



Hardin County
Board of Adjustment

Hardin County Board of Adjustment
Four Hundred First Meeting
Hardin County Government Center
Second Floor Meeting Room
December 20, 2018 5:00 p.m.

1. Call to order
2. New Business
 - A. **VARIANCE –FRONT BUILDING SETBACK; MICHAEL & MYRILLIN MEYER**, are requesting a Variance from the front building setback line to allow for the construction of a single-family dwelling. The property is a 0.227 acre site located at 207 Woods Road, Elizabethtown, KY and known as Sportsman Lake Subdivision, Block 4, Lots 28-30 within the Valley Creek Urban Planning Area and is zoned Urban Residential (R-1).
 - B. **VARIANCE –FRONT BUILDING SETBACK; SONNY & GAIL ASHLOCK**, are requesting a Variance from the front building setback line to allow for the construction of a single-family dwelling. The property is a 0.419 acre site located at 205 St. Ambrose Church Lane, Cecilia, KY within the Cecilia Rural Village and is zoned Urban Residential (R-1).
 - C. Consideration and action on the Minutes for the meeting held on 8 November 2018 (*Attached pgs3-7*).
 - D. Informational Items
 - E. Adjourn

The following items are for informational purposes only and do not require action:

APA-KY CONFERENCE

Director King attended the half day Western KY Regional Planning Conference in Madisonville on November 30th. He obtained 4.5 hours of continuing education credits.

NOVEMBER 2018 REPORT

<p>Plats Recorded:</p> <ul style="list-style-type: none"> • 9 Subdivision plats were approved for the month • 102 Subdivision plats were approved for the year 	<p>New Lots Created:</p> <ul style="list-style-type: none"> • 9 New lots approved for the month • 114 Net lots approved for the year
<p>Building Permits:</p> <ul style="list-style-type: none"> • 13 SFD Permits for the month • 146 SFD Permits for the year • 80 Total Building Inspections for the month • 1149 Total Building Inspections for the year • 453 Total Building Permits for the year 	<p>Electrical Permits (6 Jurisdictions):</p> <ul style="list-style-type: none"> • 112 Total Permits for the month • 965 Total Permits for the year • 178 Total Electrical Inspections for the month • 1776 Total Electrical Inspections for the year



Board Agenda

20 December 2018

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SUBDIVISION PLATS RECORDED IN NOVEMBER

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
RALPH LEE FARM & BOUNDARY SURVEY OF GREGORY RALPH & ERIN ELIZABETH LEE PROPERTY	BACON CREEK RD	1	5.3820	9/17/2018	11/13/2018
HUFFINES SUBD.; LOT 2	3369 ST JOHN CHURCH RD	1	0.0000	8/29/2018	11/14/2018
LITTLE MEETING CREEK	18109 & 18024 SONORA HARDIN SPRINGS ROAD	3	10.2900	8/23/2018	11/14/2018
ALFALFA ACRES LOT 1	4250 N GRANDVIEW CHURCH RD.	0	1.9510	8/2/2018	11/19/2018
MEILAN MEADOWS SUBDIVISION	LIMP ROAD	2	8.0490	11/2/2018	11/20/2018
WIMP ESTATES, SECTION 3 & BOUNDARY SURVEY OF THE JOYCE WIMP FARM	309 WIMP LN.	1	2.8590	11/6/2018	11/20/2018
WINDING BROOK SUBDIVISION, LOTS 1A & 2A	BEWLEY HOLLOW ROAD	0	0.0000	11/9/2018	11/20/2018
SYCAMORE BEND, LOTS 1 & 2	SYCAMORE TRACE RD.	-1	0.0000	10/29/2018	11/21/2018
PEEBLES SUBDIVISION	3720 MILLERSTOWN RD	1	7.3950	11/6/2018	11/29/2018
		8	35.9260		

Total Records: 9

11/30/2018

The next Board meeting is scheduled for Thursday, January 3, 2019 at 5:00 P.M.

**Hardin County Board of Adjustment
Four Hundredth Meeting**

Hardin County Government Center

Second Floor Meeting Room

November 8, 2018 5:00 p.m.

1. Call to order
2. New Business
 - A. **CONDITIONAL USE PERMIT & VARIANCE – SINGLE-FAMILY DWELLING & VARIANCE FROM REAR BUILDING SETBACK;** BRIAN & NINA CARDIN, are requesting a Conditional Use Permit to allow for the construction of a single-family dwelling in the B-2 zone and a Variance from the rear building setback line where commercial adjoins residential. The property is a 1-acre tract located at 223 High Street, Glendale, KY within the Glendale Rural Village Planning Area and is zoned Tourism and Convenience Commercial Zone (B-2).
 - B. Consideration and action on the Minutes for the meeting held on 18 October 2018 (*Attached pgs.3-5*).
 - C. Consideration and action on the 2019 Meeting Schedule (*Attached pg.6*)
 - D. Informational Items
 - E. Adjourn

The following items are for informational purposes only and do not require action:

26 YEARS OF SERVICE Madeline Hornback celebrated 26 years of service with the Planning Commission on 2 November 2018.

5 YEARS OF SERVICE Susan Bowen celebrated 5-years of service with the Planning Commission on 1 November 2018.

1 YEAR OF SERVICE Julia McBeth celebrated 1-year of service with the Planning Commission on 31 October 2018.

The next Board meeting is scheduled for Thursday, December 6, 2018 at 5:00 P.M.



Board Agenda

8 November 2018

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OCTOBER 2018 REPORT

<p>Plats Recorded:</p> <ul style="list-style-type: none"> • 13 Subdivision plats were approved for the month • 93 Subdivision plats were approved for the year 	<p>New Lots Created:</p> <ul style="list-style-type: none"> • 18 New lots approved for the month • 106 Net lots approved for the year
<p>Building Permits:</p> <ul style="list-style-type: none"> • 10 SFD Permits for the month • 133 SFD Permits for the year • 137 Total Building Inspections for the month • 1069 Total Building Inspections for the year • 414 Total Building Permits for the year 	<p>Electrical Permits (6 Jurisdictions):</p> <ul style="list-style-type: none"> • 78 Total Permits for the month • 853 Total Permits for the year • 160 Total Electrical Inspections for the month • 1597 Total Electrical Inspections for the year

SUBDIVISION PLATS RECORDED IN OCTOBER

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
TREE TOP ESTATES; LOTS 2 & 2A	1161 & 1135 SUMMIT EASTVIEW RD	0	0	9/11/2018	10/1/2018
GARLAND HART HOME PLACE	1484 ROCK CREEK RD	2	93.276	9/14/2018	10/2/2018
AMBROOK ESTATES LOTS 43 + 44	CLYMENE RD	-1	0	8/22/2018	10/9/2018
PENDLETON SUBDIVISION; SECTION 2, LOT 2	PENDLETON LN	1	6.797	9/24/2018	10/9/2018
WALT'S HOMESTEAD	898 BURKHEAD LANE	1	7.023	9/18/2018	10/10/2018
CREWZ ACRES, LOT 2	125 EAGLE MILLS RD	1	0	1/1/1900	10/16/2018
GRIMES SUBDIVISION, SECTION 3	436 CECILIA SMITH MILL ROAD	1	1.221	10/12/2018	10/22/2018
BRUCE'S ACRES	3342 PIERCE MILL RD	1	6.005	9/27/2018	10/22/2018
TEAROSE ESTATES, LOTS 2 & 3	2267 RED MILL RD	1	0	9/28/2018	10/22/2018
SIDONIE'S ACRES	N GRANDVIEW CHURCH RD.	4	27.995	9/13/2018	10/22/2018
CASH SUBDIVISION	5056 MILLERSTOWN RD.	3	22.811	9/24/2018	10/24/2018
THE ORCHARD, LOTS 35 & 36A	205 DAMSON TRAIL	-1	0	8/24/2018	10/31/2018
COLE CREEK ESTATES; SECTION 2	1755 VALLEY CREEK RD	3	20.541	6/20/2018	10/31/2018
		16	185.669		
Total Records: 13				11/1/2018	

**Hardin County Board of Adjustment
Three Hundred Ninety Ninth Meeting**

Hardin County Government Center

Second Floor Meeting Room

October 18, 2018 5:00 p.m.

1. Call to order

A. Unfinished Business

WITHDRAWN: CONDITIONAL USE PERMIT – PRIVATE CLUB – OUTDOOR GUN RANGE; DAC 8 Investments, LLC are requesting a Conditional Use Permit to allow for a private club with an outdoor gun range. The property is a 28.8 acre tract located at 2199 Wonderland Cavern Road, Cecilia, KY within the Natural Resource Planning Area and is zoned Heavy Industrial (I-2).

2. New Business

A. VARIANCE – FRONT BUILDING SETBACK; HEATHER & DENEIL WHELAN, are requesting a Variance from the front building setback line to allow for the construction of a home and pole barn. The site is a 41.4-acre tract located on Beagle Club Lane in Cecilia, KY within the Natural Resource Planning Area and is zoned Rural Residential (R-2).

B. Consideration and action on the Minutes for the meeting held on 20 September 2018 (*Attached pgs.3-9*).

C. Informational Items

D. Adjourn

The following items are for informational purposes only and do not require action:

OKI CONFERENCE

Director King & Planner McIntyre attended the OKI Regional Planning Conference in Cincinnati on October 3-5th. They obtained over 16 hours of continuing education credits.

SEPTEMBER 2018 REPORT

<p>Plats Recorded:</p> <ul style="list-style-type: none"> • 7 Subdivision plats were approved for the month • 80 Subdivision plats were approved for the year 	<p>New Lots Created:</p> <ul style="list-style-type: none"> • 5 New lots approved for the month • 90 Net lots approved for the year
<p>Building Permits:</p> <ul style="list-style-type: none"> • 11 SFD Permits for the month • 123 SFD Permits for the year • 91 Total Building Inspections for the month • 930 Total Building Inspections for the year • 381 Total Building Permits for the year 	<p>Electrical Permits (6 Jurisdictions):</p> <ul style="list-style-type: none"> • 70 Total Permits for the month • 774 Total Permits for the year • 167 Total Electrical Inspections for the month • 1436 Total Electrical Inspections for the year



SUBDIVISION PLATS RECORDED IN SEPTEMBER

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
BOXELDER HILL LOT 5 OF SECTION 2	W RHUDES CREEK ROAD	1	0.0000	9/10/2018	9/12/2018
BAMS SUBDIVISION	5629 S LONG GROVE RD	1	3.0260	6/18/2018	9/18/2018
REFFETT ESTATES SECTION 1 LOT 1C & SECTION 2 LOT 7A	3175 SOUTH DIXIE HWY	0	0.0000	4/27/2018	9/19/2018
KELANN'S CORNER	2596 RICHARDSON RD	1	3.0220	9/7/2018	9/21/2018
BRYLEIGH RIDGE	SONORA HARDIN SPRINGS RD	1	20.9700	8/16/2018	9/25/2018
RELAXING ACRES; LOTS 4 & 5	ST JOHN RD	-1	0.0000	9/12/2018	9/25/2018
BACK FORTY SUBD, SECTION 2	HORSESHOE BEND RD	1	3.0290	6/12/2018	9/25/2018
		4	30.0470		

Total Records: 7

10/4/2018

The next Board meeting is scheduled for Thursday, November 8, 2018 at 5:00 P.M.

**Hardin County Board of Adjustment
Three Hundred Ninety Eighth Meeting**

Hardin County Government Center

Second Floor Meeting Room

September 20, 2018 5:00 p.m.

1. Call to order
2. Unfinished Business
3. New Business
 - A. **VARIANCE – FRONT BUILDING SETBACK; WILLIAM & TERRY WILSON**, are requesting a Variance from the front building setback line to allow for the covered front porch on the home under construction. The site is a 0.695 acre tract located at 190 Beckley Woods Drive in Elizabethtown, KY known as Lot 72 of Beckley Woods Subdivision within the North Glendale Urban Planning Area and is zoned Planned Unit Development (PD-1).
 - B. **CONDITIONAL USE PERMIT – ACCESSORY STRUCTURE; ROSALEEN & JAMES CASSEL**, are requesting a Conditional Use Permit to allow for an addition to their existing garage that will exceed the size of the home. The site is a 2 acre tract located at 20529 Sonora Hardin Springs Road in Eastview, KY known as Lot 4A of Faith Meadows Subdivision within the West Hardin Planning Area and is zoned Rural Residential (R-2).
 - C. **AMENDED CONDITIONAL USE PERMIT - AUTOMOTIVE STORAGE; AMANDA BOONE & RANDY GRAY**, are requesting a Conditional Use Permit to continue to allow for the storage of up to 20 vehicles on site. The site is 3.072 acre tract located at 4399 Glendale Hodgenville Road West in Glendale, KY known as Lot 1 of Tiny J Acres within the Natural Resource Planning Area and is zoned Rural Residential (R-2).
 - D. **AMENDED CONDITIONAL USE PERMIT – JUNK YARD; EMERY MARTIN**, is requesting a Conditional Use Permit to continue to allow for the operation of a junk yard. The site is 3.8 acre tract located at 247 First Street in Elizabethtown, KY known as Lot 61 of Plantation Park, Section 2 within the North Urban Planning Area and is zoned Convenience Commercial (C-1).
 - E. Consideration and action on the Minutes for the meeting held on 6 September 2018 (*Attached pgs.2-7*).
 - F. Informational Items
 - G. Adjourn

The following items are for informational purposes only and do not require action:

APA-KY EXECUTIVE COMMITTEE

Director Adam King, AICP was reelected by his professional colleagues to a 3rd term as the Secretary of the Executive Committee for APA KY. He has served on the APA KY Board since 2011.

The next Board meeting is scheduled for Thursday, October 18, 2018 at 5:00 P.M.



**Hardin County Board of Adjustment
Three Hundred Ninety Seventh Meeting**

Hardin County Government Center
Second Floor Meeting Room
September 6, 2018 5:00 p.m.

1. Call to order
2. Unfinished Business
3. New Business
 - A. **CONDITIONAL USE PERMIT – PERMANENT ACCESSORY DWELLING;** SAMUEL & MAGGIE TURNER are requesting a Conditional Use Permit to allow for a permanent accessory dwelling (900 sq. ft. apartment addition to an existing detached garage). The property is a 19.46 acre tract located at 236 Bittersweet Drive, Elizabethtown, KY within the North Urban Planning Area and is zoned Urban Residential (R-1).
 - B. **CONDITIONAL USE PERMIT – BOAT REPAIR & STORAGE;** NEIL BOWEN – KY BOAT LIFE is requesting a Conditional Use Permit to allow for a boat repair & storage business in the I-2 Zone. The property is a 1.39 acre tract located at 56 Quarry Ridge Court West, Elizabethtown, KY and being Lot 27A of Waco Subdivision within the Bardstown Road Corridor and is zoned Heavy Industrial (I-2).
 - C. **CONDITIONAL USE PERMIT – PRIVATE CLUB – OUTDOOR GUN RANGE;** DAC 8 Investments, LLC are requesting a Conditional Use Permit to allow for a private club with an outdoor gun range. The property is a 28.8 acre tract located at 2199 Wonderland Cavern Road, Cecilia, KY within the Natural Resource Planning Area and is zoned Heavy Industrial (I-2).
 - D. Consideration and action on the Minutes for the meeting held on 16 August 2018 (*Attached pgs.3-4*).
 - E. Adjourn

The following items are for informational purposes only and do not require action:

AUGUST 2018 REPORT

<p>Plats Recorded:</p> <ul style="list-style-type: none"> • 9 Subdivision plats were approved for the month • 73 Subdivision plats were approved for the year 	<p>New Lots Created:</p> <ul style="list-style-type: none"> • 13 New lots approved for the month • 95 Net lots approved for the year
<p>Building Permits:</p> <ul style="list-style-type: none"> • 15 SFD Permits for the month • 112 SFD Permits for the year • 101 Total Building Inspections for the month • 835 Total Building Inspections for the year • 337 Total Building Permits for the year 	<p>Electrical Permits (6 Jurisdictions):</p> <ul style="list-style-type: none"> • 118 Total Permits for the month • 704 Total Permits for the year • 218 Total Electrical Inspections for the month • 1267 Total Electrical Inspections for the year

Board Agenda

6 September 2018

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SUBDIVISION PLATS RECORDED IN AUGUST

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
HINTON FARM DIVISION TRACT 6 & SETTLERS CREST SECTION 3	GRACELAND TRAIL	1	23.4570	7/19/2018	8/1/2018
MANCO SUBD.; SECTION 2	592 LEASOR LN	1	1.0000	7/9/2018	8/10/2018
BLUE BALL HILL ESTATES	8075 RINEYVILLE RD	2	6.6470	8/2/2018	8/20/2018
RICKY'S ACRES SUBDIVISION	14345 SONORA HARDIN SPRINGS RD	3	30.3940	8/17/2018	8/23/2018
CHAMBERS HILL ESTATES, SECTION 4, LOT 8	595 HALL RD	1	3.4200	8/9/2018	8/24/2018
BURCHETTE'S ACRES SUBDIVISION	1042 UPPER COLESBURG RD	1	7.8990	8/17/2018	8/27/2018
EVANS SQUARE SUBD, LOTS 4 & 5	FRANKLIN LN	0	0.0000	8/3/2018	8/28/2018
TRUBY ACRES SUBDIVISION	6532 HARDINBURG RD	1	20.2090	8/7/2018	8/28/2018
HORSE LOVERS' DELIGHT, SECTION 2, LOT 4	1589 NOLIN RD	0	0.0000	8/21/2018	8/31/2018
		10	93.026		

Total Records: 9**9/4/2018**

The next Board meeting is scheduled for Thursday, September 20, 2018 at 5:00 P.M.



Hardin County
Board of Adjustment

Hardin County Board of Adjustment
Three Hundred Ninety Sixth Meeting

Hardin County Government Center

Second Floor Meeting Room

August 16, 2018 5:00 p.m.

1. Call to order
2. Unfinished Business
3. New Business
 - A. **VARIANCE – MINIMUM ROAD FRONTAGE & 1:3 LOT WIDTH-TO-LENGTH RATIO;** BRIAN DAVIS is requesting a Variance from the 200' minimum road frontage and the 1:3 lot width-to-length ratio to allow for a proposed two lot subdivision. The property is a 10.2 acre tract located on the east side of Cash Road, Upton, KY within the South Hardin Planning Area and is zoned Rural Residential (R-2).
 - B. Consideration and action on the Minutes for the meeting held on 2 August 2018(*Attached pgs.2-5*).
 - C. Informational Items
 - D. Adjourn

The following items are for informational purposes only and do not require action:

16 YEARS OF SERVICE

Ed Bryan, Building Inspector, celebrated 16-years of service with the Planning Commission on 31 July 2018.

The next Board meeting is scheduled for Thursday, September 6, 2018 at 5:00 P.M.

**Hardin County Board of Adjustment
Three Hundred Ninety Fifth Meeting**

Hardin County Government Center

Second Floor Meeting Room

August 2, 2018 5:00 p.m.

1. Call to order
2. Unfinished Business
3. New Business
 - A. **AMENDED CONDITIONAL USE PERMIT – TEMPORARY ACCESSORY DWELLING;** DON BECKER & LISA DOMINGUE are requesting a Conditional Use Permit for a Temporary Accessory Dwelling to continue to allow for a 14’x66’ manufactured home to remain on the property. The property is a 9.7 acre tract located at 15915 & 15911 Sonora Hardin Springs Road, Eastview, KY within the West Hardin Planning Area and is zoned Rural Residential (R-2).
 - B. Consideration and action on the Minutes for the meeting held on 19 July 2018(*Attached pgs.3-8*).
 - C. Informational Items
 - D. Adjourn

The following items are for informational purposes only and do not require action:

APA-KY EXECUTIVE COMMITTEE MEETING

Adam hosted the Executive Committee Meeting of the KY Chapter of the American Planning Association at the Hardin County Government Building on Friday July 20th. There were planners in attendance from Owensboro, Louisville, Northern Kentucky and Elizabethtown.

CONTINUING EDUCATION

Steve Steck & Greg Youngblood attended a Planning & Zoning Training hosted by the KY League of Cities on Thursday July 26th in Cave City, KY and each obtained 8 hours of continuing education hours.

JULY 2018 REPORT

<p>Plats Recorded:</p> <ul style="list-style-type: none"> • 6 Subdivision plats were approved for the month • 64 Subdivision plats were approved for the year 	<p>New Lots Created:</p> <ul style="list-style-type: none"> • 4 New lots approved for the month • 82 Net lots approved for the year
<p>Building Permits:</p> <ul style="list-style-type: none"> • 21 SFD Permits for the month • 97 SFD Permits for the year • 109 Total Building Inspections for the month • 734 Total Building Inspections for the year • 297 Total Building Permits for the year 	<p>Electrical Permits (6 Jurisdictions):</p> <ul style="list-style-type: none"> • 102 Total Permits for the month • 586 Total Permits for the year • 163 Total Electrical Inspections for the month • 1047 Total Electrical Inspections for the year



Board Agenda

2 August 2018

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SUBDIVISION PLATS RECORDED IN JULY

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
PENNY PINCH FARMS	BARDSTOWN ROAD	1	45.2800	5/30/2018	7/2/2018
LONGVIEW ESTATES, SECTION 2, LOTS 71 & 72	758 MEADOWVIEW	-1	0.0000	6/8/2018	7/10/2018
CORBIT SUBDIVISION, LOTS 3 & 4	1701 ST JOHN RD	1	0.0000	6/21/2018	7/10/2018
LORA ACRES, LOTS 9 & 10	55 IRELAND SCHOOL ROAD	-1	0.0000	6/7/2018	7/20/2018
O'BRYAN AUTO AUCTION	6915 S DIXIE HWY	1	13.5000	6/15/2018	7/25/2018
SERENE OAKS, SECTION 2, LOTS 60 & 61	134 BOGGS COURT	1	0.0000	7/13/2018	7/25/2018
		2	58.7800		

Total Records: 6

7/31/2018

The next Board meeting is scheduled for Thursday, August 16, 2018 at 5:00 P.M.

**Hardin County Board of Adjustment
Three Hundred Ninety Fourth Meeting**

Hardin County Government Center

Second Floor Meeting Room

July 19, 2018 5:00 p.m.

1. Call to order
2. Unfinished Business
3. New Business
 - A. **CONDITIONAL USE PERMIT – ACCESSORY STRUCTURE;** CYNTHIA & ROBERT MCLAIN are requesting a Conditional Use Permit to allow for the construction of a 48’x60’ pole barn that exceeds the size of the home on site. The property is a 2.65 acre site located at 160 Heritage Trail, Rineyville, KY and known as Lot 5A of Heritage Estates, Section 1 within the Rineyville Rural Village Planning Area and is zoned Urban Residential (R-1).
 - B. **CONDITIONAL USE PERMIT – AUTO REPAIR BUSINESS;** PHILLIP REESOR & VERONICA THOMAS are requesting a Conditional Use Permit to allow for an auto repair business on a residentially zoned property. The property is a 17.00 acre tract located at 575 James Duvall Lane, Cecilia, KY within the Natural Resource Planning Area and is zoned Rural Residential (R-2).
 - C. Consideration and action on the Minutes for the meeting held on 21 June 2018(*Attached pgs.3-7*).
 - D. Annual Election of Officers
 - E. Informational Items
 - F. Adjourn

The following items are for informational purposes only and do not require action:

JUNE 2018 REPORT

<p>Plats Recorded:</p> <ul style="list-style-type: none"> • 13 Subdivision plats were approved for the month • 58 Subdivision plats were approved for the year 	<p>New Lots Created:</p> <ul style="list-style-type: none"> • 24 New lots approved for the month • 80 Net lots approved for the year
<p>Building Permits:</p> <ul style="list-style-type: none"> • 12 SFD Permits for the month • 76 SFD Permits for the year • 116 Total Building Inspections for the month • 619 Total Building Inspections for the year • 264 Total Building Permits for the year 	<p>Electrical Permits (6 Jurisdictions):</p> <ul style="list-style-type: none"> • 110 Total Permits for the month • 484 Total Permits for the year • 207 Total Electrical Inspections for the month • 884 Total Electrical Inspections for the year



Board Agenda

19 July 2018

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6 MONTHS OF SERVICE

Tom McIntyre, Planner, celebrated the successful completion of his six month probationary period with the Planning Commission.

SUBDIVISION PLATS RECORDED IN JUNE

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
HILLCREEK FARMS, SECTION 1, LOTS 1, 2, & 3 & RECORD PLAT OF LEIGH FAMILY CEMETERY	622 HILLCREEK DR	0	0.0000	5/17/2018	6/1/2018
TMG ACRES SUBDIVISION	4232 BACON CREEK ROAD	1	16.3500	4/9/2018	6/4/2018
BRIZENDINE SUBD; LOTS 3 & 4	TYSON LANE	-1	0.0000	5/25/2018	6/5/2018
WINK ACRES	13225 S DIXIE HWY	2	24.5000	3/26/2018	6/11/2018
PLEASANT VALLEY MANOR, SECTION 3, LOTS 36A & 38	CORVIN LANE	-1	0.0000	4/13/2018	6/11/2018
HORSE LOVERS' DELIGHT, SECTION 2	1589 NOLIN RD	2	16.8360	5/15/2018	6/12/2018
DETER ESTATES	N LONG GROVE RD	3	24.4020	5/17/2018	6/12/2018
LITTLE SPRINGS SUBDIVISION LOT 3 & WEIKEL ESTATES SECTION 1, LOT 9	3771 N GRANDVIE W CHURCH ROAD	-1	0.0000	5/14/2018	6/13/2018
SEAGRAVES FARM DIVISION, SECTION TWO	208 STARKY LANE	3	39.3600	6/5/2018	6/15/2018
KIDDER ESTATES	SALT RIVER RD	9	60.3630	6/11/2018	6/15/2018
LASTINGER ACRES	CANN SCHOOL LN	2	22.3580	4/19/2018	6/20/2018
AUDIE FLOYD RIDGE ESTATES	8601 BARDSTOWN ROAD	2	25.0000	4/27/2018	6/21/2018
DEBORAH ESTATES LOTS 39 & 40	319 GLENWOOD DR	-1	0.0000	5/9/2018	6/21/2018
		20	229.1690		

Total Records: 13

7/12/2018

The next Board meeting is scheduled for Thursday, August 2, 2018 at 5:00 P.M.

**Hardin County Board of Adjustment
Three Hundred Ninety Third Meeting**

Hardin County Government Center

Second Floor Meeting Room

June 21, 2018 5:00 p.m.

1. Call to order
2. Unfinished Business
3. New Business
 - A. VARIANCE – FRONT BUILDING SETBACK;** MARCUS & MEGAN BATES, are requesting a Variance from the 40’ front Building Setback Line to allow for a proposed 14’x32’ storage shed. The property is a 2.5 acre site located at 487 Shipley Road in Cecilia, KY within the West Hardin Planning Area and is zoned Rural Residential (R-2).
 - B. VARIANCE – FRONT BUILDING SETBACK;** BRADEN & BARRY BORDERS, are requesting a Variance from the 40’ front Building Setback Line to allow for a 6’x12’ addition to the front of the existing house on site. The property is a 1 acre site located at 191 Rineyville Big Springs Road in Radcliff, KY within the North Urban Planning Area and is zoned Urban Residential (R-1).
 - C. AMENDED CONDITIONAL USE PERMIT – TEMPORARY ACCESSORY DWELLING;** HAROLD & BELVA MASTERS are requesting approval to allow for a Temporary Accessory Dwelling (16’ x 76’ manufactured home) to remain on the property. The property is 22.840 acre tract located at 26 Masters Drive, Elizabethtown, KY within the North Dixie Corridor Planning Area and is zoned General Commercial (C-2).
 - D.** Consideration and action on the Minutes for the meeting held on 7 June 2018(*Attached pgs.2-7*).
 - E.** Adjourn

The next Board meeting is scheduled for Thursday, July 19, 2018 at 5:00 P.M.



Hardin County Board of Adjustment
Three Hundred Ninety Second Meeting
Hardin County Government Center
Second Floor Meeting Room
June 7, 2018 5:00 p.m.

1. Call to order
2. Unfinished Business
 - CONDITIONAL USE PERMIT – RECREATIONAL ENTERPRISE (CAMPGROUND);** JEFF & THERESA PRICE (T&J Price Properties, INC.), are requesting a Conditional Use Permit to allow for a Recreational Enterprise (RV Campground – 19 additional spaces) on site. The property is a 12.7 acre site located at 4685 South Wilson Road in Elizabethtown, KY known as Lot 16A of Longview Subdivision within the North Urban Planning Area and is zoned Urban Residential (R-1).
3. New Business
 - A. CONDITIONAL USE PERMIT – PERMANENT ACCESSORY DWELLING;** MICHAEL TODD & TERESA EDLIN, are requesting a Conditional Use Permit for a Permanent Accessory Dwelling to allow for the construction of a second home on the property. The property is a 22.182 acre site located at 185 Edlin Lane in Elizabethtown, KY known as Lot 10 of Eastwood Estates, Section 3, within the East Urban Area and is zoned Urban Residential (R-1).
 - B. Consideration and action on the Minutes for the meeting held on 17 May 2018** (*Attached pgs.3-7*).
 - C. Informational Items**
 - D. Adjourn**

The following items are for informational purposes only and do not require action:

MAY 2018 REPORT

<p>Plats Recorded:</p> <ul style="list-style-type: none"> • 14 Subdivision plats were approved for the month • 45 Subdivision plats were approved for the year 	<p>New Lots Created:</p> <ul style="list-style-type: none"> • 31 New lots approved for the month • 60 Net lots approved for the year
<p>Building Permits:</p> <ul style="list-style-type: none"> • 18 SFD Permits for the month • 64 SFD Permits for the year • 122 Total Building Inspections for the month • 503 Total Building Inspections for the year • 206 Total Building Permits for the year 	<p>Electrical Permits (6 Jurisdictions):</p> <ul style="list-style-type: none"> • 119 Total Permits for the month • 375 Total Permits for the year • 170 Total Electrical Inspections for the month • 676 Total Electrical Inspections for the year

Board Agenda

7 June 2018

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MAY 2018 REPORT

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
COYNE EST LOTS 1 & 5A	983 DECKARD SCHOOL RD	0	0.0000	3/29/2018	5/4/2018
FRANCES VOWELS ESTATE SUBDIVISION	201 TAYLORS LANE	2	17.6050	4/30/2018	5/7/2018
SPROWLS EST, SECTION 2	1075 OPTIMIST RD	3	16.1000	5/8/2018	5/14/2018
AMENDED RECORD PLAT OF EDWARDS SUBDIVISION, LOT 3 AND RECORD PLAT OF WADDELL ESTATES SECTION 1	1755 VALLEY CREEK RD	1	61.3910	4/23/2018	5/14/2018
JACKSON ESTATES, SECTION 1	359 THOMAS LANE	2	16.2320	3/8/2018	5/17/2018
OLD TUNNEL HILL ESTATES	1707 TUNNEL HILL ROAD	2	9.1210	5/1/2018	5/21/2018
CECILIAN COLLEGE WAY	284 & 364 BETHLEHEM ACADEMY RD	2	4.0560	5/16/2018	5/21/2018
SPRINGER ACRES	996 MUD SPLASH RD	1	3.9400	3/21/2018	5/23/2018
EVANS SQUARE SUBDIVISION	ST JOHN RD	6	9.8770	5/21/2018	5/23/2018
AMENDED RECORD PLAT OF ALCORN HILLS; LOT 1 & RECORD PLAT OF ALCORN HILLS, SECTION 2	3385 & 3509 HORN RD	2	7.3000	5/9/2018	5/24/2018
ALDER'S HILL; SECTION 2	CANN SCHOOL LN	1	8.0860	5/22/2018	5/24/2018
CRANDALL'S SUBDIVISION, SECT 2, LOT 2	19894 SALT RIVER RD	0	0.8610	5/7/2018	5/29/2018
MAMAW & PAPA'S FARM, LOT 1 & REVISED BOUNDARY SURVEY OF BARRY & DEBBIE GOODIN FARM- TRACT A	451 MCMILLIAN LOOP	1	0.1100	5/8/2018	5/31/2018
CABIN RIDGE ESTATES	CONSTANTINE RD	8	52.0650	5/07/2018	5/31/2018
		31	206.7440		

Total Records: 14

5/31/2018

The next Board meeting is scheduled for Thursday, June 21, 2018 at 5:00 P.M.



Hardin County
Board of Adjustment

Hardin County Board of Adjustment
Three Hundred Ninety First Meeting
Hardin County Government Center
Second Floor Meeting Room
May 17, 2018 5:00 p.m.

1. Call to order
2. Unfinished Business
3. New Business
 - A. **CONDITIONAL USE PERMIT – ACCESSORY STRUCTURE;** DEDRA AKIN & DARRYL SCOTT are requesting a Conditional Use Permit to allow for a 50'x30' pole barn garage that exceeds the size of the home on site. The property is 0.480 acres located at 50 W. Ridgeway Drive in Elizabethtown, KY known as Lot 85 of Hillside Estates, Section 4, within the East Urban Area and is zoned Urban Residential (R-1).
 - B. **VARIANCE – ROAD FRONTAGE;** FLOYD METCALF, JR. is requesting a Variance from the required road frontage and the 1:3 lot width-to-length ratio to allow for the creation of a 2 lot subdivision. The site is a 24.9 acre tract at 8601 Bardstown Road in Elizabethtown, KY within the East Hardin Planning Area and is zoned Rural Residential (R-2).
 - C. **CONDITIONAL USE PERMIT – RECREATIONAL ENTERPRISE (CAMPGROUND);** JEFF & THERESA PRICE (T&J Price Properties, INC.), are requesting a Conditional Use Permit to allow for a Recreational Enterprise (RV Campground – 19 additional spaces) on site. The property is a 12.7 acre site located at 4685 South Wilson Road in Elizabethtown, KY known as Lot 16A of Longview Subdivision within the North Urban Planning Area and is zoned Urban Residential (R-1).
 - D. Consideration and action on the Minutes for the meeting held on 3 May 2018 (*Attached pgs.2-9*).
 - E. Informational Items
 - F. Adjourn

The following items are for informational purposes only and do not require action:

APA-KY SPRING CONFERENCE

Adam & Tom attended the Spring Conference at the Historic Boone Tavern Hotel in Berea, KY on May 10th & 11th and received over 10 hours of continuing education credit hours.

The next Board meeting is scheduled for Thursday, June 7, 2018 at 5:00 P.M.

Hardin County Board of Adjustment
Three Hundred Ninetieth Meeting
 Hardin County Government Center
 Second Floor Meeting Room
 May 3, 2018 5:00 p.m.

1. Call to order
2. Unfinished Business
3. New Business
 - A. **AMENDED CONDITIONAL USE PERMIT; JENNIFER HOFMANN**, is requesting an Amended Conditional Use Permit to continue to allow for a Dog Kennel; “Sit Stay & Play” on site. The property is a 1.17 acre site located at 6280 North Dixie Highway in Elizabethtown, KY known as Lot 19 of Windsor Hills, Section 2 within the North Dixie Corridor Planning Area and is zoned General Commercial (C-2).
 - B. **AMENDED CONDITIONAL USE PERMIT; RAY HEDRICK**, is requesting an Amended Conditional Use Permit to continue to allow for a Home Occupation within a detached accessory structure (“Ray’s Plumbing”) on site. The property is a 3.28 acre site located at 1584 Burns Road in Radcliff, KY known as Lot 24 of Boardwalk Estates within the North Urban Planning Area and is zoned Urban Residential (R-1).
 - C. **VARIANCE – FRONT SETBACK; DAVID WOODEN**, and Applicants, JOHN & LORA SPORLEDER are requesting a Variance from the required front setback on Blue Grass Road to allow for the construction of a covered porch. The property is a 0.840 acre site located at 420 Blue Grass Road in Elizabethtown, KY known as Lot 27 of Farmgate Estates, Section 2 within the North Urban Area Planning Area and is zoned Urban Residential (R-1).
 - D. **VARIANCE – 1:4 LOT WIDTH-TO-LENGTH RATIO; LARRY & RHONDALYN WADDELL**, are requesting a Variance from the 1:4 lot width-to-length ratio to allow for a proposed two lot subdivision. The property is a 62.364 acre site located on the south side of Middle Creek Road to be known as Lot 3A of Edwards Subdivision and Lot 1 of Waddell Estates within the Valley Creek Urban Planning Area and is zoned Urban Residential (R-1)
 - E. Consideration and action on the Minutes for the meeting held on 19 April 2018 (*Attached pgs.3-8*).
 - F. Informational Items
 - G. Adjourn

APRIL 2018 REPORT

<p>Plats Recorded:</p> <ul style="list-style-type: none"> • 5 Subdivision plats were approved for the month • 31 Subdivision plats were approved for the year 	<p>New Lots Created:</p> <ul style="list-style-type: none"> • 6 New lots approved for the month • 29 Net lots approved for the year
<p>Building Permits:</p> <ul style="list-style-type: none"> • 24 SFD Permits for the month • 46 SFD Permits for the year • 135 Total Building Inspections for the month • 381 Total Building Inspections for the year • 152 Total Building Permits for the year 	<p>Electrical Permits (6 Jurisdictions):</p> <ul style="list-style-type: none"> • 79 Total Permits for the month • 256 Total Permits for the year • 137 Total Electrical Inspections for the month • 496 Total Electrical Inspections for the year



Board Agenda

3 May 2018

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The following items are for informational purposes only and do not require action:

6 MONTHS OF SERVICE

Julia McBeth, Planning Assistant, celebrated 6 months of service with the Planning Commission on 30 April 2018.

KY DEPT OF AGRICULTURE & AMERICAN FARMLAND TRUST EVENT

On Saturday April 21st, Adam attended a Press Conference at the Thomas Academy Farm with Commissioner Larry Jagers II regarding, “America’s Threatened Farmlands”. The Planning Commission had sent a letter signed by Director King and Chairman Hinton in support of Agriculture that outlined items in the Zoning Ordinance and Comprehensive Plan that support the preservation and protection of agricultural land.

The next Board meeting is scheduled for Thursday, May 17, 2018 at 5:00 P.M.

APRIL 2018 REPORT

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
ROVER'S POND	2950 MOUNT OLIVE ROAD	1	10.3500	1/2/2018	4/9/2018
KINDERVATER SUBDIVISION	5225 BARDSTOWN RD	2	12.1240	4/5/2018	4/9/2018
THOROUGHbred ESTATES SECTION 5, LOTS 61 & 62	SOUTHEAST CORNER OF SEA HERO DR & PRARIE BAYOU DR	-1	0.0000	4/10/2018	4/13/2018
STITH MEADOW AND BOUNDARY SURVEY OF JOSEPH & JOANN STITH AND RICHARD & VERONICA STITH PROPERTY	2753 BLUEBALL ROAD	2	20.4840	3/19/2018	4/16/2018
CORBIT SUBDIVISION, LOT 1	ST. JOHN RD (KY 1357) & FRANKLIN LANE	1	0.0000	4/17/2018	4/25/2018
		5	42.9580		

Total Records: 5

4/30/2018

**Hardin County Board of Adjustment
Three Hundred Eighty Ninth Meeting**

Hardin County Government Center

Second Floor Meeting Room

April 19, 2018 5:00 p.m.

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

- A. **CONDITIONAL USE PERMIT; KIM BELL**, is requesting a Conditional Use Permit to allow for an accessory structure on a vacant lot. The property is a 0.408 acre site located at 200 Woods Road in Elizabethtown, KY known as Lot 1A of Sportsman Lake, Block 2 within the Valley Creek Urban Planning Area and is zoned Urban Residential (R-1).
- B. **VARIANCE – FRONT SETBACK; KENNETH RANDALL**, is requesting a Variance from the front building setback line to allow for an existing carport and a proposed covered deck. The site is an 0.69 acre tract at 150 Fentress Blvd. in Elizabethtown, KY known as Lot 22 of Windsor Hills, Section 2 within the North Urban Planning Area and is zoned Urban Residential (R-1).
- C. **CONDITIONAL USE PERMIT; CUMBERLAND PIPELINE**, is requesting a Conditional Use Permit to allow for a mobile office trailer associated with the Glendale Sewer Project. The property is an 8.138 acre site located at 465 W Glendale Hodgenville Road in Glendale, KY known as Lot 1 of Quality Diesel Subdivision within the Glendale Industrial Planning Area and is zoned Interstate Commercial (B-1) and also Interstate & Highway Overlay Zone (IH-0).
- D. **VARIANCE; KARL & ROBIN SPRINGER**, are requesting a Variance from the required government maintained road frontage to allow for additional acreage to be merged to their existing tract. The property is a 2.2 acre site located at 996 Mud Splash Road in Glendale, KY within the North Glendale Urban Planning Area and is zoned Rural Residential (R-2).
- E. Consideration and action on the Minutes for the meeting held on 12 April 2018 (*Attached pgs.3-6*).
- F. Informational Items

The following items are for informational purposes only and do not require action:

MPO MEETING – On April 12th Adam attended a joint meeting of the Radcliff/Elizabethtown MPO Policy and Technical Advisory Committees. The FY 2019 Unified Planning Work Program was adopted and Palmer Engineering led a discussion of 7 potential “J-turn” locations along US31W.



Hardin County
Board of Adjustment

Board Agenda
19 April 2018
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G. Adjourn

The next Board meeting is scheduled for Thursday, May 3, 2018 at 5:00 P.M.

**Hardin County Board of Adjustment
Three Hundred Eighty Eighth Meeting**

Hardin County Government Center

Second Floor Meeting Room

April 12, 2018 5:00 p.m.

1. Call to order
2. Unfinished Business
 - A. **CONDITIONAL USE PERMIT – ACCESSORY STRUCTURE;** JOSEPH & DEBRA SULLIVAN, are requesting a Conditional Use Permit to allow for a 12’x20’ shed to be placed on a vacant property. The site is an 1.246 acre tract on Roswell Drive known as Lot 145 of Santa Fe Subdivision in Elizabethtown, KY within the East Urban Planning Area and is zoned Rural Residential (R-2).
3. New Business
 - B. **VARIANCE – FRONT SETBACK;** SONNY ASHLOCK, is requesting a Variance from the front building setback line to allow for the construction of a dwelling. The site is an 0.4 acre tract at the intersection of St. Ambrose Church Lane & Demonica Street in Cecilia, KY within the Cecilia Rural Village Planning Area and is zoned Urban Residential (R-1).
 - C. Consideration and action on the Minutes for the meeting held on 22 March 2018 (*Attached pgs.3-6*).
 - D. Adjourn

MARCH 2018 REPORT

<p>Plats Recorded:</p> <ul style="list-style-type: none"> • 11 Subdivision plats were approved for the month • 26 Subdivision plats were approved for the year 	<p>New Lots Created:</p> <ul style="list-style-type: none"> • 15 New lots approved for the month • 23 Net lots approved for the year
<p>Building Permits:</p> <ul style="list-style-type: none"> • 14 SFD Permits for the month • 22 SFD Permits for the year • 88 Total Building Inspections for the month • 246 Total Building Inspections for the year • 94 Total Building Permits for the year 	<p>Electrical Permits (6 Jurisdictions):</p> <ul style="list-style-type: none"> • 72 Total Permits for the month • 178 Total Permits for the year • 153 Total Electrical Inspections for the month • 358 Total Electrical Inspections for the year



MARCH 2018 REPORT

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
AMENDED RECORD PLAT OF HALCYON PLACE, SECTION 1, Lots 7, 8, 9 and 10 AND RECORD PLAT OF HALCYON PLACE, SECTION 2	LEITCHFIELD ROAD (US 62)	4	38.3000	12/7/2017	3/2/2018
FORBES PLACE SECTION 1	HOUSE LANE	5	23.6260	12/21/2017	3/6/2018
HIDEAWAY MANOR AMENDED LOT 2	NORTH DIXIE HWY	0	1.6900	12/21/2017	3/13/2018
AGNES ACRES, SECTION 2	3672 Cash Road	1	10.0770	2/12/2018	3/19/2018
E F LUCAS ESTATE	2210 SALT RIVER ROAD	1	3.0300	3/6/2018	3/19/2018
SERENE OAKS SECTION 2 LOTS 45A & 46A	COCKERIELL COURT	0	0.0000	3/14/2018	3/20/2018
WORTHAM'S ACRES SUBDIVISION	9826 HARDINSBURG RD	4	12.7000	2/21/2018	3/23/2018
ANDOVER POINTE SECTION 2, LOT 8B	70 ANDOVER DRIVE	0	1.7110	12/24/2017	3/26/2018
EFFIE'S ACRES, LOT 6	85 Tom Duvall Lane Cecilia, KY	0	0.0000	3/16/2018	3/26/2018
RISNER DIVISION	WEBB MILL ROAD	-2	0.0000	3/19/2018	3/26/2018
TWIN OAKS SUBD LOTS 62, 63, & 64	DOGWOOD DR	0	0.0000	3/16/2018	3/29/2018
		13	91.1340		

Total Records: 11

4/9/2018

The next Board meeting is scheduled for Thursday, April 19, 2018 at 5:00 P.M.

**Hardin County Board of Adjustment
Three Hundred Eighty Seventh Meeting**

Hardin County Government Center

Second Floor Meeting Room

March 22, 2018 5:00 p.m.

1. Call to order
2. Unfinished Business
3. New Business
 - A. **CONDITIONAL USE PERMIT – ACCESSORY STRUCTURE;** JOSEPH & DEBRA SULLIVAN, are requesting a Conditional Use Permit to allow for a 12'x20' shed to be placed on a vacant property. The site is an 1.246 acre tract on Roswell Drive known as Lot 145 of Santa Fe Subdivision in Elizabethtown, KY within the East Urban Planning Area and is zoned Rural Residential (R-2).
 - B. **VARIANCE – ROAD FRONTAGE;** SCOTT KINDERVATER, is requesting a Variance from the 1:3 lot width-to-length ratio to allow for the property to be further subdivided. The site is an 11.8 acre tract located at 5225 Bardstown Road in Elizabethtown, KY within the Bardstown Road Corridor Planning Area and is zoned Rural Residential (R-2).
 - C. **VARIANCE – FRONT SETBACK;** DAN YARBERRY, is requesting a Variance from the front building setback line to allow for a proposed manufactured home. The site is an 1.3 acre tract on Sycamore Trace known as Lot 24 of Sycamore Bend Subdivision in Elizabethtown, KY within the KY 313 Corridor Planning Area and is zoned Residential Estate (R-3).
 - D. Consideration and action on the Minutes for the meeting held on 8 March 2018 (*Attached pgs.2-4*).
 - E. Adjourn

The next Board meeting is scheduled for Thursday, April 19, 2018 at 5:00 PM



Hardin County Board of Adjustment
Three Hundred Eighty Sixth Meeting
Hardin County Government Center
Second Floor Meeting Room
March 8, 2018 5:00 p.m.

1. Call to order
2. Unfinished Business
3. New Business
 - A. **VARIANCE – 1:3 LOT WIDTH-TO-LENGTH RATIO; MARTINA RENFROW,** is requesting a Variance from the 1:3 lot width-to-length ratio to allow for the creation of a 10 acre lot around the existing house. The site is a 61 acre tract located at 3672 Cash Road in Upton, KY within the South Hardin Planning Area and is zoned Rural Residential (R-2).
 - B. **VARIANCE – FRONT BUILDING SETBACK; JASON & SHEVIA DECKER,** are requesting a Variance from the front building setback line to allow for a proposed addition to the existing home. The site is a 28 acre tract located at 663 Lucas Grove Road in Upton, KY within the South Hardin Planning Area and is zoned Rural Residential (R-2).
 - C. Consideration and action on the Minutes for the meeting held on 22 February 2018 (*Attached pgs.3-5*).
 - D. Informational Items
 - E. Adjourn

The following items are for informational purposes only and do not require action:

FISCAL COURT REAPPOINTMENT On 27 February 2018, the Hardin County Fiscal Court reappointed Greg Youngblood to the Board of Adjustment. This is Greg’s second term with the Board of Adjustment and will end 30 June 2022.

FISCAL COURT REAPPOINTMENT On 27 February 2018, the Hardin County Fiscal Court re-appointed Larry B. Jagers II to the Planning Commission. This will be Larry’s second term with the Planning Commission and will end 30 April 2022.

FEBRUARY 2018 REPORT

<p>Plats Recorded:</p> <ul style="list-style-type: none"> • 8 Subdivision plats were approved for the month • 15 Subdivision plats were approved for the year 	<p>New Lots Created:</p> <ul style="list-style-type: none"> • 13 New lots approved for the month • 11 Net lots approved for the year
<p>Building Permits:</p> <ul style="list-style-type: none"> • 4 SFD Permits for the month • 8 SFD Permits for the year • 72 Total Building Inspections for the month • 158 Total Building Inspections for the year • 52 Total Building Permits for the year 	<p>Electrical Permits (6 Jurisdictions):</p> <ul style="list-style-type: none"> • 56 Total Permits for the month • 105 Total Permits for the year • 108 Total Electrical Inspections for the month • 205 Total Electrical Inspections for the year

Board Agenda

8 March 2018

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FEBRUARY 2018 REPORT

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
DAVID'S WAY ESTATES	VERSAILLES DR	6	20.9450	1/3/2018	2/1/2018
SUNSET SUBDIVISION, LOT 4, SECTION 4 & RECORD PLAT SUNSET SUBDIVISION SECTION 5	375 MUD SPLASH RD	1	20.5000	12/11/2017	2/6/2018
TROTTERS RIDGE SUB, SECT 2, LOTS 1, 2 & 3	DOWN LOOP AND NORTHWEST CORNER OF CECILIA-SMITH MILL ROAD	-1	0.0000	1/11/2018	2/7/2018
EMMONS ESTATES, LOT 7A & 7B (WILL BE 7C & 7D)	HORN ROAD	0	0.0000	2/5/2018	2/8/2018
Costin Acres Section 2	821 Larue Lane	2	34.6420	1/31/2018	2/8/2018
CUNDIFF ESTATES, LOTS 1 & 2	9721 LAUREL RIDGE RD	2	4.4980	2/7/2018	2/15/2018
SHIPLEY ESTATES, SECTION 2	8585 Rineyville Road	2	35.6540	2/6/2018	2/26/2018
WEXFORD PLACE AMENDED SECTION 1, LOTS 9, 21, 22A, & 22B	TUNNEL HILL CHURCH ROAD	-1	14.0690	12/1/2017	2/26/2018
		11	130.3080		

Total Records: 8**3/1/2018****The next Board meeting is scheduled for Thursday, March 22, 2018 at 5:00 PM**



Hardin County
Board of Adjustment

Hardin County Board of Adjustment
Three Hundred Eighty Fifth Meeting

Hardin County Government Center

Second Floor Meeting Room

February 22, 2018 5:00 p.m.

1. Call to order
2. Unfinished Business
3. New Business
 - A. **AMENDED CONDITIONAL USE PERMIT – DOG KENNEL; MARK & PAM ADAMS**, are requesting an Amended Conditional Use Permit to continue to allow for the existing Dog Kennel, “Circletop Farms” on the property. The site is an 11 acre tract located at 840 Jenkins Road in Rineyville, KY within the West Urban Planning Area and is zoned Rural Residential (R-2).
 - B. **VARIANCE- FRONT SETBACK FOR ADDITION; ANDREW & AMANDA YODER**, are requesting a Variance for relief from the front building setback line to allow for a proposed addition/remodel to their existing home. The site is an 86.00 acre tract located at 11979 New Glendale Road in Sonora, KY within the South Hardin Planning Area and is zoned Rural Residential (R-2).
 - C. Consideration and action on the Minutes for the meeting held on 8 February 2018 (*Attached pgs.2-7*).
 - D. Presentation of the 2017 Annual Report
 - E. Presentation of the 2017 Annual Audit
 - F. Informational Items

PLANNING COMMISSION BONDING

As of January 9th the Planning Commission is now bonded thru Roeding Insurance.

10 YEARS OF SERVICE

Adam C. King, Director, celebrated 10 years of service with the Planning Commission on February 15.

- G. Adjourn

The next Board meeting is scheduled for Thursday, March 8, 2018 at 5:00 PM

Hardin County Board of Adjustment
Three Hundred Eighty Fourth Meeting
Hardin County Government Center
Second Floor Meeting Room
February 8, 2018 5:00 p.m.

1. Call to order
 2. Unfinished Business
 3. New Business
-
- A. **CONDITIONAL USE PERMIT – ACCESSORY STRUCTURE;** BRADFORD & MAUREEN HAMBLIN, are requesting a Conditional Use Permit to allow for the construction of a 24’x24’ pole barn with a 10’x24’ lean-to on a vacant lot. The site is 1.9 acre tract located adjacent to 2972 Melrose Road in Sonora, KY within the South Hardin Planning Area and is zoned Rural Residential (R-2).
 - B. **CONDITIONAL USE PERMIT – AUTO SALES;** SHAWN GOFF PROPERTIES, LLC, are requesting a Conditional Use Permit to allow for an automotive sales lot. The site is 0.99 acre tract located at 23 Pointers Court in Rineyville, KY within the Rineyville Rural Village Planning Area and is zoned Convenience Commercial (C-1).
 - C. **VARIANCE– FRONT SETBACK FOR ADDITION;** PATRICK LOHDEN, JR., is requesting a Variance from the front building setback line to allow for a proposed 25’x34’ addition to the existing building. The site is 1.9 acre tract located at 4430 Hardinsburg Road (KY 86) in Cecilia, KY within the Natural Resource Planning Area and is zoned Convenience Commercial (C-1).
 - D. **VARIANCE– 1:3 LOT WIDTH-TO-LENGTH RATIO;** BRENT & SANDRA HOLSCLAW, are requesting a Variance for relief from the 1:3 lot width-to-length ratio to allow for additional acreage to be merged to Lot 8B of Andover Pointe, Section 2. The proposed site is an 7 acre tract located on the west side of Mud Splash Road in Glendale, KY within the North Glendale Urban Planning Area and is zoned Rural Residential (R-2).
 - E. Consideration and action on the Minutes for the meeting held on 21 December 2017 (*Attached pgs.5-7*).
 - F. Informational Items



Board Agenda

8 February 2018

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The following items are for informational purposes only and do not require action:

PLANNER HIRED

Tom McIntyre is the newest staff member of the Hardin County Planning & Development Commission. Tom previously worked as a City Planner at the Shreveport-Caddo Parish Metropolitan Planning Commission in Shreveport, Louisiana. Tom is a graduate of the University of Cincinnati with a Bachelor’s degree in Urban Planning. His first day was January 2, 2018.

ELIZABETHTOWN COMP PLAN

On January 23rd, Adam & Susan attended the City of Elizabethtown’s Planning Commission Meeting to learn more about the proposed Amendments to their Comprehensive Plan in regards to their Downtown Redevelopment and other trends.

GLENDALE SEWER MEETING

On January 25th, Adam & Tom attended Hardin County Water District #2’s Glendale Sewer Project Public Meeting to learn more about the timeline for sewer availability in Downtown Glendale and the Glendale interchange of I-65.

APA-KY JANUARY MEETING

On January 26th, Adam attended the APA-KY Board Meeting in the Portland neighborhood of Louisville and toured houses and warehouses being redeveloped by Gill Holland. Also at the meeting he was appointed as Chair of the Awards Committee for 2018.

G. Adjourn

The next Board meeting is scheduled for Thursday, February 22, 2018 at 5:00 PM

DECEMBER 2017 REPORT

<p>Plats Recorded:</p> <ul style="list-style-type: none"> • 8 Subdivision plats were approved for the month • 93 Subdivision plats were approved for the year 	<p>New Lots Created:</p> <ul style="list-style-type: none"> • 6 New lots approved for the month • 74 Net lots approved for the year
<p>Building Permits:</p> <ul style="list-style-type: none"> • 8 SFD Permits for the month • 161 SFD Permits for the year • 98 Total Building Inspections for the month • 1259 Total Building Inspections for the year • 521 Total Building Permits for the year 	<p>Electrical Permits (6 Jurisdictions):</p> <ul style="list-style-type: none"> • 59 Total Permits for the month • 910 Total Permits for the year • 164 Total Electrical Inspections for the month • 1824 Total Electrical Inspections for the year

DECEMBER 2017 REPORT

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
RAF SUBDIVISION, LOT 2	FIFE LANE	2	0.0000	9/5/2017	12/1/2017
COSTIN ACRES	947 LARUE LANE	0	10.7910	11/30/2017	12/7/2017
VALLEY CREEK ESTATES LOTS 102 & 103	369 MILLER RD ELIZABETHTOWNKY 42701	0	0.0000	11/13/2017	12/11/2017
AMENDED BLON PRIDY LAND & RECORD PLAT OF OLDHAM ACRES SUBDIVISION	317 CENTERPOINT RD	0	0.0000	11/17/2017	12/14/2017
PEGGY'S SUBDIVISION & BOUNDARY SURVEY OF THE PEGGY DAVIS ESTATE	SOLWAY-MEETING CREEK RD	1	0.0000	11/7/2017	12/14/2017
DAMON 'S ACRES	4674 HARDINSBURG RD CECILIA,KY	2	19.1130	11/29/2017	12/14/2017
MONROE SUBDIVISION, LOT 7C & 7D	BOONE RD	0	0.0000	11/30/2017	12/20/2017
MAMAW & PAPA'S FARM AND BOUNDARY SURVEY OF GOODIN FARM, TRACT A	451 MCMILLAN LOOP ELIZABETHTOWN,KY	1	10.0000	11/27/2017	12/20/2017
		6	39.9040		

Total Records: 8

2/2/2018



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<p>Plats Recorded:</p> <ul style="list-style-type: none"> • 7 Subdivision plats were approved for the month • 7 Subdivision plats were approved for the year 	<p>New Lots Created:</p> <ul style="list-style-type: none"> • 4 New lots approved for the month • -1 Net lots approved for the year
<p>Building Permits:</p> <ul style="list-style-type: none"> • 4 SFD Permits for the month • 4 SFD Permits for the year • 85 Total Building Inspections for the month • 85 Total Building Inspections for the year • 20 Total Building Permits for the year 	<p>Electrical Permits (6 Jurisdictions):</p> <ul style="list-style-type: none"> • 49 Total Permits for the month • 49 Total Permits for the year • 97 Total Electrical Inspections for the month • 97 Total Electrical Inspections for the year

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Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
G. CHILDREN'S HOME SUBDIVISION SECTION 4, LOT 20	2125 GILEAD CHURCH RD	1	9.2330	12/11/2017	1/5/2018
AMENDED RECORD PLAT OF HERRON ESTATES, LOTS 1A & 3	171 RICHARD NALL LANE	0	0.0000	10/5/2017	1/9/2018
HIGH SCHOOL COURT SUBDIVISION OF TOM SMITH FARM, LOTS 9-15, BLOCK B	1864 HOWEVALLEY RD	-5	0.2300	1/2/2018	1/9/2018
KENDRICKS ACRES LOT 2	LOCUST GROVE RD	0	0.0000	10/10/2017	1/11/2018
DREW'S PLACE	1272 WHITE MILLS GLENDALE RD	2	6.0000	12/12/2017	1/16/2018
HAZELIP ESTATES	620 CECIL AVE	1	2.4380	12/11/2017	1/24/2018
NALL LINCOLN SUBDIVISION, LOTS 83.85 AND RECORD PLAT OF NALL LINCOLN, SEC 4	325 LINCOLN AVE	0	0.0000	1/29/2018	1/29/2018
		-1	17.9010		

Total Records: 7

2/2/2018