allow for the property to be further subdivided into two lots**

7411 New Glendale Road

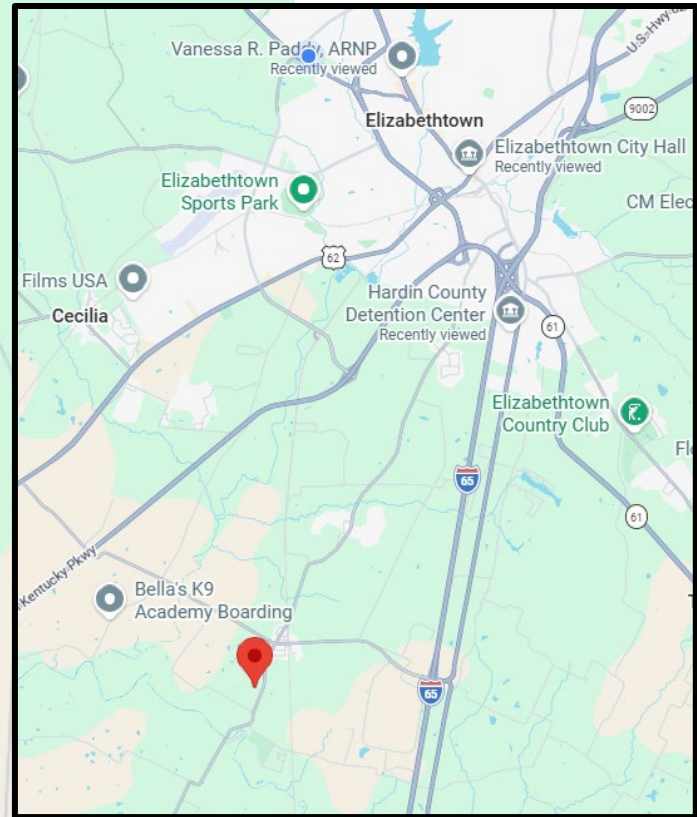
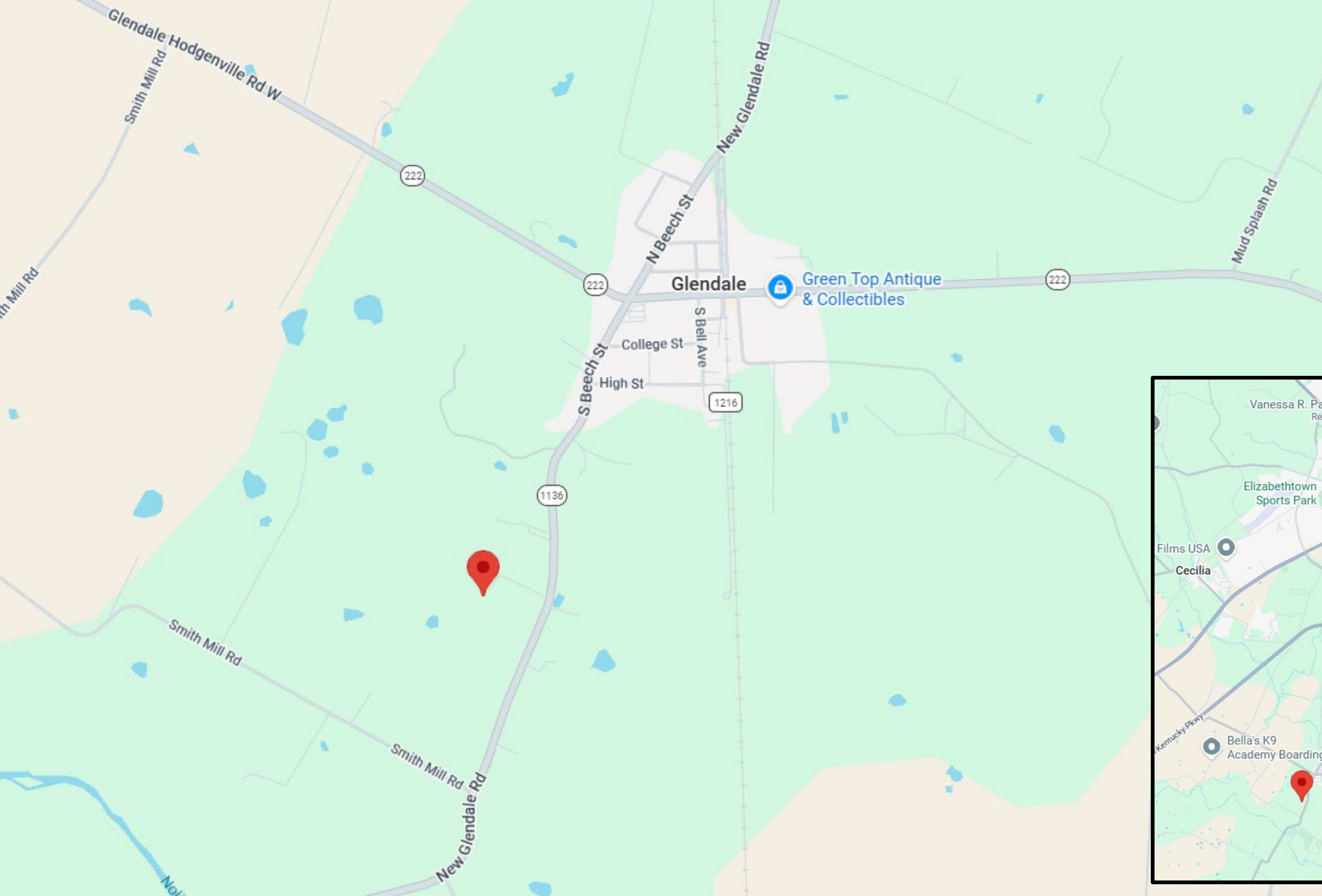
Variance

SUMMARY REPORT

LISTING OF EXHIBITS

- A. Vicinity Map**
- B. Zoning Map**
- C. Environmental Features**
- D. Analysis of the Site**
- E. Plat of Brawner Subdivision (1985)**
- F. Proposed Amended Plat of Brawner Subdivision, Lot 9**
- G. Analysis of other ratio variances**
- H. *Comprehensive Development Guide**
- I. *Development Guidance System Ordinance**
- J. Presentation from Clint Lewis**

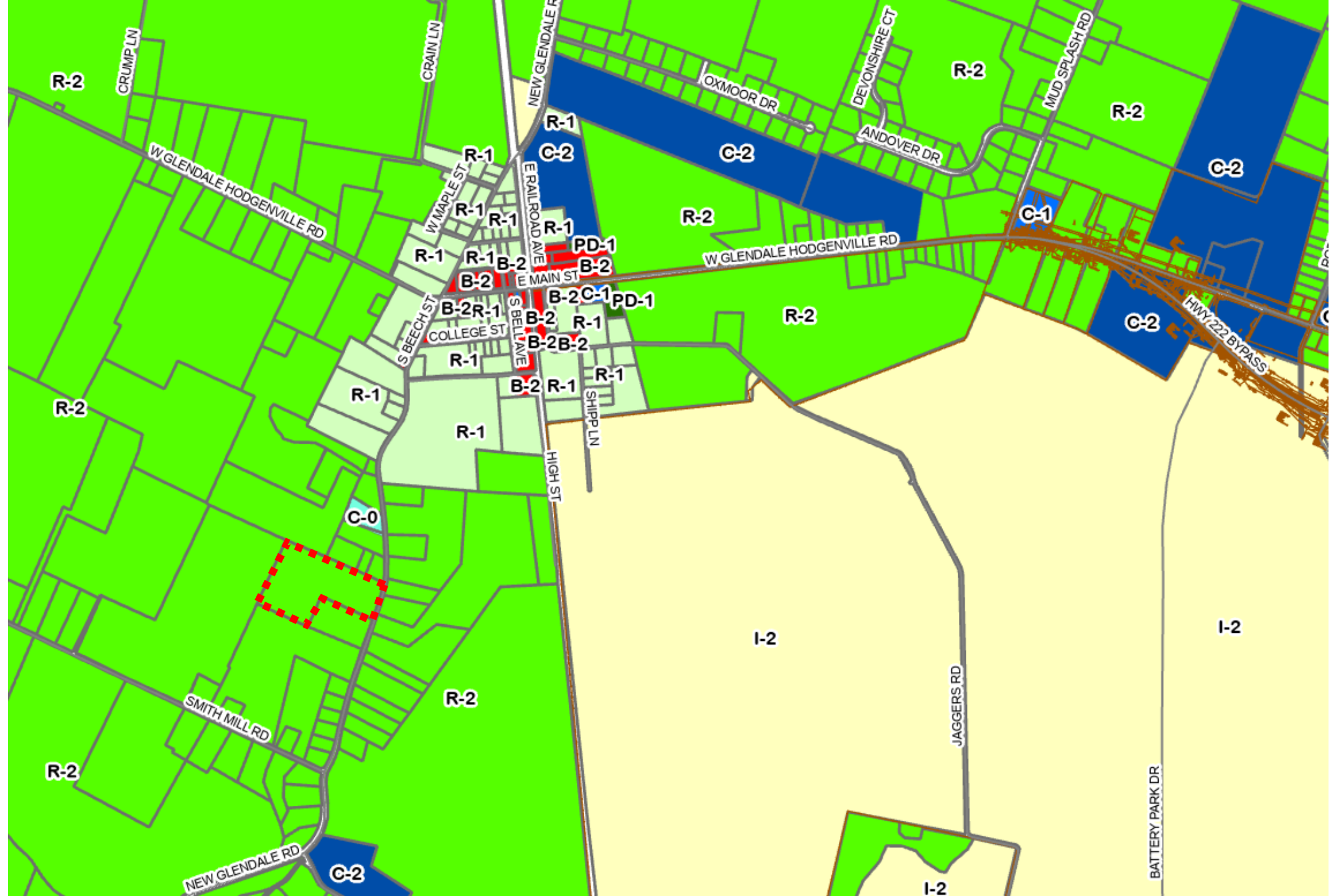
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MasterZone

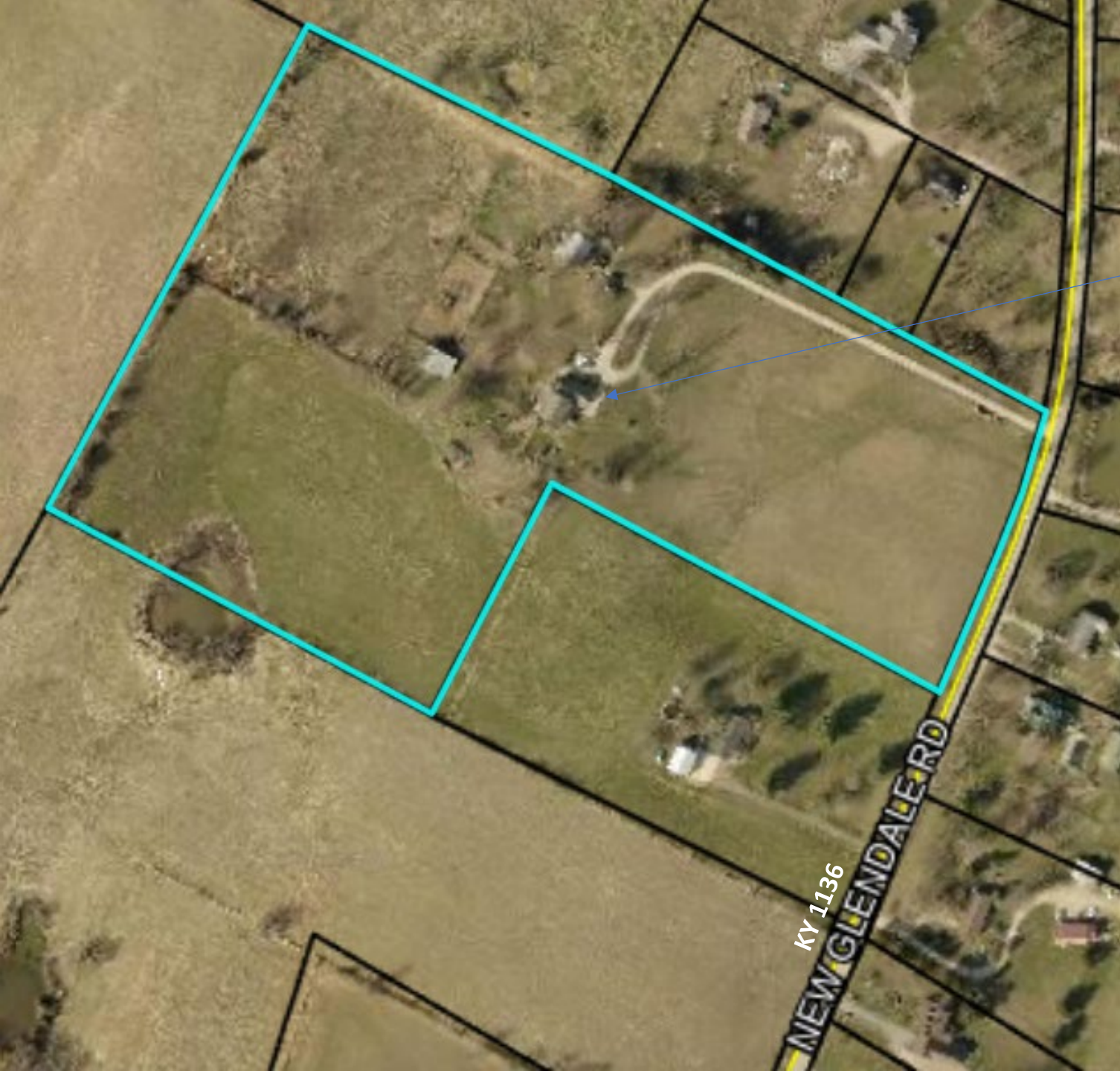
DISTRICT

- 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



- Streams 2023
- Hardin_Wetlands
- Hardin_100Flood
- hardin_sinkhole





Description	BRAWNER SUBD LT 09	Finished Basement %	0
Type of Residence	2-STORY	Bedrooms	5
Year Built	1991	Full Baths	3
Num Stories	2	Half Baths	1
Above Ground Sqft	3144	Exterior	MASONRY+FRAME
Total Living Area	3144	Heat	ELECTRIC
Basement	FULL	Air Condition	CENTRAL/AC
Basement Sqft	1022	Fireplace	1
Basement Sqft Finish	0		



Description	POLE FRAME BUILDING WOOD, FOUR SIDES CLOSED	Square Footage	1120
Year Built	1990	Condition	D

Description	POLE FRAME BUILDING WOOD, FOUR SIDES CLOSED	Square Footage	1296
Year Built	1990	Condition	D

Variance Requests

Proposed Lot 9B has 193.88' of frontage
6.22' variance (200' minimum)

Proposed Lot 9B is 1111.9' deep
1:5.7 ratio (R-2 Zone is a 1:3 ratio)

Proposed Lot 9A meets standards



PROPOSED
AMENDED
PLAT









Group: R-2 - RURAL RESIDENTIAL ZONE

8/28/2019	KEY JEFF & MARY	8697 NEW GLENDALE ROAD, GLENDALE, KY	KEY VARIANCE	44.400	14.00	2,500.00	APPROVED	178.57
4/5/2011	MARK AND TIPHANIE CHITWOOD	WOOLDRIDGE FERRY ROAD	/ OAK RIDGE MANOR, LOTS 37 - 52	22.300	51.09	2,861.71	APPROVED	56.01
4/11/2016	GRUSY RODNEY D & ELIZABETH A	6105 BARDSTOWN RD	GREEN RIDGE TREE FARM, SECTION 2	13.000	63.25	1,781.52	APPROVED	28.17
7/1/2010	LLOYD HORNE	HARDINSBURG ROAD (KY 86)	ROAD FRONTAGE REQUIREMENT / TOBY'S ACRES SECTION 2, LOTS 3 & 4	38.000	145.64	1,864.93	APPROVED	12.81
9/26/2019	MILLER KERRY & REBECCA	3903 SALT RIVER ROAD, RINEYVILLE, KY	AMENDED RECORD PLAT OF REBECCA ROSE FARM, LOT 1B	41.830	239.41	2,850.00	APPROVED	11.90
9/30/2022	FISCHEL BRENT	3280 SPORTSMAN LAKE RD. ELIZABETHTOWN, KY	VARIANCE FROM MINIMUM ROAD FRONTAGE & THE 1:3 LOT WIDTH-TO-LENGTH RATIO	18.000	50.00	498.00	APPROVED	9.96
8/11/2022	HUNT CLYDE & BARBARA	702 UPPER COLESBURG ROAD, ELIZABETHTOWN, KY 42701	HUNT ESTATES	17.400	200.00	1,848.37	APPROVED	9.24
2/23/2022	GREY RONALD D & BARBARA A	10889 & 10961 LEITCHFIELD ROAD, CECILIA, KY	BARBARA GREY ESTATE - 2 LOT SUBDIVISION	24.900	135.00	1,190.00	APPROVED	8.81
11/2/2010	JAMES & INEZ CREPPS	1590 STOVALL ROAD	ROAD FRONTAGE AND 1:3 WIDTH TO LENGTH RATIO / MOUNTAIN VIEW ESTATES SUBDIVISION	14.620	193.30	1,663.90	APPROVED	8.61
3/28/2017	MCCOY LAVONE	1233 LONG HOLLOW ROAD	WIREMAN FARM TR 21	14.779	200.00	1,662.72	APPROVED	8.31
2/15/2023	VINSON DOROTHY & BRIAN	329 AKERS SCHOOL ROAD, UPTON, KY 42784	OLDHAM ORCHARD	11.097	218.05	1,441.37	APPROVED	6.61
7/8/2024	VINSON FRANK	2059 NOLIN RD, SONORA, KY	VINSON VARIANCE	3.751	116.10	765.00	WITHDRAWN	6.59
2/28/2018	KINDERVATER SCOTT C	5225 BARDSTOWN ROAD		11.800	217.00	1,400.00	APPROVED	6.45
5/10/2010	JAMES JONES	5235 HARDINSBURG ROAD (KY 86)	1:3 RATIO / PROPERTY BY POWELL	4.000	81.00	504.00	APPROVED	6.22
5/23/2017	MCGUFFIN CHAD L	3421 MIDDLE CREEK RD	NOEL ESTATES LOT 1	7.500	235.00	1,432.56	APPROVED	6.10
5/20/2026	BLACK DAVID W & JENNIFER R	7411 NEW GLENDALE ROAD, GLENDALE, KY	BRAWNER SUBDIVISION, LOT 9	15.000	193.88	1,111.90	PENDING	5.73
12/18/2023	JENKINS JAMES C & MELISSA	1540 S BLACK BRANCH ROAD, CECILIA, KY 42724	GREY & HAMMONS SUBDIVISION, LOT 1	6.108	148.00	832.60	APPROVED	5.63
7/17/2018	CARDIN MICHAEL & DIANE	CASH RD	VARIANCE FROM ROAD FRONTAGE & 1:3 RATIO	10.260	125.00	688.65	APPROVED	5.51
1/20/2026	HARDIN ANDREW & ELIZABETH	1944 SALT RIVER ROAD, RINEYVILLE, KY	AMENDED LOT 1A OF SALT RIVER ROAD SUBDIVISION	14.148	250.00	1,339.55	APPROVED	5.36

10/29/2008	PAUL D OLDHAM	432 MARTIN ROAD	FAREWELL SUBDIVISION	1.270	69.58	368.23	APPROVED	5.29
1/31/2017	BEWLEY CHARLES DAVID & BRENDA	11324 RINEYVILLE ROAD (KY HWY 1600)	WANDERING MEADOWS SUBDIVISION, SECTION 2	7.992	252.36	1,246.66	WITHDRAWN	4.94
9/9/2022	SKEES BRADLEY CURTIS & LEENA	331 LEWIS LANE, WHITE MILLS, KY 42788	LEENA HILLS SUBDIVISION & BOUNDARY SURVEY OF BRAD SKEES FARM	0.000	200.01	934.00	APPROVED	4.67
2/16/2018	MORRIS MARTINA K	3672 Cash Road	AGNES ACRES, SECTION 2	10.077	266.00	1,227.45	APPROVED	4.61
3/12/2018	METCALF FLOYD STANLEY JR	YOUNGERS CREEK ROAD	"PROPERTY BY METCALF"	24.989	121.90	560.00	APPROVED	4.59
2/22/2011	HAYNES MARK IRA %EQUITY TRUST CO HAYNES MARK E & CAROL L	FORD HIGHWAY	REQUIRED ROAD FRONTAGE AND THE 1:3 LOT WIDTH TO LENGTH RATIO / FOX CHASE, LOT 6, 49 & 50	4.058	160.85	725.84	APPROVED	4.51
4/19/2011	GLYNDA HIMEBAUGH	SONORA HARDIN SPRINGS ROAD (KY 84)	ROAD FRONTAGE AND 1:3 RATIO / HONEY LOCUST ESTATES SUBDIVISION, LOTS 1 & 2	4.000	234.38	956.92	DENIED	4.08
1/19/2018	HOLSCLAW BRENT A & SANDRA L	70 Andover Drive	Andover Point Lot 8C	7.003	200.00	747.50	APPROVED	3.74
11/16/2016	WILLIAMS JAMES THOMAS & PATRICIA	149 WILLIAMS DRIVE	W.F. WILLIAMS SUBDIVISION, SECTION 4, LOT 8A	5.018	200.00	692.44	APPROVED	3.46
4/27/2023	LUCAS TAMMY & DOUGLAS	711 TABB RD	2 MARVIN GARDENS	26.270	289.00	1,000.00	APPROVED	3.46
8/28/2019	SMALLWOOD NATHAN & PATTY	RINEYVILLE BIG SPRINGS ROAD	GROEPE SUBDIVISION SEC. 2 LOT 11	6.436	214.50	705.00	APPROVED	3.29

30 variances from the 1:3 ratio in the R-2 Zone

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 200' minimum road frontage and the 1:3 lot width-to-length ratio to allow for Lot 9 of Brawner Subdivision to be further subdivided into two lots .**
- 2. An Amended Record Plat with Variance Note shall substitute for the Site Plan.**
- 3. A Certificate of Land Use Restrictions shall be recorded in the Office of the Hardin County Clerk.**

OR

Motion to Deny

Owner: Smith Family Homes, Inc.



Location: A 1.84 acre site located on the east side of Tunnel Hill Road, Elizabethtown, KY currently known as Tracts 2, 3, 4 & 5 of the Doris Jean Lewis Estate

Zoned: Urban Residential (R-1)

Request for a **Variance from the 100' minimum road frontage requirement to allow for the property to be further subdivided into two lots**

Tunnel Hill Road

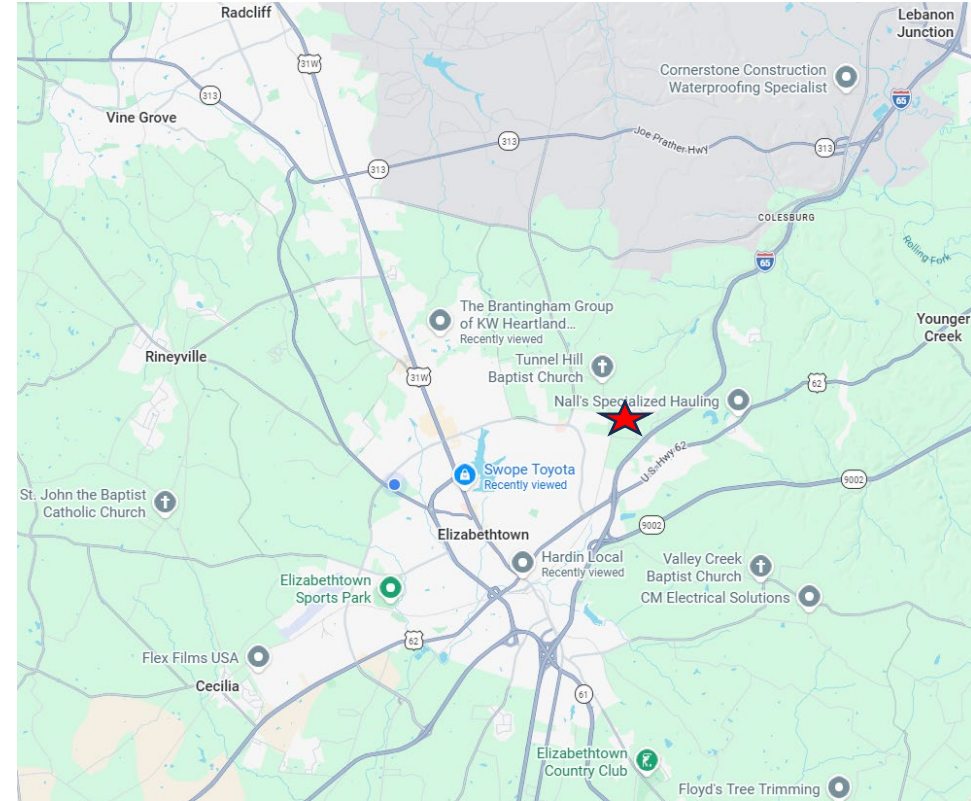
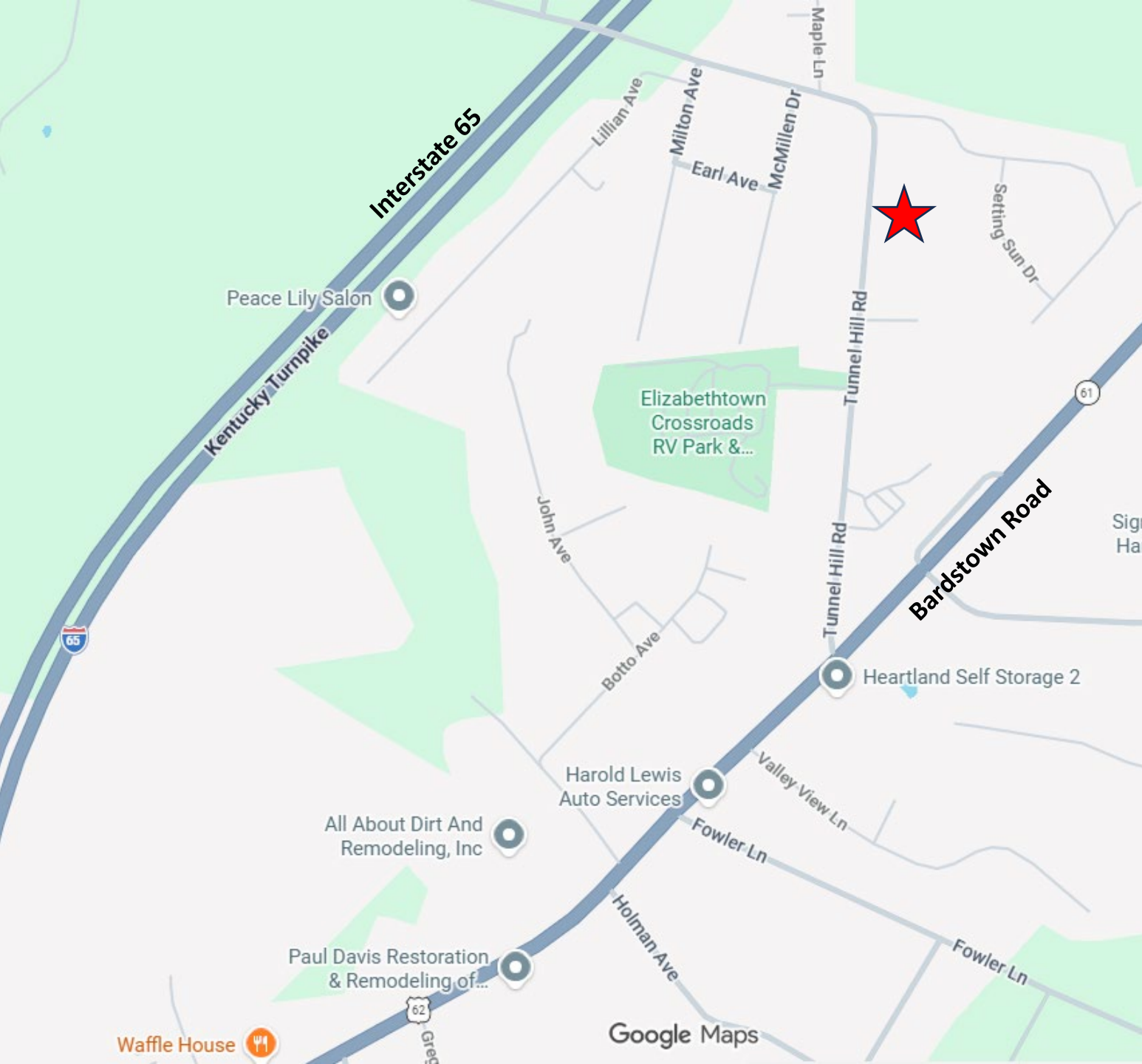
Variance

SUMMARY REPORT

LISTING OF EXHIBITS

- A. Vicinity Map**
- B. Zoning Map**
- C. Environmental Features**
- D. Analysis of the Site**
- E. Boundary Survey of Doris Jean Lewis Estate (2025)**
- F. Proposed Plat**
- G. Analysis of other variances from minimum road frontage**
- H. *Comprehensive Development Guide**
- I. *Development Guidance System Ordinance**
- J. Presentation from Clint Lewis**

* 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 POLE FRAME BUILDING METAL, FOUR SIDES CLOSED
Year Built 1991

Square Footage 1680
Condition C



BOUNDARY SURVEY OF:

DORIS JEAN LEWIS ESTATE

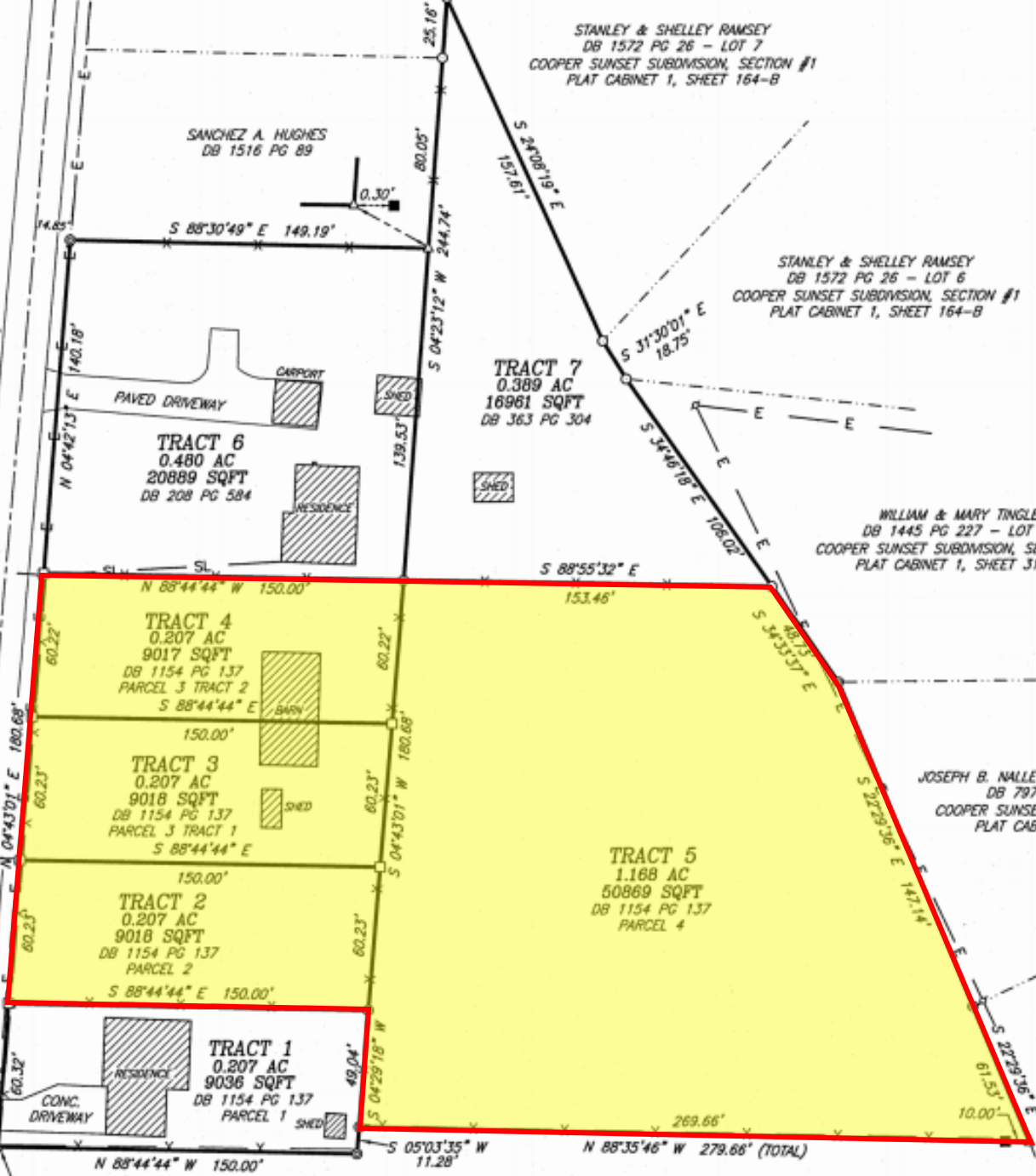
312 & 351 TUNNEL HILL ROAD, ELIZABETHTOWN, KY 42701

VITITOW SUBDIVISION
PLAT CABINET 1, SHEET 61-A

TUNNEL HILL ROAD (R/W BY STATUTE OF LIMITATIONS)

UNMARKED POINT REFERENCED
N 88°44'44" W 0.55' FROM A
FOUND 1" UNCAPIPED IRON PIPE

DONALD A. & SHERRI LINETTE BARTHOLOMEW



UNMARKED POINT REFERENCED
N 88°44'44" W 0.55' FROM A
FOUND 1" UNCAPIPED IRON PIPE

DONALD A. & SHERRI LINETTE BARTHOLOMEW

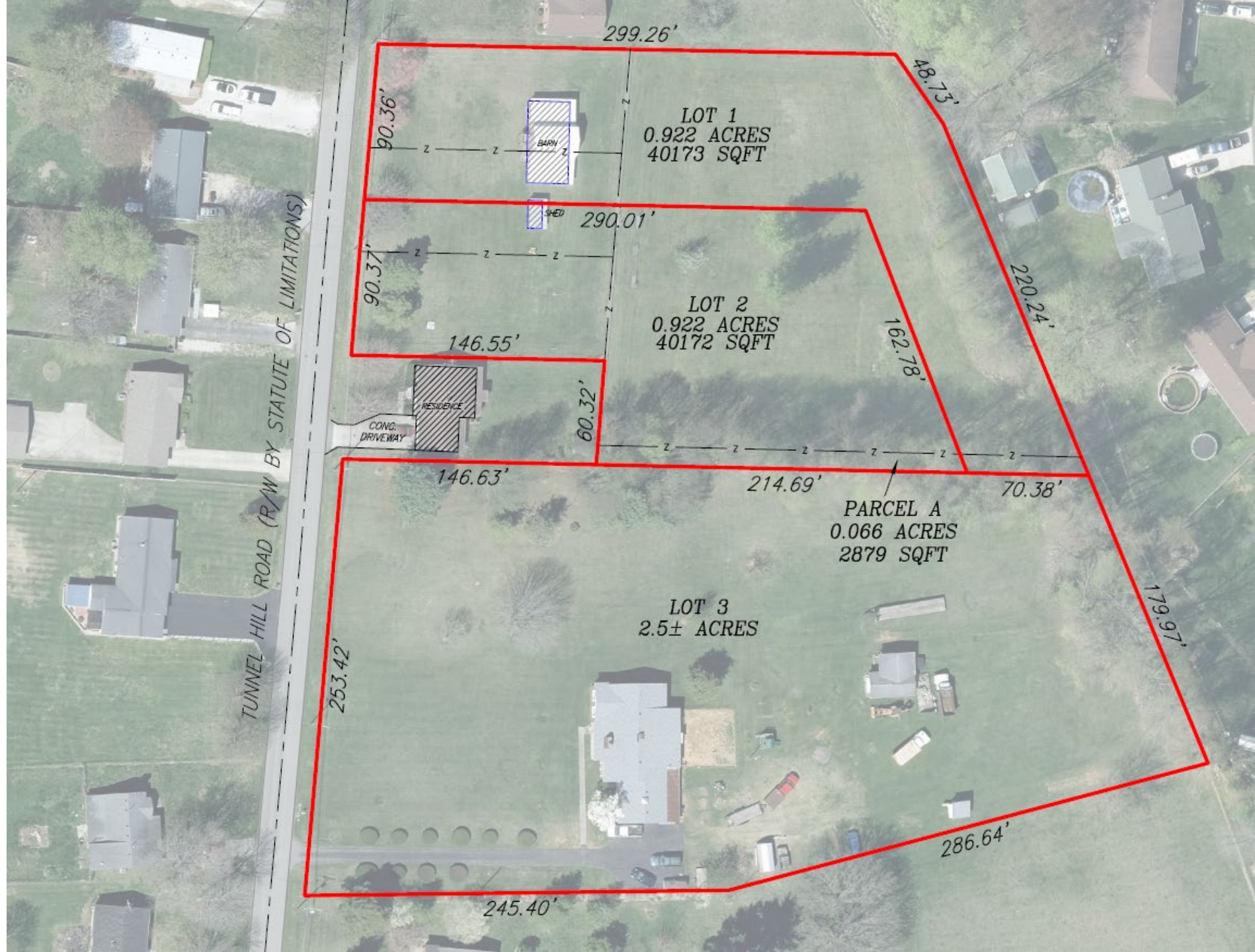
VARIANCE REQUEST

Lot 1 has 90.36' of frontage

Lot 2 has 90.37' of frontage

100' minimum

Both lots need 9.6' variance





Existing barn and shed to be torn down
within 60 days of the recording of the plat





Permit Date	Owner	PVA Map Number	Type	Zone	Project / Subdivision Name	Request	Site Address	Status
05/21/2026	SMITH FAMILY HOMES INC	231-40-00-073	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE	DORIS JEAN LEWIS ESTATE	FROM MINIMUM ROAD FRONTAGE	TUNNEL HILL ROAD, ELIZABETHTOWN, KY	PENDING
12/12/2025	HUNTER, JANET K	200-00-00-022	VARIANCE	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
08/15/2025	MILLER ARTHUR D	183-40-00-001; 002; 007 and 009	VARIANCE	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
04/29/2025	TURNER GLENN S & SANDRA G	163-00-03-006; 163-00-04-011	VARIANCE	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
03/10/2025	ASHLEY HENSLEY	233-00-00-038	VARIANCE	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
01/24/2025	GLENDALE CHRISTIAN CHURCH	190-10-00-010	VARIANCE	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
11/20/2024	GOODIN BARRY E	243-00-00-001.01 & 230-00-00-033	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE	PENNY LANE SUBDIVISION, LOT 1 : VARIANCE FROM GOVERNMENT MAINTANED ROAD FRONTAGE	VARIANCE FROM THE GOVERNMENT MAINTAINED ROAD FRONTAGE REQUIREMENT	218 ARBOR LANE, ELIZABETHTOWN, KY	APPROVED
04/17/2024	NELSON DAVION	142-00-06-035	VARIANCE	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
10/07/2022	MOUSER KAITLYN & BAILEY HALL	164-00-01-015	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE	VARIANCE FROM GOVERNMENT MAINTAINED ROAD FRONTAGE	VARIANCE FROM GOVERNMENT MAINTAINED ROAD FRONTAGE TO ALLOW FOR THE PROPERTY TO BE RECONFIGURED	294 PIERCE LANE, ELIZABETHTOWN, KY 42701	APPROVED
08/04/2022	OWSLEY B G & MARTHA J	147-30-01-001; 147-30-01-007	VARIANCE	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
09/28/2021	DAUNIS GERTRUDE	144-00-00-026, 144-00-00-036 & 144-00-00-037	VARIANCE	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
05/10/2021	THOMAS DONALD RAY & SHARON	145-00-00-047 & 146-00-00-010	VARIANCE	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-LENGTH RATIO	5095 & 5111 SAINT JOHN ROAD, ELIZABETHTOWN, KY	APPROVED
09/24/2019	COTTRELL STEPHANIE & KEVIN	235-10-01-031 THRU 035	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE	LYNNWOOD SUBDIVISION, # 3, LOTS 18-22	TO ALLOW FOR A VARIANCE FROM FRONTAGE ON A GOVERNMENT MAINTAINED ROAD	ECHO LN	APPROVED
12/28/2016	WARREN GENEVA F REVOCABLE LIVING	223-00-00-002.01	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE		FROM THE GOVERNMENT MAINTAINED ROAD FRONTAGE TO ALLOW FOR FOUR EXISTING TRACTS OFF OVERALL PHILLIPS ROAD IN ELIZABETHTOWN, KY TO BE MERGED TOGETHER AND PLATTED AS A SINGLE LOT	OVERALL PHILLIPS RD	APPROVED
10/05/2016	MCCOMBS GEORGE W & SUSAN	117-00-00-032	VARIANCE	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
11/25/2015	SULLIVAN STUART	247-00-00-017	VARIANCE	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
05/14/2014	SHANNON & FAYE DEWEESE	187-30-00-	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE	ROAD FRONTAGE / MOCKINGBIRD HEIGHTS, LOT 77A	RELIEF FROM THE MINIMUM ROAD FRONTAGE	LEITCHFIELD ROAD	APPROVED
04/17/2014	FRANK HOBBS	165-00-00-050	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE		RELIEF FROM THE GOVERNMENT MAINTAINED ROAD FRONTAGE	WALNUT CREEK ROAD	APPROVED
08/28/2012	JUNKO COSBY	231-10-00-023	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE	GOVERNMENT MAINTAINED ROAD FRONTAGE	VARIANCE FROM THE GOVERNMENT MAINTAINED ROAD FRONTAGE TO RESHAPE THE EXISTING TRACTS	1707 TUNNEL HILL ROAD	APPROVED
01/27/2012	WILLIE & SOMI NEAL	224-00-00-082	VARIANCE	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	230-00-03-022	VARIANCE	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
10/07/2011	ANTHONY HARDIN, II	142-00-00-044.01; 142-00-00-044	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE	ROAD FRONTAGE AND 1:3 WIDTH TO LENGTH / TANBARK ESTATES SECTION 1, LOTS 1 & 3	RELIEF FOR THE MINIMUM ROAD FRONTAGE AND THE 1:3 WIDTH TO LENGTH	BURNS ROAD	WITHDRAWN
10/06/2011	ERIC M PEAKE	147-40-00-046; 147-40-00-046.01	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE	GOVERNMENT MAINTAINED ROAD FRONTAGE / DR AUDS FIRST ADDITION, LOTS 23A & 26A	RELIEF FROM THE GOVERNMENT MAINTAINED ROAD FRONTAGE	MAIN STREET	APPROVED
04/13/2011	DAVID AND DIANA NORDYKE	142-00-00-002	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE	ROAD FRONTAGE / CLEMMINTON ESTATES, LOT 2	RELIEF FROM THE MINIMUM ROAD FRONTAGE REQUIREMENT	45 MILIMISH LANE	DENIED
07/07/2010	DEBRA RAMBO	163-00-00-091.01	VARIANCE	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
05/26/2009	CREAGOR WILSON	168-00-01-086	VARIANCE	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

Other Variances from Minimum Frontage in the R-1 Zone

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 100' minimum road frontage to allow for 4 tracts to be platted as two lots.**
- 2. A Record Plat with Variance Note shall substitute for the Site Plan.**
- 3. A Certificate of Land Use Restrictions shall be recorded in the Office of the Hardin County Clerk.**

OR

Motion to Deny