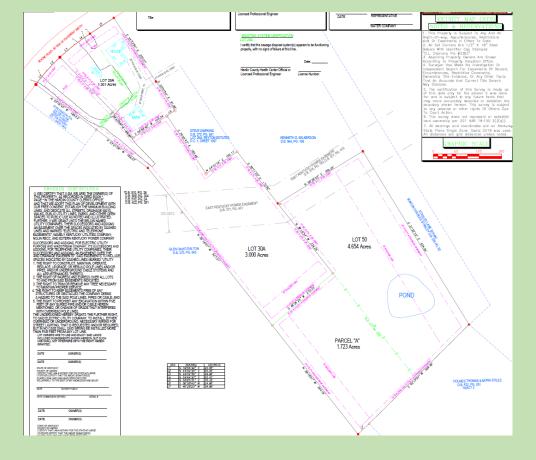


Hardin County Board of Adjustment

16 October 2025

County Government Center Second Floor Meeting Room

Owners: Arthur Miller and Mona & Holmes Stiles



Location: 3 proposed lots totaling 8.655 acres located adjacent to 345 Boone Road, Rineyville, KY

Zoned: Urban Residential (R-1)

Requesting a **Variance** from the 1:4 lot width-to-length ratio and from the government maintained road frontage to allow for the property to be reconfigured

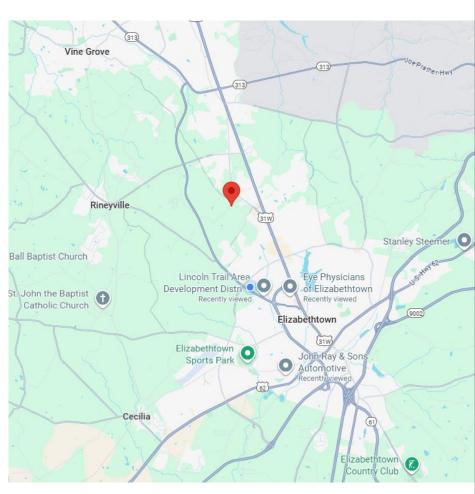
345 Boone Road, Rineyville, KY

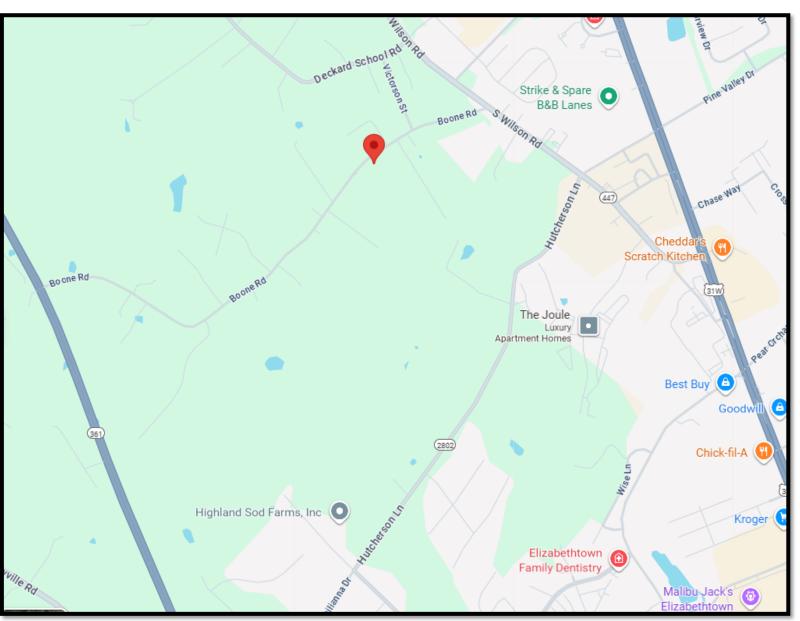
Variance Summary Report

LISTING OF EXHIBITS

- A. Vicinity Map
- B. Zoning Map
- C. Aerial Photos
- D. Record Plat of Peyton Estates (1969)
- E. Amended Record Plat of Peyton Estates (1990)
- F. Proposed three lot Subdivision Plat
- G. Site visit Photos
- H. Analysis of other Variances from 1:4 ratio
- I. Analysis of other Variances from government maintained road frontage
- J. *Comprehensive Development Guide
- K. *Development Guidance System Ordinance
- * Not Provided in PowerPoint

Vicinity Maps







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



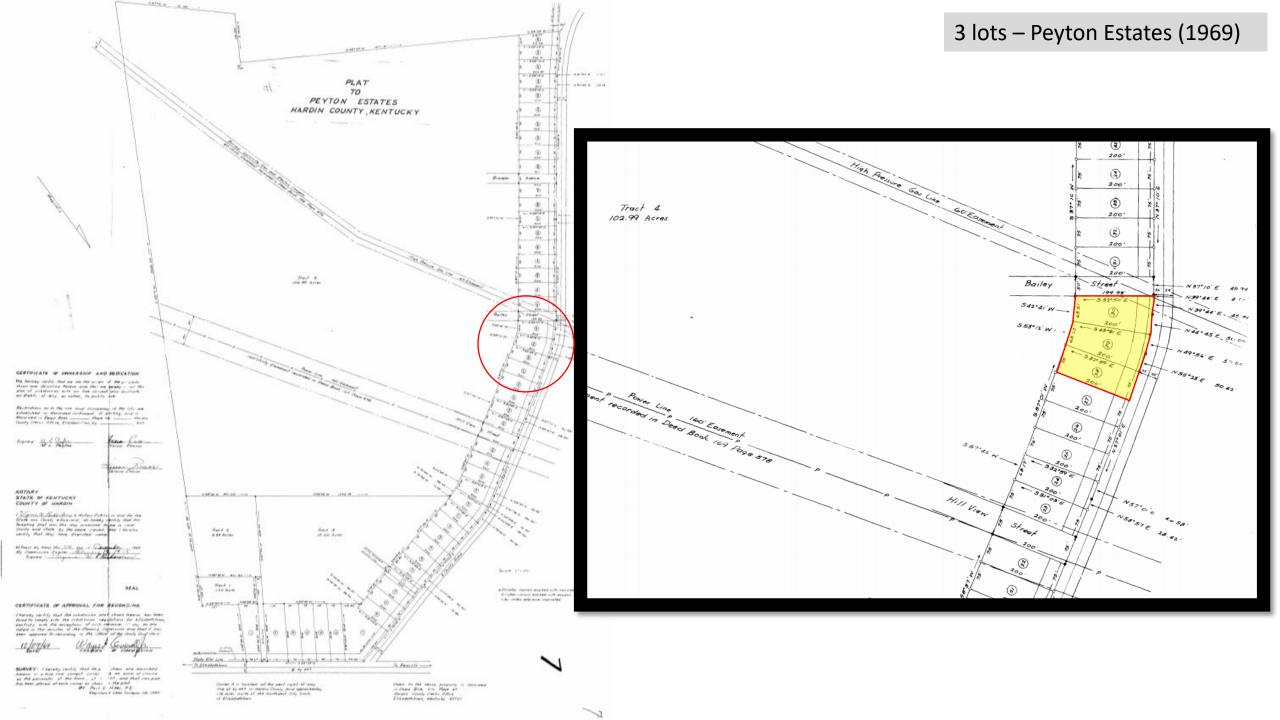
✓ Hardin_Wetlands

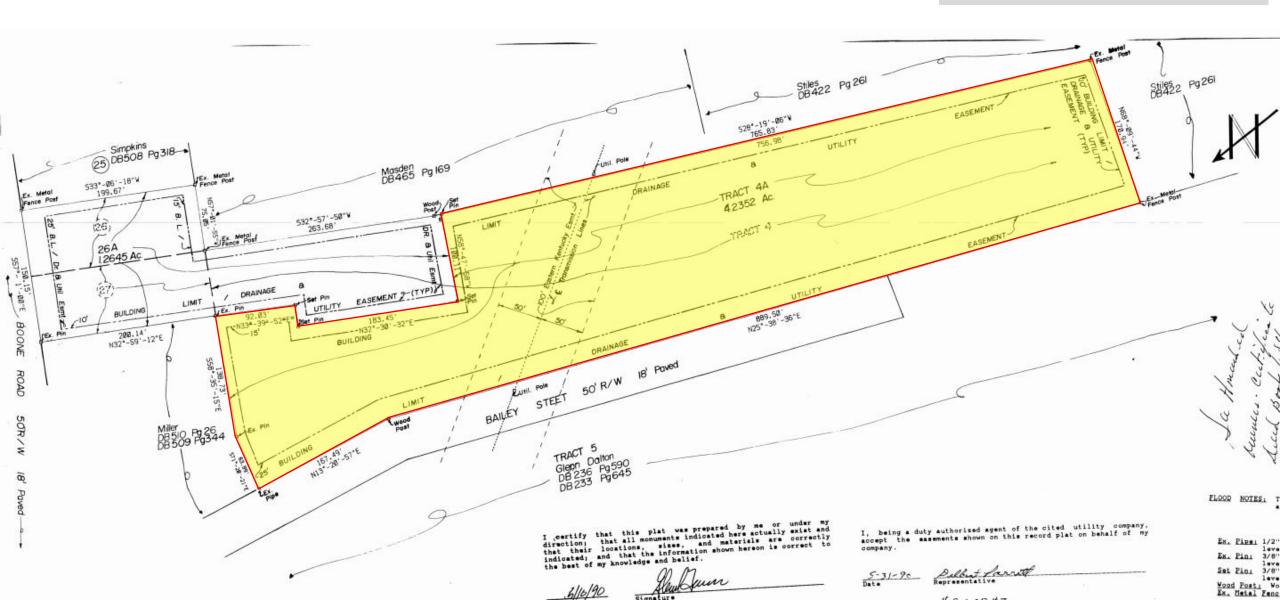
✓ Hardin_100Flood

✓ Streams 2023

✓ hardin_sinkhole



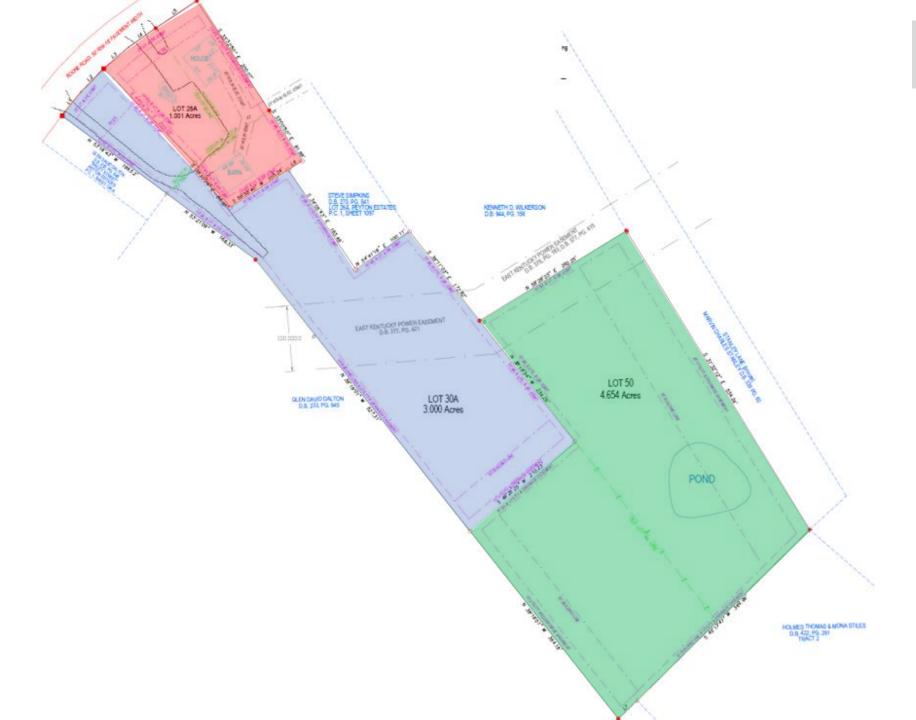




Existing 2.9 acre tract from 1979



PROPOSED 3 lots



VARIANCE REQUESTS

* Lot 30A (Miller)
needs a Variance from
the 1:4 ratio (95.72' of
road frontage and
95.16' depth)

*Lot 50 (Stiles) needs a Variance from government maintained road frontage (Stanley Lane is an existing private road)















Other Variances from the government maintained road frontage requirement

_									
Permit Date	Owner	PVA Map Number	Type	Zone	Project / Subdivision Name	Request	Site Address	Status	Final Date
08/15/2025	MILLER ARTHUR D	183-40-00-001: 002; 007 and 009	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE	PEYTON ESTATES, LOTS 28-30	VARIANCE FROM THE 1:4 LOT WIDTH-TO-LENGTH RATIO AND FROM GOVERNMENT MAINTAINED ROAD FRONTAGE	345 BOONE ROAD	PENDING	
02/07/2025	KENNETH ROBERTS	073-00-00-027	VARIANCE	R-2 - RURAL RESIDENTIAL ZONE	ROBERTS TWO LOT SUBDIVISION	VARIANCE FROM THE GOVERNMENT MAINTAINED ROAD FRONTAGE TO ALLOW FOR A TWO LOT SUBDIVISION	686 SUMMIT ROAD, EASTVIEW, KY	APPROVED	03/20/2025
11/20/2024	GOODIN BARRY E	243-00-00-001.01 & 230- 00-00-033	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE	PENNY LANE SUBDIVISION, LOT 1 : VARIANCE FROM GOVERNMENT MAINITANED ROAD FRONTAGE	VARIANCE FROM THE GOVERNMENT MAINTAINED ROAD FRONTAGE REQUIREMENT	218 ARBOR LANE, ELIZABETHTOWN, KY	APPROVED	12/19/2024
07/19/2024	PENDLETON, MICHAEL ANTHONY	241-00-00-032.03	VARIANCE	R-2 - RURAL RESIDENTIAL ZONE	PENDLETON LANE VARIANCE	TO ALLOW FOR A VARIANCE FROM GOVERNMENT MAINTAINED ROAD FRONTAGE FOR AN ILLEGALLY CREATED LOT	PENDLETON LANE	WITHDRAWN	07/31/2024
05/02/2024	JOHN & KRISTINA TAPIO	065-00-00-001.03	VARIANCE	R-2 - RURAL RESIDENTIAL ZONE	AMENDED DEL MORAL SUBDIVISION, LOT 3A	FROM THE GOVERNMENT MAINTAINED ROAD FRONTAGE REQUIREMENT TO ALLOW FOR THE PROPERTY TO BE FURTHER SUBDIVIDED	4497 SALT RIVER ROAD, RINEYVILLE, KY	APPROVED	05/23/2024
11/15/2022	BENNIES BARN LLC	190-30-00-020.01	VARIANCE	PD-1 - PLANNED UNIT DEVELOPMENT	WILLIAMS CORNER SUBDIVISION, LOT 2 - BENNIES BARN VARIANCE	VARIANCE FROM GOVERNMENT MAINTAINED ROAD FRONTAGE FOR LOT 2B AND THE MINIMUM ROAD FRONTAGE FOR LOT 2A		DENIED	01/05/2023
10/07/2022	MOUSER KAITLYN & BAILEY HALL	164-00-01-015	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE	VARIANCE FROM GOVERNMENT MAINTAINED ROAD FRONTAGE	VARIANCE FROM GOVERNMENT MAINTAINED ROAD FRONTAGE TO ALLOW FOR THE PROPERTY TO BE RECONFIGURED	294 PIERCE LANE, ELIZABETHTOWN, KY 42701	APPROVED	11/03/2022
08/04/2022	OWSLEY B G & MARTHA J	147-30-01-001; 147-30- 01-007	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE	RATIO & GOVERNMENT MAINTAINED ROAD FRONTAGE VARIANCES	FROM THE 1:4 LOT WIDTH-TO-LENGTH RATIO FOR LOT 1. VARIANCE FROM GOVERNMENT MAINTAINED ROAD FRONTAGE FOR LOT 2.	WEST MAIN STREET/PARK LANE	APPROVED	09/08/2022
04/28/2021	BEARD RONALD C & TAMBERLEY	083-00-00-013 & 083-00- 00-045	VARIANCE	R-2 - RURAL RESIDENTIAL ZONE	BEARD SUBDIVISION, SECTION 3	TO ALLOW FOR TWO EXISTING TRACTS TO BE RECONFIGURED AND PLATTED AS TWO LOTS - VARIANCE FROM GOVERNMENT MAINTAINED ROAD FRONTAGE	10032 ST. JOHN ROAD, CECILIA, KY	APPROVED	05/20/2021
11/05/2019	IRWIN DALE	198-00-00-029 & 029.01	VARIANCE	R-3 - RESIDENTIAL ESTATE ZONE	IRWIN SUBDIVISION, LOT 1, #1	FROM THE MINIMUM ROAD FRONTAGE AND GOVERNMENT MAINTAINED ROAD FRONTAGE TO ALLOW FOR THE PROPERTIES TO BE FURTHER SUBDIVIDED	459 LINCOLN ROAD & 1614 BATTLE TRAINING ROAD	APPROVED	12/05/2019
09/24/2019	COTTRELL STEPHANIE & KEVIN	235-10-01-031 THRU 035	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE	LYNNWOOD SUBDIVISION, # 3, LOTS 18-22	TO ALLOW FOR A VARIANCE FROM FRONTAGE ON A GOVERNMENT MAINTAINED ROAD	ECHO LN	APPROVED	10/17/2019
03/15/2018	SPRINGER KARL L & ROBIN S	206-00-00-038	VARIANCE	R-2 - RURAL RESIDENTIAL ZONE	SPRINGER PROPERTY	FROM THE GOVERNMENT MAINTAINED ROAD FRONTAGE REQUIREMENT TO ALLOW FOR ADDITIONAL ACREAGE TO BE MERGED TO AN EXISTING TRACT	996 MUD SPLASH RD	APPROVED	04/19/2018
12/28/2016	WARREN GENEVA F REVOCABLE LIVING	223-00-00-002.01	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE		FROM THE GOVERNMENT MAINTAINED ROAD FRONTAGE TO ALLOW FOR FOUR EXISTING TRACTS OFF OVERALL PHILLIPS ROAD IN ELIZABETHTOWN, KY TO BE MERGED TOGETHER AND PLATTED AS A SINGLE LOT	OVERALL PHILLIPS RD	APPROVED	01/19/2017
04/08/2015	ASAUSKAS GLENN E	088-00-00-012	VARIANCE	R-2 - RURAL RESIDENTIAL ZONE		RELIEF FROM THE GOVERNMENT MAINTAINED ROAD FRONTAGE TO ALLOW FOR ADDITIONAL ACREAGE TO BE MERGED TO LOT 1 OF ARCHER HOLLOW.	100 EASTVIEW ROAD	APPROVED	05/11/2015
08/26/2014	CHARLES & SHERYL PHILLIPS	273-00-01-009.01	VARIANCE	R-2 - RURAL RESIDENTIAL ZONE	GOVERNMENT MAINTAINED ROAD FRONTAGE	RELIEF FROM THE GOVERNMENT MAINTAINED ROAD FRONTAGE REQUIREMENT. COMBINE 4 TRACTS INTO 1.	DEVERS RD	APPROVED	
04/17/2014	FRANK HOBBS	165-00-00-050	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE		RELIEF FROM THE GOVERNMENT MAINTAINED ROAD FRONTAGE	WALNUT CREEK ROAD	APPROVED	
04/14/2014	ASAUSKAS GLENN E	088-00-00-008; 088-00- 00-012	VARIANCE	R-2 - RURAL RESIDENTIAL ZONE	GOVERNMENT MAINTAINED ROAD FRONTAGE	RELIEF FROM THE GOVERNMENT MAINTAINED ROAD FRONTAGE	1106 EASTVIEW ROAD	APPROVED	
08/28/2012	JUNKO COSBY	231-10-00-023	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE	GOVERNMENT MAINTAINED ROAD FRONTAGE	VARIANCE FROM THE GOVERNMENT MAINTAINED ROAD FRONTAGE TO RESHAPE THE EXISTING TRACTS	1707 TUNNEL HILL ROAD	APPROVED	
10/06/2011	ERIC M PEAKE	147-40-00-046; 147-40- 00-046.01	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE	GOVERNMENT MAINTAAINED ROAD FRONTAGE / DR AUDS FIRST ADDITION, LOTS 23A & 26A	RELIEF FROM THE GOVERNMENT MAINTAINED ROAD FRONTAGE	MAIN STREET	APPROVED	
04/11/2011	GARY S. COOPER, SR.	040-00-00-010.04	VARIANCE	R-2 - RURAL RESIDENTIAL ZONE	GOVERNMENT MAINTAINED ROAD FRONTAGE	RELIEF FROM THE GOVERNMENT MAINTAINED ROAD FRONTAGE	85 TURKEY ROOST LANE	DENIED	
					Posserds 1 to 20 (of 20)				

Records 1 to 20 (of 20)

Variance from the 1:4 ratio in the R-1 Zone

Permit Date	Owner Name	Site Address \$	Project / Subdivision Name	Acres (All Permits)	Frontage (VAR)	Depth (VAR)	Status \$	RATIO [‡]
12/16/2015	FRALEY GARY	SOUTH OF BRIDLE DRIVE AND NORTH OF KRAFT RD	MINIARD ACRES, SECTION 1, LOT 4	6.760	146.00	1,000.00	APPROVED	7
11/25/2015	SULLIVAN STUART	995 RED MILL RD		0.000	61.42	1,508.69	APPROVED	25
2/18/2015	KRIEGER ROBERT E & DEBRA	1330 Berrytown Road	/ Krieger Estates	0.000	232.22	1,531.59	APPROVED	7
5/29/2014	PATRICK & LYNNE HOGAN	RINEYVILLE BIG SPRINGS RD	1:4 WIDTH-TO-LENGTH RATIO / MAYFAIR PLACE SUBDIVISION, SECTION 1	3.780	148.00	853.65	WITHDRAWN	6
4/15/2014	HOUSER AARON & ANDREA	306 CRUME ROAD (KY 391)	1:4 WIDTH-TO-LENGTH RATIO / AMENDED RECORD PLAT OF CLARK ESTATE, LOT 1 AND RECORD PLAT CLARK ESTATE, SECTION 2	3.960	80.00	550.00	APPROVED	7
2/26/2014	JEFF & AMY VO	1102 THOMAS ROAD	WIDTH TO LENGTH RATIO / OXFORD ESTATES	8.640	250.00	1,525.00	APPROVED	6
7/29/2013	GERALD & IRIS HODGE	4335 SOUTH WILSON ROAD	WIDTH TO LENGTH RATIO / LONGVIEW PROPERTY OF MISS EVA BARNES SUBDIVISION, LOT Υ	41.000	60.00	963.19	WITHDRAWN	16
1/23/2013	RICHARDSON, RODNEY & NANCY	269 FALLING SPRINGS ROAD	WIDTH TO DEPTH RATIO / SPECKLES PLACE, LOT 2	3.750	214.98	1,451.09	APPROVED	7
1/27/2012	WILLIE & SOMI NEAL	SPORTSMAN LAKE RD	ROAD FRONTAGE AND 1:4 WIDTH-T0-LENGTH RATIO / ROYAL ACRES ESTATES	43.580	60.30	787.68	APPROVED	13
1/18/2012	JOSEPH PRATHER	WEXFORD DRIVE	ROAD FRONTAGE AND 1:4 WIDTH TO LENGTH / WEXFORD PLACE LOT 22	0.930	51.00	1,138.00	WITHDRAWN	22
1/17/2012	WILLIAM BURNETT	ST JOHN ROAD	1:4 WIDTH-T0-LENGTH RATIO / BURNETT ESTATES	22.170	240.00	2,000.00	WITHDRAWN	8
7/7/2010	DEBRA RAMBO	230 WISE LANE	ROAD FRONTAGE REQUIREMENT AND 1:3 RATIO / CARMAN SUBDIVISION, LOT 1A	12.670	50.00	1,420.44	APPROVED	28
6/16/2009	WILLIAM L. AND MARIE A. BROWN	169 BARDSTOWN ROAD (US 62)	LOT WIDTH TO LENGTH RATIO (1:3) / LINCOLN TRAIL SUBDIVISION, LOT 5	3.000	98.05	595.17	APPROVED	6
5/26/2009	CREAGOR WILSON	0 MAIN STREET (KY 86)	LOT WIDTH TO LENGTH RATIO (1:3) / LAKEWOOD SUBDIVISION SECTION 7, LOT 710	3.170	160.20	834.69	DENIED	5
4/17/2009	BEN PARTIN, III	DOGWOOD DRIVE	LOT WIDTH TO LENGTH RATIO (1:3) / TWIN OAKS, LOTS 72 & 73	0.520	75.00	477.80	APPROVED	6
6/16/1996	JOZWIAK STANLEY D	DECKARD SCHOOL ROAD	QUIET WOOD ESTATES	0.000	240.61	1,845.44	APPROVED	8

□ Zone: R-1 - URBAN RESIDENTIAL ZONE									
8/15/2025	MILLER ARTHUR D	345 BOONE ROAD	PEYTON ESTATES, LOTS 28-30	0.000	95.72	895.16	PENDING	9	
7/11/2025	WORTHAM BARRY S	2304 HODGENVILLE ROAD, ELIZABETHTOWN, KY 42701	AMENDED MAURICE'S ACRES SUBDIVISION, LOT 2A AND RECORD PLAT OF MAURICE'S ACRE SUBDIVISION SECTION 2 - VARIANCE FROM 1:4 LOT WIDTH-TO-LENGTH RATIO	5.540	150.00	854.50	APPROVED	6	
4/29/2025	TURNER GLENN S & SANDRA G	SHANNON RUN LN	THE SHIRE SUBDIVISION, LOT 2	2.920	50.32	507.41	APPROVED	10	
4/7/2025	HALL CHARLES E JR & TAMARA K		PITZ HALL ACRES	23.460	208.00	1,067.00	APPROVED	5	
3/10/2025	ASHLEY HENSLEY	1738 VALLEY CREEK ROAD, ELIZABETHTOWN, KY	A HENSLEY ACRES	11.220	58.95	1,034.87	APPROVED	18	
1/24/2025	GLENDALE CHRISTIAN CHURCH	219 S BEECH STREET, GLENDALE, KY	SANDRAS ACRES	1.130	20.00	473.31	APPROVED	24	
8/21/2024	MARTHA & TERRY SKAGGS	THOMPSON ROAD, RINEYVILLE, KY	AMENDED LOT 8 OF LEASOR'S LANDING & AMENDED LOT 40 OF COTTONWOOD ESTATES, SECTION 1	11.250	206.89	1,228.76	APPROVED	6	
5/16/2024	BLAIR LIVING TRUST	237 BROCK RD	MACCALLIE MANOR, SECTION 2	10.960	239.34	1,105.66	APPROVED	5	
4/17/2024	NELSON DAVION	TRINITY DR	COTTONWOOD EST LOT 35	2.220	80.00	532.46	APPROVED	7	
10/13/2023	HARROD SALLY	3664 RINEYVILLE ROAD, ELIZABETHTOWN, KY 42701	SALLY HARROD SUBDIVISION	3.270	100.03	748.32	APPROVED	7	
2/22/2023	HINOTE WALTER S & UTE	223 BOONE ROAD, RINEYVILLE, KY 40162	PEYTON ESTATES, LOTS 20-22	10.600	100.00	1,170.00	APPROVED	12	
8/4/2022	OWSLEY B G & MARTHA J	WEST MAIN STREET/PARK LANE	RATIO & GOVERNMENT MAINTAINED ROAD FRONTAGE VARIANCES	16.030	131.00	971.00	APPROVED	7	
3/29/2022	RIGGS BEN S & CATHY L	195 & 271 FERNWOOD BOULEVARD, ELIZABETHTOWN, KY 42701	FERNWOOD, SECTION 2, LOT 31 & FERNWOOD, SECTION 4, LOT 65	12.500	245.78	1,099.00	APPROVED	4	
9/28/2021	DAUNIS GERTRUDE	825 KRAFT ROAD, RINEYVILLE KY 40162	GERTRUDE DAUNIS SUBDIVISION	17.050	87.00	1,106.00	APPROVED	13	
5/10/2021	THOMAS DONALD RAY & SHARON	5095 & 5111 SAINT JOHN ROAD, ELIZABETHTOWN, KY	THOMAS PROPERTY PROJECT	3.080	78.00	517.48	APPROVED	7	
2/9/2021	ASBELL DAVID L & DEBBIE L	1382 BERRYTOWN ROAD	ASBELL ZONE CHANGE - PROPOSED TWO LOTS	11.000	233.97	1,457.75	APPROVED	6	
7/22/2020	POWELL DOROTHY	HODGENVILLE RD		8.770	165.00	806.00	APPROVED	5	
7/29/2019	DEBBIE COX	2499 KNOX AVE	ROSCOE & HELENS ROOST, LOT 2	9.770	163.27	1,009.42	APPROVED	6	
4/13/2018	WADDELL LARRY & RHONDALYN	MIDDLE CREEK RD	EDWARDS SUBDIVISION LOT 3A AND COLE CREEK ESTATES SECTION 1	61.390	100.00	856.75	APPROVED	9	
4/13/2017	MCGUFFIN VERNIE JOE & PHYLLIS JEAN	1054 THOMAS ROAD	OXFORD ESTATES	0.000	167.00	800.00	APPROVED	5	
10/5/2016	MCCOMBS GEORGE W & SUSAN	1809 KNOX AVENUE		1.880	42.00	745.00	APPROVED	18	
5/17/2016	HINTON MARK & PAMELA L	1245 W BRYAN RD		14.500	119.26	2,234.88	APPROVED	19	

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 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.

OR

Motion to Deny

Owner: Brian & Terra Marshall



Location A 5.713 acre site located at 88 French Lane, Elizabethtown, KY,

known as Lot 7 of LA French Estates

Zoned Rural Residential (R-2)

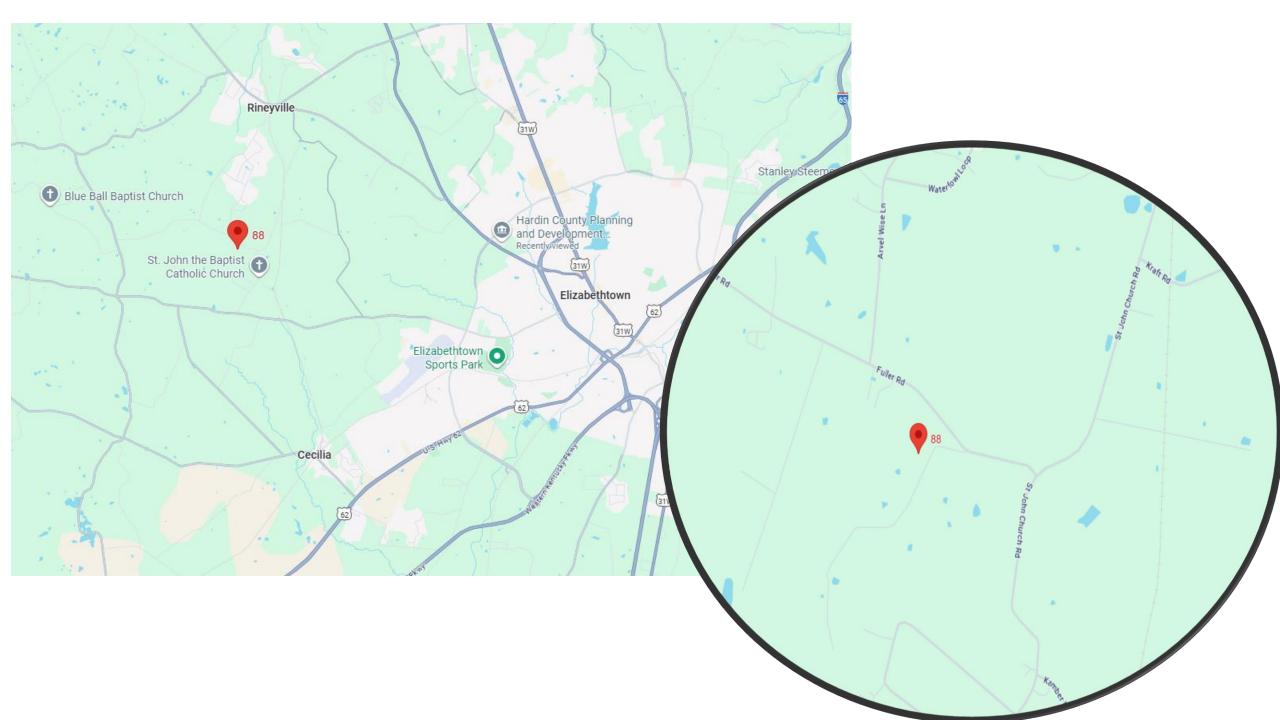
Request for a Conditional Use Permit to allow for a 1,008 sq. ft. Permanent Accessory Dwelling on site.

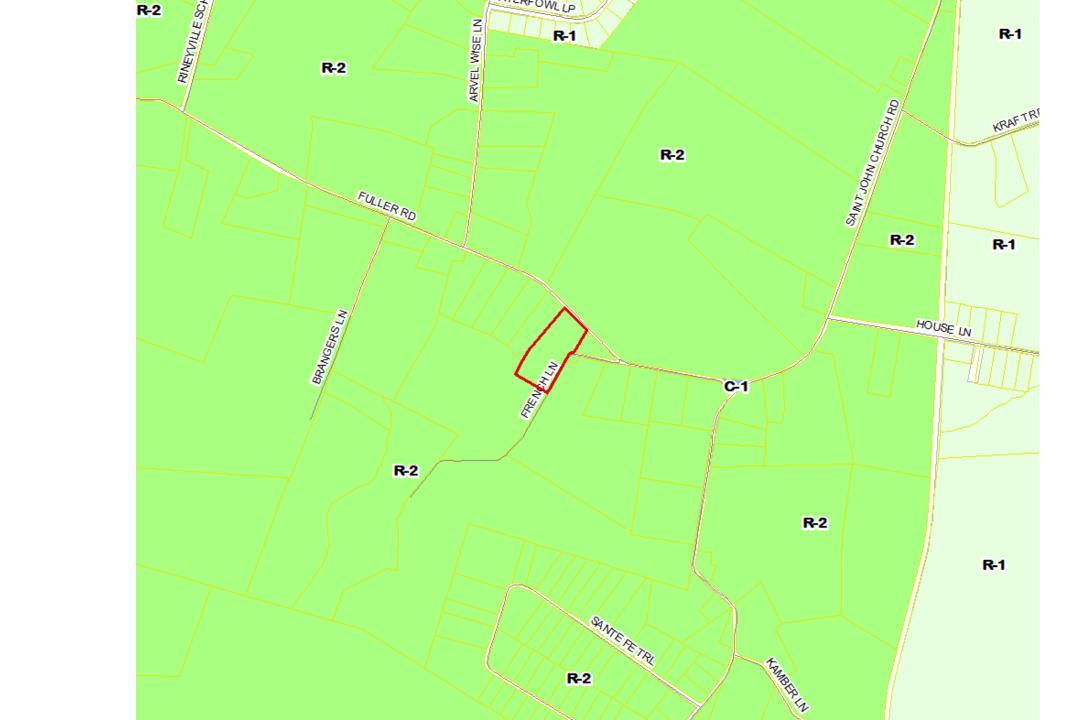
88 French Lane Conditional Use Permit SUMMARY REPORT

LISTING OF EXHIBITS

- A. Vicinity Map
- B. Zoning Map
- C. Environmental Features
- D. Record Plat of LA French Estates
- E. Character of the Site Analysis
- F. Site Plan
- **G.** House Plans/Renderings
- H. Photos of the Site
- 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





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

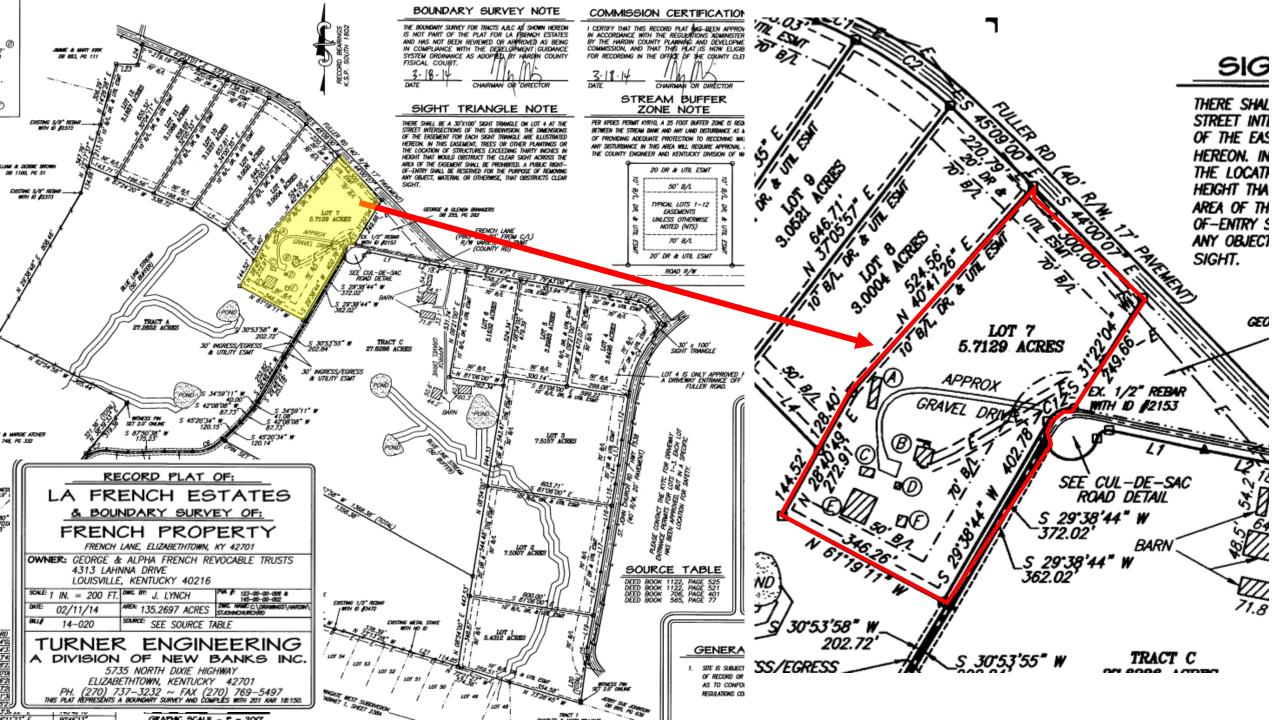
DISTRICT



 \sqsubseteq **W** Hardin_Wetlands

☐ Hardin_100Flood





Brian & Terra Marshall 88 French Lane, Elizabethtown, KY 2,608 sq. ft. House (1945)

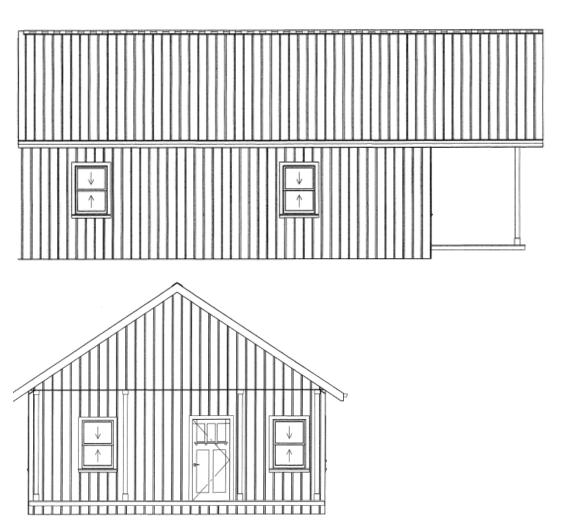


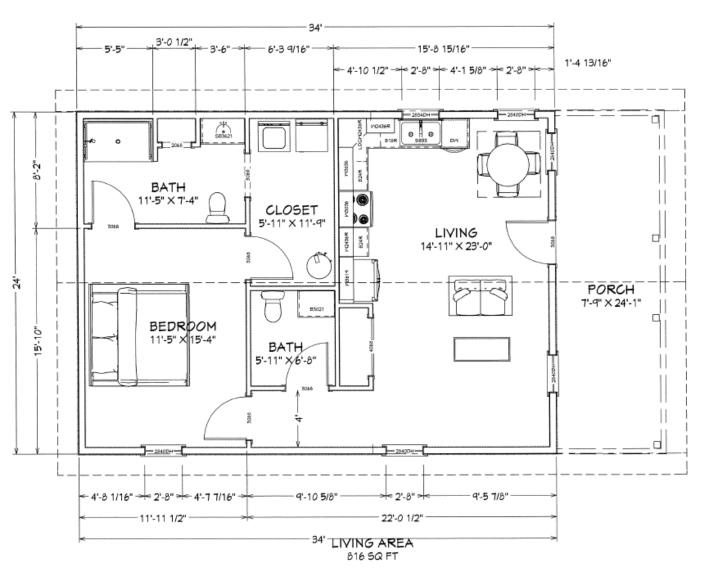






1,008 sq. ft. House
1 Bed 2 Bath
White metal siding & black metal roof to match existing garage that it will be attached to

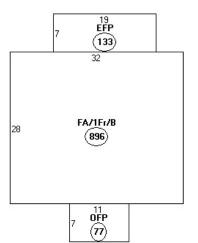




Elevation 2



2,608 Total Sq. Ft.



Description LA FRENCH EST LT 7 Type of Residence CAPE COD 1.5 Year Built 1945 Num Stories Above Ground Sqft 1389 Total Living Area 1389 Basement FULL Basement Sqft 896 Basement Sqft Finish 0

 Finished Basement %
 0

 Bedrooms
 2

 Full Baths
 1

 Half Baths
 0

 Exterior
 ASBESTOS

 Heat
 ELECTRIC

 Air Condition
 BASIC

Fireplace

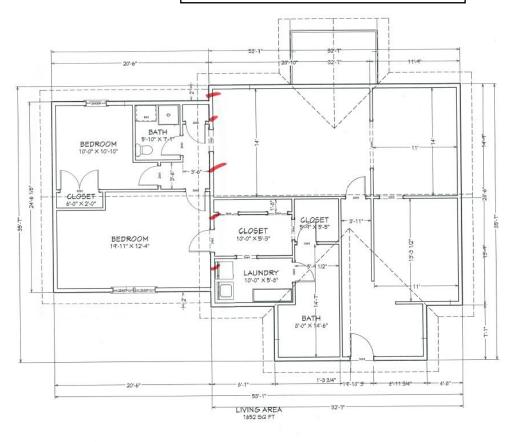


<u>Descriptor/Area</u> A: FA/1Fr/B 896 sqft

B:EFP 133 sqft

C:OFP 77 sqft

Open building permit for addition



Photos







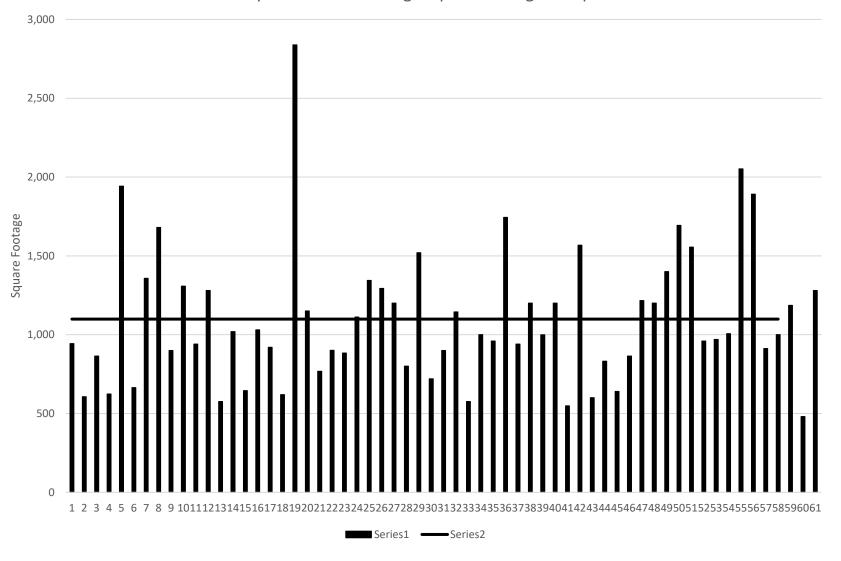








Accessory Structure & Average Square Footage Comparison



Average of 1,099 S.F.

Status	Count
Approved	68
Pending	2
Withdrawn	6
Denied	3
Total	79

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 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.
- 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.

Owner:

Riverview Contracting LLC



Location A 1.5 acre site located at 1652 Webb Mill Road, Eastview, KY.

Zoned Rural Residential (R-2)

Request for an Amended Conditional Use Permit to allow for an accessory structure (24'x40' barn) to remain on the property without a dwelling on site.

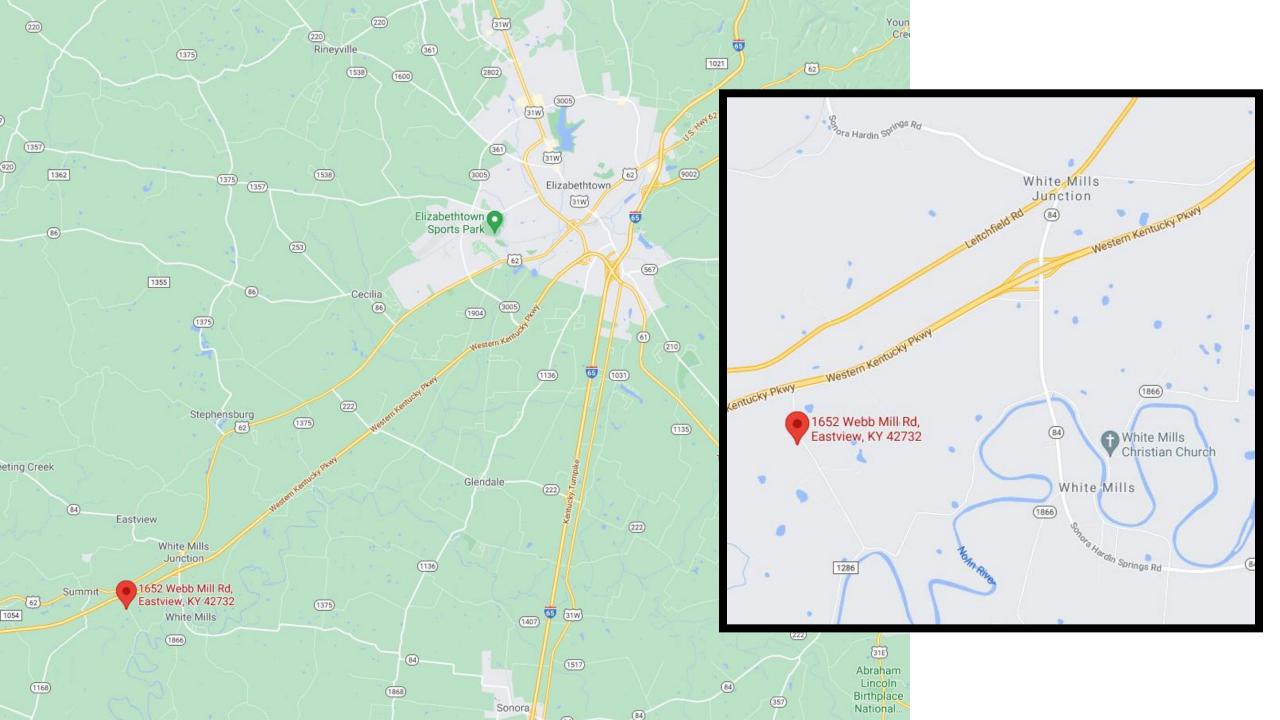
Initial CUP: July 2021 (4 years)

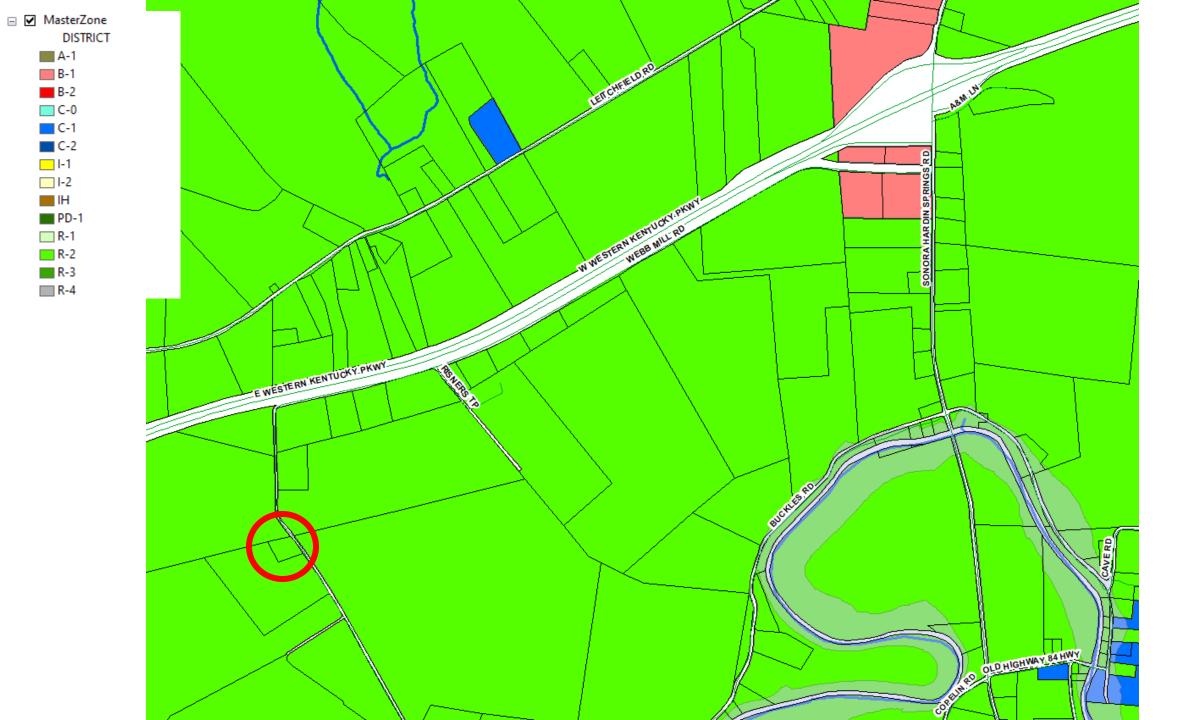
1652 Webb Mill Road Amended Conditional Use Permit SUMMARY REPORT

LISTING OF EXHIBITS

- A. Vicinity Map
- B. Zoning Map
- C. Aerial Photo
- D. Site Plan from 2021
- E. Photos of the Site (2021 & 2025)
- F. Analysis of other Conditional Use Permits for Accessory Structures on Vacant Lots
- G. Character of the Area Analysis
- H. *Comprehensive Development Guide
- I. *Development Guidance System Ordinance

^{*} Not Provided in PowerPoint













PLAN

HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION



Standards Works William Standards McCombs Conditional Use North Sine Address: William Mill Econol Econol Econol Eye Address: William Mill Econol Econol Econol Eye Scale: One linck Equals X Feet Total Acreage: 1-5 Deed Book Page 331 COWNER CERTIFICATION I (we) do bareby certify that I am (we are) the only country 30 of the property shown berein, do adopt this as may (our) Site Plans for the property and agree to compile all sites improvements shown berein in their entirety prior to receiving a Certificate of Occupancy to use and occupy the building(i) and property. If you further assure, and understand that the building and premises, including all indiscape materials shall be assistanteed a forest manual. Owner signature Date NOTARY CERTIFICATION COMMONNEALTR OF KENTUCKY COUNTY OF HARDIN I the undersigned Nearsy Public, do beetly certify that the foregoing instrument was delivered and achoevely deep before me in Randon County, Kentucky I further certify that the above signature(i) (is, are) legal and (lan, have) been executed voluntarity on this date, to the best of my knowledge and belief Witness my hand this? day of July MONTH). 202 3(TR) Witness my hand this? day of July MONTH). 202 3(TR) Witness my hand this? day of July MONTH). 202 3(TR) PREPARERS CERTIFICATION I certify that this Plan was prepared by me and is a time and cornect regresentation of the indicated land. 7 2 2 2 2 Date KENTUCKY DEPARTMENT OF HIGHANAYS CERTIFICATION I certify that the site shown has (a legil and adequate entrance earn the indicated area of the indicated mod or has received an Encreachment Permit for access certs the indicated area are approved or that the dusting system appears to the fanctioning with so signs of failure at this time. WASTEWATER CERTIFICATION I do bareby certify that this illan is a my enough of the dusting system appears to the fanctioning with so signs of failure at this time. WASTEWATER CERTIFICATION I do bareby certify that this illan is the sin time. Official Title Date	SITE PLAN FOR:	PVA MAP NUME	BER: 074-00-00-05H
Sine Address: Welch Will Rocal Eastween KY Developer Name Tornes McComb Address: Welch Mill Rocal Eastween KY Pan Preparet Torial Acreage 1-5 Deed Book Page 351 Cowner Certification I (ws) do bareby certify that I am (we are) the only examinity of the property shown berein, do adopt this as my (out) Site Phas for the property and agree to complete all site imprevements shown berein as their entirety prior to receiving a Certificite of Occapanty to use and ecopy the brainings) and property. I (ws) further assure and adarmand that the businings and premises, inclusing all inadecape materials that be passingabled to purpose and appropriate. Owner signature Date NOTARY CERTIFICATION COMMONWEALTH OF KENTUCKY COUNTY OF HARDIN I the undersigned Notary Public, do bereby certify that the foregoing instrument was delivered and adarbankedge before one in Hardin County, Kentrady. I further certify that the above signature being legal and the size of the	James a Kimb	eth McComb	-Conditional Use Vow4
Pan Preparer: Table S McCanlo Scale: One linck Equals S Feet Total Acreage: 1=5 Deed Book. Page 351 I (we) do bareby centify that I am (we are) the only councils) of the property shown berein, do adopt this at my (out) Sile Plans for the property and agree to complete all sile improvements shown berein meter entirety prior to receiving a Centificate of Occapancy to use and occupy the brailinging of property and signer to occapitors and in the centry to use and occupy the brailinging all indiscape materials that be autoparted that the brailing and premises, including all landscape materials that be autoparted symptom manner. Owner signature Date NOTARY CERTIFICATION COMMONWEALTH OF KENTUCKY COUNTY OF HARDIN I the undersigned Notary Public, do beetly certify that the foregoing materiane was delivered and acknowledged before one in Burdin County, Kentucky I further centry that the shows signature() (is, are) legal and (isas, have) been executed voluntarily on this date, to the best of any knowledge and belief. Witness my hand that 2 day of July (MONTR), 2012 (VR) PREPARERS CERTIFICATION I certify that this Plag was proposed by me and is a true and cornect representation of the indicated land. 7 23 - 21 Preparer specture. PREPARERS CERTIFICATION I certify that the site shows has (a legal and adequate entrunce onto the addraged road or has received an Encreachment Permit for access octor the indicated road) as shows. Not Regulard Official Trile Date WASTEWATER CERTIFICATION I certify that the wastewater disposal syntactify installed or proposed for installation in this desklopment fully meet the requirements of this jurishify in and are approved or that the eulating system appears to the functioning with no signs of failure this time. WASTEWATER CERTIFICATION I do bereby certify that this Plan has been approved in accordance with the regulations administrated by			
Pan Preparer: Table See McCall b Scale One linck Equals X Feet Total Acreage 1-5 Deed Book Page 351 Cowner Certify that I am (we are) the only commely of the property shown herein, do adopt this as my (out) Site Phas for the property and agree to complete all site improvements shown herein and property. I (we) the the assure and understand that the building and premises including all landscape materials that be participated in a grouper manner. Owner signature Date NOTARY CERTIFICATION COMMONWEALTH OF KENTUCKY COUNTY OF HARDIN I the undersigned Notary Public, do beetly certify that the foregoing instrument was delivered and acknowledge before one in Blardin County, Kentrady. I further certify that the above signature() (is, are) legal and (law, have) been executed voluntarily on this date, to the best of my knowledge and belief. Witness my hand that 2 day of July (MONTH). 2013 (VR) PREPARERS CERTIFICATION I certify that this Plag was preparedly to me and is a true and cornect representation of the indicated land. 7 23 - 21 Preparer Missinger PREPARERS CERTIFICATION I certify that the site shows has (a legal and adequate entrunce onto the indicated land. 7 23 - 21 Official Tride Date WASTEWATER CERTIFICATION I certify that the site shows has (a legal and adequate entrunce onto the indicated on the indicated of the indicated on the indicated of the indicated on the indicated on the indicated on the indicated of the indicated o			
Pain Preparer: Tanks Feet Total Acrange: 1-5 Deed Book Page 351 Total Acrange: 1-5 Deed Book Page 351 I (we) do bereby certify that I am (we sre) the only counse(s) of the property shown berein, do adopt this as my (out) Site Phas for the property and agree to complete all site improvements shown berein in their entirety prior to receiving a Certificite of Occupancy to use and occupy the brailings) as the trie rentirety in the received and property. I (we) further assure and understand that the building and premises, including all landscape materials thall be maintained in approper manner. Owner signature Date NOTARY CERTIFICATION COMMONWEALTH OF KENTUCKY COUNTY OF HARDIN I the undersigned Notary Public, do bereby certify that the floregoing instrument was delivered and acknowledged before one in Nartina County, Kentacky. I further certify that the above signature was legisled and landscape with the second scape of the landscape and belief. Witness my hand this 3 day of JULI (MONTH). 2023 (YR) Notary Public PREPARERS CERTIFICATION I certify that this Plag was prepared by me and is a true and correct expressions of the indicated land. 7 2 3 - 2 Preparer viginates PREPARERS CERTIFICATION I certify that the site shown has (a legal and adequate entiruce onto the indicated road or has received an Encreachment Permit for access onto the indicated road) as shown. Not Veget and Official Title Date WASTEWATER CERTIFICATION I certify that the visit shown has (a legal and adequate entiruce entor the indicated road or has received an Encreachment Permit for access onto the indicated road or has received an Encreachment Permit for access onto the indicated road or one the indicated road or has received an Encreachment Permit for access onto the indicated road or one the indicated road or has received an Encreachment Permit for access one on the indicated road or has received an Encreachment Permit for access one on the indicated road or has received an Encreachment Permit for access one of the indicated			Werd KV
Total Acreage 1.5 Deed Book Page 331 Control (1981) do bereby certify that I am (we are) the only owner(s) of the property shown berein, do adopt this as my (out) Site Plans for the property and agree to complete all site improvements shown berein, as their entirety pints to receiving a Certificine of Occupancy to use and occupy the brailing(s) and property. I (see) further assure and understand that the building and premises, including all landscape materials that the paraignization of insproper manner. Owner signature NOTARY CERTIFICATION COMMONWEALTH OF KENTUCKY COUNTY OF HARDIN I, the undersigned Notary Public, do been by certify that the foregoing instrument was delivered and acknowledged before one in Hardin County, Restrictly. I further certify that the above signature(s) (ii. are) legal and (in.), here) been executed voluntarily on this date, to the best of my knowledge and balled. Witness my hand this 2 day of JULIMONTH). 2013(YE) Notary Public. PREPARERS CERTIFICATION I certify that this Plap was prepared by me and is a true and cornect representation of the indicated land. 7 - 23 - 21 Propure viginature Date The REPUBLICATION of HIGHWAY'S CERTIFICATION I certify that the site shows has (a legal and adequate entirunce onto the indicated mod or has received an Encreachment Permit for access onto the indicated road) as shown. Not Required. Official Title Date WASTEWATER CERTIFICATION I certify that the wastewater disposal system(s) installed or proposed for instillations in this development fully used the requirements of this presidence and are approved or that the existing system appears to the functioning with ne sliges of failure at this time. Unit Required. Official Title Date COMMISSION CERTIFICATION I do brieby certify that this Plan has been approved in accordance with the regulations administrated by Commissions administrated by	The state of the s		7
Total Acreage 1.5 Deed Book Page 351 Connect of Page 351 I (wit) do bereby centify that I am (we are) the only owner(s) of the property shown berein, do adopt this as my (out) Site Plan for the property and agree to complete all site improvements shown berein in their entirity prior to receiving a Certificate of Occupancy to use and occupy the braiding(s) and property. I (wit) further assurance and understand that the building and premises, including all landscape materials that the agriculture and control of the property and agree to complete all site improvements them bearing all landscape materials that the property and agree to complete all site improvements them bearings and premises. The page 371 Owner signature Date NOTARY CERTIFICATION COMMONIVEALTH OF KENTUCKY COUNTY OF HARDIN I the undersigned Notary Public, do bereby certify that the foregoing instrument was delivered and acknowledged before me in Rardin County, Kentucky I further certify that the above signature(s) (is, any) legal and (has, have) been executed voluntarily on this date, to the best of my kinewledge and belief Witness my hand this? day of TULL (MONTH) DATE (YR) Continued by the this Plap was pregueely me and is a true and cornect expresentation of the indicated land. The Prepared relations Prepared relations Prepared relations Find that the this Plap was pregueely me and is a true and cornect expresentation of the indicated land. The Prepared relations Prepared relations Find that the wastewness of legal and adequate entitume come the indicated aroad or has received an Encreechment Permit for access onto the indicated road) as shown. Not Regard Official Title Date WASTEWATER CERTIFICATION I certify that the wastewness disposal system(s) installed or proposed for installation in this development fully meet the requirement of this jurisdiction and are approved or that the existing system appears to the functioning with the tigns of f		S POLICE INC.	
OWNER CERTIFICATION I (we) do bereby certify that I am (we are) the only owner(s) of the property shown berein, do adopt this as my (out) Site Plans for the property and agree to complete all site improvements shown berein their entirety prior to receiving a Certificities of Occasion to use and occupy the brailing(s) and property. I (see) further assure and understand that the building and premises, including all landscape materials shall be maintained in sproper manner. Owner signature Date NOTARY CERTIFICATION COMMONIWEALTH OF KENTUCKY COUNTY OF HARDIN I the undersigned Notary Public, do basely certify that the foregoing martument was delivered and acknowledged before me in Hardin County, Restrictly. I further certify that the above signature(s) (is, arrs) legal and (has, have) been executed voluntarily on this date, to the best of my knowledge and belief. Witness my hand this? 2 day of JULI (MONTH). 2013 (VR) PREPARERS CERTIFICATION I certify that this Plan was preparedly me and is a true and cornect representation of the indicated land. Prepared replanture PREPARERS CERTIFICATION I certify that the site shown has (a legal and adequate entirunce onto the indicated mod or has received an Encreechment Pertin for access onto the indicated road) as shown. NOT Required. Official Title Date WASTEWATER CERTIFICATION I certify that the wastewater disposal system(s) installed or proposed for institutence in this development fully meet the requirement of this jurisdiction and are approved or that the existing system appears to the functioning with no signs of failure at this time. United Date COMMISSION CERTIFICATION I do bereby certify that this Plan has been approved in acrondance with the regulations administered by Commission administered by	SCHR. One man Edmy V. Leet	1497 881	0 <u>×</u>
I (we) do bereby certify that I am (we are) the only connects) of the property shown barean, do adopt the are any (way. Size Plan for the property and agree to complete all title improvements there in their entirety prior to receiving a Certificate of Occupancy to use and occupy the building(s) and property. I (we) further assume and understand that the building and premises, including all leadscape materials have been assumed understand that the building and premises, including all leadscape materials have been assumed. Owner signature Date NOTARY CERTIFICATION COMMONWEALTH OF KENTUCKY COUNTY OF HARDIN I the undersigned Notary Public, do baseby certify that the foregoing instrument was delivered and acknowledged before one in Bardin County, Seathacky. I further certify that the above signature() (is, any) legal and (is, have) been executed voluntarily on this date, to the best of my knewledge and belief Witness my hand this. I day of JULIMONTE). 2013(YR) Witness my hand this. I day of JULIMONTE). 2013(YR) PREPARERS CERTIFICATION I certify that this Plan was prepared by me and is a true and correct expresentation of the indicated land. 7 - 23 - 21 Date KENTUCKY DEPARTMENT OF HIGH-WAYS CERTIFICATION I certify that the size shown has (a legal and adequate entrance onto the indicated road or has received an Encreachment Permit for access onto the indicated road) as shown. Not Veget all Official Title Date WASTEWATER CERTIFICATION I certify that the wastewater disposal system(s) installed or proposed for installation in this development fully meet the requirement of this jurisdiction and are approved or that the equiting system appears to the functioning with no signs of failure at this time. WASTEWATER CERTIFICATION I certify that the wastewater disposal system(s) installed or proposed for installation in this development fully meet the requirement of this jurisdiction and are approved or that the equiting system appears to the functional properties of the system appears to the functional prope	Total Acreage: 1.5 Dee	d Book Page	Zoned: R-Z
NOTARY CERTIFICATION COMMONWEALTH OF KENTUCKY COUNTY OF HARDN I the undersigned Notary Public, do beerby certify that the foregoing instrument was failwared and acknowledged before one in Hardin County. Kentucky. I further certify that the above signature(s) (is, are) legal and (has, have) been executed voluntarily on this date, to the best of my knewledge and belief. Witness my hand this 3 day of JUL (MONTH). PREPARERS CERTIFICATION I certify that this Plan was prepared by me and is a true and correct representation of the indicated land. 7-23-2 Prepare vipiliture Date KENTUCKY DEPARTMENT OF HIGHWAYS CERTIFICATION I certify that the site shown has (a legal and adequate entitude one of the indicated road or has received an Encreachment Permit for access core the indicated road) as shown. NOT Required Official Title Date WASTEWATER CERTIFICATION I certify that the wastewater disposal system(s) installed or proposed for installation in this development fully meet the requirements of this jurisdiction and are approved or that the equiting system appears to the functioning with no signs of failure at his time. WASTEWATER CERTIFICATION I certify that the wastewater disposal system(s) installed or proposed for installation in this development fully meet the requirements of this jurisdiction and are approved or that the equiting system appears to the functioning with no signs of failure at his time. WASTEWATER CERTIFICATION I do bereby certify that this plan has been approved in accordance with the regulations administrated by	as my (our) Site Plan for the po their entirety prior to necessiving property. I (we) further assume a materials chall be maintenanced in a	(we are) the only owner(s) of operty and agree to complete a Certificate of Occupancy and underwand that the building	the property shown herein, do adopt this all site improvements shown hereon in to use and occupy the building(s) and ing and premises, including all landscape
COMMONWEALTH OF NENTUCKY COUNTY OF HARDIN I the undersigned Notary Public, do beeely certify that the foregoing instrument was delivered and acknowledged before me in Hardin County, Kentucky. I further certify that the above signance(s) (is, are) legal and (has, have) been executed voluntarily on this date, to the best of my knowledge and being. Witness my hand this 2 day of JULL MONTH). 2021/YR) Witness my hand this 3 day of JULL MONTH). 2021/YR) Notary Public PREPARERS CERTIFICATION I certify that this Plan was prepared by me and is a true and correct expresentation of the indicated land. 7 - 23 - 2 Date NENTUCKY DEPARTMENT OF HIGHWAYS CERTIFICATION I certify that the site shown has (a legal and adequate entrance onto the indicated road or has received an Encreachment Permit for access onto the indicated road) as shown. Not Required Official Title Date WASTEWATER CERTIFICATION I certify that the wastewater disposal system(s) installed or proposed for installation in this development fally used the requirement of this jurisdiction and are approved or that the euisting system appears to the functioning with no signs of failure at this time U.S. Viegal Facil Official Title Date COMMISSION CERTIFICATION I do hereby certify that the signs of failure at this time U.S. Viegal Facil Official Title Date	Owner signature		Date
PREPARERS CERTIFICATION I certify that this Play was prepared by me and is a true and correct representation of the indicated land. 7-23-2 Date 7-23-2 Date I certify that the site shown has (a legal and adequate entrance one the indicated road or has received an Encroachment Pertait for access onto the indicated road) as shown. Not Required HARDIN COUNTY ENCROACHMENT PERMIT CERTIFICATION I certify that the site shown has (a legal and adequate entrance care the indicated road or has received an Encroachment Pertait for access onto the indicated road) as shown. Not Required Official Title Date WASTEWATER CERTIFICATION I certify that the wastewater disposal system(s) installed or proposed for installation in this development faily steel the requirement of this jurisdation and are approved or that the etisting system appears to the functioning with no signs of failure at this time Not Required Official Title Date COMMISSION CERTIFICATION I do hereby certify that this Plan has been approved in accordance with the regulations administrated by	Witness my hand this 3 day of	Jalumonth, 20	72.3(YR)
Certify that this Plan was prepared by one and is a true and correct expresentation of the indicated land. T - Z 3 - Z	Notary-Public		The second secon
I certify that the site shown has (a legal and adequate entrance onto the indicated road or has received an Encreachment Permit for access onto the indicated road) as shown. Not Regulard HARDIN COUNTY ENCROACHMENT PERMIT CERTIFICATION I certify that the site shown has (a legal and adequate entrance onto the indicated road or has received an Encreochment Permit for access onto the indicated road) as shown. Not Regulated WASTEWATER CERTIFICATION I certify that the wastewater disposal system(s) installed or proposed for installation in this development fully meet the requirements of this jurisdiction and are approved or that the existing system appears to the functioning with no signs of failure at this time. Official Title Date COMMISSION CERTIFICATION I do hereby certify that this Plan has been approved in accordance with the regulations administrated by	JA DUC		hart tunescentistion of the indicated land
Official Trile Date HARDIN COUNTY ENCROACHMENT PERMIT CERTIFICATION I certify that the site shown has (a legal and adequate entrance error the indicated road or has received an Encreechment Permit for access eethe indicated road) as shown. Not Regulated Official Trile Date WASTEWATER CERTIFICATION I certify that the wastewater disposal system(s) installed or proposed for insulfation in this development fully need the requirement of this jurisdations and are approved or that the etilating system appears to the functioning with no signs of failure at this time. Note: Very track Official Trile Date COMMISSION CERTIFICATION I do hereby certify that this Plan has been approved in accordance with the regulations administrated by	I certify that the site shown has (a	s legal and adequate entrance of soro the indicated road) as sho	outo the indicated road or has received an own.
HARDIN COUNTY ENCROACHMENT PERMIT CERTIFICATION I certify that the site shown has (a legal and adequate entrance error the indicated road or has received an Encroechment Permit for access certo the indicated road) as shown. Not Regulated Official Title Date WASTEWATER CERTIFICATION I certify that the wastewater disposal system(s) installed or proposed for insulfaction in this development fully meet the requirement of this jurisdations and are approved or that the etilating system appears to the functioning with no signs of failure at this time. Note the property of the part of the common of		Not Rey	yine d
I certify that the site shown has (a legal and adequate entrance error the indicated road or has received an Encroechment Permit for access core the indicated road) as shown. Not Regulated Official Title Date WASTEWATER CERTIFICATION I certify that the wastewater disposal system(s) insulled or proposed for insullation in this development faily used the requirements of this jurisdiction and are approved or that the existing system appears to the functioning with no signs of failure at this time. Official Title Date COMMISSION CERTIFICATION I do hereby certify that this Plan has been approved in accordance with the regulations administrated by	Official	Title	Date
WASTEWATER CERTIFICATION I certify that the wastewater disposal system(s) installed or proposed for installation in this development fully meet the requirement of this jurisdiction and are approved or that the existing system appears to the functioning with no signs of failure at this time. Official Title Date COMMISSION CERTIFICATION 1 do hereby certify that this plan has been approved in accordance with the regulations administrated by	I certify that the site shown has (a	legal and adequate entrance of onto the indicated road) as sho	onto the indicated road or has received an
I certify that the waitewater disposal system(s) installed or proposed for installation in this development fully meet the requirements of this jurisdiction and are approved or that the existing system appears to the functioning with no signs of fathers at this time.	Official	Title	Date
Official Title Date COMMISSION CERTIFICATION 1 do hereby certify that plin Plan has been approved in accordance with the regulations administrated by	I certify that the wastewater dispo- fully meet the requirements of th	scal system(s) installed or pro- is jurisdiction and are approv- tilize at this time.	posed for installation in this development red or that the existing system appears to
COMMISSION CERTIFICATION 1 do hereby certify that pills Plan has been approved in accordance with the regulations administrated by	Official		
Commission Signature Date	the Hartin Codiny Phylings and	has been approved in accorda	ATION acce with the regulations administrated by T/26/2621





















Other Conditional Use Permits for Accessory Structures on Vacant Lots (keyword search – "vacant" – in request)

STRECTHE ON A VACANT LOT 1738 WALLEY CIESEA ROAD, 2019 CONDITIONAL USE FERRIT 2019 CONDITI						•	•	•		
Section Section Confidence Confidenc		Owner	PVA Map Number	Type ‡		Project / Subdivision Name	Request \$			
	08/25/2025		232-20-00-025.03	CONDITIONAL USE PERMIT			TO ALLOW FOR A 40' X 80' GARAGE ON A VACANT LOT	1905 SPRINGFIELD RD	PENDING	
Control Cont	08/19/2025		074-00-00-054					1652 WEBB MILL RD	PENDING	
11/22/2005 SPACE TRESSET 250/04/05/05 CONDITIONAL USE PRIMET 200/04 CONDITIONAL USE PRIMET 200	05/01/2025	TYLER WEBB	229-00-00-059	CONDITIONAL USE PERMIT			LOT PRIOR TO BUILDING A HOUSE (ACCESSORY	1850 WOOLDRIDGE FERRY ROAD	APPROVED	06/12/2025
MARKENING CUP ACCESSORY STRUCTURE ON A VACANT LOT FOR A 1 x x x APPROVED 1279/2022	03/10/2025	ASHLEY HENSLEY	233-00-00-038	CONDITIONAL USE PERMIT		A HENSLEY ACRES, LOT 1	ACCESSORY STRUCTURE ON A VACANT LOT		APPROVED	04/17/2025
Septiment 12-50-04-04-02 CONDITIONAL LISE FERRIT 20-08-04-02 CONDITIONAL LISE FERRIT 20-08-04-04-04-04-04-04-04-04-04-04-04-04-04-	11/22/2024		129-00-00-002.05	CONDITIONAL USE PERMIT		EMMERLING CUP	ACCESSORY STRUCTURE ON A VACANT LOT FOR A 14' X 40'		APPROVED	12/19/2024
10 10 10 10 10 10 10 10	08/01/2024		123-00-0A-062	CONDITIONAL USE PERMIT			TO ALLOW FOR A SHED ON A VACANT LOT	393 SANTA FE TRAIL	APPROVED	09/05/2024
2016 2016	05/20/2024			CONDITIONAL USE PERMIT		GIELOW ACCESSORY STRUCTURE	TO ALLOW FOR A SHED ON A VACANT LOT	BURNS RD	APPROVED	07/18/2024
001/02/2022 SECO, WILBURN & KATHY 180-10-93-032 CONDITIONAL USE PERMIT ZONE ON AVACAPT LOT TO ALLOW FOR A 32'''. 60'' HOOD BARN ON A VACANT LOT 778 OAK DRIVE WITHDRAWN RISIDENTIAL ZONE TO ALLOW FOR A 32'''. 60'' HOOD BARN ON A VACANT LOT 778 OAK DRIVE WITHDRAWN RISIDENTIAL ZONE TO ALLOW FOR A 32'''. 60'' HOOD BARN ON A VACANT LOT 778 OAK DRIVE WITHDRAWN RISIDENTIAL ZONE TO ALLOW FOR A 32'''. 60'' HOOD BARN ON A VACANT LOT 778 OAK DRIVE WITHDRAWN RISIDENTIAL ZONE TO ALLOW FOR A 32'''. 60'' HOOD BARN ON A VACANT LOT 778 OAK DRIVE WITHDRAWN RISIDENTIAL ZONE TO ALLOW FOR AN ACCESSORY STRUCTURE (46-X48'' POLE BARN KINTHY 24-00-00-080 CONDITIONAL USE PERMIT ZONE SATISTA FE SUBDIVISION, LOT 145, SECTION 1 TO ALLOW FOR AN ACCESSORY STRUCTURE (46-X48'' POLE BARN KINTHY 22-00-00-010 CONDITIONAL USE PERMIT ZONE SATISTA FE SUBDIVISION, LOT 145, SECTION 1 TO ALLOW FOR AN ACCESSORY STRUCTURE (46-X48'' POLE BARN KINTHY 22-00-00-010 CONDITIONAL USE PERMIT ZONE SATISTA FE SUBDIVISION, LOT 145, SECTION 1 TO ALLOW FOR AN ACCESSORY STRUCTURE SATISTA FE SUBDIVISION, LOT 145, SECTION 1 TO ALLOW FOR AN ACCESSORY SUBJICING ON A VACANT LOT 200 WOODDS RD APPROVED 07/23/202 APPROVED 0	09/28/2023	STEPHENS, CAROL & FLOYD	143-00-03-014	CONDITIONAL USE PERMIT		OAKWOOD FARMS, LOT 1A	TO ALLOW FOR AN 18'X40' CARPORT ON A VACANT LOT	OAKWOOD COURT, RINEYVILLE, KY	APPROVED	11/09/2023
### DOR HAY STORAGE 78 ORN JONE 78 ORN J	05/10/2023	HARRISON JOANNE	116-00-00-020.02	CONDITIONAL USE PERMIT		•			APPROVED	06/22/2023
06/25/2020 B 16/30/12/23/5 CONDITIONAL USE PERMIT CONDITIONAL	06/22/2022	SISCO, WILBURN & KATHY	180-10-03-032	CONDITIONAL USE PERMIT				778 OAK DRIVE	WITHDRAWN	07/08/2022
BARRY TO BE BULLTON A VACANT LOT CONDITIONAL USE PERMIT CONDITIONAL USE PERMIT ZONE SANTA FE SUBDIVISION, LOT 145, SECTION 1 TO ALLOW FOR A 12 X 20 GARDEN STORAGE SHED TO REMAIN ON A VACANT LOT CONDITIONAL USE PERMIT CONDITIONAL U	07/22/2020		163-00-02-035	CONDITIONAL USE PERMIT		LITTLE IRELAND 35 #4		JIMMY CT., RADCLIFF, KY	APPROVED	09/17/2020
03/05/2020 SULLIVAN, JOSEPH RJR & 242-00-02-145 CONDITIONAL USE PERMIT (AMENDED) R. P. 2. RURAL RESIDENTIAL ZONE R. P. 1. URBAN RESIDENTIAL ZONE R. P. 2. RURAL RESIDENTIAL ZONE R. P. 2. RURA	06/25/2020	RIGGS TERRY & KATHY	224-00-00-080	CONDITIONAL USE PERMIT			· ·	OFF SPORTSMAN LAKE RD	APPROVED	08/06/2020
02/23/2018 BELL, MIDERLY 223-00-00-12 CONDITIONAL USE PERMIT ZONE SPORISMAN LAKE 13 #2 LOT 200 WOODS RD APPROVED 04/19/201 02/23/2018 SULLIVAN JOSEPH R JR & DEBRA L 242-00-02-145 CONDITIONAL USE PERMIT R. 2- RURAL RESIDENTIAL ZONE TO ALLOW FOR 12 X 20 GARDEN STORAGE SHED ON A VACANT LOT VACANT LOT VACANT LOT TO ALLOW FOR 24' X 24' POLE BARN WITH A 10' X 24' 2998 MELROSE RD APPROVED 02/08/201 08/04/2017 BRUINGTON, COLLEEN & ROBERT NO A VACANT LOT TO ALLOW FOR THE CONSTRUCTION OF A 30'X30' CARPORT ON A VACANT LOT TO ALLOW FOR THE CONSTRUCTION OF A 24'X20' BARN ROBERT NO ALLOW FOR THE EXCUSTRUCTION OF A 24'X20' BARN ON A VACANT FROPERTY RESIDENTIAL ZONE TO ALLOW FOR THE EXISTING 36' X 60' BARN TO BE LOCATED ON A VACANT ARE LOT TO ALLOW FOR THE EXISTING 36' X 60' BARN TO BE LOCATED ON A VACANT ARE LOT TO ALLOW FOR THE EXISTING 36' X 60' BARN TO BE LOCATED ON A VACANT ARE LOT TO ALLOW FOR THE EXISTING 36' X 60' BARN TO BE LOCATED ON A VACANT ARE LOT TO ALLOW FOR THE EXISTING 36' X 60' BARN TO BE LOCATED ON A VACANT ARE LOT TO ALLOW AND A VACANT PRACEL VALUE OF THE EXISTING ACCESSORY STRUCTURE (STOAGE SHED 21' X 21') TO REMAIN ON A VACANT PRACEL VALUE OF THE EXISTING ACCESSORY STRUCTURE (STOAGE SHED 21' X 21') TO REMAIN ON A VACANT PRACEL FROM THE CONDITIONAL USE PERMIT R. 2- RURAL RESIDENTIAL ZONE SHED 21' X 21') TO REMAIN ON A VACANT PRACEL FROM THE CONDITIONAL USE PERMIT R. 2- RURAL RESIDENTIAL ZONE SHED 21' X 21') TO REMAIN ON A VACANT PRACEL FROM THE CONDITIONAL USE PERMIT R. 2- RURAL RESIDENTIAL ZONE SHED 21' X 21') TO REMAIN ON A VACANT PRACEL FROM THE CONDITIONAL USE PERMIT R. 2- RURAL RESIDENTIAL ZONE SHED 21' X 21') TO REMAIN ON A VACANT PRACEL FROM THE CONDITIONAL USE PERMIT R. 2- RURAL RESIDENTIAL ZONE SHED 21' X 21') TO REMAIN ON A VACANT PRACEL FROM THE CONDITIONAL USE PERMIT R. 2- RURAL RESIDENTIAL ZONE SHED 21' X 21') TO REMAIN ON A VACANT PRACEL FROM THE CONDITIONAL USE PERMIT R.	03/05/2020		242-00-02-145		R-2 - RURAL RESIDENTIAL	SANTA FE SUBDIVISION, LOT 145, SECTION 1	TO ALLOW FOR A 12' X 20' GARDEN STORAGE SHED TO	ROSWELL DRIVE, ELIZABETHTOWN, KY	APPROVED	07/23/2020
DEBRA L 242-00-02-145 CONDITIONAL USE PERMIT ZONE SANTA FE SUBDIVISION, LOT 145, SECTION 1 VACANT LOT ROSWELL DK APPROVED 04/12/201 VACANT LOT ROSWELL DK APPROVED 04/12/201 VACANT LOT 2998 MELROSE RD APPROVED 02/08/201 PROVED 02/08/201 TO ALLOW FOR THE CONSTRUCTION OF A 30'X30' CARPORT ON A VACANT LOT LEITCHFIELD RD APPROVED 09/07/201 CONTRELL, FARRAH 046-00-00-016 CONDITIONAL USE PERMIT R-2 - RURAL RESIDENTIAL ZONE TO ALLOW FOR THE ECONSTRUCTION OF A 24'X20' BARN ON VACANT PROPERTY ON VACANT PROPERTY TO ALLOW FOR THE ECONSTRUCTION OF A 24'X20' BARN ON VACANT PROPERTY TO ALLOW FOR THE ECONSTRUCTION OF A 24'X20' BARN ON VACANT PROPERTY TO ALLOW FOR THE ECONSTRUCTION OF A 24'X20' BARN ON VACANT PROPERTY TO ALLOW FOR THE EXISTING 36' X 60' BARN TO BE LOCATED ON A VACANT 3 ACRE LOT 103/02/201 ROBERT AMMERMAN 273-00-00-015 CONDITIONAL USE PERMIT R-2 - RURAL RESIDENTIAL ZONE TO ALLOW AN EXISTING ACCESSORY STRUCTURE (STOAGE SHED 21' X 21') TO REMAIN ON A VACANT PARCEL VALUE OF THE RESOND TO A VACANT PARCEL VALUE OF THE RESOND TO A VACANT PARCEL VALUE OF THE PROPERTY OF THE PRO	03/13/2018	BELL, KIMBERLY	223-00-0D-012	CONDITIONAL USE PERMIT		SPORTSMAN LAKE 1A #2		200 WOODS RD	APPROVED	04/19/2018
OB/04/2017 BRUINGTON, COLLEEN & ROBERT 105-00-00-054 CONDITIONAL USE PERMIT ZONE R2 - RURAL RESIDENTIAL ZONE TO ALLOW FOR THE CONSTRUCTION OF A 30'X30' CARPORT ON A VACANT LOT TO ALLOW FOR THE CONSTRUCTION OF A 24'X20' BARN ON VACANT ROBERT ACCESSORY STRUCTURE SHED 21'X21') TO REMAIN ON A VACANT PARCEL TO ALLOW AND A VACANT PARCEL FEATHERSTONE COURT APPROVED SUBDIVISION APPROVED TO ALLOW AND A VACANT PARCEL FEATHERSTONE COURT APPROVED SUBDIVISION APPROVED TO ALLOW AND A VACANT PARCEL FEATHERSTONE COURT APPROVED SUBDIVISION APPROVED TO ALLOW AND A VACANT PARCEL FEATHERSTONE COURT APPROVED SUBDIVISION APPROVED TO ALLOW AND A VACANT PARCEL FEATHERSTONE COURT APPROVED SUBDIVISION APPROVED TO ALLOW AND A VACANT PARCEL FEATHERSTONE COURT APPROVED APPROVED APPROVED TO ALLOW AND A VACANT PARCEL FEATHERSTONE COURT APPROVED APPROVED APPROVED APPROVED APPROVED TO ALLOW AND A VACANT PARCEL FEATHERSTONE COURT APPROVED APPRO	02/27/2018		242-00-02-145	CONDITIONAL USE PERMIT		SANTA FE SUBDIVISION,LOT 145, SECTION 1		ROSWELL DR	APPROVED	04/12/2018
ROBERT 105-00-00-054 CONDITIONAL USE PERMIT ZONE CARPORT ON A VACANT LOT LETICHHELD RD APPROVED 09/07/201 07/11/2017 COTTRELL, FARRAH 046-00-00-016 CONDITIONAL USE PERMIT R-2 - RURAL RESIDENTIAL ZONE TO ALLOW FOR THE RECONSTRUCTION OF A 24'X20' BARN ON VACANT PROPERTY 03/28/2017 MCCOY LAVONE 039-00-00-028 CONDITIONAL USE PERMIT R-2 - RURAL RESIDENTIAL ZONE TO ALLOW FOR THE EXISTING 36' x 60' BARN TO BE LOCATED ON A VACANT 3 ACRE LOT 1233 LONG HOLLOW ROAD APPROVED 04/20/201 03/02/2011 ROBERT AMMERMAN 273-00-00-015 CONDITIONAL USE PERMIT R-2 - RURAL RESIDENTIAL ZONE TO ALLOW AN EXISTING ACCESSORY STRUCTURE (STOAGE SHED 21' X 21') TO REMAIN ON A VACANT PARCEL 11/15/2010 CAROLYN KELLER 241-00-03-038 CONDITIONAL USE PERMIT R-2 - RURAL RESIDENTIAL ZONE SUBDIVISION TO ALLOW AN EXISTING ACCESSORY STRUCTURE (GARAGE SUBDIVISION TO ALLOW AN EXISTING ACCESSORY STRUCTURE (GARAGE SUBDIVISION APPROVED SUBDIVISION APPROVED SUBDIVISION APPROVED SUBDIVISION APPROVED ACCESSORY STRUCTURE (GARAGE SALT RIVER ROAD (KY 920) APPROVED ACCESSORY STRUCTURE (GARAGE SALT RIVER ROAD (KY 920) APPROVED ACCESSORY STRUCTURE (GARAGE SALT RIVER ROAD (KY 920) APPROVED ACCESSORY STRUCTURE (GARAGE SALT RIVER ROAD (KY 920) APPROVED ACCESSORY STRUCTURE (GARAGE SALT RIVER ROAD (KY 920) APPROVED ACCESSORY STRUCTURE (GARAGE SALT RIVER ROAD (KY 920) APPROVED ACCESSORY STRUCTURE (GARAGE SALT RIVER ROAD (KY 920) APPROVED ACCESSORY STRUCTURE (GARAGE SALT RIVER ROAD (KY 920) APPROVED ACCESSORY STRUCTURE (GARAGE SALT RIVER ROAD (KY 920) APPROVED ACCESSORY STRUCTURE (GARAGE SALT RIVER ROAD (KY 920) APPROVED ACCESSORY STRUCTURE (GARAGE SALT RIVER ROAD (KY 920) APPROVED ACCESSORY STRUCTURE (GARAGE SALT RIVER ROAD (KY 920) APPROVED ACCESSORY STRUCTURE (GARAGE SALT RIVER ROAD (KY 920) APPROVED ACCESSORY STRUCTURE (GARAGE SALT RIVER ROAD (KY 920) APPROVED ACCESSORY STRUCTURE (GARAGE SALT RIVER ROAD (KY 920) APPROVED ACCESSORY STRUCTURE (GARAGE SALT RIVER ROAD (KY 920) APPROVED ACCESSORY STRUCTURE (GARAGE SALT RIVER ROAD (KY 920) APPROVED ACCESSORY STRUCTURE (GARA	01/05/2018	HAMBLEN BRAD	132-00-00-016	CONDITIONAL USE PERMIT		HAMBLEN ACCESSORY STRUCTURE		2998 MELROSE RD	APPROVED	02/08/2018
O/7/1/2017 COTIRELL, FARRAH U46-00-00-016 CONDITIONAL USE PERMIT ZONE ON VACANT PROPERTY 821 NATHANS EN APPROVED U8/03/2017 O/7/1/2017 COTIRELL, FARRAH U46-00-00-016 CONDITIONAL USE PERMIT ZONE ON VACANT PROPERTY 821 NATHANS EN APPROVED U8/03/2017 O/7/1/2017 COTIRELL, FARRAH U46-00-00-016 CONDITIONAL USE PERMIT ZONE TO ALLOW AN FARM TR 21 TO ALLOW AN EXISTING ACCESSORY STRUCTURE (STOAGE SHED 21' X 21') TO REMAIN ON A VACANT PARCEL O/7/1/2017 CAROLYN KELLER 241-00-03-038 CONDITIONAL USE PERMIT ZONE R-2 - RURAL RESIDENTIAL ZONE TO ALLOW AN EXISTING ACCESSORY STRUCTURE (GARAGE SUBDIVISION 25' X 40') TO REMAIN ON A VACANT PARCEL O/7/1/2017 TO ALLOW AN EXISTING ACCESSORY STRUCTURE (GARAGE SUBDIVISION 25' X 40') TO REMAIN ON A VACANT PARCEL O/7/1/2017 TO ALLOW AN EXISTING ACCESSORY STRUCTURE (GARAGE SUBDIVISION 25' X 40') TO REMAIN ON A VACANT PARCEL O/7/1/2017 TO ALLOW AN EXISTING ACCESSORY STRUCTURE (GARAGE SUBDIVISION 25' X 40') TO REMAIN ON A VACANT PARCEL O/7/1/2017 TO ALLOW AN PROPOSED ACCESSORY STRUCTURE (GARAGE SUBTIVE ROAD (KY 920) APPROVED APPROVED APPROVED APPROVED	08/04/2017		105-00-00-054	CONDITIONAL USE PERMIT				LEITCHFIELD RD	APPROVED	09/07/2017
03/02/2011 ROBERT AMMERMAN 273-00-00-015 CONDITIONAL USE PERMIT ZONE WIREMAN FARM TR 21 LOCATED ON A VACANT 3 ACRE LOT 1233 LONG HOLLOW ROAD APPROVED 04/20/201 03/02/2011 ROBERT AMMERMAN 273-00-00-015 CONDITIONAL USE PERMIT ZONE TO ALLOW AN EXISTING ACCESSORY STRUCTURE (STOAGE SHED 21' X 21') TO REMAIN ON A VACANT PARCEL 11/15/2010 CAROLYN KELLER 241-00-03-038 CONDITIONAL USE PERMIT ZONE TO ALLOW AN EXISTING ACCESSORY STRUCTURE (GARAGE SUBDIVISION 25' X 40') TO REMAIN ON A VACANT PARCEL 1233 LONG HOLLOW ROAD APPROVED 04/20/201 APPROVED 54/20/201 APPROVED 54/20/201 APPROVED 54/20/201 TOMMY & MAUDINA 053-00-00-028 CONDITIONAL USE PERMIT R-2 - RURAL RESIDENTIAL ACCESSORY STRUCTURE (TIRE TO ALLOW A PROPOSED ACCESSORY STRUCTURE (GARAGE SALT RIVER ROAD (KY 920) APPROVED	07/11/2017	COTTRELL, FARRAH	046-00-00-016	CONDITIONAL USE PERMIT				821 NATHANS LN	APPROVED	08/03/2017
11/15/2010 CAROLYN KELLER 241-00-03-038 CONDITIONAL USE PERMIT ACCESSORY STRUCTURE SHED 21'X 21') TO REMAIN ON A VACANT PARCEL TO ALLOW AN EXISTING ACCESSORY STRUCTURE (GARAGE SUBDIVISION) TOMMY & MAUDINA 053-00-00-028 CONDITIONAL USE PERMIT R-2 - RURAL RESIDENTIAL ZONE R-2 - RURAL RESIDENTIAL ACCESSORY STRUCTURE (GARAGE SUBDIVISION) TOMMY & MAUDINA 053-00-00-028 CONDITIONAL USE PERMIT R-2 - RURAL RESIDENTIAL ACCESSORY STRUCTURE (GARAGE SUBDIVISION) TO ALLOW A PROPOSED ACCESSORY STRUCTURE (GARAGE SUBDIVISION) APPROVED APPROVED	03/28/2017	MCCOY LAVONE	039-00-00-028	CONDITIONAL USE PERMIT		WIREMAN FARM TR 21		1233 LONG HOLLOW ROAD	APPROVED	04/20/2017
11/15/2010 CAROLYN KELLER 241-00-03-038 CONDITIONAL USE PERMIT ZONE SUBDIVISION 25' X 40') TO REMAIN ON A VACANT PARCEL FEATHERSTONE COURT APPROVED OR/08/2010 TOMMY & MAUDINA 053-00-00-028 CONDITIONAL USE PERMIT APPROVED R-2 - RURAL RESIDENTIAL ACCESSORY STRUCTURE (GARAGE SALT RIVER ROAD /KY 920) APPROVED	03/02/2011	ROBERT AMMERMAN	273-00-00-015	CONDITIONAL USE PERMIT		ACCESSORY STRUCTURE		VALLEY CREEK ROAD (KY 567)	APPROVED	
	11/15/2010	CAROLYN KELLER	241-00-03-038	CONDITIONAL USE PERMIT				FEATHERSTONE COURT	APPROVED	
	08/08/2010		053-00-00-028	CONDITIONAL USE PERMIT		ACCESSORY STRUCTURE		SALT RIVER ROAD (KY 920)	APPROVED	

Records 1 to 22 (of 22)

Other Conditional Use Permits for Accessory Structures on Vacant Lots (keyword search – "without" in request)

Permit Date	Owner	PVA Map Number	Type	Zone	Project / Subdivision Name	Request	Site Address	Status	Final Date
02/13/2023	KINDERVATER BRAD	224-00-00-060.02	CONDITIONAL USE PERMIT	R-2 - RURAL RESIDENTIAL ZONE	SPLIT RAIL SUBDIVISION, LOT 2 - KINDERVATER ACCESSORY STRUCTURE	TO ALLOW FOR A 36'X56' SHOP BUILDING AND A 22'X32' GREENHOUSE TO BE CONSTRUCTED WITHOUT A DWELLING ON SITE	SPORTSMAN LAKE ROAD, ELIZABETHTOWN, KY, 42701	APPROVED	03/23/2023
11/01/2022	STURGEON PAUL D & SHARON P	063-00-00-012	CONDITIONAL USE PERMIT	R-2 - RURAL RESIDENTIAL ZONE	KENNETH GOFF SUBDIVISION, SECTION 1, LOT 4 - STURGEON ACCESSORY STRUCTURE WITHOUT A DWELLING	TO ALLOW FOR A 12'x52' EQUIPMENT SHED ACCESSORY STRUCTURE TO BE CONSTRUCTED WITHOUT A DWELLING ON SITE	1741 SALT RIVER ROAD, RINEYVILLE, KY 40162	APPROVED	12/08/2022
10/14/2022	MORGAN PATRICK WAYNE & MELISSA	141-00-02-006	CONDITIONAL USE PERMIT	R-1 - URBAN RESIDENTIAL ZONE	HICKORY HEIGHTS, SECTION 1, LOT 7 - ACCESSORY STRUCTURE ON LOT WITHOUT A DWELLING	TO ALLOW FOR A 40'x48' METAL (OLYMPIC STEEL) BUILDING ACCESSORY STRUCTURE TO BE CONSTRUCTED WITHOUT A DWELLING ON SITE	921 HICKORY DRIVE, VINE GROVE, KY 40175	APPROVED	11/17/2022
06/18/2021	MCCOMB JAMES L & KIMBERLY M	074-00-00-054	CONDITIONAL USE PERMIT	R-2 - RURAL RESIDENTIAL ZONE	MCCOMB ACCESSORY STRUCTURE	TO ALLOW FOR AN ACCESSORY STRUCTURE WITHOUT A DWELLING ON SITE	WEBB MILL ROAD, EASTVIEW, KY	APPROVED	
04/28/2021	MILBY GREGORY & JENNIFER	128-00-00-043.02	CONDITIONAL USE PERMIT	R-2 - RURAL RESIDENTIAL ZONE	MILBY ACCESSORY STRUCTURE / WILDCAT RUN SUBDIVISION LOT 1 #1	TO ALLOW FOR 2 ACCESSORY STRUCTURES WITHOUT A DWELLING ON SITE	S LONG GROVE RD. GLENDALE, KY	APPROVED	05/20/2021
01/13/2020	PUCKETT BEVERLY	122-00-01-026.01	CONDITIONAL USE PERMIT	R-1 - URBAN RESIDENTIAL ZONE	LA VISTA, SECTION 2, LOT 88B	TO ALLOW FOR A 16'X24' ADDITION TO AN EXISTING ACCESSORY STRUCTURE (30'X24' POLE BARN) WITHOUT A DWELLING ON SITE	1296 RINEYVILLE SCHOOL ROAD, RINEYVILLE, KY	APPROVED	02/06/2020
06/01/2017	KELLY, SUE & GREG	259-00-01-036	CONDITIONAL USE PERMIT	R-3 - RESIDENTIAL ESTATE ZONE	CARTWRIGHT ESTATES	TO ALLOW FOR THE CONSTRUCTION OF A 16'X36' ACCESSORY STRUCTURE WITHOUT A DWELLING ON SITE	520 CARTWRIGHT ESTATES ROAD	APPROVED	06/22/2017
09/19/2016	BIGLER, STEVEN	165-00-00-011	CONDITIONAL USE PERMIT	R-1 - URBAN RESIDENTIAL ZONE		TO ALLOW FOR AN ACCESSORY STRUCTURE TO REMAIN ON THE PROPERTY FOR RESIDENTIAL USE WITHOUT A DWELLING ON SITE	3750 RINEYVILLE RD	APPROVED	10/20/2016
12/30/2014	Juergen Schwan	230-00-00-042	CONDITIONAL USE PERMIT	R-1 - URBAN RESIDENTIAL ZONE	/ Eden Falls Subdivision, Lot 2	to obtain approval to allow the two existing outbuildings to exist on Lot 2 as shown without a residence. (A residence may be constructed in the future for Juergen Schwan.)	379 Adams Lane	WITHDRAWN	
12/21/2009	CHARLES AND MARY ARMSTRONG	139-10-01-005	CONDITIONAL USE PERMIT	R-1 - URBAN RESIDENTIAL ZONE	ACCESSORY STRUCTURE	AN ACCESSORY BUILDING (30' X 40') WITHOUT A DWELLING ON THE PROPERTY	RED HILL ROAD	APPROVED	

Records 1 to 10 (of 10)



- 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.

16-5 ACCESSORY STRUCTURES

An accessory structure is a structure or use customarily incidental and subordinate to the principal structure and located on the same parcel with such principal structure. These standards apply when the accessory structure is developed prior to the start of construction of the principal structure on the property. This regulation does not apply to agricultural uses and related accessory structures.

- Location. An accessory structure is part of the principal structure when it is attached to the principal structure by a breezeway and shall comply with the applicable setbacks of the zone in which it is located.
- Agriculture. Accessory structures for agricultural uses shall comply with the building setback requirements for the principal structures of the zone in which it is located.
- Distance. The minimum distance between buildings shall be five (5) feet.
- Size. All accessory structures shall be subordinate in scale to the principal structure.

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 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.
- 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 4 years (7-22-2025).

Owner: Harold & Shirley Newman Applicant: Mark Newman





Location A 4.79 acre site located at 1905 Springfield Road, Elizabethtown, KY

Zoned Rural Residential (R-2)

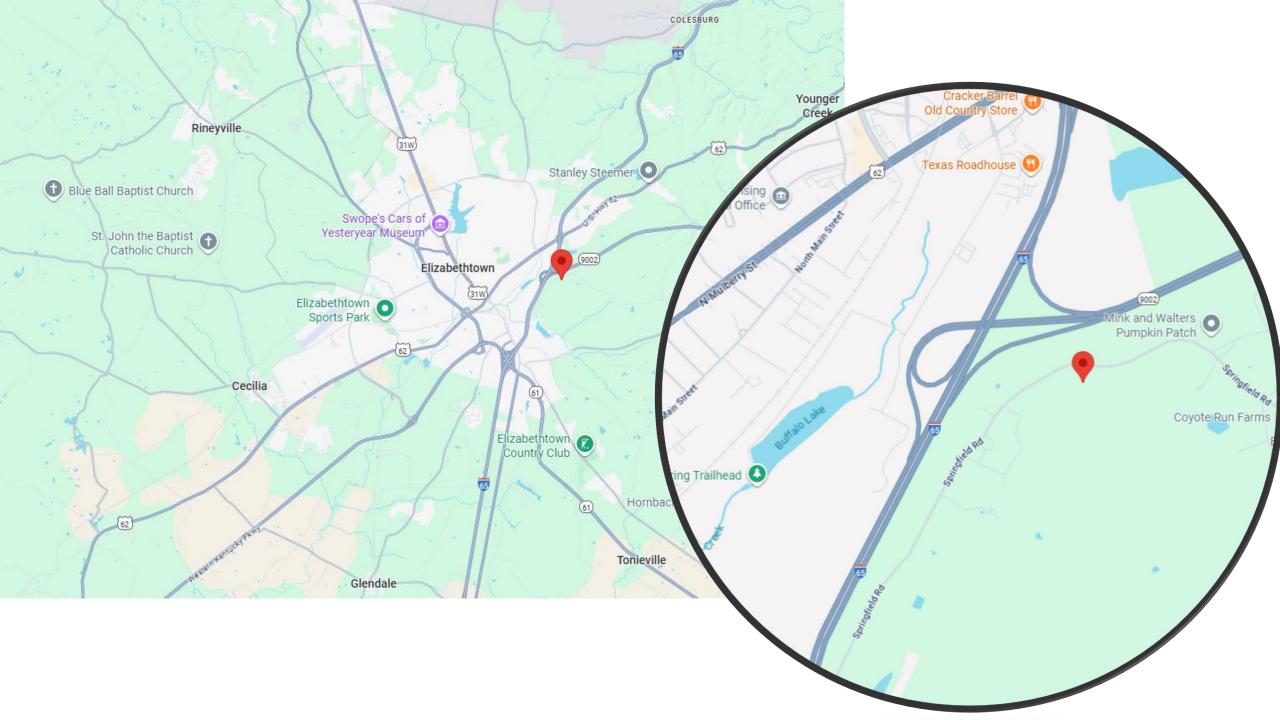
Request for a Conditional Use Permit to allow for an accessory structure (40' x 80' pole barn) on a vacant lot.

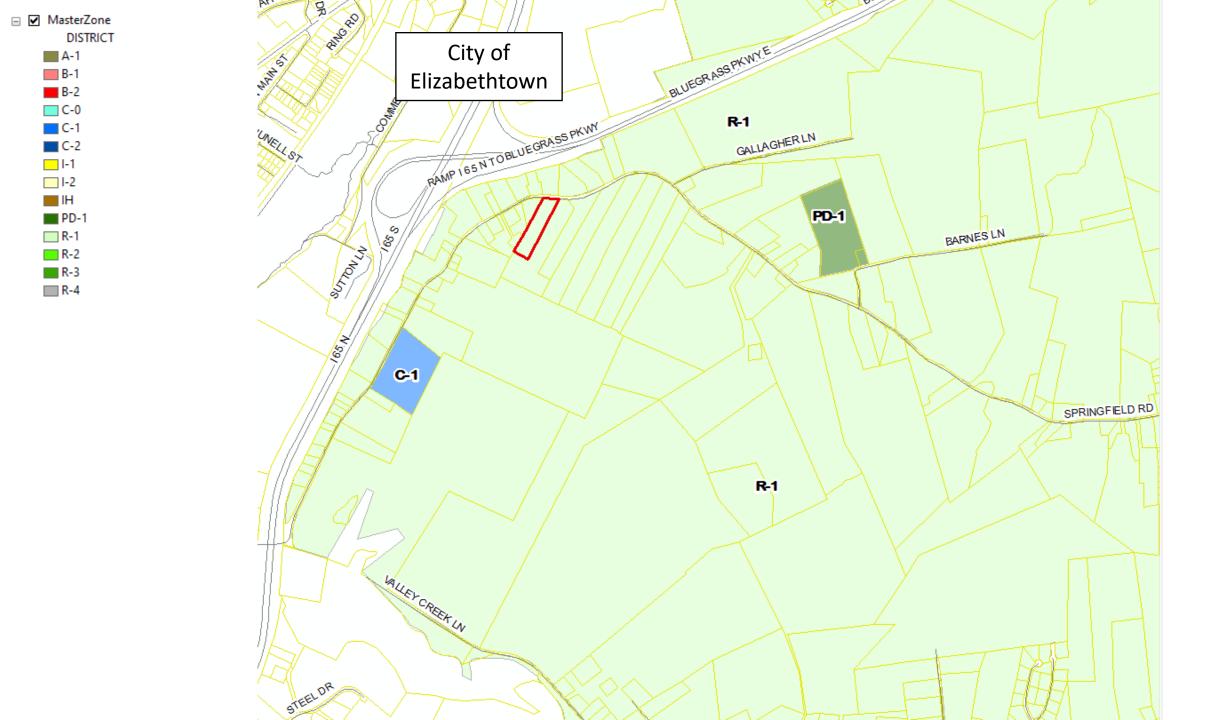
1905 Springfield Road Conditional Use Permit SUMMARY REPORT

LISTING OF EXHIBITS

- A. Vicinity Map
- B. Zoning Map
- C. Environmental Features
- D. Character of the Site Analysis
- E. Site Plan
- F. Photos of the Site
- G. Analysis of other Conditional Use Permits for Accessory Structures on Vacant Lots
- H. Character of the Area Analysis
- I. *Comprehensive Development Guide
- J. *Development Guidance System Ordinance

^{*} Not Provided in PowerPoint







 ☐ Streams 2023



Site Plan

Proposed Location of 40' x 80' Pole Barn

Applicants House (Mark Newman, Owners Son)

1745 Springfield Road, Elizabethtown, KY





Photos















Other Conditional Use Permits for Accessory Structures on Vacant Lots (keyword search – "vacant" – in request)

REVISION REVINENT NATION 232-20-00-035-21 CONDITIONAL USE PERMIT 232-20-00-00-035-21 CONDITIONAL USE PERMIT 232-20-00-035-21 CONDITIONAL USE PERMIT 232-20-00-00-035-21 CONDITIONAL USE PERMIT 232-20-20-00-035-21 CONDITIONAL USE PERMIT 232-20-20-20-035-21 CONDITIONAL USE PERMIT 232-20-20-20-035-21 CONDITIONAL USE PERMIT 232-20-20-20-035-21 CONDITIONAL USE PERM	Final Date
GRIFFIELD CONTINUAL USE PERMIT CONTINUA	
CONDITIONAL USE PERMIT CONDITIONAL USE PER	
## ACCESSORY SHILLUINE ON AVAILANT LOT ## ACCESSORY SHILL	06/12/2025
11/12/20/20/24 EMMERIUNS, MIFELLE & 129-00-0002.05 CONDITIONAL USE PERMIT CONE EMPROYED SHEPT DE SERVE AS FISHING AND KAYAK STORAGE SHEPT ON A VACANT LOT SHEPT DE SERVE AS FISHING AND KAYAK STORAGE SHEPT ON A VACANT LOT SHEPT DE SERVE AS FISHING AND KAYAK STORAGE SHEPT ON A VACANT LOT SHEPT DE SERVE AS FISHING AND KAYAK STORAGE SHEPT ON A VACANT LOT SHEPT ON A	04/17/2025
MICHEL LEE 12-9-03-04-00-8 CONDITIONAL USE PERMIT ZONE VACANT LOT GALLOW FOR A SHED ON A VACANT LOT SULTAIN STREET ON A VACANT LOT CONDITIONAL USE PERMIT C	12/19/2024
09/28/2023 STEPHENS, CAROL & FLOYD 143-00-03-014 CONDITIONAL USE PERMIT ZONE R.1 - URBAN RESIDENTIAL ZONE R.2 - RURAL RESIDENTIAL ZONE R.2 - RURAL	09/05/2024
OS/10/2023 HARRISON JOANNE 116-00-00-202.02 CONDITIONAL USE PERMIT 20NE 20NE 0N/VACANT LOT 18 - AG BARN ON VACANT LOT 18 - AG BARN ON VACANT LOT 778 OAK DRIVE WITHDRAW 175 OFF PRISE 242-00-02-145 CONDITIONAL USE PERMIT 20NE 20NE 0N/VACANT LOT 18 - AG BARN ON VACANT LOT 778 OAK DRIVE WITHDRAW 175 OFF PRISE 200-00-080 CONDITIONAL USE PERMIT 20NE 20ND 170 ALLOW FOR A 32'X 50' HOOP BARN ON A VACANT LOT 778 OAK DRIVE WITHDRAW 175 OFF PRISE 200-00-080 CONDITIONAL USE PERMIT 20NE 20ND 170 ALLOW FOR A 32'X 50' HOOP BARN ON A VACANT LOT 778 OAK DRIVE WITHDRAW 175 OAK DRIVE WITHDRAW	07/18/2024
ONVACANT LOT AVACANT LOT AVACANT LOT AVACANT LOT TO ALLOW FOR A 32' X 60' HOOP BARN ON A VACANT LOT TO ALLOW FOR A 32' X 60' HOOP BARN ON A VACANT LOT TO ALLOW FOR A 32' X 60' HOOP BARN ON A VACANT LOT TO ALLOW FOR A 32' X 60' HOOP BARN ON A VACANT LOT TO ALLOW FOR A 32' X 60' HOOP BARN ON A VACANT LOT TO ALLOW FOR A 32' X 60' HOOP BARN ON A VACANT LOT TO ALLOW FOR A 32' X 60' HOOP BARN ON A VACANT LOT TO ALLOW FOR A 32' X 60' HOOP BARN ON A VACANT LOT TO ALLOW FOR A 32' X 60' HOOP BARN ON A VACANT LOT TO ALLOW FOR A 32' X 60' HOOP BARN ON A VACANT LOT TO ALLOW FOR A 32' X 60' HOOP BARN ON A VACANT LOT TO ALLOW FOR A 32' X 60' HOOP BARN ON A VACANT LOT TO ALLOW FOR A 32' X 60' HOOP BARN ON A VACANT LOT TO ALLOW FOR A 32' X 60' HOOP BARN ON A VACANT LOT TO BE BUILT ON A VACANT LOT TO ALLOW FOR AN ACCESSORY STRUCTURE (46'X48' POLE BARN TO BE BUILT ON A VACANT LOT TO ALLOW FOR A 12' X 20' GARDEN STORAGE SHED TO REMAIN ON A VACANT LOT TO ALLOW FOR A 12' X 20' GARDEN STORAGE SHED TO REMAIN ON A VACANT LOT TO ALLOW FOR AN ACCESSORY BUILDING ON A VACANT LOT TO ALLOW FOR AN ACCESSORY BUILDING ON A VACANT LOT TO ALLOW FOR AN ACCESSORY BUILDING ON A VACANT LOT TO ALLOW FOR AN ACCESSORY BUILDING ON A VACANT LOT TO ALLOW FOR AN ACCESSORY BUILDING ON A VACANT LOT TO ALLOW FOR AN ACCESSORY BUILDING ON A VACANT LOT TO ALLOW FOR AN ACCESSORY BUILDING ON A VACANT LOT TO ALLOW FOR AN ACCESSORY BUILDING ON A VACANT LOT TO ALLOW FOR AN ACCESSORY BUILDING ON A VACANT LOT TO ALLOW FOR AN ACCESSORY BUILDING ON A VACANT LOT TO ALLOW FOR AN ACCESSORY BUILDING ON A VACANT LOT TO ALLOW FOR AN ACCESSORY BUILDING ON A VACANT LOT TO ALLOW FOR AN ACCESSORY BUILDING ON A VACANT LOT TO ALLOW FOR AN ACCESSORY BUILDING ON A VACANT LOT TO ALLOW FOR AN ACCESSORY BUILDING ON A VACANT LOT TO ALLOW FOR THE CONSTRUCTION OF A 30'X30' LETCHER DRD. 101/05/2018 HAMBLEN BRAD 132-00-00-016 CONDITIONAL USE PERMIT ZONE 101/05/2018 HAMBLEN BRAD 132-00-00-016 CONDITIONAL USE PERMIT ZONE 202-2-RURAL RESIDENTIAL ZONE 203-2-RURAL RESIDENTIAL ZONE 204-2-00-02-	11/09/2023
OFFICIAL SANTA FE SUBDIVISION, LOT 145, SECTION 1 O7/22/2018 BELL, KIMBERLY O2/27/2018 SULLIVAN JOSEPH R JR & DEBRA L O2/27/2018 SULLIVAN JOSEPH R JR &	06/22/2023
107/22/2020 B 163-00-02-035 CONDITIONAL USE PERMIT ZONE LITTLE IRELAND 35 #4 VACANT LOT JIMMY C.T., RAD-CLIF, RY APPROVED ZONE LITTLE IRELAND 35 #4 VACANT LOT JOINT CONDITIONAL USE PERMIT ZONE R.1 - URBAN RESIDENTIAL ZONE R.2 - RURAL RESIDENTIAL ZONE R.2 - RURAL RESIDENTIAL ZONE R.3 - RURAL RESIDENTIAL ZONE REMAIN ON A VACANT LOT REMAIN RESIDENTIAL ZONE REMAIN RESIDENTIAL	07/08/2022
03/05/2020 PRIGGS TERRY & KATHY 224-00-00-080 CONDITIONAL USE PERMIT 03/05/2020 SULLIVAN, JOSEPH R JR & 242-00-02-145 CONDITIONAL USE PERMIT (AMENDED) 03/13/2018 BELL, KIMBERLY 223-00-0D-012 CONDITIONAL USE PERMIT ZONE 03/13/2018 BELL, KIMBERLY 223-00-0D-012 CONDITIONAL USE PERMIT ZONE 02/27/2018 SULLIVAN JOSEPH R JR & 242-00-02-145 CONDITIONAL USE PERMIT ZONE 02/27/2018 DEBAGL 01/05/2018 HAMBLEN BRAD 132-00-00-016 CONDITIONAL USE PERMIT R-2 - RURAL RESIDENTIAL ZONE R-3 - RURAL RESIDENTIAL ZONE R-4 - RURAL RESIDENTIAL ZONE TO ALLOW FOR 12 X 20 GARDEN STORAGE SHED TO ROSWELL DRIVE, ELIZABETHTOWN, KY APPROVED LOT TO ALLOW FOR 12 X 20 GARDEN STORAGE SHED ON A VACANT LOT TO ALLOW FOR 12 X 20 GARDEN STORAGE SHED ON A VACANT LOT TO ALLOW FOR 12 X 20 GARDEN STORAGE SHED ON A VACANT LOT TO ALLOW FOR 12 X 20 GARDEN STORAGE SHED ON A VACANT LOT TO ALLOW FOR 12 X 20 GARDEN STORAGE SHED ON A VACANT LOT TO ALLOW FOR 12 X 20 GARDEN STORAGE SHED ON A VACANT LOT TO ALLOW FOR 12 X 20 GARDEN STORAGE SHED ON A VACANT LOT TO ALLOW FOR 12 X 20 GARDEN STORAGE SHED ON A VACANT LOT TO ALLOW FOR 12 X 20 GARDEN STORAGE SHED ON A VACANT LOT TO ALLOW FOR 12 X 20 GARDEN STORAGE SHED ON A VACANT LOT TO ALLOW FOR 12 X 20 GARDEN STORAGE SHED ON A VACANT LOT TO ALLOW FOR 12 X 20 GARDEN STORAGE SHED ON A VACANT LOT TO ALLOW FOR 12 X 20 GARDEN STORAGE SHED ON A VACANT LOT TO ALLOW FOR 12 X 20 GARDEN STORAGE SHED ON A VACANT LOT TO ALLOW FOR 12 X 20 GARDEN STORAGE SHED ON A VACANT LOT TO ALLOW FOR 12 X 20 GARDEN STORAGE SHED ON A VACANT LOT TO ALLOW FOR THE CONSTRUCTION OF A 30 YA30' LETT-HEIGH D RD APPROVED APPROVED TO ALLOW FOR THE CONSTRUCTION OF A 30 YA30' LETT-HEIGH D RD APPROVED TO ALLOW FOR THE CONSTRUCTION OF A 30 YA30' LETT-HEIGH D RD APPROVED TO ALLOW FOR THE CONSTRUCTION OF A 30 YA30' LETT-HEIGH D RD APPROVED TO ALLOW FOR THE CONSTRUCTION OF A 30 YA30' LETT-HEIGH D RD APPROVED TO ALLOW FOR THE CONSTRUC	09/17/2020
DEBRA L 242-00-02-145 (AMENDED) ZONE SANTA FE SUBDIVISION, LOT 145, SECTION 1 REMAIN ON A VACANT LOT TO ALLOW FOR AN ACCESSORY BUILDING ON A VACANT LOT TO ALLOW FOR 12 X 20 GARDEN STORAGE SHED ON A VACANT LOT ROSWELL DRIVE, ELIZABETHIOWN, NY APPROVED APPROVED TO ALLOW FOR AN ACCESSORY BUILDING ON A VACANT LOT TO ALLOW FOR 12 X 20 GARDEN STORAGE SHED ON A VACANT LOT TO ALLOW FOR 24' x 24' POLE BARN WITH A 10' x 24' LEAN-TO ON A VACANT LOT ROSWELL DR APPROVED TO ALLOW FOR 24' x 24' POLE BARN WITH A 10' x 24' LEAN-TO ON A VACANT LOT TO ALLOW FOR THE CONSTRUCTION OF A 30'X30' LETTCHEIG IN BD APPROVED APPROVED TO ALLOW FOR THE CONSTRUCTION OF A 30'X30' LETTCHEIG IN BD APPROVED APPROVED TO ALLOW FOR THE CONSTRUCTION OF A 30'X30' LETTCHEIG IN BD APPROVED APPROVED TO ALLOW FOR THE CONSTRUCTION OF A 30'X30' LETTCHEIG IN BD APPROVED APPROVED TO ALLOW FOR THE CONSTRUCTION OF A 30'X30' LETTCHEIG IN BD APPROVED APPROVED TO ALLOW FOR THE CONSTRUCTION OF A 30'X30' LETTCHEIG IN BD APPROVED TO ALLOW FOR THE CONSTRUCTION OF A 30'X30' LETTCHEIG IN BD APPROVED TO ALLOW FOR THE CONSTRUCTION OF A 30'X30' LETTCHEIG IN BD APPROVED TO ALLOW FOR THE CONSTRUCTION OF A 30'X30' LETTCHEIG IN BD APPROVED TO ALLOW FOR THE CONSTRUCTION OF A 30'X30' LETTCHEIG IN BD APPROVED TO ALLOW FOR THE CONSTRUCTION OF A 30'X30' LETTCHEIG IN BD APPROVED TO ALLOW FOR THE CONSTRUCTION OF A 30'X30' LETTCHEIG IN BD APPROVED TO ALLOW FOR THE CONSTRUCTION OF A 30'X30' LETTCHEIG IN BD APPROVED TO ALLOW FOR THE CONSTRUCTION OF A 30'X30' APPROVED TO ALLOW FOR THE CONSTRUCTION OF A 30'X30' APPROVED TO ALLOW FOR THE CONSTRUCTION OF A 30'X30' TO	08/06/2020
02/27/2018 BELL, KIMBERLY 223-00-00-012 CONDITIONAL USE PERMIT ZONE SPORISMAN LAKE 1A #2 LOT 200 WOODS RD APPROVED LOT 200	07/23/2020
DEBRA L 242-00-02-145 CONDITIONAL USE PERMIT ZONE SANTA FE SUBDIVISION, LOT 145, SECTION 1 VACANT LOT VACANT LOT VACANT LOT TO ALLOW FOR 24' x 24' POLE BARN WITH A 10' x 24' LEAN-TO ON A VACANT LOT DEBRA L 101/05/2018 HAMBLEN BRAD 102-00-00-016 CONDITIONAL USE PERMIT R-2 - RURAL RESIDENTIAL ZONE R-2 - RURAL RESIDENTIAL ZONE TO ALLOW FOR 24' x 24' POLE BARN WITH A 10' x 24' LEAN-TO ON A VACANT LOT TO ALLOW FOR THE CONSTRUCTION OF A 30'X30' LETCHEIGI D PD APPROVED APPROVED TO ALLOW FOR THE CONSTRUCTION OF A 30'X30' LETCHEIGI D PD APPROVED APPROVED TO ALLOW FOR THE CONSTRUCTION OF A 30'X30' LETCHEIGI D PD APPROVED APPROVED TO ALLOW FOR THE CONSTRUCTION OF A 30'X30' LETCHEIGI D PD APPROVED APPROVED TO ALLOW FOR THE CONSTRUCTION OF A 30'X30' LETCHEIGI D PD APPROVED APPROVED TO ALLOW FOR THE CONSTRUCTION OF A 30'X30' LETCHEIGI D PD APPROVED APPROVED	04/19/2018
01/05/2018 HAMBLEN BRAD 132-00-0016 CONDITIONAL USE PERMIT ZONE HAMBLEN ACCESSORY STRUCTURE LEAN-TO ON A VACANT LOT 2998 MELROSE RD APPROVED OR/O4/2017 BRUINGTON, COLLEEN & 105-00-00-54 CONDITIONAL USE PERMIT R-2 - RURAL RESIDENTIAL R-2 - RURAL RESIDENTIAL APPROVED APPROVED TO ALLOW FOR THE CONSTRUCTION OF A 30'X30' LEITCHEIGI D RD APPROVED	04/12/2018
	02/08/2018
ROBERT TO A VACANT LOT CAPPORT ON A VACANT LOT	09/07/2017
07/11/2017 COTTRELL, FARRAH 046-00-00-016 CONDITIONAL USE PERMIT R-2 - RURAL RESIDENTIAL ZONE TO ALLOW FOR THE RECONSTRUCTION OF A 24'X20' BARN ON VACANT PROPERTY 821 NATHANS LN APPROVED	08/03/2017
03/28/2017 MCCOY LAVONE 039-00-00-028 CONDITIONAL USE PERMIT R-2 - RURAL RESIDENTIAL ZONE R-2 - RURAL RESIDENTIAL ZONE TO ALLOW FOR THE EXISTING 36' x 60' BARN TO BE LOCATED ON A VACANT 3 ACRE LOT 1233 LONG HOLLOW ROAD APPROVED	04/20/2017
03/02/2011 ROBERT AMMERMAN 273-00-00-015 CONDITIONAL USE PERMIT R-2 - RURAL RESIDENTIAL ZONE TO ALLOW AN EXISTING ACCESSORY STRUCTURE (STOAGE SHED 21'X 21') TO REMAIN ON A VACANT PARCEL VALLEY CREEK ROAD (KY 567) APPROVED	
11/15/2010 CAROLYN KELLER 241-00-03-038 CONDITIONAL USE PERMIT R-2 - RURAL RESIDENTIAL ZONE ACCESSORY STRUCTURE 1 / STONERIDGE SUBDIVISION TO ALLOW AN EXISTING ACCESSORY STRUCTURE (GARAGE 25' X 40') TO REMAIN ON A VACANT PARCEL FEATHERSTONE COURT	
08/08/2010 TOMMY & MAUDINA THURMAN 053-00-00-028 CONDITIONAL USE PERMIT R-2 - RURAL RESIDENTIAL ZONE TO ALLOW A PROPOSED ACCESSORY STRUCTURE (GARAGE 24' X 60') ON A VACANT PARCEL SALT RIVER ROAD (KY 920) APPROVED	

22 Total19 Approved1 Withdrawn2 Pending

Other Conditional Use Permits for Accessory Structures on Vacant Lots (keyword search – "without" in request)

Permit Date	Owner	PVA Map Number	Type ‡	Zone	Project / Subdivision Name	Request	Site Address	Status	Final Date
02/13/2023	KINDERVATER BRAD	224-00-00-060.02	CONDITIONAL USE PERMIT	R-2 - RURAL RESIDENTIAL ZONE	SPLIT RAIL SUBDIVISION, LOT 2 - KINDERVATER ACCESSORY STRUCTURE	TO ALLOW FOR A 36'X56' SHOP BUILDING AND A 22'X32' GREENHOUSE TO BE CONSTRUCTED WITHOUT A DWELLING ON SITE	SPORTSMAN LAKE ROAD, ELIZABETHTOWN, KY, 42701	APPROVED	03/23/2023
11/01/2022	STURGEON PAUL D & SHARON P	063-00-00-012	CONDITIONAL USE PERMIT	R-2 - RURAL RESIDENTIAL ZONE	KENNETH GOFF SUBDIVISION, SECTION 1, LOT 4 - STURGEON ACCESSORY STRUCTURE WITHOUT A DWELLING	TO ALLOW FOR A 12'x52' EQUIPMENT SHED ACCESSORY STRUCTURE TO BE CONSTRUCTED WITHOUT A DWELLING ON SITE	1741 SALT RIVER ROAD, RINEYVILLE, KY 40162	APPROVED	12/08/2022
10/14/2022	MORGAN PATRICK WAYNE & MELISSA	141-00-02-006	CONDITIONAL USE PERMIT	R-1 - URBAN RESIDENTIAL ZONE	HICKORY HEIGHTS, SECTION 1, LOT 7 - ACCESSORY STRUCTURE ON LOT WITHOUT A DWELLING	TO ALLOW FOR A 40'x48' METAL (OLYMPIC STEEL) BUILDING ACCESSORY STRUCTURE TO BE CONSTRUCTED WITHOUT A DWELLING ON SITE	921 HICKORY DRIVE, VINE GROVE, KY 40175	APPROVED	11/17/2022
06/18/2021	MCCOMB JAMES L & KIMBERLY M	074-00-00-054	CONDITIONAL USE PERMIT	R-2 - RURAL RESIDENTIAL ZONE	MCCOMB ACCESSORY STRUCTURE	TO ALLOW FOR AN ACCESSORY STRUCTURE WITHOUT A DWELLING ON SITE	WEBB MILL ROAD, EASTVIEW, KY	APPROVED	
04/28/2021	MILBY GREGORY & JENNIFER	128-00-00-043.02	CONDITIONAL USE PERMIT	R-2 - RURAL RESIDENTIAL ZONE	MILBY ACCESSORY STRUCTURE / WILDCAT RUN SUBDIVISION LOT 1 #1	TO ALLOW FOR 2 ACCESSORY STRUCTURES WITHOUT A DWELLING ON SITE	S LONG GROVE RD. GLENDALE, KY	APPROVED	05/20/2021
01/13/2020	PUCKETT BEVERLY	122-00-01-026.01	CONDITIONAL USE PERMIT	R-1 - URBAN RESIDENTIAL ZONE	LA VISTA, SECTION 2, LOT 88B	TO ALLOW FOR A 16'X24' ADDITION TO AN EXISTING ACCESSORY STRUCTURE (30'X24' POLE BARN) WITHOUT A DWELLING ON SITE	1296 RINEYVILLE SCHOOL ROAD, RINEYVILLE, KY	APPROVED	02/06/2020
06/01/2017	KELLY, SUE & GREG	259-00-01-036	CONDITIONAL USE PERMIT	R-3 - RESIDENTIAL ESTATE ZONE	CARTWRIGHT ESTATES	TO ALLOW FOR THE CONSTRUCTION OF A 16'X36' ACCESSORY STRUCTURE WITHOUT A DWELLING ON SITE	520 CARTWRIGHT ESTATES ROAD	APPROVED	06/22/2017
09/19/2016	BIGLER, STEVEN	165-00-00-011	CONDITIONAL USE PERMIT	R-1 - URBAN RESIDENTIAL ZONE		TO ALLOW FOR AN ACCESSORY STRUCTURE TO REMAIN ON THE PROPERTY FOR RESIDENTIAL USE WITHOUT A DWELLING ON SITE	3750 RINEYVILLE RD	APPROVED	10/20/2016
12/30/2014	Juergen Schwan	230-00-00-042	CONDITIONAL USE PERMIT	R-1 - URBAN RESIDENTIAL ZONE	/ Eden Falls Subdivision, Lot 2	to obtain approval to allow the two existing outbuildings to exist on Lot 2 as shown without a residence. (A residence may be constructed in the future for Juergen Schwan.)	379 Adams Lane	WITHDRAWN	
12/21/2009	CHARLES AND MARY ARMSTRONG	139-10-01-005	CONDITIONAL USE PERMIT	R-1 - URBAN RESIDENTIAL ZONE	ACCESSORY STRUCTURE	AN ACCESSORY BUILDING (30' X 40') WITHOUT A DWELLING ON THE PROPERTY	RED HILL ROAD	APPROVED	

Records 1 to 10 (of 10)

10 Total 9 Approved

1 Withdrawn



- 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.

16-5 ACCESSORY STRUCTURES

An accessory structure is a structure or use customarily incidental and subordinate to the principal structure and located on the same parcel with such principal structure. These standards apply when the accessory structure is developed prior to the start of construction of the principal structure on the property. This regulation does not apply to agricultural uses and related accessory structures.

- Location. An accessory structure is part of the principal structure when it is attached to the principal structure by a breezeway and shall comply with the applicable setbacks of the zone in which it is located.
- Agriculture. Accessory structures for agricultural uses shall comply with the building setback requirements for the principal structures of the zone in which it is located.
- Distance. The minimum distance between buildings shall be five (5) feet.
- Size. All accessory structures shall be subordinate in scale to the principal structure.

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 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.

Owner: James & Wendy Pence



Location A 2.69 acre site located at 4936 South Dixie Highway, Glendale, KY

Zoned Rural Residential (R-2)

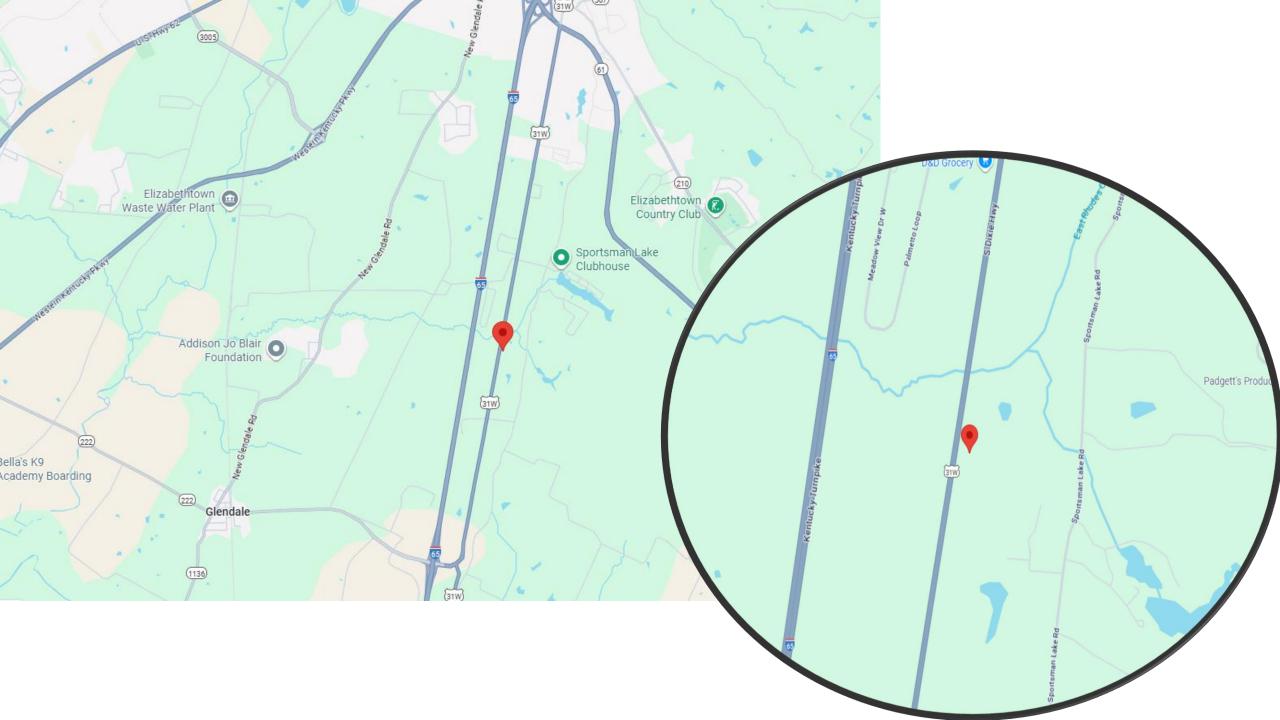
Request for a Conditional Use Permit to allow for a 1,003 sq. ft. Permanent Accessory Dwelling on site.

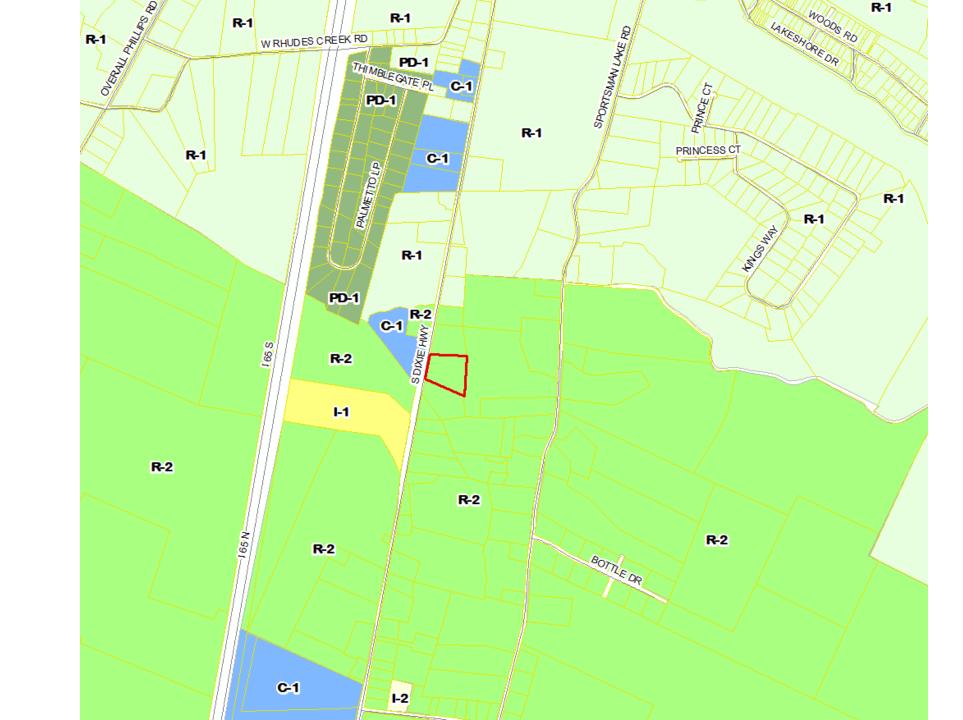
4936 South Dixie Highway Conditional Use Permit SUMMARY REPORT

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 other Conditional Use Permits for Permanent Accessory Dwellings
- I. Character of the Area Analysis
- J. *Comprehensive Development Guide
- K. *Development Guidance System Ordinance

^{*} Not Provided in PowerPoint





A-1

■ B-1

■ B-2

C-0 C-1

C-2

☐ I-1 ☐ I-2

IH PD-1

R-1

R-3 R-4

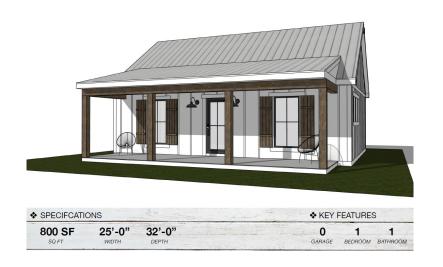
DISTRICT

- \blacksquare Wetlands



James & Wendy Pence 4936 S Dixie Highway, Glendale, KY 3,414 sq. ft. House (2012)

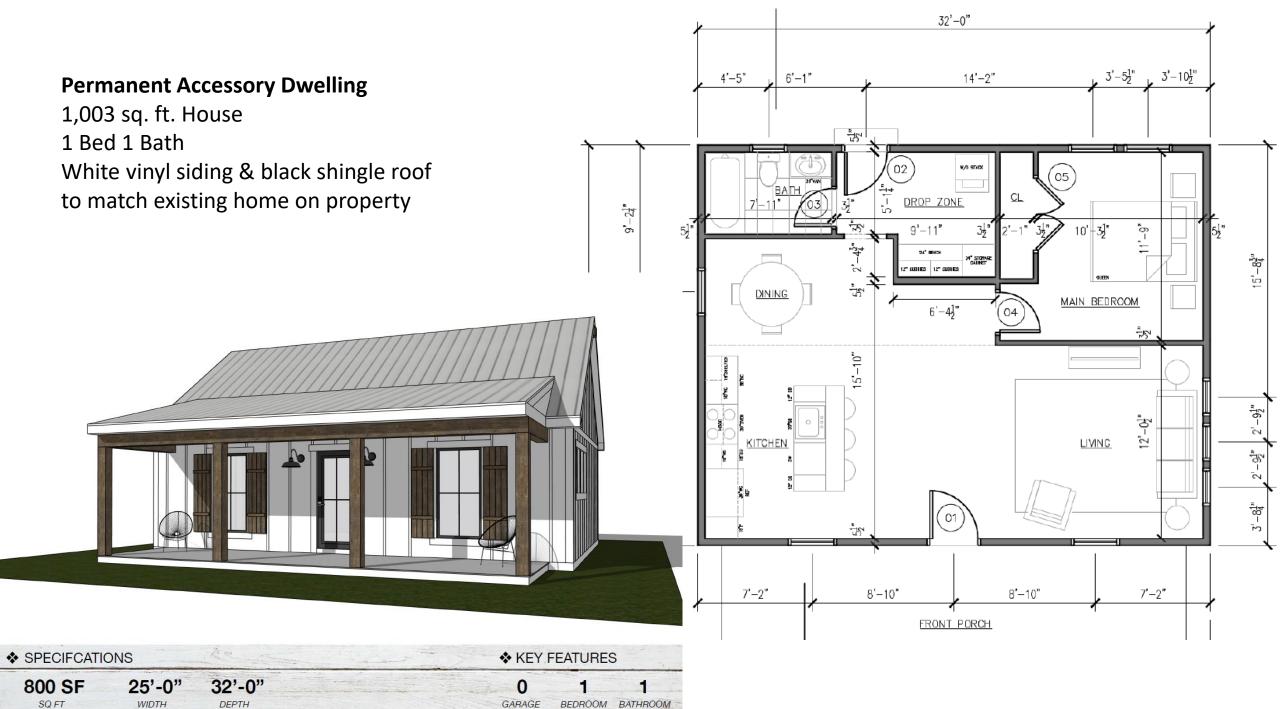


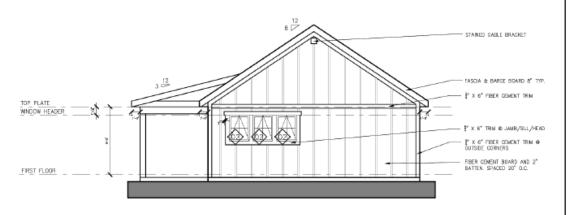


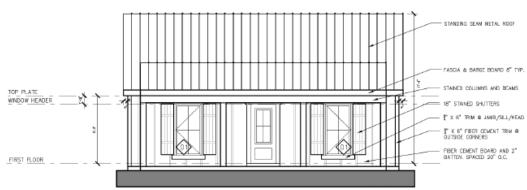


Site Plan







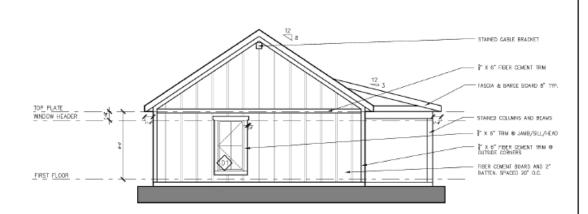


1 - FRONT ELEVATION

1/4 "= 1'-0"

3 - SIDE ELEVATION

1/4 "= 1'-0"



TOP PLATE WINDOW HEADER IT X 6" TRM 6 JANS/SLL/HEAD IT X 6" TRM 6 JANS/SLL/HEAD IT X 6" TRM 6 JANS/SLL/HEAD IT X 6" TRM 7 JANS AND 2" BATTON. SPACED 30" CLC.

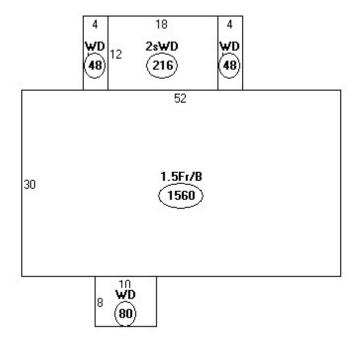
2 - REAR ELEVATION

1/4 '= 1'-0"

4 - SIDE ELEVATION



PRINCIPAL DWELLING



Descriptor/Area

A: 1.5Fr/B 1560 sqft

B:WD 80 sqft

C:WD

48 sqft

D:2sWD 216 sqft

E:WD 48 sqft

Description

Type of Residence CAPE COD 1.5

Year Built 2012
Num Stories 1.5
Above Ground Sqft 2574
Total Living Area 3414
Basement FULL
Basement Sqft 1560
Basement Sqft Finish 840

Finished Basement % 53 Bedrooms 4

Full Baths 3 Half Baths 0

Exterior ALUM/VINYL
Heat ELECTRIC
Air Condition CENTRAL/AC

Fireplace 1



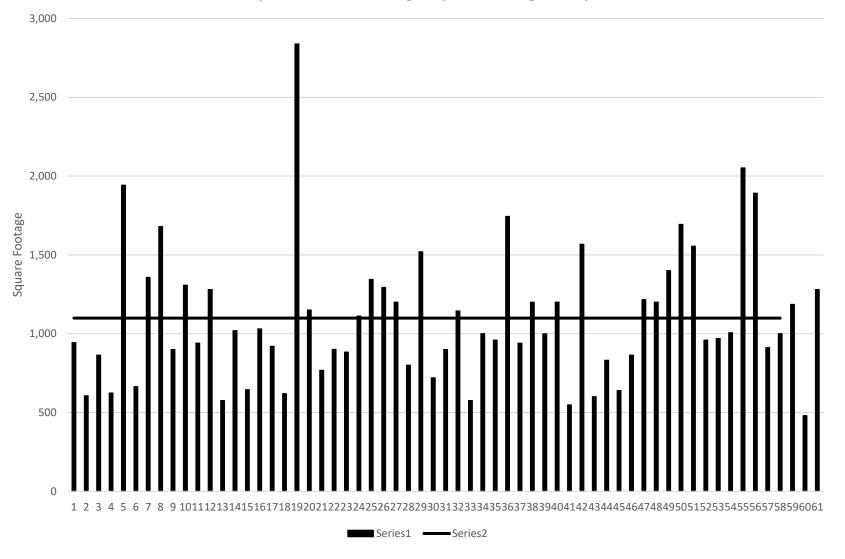








Accessory Structure & Average Square Footage Comparison



Average of 1,099 S.F.

Status	Count
Approved	68
Pending	2
Withdrawn	6
Denied	3
Total	79



- 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 for a Permanent Accessory Dwelling to allow for a proposed 1,003 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 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 vinyl siding with a black shingle roof to match the existing dwelling.
- 5. The existing driveway entrance to US 31W shall be a shared driveway for both dwellings.
- 6. 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.
- 7. The proposed permanent accessory dwelling will be located behind the principal 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.