

Hardin County Board of Adjustment

5 November 2026

County Government Center

Second Floor Meeting Room

Owner: Amanda Stopher
Applicant: Randall Gray



Location A 3.072 acre site located at 4399 Glendale Hodgenville Road West, Glendale, KY, known as Lot 1 of Tiny J Acres.

Zoned Rural Residential (R-2)

Requesting an Amended Conditional Use Permit for Automotive Storage to continue to allow for up to 20 vehicles to be parked on site.

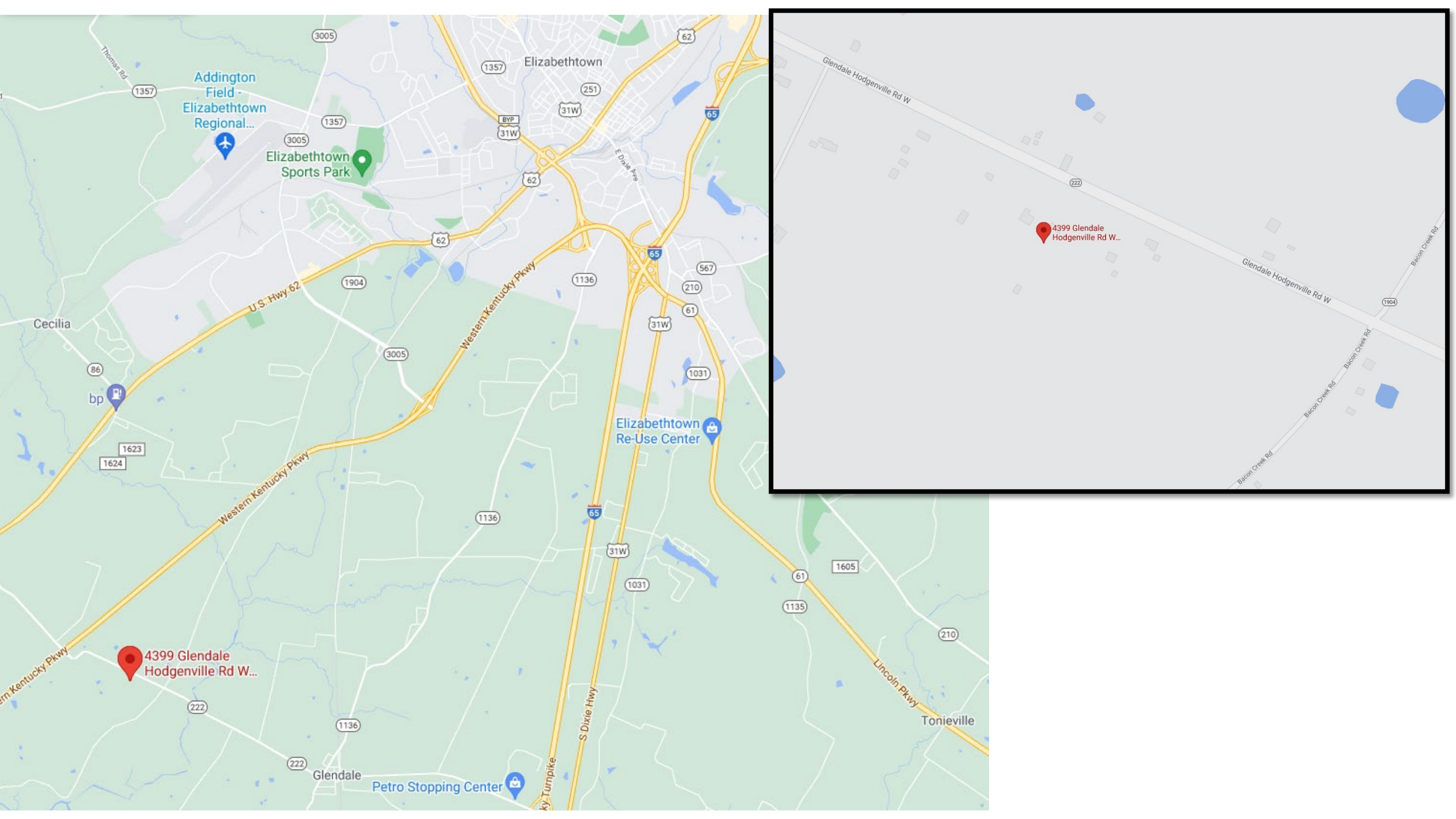
Initial CUP: Sept. 2017 – Sept. 2018 (1 year)
Amended CUP: Sept. 2018 – Sept. 2021 (3 years)
Amended CUP: Sept 2021 – Sept. 2026 (5 years)

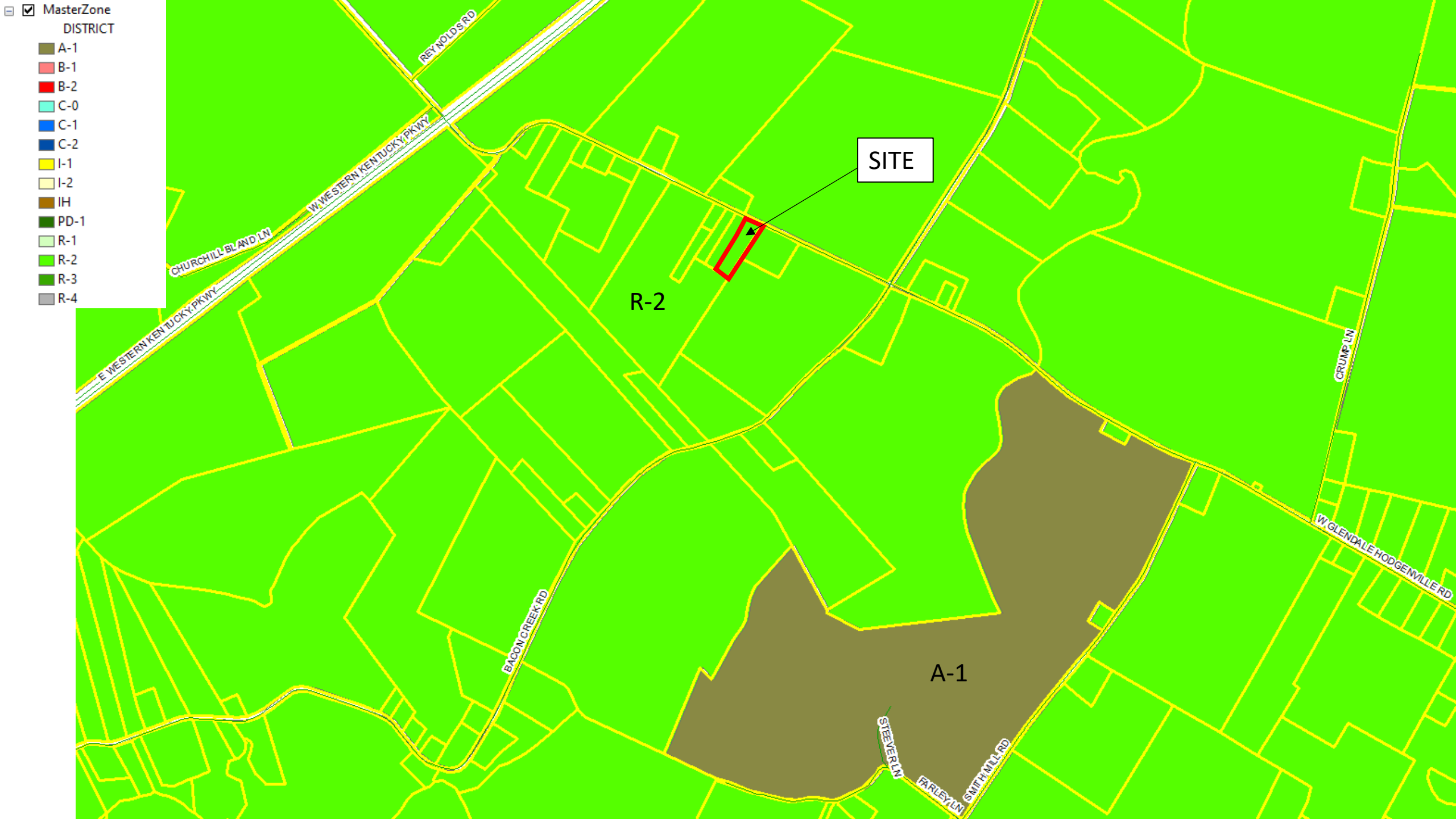
4399 Glendale Hodgenville Road West
Amended Conditional Use Permit
SUMMARY REPORT

LISTING OF EXHIBITS

A. Vicinity Map
B. Zoning Map
C. Aerial Photos
D. Plat of Tiny J Acres (2008)
E. Site Plan
F. Photographs
G. Analysis of previous approvals on site
H. *Comprehensive Development Guide
I. *Development Guidance System Ordinance

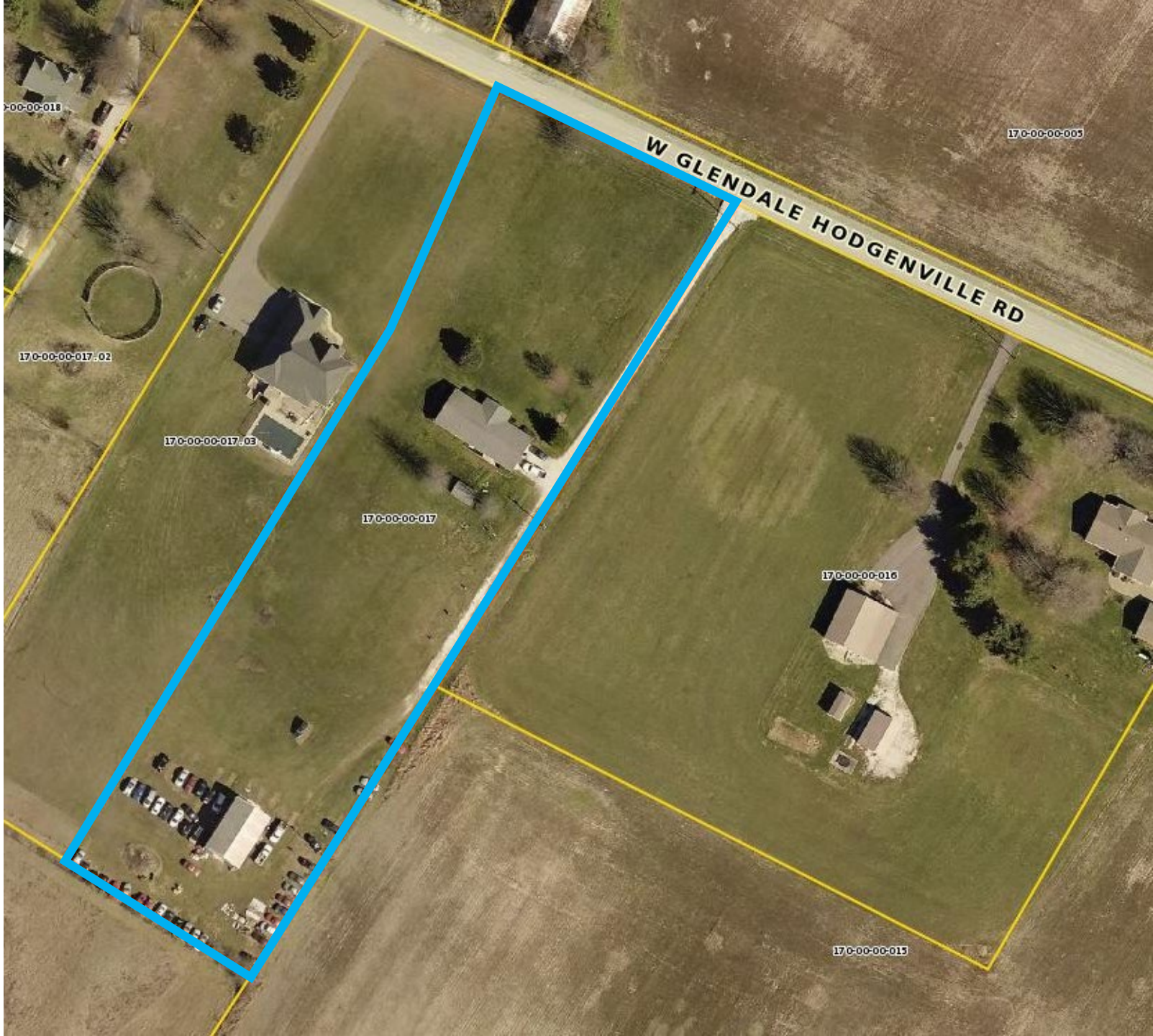
*** Not Provided in PowerPoint**


Addington Field - Elizabethtown Regional...
Elizabethtown Sports Park
Elizabethtown
Cecilia
bp
U.S. Hwy 62
Western Kentucky Pkwy
Elizabethtown Re-Use Center
4399 Glendale Hodgenville Rd W...
Glendale
Petro Stopping Center
S Dixie Hwy
Lincoln Pkwy
Tonieville
Glendale Hodgenville Rd W
4399 Glendale Hodgenville Rd W...
Bacon Creek Rd


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
REYNOLDS RD
W WESTERN KENTUCKY PKWY
E WESTERN KENTUCKY PKWY
CHURCHILL BLAND LN
SITE
R-2
A-1
CRUMP LN
W GLENDALE HODGENVILLE RD
BACON CREEK RD
STEEVER LN
FARLEY LN
SMITH MILL RD


West Glendale Hodgenville Road (KY 222)

2017 Aerial Photo



2020 Aerial Photos



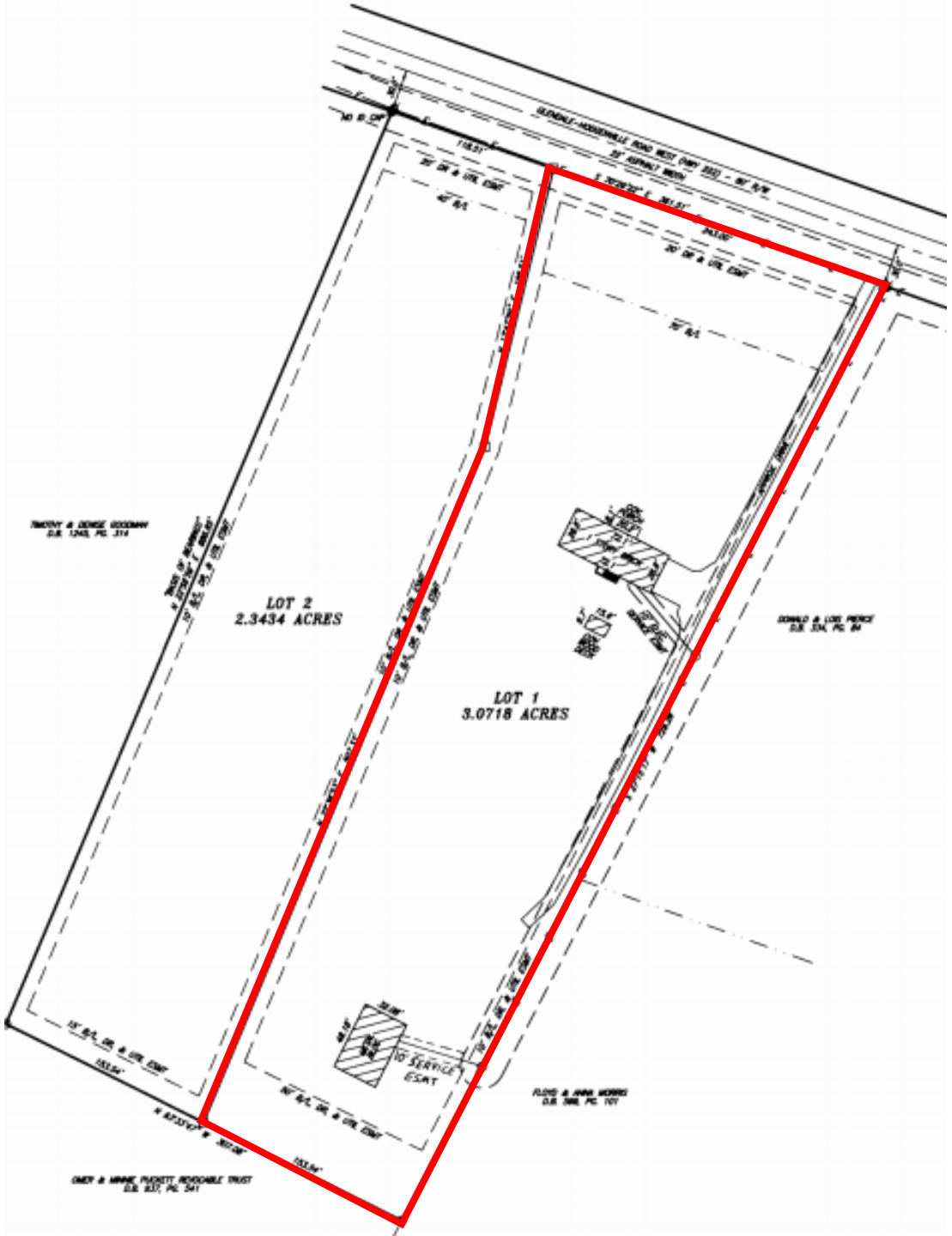


1-Story Ranch (1988)
2,784 sq. ft.

2025 Aerial Photos







RECORD PLAT OF:

TINY J ACRES

GLENDALE–HODGENVILLE RD. W, GLENDALE, HARDIN CO., KY

OWNER\CLIENT: RANDALL & VICKI GRAY
4399 GLENDALE–HODGENVILLE RD. W
GLENDALE, KY 42740

SCALE: 1 IN. = 50 FT.	DWG. BY: W. McCLURE	PVA #: 170–00–00–017
DATE: 5/22/2008	AREA: 5.4152 ACRES	DWG. NAME: C:\DRAWINGS\HARDIN\HW1222
BILL# 08–070	SOURCE: D.B. 1246, PG. 447	

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

Photos of site from September of 2017

















Photos of site from December of 2017


Amanda Stopher (Owner)
2,784 sq. ft. ranch house (1988)


Proximity to Randall Gray
(Applicant) home at 431 W
Glendale Hodgenville Road




1,728 sq. ft. pole barn (1995)


5 shrubs and 2 trees were required to be planted along the fence

Picture received 9/9/2021



2026 Photos







iWorQ Analysis for 4399 West Glendale Hodgenville Road

Permit Date	Owner	PVA Map Number	Type	Zone	Proposed Zoning (Map Amendments)	Project / Subdivision Name	Location	Site Address	Acres (All Permits)	Status
09/23/2026	BOONE AMANDA	170-00-00-017	CONDITIONAL USE PERMIT (AMENDED)	R-2 - RURAL RESIDENTIAL ZONE		TINY J ACRES, LOT 1 - RANDALL GRAY AUTO STORAGE	SOUTH OF GLENDALE HODGENVILLE ROAD WEST (KY 222)	4399 GLENDALE HODGENVILLE ROAD WEST, GLENDALE, KY	3.072	PENDING
07/30/2021	BOONE AMANDA	170-00-00-017	CONDITIONAL USE PERMIT (AMENDED)	R-2 - RURAL RESIDENTIAL ZONE		RANDALL GRAY - AUTOMOTIVE STORAGE	A +/- 3.072 ACRE SITE LOCATED ON THE SOUTH SIDE OF WEST GLENDALE HODGENVILLE ROAD.	4399 WEST GLENDALE HODGENVILLE ROAD, GLENDALE, KY, 42740	3.072	APPROVED
08/14/2018	BOONE AMANDA	170-00-00-017	CONDITIONAL USE PERMIT (AMENDED)	R-2 - RURAL RESIDENTIAL ZONE		RANDY GRAY - AUTOMOTIVE STORAGE	A +/- 3.072 ACRE SITE LOCATED ON THE SOUTH SIDE OF W GLENDALE HODGENVILLE ROAD(KY HWY 222).	4399 W GLENDALE HODGENVILLE RD	3.072	APPROVED
06/22/2017	BOONE AMANDA	170-00-00-017	CONDITIONAL USE PERMIT	R-2 - RURAL RESIDENTIAL ZONE			A +/- 3.072 ACRE SITE LOCATED ON THE SOUTH SIDE OF W GLENDALE HODGENVILLE ROAD (KY HWY 222).	4399 W GLENDALE HODGENVILLE RD	3.072	APPROVED
05/05/2017	BOONE AMANDA	170-00-00-017	VIOLATION	R-2 - RURAL RESIDENTIAL ZONE		INOPERABLE VEHICLES		4399 W GLENDALE HODGENVILLE ROAD	3.072	COMPLIANCE
05/28/2008	RANDALL & VICKI GRAY	170-00-00-017	PLAT (RECORD)	R-2 - RURAL RESIDENTIAL ZONE		/ TINY J ACRES		0 GLENDALE HODGENVILLE ROAD (KY 222)	5.415	APPROVED

Records 1 to 6 (of 6)

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.

16-14 AUTOMOTIVE STORAGE (2-5 VEHICLES)

1. Number of Vehicles. The Board may regulate the maximum number of vehicles that shall be located on the property at one time.
2. Screening. Vehicles must be appropriately screened from view from public rights-of-way and all adjoining properties.
3. Location. The designated vehicles must be located on the subject property as shown on the Site/Development Plan.
4. Parking Surface. The designated parking area must be of an appropriate type surface such as gravel, concrete or pavement.

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.

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1. Hours of Operation shall be from 12:00 pm–9:00 pm Monday–Friday and 2:00 pm-7:00 pm on Saturday.
2. 20 vehicles may be stored on site and shall be completely screened from view of the right-of-way and adjoining properties in the designated area. The areas shall be 80'x125' gravel parking area to the west side and rear of the existing building. 10 of these vehicles may be non-operational and/or non-licensed and registered.
3. The vehicles will be screened via a 6' tall solid wood privacy fence with landscaping (5 shrubs and 2 trees) along the front side facing the road. Landscaping must be installed by May 1, 2019.
4. An inventory of vehicles on site will be conducted and maintained.
5. There shall only be no employees of the business who do not reside on the premises.
6. This Conditional Use Permit shall allow for general Auto Repair and the storage of vehicles. There shall be no retail sales of parts/vehicles.
7. This Conditional Use Permit shall be issued to the current property owners, Amanda Boone & Randall Gray and is not transferable.
8. All building activities shall conform to provisions of the Kentucky Building Code.
9. This Conditional Use Permit shall be for a period of _____ years and expire on November 5, _____.
10. A Certificate of Land Use Restrictions shall be recorded in the Hardin County Clerk's Office.
11. An Emergency Response and Spill Prevention Plan is on file with our office and shall be required.

Owner: Dustin Wallace



Location	A 4.64 acre site located at 224 Johnson Lane, Eastview, KY known as Lot 6B of Brear Beechy Fork Subdivision
Zoned	Rural Residential (R-2)

Request for a Variance from the front building setback to allow for a proposed detached garage to be 40’ from the center of the road