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

At 5:01 p.m. Hearing Officer Steck announced the first item on the agenda is a request for an Amended Conditional Use Permit to continue to allow for up to 20 vehicles to be parked on site. The property is a 3.072 acre site located at 4399 Glendale Hodgenville Road West in Glendale, KY known as Lot 1 of Tiny J Acres, within the North Glendale Urban Planning Area and is zoned Rural Residential (R-2). The PVA Map Number is 170-00-00-017. The property is owned by **AMANDA STOPHER** and the applicant is **RANDALL GRAY.** Director King reviewed the application, the plans for the property, and presented exhibits into the record.

Randall Gray, of 4331 Glendale Hodgenville Road, Glendale, KY provided testimony and answered questions from the board members and staff. Mr. Gray stated that business has been good, but that he is ready to retire and is only requesting a 3 year renewal. He stated that once he retires all the vehicles will be gone.

Barry Brown, of 4313 Glendale Hodgenville Road, Glendale, KY provided testimony and answered questions from the board members and staff. Mr. Brown stated that he got the letter and was just curious what Mr. Gray was doing, but that he has no issues with the business or the renewal.

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

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

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

1. Hours of Operation shall be from 12:00 pm–9:00 pm Monday–Friday and 2:00 pm-7:00 pm on Saturday.

2. 20 vehicles may be stored on site and shall be completely screened from view of the right-of-way and adjoining properties in the designated area. The areas shall be 80'x125' gravel parking area to the west side and rear of the existing building. 10 of these vehicles may be non-operational and/or non-licensed and registered.
3. The vehicles will be screened via a 6' tall solid wood privacy fence with landscaping (5 shrubs and 2 trees) along the front side facing the road. Landscaping must be installed by May 1, 2019.
4. An inventory of vehicles on site will be conducted and maintained.
5. There shall only be no employees of the business who do not reside on the premises.
6. This Conditional Use Permit shall allow for general Auto Repair and the storage of vehicles. There shall be no retail sales of parts/vehicles.
7. This Conditional Use Permit shall be issued to the current property owners, Amanda Boone & Randall Gray and is not transferable.
8. All building activities shall conform to provisions of the Kentucky Building Code.
9. This Conditional Use Permit shall be for a period of 3 years and expire on November 5, 2029.
10. A Certificate of Land Use Restrictions shall be recorded in the Hardin County Clerk's Office.
11. An Emergency Response and Spill Prevention Plan is on file with our office and shall be required.

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

At 5:14 p.m. Hearing Officer Steck announced the second item on the agenda is a request for a Variance from the front building setback to allow for the construction of a proposed detached garage. The property is a 4.64 acre site located adjacent at 224 Johnson Lane, Eastview, KY known as Lot 6B of the Brear Beechy Fork Subdivision within the West Hardin Planning Area and is zoned Rural Residential (R-2). The PVA Map Number is 058-00-00-004.06. The property is owned by **DUSTIN WALLACE.** Director King announced that this application had been withdrawn by the applicant.

At 5:15 p.m. Chairman Krausman called for consideration and action on the third item on the agenda, the **Minutes for the meeting held on October 15, 2026**. Vice Chairman

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

At 5:16 p.m. Chairman Krausman called for consideration and action on the fourth item on the agenda, the **2027 Meeting Schedule**. Vice Chairman Youngblood made a motion to accept the schedule as presented. Secretary Steck provided the second. The motion passed unanimously.

Chairman Krausman announced that the next regularly scheduled meeting will be held on Thursday, 19 November 2026, at 5:00 p.m., and called for the meeting to be adjourned at 5:18 p.m.

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

6 Years of Service Building Inspector, Edwin Alicea celebrated 6 years of service with the Planning Commission on 14 October 2026.

MPO Meeting Director King attended a joint meeting of the Radcliff - Elizabethtown Metropolitan Planning Organizations Technical Advisory Committee and Policy Committee at the Lincoln Trail Area Development District on 14 October 2026.

Parade of Homes Director King attended the Lincoln Trail Home Builders Associations Parade of Homes featuring new home construction on 17 October 2026. 4 of the 5 homes featured this year were located in unincorporated Hardin County with the fifth home in Larue County.

Elizabethtown-Hardin County Industrial Foundation Meeting Director King attended the EHCIF Meeting on 28 October 2026 held at Addington Field (Elizabethtown Regional Airport) and heard from Carl Swope on the terminal expansion and renovations.

APA-KY Regional Conference Director King attended a one day regional conference hosted by the KY Chapter of the American Planning Association in Hopkinsville, KY on 30 October 2026.

13 Years of Service Financial & Operations Coordinator, Susan Bowen celebrated 13 years of service with the Planning Commission on 1 November 2026.

34 Years of Service KBC Coordinator, Madeline Hornback celebrated 34 years of service with the Planning Commission on 2 November 2026.

3 Years of Service Planning & Permit Tech, Rachel Derting, JD celebrated 3 years of service with the Planning Commission on 3 November 2026.

ADOPTED AND APPROVED THIS 19th DAY OF NOVEMBER 2026 BY THE HARDIN COUNTY BOARD OF ADJUSTMENT.

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Steve Steck, Secretary

Chairman Bob Krausman called to order the five hundred twenty third meeting of the Hardin County Board of Adjustment at 5:00 p.m., on Thursday, 15 October 2026, in the Hardin County Government Center, 2nd Floor Meeting Room. The other Board Members in attendance were Vice Chairman Greg Youngblood and Secretary Steve Steck. Also in attendance were Director Adam King, AICP, Planner I Haley Goodman, and the individuals listed on the attached sign-in sheet. Chairman Krausman appointed Secretary Steve Steck to serve as the Hearing Officer and to conduct the swearing in ceremony for all those in attendance who planned to speak.

At 5:01 p.m. Hearing Officer Steck announced the first item on the agenda is a request for a Variance from the 1:3 lot width-to-length ratio to allow for the property to be further subdivided. The property is a 16.757 acre site located adjacent to 5608 North Dixie Highway Elizabethtown, KY within the North Dixie Corridor and is zoned General Commercial (C-2). The PVA Map Number is 182-40-02-002. The property is owned by **STONE MARK ENTERPRISES, LLC.** Planner I Goodman reviewed the application, the plans for the property, and presented exhibits into the record.

John Potts, of 2527 Ridgestone Drive, Elizabethtown, KY, provided testimony and answered questions from the board members and staff. Mr. Potts explained that they have discussed putting some self-storage buildings on the proposed Lot 3 but nothing is set in stone at this time. Also, he stated that KYTC has approved a right-in, right-out entrance for this lot, if one of the entrances on the Hardin County Honda site is closed.

Victor Stueve, of 63 Meadowview Lane, Elizabethtown, KY, provided testimony and answered questions from the board members and staff. Mr. Stueve stated that he thought they were going to mine back there and asked about raw minerals on the site.

Paul Frederick, of 36 Beech Court, Elizabethtown, KY provided testimony and answered questions from the board members and staff. Mr. Frederick stated that he was just curious about what they were proposing to do.

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

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

Chairman Krausman stated that he thinks the proposal, and the proposed entrance changes will be beneficial.

Secretary Steck made a motion to grant the Variance from the 1:3 lot width-to-length ratio to allow for the property to be further subdivided. He based the motion on the staff presentation and the testimony provided in the public hearing. He noted that it will not adversely affect the public health, safety or welfare, will not alter the essential character

of the general vicinity, will not cause a hazard or a nuisance to the public and will not allow an unreasonable circumvention of the requirements of this regulation and will satisfy the language of the KENTUCKY REVISED STATUTES (Section 100.243 and DGS 5-3 (B) (1) Findings necessary for granting variance) which is as follows:

B. The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant.

The Variance was approved with the following conditions:

1. To allow for a Variance from the 1:3 lot width-to-length ratio to allow for the property to be further subdivided so the parking area is on the same lot as the business.
2. An Amended Record Plat Shall be required and shall substitute for the Site Plan.
3. A Certificate of Land Use Restrictions shall be recorded in the Office of the Hardin County Clerk.

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

At 5:17 p.m. Hearing Officer Steck announced the second item on the agenda is a request for a Variance from the minimum government-maintained road frontage to allow for the property to be further subdivided. The property is a 25 acre site located at 1399 Harris School Road, Rineyville, KY within the Natural Resource Area and is zoned Rural Residential (R-2). The PVA Map Number is 066-00-00-015. The property is owned by **JOSEPH, LAVINA SUE, AND KAREN HOUSE.** Planner I Goodman reviewed the application, the plans for the property, and presented exhibits into the record.

Karen House, of 257 French Lane, provided testimony and answered questions from the board members and staff. Mrs. House stated that they had to buy 25 acres of this farm when her husband's mother passed away, but that they never wanted that much. They are requesting now to create a 6 acre lot and merge the remaining acreage with the rest of the farm. She is aware that no other structures can be built on the lot.

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

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

Secretary Steck stated that he had no issues with the proposal considering they are not adding any additional houses on the private drive.

Vice Chairman Youngblood made a motion to grant the Variance from the minimum government maintained road frontage to allow for the property to be further subdivided. He based the motion on the staff presentation and the testimony provided in the public hearing. He noted that it will not adversely affect the public health, safety or welfare, will not alter the essential character of the general vicinity, will not cause a hazard or a nuisance to the public and will not allow an unreasonable circumvention of the requirements of this regulation and will satisfy the language of the KENTUCKY REVISED STATUTES (Section 100.243 and DGS 5-3 (B) (1) Findings necessary for granting variance) which is as follows:

B. The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant.

The Variance was approved with the following conditions:

1. To allow for a Variance from government maintained to allow for the property to be further subdivided.
2. A Record Plat Shall be required and shall substitute for the Site Plan.
3. A Certificate of Land Use Restrictions shall be recorded in the Office of the Hardin County Clerk.

Secretary Steck provided the second. The motion passed unanimously.

At 5:30 p.m. Hearing Officer Steck announced the third item on the agenda is a request for a Variance from the 1:4 lot width-to-length ratio to allow for the property to be further subdivided. The property is a 8.4 acre site located at 3494 St. John Church Road, Rineyville,KY known as Lot 2A of Diamante Estates within the Rineyville Rural Village and is zoned Urban Residential (R-1). The PVA Map Number is 143-00-02-030.01. The property is owned by **ROBERT & CONTESSA VICK**. Director King announced that this application had been withdrawn.

At 5:45 p.m. Hearing Officer Steck announced the fourth item on the agenda is a request for a Variance from the minimum road frontage and 1:3 lot width-to-length ratio to allow for the property to be further subdivided. The property is a 44 acre site located at 838 Copelin Road, White Mills, KY within the South Hardin Planning Area and is zoned Rural Residential (R-2). The PVA Map Number is 090-00-00-050. The property is owned by **SHAWN, TIM & JORDAN RIGGS**. Director King reviewed the application, the plans for the property, and presented exhibits into the record.

Tim Riggs, of 3063 Copelin Road, White Mills, KY provided testimony and answered questions from the board members and staff. Mr. Riggs explained that he knew the sons garage with bedrooms that has not had inspections would be a problem. He stated that he has let him have the land, but that they want to sell the house. He asked the board to go ahead and approve the variance and that the plat will not be recorded until the garage inspections have been approved.

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

At 5:55 p.m. Hearing Officer Steck closed the hearing to public discussion.

Secretary Steck stated that he had no issues with the proposal, and that this is the only frontage this farm has ever had.

Secretary Steck made a motion to grant the variance from minimum government-maintained road frontage and the 1:3 lot width-to-length ratio to allow for the property to be further subdivided. He based the motion on the staff presentation and the testimony provided in the public hearing. He noted that it will not adversely affect the public health, safety or welfare, will not alter the essential character of the general vicinity, will not cause a hazard or a nuisance to the public and will not allow an unreasonable circumvention of the requirements of this regulation and will satisfy the language of the KENTUCKY REVISED STATUTES (Section 100.243 and DGS 5-3 (B) (1) Findings necessary for granting variance) which is as follows:

B. The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant.

The Variance was approved with the following conditions:

1. To allow for a Variance from the minimum road frontage and 1:3 lot width-to-length ratio to allow for the property to be further subdivided.
2. A Record Plat Shall be required and shall substitute for the Site Plan.
3. A Certificate of Land Use Restrictions shall be recorded in the Office of the Hardin County Clerk.
4. Building & Electrical permits and the required building, electrical, plumbing, septic and hvac inspections are required for the detached accessory structure prior to the recording of the plat.

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

At 6:00 p.m. Chairman Krausman called for consideration and action on the fourth item on the agenda, the **Minutes for the meeting held on September 17, 2026**. Vice Chairman Youngblood made a motion to accept the minutes as presented. Chairman Krausman provided the second. The motion passed 2-0 with Secretary Steck abstaining.

Chairman Krausman announced that the next regularly scheduled meeting will be held on Thursday, 5 November 2026, at 5:00 p.m., and called for the meeting to be adjourned at 6:05 p.m.

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

19 Years of Service Building Inspector, Jimmy Morgan celebrated 19 years of service with the Planning Commission on September 28, 2026.

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

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Steve Steck, Secretary

Chairman Bob Krausman called to order the five hundred twenty second meeting of the Hardin County Board of Adjustment at 5:00 p.m., on Thursday, 17 September 2026, in the Hardin County Government Center, 2nd Floor Meeting Room. The other Board Member in attendance was Vice Chairman Greg Youngblood. Also in attendance were Director Adam King, AICP, Planner I Haley Goodman, and the individuals listed on the attached sign-in sheet. Chairman Krausman appointed Vice Chairman Youngblood to serve as the Hearing Officer and to conduct the swearing in ceremony for all those in attendance who planned to speak. Secretary Steve Steck was absent from this meeting.

At 5:01 p.m. Hearing Officer Youngblood announced the first item on the agenda is a continued hearing for a request for a Variance from the minimum road frontage to allow for the property to be further subdivided. The property is a 5.925 acre site located at 110 Forest Springs Drive, Elizabethtown, KY, known as Lot 19 of Forest Springs within the North Urban Planning Area, and is zoned Urban Residential (R-1). The PVA Map Number is 218-00-01-013. The property is owned by **CAROL SUE & FRED MOLL.** Director King announced the applicants have withdrawn their application since the previous hearing.

At 5:02 p.m. Hearing Officer Youngblood announced the second item on the agenda is a request for a Variance from the minimum road frontage and 1:3 lot width-to-length ratio to allow for the property to be further subdivided into two lots. The property is a 11.332 acre site located at 851 Mountain View Estates Road, Elizabethtown, KY within the East Hardin Planning Area, and is zoned Rural Residential (R-2). The PVA Map Number is 261-00-00-037. The property is owned by **GARRIS REVOCABLE TRUST.** Director King reviewed the application, the plans for the property, and presented exhibits into the record.

Virginia Garris, of 851 Mountain View Estates Road, Elizabethtown, KY provided testimony and answered questions from the board members and staff. Mrs. Garris explained that her son previously lived in the second dwelling, but has recently passed away and is now inhabited by her grandson. She explained that she wants to divide the property so that the land is safe in case she ever needs to move into a nursing home.

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

At 5:21 p.m. Hearing Officer Youngblood closed the hearing to public discussion.

Vice Chairman Youngblood made a motion to grant the Variance from the minimum road frontage to allow for the property to be further subdivided. He based the motion on the staff presentation and the testimony provided in the public hearing. He noted the pre-existing situation of two homes on an 11-acre parcel, which was a previous permitted use

per the zoning ordinance, and that it will not adversely affect the public health, safety or welfare, will not alter the essential character of the general vicinity, will not cause a hazard or a nuisance to the public and will not allow an unreasonable circumvention of the requirements of this regulation and will satisfy the language of the KENTUCKY REVISED STATUTES (Section 100.243 and DGS 5-3 (B) (1) Findings necessary for granting variance) which is as follows:

C. The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant.

The Variance was approved with the following conditions:

1. To allow for a Variance from the minimum road frontage and 1:3 lot width-to-length ratio to allow for the property to be further subdivided so each home is on its own lot.
2. An Amended Record Plat Shall be required and shall substitute for the Site Plan.
3. A Certificate of Land Use Restrictions shall be recorded in the Office of the Hardin County Clerk.
4. Both homes will continue to share the existing driveway and no other entrances shall be installed for either Lot.

Chairman Krausman provided the second. The motion passed unanimously.

At 5:25 p.m. Hearing Officer Youngblood announced the third item on the agenda is a request for a Conditional Use Permit for an automotive repair business. The property is a 2.031 acre site located on Webb Mill Road, Eastview, KY known as Lot 4 of Western Commercial Park within the White Mills Junction Planning Area, and is zoned Interstate Commercial (B-1). The PVA Map Number is 089-00-00-087.03. The property is owned by **ERIC & LACEY LONGLEY and MICHAEL & BETHANY McGUFFIN.** Planner I Goodman reviewed the application, the plans for the property, and presented exhibits into the record.

Michael McGuffin of 248 S Long Grove Road, Glendale, KY and Eric Longley of 10601 Sonora Hardin Springs Road, Eastview, KY provided testimony and answered questions from the board members and staff. Mr. McGuffin stated that they are just doing repair work, and the business will not be a body shop. They explained that the fenced in gravel area will just be for vehicles waiting on parts, not wrecked vehicles.

They also stated that they are required to have an oil drum. Mr. McGuffin explained that it could take them 1-2 years to complete construction.

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

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

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

1. Business Hours of Operation shall be from 7 AM to 4:30 PM Monday-Friday.

2. There shall be only 10 vehicles parked outdoors.

3. The existing tree mass on site shall be preserved. 15 shrubs and 3 trees shall be planted and maintained along the front of the site.

4. There shall be no more than 2 employees of the business.

5. This Conditional Use Permit shall allow for general Automotive repair.

6. A Development Plan in compliance with Section 6 of the Zoning Ordinance shall be required.

7. This Conditional Use Permit shall be issued to the current property owners, Eric & Jacie Longley & Michael & Bethany McGuffin, and is not transferrable.

8. All vehicles waiting on parts must be screened from view of adjoining properties and road right-of-ways within the privacy fenced area.

9. This Conditional Use Permit shall be for a period of 3 years from the date that the Certificate of Occupancy is issued.

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

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

12. The used oil storage container must be screened from view of adjoining properties and road right-of-ways.

Chairman Krausman provided the second. The motion passed unanimously.

At 5:44 p.m. Chairman Krausman called for consideration and action on the fourth item on the agenda, the **Minutes for the meeting held on August 20, 2026**. Vice Chairman Youngblood made a motion to accept the minutes as presented. Chairman Krausman provided the second. The motion passed unanimously.

Chairman Krausman announced that the next regularly scheduled meeting will be held on Thursday, 15 October 2026, at 5:00 p.m., and called for the meeting to be adjourned at 5:45 p.m.

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

Radcliff – Elizabethtown Metropolitan Planning Organization On August 5, 2026 Director King was elected to serve another two year term as Chairman of the Technical Advisory Committee for the Radcliff – Elizabethtown MPO at Lincoln Trail Area Development District.

Fort Knox Compatible Use Plan On August 6, 2026 Director King and Planner I Goodman met with Lincoln Trail Area Development District's Community Asset Planning & Engineering Division to discuss implementation strategies for the Fort Knox Compatible Land Use Plan.

CAAK Conference – Building Inspector, Edwin Alicea attended the Code Administrators Association of KY's annual conference in Covington, KY on September 14 – 16, 2026 to obtain his required continuing education hours.

ADOPTED AND APPROVED THIS 15th DAY OF OCTOBER 2026 BY THE HARDIN COUNTY BOARD OF ADJUSTMENT.

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Steve Steck, Secretary

Chairman Bob Krausman called to order the five hundred twenty first meeting of the Hardin County Board of Adjustment at 5:00 p.m., on Thursday, 20 August 2026, in the Hardin County Government Center, 2nd Floor Meeting Room. The other Board Members in attendance were Vice Chairman Greg Youngblood and Secretary Steve Steck. Also in attendance were Director Adam King, AICP, Planner I Haley Goodman, and the individuals listed on the attached sign-in sheet. Vice Chairman Youngblood appointed Secretary Steck to serve as the Hearing Officer and to conduct the swearing in ceremony for all those in attendance who planned to speak.

At 5:01 p.m. Hearing Officer Steck announced the first item on the agenda is a request for a Variance from the front building setback to allow for a proposed manufactured home. The property is a 0.4 acre site located at 204 Dogwood Terrace, Radcliff, KY, known as Lot 41 of Windsor Forest, Section 1 within the North Urban Planning Area, and is zoned Urban Residential (R-1). The PVA Map Number is 182-20-01-041. The property is owned by **FENTRESS LAND CO. INC.** Director King reviewed the application, the plans for the property, and presented exhibits into the record.

Phil Fentress, of 6210 N Dixie Highway, Elizabethtown, KY provided testimony and answered questions from the board members and staff. Mr. Fentress explained that there was previously a home on the lot that was the same size, but that it was a little bit further back. He stated that he is requesting to be 8’ closer to the front property line to be further off of the septic area and the gas easement. He also noted the request is not out of the character for the subdivision.

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

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

Secretary Steck made a motion to grant the Variance from the front building setback along Dogwood Terrace to allow for a proposed manufactured home. He based the motion on the staff presentation and the testimony provided in the public hearing. He noted there are no safety concerns, the proposal is not out of character for the area, noted the dead end cul-de-sac, topography & easement constraints, and that it will not adversely affect the public health, safety or welfare, will not alter the essential character of the general vicinity, will not cause a hazard or a nuisance to the public and will not allow an unreasonable circumvention of the requirements of this regulation and will satisfy the language of the KENTUCKY REVISED STATUTES (Section 100.243 and DGS 5-3 (B) (1) Findings necessary for granting variance) which is as follows:

D. The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant.

The Variance was approved with the following conditions:

1. To allow for a Variance from the front building setback to allow for a proposed manufactured home to be no closer than 25' from the front property line.
2. Building and electrical permits must be obtained through the KBC program of our office.
3. A Site Plan in compliance with Section 7 of the Zoning Ordinance shall be required.
4. A Certificate of Land Use Restrictions shall be recorded in the Office of the Hardin County Clerk.

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

At 5:15 p.m. Hearing Officer Steck announced the second item on the agenda is a request for Variance from the rear building setback to allow for an existing 15'x20' shed. The property is a 1.04 acre site located at 117 Felix Court, Elizabethtown, KY, known as Lot 51 of Arbor View Subdivision, Section 5 within the North Urban Planning Area, and is zoned Urban Residential (R-1). The PVA Map Number is 230-00-00-033.01. The property is owned by **WHITNEY & DARREN BALLOU.** Planner I Goodman reviewed the application, the plans for the property, and presented exhibits into the record.

Darren Ballou, of 117 Felix Court, Elizabethtown, KY provided testimony and answered questions from the board members and staff. Mr. Ballou explained that the property drops off severely behind where the shed is located, and that the railroad company would likely never need to access the area from his property. He stated that the shed has been there for about 4 years, since they built the house, and that it would be difficult to move.

Vice Chairman Youngblood stated that there were several other sheds in the area that were in line with his.

Greg Barnes, pf 158 Felix Court, Elizabethtown, KY spoke in opposition of the proposal. Mr. Barnes stated that he owns a few lots in the subdivision, and that his restrictions state that sheds are not allowed on site.

Director King provided the subdivision restrictions for Section 5 of Arbor View Subdivision which state that outbuildings shall be made to enhance the property and noted that the planning office does not enforce private subdivision restrictions.

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

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

Secretary Steck made a motion to grant the Variance from rear building setback to allow for an existing 15'x20' shed to remain on site. He based the motion on the staff presentation and the testimony provided in the public hearing. He noted there are no safety concerns, the proposal is not out of character for the area, noted the, topography constraints, the railroad, and that it will not adversely affect the public health, safety or welfare, will not alter the essential character of the general vicinity, will not cause a hazard or a nuisance to the public and will not allow an unreasonable circumvention of the requirements of this regulation and will satisfy the language of the KENTUCKY REVISED STATUTES (Section 100.243 and DGS 5-3 (B) (1) Findings necessary for granting variance) which is as follows:

B. The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant.

The Variance was approved with the following conditions:

1. To allow for a Variance from the rear building setback to allow for a pre-existing 15' x 20' shed to remain 2.5' from the rear property line.
2. Building permit must be obtained through the KBC program of our office.
3. A Site Plan in compliance with Section 7 of the Zoning Ordinance shall be required.
4. A Certificate of Land Use Restrictions shall be recorded in the Office of the Hardin County Clerk.

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

At 5:25 p.m. Hearing Officer Steck announced the third item on the agenda is a request for a Conditional Use Permit to allow for a Permanent Accessory Dwelling for a 1,606 sq. ft second home on site. The property is a 25.32 acre site located at 169 Cann School Lane, Eastview, KY, known as Tract 1 of the Dudgeon Property within the West Hardin Planning Area, and is zoned Rural Residential (R-2). The PVA Map Number is 045-00-00-002.01. The property is owned by **STEPHANIE & LOGAN MAYFIELD.** Planner I Goodman reviewed the application, the plans for the property, and presented exhibits into the record.

Stephanie Mayfield, of 169 Cann School Lane, Eastview, KY provided testimony and answered questions from the board members and staff. Mrs. Mayfield explained that her mother is aging and wants to move her closer to them. She stated the placement of the garage apartment is due to the level location and for her mother to have some privacy

and independence, and not be too close to their house. Mrs. Mayfield stated that she is fully aware that the property can never be subdivided.

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

At 5:40 p.m. Hearing Officer Steck closed the hearing to public discussion.

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

1. This Conditional Use Permit is to allow for the construction of a proposed 1,606 sq. ft. permanent accessory dwelling on site in addition to the 2,186 sq. ft. principal dwelling.
2. The property owners, Stephanie & Logan Mayfield, 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 existing home is grey/metal and the permanent accessory dwelling will match.
5. The existing driveway shall be a shared driveway for both dwellings.
6. The Permanent Accessory Dwelling is the proposed 1,606 sq. ft. (under roof) home and the principal dwelling is the existing 6,042 sq. ft. (under roof) existing home.
7. The proposed accessory dwelling will be located ahead of the existing dwelling along the driveway .
8. Both dwellings shall have on-site septic systems approved by the Health Department.
9. Additional landscaping or screening shall not be required.
10. This Permit is not transferable, and the new owners must reapply for the Conditional Use Permit and meet the necessary requirements.

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

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

Secretary Steck provided the second. The motion passed unanimously.

At 5:45 p.m. Hearing Officer Steck announced the fourth item on the agenda is a request for a Variance from the minimum road frontage to allow for the property to be further subdivided. The property is a 5.925 acre site located at 110 Forest Springs Drive, Elizabethtown, KY, known as Lot 19A of Forest Springs within the North Urban Planning Area, and is zoned Urban Residential (R-1). The PVA Map Number is 218-00-01-013. The property is owned by **CAROL SUE & FRED MOLL.** Director King reviewed the application, the plans for the property, and presented exhibits into the record.

Carol Sue Moll, of 110 Forest Springs Drive, Elizabethtown, KY provided testimony and answered questions from the board members and staff. She explained that they are in the process of having a new survey created and need to postpone the hearing until September.

Teresa Summers, of 180 Woodsbend Drive, Elizabethtown, KY spoke in opposition of the request. She stated that her property backs up to the site, and is concerned about privacy, noise, and excess traffic.

Janaye Bond, of 200 Woodsbend Drive, Elizabethtown, KY spoke in opposition of the request. She stated that she just wanted to know how close her house was to the proposal.

Jim & Susan Sipes, of 12 Forest Springs Drive, Elizabethtown, KY spoke in opposition of the proposal. They explained that they live on the cul-de-sac, and that they really love their neighborhood. They also stated that the cul-de-sac is already tight, and creating an additional lot will not add anything to the subdivision. They also stated that the lot Mrs. Moll is trying to create has topography issues and is very overgrown.

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

Secretary Steck made a motion to table the hearing, and keep it open for public discussion, until the next regularly scheduled meeting on September 17, 2026.

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

At 5:57 p.m. Chairman Krausman called for consideration and action on the fifth item on the agenda, the **Minutes for the meeting held on August 6, 2026**. Secretary Steck made a motion to accept the minutes as presented. Vice Chairman Youngblood provided the second. The motion passed unanimously.

Vice Chairman Youngblood announced that the next regularly scheduled meeting will be held on Thursday, 17 September 2026, at 5:00 p.m., and called for the meeting to be adjourned at 6:00 p.m.

ADOPTED AND APPROVED THIS 17th DAY OF SEPTEMBER 2026 BY THE HARDIN COUNTY BOARD OF ADJUSTMENT.

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Steve Steck, Secretary

Vice Chairman Greg Youngblood called to order the five hundred twentieth meeting of the Hardin County Board of Adjustment at 5:00 p.m., on Thursday, 6 August 2026, in the Hardin County Government Center, 2nd Floor Meeting Room. The other Board Member in attendance was Secretary Steve Steck. Also in attendance were Director Adam King, AICP, and the individuals listed on the attached sign-in sheet. Vice Chairman Youngblood appointed Secretary Steck to serve as the Hearing Officer and to conduct the swearing in ceremony for all those in attendance who planned to speak. Chairman Bob Krausman and Planner I Haley Goodman was absent from this meeting.

At 5:02 p.m. Hearing Officer Steck announced the first item on the agenda is a request for a Variance from the front building setback along Grace Peak Road to allow for the rear deck to be replaced. The property is a 1.12 acre site located at 151 Cecilianna Drive, Elizabethtown, KY, within the KY 361 Corridor Planning Area, and is zoned Urban Residential (R-1). The PVA Map Number is 184-00-02-028. The property is owned by **JENNIFER & JAMES HARE**. Director King reviewed the application, the plans for the property, and presented exhibits into the record.

James Hare, of 151 Cecilianna Drive, Elizabethtown, KY provided testimony and answered questions from the board members and staff. Mr. Hare explained that they are needing to replace the outdated deck on site, and that it will be no closer than the existing deck. He stated that a portion of the deck will be covered.

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

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

Secretary Steck made a motion to grant the Variance from the front building setback along Grace Peak Road to allow for the rear deck to be replaced. He based the motion on the staff presentation and the testimony provided in the public hearing. He noted there are no safety concerns, the proposal is not out of character for the area, the current deck pre-dates zoning, noted the narrow, dead-end, low speed limit road, and that it will not adversely affect the public health, safety or welfare, will not alter the essential character of the general vicinity, will not cause a hazard or a nuisance to the public and will not allow an unreasonable circumvention of the requirements of this regulation and will satisfy the language of the KENTUCKY REVISED STATUTES (Section 100.243 and DGS 5-3 (B) (1) Findings necessary for granting variance) which is as follows:

C. The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant.

The Variance was approved with the following conditions:

1. To allow for a Variance from the front building setback along Grace Peak Road to allow for the existing deck to be replaced no closer than 48' from the centerline of the road.

2. The deck may be covered but shall not be enclosed as additional living space.

3. Building permit must be obtained through the KBC program of our office.

4. A Site Plan in compliance with Section 7 of the Zoning Ordinance shall be required.

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

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

At 5:15 p.m. Vice Chairman Youngblood called for consideration and action on the second item on the agenda, the **Minutes for the meeting held on July 16, 2026**. Secretary Steck made a motion to accept the minutes as presented. Vice Chairman Youngblood provided the second. The motion passed unanimously.

Vice Chairman Youngblood announced that the next regularly scheduled meeting will be held on Thursday, 20 August 2026, at 5:00 p.m., and called for the meeting to be adjourned at 5:31 p.m.

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

Hardin County Schools Local Planning Committee Meeting On July 20, 2026 Director King attended the Local Planning Committee Meeting at New Highland Elementary School to share data regarding building permit numbers along with maps of single family residential developments and the County's Future Land Use Map.
LTADD Housing Study Meeting On July 22, 2026 Director King attended a virtual meeting to review the preliminary findings of the Housing & Homelessness Study that the Lincoln Trail Area Development District commissioned.

ADOPTED AND APPROVED THIS 20th DAY OF AUGUST 2026 BY THE HARDIN COUNTY BOARD OF ADJUSTMENT.

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Steve Steck, Secretary

Chairman Bob Krausman called to order the five hundred nineteenth meeting of the Hardin County Board of Adjustment at 5:00 p.m., on Thursday, 16 July 2026, in the Hardin County Government Center, 2nd Floor Meeting Room. The other Board Members in attendance were Vice Chairman Greg Youngblood, and Secretary Steve Steck. Also in attendance were Director Adam King, AICP, Planner I Haley Goodman, and the individuals listed on the attached sign-in sheet. Chairman Krausman appointed Secretary Steck to serve as the Hearing Officer and to conduct the swearing in ceremony for all those in attendance who planned to speak.

At 5:02 p.m. Hearing Officer Steck announced the first item on the agenda is a request for a Conditional Use Permit for a Permanent Accessory Dwelling to allow for a 40'x80' garage with 847 sq. ft. of living space within it. The property is a 13 acre site located at 9901 Rineyville Road, Vine Grove, KY within the KY 1600 Corridor Planning Area and is zoned Urban Residential (R-1). The PVA Map Number is 097-00-00-015. The property is owned by **JASON LOWMAN**. Planner I Goodman reviewed the application, the plans for the property, and presented exhibits into the record.

Jason Lowman, of 9901 Rineyville Road, Vine Grove, KY provided testimony and answered questions from the board members and staff. Mr. Lowman explained that his dad needs a place to live, and that building a small residence on his property is the best option for him at this time. He stated that his dad is getting older so it will be better for both of them to have him closer. Mr. Lowman stated that they will share his existing driveway and create additional parking in front of the accessory dwelling.

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

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

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

1. This Conditional Use Permit is to allow for the construction of a proposed 3200 sq. ft. garage with 847 sq. ft. of living space as a permanent accessory dwelling on site in addition to the 3,00 0sq. ft. principal dwelling.
2. The property owner, Jason Lowman, 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 existing home is brick with a black shingle roof, and the permanent accessory dwelling will be grey metal with black trim.
5. The existing driveway shall be a shared driveway for both dwellings.
6. The Permanent Accessory Dwelling is the proposed 3200 sq. ft. garage with 847 sq. ft. of living space and the principal dwelling is the existing 3,000 sq. ft. principal dwelling.
7. The proposed accessory dwelling will be located behind the existing dwelling.
8. Both dwellings shall have on-site septic systems approved by the Health Department.
9. Additional landscaping or screening shall not be required.
10. This Permit is not transferable, and the new owners must reapply for the Conditional Use Permit and meet the necessary requirements.
11. A Site Plan shall be submitted and approved in accordance with Development Guidance System, Section 7.
12. A Certificate of Land Use Restrictions shall be recorded in the office of the Hardin County Clerk.

Secretary Steck provided the second. The motion passed unanimously.

At 5:15 p.m. Hearing Officer Steck announced the second item on the agenda is a request for a Variance from the rear and side building setback lines to allow for a 10'x12' shed to replace the existing shed in the same location. The property is a 0.513 acre site located at 39 Rita Way, Elizabethtown, KY known as Lot 8 of Royal Oaks within the South Dixie Corridor Planning Area and is zoned Urban Residential (R-1). The PVA Map Number is 223-30-00-023. The property is owned by **LAURA & BRIAN HUSS**. Director King reviewed the application, the plans for the property, and presented exhibits into the record.

Brian Huss, of 39 Rita Way, Elizabethtown, KY provided testimony and answered questions from the board members and staff. Mr. Huss explained that according to a neighbor the current shed has been on site since the 1980's. The roof is damaged on the shed so it needs to be replaced, and they will be using the pre-existing pad.

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

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

Secretary Steck made a motion to grant the Variance from the rear and side building setback lines to allow for a 10'x12' shed to replace the existing shed in the same location. He based the motion on the staff presentation and the testimony provided in the public hearing. He noted there are no safety concerns, the proposal is not out of character for the area, and that it will not adversely affect the public health, safety or welfare, will not alter the essential character of the general vicinity, will not cause a hazard or a nuisance to the public and will not allow an unreasonable circumvention of the requirements of this regulation and will satisfy the language of the KENTUCKY REVISED STATUTES (Section 100.243 and DGS 5-3 (B) (1) Findings necessary for granting variance) which is as follows:

D. The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant.

The Variance was approved with the following conditions:

1. To allow for a Variance from the 10' side building setback and 15' rear building setback to allow for a 10'x12' shed in the location of the previous shed (6.5' from side and rear).
2. Building and electrical permits must be obtained through the KBC program of our office.
3. A Site Plan in compliance with Section 7 of the Zoning Ordinance shall be required.
4. A Certificate of Land Use Restrictions shall be recorded in the Office of the Hardin County Clerk.

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

At 5:30 p.m. Hearing Officer Steck announced the third item on the agenda is a request for a Variance from the front building setback line to accommodate a wheelchair ramp. The property is a 2.5 acre site located at 1397 Upper Colesburg Road, Elizabethtown, KY within the East Hardin Planning Area and is zoned Rural Residential (R-2). The PVA Map Number is 253-00-00-005. The property is owned by **NANCY & TERRY PHILLIPY**. Planner I Goodman reviewed the application, the plans for the property, and presented exhibits into the record.

Terry Phillipy, of 1397 Upper Colesburg Road Elizabethtown, KY provided testimony and answered questions from the board members and staff. Mr. Phillipy explained that his wife had a medical emergency back in the spring and became paralyzed, and he had to have the ramp constructed in a matter of days. He stated that he may want to cover it in the future as well.

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

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

Secretary Steck made a motion to grant the Variance from the front building setback line to accommodate a wheelchair ramp. He based the motion on the staff presentation and the testimony provided in the public hearing. He noted there are no safety concerns, the proposal is not out of character for the area, and that it will not adversely affect the public health, safety or welfare, will not alter the essential character of the general vicinity, will not cause a hazard or a nuisance to the public and will not allow an unreasonable circumvention of the requirements of this regulation and will satisfy the language of the KENTUCKY REVISED STATUTES (Section 100.243 and DGS 5-3 (B) (1) Findings necessary for granting variance) which is as follows:

B. The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant.

The Variance was approved with the following conditions:

1. To allow for a Variance from the front building setback for wheelchair ramp to be no closer than 52’ from the center of Upper Colesburg Road.
2. Building and electrical permits must be obtained through the KBC program of our office.
3. A Site Plan in compliance with Section 7 of the Zoning Ordinance shall be required.
4. A Certificate of Land Use Restrictions shall be recorded in the Office of the Hardin County Clerk.
5. The wheelchair ramp may be covered, but not enclosed as living space.

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

At 5:45 p.m. Hearing Officer Steck announced the fourth item on the agenda, a request for a Variance from the signage regulations (DGS 9-9(4)) in relation to the height and

size of a proposed high-rise sign. The property is a 10.05 acre site located at 58 Glendale Hodgenville Road West, Glendale, KY within the Glendale Junction (I-65) Planning Area and is zoned Interstate Commercial (B-1). The PVA Map Number is 225-00-00-007. The property is owned by **SSA DELAWARE, LLC.** Director King reviewed the application, the plans for the property, and presented exhibits into the record.

Chris Wilke, of 2211 Pech Road, Houston, TX, with Texas Republuc Signs provided testimony and answered questions from the board members and staff. Mr. Wilke explained that the pole supporting the sign did not pass a recent inspection and needs to be replaced. He stated that the sign is 38 years old, and can last up to 50 depending on climate/external factors. He explained that they have a standard Pilot sign and it was just easier to use that sign as opposed to designing a new one, hence the increase in surface area, and that the new pole will actually be 3' shorter than the existing one.

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

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

The board members agreed that replacing the sign and pole would be safer and the size is comparable to what has been there for the last three decades.

Vice Chairman Youngblood made a motion to grant the from the signage regulations (DGS 9-9(4)) in relation to the height and size of a proposed high-rise sign. He based the motion on the staff presentation and the testimony provided in the public hearing. He noted there are no safety concerns, the proposal is not out of character for the area, the replacement pole will be safer, and that it will not adversely affect the public health, safety or welfare, will not alter the essential character of the general vicinity, will not cause a hazard or a nuisance to the public and will not allow an unreasonable circumvention of the requirements of this regulation and will satisfy the language of the KENTUCKY REVISED STATUTES (Section 100.243 and DGS 5-3 (B) (1) Findings necessary for granting variance) which is as follows:

B. The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant.

The Variance was approved with the following conditions:

1. To allow for a Variance from Zoning Ordinance 9-9(4) – *Signage in the B1 Zone,* to allow for the existing signage to be replaced with a 175' tall sign that is 719.28 sq. ft. in size.

2. A Sign Permit shall be required.

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

Secretary Steck provided the second. The motion passed unanimously.

At 6:07 p.m. Hearing Officer Steck announced the fifth item on the agenda, a request for a Variance from the 1:4 lot width-to-length ratio to allow for the property to be further subdivided. The property is a 5.44 acre site located at 1771 Duggin Switch Road, Vine Grove, KY, within the North Urban Planning Area and is zoned Urban Residential (R-1). The PVA Map Number is 141-00-00-049. The property is owned by **BROOKE & JOSHUA HUNT.** Planner I Goodman reviewed the application, the plans for the property, and presented exhibits into the record.

Josh Hunt, of 1771 Duggin Switch Road, Vine Grove, KY provided testimony and answered questions from the board members and staff. Mr. Hunt explained that they are remodeling the home and would like to subdivide the property to create another lot to build on.

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

At 6:20 p.m. Hearing Officer Steck closed the hearing to public discussion.

Secretary Steck made a motion to grant the from the 1:4 lot width-to-length ratio to allow for the property to be further subdivided. He based the motion on the staff presentation and the testimony provided in the public hearing. He noted there are no safety concerns, and that it will not adversely affect the public health, safety or welfare, will not alter the essential character of the general vicinity, will not cause a hazard or a nuisance to the public and will not allow an unreasonable circumvention of the requirements of this regulation and will satisfy the language of the KENTUCKY REVISED STATUTES (Section 100.243 and DGS 5-3 (B) (1) Findings necessary for granting variance) which is as follows:

B. The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant.

The Variance was approved with the following conditions:

1. To allow for a Variance from the 1:4 lot width-to-length ratio to allow for the property to be further subdivided into two lots.

2. A Record Plat with Variance Note shall substitute for the Site Plan.

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

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

At 6:25 p.m. Chairman Krausman called for consideration and action on the sixth item on the agenda, the **Minutes for the meeting held on June 18, 2026**. Vice Chairman Youngblood made a motion to accept the minutes as presented. Chairman Krausman provided the second. The motion passed 2-0 with Secretary Steck abstaining.

At 6:27 p.m. Chairman Krausman called for consideration and action on the seventh item on the agenda, the **Annual Nomination and Election of Officers.** Secretary Steck made a motion to keep the existing officers in their current positions. Vice Chairman Youngblood provided the second. The motion passed unanimously.

Chairman Krausman announced that the next regularly scheduled meeting will be held on Thursday, 6 August 2026, at 5:00 p.m., and called for the meeting to be adjourned at 6:30 p.m.

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

CAAK Webinar Building Inspector, Jimmy Morgan attended the Code Administrator's Association of KY Webinar June 17th and 18th.

ADOPTED AND APPROVED THIS 6th DAY OF AUGUST 2026 BY THE HARDIN COUNTY BOARD OF ADJUSTMENT.

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Steve Steck, Secretary

Chairman Bob Krausman called to order the five hundred eighteenth meeting of the Hardin County Board of Adjustment at 5:00 p.m., on Thursday, 18 June 2026, in the Hardin County Government Center, 2nd Floor Meeting Room. The other Board Member in attendance was Vice Chairman Greg Youngblood. Also in attendance were Director Adam King, AICP, Administrative Assistant, Hunter Geoghegan, and the individuals listed on the attached sign-in sheet. Chairman Krausman appointed Vice Chairman Youngblood to serve as the Hearing Officer and to conduct the swearing in ceremony for all those in attendance who planned to speak. Secretary Steve Steck and Planner I Haley Goodman were absent from the meeting.

At 5:02 p.m. Hearing Officer Youngblood announced the first item on the agenda is a request for a Variance from the 1:4 lot width-to-length ratio to allow for the property to be further subdivided into two lots. The property is a 15.03 acre site located on the east side of Bacon Creek Road, Elizabethtown, KY known as Lot 3A of Myna Acres within the North Glendale Urban Planning Area and is zoned Urban Residential (R-1). The PVA Map Number is 188-00-00-039.02. The property is owned by **ZACHARY JONES & JIMMY WHEELER.** Director King reviewed the application, the plans for the property, and presented exhibits into the record.

Zach Jones, of 2468 Bacon Creek Road, Elizabethtown, KY provided testimony and answered questions from the board members and staff. Mr. Jones explained that he lost his grandma in March and plans to build a house for his grandpa to live in, and that eventually there will be another house on the other lot that he will live in. He is buying an extra strip to the north for a future driveway. He also addressed drainage concerns around the blue line stream.

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

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

Vice Chairman Youngblood made a motion to grant the Variance from the 1:4 lot width-to-length ratio to allow for the property to be further subdivided into two lots. He based the motion on the staff presentation and the testimony provided in the public hearing. He noted there are no safety concerns, and that it will not adversely affect the public health, safety or welfare, will not alter the essential character of the general vicinity, will not cause a hazard or a nuisance to the public and will not allow an unreasonable circumvention of the requirements of this regulation and will satisfy the language of the KENTUCKY REVISED STATUTES (Section 100.243 and DGS 5-3 (B) (1) Findings necessary for granting variance) which is as follows:

C. The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant.

The Variance was approved with the following conditions:

1. To allow for a Variance from the 1:4 lot width-to-length ratio to allow for Lot 3A of Myna's Acres to be further subdivided into two lots.
2. An Amended Record Plat with a Variance Note shall substitute for the Site Plan.
3. A Certificate of Land Use Restrictions shall be recorded in the Office of the Hardin County Clerk.

Chairman Krausman provided the second. The motion passed unanimously.

At 5:15 p.m. Hearing Officer Youngblood announced the second item on the agenda is a request for a Conditional Use Permit to allow for an accessory structure (10'x12' shed) on a vacant lot. The property is a 1.012 acre site located at 260 Briggs Lane, Vine Grove, KY within the North Urban Planning Area and is zoned Urban Residential (R-1). The PVA Map Number is 116-00-00-003.04. The property is owned by **LAQUITA & LONNIE GASKINS**. Director King reviewed the application, the plans for the property, and presented exhibits into the record.

Laquita Gaskins, 260 Briggs Lane, Vine Grove, KY, provided testimony and answered questions from the board members and staff. Mrs. Gaskins explained that she owns the property surrounding the lot, and that she needs the shed on site to store gardening equipment. She explained that the topography of the property does not allow for her to move the shed back.

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

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

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

1. This Conditional Use Permit shall allow for the proposed 10'x12' shed with electricity on a vacant tract without a dwelling on site.
2. The proposed structure is for residential and agricultural storage and shall not be occupied or used as a dwelling or for any commercial activity.
3. The RV currently on site is not approved for occupancy or as a dwelling unit.
4. Additional landscaping and/or screening shall not be required.
5. A Site Plan shall be submitted and approved in accordance with Development Guidance System, Section 7.
6. Building / Electrical /Zoning permits must be secured thru the KBC Building Program of our office.
7. A Certificate of Land Use Restrictions shall be recorded in the Office of the Hardin County Clerk.

Chairman Krausman provided the second. The motion passed unanimously.

At 5:30 p.m. Hearing Officer Youngblood announced the third item on the agenda is a request for a Variance from the front building setback to allow for a proposed addition to the home. The property is a 0.525 acre site located at 587 Franklin Crossroads Road, Cecilia, KY within the Natural Resource Area and is zoned Rural Residential (R-2). The PVA Map Number is 105-00-00-014. The property is owned by **BETTY PULLEN.** Director King reviewed the application, the plans for the property, and presented exhibits into the record.

Betty Pullen, of 587 Franklin Crossroads Road, Cecilia, KY, provided testimony and answered questions from the board members and staff. Mrs. Pullen explained that she needs to expand her kitchen and that the request is not out of character for the area.

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

At 5:40 p.m. Hearing Officer Youngblood closed the hearing to public discussion.

Vice Chairman Youngblood made a motion to grant the Variance from the front building setback to allow for a proposed addition to the home. He based the motion on the staff presentation and the testimony provided in the public hearing. He noted there are no safety concerns, the proposal is not out of character for the area, and that it will not adversely affect the public health, safety or welfare, will not alter the essential character of the general vicinity, will not cause a hazard or a nuisance to the public and will not

allow an unreasonable circumvention of the requirements of this regulation and will satisfy the language of the KENTUCKY REVISED STATUTES (Section 100.243 and DGS 5-3 (B) (1) Findings necessary for granting variance) which is as follows:

B. The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant.

The Variance was approved with the following conditions:

1. To allow for a Variance from the front building setback for the proposed kitchen addition to the home to be no closer than 54' to the centerline of the road.
2. Building and electrical permits must be obtained through the KBC program of our office.
3. A Site Plan in compliance with Section 7 of the Zoning Ordinance shall be required.
4. A Certificate of Land Use Restrictions shall be recorded in the Office of the Hardin County Clerk.

Chairman Krausman provided the second. The motion passed unanimously.

At 5:45 p.m. Hearing Officer Youngblood announced the fourth item on the agenda is a request for a Variance from the front building setback to allow for a proposed house. The property is a 25.231 acre site located on Lincoln Avenue, Elizabethtown, KY known as Tract 1 of the McMillen Property within the KY 313 Corridor Planning Area and is zoned Residential Estate (R-3). The PVA Map Number is 216-00-00-014. The property is owned by **LEO McMILLEN.** Director King reviewed the application, the plans for the property, and presented exhibits into the record.

Jeremy Lynch, of 457 Hayden School Road, Elizabethtown, KY, provided testimony and answered questions from the board members and staff. Mr. Lynch explained how the error was created and that there was confusion between he and the planning staff with where the house needed to be staked out at.

Chairman Krausman stated that he would feel better with some trees planted along the road frontage for extra safety, and Mr. Lynch stated that the applicant would be fine with that. Krausman also noted the proposal is not out of character for the area and is located on a low speed dead end road.

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

At 5:55 Hearing Officer Youngblood closed the hearing to public discussion.

Vice Chairman Youngblood made a motion to grant the Variance from the front building setback to allow for a proposed house. He based the motion on the staff presentation and the testimony provided in the public hearing. He noted there are no safety concerns, the proposal is not out of character for the area, the property is located on a low speed, dead end county road, and that it will not adversely affect the public health, safety or welfare, will not alter the essential character of the general vicinity, will not cause a hazard or a nuisance to the public and will not allow an unreasonable circumvention of the requirements of this regulation and will satisfy the language of the KENTUCKY REVISED STATUTES (Section 100.243 and DGS 5-3 (B) (1) Findings necessary for granting variance) which is as follows:

B. The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant.

The Variance was approved with the following conditions:

1. To allow for a Variance from the front building setback to allow for the proposed home to be no closer than 35.2’ from the front property line.
2. The front porch may be covered but not enclosed as living space.
3. A Site Plan in compliance with Section 7 of the Zoning Ordinance shall be required.
4. Building and electrical permits must be obtained through the KBC program of our office.
5. A Certificate of Land Use Restrictions shall be recorded in the Office of the Hardin County Clerk.
6. Two trees shall be planted in the front yard between the road and the house.

Chairman Krausman provided the second. The motion passed unanimously.

At 6:02 p.m. Hearing Officer Youngblood announced the fifth item on the agenda is a request for a Variance from the minimum road frontage and the 1:3 lot width-to-length ratio to allow for the property to be further subdivided into two lots. The property is a 15 acre site located at 7411 New Glendale Road, Glendale, KY known as Lot 9 of Brawner

Subdivision within the Glendale Rural Village and is zoned Rural Residential (R-2). The PVA Map Number is 190-00-00-039. The property is owned by **JENNIFER & DAVID BLACK.** Director King reviewed the application, the plans for the property, and presented exhibits into the record.

Jennifer Black, of 7411 New Glendale Road, provided testimony and answered questions from the board members and staff. Mrs. Black explained that they are trying to create a vacant lot for her parents to build a house on who are elderly and disabled. She also stated that she is open to a shared driveway.

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

At 6:10 p.m. Hearing Officer Steck closed the hearing to public discussion.

Vice Chairman Youngblood made a motion to grant the Variance from the minimum road frontage and the 1:3 lot width-to-length ratio to allow for the property to be further subdivided into two lots. He based the motion on the staff presentation and the testimony provided in the public hearing. He noted there are no safety concerns, the proposed lot will meet the required standards, and that the existing lot is not getting any deeper, and that it will not adversely affect the public health, safety or welfare, will not alter the essential character of the general vicinity, will not cause a hazard or a nuisance to the public and will not allow an unreasonable circumvention of the requirements of this regulation and will satisfy the language of the KENTUCKY REVISED STATUTES (Section 100.243 and DGS 5-3 (B) (1) Findings necessary for granting variance) which is as follows:

B. The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant.

The Variance was approved with the following conditions:

1. To allow for a Variance from the 200’ minimum road frontage and the 1:3 lot width-to-length ratio to allow for Lot 9 of Brawner Subdivision to be further subdivided into two lots .
2. An Amended Record Plat with Variance Note shall substitute for the Site Plan.
3. A Certificate of Land Use Restrictions shall be recorded in the Office of the Hardin County Clerk.

Chairman Krausman provided the second. The motion passed unanimously.

At 6:15 p.m. Hearing Officer Youngblood announced the sixth item on the agenda is a request for a Variance from the minimum road frontage requirements to allow for the property to be further subdivided into two lots. The property is a 1.84 acre site located on the east side of Tunnel Hill Road, Elizabethtown, KY known as Tracts 2-5 of the Doris Jean Lewis Estate within the East Urban Planning Area and is zoned Urban Residential (R-1). The PVA Map Number is 231-40-00-073. The property is owned by **SMITH FAMILY HOMES INC.** Director King reviewed the application, the plans for the property, and presented exhibits into the record.

Clay Smith, of 149 Felix Court, Elizabethtown, KY provided testimony and answered questions from the board members and staff. Mr. Smith explained that he bought the property at auction and needs to separate the property into two lots in order to make it more affordable to build two homes.

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

At 6:25 p.m. Hearing Officer Youngblood closed the hearing to public discussion.

Vice Chairman Youngblood made a motion to grant the Variance from the minimum road frontage to allow for the property to be further subdivided into two lots. He based the motion on the staff presentation and the testimony provided in the public hearing. He noted there are no safety concerns, and that it will not adversely affect the public health, safety or welfare, will not alter the essential character of the general vicinity, will not cause a hazard or a nuisance to the public and will not allow an unreasonable circumvention of the requirements of this regulation and will satisfy the language of the KENTUCKY REVISED STATUTES (Section 100.243 and DGS 5-3 (B) (1) Findings necessary for granting variance) which is as follows:

B. The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant.

The Variance was approved with the following conditions:

1. To allow for a Variance from the 100’ minimum road frontage to allow for 4 tracts to be platted as two lots.
2. A Record Plat with Variance Note shall substitute for the Site Plan.
3. A Certificate of Land Use Restrictions shall be recorded in the Office of the Hardin County Clerk.

Chairman Krausman provided the second. The motion passed unanimously.

At 6:06 p.m. Chairman Krausman called for consideration and action on the sixth item on the agenda, the **Minutes for the meeting held on May 21, 2026**. Vice Chairman Youngblood made a motion to accept the minutes as presented. Chairman Krausman provided the second. The motion passed unanimously.

Chairman Krausman announced that the next regularly scheduled meeting will be held on Thursday, 16 July 2026, at 5:00 p.m., and called for the meeting to be adjourned at 6:27 p.m.

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

Joint City-County Planning Commission Meeting On May 26, 2026, Director Adam King, AICP and members of the Planning Commission attended the City of Elizabethtown Planning Commission meeting to discuss our 2025 Annual Report and the planning trends and permit numbers thus far for 2026.

Hardin County Schools Local Planning Committee Meeting On June 2, 2026 Director Adam King, AICP attended a meeting for the Hardin County School's Local Planning Committee to assist in development of the School District's Facility Plan.

5 Years of Service Planner I, Haley Goodman celebrated 5 years of service with the Planning Commission on June 4, 2026.

ADOPTED AND APPROVED THIS 16th DAY OF JULY 2026 BY THE HARDIN COUNTY BOARD OF ADJUSTMENT.

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Steve Steck, Secretary

Chairman Bob Krausman called to order the five hundred seventeenth meeting of the Hardin County Board of Adjustment at 5:00 p.m., on Thursday, 21 May 2026, in the Hardin County Government Center, 2nd Floor Meeting Room. The other Board Members in attendance were Vice Chairman Greg Youngblood, and Secretary Steve Steck. Also in attendance were Director Adam King, AICP, Planner I Haley Goodman, and the individuals listed on the attached sign-in sheet. Chairman Krausman appointed Secretary Steve Steck to serve as the Hearing Officer and to conduct the swearing in ceremony for all those in attendance who planned to speak.

At 5:01 p.m. Hearing Officer Steck announced the first item on the agenda is a continued hearing from the May 7, 2026 meeting, to allow for the board members to conduct a site visit and is a request for a Variance from the front building setback to allow for the construction of a 32'x48' pole barn. The property is a 6.96 acre site located at 728 W Rhudes Creek Road, Glendale, KY, known as Lot 4H of Nellis Phillips Subdivision within the North Glendale Urban Area and is zoned Urban Residential (R-1). The PVA Map Number is 223-00-00-013. The property is owned by **KAREN & KENNETH WHITE.** Director King reviewed the application, the plans for the property, and presented exhibits into the record.

Kenneth White, of 728 West Rhudes Creek Road, Glendale, KY provided testimony and answered questions from the board members and staff. Mr. White explained that he originally requested a 32 x 48 but he could reduce the size to 32 x 40.

Vice Chairman Youngblood stated that the garage is very close to the road, but there is a bank that separates it from the road.

Chairman Krausman suggested other locations for the barn to be built, but Mr. White explained that due to topography, flooding, and septic location this proposed area near the road is the only spot that will work.

Clint Lewis, of 308 Pigeon Pass Road, Elizabethtown, KY provided testimony and answered questions from the board members and staff. Mr. Lewis stated that the proposed garage improves the sight distance along the road, and they are not asking to bring anything further out of compliance. He stated that the rear corner of the barn is even further away from the road, sitting at 42' from center line.

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

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

Secretary Steck stated that he would be okay with the variance if it is moved just a few more feet back. He noted the other variances approved on West Rhudes Creek Road are even closer to the center of the road.

Secretary Steck made a motion to grant the Variance from the front building setback to allow for the construction of a 32'x48' pole barn. He based the motion on the staff presentation and the testimony provided in the public hearing. He noted there are no safety concerns, there have been previous Variances approved on West Rhudes Creek Road, noted the topography constraints, the blue line stream, and that the request is improving upon a pre-existing situation, and that it will not adversely affect the public health, safety or welfare, will not alter the essential character of the general vicinity, will not cause a hazard or a nuisance to the public and will not allow an unreasonable circumvention of the requirements of this regulation and will satisfy the language of the KENTUCKY REVISED STATUTES (Section 100.243 and DGS 5-3 (B) (1) Findings necessary for granting variance) which is as follows:

C. The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant.

The Variance was approved with the following conditions:

1. To allow for a Variance from the front building setback to allow for a proposed barn to be no closer than 45' to the centerline of West Rhudes Creek Road.
2. A Site Plan in compliance with Section 7 of the Zoning Ordinance shall be required.
3. Building and electrical permits must be obtained through the KBC program of our office.
4. A Certificate of Land Use Restrictions shall be recorded in the Office of the Hardin County Clerk.

Vice Chairman Youngblood provided the second. The motion passed 2-1 with Chairman Krausman in opposition.

At 5:30 p.m. Hearing Officer Steck announced the second item on the agenda is a request for a Variance from the front building setback to allow for a covered wheelchair ramp. The property is a 0.688 acre site located at 711 Ranch Road, Vine Grove, KY known as Lot 3 of Hickory Heights, Section 2 within the North Urban Planning Area and is zoned Urban Residential (R-1). The PVA Map Number is 141-00-02-023. The property is owned by **DENNIS & MARLIESE BROWN.** Planner I Goodman reviewed the application, the plans for the property, and presented exhibits into the record.

Dennis Brown, of 711 Ranch Road, Vine Grove, KY provided testimony and answered questions from the board members and staff. Mr. Brown explained that the VA built the ramp for him, and they hired a private contractor to cover the ramp. He stated that the ramp has been there for a little over a year.

Director King stated that he had brainstormed some alternative locations with the applicants, but because of the sloping yard and where they park their vehicles, this location makes the most sense.

Chairman Krausman asked that once the ramp was no longer needed, if they would remove and the applicants agreed.

Randy Thompson, of 713 Ranch Road, Vine Grove, KY, provided testimony and answered questions from the board members and staff. Mr. Thompson stated that he IS a neighbor and has known the applicants for 20 years. He stated that Mr. Browns knees are bad, and he saw them trying to get out in the ice and snow on the ramp. He explained it is slippery and the cover is essential to their safety, and he is in favor of the proposal.

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

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

Vice Chairman Youngblood made a motion to grant the Variance from the front building setback to allow for the construction of a covered wheelchair ramp. He based the motion on the staff presentation and the testimony provided in the public hearing. He noted there are no safety concerns, and that the request is improving upon a pre-existing situation, and that it will not adversely affect the public health, safety or welfare, will not alter the essential character of the general vicinity, will not cause a hazard or a nuisance to the public and will not allow an unreasonable circumvention of the requirements of this regulation and will satisfy the language of the KENTUCKY REVISED STATUTES (Section 100.243 and DGS 5-3 (B) (1) Findings necessary for granting variance) which is as follows:

B. The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant.

The Variance was approved with the following conditions:

1. To allow for a Variance from the front building setback for the wheelchair ramp to be no closer than 38.5' from the centerline of Ranch Road. The wheelchair ramp may be covered but shall not be enclosed as living space.
2. Building and electrical permits must be obtained through the KBC program of our office.
3. A Site Plan in compliance with Section 7 of the Zoning Ordinance shall be required.
4. A Certificate of Land Use Restrictions shall be recorded in the Office of the Hardin County Clerk.
5. Once the wheelchair ramp is no longer needed on site, it shall be removed.

Secretary Steck provided the second. The motion passed unanimously.

At 5:40 p.m. Hearing Officer Steck announced the third item on the agenda is a request for a Variance from the front building setback to allow for a front deck. The property is a 5.683 acre site located at 2900 Lower Colesburg Road, Elizabethtown, KY known as Lot 1B of Aquaview Subdivision within the East Hardin Planning Area and is zoned Rural Residential (R-2). The PVA Map Number is 260-00-00-004.02. The property is owned by **ROY & DONNA SNIDER.** Planner I Goodman reviewed the application, the plans for the property, and presented exhibits into the record.

Roy Snider, of 2961 Lower Colesburg Road, Elizabethtown, KY, provided testimony and answered questions from the board members and staff. Mr. Snider stated that the tenant in this house replaced the porch with the help of Mr. Snider's grandson because the previous porch was falling in. He was agreeable to covering the porch but not enclosing it.

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

At 5:50 p.m. Hearing Officer Steck closed the hearing to public discussion.

Secretary Steck made a motion to grant the Variance from the front building setback to allow for the 16' x 12' front porch to remain. He based the motion on the staff presentation and the testimony provided in the public hearing. He noted there are no safety concerns, the pre-existing conditions, the floodplain, the previous variance approved on site, and that the request is improving upon a pre-existing situation, and that it will not adversely affect the public health, safety or welfare, will not alter the essential character of the general vicinity, will not cause a hazard or a nuisance to the public and will not allow an unreasonable circumvention of the requirements of this regulation and will satisfy the

language of the KENTUCKY REVISED STATUTES (Section 100.243 and DGS 5-3 (B) (1) Findings necessary for granting variance) which is as follows:

B. The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant.

The Variance was approved with the following conditions:

1. To allow for a Variance from the front building setback to allow for a proposed 16' x 12' deck to be no closer than 58' to the centerline of Lower Colesburg Road.
2. The deck shall be covered but not enclosed as living space.
3. A Site Plan in compliance with Section 7 of the Zoning Ordinance shall be required.
4. Building and electrical permits must be obtained through the KBC program of our office.
5. A Certificate of Land Use Restrictions shall be recorded in the Office of the Hardin County Clerk.

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

At 5:54 p.m. Hearing Officer Steck announced the fourth item on the agenda is a request for an Amended Conditional Use Permit to continue to allow for retail sales of antique/vintage/lumber on site. The property is a 5 acre site located at 639 Stovall Road, Elizabethtown, KY within the East Hardin Planning Area and is zoned Rural Residential (R-2). The PVA Map Number is 262-00-00-007. The property is owned by **PEIYIN ZHOU.** Director King reviewed the application, the plans for the property, and presented exhibits into the record.

Peiyin Zhou, of 639 Stovall Road, Elizabethtown, KY provided testimony and answered questions from the board members and staff. Mrs. Zhou stated that business has gone well, and she has not had any issues with her neighbors. She stated that she has been here for 8 years now and would like to renew for as long as possible. She explained that business has expanded and she now sells in multiple states, and sells products from other women in her storefront. She explained that they do have protocols in place for fire protection, such as fire extinguishers and no smoking signs in the wood yard.

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

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

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

1. This Conditional Use Permit shall allow for retail sales in the R-2 Zone within the detached structure on site.
2. The hours of operation shall be 8am to 6pm, 7 days a week.
3. There shall be no employees who do not reside on site.
4. All materials stored on site must be screened from view of the right-of-way and adjoining properties.
5. A single, 6 sq. ft. sign shall be permitted.
6. Adequate parking must be provided on site with a turnaround provided adjacent to the detached structure so that no cars back out onto Stovall Road.
7. A Site Plan shall be submitted and approved in accordance with Development Guidance System, Section 7.
8. This Conditional Use Permit is being issued to the current owner, Peiyin Zhou and is not transferable. Any new owners or proposals shall come back before the Board of Adjustment for approval.
9. A Certificate of Land Use Restrictions shall be recorded in the office of the Hardin County Clerk.
10. This Conditional Use Permit is for 7 years and shall expire on 21 May 2033 After which time it shall require a renewal hearing before the Board of Adjustment.
11. The existing tree line along the driveway on the southwest side of the property shall be preserved.

Secretary Steck provided the second. The motion passed unanimously.

At 6:06 p.m. Chairman Krausman called for consideration and action on the sixth item on the agenda, the **Minutes for the meeting held on May 7, 2026**. Secretary Steck made a motion to accept the minutes as presented. Vice Chairman Youngblood provided the second. The motion passed unanimously.

Chairman Krausman announced that the next regularly scheduled meeting will be held on Thursday, 18 June 2026, at 5:00 p.m., and called for the meeting to be adjourned at 6:07 p.m.

ADOPTED AND APPROVED THIS 18th DAY OF JUNE 2026 BY THE HARDIN COUNTY BOARD OF ADJUSTMENT.

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Steve Steck, Secretary

Chairman Bob Krausman called to order the five hundred sixteenth meeting of the Hardin County Board of Adjustment at 5:00 p.m., on Thursday, 7 May 2026, in the Hardin County Government Center, 2nd Floor Meeting Room. The other Board Members in attendance were Vice Chairman Greg Youngblood, and Secretary Steve Steck. Also in attendance were Director Adam King, AICP, Planner I Haley Goodman, and the individuals listed on the attached sign-in sheet. Chairman Krausman appointed Secretary Steve Steck to serve as the Hearing Officer and to conduct the swearing in ceremony for all those in attendance who planned to speak.

At 5:01 p.m. Hearing Officer Steck announced the first item on the agenda is a request for an Amended Conditional Use Permit to continue to allow for a saw mill business on site. The property is a 25.36 acre site located at 2207 Millerstown Road, Upton, KY within the South Hardin Planning Area and is zoned Agricultural (A-1). The PVA Map Number is 177-00-00-033. The property is owned by **LEVI & VERNA YODER.** Director King reviewed the application, the plans for the property, and presented exhibits into the record.

Levi Yoder, of 124 Millerstown Loop, Upton, KY provided testimony and answered questions from the board members and staff. Mr. Yoder explained that business has slowed down because he has Lyme disease, and just one of his sons is now running the mill. He stated that they are currently doing mat lumber & building sheds, with a pace of 2 semi-trailers per month. He stated that they finally got the new building up and that he needs to clean the property back up and do more landscaping. Director King explained that the display sheds need to be kept at least 20’ off of the right-of-way, and Mr. Yoder was agreeable to moving them.

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

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

Chairman Krausman noted that he had no issues approving the request considering that there have been no complaints in the last three years, and the new structure is an improvement to the property.

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

1.This Conditional Use Permit shall allow for a Saw Mill operation on a 1.650 acre portion of the 25.36 acre farm. Any expansion outside of the existing fenced area shall require an Amended Conditional Use Permit.

2.An encroachment permit for a concrete, Commercial Entrance shall be required from the KY Transportation Cabinet and is installed.

3.Adequate parking areas must be designated on the Development Plan along with an area provided for semi-trucks to turn around.

4. A port-a-pot must be maintained on site with a contract provided to the Planning Commission.

5.The lumber and finished products shall be stored in the designated area only and shall not inhibit the growth of the required screening.

6.Evergreen trees shall be preserved along Millerstown Road frontage other than the area to the east to allow for visibility of the sheds on display for sale.

7.The applicants shall be responsible for dust control on site of the sawdust and gravel areas. The gravel areas must be watered down as needed to minimize the amount of dust. An enclosed semi-trailer shall be used for sawdust storage. The area directly west of the mill must be screened with a solid fence to help contain excess dust and waste.

8.No open fires shall be allowed on site in conjunction with the Saw Mill operation.

9.The Hours of Operation shall be 8AM to 5:30PM Monday – Friday, with no operations on Saturday or Sunday.

10.This Conditional Use Permit is issued to the current property owners, Levi & Verna Yoder and shall expire if the property is transferred.

11.The Conditional Use Permit is valid for 5 years (7 May 2031). After which time, a renewal hearing must be held before the Board of Adjustment.

12.An Erosion & Sediment Control Plan using Best Management Practices shall be required that complies with the County's Ordinance and be approved by the County Engineer.

13.The operation of the Saw Mill shall be performed in accordance with all applicable County, State and Federal rules and regulations.

14.A Development Plan prepared by a Licensed Surveyor or Engineer shall be required.

15. A Certificate of Land Use Restrictions shall be Recorded in the Office of the Hardin County Clerk.

Secretary Steck provided the second. The motion passed unanimously.

At 5:18 p.m. Hearing Officer Steck announced the second item on the agenda is a request for a Variance from the front building setback to allow for the construction of a 32'x48' pole barn. The property is a 6.96 acre site located at 728 W Rhudes Creek Road, Glendale, KY, known as Lot 4H of Nellis Phillips Subdivision within the North Glendale Urban Area and is zoned Urban Residential (R-1). The PVA Map Number is 223-00-00-013. The property is owned by **KAREN & KENNETH WHITE.** Director King reviewed the application, the plans for the property, and presented exhibits into the record.

Clint Lewis, of 308 Pigeon Pass Road, Elizabethtown, KY provided testimony and answered questions from the board members and staff. Mr. Lewis stated that he is the contractor for the project and presented *Exhibit H. Presentation from Clint Lewis.* Mr. Lewis stated that the existing building has been there since the 60's with no safety concerns, and that the proposed building is not getting any closer to the road. He also stated that by updating the structure & removing the existing trees and shrubs, sight distance along West Rhudes Creek Road will be improved. Mr. Lewis explained that no other location on the property would be conducive to construction due to the blue line stream, poor drainage, sloping topography, and septic location.

Kenneth White, of 728 West Rhudes Creek Road, Glendale, KY, provided testimony and answered questions from the board members and staff. Mr. White explained that he will be using the proposed garage for tractor and farm equipment storage. He stated that he wanted the doors facing away from the road to prevent theft.

Vice Chairman Youngblood discussing reducing the building to a 30' x 40' and/or moving the building back.

Chairman Krausman stated that they typically do not approve of larger accessory structures in front of the house, and that he would like to do a site visit.

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

At 5:55 p.m. Hearing Officer Steck closed the hearing to public discussion.

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

At 6:00 p.m. Hearing Officer Steck announced the third item on the agenda is a request for a Variance from the front building setback to allow for a 28'x48' manufactured home with a 18'x10' deck. The property is a 3.075 acre site located at 561 Larue Lane, Elizabethtown, KY, known as Lot 2 of Pony Chase Subdivision within the Natural Resource Area and is zoned Rural Residential (R-2). The PVA Map Number is 247-00-06-002. The property is owned by **BAKERS PROPERTIES LLC.** Planner I Goodman reviewed the application, the plans for the property, and presented exhibits into the record.

Doug Baker, of 142 Rock Hill Lane, Elizabethtown, KY provided testimony and answered questions from the board members and staff. Mr. Baker explained that he just wants to clean the property up and make it look nice. He stated that he bought the property for his daughter to live on, and that the septic has already passed inspection. He stated that the septic area is right behind where the property starts to drop off, so the home cannot be moved back any further. He explained that he chose the most narrow house he could do and still have a permanent foundation. He stated that he did some excavating work on the property and then submitted *Exhibit J. Drone Photos from Baker.* He stated that he would be fine with not enclosing the porch for living space, and that he would also like to request a variance for any future garages to be in line with the house.
No one else spoke in favor or in opposition of the proposal.

At 6:11 p.m. Hearing Officer Steck closed the hearing to public discussion.

Secretary Steck made a motion to grant the Variance from the front building setback to allow for a 28'x48' manufactured home with a 18'x10' deck, and for a future garage. He based the motion on the staff presentation and the testimony provided in the public hearing. He noted there are no safety concerns, Larue Lane is a dead end, narrow and low speed limit county maintained road, and that it will not adversely affect the public health, safety or welfare, will not alter the essential character of the general vicinity, will not cause a hazard or a nuisance to the public and will not allow an unreasonable circumvention of the requirements of this regulation and will satisfy the language of the KENTUCKY REVISED STATUTES (Section 100.243 and DGS 5-3 (B) (1) Findings necessary for granting variance) which is as follows:

C. The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant.

The Variance was approved with the following conditions:

1. To allow for a Variance from the front building setback to allow for a 28’ x 48’ manufactured home with a 10’ x 18’ covered front porch to be 50’ from the center of Larue Lane.
2. The porch may be covered but shall not be enclosed for living space.
3. Any future garages may be in line with the home (not the front porch, which would be 60’ from the center of Larue Lane).
4. Building and electrical permits must be obtained through the KBC program of our office.
5. A Site Plan in compliance with Section 7 of the Zoning Ordinance shall be required.
6. A Certificate of Land Use Restrictions shall be recorded in the Office of the Hardin County Clerk.

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

At 6:19 p.m. Hearing Officer Steck announced the fourth item on the agenda is a request for a Variance from the front building setback to allow for a deck on the front of the existing home. The property is a 0.447 acre site located at 5631 Hardinsburg Road, Cecilia, KY within the Natural Resource Area and is zoned Rural Residential (R-2). The PVA Map Number is 084-00-00-059. The property is owned by **BETTY CLOPTON.** Director King reviewed the application, the plans for the property, and presented exhibits into the record.

Bryan Hamilton, of 45 Milton Avenue, Elizabethtown, KY, provided testimony and answered questions from the board members and staff. Mr. Hamilton explained that there was a previous addition where the porch now sits that was already out of compliance. Mr. Hamilton stated that the porch is an improvement to the property.

Betty Clopton, of 5631 Hardinsburg Road, Cecilia, KY, provided testimony and answered questions from the board members and staff. Ms. Clopton stated that she did not know that she needed a permit for the porch.

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

At 6:27 p.m. Hearing Officer Steck closed the hearing to public discussion.

Vice Chairman Youngblood made a motion to grant the Variance from the front building setback to allow for a deck on the front of the existing home. He based the motion on the staff presentation and the testimony provided in the public hearing. He noted there are no safety concerns, the pre-existing portion of the home that encroached into the setbacks, it is not out of character for the area, and that it will not adversely affect the public health, safety or welfare, will not alter the essential character of the general vicinity, will not cause a hazard or a nuisance to the public and will not allow an unreasonable circumvention of the requirements of this regulation and will satisfy the language of the KENTUCKY REVISED STATUTES (Section 100.243 and DGS 5-3 (B) (1) Findings necessary for granting variance) which is as follows:

B. The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant.

The Variance was approved with the following conditions:

1. To allow for a Variance from the front building setback for the deck to be no closer than 54’ from the centerline of Hardinsburg Road. The deck may be covered but shall not be enclosed as living space.
2. Building and electrical permits must be obtained through the KBC program of our office.
3. A Site Plan in compliance with Section 7 of the Zoning Ordinance shall be required.
4. A Certificate of Land Use Restrictions shall be recorded in the Office of the Hardin County Clerk.

Secretary Steck provided the second. The motion passed unanimously.

At 6:30 p.m. Hearing Officer Steck announced the fifth item on the agenda is a request for a Variance from the front building setback to allow for a proposed house, garage and shop. The property is a 5.76 acre site located on Quail Hollow Road, Elizabethtown, KY, known as Lot 78 of Quail Hollow Subdivision, Section 2 within the KY 313 Corridor and is zoned Residential Estate (R-3). The PVA Map Number is 240-00-01-078. The property is owned **JAMES TYLER** and the applicant is **DINO ZAMBELLI**. Planner I Goodman reviewed the application, the plans for the property, and presented exhibits into the record.

Dino Zambelli, of 14936 Woodacre Court, Grand Haven MI, provided testimony and answered questions from the board members and staff. Mr. Zambelli explained that he and his wife are looking to purchase the property to be closer to their children. He explained the topographical constraints of the property and presented *Exhibit L. Packet from Zambelli.* Mr. Zambelli explained that the structures would be connected via a breezeway also, and that they plan to preserve as many trees as possible so the structures will not be visible from the road.

Jeff Farmer, of 340 Quail Hollow Road, Elizabethtown, KY, provided testimony and answered questions from the board members and staff. Mr. Farmer explained that he is a neighbor to the site, and is in favor of the proposal.

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

At 6:45 p.m. Hearing Officer Steck closed the hearing to public discussion.

Secretary Steck made a motion to grant the Variance from the front building setback to allow for a proposed house, garage and shop. He based the motion on the staff presentation and the testimony provided in the public hearing. He noted there are no safety concerns, the extreme topography of the area, it is not out of character for the area, and that it will not adversely affect the public health, safety or welfare, will not alter the essential character of the general vicinity, will not cause a hazard or a nuisance to the public and will not allow an unreasonable circumvention of the requirements of this regulation and will satisfy the language of the KENTUCKY REVISED STATUTES (Section 100.243 and DGS 5-3 (B) (1) Findings necessary for granting variance) which is as follows:

B. The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant.

The Variance was approved with the following conditions:

1. To allow for a Variance from the 70’ front building setback to be reduced to 40’ along Quail Hollow Road to allow for a proposed shop, garage, and home.
2. Building and electrical permits must be obtained through the KBC program of our office.
3. A Site Plan in compliance with Section 7 of the Zoning Ordinance shall be required.

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

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

At 6:47 p.m. Chairman Krausman called for consideration and action on the sixth item on the agenda, the **Minutes for the meeting held on April 23, 2026**. Secretary Steck made a motion to accept the minutes as presented. Vice Chairman Youngblood provided the second. The motion passed unanimously.

Chairman Krausman announced that the next regularly scheduled meeting will be held on Thursday, 21 May 2026, at 5:00 p.m., and called for the meeting to be adjourned at 6:50 p.m.

ADOPTED AND APPROVED THIS 21st DAY OF MAY 2026 BY THE HARDIN COUNTY BOARD OF ADJUSTMENT.

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Steve Steck, Secretary

Chairman Bob Krausman called to order the five hundred fifteenth meeting of the Hardin County Board of Adjustment at 5:00 p.m., on Thursday, 23 April 2026, in the Hardin County Government Center, 2nd Floor Meeting Room. The other Board Members in attendance were Vice Chairman Greg Youngblood, and Secretary Steve Steck. Also in attendance were Director Adam King, AICP, Planner I Haley Goodman, and the individuals listed on the attached sign-in sheet. Chairman Krausman appointed Secretary Steve Steck to serve as the Hearing Officer and to conduct the swearing in ceremony for all those in attendance who planned to speak.

At 5:01 p.m. Hearing Officer Steck announced the first item on the agenda is a request for an Amended Conditional Use Permit to allow for 1340 sq. ft. of living space within a proposed 40'x60' commercial building instead of the previously approved free standing single family dwelling. The property is a 2 acre site located at 9520 Bardstown Road, Elizabethtown, KY, known as Lot 2 of Harned Subdivision within the East Hardin Planning Area and is zoned Convenience Commercial (C-1). The PVA Map Number is 269-00-00-012. The property is owned by **ELIZABETH & JAMES CUTTS.** Director King reviewed the application, the plans for the property, and presented exhibits into the record.

James Cutts, of 424 Youngers Creek Road, Elizabethtown, KY provided testimony and answered questions from the board members and staff. Mr. Cutts stated that the manufactured home will be removed once the commercial garage with living space is built. He explained that it is for his son to live in. He also stated that the garage will be mostly used for personal storage but will be built to commercial standards so that in the future if anyone wanted to run a business out of the garage they would be able to do so.

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

At 5:14 p.m. Hearing Officer Steck closed the hearing to public discussion.

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

1. This Conditional Use Permit shall allow for the construction of residential living quarters (1,340 sq. ft.) within the proposed 40'x60' commercial building in the C-1 Zone.
2. The existing singlewide manufactured home must be removed from the site.
3. The previously approved stand alone single family dwelling (2025) shall no longer be permitted to be constructed on site.

4. The proposed building shall require Building & Electrical Permits from the KBC program of our office.
5. The Existing Development Plan shall be substitute for the required Site Plan.
6. A Certificate of Land Use Restrictions shall be recorded in the office of the Hardin County Clerk.

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

At 5:17 p.m. Hearing Officer Steck announced the second item on the agenda is a request for a Variance from the front building setback along Jake Drive to allow for a 12'x32' shed to remain on site. The property is a 0.754 acre site located at 25 Curly Court West, Rineyville, KY, known as Lot 13 of LaVista Estates, Section 1 within the Rineyville Rural Village and is zoned Urban Residential (R-1). The PVA Map Number is 144-00-03-013. The property is owned by **DOROTHY & BRIAN CASEY**. Planner I Goodman reviewed the application, the plans for the property, and presented exhibits into the record.

Brian Casey, of 25 Curly Court West, Rinevyille, KY provided testimony and answered questions from the board members and staff. Mr. Casey explained that he put the shed on site back in December and was unaware that he needed a permit for the structure. He explained that a permanent garage would not work for the site due to utility line placement. He also stated that the shed is used as his personal workshop for building personal engines.

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

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

Vice Chairman Youngblood made a motion to grant the Variance front building setback along Jake Drive to allow for a 12'x32' shed to remain on site. He based the motion on the staff presentation and the testimony provided in the public hearing. He noted there are no safety concerns, Jake Drive has a low speed limit, the property is a corner lot, an existing fence and mature trees separate the structure from the road, and that it will not adversely affect the public health, safety or welfare, will not alter the essential character of the general vicinity, will not cause a hazard or a nuisance to the public and will not allow an unreasonable circumvention of the requirements of this regulation and will satisfy the language of the KENTUCKY REVISED STATUTES (Section 100.243 and DGS 5-3 (B) (1) Findings necessary for granting variance) which is as follows:

C. The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary

The Variance was approved with the following conditions:

1. To allow for a Variance from the front building setback to allow for the existing shed to remain on site, no closer than 64' from the center of Jake Drive.
2. Building and electrical permits must be obtained through the KBC program of our office.
3. A Site Plan in compliance with Section 7 of the Zoning Ordinance shall be required.
4. A Certificate of Land Use Restrictions shall be recorded in the Office of the Hardin County Clerk.

Secretary Steck provided the second. The motion passed unanimously.

At 5:33 p.m. Hearing Officer Steck announced the third item on the agenda is a request for a Variance from the 1:4 lot width-to-length ratio to allow for the property to be further subdivided. The property is a proposed 8.925 acre site located at 843 Wooldridge Ferry Road, Elizabethtown, KY, known as Lot 3 of Bessie's Manor within the North Urban Planning Area and is zoned Urban Residential (R-1). The PVA Map Numbers are 218-00-00-060 & 060.02. The property is owned by **DIANNA & EDWARD CRAWFORD.** Director King reviewed the application, the plans for the property, and presented exhibits into the record.

Edward Crawford, 843 Wooldridge Ferry Road, Elizabethtown, KY provided testimony and answered questions from the board members and staff. Mr. Crawford explained that they built the house on Lot 2 in 2021 which his son now lives in, and that they wish to give their youngest son their current house and build a new house for themselves where the existing cottage is.

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

At 5:42 p.m. Hearing Officer Steck closed the hearing to public discussion.

Secretary Steck made a motion to grant the Variance from the 1:4 lot width-to-length ratio to allow for the property to be further subdivided into three lots. He based the motion on the staff presentation and the testimony provided in the public hearing. He noted the existing shared driveway, no additional homes will be created and the issue of multiple dwellings on one lot will be cleaned up. He noted there are no safety concerns, that it will not adversely affect the public health, safety or welfare, will not alter the essential character of the general vicinity, will not cause a hazard or a nuisance to the public and will not allow an unreasonable circumvention of the requirements of this regulation and will satisfy the language of the KENTUCKY REVISED STATUTES (Section 100.243 and DGS 5-3 (B) (1) Findings necessary for granting variance) which is as follows:

D. The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant.

The Variance was approved with the following conditions:

1. To allow for a Variance from the 1:4 lot width-to-length ratio to allow for the property to be further subdivided into three lots.
2. An Amended Record Plat prepared by a licensed surveyor shall be required.
3. An ingress/egress easement for the shared driveway shall be shown on the Amended Plat.
4. A Certificate of Land Use Restrictions shall be recorded in the Office of the Hardin County Clerk.

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

At 5:45 p.m. Hearing Officer Steck announced the fourth item on the agenda is a request for a Conditional Use Permit to allow for a 12'x12' shed on a vacant tract. The property is a 0.87 acre site located at 66 Youngers Creek Road, Elizabethtown, KY within the East Hardin Planning Area and is zoned Rural Residential (R-2). The PVA Map Number is 270-10-00-021. The property is owned by **JULIE ASHFORD & MICHAEL LONG.** Planner I Goodman reviewed the application, the plans for the property, and presented exhibits into the record.

Julie Ashford, of 9506 Hunting Ground Court, Louisville, KY provided testimony and answered questions from the board members and staff. Ms. Ashford explained that she fell in love with the property and bought it just to have a quiet place to spend time. She stated that she travels a lot so she stops in at the property on her way in and out of town. Ms. Ashford stated that she has been in touch with KYTC over the erosion problems. She explained that she does not intend to live on the site, and is not sure it would support a septic system.

Leonard Edlin, of 574 Youngers Creek Road, provided testimony and answered questions from the board members and staff. Mr. Edlin stated that the property has always been trouble, and stated that a TV repairman used to operate on site and was home to a large family at one point also. He raised concerns over the new light pole and asked if Ms. Ashford could have it pointed away from the road. He was also pleased to see that the property has been cleaned up.

Mrs. Ashford stated that she would contact Nolin about the light pole.

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

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

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

1. This Conditional Use Permit shall allow for the proposed 12'x12' shed on a vacant tract without a dwelling on site.
2. The proposed structure is for residential storage and shall not be occupied or used as a dwelling or for any commercial activity.
3. Additional landscaping and/or screening shall not be required.
4. A Site Plan shall be submitted and approved in accordance with Development Guidance System, Section 7.
5. Building and Electrical permits must be secured thru the KBC Building Program of our office.
6. A Certificate of Land Use Restrictions shall be recorded in the Office of the Hardin County Clerk.

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

At 6:10 p.m. Chairman Krausman called for consideration and action on the fifth item on the agenda, the **Minutes for the meeting held on March 5, 2026**. Secretary Steck made a motion to accept the minutes as presented. Vice Chairman Youngblood provided the second. The motion passed unanimously.

Chairman Krausman announced that the next regularly scheduled meeting will be held on Thursday, 7 May 2026, at 5:00 p.m., and called for the meeting to be adjourned at 6:15 p.m.

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

APA-KY / ASLA-KY Meeting On April 15-17, Director King and Planner I Goodman attended a joint conference at the Frazier History Museum of the KY Chapter of the American Planning Association and the KY Chapter of the American Society of Landscape Architect to obtain continuing education hours.

APA-KY Award Director King and Planner I Goodman accepted an award from the KY Chapter of the American Planning Association for Outstanding Achievement for the *Creating Vibrant Communities – Small Area Plan for Glendale* in collaboration with KYTC, TSW Design Group, WSP and HDR.

ADOPTED AND APPROVED THIS 7th DAY OF MAY 2026 BY THE HARDIN COUNTY BOARD OF ADJUSTMENT.

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Steve Steck, Secretary

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

At 5:01 p.m. Hearing Officer Steck announced the first item on the agenda is a request for a Variance from the 1:3 lot width-to-length ratio to allow for the property to be further subdivided into two lots. The property is a 14.148 acre site located at 1944 Salt River Road, Rineyville, KY, known as Lot 1A of Salt River Road Subdivision within the Natural Resource Area and is zoned Rural Residential (R-2). The PVA Map Number is 079-00-00-021.02. The property is owned by **ELIZABETH & ANDREW HARDIN**. Director King reviewed the application, the plans for the property, and presented exhibits into the record.

Andrew Hardin, of 1944 Salt River Road, Rineyville, KY, provided testimony and answered questions from the board members and staff. Mr. Hardin explained that he bought the property in 2018 with hopes of moving his parents closer to him in the future. He explained that his father has recently had some health issues, and it is time to bring them closer so they need to create a lot for the dwelling. He stated that the plan is to build a “barndominium” that will look like a large barn from the road.

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

At 5:14 p.m. Hearing Officer Steck closed the hearing to public discussion.

Vice Chairman Youngblood made a motion to grant the Variance from the 1:3 lot width-to-length ratio to allow for the property to be further subdivided into two lots. He based the motion on the staff presentation and the testimony provided in the public hearing. He noted there are no safety concerns, that it will not adversely affect the public health, safety or welfare, will not alter the essential character of the general vicinity, will not cause a hazard or a nuisance to the public and will not allow an unreasonable circumvention of the requirements of this regulation and will satisfy the language of the KENTUCKY REVISED STATUTES (Section 100.243 and DGS 5-3 (B) (1) Findings necessary for granting variance) which is as follows:

E. The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant.

The Variance was approved with the following conditions:

1. To allow for a Variance from the 1:3 lot width-to-length ratio to allow for the property to be further subdivided into two lots.

2. A Record Plat prepared by a licensed surveyor shall be required.

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

Secretary Steck provided the second. The motion passed unanimously.

At 5:16 p.m. Hearing Officer Steck announced the second item on the agenda is a request for an Amended Conditional Use Permit to continue to allow for a greenhouse / plant nursery business on site. The property is a 15 acre site located at 13287 South Dixie Highway, Upton, KY within the South Urban Area and is zoned Rural Residential (R-2). The PVA Map Number 211-00-00-010. The property is owned by **DENNIS & MICHELLE JORDAN.** Planner I Goodman reviewed the application, the plans for the property, and presented exhibits into the record.

Dennis Jordan, of 515 Briarwood Circle, Elizabethtown, KY, provided testimony and answered questions from the board members and staff. Mr. Jordan explained that there have not been any changes to the business in the past 7 years. He stated that nobody lives in the dwelling on site, and that he just uses it as a breakroom. Mr. Jordan requested the permit be renewed for another 7 or more years.

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

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

Vice Chairman Youngblood stated the request for the Amended Conditional Use Permit does satisfy the language of the Development Guidance System Ordinance (Section 16-3) Standards of Issuance of a Conditional Use Permit as follows:

- The use shall not tend to change the character and established pattern of development of the area of the proposed use;
- The use shall be in harmony with the uses permitted by right under the Zone in question and shall not affect adversely the use of neighboring properties;
- The location and height of buildings, the location, nature, and height of walls and fences and the nature and extent of landscaping on the site shall be such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings or impair the value thereof;

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

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

1. This Conditional Use Permit is good for 10 years from 5 March 2026 to 5 March 2036.
2. Hours of Operation shall be 8am to 6pm Monday – Sunday.
3. There shall be no additional signage other than the existing 8'x8' signage on US 31W.
4. A single, marked handicapped parking space must be provided as close as possible to the loading dock area.
5. A Site Plan in compliance with Section 7 of the Development Guidance System, Zoning Ordinance is on file with our office.
6. A Certificate of Land Use Restrictions shall be recorded in the Office of the Hardin County Clerk.
7. This Conditional Use Permit is issued to the current owner, Dennis Jordan and shall not be transferred to another owner without approval from the Board of Adjustment.
7. Any additional commercial structures on the property shall require a Zone Change to a Commercial Zone. However, additional greenhouses shall be permitted.

Secretary Steck provided the second. The motion passed unanimously.

At 5:30 p.m. Hearing Officer Steck announced the third item on the agenda is a continued hearing from the February 5, 2026 meeting, to allow for the board members to conduct a site visit, and is a request for a Variance from the front building setback to allow for a house currently under construction to remain on site. The property is a 1.34 acre site located at 236 Pipeline Road, Elizabethtown, KY, known as Lot 71 of Quail Hollow

Subdivision, Section 2, within the Kentucky 313 Corridor Planning Area, and is zoned Residential Estate (R-3). The PVA Map Number is 240-00-01-070. The property is owned by **MANUEL & LILIET RUIZ** and the applicant is **MIKE BELL**. Director King reviewed the application, the plans for the property, and presented exhibits into the record.
Mike Bell with MKB Construction, of 4825 South Dixie Highway, Glendale, KY provided testimony and answered questions from the board members and staff. Mr. Bell explained that they were almost able to contact the owner across the street, and that they had finally gotten the correct contact information for the owners power of attorney the day of the hearing. Mr. Bell also stated that the pipeline easement was very involved with the construction process and visited the site any time concrete was being poured.

Secretary Steck asked about the possibility of moving the right-of-way further away from the house. Director King explained that the property owners across the street would have to agree to give up a portion of their land to become right-of-way, be agreeable to survey work, and be willing to merge their multiple lots so that no lot is coming further out of compliance with the 10 acre minimum lot size within the R-3 Zone. Additionally, he explained that there may not be ample room to move the right-of-way due to the location of the pipeline easement.

The board members discussed the precedence set forth by another variance on pipeline road, which was 42’ from the center of Pipeline Road. Planner I Goodman measured the structures on the aerial map and explained that the proposed house is 35’ from the edge of the road while the approved barn was 28’ from the edge of the road. The variance seemed smaller on paper because the road was not correctly built in the middle of the right-of-way.

Director King reiterated that the right-of-way must be reduced from 60’ to 40’ regardless, and that even if the board approves the variance, the property owners still need to obtain approval/signatures from the adjoining property owners for the right-of-way to be reduced as an agreed boundary line on the Amended Plat.

Director King also explained that as originally proposed, merging the two lots into a single lot that exceeded 3 acres required a 70’ front building setback but that now a revised plat has been presented maintaining two lots so that the lots only require a 40’ front building setback and therefor less of a variance. The applicant and the Board were in agreement that Lot 71A would be a non-buildable lot to not allow for even additional homes or structures on the private road.

Manuel Ruiz, of 236 Pipeline Road, Elizabethtown, KY, provided testimony and answered questions from the board members and staff. Mr. Ruiz explained that the situation has

been very frustrating and that he cannot continue to make two house payments per month.

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

At 6:24 p.m. Hearing Officer Steck closed the hearing to public discussion.

Vice Chairman Youngblood made a motion to grant the Variance from the front building setback to allow for a house currently under construction to remain on site. He based the motion on the staff presentation and the testimony provided in the public hearing. He noted the pre-existing conditions of the private roadway development, referenced the Record Plat of Quail Hollow Subdivision, Section 2 from 1979, noted that the property is on a private, gravel, dead-end road, stated that the road was not built in the center of the right-of-way, noted the topography constraints, and stated that the proposal was not out of character for the area. He noted there are no safety concerns, that it will not adversely affect the public health, safety or welfare, will not alter the essential character of the general vicinity, will not cause a hazard or a nuisance to the public and will not allow an unreasonable circumvention of the requirements of this regulation and will satisfy the language of the KENTUCKY REVISED STATUTES (Section 100.243 and DGS 5-3 (B) (1) Findings necessary for granting variance) which is as follows:

B. The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant.

The Variance was approved with the following conditions:

1. To allow for a Variance from the front building setback to allow for the existing home to remain on site.
2. The “right-of-way” shall be reduced from 60’ to 40’ after agreement by all lot owners on the roadway in writing via an agreed boundary line on the amended record plat so that the home is outside the “right-of-way”.
3. All future structures and/or additions must comply with building setbacks. No additions to the home shall be permitted or permits issued to rebuild unless they comply with building setbacks.
4. An Amended Record Plat shall substitute for the required Site Plan. The plat will maintain the two lots to allow for a 40’ front building setback as opposed to a 70’ if the lots were merged together and exceeded three (3) acres with neither lot getting

any smaller. The house will remain on Lot 70A and Lot 71A shall be a non-buildable lot.

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

Chairman Krausman provided the second. The motion passed 2-1 with Secretary Steck in opposition.

At 6:28 Chairman Krausman called for consideration and action on the fourth item on the agenda, the **Minutes for the meeting held on February 5, 2026**. Secretary Steck made a motion to accept the minutes as presented. Vice Chairman Youngblood provided the second. The motion passed unanimously.
Chairman Krausman announced that the next regularly scheduled meeting will be held on Thursday, 23 April 2026, at 5:00 p.m., and called for the meeting to be adjourned at 6:30 p.m.

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

State Capitol Visit On February 19, 2026 Director King and Attorney Cooper spent the day in Frankfort, KY to meet with our legislators to discuss Planning & Zoning issues in the Commonwealth.

18 years of Service On February 15, 2026 Director King celebrated his 18th year of service with the Planning Commission!

ADOPTED AND APPROVED THIS 23rd DAY OF APRIL 2026 BY THE HARDIN COUNTY BOARD OF ADJUSTMENT.

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Steve Steck, Secretary

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

At 5:01 p.m. Hearing Officer Steck announced the first item on the agenda is a request for a Conditional Use Permit to allow for an accessory structure on a vacant lot. The property is a 0.574 acre site located at 140 Defew Avenue, Rineyville, KY, known as Lot 62 of Blackburn Estates, Section 2 within the Rineyville Rural Village and is zoned Urban Residential (R-1). The PVA Map Number is 121-00-0B-062. The property is owned by **BONNIE & MICHAEL WILSON.** Director King reviewed the application, the plans for the property, and presented exhibits into the record.

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

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

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

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

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

- The use shall not tend to change the character and established pattern of development of the area of the proposed use;
- The use shall be in harmony with the uses permitted by right under the Zone in question and shall not affect adversely the use of neighboring properties;
- The location and height of buildings, the location, nature, and height of walls and fences and the nature and extent of landscaping on the site shall be such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings or impair the value thereof;

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

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

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

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

At 5:15 p.m. Hearing Officer Steck announced the second item on the agenda is a request for a Variance from the building setbacks to allow for a proposed lean-to addition to the existing office/shop building. The property is a 4.282 acre site located at 43 Botto Avenue, Elizabethtown, KY, within the East Urban Planning Area and is zoned General Commercial (C-2). The PVA Map Number is 231-40-00-034. The property is owned by **JOHN BEAMER**. Planner I Goodman reviewed the application, the plans for the property, and presented exhibits into the record.

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

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

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

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

Secretary Steck made a motion to grant the Variance from the 40' side building setback line to allow for the construction of a 1400 sq. ft. lean to. He based the motion on the staff presentation and the testimony provided in the public hearing. He stated that the adjoining property is currently under the same ownership. He noted there are no safety concerns, that it will not adversely affect the public health, safety or welfare, will not alter the essential character of the general vicinity, will not cause a hazard or a nuisance to the public and will not allow an unreasonable circumvention of the requirements of this regulation and will satisfy the language of the KENTUCKY REVISED STATUTES (Section 100.243 and DGS 5-3 (B) (1) Findings necessary for granting variance) which is as follows:

C. The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant.

The Variance was approved with the following conditions:

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

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

At 5:32 p.m. Hearing Officer Steck announced the third item on the agenda is a request for a Variance form the front building setback to allow for a house currently under construction to remain on site. The property is a 1.34 acre site located at 236 Pipeline Road, Elizabethtown, KY, known as Lot 71 of Quail Hollow Subdivision, Section 2, within

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

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

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

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

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

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

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

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

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

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

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

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

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

1 Year of Service Administrative Assistant, Hunter Geoghegan celebrated 1 of service with the Planning Commission on 24 January 2026.

CAAK Conference Building Inspector, Jimmy Morgan attended the Code Administrator's Association of KY Virtual Conference on February 2nd and 3rd.

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

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Steve Steck, Secretary

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

At 5:03 p.m. Hearing Officer Steck announced the first item on the agenda is a request for a Variance from the front building setback lines to allow for the construction of a carport. The property is a 0.31 acre site located at 1400 Emory Road, Elizabethtown, KY, known as Lot 2 of University Estates, Section 6 within the West Urban Planning Area and is zoned Urban Residential (R-1). The PVA Map Number 186-20-02-002. The property is owned by **LINDA & PAUL PAROLEK.** Planner I Goodman reviewed the application, the plans for the property, and presented exhibits into the record.

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

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

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

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

Secretary Steck made a motion to grant the Variance from the front building setback line to allow for the construction of a carport. He based the motion on the staff presentation and the testimony provided in the public hearing. He noted there are no safety concerns, that it will not adversely affect the public health, safety or welfare, will not alter the essential character of the general vicinity, will not cause a hazard or a nuisance to the public and will not allow an unreasonable circumvention of the requirements of this regulation and will satisfy the language of the KENTUCKY REVISED STATUTES (Section 100.243 and DGS 5-3 (B) (1) Findings necessary for granting variance) which is as follows:

D. The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant.

The Variance was approved with the following conditions:

1. To allow for a Variance from the front building setback to allow for the construction of a carport to be no closer than 60' to the center of Emory Road and 53' to the center of Stanford Drive. A Site Plan in compliance with Section 7 of the Zoning Ordinance shall be required.
2. A Certificate of Land Use Restrictions shall be recorded in the Office of the Hardin County Clerk.
3. Building & electrical permits must be obtained through the KBC program of our office.

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

At 5:15 p.m. Hearing Officer Steck announced the second item on the agenda is a request for a Variance from the minimum road frontage and 1:4 lot width-to-length ratio to allow for the property to be further subdivided into two lots. The property is an 18.99 acre site located at 257 Deerbrook Lane, Elizabethtown, KY, within the North Urban Planning Area and is zoned Urban Residential (R-1). The PVA Map Number is 200-00-00-022. The property is owned by **JANET HUNTER** and the applicant is **TYLER SKAGGS**. Director King reviewed the application, the plans for the property, and presented exhibits into the record.

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

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

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

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

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

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

Secretary Steck made a motion to grant the Variance from the minimum road frontage and 1:4 lot width-to-length ratio to allow for the property to be further subdivided into two lots. He based the motion on the staff presentation and the testimony provided in the public hearing. He noted there are no safety concerns, that it will not adversely affect the public health, safety or welfare, will not alter the essential character of the general vicinity, will not cause a hazard or a nuisance to the public and will not allow an unreasonable circumvention of the requirements of this regulation and will satisfy the language of the KENTUCKY REVISED STATUTES (Section 100.243 and DGS 5-3 (B) (1) Findings necessary for granting variance) which is as follows:

B. The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant.

The Variance was approved with the following conditions:

1. To allow for a Variance minimum road frontage requirement and the 1:4 lot width-to-length ratio to allow for the property to be further subdivided into two lots.
2. A Record Plat prepared by a licensed surveyor shall be required.
3. An ingress/egress easement for both lots shall be illustrated/labeled clearly on the plat.
4. A Certificate of Land Use Restrictions shall be recorded in the Office of the Hardin County Clerk.

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

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

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

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

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Steve Steck, Secretary