

Hardin County Board of Adjustment

Minutes: 4 December 2025

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Chairman Bob Krausman called to order the five hundred eleventh meeting of the Hardin County Board of Adjustment at 5:00 p.m., on Thursday, 4 December 2025, 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 Variance from the front building setback line to allow for the construction of a covered front porch. The property is a 0.27 acre site located at 1307 Emory Road, Elizabethtown, KY, known as Lot 39 of University Estates, Section 6 within the West Urban Planning Area and is zoned Urban Residential (R-1). The PVA Map Number is 186-20-02-023. The property is owned by **AMY & DWAYNE RAGLAND**. Planner I Goodman reviewed the application, the plans for the property, and presented exhibits into the record.

Amy Ragland, of 1307 Emory Road, Elizabethtown, KY, provided testimony and answered questions from the board members and staff. Mrs. Ragland stated that her husband was diagnosed with diabetes in 2010 and lost half his foot in 2015. She explained that his health has deteriorated since then and she often worries of him walking across their front porch because it is in poor condition. She stated that the Amish built the porch for her over a decade ago and told her that they had their permits but they had not. She explained that she was shocked when the issue came up that they needed a variance. She stated that the porch is in horrible condition, it is very wobbly, the sides are coming off, and several of the boards have bowed down beneath the furniture. She stated that the roof would be gabled, and metal to match the existing home.

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.

Chairman Krausman 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 covered front porch. 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

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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 front building setback to allow for the front porch to be reconstructed and covered no closer than 47' to the center of Emory Road. The porch shall be covered but not enclosed.
2. A Site Plan in compliance with Section 7 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 5:15 p.m. Hearing Officer Steck announced the second item on the agenda is a request for a Conditional Use Permit to allow for the construction of an additional home on site as a Permanent Accessory Dwelling. The property is a 20.18 acre site located at 554 Hillcreek Drive, Elizabethtown, KY, known as Lot 1A of Hillcreek Farms within the Valley Creek Urban Planning Area and is zoned Urban Residential (R-1). The PVA Map Number is 255-00-01-001. The property is owned by **KAYLA & JOSH KRUPINSKI**. Director King reviewed the application, the plans for the property, and presented exhibits into the record.

Kayla Krupinski, of 554 Hillcreek Drive, Elizabethtown, KY, provided testimony and answered questions from the board members and staff. Mrs. Krupinski explained that they recently sold their house next door and wish to remain in the immediate area because of family. She explained that her husband's grandfather developed the area, her mother-in-law currently lives on site, and they intend on keeping the land for hunting.

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She stated that her mother-in-law would continue to live in the permanent accessory dwelling and they would move into the new dwelling.

Chairman Krausman stated that the permanent accessory dwelling is larger than the average approved but that all of the other criteria are satisfied.

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

At 5:25 p.m. Hearing Officer Steck closed the hearing to public discussion.

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;
- 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 is to allow for the construction of a proposed 2400 sq. ft. home with a 1200 sq. ft. attached shop and for the existing 1408 sq. ft. house to remain on site as a permanent accessory dwelling
2. The property owners, Kayla & Joshua Krupinski, must occupy either the principal dwelling or the permanent accessory dwelling as the principal residence, and at no time receive rent for the owner-occupied unit (Owner's residence must be proven by driver's license - address).

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3. Adequate on-site parking must be designated on an approved site plan.
4. The exterior finishes of the proposed principal dwelling is black metal siding and roof and the existing home (proposed permanent accessory dwelling) has brown/maroon and stone siding with a black metal roof.
5. The existing driveway shall be a shared driveway for both dwellings.
6. The Permanent Accessory Dwelling is the existing 1408 sq. ft. home, and the proposed 2,400 sq. ft. house is the Principal Dwelling.
7. The proposed principal dwelling will be located in front of the existing dwelling.
8. Both dwellings shall have on-site septic systems approved by the Health Department.
9. Additional landscaping or screening shall not be required.
10. This Permit is not transferable, and the new owners must reapply for the Conditional Use Permit and meet the necessary requirements.
11. A Site Plan shall be submitted and approved in accordance with Development Guidance System, Section 7.
12. 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 5:30 p.m. Hearing Officer Steck announced the third item on the agenda is a request for a Variance from the front building setback line to allow for an addition to an existing detached garage. The property is a 2.078 acre site located at 88 Leasor Lane, Elizabethtown, KY, known as Lot 2 of Leasor Trace Subdivision within the KY 1600 Corridor and is zoned Urban Residential (R-1). The PVA Map Number is 165-00-00-035. The property is owned by **MICHAEL & JAMIE LEASOR**. Director King reviewed the application, the plans for the property, and presented exhibits into the record.

Michael Leasor, of 88 Leasor Lane, Elizabethtown, KY provided testimony and answered questions from the board members and staff. Mr. Leasor explained that they bought the property from his uncle and are just trying to update the garage, make it less of an eyesore, and make it so they can utilize it more in the weather.

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

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At 5:39 p.m. Hearing Officer Steck closed the hearing to public discussion.

Secretary Steck stated that he had no issues with the proposal considering the garage has been on site since the 1960's, and is elevated above the road.

Secretary Steck made a motion to grant the Variance from the front building setback line to allow for an addition to an existing detached garage. 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 from the front building setback to allow for a covered porch addition to the existing garage to be no closer than 45' to the center line of Leasor Lane. The addition shall be covered but not enclosed.
2. A Site Plan in compliance with Section 7 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. A building permit must be obtained through the KBC program of our office.

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

At 5:45 p.m. Hearing Officer Steck announced the fourth item on the agenda is a request for a Conditional Use Permit to allow for the construction of a 2,898 sq. ft. principal dwelling in addition to a 897 sq. ft. permanent accessory dwelling on site. The property is a 15 acre site located at 628 Turkey Roost Lane, Rineyville KY, within the West Hardin

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Planning Area and is zoned Rural Residential (R-2). The PVA Map Number is 040-00-00-006.01. The property is owned by **VICTORIA & JAMES LUNDBERG**. Planner I Goodman reviewed the application, the plans for the property, and presented exhibits into the record.

Victoria Lundberg, of 628 Turkey Roost Lane, Rineyville, KY, provided testimony and answered questions from the board members and staff. Mrs. Lundberg explained that they moved from California several years ago and purchased this property with this idea in mind. She explained that she wants her daughter and granddaughter to live on the property but have enough space for personal privacy. Chairman Krausman asked if they could move permanent accessory dwelling so it is closer and behind the principal dwelling, and suggested they place it near the existing manufactured home site. Mrs. Lundberg was agreeable to that location, and stated it would be cheaper to build it there anyways, and both dwellings would still have enough room.

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

At 6:03 p.m. Hearing Officer Steck closed the hearing to public discussion.

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;
- 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);

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Secretary Steck made a motion to grant the Conditional Use Permit (CUP) with the following conditions:

1. This Conditional Use Permit is to allow for an 897 sq. ft. Permanent Accessory Dwelling in addition to the proposed 2,898 sq. ft. Principal Dwelling on site.
2. The property owners, James & Victoria Lundberg, must occupy either the principal dwelling or the permanent accessory dwelling as the principal residence, and at no time receive rent for the owner-occupied unit (Owner's residence must be proven by driver's license - address).
3. Adequate on-site parking must be designated on an approved site plan.
4. The exterior finishes of both dwellings shall be white T-11 siding with a black shingle roof to match.
5. The existing driveway shall be a shared driveway for both dwellings.
6. The Permanent Accessory Dwelling is the proposed 897sq. ft. home, and the proposed 2,898 sq. ft. house is the Principal Dwelling.
7. The proposed permanent accessory dwelling will be located behind the main dwelling on the southwest side of the property.
8. Both dwellings shall have on-site septic systems approved by the Health Department.
9. Additional landscaping or screening shall not be required.
10. This Permit is not transferable, and the new owners must reapply for the Conditional Use Permit and meet the necessary requirements.
11. A Site Plan shall be submitted and approved in accordance with Development Guidance System, Section 7.
12. 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 6:05 p.m. Chairman Krausman called for consideration and action on the fifth item on the agenda, the **Minutes for the meeting held on November 6, 2025**. Secretary Steck made a motion to accept the minutes as presented. Vice Chairman Youngblood provided the second. The motion passed unanimously.

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Chairman Krausman announced that the next regularly scheduled meeting will be held on Thursday, 8 January 2026, at 5:00 p.m., and called for the meeting to be adjourned at 6:08 p.m.

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

LTADD Housing Study Director, Adam King attended a half day stakeholder meeting for the Lincoln Trail Area Development Districts Housing & Homelessness Study on 17 November 2025.

Ring Road (KY 3005) Extension Public Hearing Director, Adam King attended the public hearing / open house hosted by KYTC at the Hardin County Cooperative Extension Office on 18 November 2025.

Creating Vibrant Communities Open House - Glendale Director, Adam King and Planner I, Haley Goodman hosted an open house hosted at Glendale Christian Church to present the draft small area plan for Glendale on 24 November 2025.

ADOPTED AND APPROVED THIS 8th DAY OF JANUARY 2026 BY THE HARDIN COUNTY BOARD OF ADJUSTMENT.

Steve Steck, Secretary

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Chairman Bob Kausman called to order the five hundred tenth meeting of the Hardin County Board of Adjustment at 5:00 p.m., on Thursday, 6 November 2025, 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 Kausman 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 5:00 p.m. Hearing Officer Steck announced the first item on the agenda is a request for a Conditional Use Permit to allow for an 864 sq. ft. permanent accessory dwelling on site. The property is a 119 acre site located at 12481 Leitchfield Road, Cecilia, KY, within the Natural Resource Planning Area and is zoned Rural Residential (R-2). The PVA Map Number is 106-00-00-006. The property is owned by **PAM & TOMMY BRYAN**. Planner I Goodman reviewed the application, the plans for the property, and presented exhibits into the record.

Pam & Tommy Bryan, of 12481 Leitchfield Road, Cecilia, KY provided testimony and answered questions from the board members and staff. Mrs. Bryan explained that the proposed house is for her sister who recently lost her husband, and that they will remain the owners of the land and both dwellings. She also explained that they plan to make it match their existing home, and that they have spoken with a builder and are just waiting on the final plans and perc test. Their existing home is half a mile from the road, and neither dwelling will be visible from US 62. Mr. Bryan explained that the lot near the road flooded tremendously earlier this year, and they had to use a boat to get across the driveway. Mrs. Bryan stated that their septic is in the front yard, and they have small fenced in pastures for goats and chickens next to the garage.

Chairman Kausman raised concerns over the accessory dwelling not being placed behind the main dwelling.

Vice Chairman Youngblood and Secretary Steck noted that they had no issues with the application due to the tract being 119 acres, there are options to subdivide in the future, and that neither dwelling will be visible from the road.

Chairman Kausman agreed that the proposal met all of the standard criteria for a permanent accessory dwelling other than the location of the home.

At 5:15 p.m. Hearing Officer Steck closed the hearing to public discussion.

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Vice Chairman Youngblood stated 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;
- 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); Vice Chairman Youngblood made a motion to grant the Conditional Use Permit (CUP) with the following conditions:

13. This Conditional Use Permit for a Permanent Accessory Dwelling to allow for a proposed 864 sq. ft. Permanent Accessory Dwelling on site in addition to the 3,088 sq. ft. home (Principal Dwelling) on site.
14. The property owners, Pam & Tommy Bryan, must occupy either the principal dwelling or the permanent accessory dwelling as the principal residence, and at no time receive rent for the owner-occupied unit (Owner's residence must be proven by driver's license - address).
15. Adequate on-site parking must be designated on an approved site plan.
16. The exterior finishes of the Permanent Accessory Dwelling shall be gray hardy board siding with a metal roof to match the existing dwelling.
17. The existing driveway shall be a shared driveway for both dwellings.
18. The Permanent Accessory Dwelling is the proposed 864 sq. ft. home, and the pre-existing 3,088 sq. ft. house is the Principal Dwelling.

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19. The proposed permanent accessory dwelling will be located across the driveway from the permanent accessory dwelling within the tree clearing.
20. Both dwellings shall have on-site septic systems approved by the Health Department.
21. Additional landscaping or screening shall not be required.
22. This Permit is not transferable, and the new owners must reapply for the Conditional Use Permit and meet the necessary requirements.
23. A Site Plan shall be submitted and approved in accordance with Development Guidance System, Section 7.
24. A Certificate of Land Use Restrictions shall be recorded in the office of the Hardin County Clerk.

Secretary Steck provided the second. The motion passed unanimously.

At 5:30 p.m. Hearing Officer Steck announced the second item on the agenda is a request for an Amended Conditional Use Permit to continue to allow for a sawmill operation on site. The property is a 41 acre site located at 1221 Amish Road, Sonora, KY, within the South Hardin Planning Area and is zoned Agriculture (A-1). The PVA Map Number is 153-00-00-001.02. The property is owned by **MOSES & RACHEL GINGERICH**. Director King reviewed the application, the plans for the property, and presented exhibits into the record.

No one spoke in favor or in opposition to the proposal. Director King explained that Moses was out of town for a family event.

At 5:39 p.m. Hearing Officer Steck closed the hearing to public discussion.

Vice Chairman Youngblood stated the request for the Amended 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

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use will not hinder or discourage the appropriate development and use of adjacent land and buildings or impair the value thereof;

- 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); Vice Chairman Youngblood made a motion to grant the Amended Conditional Use Permit (CUP) with the following conditions:

1. This Conditional Use Permit shall allow for a Saw Mill operation on the 41.4 acre farm. Any expansion outside of the existing area shown on the Site Plan shall require an Amended Conditional Use Permit and Amended Site Plan.
2. Adequate parking areas must be designated on the Site Plan along with an area provided for semi-trucks to turn around.
3. An outhouse must be provided on site for the employees of the sawmill.
4. The lumber and finished products shall be stored in the designated area only and shall be located outside of the Amish Road right-of-way and a minimum of 20' off the south side property line, adjacent to the driveway to the cemetery.
5. Additional screening/landscaping shall not be required, but a berm is required adjacent to the south side property line, adjacent to the driveway to the cemetery to prevent logs from rolling into the fence and ingress/egress easement to the cemetery.
6. Open fires shall be permitted in the designated area on the site plan within a burn pit with no vegetation around it, unless a burn ban has been issued.
7. The applicants shall be responsible for dust control on site of the sawdust and gravel areas.
8. The Hours of Operation shall be 8:00AM to 6:00PM Monday – Friday, with no operations on Saturday or Sunday except for one Saturday a month operation may be allowed from 8:00AM to 6:00PM.

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9. This Conditional Use Permit is issued to the current property owners & applicants, Sara & Amos Gingerich and Rachel & Mose Gingerich and shall expire if the property is transferred.
10. The operation of the Saw Mill shall be performed in accordance with all applicable County, State and Federal rules and regulations.
11. A Site Plan in compliance with Section 7 of the Zoning Ordinance shall be required.
12. A Certificate of Land Use Restrictions shall be Recorded in the Office of the Hardin County Clerk.
13. Any damage to property caused by the sawmill operation must be fixed by the sawmill operator within a timely manor.

Secretary Steck provided the second. The motion passed unanimously.

At 5:45 p.m. Hearing Officer Steck announced the third item on the agenda is a request for a Variance from the 100' side building setback where Industrial property adjoins Residential property to allow for a 60'x80' addition to the shop. The property is a 13.594 acre site located at 4880 Bardstown Road, Elizabethtown, KY, known as Lot 4A of Waco Subdivision within the Bardstown Road Corridor and is zoned Heavy Industrial (I-2). The PVA Map Number is 243-00-07-004. The property is owned by **NALL & SONS LLC**. Planner I Goodman reviewed the application, the plans for the property, and presented exhibits into the record.

Michael Billings, of 315 South Mulberry Street, Elizabethtown, KY, provided testimony and answered questions from the board members and staff. Mr. Billings explained that he is the engineer for the project, and stated that the owner, Charles Nall, could not attend due to a combine fire on his farm. He explained that the applicant has outgrown the current shop area and needs to expand, they are requesting to reduce the side setback to 70' from 100', and that they will preserve the existing tree line and chain link fence. He also referenced the letter submitted with his application, and submitted it into the record as *Exhibit M*.

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

At 6:00 p.m. Hearing Officer Steck closed the hearing to public discussion.

Chairman Krausman stated that he had no issues with the proposal as long as the existing tree line and fence are preserved.

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Secretary Steck made a motion to grant the Variance from the 100' side building setback where Industrial property adjoins Residential property to allow for a 60'x80' addition to the shop. 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:

- 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.

The Variance was approved with the following conditions:

1. To allow for a Variance from the 100' side building setback to allow for the proposed 60' x 80' shop addition to the existing facility. The side building setback shall be reduced to 70'.
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.
5. The existing mature tree line and chain link fence shall be preserved.

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

At 6:05 p.m. Chairman Krausman called for consideration and action on the fourth item on the agenda, the **Minutes for the meeting held on October 16, 2025**. Vice Chairman Youngblood made a motion to accept the minutes as presented. Secretary Steck provided the second. The motion passed unanimously.

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At 6:06 p.m. Chairman Krausman called for consideration and action on the fifth item on the agenda, the **2026 Meeting Schedule**. Vice Chairman Youngblood made a motion to accept the schedule as presented. Secretary Steck provided the second. The motion passed unanimously.

Chairman Krausman announced that the next regularly scheduled meeting will be held on Thursday, 4 December 2025, at 5:00 p.m., and called for the meeting to be adjourned at 6:08 p.m.

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

CAAK Conference Building Inspector, Edwin Alicea attended the Code Administrator's Association of KY Conference in Lexington, KY on October 6-7, 2025.

APA-KY Regional Conference Director, Adam King & Board of Adjustment Chairman, Bob Krausman attended a one day continuing education event at the Green River Area Development District in Owensboro, KY on October 24, 2025.

5 Years of Service Building Inspector, Edwin Alicea celebrated 5 years of service with the Planning Commission on 14 October 2025.

12 Years of Service Financial & Operations Coordinator, Susan Bowen celebrated 12 years of service with the Planning Commission on 1 November 2025.

33 Years of Service KBC Coordinator, Madeline Hornback celebrated 33 years of service with the Planning Commission on 2 November 2025.

2 Years of Service Planning & Permit Tech, Rachel Derting, JD celebrated 2 years of service with the Planning Commission on 3 November 2025.

Glendale Merchants Association Planner I, Haley Goodman presented to the Glendale Merchants Association regarding the upcoming Open House for the Glendale CVC Plan on November 5, 2025.

ADOPTED AND APPROVED THIS 4th DAY OF DECEMBER 2025 BY THE HARDIN COUNTY BOARD OF ADJUSTMENT.

Steve Steck, Secretary

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Chairman Bob Krausman called to order the five hundred ninth meeting of the Hardin County Board of Adjustment at 5:00 p.m., on Thursday, 16 October 2025, 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 5:03 p.m. Hearing Officer Steck announced the first item on the agenda is a request for a Variance from the 1:4 lot width-to-length ratio & from the government maintained road frontage requirements to allow for the property to be further subdivided. The property is a 8.31 acre site located at 345 Boone Road, Rineyville, KY, known as Lots 28, 29 & 4A of Peyton Estates Subdivision within the North Urban Planning Area and is zoned Urban Residential (R-1). The PVA Map Numbers are 183-40-00-001, 183-40-00-002, 183-40-00-007, & 183-40-00-009. The property is owned by **HOLMES STILES & ARTHUR MILLER**. Director King reviewed the application, the plans for the property, and presented exhibits into the record.

Holmes Stiles, of 261 Boone Road, Rineyville, KY, provided testimony and answered questions from the board members and staff. Mr. Stiles explained that they are just requesting to add additional land to an existing tract. He also stated that his property is accessed via Stanley Lane, a private gravel drive, that he and an adjoining property owner maintain together.

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 and Chairman Krausman both stated that they had no issues with the variance request, that there are fewer lots & it will clean the lot lines up.

Vice Chairman Youngblood made a motion to grant the Variance from the 1:4 lot width-to-length ratio & from the government maintained road frontage requirements to allow for the property to be further subdivided. 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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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 1:4 ratio and the government maintained road frontage requirement to allow for the three existing lots and two existing tracts to be platted as 3 lots.
2. An Amended 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.

Secretary Steck 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 Conditional Use Permit to allow for a 1,008 sq. ft. Permanent Accessory Dwelling on site. The property is a 5.7 acre site located at 88 French Lane, Elizabethtown, KY, known as Lot 7 of LA French Estates, within the West Urban Planning Area and is zoned Rural Residential (R-2). The PVA Map Number is 123-00-00-006. The property is owned by **BRIAN & TERRA MARSHALL**. Planner I Goodman reviewed the application, the plans for the property, and presented exhibits into the record.

Daniel Cummings, of 3758 Webb Mill Road, Eastview, KY, provided testimony and answered questions from the board members and staff. Mr. Cummings stated that he is the owner of Riverview Contracting & is the contractor for the project. He explained that the applicants parents are having health issues and need to move closer so that they can be cared for. He also stated that he will match the existing material of the garage, and once it is finished, the addition will look like it has always been there. He also noted that the color scheme will match the existing dwelling.

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

At 5:23 p.m. Hearing Officer Steck closed the hearing to public discussion.

Vice Chairman Youngblood stated 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;

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- 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;
- 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); Vice Chairman Youngblood made a motion to grant the Conditional Use Permit (CUP) with the following conditions:

1. This Conditional Use Permit for a Permanent Accessory Dwelling to allow for a proposed 1,008 sq. ft. Permanent Accessory Dwelling on site in addition to the 2,608 sq. ft. home (Principal Dwelling) on site.
2. The property owners, Brian & Terra Marshall, must occupy either the principal dwelling or the permanent accessory dwelling as the principal residence, and at no time receive rent for the owner-occupied unit (Owner's residence must be proven by driver's license - address).
3. Adequate on-site parking must be designated on an approved site plan.
4. The exterior finishes of the Permanent Accessory Dwelling shall be white/black metal siding with a black metal roof to match the existing dwelling & garage.
5. The existing driveway entrance to Fuller Road shall be a shared driveway for both dwellings.
6. The Permanent Accessory Dwelling is the proposed 1,008 sq. ft. living space addition to the existing garage, and the pre-existing 2,608 sq. ft. house is the Principal Dwelling.
7. The proposed permanent accessory dwelling will be located behind of the principal dwelling.

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8. Both dwellings shall have on-site septic systems approved by the Health Department.
9. Additional landscaping or screening shall not be required.
10. This Permit is not transferable, and the new owners must reapply for the Conditional Use Permit and meet the necessary requirements.
11. A Site Plan shall be submitted and approved in accordance with Development Guidance System, Section 7.
12. A Certificate of Land Use Restrictions shall be recorded in the office of the Hardin County Clerk.

Secretary Steck provided the second. The motion passed unanimously.

At 5:30 p.m. Hearing Officer Steck announced the third item on the agenda is a request for an Amended Conditional Use Permit to continue to allow for an accessory structure on a vacant lot. The property is a 1.5 acre site located at 1652 Webb Mill Road, Eastview, KY, within the South Hardin Planning Area and is zoned Rural Residential (R-2). The PVA Map Number is 074-00-00-054. The property is owned by **RIVERVIEW CONTRACTING LLC**. Director King reviewed the application, the plans for the property, and presented exhibits into the record.

Daniel Cummings, of 3758 Webb Mill Road, Eastview, KY, provided testimony and answered questions from the board members and staff. Mr. Cummings stated that he is the owner of Riverview Contracting & that he bought this lot to build a house on. He stated that he lives on the same road and will drive past the property everyday, so he will build something aesthetically pleasing. He plans to build a house on the property within 3 years.

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

At 5:38 p.m. Hearing Officer Steck closed the hearing to public discussion.

Secretary Steck stated the request for the Amended 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;

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- 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;
- 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 Amended Conditional Use Permit (CUP) with the following conditions:

1. This Conditional Use Permit shall allow for the proposed 24'x40' barn on a vacant tract without a dwelling on site.
2. The proposed structure is for residential / agricultural storage and shall not be occupied or used as a dwelling or for 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.
7. A Building Permit for a Single Family Dwelling must be applied for within 3 years (October 16, 2028).

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

At 5:45 p.m. Hearing Officer Steck announced the fourth 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 4.79 acre site located at 1905 Springfield Road, Elizabethtown, KY, within the Valley Creek Urban Planning Area and is zoned Urban Residential (R-1). The PVA

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Map Number is 232-20-00-025.03. The property is owned by **HAROLD & SHIRLEY NEWMAN** & the applicant is **MARK NEWMAN**. Planner I Goodman reviewed the application, the plans for the property, and presented exhibits into the record.

Harold Newman, of 417 Chestnut Street, Elizabethtown, KY, provided testimony and answered questions from the board members and staff. Mr. Newman stated that they want to build a new barn to get their lawn equipment in out of the weather. He also stated that the other buildings are closer to the road where his son, Mark, cannot see them so they would like to build something closer to Marks house for security reasons. He explained that the 'house' was never finished, the previous owner built it in the 90s but never got any permits.

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

At 5:54 p.m. Hearing Officer Steck closed the hearing to public discussion.

Secretary Steck stated that he had no issues with the proposal, and that if they merged the property with the lot his son lives on it would qualify as ag exempt.

Chairman Krausman encouraged the applicants to remove the other barns once this one is complete.

Vice Chairman Youngblood stated 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;
- 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.

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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); Vice Chairman Youngblood made a motion to grant the Conditional Use Permit (CUP) with the following conditions:

1. This Conditional Use Permit shall allow for the proposed 40' x 80' barn on a vacant tract without a dwelling on site.
2. The proposed structure is for residential / agricultural storage and shall not be occupied or used as a dwelling.
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.

Secretary Steck provided the second. The motion passed unanimously.

At 6:00 p.m. Hearing Officer Steck announced the fifth item on the agenda is a request for a Conditional Use Permit to allow for a 1,032 sq. ft. Permanent Accessory Dwelling on site. The property is a 2.69 acre site located at 4936 S. Dixie Highway, Glendale, KY, within the South Dixie Corridor and is zoned Rural Residential (R-2). The PVA Map Number is 224-00-00-028. The property is owned by **JAMES & WENDY PENCE**. Planner I Goodman reviewed the application, the plans for the property, and presented exhibits into the record.

Jamie Pence, of 4936 S Dixie Highway, Glendale, KY, provided testimony and answered questions from the board members and staff. Mr. Pence explained that his mother-in-law has Alzheimer's and needs to be closer to them for long term care. He explained that his wife is currently spending a lot of time away from home taking care of her, and that they plan to temporarily move her into their house in a few weeks. He explained that his parents live next door and they just want them all close by so they can take care of them as they age. He stated that the home will match their existing home and will be located behind the main dwelling.

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James Pence, of 4944 S Dixie Highway, Glendale, KY, spoke in favor of the proposal. Mr. Pence explained that he came before the board to have a single wide manufactured home placed on his property to take care of his aging mother in law in the 1980's. He stated that this is a family tradition for them and its just in their DNA to take care of family.

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

At 6:12 p.m. Hearing Officer Steck closed the hearing to public discussion.

Secretary Steck stated that he had no issues with the proposal, and that it met all of the requirements.

Secretary Steck stated 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;
- 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 for a Permanent Accessory Dwelling to allow for a proposed 1,032 sq. ft. Permanent Accessory Dwelling on site in addition to the 3,414 sq. ft. home (Principal Dwelling) on site.
2. The property owners, James & Wendy Pence, must occupy either the principal dwelling or the permanent accessory dwelling as the principal residence, and at

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3. no time receive rent for the owner-occupied unit (Owner's residence must be proven by driver's license - address).
4. Adequate on-site parking must be designated on an approved site plan.
5. The exterior finishes of the Permanent Accessory Dwelling shall be white vinyl siding with a black shingle roof to match the existing dwelling.
6. The existing driveway entrance to US 31W shall be a shared driveway for both dwellings.
7. The Permanent Accessory Dwelling is the proposed 1,003 sq. ft. home, and the pre-existing 3,414 sq. ft. house is the Principal Dwelling.
8. The proposed permanent accessory dwelling will be located behind the principal dwelling.
9. Both dwellings shall have on-site septic systems approved by the Health Department.
10. Additional landscaping or screening shall not be required.
11. This Permit is not transferable, and the new owners must reapply for the Conditional Use Permit and meet the necessary requirements.
12. A Site Plan shall be submitted and approved in accordance with Development Guidance System, Section 7.
13. 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 6:15 p.m. Chairman Krausman called for consideration and action on the sixth item on the agenda, the **Minutes for the meeting held on September 4, 2025**. Vice Chairman Youngblood made a motion to accept the minutes as presented. Secretary Steck provided the second. The motion passed unanimously.

Chairman Krausman announced that the next regularly scheduled meeting will be held on Thursday, 6 November 2025, at 5:00 p.m., and called for the meeting to be adjourned at 6:16 p.m.

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

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Glendale Lions Club Meeting – On September 18, 2025 Adam & Haley attended the Glendale Lions Club Meeting to present the Creating Vibrant Communities – Glendale Small Area Plan study to review the draft plans of 13 strategies.

18 Years on the Job – On September 28, 2025 Building Inspector, Jimmy Morgan celebrated his 18th year with Hardin County Planning & Development.

ICC Plan Review Training – On September 22-26, 2025 Building Inspector, Edwin Alicea attended a ICC Commercial Plan Review Training in Myrtle Beach, South Carolina.

ADOPTED AND APPROVED THIS 6th DAY OF NOVEMBER 2025 BY THE HARDIN COUNTY BOARD OF ADJUSTMENT.

Steve Steck, Secretary

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Chairman Bob Krausman called to order the five hundred eighth meeting of the Hardin County Board of Adjustment at 5:00 p.m., on Thursday, 4 September 2025, 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 5:03 p.m. Hearing Officer Steck announced the first item on the agenda is a request for a Variance from the minimum road pavement width requirement to allow for the property to be further subdivided. The property is a 15 acre site located at 475 Millerstown Loop, Upton, KY within the Natural Resource Planning Area and is zoned Rural Residential (R-2). The PVA Map Number is 177-00-00-036. The property is owned by **MICHAEL & CLIFFORD DALE MILLER**. Director King reviewed the application, the plans for the property, and presented exhibits into the record.

Michael Miller, of 1004 Hillcreek Drive, Elizabethtown, KY provided testimony and answered questions from the board members and staff. Mr. Miller stated that he has some young couples interested in purchasing the house but cannot afford the minimum of 5 acres due to the pavement width. Additionally, he explained that the longer the house sits vacant the worse condition it is in, so he needs to sell it soon or will have to demolish it. He explained that they are not concerned about the land being developable, and they may sell it to an adjoining Amish owner. He also stated that there is not a lot of vehicle traffic on the road.

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

At 5:17 p.m. Hearing Officer Steck closed the hearing to public discussion.

Chairman Krausman stated that he had no issues with the proposal, but preferred if the driveway to the house stays in the existing location on the widest part of Millerstown Loop which is near the intersection with Millerstown Road (KY 224).

Secretary Steck made a motion to grant the Variance from the minimum road pavement width requirement to allow for the property to be further subdivided. He based the motion on the staff presentation and the testimony provided in the public hearing. He noted the average pavement along the front of the lot is over 16', 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

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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 minimum pavement width requirement to allow for the property to be further subdivided into a less than 5 acre lot.
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.
4. An access restriction note stating that the driveway must remain in its existing location will be added to the Record Plat and the Certificate of Land Use Restrictions.

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

At 5:26 p.m. Hearing Officer Steck announced the second item on the agenda is a request for a Variance from the 50' rear building setback requirement to allow for a 40' x 40' garage to be constructed on site. The property is a 3.104 acre site located at 10296 Salt River Road, Cecilia, KY, known as Lot 3 of Masters Farm Supply Subdivision, within the West Hardin Planning Area and is zoned Rural Residential (R-2). The PVA Map Number is 042-00-00-030.03. The property is owned by **LISA & JEFFREY BOULDEN**. Planner I Goodman reviewed the application, the plans for the property, and presented exhibits into the record.

Jeffrey Layne Boulden, of 10296 Salt River Road, Cecilia, KY provided testimony and answered questions from the board members and staff. Mr. Boulden stated that his wife has outgrown their house and he needs more storage for their belongings and his camper. He also explained that due to the septic, sinkhole, placement of setbacks and electrical easements there is no other spot on the property for the garage to go.

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

At 5:38 p.m. Hearing Officer Steck closed the hearing to public discussion.

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Chairman Krausman stated that if the property were under 3 acres the rear setback would be reduced to 15', and because the garage would match the home he had no issues with the request.

Vice Chairman Youngblood made a motion to grant the Variance from the 50' rear building setback requirement to allow for a 40' x 40' garage to be constructed on site. He based the motion on the staff presentation and the testimony provided in the public hearing. He noted the septic, sinkhole, and electrical easements severely limit the buildable area on the lot, 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:

- 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.

The Variance was approved with the following conditions:

1. To allow for a Variance from the rear building setback to allow for a 40' x 40' garage to be 20' off the rear property line.
2. A Site Plan in compliance with Section 7 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.

Secretary Steck provided the second. The motion passed unanimously.

At 5:43 p.m. Chairman Krausman called for consideration and action on the third item on the agenda, the **Minutes for the meeting held on August 7, 2025**. Secretary Steck made a motion to accept the minutes as presented. Vice Chairman Youngblood provided the second. The motion passed unanimously.

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Chairman Krausman announced that the next regularly scheduled meeting will be held on Thursday, 16 October 2025, at 5:00 p.m., and called for the meeting to be adjourned at 5:45 p.m.

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

Glendale CVC Meeting – On August 18, 2025 we hosted the second meeting of the Creating Vibrant Communities – Glendale Small Area Plan study to review the proposed 13 strategies with our Steering Committee as prepared by the consultants on the project.

APA-KY 2025 Conference – On August 20-22, 2025 Adam and Haley attended the APA-KY conference in Lexington, KY and got 11 hours of continuing education credit hours.

Outstanding Young Planner Award – Planner I, Haley Goodman received the Outstanding Young Planner Award for 2025 at the APA-KY conference for outstanding achievement by a Kentucky planner in the first five years of their career.

ADOPTED AND APPROVED THIS 16th DAY OF OCTOBER 2025 BY THE HARDIN COUNTY BOARD OF ADJUSTMENT.

Steve Steck, Secretary

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Chairman Bob Krausman called to order the five hundred seventh meeting of the Hardin County Board of Adjustment at 5:00 p.m., on Thursday, 7 August 2025, 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 Variance from the 1:4 lot width-to-length ratio to allow for an additional 1.01 acres in the rear to be merged to the lot. The property is a 2.26 acre site located east of 4424 Rineyville Road, Elizabethtown, KY known as Lot 2 of the Lewis Property within the KY 1600 Corridor and is zoned Urban Residential (R-1). The PVA Map Number is 164-00-00-037.01. The property is owned by **BARRY & KAREN BIRDWHISTELL**. Planner I Goodman reviewed the application, the plans for the property, and presented exhibits into the record.

Barry Birdwhistell, of 4424 Rineyville Road, Elizabethtown, KY provided testimony and answered questions from the board members and staff. Mr. Birdwhistell explained that he bought the property behind his house from Dr. Bland several years ago, and now he wants to even the property lines up a little bit. He explained that the odd jut-out shape of the acreage being merged with Lot 2 was created due to a private road on the Blands property that they wanted to preserve.

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

At 5:07 p.m. Hearing Officer Steck closed the hearing to public discussion.

Chairman Krausman stated that he had no issues with the request, and stated that it squares the lots up and just makes sense.

Vice Chairman Youngblood made a motion to grant the Variance from the 1:4 lot width-to-length ratio to allow for an additional 1.01 acres in the rear to be merged to the lot. He based the motion on the staff presentation and the testimony provided in the public hearing. He noted that this squares the property lines up, 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

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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 1:4 lot width-to-length ratio to allow for the existing lots to be reconfigured.
2. An Amended 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.

Secretary Steck provided the second. The motion passed unanimously.

At 5:11 p.m. Chairman Krausman called for consideration and action on the second item on the agenda, the **Minutes for the meeting held on July 17, 2025**. Secretary Steck made a motion to accept the minutes as presented. Vice Chairman Youngblood provided the second. The motion passed unanimously.

At 5:15 p.m. Hearing Officer Steck announced the third item on the agenda is a request for a Variance from the 1:4 lot width-to-length ratio to allow for an additional 4.68 acres in the rear to be merged to the property. The property is a 0.86 acre site located at 2304 Hodgenville Road, Elizabethtown, KY to be known as Lot 3 of Maurice's Acres Subdivision, Section 2 within the Valley Creek Urban Area and is zoned Urban Residential (R-1). The PVA Map Number is 235-30-00-007. The property is owned by **BARRY & KATHY WORTHAM**. Director King reviewed the application, the plans for the property, and presented exhibits into the record.

David Wortham, of 1875 South Woodland Drive, Radcliff, KY provided testimony and answered questions from the board members and staff. Mr. Wortham explained that he is the son of the owners, and that they are trying to give him a lot to build on that is similar in size with the lot they gave his sister. He explained that his parents and sister live on either side of the subject property. He also explained that although the lot has an odd shape, it is because the front of the lot is very wet and there is a 100' utility easement across it as well, so he needs enough room behind the electric line to place his house and septic. Mr. Wortham explained that he and his sister will eventually square the lot lines up and divide the remaining acreage evenly whenever they inherit the land.

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

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At 5:27 p.m. Hearing Officer Steck closed the hearing to public discussion.

Secretary Steck made a motion to grant the Variance from the 1:4 lot width-to-length to allow for an additional 4.68 acres in the rear to be merged to the property. He based the motion on the staff presentation and the testimony provided in the public hearing.

He noted the pre-existing drainage issues, the 100' utility easement, 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 1:4 ratio to allow for Lot 2A to be further subdivided and merged with the adjoining property to create Lot 3.
2. An Amended Record Plat with a Variance Note shall substitute for the required Site Plan.
3. 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 5:30 p.m. Hearing Officer Steck announced the fourth item on the agenda is a request for a Variance from the front building setback line along Deckard School Road to allow for the construction of a 20'x15' covered patio. The property is a 0.47 acre site located at 6277 South Wilson Road, Elizabethtown, KY within the North Urban Planning Area and is zoned Urban Residential (R-1). The PVA Map Number is 183-30-00-025. The property is owned by **JENNIFER MCARTHUR**. Director King reviewed the application, the plans for the property, and presented exhibits into the record.

Jennifer McArthur, of 6277 South Wilson Road, Elizabethtown, KY provided testimony and answered questions from the board members and staff. Ms. McArthur explained that she bought the property 11 years ago as a single mother with the anticipation of making these improvements, and after renovating the inside of the home she is now working on the outside. She explained that her yard only has one tree, and she just wants a cooler

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area to relax and enjoy the space. She stated that the covered porch will have a soffit with ceiling fans.

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

Chairman Krausman and Secretary Steck stated that they had no issues with the proposal considering it is between two pre-existing buildings.

Vice Chairman Youngblood made a motion to grant the Variance from the front building setback line along Deckard School Road to allow for the construction of a 20'x15' covered patio. He based the motion on the staff presentation and the testimony provided in the public hearing.

He noted that the property is a corner lot located next to a stop sign, the pre-existing buildings are from the 1930s & 1980s and are even closer to the roads, it is not out of character for the area, 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 front building setback along Deckard School Road to allow for a proposed covered patio to be no closer than 50' to the centerline of the road.
2. A Site Plan in compliance with Section 7 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 completed through the KBC Program of our office with a \$150 stop work fee for starting construction without a permit.

Secretary Steck provided the second. The motion passed unanimously.

At 5:45 p.m. Hearing Officer Steck announced the fifth item on the agenda is a request for a Variance from the front building setback line to allow for the construction of a two

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story addition and covered front porch on the existing home. The property is a 0.42 acre site located at 411 Georgetown Road, Elizabethtown, KY known as Lot 25A of University Estates, Section 3 within the West Urban Planning Area and is zoned Urban Residential (R-1). The PVA Map Number is 186-40-02-031. The property is owned by **BRIAN KOESTER**. Planner I Goodman reviewed the application, the plans for the property, and presented exhibits into the record.

Brian Koester, of 411 Georgetown Road, Elizabethtown, KY provided testimony and answered questions from the board members and staff. Mr. Koester explained that his family is expanding and that they need more room. He expressed the value they hold on their large backyard that serves as a familial gathering space and he does not want to encroach within that. He stated that he is adding the bump out onto the front exterior to break up the monotony of the home, and noted that because of the age of the house they will not be able to match the brick perfectly. He stated that he has lived here for 27 years and his family loves the location, so they would rather add on than move. He stated that he is agreeable to not enclosing the front porch.

Director King noted that only the porch and utility room will be coming more out of compliance, all living areas will be within the same plane as the original house, and noted the four mature trees in the front yard as well.

Vice Chairman Youngblood noted that the request is not out of character for the area, and that the bump out is mostly for cosmetic purposes.

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

At 6:00 p.m. Hearing Officer Steck closed the hearing to public discussion.

Secretary Steck made a motion to grant the Variance from the front building setback line to allow for the construction of a two-story addition and covered front porch on the existing home. He based the motion on the staff presentation and the testimony provided in the public hearing.

He noted that the request is not out of character for the area, noted the mature trees in the front yard, the low traffic 25 mph road, 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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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 front building setback to allow for an addition and a covered front porch to be 29' from the front property line.
2. A Site Plan in compliance with Section 7 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 completed through the KBC Program of our office.
5. The front porch may be covered, but shall not be enclosed as living space.

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

At 6:09 p.m. Hearing Officer Steck announced the sixth item on the agenda is a request for a Variance from the front building setback line to allow for the construction of a 50'x60' garage to replace an existing barn on site. The property is a 1.56 acre site located at 134 Templeman Street, Cecilia, KY known as Lot 2A of Brianna Way within the Cecilia Rural Village and is zoned Urban Residential (R-1). The PVA Map Number is 147-30-01-075. The property is owned by **JUSTIN & AUTUMN DIEHL**. Director King reviewed the application, the plans for the property, and presented exhibits into the record.

Justin Diehl, of 134 Templeman Street, Cecilia, KY provided testimony and answered questions from the board members and staff. Mr. Diehl explained that his current garage is in rough shape and financially, it makes more sense to tear it down and build new rather than renovating the existing building. He explained that the other barn has flooded several times, so he intends on building one large garage that is well out of the floodplain. He stated that he will not be any closer to the road than the existing building. Mr. Diehl stated that the building is for his classic cars and his tractor, and that no business vehicles other than his personal work truck would be parked on the property.

Andrew Cardin, of 155 West Main Street, Cecilia, KY provided testimony and answered questions from the board members and staff. Mr. Cardin stated that he and his wife live next door to Mr. Diehl, and that they attended the hearing just to be informed, and had already spoken to Mr. Diehl about his plans. He added to Mr. Diehl's testimony and said that the FEMA floodplain map is pretty accurate regarding where the flooding occurs in their back yard. He stated that they had initial concerns about their being commercial

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trucks on the property, but after speaking with Mr. Diehl they found that would not be an issue.

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

At 6:26 p.m. Hearing Officer Steck closed the hearing to public discussion.

Secretary Steck made a motion to grant the Variance from the front building setback line to allow for the construction of a 50'x60' garage to replace an existing barn on site. He based the motion on the staff presentation and the testimony provided in the public hearing.

He noted that the request is not out of character for the area, noted the floodplain in the back yard, the low traffic dead end road, the previous variance approval on site, 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 front building setback line to allow for a proposed 50'x60' garage to be no closer to the road than the existing 36'x48' barn that had previously received a variance (25' to the center line of the road).
2. A Site Plan in compliance with Section 7 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 completed through the KBC Program of our office.
5. The existing barn within the floodplain shall be removed within 1 year.

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

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Chairman Krausman announced that the next regularly scheduled meeting will be held on Thursday, 4 September 2025, at 5:00 p.m., and called for the meeting to be adjourned at 6:30 p.m.

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

Knox Regional Development Alliance On July 22, 2025 Adam attended a meeting at the Knox Regional Development Alliance with Fort Knox and state elected officials to discuss KRS 100.

ADOPTED AND APPROVED THIS 4th DAY OF SEPTEMBER 2025 BY THE HARDIN COUNTY BOARD OF ADJUSTMENT.

Steve Steck, Secretary

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Chairman Bob Kausman called to order the five hundred sixth meeting of the Hardin County Board of Adjustment at 5:00 p.m., on Thursday, 17 July 2025, 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 Kausman 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 an Amended Conditional Use Permit to continue to allow for an Expanded Home Occupation on site for a meat processing business known as "McCain's Wild Game Services," a 501C3 non-profit. The property is a 2.870 acre site located at 220 Burns Road, Vine Grove, KY within the North Urban Planning Area and is zoned Urban Residential (R-1). The PVA Map Number is 141-00-00-034. The property is owned by **VICTORIA & STEPHEN MCCAIN**. Director King reviewed the application, the plans for the property, and presented exhibits into the record.

Stephen McCain, of 220 Burns Road, Vine Grove, KY provided testimony and answered questions from the board members and staff. Mr. McCain explained that he has had no changes with the business other than slowing down over the past year due to being hired as a police officer for the city of Radcliff. Mr. McCain stated that he is mostly operating for Hunters for the Hungry, which they processed over 5200 pounds for last year. Mr. McCain stated that he would update the fence around the dumpster by pressure washing and re-staining it and adding a back panel.

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

At 5:13 p.m. Hearing Officer Steck closed the hearing to public discussion.

Secretary Steck stated 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

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use will not hinder or discourage the appropriate development and use of adjacent land and buildings or impair the value thereof;

- 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 Amended Conditional Use Permit (CUP) with the following conditions:

1. This Conditional Use Permit shall allow for an expanded Home Occupation to allow for meat processing of wild game within the detached garage on site.
2. Business Hours of Operation shall be from 9am to 8pm, Monday through Saturday, between the months of September and January.
3. There shall be a designated parking area with adequate room for vehicles to turn around on site so that no vehicles back out onto Burns Rd.
4. There shall only be no employees of the business who do not reside on the premises.
5. This property shall have a sewage system (septic tank and lateral lines) approved by the Hardin County Health Department.
6. A single sign no larger than 6 sq. ft. shall be permitted.
7. Additional screening or landscaping shall not be required.
8. Any proposed dumpster shall be screened from view of the right-of-way and adjoining properties.
9. A Site Plan in compliance with Section 7 of the Zoning Ordinance shall be required.
10. This Conditional Use Permit shall be issued to the current property owner, Steven McCain, and is not transferable.
11. This Conditional Use Permit shall be for a period of 4 years and expire on July 17, 2029.
12. A Certificate of Land Use Restrictions shall be recorded in the Hardin County Clerk's Office.

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

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At 5:22 p.m. Hearing Officer Steck announced the second item on the agenda is a request for a Variance from the 10' side building setback line to allow for the construction of an attached garage. The property is a 1.015 acre site located at 465 E Eagle Pass Road, Elizabethtown, KY known as Lot 5 of Magnolia Forest Subdivision within the East Urban Planning Area and is zoned Urban Residential (R-1). The PVA Map Number is 232-30-05-005. The property is owned by **JENNIFER & JIM SIEGMAN**. Planner I Goodman reviewed the application, the plans for the property, and presented exhibits into the record.

Jim Siegman, of 465 E Eagle Pass Road, Elizabethtown, KY provided testimony and answered questions from the board members and staff. Mr. Siegman stated that the garage was originally going to be a 24' x 20', but was expanded during construction and now is too close to the property line. He stated that the adjoining neighbors house is 14' off of the property line. He also explained that the basement in the garage will be used for a workshop.

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

At 5:26 p.m. Hearing Officer Steck closed the hearing to public discussion.

Vice Chairman Youngblood stated that the brick retaining wall is even closer to the property line than the garage will be.

Vice Chairman Youngblood made a motion to grant the Variance from the side building setback to allow for the 24' x 24' garage under construction to remain in place. He based the motion on the staff presentation and the testimony provided in the public hearing.

He noted the brick retaining wall that is closer than the garage, 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:

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1. To allow for a Variance from the side building setback to allow for the garage under construction to remain 7.5 ft off of the side property line.
2. A Site Plan in compliance with Section 7 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 completed through the KBC Program of our office.

Secretary Steck provided the second. The motion passed unanimously.

At 5:30 p.m. Hearing Officer Steck announced the third item on the agenda is a request for a Conditional Use Permit to allow for the construction of a single family dwelling on commercially zoned property. The property is a 5.06 acre site located on Old KY Highway 84, White Mills, KY within the Natural Resource Planning Area and is zoned Convenience Commercial (C-1). The PVA Map Number is 108-00-00-028. The property is owned by **WHITE MILLS CHRISTIAN CAMP INC.** Planner I Goodman reviewed the application, the plans for the property, and presented exhibits into the record.

Ben Fulcher, of 154 Old Kentucky Highway 84, White Mills, KY provided testimony and answered questions from the board members and staff. Mr. Fulcher explained that where they are proposing to rebuild is a higher elevation on the camp, and is well out of the floodplain. Mr. Fulcher stated that the previous home that was flooded was 150 years old, so it financially did not make sense to repair it. He also explained that they are trying to be strategic on where they place the home, and that they may want to build more on the property in the future.

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

At 5:37 Hearing Officer Steck closed the hearing to public discussion.

Vice Chairman Youngblood stated the request for the Conditional Use Permit is an improvement for the property, is in character with the surrounding area and 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;

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- 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;
- 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); Vice Chairman Youngblood made a motion to grant the Conditional Use Permit (CUP) with the following conditions:

1. This Conditional Use Permit shall allow for the construction of a new single family dwelling in the C-1 Zone.
2. The proposed dwelling shall contain 1,735 sq. ft. of living space with an unfinished basement with board and batton siding and a shingle roof.
3. The proposed home shall comply with building setbacks as illustrated on the approved Site Plan.
4. The proposed dwelling shall require Building & Electrical Permits from the KBC program of our office.
5. In order for the home to be used for a Commercial purpose in the future, a Change of Use Building Permit and a Development Plan shall be required.
6. A Site Plan in compliance with Section 7 of the Zoning Ordinance shall be required.
7. A Certificate of Land Use Restrictions shall be recorded in the office of the Hardin County Clerk.

Secretary Steck provided the second. The motion passed unanimously.

At 5:41 p.m. Chairman Krausman called for consideration and action on the fourth item on the agenda, the **Minutes for the meeting held on June 12, 2025**. Vice Chairman

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Youngblood made a motion to accept the minutes as presented. Secretary Steck provided the second. The motion passed unanimously.

At 5:42 p.m. Chairman Krausman called for consideration and action on the fifth item on the agenda, the **Annual Nomination and Election of Officers**. Vice Chairman Youngblood made a motion to accept the nominations as presented. Secretary Steck provided the second. The motion passed unanimously.

Chairman Krausman announced that the next regularly scheduled meeting will be held on Thursday, 7 August 2025, at 5:00 p.m., and called for the meeting to be adjourned at 5:43 p.m.

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

Creating Vibrant Communities Community Conversation On June 16, 2025 Adam, Haley & Susan hosted a meeting at Glendale Christian Church to obtain input on visual preference boards regarding the small area plan for Glendale. There were approximately 30 people who attended the meeting throughout the afternoon.

ADOPTED AND APPROVED THIS 7th DAY OF AUGUST 2025 BY THE HARDIN COUNTY BOARD OF ADJUSTMENT.

Steve Steck, Secretary

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Chairman Bob Krausman called to order the five hundred fifth meeting of the Hardin County Board of Adjustment at 5:00 p.m., on Thursday, 12 June 2025, in the Hardin County Government Center, 2nd Floor Meeting Room. The other Board Members in attendance were Vice Chairman Greg Youngblood. 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 Vice Chairman Youngblood to serve as the Hearing Officer and to conduct the swearing in ceremony for all those in attendance who planned to speak. Secretary Steve Steck was absent from this meeting.

At 5:01 p.m. Hearing Officer Youngblood announced the first item on the agenda is a continued hearing from May 22, 2025, for a Conditional Use Permit to allow for a 1,913 sq. ft. Permanent Accessory Dwelling on site. The property is a 12.054 acre site located at 2581 Stovall Road, Elizabethtown, KY within the East Hardin Planning Area and is zoned Rural Residential (R-2). The PVA Map Number is 252-00-00-015.03. The property is owned by **ROBERT & MEGAN BYRON**. Director King announced that a surveyor confirmed that their existing home is on a separate tract, so the request is no longer needed, and that they withdrew their application.

At 5:02 p.m. Hearing Officer Youngblood announced the second item on the agenda is a request for a Conditional Use Permit to allow for a single family dwelling to be constructed on commercially zoned property. The property is a 2 acre site located at 9520 Bardstown Road, Elizabethtown, KY known as Lot 2 of Harned Subdivision within the East Hardin Planning Area and is zoned Convenience Commercial (C-1). The PVA Map Number is 269-00-00-012. The property is owned by **JAMES & ELIZABETH CUTTS**. Director King reviewed the application, the plans for the property, and presented exhibits into the record.

James Cutts, of 9520 Bardstown Road, Elizabethtown, KY, provided testimony and answered questions from the board members and staff. Mr. Cutts explained that they have been using this property for commercial uses since they purchased it & have previously owned three other businesses in town. He explained that they are just trying to fix the property up for their son who will live on site and that the proposed home will replace the existing single wide manufactured home on site. He stated that the business would continue to sell pre-fab buildings and carports and that he also owns the commercial property next door.

Richard Rittle, of 9570 Bardstown Road, Elizabethtown, KY, spoke in favor of the proposal. Mr. Rittle stated that he adjoins the Cutts property to the east and that he has no problems with what they have planned. Mr. Riddle explained that Mr. Cutts has always kept up with the landscaping although he thinks that it is unnecessary, and that there has never been anything out there that he felt needed to be screened from his view. He also stated that he sees the application as an upgrade for the property by replacing the manufactured home with a stick built house.

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

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At 5:18 p.m. Hearing Officer Youngblood closed the hearing to public discussion.

Chairman Krausman stated that he had no issues with the application.

Vice Chairman Youngblood stated the request for the Conditional Use Permit is an improvement for the property, is in character with the surrounding area and 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;
- 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); Vice Chairman Youngblood made a motion to grant the Conditional Use Permit (CUP) with the following conditions:

1. This Conditional Use Permit shall allow for the construction of a new single family dwelling in the C-1 Zone.
2. The existing single-wide manufactured home must be removed from the site.
3. The proposed dwelling shall require Building & Electrical Permits from the KBC program of our office.
4. In order for the home to be used for a Commercial purpose in the future, a Change of Use Building Permit and an Amended Development Plan shall be required.
5. An Amended Development Plan shall be substitute for the required Site Plan.

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6. A Certificate of Land Use Restrictions shall be recorded in the office of the Hardin County Clerk.

Chairman Krausman provided the second. The motion passed unanimously.

At 5:22 p.m. Hearing Officer Youngblood announced the third item on the agenda is a request for a Conditional Use Permit to allow for a 33' x 40' carport with a garage on site prior to building a house (accessory structure on a vacant lot). The property is a 0.7 acre site located at 1850 Wooldridge Ferry Road, Elizabethtown, KY known as Lot 1 of Ponderosa Subdivision within the North Urban Planning Area and is zoned Urban Residential (R-1). The PVA Map Number is 229-00-00-059. The property is owned by **TYLER WEBB**. Planner I Goodman reviewed the application, the plans for the property, and presented exhibits into the record.

Tyler Webb, of 108 St Augustine's Court, Georgetown, KY, provided testimony and answered questions from the board members and staff. Mr. Webb explained that he purchased this property to store his vehicles/lawn equipment, and that he has worked for Windstream for four years. He is currently still commuting from Georgetown, KY, and plans to build a house on the site eventually. Mr. Webb also plans to relocate the electric service on site so that there is more room for construction on site. He explained that NOLIN RECC will require him to move to underground service, which will cost him about \$17,000. He explained that he will need a few years before he is financially ready to start that process. He explained that he would need a couple of years to start that process.

Rick Ryan, of 1730 Wooldridge Ferry Road, Elizabethtown, KY, spoke in opposition of the proposal. Mr. Ryan explained that he has lived in the area for 20 years, and worked for NOLIN RECC for about 30. He stated that he would be surprised if Mr. Webb actually accomplishes moving the electric line. He expressed concerns over a house never being built on site, and the owner or future owners living inside of a camper instead.

Chairman Krausman stated that he thinks Mr. Webb has done his homework, but suggested a 3 year time limit for him to start construction on the house. He explained that the Board just wants to make sure that the property is being used in an appropriate way.

Mike Mason, of 1802 Wooldridge Ferry Road, Elizabethtown, KY spoke in opposition of the proposal. Mr. Mason stated that he lives next door to this lot, and actually tried to purchase it but Mr. Webb beat him to it. He expressed concerns over drainage issues, but stated that he feels comfortable with the 3 year time limit.

Mr. Webb stated that the 3 year time frame is doable for him, and that there should not be more than 1 personal vehicle parked/stored outside of the structure at any given time.

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

At 5:56 p.m. Hearing Officer Youngblood closed the hearing to public discussion.

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Vice Chairman Youngblood stated the request for the Conditional Use Permit is an improvement for the property, noted the existing septic, stated that the owner has plans to build a house within 3 years, is in character with the surrounding area and 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;
- 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); Vice Chairman Youngblood made a motion to grant the Conditional Use Permit (CUP) with the following conditions:

1. This Conditional Use Permit shall allow for a 33' x 40' carport/garage on a vacant lot.
2. The garage shall be used for personal vehicle storage with no commercial activity permitted. It shall also not be occupied as a dwelling without meeting the KY Residential Building Code as such.
3. No additional landscaping or screening shall be required.
4. This permit shall be issued to the current owner, Tyler Webb, and is not transferable.
5. A Site Plan shall be submitted and approved in accordance with Development Guidance System, Section 7.
6. Building & Electrical Permits shall be pulled through the KBC program of our office.
7. A Certificate of Land Use Restrictions shall be recorded in the office of the Hardin County Clerk.

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8. This Conditional Use Permit shall be granted for a time period of 3 Years and will expire on June 12, 2028.
9. Only one vehicle shall be parked outside of the structure.

Chairman Krausman provided the second. The motion passed unanimously.

At 5:59 p.m. Hearing Officer Youngblood announced the fourth item on the agenda is a request for a Variance from the front building setback to allow for the construction of a 10'x38' covered front porch. The property is an 11.4 acre site located at 201 Taylors Lane, Elizabethtown, KY known as Lot 1 of Frances Vowels Subdivision within the West Urban Planning Area and is zoned Rural Residential (R-2). The PVA Map Number is 144-00-00-012. The property is owned by **LAURA & JARRETT REDMOND**. Planner I Goodman reviewed the application, the plans for the property, and presented exhibits into the record.

Barbara Tipton, of 4611 North Dixie Highway, Elizabethtown, KY provided testimony and answered questions from the board members and staff. Mrs. Tipton explained that she is the contractor for the project and is speaking on behalf of the applicant. She stated that Mr. Redmond's basement had flooded and he contacted them to put new drainage tile in, which will require them to redo the front porch. Since they are having to take the porch out and rebuild, he just wants to build it back slightly bigger.

Vice Chairman Youngblood stated that he had no issues with the request, and that the porch will only encroach two feet further into the setback.

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

At 6:08 p.m. Hearing Officer Youngblood closed the hearing to public discussion.

Vice Chairman Youngblood made a motion to grant the Variance from the front building setback to allow for a 10' x 38' covered front porch. He based the motion on the staff presentation and the testimony provided in the public hearing.

He noted the dead end road, the size of the existing porch, that it is not out of character for the area, 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:

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1. To allow for a Variance from the front building setback along Taylors Lane to allow for a 10' x 38' covered front porch to be no closer than 40' to the centerline of the road
2. A Site Plan in compliance with Section 7 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 and Electrical permits must be pulled through the KBC program of our office.

Chairman Krausman provided the second. The motion passed unanimously.

At 6:10 p.m. Chairman Krausman called for consideration and action on the fifth item on the agenda, the **Minutes for the meeting held on May 22, 2025**. Vice Chairman Youngblood made a motion to accept the minutes as presented. Chairman Krausman provided the second. The motion passed unanimously.

Chairman Krausman announced that the next regularly scheduled meeting will be held on Thursday, 17 July 2025, at 5:00 p.m., and called for the meeting to be adjourned at 6:13 p.m.

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

Lincoln Trail Homebuilders Meeting On May 21, 2025 Adam gave a presentation to the Lincoln Trail Home Builders Association at EC3 regarding 2024 and a summary of land use, building and electrical permits for 2025.

Elizabethtown Hardin County Industrial Foundation Meeting On May 28, 2025 Adam attended his first meeting as a member of the Board of Directors for the Elizabethtown Hardin County Industrial Foundation. He was nominated by the Board to serve a 3-year term.

Radcliff-Elizabethtown Metropolitan Planning Organization Meeting On June 4, 2025 Haley attended the MPO Meeting at Lincoln Trail Area Development District. They discussed the Public Involvement Process Plan, Transportation Improvement Programs and Safe Street for All grants.

4 Years of Service Planner I, Haley Goodman celebrated 4 years of service with the Planning Commission on June 4, 2025.

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ADOPTED AND APPROVED THIS 17th DAY OF JULY 2025 BY THE HARDIN COUNTY BOARD OF ADJUSTMENT.

Steve Steck, Secretary

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Chairman Bob Krausman called to order the five hundred fourth meeting of the Hardin County Board of Adjustment at 5:00 p.m., on Thursday, 22 May 2025, 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 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 Conditional Use Permit to allow for a 1,913 sq. ft. Permanent Accessory Dwelling on site. The property is a 12.054 acre site located at 2581 Stovall Road, Elizabethtown, KY within the East Hardin Planning Area and is zoned Rural Residential (R-2). The PVA Map Number is 252-00-00-015.03. The property is owned by **ROBERT & MEGAN BYRON**. Planner I Goodman reviewed the application, the plans for the property, and presented exhibits into the record.

Megan Byron, of 2581 Stovall Road, Elizabethtown, KY, provided testimony and answered questions from the board members and staff. Mrs. Byron explained that her mother-in-law currently lives in Louisville and that they want her to move closer to them so that she can age comfortably. Mrs. Byron explained that she grew up in the area, but bought this property in 2020. She also stated they are super flexible on the size, appearance, and location of the proposed home. She explained that the proposed building site was chosen due to the existing water line, expansive area for septic, and it would be furthest from any nearby houses in this spot.

Chairman Krausman stated that there were a few issues with the application because typical standards call for the house to be a smaller house that is placed behind the main dwelling and is similar in appearance.

Mary Byron, of 17900 Meremont Heights Way, Louisville, KY, provided testimony and answered questions from the board members and staff. Mrs. Byron stated she is the mother-in-law and that she is a 64-year-old retiree, she is a widow and has battled cancer. She explained that she is perfectly capable of taking care of a house on her own, but that she has lost some upper body strength due to cancer surgeries. She explained she is just looking for an affordable solution to her aging concerns and being able to help take care of her grandkids. She stated that they chose a farmhouse style home so that it would fit in with the character of the area, reiterated that they are flexible on many of the choices and that they do not want to upset anyone.

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Lisa Brenzel, of 2575 Stovall Road, Elizabethtown, KY spoke in opposition of the request. Mrs. Brenzel stated that she has lived on this site for 26 years, and that she has concerns over another house being built on the private lane, and the size of the home. Mrs. Brenzel stated that the appearance and location of the home make no difference to her, she just wishes for it to be denied.

Rod Grusy, of 2282 Stovall Road, Elizabethtown, KY, spoke in opposition of the request. Mr. Grusy expressed concerns over water pressure, road safety, and that there are rules for a reason and that not everyone deserves an exception. He suggested that if the home is approved that maybe extra trees would help to provide more screening between the applicant and Mrs. Brenzel.

Michael Tolle, of 2577 Stovall Road, Elizabethtown, KY spoke in opposition of the request. Mr. Tolle explained that when he built his house he was told that another house could not be built off of this private road, and that he had to buy another piece of property to be able to build an additional home.

Director King explained that he likely had to acquire additional acreage/road frontage in order to create a new lot/tract to build on which is different from the current request.

Megan Byron, of 2581 Stovall Road, Elizabethtown, KY provided testimony and answered questions from the board members and staff. Mrs. Byron explained that her deed is actually for two tracts but that she was not sure which one the existing house sat on or if it sat in the middle.

Director King explained that if the existing house is on one tract, then they could build a new home on the other tract without the need for a Conditional Use Permit. He suggested they reach out to a surveyor to confirm.

Secretary Steck made a motion to table the request for the Conditional Use Permit until the next regularly scheduled meeting on June 12th, so that the applicant could have the property surveyed and determine if the CUP is still needed or not. Vice Chairman Youngblood provided the second. The motion passed unanimously.

At 5:48 p.m. Hearing Officer Steck announced the second item on the agenda is a request for a Variance from the minimum road frontage and the 1:4 lot width-to-length ratio requirements to allow for the property to be reconfigured. The property is a 2.64 acre site located on Shannon Run Lane, known as Lot 2 of the Shire Subdivision, and a 0.355 acre site located on Rineyville Big Springs Road (KY 220) within the North Urban Planning Area and is zoned Urban Residential (R-1). The PVA Map Numbers are 163-00-04-071 & 163-00-03-006. The property is owned by **GLENN & SANDRA TURNER**. Director King

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reviewed the application, the plans for the property, and presented exhibits into the record.

Glenn Turner, of 295 Shannon Run Lane, Rineyville, KY provided testimony and answered questions from the board members and staff. Mr. Turner explained that he developed this whole area years ago, and is unsure how the 50' strip got overlooked. He explained that he would continue to allow the site to be used as a driveway for the adjoining properties, and that there would still be a 1.6 acre lot on Shannon Run Lane which is a bigger subdivision lot. He explained that he is just trying to make this strip of land useful, that he has gotten a driveway permit from KYTC and the woods provide a lot of natural screening for the adjoining houses.

Chairman Krausman stated that it is a large variance, within a subdivision, and is much less than the required frontage.

Cathy Proctor, of 2049 Rineyville Big Springs Road, Rineyville, KY spoke in opposition of the proposal. Mrs. Proctor expressed concerns over the safety of the driveway onto Rineyville Big Springs Road (KY 220), and stated that pulling out of the driveway can be hard due to lack of sight distance.

Griffin Couch, of 2058 Rineyville Big Springs Road, Rineyville, KY spoke in opposition of the proposal. Mr. Couch expressed concerns over the safety of the road, water runoff, excess light pollution and the removal of trees.

Ken Lawrence, of 2094 Rineyville Big Springs Road, Rineyville, KY spoke in opposition of the proposal. Mr. Lawrence expressed concerns over the safety of the road and stated that he recently purchased the property and was not aware that his driveway was actually on Mr. Turners tract.

Glenn Turner explained that he has full intentions of providing an ingress egress easement for the adjoining properties to continue to use the existing driveway on the Amended Plat.

Wilma Couch, of 2058 Rineyville Big Springs Road, Rineyville, KY spoke in opposition of the proposal. Mrs. Couch asked if a new road would be built or if it would remain a private driveway, how many houses would be built and if a new culvert would be installed?

Mr. Turner explained that it would still be a private drive, no new roads would be built & 2 houses would be built instead of just 1.

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

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At 6:35 p.m. Hearing Officer Steck closed the hearing to public discussion.

Chairman Krausman asked Mr. Turner if he would try and preserve as many trees as possible. Mr. Turner agreed.

Secretary Steck made a motion to grant the Variance from the minimum road frontage and the 1:4 lot width-to-length ratio requirements. He based the motion on the staff presentation and the testimony provided in the public hearing.

He noted 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:

- 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.

The Variance was approved with the following conditions:

1. To allow for a Variance from the minimum road frontage requirement and 1:4 lot width-to-length ratio to allow for the existing lot and tract to be reconfigured and further subdivided into two lots.
2. An Amended Record Plat prepared by a licensed surveyor shall be required and must illustrate a 50' x 180' ingress/egress easement along the existing driveway for the benefit of the lots on either side of the driveway.
3. 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 6:42 p.m. Hearing Officer Steck announced the third item on the agenda is a request for a Variance from the side building setback to allow for an existing 24' x 20' shed to remain on site. The property is a 0.73 acre site located at 77 Rochelle Drive, known as Lot 38 of Mill Station Subdivision, Section 4, within the Valley Creek Urban Planning Area and is zoned Urban Residential (R-1). The PVA Map Number is 247-00-05-038. The property is owned by **MICHAEL & CHRISTY CHILDERS**. Planner I Goodman reviewed the application, the plans for the property, and presented exhibits into the record.

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Michael Childers, of 185 Ravenswood Drive, Elizabethtown, KY, provided testimony and answered questions from the board members and staff. Mr. Childers explained that the shed has been there for several years, and that the current renters are on contract for deed. He explained that Mr. Foree put the shed on site to store some of his tools and lawnmowers. He stated that they set the fence 6 inches off the property line so the shed is actually closer to 7' off the property line. He stated that Mr. Foree is a builder but that he has cerebral palsy and is not working as much as he used to. He stated that the neighbor complained that the shed was in violation, and that they are just trying to appease the situation.

Terry Martin, of 59 Rochelle Drive, Elizabethtown, KY spoke in opposition of the request. Mr. Martin explained that he has lived there for 18 years, and that when Mr. Childers purchased the property and remodeled the house with his son a few years ago that none of this was there. He stated that he does not think the shed has been there for more than 5 years. He stated that Mr. Foree was running his construction business out of the shed, which is against their subdivision restrictions. Mr. Martin was upset because he wishes that he could build a shed where he wants to, and that if he has to follow the rules so should Mr. Childers and Mr. Foree. He also expressed concerns and problems regarding their property lines and retaining wall.

Allen Walling, of 56 Rochelle Drive, Elizabethtown, KY spoke in opposition of the request. Mr. Walling stated that Mr. Foree has always been let off but that he thinks he should follow the rules, and that he should not be granted a Variance because the inspector should have caught that the shed was not 10' off the side property line.

Kerry Martin, of 159 Red Mill Drive, Elizabethtown, KY spoke in opposition of the request. Mr. Martin explained that he lives in the front of the subdivision and expressed concerns regarding the subdivision restrictions and also frustrations that he had to follow the rules when he built his garage.

Mr. Childers stated that he trusts that the shed has been on site since at least 2017, and that he just wants to keep Bill Foree from having to move the shed. He explained that Mr. Foree is sick, that he is just trying to help him out, and that he would like for the variance to be approved since the structure has been on site for nearly ten years.

Director King confirmed that PVA had been taxing Mr. Childers for the shed since 2016, and that the shed showed up on the 2017 aerial so it has been on site for at least 8-9 years. He explained that the building inspectors do not have survey equipment and often just trust that what was shown on the site plan is correct. He also stated that prior

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to the complaint on this shed our office had received notice of the building in 2021 and sent a stop work order that was followed by a building permit. Since then our office has not received any other complaints, so Mr. Childers and Mr. Foree have not been "let off" with anything regarding our office. He also stated that our office can not enforce private subdivision restrictions.

Chairman Krausman stated that there are no safety concerns and that the shed has been on site for 9 years.

Secretary Steck stated that 22 variances have been granted in the area and this one is only for 3 feet or less, so he has no issues with the request.

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

At 7:14 p.m. Hearing Officer Steck closed the hearing to public discussion.

Vice Chairman Youngblood made a motion to grant the Variance from the side building setback to allow for the shed to remain on site. He based the motion on the staff presentation and the testimony provided in the public hearing.

He noted that the shed has been on site for 9 years, 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 side building setback to allow for the existing shed to remain 7 ft off the side property line.
2. A Site Plan in compliance with Section 7 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.

Secretary Steck provided the second. The motion passed unanimously.

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At 7:18 p.m. Chairman Krausman called for consideration and action on the fourth item on the agenda, the **Minutes for the meeting held on May 8, 2025**. Secretary Steck made 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, 12 June 2025, at 5:00 p.m., and called for the meeting to be adjourned at 7:19 p.m.

ADOPTED AND APPROVED THIS 12th DAY OF JUNE 2025 BY THE HARDIN COUNTY BOARD OF ADJUSTMENT.

Steve Steck, Secretary

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Minutes: 8 May 2025

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Chairman Bob Krausman called to order the five hundred third meeting of the Hardin County Board of Adjustment at 5:00 p.m., on Thursday, 8 May 2025, in the Hardin County Government Center, 2nd Floor Meeting Room. The other Board Members 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 Greg Youngblood was absent from this meeting. Chairman Krausman appointed Secretary 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 Variance from the 40' side building setback adjacent to residentially zoned properties for a proposed 8'x16' covered front porch. The property is a 0.44 acre site located at 1415 Hodgenville Road, Elizabethtown, KY within the Valley Creek Urban Planning Area, and is zoned Convenience Commercial (C-1). The PVA Map Number is 234-00-00-018. The property is owned by **4th GENERATION PROPERTIES, LLC**. Director King reviewed the application, the plans for the property, and presented exhibits into the record.

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

Chairman Krausman stated that if they are going to repair the fence, he would prefer it to stop about midway along the property line rather than going to the right-of-way for better sight distance.

Secretary Steck stated he has no issues with the request but that it does irritate him that the applicant is not present. Secretary Steck stated that he thinks the porch should not be enclosed, but is okay to be roofed because it is not encroaching any further into the setback than the existing building.

At 5:12 p.m. Hearing Officer Steck closed the hearing to public discussion.

Secretary Steck made a motion to grant the Variance from the front building setback to allow for the construction of a 8' x 16' covered porch. He based the motion on the staff presentation and the testimony provided in the public hearing.

He noted 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.

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The Variance was granted with the noted conditions:

1. To allow for a Variance from the 40' side building setbacks where commercially zoned property adjoins residentially zoned property to allow for the proposed 8'x16' covered porch.
2. The porch shall be covered but not enclosed.
3. The existing/proposed fencing shall not encroach further towards the existing homes on either side of the lot.
4. The proposed landscaping must be installed prior to issuance of the Certificate of Occupancy.
5. The existing trees to the rear must be preserved.
6. A Development Plan prepared by a licensed surveyor shall be required.
7. A Certificate of Land Use Restrictions shall be recorded in the Office of the Hardin County Clerk.

Chairman Krausman 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 1:4 lot width-to-length ratio to allow for additional acreage in the rear to be merged with the property. The property is a 1.12 acre site located at 300 Bradley Trail, Elizabethtown, KY within the North Urban Planning Area, and is zoned Urban Residential (R-1). The PVA Map Number is 164-00-01-021. The property is owned by **TAMARA & CHARLES HALL JR.** Planner I Goodman reviewed the application, the plans for the property, and presented exhibits into the record.

Charles Hall Jr., of 300 Bradley Trail, Elizabethtown, KY provided testimony and answered questions from the board members and staff. Mr. hall explained that he has been wanting to purchase the 4 acres behind his house just to keep anyone from ever building back there. He stated that he has no plans for the property other than to keep it wooded.

Chairman Krausman addressed that the lot has enough frontage to be further subdivided. Director King explained that it could not be subdivided without another variance, and that the location of the house being in the middle of lot would not make subdividing feasible.

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

At 5:24 p.m. Hearing Officer Steck closed the hearing to public discussion.

Secretary Steck stated that he had no issues with the request and made a motion to grant the Variance from the 1:4 lot width-to-length ratio to allow for additional acreage to be

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merged with the property. He based the motion on the staff presentation and the testimony provided in the public hearing.

He noted 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 are as follows:

- 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.

The Variance was granted with the noted conditions:

1. To allow for a Variance from the 1:4 lot width-to-length ratio to allow for the property to acquire 4 acres from the adjoining property.
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.

Chairman Krausman provided the second. The motion passed unanimously.

At 5:29 p.m. Chairman Krausman called for consideration and action on the fourth item on the agenda, the **Minutes for the meeting held on April 17, 2025**. Secretary Steck made a motion to accept the minutes as presented. Chairman Krausman provided the second. The motion passed unanimously.

Chairman Krausman announced that the next regularly scheduled meeting will be held on Thursday, 22 May 2025, at 5:00 p.m., and called for the meeting to be adjourned at 5:30 p.m.

ADOPTED AND APPROVED THIS 22nd DAY OF MAY 2025 BY THE HARDIN COUNTY BOARD OF ADJUSTMENT.

Steve Steck, Secretary

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Chairman Bob Krausman called to order the five hundred second meeting of the Hardin County Board of Adjustment at 5:00 p.m., on Thursday, 17 April 2025, 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 Steck to serve as the Hearing Officer and to conduct the swearing in ceremony for all those in attendance who planned to speak.

At 5:02 p.m. Hearing Officer Steck announced the first item on the agenda is a request for a Conditional Use Permit to allow for a Permanent Accessory Dwelling on site. The property is a 7.36 acre site located at 3583 Nolin Road, Sonora, KY, known as Lot 1 of Weeping Willow Farm, within the Natural Resource Planning Area, and is zoned Rural Residential (R-2). The PVA Map Number is 172-00-00-015. The property is owned by **MARIE & EMMANUEL ALEXANDRE**. Planner I Goodman reviewed the application, the plans for the property, and presented exhibits into the record.

Emmanuel Alexandre, of 3583 Nolin Road, Sonora, KY provided testimony and answered questions from the board members and staff. Mr. Alexandre explained that the proposed dwelling is for his mother-in-law who cannot use the stairs anymore and that they are trying to find a low-cost alternative for her. Mr. Emmanuel explained that electricity and septic are already at the proposed location for the home due to a previous manufactured home on site. He also explained that the septic for the principal dwelling is right beside the home, and that there is no space behind the existing dwelling for a second home to be placed.

Chairman Krausman stated that the only issue with the application is that the accessory dwelling is going to be located in front of the main dwelling, but it is a unique situation that the utilities are already in place.

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

At 5:16 p.m. Hearing Officer Steck closed the hearing to public discussion.

Secretary Steck stated the request for the Conditional Use Permit is a unique situation because of the pre-existing utilities, is in character with the surrounding area and 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;
-

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- 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;
- 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 for a Permanent Accessory Dwelling to allow for a proposed 560 sq. ft. Permanent Accessory Dwelling on site in addition to the 2,508 sq. ft. home (Principal Dwelling) on site.
2. The property owners, Marie & Emmanuel Alexandre, must occupy either the principal dwelling or the permanent accessory dwelling as the principal residence, and at no time receive rent for the owner-occupied unit (Owner's residence must be proven by driver's license - address).
3. Adequate on-site parking must be designated on an approved site plan.
4. The exterior finishes of the Permanent Accessory Dwelling shall remain blue siding with white trim and a metal roof to be similar to the Principal Dwelling on the site.
5. The existing driveway entrance to Nolin Road shall be a shared driveway for both dwellings.
6. The Permanent Accessory Dwelling is the proposed 560 sq. ft. home, and the pre-existing 2,508 sq. ft. house is the Principal Dwelling.
7. The proposed permanent accessory dwelling will be located in front of the principal dwelling in the vicinity of the existing barn.
8. Both dwellings shall have on-site septic systems approved by the Health Department.
9. Additional landscaping or screening shall not be required.
10. This Permit is not transferable, and the new owners must reapply for the Conditional Use Permit and meet the necessary requirements.

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11. A Site Plan shall be submitted and approved in accordance with Development Guidance System, Section 7.
12. 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 5:18 p.m. Hearing Officer Steck announced the second item on the agenda is a 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. He is also requesting a Conditional Use Permit to allow for the existing barn on a vacant lot and a Conditional Use Permit to allow for tractor trailer parking & storage on site. The property is a 11.22 acre site located at 1738 Valley Creek Road, Elizabethtown, KY within the Valley Creek Urban Planning Area, and is zoned Urban Residential (R-1). The PVA Map Number is 233-00-00-038. The property is owned by **ASHLEY HENSLEY**. Director King reviewed the application, the plans for the property, and presented exhibits into the record.

Ashley Hensley, of 1738 Valley Creek Road, Elizabethtown, KY, provided testimony and answered questions from the board members and staff. Mr. Hensley explained that he has lived on the site for 10 years while on contract for deed, but has recently taken ownership of the property. Mr. Hensley stated that the variance and conditional use permit for the barn are so that he can sell a lot for someone else to build on. Mr. Hensley stated that he only has 3 trucks on site right now but would like to request up to 4 trucks and 8 trailers. He also explained that he does have employees, but that they take the trucks home with them, he tries to only operate during daylight hours, and that he is usually gone for weeks at a time. Mr. Hensley explained that the previous owner also had a trucking company on site, and that he has been trying to clean the property up.

Larry Waddell, of 1759 Valley Creek Road, Elizabethtown, KY provided testimony and answered questions from the board members and staff. Mr. Waddell explained that he has lived in the area for 21 years, and that there has always been a trucking business on this property. Mr. Wadell explained that Mr. Hensley is a good neighbor who is just trying to make a living, and that the business does not bother him at all.

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

At 5:36 p.m. Hearing Officer Steck closed the hearing to public discussion.

Chairman Krausman asked Mr. Hensley when he could have the property cleaned up and in compliance with the proposed conditions. Mr. Hensley stated that it would probably take him about a year to become in compliance. Chairman Krausman also asked if he has arrangements for the oil waste. Mr. Hensley explained that he does service his own

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trucks, but that the oil waste is minimal and he has a company that picks it up about once a month.

Vice Chairman Youngblood made a motion to grant the Variance from the minimum road frontage requirement and from the 1:4 lot width-to-length ratio requirement 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 the variance arises from unique circumstances of two existing tracts being reconfigured into two lots, there were 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 granted with the noted conditions:

1. To allow for a Variance from the minimum road frontage requirement and 1:4 lot width-to-length ratio to allow for the two existing tracts to be reconfigured and 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.

Secretary Steck provided the second. The motion passed unanimously.

Secretary Steck stated the request for the Conditional Use Permit for an accessory structure on a vacant lot 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 existing 1512 sq. ft. barn (1970) on a vacant lot.
2. The barn shall only be used for agricultural and residential storage purposes with no commercial activity within the barn.
3. No additional landscaping or screening shall be required.
4. A proposed Record Plat shall substitute for the Site Plan.
5. 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.

Secretary Steck stated the request for the Conditional Use Permit for the tractor trailer parking and storage is a pre-existing business that has been on site for 20 years, the natural vegetation, Quonset hut, and topography already provide screening from the adjoining property owners, the looping driveway allows for safe entry/exit for the tractor trailers and 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;
- The use shall not adversely affect the health or safety of persons residing or working in the vicinity of the proposed use;

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- 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. Maximum number of truck cabs and tractor semi-trailers allowed to be parked or stored on the property is 4 trucks and 8 trailers.
2. The hours of operation shall not exceed 5 a.m. to 9 p.m. Monday through Friday with no more than 4 after hour runs per month.
3. Only limited routine maintenance can be performed on the property. No major work such as engine or transmission repair is allowed. No body work or painting may be performed on the property.
4. The driveway entrance must be approved by the Kentucky Transportation Cabinet (KTC) for "semi-tractors and trailers" use.
5. No truck parts may be stored outside the building (examples: Tires, Batteries, etc.).
6. No inventory or materials associated with the trucking operation may be stored on the property.
7. No freestanding sign may be displayed on the property.
8. The parking area for the semi-tractor and tractor trailers shall be designated on an approved Site Plan and adequately screened from adjoining properties with white pine trees or solid wood privacy fencing.
9. The facilities or property shall not be used for warehousing or storage of any inventory or goods.
10. No dumpster or waste materials shall be stored on the property that allows discharge into the environment. No hazardous fluids shall be allowed to be discharged onto the property. The outside storage of fluids (including used oil) must be provided with a secondary containment structure that is illustrated on the Site Plan.
11. The Conditional Use Permit is granted for a period of 3 years. The permit will expire on 17 April 2028.

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12. This Conditional Use Permit shall be issued to the current property owner, Ashley Hensley, and shall expire when the property is transferred and not be transferable to another property owner.

13. A Site Plan shall be submitted and approved in accordance with the Development Guidance System, Section 7.

14. The owner shall have one year to come into compliance with all of the above conditions.

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

At 5:50 p.m. Hearing Officer Steck announced the third item on the agenda is a request for a Conditional Use Permit to allow for the existing garage to be converted into a Permanent Accessory Dwelling. The property is a 3.31 acre site located at 154 Cooley Drive, Rineyville, KY, known as Lot 7 of Meadowlark Subdivision, Section 2, within the North Urban Planning Area and is zoned Urban Residential (R-1). The PVA Map Number is 120-00-04-005. The property is owned by **LISA & JAMES CAMPBELL** and the applicants are **DANI & JOSH ELMORE**. Planner I Goodman reviewed the application, the plans for the property, and presented exhibits into the record.

Josh Elmore, of 128 Shirley Boulevard, Vine Grove, KY, provided testimony and answered questions from the board members and staff. Mr. Elmore explained that they have been in the market for a while for a property that they could also house their mother and father in law on. He stated that their plans include removing the garage door and adding several windows.

James Campbell, of 154 Cooley Drive, Rineyville, KY provided testimony and answered questions from the board members and staff. Mr. Campbell explained that a ingress/egress easement for the driveway going to the garage has been written but not recorded. He also stated that the septic is just beside the house.

Jacqueline Brangers, of 174 Cooley Drive, Rineyville, KY, provided testimony and answered questions from the board members and staff. Mrs. Brangers explained that she lives behind this property and that she does not want the new owners to use her driveway that is currently serving as the only access to the garage. She explained that she is not trying to be rude, but that the garage being turned into a house would create daily traffic on their private drive.

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

At 6:09 p.m. Hearing Officer Steck closed the hearing to public discussion.

Chairman Krausman stated that there is natural screening from the surrounding houses, the garage apartment is in a good location, and that it will still look like there is just a barn behind the house.

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Vice Chairman Youngblood stated that the request meets all of the criteria except for the shared driveway and matching exterior materials.

Vice Chairman Youngblood stated the request for the Conditional Use Permit for the permanent accessory dwelling 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;
- 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); Vice Chairman Youngblood made a motion to grant the Conditional Use Permit (CUP) with the following conditions:

1. This Conditional Use Permit for a Permanent Accessory Dwelling will allow for An existing garage to be remodeled with 1,450 sq. ft. of living space (Permanent Accessory Dwelling) in addition to the 4,174 sq. ft. home (Principal Dwelling) on site.
2. The property owners, Dani & Josh Elmore, must occupy either the principal dwelling or the permanent accessory dwelling as the principal residence, and at no time receive rent for the owner-occupied unit (Owner's residence must be proven by driver's license - address).
3. Adequate on-site parking must be designated on an approved site plan.
4. The exterior finishes of the Permanent Accessory Dwelling shall remain as tan & black metal.

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5. In order for the existing shared driveway to be used for Permanent Accessory Dwelling an ingress/egress signed both parties is required. Otherwise, a new driveway to the permanent accessory dwelling will need to be created.
6. The Permanent Accessory Dwelling is the proposed 1,450 S.F. garage apartment, and the pre-existing 4,174 S.F. house is the Principal Dwelling.
7. Both dwellings shall have septic systems approved by the Environmental Office of the Lincoln Trail Health Department.
8. This Permit is not transferable, and the new owners must reapply for the Conditional Use Permit and meet the necessary requirements.
9. A Site Plan shall be submitted and approved in accordance with Development Guidance System, Section 7.
10. A Certificate of Land Use Restrictions shall be recorded in the office of the Hardin County Clerk.

Secretary Steck provided the second. The motion passed unanimously.

At 6:19 p.m. Chairman Krausman called for consideration and action on the fourth item on the agenda, the **Minutes for the meeting held on March 20, 2025**. Secretary Steck made 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, 8 May 2025, at 5:00 p.m., and called for the meeting to be adjourned at 6:20 p.m.

ADOPTED AND APPROVED THIS 8th DAY OF MAY 2025 BY THE HARDIN COUNTY BOARD OF ADJUSTMENT.

Steve Steck, Secretary

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Chairman Bob Kausman called to order the five hundred first meeting of the Hardin County Board of Adjustment at 5:00 p.m., on Thursday, 20 March 2025, 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 Kausman appointed Secretary 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. Secretary Steck recused himself from the first hearing on the agenda because he is an adjoining property owner. Chairman Kausman appointed Vice Chairman Youngblood to serve as the Hearing Officer for the first hearing.

At 5:02 p.m. Hearing Officer Youngblood announced the first item on the agenda is a request for a Variance from the government maintained road frontage requirement to allow for the property to be further subdivided into two lots. The property is a 14 acre site located at 686 Summit Road, Eastview, KY within the West Hardin Planning Area, and is zoned Rural Residential (R-2). The PVA Map Number is 073-00-00-027. The property is owned by **KENNETH ROBERTS**. Director King reviewed the application, the plans for the property, and presented exhibits into the record.

Kenneth Roberts, of 686 Summit Road, Eastview, KY provided testimony and answered questions from the board members and staff. Mr. Roberts explained that he bought the property from his family to be closer to his grandfather who is aging and in poor health. Mr. Roberts explained that his uncles had previously ruined the property with drugs and trash and that he is trying to clean it up so that he can build a house for his family. Mr. Roberts stated that he had no plans to further subdivide the property, and that where he intends to build his house is the only level/buildable location on the property.

Chairman Kausman stated that it is an improvement of the situation, but that he does not want to see it turn into more than 2 lots, and that he does not wish to create excess traffic at the railroad crossing.

Director King explained that per state law, only 2 properties can share a driveway, so there is no way to create a third lot on the property.

Steve Steck, of 15562 Leitchfield Road, Eastview, KY provided testimony and answered questions from the board members. Mr. Steck explained that his property adjoins Mr. Roberts and that he has no issues with what Mr. Roberts is proposing to do. Mr. Steck stated that Mr. Roberts has already cleaned the place up a bunch by removing a lot of trash.

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

At 5:17 p.m. Hearing Officer Youngblood closed the hearing to public discussion.

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Vice Chairman Youngblood made a motion to grant the Variance from the government maintained road frontage requirement 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 the variance arises from unique circumstances, there are several hundred feet of frontage along the railroad that runs parallel with the road, they are reducing the number of dwellings on the property, noted the topography, there were 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 granted with the noted conditions:

1. To allow for a Variance from the government maintained road frontage requirement 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. Building & Electrical permits must be obtained.
4. The existing mobile home on site must be removed within 60 days of the recording of the plat.
5. All scrap metal/debris and inoperable vehicles must be removed from site in compliance with the Zoning Ordinance and Property Maintenance Code.
6. A Certificate of Land Use Restrictions shall be recorded in the Office of the Hardin County Clerk.

Chairman Krausman provided the second. The motion passed unanimously.

At 5:22 p.m. Hearing Officer Steck announced the second item on the agenda is a request for an Amended Conditional Use Permit to continue to allow for a wedding/event venue (Amusement Enterprise – Indoor) on site. The property is an 11.044 acre site located at 495 Gilead Church Road, Glendale, KY, within the Glendale Industrial Park Planning Area, and is zoned Rural Residential (R-2). The PVA Map Number is 208-00-00-016. The property is owned by **EDWARDS WW PROPERTIES LLC**. Planner I Goodman reviewed the application, the plans for the property, and presented exhibits into the record.

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John Edwards, of 700 Howevalley Road, Cecilia, KY, provided testimony and answered questions from the board members and staff. Mr. Edwards explained that construction on the Gilead Church Road project was supposed to start in May of 2025, so they suspended operations for the year. Now construction is postponed until 2026, but they are choosing to renew the Conditional Use Permit to keep their options open for the time being. Mr. Edwards stated that they have followed the conditions that have been placed on them and that many of the landscaping trees were actually replaced by the cell tower company and have since died. So, he intends on reaching out to them again to get them to replace the dead trees.

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

At 5:44 p.m. Hearing Officer Steck closed the hearing to public discussion.

Secretary Steck stated the request for the Amended Conditional Use Permit is in compliance, no complaints have been received, the character of the area has changed and will only continue to change due to BlueOval SK & the road project, and 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;
- 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 Amended Conditional Use Permit (CUP) with the following conditions:

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1. This Conditional Use Permit shall allow for the existing barn, cottage and residence to be used as a wedding/event venue. Any additional structures shall require approval from the Board of Adjustment.
2. Any dead trees along the edge of the parking lot, planted to protect the view shed of the adjoining properties to the west must be replaced within 6 months. These screening trees must be maintained. Additionally, the existing tree line along the property line shall be preserved.
3. Only 50 large events (over 100 participants) per year shall be permitted. An unlimited number of small events shall be permitted.
4. The Hours of Operation shall be 10am – 10pm Sunday – Thursday and 10am – 12am on Friday & Saturday.
5. Music inside the building shall not exceed a decibel level of 95db as measured by DJ inside of the building. This restriction shall be written into the Edwards contract for parties renting the facility.
6. A single sign 3'x2' no taller than 8' in height shall be permitted. The applicant shall be required to add lighting to the existing sign.
7. All outdoor lighting must be pointed down and not spill onto adjoining properties.
8. The existing entrance into the property shall serve as the primary entrance and the “future entrance” shown on the Development Plan may only be constructed after a public hearing for a Revised Conditional Use Permit to discuss additional screening.
9. Outdoor activities shall be restricted to the area behind the barn and the “Orchard area” beside the house.
10. The Conditional Use Permit is valid for seven years and expires on March 20, 2032. After which time, a Renewal Hearing must be held before the Board of Adjustment.
11. This Conditional Use Permit is issued to current owners, John & Michelle Edwards, it is not transferable, and shall expire if the property is transferred.
12. 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 5:50 p.m. Hearing Officer Steck called for consideration and action on the third item on the agenda, a request for a Variance from the front and side building setbacks to allow for the construction of a 50' x 60' detached garage. The property is a 1.16 acre site located at 2489 Hodgenville Road, Elizabethtown, KY within the Valley Creek Urban

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Planning Area, and is zoned Urban Residential (R-1). The PVA Map Number is 235-30-00-021. The property is owned by **PAW PAW LEGACY TRUST**. Director King reviewed the application, the plans for the property, and presented exhibits into the record.

Kirk Barber, of 2485 Hodgenville Road, Elizabethtown, KY provided testimony and answered questions from the board members and staff. Mr. Barber explained that he is requesting to build a big workshop to house some stuff from another property he wishes to sell, and to do some personal repairs for apartments that he owns in Radcliff. Mr. Barber stated that they wish to be 5' off of the side property line and are placing the building at the back corner of the lot to avoid the septic system.

Chairman Krausman stated that this is a big structure, and that he would prefer not to encroach into the 10' side setback. Mr. Barber was agreeable to reducing the building size to 45' x 60' so that they would not encroach into that 10' side setback but still require a Variance from the front building setback.

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

At 6:17 p.m. Hearing Officer Steck closed the hearing to public discussion.

Secretary Steck made a motion to grant the Variance from the front building setback to allow for the construction of a 45' x 60' detached garage. He based the motion on the staff presentation and the testimony provided in the public hearing.

He noted the unique shape of the lot, the septic system location and that the variance poses 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 granted with the noted conditions:

1. To allow for a Variance from the front setback line to allow for the proposed 45' x 60' garage to be no closer than 47' to the centerline of Roundtop Road.
2. A Site Plan in compliance with Section 7 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.

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

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At 6:22 p.m. Chairman Krausman called for consideration and action on the fourth item on the agenda, the **Minutes for the meeting held on February 20, 2025**. Secretary Steck made 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, 17 April 2025, at 5:00 p.m., and called for the meeting to be adjourned at 6:25 p.m.

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

Elizabethtown Bicycle & Pedestrian Master Plan On February 27, 2025 Adam and Haley attended the Envision Active Elizabethtown Stakeholder Workshop to review maps regarding existing and potential infrastructure improvements inside of city limits.

Subdivision Regulation Meeting On March 5, 2025 Adam and Haley met with a group of local surveyors and engineers to discuss the proposed amendments to the subdivision regulations.

ADOPTED AND APPROVED THIS 17^h DAY OF APRIL 2025 BY THE HARDIN COUNTY BOARD OF ADJUSTMENT.

Steve Steck, Secretary

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Vice Chairman Greg Youngblood called to order the five hundredth meeting of the Hardin County Board of Adjustment at 5:00 p.m., on Thursday, 20 February 2025, 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, Financial and Operations Coordinator Susan Bowen, and the individuals listed on the attached sign-in sheet. Vice Chairman Youngblood appointed Secretary Steck to serve as the Hearing Officer and to conduct the swearing in ceremony for all those in attendance who planned to speak. Chairman Bob Krausman was absent from this meeting.

At 5:01 p.m. Hearing Officer Steck announced the first item on the agenda is a request for a Variance from the building setback to allow for the attached carport to be converted into a garage. The property is a 0.32 acre site located at 233 W. Railroad Avenue, Glendale, KY, within the Glendale Rural Village Planning Area and is zoned Urban Residential (R-1). The PVA Map Number is 190-30-01-029. The property is owned by **EDWARD & SHERYL PHILPOTT**. Planner I Goodman reviewed the application, the plans for the property, and presented exhibits into the record.

Edward Philpott, of PO Box 38, Glendale, KY, provided testimony and answered questions from the board members and staff. Mr. Philpott explained that he bought this house to use as a short-term rental for weekends and festivals. Mr. Philpott explained that they just wish to enclose the carport, and that they are not increasing the footprint.

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

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

Secretary Steck stated that he had no issues with the project, noted the uniqueness of downtown Glendale, and referenced the low traffic/low speed limit road.

Secretary Steck made a motion to grant the Variance from the front building setback line to allow for the existing carport to be enclosed. He based the motion on the staff presentation and the testimony provided in the public hearing.

He noted the variance is not out of character for the area, there were 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.

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The Variance was granted with the noted conditions:

1. To allow for a Variance from the front building setback line to allow for the existing carport to be enclosed as a garage.
2. A Site Plan in compliance with Section 7 of the Zoning Ordinance shall be required.
3. Building & Electrical permits must be obtained.
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.

At 5:10 p.m. Vice Chairman Youngblood called for consideration and action on the **Minutes for the meeting held on February 6, 2025**. Secretary Steck made a motion to accept the minutes as presented. 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 front building setback to allow for the construction of a new home. The property is a 12.153 acre site located on Pendleton Lane, Elizabethtown, KY known as Pendleton Subdivision, Section 3, Lot 3, within the East Hardin Planning Area and is zoned Rural Residential (R-2). The PVA Map Number is 241-00-00-032.03. The property is owned by **EMILY & TAYLOR RIGGS**. Director King reviewed the application, the plans for the property, and presented exhibits into the record.

Taylor Riggs, of 669 Pendleton Lane, Elizabethtown, KY provided testimony and answered questions from the board members and staff. Mr. Riggs explained that the house could be moved back further from the road, but it could pose an issue with the septic tank placement. Additionally, the proposed placement would allow for more of a front and back yard. Mr. Riggs explained that Pendleton Lane is a private dead-end road, and they are one house away from the end of it, so there will be very minimal cars going past the house. Mr. Riggs also stated that they have spoken to the water department about extending the water lines to the house, and that all of the neighbors have already signed off on those easement agreements.

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.

Secretary Steck made a motion to grant the Variance from the front building setback line to allow for a new single family dwelling to be constructed. He based the motion on the staff presentation and the testimony provided in the public hearing.

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He noted the variance arises from extenuating circumstances, the extreme topography, Pendleton Lane is a private, dead-end, gravel road, there were 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 granted with the noted conditions:

1. To allow for a Variance from the front building setback line along Pendleton Lane to allow for a proposed single family dwelling to be built 50' from the center of the gravel road.
2. A Site Plan in compliance with Section 7 of the Zoning Ordinance shall be required.
3. Building & Electrical permits must be obtained.
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.

At 5:33 p.m. Hearing Officer Steck announced the third item on the agenda is a request for a Variance from the minimum road frontage and 1:4 lot width-to-length ratio. The property is a 1.126 acre site located at 219 S Beech Street, Glendale, KY to be known Sandras Subdivision, Lot 1, within the Glendale Rural Village Planning Area and is zoned Urban Residential (R-1). The PVA Map Number is 190-10-00-010. The property is owned by **GLENDALE CHRISTIAN CHURCH**. Planner I Goodman reviewed the application, the plans for the property, and presented exhibits into the record.

Michael Bell, of 131 South Beech Street, Glendale, KY provided testimony and answered questions from the board members and staff. Mr. Bell explained that the church has purchased this property for future expansion area of the cemetery, and that the house on site is uninhabitable, and needs to be demolished. Mr. Bell stated that the reason for transferring the parcel is to be a good neighbor to Mr. Riggs, who just wanted some more space between his house and the property line.

Secretary Steck noted that the amount of road frontage for the property is pre-existing and is not changing, and that no additional lots are being created.

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

At 5:43 p.m. Hearing Officer Steck closed the hearing to public discussion.

Secretary Steck made a motion to grant the Variance from the minimum road frontage and the 1:4 lot width-to-length ratio requirements to allow for the property to be reconfigured. He based the motion on the staff presentation and the testimony provided in the public hearing.

He noted the variance arises from extenuating circumstances, no new lots are being created, there were 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:

- 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.

The Variance was granted with the noted conditions:

1. To allow 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.
2. The Amended Record Plat with a Variance Note shall substitute for the Site Plan.
3. 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 6:08 p.m. Hearing Officer Steck announced the fourth item on the agenda is a request for a Variance from the front building setback to allow for the construction of a new home in the footprint of the previous home. The property is a 0.22 acre site located on Hickory Hill Drive, Elizabethtown, KY known as Airview Estates, Lot 114 within the North Urban Planning Area and is zoned Urban Residential (R-1). The PVA Map Number is 200-10-01-114. The property is owned by **YELLOW DIAMOND PROPERTY LLC** and the applicant is **CHARLEY HOUSE**. Director King reviewed the application, the plans for the property, and presented exhibits into the record.

Charley House, of 259 French Lane, Elizabethtown, KY provided testimony and answered questions from the board members and staff. Mr. House explained that he

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plans to build the new house on the existing footers, and that he would like to do a brick home but has not figured up the cost yet so that is subject to change.

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

At 6:15 p.m. Hearing Officer Steck closed the hearing to public discussion.

Secretary Steck stated that he has no issues with the proposal because it is an existing footprint that is not out of character for the area, and that it would be difficult to make anything fit on a lot that size.

Secretary Steck made a motion to grant the Variance from the front building setback to allow for the construction of a new single family dwelling. He based the motion on the staff presentation and the testimony provided in the public hearing.

He noted the variance is not out of character for the area, the existing footprint, the small lot size, there were 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 granted with the noted conditions:

1. To allow for a Variance from the front building setback line to allow for a new single family dwelling to be built 32' from the front property line.
2. A Site Plan in compliance with Section 7 of the Zoning Ordinance shall be required.
3. Building & Electrical permits must be obtained.
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.

Vice Chairman Youngblood announced that the next regularly scheduled meeting will be held on Thursday, 20 March 2025, at 5:00 p.m., and called for the meeting to be adjourned at 6:16 p.m.

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

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17 years of Service On February 15, 2025 Director King celebrated his 17th year of service to the Planning Commission!

ADOPTED AND APPROVED THIS 20th DAY OF MARCH 2025 BY THE HARDIN COUNTY BOARD OF ADJUSTMENT.

Steve Steck, Secretary

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Chairman Bob Krausman called to order the four hundred ninety-ninth meeting of the Hardin County Board of Adjustment at 5:00 p.m., on Thursday, 6 February 2025, 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 Steck to serve as the Hearing Officer and to conduct the swearing in ceremony for all those in attendance who planned to speak.

At 5:02 p.m., Hearing Officer Steck announced the first item on the agenda is an Amended Conditional Use Permit to continue to allow for an automotive repair/detailing business on site. The property is a 6.766 acre site located at 6300 Rineyville Road, Rineyville, KY, within the Rineyville Rural Village Planning Area and is zoned Convenience Commercial (C-1). The PVA Map Number is 143-10-01-001. The property is owned by **EXTREME POLISHING AND DETAILING LLC**. Planner I Goodman reviewed the application, the plans for the property, and presented exhibits into the record.

Nelson Rodriguez, of 6300 Rineyville Road, Rineyville, KY provided testimony and answered questions from the board members and staff. Mr. Nelson explained that business has been going good, he has had no changes, and that he has not received any complaints from the neighbors. He stated that he currently has 10 employees but gains up to 17 in the summertime.

Director King stated that 65 notices were mailed out to adjoining property owners, and residents within 1200 ft of road frontage from the site. He also stated that the office has not received any complaints on the business since the initial approval.

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

At 5:12 p.m. Hearing Officer Steck closed the hearing to public discussion.

Secretary Steck stated the request for the Amended Conditional Use Permit is in compliance and 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 Amended Conditional Use Permit (CUP) with the following conditions:

1. Business Hours of Operation shall be from 8 AM to 5 PM Monday-Friday and 9AM to 3PM on Saturdays.
2. There shall be only 5 semi-trucks parked outdoors.
3. The semi-trucks must be parked in the area as labeled on the Site Plan.
4. The existing trees and landscaping on site shall be preserved.
5. There shall be no more than 18 employees of the business.
6. This Conditional Use Permit shall allow for general Automotive detailing, painting, and polishing.
7. A Site Plan in compliance with Section 7 of the Zoning Ordinance shall be required. The existing Development Plan on file to be modified by the applicant.
8. This Conditional Use Permit shall be issued to the current property owner, Extreme Polishing & Detailing LLC (Nelson Rodriguez), and is not transferrable.
9. All paint booths and equipment must be inspected and comply with all KY Environmental Protection Agency and KY Office of Occupational Safety and Health standards. There shall be no painting of vehicles or semi-trucks outdoors.
10. Site must comply with all State & Federal regulations concerning Environmental Protection & Air Quality to include NESHAP (National Emission Standards for Hazardous Air Pollutants).
11. All wrecked vehicles must be screened from view of adjoining properties and road right-of-ways within a privacy fenced area.

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12. This Conditional Use Permit shall be for a period of 5 years and expire on February 6, 2030.

13. A Certificate of Land Use Restrictions shall be recorded in the Office of the Hardin County Clerk.

14. An Emergency Response and Spill Prevention Plan shall be required.

15. There shall be no driveway access to the residential streets of Creekbrook Lane & Oakbrook Lane.

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

At 5:15 p.m. Hearing Officer Steck called for consideration and action on the second item on the agenda, a request for a Variance from the building setbacks to allow for a covered front porch. The property is a 0.189 acre site located at 17 W Rhudes Creek Road, Glendale, KY, within the South Dixie Corridor and is zoned Convenience Commercial (C-1). The PVA Map Number is 223-20-00-061. The property is owned by **ASHBY FARMS**. Director King reviewed the application, the plans for the property, and presented exhibits into the record.

Richard Ashby, of 3657 Melrose Road, Sonora, KY provided testimony and answered questions from the board members and staff. Mr. Ashby explained that the porch was pre-existing and that they just added a roof over it, as well as did some cosmetic updates to the building. Mr. Ashby stated that the building had already been remodeled when he bought it, and that he is going to use it as his personal office. Mr. Ashby stated that he is agreeable to not being able to enclose the covered porch.

Director King reiterated that the corner lot is non-buildable due to being consumed with setbacks, the commercial zoning, adjoining residential zoning and the 180' right-of-way of US 31-W in this location.

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

At 5:26 p.m. Hearing Officer Steck closed the hearing to public discussion.

Vice Chairman Youngblood made a motion to grant the Variance from the front building setback line to allow for the construction of a covered front porch. He based the motion on the staff presentation and the testimony provided in the public hearing.

He noted the variance is not out of character for the area, there were 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

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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 granted with the noted conditions:

1. To allow for a Variance from the front building setback line to allow for the existing 6.5'x8.15' concrete front porch to be covered. The porch shall not be enclosed as living space.
2. A Development Plan in compliance with Section 6 of the Zoning Ordinance shall be required.
3. Building & Electrical permits must be obtained from our office.
4. A Certificate of Land Use Restrictions shall be recorded in the Office of the Hardin County Clerk.

Secretary Steck provided the second. The motion passed unanimously.

At 5:27 p.m. Chairman Krausman called for consideration and action on the third item on the agenda, the **Minutes for the meeting held on January 9, 2025**. Secretary Steck made a motion to accept the minutes as presented. Vice Chairman Youngblood provided the second. The motion passed unanimously.

At 5:30 p.m. Hearing Officer Steck called for consideration and action on the fourth item on the agenda, a request for a Conditional Use Permit for a Permanent Accessory Dwelling to allow for the existing garage with living quarters on site to be remodeled and expanded. The property is a 0.6 acre site located at 520 Pine Valley Drive, Elizabethtown, KY, within the North Urban Planning Area and is zoned Urban Residential (R-1). The PVA Map Number is 200-10-00-026. The property is owned by **TRACY WATHEN**. Planner I Goodman reviewed the application, the plans for the property, and presented exhibits into the record.

Tracy Wathen, of 520 Pine Valley Drive, Elizabethtown, KY provided testimony and answered questions from the board members and staff. Ms. Wathen explained that she has lived on the property for 23 years and the garage office/apartment was created prior to her purchasing the site. She stated that her aging parents live in Hodgenville, and she wants to move them closer to her, but that the garage apartment is quite small and needs to be remodeled. Chairman Krausman questioned the driveway situation, and she

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explained that it is a shared drive but that she has a great relationship with the neighbors, and that there is enough room on her lot for her parent's vehicles. She also stated that they considered moving the driveway behind the garage but that there was not enough room.

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

At 5:46 p.m. Hearing Officer Steck closed the hearing to public discussion.

Secretary Steck stated the request for the Conditional Use Permit is in compliance and 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;
- 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 for a Permanent Accessory Dwelling will allow for An existing garage to be remodeled with 1,433 sq. ft. of living space (Permanent Accessory Dwelling) in addition to the 2,934 sq. ft. home (Principal Dwelling) on site.
2. The property owner, Tracey Wathen, must occupy either the principal dwelling or the permanent accessory dwelling as the principal residence, and at no time receive rent for the owner-occupied unit (Owner's residence must be proven by driver's license - address).

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3. Adequate on-site parking must be designated on an approved site plan.
4. The exterior finishes of the Permanent Accessory Dwelling shall remain white siding with a black shingle roof to be similar to the Principal Dwelling on the site.
5. The existing driveway entrance from Pine Valley Drive will serve the Permanent Accessory Dwelling and the existing driveway on Airview Drive will serve the Principal Dwelling.
6. The Permanent Accessory Dwelling is the proposed 1,433 S.F. garage apartment, and the pre-existing 2,934 S.F. house is the Principal Dwelling.
7. Both dwellings shall be connected to the Airview Sewer System.
8. This Permit is not transferable, and the new owners must reapply for the Conditional Use Permit and meet the necessary requirements.
9. A Site Plan shall be submitted and approved in accordance with Development Guidance System, Section 7.
10. 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.

Chairman Krausman announced that the next regularly scheduled meeting will be held on Thursday, 20 February 2025, at 5:00 p.m., and called for the meeting to be adjourned at 5:49 p.m.

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

Administrative Assistant Hired On January 24, 2025 Hunter Geoghegan started as our new Administrative Assistant. Hunter has a Bachelor of Science degree in Business Data Analytics from Western Kentucky University. He previously worked as the Office Manager for Robinson's Insulation & Drywall in Nelson County, KY.

ADOPTED AND APPROVED THIS 20th DAY OF FEBRUARY 2025 BY THE HARDIN COUNTY BOARD OF ADJUSTMENT.

Steve Steck, Secretary

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Chairman Bob Krausman called to order the four hundred ninety-eighth meeting of the Hardin County Board of Adjustment at 5:01 p.m., on Thursday, 9 January 2025, 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 Steck to serve as the Hearing Officer and to conduct the swearing in ceremony for all those in attendance who planned to speak.

At 5:02 p.m., Hearing Officer Steck announced the first item on the agenda is a Variance from the front building setback line to allow for the construction of a covered front porch. The property is a 0.327 acre site located at 33 West Rhudes Creek Road in Glendale, KY, within the South Dixie Corridor and is zoned Urban Residential (R-1). The PVA Map Number is 223-20-00-060. The property is owned by **RUSSELL STEVE HORNBACK**. Director King reviewed the application, the plans for the property, and presented exhibits into the record.

Russell Hornback, of 3553 Sonora Hardin Springs Road, Sonora, KY provided testimony and answered questions from the board members and staff. Mr. Hornback explained that the building is still on the existing footprint, and that he is doing some cosmetic updates. Mr. Hornback stated that he did not know he needed a permit for the work, and that this a rental property he is just trying to clean up a little. He stated that the elbow turn slows traffic down immensely in the area. Mr. Hornback stated that he was okay with a stipulation that the porch cannot be enclosed.

Chairman Krausman stated that he had no issues with the proposal due to the low speed limit, the curve in the road, and it is not out of character for the area.

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

At 5:11 p.m. Hearing Officer Steck closed the hearing to public discussion.

Vice Chairman Youngblood made a motion to grant the Variance from the front building setback line to allow for the construction of a covered front porch. He based the motion on the staff presentation and the testimony provided in the public hearing.

He noted the variance is not out of character for the area, there were 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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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 granted with the noted conditions:

1. To allow for a Variance from the front building setback line to allow for the existing 6'x10' concrete front porch to be covered. The porch shall not be enclosed as living space.
2. A Site Plan in compliance with Section 7 of the Zoning Ordinance shall be required.
3. Building & Electrical permits must be obtained.
4. A Certificate of Land Use Restrictions shall be recorded in the Office of the Hardin County Clerk.

Secretary Steck provided the second. The motion passed unanimously.

At 5:17 p.m. Hearing Officer Steck called for consideration and action on the second item on the agenda, a request for a Variance from the front building setback along Mikes Lane (undeveloped street) to allow for the construction of an attached carport. The property is a 1.03 acre site located at 136 Charlies Trace, Elizabethtown, KY, known as Lot 11 of Pellman Acres within the Valley Creek Urban Planning Area and is zoned Urban Residential (R-1). The PVA Map Number is 234-00-0C-011. The property is owned by **JACKIE & DIANE MULLENS**. Planner I Goodman reviewed the application, the plans for the property, and presented exhibits into the record.

Jackie Mullens, of 136 Charlies Trace, Elizabethtown, KY provided testimony and answered questions from the board members and staff. Mr. Mullens explained that he has lived here for most of his life and has maintained the gravel in the right-of-way for Mikes Lane for the last 25 years. He stated that Mr. Pellman, the original developer of the subdivision actually rerouted the blue line stream in the 1990s, and since then his backyard has been prone to flooding. He stated that the carport is a compromise because his wife wishes to turn their attached garage into additional living space. He stated that past his driveway, there is a mound of gravel and dirt and a large "road closed" sign which blocks off access for anyone to use the right-of-way that the developer has put in place.

Director King further explained that in order to build the road the blue line stream must be crossed and topsoil must be replaced on the vacant lots which is cost-prohibitive to developing the lots off Mikes Lane.

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Chairman Krausman stated that there should always be a 10' side setback between properties for drainage and utility easements. Director King explained that the 60' right of way in between the Mullens and their neighbors will likely never be built.

Vice Chairman Youngblood and Secretary Steck both stated that they had no issues with the proposal due to the extenuating circumstances, and because the road is not cost efficient to build.

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

At 5:43 p.m. Hearing Officer Steck closed the hearing to public discussion.

Secretary Steck made a motion to grant the Variance from the front building setback line to allow for the construction of a 25' x 30' carport. He based the motion on the staff presentation and the testimony provided in the public hearing.

He noted the extenuating circumstances of the unbuilt road, and stated that the variance poses 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 are as follows:

- 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.

The Variance was granted with the noted conditions:

1. To allow for a Variance from the front building setback line to allow for the construction of a 25' x 30' carport.
2. A Site Plan in compliance with Section 7 of the Zoning Ordinance shall be required.
3. Building & Electrical permits must be obtained.
4. A Certificate of Land Use Restrictions shall be recorded in the Office of the Hardin County Clerk.
5. The carport shall not be enclosed as living space.

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

At 5:45 p.m. Hearing Officer Steck called for consideration and action on the third item on the agenda, the **Minutes for the meeting held on December 19, 2024**. Vice Chairman Youngblood made a motion to accept the minutes as presented. Secretary Steck provided the second. The motion passed unanimously.

Director King then recognized former Electrical Inspector David Veirs that passed away in December. He called him a true public servant for his 41 years of service to the Planning Commission.

Chairman Krausman announced that the next regularly scheduled meeting will be held on Thursday, 6 February 2025, at 5:00 p.m., and called for the meeting to be adjourned at 5:47 p.m.

ADOPTED AND APPROVED THIS 6th DAY OF FEBRUARY 2025 BY THE HARDIN COUNTY BOARD OF ADJUSTMENT.

Steve Steck, Secretary