



Hardin County Board of Adjustment

8 January 2026

**County Government Center
Second Floor Meeting Room**

Owners: Linda & Paul Parolek



Location A 0.31 acre site located at 1400 Emory Road, Elizabethtown, KY, known as Lot 2 of University Estates, Section 6

Zoned Urban Residential (R-1)

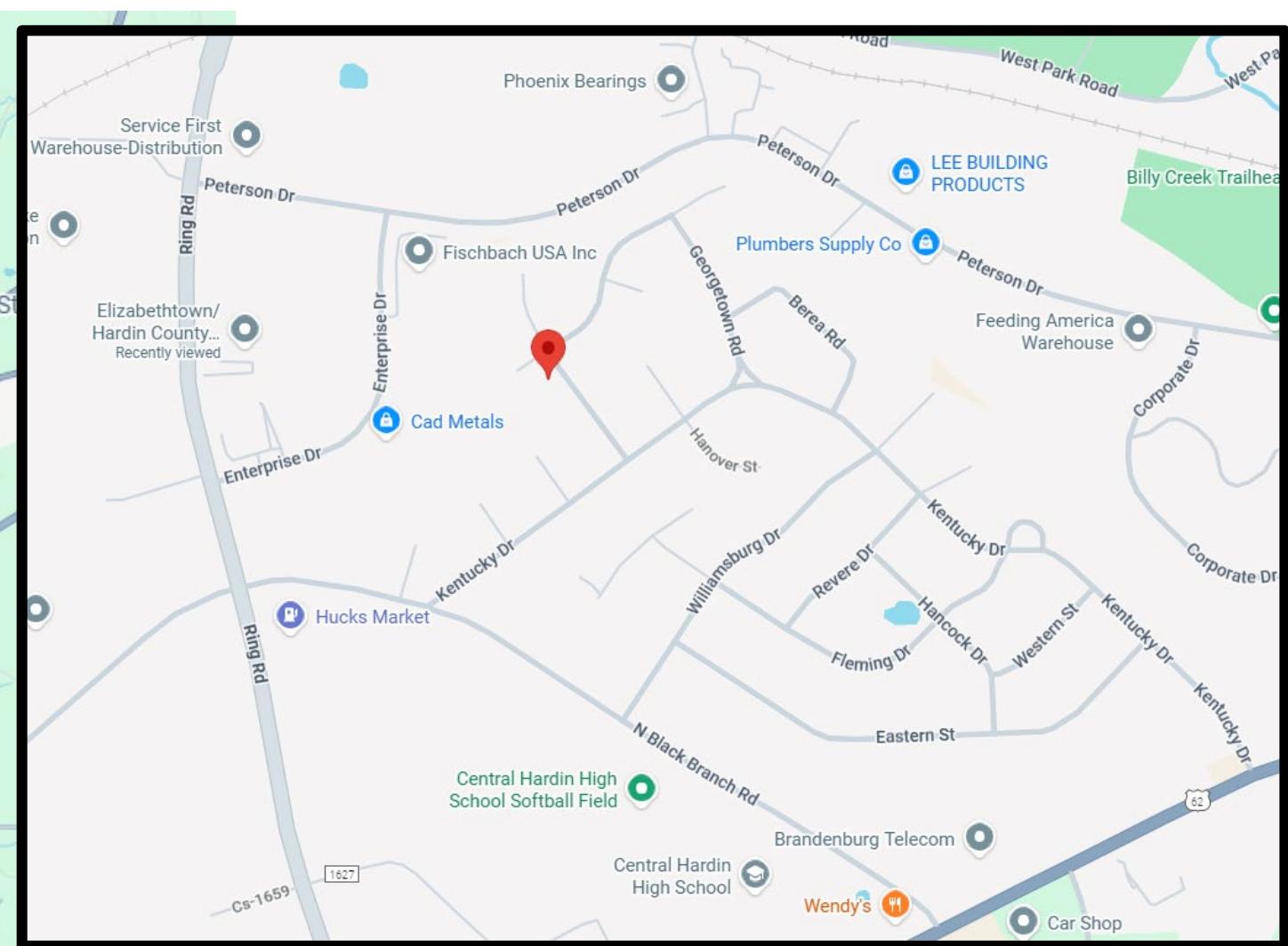
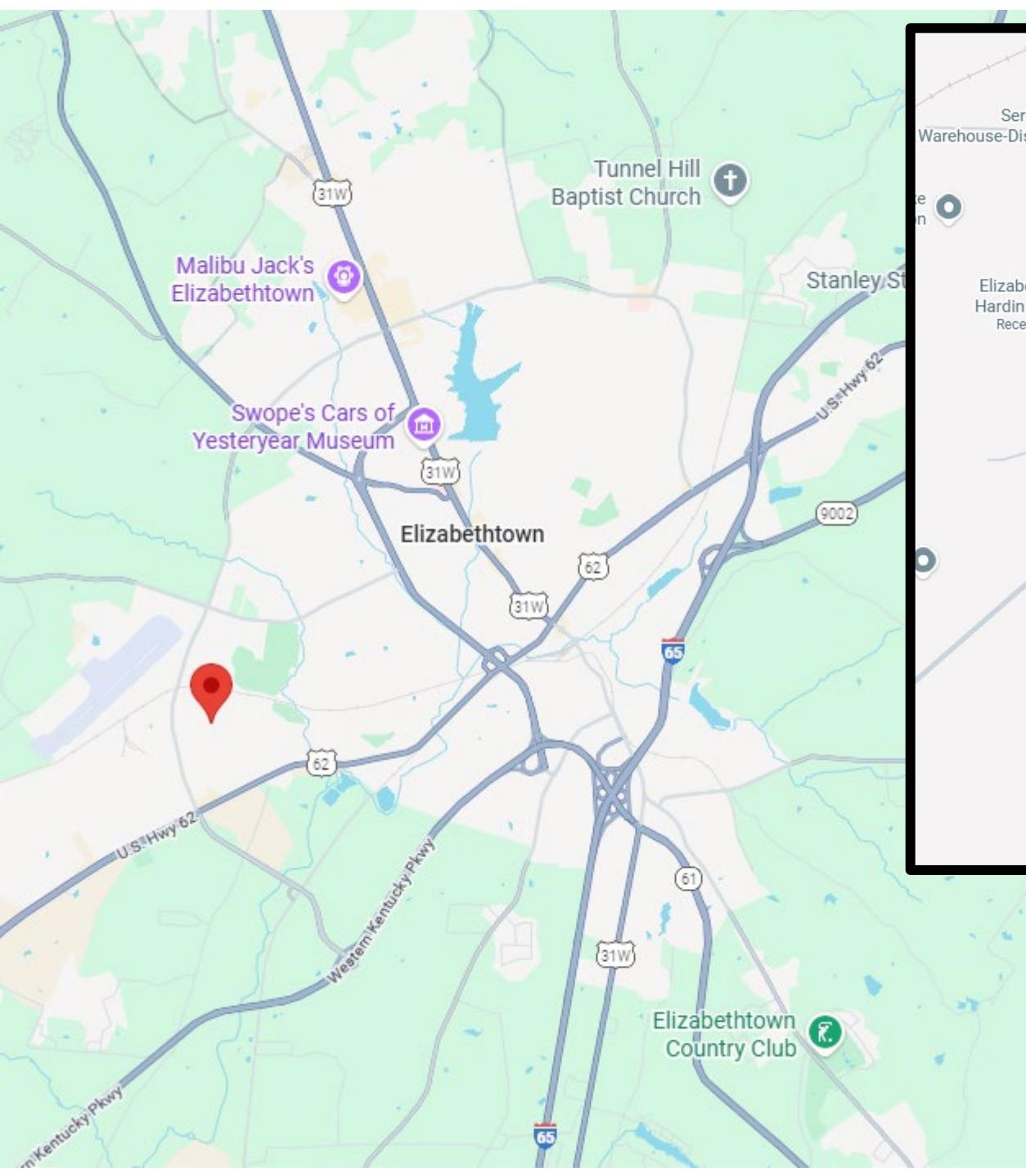
Request for a **Variance from the front building setback lines to allow for the construction of a carport.**

1400 Emory Road
Variance
SUMMARY REPORT

LISTING OF EXHIBITS

- A. Vicinity Map**
- B. Zoning Map**
- C. Environmental Features**
- D. Record Plat of University Estates (1970)**
- E. Character of the Site Analysis**
- F. Site Plan**
- G. Photos of the Site**
- H. Analysis of other Variances in the Area**
- I. Character of the Area Analysis**
- J. *Comprehensive Development Guide**
- K. *Development Guidance System Ordinance**

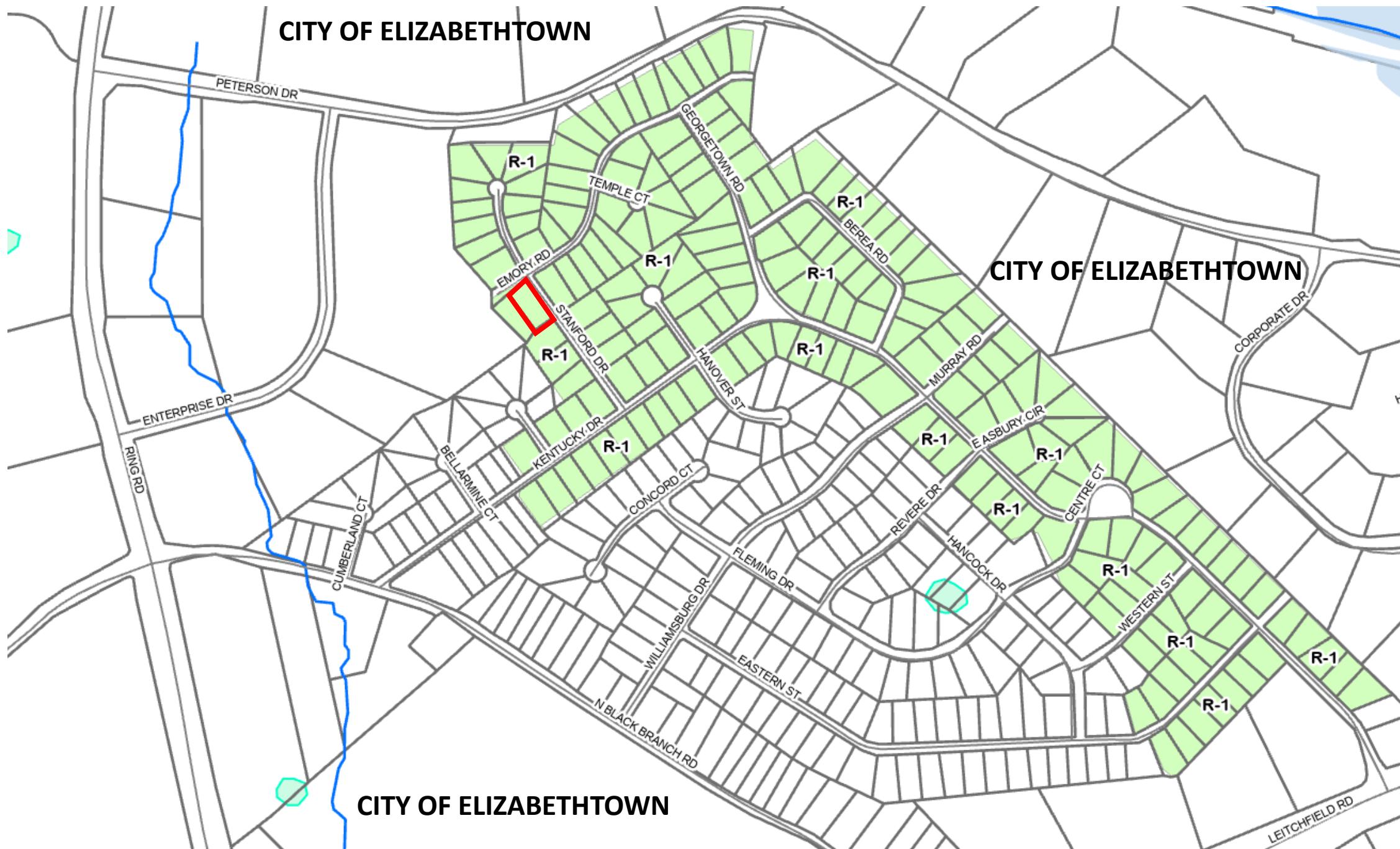
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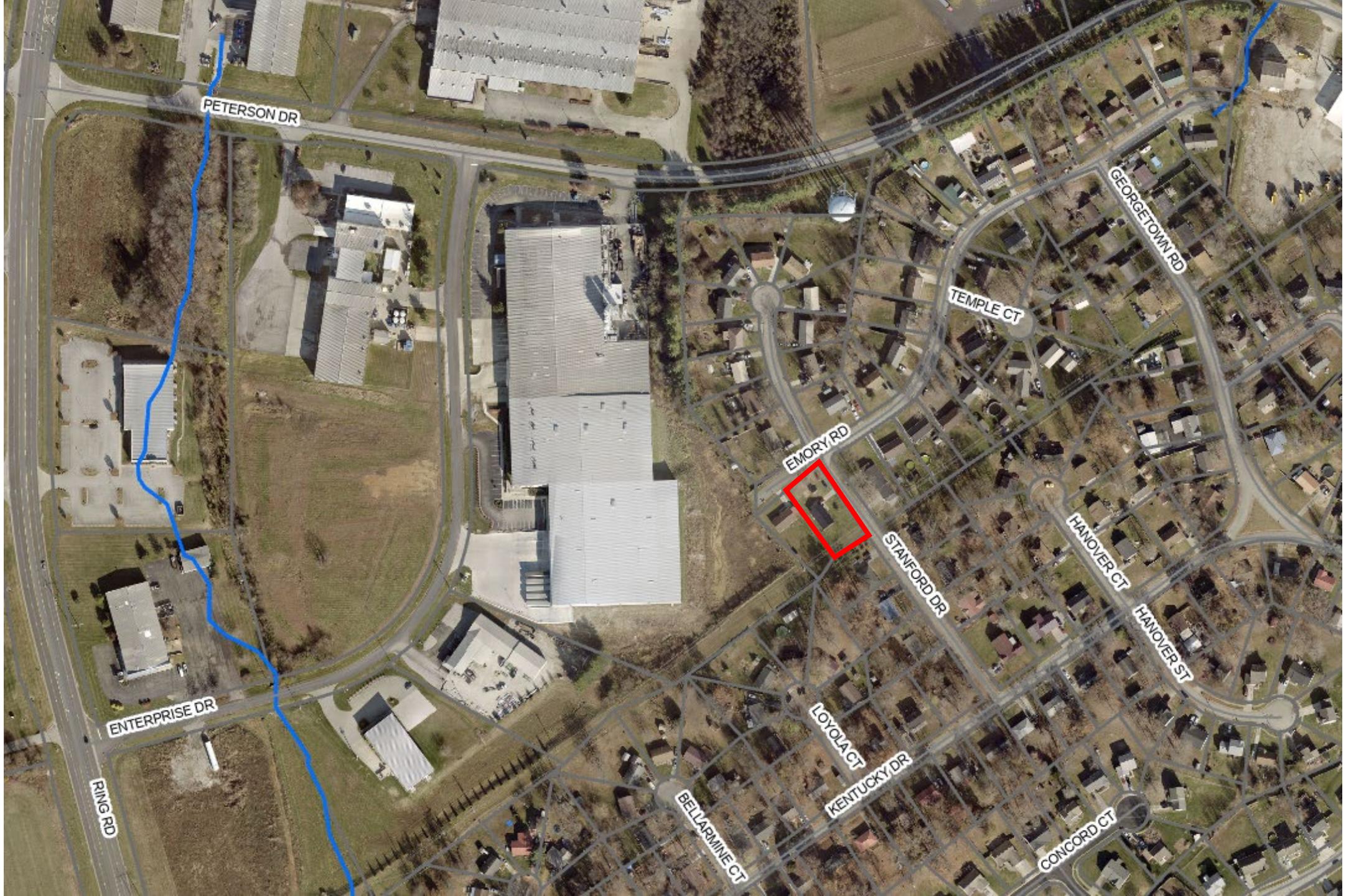
MasterZone

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



Record Plat of
University Estates,
Section 6

area compiled with
LAND SURVEYOR NO. 305

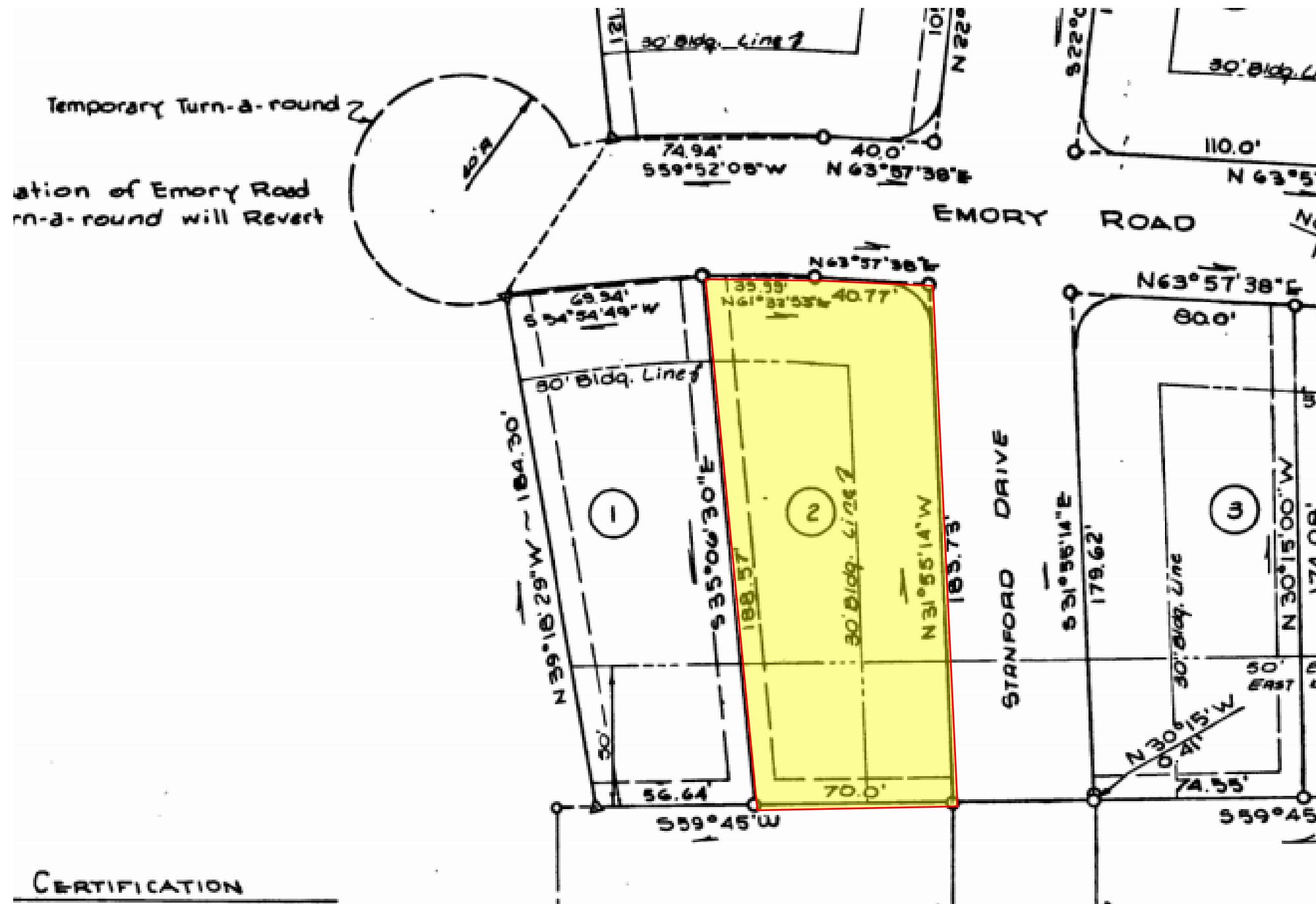
was approved by the Elizabethtown
Commission Chairman or
Director

Plans for this subdivision
in conformance with the
directive that a surety bond
of \$5,000.00 has
been deposited to insure the
movements in case

any Road
in Revert

he owners of the
recorded in deed
in the County Clerks office,
is for this property,
and any other spaces
establish and reserve
public utilities and drainage





CERTIFICATION

Linda & Paul Parolek

1400 Emory Road, Elizabethtown, KY

1,125 sq. ft. House (1979)

Parolek's purchased in July of 2025



Unpermitted shed 10+ years old



Aerial Photo
from 2020





Paul & Linda Parolek
1400 Emory Road, Elizabethtown, KY



Variance Request

40' Building Limit + 50' Right-of-Way = 65'
to center of road requirement

Carport is 60' & 53' from centerline

**Variance = 5' off Emory and 12' off
Stanford**



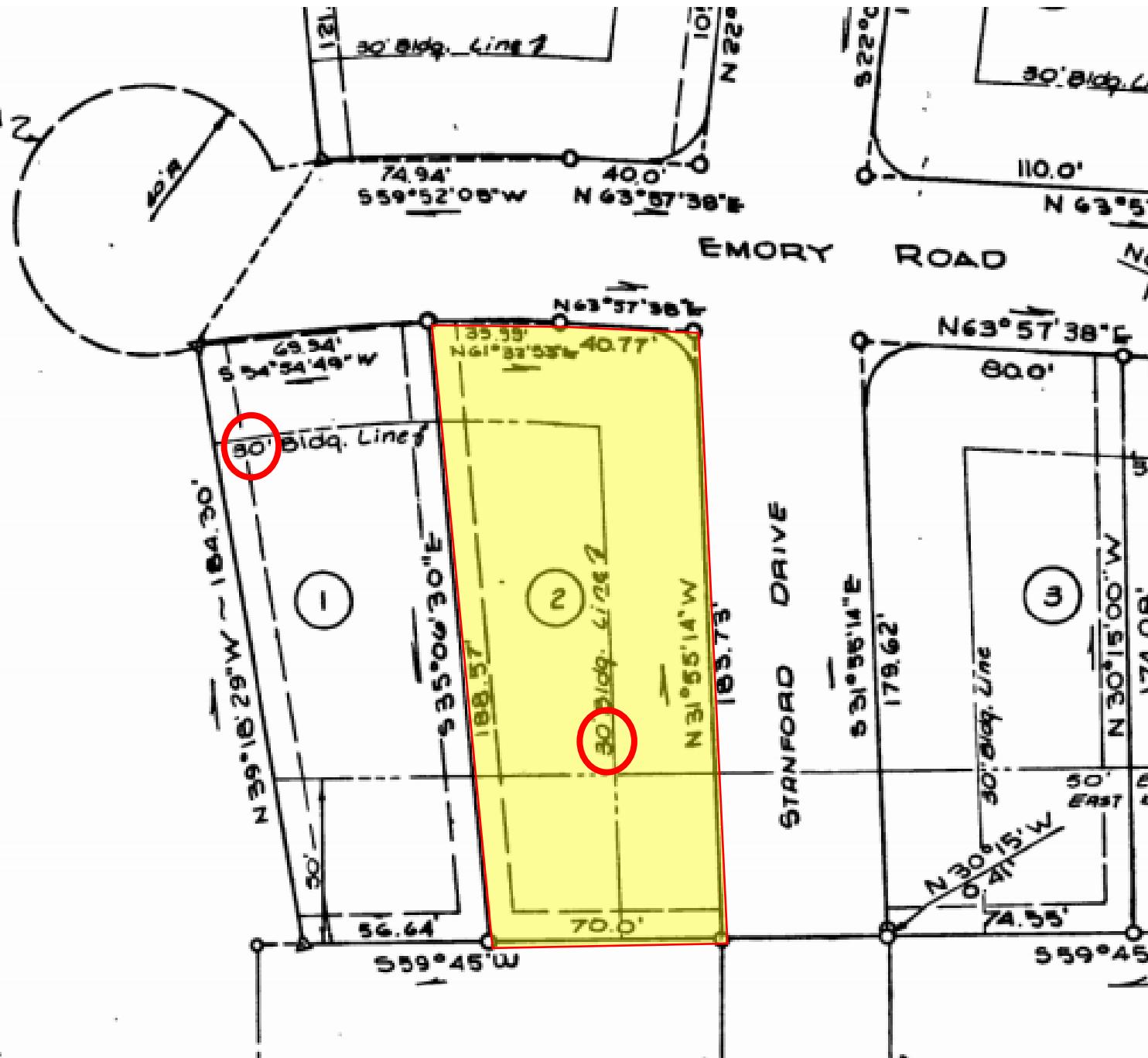
Existing distances from
center of both roads



30' Building Setback
illustrated on plat
from 1970

ation of Emory Road
on-a-round will Revert

Temporary Turn-a-round



CERTIFICATION





Proposed carport going
over concrete drive
between house and
shed



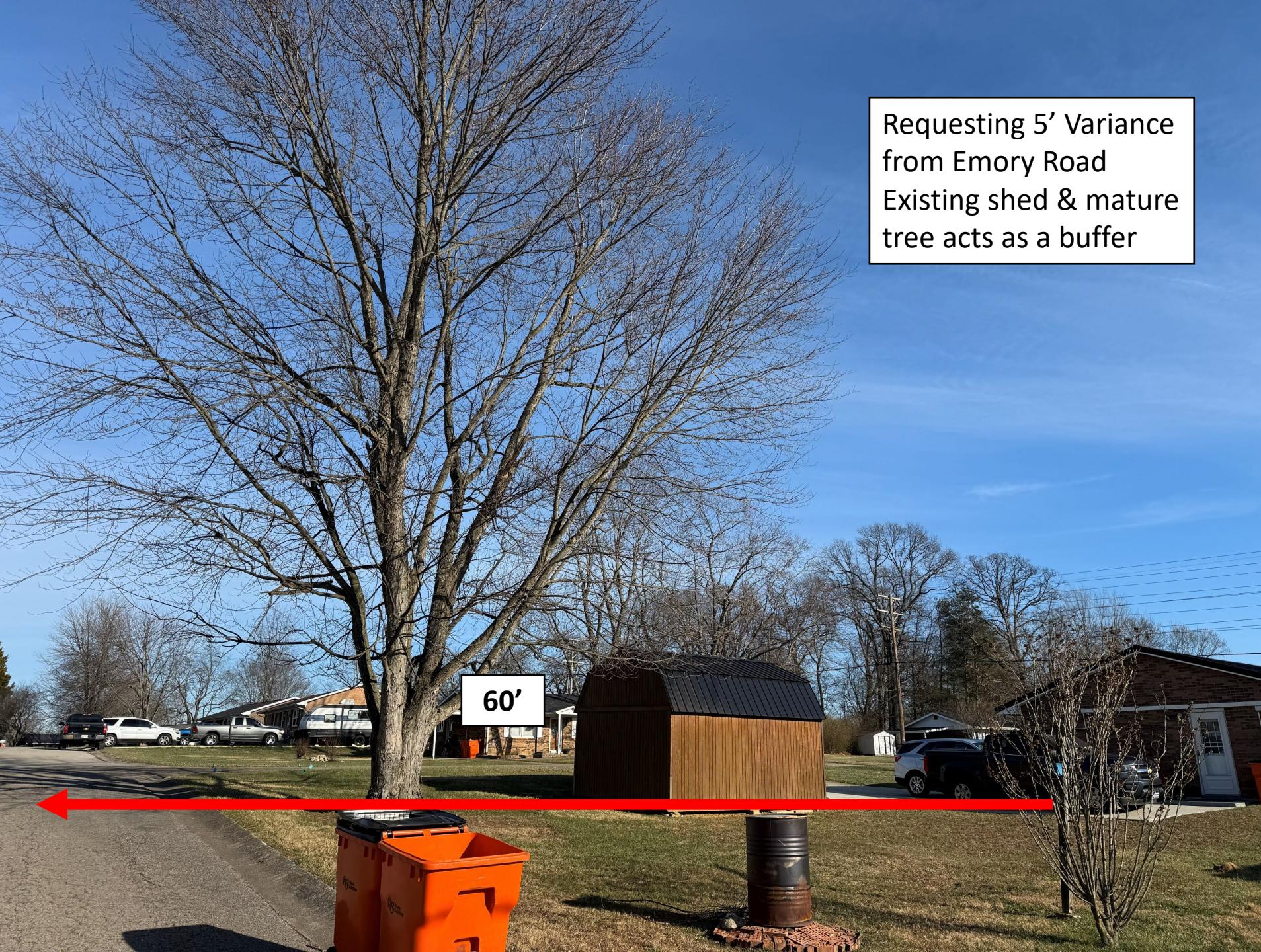


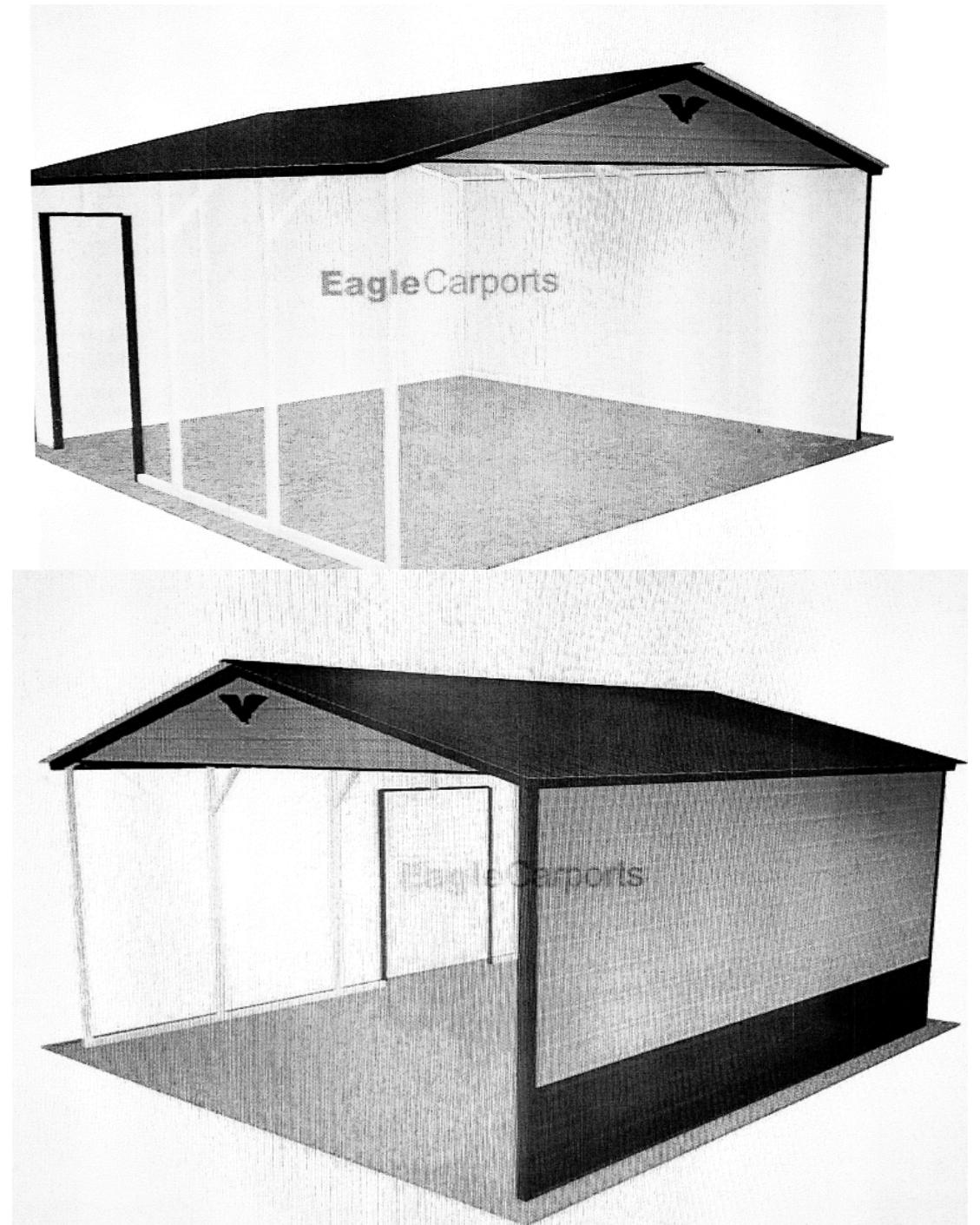
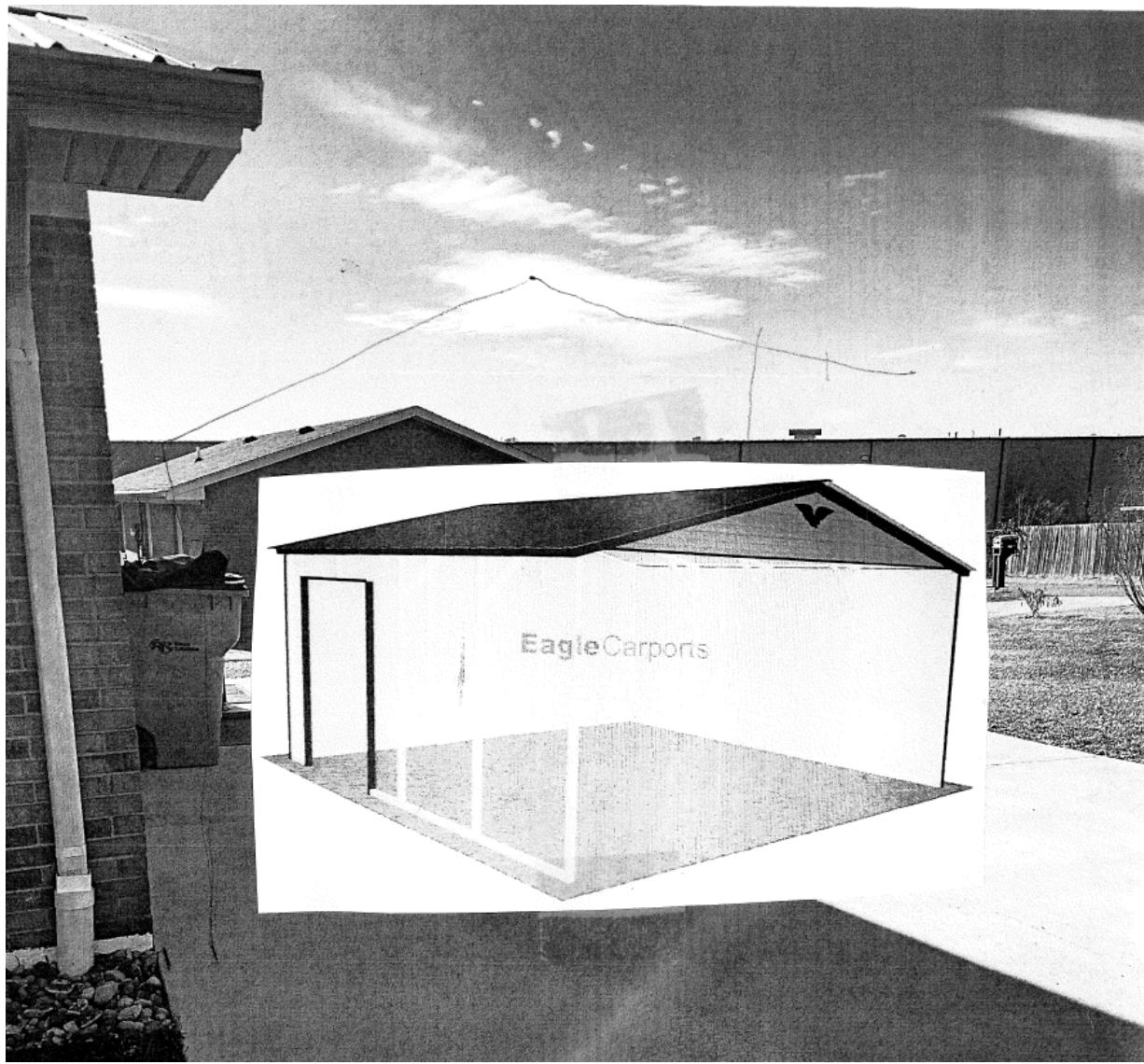
Proposed carport will be in line with house

53'

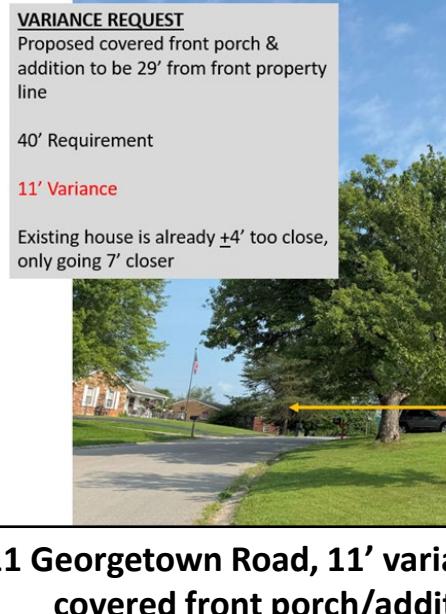


Requesting 5' Variance
from Emory Road
Existing shed & mature
tree acts as a buffer





Approved Variances from front setback in University Estates



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 to allow for the construction of a carport to be no closer than 60' to the center of Emory Road and 53' to the center of Stanford Drive. A Site Plan in compliance with Section 7 of the Zoning Ordinance shall be required.**
2. **A Certificate of Land Use Restrictions shall be recorded in the Office of the Hardin County Clerk.**
3. **Building & electrical permits must be obtained through the KBC program of our office.**

OR

[Motion to Deny](#)

Owner: Janet Hunter
Applicant: Tyler Skaggs



Location	An 18.999 acre site located at 257 Deerbrook Lane, Elizabethtown, KY
Zoned	Urban Residential (R-1)

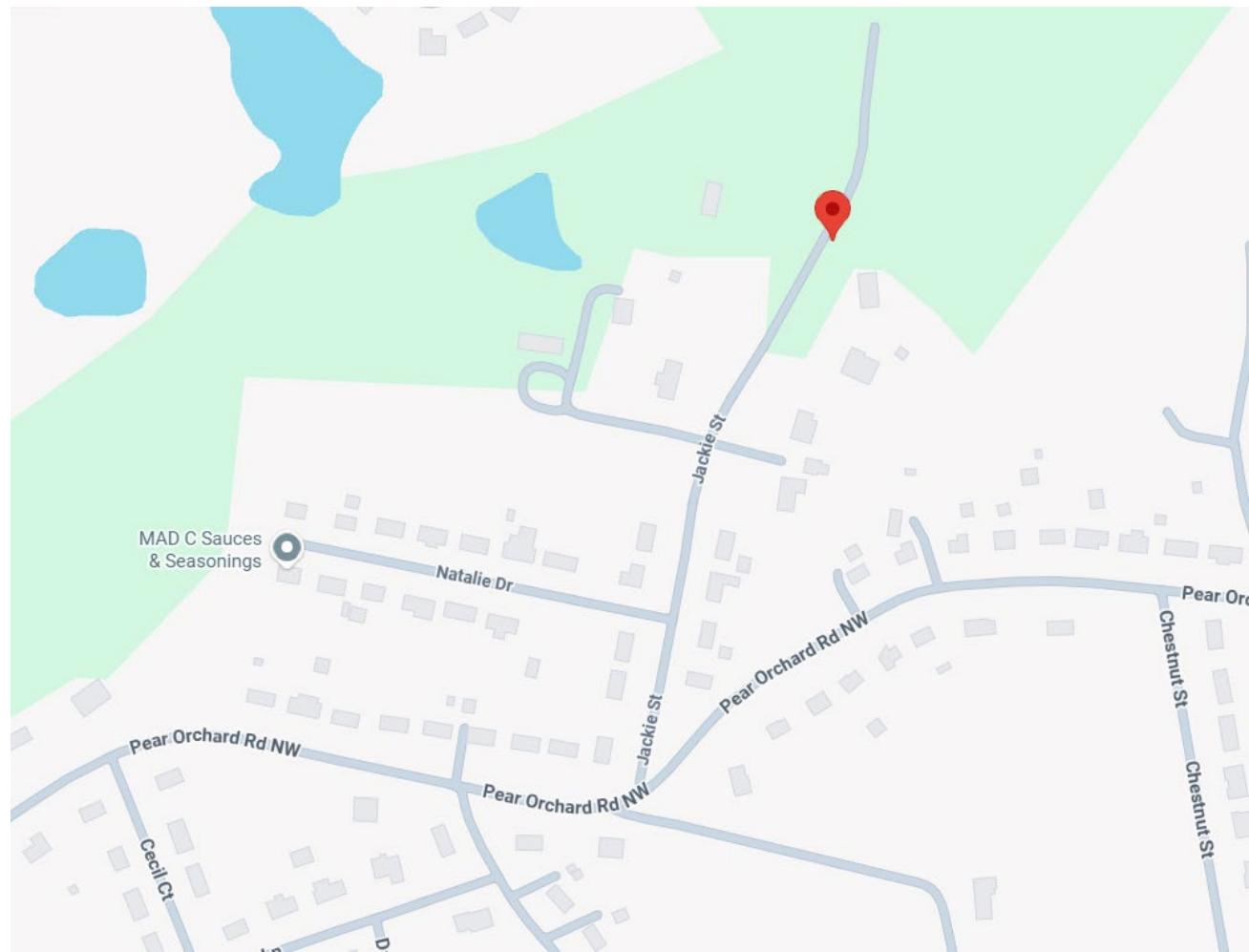
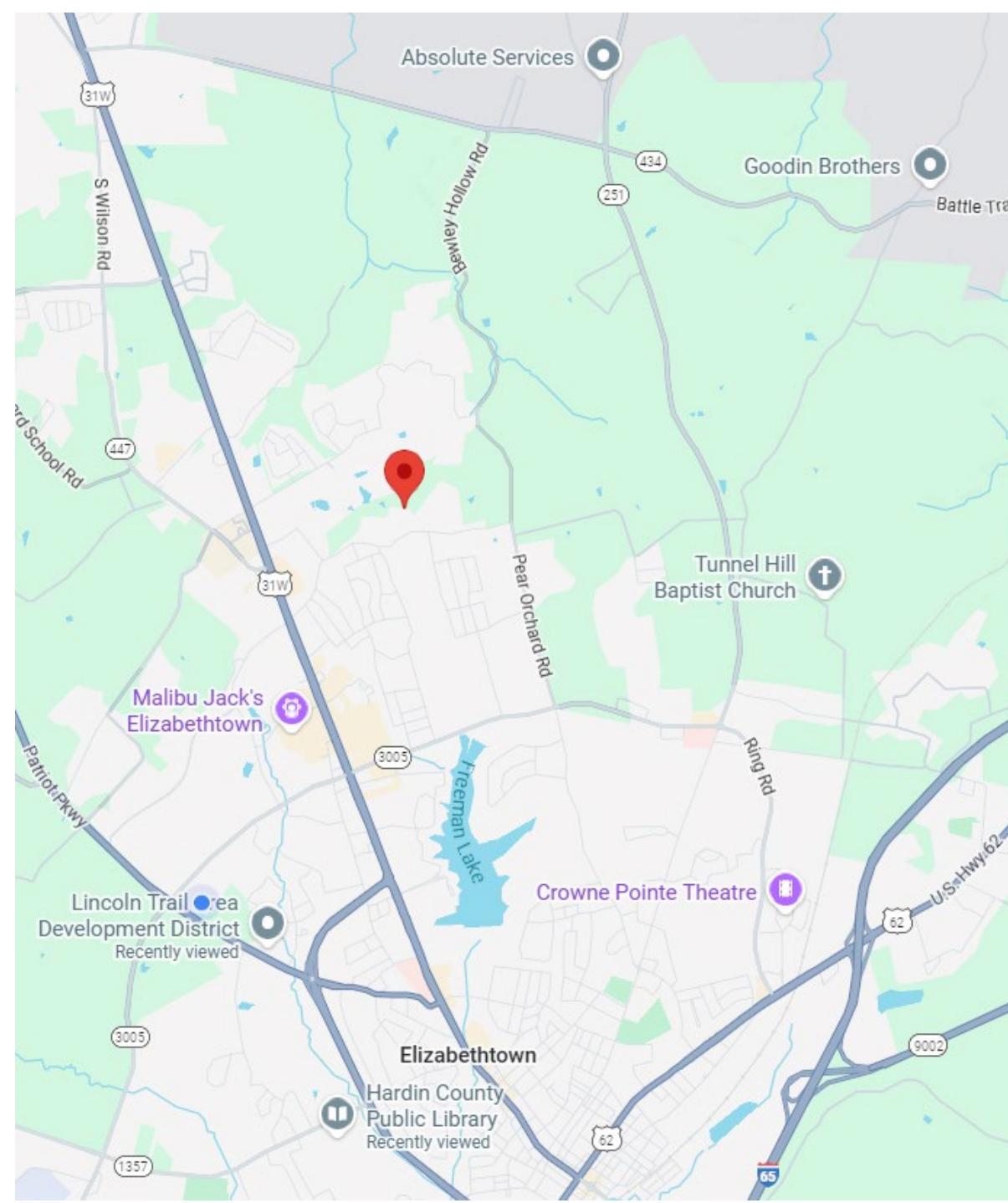
Request for a **Variance from the minimum road frontage requirement and the 1:4 lot width-to-length ratio to allow for the property to be further subdivided into two lots.**

257 Deerbrook Lane
Variance
SUMMARY REPORT

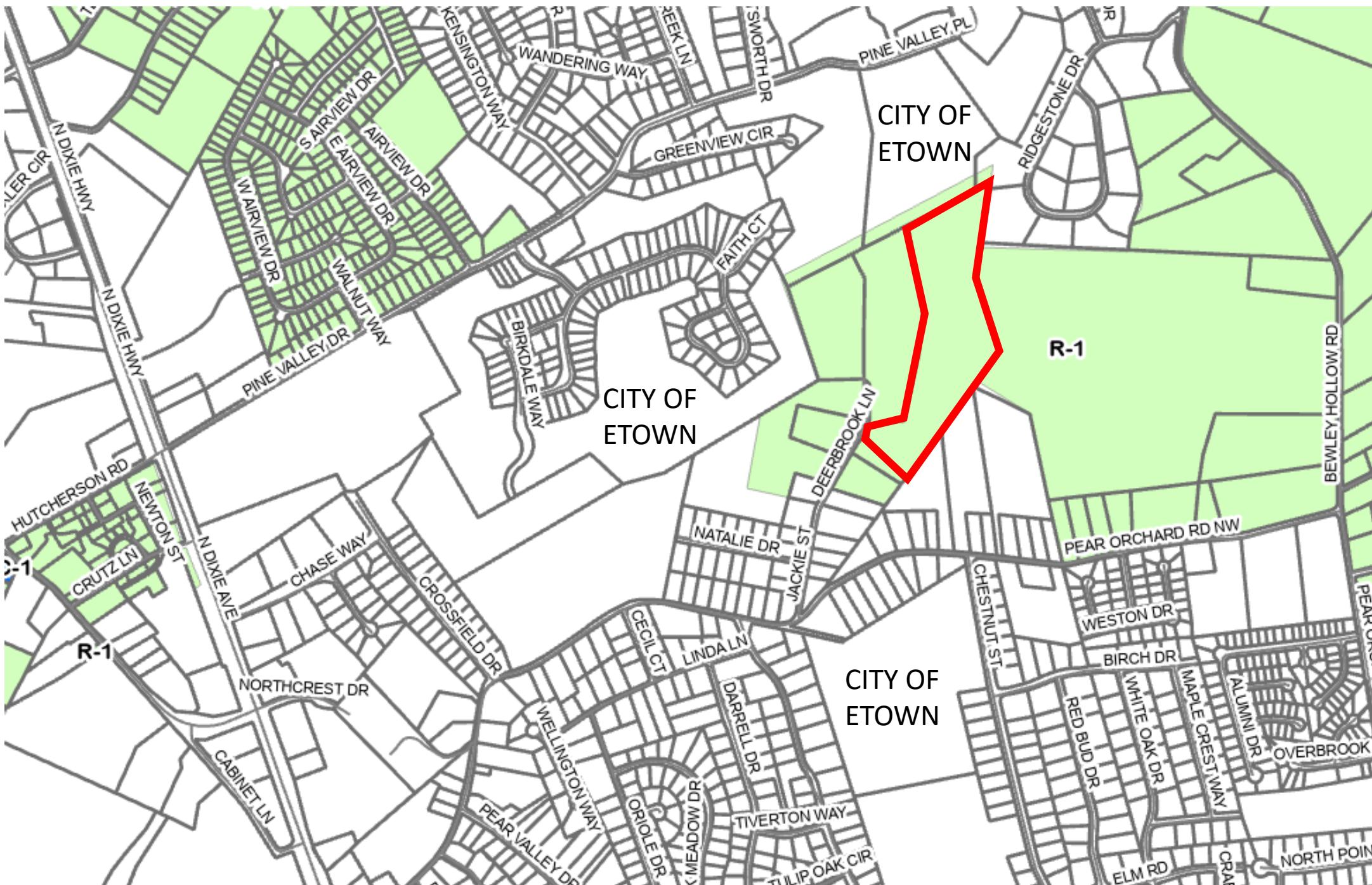
LISTING OF EXHIBITS

- A. Vicinity Map**
- B. Zoning Map**
- C. Environmental Features**
- D. Boundary Survey of Janet Hunter Property (2020)**
- E. Proposed two lot subdivision plat**
- F. Character of the Site Analysis**
- G. Photos of the Site**
- H. Analysis of other Variances from frontage & the ratio**
- I. Character of the Area Analysis**
- J. Letters of support from neighbors**
- K. *Comprehensive Development Guide**
- L. *Development Guidance System Ordinance**

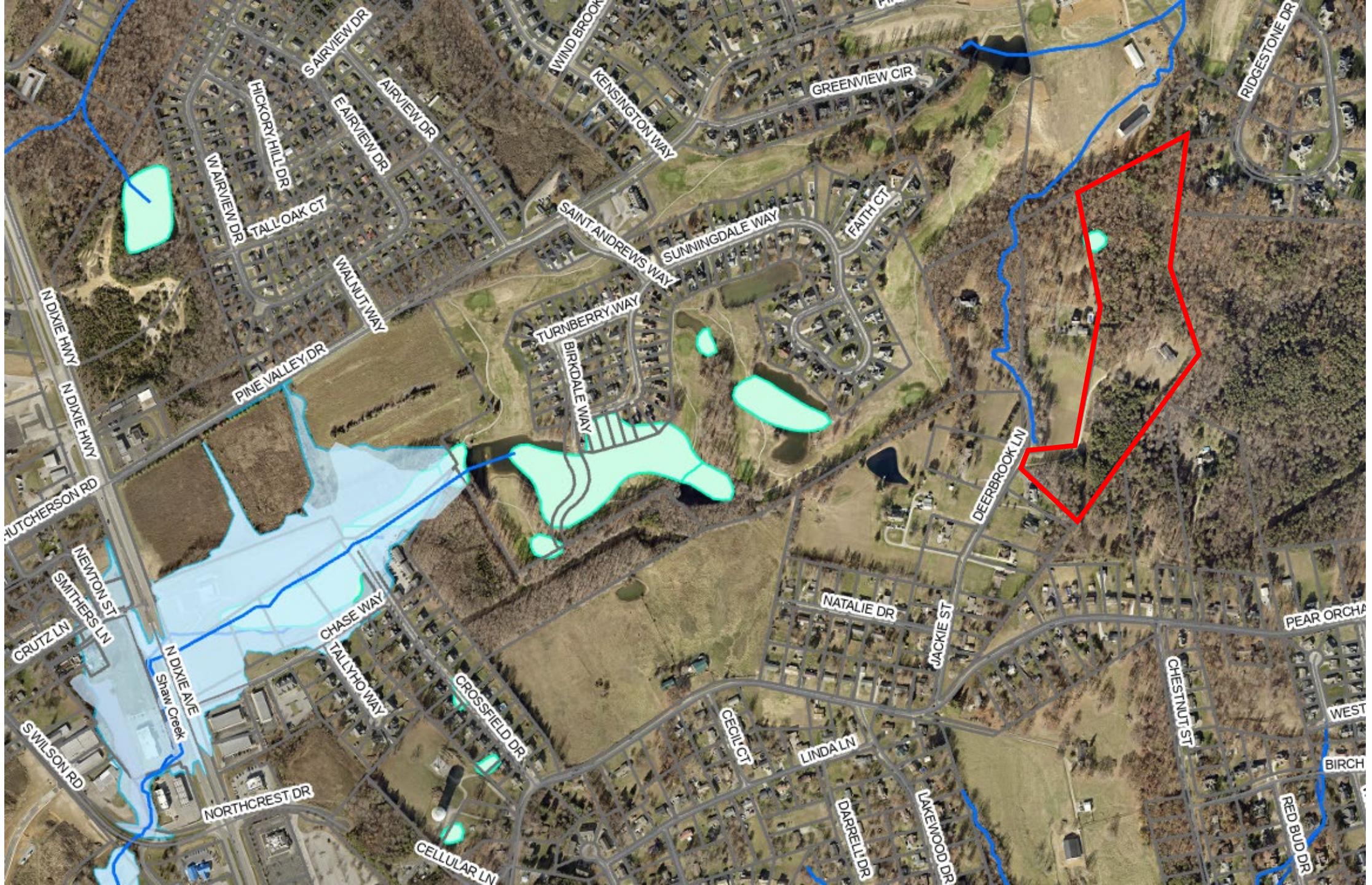
* Not Provided in PowerPoint







- Streams 2023
- Hardin_Wetlands
- Hardin_100Flood
- hardin_sinkhole







08/09/2024

Description		Finished Basement %	100
Type of Residence	1-STORY RANCH	Bedrooms	3
Year Built	1974	Full Baths	2
Num Stories	1	Half Baths	1
Above Ground Sqft	2254	Exterior	BRICK
Total Living Area	3268	Heat	HEAT PUMP
Basement	PART BSMT	Air Condition	CENTRAL
Basement Sqft	1014	Fireplace	2
Basement Sqft Finish	1014		

LOT 3B HEARTLAND
GOLF SUBDIVISION
P.C. 1, SLIDE 6761-6762
COSMIC DRIVING RANGE LLC
D.B. 1543, PG. 269

Variance from Minimum Road Frontage
R-1 Zone requires 100' minimum
Each lot has 36.94'

NTINGHAM LIVING TRUST
D.B. 1490, PG. 959

DEERBROOK LANE ~ 50', R.O.W. 520.49'
INGRESS/EGRESS ESMT D.B. 292345 PG. 00375
S 28°32'45" W 520.49'

N 29°31'58" E - 36.94'
N 29°31'58" E 36.94'

13'4" ASPHALT PAVEMENT

L4 L3

N 82°09'14" E 249.88'

PROPOSED 50' INGRESS/EGRESS EASEMENT

N 58°35'42" W 323.51'

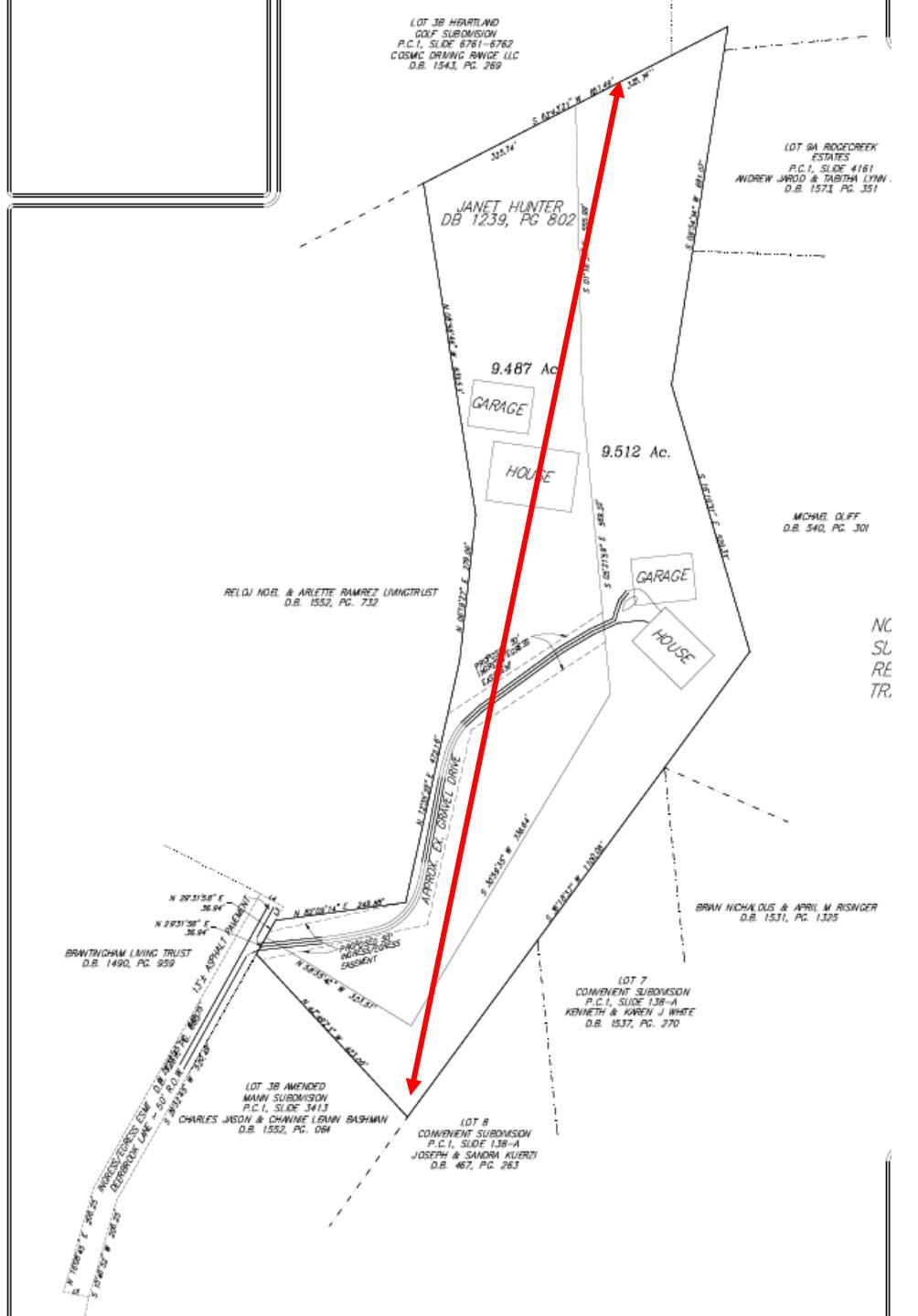
N 42°49'23" W 423.06'

LOT 3B AMENDED
MANN SUBDIVISION
P.C.1, SLIDE 3413

CHARLES JASON & CHANNIE LEANN BASHMAN
D.B. 1552, PG. 064

APPROX. EX.
S 30°

LOT 8
CONVENIENT SUE
P.C.1, SLIDE
JOSEPH & SANDI
D.B. 467, PG



Variance from the 1:4 lot width-to-length ratio
R-1 Zone requires it until 300' of road frontage
Each lot is approximately 1923' deep

1:52 ratio



06/03/2024

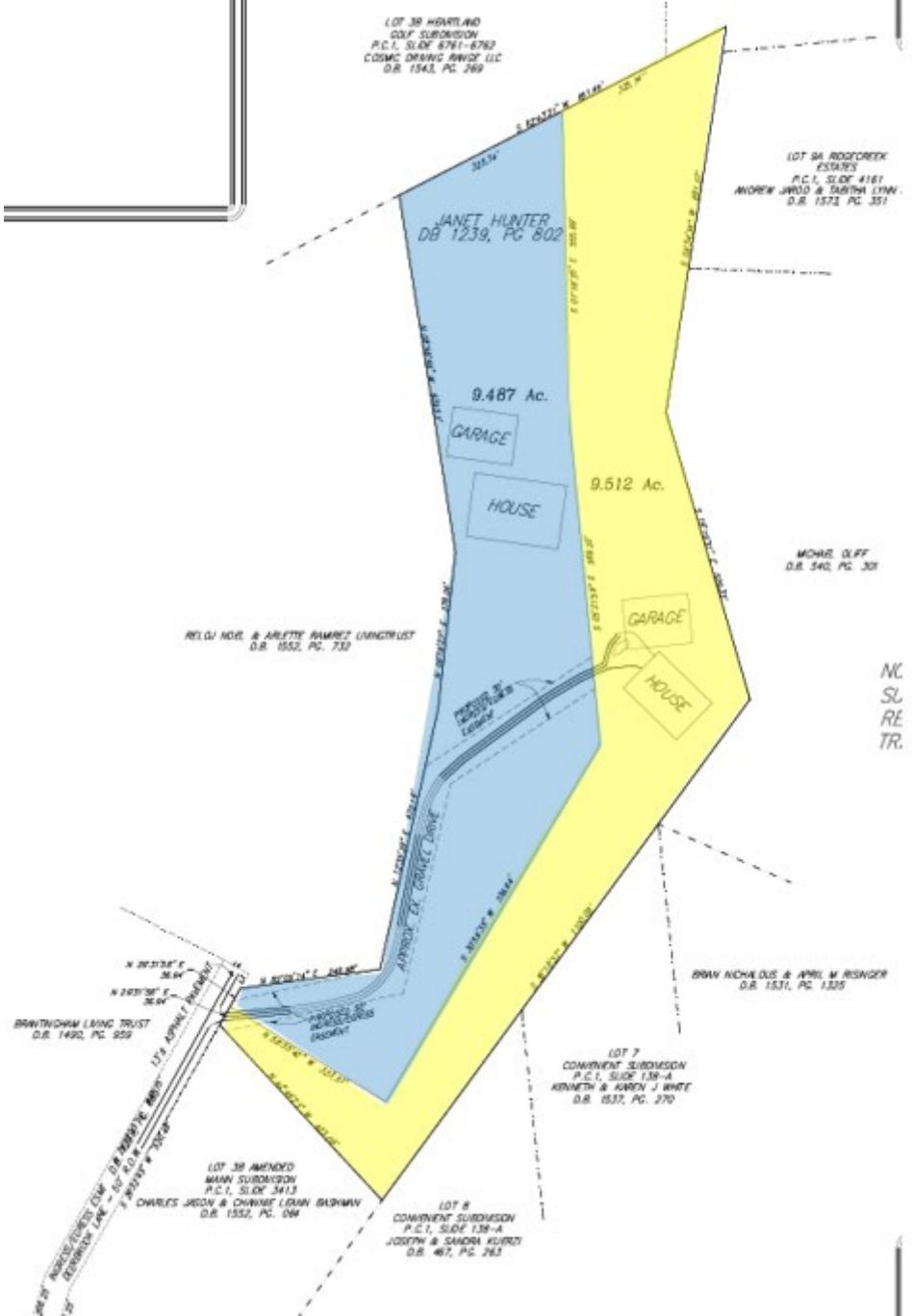
Existing house to be removed

PROPOSAL

18.999 total acres

1 new home on 9.487 acres

1 new home on 9.512 acres



VARIANCES FROM MINIMUM ROAD FRONTAGE IN THE R-1

Permit Date	Owner	PVA Map Number	Type	Zone	Project / Subdivision Name	Request	Site Address	Status	Final Date
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	PENDING	
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	10/16/2025
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	05/22/2025
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	04/17/2025
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	02/20/2025
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 MAINTAINED ROAD FRONTAGE	VARIANCE FROM THE GOVERNMENT MAINTAINED ROAD FRONTAGE REQUIREMENT	218 ARBOR LANE, ELIZABETHTOWN, KY	APPROVED	12/19/2024
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	05/23/2024
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	11/03/2022
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	09/08/2022
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	10/21/2021
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	06/17/2021
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	10/17/2019
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	01/19/2017

Permit Date	Owner	PVA Map Number	Type	Zone	Project / Subdivision Name	Request	Site Address	Status	Final Date
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	11/03/2016
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	12/17/2015
05/14/2014	SHANNON & FAYE DEWEENE	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 / CLEMINTON 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	

Records 1 to 25 (of 25)

Permit Date	Owner Name	Site Address	Project / Subdivision Name	Acres (All Permits)	Frontage (VAR)	Depth (VAR)	Status	Ratio
Zone: R-1 - URBAN RESIDENTIAL ZONE								Group Count: 39
6/16/1996	JOZWIAK STANLEY D	DECKARD SCHOOL ROAD	QUIET WOOD ESTATES	0.000	240.61	1,845.44	APPROVED	8
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
5/26/2009	CREAGOR WILSON	0 MAIN STREET (KY 86)	LOT WIDTH TO LENGTH RATIO (1:3) / LAKEWOOD SUBDIVISION SECTION 7, LOT 710	3.170	160.20	834.69	DENIED	5
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
7/7/2010	DEBRA RAMBO	230 WISE LANE	ROAD FRONTAGE REQUIREMENT AND 1:3 RATIO / CARMAN SUBDIVISION, LOT 1A	12.670	50.00	1,420.44	APPROVED	28
1/17/2012	WILLIAM BURNETT	ST JOHN ROAD	1:4 WIDTH-T0-LENGTH RATIO / BURNETT ESTATES	22.170	240.00	2,000.00	WITHDRAWN	8
1/18/2012	JOSEPH PRATHER	WEXFORD DRIVE	ROAD FRONTAGE AND 1:4 WIDTH TO LENGTH / WEXFORD PLACE LOT 22	0.930	51.00	1,138.00	WITHDRAWN	22
1/27/2012	WILLIE & SOMI NEAL	SPORTSMAN LAKE RD	ROAD FRONTAGE AND 1:4 WIDTH-T0-LENGTH RATIO / ROYAL ACRES ESTATES	43.580	60.30	787.68	APPROVED	13
1/23/2013	RICHARDSON, RODNEY & NANCY	269 FALLING SPRINGS ROAD	WIDTH TO DEPTH RATIO / SPECKLES PLACE, LOT 2	3.750	214.98	1,451.09	APPROVED	7
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
2/26/2014	JEFF & AMY VO	1102 THOMAS ROAD	WIDTH TO LENGTH RATIO / OXFORD ESTATES	8.640	250.00	1,525.00	APPROVED	6
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	3.960	80.00	550.00	APPROVED	7
5/29/2014	PATRICK & LYNNE HOGAN	RINEYVILLE BIG SPRINGS RD	1:4 WIDTH-TO-LENGTH RATIO / MAYFAIR PLACE SUBDIVISION, SECTION 1	3.780	148.00	853.65	WITHDRAWN	6
2/18/2015	KRIEGER ROBERT E & DEBRA	1330 Berrytown Road	/ Krieger Estates	0.000	232.22	1,531.59	APPROVED	7
11/25/2015	SULLIVAN STUART	995 RED MILL RD		0.000	61.42	1,508.69	APPROVED	25
12/16/2015	FRALEY GARY	SOUTH OF BRIDLE DRIVE AND NORTH OF KRAFT RD	MINIARD ACRES, SECTION 1, LOT 4	6.760	146.00	1,000.00	APPROVED	7
5/17/2016	HINTON MARK & PAMELA L	1245 W BRYAN RD		14.500	119.26	2,234.88	APPROVED	19
10/5/2016	MCCOMBS GEORGE W & SUSAN	1809 KNOX AVENUE		1.880	42.00	745.00	APPROVED	18
4/13/2017	MCGUFFIN VERNIE JOE & PHYLLIS JEAN	1054 THOMAS ROAD	OXFORD ESTATES	0.000	167.00	800.00	APPROVED	5
4/13/2018	WADDELL LARRY & RHONDALYN	MIDDLE CREEK RD	EDWARDS SUBDIVISION LOT 3A AND COLE CREEK ESTATES SECTION 1	61.390	100.00	856.75	APPROVED	9
7/29/2019	DEBBIE COX	2499 KNOX AVE	ROSCOE & HELENS ROOST, LOT 2	9.770	163.27	1,009.42	APPROVED	6
7/22/2020	POWELL DOROTHY	HODGENVILLE RD		8.770	165.00	806.00	APPROVED	5

Permit Date	Owner Name	Site Address	Project / Subdivision Name	Acres (All Permits)	Frontage (VAR)	Depth (VAR)	Status	Ratio
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
5/10/2021	THOMAS DONALD RAY & SHARON	5095 & 5111 SAINT JOHN ROAD, ELIZABETHTOWN, KY	THOMAS PROPERTY PROJECT	3.080	78.00	517.48	APPROVED	7
9/28/2021	DAUNIS GERTRUDE	825 KRAFT ROAD, RINEYVILLE KY 40162	GERTRUDE DAUNIS SUBDIVISION	17.050	87.00	1,106.00	APPROVED	13
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
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
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	12
10/13/2023	HARROD SALLY	3664 RINEYVILLE ROAD, ELIZABETHTOWN, KY 42701	SALLY HARROD SUBDIVISION	3.270	100.03	748.32	APPROVED	7
4/17/2024	NELSON DAVION	TRINITY DR	COTTONWOOD EST LOT 35	2.220	80.00	532.46	APPROVED	7
5/16/2024	BLAIR LIVING TRUST	237 BROCK RD	MACCALLIE MANOR, SECTION 2	10.960	239.34	1,105.66	APPROVED	5
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	11.250	206.89	1,228.76	APPROVED	6
1/24/2025	GLENDALE CHRISTIAN CHURCH	219 S BEECH STREET, GLENDALE, KY	SANDRAS ACRES	1.130	20.00	473.31	APPROVED	24
3/10/2025	ASHLEY HENSLEY	1738 VALLEY CREEK ROAD, ELIZABETHTOWN, KY	A HENSLEY ACRES	11.220	58.95	1,034.87	APPROVED	18
4/7/2025	HALL CHARLES E JR & TAMARA K		PITZ HALL ACRES	23.460	208.00	1,067.00	APPROVED	5
4/29/2025	TURNER GLENN S & SANDRA G	SHANNON RUN LN	THE SHIRE SUBDIVISION, LOT 2	2.920	50.32	507.41	APPROVED	10
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	5.540	150.00	854.50	APPROVED	6
8/15/2025	MILLER ARTHUR D	345 BOONE ROAD	PEYTON ESTATES, LOTS 28-30	0.000	95.72	895.16	APPROVED	9
12/12/2025	HUNTER, JANET K	257 DEERBROOK LN	SKAGGS VARIANCE	18.990	36.94	1,923.00	PENDING	52

Analysis of Deerbrook Lane (County) & Jackie Street (City)



19 properties with road frontage on either road
(Additional 14 on Natalie Drive)

Dead end road

Jackie Street (City) – 18' paved, 50' r/w

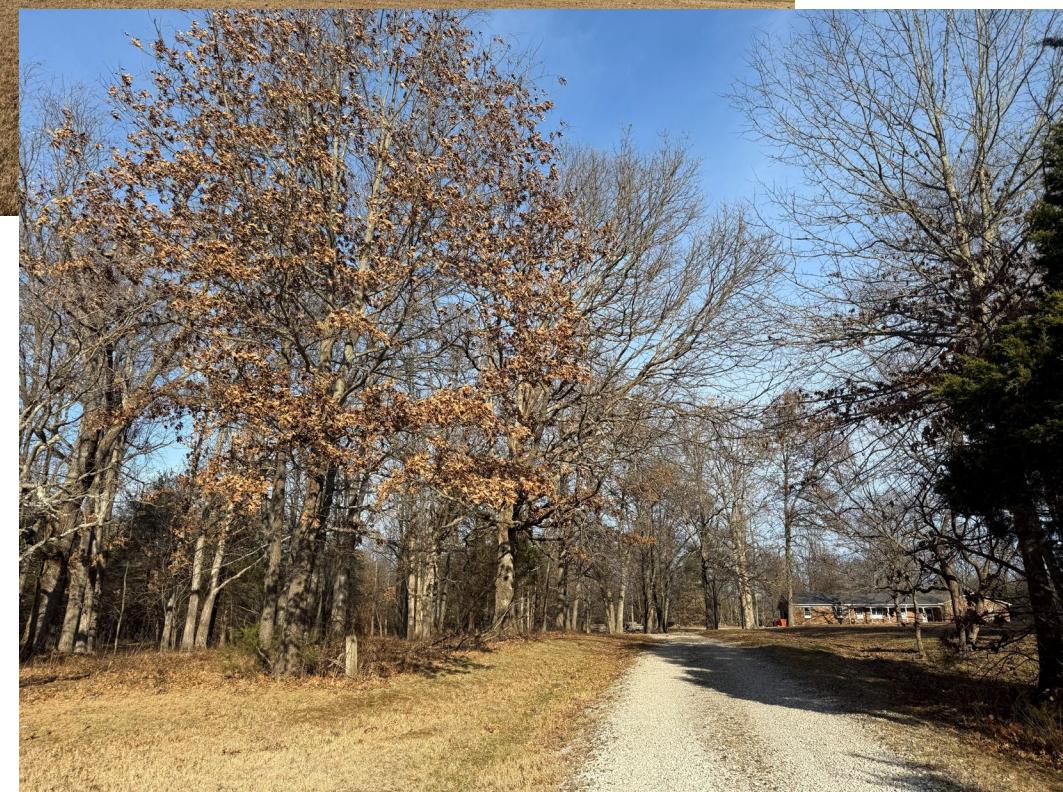
Deerbrook Lane (County) – 13' paved, 50' r/w















Neighbor Approval for Proposed Homes at 257 Deerbrook Lane

Dear Neighbor,

We are Tyler Skaggs & Travis Leffew residents of 215 Deerbrook Lane. We are under contract to purchase the property at **257 Deerbrook Lane** and would like to respectfully request your support for our plan in order to gain Hardin County approval to build two single dwellings vs existing single dwelling.

Our plan is straightforward:

- Build **two single-family homes**—one for us, one for our mother.
- No additional dwellings or subdivisions.
- No annexation into the city.
- The neighborhood's character and rural nature will remain unchanged.

We love this community and want to maintain its character, rather than see the property developed with multiple homes or larger-scale projects. The county requires a variance which we've ordered and suggested a neighborhood supported petition from Deerbrook Lane neighbors to approve the property changing from one dwelling to two.

If you are comfortable supporting our request, please fill in your information below.

Approval Form:

I, Channie Basham (name), residing at 231 Deerbrook Lane
(address), and/or I, Elizabeth Ann KY (name), residing at
Elizabeth Ann KY (address), **support** the plan for two single-family homes
at 257 Deerbrook Lane.

Signature: Channie Basham

Print Name: Channie Basham

Phone Number: 270 505 9387

Date: DECEMBER / 11 / 2026

Neighbor Approval for Proposed Homes at 257 Deerbrook Lane

Dear Neighbor,

We are Tyler Skaggs & Travis Leffew residents of 215 Deerbrook Lane. We are under contract to purchase the property at **257 Deerbrook Lane** and would like to respectfully request your support for our plan in order to gain Hardin County approval to build two single dwellings vs existing single dwelling.

Our plan is straightforward:

- Build **two single-family homes**—one for us, one for our mother.
- No additional dwellings or subdivisions.
- No annexation into the city.
- The neighborhood's character and rural nature will remain unchanged.

We love this community and want to maintain its character, rather than see the property developed with multiple homes or larger-scale projects. The county requires a variance which we've ordered and suggested a neighborhood supported petition from Deerbrook Lane neighbors to approve the property changing from one dwelling to two.

If you are comfortable supporting our request, please fill in your information below.

Approval Form:

I, Marshall Johnson (name), residing at 407 Deerbrook Ln
(address), and/or I, Marshall Johnson (name), residing at
407 Deerbrook Ln (address), **support** the plan for two single-family homes
at 257 Deerbrook Lane.

Signature: Marshall Johnson MD

Print Name: MARSHALL JOHNSON MD

Phone Number: 270 312 3206

Date: DECEMBER / 04 / 2026

Findings necessary for Granting Variances

KRS 100.243 and DGS 5-3(B)

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

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

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

- (A) The requested variance arises from special circumstances which do not generally apply to land in the general vicinity;
- (B) The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant;
- (C) The circumstances are the result of actions of the applicant taken subsequent to the adoption of this regulation from which relief is sought.

[Motion to Approve the proposed Variance :](#)

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

OR

[Motion to Deny](#)