



Hardin County Board of Adjustment
Five Hundred Thirteenth Meeting
Hardin County Government Center
Second Floor Meeting Room
February 5, 2026 5:00 p.m.

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

- A. 5:00 PM – CONDITIONAL USE PERMIT** – BONNIE & MICHAEL WILSON are requesting a Conditional Use Permit to allow for an accessory structure on a vacant lot. The property is a 0.574 acre site located at 140 Defew Avenue, Rineyville, KY, known as Lot 62 of Blackburn Estates, Section 2 within the Rineyville Rural Village and is zoned Urban Residential (R-1).
- B. 5:15 PM – VARIANCE** – JOHN BEAMER is requesting a Variance from the building setbacks to allow for a proposed lean-to addition to the existing office/shop building. The property is a 4.282 acre site located at 43 Botto Avenue, Elizabethtown, KY, within the East Urban Planning Area and is zoned General Commercial (C-2).
- C. 5:30 PM – VARIANCE** – MANUEL & LILIET RUIZ are requesting a Variance from the front building setback to allow for a house currently under construction to remain on site. The property is a 1.34 acre site located at 236 Pipeline Road, Elizabethtown, KY, known as Lot 71 of Quail Hollow Subdivision, Section 2, within the Kentucky 313 Corridor Planning Area, and is zoned Residential Estate (R-3).
- D. Consideration and action on the Minutes for the meeting held on January 8, 2026 (Attached pgs.3-6).**
- E. Informational Items**
- F. Adjourn**

1 Year of Service Administrative Assistant, Hunter Geoghegan celebrated 1 of service with the Planning Commission on 24 January 2026.

CAAK Conference Building Inspector, Jimmy Morgan attended the Code Administrator's Association of KY Virtual Conference on February 2nd and 3rd.

The next Board meeting is scheduled for March 5, 2026 at 5:00 p.m.



Board Agenda

February 5, 2026

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SUBDIVISION PLATS RECORDED IN DECEMBER 2025

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
CWJ ESTATES	1414 HOGAN ROAD, SONORA, KY	2	13.0630	11/17/2025	12/1/2025
THE HORNBACK PLACE	248 HORNBACK LN	1	3.0000	11/21/2025	12/2/2025
PERKINS/MILLER SUB, SEC 2 LOT 3 & SEC 3	946 FLINT HILL RD	2	1.5000	12/3/2025	12/11/2025
TRAQUILLITY ESTATE SECTION 1 LOT 1	1814 RINEYVILLE SCH RD	0	9.3017	8/26/2025	12/15/2025
BELLA WOODS LOTS 13 & 14	SHEPHERDS WAY	-1	0.0000	11/24/2025	12/18/2025
MCGUFFIN ACRES LOT 1	1303 WONDERLAND CAVERN	1	0.0000	12/10/2025	12/19/2025
		5	26.8647		

Total Records: 6

1/6/2026

DECEMBER 2025 REPORT

Plats Recorded: <ul style="list-style-type: none">• 6 Subdivision plats were approved for the month• 94 Subdivision plats were approved for the year	New Lots Created: <ul style="list-style-type: none">• 6 New lots approved for the month• 182 Net lots approved for the year
Building Permits: <ul style="list-style-type: none">• 2 SFD Permits for the month• 91 SFD Permits for the year• 106 Total Building Inspections for the month• 1,340 Total Building Inspections for the year• 480 Total Building Permits for the year	Electrical Permits (6 Jurisdictions): <ul style="list-style-type: none">• 61 Total Permits for the month• 897 Total Permits for the year• 118 Total Electrical Inspections for the month• 1,731 Total Electrical Inspections for the year



Hardin County
Planning and Development Commission

**Hardin County Board of Adjustment
Five Hundred Twelfth Meeting
Hardin County Government Center
Second Floor Meeting Room
January 8, 2026 5:00 p.m**

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

G. 5:00 PM – VARIANCE – LINDA & PAUL PAROLEK are requesting a Variance from the front building setback lines to allow for the construction of a carport. The property is a 0.31 acre site located at 1400 Emory Road, Elizabethtown, KY, known as Lot 2 of University Estates, Section 6 within the West Urban Planning Area and is zoned Urban Residential (R-1).

H. 5:15 PM – VARIANCE – JANET HUNTER (Owner) & AARON T. SKAGGS (Applicant) are requesting a Variance from the minimum road frontage and 1:4 lot width-to-length ratio to allow for the property to be further subdivided into two lots. The property is an 18.99 acre site located at 257 Deerbrook Lane, Elizabethtown, KY, within the North Urban Planning Area and is zoned Urban Residential (R-1).

- I.** Consideration and action on the Minutes for the meeting held on December 4, 2025 (*Attached pgs.2-9*).
- J.** Informational Items
- K.** Adjourn

The next Board meeting is scheduled for February 5, 2026 at 5:00 p.m.