



# **Hardin County Board of Adjustment**

## **4 December 2025**

**County Government Center  
Second Floor Meeting Room**

Owners: Amy & Dwayne Ragland



**Location** A 0.27 acre site located at 1307 Emory Road, Elizabethtown, KY, known as Lot 39 of University Estates, Section 6

**Zoned** Urban Residential (R-1)

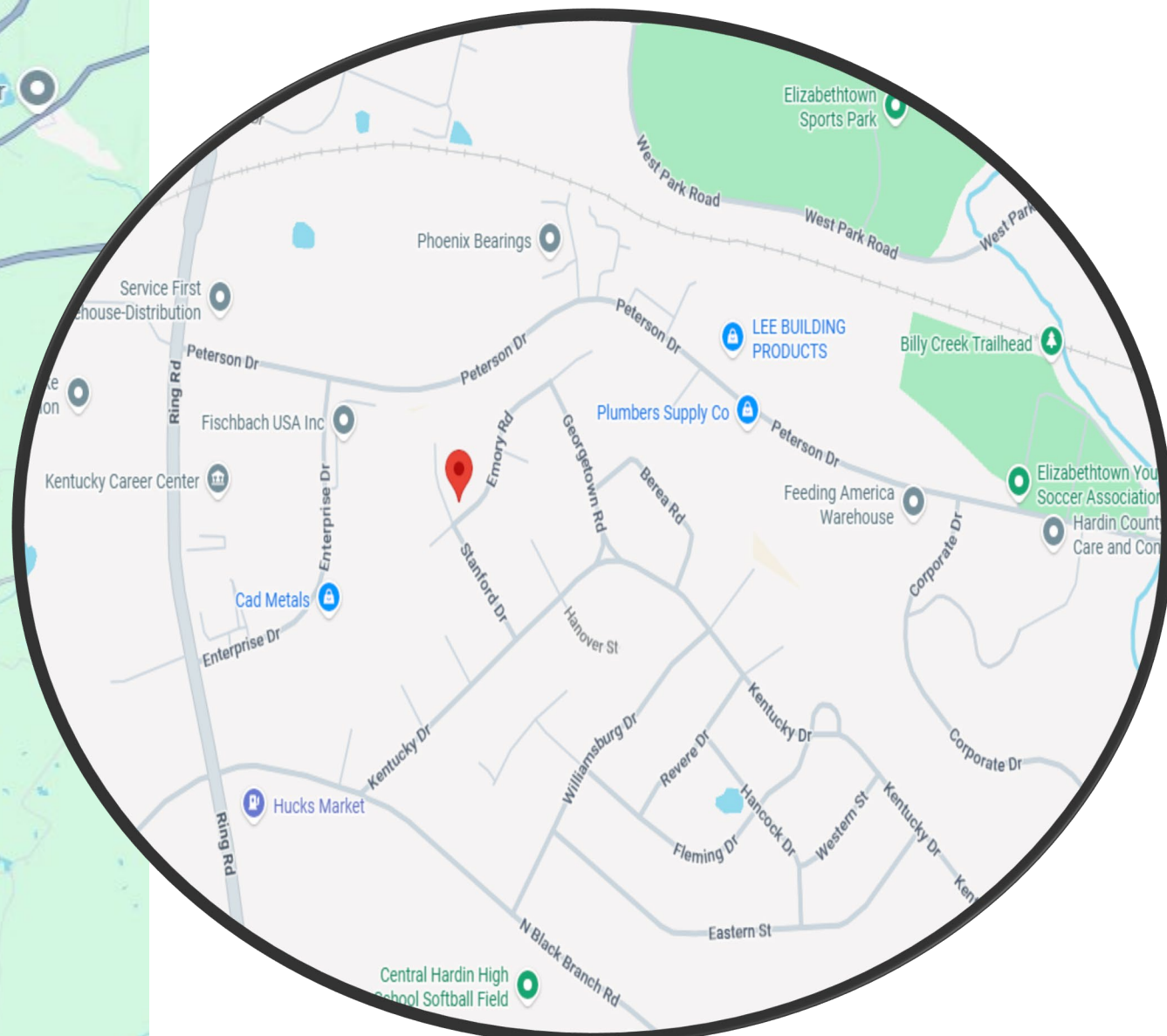
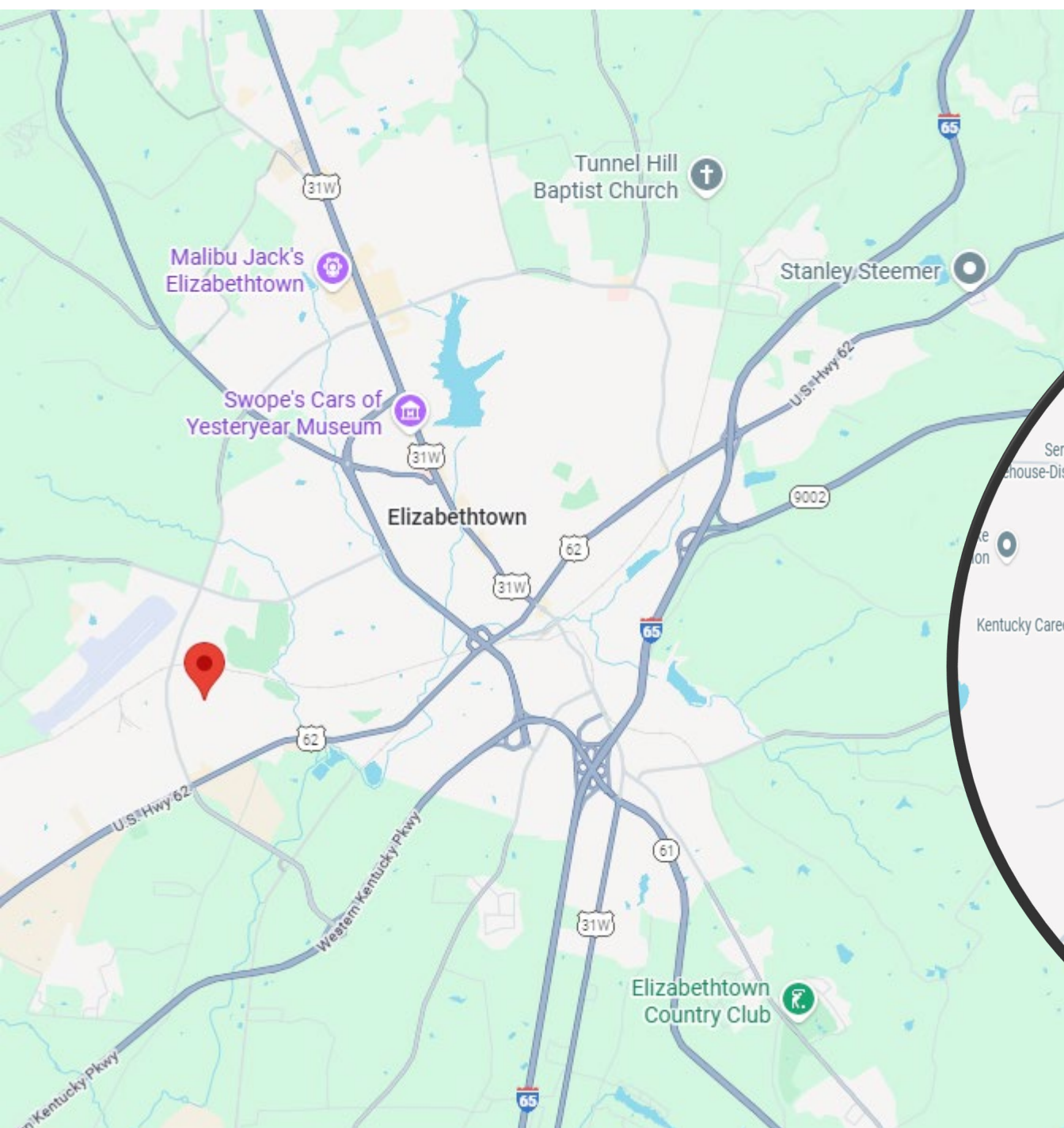
**Request for a **Variance** from the front building setback line to allow for the construction of a covered front porch.**

1307 Emory Road  
Variance  
SUMMARY REPORT

LISTING OF EXHIBITS

- A. Vicinity Map**
- B. Zoning Map**
- C. Environmental Features**
- D. Record Plat of University Estates (1970)**
- E. Character of the Site Analysis**
- F. Site Plan**
- G. Photos of the Site**
- H. Analysis of other Variances in the Area**
- I. Character of the Area Analysis**
- J. \*Comprehensive Development Guide**
- K. \*Development Guidance System Ordinance**

\* Not Provided in PowerPoint



- ☐ MasterZone
- DISTRICT
- A-1
  - B-1
  - B-2
  - C-0
  - C-1
  - C-2
  - I-1
  - I-2
  - IH
  - PD-1
  - R-1
  - R-2
  - R-3
  - R-4



- ☒ Streams 2023
- ☒ Hardin\_Wetlands
- ☒ Hardin\_100Flood
- ☒ hardin\_sinkhole



# Record Plat of University Estates, Section 6

been complied with.  
K.B.I. INC. LAND SURVEYOR NO. 305

was approved by the Elizabethtown  
Commission Chairman or  
Director

Plans for this subdivision  
in conformance with the  
city that a surety bond  
has today to insure the  
movements in case

rn-a-round 2  
try Road  
ill Revert

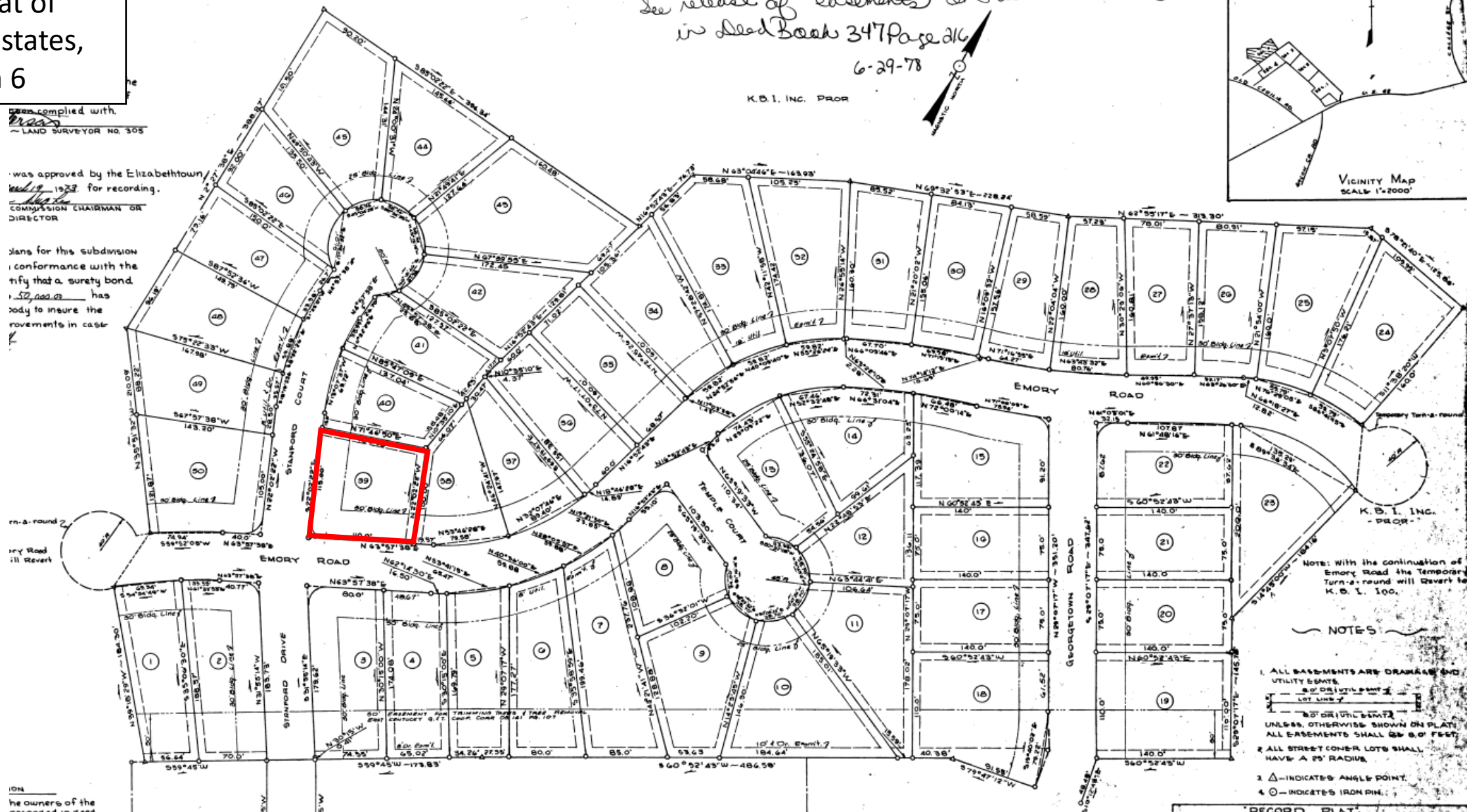
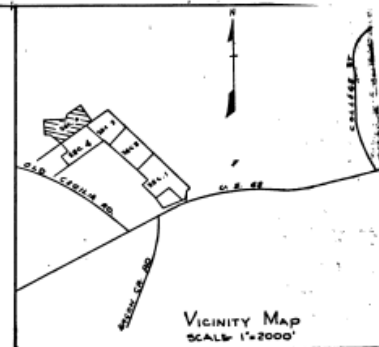
ION  
he owners of the  
recorded in deed  
nty Clerks Office,  
s for this property,  
id any other spaces  
establish and reserve  
public utilities and drainage

UNIVERSITY ESTATES SUBDIVISION  
SECTION 4

UNIVERSITY ESTATES SUBDIVISION  
SECTION 3

See release of easements on Lot 18 rec'd  
in Deed Book 347 Page 216  
6-29-78

K.B.I. INC. PROP.



Note: With the continuation of  
Emory Road the Temporary  
Turn-a-round will Revert to  
K.B.I. Inc.

## NOTES

1. ALL EASEMENTS ARE DRAWN AND  
UTILITY EASEMENTS  
2. 50' DRIVEWAY EASEMENT  
3. 50' DRIVEWAY EASEMENT  
UNLESS OTHERWISE SHOWN ON PLAT  
ALL EASEMENTS SHALL BE 50' FEET  
4. ALL STREET CORNER LOTS SHALL  
HAVE A 25' RADIUS  
5. Δ - INDICATES ANGLE POINT  
6. ○ - INDICATES IRON PIN

## RECORD PLAT

UNIVERSITY ESTATES SUBDIVISION  
SECTION NO. 6  
K.B.I. Inc. OWNER  
ELIZABETHTOWN, KY

# 178-B

Amy & Dwayne Ragland  
1307 Emory Road, Elizabethtown, KY  
1,040 sq. ft. House (1975)



# Site Plan

Variance Request  
40' Building Limit + 50'  
Right-of-Way = 65' to center  
of road requirement

Porch is 47' to center of  
road

**Variance = 18'**

Proposing to  
reconstruct and cover  
the front porch

47'

STANFORD DR

EMORY RD



2017 Aerial



## Photos







47'







## Approved Variances from front setback in University Estates

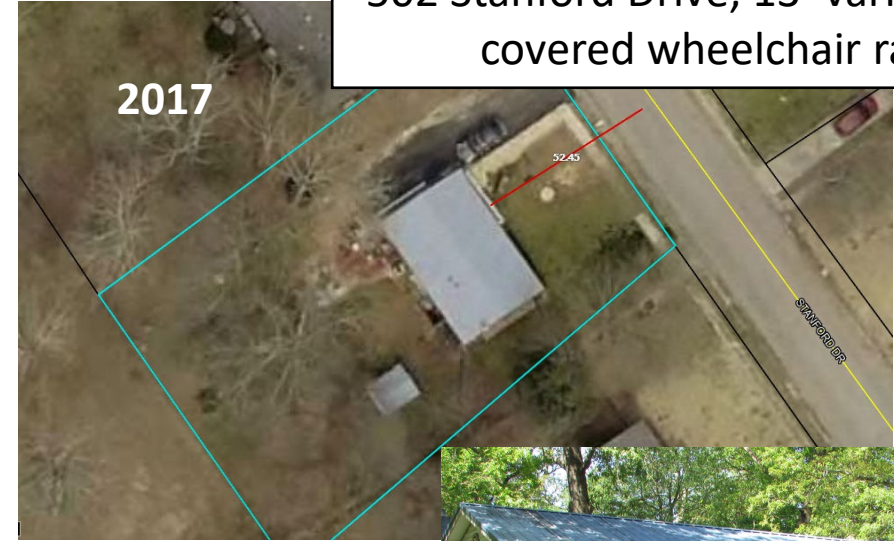
409 Berea Road, 13' variance for a covered front porch

2014



502 Stanford Drive, 13' variance for a covered wheelchair ramp

2017



### VARIANCE REQUEST

Proposed covered front porch & addition to be 29' from front property line

40' Requirement

11' Variance

Existing house is already  $\pm 4'$  too close, only going 7' closer

2025



411 Georgetown Road, 11' variance for a covered front porch/addition

Permit Date ⬆	Owner ⬆	PVA Map Number ⬆	Type ⬆	Zone ⬆	Project / Subdivision Name ⬆	Request ⬆	Site Address ⬆	Status ⬆	Final Date ⬆
11/03/2025	RAGLAND, DWAYNE & AMY LINDSEY	186-20-02-023	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE	RAGLAND VARIANCE - COVERED FRONT PORCH	TO ALLOW FOR A VARIANCE FROM THE FRONT BUILDING SETBACK TO RECONSTRUCT DECK	1307 EMORY ROAD	PENDING	
07/16/2025	KOESTER BRIAN D	186-40-02-031	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE	KOESTER VARIANCE	TO ALLOW FOR A VARIANCE FROM THE FRONT BUILDING SETBACK ALONG GEORGETOWN DRIVE FOR AN ADDITION AND A COVERED FRONT PORCH	411 GEORGETOWN RD	APPROVED	08/07/2025
05/09/2025	REDMOND, JARRETT L & LAURA P	144-00-00-012	VARIANCE	R-2 - RURAL RESIDENTIAL ZONE	REDMOND VARIANCE	TO ALLOW FOR AN EXISTING FRONT PORCH TO BE EXAPANDED FURTHER INTO THE SETBACK	201 TAYLORS LANE	APPROVED	06/12/2025
09/28/2017	PERKS, WILLIAM	141-00-06-004	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE	IRISH HILLS, SECTION 2, LOT 17	RELIEF FROM THE FRONT BUILDING SETBACK LINE TO ALLOW FOR THE CONSTRUCTION OF AN ATTACHED GARAGE	IRELAND SCHOOL ROAD	APPROVED	10/19/2017
08/16/2017	LIBERTY BAPTIST CHURCH C/O MARK WEIDEMANN, PASTOR	079-00-00-004	VARIANCE	R-2 - RURAL RESIDENTIAL ZONE	LIBERTY BAPTIST CHURCH	RELIEF FROM THE 70' FRONT BUILDING SETBACK LINE TO ACCOMMODATE A PROPOSED NEW SANCTUARY	189 PICKERILL LANE	APPROVED	09/07/2017
06/06/2017	PERKS WILLIAM & LORI	141-00-06-004	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE	IRISH HILLS, SECTION 2, LOT 17	RELIEF FROM THE FRONT BUILDING SETBACK LINE TO ALLOW FOR THE CONSTRUCTION OF A DWELLING ON AN EXISTING FOUNDATION	IRELAND SCHOOL ROAD	APPROVED	07/06/2017
03/24/2014	KENNETH & VICKI HEIBERT	145-00-00-056	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE	FRONT SETBACK LINE /	RELIEF FROM THE REQUIRED FRONT BUILDING SETBACK LINE TO ALLOW FOR AN ADDITION TO THE AT&T EQUIPMENT SHELTER	531 THOMAS LANE	APPROVED	
03/04/2015	JPMorgan Chase Bank	122-00-00-003	VARIANCE	R-2 - RURAL RESIDENTIAL ZONE	Variance from the Front setback lines /	relief from the front setback line to allow for the fire damaged home to be remodeled.	1328 Rineyville School Rd	APPROVED	07/17/2015
01/13/2020	PUCKETT BEVERLY	122-00-01-026.01	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE	LA VISTA, SECTION 2, LOT 88B	TO ALLOW FOR A VARIANCE FROM THE FRONT BUILDING SETBACK TO ALLOW FOR AN ADDITION TO THE EXISTING POLE BARN	1296 RINEYVILLE SCHOOL ROAD.	APPROVED	02/06/2020
12/14/2016	HINDS DARWIN QUENTIN	186-20-03-025	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE	UNIVERSITY ESTATES, LOT 30	FROM THE FRONT BUILDING SETBACK LINE TO ALLOW FOR THE CONSTRUCTION OF A HANDICAP RAMP ONTO THE FRONT OF THE HOUSE	502 STANFORD DRIVE	APPROVED	01/19/2017
06/02/2016	DOCVO ENTERPRISE, LLC	169-00-03-011	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE	HABERSHAM ESTATES, SECTION 3, LOT 11	VARIANCE FROM THE FRONT BUILDING SETBACK ALONG A 50' RIGHT-OF-WAY FOR A FUTURE STREET TO ACCOMODATE A HOUSE UNDER CONSTRUCTION	114 WELLESLEY CT	APPROVED	06/23/2016
08/22/2011	CURTIS GOODMAN	147-00-01-005	VARIANCE	R-2 - RURAL RESIDENTIAL ZONE	FRONT SETBACK / ENCHANTED ACRES SUBDIVISION, LOT 5	RELIEF FROM FRONT SETBACK LINE FOR A CORNER LOT FOR A PROPOSED PORCH/BEDROOM WHICH HAD BEEN A GARAGE THAT WAS PARTIALLY DESTROYED BY A TORANDO	BETHLEHAM ACADEMY ROAD (KY 253)	APPROVED	
07/28/2011	JOSEPH ASHLEY	121-00-00-011.03	VARIANCE	R-2 - RURAL RESIDENTIAL ZONE	REAR BUILDING SETBACK LINE / HALF MOON ACRES SUBDIVISION, LOT 3	RELIEF FROM THE REAR BUILDING SETBACK LINE TO ACCOMMODATE A PROPOSED POLE BARN (36' X 42')	5190 RINEYVILLE BIG SPRINGS ROAD	APPROVED	
07/28/2011	JOSEPH ASHLEY	121-00-00-011.03	VARIANCE	R-2 - RURAL RESIDENTIAL ZONE	REAR BUILDING SETBACK LINE / HALF MOON ACRES SUBDIVISION, LOT 3	RELIEF FROM THE REAR BUILDING SETBACK LINE TO ACCOMMODATE A PROPOSED PORACH AND POOL	5190 RINEYVILLE BIG SPRINGS ROAD	APPROVED	
01/20/2010	TERRY & KAREN HERBERT	165-00-00-001.02	VARIANCE	R-2 - RURAL RESIDENTIAL ZONE	SIDE SETBACK LINE /	RELIEF FROM THE SIDE BUILDING SETBACK LINE TO ACCOMMODATE A PROPOSED THREE SIDED DETACHED GARAGE (16' X 35')	4311 RINEYVILLE ROAD (KY 1600)	DENIED	
07/15/2008	O'BRYAN & AGER, LLC	166-00-02-002; 003; 008; 020; 021; 023; 024; 032; 033; 043	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE	VARIANCE OF SETBACK LINES / THE ORCHARD	VARIANCE FROM SETBACK LINES	0 SAINT JOHN ROAD (KY 1357)	WITHDRAWN	
11/13/1996	CONDER GARY	141-00-06-004	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE	IRISH HILLS, SECTION 2, LOT 17	RELIEF FROM THE FRONT SETBACK		APPROVED	11/21/1996

Variances from setbacks in the West Urban Area – 17 Total: 14 Approved, 1 Denied, 1 Withdrawn, 1 Pending

Character of the Area



## Findings necessary for Granting Variances

### KRS 100.243 and DGS 5-3(B)

1. Before any variance is granted, the Board of Adjustment must find that the granting of the variance 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. In making these findings, the board shall consider whether:
  - 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;
  - c. The circumstances are the result of actions of the applicant taken subsequent to the adoption of this regulation from which relief is sought.
2. The Board shall deny any request for variance arising from circumstances that are the result of willful violations of this regulation by the applicant subsequent to the adoption of this regulation.

*I make a Motion to **Approve** the Variance with the Following Conditions:*

*Based on the Staff Presentation and the Testimony presented in the Public Hearing and that it satisfies the Standards for Variances outlined in the Development Guidance System, Zoning Ordinance 5-3(B)(1) with Finding of Fact:*

(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;

(C) The circumstances are the result of actions of the applicant taken subsequent to the adoption of this regulation from which relief is sought.

Motion to Approve the proposed Variance :

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.**

OR

Motion to Deny

Owners: Josh & Kayla Krupinski



**Location**      A 20.18 acre site located at 554 Hillcreek Drive, Elizabethtown, KY,  
known as Lot 1A of Hillcreek Farms

**Zoned**            Urban Residential (R-1)

**Request for a Conditional Use Permit to allow for the construction of a  
proposed 2400 sq. ft. home and for the existing 1408 sq. ft. house to remain on  
site as a permanent accessory dwelling**

# 55 Hillcreek Drive

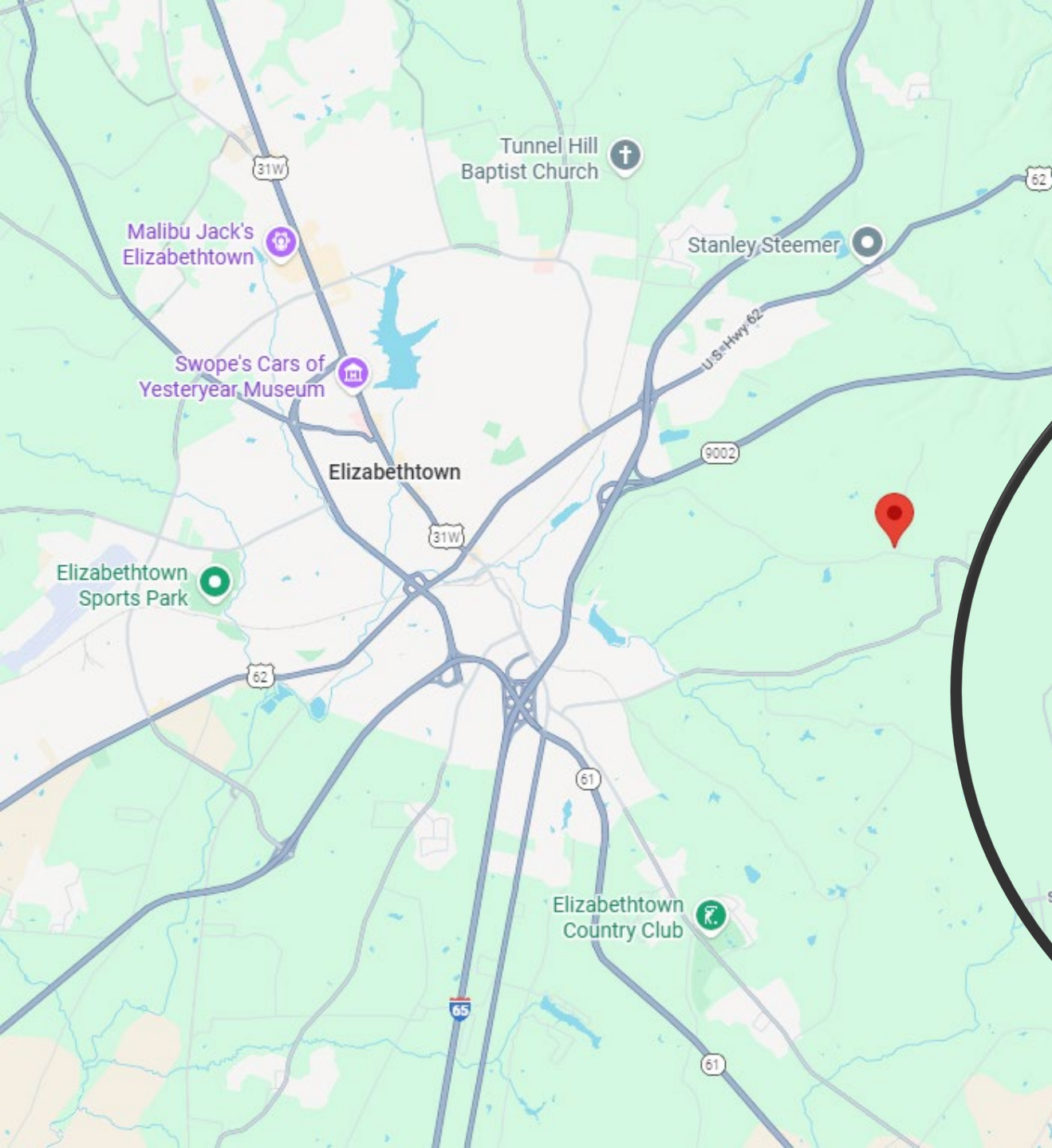
## Conditional Use Permit

### SUMMARY REPORT

#### LISTING OF EXHIBITS

- A. Vicinity Map**
- B. Zoning Map**
- C. Environmental Features**
- D. Hillcreek Farms, Section 1 (1974)**
- E. Amended Record Plat of Hillcreek Farms Lots 1-3 (2018)**
- F. Character of the Site Analysis**
- G. Site Plan**
- H. House Plans/Renderings**
- I. Photos of the Site**
- J. Analysis of other Conditional Use Permits for Permanent Accessory Dwellings**
- K. Character of the Area Analysis**
- L. \*Comprehensive Development Guide**
- M. \*Development Guidance System Ordinance**

\* Not Provided in PowerPoint



- ☐ MasterZone
- DISTRICT
- A-1

B-1

B-2

C-0

C-1

C-2

I-1

I-2

IH

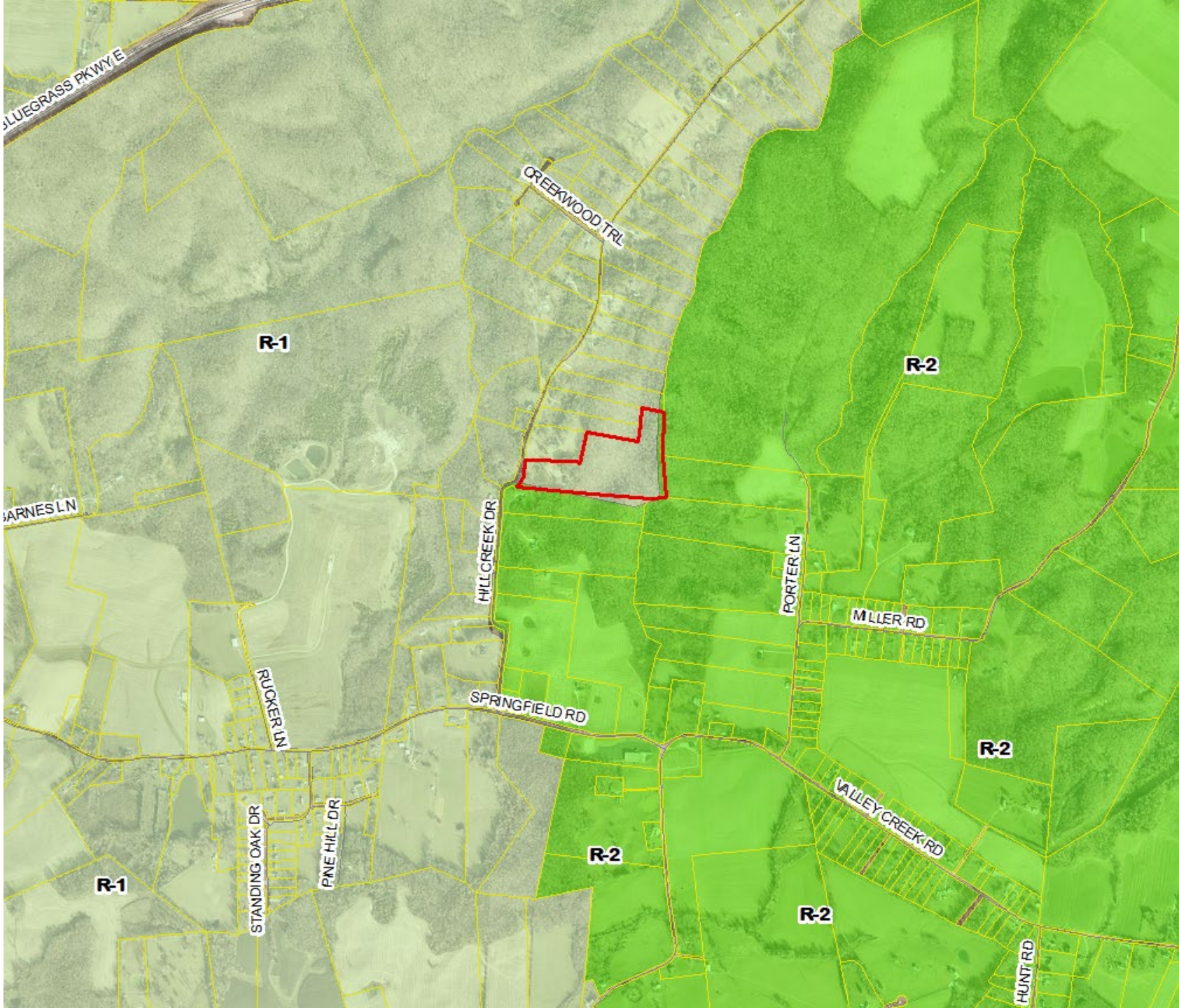
PD-1

R-1

R-2

R-3

R-4



- ☒ Streams 2023
- ☒ Hardin\_Wetlands
- ☒ Hardin\_100Flood
- ☒ hardin\_sinkhole



\*NOTE  
Also, the right to crossing lots with  
certain wires to serve adjoining lots.

EASEMENT FOR ELECTRIC AND TELEPHONE UTILITIES

The spaces enclosed by dashed lines and marked "Electric and telephone utility easement" are hereby reserved as easements for electric and telephone utility purposes, which include: (1) the right of ingress and egress over all lots in and from the easements; (2) the right to cut down or trim any trees within the easements; (3) the right to trim or cut down any trees outside easement area within 10' of the easement boundary; (4) the right to use the easement as a public way; (5) the right to use the easement as a private property that may be so dedicated as to prevent a bonded utility line other than a reasonable notice to the property owner; (6) the right of any utility company using and connected to service personal structure or improvements within the easement. Trees, shrubs and gardens shall be planted within the easement. Fences, structures and gardens may occupy easement that may interfere with the original construction of the electric lines and telephone lines to serve the subdivision.

\*OWNERS: HILLCREEK FARMS, INC.  
Raymond E. Leigh, Jr. PRES.

OWNERS-DEVELOPERS  
**HILLCREEK FARMS, INC.**  
RAYMOND E. LEIGH JR.-PRESIDENT

**HILLCREEK FARMS**  
SECTION #1

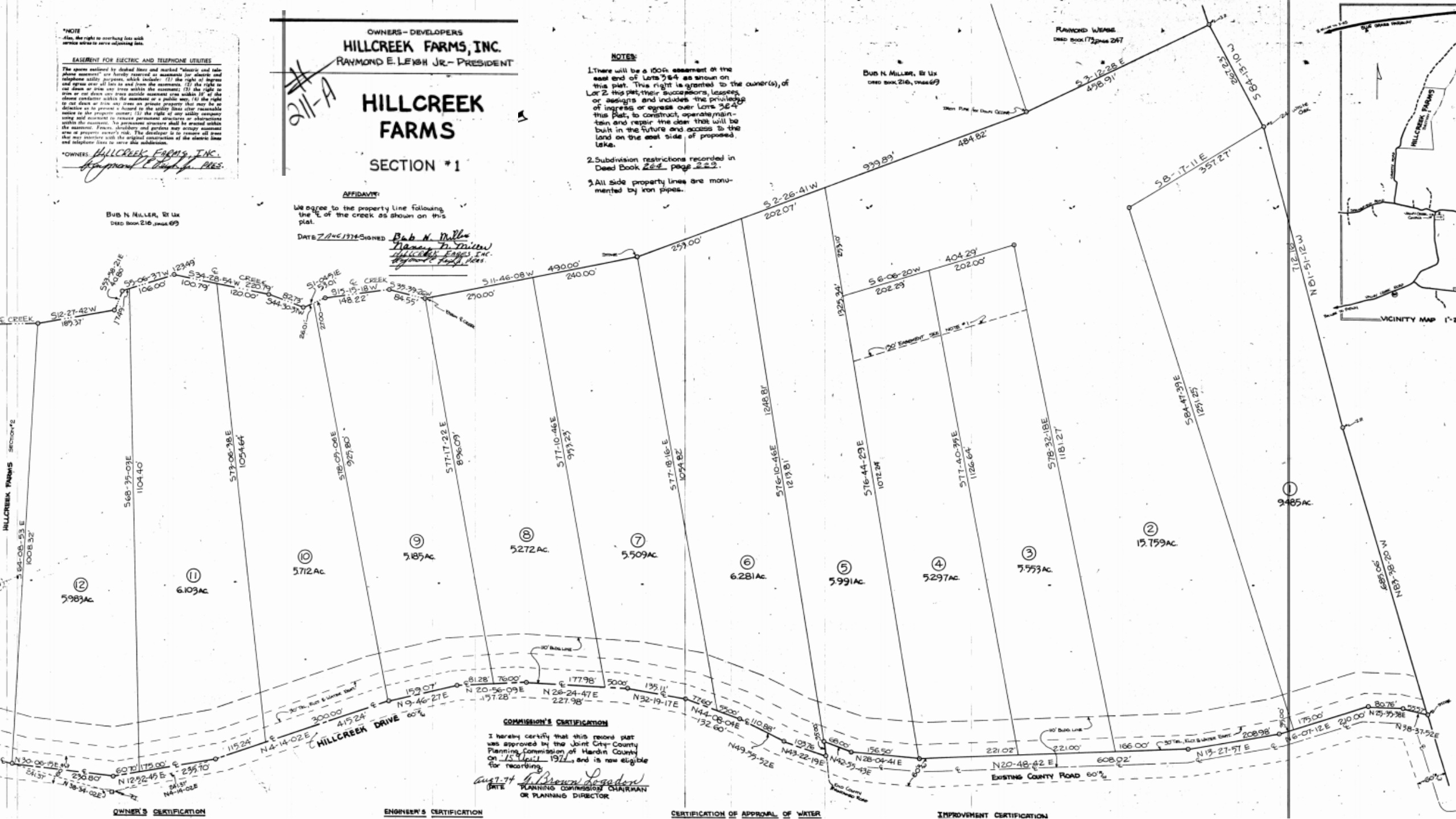
- NOTES:
- There will be a 100' easement at the east end of Lots 7 & 4 as shown on this plat. This right is granted to the owner(s) of Lot 2 this plat, their successors, lessees, or assigns and includes the privilege of ingress or egress over Lots 7 & 4 this plat, to construct, operate/maintain and repair the dam that will be built in the future and access to the land on the east side of proposed lake.
  - Subdivision restrictions recorded in Deed Book 264, page 222.
  - All side property lines are monumented by iron pipes.

AFFIDAVIT:

We agree to the property line following the E of the creek as shown on this plat.

DATE 7/24/1974 SIGNED Bub N. Miller  
Raymond E. Leigh, Jr. PRES.

BUB N. MILLER, Et Ux  
DEED BOOK 216, PAGE 693



COMMISSIONER'S CERTIFICATION

I hereby certify that this record plat was approved by the Joint City-County Planning Commission of Hardin County on 15 June 1974 and is now eligible for recording.  
DATE 15 June 1974 B. Brown Rogers  
PLANNING COMMISSION CHAIRMAN  
OR PLANNING DIRECTOR

OWNER'S CERTIFICATION

ENGINEER'S CERTIFICATION

CERTIFICATION OF APPROVAL OF WATER

IMPROVEMENT CERTIFICATION





1,408 sq. ft. home (2022)



Kayla & Joshua Krupinski  
554 Hillcreek Drive, Elizabethtown, KY  
Hillcreek Farms, Lot 1A



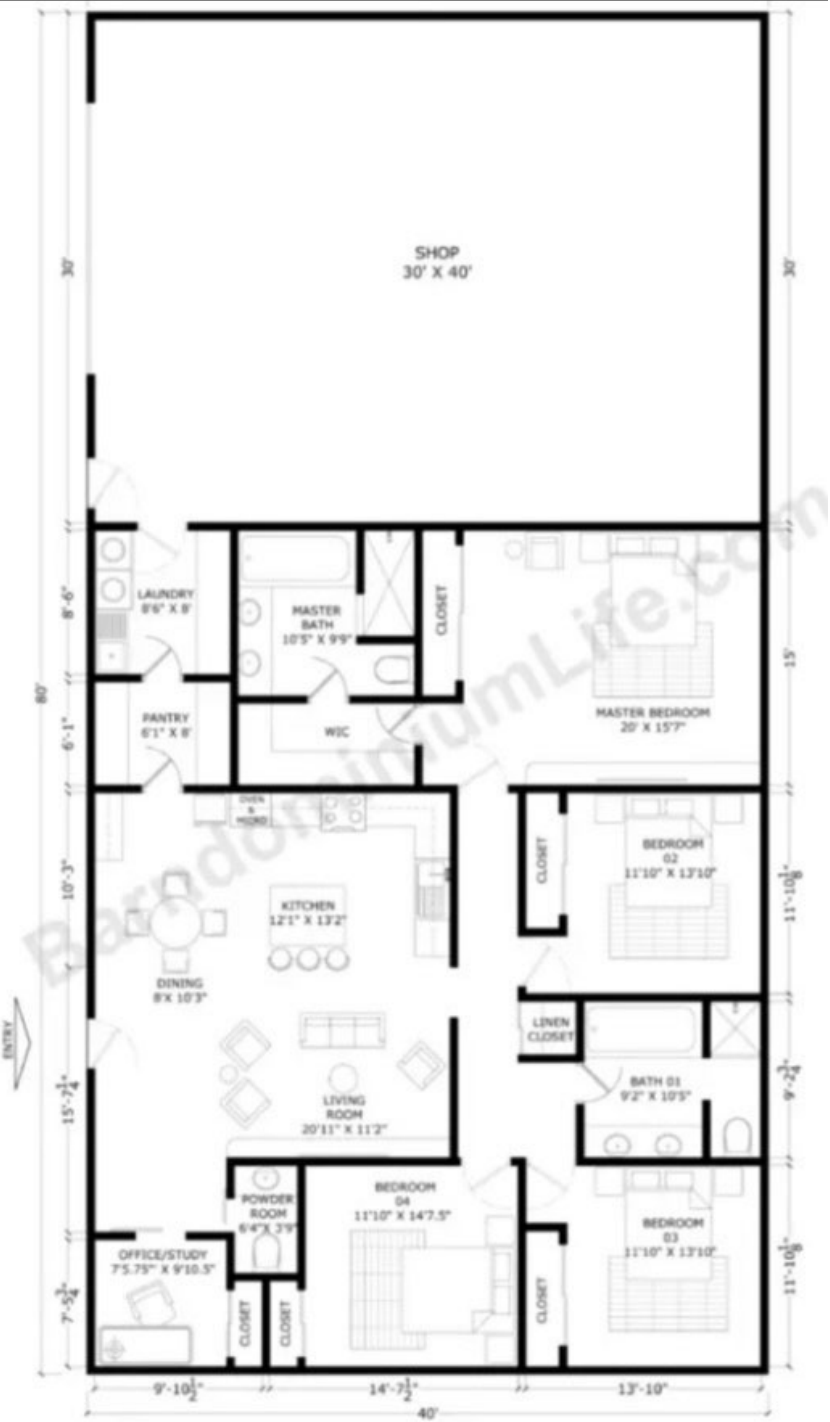
Existing 1408 sq. ft. home  
(Permanent Accessory Dwelling)



Proposed 2400 sq. ft. home



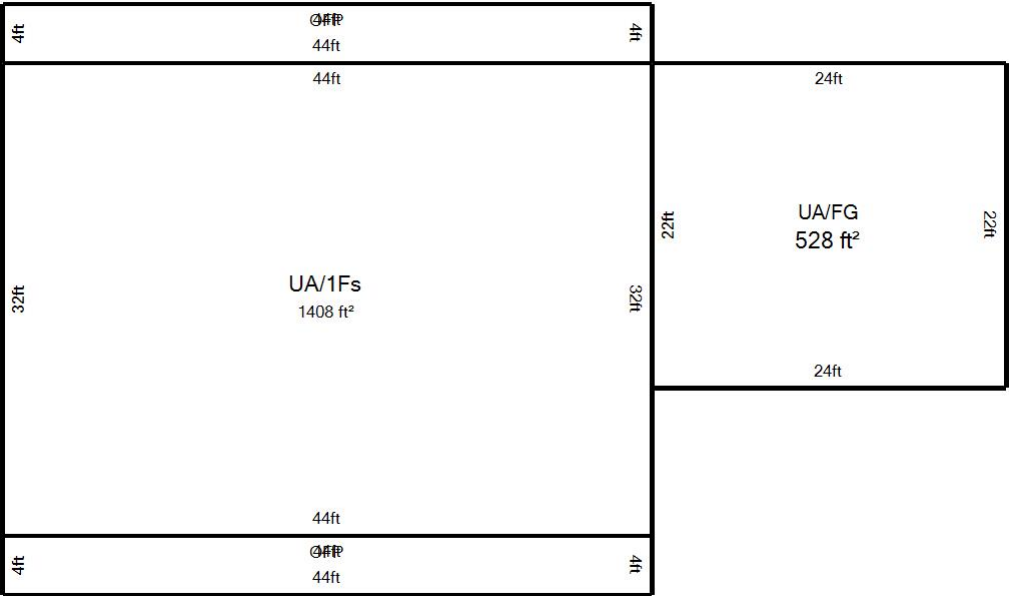
Proposed 2400 sq. ft. Principal Dwelling with  
1200 sq. ft. shop attached  
4 Bed 2.5 Bath  
Black Metal Siding & Black Metal Roof





Existing 1,408 sq. ft. home  
**(proposed permanent accessory dwelling)**  
Brown/maroon & stone siding with black metal roof

Description	HILLCREEK FARMS LT 1A #1	Finished Basement %	0
Type of Residence	1-STORY RANCH	Bedrooms	2
Year Built	2022	Full Baths	2
Num Stories	1	Half Baths	0
Above Ground Sqft	1408	Exterior	FRAME
Total Living Area	1408	Heat	ELECTRIC
Basement	CRAWL	Air Condition	CENTRAL/AC
Basement Sqft	0	Fireplace	0
Basement Sqft Finish	0		



View from Hillcreek Drive

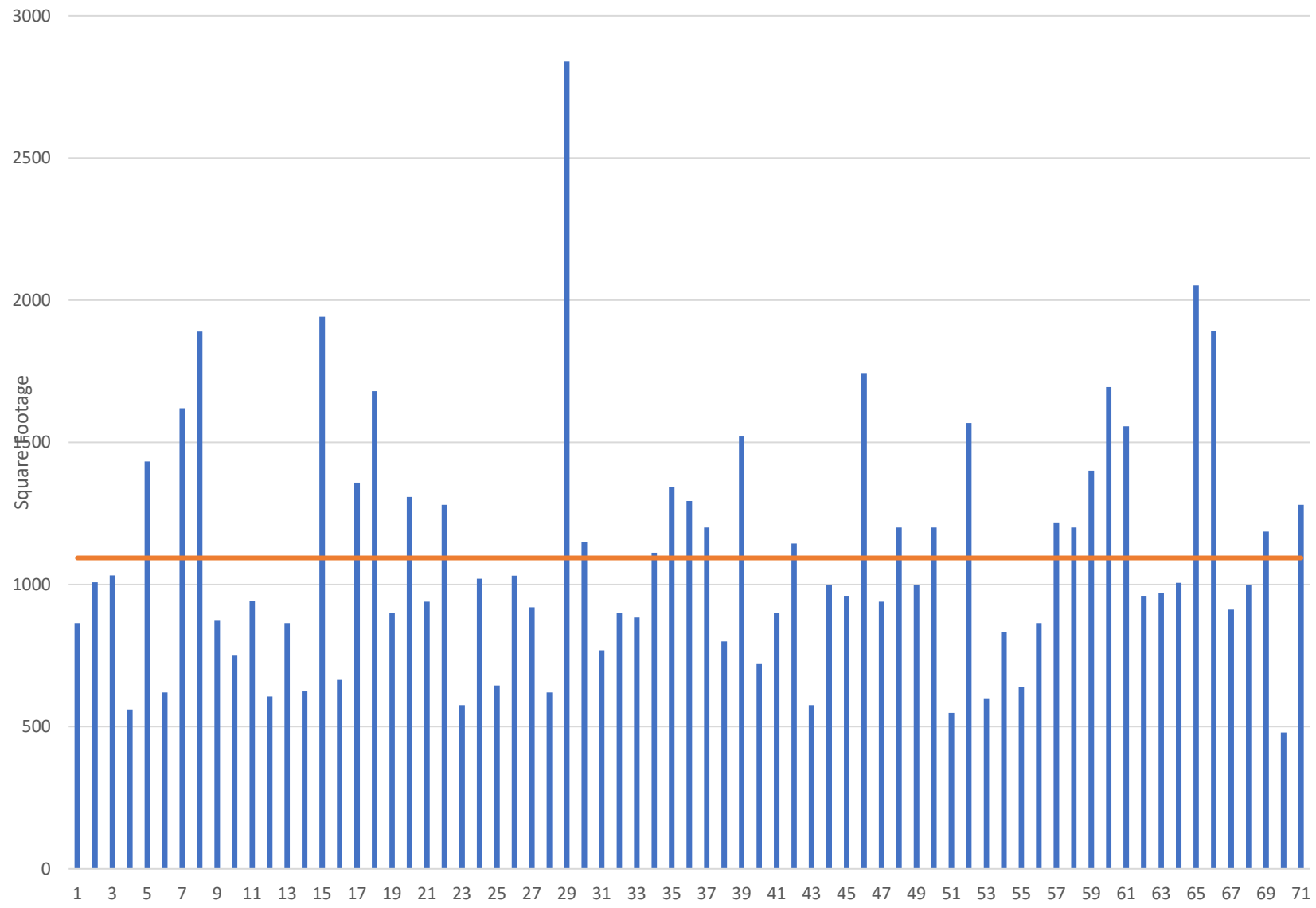




From the existing  
house looking  
towards the road



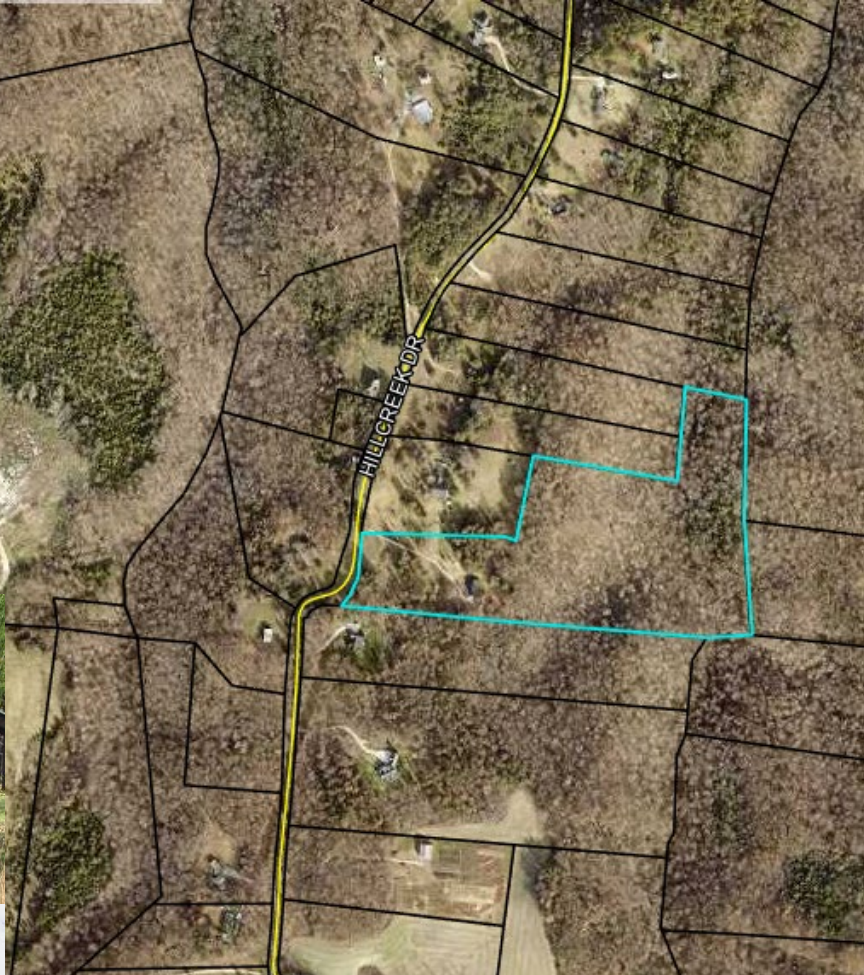




**Average of 1,093 S.F.**

Status	Count
Approved	71
Pending	2
Withdrawn	6
Denied	3
Total	82

Character of the Area



**GENERAL CONDITIONS** In granting any Conditional Use Permit, the Board shall designate such conditions in connection therewith as will, in its opinion, assure that the use will conform to the requirements set out in the Zoning Ordinance and that it will continue to so do. Such conditions may include, but are not limited to the following:

- A. Secure a financial security to insure completion or construction of imposed conditions;
- B. Reasonable time limits may be imposed to insure completion of the project in question or any individual components of the project, if none are established, the project shall be complete in one year;
- C. Conditions may be imposed to abate or restrict noise, smoke, dust, light, or other elements that may affect surrounding properties;
- D. Establish building setbacks and yard requirements necessary for orderly expansion and to prevent traffic congestion;
- E. Provide for adequate parking and ingress and egress to public streets and roads;
- F. Provide the adjoining property with a buffer or shield from view of the proposed use;
- G. Establish minimum dwelling unit square foot requirements in order to protect property values;
- H. Establish Hours of Operation for businesses and commercial activities;
- I. Establish limits as to the scope and intensity of activities conducted under the Conditional Use Permit;
- J. Establish time limits for the Conditional Use Permit at which time the permit shall expire or require renewal;
- K. Conditional Uses shall comply with all applicable standards of the Zoning Ordinance, including the parking, landscape, lighting and signage regulations. Additional standards may be included in the listed requirements for a particular use;
- L. All other plans, licenses, permits and documentation from/for other agencies may be required by the Board.

## 16-22(A) Permanent Accessory Dwellings

An accessory dwelling unit is a detached structure. The Board shall consider the following criteria prior to issuance of the Conditional Use Permit:

1. Creation. Constructing a detached accessory dwelling unit on a site with an existing house.
2. Ownership. The property owner must occupy either the principal dwelling unit or the accessory dwelling used as his/her principal residence, and at no time receive rent for the owner-occupied unit. Owner residence must be proven by driver license, voter registration or other evidence acceptable to the Board, such as but not limited to deeds, utility bills and the like. For added assurance that the owner-occupancy requirements will continue to be met, a Certificate of Land Use Restrictions shall be recorded in the Clerk's Office. The Conditional Use Permit is not transferable and the new owners must reapply for the Conditional Use Permit and meet the necessary requirement as stated herein.
3. Parking. Adequate on-site parking must be designated on an approved site plan.
4. Driveways. Shared driveways are to be encouraged wherever possible.
5. Maximum size. The size of the accessory dwelling unit may be no more than 50% of the living area of the house or 900 square feet, whichever is less.
6. Minimum Width. The accessory dwelling must be a minimum width of at least twenty feet at its smallest width measurement.
7. Location. The accessory dwelling should be located behind the principle dwelling in the rear yard to minimize the visual impact of two separate residences.
8. Exterior finish materials. The exterior finish material must be the same or visually match in type, size and placement of the exterior finish material of the house.
9. Sewage System. The accessory dwelling shall have its own septic system approved by the Hardin County Health Department or be connected to a sanitary sewer.
10. Density. Accessory Dwelling units are not included in the minimum or maximum density calculations for a site.

**Conditions may include, but are not limited to the following:  
DGS [5-3(A)]**

**I make a Motion to Approve the Conditional Use Permit with the Following Conditions:**

**Based on the Staff Presentation and the Testimony presented in the Public Hearing and that it satisfies the Standards for Issuance outlined in the Development Guidance System, Zoning Ordinance 16-3.**

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).
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.

Owners: Jamie & Michael Leasor



**Location**      A 2.078 acre site located at 88 Leasor Lane, Elizabethtown, KY,  
known as Lot 2 of Leasor Trace Subdivision

**Zoned**          Urban Residential (R-1)

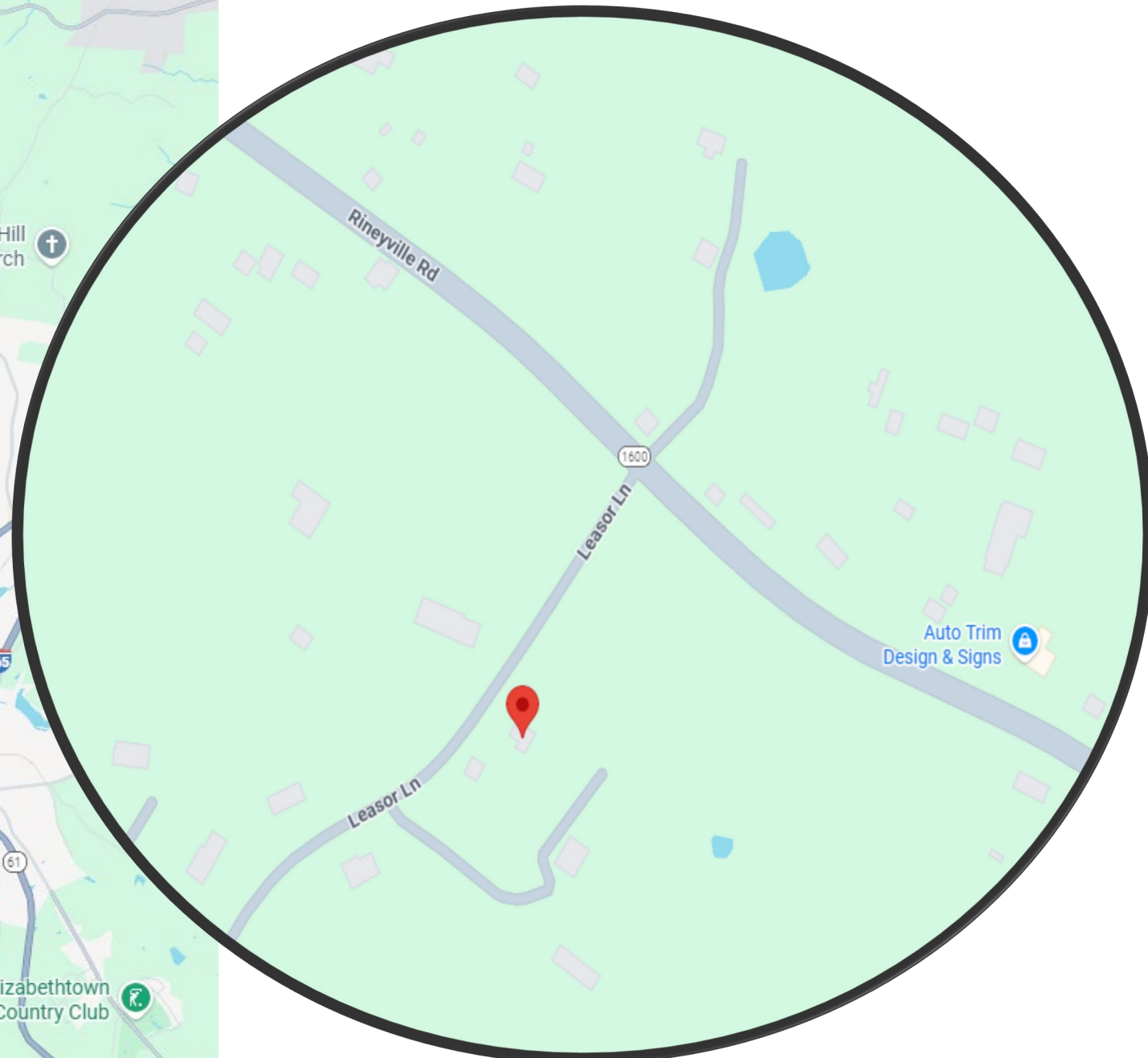
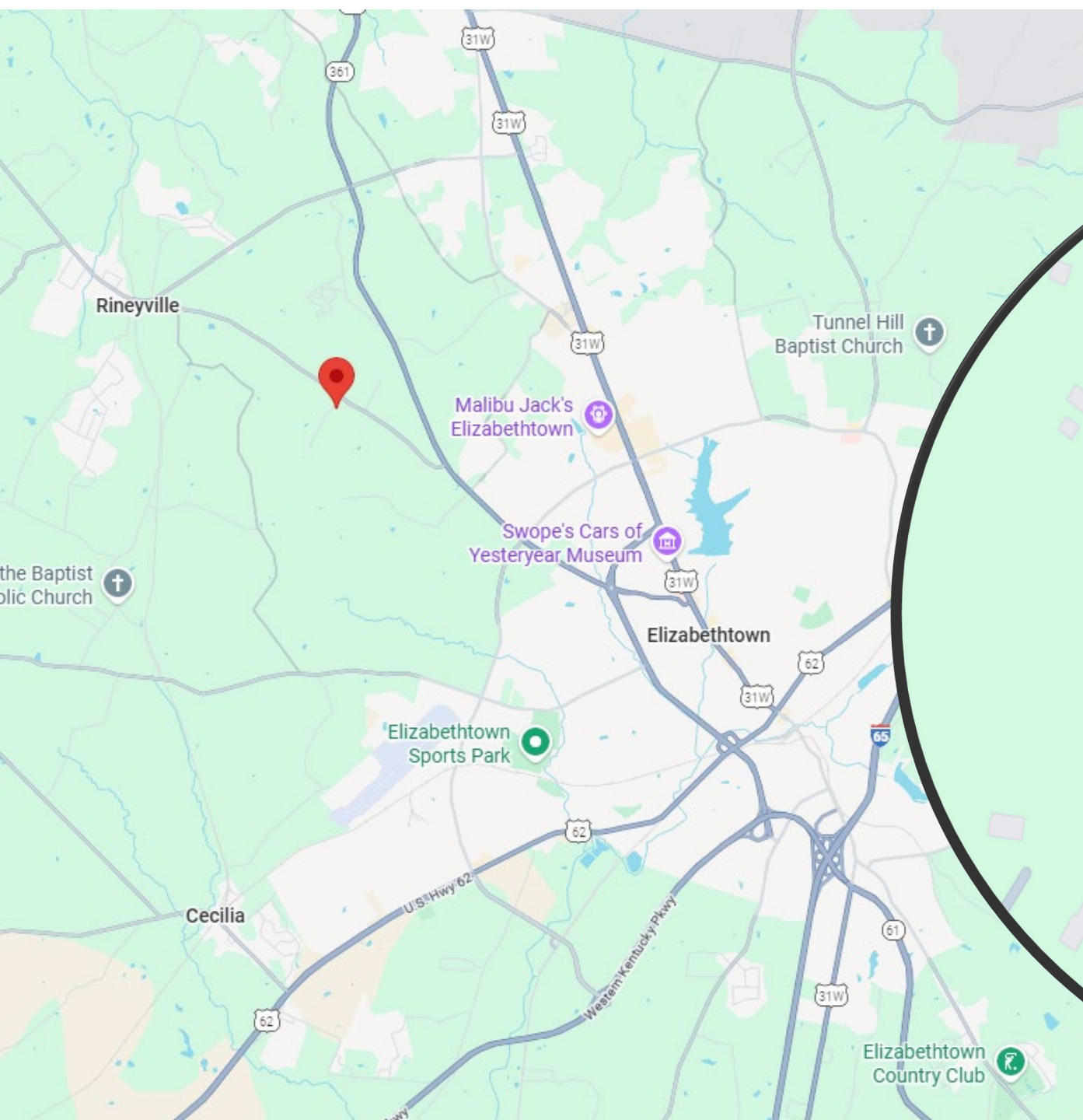
**Request for a Variance from the front building setback line to allow for an  
addition to an existing detached garage**

88 Leasor Lane  
Variance  
SUMMARY REPORT

LISTING OF EXHIBITS

- A. Vicinity Map**
- B. Zoning Map**
- C. Environmental Features**
- D. Record Plat of Leasor Trace Subdivision (1997)**
- E. Character of the Site Analysis**
- F. Site Plan**
- G. Photos of the Site**
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☐ ☒ MasterZone

DISTRICT

A-1

B-1

B-2

C-0

C-1

C-2

I-1

I-2

IH

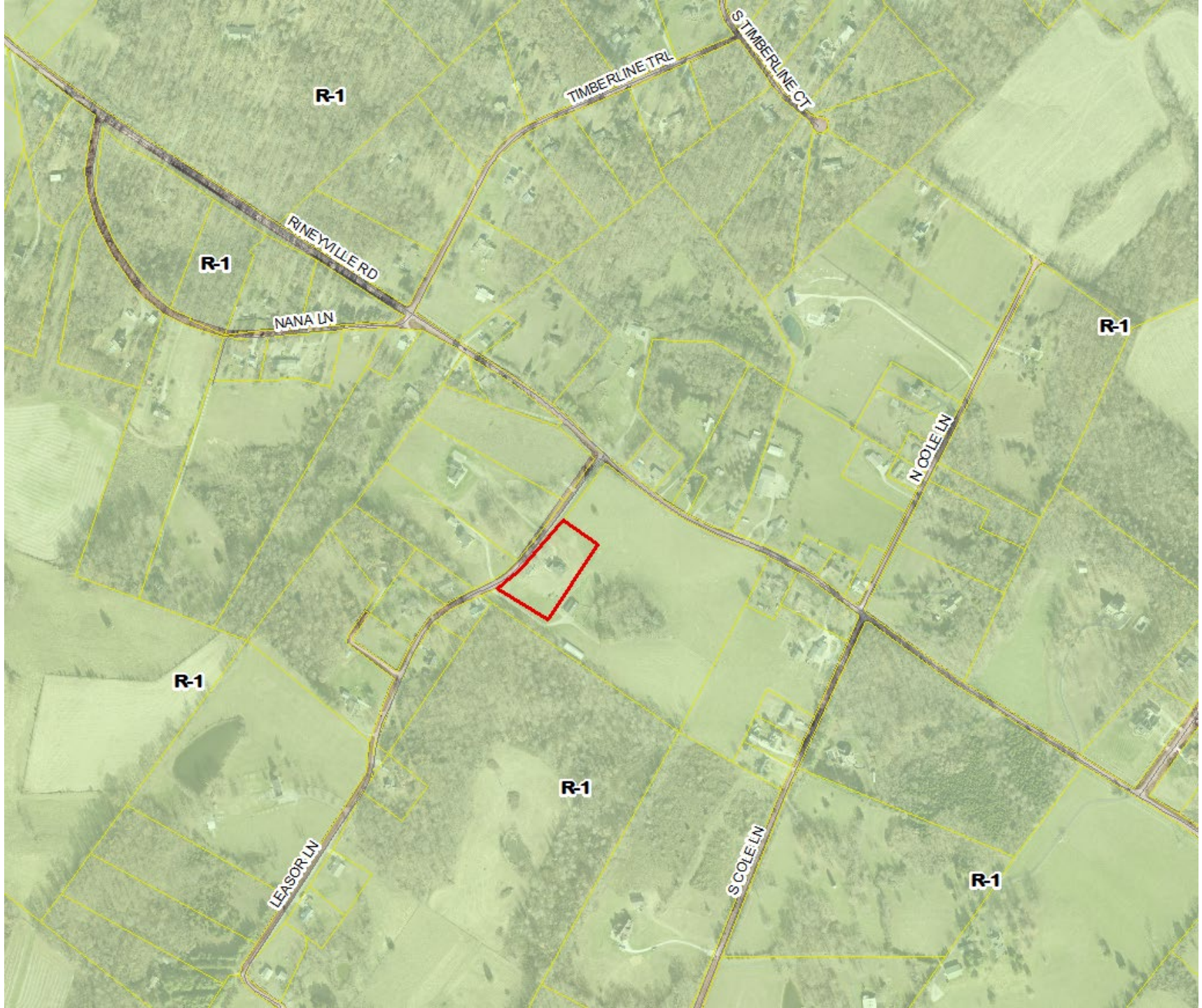
PD-1

R-1

R-2

R-3

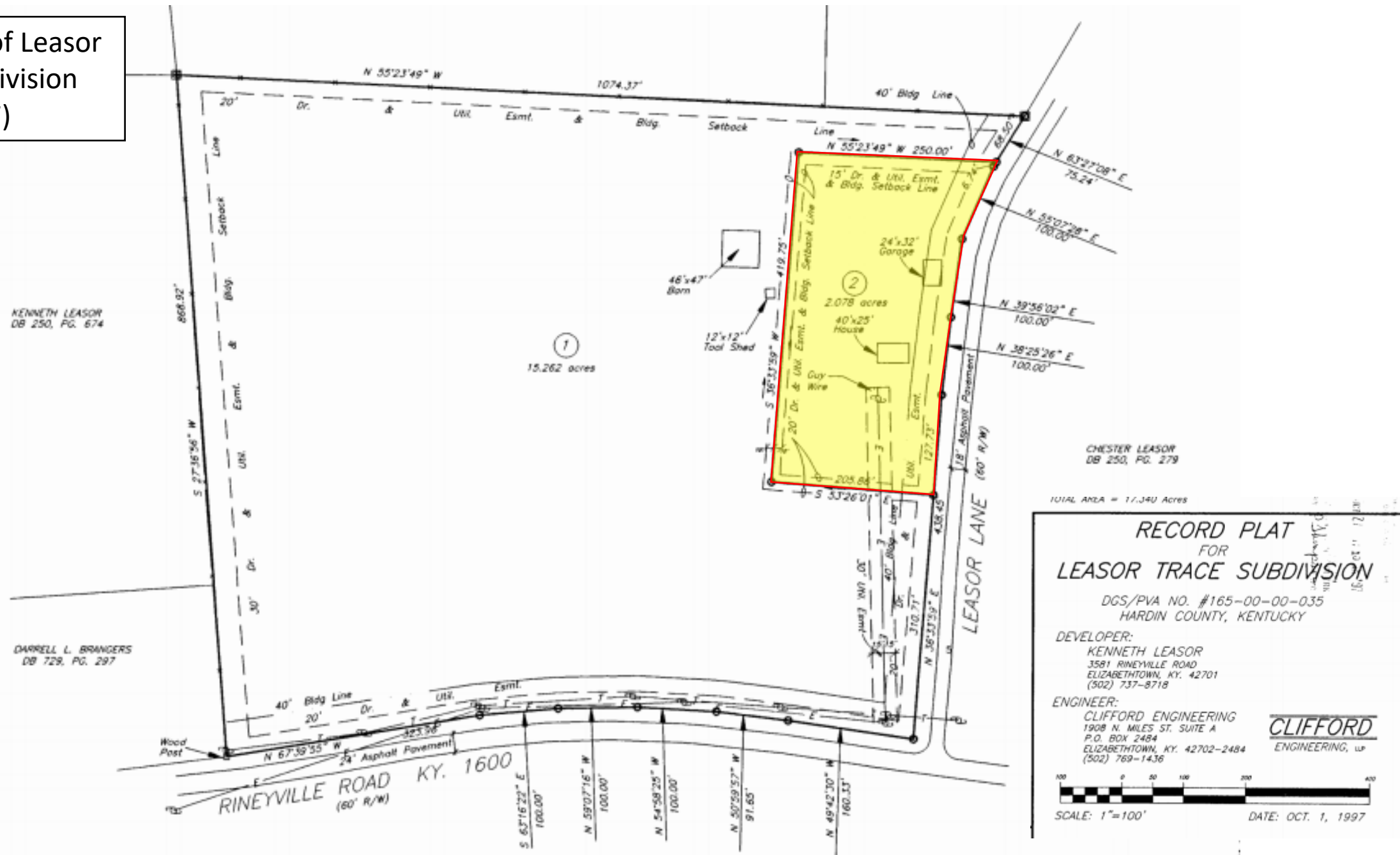
R-4



- ☒ Streams 2023
- ☒ Hardin\_Wetlands
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Record Plat of Leasor  
Trace Subdivision  
(1997)





768 sq. ft. garage (1960)



### EXISTING STRUCTURE NOTE

The existing structures shown on this plat are non-conforming uses as governed by KRS 100.253 and are exempt from building setback lines. Any additions to these structures and all future structures shall be subject to the building setback lines as shown on this plat.



2104 sq. ft. House (2023)



768 sq. ft. garage (1960)



# Site Plan

Adding 8' x 24' & 24' x 32'  
covered porches

40' Building Limit + 60'  
Right-of-Way = 70' to center  
of road requirement

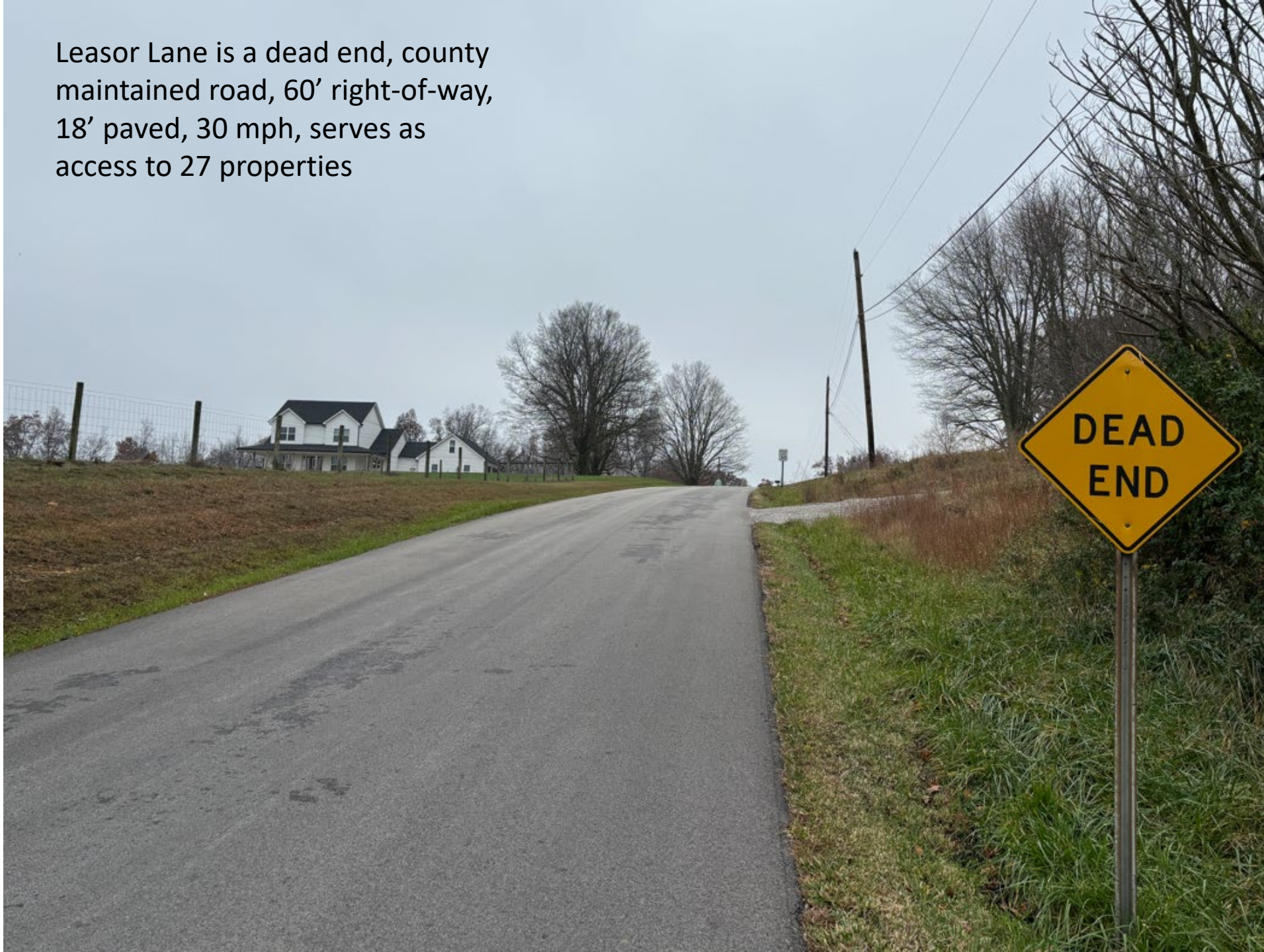
Existing garage from 1960 is  
only 45' from center of  
road.

*Not getting any closer to  
the road*

**= 25' Variance**



Leasor Lane is a dead end, county maintained road, 60' right-of-way, 18' paved, 30 mph, serves as access to 27 properties





45' to C/L









Stop Work Letter sent on 10/23 due to no building permit

Owner office visit on 11/10 to pull building permit and make application for Variance from front building setback line





Approximately 52' to C/L



## Findings necessary for Granting Variances

### KRS 100.243 and DGS 5-3(B)

1. Before any variance is granted, the Board of Adjustment must find that the granting of the variance 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. In making these findings, the board shall consider whether:
  - 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;
  - c. The circumstances are the result of actions of the applicant taken subsequent to the adoption of this regulation from which relief is sought.
2. The Board shall deny any request for variance arising from circumstances that are the result of willful violations of this regulation by the applicant subsequent to the adoption of this regulation.

*I make a Motion to **Approve** the Variance with the Following Conditions:*

*Based on the Staff Presentation and the Testimony presented in the Public Hearing and that it satisfies the Standards for Variances outlined in the Development Guidance System, Zoning Ordinance 5-3(B)(1) with Finding of Fact:*

(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;

(C) The circumstances are the result of actions of the applicant taken subsequent to the adoption of this regulation from which relief is sought.

Motion to Approve the proposed Variance :

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.
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.

OR

Motion to Deny

Owners: James & Victora Lundberg



**Location**      A 15 acre site located at 628 Turkey Roost Lane, Rineyville, KY

**Zoned**          Rural Residential (R-2)

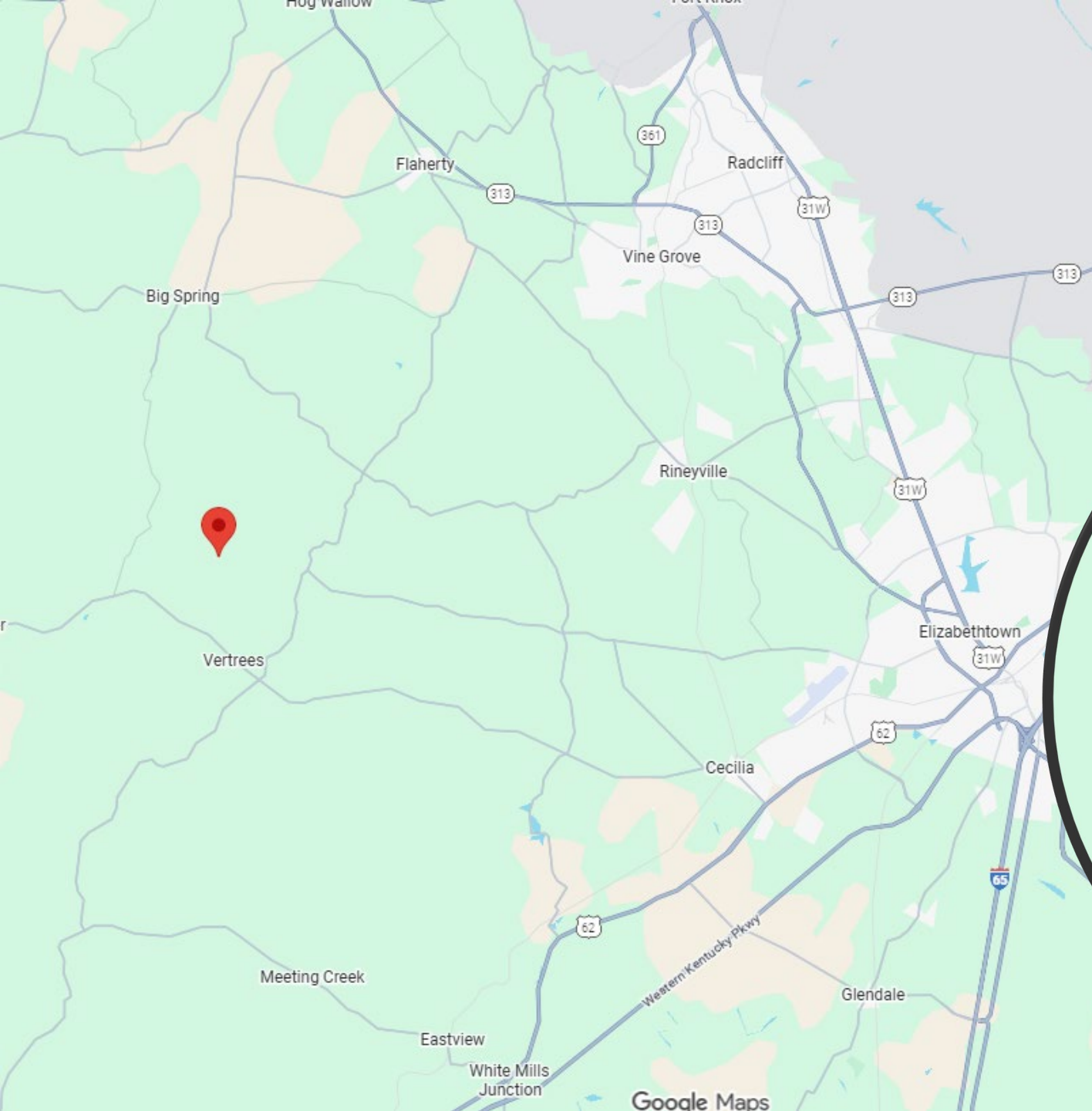
**Request for a Conditional Use Permit to allow for an 897 sq. ft. Permanent Accessory Dwelling on site in addition to a proposed 2,898 sq. ft. Principal Dwelling**

628 Turkey Roost Lane  
Conditional Use Permit  
SUMMARY REPORT

LISTING OF EXHIBITS

- A. Vicinity Map**
- B. Zoning Map**
- C. Environmental Features**
- D. Character of the Site Analysis**
- E. Site Plan**
- F. House Plans/Renderings**
- G. Photos of the Site**
- H. Analysis of Turkey Roost Lane**
- I. Analysis of other Conditional Use Permits for Permanent Accessory Dwellings**
- J. Character of the Area Analysis**
- K. \*Comprehensive Development Guide**
- L. \*Development Guidance System Ordinance**

\* Not Provided in PowerPoint



☐ ☒ MasterZone

DISTRICT

A-1

B-1

B-2

C-0

C-1

C-2

I-1

I-2

IH

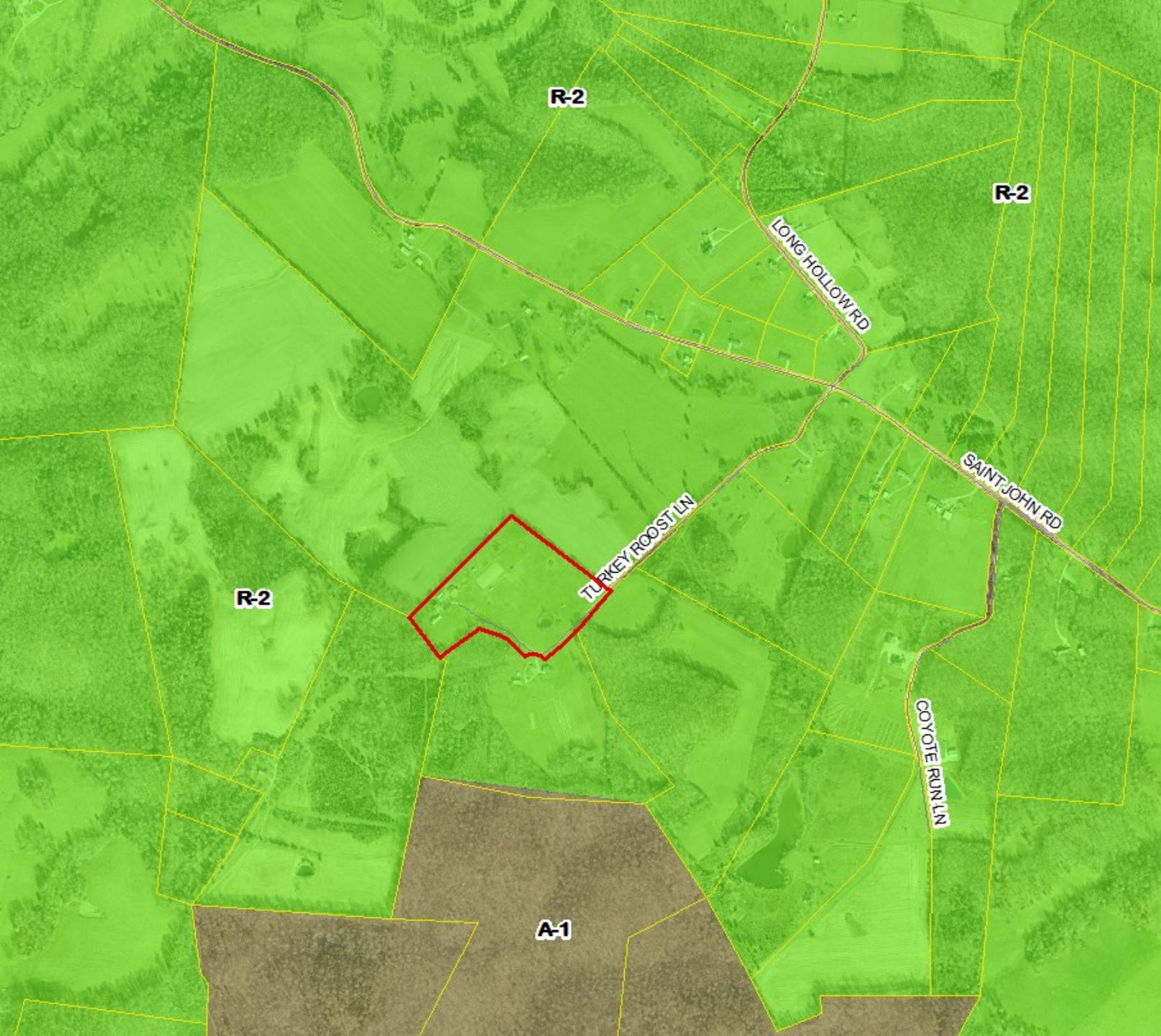
PD-1

R-1

R-2

R-3

R-4



- ☒ Streams 2023
- ☒ Hardin\_Wetlands
- ☒ Hardin\_100Flood
- ☒ hardin\_sinkhole





2006 Garage 896 sq. ft.



1995 Single Wide (To be removed upon approval)



2006 Barn 1,728 sq. ft.



# Site Plan



Proposed 897 sq. ft.  
Permanent Accessory  
Dwelling

Proposed 2,898 sq. ft.  
Home

TURKEY ROOST LN

2898 sq. ft. Principal Dwelling  
3 Bed 2 Bath  
White T11 Siding & Black Shingle Roof

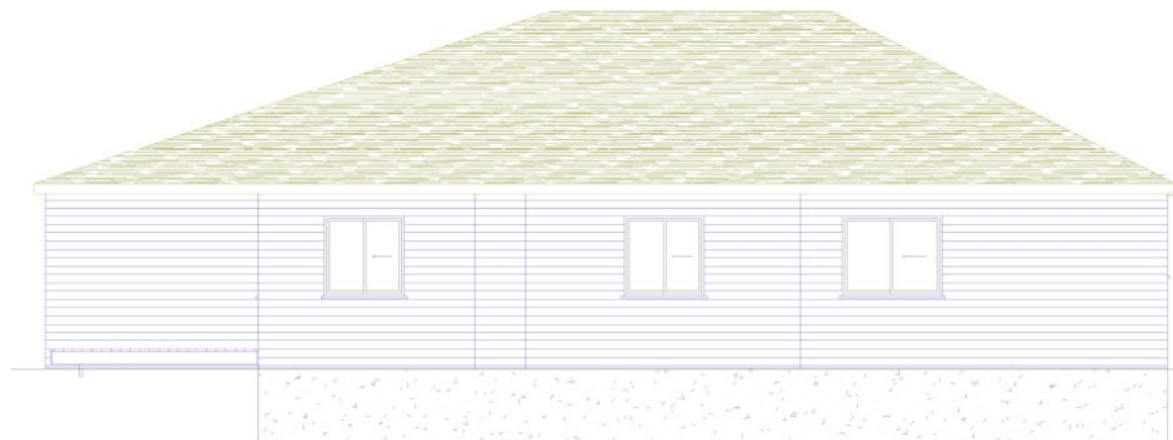
Previous Home from California, will match  
besides skylights + finish materials



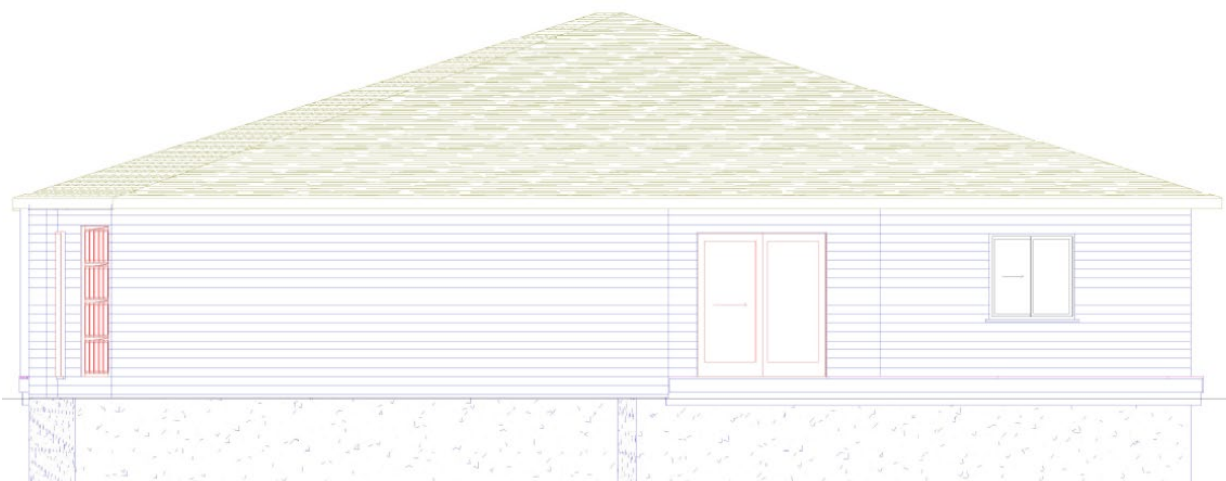
Front



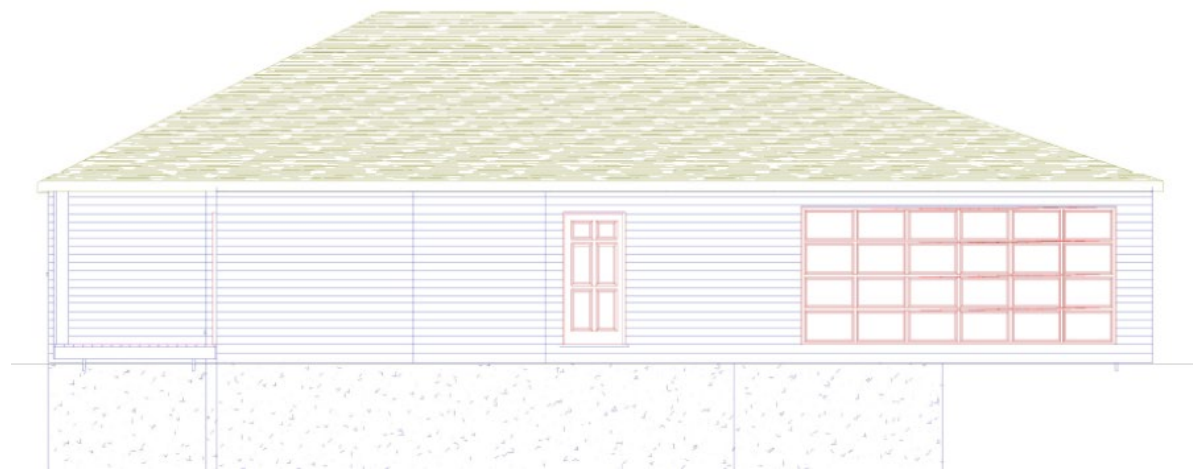
Left



Rear



Right





White T11 Siding  
 & Black Shingle  
 Roof to match  
 proposed  
 principal dwelling



ADU | mother-in-law suite | single level house

## 2 BEDROOM COTTAGE

Plan 337002JUN  
 by Architectural Designs  
 recommended by craft-mart

897 SqFt 2 Bedroom 2 Bath



## Photos

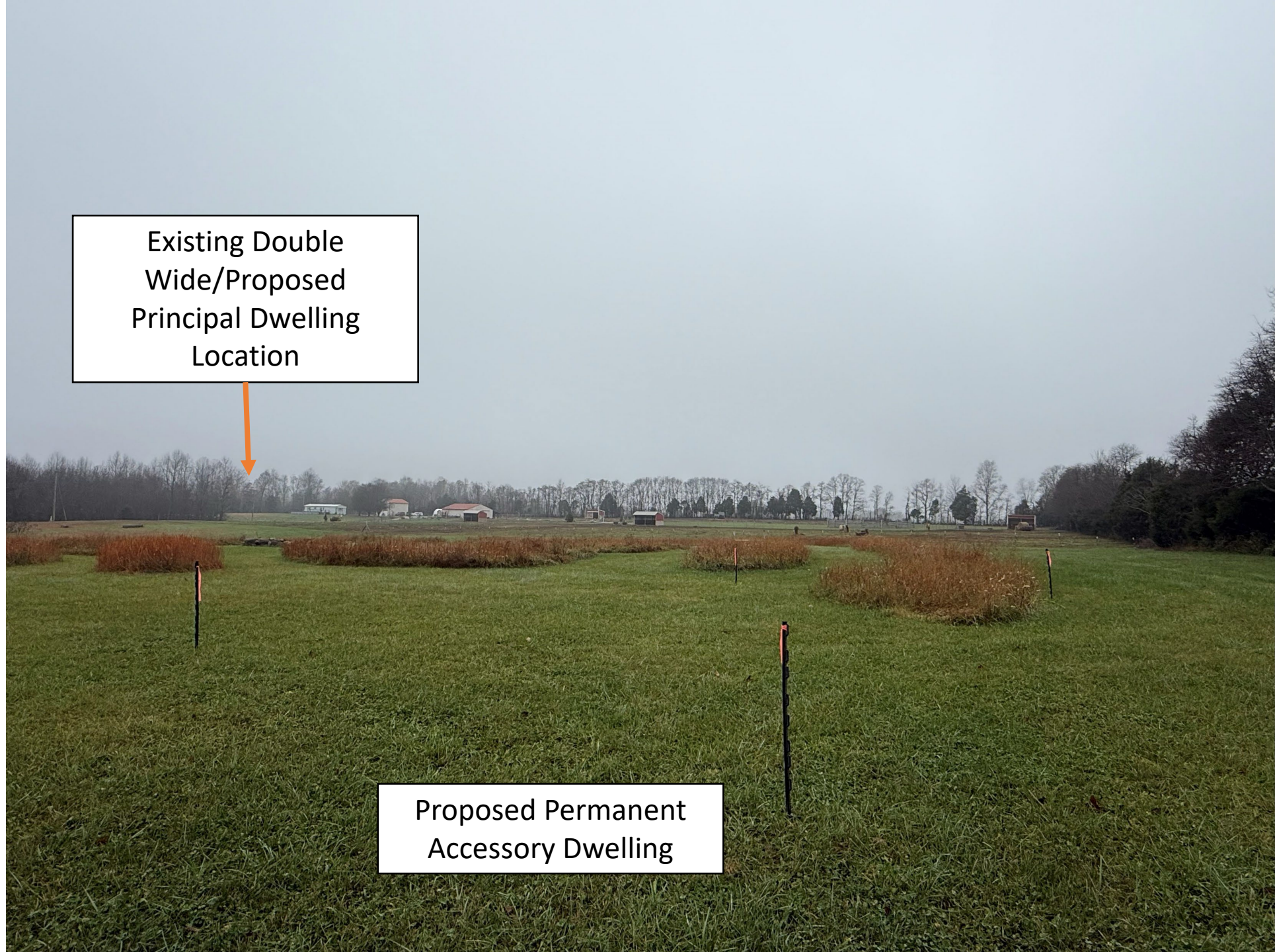




Existing Double  
Wide/Proposed  
Principal Dwelling  
Location



Proposed Permanent  
Accessory Dwelling



A photograph of a grassy field with survey markers. In the background, there is a road with a white car and a line of trees. The sky is overcast. Two text boxes are overlaid on the image: one on the left pointing to the road and one on the right pointing to the neighboring property.

Turkey Roost Lane

Neighboring Property






Proposed Principal  
Dwelling





Existing Home (to be removed)

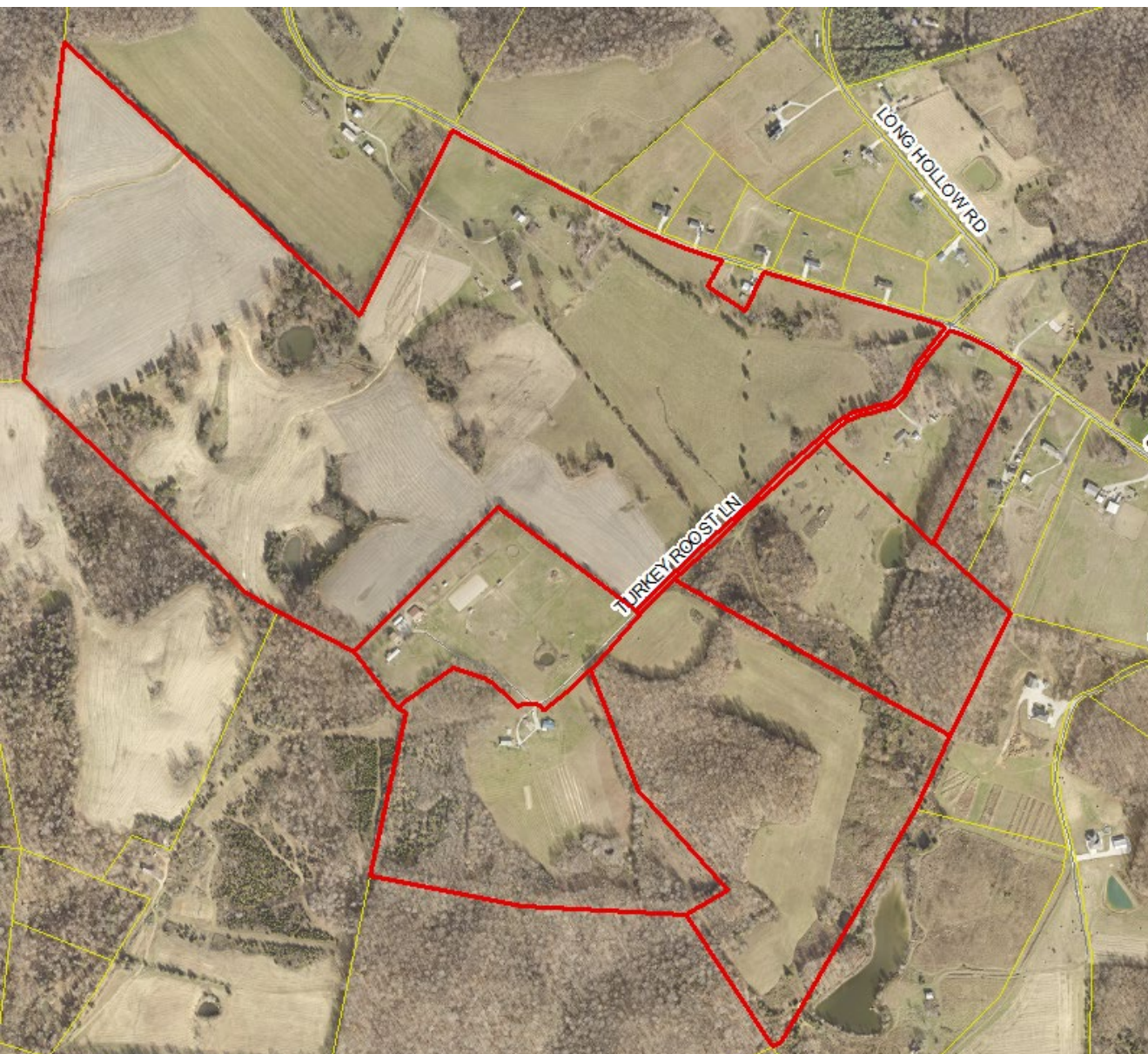


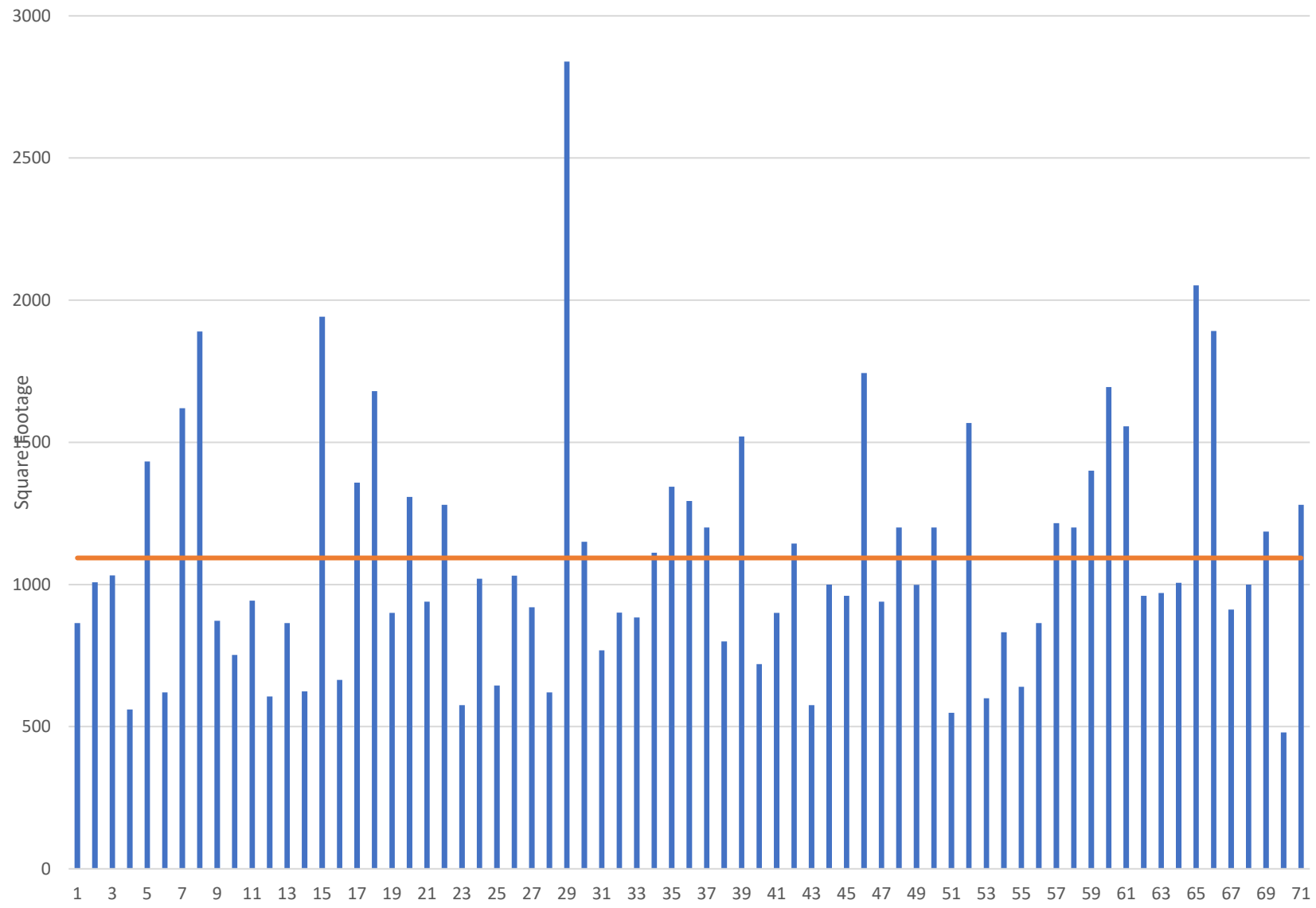


Proposed Permanent  
Accessory Dwelling



Turkey Roost Lane – Approximately 0.5 mi private gravel road serving as access to 6 parcels & 3 addressed homes





**Average of 1,093 S.F.**

Status	Count
Approved	71
Pending	2
Withdrawn	6
Denied	3
Total	82

Character of the Area



Berm Home & Double Wide on adjoining property (allowable prior to 2009)



**GENERAL CONDITIONS** In granting any Conditional Use Permit, the Board shall designate such conditions in connection therewith as will, in its opinion, assure that the use will conform to the requirements set out in the Zoning Ordinance and that it will continue to so do. Such conditions may include, but are not limited to the following:

- A. Secure a financial security to insure completion or construction of imposed conditions;
- B. Reasonable time limits may be imposed to insure completion of the project in question or any individual components of the project, if none are established, the project shall be complete in one year;
- C. Conditions may be imposed to abate or restrict noise, smoke, dust, light, or other elements that may affect surrounding properties;
- D. Establish building setbacks and yard requirements necessary for orderly expansion and to prevent traffic congestion;
- E. Provide for adequate parking and ingress and egress to public streets and roads;
- F. Provide the adjoining property with a buffer or shield from view of the proposed use;
- G. Establish minimum dwelling unit square foot requirements in order to protect property values;
- H. Establish Hours of Operation for businesses and commercial activities;
- I. Establish limits as to the scope and intensity of activities conducted under the Conditional Use Permit;
- J. Establish time limits for the Conditional Use Permit at which time the permit shall expire or require renewal;
- K. Conditional Uses shall comply with all applicable standards of the Zoning Ordinance, including the parking, landscape, lighting and signage regulations. Additional standards may be included in the listed requirements for a particular use;
- L. All other plans, licenses, permits and documentation from/for other agencies may be required by the Board.

## 16-22(A) Permanent Accessory Dwellings

An accessory dwelling unit is a detached structure. The Board shall consider the following criteria prior to issuance of the Conditional Use Permit:

1. Creation. Constructing a detached accessory dwelling unit on a site with an existing house.
2. Ownership. The property owner must occupy either the principal dwelling unit or the accessory dwelling used as his/her principal residence, and at no time receive rent for the owner-occupied unit. Owner residence must be proven by driver license, voter registration or other evidence acceptable to the Board, such as but not limited to deeds, utility bills and the like. For added assurance that the owner-occupancy requirements will continue to be met, a Certificate of Land Use Restrictions shall be recorded in the Clerk's Office. The Conditional Use Permit is not transferable and the new owners must reapply for the Conditional Use Permit and meet the necessary requirement as stated herein.
3. Parking. Adequate on-site parking must be designated on an approved site plan.
4. Driveways. Shared driveways are to be encouraged wherever possible.
5. Maximum size. The size of the accessory dwelling unit may be no more than 50% of the living area of the house or 900 square feet, whichever is less.
6. Minimum Width. The accessory dwelling must be a minimum width of at least twenty feet at its smallest width measurement.
7. Location. The accessory dwelling should be located behind the principle dwelling in the rear yard to minimize the visual impact of two separate residences.
8. Exterior finish materials. The exterior finish material must be the same or visually match in type, size and placement of the exterior finish material of the house.
9. Sewage System. The accessory dwelling shall have its own septic system approved by the Hardin County Health Department or be connected to a sanitary sewer.
10. Density. Accessory Dwelling units are not included in the minimum or maximum density calculations for a site.

**Conditions may include, but are not limited to the following:  
DGS [5-3(A)]**

**I make a Motion to Approve the Conditional Use Permit with the Following Conditions:**

**Based on the Staff Presentation and the Testimony presented in the Public Hearing and that it satisfies the Standards for Issuance outlined in the Development Guidance System, Zoning Ordinance 16-3.**

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 on the eastern side of the property along the private roadway Turkey Roost Lane.
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.