

Hardin County Board of Adjustment

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Chairman Bob Krausman called to order the five hundred thirteenth meeting of the Hardin County Board of Adjustment at 5:00 p.m., on Thursday, 5 February 2026, in the Hardin County Government Center, 2nd Floor Meeting Room. The other Board Members in attendance were Vice Chairman Greg Youngblood, and Secretary Steve Steck. Also in attendance were Director Adam King, AICP, Planner I Haley Goodman, and the individuals listed on the attached sign-in sheet. Chairman Krausman appointed Secretary Steve Steck to serve as the Hearing Officer and to conduct the swearing in ceremony for all those in attendance who planned to speak.

At 5:01 p.m. Hearing Officer Steck announced the first item on the agenda is a request for 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). The PVA Map Number is 121-00-0B-062. The property is owned by **BONNIE & MICHAEL WILSON**. Director King reviewed the application, the plans for the property, and presented exhibits into the record.

Mike Wilson, of 139 Defew Avenue, Rineyville, KY, provided testimony and answered questions from the board members and staff. Mr. Wilson explained that he built the garage because there is a different electric company across the street, so if his power goes out he will be able to have access to power still. Mr. Wilson stated that he also may inherit a car in the future that will be parked in the garage. Mr. Wilson explained that there will be no commercial activity on the lot.

No one else spoke in favor or in opposition of the proposal.

At 5:08 Hearing Officer Steck closed the hearing to public discussion.

Chairman Krausman stated that a house and septic would still fit on the lot with the garage, so he has no issues with the proposal.

Secretary Steck the request for the Conditional Use Permit does satisfy the language of the Development Guidance System Ordinance (Section 16-3) Standards of Issuance of a Conditional Use Permit as follows:

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

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- The use shall not adversely affect the health or safety of persons residing or working in the vicinity of the proposed use;
- The use shall not be detrimental to the public welfare or injurious to property or improvements in the vicinity; and,
- The use shall be in accordance with the purposes of the Zoning Ordinance and the Comprehensive Plan.

According to provisions of the Kentucky Revised Statutes, the Hardin County Development Guidance System Zoning Ordinance, and the proceedings before the Board of Adjustment (the staff presentation and the testimony presented in the Public Hearing); Secretary Steck made a motion to grant the Conditional Use Permit (CUP) with the following conditions:

1. This Conditional Use Permit shall allow for the proposed 24'x26' garage on a vacant tract without a dwelling on site.
2. The structure is for residential storage and shall not be occupied or used as a dwelling or for any commercial activity.
3. Additional landscaping and/or screening shall not be required.
4. A Site Plan shall be submitted and approved in accordance with Development Guidance System, Section 7.
5. Building and Electrical permits must be secured thru the KBC Building Program of our office.
6. A Certificate of Land Use Restrictions shall be recorded in the Office of the Hardin County Clerk.

Vice Chairman Youngblood provided the second. The motion passed unanimously.

At 5:15 p.m. Hearing Officer Steck announced the second item on the agenda is a request for 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). The PVA Map Number is 231-40-00-034. The property is owned by **JOHN BEAMER**. Planner I Goodman reviewed the application, the plans for the property, and presented exhibits into the record.

John Beamer, of 43 Botto Avenue, Elizabethtown, KY, provided testimony and answered questions from the board members and staff. Mr. Beamer explained that the odd shape of the lot was due to the septic location for the house. He explained that the lean to will be constructed to store his equipment which is currently just sitting in the gravel area. He stated that he has been in business since 1992, and started out just doing house

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remodels, but now he does dirt work and new construction as well. His business has 9 employees.

No one else spoke in favor or in opposition of the proposal.

At 5:28 p.m. Hearing Officer Steck closed the hearing to public discussion.

Secretary Steck made a motion to grant the Variance from the 40' side building setback line to allow for the construction of a 1400 sq. ft. lean to. He based the motion on the staff presentation and the testimony provided in the public hearing. He stated that the adjoining property is currently under the same ownership. He noted there are no safety concerns, that it 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 and will satisfy the language of the KENTUCKY REVISED STATUTES (Section 100.243 and DGS 5-3 (B) (1) Findings necessary for granting variance) which is as follows:

- 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.

The Variance was approved with the following conditions:

1. To allow for a Variance from the 40' side building setback (where commercial adjoins residential) to allow for the construction of a 1400 sq. ft. lean-to addition to the existing 60'x40' shop/office to be no closer than 21.7' off the property line.
2. A Development Plan in compliance with Section 6 of the Zoning Ordinance shall be required.
3. A Certificate of Land Use Restrictions shall be recorded in the Office of the Hardin County Clerk.
4. Building & electrical permits must be obtained through the KBC program of our office.

Vice Chairman Youngblood provided the second. The motion passed unanimously.

At 5:32 p.m. Hearing Officer Steck announced the third item on the agenda is a request for a Variance form 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

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the Kentucky 313 Corridor Planning Area, and is zoned Residential Estate (R-3). The PVA Map Number is 240-00-01-070. The property is owned by **MANUEL & LILLET RUIZ** and the applicant is **MIKE BELL**. Director King reviewed the application, the plans for the property, and presented exhibits into the record.

Mike Bell with MKB Construction, of 4825 South Dixie Highway, Glendale, KY provided testimony and answered questions from the board members and staff. Mr. Bell explained that he is the contractor for the project and he staked the house out. He explained that the original front setback was 40' from the front property line, and he measured from the road instead. Mr. Bell said that the surveyor called him with the bad news when they went to combine the lots. He stated that he is very ashamed of the mistake and genuinely does not know how he got the measurements so off. He explained that he is willing to do whatever it takes to fix the problem.

Chairman Krausman stated that he does not understand how a mistake of this size even happened, and that he is not willing to approve a 65' variance.

Secretary Steck asked if it were possible to move the road right-of-way. Director King discussed some options the owners may have, but that it would require collaboration with property owners across the street, and that their lots could not become any smaller due to the 10 acre minimum lot size within the R-3 Zone.

Chairman Krausman and Secretary Steck stated that they wanted to table the hearing until they could at least go look at the site once the snow melts.

Mr. Bell stated that he would get in contact with the property owners across the street and see if they would be willing to work with them on the right-of-way relocation.

Manuel Ruiz, of 236 Pipeline Road, Elizabethtown, KY, provided testimony and answered questions from the board members and staff. Mr. Ruiz stated that he was hoping to move into the house soon and unsure on how to get in touch with all the other property owners.

Secretary Steck made a motion to table the hearing until the next regularly scheduled meeting so the board members could conduct a site visit. Vice Chairman Youngblood provided the second. The motion passed unanimously.

Director King announced that the next meeting would be March 5, 2026 at 5:00 p.m. in the same meeting room.

At 5:55 Chairman Krausman called for consideration and action on the fourth item on the agenda, the **Minutes for the meeting held on January 8, 2026**. Secretary Steck made

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a motion to accept the minutes as presented. Vice Chairman Youngblood provided the second. The motion passed unanimously.

Chairman Krausman announced that the next regularly scheduled meeting will be held on Thursday, 5 March 2026, at 5:00 p.m., and called for the meeting to be adjourned at 6:00 p.m.

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

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.

ADOPTED AND APPROVED THIS 5th DAY OF MARCH 2026 BY THE HARDIN COUNTY BOARD OF ADJUSTMENT.

Steve Steck, Secretary

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Vice Chairman Youngblood called to order the five hundred twelfth meeting of the Hardin County Board of Adjustment at 5:00 p.m., on Thursday, 8 January 2026, in the Hardin County Government Center, 2nd Floor Meeting Room. The other Board Member in attendance was Secretary Steve Steck. Also in attendance were Director Adam King, AICP, Planner I Haley Goodman, and the individuals listed on the attached sign-in sheet. Vice Chairman Youngblood appointed Secretary Steve Steck to serve as the Hearing Officer and to conduct the swearing in ceremony for all those in attendance who planned to speak. Chairman Krausman was absent from the meeting.

At 5:03 p.m. Hearing Officer Steck announced the first item on the agenda is a request for 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). The PVA Map Number 186-20-02-002. The property is owned by **LINDA & PAUL PAROLEK**. Planner I Goodman reviewed the application, the plans for the property, and presented exhibits into the record.

Michelle Ross, of 213 Miller Road, Elizabethtown, KY, provided testimony and answered questions from the board members and staff. Mrs. Ross explained that the owners are her parents and they were out of town, so she came to represent them. She explained that they recently bought the property and moved up from Georgia. The proposed carport will keep them and their vehicles out of the winter weather. Mrs. Ross explained that her mom said "I am too old to be scraping ice." She also stated the metal roof on the carport will match the metal roof on the house.

No one else spoke in favor or in opposition of the proposal.

At 5:10 p.m. Hearing Officer Steck closed the hearing to public discussion.

Secretary Steck stated that there were no safety issues and the request is not out of character for the neighborhood.

Secretary Steck made a motion to grant the Variance from the front building setback line to allow for the construction of a carport. He based the motion on the staff presentation and the testimony provided in the public hearing. He noted there are no safety concerns, that it 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 and will satisfy the language of the KENTUCKY REVISED STATUTES (Section 100.243 and DGS 5-3 (B) (1) Findings necessary for granting variance) which is as follows:

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- C. 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.

The Variance was approved with the following conditions:

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.

Vice Chairman Youngblood provided the second. The motion passed unanimously.

At 5:15 p.m. Hearing Officer Steck announced the second item on the agenda is a request for 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). The PVA Map Number is 200-00-00-022. The property is owned by **JANET HUNTER** and the applicant is **TYLER SKAGGS**. Director King reviewed the application, the plans for the property, and presented exhibits into the record.

Tyler Skaggs, of 215 Deerbrook Lane, Elizabethtown, KY provided testimony and answered questions from the board members and staff. Mr. Skaggs explained that he lives on the street and never thought he would move, but when the property came up for sale he thought it would be a great opportunity to stay in the area and acquire more land. Mr. Skaggs explained that he is going to build a house for himself and his mother. He stated that they plan to just keep the existing driveway for both lots.

Steve Rice, of 2511 Ridgestone Drive, Elizabethtown, KY provided testimony and answered questions from the board members and staff. Mr. Rice explained that he adjoins the property, and he has no issues with the proposal. He stated that he is in favor of their proposal, and likes that they intend to keep the area natural.

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Kent Gibson, of 220 Evergreen Garden, Elizabethtown, KY provided testimony and answered questions from the board members and staff. Mr. Gibson explained that he is the realtor for the seller, Mrs. Hunter, and that she is in favor of the proposal. He also stated that the neighbors were in no opposition whatsoever.

No one else spoke in favor or in opposition of the proposal.

At 5:30 p.m. Hearing Officer Steck closed the hearing to public discussion.

Vice Chairman Youngblood stated that he had no issues with the proposal, but would like to see an ingress/egress easement clearly labeled and illustrated on the plat for both lots.

Secretary Steck made a motion to grant the 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. He based the motion on the staff presentation and the testimony provided in the public hearing. He noted there are no safety concerns, that it 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 and will satisfy the language of the KENTUCKY REVISED STATUTES (Section 100.243 and DGS 5-3 (B) (1) Findings necessary for granting variance) which is as follows:

- 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.

The Variance was approved with the following conditions:

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. An ingress/egress easement for both lots shall be illustrated/labeled clearly on the plat.
4. A Certificate of Land Use Restrictions shall be recorded in the Office of the Hardin County Clerk.

Vice Chairman Youngblood provided the second. The motion passed unanimously.

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At 5:32 p.m. Vice Chairman Youngblood called for consideration and action on the third item on the agenda, the **Minutes for the meeting held on December 4, 2025**. Secretary Steck made a motion to accept the minutes as presented. Vice Chairman Youngblood provided the second. The motion passed unanimously.

Vice Chairman Youngblood announced that the next regularly scheduled meeting will be held on Thursday, 5 February 2026, at 5:00 p.m., and called for the meeting to be adjourned at 5:35 p.m.

ADOPTED AND APPROVED THIS 5th DAY OF FEBRUARY 2026 BY THE HARDIN COUNTY BOARD OF ADJUSTMENT.

Steve Steck, Secretary