


# Hardin County Board of Adjustment

## 19 November 2026

County Government Center

Second Floor Meeting Room

Owners: Steven & Brionna Ray



**Location** A 0.65 acre site located at 71 Deerfield Court, Elizabethtown, KY, known as Lot 5A of Sycamore Bend Subdivision

**Zoned** Residential Estate (R-3)

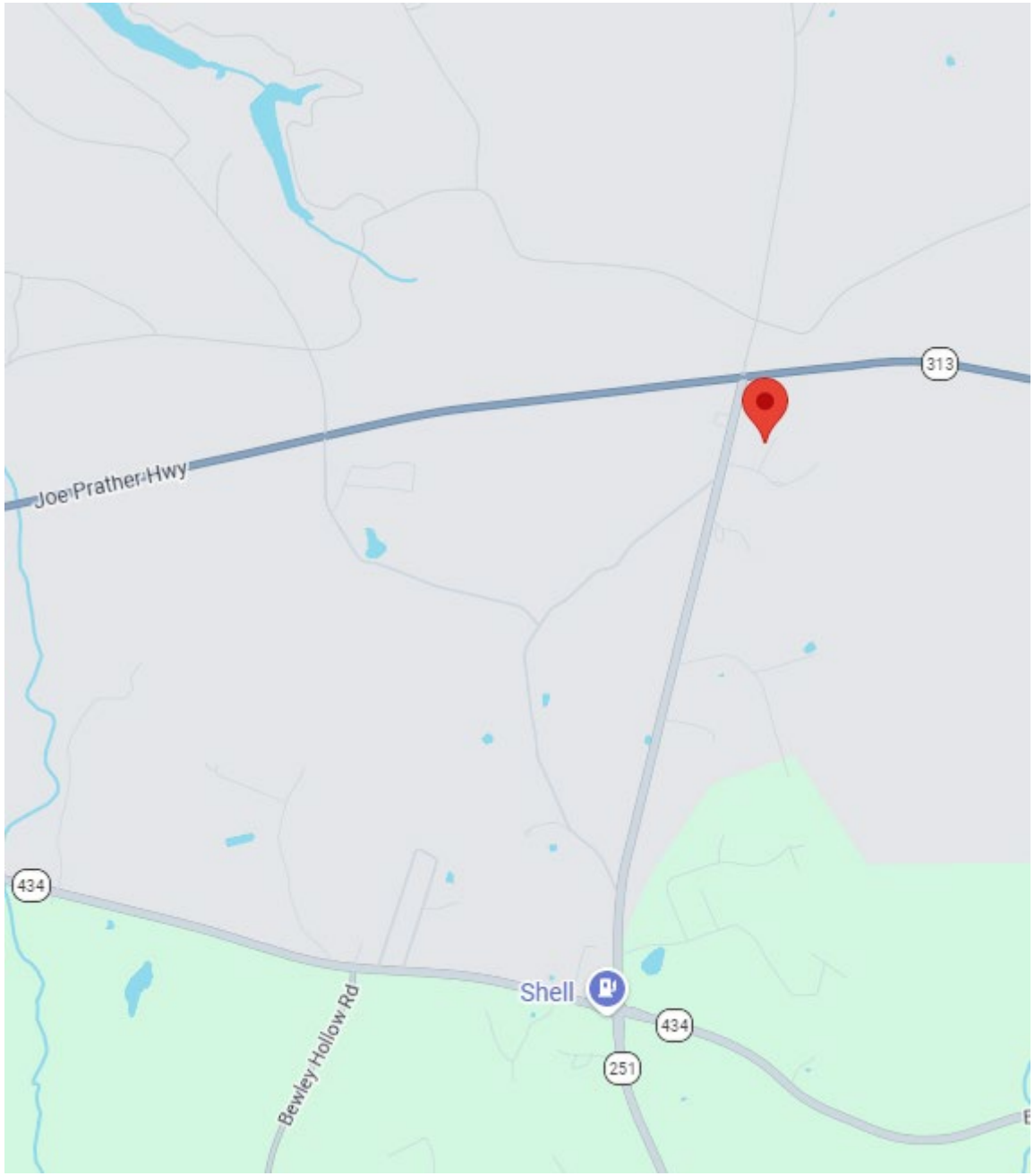
**Requesting a Variance for a variance from the front setback along Deerfield Court for a covered front porch**

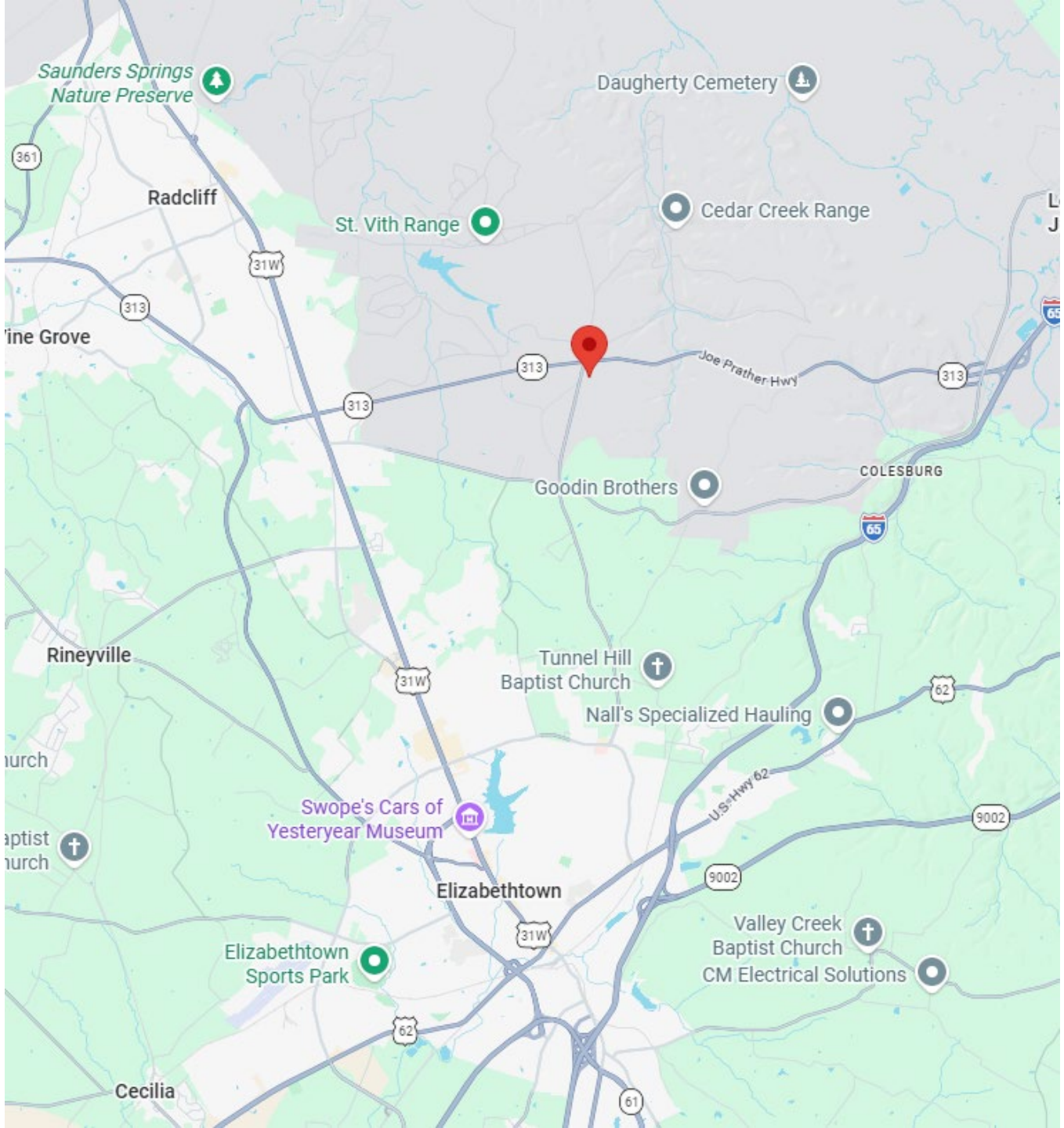
71 Deerfield Court
Variance
SUMMARY REPORT

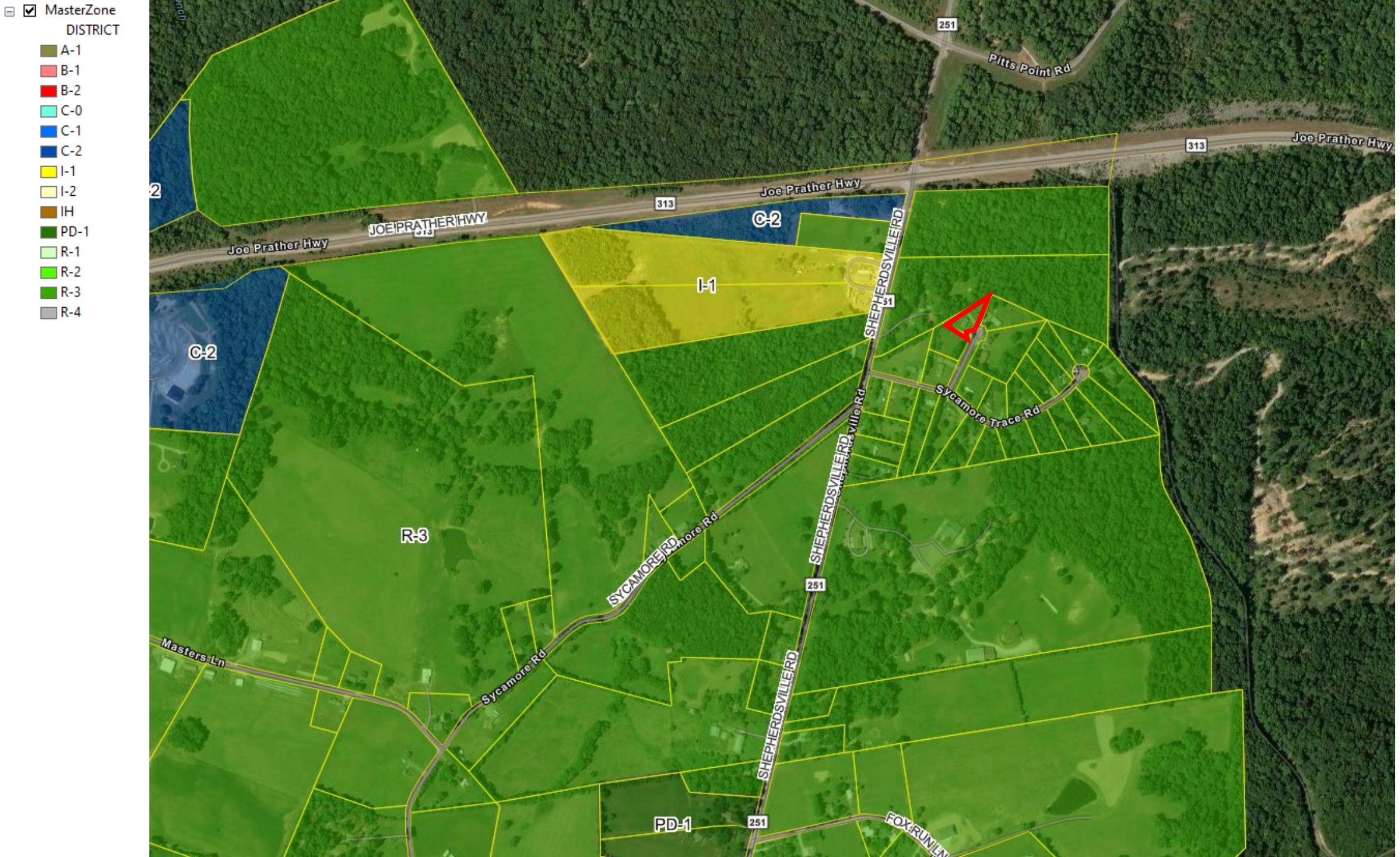
**LISTING OF EXHIBITS**

**A. Vicinity Map**
**B. Zoning Map**
**C. Aerial Photos**
**D. Character of the Site**
**E. Plat of Sycamore Bend Lot 5 (2005)**
**F. Site Plan**
**G. Proposed Rendering**
**H. Photographs**
**I. Analysis of other Variances in Sycamore Bend**
**J. *Comprehensive Development Guide**
**K. *Development Guidance System Ordinance**

*** Not Provided in PowerPoint**


313
Joe Prather Hwy
434
Shell
434
251
Bewley Hollow Rd


Saunders Springs
Nature Preserve
Daugherty Cemetery
361
Radcliff
St. Vith Range
Cedar Creek Range
31W
313
ine Grove
313
313
Joe Prather Hwy
313
Goodin Brothers
COLESBURG
65
Rineyville
Tunnel Hill
Baptist Church
31W
Nall's Specialized Hauling
62
urch
Swope's Cars of
Yesteryear Museum
U.S. Hwy 62
9002
aptist
urch
9002
Elizabethtown
31W
Valley Creek
Baptist Church
Elizabethtown
Sports Park
CM Electrical Solutions
62
Cecilia
61


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
Pitts Point Rd
251
Joe Prather Hwy
313
JOE PRATHER HWY
C-2
I-1
SHEPHERDSVILLE RD
Sycamore Trace Rd
R-3
SYCAMORE RD
Sycamore Rd
Masters Ln
PD-1
FOX RUN LN

Streams 2023

Hardin_Wetlands

S_FLD_HAZ_AR

FLD_ZONE

A

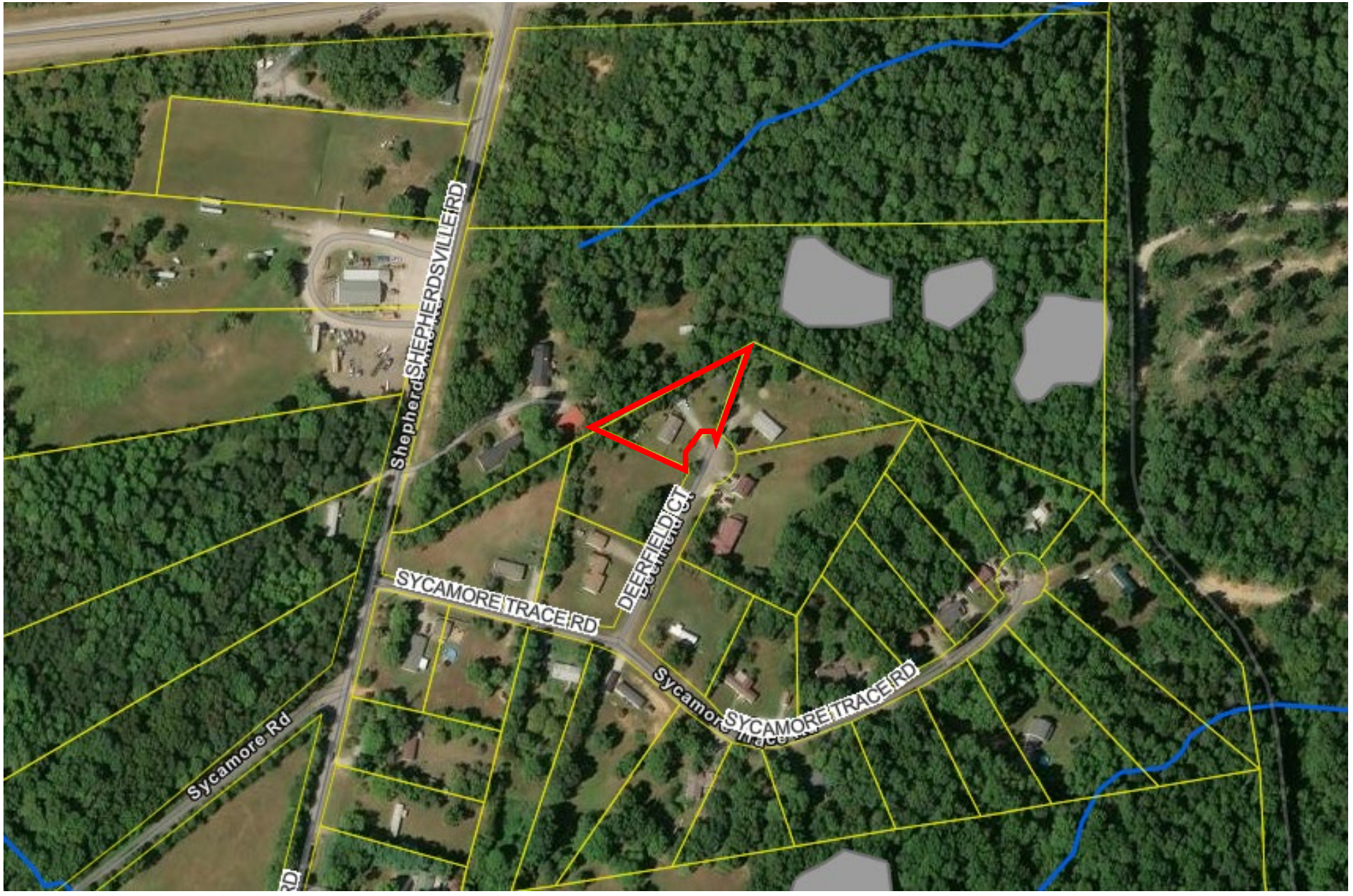
AE

AH

X

others

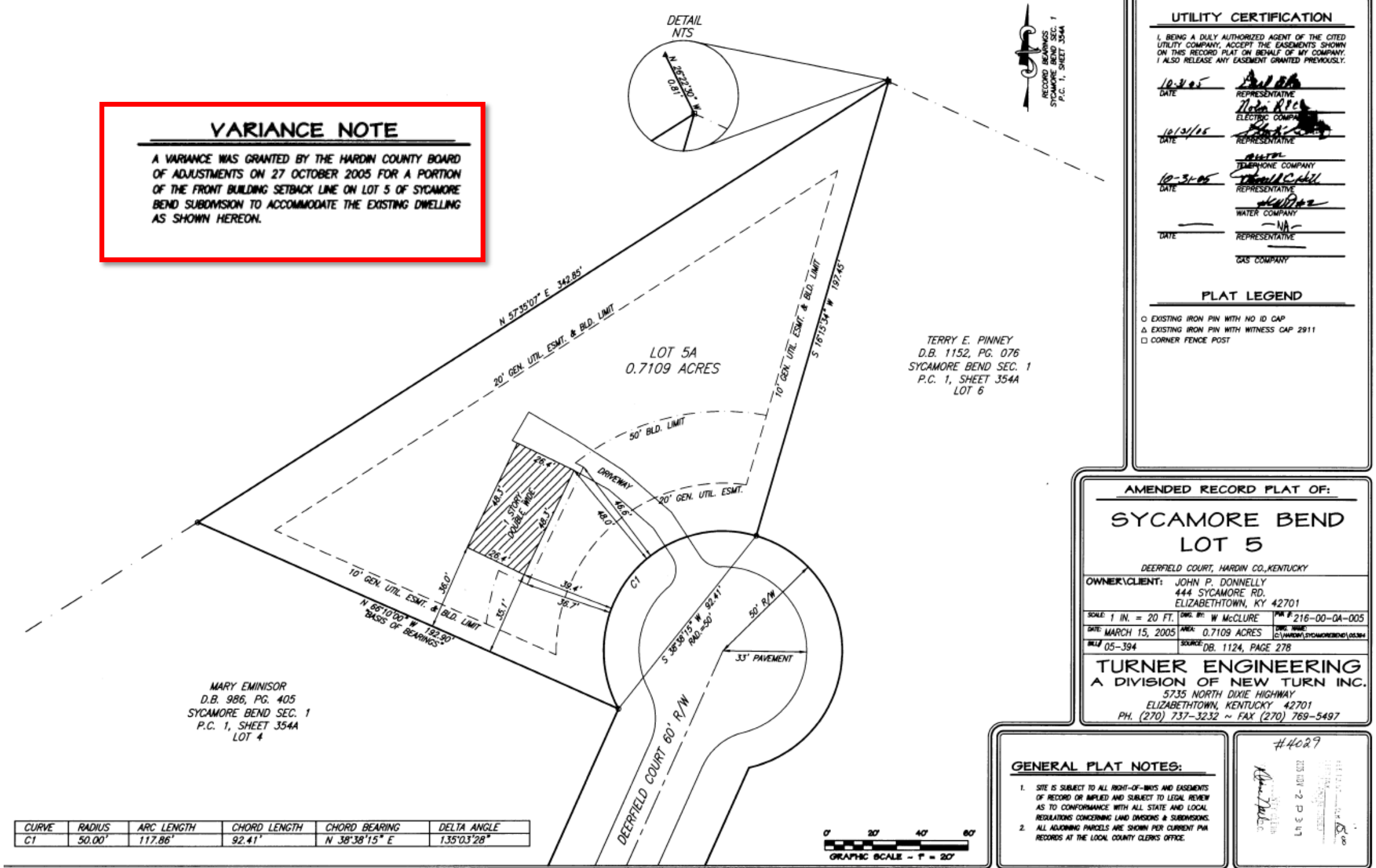
hardin_sinkhole





1400 sq. ft. House (2005)






## VARIANCE NOTE

A VARIANCE WAS GRANTED BY THE HARDIN COUNTY BOARD OF ADJUSTMENTS ON 27 OCTOBER 2005 FOR A PORTION OF THE FRONT BUILDING SETBACK LINE ON LOT 5 OF SYCAMORE BEND SUBDIVISION TO ACCOMMODATE THE EXISTING DWELLING AS SHOWN HEREON.

## UTILITY CERTIFICATION

I, BEING A DULY AUTHORIZED AGENT OF THE CITED UTILITY COMPANY, ACCEPT THE EASEMENTS SHOWN ON THIS RECORD PLAT ON BEHALF OF MY COMPANY. I ALSO RELEASE ANY EASEMENT GRANTED PREVIOUSLY.

| DATE | | |
|---|---|---|
| 10-31-05 | REPRESENTATIVE | |
| | ELECTRIC COMPANY | |
| 10/31/05 | REPRESENTATIVE | |
| | TELEPHONE COMPANY | |
| 10-31-05 | REPRESENTATIVE | |
| | WATER COMPANY | |
| | REPRESENTATIVE | N/A |
| | GAS COMPANY | |

## PLAT LEGEND

- ○ EXISTING IRON PIN WITH NO ID CAP
- △ EXISTING IRON PIN WITH WITNESS CAP 2911
- □ CORNER FENCE POST

AMENDED RECORD PLAT OF:

# SYCAMORE BEND LOT 5

DEERFIELD COURT, HARDIN CO., KENTUCKY

OWNER\CLIENT: JOHN P. DONNELLY
444 SYCAMORE RD.
ELIZABETHTOWN, KY 42701

| | | |
|---|---|---|
| SCALE: 1 IN. = 20 FT. | DWG. BY: W McCLURE | PVA #: 216-00-0A-005 |
| DATE: MARCH 15, 2005 | AREA: 0.7109 ACRES | DWG. NAME: C:\HARDIN\SYCAMOREBEND\05394 |
| JOB #: 05-394 | SOURCE: DB. 1124, PAGE 278 | |

TURNER ENGINEERING
A DIVISION OF NEW TURN INC.
5735 NORTH DIXIE HIGHWAY
ELIZABETHTOWN, KENTUCKY 42701
PH. (270) 737-3232 ~ FAX (270) 769-5497

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|---|---|---|---|---|---|
| C1 | 50.00' | 117.86' | 92.41' | N 38°38'15" E | 135°03'28" |

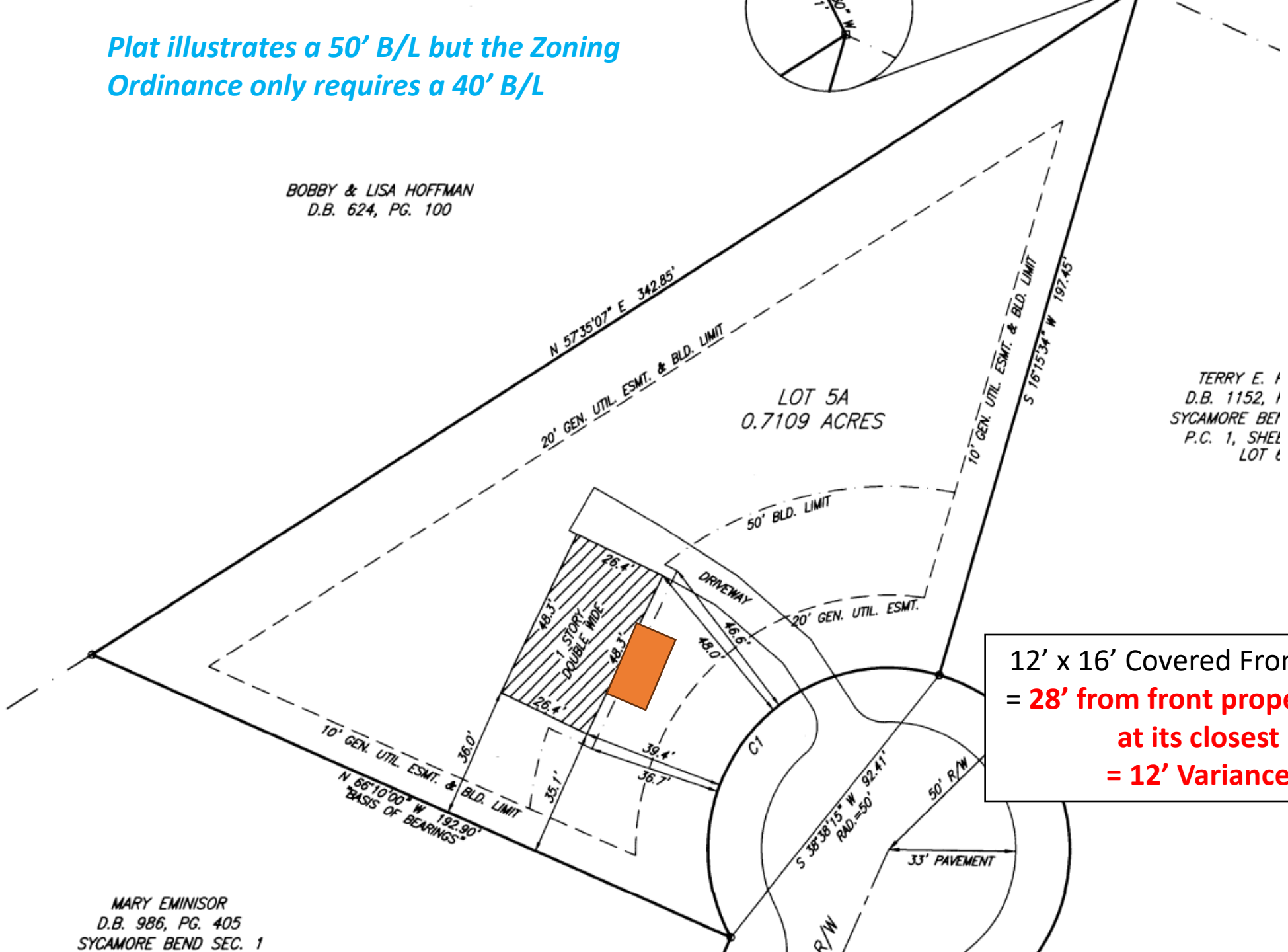
## GENERAL PLAT NOTES:

1. SITE IS SUBJECT TO ALL RIGHT-OF-WAYS AND EASEMENTS OF RECORD OR IMPLIED AND SUBJECT TO LEGAL REVIEW AS TO CONFORMANCE WITH ALL STATE AND LOCAL REGULATIONS CONCERNING LAND DIVISIONS & SUBDIVISIONS.
2. ALL ADJOINING PARCELS ARE SHOWN PER CURRENT PVA RECORDS AT THE LOCAL COUNTY CLERKS OFFICE.

#4029

2005 NOV -2 P 3:47

*Plat illustrates a 50’ B/L but the Zoning Ordinance only requires a 40’ B/L*




12’ x 16’ Covered Front Porch
= **28’ from front property line at its closest**
**= 12’ Variance**

Proposed rendering of covered front porch






UDP
(270) 769-0211
UDP
(270) 769-0211




Deerfield Ct
SPEED LIMIT
25



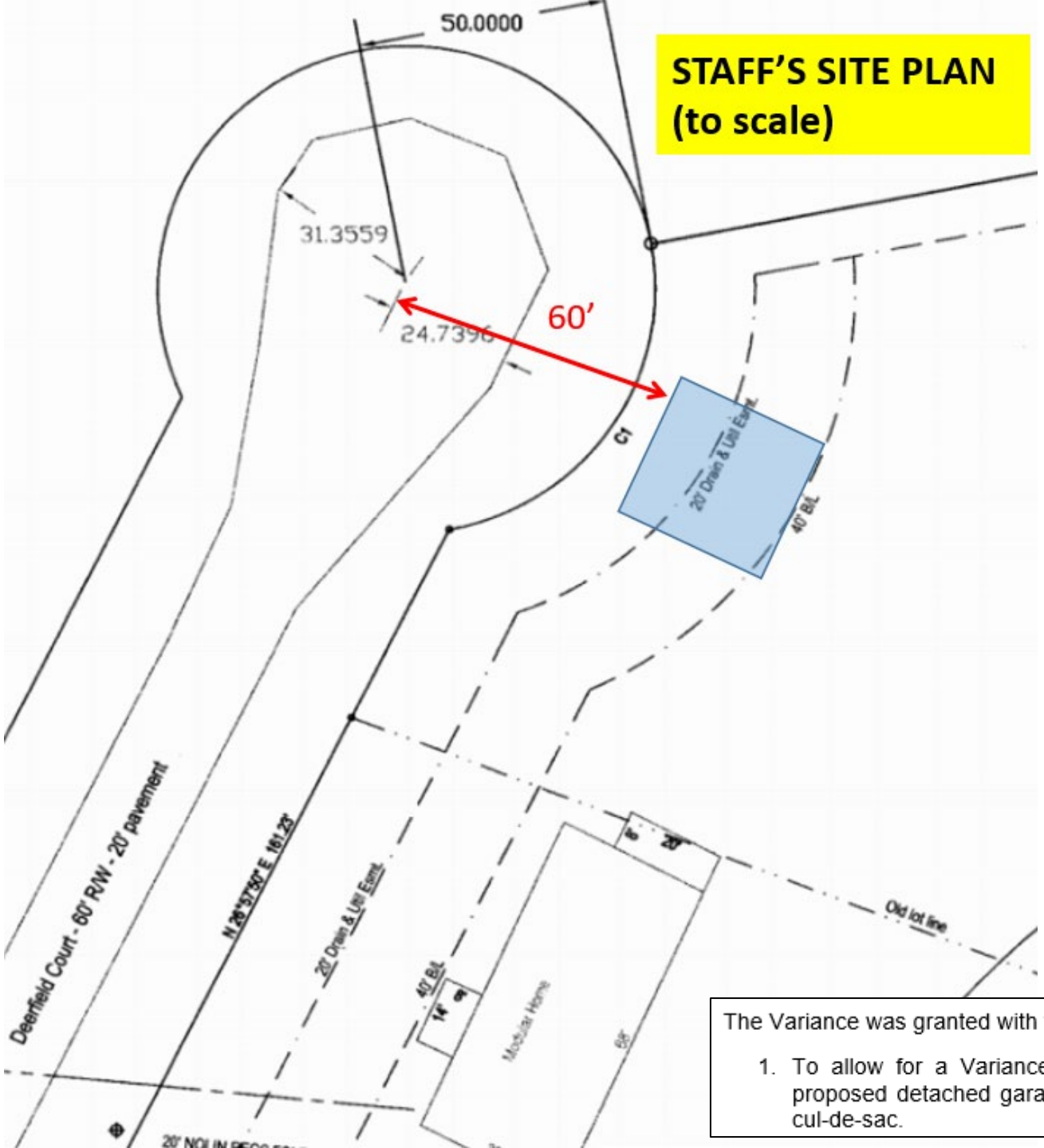


# Other Variances in Sycamore Bend

| Permit Date | Owner | PVA Map Number | Type | Zone | Project / Subdivision Name | Location | Site Address | Lots +/- (Plats Final) | Acres (All Permits) | Status |
|---|---|---|---|---|---|---|---|---|---|---|
| 10/16/2026 | RAY STEVNE ANDREW & BRIONNA | 216-00-0A-005 | VARIANCE | R-3 - RESIDENTIAL ESTATE ZONE | SYCAMORE BEND, LOT 5A - VARIANCE FROM FRONT SETBACK FOR PROPOSED COVERED FRONT PORCH | | 71 DEERFIELD COURT, ELIZABETHTOWN, KY 42701 | 0 | .650 | PENDING |
| 05/04/2020 | RAY GEORGE E & ARGELIS C | 216-00-0A-008 | VARIANCE | R-3 - RESIDENTIAL ESTATE ZONE | SYCAMORE BEND, LOT 8A #1 | A +/- 2.068 ACRE SITE LOCATED AT 50 DEERFIELD CT. | 50 DEERFIELD CT., ELIZABETHTOWN, KY | 0 | 2.068 | APPROVED |
| 02/28/2018 | DAN YARBERRY | 216-00-0A-024 | VARIANCE | R-3 - RESIDENTIAL ESTATE ZONE | SYCAMORE BEND, SECTION 1, LOT 24 | A +/- 1.3 ACRE SITE LOCATED ON THE SOUTH SIDE OF SYCAMORE TRACE RD | 107 SYCAMORE TRACE | 0 | 1.300 | APPROVED |
| 09/30/2005 | JOHN PATRICK DONNELLY | 216-00-0A-005 | VARIANCE | | VARIANCE -- SYCAMORE BEND SUBDIVISION LOT 5 / SYCAMORE BEND SECTION 1, LOT 5 | NORTH WEST SIDE OF DEERFIELD COURT, APRROXIMATELY 400 FEET FROM THE INTERSECTION OF DEERFIELD COURT AND SYCAMORE TRACE ROAD, BEING LOT 5 OF SYCAMORE BEND SUBDIVISION. THE ADDRESS OF THE PROPERTY IS 71 DEERFIELD COURT. | 71 DEERFIELD COURT | | .000 | APPROVED |
| 12/16/2002 | GOODMAN | 216-00-0A-013 | VARIANCE | | SYCAMORE TRACE / SYCAMORE BEND SECTION 1, LOT 13 | | SHEPHERDSVILLE ROAD (KY 251) | | 1.000 | APPROVED |
| 12/16/2002 | GOODMAN | 216-00-0A-014 | VARIANCE | | SYCAMORE TRACE / SYCAMORE BEND SECTION 1, LOT 14 | | SHEPHERDSVILLE ROAD (KY 251) | | 1.000 | APPROVED |
| 11/20/2000 | PRIDDY | 216-00-0A-011 | VARIANCE | | SYCAMORE BEND SUBDIVISION, SECTION 1, LOT 11 / SYCAMORE BEND SECTION 1, LOT 11 | | SHEPHERDSVILLE ROAD (KY 251) | | | APPROVED |

Records 1 to 7 (of 7)

# STAFF'S SITE PLAN (to scale)







The Variance was granted with the noted conditions:

1. To allow for a Variance from the 40' front building setback to allow for the proposed detached garage to be no closer than 66' from the center line of the cul-de-sac.

1. To allow for a Variance from the 40’ front building setback line to allow for the proposed manufactured home to be no closer than 50’ from the center line of Sycamore Trace Road.



# Findings necessary for Granting Variances
## KRS 100.243 and DGS 5-3(B)

1. Before any variance is granted, the Board of Adjustment must find that the granting of the variance will not adversely affect the public health, safety or welfare, will not alter the essential character of the general vicinity, will not cause a hazard or a nuisance to the public, and will not allow an unreasonable circumvention of the requirements of this regulation. In making these findings, the board shall consider whether:

   a. The requested variance arises from special circumstances which do not generally apply to land in the general vicinity;

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

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

2. The Board shall deny any request for variance arising from circumstances that are the result of willful violations of this regulation by the applicant subsequent to the adoption of this regulation.

*I make a Motion to **Approve** the Variance with the Following Conditions:*
*Based on the Staff Presentation and the Testimony presented in the Public Hearing and that it satisfies the Standards for Variances outlined in the Development Guidance System, Zoning Ordinance 5-3(B)(1) with Finding of Fact:*

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

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

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

Motion to Approve the proposed Variance :

1. **To allow for a Variance from the front building setback along Deerfield Court to allow for a proposed 12'x16' covered front porch.**
2. **A Site Plan in compliance with Section 7 of the Zoning Ordinance.**
3. **Building and electrical permits 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: Bluebird Investment Group LLC

Applicant: Tate Peterson dba “Align It Auto LLC”




**Location** A 1 acre site located at 3223 S Dixie Highway Suite 5, known as Lot 15 Reffett Estates, Section 2

**Zoned** General Commercial (C-2)

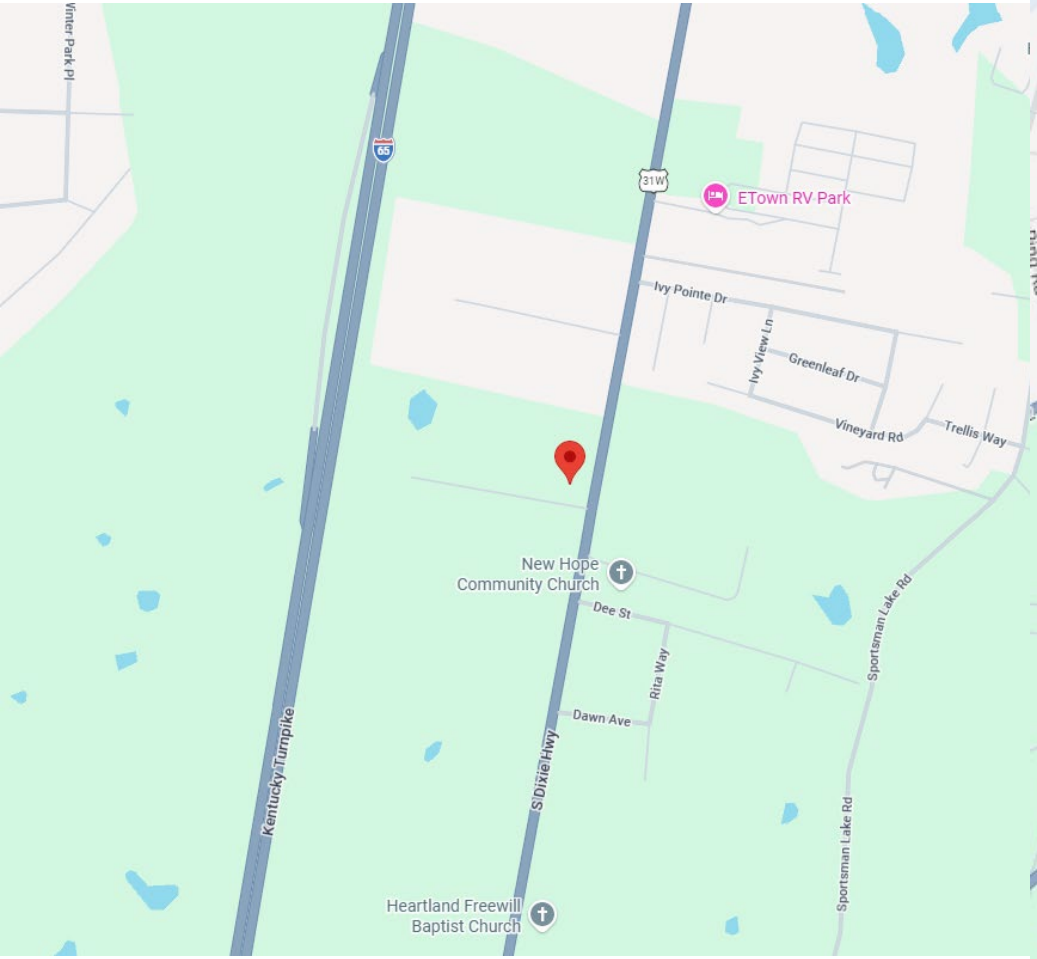
**Requesting a Conditional Use Permit to allow for an automotive repair business in the C-2 Zone.**

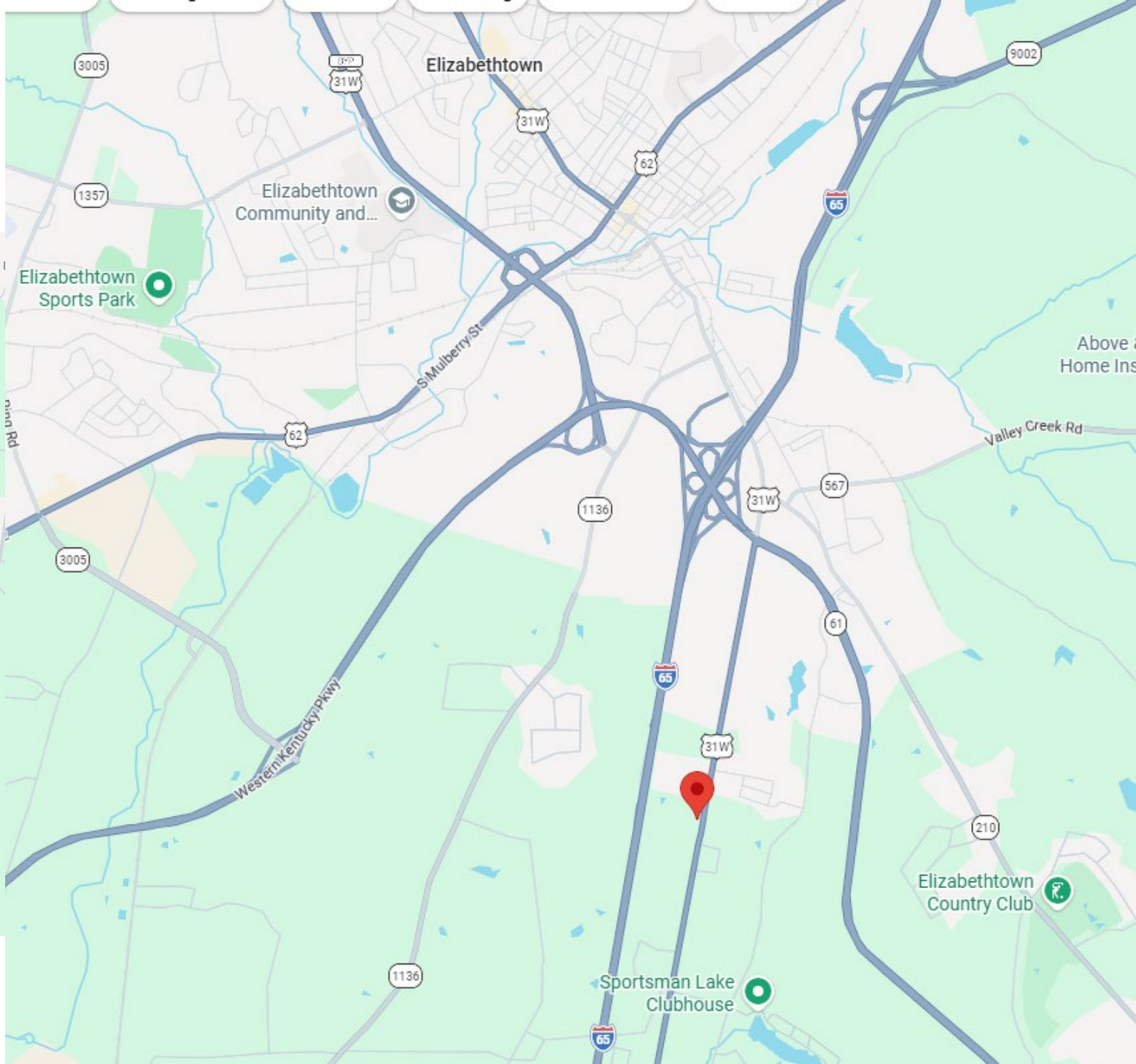
3223 S Dixie Highway
Conditional Use Permit
SUMMARY REPORT

**LISTING OF EXHIBITS**

- **A. Vicinity Map**
- **B. Zoning Map**
- **C. Aerial Photos**
- **D. Record Plat of Reffett Estates, Section 2 (2003)**
- **E. Development Plan (2006)**
- **F. Site Plan**
- **G. Photographs**
- **H. Analysis of other Conditional Use Permits for Auto Repair in Commercial & Industrial Zones**
- **I. *Comprehensive Development Guide**
- **J. *Development Guidance System Ordinance**

*** Not Provided in PowerPoint**

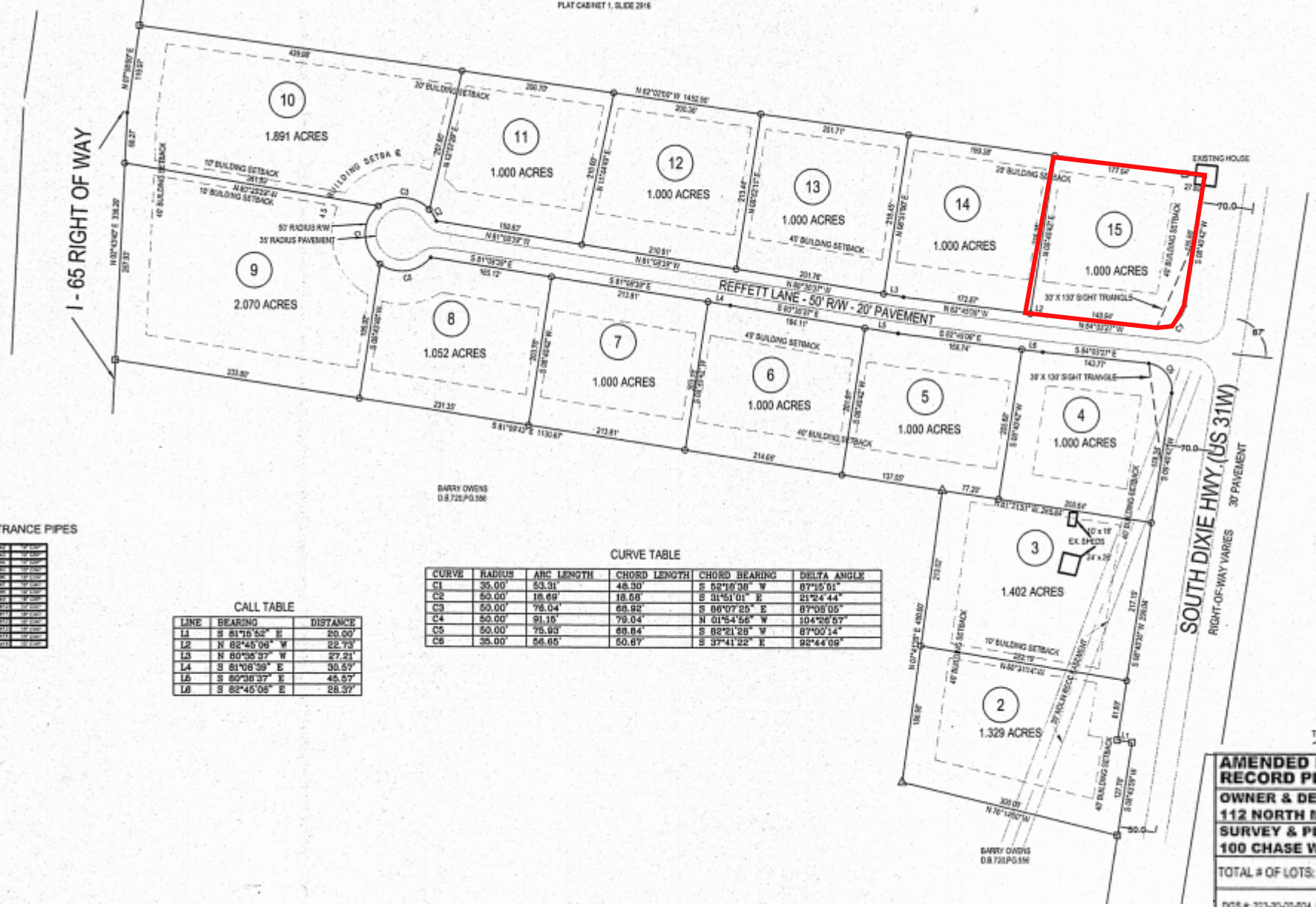

Winter Park Pl
65
31W
ETown RV Park
Ivy Pointe Dr
Ivy View Ln
Greenleaf Dr
Vineyard Rd
Trellis Way
New Hope
Community Church
Dee St
Rita Way
Dawn Ave
Sportsman Lake Rd
Kentucky Turnpike
S Dixie Hwy
Heartland Freewill
Baptist Church


3005
31W
Elizabethtown
9002
62
1357
Elizabethtown
Community and...
65
Elizabethtown
Sports Park
S Mulberry St
Above
Home Ins
Valley Creek Rd
62
567
1136
31W
3005
61
Western Kentucky Pkwy
65
31W
210
Elizabethtown
Country Club
1136
Sportsman Lake
Clubhouse
65


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
R-1
C-2
C-2
C-1
R-1
I-1
I-1
BUDCO LN
IVY POINTE DR
GREENLEAF DR
VINEYARD RD
Vineyard Rd
Trellis Way
Pepper Ln
PEPPER LN
REFFETT LN
New Hope Community Church
DEE ST
Dee St
DAWN AVE
Dawn Ave
RITA WAY
S DIXIE HWY
S Dixie Ave
SPORTSMAN LAKE RD
Sportsman Lake Rd
LINCOLN PKWY
Lincoln Pkwy
FOXWOOD CT
I 65 S
65
61
31W


streams
Hardin_Wetlands
Hardin_100Flood
hardin_sinkhole
BUDCO LN
S Dixie Ave
IVY POINTE DR
GREENLEAF DR
VINEYARD RD
Trellis Way
Pepper Ln
PEPPER LN
S SPORTSMAN LAKE RD
Sportsmans Rod and Gun
REFFETT LN
SDIXIE HWY
New Hope Community
DEE ST
Dee St
RITA WAY
DAWN AVE
Dawn Ave
I65 S
65

REFFITT LN
S DIXIE HWY
US 31W




LOT ENTRANCE PIPES

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|---|---|
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CALL TABLE

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | S 81°15'52" E | 20.00' |
| L2 | N 82°45'06" W | 22.73' |
| L3 | N 80°36'37" W | 27.21' |
| L4 | S 81°08'39" E | 30.57' |
| L5 | S 80°36'37" E | 45.57' |
| L6 | S 82°45'06" E | 28.37' |

CURVE TABLE

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|---|---|---|---|---|---|
| C1 | 35.00' | 53.31' | 48.30' | S 52°16'38" W | 87°15'51" |
| C2 | 50.00' | 18.69' | 18.58' | S 31°51'01" E | 21°24'44" |
| C3 | 50.00' | 76.04' | 68.92' | S 86°07'25" E | 87°08'05" |
| C4 | 50.00' | 91.15' | 79.04' | N 01°54'56" W | 104°26'57" |
| C5 | 50.00' | 75.93' | 68.84' | S 82°21'28" W | 87°00'14" |
| C6 | 35.00' | 56.65' | 50.67' | S 37°41'22" E | 92°44'09" |

PUBLIC REVIEW NOTE

THE PRELIMINARY PLAT, DRAINAGE PLAN, AND STREET

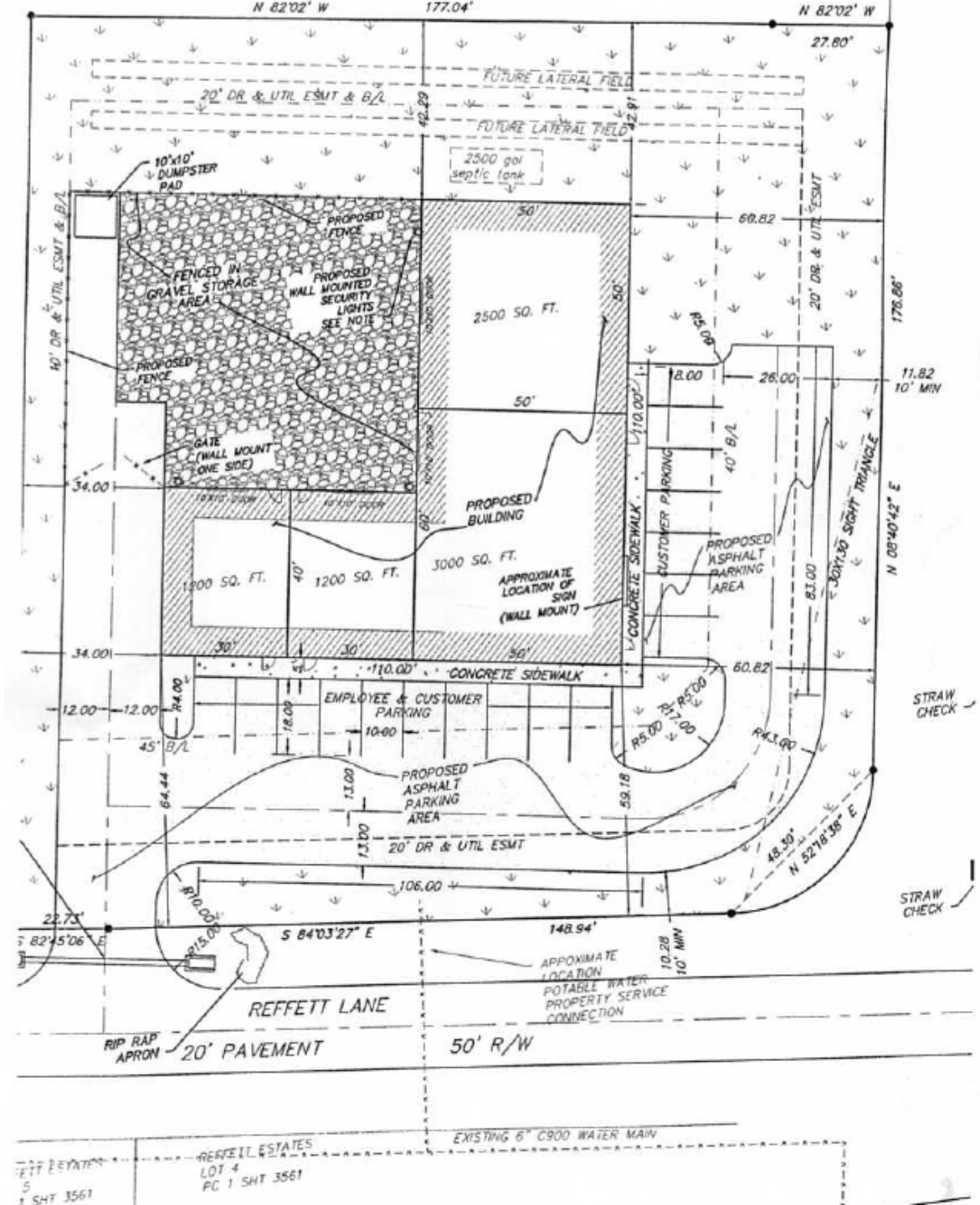
**AMENDED PLAT: REFFETT ESTATES LOTS 2 & 3**
**RECORD PLAT: REFFETT ESTATES SECTION 2**

**OWNER & DEVELOPER: THE LAND STORE**
**112 NORTH MULBERRY ST. ELIZABETHTOWN KY. 42701**

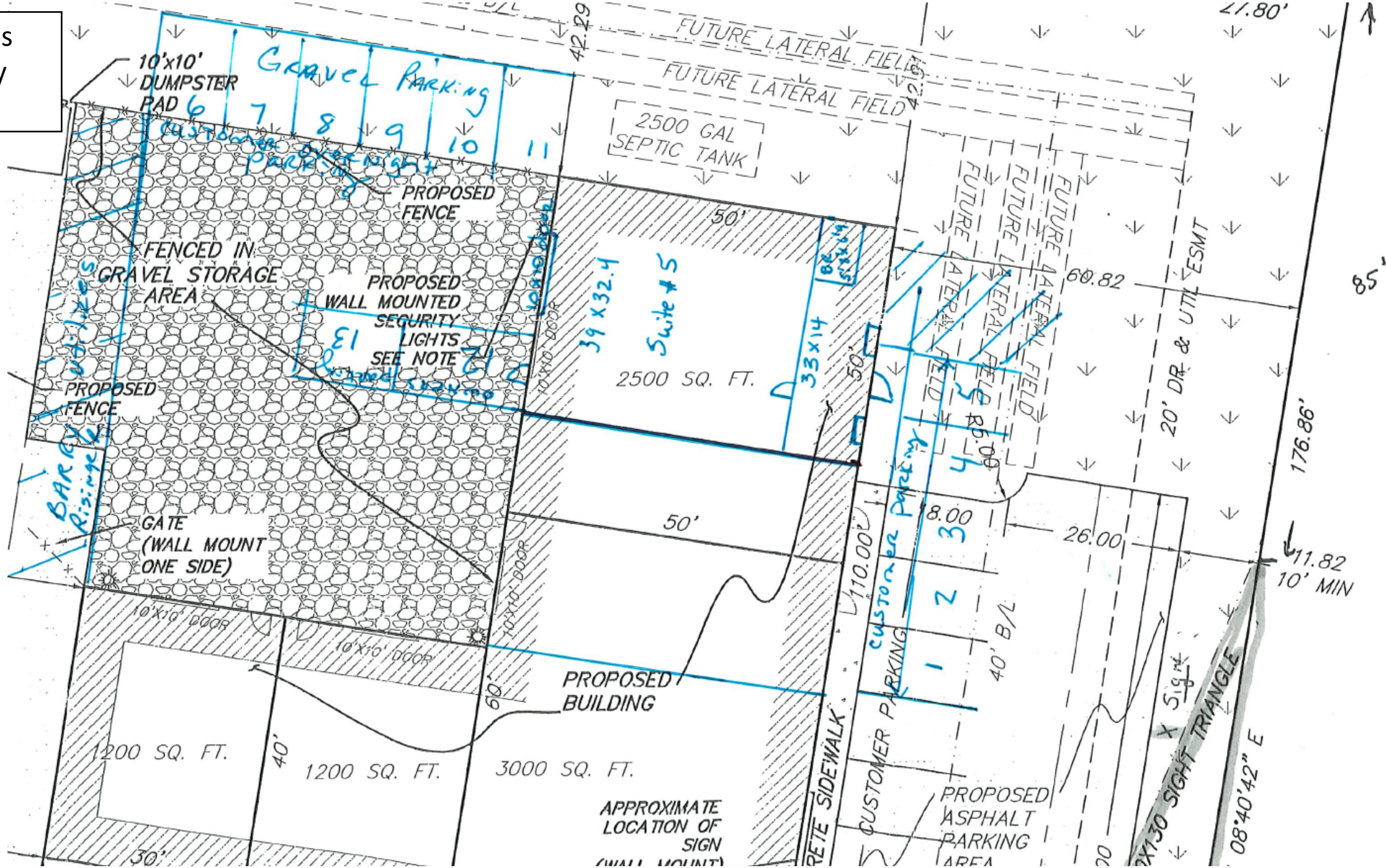
**SURVEY & PLAT BY: CLEMONS ENGINEERING AND LAND SURVEYING**
**100 CHASE WAY, SUITE 5 ELIZABETHTOWN, KY. 42701**

| | | |
|---|---|---|
| TOTAL # OF LOTS: 14 | TOTAL AREA OF PROPOSED DEVELOPMENT- 18.099 AC | |
| DGS #: 223-30-02-004.004.01 | SOURCE OF TITLE: D.B.999, PG.37 | |
| SCALE: 1" = 100' | DATE: 02 - 04 - 02 | BEARINGS - MAG.2001 |
| SHEET__ OF __ | LOCATION - HWY. 31W | TOTAL AREA OF 14 NEW LOTS: 16.798 ACRES |
| DRAWN BY: D.L.C. | COUNTY - HARDIN | TOTAL AREA OF NEW STREET: 1.301 ACRES |
| DISTANCES: E.D.M. | STATE - KENTUCKY | DRAWING NO.- |

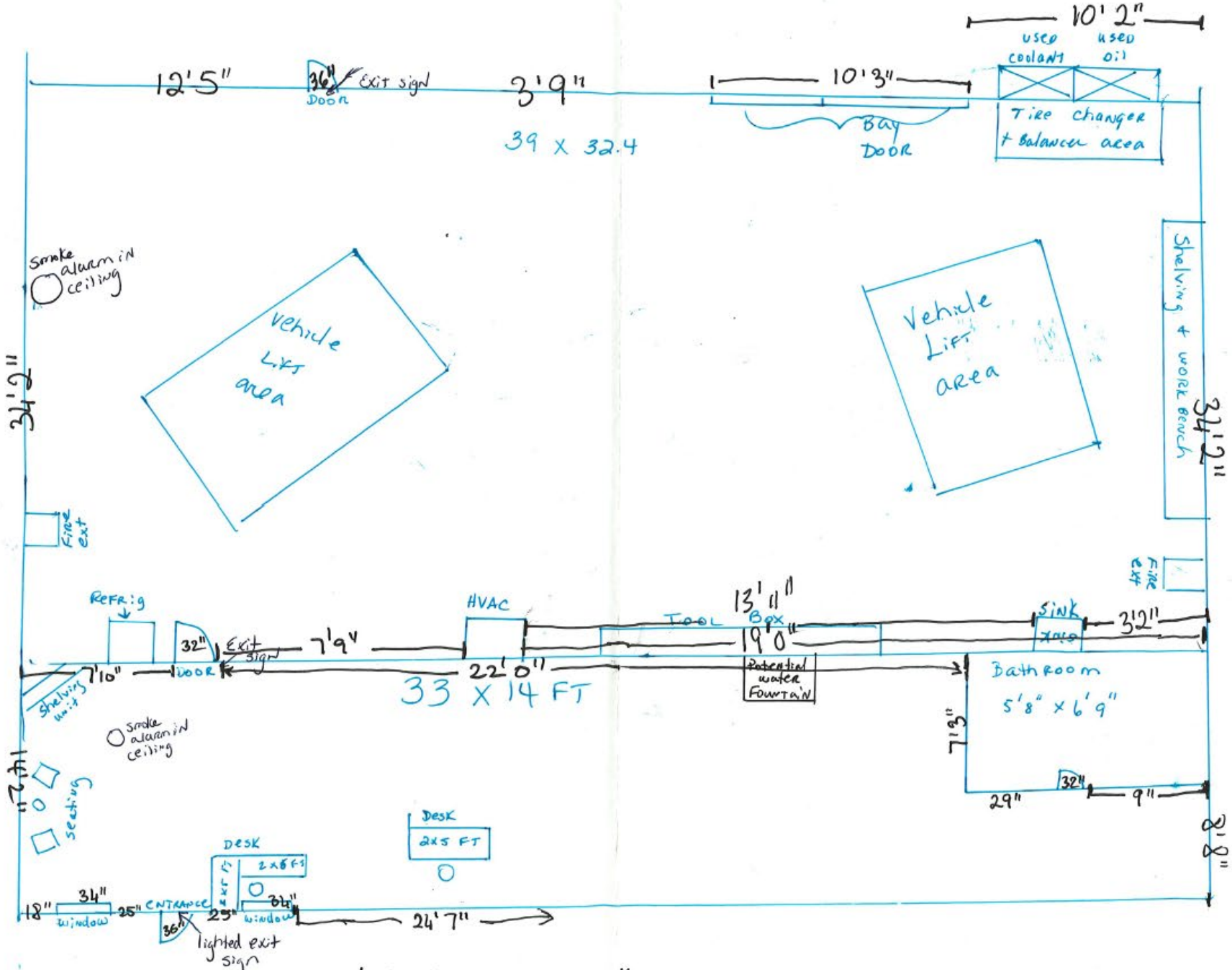
Development Plan (2006)



Site Plan as labeled by applicant



Plans for Change of Use Permit




Window's are Both 34"


Align-IT Auto, LLC
Tate Peterson
3223 S. Dixie Hwy, Elizabethtown, Ky 42701
Shop 270-370-0158
Cell 904-536-2859


Align-It Auto
270-370-0450
AUTO
REPAIR
SHOP
NOW
OPEN!


Align-It Auto
270-370-0450
"We keep you...STRAIGHT"
AUTO
REPAIR
SHOP


Align-It Auto
270-370-0450
"We keep you...STRAIGHT"
AUTO
REPAIR
SHOP
GUN RANGE
AUTO REPAIR
NOW OPEN!
ALL MAKES & MODELS


BRAKES
SUSPENSION
TUNE-UPS
GASKETS
175 PT INSPECTION
CHECK ENGINE
A/C /HEATING
COOLANT REPAIRS
CHARGING & BATTERY
INTERIOR REPAIRS
AND MORE...
Align-IT Auto LLC
"We Keep you... STRAIGHT"
270-370-0450
AUTO REPAIR SHOP
HOURS
MON - FRI
8:00 - 5:00
SATURDAY
APPT ONLY
SHOP
SUITE 5
OPEN




Backs up to gun
range
SPORTSMAN'S
ROD & GUN
GUN RANGE


Align-It Auto
270-370-0450
"We keep you...STRAIGHT"
AUTO REPAIR SHOP
Align-IT Auto LLC
"We keep you...STRAIGHT"
270-370-0450
AUTO REPAIR SHOP
HOURS
MON - FRI
8:00 - 5:00
SATURDAY
APPT ONLY


BLUEBIRD
Rentals
3223 SOUTH DIXIE
(270)765-7793
3223
SUITE


TRITON
GATE MUST REMAIN LOCKED AT ALL TIMES
GATE MUST REMAIN LOCKED AT ALL TIMES


Frankie Riggs auto repair
across the street

# CUP’s for Auto Repair in Commercial & Industrial Zones

| Permit Date | Owner | Type | Planning Area | Zone | Project / Subdivision Name | Request | Site Address | Status | Final Date |
|---|---|---|---|---|---|---|---|---|---|
| 10/21/2026 | BLUEBIRD INVESTMENT GROUP LLC | CONDITIONAL USE PERMIT | 19. SOUTH DIXIE CORRIDOR | C-2 - GENERAL COMMERCIAL ZONE | REFFETT ESTATES, SECTION 2, LOT 15 - ALIGN-IT AUTO | AUTO REPAIR SHOP | 3223 SOUTH DIXIE HIGHWAY, SUITE 5, ELIZABETHTOWN, KY, 42701 | PENDING | |
| 08/25/2026 | LONGLEY ERIC A & JACIE B - ETAL- | CONDITIONAL USE PERMIT | 29. WHITE MILLS JUNCTION (WK PKWY) | B-1 - INTERSTATE COMMERCIAL ZONE | L&M AUTOMOTIVE - WESTERN COMMERCIAL PARK, LOT 4 | AUTOMOTIVE REPAIR SHOP | WEBB MILL ROAD, EASTVIEW, KY | APPROVED | 09/18/2026 |
| 01/07/2025 | EXTREME POLISHING & DETAILING LLC | CONDITIONAL USE PERMIT (AMENDED) | 09. RINEYVILLE RURAL VILLAGE | C-1 - CONVENIENCE COMMERCIAL ZONE | EXTREME POLISHING & DETAILING | TO CONTINUE TO ALLOW FOR AN AUTOMOTIVE REPAIR BUSINESS IN THE C-1 ZONE | 6300 RINEYVILLE ROAD | APPROVED | 02/06/2025 |
| 12/27/2023 | STAPLES CRAIG | CONDITIONAL USE PERMIT (AMENDED) | 24. WEST HARDIN AREA | C-1 - CONVENIENCE COMMERCIAL ZONE | REDNECKS DEAD CAR TOWING & RECOVERY - MASTERS FARM SUPPLY SUBDIVISION, LOTS 1 & 2 | TO CONTINUE TO ALLOW FOR AUTO REPAIR OF PERSONAL DEMO DERBY CARS, HOT RODS, RAT RODS, & RENECKS DEAD CAR RECOVERY ON SITE | 10659 HARDINSBURG RD | APPROVED | 02/22/2024 |
| 04/14/2023 | FIELDS WILFORD R & JANICE A | CONDITIONAL USE PERMIT (AMENDED) | 11. BARDSTOWN ROAD CORRIDOR | I-2 - HEAVY INDUSTRY ZONE | KY BOAT LIFE - BOAT REPAIR & STORAGE. WACO SUBDIVISION, LOT 27A | TO ALLOW FOR THE CONTINUED OPERATION OF A BOAT REPAIR & STORAGE BUSINESS IN THE I-2 ZONE | 56 W QUARRY RIDGE COURT, ELIZABETHTOWN, KY 42701 | APPROVED | 09/07/2023 |
| 04/03/2023 | CLEARY, JESS & LEAH | CONDITIONAL USE PERMIT | 21. EAST HARDIN AREA | C-1 - CONVENIENCE COMMERCIAL ZONE | JESS CLEARY AUTO REPAIR | TO ALLOW FOR AN AUTOMOTIVE REPAIR BUSINESS IN THE C-1 ZONE | 9221 BARDSTOWN RD | APPROVED | 05/04/2023 |
| 12/08/2022 | EXTREME POLISHING & DETAILING LLC | CONDITIONAL USE PERMIT | 09. RINEYVILLE RURAL VILLAGE | C-1 - CONVENIENCE COMMERCIAL ZONE | 1C BROOKSIDE ESTATES #1 | EXTREME POLISHING & DETAILING - AUTOMOTIVE PAINT, DETAILING & POLISHING | 6300 RINEYVILLE ROAD, RINEYVILLE, KY | APPROVED | |
| 11/30/2021 | DUSCH TROY V & DENISE P & CRAIG STAPLES | CONDITIONAL USE PERMIT | 24. WEST HARDIN AREA | C-1 - CONVENIENCE COMMERCIAL ZONE | STAPLES PERSONAL AUTO REPAIR & REDNECK'S DEAD CAR RECOVERY | TO ALLOW FOR AUTOMOTIVE REPAIR OF PERSONAL DEMO DERBY CARS, HOT RODS & RAT RODS AND REDNECK'S DEAD CAR RECOVERY BUSINESS ON SITE | 10659 & 10697 HARDINSBURG ROAD, CECILIA KY 42724 | APPROVED | 02/24/2022 |
| 06/01/2020 | VERNON, CHAD FULKERSON & JAMIE MARIE BUTLER | CONDITIONAL USE PERMIT | 15. LEITCHFIELD ROAD CORRIDOR | C-2 - GENERAL COMMERCIAL ZONE | CHAD'S AUTO REPAIR | TO ALLOW FOR AN AUTOMOTIVE REPAIR SHOP | 2855 LEITCHFIELD ROAD, ELIZABETHTOWN, KY | APPROVED | 07/23/2020 |
| 03/05/2020 | ANSON, ADAM & BROOKE | CONDITIONAL USE PERMIT | 22. NATURAL RESOURCE AREA | C-1 - CONVENIENCE COMMERCIAL ZONE | BROCK'S AUTO REPAIR | TO ALLOW FOR AN AUTO REPAIR BUSINESS TO OPERATE ON THE PROPERTY | 13259 LEITCHFIELD ROAD, EASTVIEW, KY | APPROVED | 06/18/2020 |
| 08/13/2018 | WILFORD FIELDS & SON LLC | CONDITIONAL USE PERMIT | 11. BARDSTOWN ROAD CORRIDOR | I-2 - HEAVY INDUSTRY ZONE | KY BOAT LIFE - BOAT REPAIR & STORAGE. WACO SUBDIVISION, LOT 27A | TO ALLOW FOR A BOAT REPAIR & STORAGE BUSINESS IN THE I-2 ZONE | 56 QUARRY RIDGE COURT WEST | APPROVED | 09/06/2018 |
| 09/20/2013 | FRANKIE RIGGS | CONDITIONAL USE PERMIT (AMENDED) | 19. SOUTH DIXIE CORRIDOR | C-2 - GENERAL COMMERCIAL ZONE | GENERAL AUTOMOTIVE REPAIR / REFFETT ESTATES, LOT4 | GENERAL AUTOMOTIVE REPAIR SHOP | SOUTH DIXIE AVENUE (US-31W) | APPROVED | |
| 10/14/2010 | STONE MARK ENTERPRISES LLC | CONDITIONAL USE PERMIT | 16. NORTH DIXIE CORRIDOR | C-2 - GENERAL COMMERCIAL ZONE | AUTO REPAIRS - HARDIN COUNTY HONDA / LONGVIEW ESTATES AND HIDEAWAY MANOR, LOT 2 | REQUES FOR A CONDITIONAL USE PERMIT FOR AN AUTO REPAIR SHOP | 5608 WEST DIXIE AVENUE (US-31W) | APPROVED | |
| 10/30/2008 | FRANKIE RIGGS | CONDITIONAL USE PERMIT | 19. SOUTH DIXIE CORRIDOR | C-2 - GENERAL COMMERCIAL ZONE | GENERAL AUTOMOTIVE REPAIR / REFFETT ESTATES, LOT4 | GENERAL AUTOMOTIVE REPAIR SHOP | SOUTH DIXIE AVENUE (US-31W) | APPROVED | |

Records 1 to 14 (of 14)

14 total (4 Amended): 13 Approved, 1 Pending

## 16-3 STANDARDS FOR ISSUANCE

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

A. The use shall not tend to change the character and established pattern of development of the area of the proposed use;

B. The use shall be in harmony with the uses permitted by right under the Zone in question and shall not affect adversely the use of neighboring properties;

C. The location and height of buildings, the location, nature, and height of walls and fences and the nature and extent of landscaping on the site shall be such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings or impair the value thereof;

D. The use shall not adversely affect the health or safety of persons residing or working in the vicinity of the proposed use;

E. The use shall not be detrimental to the public welfare or injurious to property or improvements in the vicinity; and,

F. The use shall be in accordance with the purposes of the Zoning Ordinance and the Comprehensive Plan.

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

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

## 16-12 AUTOMOTIVE REPAIR

1. Number of Vehicles. The Board may regulate the maximum number of vehicles that shall be located on the property at one time.
2. Number of Wrecked Vehicles. The Board may regulate maximum number of wrecked vehicles that are allowed to be on the property at one time. Wrecked vehicles must be screened from view from public rights-of-way and all adjoining properties.
3. Emergency Response Plan. An emergency response/spill prevention plan shall be required.
4. Screening. Vehicles must be appropriately screened from view from public rights-of-way and all adjoining properties.
5. Location. The designated vehicles must be located on the subject property as shown on the Site/Development Plan.

**Conditions may include, but are not limited to the following:**
**DGS [5-3(A)]**
***I make a Motion to Approve the Conditional Use Permit with the Following Conditions:***
***Based on the Staff Presentation and the Testimony presented in the Public Hearing and that it satisfies the Standards for Issuance outlined in the Development Guidance System, Zoning Ordinance 16-3.***

---

1. Business Hours of Operation shall be from 8 AM to 7 PM Monday-Friday.
2. There shall be only 13 vehicles parked outdoors in the fenced in gravel storage area.
3. The existing fencing to the rear of the building shall be maintained.
4. There shall be no more than5 employees of the business.
5. This Conditional Use Permit shall allow for general automotive repair in Suite #5 on site.
6. The existing Development Plan in compliance with Section 6 of the Zoning Ordinance on file shall substitute as the Site Plan.
7. This Conditional Use Permit shall be issued to the current property owners, Bluebird Realty, LLC, and the applicant Tate Peterson, and is not transferrable.
8. All wrecked vehicles must be screened from view of adjoining properties and road right-of-ways within the privacy fenced area.
9. This Conditional Use Permit shall be for a period of _____years and expire on November 19, 20__.
10. A Certificate of Land Use Restrictions shall be recorded in the Office of the Hardin County Clerk.
11. An Emergency Response and Spill Prevention Plan shall be required.
12. Building & electrical permits shall be required to change the use of the space for an Automotive Repair Business. As part of this permit, the owner shall supply an updated diagram of the entre building and the use of each suite.

Owners: Mark & Jennifer McCourt
and Delaney & Jesse Engle





**Location** A 9.062 acre site located at 345 St Ambrose Church Lane, Cecilia, KY, known as Lot 9C of Skees Subdivision, Section 4

**Zoned** Rural Residential (R-2)

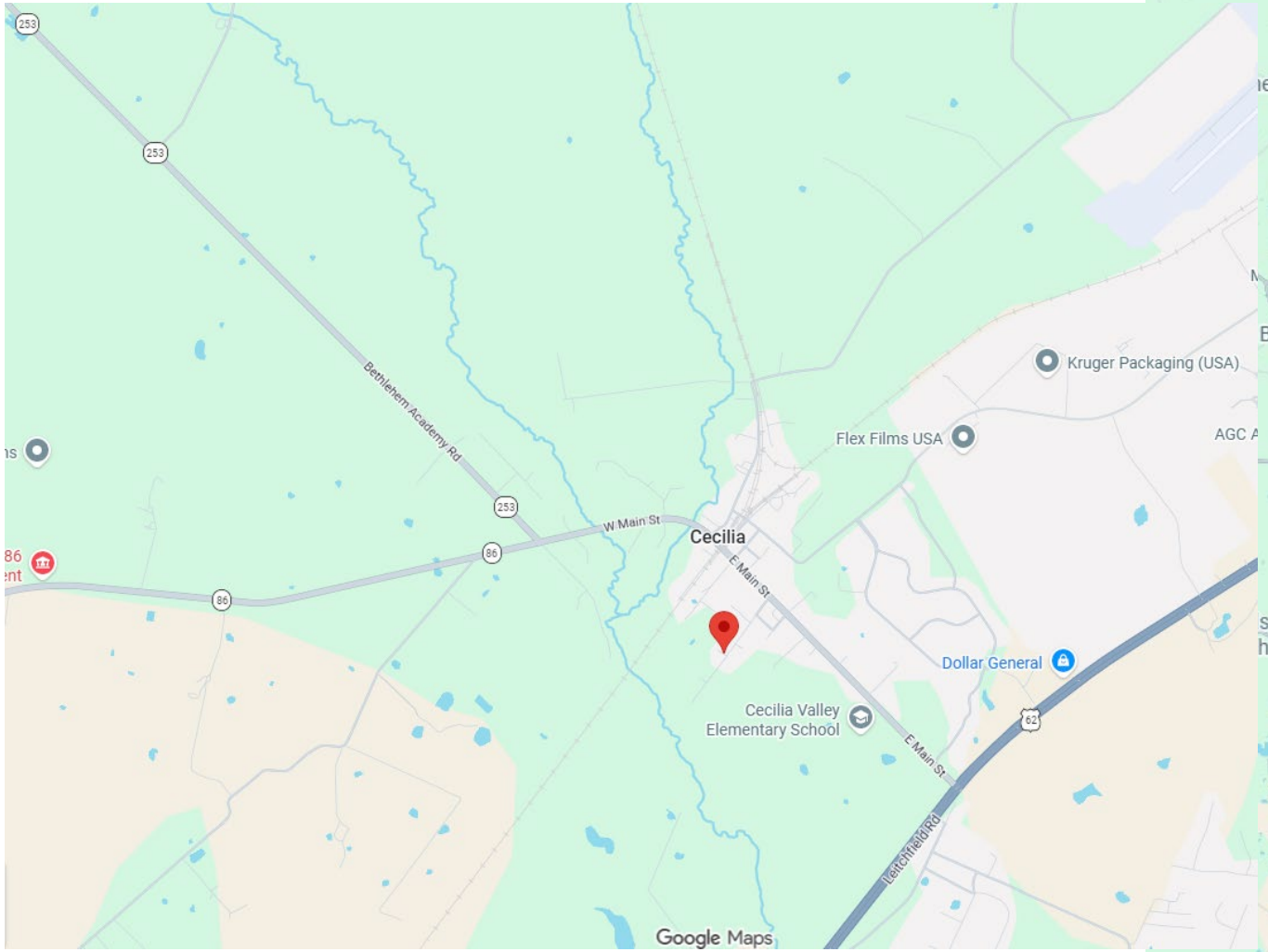
**Requesting a Conditional Use Permit for a permanent accessory dwelling to allow for a 448 sq. ft. addition onto a pre-existing accessory dwelling.**

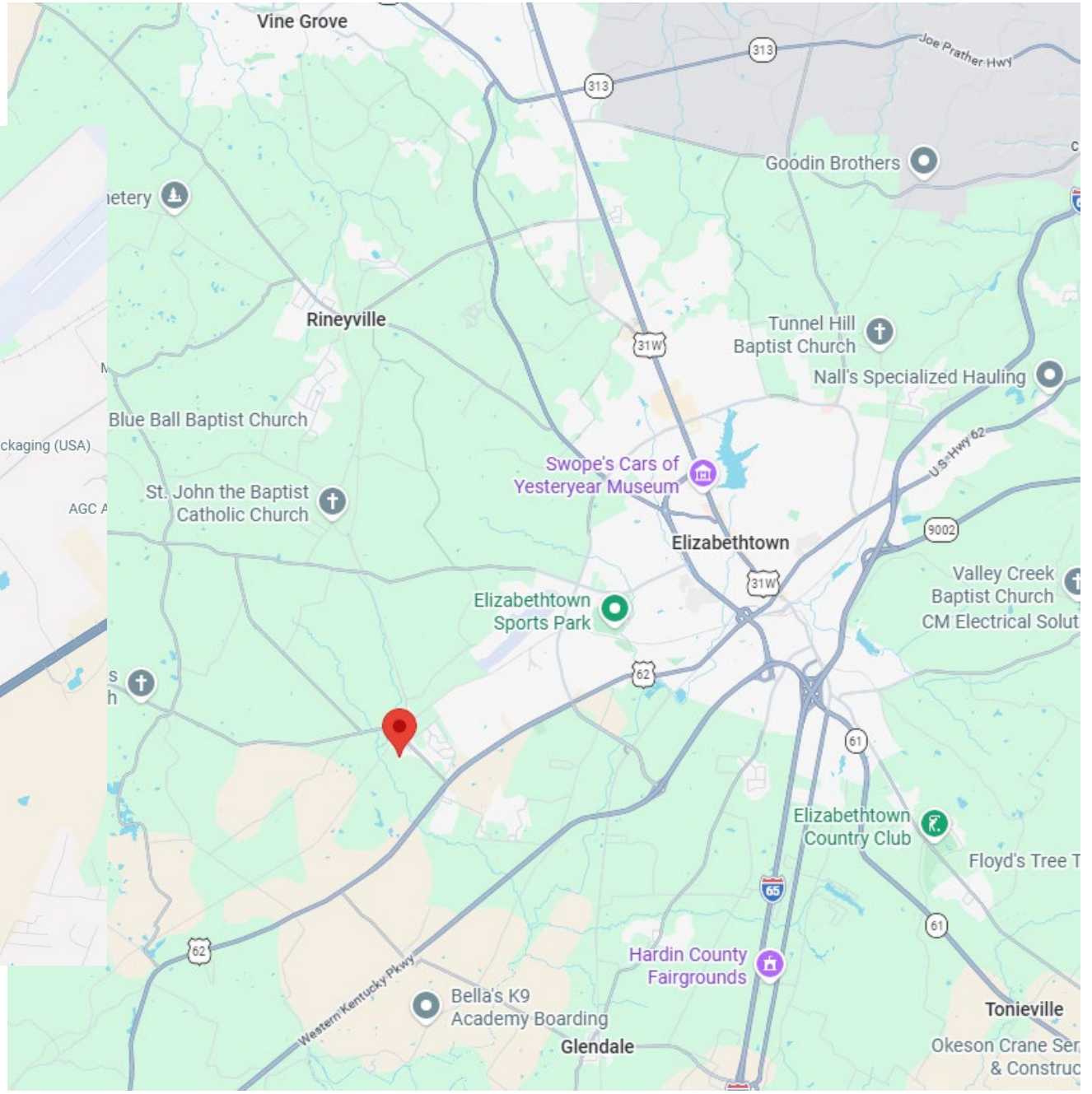
345 St Ambrose Church Lane
Conditional Use Permit
SUMMARY REPORT

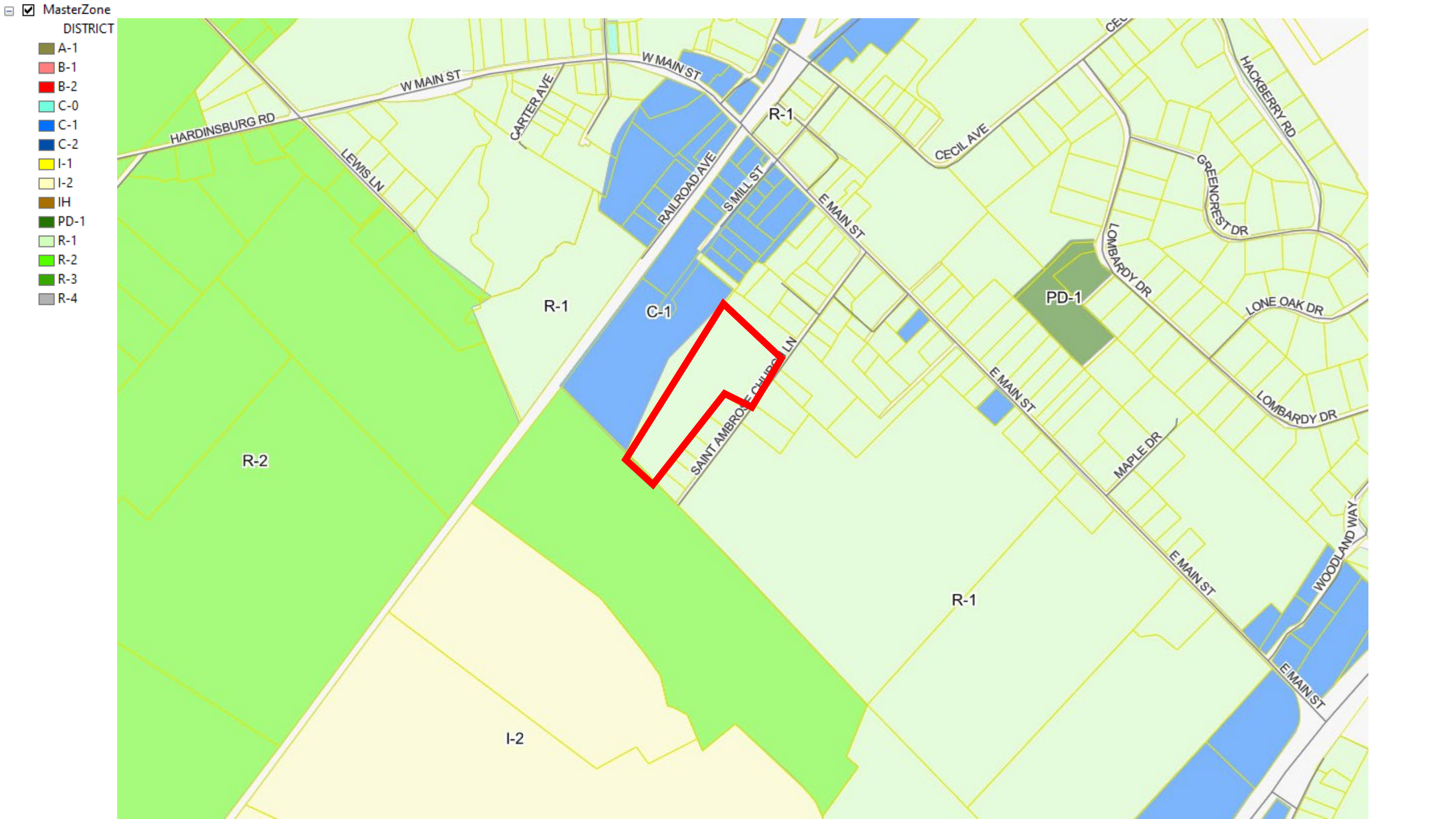
**LISTING OF EXHIBITS**

**A. Vicinity Map**
**B. Zoning Map**
**C. Aerial Photos**
**D. Plat of Skees Acres Subdivision Section 4 (2020)**
**E. Character of the Site**
**F. Site Plan**
**G. Photographs**
**H. Analysis of other permanent accessory dwellings**
**I. *Comprehensive Development Guide**
**J. *Development Guidance System Ordinance**

*** Not Provided in PowerPoint**

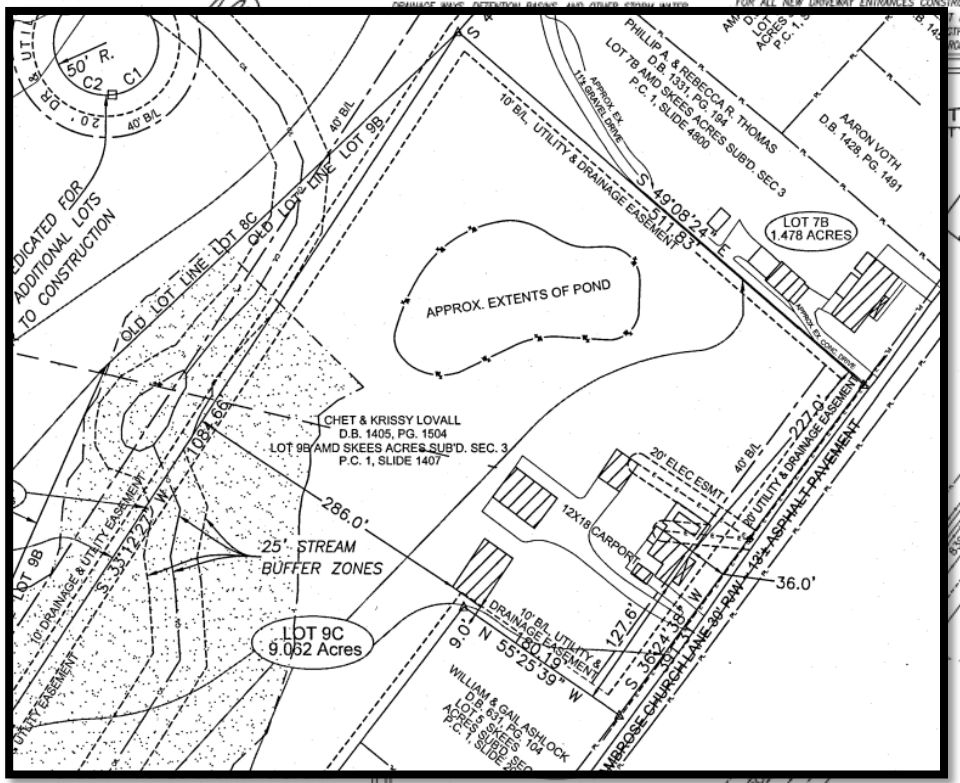

Bethlehem Academy Rd
W Main St
E Main St
Cecilia
Kruger Packaging (USA)
Flex Films USA
Dollar General
Cecilia Valley Elementary School
Leitchfield Rd
Google Maps


Vine Grove
Joe Prather Hwy
Goodin Brothers
Rineyville
Tunnel Hill Baptist Church
Nall's Specialized Hauling
Blue Ball Baptist Church
Swope's Cars of Yesteryear Museum
St. John the Baptist Catholic Church
Elizabethtown
Valley Creek Baptist Church
Elizabethtown Sports Park
Elizabethtown Country Club
Hardin County Fairgrounds
Bella's K9 Academy Boarding
Glendale
Tonieville
Western Kentucky Pkwy


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
W MAIN ST
HARDINSBURG RD
LEWIS LN
CARTER AVE
RAILROAD AVE
S MILL ST
E MAIN ST
CECIL AVE
HACKBERRY RD
GREENCREST DR
LOMBARDY DR
LONE OAK DR
MAPLE DR
WOODLAND WAY
SAINT AMBROSE CHURCH LN
R-1
C-1
PD-1
R-2
I-2

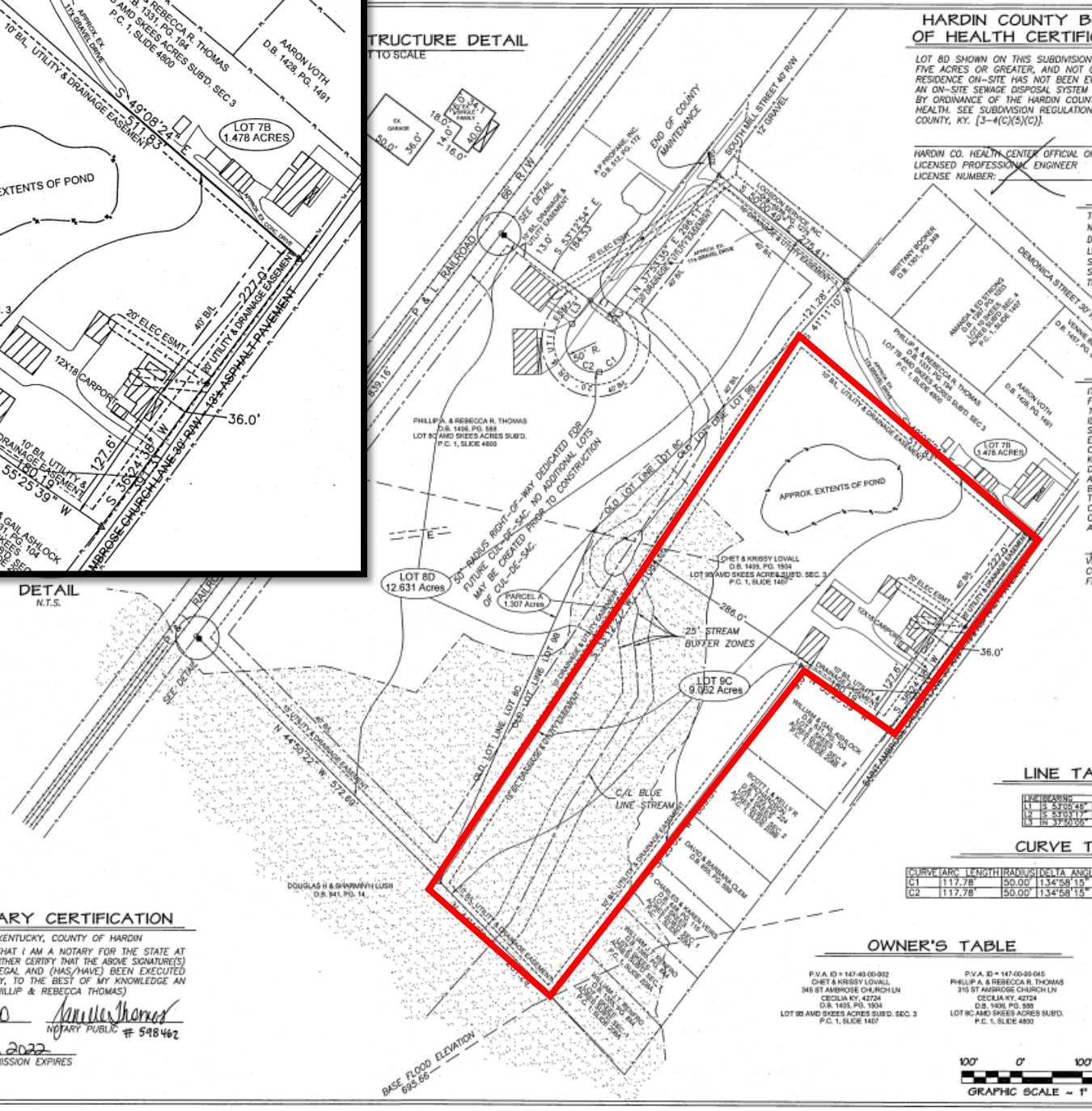

Streams 2023
Hardin_Wetlands
S_FLD_HAZ_AR
FLD_ZONE
A
AE
AH
X
others
hardin_sinkhole
RAILROAD
Mill St
S MILL ST
E MAIN ST
Saint Ambrose Catholic Church
CHURCH AVE
E Main St
Lewis Ln
West Rhodes Creek
Paducah & Louisville Railway
SAINT AMBROSE CHURCH LN
Saint Ambrose Church Ln


DEMONICA ST
SAINT AMBROSE CHURCH LN




## TRUCTURE DETAIL

T TO SCALE




## DETAIL

N.T.S.

THE UNDERSIGNED HEREBY GRANTS THE FURTHER RIGHT TO SAID ELECTRIC UTILITY COMPANY, TO INSTALL, EITHER OVERHEAD OR UNDERGROUND, NECESSARY WIRING FOR STREET LIGHTS, THAT IS REQUESTED AND/OR REQUIRED, BUT IN NO CASE SHALL SAID WIRING BE INSTALLED MORE THAN FIVE (5) FEET FROM ANY LOT LINE.

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

PHILLIP A. THOMAS — DATE 2-1-2020
***D.B. 1406, PG. 588

REBECCA R. THOMAS — DATE 2-1-2020
***D.B. 1406, PG. 588

CHET LOVALL — DATE 2-1-2020
***D.B. 1405, PG. 1504

KRISSY LOVALL — DATE 2-1-2020
***D.B. 1405, PG. 1504

### NOTARY CERTIFICATION

STATE OF KENTUCKY, COUNTY OF HARDIN

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

2-1-2020 DATE — NOTARY PUBLIC # 598462

April 2 2020 DATE COMMISSION EXPIRES

### NOTARY CERTIFICATION

STATE OF KENTUCKY, COUNTY OF HARDIN

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

2-1-2020 DATE — NOTARY PUBLIC # 598462

April 2, 2022 DATE COMMISSION EXPIRES

### HARDIN COUNTY BOARD OF HEALTH CERTIFICATION

LOT 8D SHOWN ON THIS SUBDIVISION PLAT, BEING FIVE ACRES OR GREATER, AND NOT CONTAINING A RESIDENCE ON-SITE HAS NOT BEEN EVALUATED FOR AN ON-SITE SEWAGE DISPOSAL SYSTEM AS PERMITTED BY ORDINANCE OF THE HARDIN COUNTY BOARD OF HEALTH. SEE SUBDIVISION REGULATIONS OF HARDIN COUNTY, KY. [3-4(C)(5)(C)].

HARDIN CO. HEALTH CENTER OFFICAL OR LICENSED PROFESSIONAL ENGINEER LICENSE NUMBER: — DATE N/A

RECORD BEARINGS K.S.P. SINGLE ZONE DECEMBER 02, 2019

### EXISTING STRUCTURES NOTE

THE EXISTING STRUCTURES IN THIS SUBDIVISION ARE NONCONFORMING USES AS GOVERNED BY KRS 100.253 AND DCS 3.2, AND ARE EXEMPT FROM THE NEW BUILDING SETBACK LINES ESTABLISHED ON THIS PLAT. ANY ADDITION TO THESE STRUCTURES AND ALL FUTURE STRUCTURES SHALL BE SUBJECT TO THE BUILDING SETBACK LINES AS SHOWN ON THIS PLAT.(THE EXISTING HOUSE & BARN ON LOT 9C)

### FLOOD PLAIN NOTE

IT HAS BEEN DETERMINED THAT AS PRESENTED ON FLOOD INSURANCE RATE MAP 21093C0287D, DATED 16 AUGUST 2007, PORTIONS OF LOT 8D & 9C AS ILLUSTRATED ON THE PLAT ARE LOCATED IN ZONE A, A SPECIAL FLOOD HAZARD AREA, FOR WHICH A BASE FLOOD ELEVATION HAS NOT BEEN DETERMINED. DERIVED FROM CROSS-SECTIONAL INFORMATION PROVIDED BY THE KENTUCKY DIVISION OF WATER, A BASE FLOOD ELEVATION DETERMINATION OF 695.13' TO 695.66' SHALL APPLY AS ILLUSTRATED ON THE PLAT. NO STRUCTURE SHALL BE ALLOWED IN THE SPECIAL FLOOD HAZARD AREA OF THESE LOTS UNLESS APPROVAL IS RECEIVED IN COMPLIANCE WITH THE HARDIN COUNTY FLOOD ORDINANCE AND AN AMENDED SUBDIVISION PLAT APPROVED BY THE PLANNING COMMISSION.

VICKI MEREDITH, PE — DATE 2/5/2020
COUNTY ENGINEER
FLOODPLAIN ADMINISTRATOR

### LINE TABLE

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | S 52°05'45" E | 139.70' |
| L2 | S 53°05'13" E | 116.30' |
| L3 | N 37°50'09" E | 149.19' |

### CURVE TABLE

| CURVE | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
|---|---|---|---|---|---|
| C1 | 117.78' | 50.00' | 134°58'15" | S 15°22'43" W | 92.38' |
| C2 | 117.78' | 50.00' | 134°58'15" | N 29°39'03" W | 92.38' |

### OWNER'S TABLE

P.V.A. ID = 147-00-00-002
CHET & KRISSY LOVALL
345 ST AMBROSE CHURCH LN
CECILIA KY, 42724
D.B. 1405, PG. 1504
LOT 9B AMD SKEES ACRES SUB'D. SEC. 3
P.C. 1, SLIDE 1407

P.V.A. ID = 147-00-00-045
PHILLIP A. & REBECCA R. THOMAS
315 ST AMBROSE CHURCH LN
CECILIA KY, 42724
D.B. 1406, PG. 588
LOT 8C AMD SKEES ACRES SUB'D.
P.C. 1, SLIDE 4800

100' 0' 100' 200'
GRAPHIC SCALE ~ 1" = 100'

### GENERAL PLAT NOTES:

1. SITE IS SUBJECT TO ALL RIGHT-OF-WAYS AND EASEMENTS OF RECORD OR IMPLIED AND SUBJECT TO LEGAL REVIEW AS TO CONFORMANCE WITH ALL STATE AND LOCAL REGULATIONS CONCERNING LAND DIVISIONS & SUBDIVISIONS.

### VICINITY MAP

NOT TO SCALE

### UTILITY CERTIFICATION

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

1-31-2020 DATE — REPRESENTATIVE
KU.G. ELECTRIC COMPANY
1-31-2020 DATE — REPRESENTATIVE
Windstream TELEPHONE COMPANY
1/31/2020 DATE — REPRESENTATIVE
HLNDZ WATER COMPANY
2/4/2020 DATE — REPRESENTATIVE
COLUMBIA GAS COMPANY

### PLAT LEGEND

- □ 1/2" X 24" STEEL REBAR SET WITH A YELLOW ID CAP STAMPED "G.S. TURNER PLS 2153"
- ■ 1/2" X 24" STEEL REBAR SET WITH AN ORANGE ID CAP STAMPED "WITNESS PLS 2153"
- △ EXISTING 1/2" IRON PIN WITHOUT AN ID CAP
- ○ EXISTING WOOD FENCE POST
- —WA— CENTER LINE BLUE LINE STREAM
- • ELECTRIC POLE
- —R— ADJACENT PROPERTY LINE
- —x— EXISTING FENCE
- FLOOD ZONE
- — — BASE FLOOD ELEVATION CROSS SECTION

AMENDED RECORD PLAT OF:

# SKEES ACRES SUB'D. SECTION 4, LOTS 8C & 9B

ST. AMBROSE CHURCH LN, S MILL ST., CECILIA, KY 42724

OWNER\CLIENT: SEE TABLE

| | | | |
|---|---|---|---|
| SCALE: 1 IN. = 100 FT. | DWG. BY: C.ASHMORE | PVA #: SEE TABLE | |
| DATE: 1/27/2020 | AREA: 21.693 ACRES | DWG. NAME: C:\DRAWINGS\HARDIN\S\SOUTH MILLS\ | |
| BILL #: 19-196 | SOURCE: SEE TABLE | | |


TURNER ENGINEERING
A DIVISION OF NEW BANKS INC.
5735 NORTH DIXIE HIGHWAY
ELIZABETHTOWN, KENTUCKY 42701
PH. (270) 737-3232 ~ FAX (270) 769-5497


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

Doc ID: 011147850001 Type: PLA
Kind: PLAT AMEND
Recorded: 02/04/2020 at 12:06:14 PM
Receipt#: 2020-00005850
Page 1 of 1
Fees: $80.00
Hardin County Clerk
Debbie Donnelly Clerk
File 6554

I, Debbie Donnelly, County Clerk of Hardin County, Kentucky, hereby certify that the foregoing instrument has been duly recorded in my office.

By: ANITA G GOODIN, dc



1,500 sq. ft. Garage (2011)



1,300 sq. ft. Pole Barn (1960)



2,100 sq. ft. House (1935)



1,100 sq. ft. Accessory Dwelling (1989)



140 sq. ft. Shed (1980)




Proposing to replace 20’ x 12’ covered porch with28’ x 16’ sunroom, bathroom & laundry area

Total roofed area after addition will be **1,400** sq. ft.

2028 sq ft. principal dwelling
(circa 1900)




Pre-existing
728 sq. ft.
permanent
accessory
dwelling



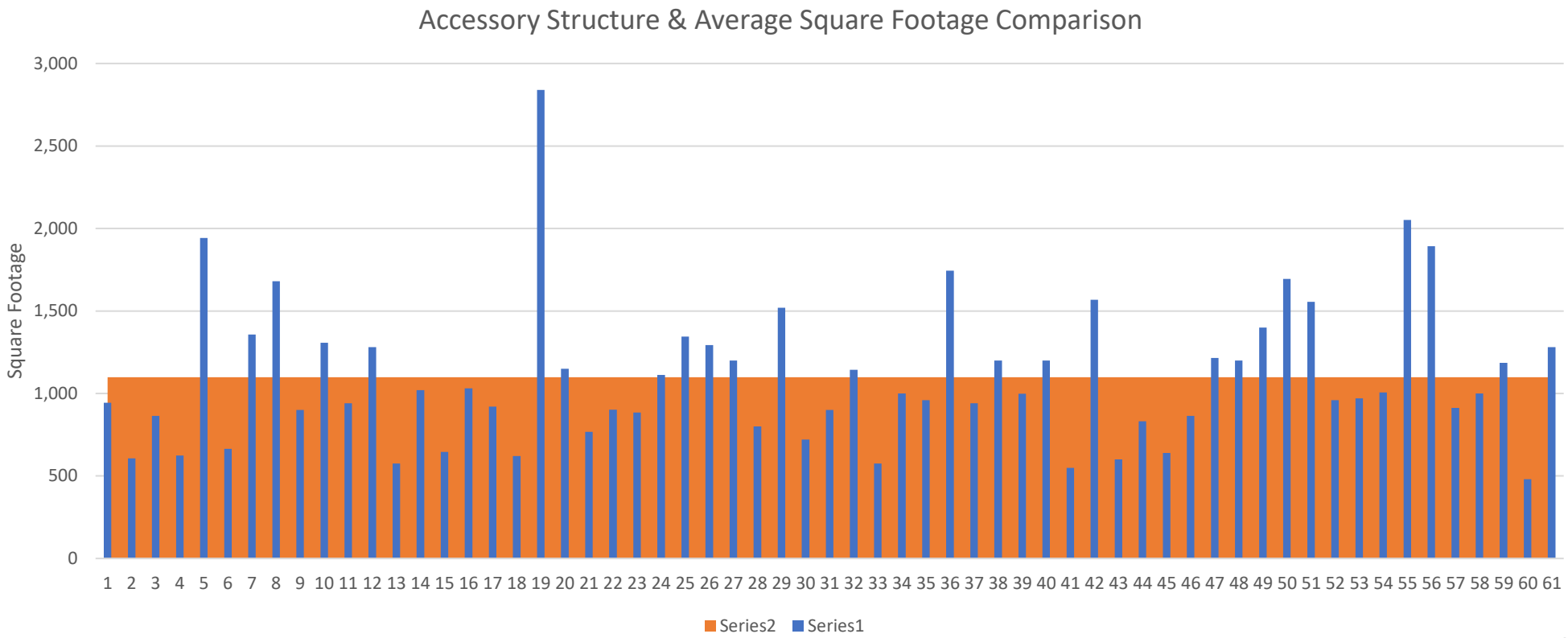








**Average of 1,098 S.F.**




| Status | Count |
|---|---|
| Approved | 75 |
| Pending | 1 |
| Withdrawn | 6 |
| Denied | 3 |
| **Total** | **85** |

## 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 is to allow for the construction of a proposed 28’ X 16’ addition onto a pre-existing permanent accessory dwelling on site in addition to the 2,028 sq. ft. principal dwelling.
2. The property owners, Mark & Jennifer McCourt and Delaney & Jesse Engle, must occupy either the principal dwelling or the permanent accessory dwelling as the principal residence, and at no time receive rent for the owner-occupied unit (Owner's residence must be proven by driver's license - address).
3. Adequate on-site parking must be designated on an approved site plan.
4. The exterior finishes of the existing home is blue/grey siding with a metal roof and the permanent accessory dwelling is white siding with a metal roof.
5. The existing driveway shall be a shared driveway for both dwellings.
6. The Permanent Accessory Dwelling is the 1,400 sq. ft. (under roof) home and the principal dwelling is the 2,028 sq. ft. (under roof) existing home.
7. The permanent accessory dwelling is located behind the principal dwelling.
8. Both dwellings shall have on-site septic systems approved by the Health Department.
9. Additional landscaping or screening shall not be required.
10. This Permit is not transferable, and the new owners must reapply for the Conditional Use Permit and meet the necessary requirements.
11. A Site Plan shall be submitted and approved in accordance with Development Guidance System, Section 7.
12. A Certificate of Land Use Restrictions shall be recorded in the office of the Hardin County Clerk.