

Hardin County Board of Adjustment

3 December 2026

County Government Center

Second Floor Meeting Room

Owners: Elizabeth & William Knight





Location A 14.895 and an 18.12 acre tract located at 156 & 164 Chestnut Grove Road, Elizabethtown, KY

Zoned Rural Residential (R-2)

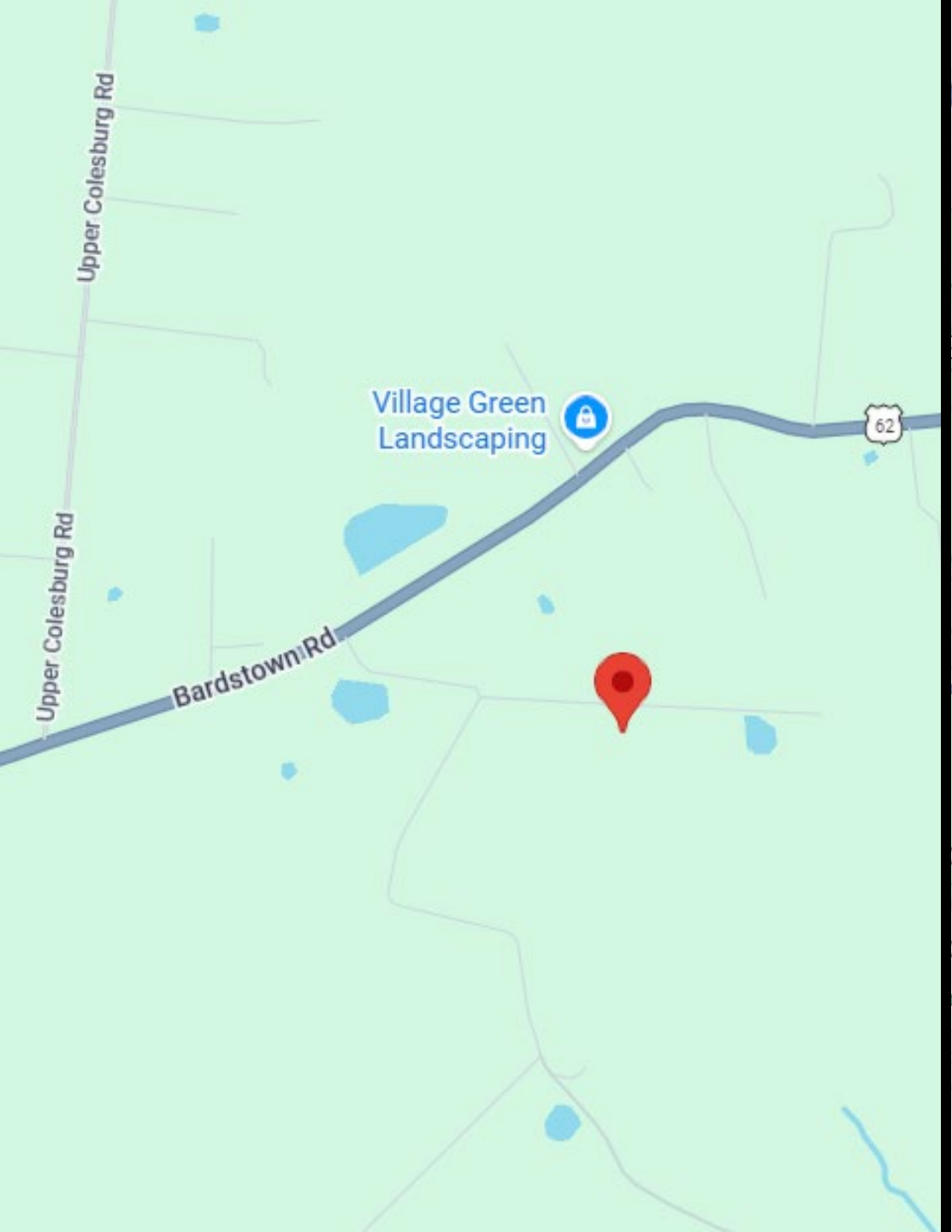
Requesting a Variance from government maintained road frontage to allow for the two existing tracts to be reconfigured

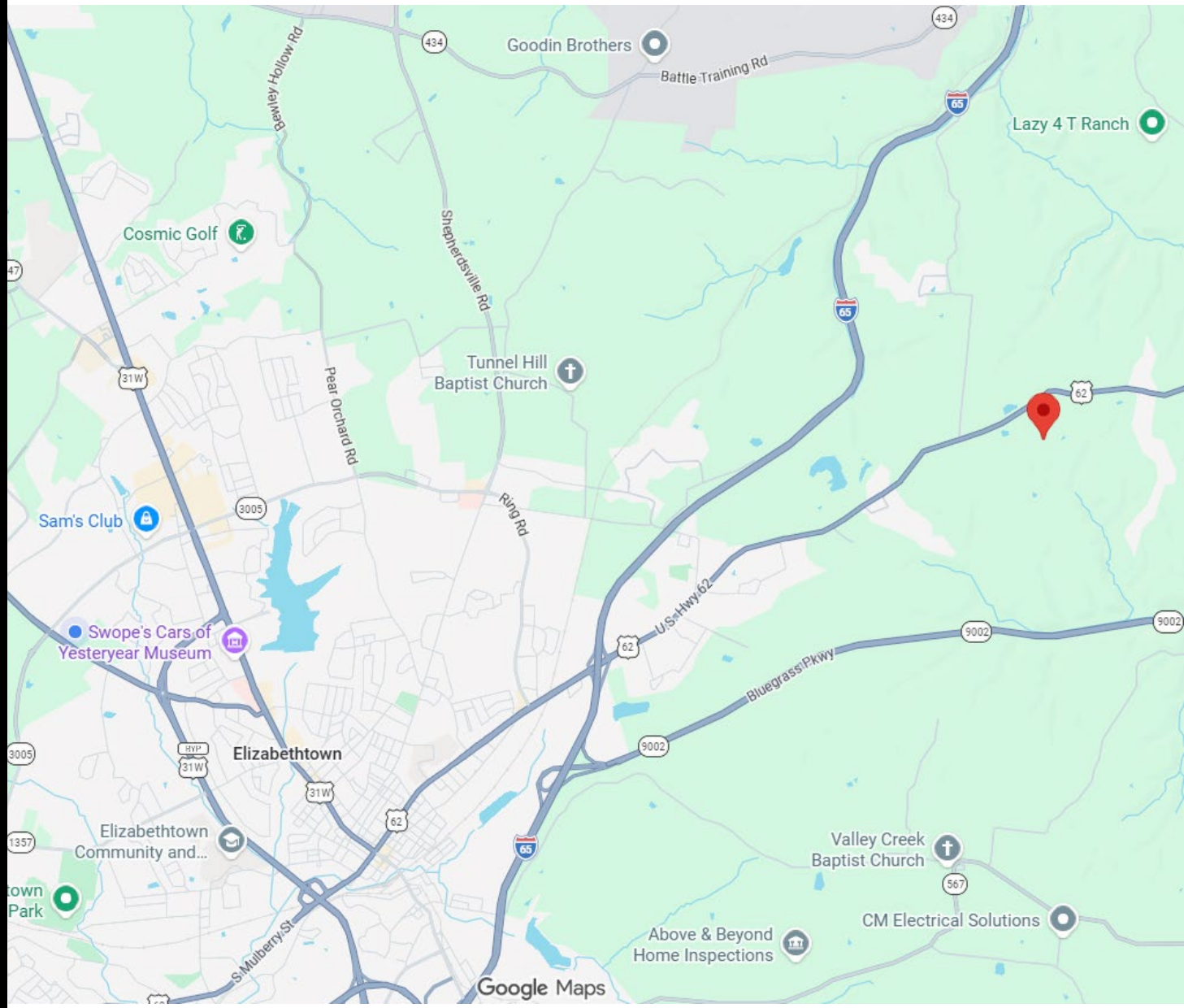
156 & 164 Chestnut Grove Road
Variance
SUMMARY REPORT

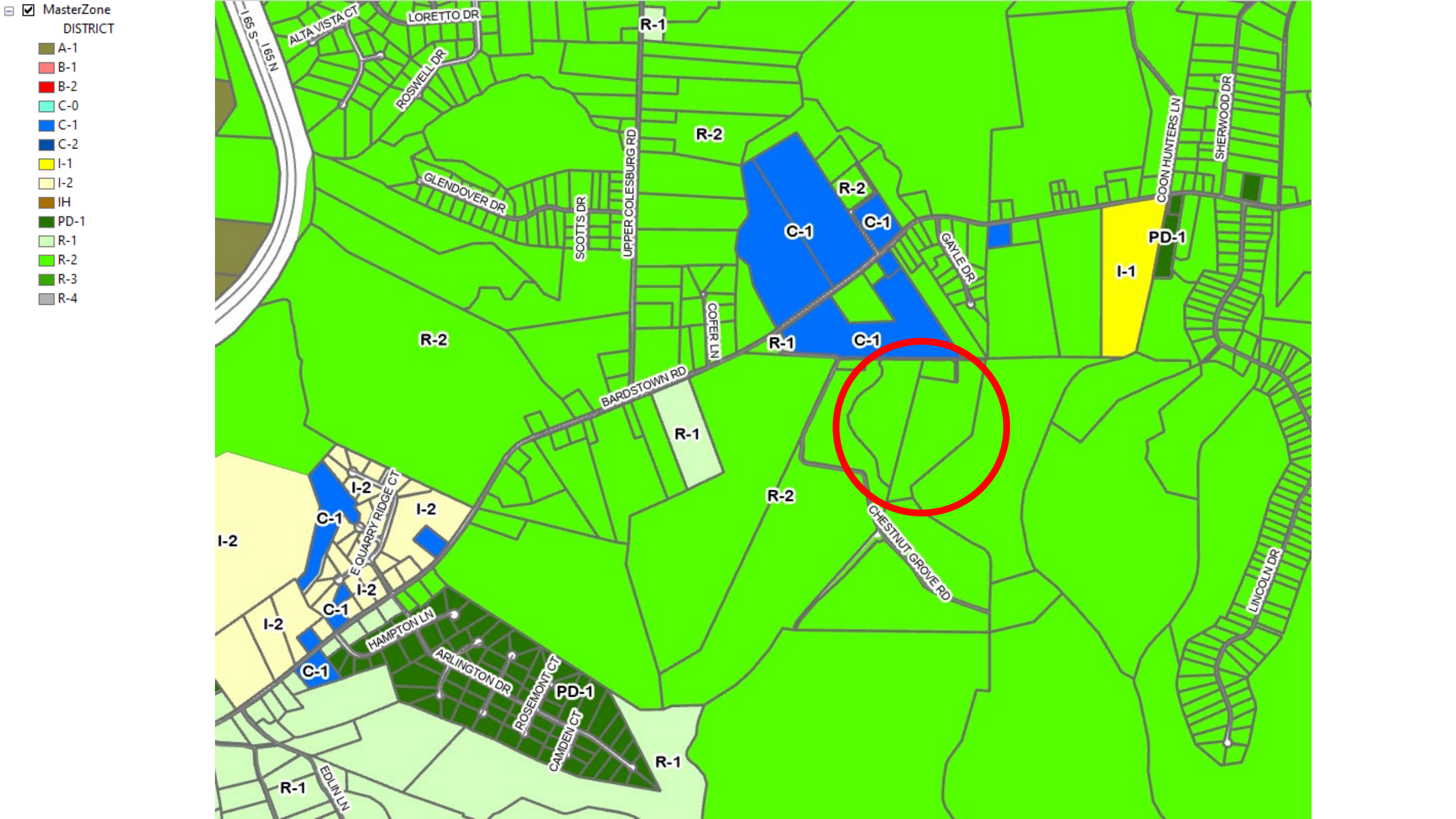
LISTING OF EXHIBITS

A. Vicinity Map
B. Zoning Map
C. Aerial Photos
D. Character of the Site & Area
E. Proposed 2 lot Plat
F. Photographs
G. Analysis of other Variances from Government Maintained Road Frontage
H. *Comprehensive Development Guide
I. *Development Guidance System Ordinance

*** Not Provided in PowerPoint**


Upper Colesburg Rd
Village Green
Landscaping
62
Upper Colesburg Rd
Bardstown Rd


Goodin Brothers
Battle Training Rd
Lazy 4 T Ranch
Bewley Hollow Rd
Shepherdsville Rd
Cosmic Golf
Tunnel Hill
Baptist Church
Pear Orchard Rd
Ring Rd
Sam's Club
Swope's Cars of
Yesteryear Museum
U.S. Hwy 62
Bluegrass Pkwy
Elizabethtown
Elizabethtown
Community and...
Valley Creek
Baptist Church
CM Electrical Solutions
Above & Beyond
Home Inspections
S Mulberry St
Google Maps


MasterZone
DISTRICT
A-1
B-1
B-2
C-0
C-1
C-2
I-1
I-2
IH
PD-1
R-1
R-2
R-3
R-4
I-65 S – I-65 N
ALTA VISTA CT
LORETTO DR
ROSWELL DR
GLENDOVER DR
SCOTTS DR
UPPER COLESBURG RD
COFER LN
BARDSTOWN RD
GAYLE DR
COON HUNTERS LN
SHERWOOD DR
LINCOLN DR
CHESTNUT GROVE RD
E QUARRY RIDGE CT
HAMPTON LN
ARLINGTON DR
ROSEMONT CT
CAMDEN CT
EDLIN LN
R-1
R-2
C-1
I-1
I-2
PD-1

Streams 2023

Hardin_Wetlands

S_FLD_HAZ_AR

FLD_ZONE

A

AE

AH

X

others

hardin_sinkhole



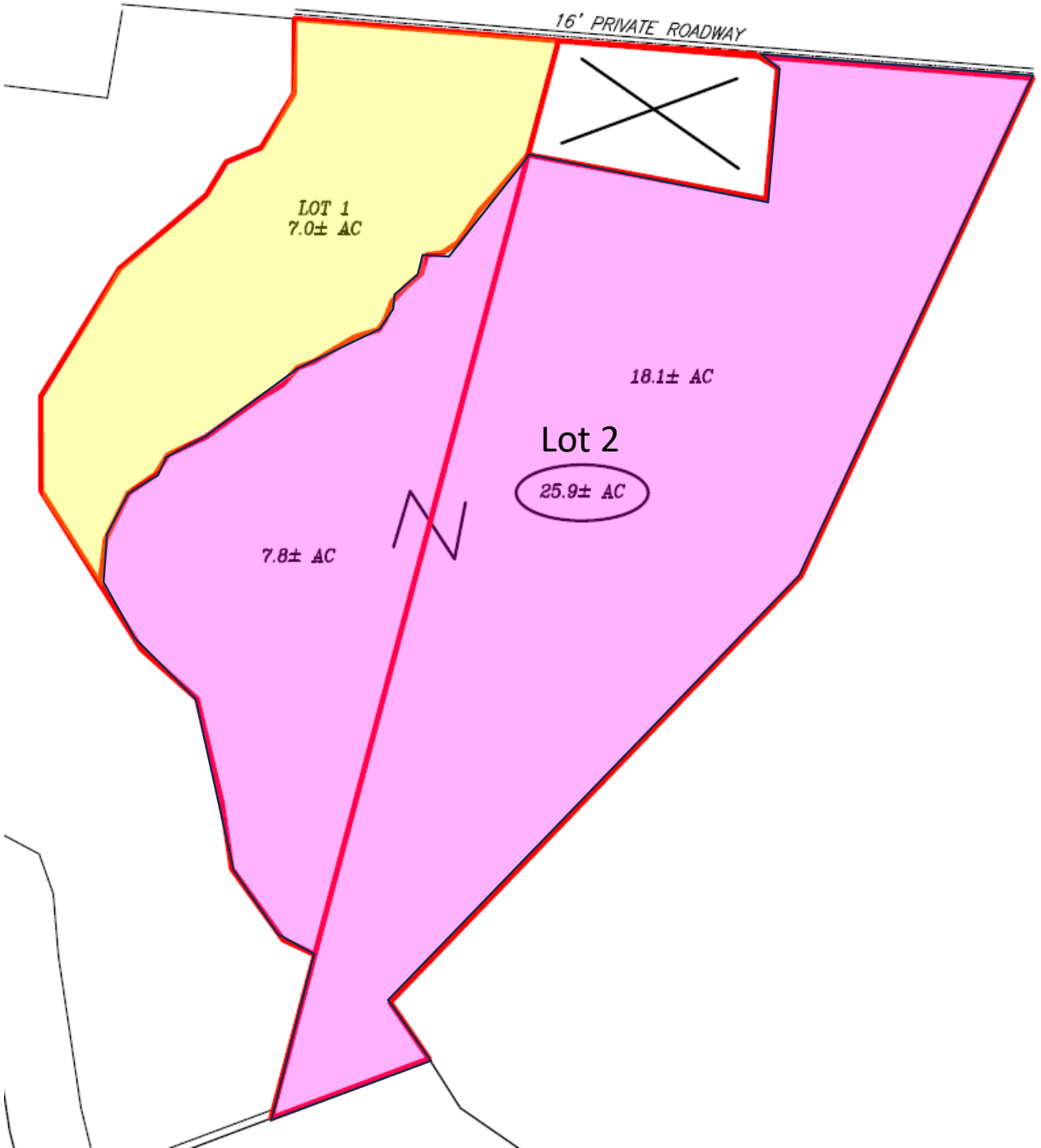


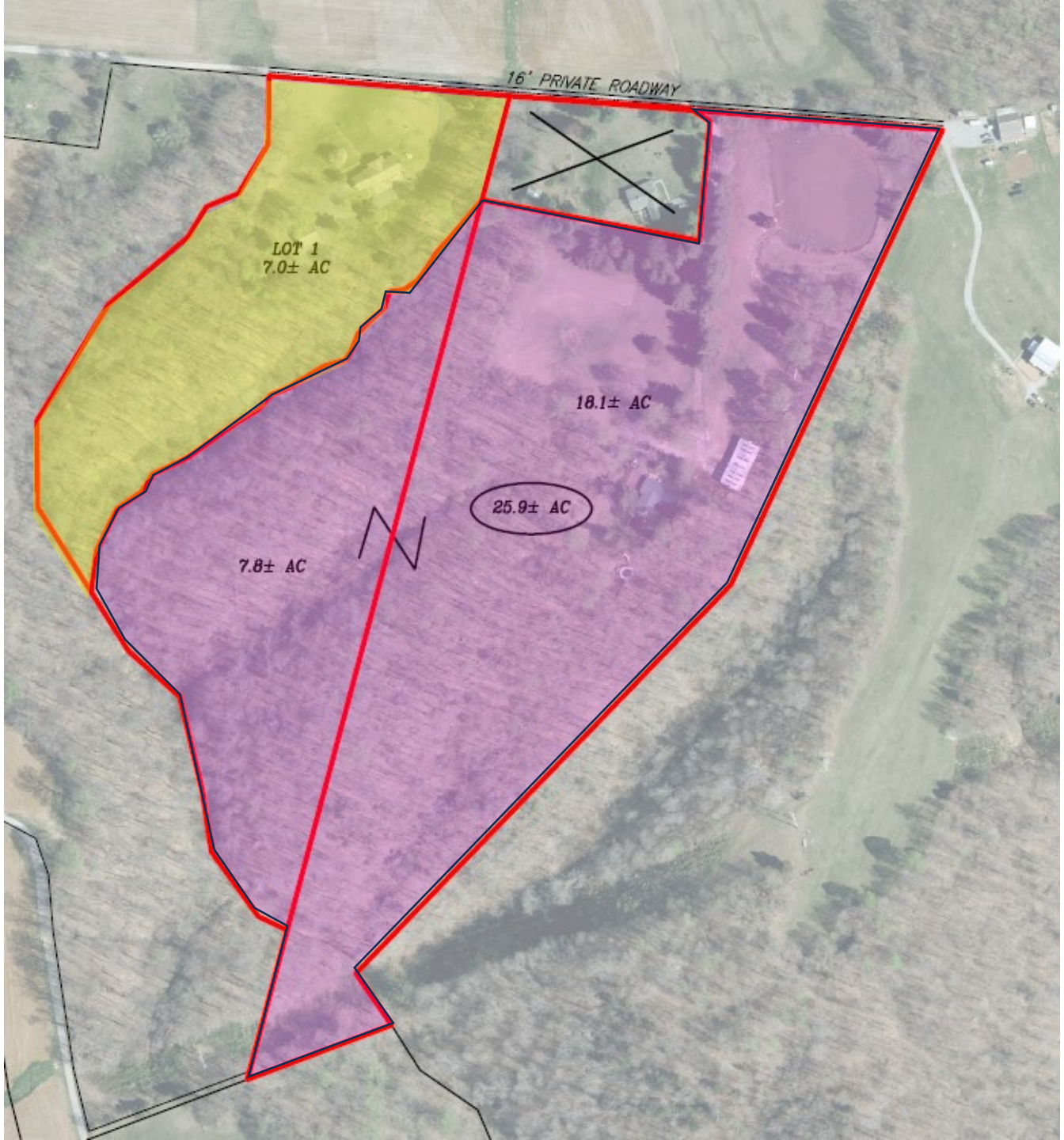


Elizabeth Knight
156 Chestnut Grove Road
2754 sq ft house (1994)

William Knight
164 Chestnut Grove Road
3232 sq ft house (1980)

PROPOSAL




16' PRIVATE ROADWAY
LOT 1
7.0± AC
18.1± AC
25.9± AC
7.8± AC
N

Private Gravel Road off Chestnut Grove Road
serves as access to 5 existing homes











Permit Date	Owner	PVA Map Number	Type	Zone	Project / Subdivision Name	Location	Site Address	Acres (All Permits)	Status
11/04/2026	KNIGHT WILLIAM GREGORY	254-00-00-011.01; 016	VARIANCE	R-2 - RURAL RESIDENTIAL ZONE	KNIGHT VARIANCE FROM GOVERNMENT MAINTAINED ROAD FRONTAGE	A +/- 32.9 ACRE SITE LOCATED ON THE EAST SIDE OF CHESTNUT GROVE ROAD.	164 CHESTNUT GROVE RD	32.900	PENDING
09/04/2026	HOUSE, JOSEPH A & LAVINA SUE	066-00-00-015	VARIANCE	R-2 - RURAL RESIDENTIAL ZONE	JOE HOUSE VARIANCE FROM GOVERNEMENT MAINTAINED ROAD FRONTAGE	A 25 ACRE SITE LOCATED OFF A PRIVATE GRAVEL INGRESS /EGRESS EASEMENT ON THE WEST SIDE OF HARRIS SCHOOL ROAD	1399 HARRIS SCHOOL ROAD, RINEYVILLE, KY	6.104	APPROVED
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	SOUTH SIDE OF BOONE ROAD, ELIZABETHTOWN, KY	345 BOONE ROAD	.000	APPROVED
02/07/2025	KENNETH ROBERTS	073-00-00-027	VARIANCE	R-2 - RURAL RESIDENTIAL ZONE	ROBERTS TWO LOT SUBDIVISION	A +/- 14 ACRE SITE LOCATED AT 686 SUMMIT ROAD, EASTVIEW, KY	686 SUMMIT ROAD, EASTVIEW, KY	14.000	APPROVED
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	ARBOR LANE	218 ARBOR LANE, ELIZABETHTOWN, KY	12.077	APPROVED
07/19/2024	PENDLETON, MICHAEL ANTHONY	241-00-00-032.03	VARIANCE	R-2 - RURAL RESIDENTIAL ZONE	PENDLETON LANE VARIANCE	A +/- 12.397 ACRE SITE LOCATED BETWEEM UPPER COLESBURG ROAD AND PENDLETON LANE.	PENDLETON LANE	.000	WITHDRAWN
05/02/2024	JOHN & KRISTINA TAPIO	065-00-00-001.03	VARIANCE	R-2 - RURAL RESIDENTIAL ZONE	AMENDED DEL MORAL SUBDIVISION, LOT 3A	A +/- 46.758 ACRE SITE LOCATED AT 4497 SALT RIVER ROAD, RINEYVILLE, KY	4497 SALT RIVER ROAD, RINEYVILLE, KY	46.758	APPROVED
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	A +/- 1.703 ACRE SITE LOCATED ON THE NORTH SIDE OF EAST MAIN STREET AND THE EAST SIDE OF EAST RAILROAD AVENUE.	434 E MAIN STREET, GLENDALE, KY 42740	1.703	DENIED
10/07/2022	MOUSER KAITLYN & BAILEY HALL	164-00-01-015	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE	VARIANCE FROM GOVERNMENT MAINTAINED ROAD FRONTAGE	A +/- 3.18 ACRE SITE LOCATED ON THE NORTH SIDE OF BRADLEY TRAIL.	294 PIERCE LANE, ELIZABETHTOWN, KY 42701	.000	APPROVED
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	A +/- 16.03 ACRE SITE LOCATED ON THE NORTH SIDE OF HARDINSBURG ROAD.	WEST MAIN STREET/PARK LANE	16.030	APPROVED
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	12.705 ACRES ON THE NORTH SIDE OF ST. JOHN ROAD, CECILIA, KY	10032 ST. JOHN ROAD, CECILIA, KY	12.705	APPROVED
11/05/2019	IRWIN DALE	198-00-00-029 & 029.01	VARIANCE	R-3 - RESIDENTIAL ESTATE ZONE	IRWIN SUBDIVISION, LOT 1, #1	A +/- 10 ACRE & 159.6 ACRE SITE LOCATED OFF LINCOLN ROAD	459 LINCOLN ROAD & 1614 BATTLE TRAINING ROAD	10.000	APPROVED
09/24/2019	COTTRELL STEPHANIE & KEVIN	235-10-01-031 THRU 035	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE	LYNNWOOD SUBDIVISION, # 3, LOTS 18-22	A +/- 3.443 ACRE SITE LOCATED EAST OF ECHO LANE	ECHO LN	3.443	APPROVED
03/15/2018	SPRINGER KARL L & ROBIN S	206-00-00-038	VARIANCE	R-2 - RURAL RESIDENTIAL ZONE	SPRINGER PROPERTY	A PROPOSED +/- 3.94 ACRE SITE LOCATED ON THE EAST SIDE OF MUD SPLASH ROAD.	996 MUD SPLASH RD	3.940	APPROVED
12/28/2016	WARREN GENEVA F REVOCABLE LIVING	223-00-00-002.01	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE		A +/- 4.835 ACRE SITE LOCATED ON THE NORTH SIDE OF OVERALL PHILLIPS ROAD.	OVERALL PHILLIPS RD	4.826	APPROVED
04/08/2015	ASAUSKAS GLENN E	088-00-00-012	VARIANCE	R-2 - RURAL RESIDENTIAL ZONE		A PROPOSED +/- 11.23 ACRE SITE NORTH OF THE RAILROAD AT 1100 EASTVIEW ROAD	100 EASTVIEW ROAD	11.230	APPROVED
08/26/2014	CHARLES & SHERYL PHILLIPS	273-00-01-009.01	VARIANCE	R-2 - RURAL RESIDENTIAL ZONE	GOVERNMENT MAINTAINED ROAD FRONTAGE	A 25.6 ACRE TRACT LOCATED ON THE SOUTH SIDE OF DEVERS RD AND NORTHEAST OF THE INTERSECTION OF VALLEYCREEK SPUR	DEVERS RD	25.600	APPROVED
04/17/2014	FRANK HOBBS	165-00-00-050	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE		A 3.645 ACRE TRACT LOCATED OFF OF WALNUT CREEK ROAD	WALNUT CREEK ROAD	7.415	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	A 2.07 ACRE TRACT WITH AN ADDRESS OF 1100 EASTVIEW ROAD	1106 EASTVIEW ROAD	2.070	APPROVED
08/28/2012	JUNKO COSBY	231-10-00-023	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE	GOVERNMENT MAINTAINED ROAD FRONTAGE	A 3.78 ACRE TRACT LOCATED AT 1707 TUNNEL HILL ROAD	1707 TUNNEL HILL ROAD	9.500	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	3.99 ACRES BEING LOTS 23A & 26A OF DR AUDS FIRST ADDITION LOCATED ON MAIN STREET	MAIN STREET	3.990	APPROVED
04/11/2011	GARY S. COOPER, SR.	040-00-00-010.04	VARIANCE	R-2 - RURAL RESIDENTIAL ZONE	GOVERNMENT MAINTAINED ROAD FRONTAGE	A 10.11 ACRE TRACT LOCATED ON THE EAST SIDE OF TURKEY ROOST LANE AT THE INTERSECTION OF ST JOHN ROAD	85 TURKEY ROOST LANE	10.115	DENIED

Records 1 to 22 (of 22)

2 denied
1 withdrawn
1 pending
18 approved

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 government maintained road frontage requirement to allow for the two existing tracts to be reconfigured and platted as two lots.**
2. **A two lot Record Plat shall substitute for the required Site Plan.**
3. **A Certificate of Land Use Restrictions shall be recorded in the Office of the Hardin County Clerk.**

OR

Motion to Deny

Owner: Fred Bramblett



Location A proposed 1.180 acre site located adjacent to 1714 Hargan Road to be known as Lot 1 of Abshire Subdivision

Zoned Urban Residential (R-1)

Requesting a Conditional Use Permit to allow for an accessory structure to remain on a proposed vacant lot.

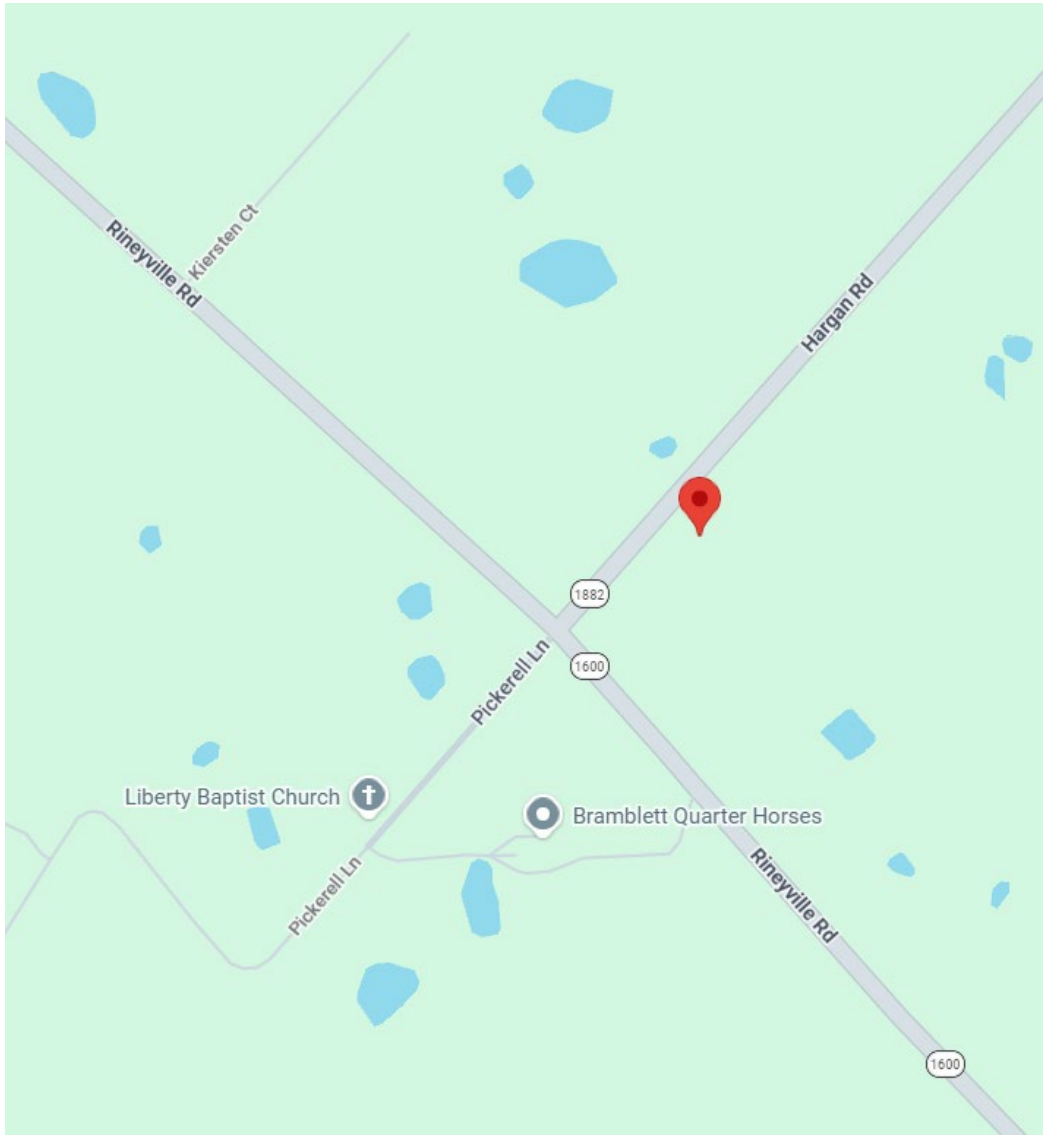
1714 Hargan Road
Conditional Use Permit
SUMMARY REPORT

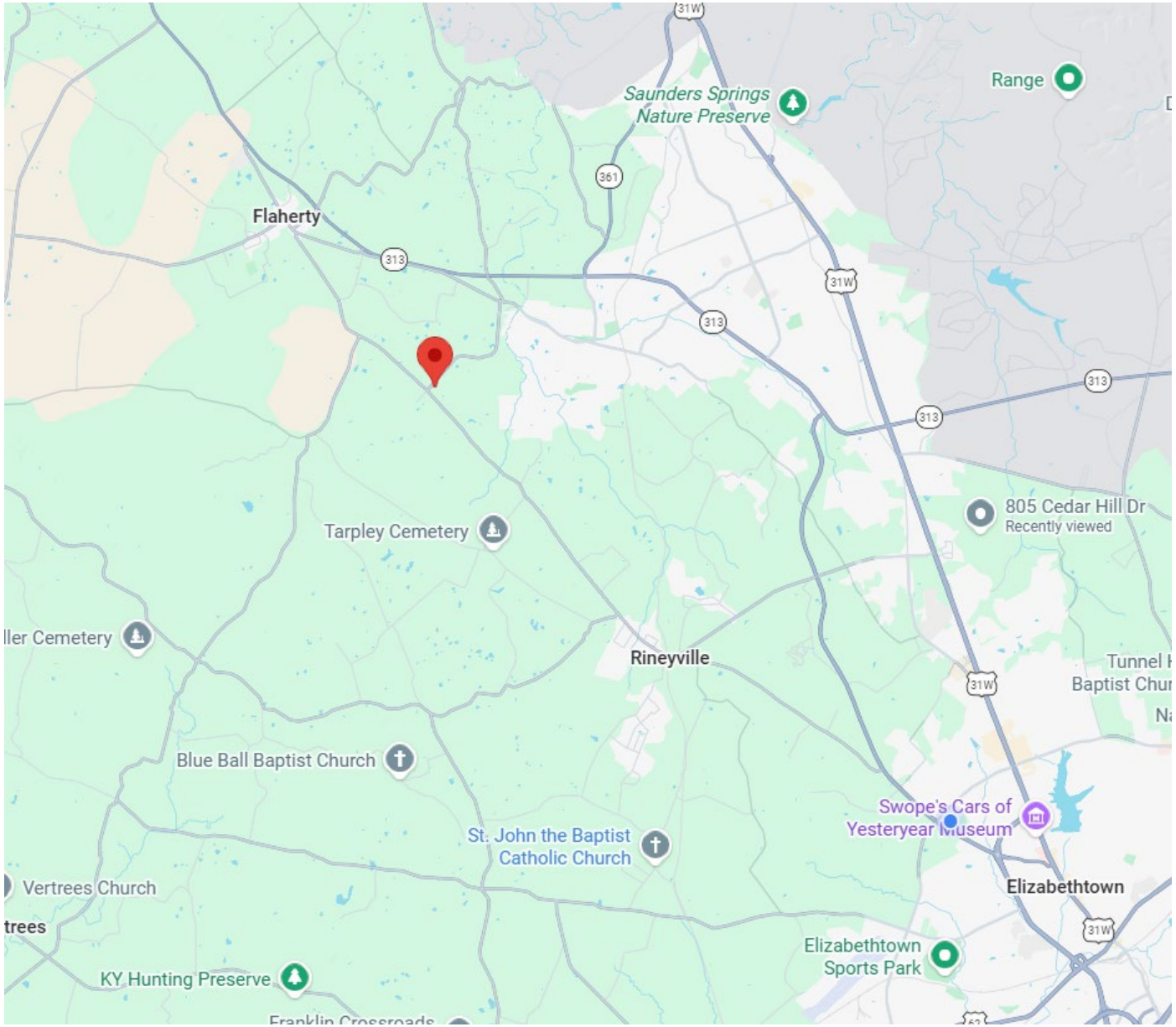
LISTING OF EXHIBITS

A. **Vicinity Map**
B. **Zoning Map**
C. **Aerial Photos**
D. **Proposed Plat of Abshire Subdivision**
E. **Photographs**
F. **Analysis of other Conditional Use Permits for Accessory Structures**
G. ***Comprehensive Development Guide**
H. ***Development Guidance System Ordinance**

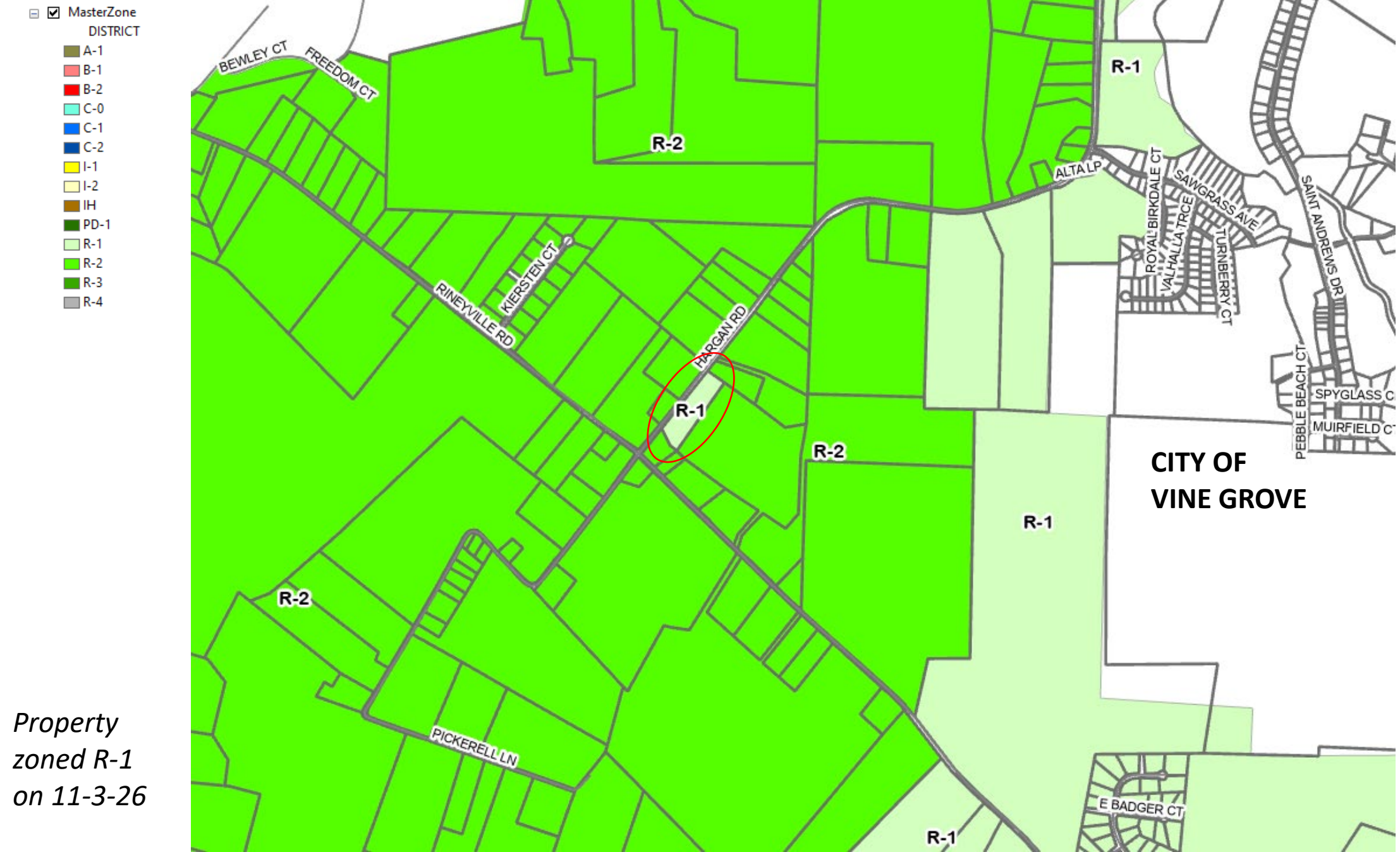
*** Not Provided in PowerPoint**

VICINITY MAPS





ZONING MAP



Property zoned R-1 on 11-3-26


Hardin_Wetlands
Hardin_100Flood
Streams 2023
hardin_sinkhole
HARGAN RD
PICKERELL LN
RINEYVILLE RD


HARGAN RD
(KY 1882)
RINEYVILLE ROAD (KY 1600)



Description	
Type of Residence	1-STORY RANCH
Year Built	2005
Num Stories	1
Above Ground Sqft	2184
Total Living Area	4368
Basement	FULL
Basement Sqft	2184
Basement Sqft Finish	2184

Finished Basement %	100
Bedrooms	3
Full Baths	3
Half Baths	0
Exterior	BRICK
Heat	ELECTRIC
Air Condition	CENTRAL/AC
Fireplace	1



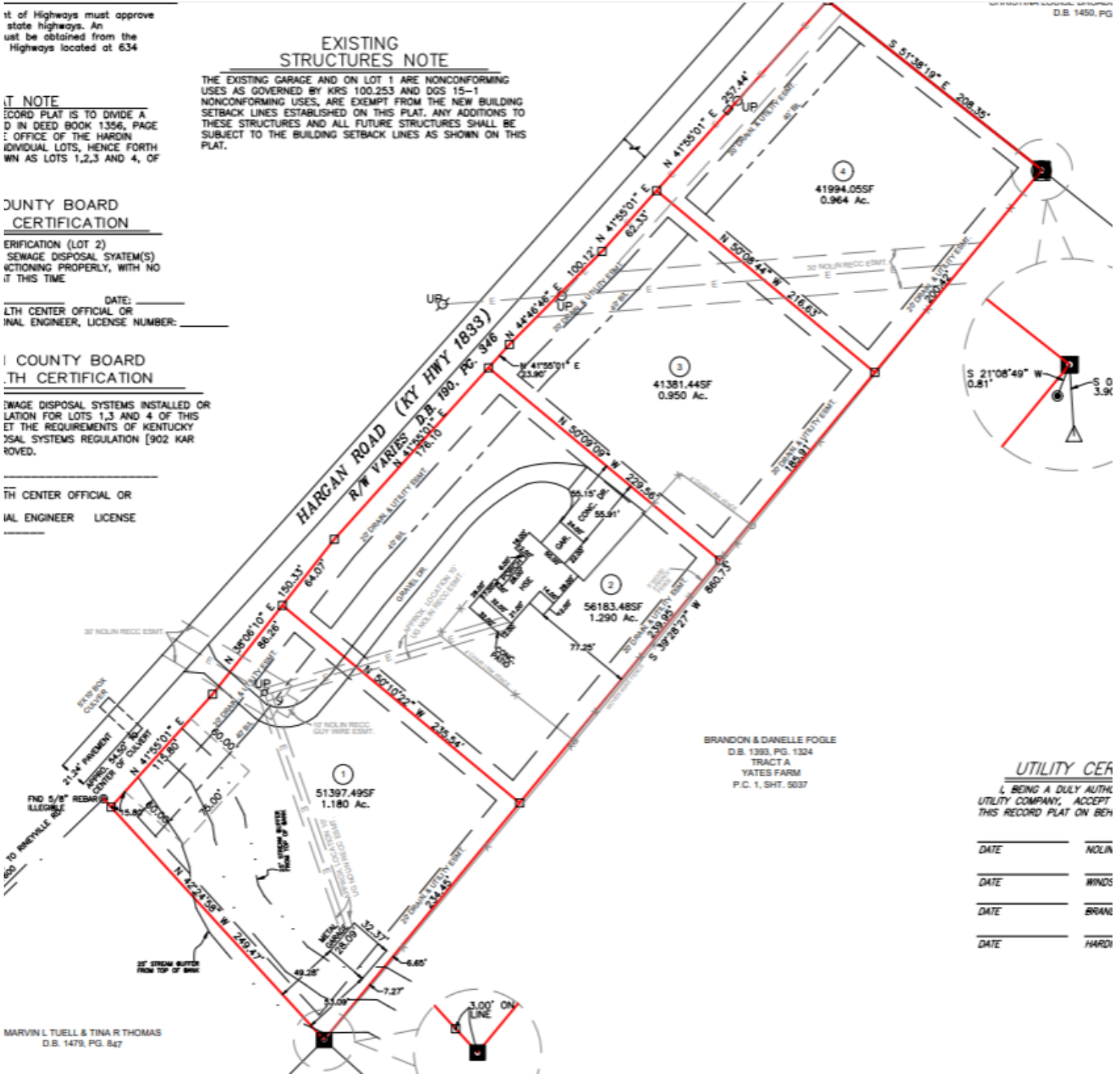
896 SQ. FT. POLE BARN (1995)

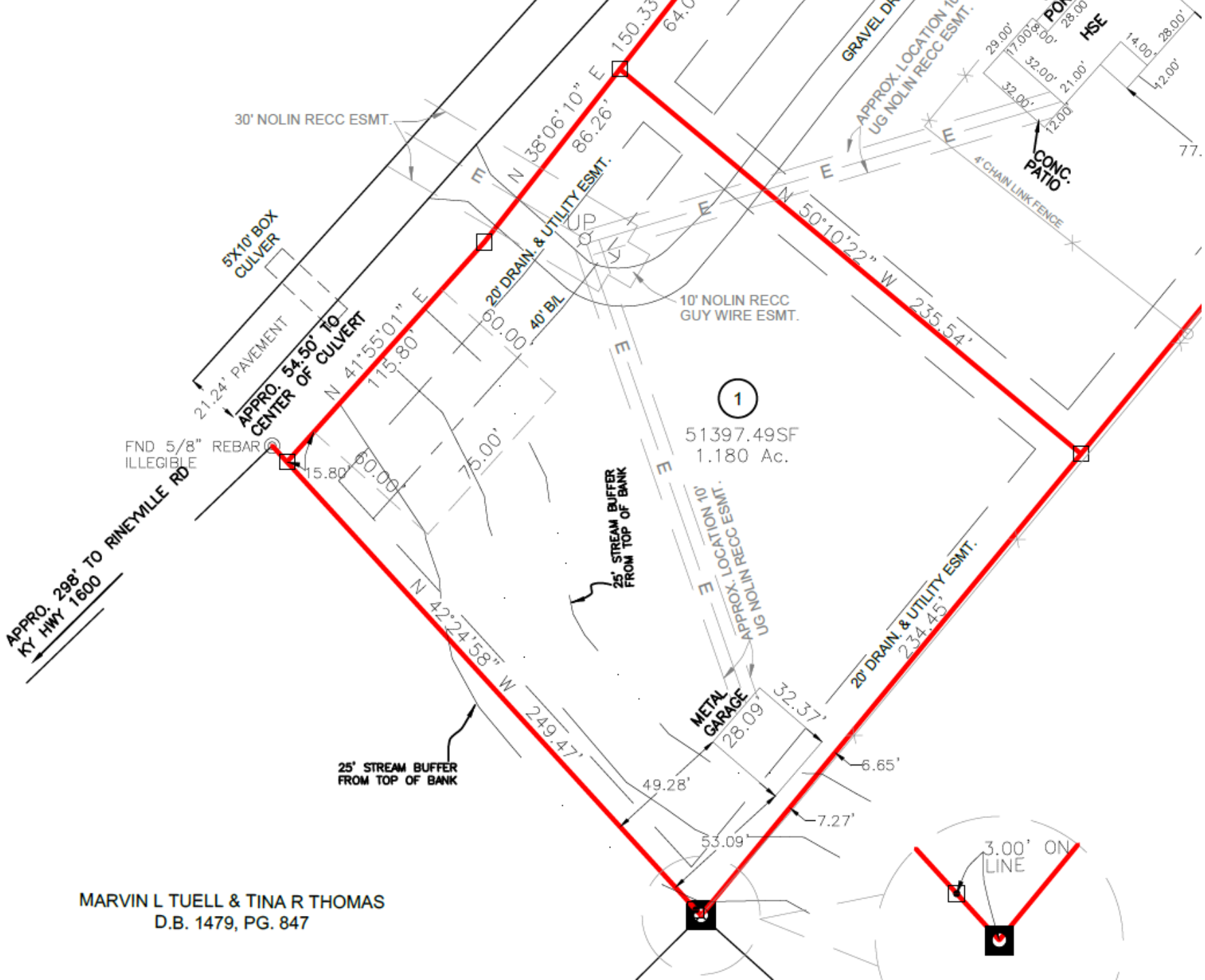
Proposed Plat

RECORD PLAT OF
ABSHIRE
SUBDIVISION

1714 HARGAN ROAD
VINE GROVE, KY 40175

CLIENT/OWNER: FRED W. BRAMBLETT
1714 HARGAN ROAD
VINE GROVE, KY 40175





MARVIN L TUELL & TINA R THOMAS
D.B. 1479, PG. 847


ZONING CHANGE


JCT
1600




ZONING CHANGE
PUBLIC HEARING R2 to R1
TIME: 5:00 DATE: 11-3
PLACE: HARDIN COUNTY
GOVERNMENT BUILDING 2ND FLOOR
HARDIN COUNTY PLANNING & DEVELOPMENT COMMISSION
150 N. PROVIDENT WAY, ELIZABETHTOWN, KY 42701 PHONE: 270-769-5479


ZONING CHANGE
PUBLIC HEARING R2 to R1
TIME: 5:00 DATE: 11-3
PLACE: HARDIN COUNTY
GOVERNMENT BUILDING 2ND FLOOR
HARDIN COUNTY PLANNING & DEVELOPMENT COMMISSION
150 N. PROVIDENT WAY, ELIZABETHTOWN KY 42701 PHONE 270-769-5479













Re: Abshire Sub. 1714 Hargan Road

PA

Peace, Steve A (KYTC-D04)<steve.peace@ky.gov>

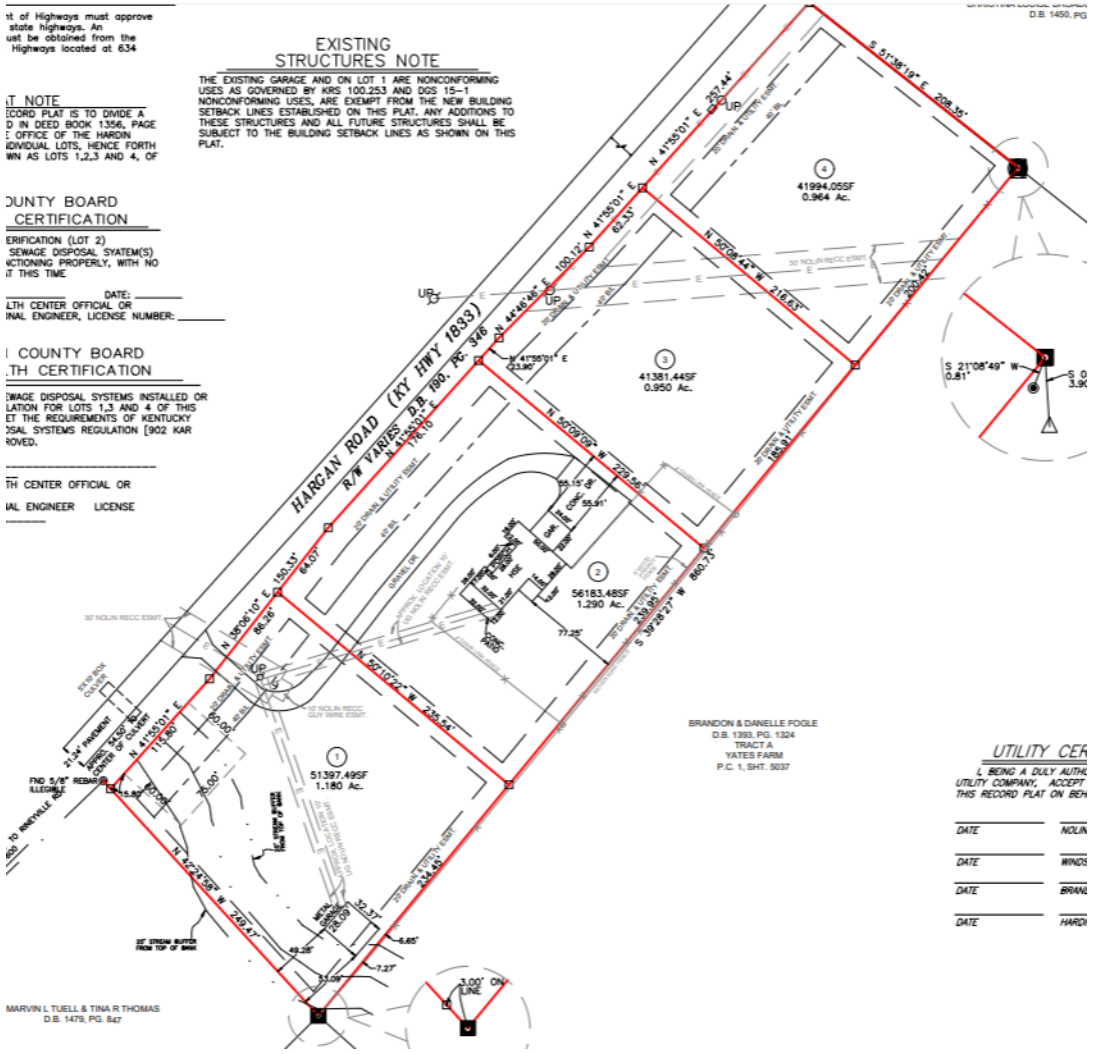
To: GLENN TURNER <GSTURNER@msn.com>; Hampton, Chris (KYTC-D04) <Chris.Hampton@ky.gov>

Tue 10/20/2026 10:12 AM

Glenn,
Checked the lots out today. Lot 1 has an existing, all other lots can get access for themselves. Each lot is marked for the location. Lots 3 and 4 have a little adjustment if needed.

Thanks





Since 2020, 28 total applications, 3 withdrawn, 2 pending

Permit Date	Owner	PVA Map Number	Type	Zone	Project / Subdivision Name	Location	Site Address	Acres (All Permits)	Status
11/19/2026	BLOYD JOHN & MARY A	078-00-00-002.03	CONDITIONAL USE PERMIT	R-2 - RURAL RESIDENTIAL ZONE	BLOYD SUBDIVISION	A +/- 4.440 ACRE SITE LOCATED ON THE SOUTH SIDE OF RINEYVILLE ROAD.	40 SALT RIVER RD	4.440	PENDING
11/04/2026	BRAMBLETT FRED W	097-00-00-004	CONDITIONAL USE PERMIT	R-1 - URBAN RESIDENTIAL ZONE	ABSHIRE SUBDIVISION, LOT 1	A +/- 1.180 ACRE SITE LOCATED ON THE SOUTH SIDE OF HARGAN ROAD.	1714 HARGAN RD	1.180	PENDING
05/08/2026	GASKINS, LAQUITA & LONNIE	116-00-00-003.04	CONDITIONAL USE PERMIT	R-1 - URBAN RESIDENTIAL ZONE	GASKINS - 10'X12' SHED ON A VACANT LOT	1.012 ACRE SITE ON THE EAST SIDE OF BRIGGS LANE, VINE GROVE, KY	260 BRIGGS LANE, VINE GROVE, KY	1.012	APPROVED
03/23/2026	LONG, MICHAEL & ASHFORD, JULIE	270-10-00-021	CONDITIONAL USE PERMIT	R-2 - RURAL RESIDENTIAL ZONE	ASHFORD CUP FOR SHED ON VACANT LOT	A +/- 0.87 ACRE SITE LOCATED ON THE EAST SIDE OF YOUNGERS CREEK ROAD.	66 YOUNGERES CREEK RD	.870	APPROVED
01/05/2026	WILSON MICHAEL JUNIOR & BONNIE GAYLE	121-00-0B-062	CONDITIONAL USE PERMIT	R-1 - URBAN RESIDENTIAL ZONE	BLACKBURN ESTATES, SECTION 2, LOT 62	A +/- 0.574 ACRE SITE LOCATED AT 140 DEFEW AVENUE, RINEYVILLE, KY.	140 DEFEW AVENUE, RINEYVILLE, KY	.574	APPROVED
09/25/2025	DENNIS PATRICK & MALINDA	223-30-00-064	CONDITIONAL USE PERMIT	C-2 - GENERAL COMMERCIAL ZONE	RESIDENTIAL GARAGE ON COMMERCIAL PROPERTY	A +/- 3.4 ACRE SITE LOCATED ON THE EAST SIDE OF SPORTSMAN LAKE ROAD.	1068 SPORTSMAN LAKE	3.407	WITHDRAWN
08/25/2025	NEWMAN HAROLD & SHIRLEY	232-20-00-025.03	CONDITIONAL USE PERMIT	R-1 - URBAN RESIDENTIAL ZONE	NEWMAN ACCESSORY STRUCTURE ON A VACANT LOT	A +/- 4.79 ACRE SITE LOCATED ON THE SOUTH SIDE OF SPRINGFIELD ROAD.	1905 SPRINGFIELD RD	4.790	APPROVED
05/01/2025	TYLER WEBB	229-00-00-059	CONDITIONAL USE PERMIT	R-2 - RURAL RESIDENTIAL ZONE	WEBB CUP FOR ACCESSORY STRUCTURE ON A VACANT LOT	A +/- 0.7 ACRE SITE LOCATED ON THE SOUTHERN CORNER OF WOOLDRIDGE FERRY AND OPTIMIST ROAD.	1850 WOOLDRIDGE FERRY ROAD	.700	APPROVED
03/10/2025	ASHLEY HENSLEY	233-00-00-038	CONDITIONAL USE PERMIT	R-1 - URBAN RESIDENTIAL ZONE	A HENSLEY ACRES, LOT 1	NORTH SIDE OF VALLEY CREEK ROAD (KY 583)	1738 VALLEY CREEK ROAD, ELIZABETHTOWN, KY	3.176	APPROVED
11/22/2024	EMMERLING, MICHELLE & JEFFREY	129-00-00-002.05	CONDITIONAL USE PERMIT	R-2 - RURAL RESIDENTIAL ZONE	EMMERLING CUP	A +/- 3.394 ACRE SITE LOCATED ON THE NORTH SIDE OF W WHITE MILLS GLENDALE ROAD.	W WHITE MILLS GLENDALE ROAD, GLENDALE, KY	3.394	APPROVED
08/01/2024	ROGERS RONNIE & MICHELE LEE	123-00-0A-062	CONDITIONAL USE PERMIT	R-2 - RURAL RESIDENTIAL ZONE	WINGATE WEST, LOT 63 - ROGERS SHED ON VACANT LOT	A +/- 1.430-ACRE SITE LOCATED ON THE WEST SIDE OF SANTA FE TRAIL.	393 SANTA FE TRAIL	1.430	APPROVED

05/20/2024	GIELOW THOMAS E & LINDA J	142-00-04-008 & 008.01	CONDITIONAL USE PERMIT	R-1 - URBAN RESIDENTIAL ZONE	GIELOW ACCESSORY STRUCTURE	A +/- 1.9087 ACRE SITE LOCATED ON THE EAST SIDE OF BURNS ROAD.	BURNS RD	1.909	APPROVED
09/28/2023	STEPHENS, CAROL & FLOYD	143-00-03-014	CONDITIONAL USE PERMIT	R-1 - URBAN RESIDENTIAL ZONE	OAKWOOD FARMS, LOT 1A	A +/- 4.45 ACRE SITE LOCATED ON THE WEST SIDE OF OAKWOOD COURT	OAKWOOD COURT, RINEYVILLE, KY	4.450	APPROVED
05/10/2023	HARRISON JOANNE	116-00-00-020.02	CONDITIONAL USE PERMIT	R-1 - URBAN RESIDENTIAL ZONE	SAFARI TRAIL SUBDIVISION, LOT 1B - AG BARN ON VACANT LOT	A +/- 1.965 ACRE SITE LOCATED ON THE WEST SIDE OF SOLDIER COURT.	350 SOLDIER COURT, VINE GROVE, KY 40175	1.965	APPROVED
03/15/2023	MILES KARI	141-00-03-011	CONDITIONAL USE PERMIT	R-1 - URBAN RESIDENTIAL ZONE	19 SHERMAN WOODS	A +/- 3.03 ACRE SITE LOCATED ON THE NORTH SIDE OF CEDAR DRIVE.	713 CEDAR DRIVE	3.030	WITHDRAWN
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	A +/- 1.03 ACRE SITE LOCATED ON THE EAST SIDE OF SPORTSMAN LAKE ROAD.	SPORTSMAN LAKE ROAD, ELIZABETHTOWN, KY, 42701	1.030	APPROVED
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	A +/- 3.629 ACRE SITE LOCATED ON THE WEST SIDE OF SALT RIVER ROAD (KY HWY 920).	1741 SALT RIVER ROAD, RINEYVILLE, KY 40162	3.629	APPROVED
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	A +/- 1.49 ACRE SITE LOCATED ON THE NORTHEAST SIDE OF HICKORY DRIVE.	921 HICKORY DRIVE, VINE GROVE, KY 40175	2.910	APPROVED
09/14/2022	EDWARDS DAVID S & MELISSA	127-00-01-002.01	CONDITIONAL USE PERMIT	R-2 - RURAL RESIDENTIAL ZONE	GREEN ACRES, LOT 13A - ACCESSORY STRUCTURE TO EXCEED THE SIZE OF THE HOME	A +/- 4.484 ACRE SITE LOCATED ON THE SOUTH SIDE OF LEITCHFIELD ROAD (US 62).	8179 LEITCHFIELD ROAD, CECILIA, KY 42724	4.484	APPROVED
06/22/2022	SISCO, WILBURN & KATHY	180-10-03-032	CONDITIONAL USE PERMIT	R-1 - URBAN RESIDENTIAL ZONE	TWIN OAKS SUBDIVISION, LOTS 32 & 33 AND TRACT 11 #1	A +/- 0.8 ACRE SITE LOCATED ON THE NORTH SIDE OF OAK DRIVE.	778 OAK DRIVE	.800	WITHDRAWN
11/23/2021	REED W DOUGLAS & DONNA K	030-00-00-014.09	CONDITIONAL USE PERMIT	R-2 - RURAL RESIDENTIAL ZONE	ELITE CONTRACTING SERVICES OFFICE - ACCESSORY STRUCTURE	A +/- 39.979 ACRE SITE LOCATED ON THE NORTH SIDE OF CONSTANTINE ROAD.	2252 CONSTANTINE ROAD, CECILIA KY 42724	39.979	APPROVED
06/18/2021	MCCOMB JAMES L & KIMBERLY M	074-00-00-054	CONDITIONAL USE PERMIT	R-2 - RURAL RESIDENTIAL ZONE	MCCOMB ACCESSORY STRUCTURE	A +/- 1.5 ACRE SITE LOCATED ON THE SOUTHWEST SIDE OF WEBB MILL ROAD.	WEBB MILL ROAD, EASTVIEW, KY	1.500	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	A +/- 4.546 ACRE SITE LOCATED ON THE SOUTH SIDE OF SOUTH LONG GROVE ROAD ADJACENT TO THE NOLIN RIVER	S LONG GROVE RD. GLENDALE, KY	4.546	APPROVED
03/24/2021	ABDELGALIL ANNA & ELBERT JENT	246-00-00-061	CONDITIONAL USE PERMIT	R-1 - URBAN RESIDENTIAL ZONE	JENT - ACCESSORY STRUCTURE	A +/- 3.67 ACRE SITE LOCATED AT 2156 LOCUST GROVE RD ELIZABETHTOWN	2156 LOCUST GROVE RD	3.670	APPROVED
07/22/2020	MAIN, JACK W III & MERIAH B	163-00-02-035	CONDITIONAL USE PERMIT	R-1 - URBAN RESIDENTIAL ZONE	LITTLE IRELAND 35 #4	A +/- 1.030 ACRE SITE LOCATED ON THE NORTH SIE OF THE CUL-DE-SAC ON JIMMY COURT	JIMMY CT., RADCLIFF, KY	1.030	APPROVED
06/25/2020	RIGGS TERRY & KATHY	224-00-00-080	CONDITIONAL USE PERMIT	R-1 - URBAN RESIDENTIAL ZONE		A +/- 4.7 ACRE SITE LOCATED ON THE EAST SIDE OF SPORTSMAN LAKE RD.	OFF SPORTSMAN LAKE RD	4.700	APPROVED
05/15/2020	MEREDITH-FIELDS, RANDALL C. & KACI J.	223-30-00-034	CONDITIONAL USE PERMIT	R-1 - URBAN RESIDENTIAL ZONE	ACCESSORY STRUCTURE	A +/- 5 ACRE SITE LOCATED ON THE EAST SIDE OF S DIXIE HWY	3564 S DIXIE HWY, ELIZABETHTOWN, KY	5.000	APPROVED
01/13/2020	PUCKETT BEVERLY	122-00-01-026.01	CONDITIONAL USE PERMIT	R-1 - URBAN RESIDENTIAL ZONE	LA VISTA, SECTION 2, LOT 88B	A +/- 1.520 ACRE SITE LOCATED ON THE EAST SIDE OF RINEYVILLE SCHOOL ROAD.	1296 RINEYVILLE SCHOOL ROAD, RINEYVILLE, KY	1.520	APPROVED

16-3 STANDARDS FOR ISSUANCE

The Board of Adjustment shall issue a CUP only after all of the following standards satisfy the language of the Ordinance:

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

B. The use shall be in harmony with the uses permitted by right under the Zone in question and shall not affect adversely the use of neighboring properties;

C. The location and height of buildings, the location, nature, and height of walls and fences and the nature and extent of landscaping on the site shall be such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings or impair the value thereof;

D. The use shall not adversely affect the health or safety of persons residing or working in the vicinity of the proposed use;

E. The use shall not be detrimental to the public welfare or injurious to property or improvements in the vicinity; and,

F. The use shall be in accordance with the purposes of the Zoning Ordinance and the Comprehensive Plan.

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.

Conditions may include, but are not limited to the following:
DGS [5-3(A)]
I make a Motion to Approve the Amended 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 existing 28.09’ x 32.37’ garage on a vacant lot without a dwelling on site.

2.The existing structure is for residential and agricultural storage and shall not be occupied or used as a dwelling or for any commercial activity.

3.Additional landscaping and/or screening shall not be required.

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

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

Owners: Dixie & Bansit Patel



Location A 0.93 acre site located at 10772 Leitchfield Road, Cecilia, KY

Zoned Convenience Commercial (C-1)

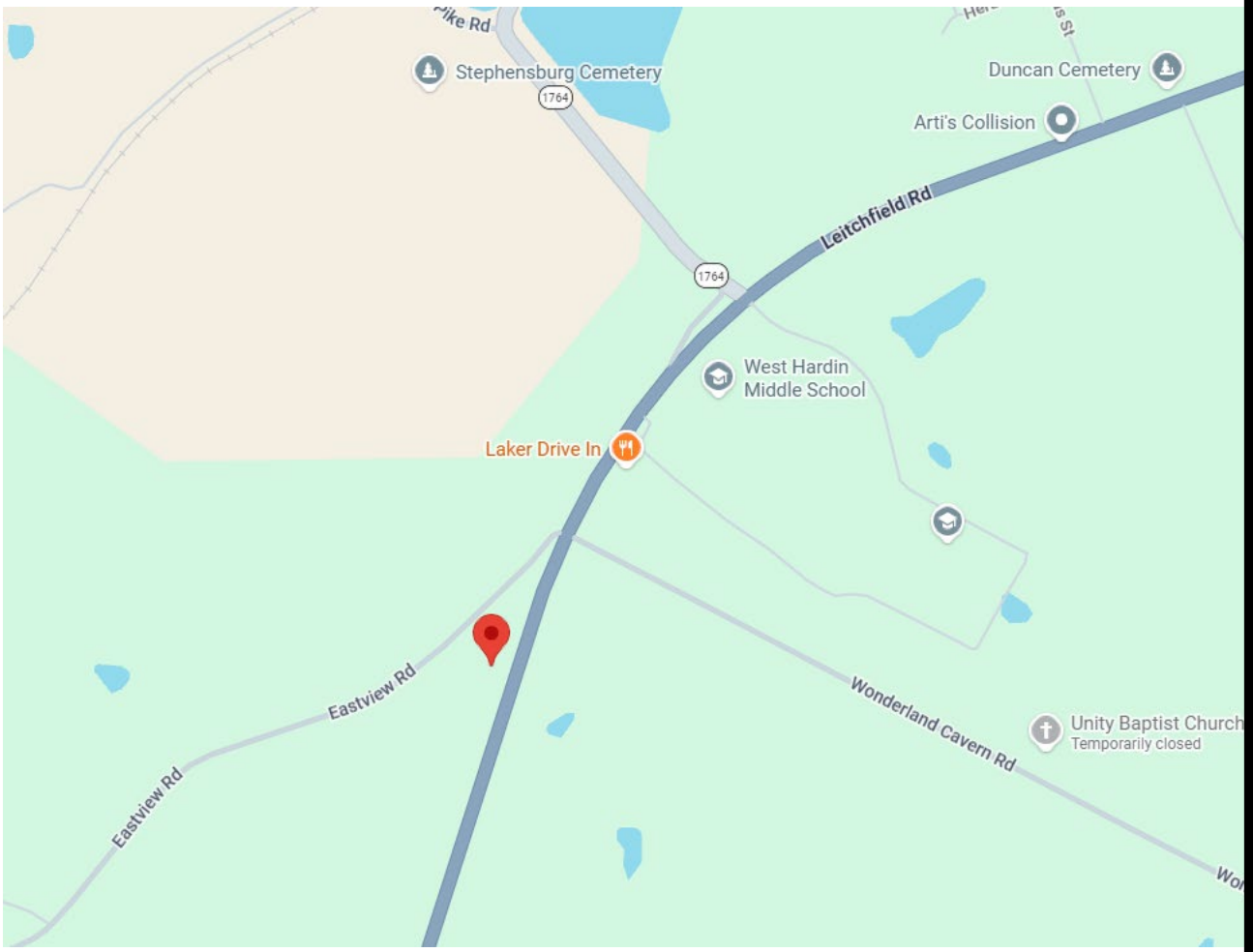
Requesting a Variance from the front and rear building setbacks to replace the gas station and fuel canopy

10772 Leitchfield Road
Variance
SUMMARY REPORT

LISTING OF EXHIBITS

- **A. Vicinity Map**
- **B. Zoning Map**
- **C. Aerial Photos**
- **D. Character of the Site & Area**
- **E. Proposed Development Plan Options**
- **F. Previous Development Plan on File**
- **G. Photographs**
- **H. *Comprehensive Development Guide**
- **I. *Development Guidance System Ordinance**

*** Not Provided in PowerPoint**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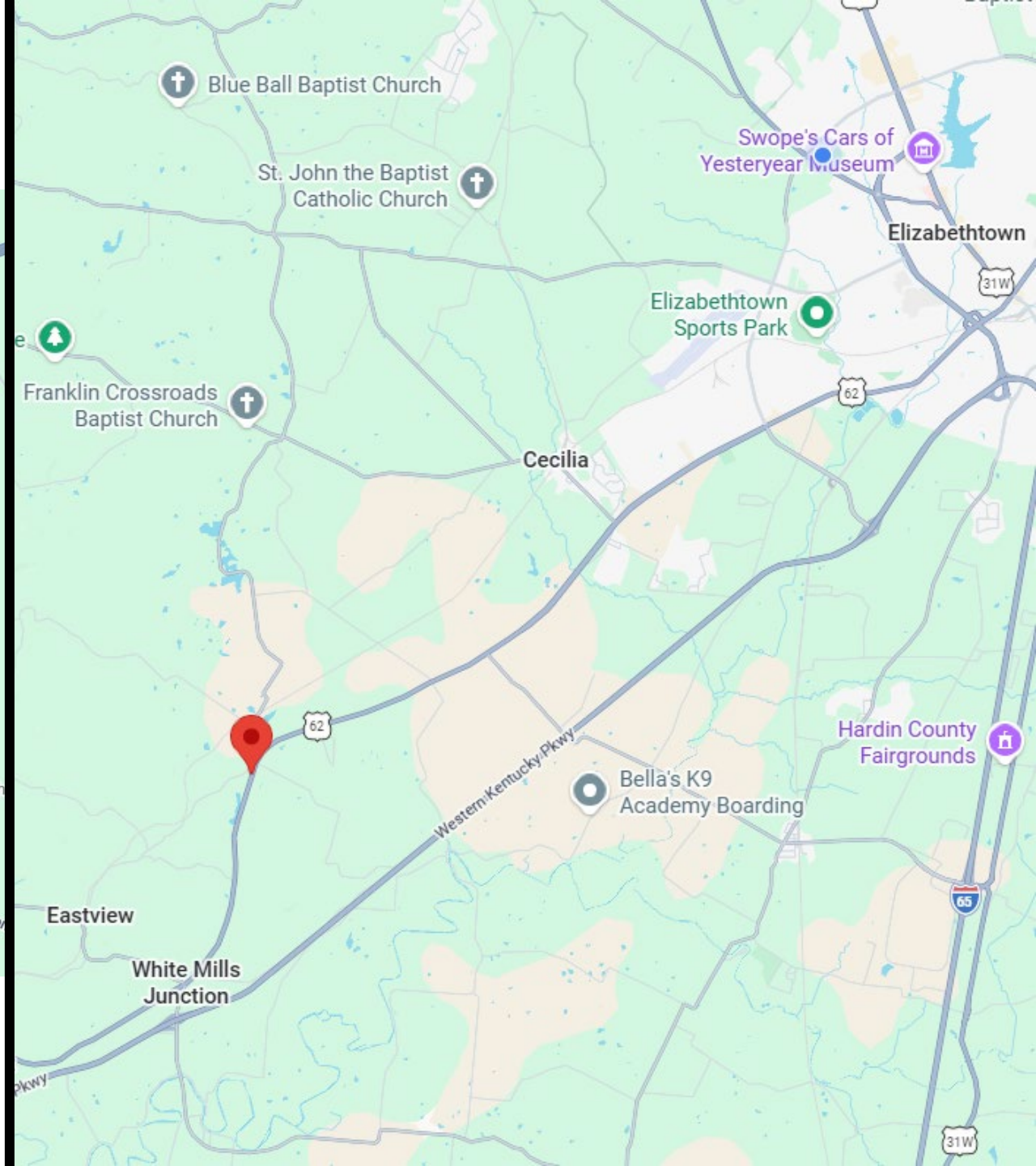
1764
Duncan Cemetery
Arti's Collision
Leitchfield Rd
1764
West Hardin
Middle School
Laker Drive In
Eastview Rd
Eastview Rd
Wonderland Cavern Rd
Unity Baptist Church
Temporarily closed


Blue Ball Baptist Church
St. John the Baptist
Catholic Church
Swope's Cars of
Yesteryear Museum
Elizabethtown
31W
Elizabethtown
Sports Park
Franklin Crossroads
Baptist Church
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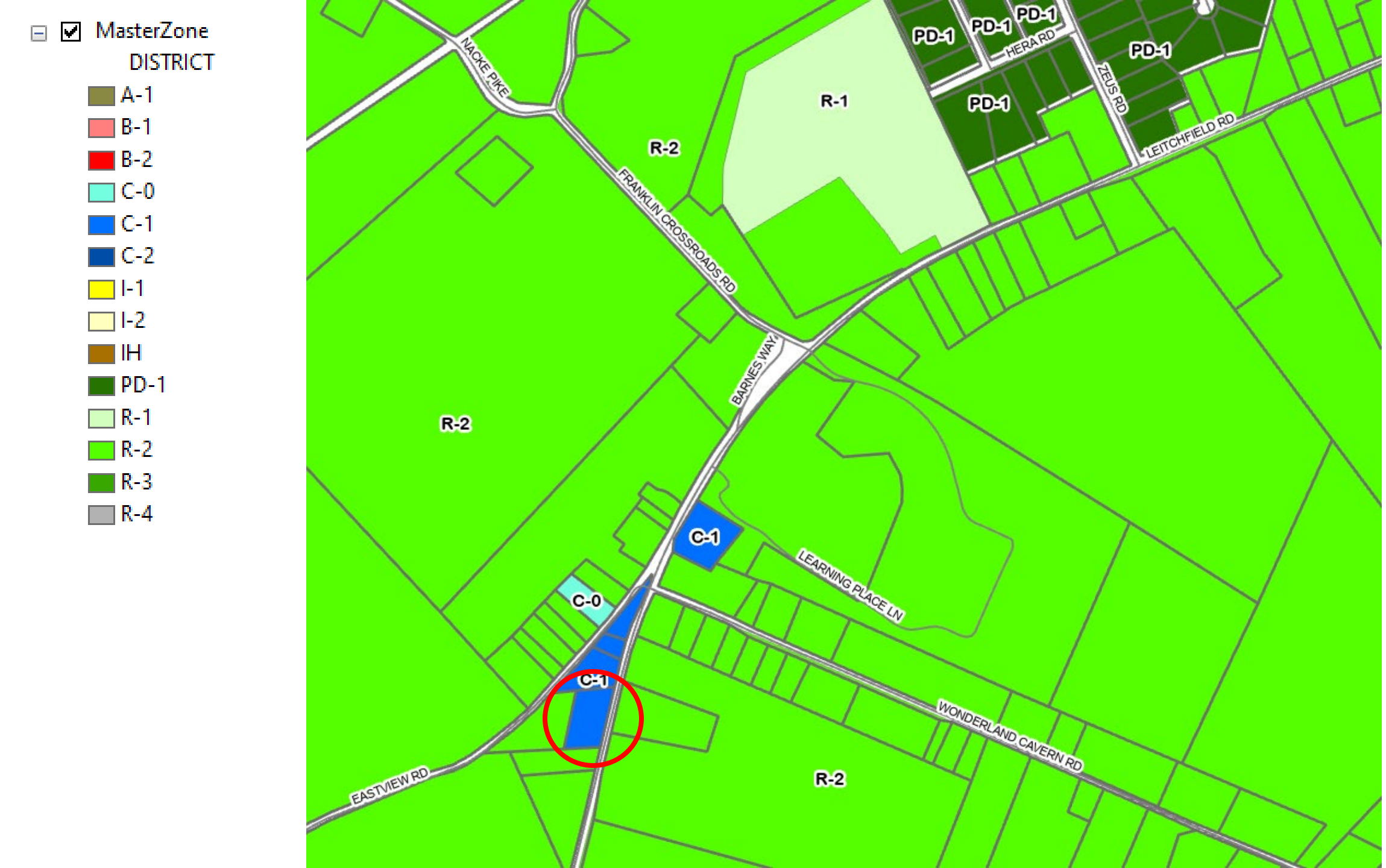
Western Kentucky Pkwy
Hardin County
Fairgrounds
Bella's K9
Academy Boarding
65
Eastview
White Mills
Junction
31W


MasterZone
DISTRICT
A-1
B-1
B-2
C-0
C-1
C-2
I-1
I-2
IH
PD-1
R-1
R-2
R-3
R-4
NACKE PIKE
FRANKLIN CROSSROADS RD
BARNES WAY
HERA RD
ZEUS RD
LEITCHFIELD RD
LEARNING PLACE LN
WONDERLAND CAVERN RD
EASTVIEW RD
R-1
R-2
PD-1
C-1
C-0



3-8 CONVENIENCE COMMERCIAL ZONE (C-1)

A. INTENT

This Zone is intended to provide for selected retail shopping, personal service uses and office space to serve the needs of the nearby residential areas. This zoning is intended for locations at strategic sites in relation to population centers and transportation networks.

B. USES FOR THE ZONE

The Permitted, Accessory and Conditional Uses for lots and structures are set forth in the Land Use Table (Table 1, Pg. 56).

C. DIMENSION AND AREA REGULATIONS

The regulations on the dimensions and area for lots and yards are set forth as follows:

1. Minimum Lot Size – 1.0 acre;
2. Minimum Lot Frontage – 100';
3. Minimum Width to Length Ratio – 1:3 until 300' of road frontage;
4. Minimum Front Yard Setback – 40';
5. Minimum Side Yard Setback –10'; 40' adjoining residential and industrial zones, 100' adjoining agricultural zones;
6. Minimum Rear Yard Setback –15'; 40' adjoining residential and industrial zones, 100' adjoining agricultural zones;
7. Maximum Lot Coverage – 0.85
8. Street Construction – New subdivision streets must intersect with government maintained roads with a minimum of 40 foot dedicated right-of-way and a minimum 18-foot paved road surface. To achieve street connectivity the Commission may approve secondary streets to intersect with other government maintained roads.


Hardin_Wetlands
Hardin_100Flood
Streams 2023
hardin_sinkhole
EASTVIEW RD
LEITCHFIELD RD


140.0'
1Fs - STORAGE BUILDING
7000 sf
50.0'
50.0'
140.0'
SPENCER'S


Leitchfield Rd


Leitchfield Rd


SPEED
LIMIT
45
SPENCER'S
Val-Mart
SAFER STREETS - STRONGER COMMUNITY
SHERIFF
10761


Coke
SPENCER'S






NSH
V-085306




SPENCER'S
Valu-Mart
JOHN
SAFER STREETS
COMMUNITY
WARD SHERIFF




ONGER C MMUNITY
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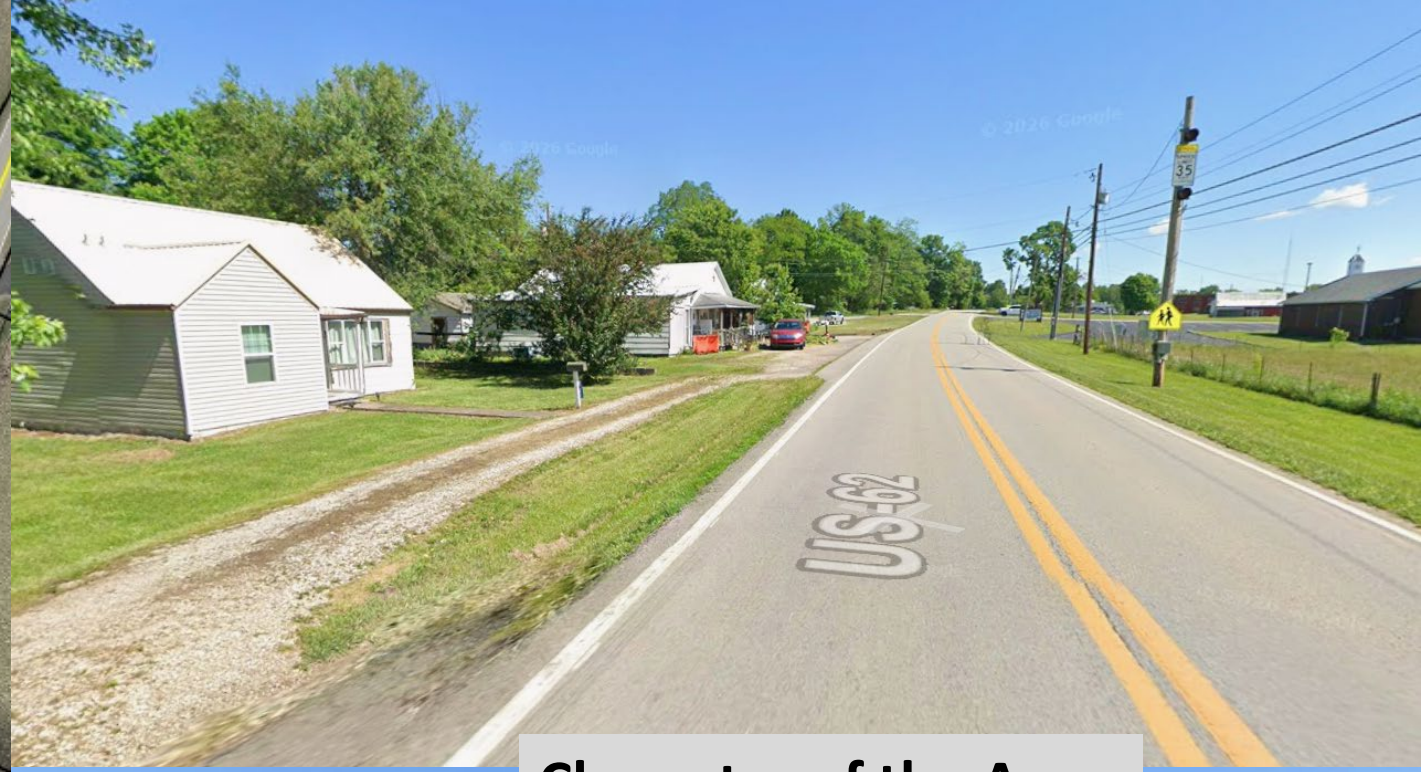
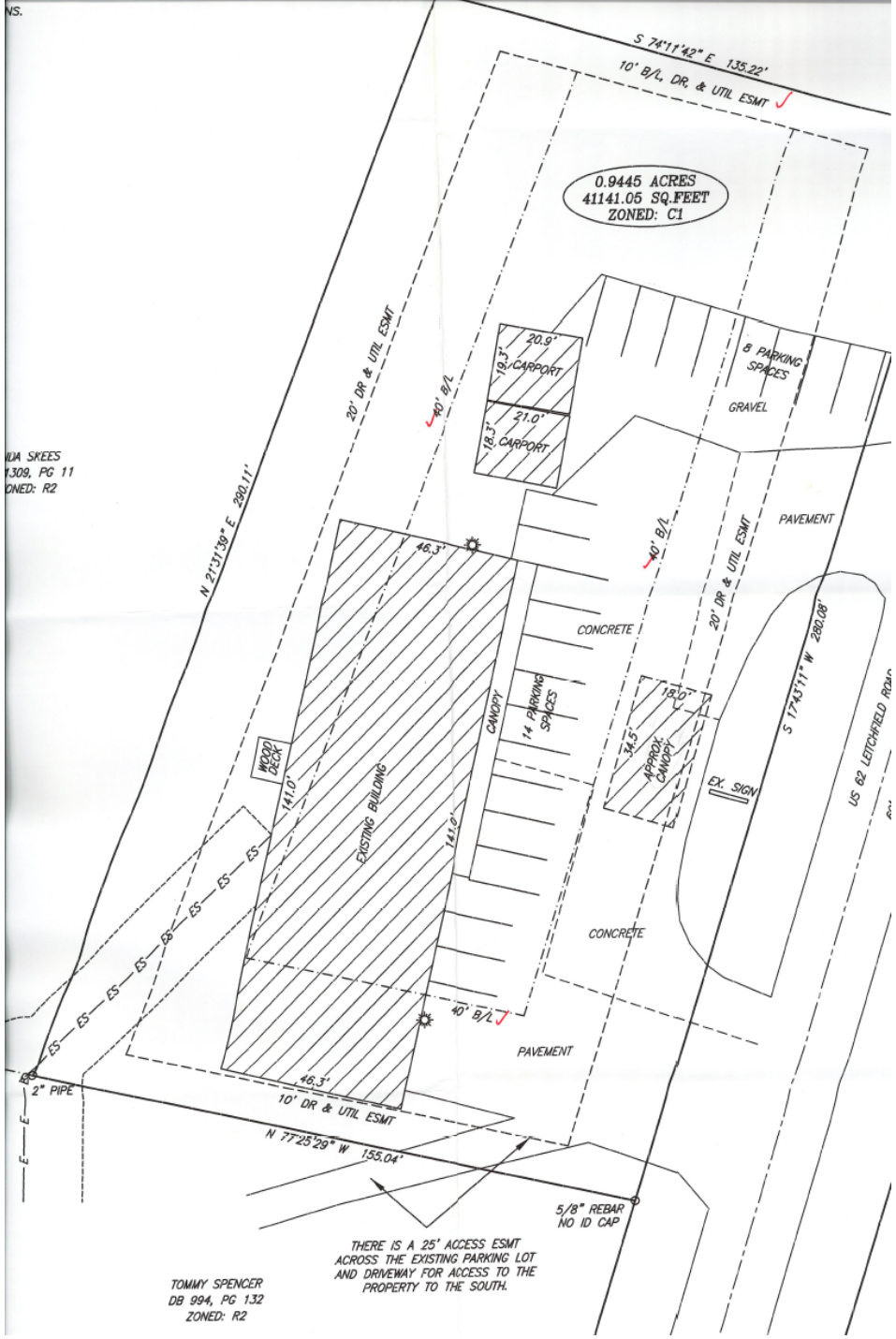


Character of the Area

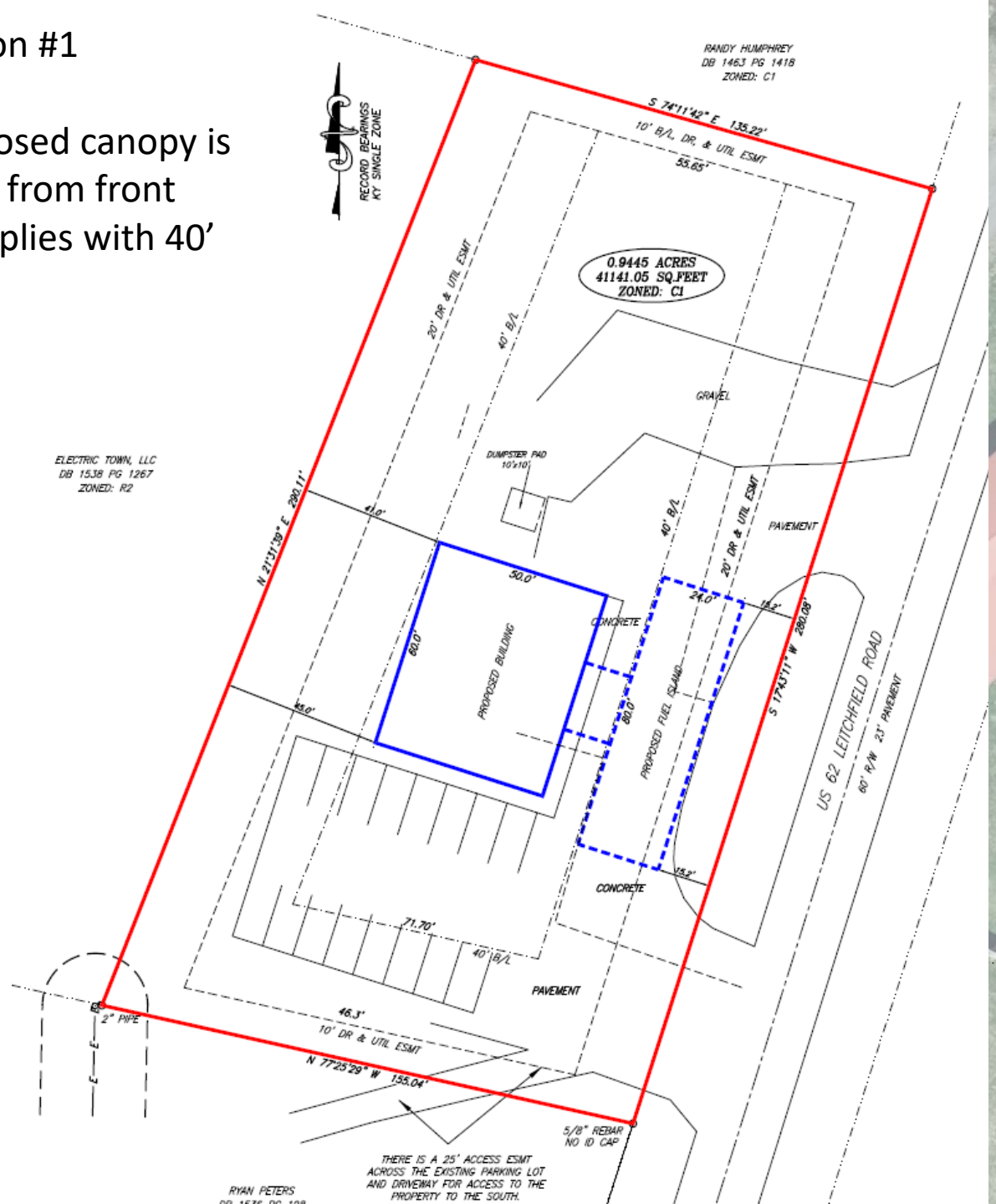


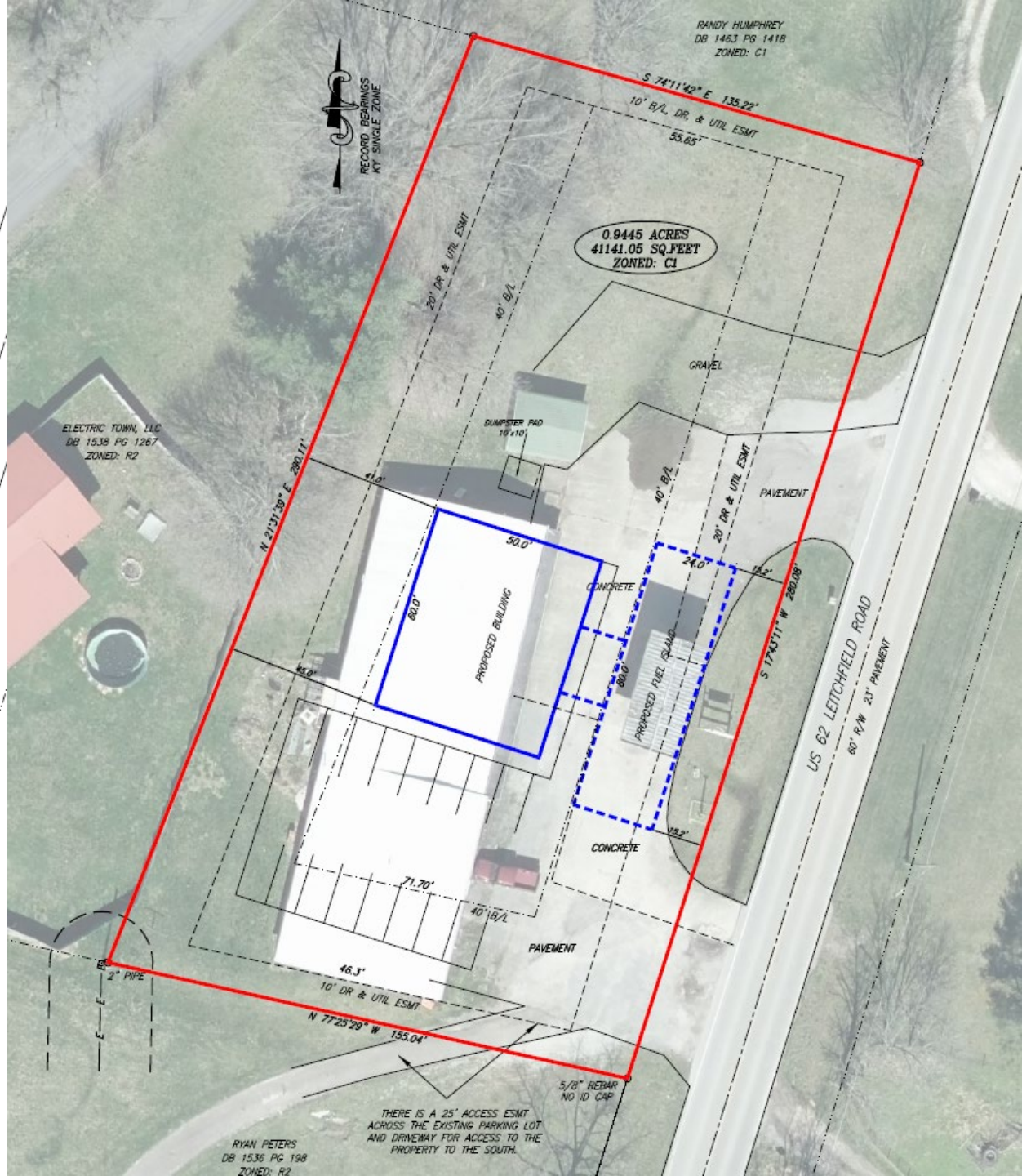


Previous Development Plan on file from 2012

Option #1

Proposed canopy is 15.2’ from front (complies with 40’ rear)

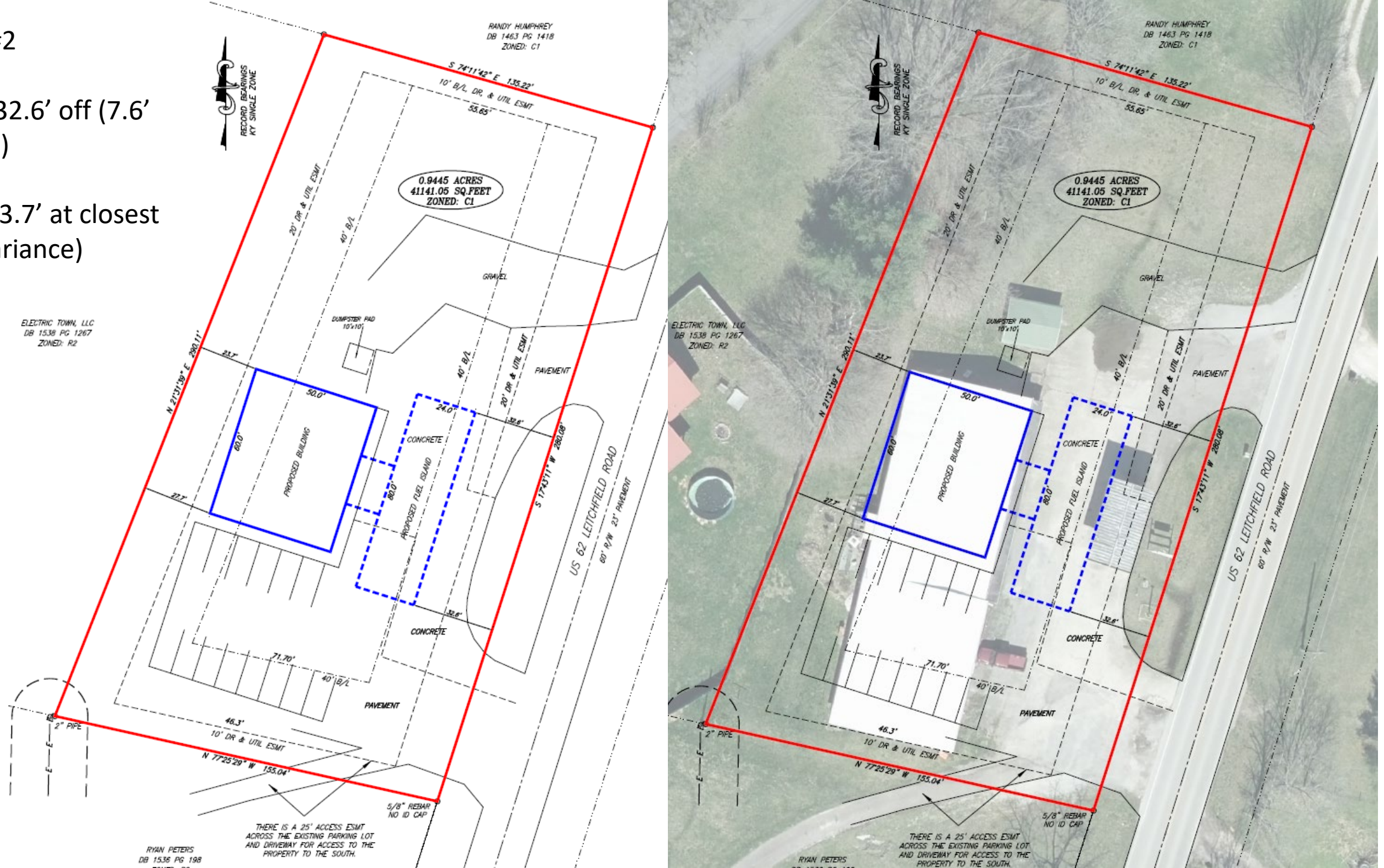




Option #2

Front is 32.6’ off (7.6’ Variance)

Rear is 23.7’ at closest (16.3’ Variance)



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 _____ building setback to allow for the construction of a 50'x60' convenience store / gas station and a 24'x80' fuel canopy .**
2. **A Development Plan in compliance with Section 6 of the Zoning Ordinance shall be required.**
3. **Building and electrical permits shall be required.**
4. **A Certificate of Land Use Restrictions shall be recorded in the Office of the Hardin County Clerk.**

OR

Motion to Deny