



Hardin County Board of Adjustment

8 May 2025

**County Government Center
Second Floor Meeting Room**

**Owner: 4th Generation
Properties, LLC**



Location: A 0.449 acre site located at 1415 Hodgenville Road, Elizabethtown, KY

Zoned: Convenience Commercial (C-1)

Requesting a **Variance to allow for a 16' x 8' covered front porch within the 40' building setbacks adjacent to adjoining residentially zoned properties**

1415 Hodgenville Road, Elizabethtown, KY

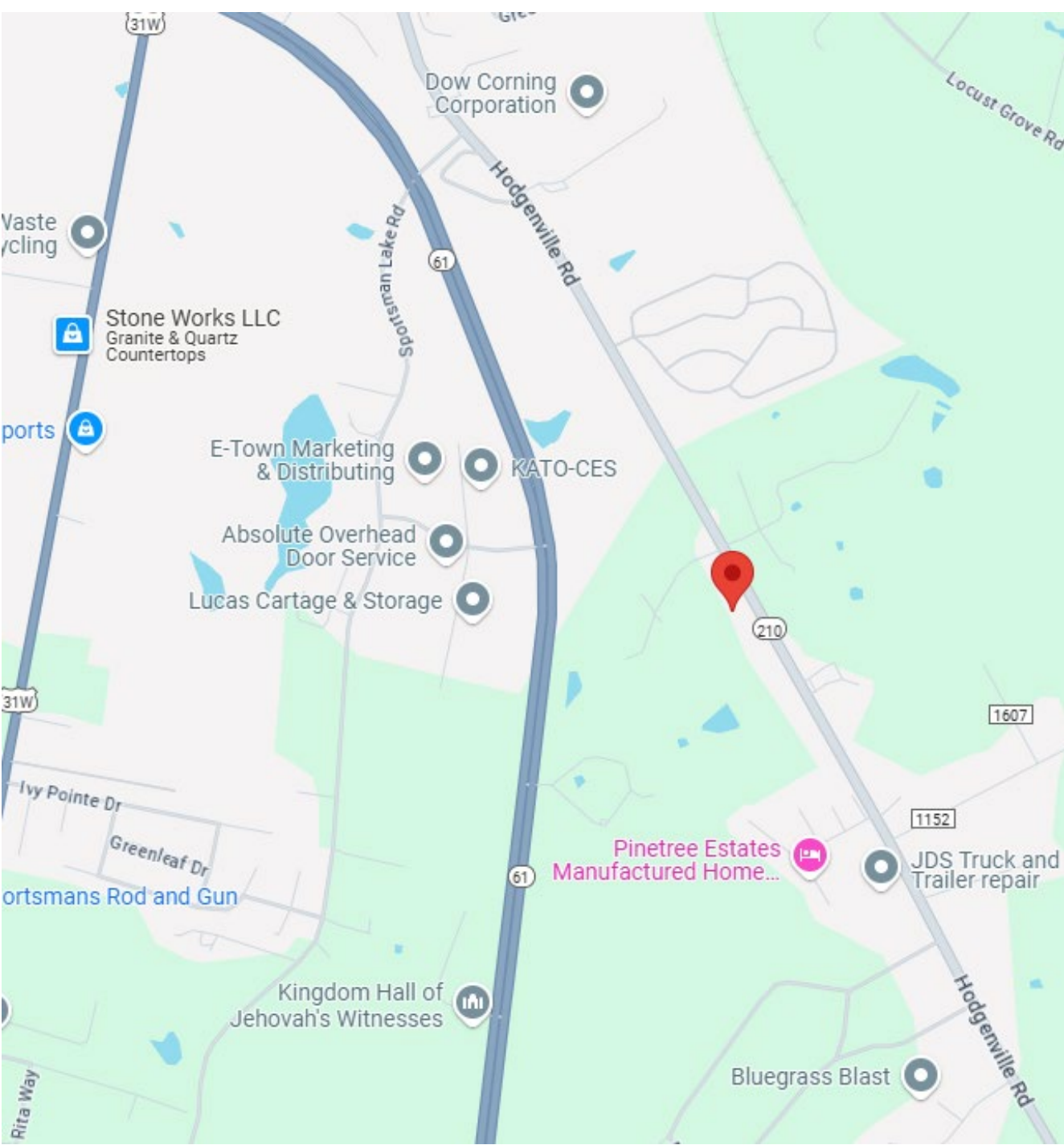
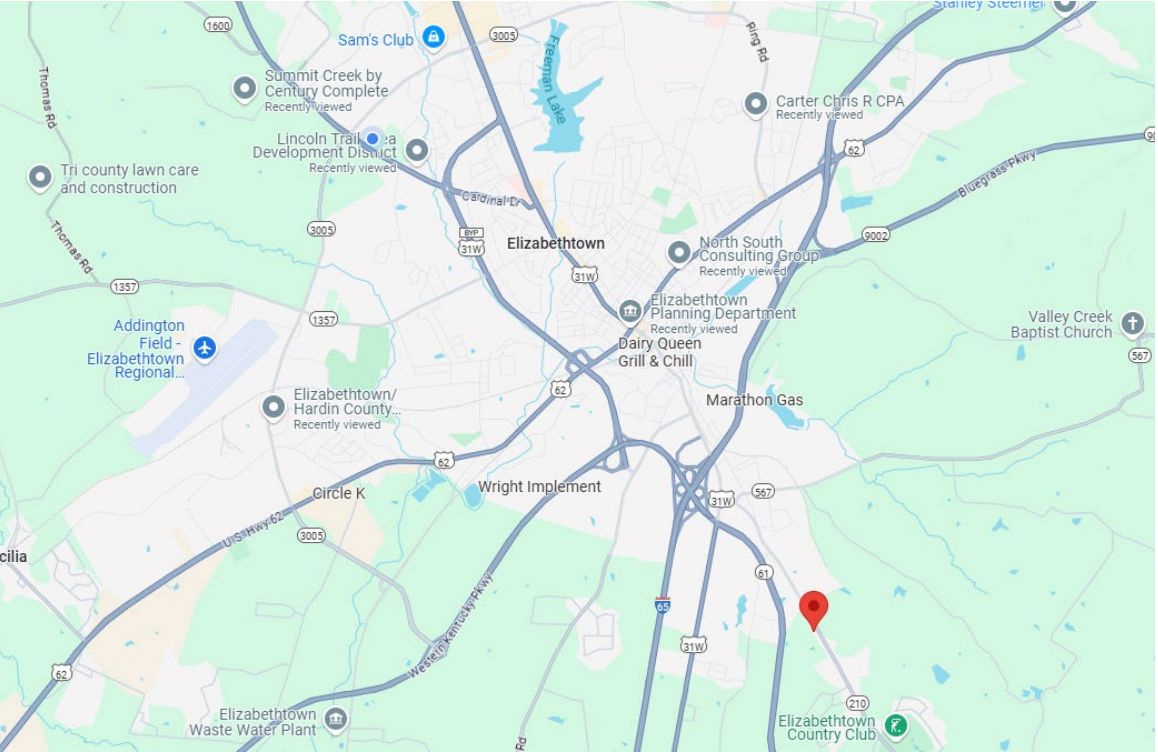
Variance

Summary Report

LISTING OF EXHIBITS

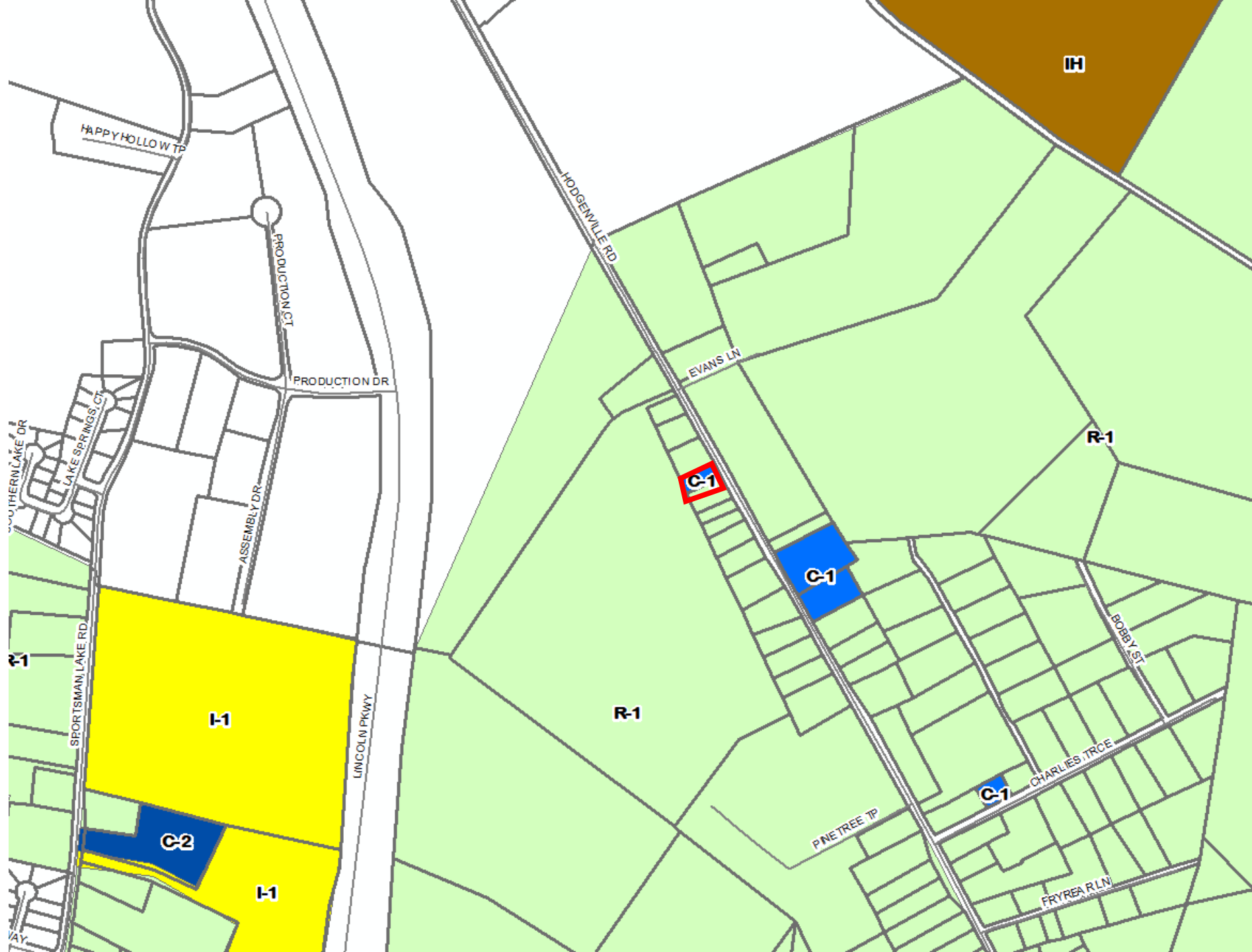
- A. Vicinity Map
 - B. Zoning Map
 - C. Aerial Photos
 - D. Character of the Site
 - E. Proposed Development Plan
 - F. Photos of the Site
 - G. Analysis of other Variances adjoining from setbacks in the commercial zones
 - H. *Comprehensive Development Guide
 - I. *Development Guidance System Ordinance
- * Not Provided in PowerPoint

Vicinity Maps



DISTRICT

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



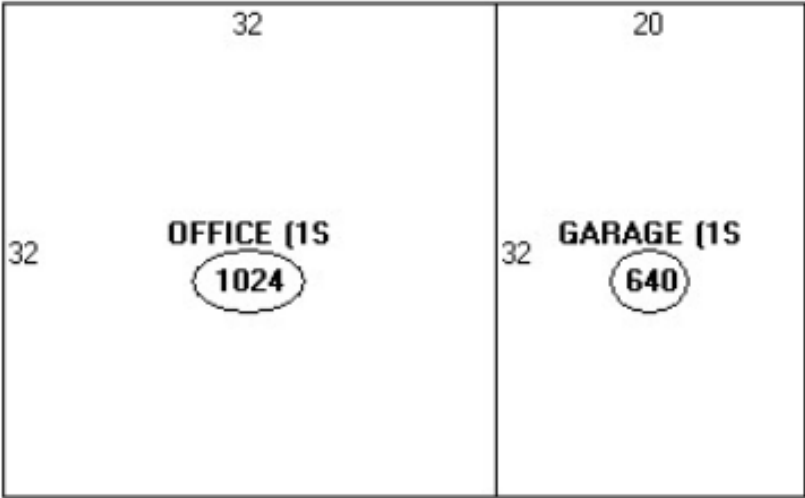
- ☒ Hardin_Wetlands
- ☒ Hardin_100Flood
- ☒ Streams 2023
- ☒ hardin_sinkhole





1415 Hodgenville Road, Elizabethtown,
KY





BEFORE

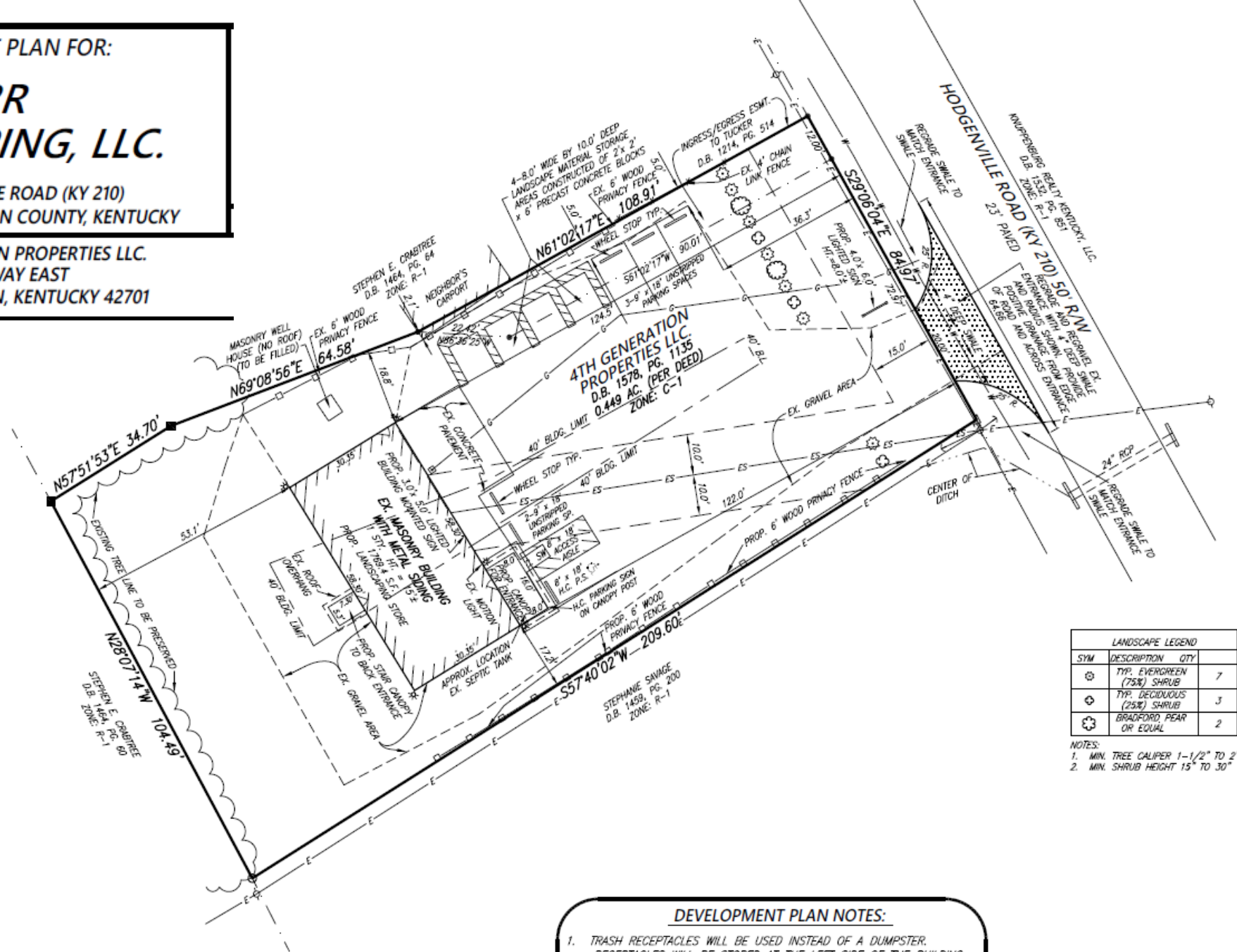


DEVELOPMENT PLAN FOR:

KERR LANDSCAPING, LLC.

1415 HODGENVILLE ROAD (KY 210)
ELIZABETHTOWN, HARDIN COUNTY, KENTUCKY

OWNER/FOR: 4TH GENERATION PROPERTIES LLC.
621 DIXIE HIGHWAY EAST
ELIZABETHTOWN, KENTUCKY 42701



LANDSCAPE LEGEND		
SYM	DESCRIPTION	QTY
⊗	TYP. EVERGREEN (75%) SHRUB	7
⊕	TYP. DECIDUOUS (25%) SHRUB	3
⊗	BRADFORD PEAR OR EQUAL	2

NOTES:
1. MIN. TREE CALIPER 1-1/2" TO 2"
2. MIN. SHRUB HEIGHT 15" TO 30"

DEVELOPMENT PLAN NOTES:

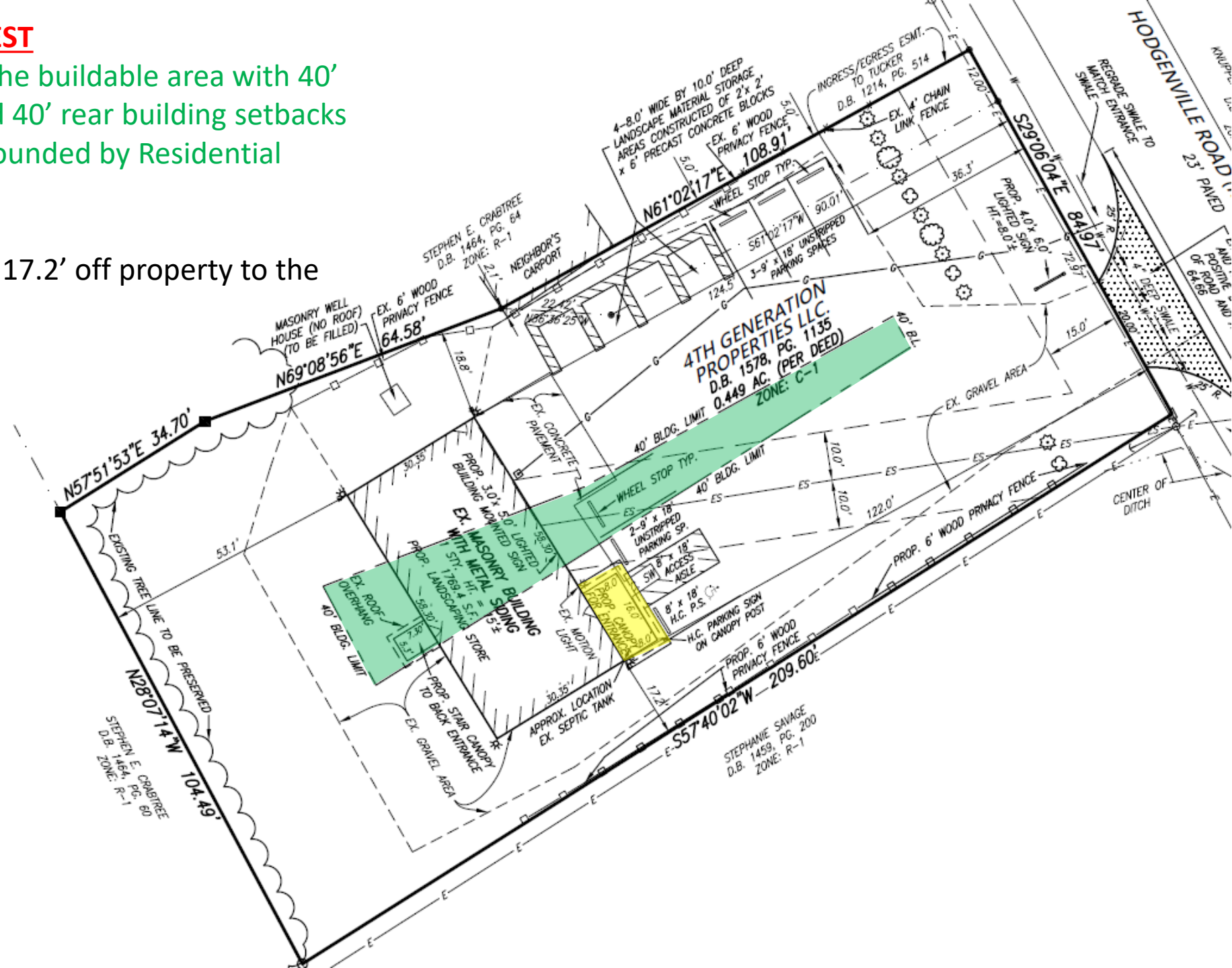
1. TRASH RECEPTACLES WILL BE USED INSTEAD OF A DUMPSTER. RECEPTACLES WILL BE STORED AT THE LEFT SIDE OF THE BUILDING.
2. THE SEPTIC TANK APPROXIMATELY LOCATED BY THE LEFT FRONT CORNER OF THE BUILDING DOES NOT HAVE A LATERAL FIELD AND WILL REQUIRE A PUMPING SCHEDULE.

VARIANCE REQUEST

(Area in green is the buildable area with 40' front, 40' side and 40' rear building setbacks due to being surrounded by Residential zoning)

-Covered porch is 17.2' off property to the south

22.8' Variance















Permit Date ↕	Owner ↕	PVA Map Number ↕	Type ↕	Zone ↕	Project / Subdivision Name ↕	Request ↕	Site Address ↕	Acre (All Permits) ↕	Status ↕
03/21/2025	4TH GENERATION PROPERTIES, LLC	234-00-00-018	VARIANCE	C-1 - CONVENIENCE COMMERCIAL ZONE	KERR LANDSCAPING, LLC/4TH GENERATION PROPERTIES, LLC	TO ALLOW FOR A 16' X 8' COVERED FRONT PORCH WITHIN THE BUILDING 40' SIDE BUILDING SETBACKS ADJACENT TO RESIDENTIALLY ZNED PROPERTIES	1415 HODGENVILLE ROAD	.449	PENDING
01/10/2025	ASHBY FARMS	223-20-00-061	VARIANCE	C-1 - CONVENIENCE COMMERCIAL ZONE	ASHBY FARMS - OFFICE BUILDING	TO ALLOW FOR A VARIANCE FROM THE FRONT BUILDING SETBACK FOR A COVERED FRONT PORCH	17 W RHODES CREEK ROAD, GLENDALE, KY	.189	APPROVED
11/22/2022	SHREE GANESH 2022 LLC	089-00-00-049	VARIANCE	C-1 - CONVENIENCE COMMERCIAL ZONE	EASTVIEW TOBACCO MART	VARIANCE FROM THE FRONT SETBACK ALONG LEITCHFIELD ROAD (US 62) TO ALLOW FOR A NEW 30'.4"x7'.6" OUTDOOR WALK IN COOLER	13461 LEITCHFIELD ROAD, EASTVIEW, KY 42732	.400	APPROVED
06/30/2022	FIRST CECILIAN BANCORP INC	147-30-01-019	VARIANCE	C-1 - CONVENIENCE COMMERCIAL ZONE	FIRST CECILIAN BANK PROPOSED STORAGE BUILDING	VARIANCE FROM THE FRONT BUILDING SETBACKS ALONG METHODIST STREET AND AN UNNAMED 30' RIGHT-OF-WAY STREET TO ALLOW FOR A PROPOSED STORAGE BUILDING	103 METHODIST STREET, CECILIA, KY 42724	.408	APPROVED
01/10/2018	LOHDEN PATRICK E JR	103-00-00-005	VARIANCE	C-1 - CONVENIENCE COMMERCIAL ZONE	PAT'S CLASSICS	FRONT SETBACK LINE FOR A PROPOSED 25'X34' ADDITION TO THE EXISTING BUILDING ON SITE	4430 HARDINSBURG RD	1.900	APPROVED
03/22/2013	DAVID & MONICA TAUL	168-20-00-035.01	VARIANCE	C-1 - CONVENIENCE COMMERCIAL ZONE	FRONT BUILDING SETBACK LINE / WILSON'S SUBDIVISION NO. 1 LOTS 4C	RELIEF FROM THE FRONT BUILDING SETBACK LINE FOR A PROPOSED CANOPY (18' X 30') TO AN EXISTING BUILDING	5670 LEITCHFIELD ROAD	1.171	APPROVED
06/21/2011	JAMES CROUCH	182-00-01-020	VARIANCE	C-2 - GENERAL COMMERCIAL ZONE	RETAIL SALES & RECREATIONAL ENTERPRISES / JAC PROPERTIES	RELIEF FROM THE REQUIRED SETBACK LINE ON THE NORTH SIDE OF THE PROPERTY	6270 NORTH DIXIE HIGHWAY (US-31W)	.902	APPROVED
03/07/2011	RICHARD ASHBY	132-00-00-034	VARIANCE	C-1 - CONVENIENCE COMMERCIAL ZONE	FRONT SETBACK LINE /	RELIEF FROM SIDE SETBACK LINE TO ACCOMMODATE A PROPOSED NEW BUILDING (30' X 60') TO REPLACE THE EXISTING	6557 FLINT HILL ROAD (KY 720)	1.000	EXPIRED
07/07/2009	WHITE MILLS CHRISTIAN CAMP C/O STEPHEN PETERS	108-00-00-037	VARIANCE	C-1 - CONVENIENCE COMMERCIAL ZONE	FRONT AND SIDE SETBACK LINES /	RELIEF FROM THE SIDE SETBACK LINES TO ACCOMMODATE A PROPOSED EXPANSION OF A POOL AND THE CONSTRUCTION OF A BATH HOUSE	0 SONORA HARDIN SPRINGS ROAD (KY 84)	5.000	APPROVED
04/21/2009	JAMES & TRISH WILLIAMS	182-40-03-004	VARIANCE	C-2 - GENERAL COMMERCIAL ZONE	FRONT AND SIDE SETBACK LINES / LONGVIEW ESTATES, SECTION 3	RELIEF FROM THE FRONT & SIDE SETBACK LINES FOR A PROPOSED SIGN	5900 NORTH DIXIE AVENUE (US-31W)	.762	APPROVED
04/21/2009	GOODIN GROUP PROPERTIES, LLC	232-30-03-054; 232-30-03-055	VARIANCE	C-1 - CONVENIENCE COMMERCIAL ZONE	SIDE SETBACK LINE /	RELIEF FROM SIDE SETBACK LINE TO ACCOMMODATE AN EXISTING BUILDING	2689 BARDSTOWN ROAD (US 62)	2.469	APPROVED
02/20/2009	JAMES GARY AND BARBARA MULHALL	182-40-00-041	VARIANCE	C-2 - GENERAL COMMERCIAL ZONE	SIDE SETBACK LINE /	RELIEF FROM THE SIDE BUILDING SETBACK LINE ON THE EAST SIDE FOR THE CONSTRUCTION OF A NEW BUILDING TO REPLACE EXISTING BUILDING	85 FIRST STREET	.000	APPROVED
02/11/2008	DUSTY & SHERI SULLIVAN	045-00-00-041	VARIANCE	C-1 - CONVENIENCE COMMERCIAL ZONE	SHADE HOUSE - SONORA - HARDIN SPRINGS ROAD /	VARIANCE FROM THE FRONT SETBACK LINE TO ACCOMMODATE AN EXISTING SHADE BUILDING WITH A METAL ROOF	0 SONORA HARDIN SPRINGS ROAD (KY 84)	1.300	APPROVED
04/30/2007	CREAGER WILSON	168-20-00-019; 168-20-00-020	VARIANCE	C-1 - CONVENIENCE COMMERCIAL ZONE	REAR SET BACK LINE / LAKEWOOD SUBDIVISION, SECTION 8	TO REDUCE THE REAR BUILDING SETBACK LINES ON LOTS 801 & 804 TO PROVIDE FOR A LARGER BUILDING ENVELOPE.	0 HARDINSBURG ROAD (KY 86)	3.988	APPROVED
09/19/2006	DANNY WHEELER	205-00-00-027	VARIANCE	C-1 - CONVENIENCE COMMERCIAL ZONE	FRONT BUILDING SETBACK LINE FOR A FRONT PORCH /	along the 70 foot front building setback to accommodate a porch to the existing residence	3189 NEW GLENDALE ROAD (KY 1136)	10.000	APPROVED
11/28/2005	B.H. & JEAN SULLIVAN	211-00-00-007, 211-00-00-008	VARIANCE	C-1 - CONVENIENCE COMMERCIAL ZONE	REDUCE THE SIDE SETBACK LINE / CAR LOT ESTATES	TO REDUCE THE FORTY FOOT SIDE BUILDING SETBACK LINE TO ACCOMMODATE THE EXISTING BUILDINGS - LINE TO MIRROR BUILDINGS	12569 SOUTH DIXIE AVENUE (US-31W)	.000	APPROVED
05/12/2003	TAUL	168-20-00-035	VARIANCE	C-1 - CONVENIENCE COMMERCIAL ZONE	/	SETBACK LINES FOR EXISTING HOUSES	LEITCHFIELD RAOD (US 62)	5.000	APPROVED
05/12/2003	PHILLIP L TAUL	168-20-00-035	VARIANCE	C-1 - CONVENIENCE COMMERCIAL ZONE	TAUL EQUIPMENT / THREE "T" ESTATES & WILSONS SUBDIVISION NO. 1	Relief from front building setback along Leitchfield Road (US 62) from 40' to 25' to allow for expansion of exisiting storage building.	5670 LEITCHFIELD ROAD (US 62)	5.000	APPROVED
04/29/2003	ADD-KIN PROPERTIES, LLC	231-40-00-049	VARIANCE	C-2 - GENERAL COMMERCIAL ZONE	LIGHT WAREHOUSING - ADDINGTON STORAGE / ADDINGTONS STORAGE, LOT 1	SETBACK LINES FOR DEVELOPMENT PLAN	BARDSTOWN ROAD (US 62)	3.000	APPROVED
01/05/1998	PAUL & BRENDA RAINEY	074-00-00-024.01	VARIANCE	C-1 - CONVENIENCE COMMERCIAL ZONE	FRONT SETBACK LINE / HARTS ADDITION TO SUMMIT	FRONT SETBACK LINE	ROCK CREEK ROAD		APPROVED

20 total variances from setbacks within the Commercial Zones (18 approved, 1 expires and 1 pending)

Findings necessary for Granting Variances

KRS 100.243 and DGS 5-3(B)

1. Before any variance is granted, the Board of Adjustment must find that the granting of the variance will not adversely affect the public health, safety or welfare, will not alter the essential character of the general vicinity, will not cause a hazard or a nuisance to the public, and will not allow an unreasonable circumvention of the requirements of this regulation. In making these findings, the board shall consider whether:
 - a. The requested variance arises from special circumstances which do not generally apply to land in the general vicinity;
 - b. The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant;
 - c. The circumstances are the result of actions of the applicant taken subsequent to the adoption of this regulation from which relief is sought.
2. The Board shall deny any request for variance arising from circumstances that are the result of willful violations of this regulation by the applicant subsequent to the adoption of this regulation.

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

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

(A) The requested variance arises from special circumstances which do not generally apply to land in the general vicinity;

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

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

Motion to Approve the proposed Variance :

1. **To allow for a Variance from the 40' side building setbacks where commercially zoned property adjoins residentially zoned property to allow for the proposed 8'x16' covered porch.**
2. **A Development Plan prepared by a licensed surveyor shall be required.**
3. **A Certificate of Land Use Restrictions shall be recorded in the Office of the Hardin County Clerk.**

OR

Motion to Deny

Owner: Charles & Tamara Hall



Location: A 1.12 acre site located at 300 Bradley Trail, Elizabethtown, KY

Zoned: Urban Residential (R-1)

Requesting a **Variance from the 1:4 lot width-to-length ratio to allow for additional acreage in the rear to be merged with the property**

300 Bradley Trail, Elizabethtown, KY

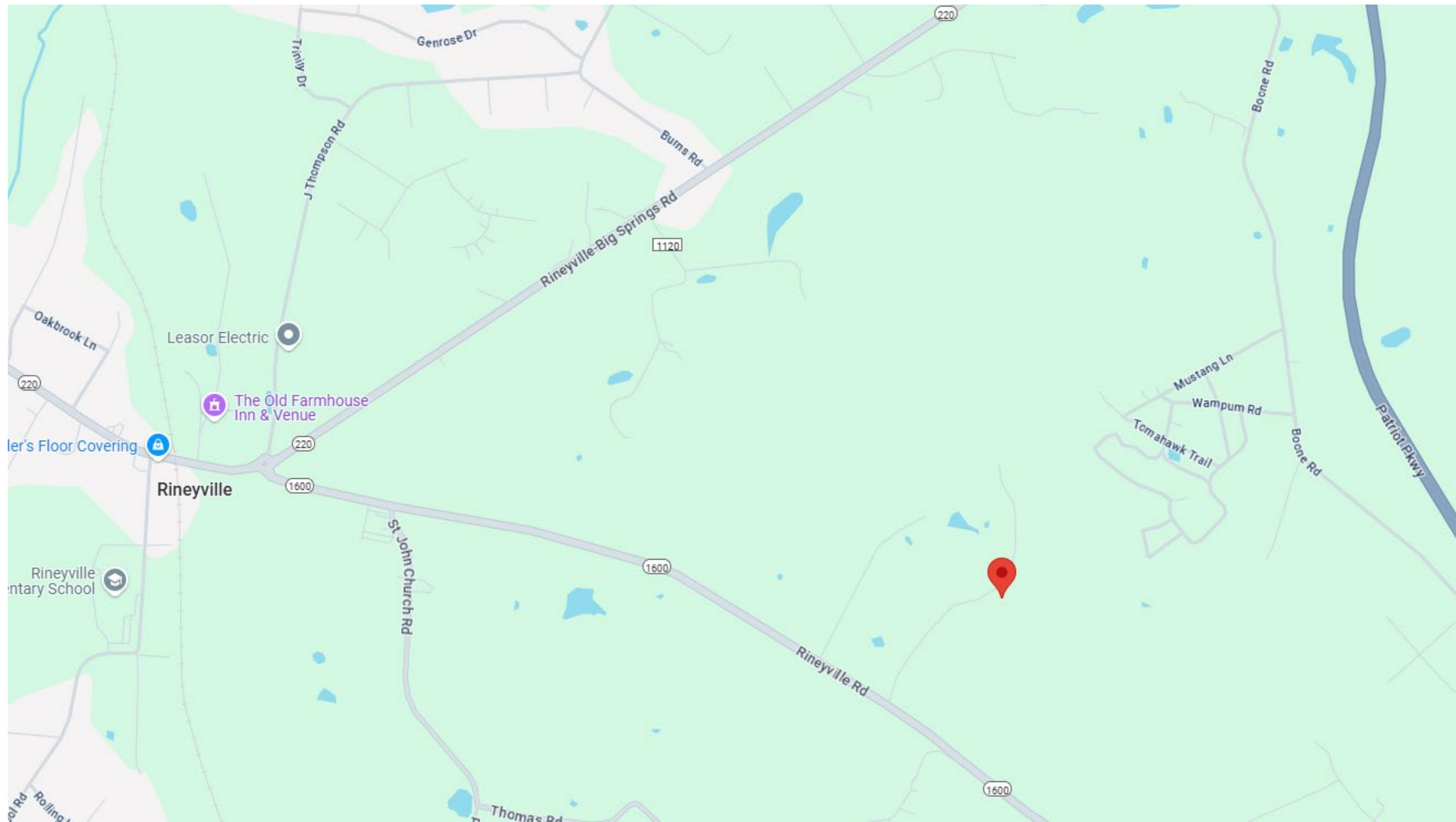
Variance

Summary Report

LISTING OF EXHIBITS

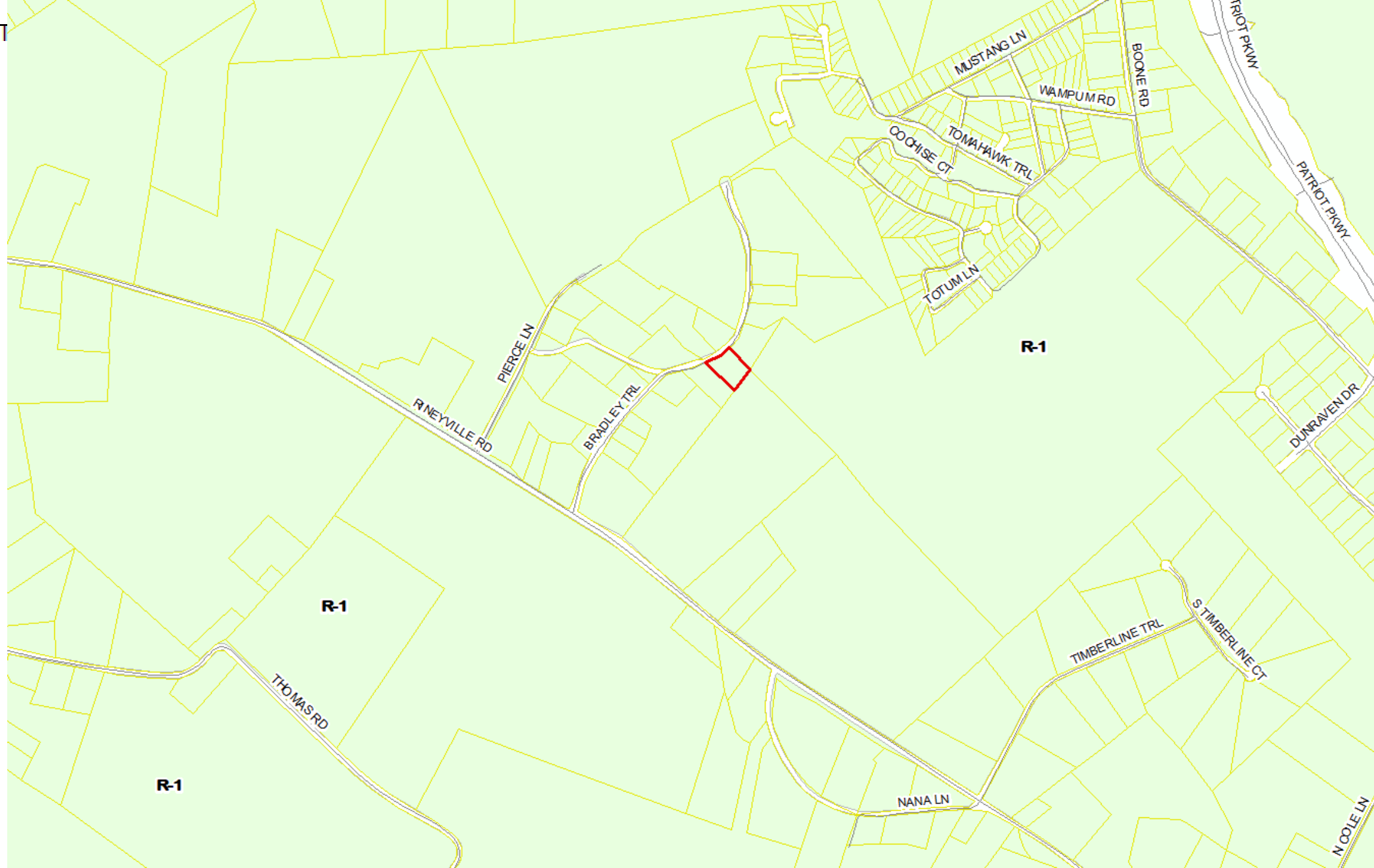
- A. Vicinity Map
 - B. Zoning Map
 - C. Aerial Photos
 - D. Character of the Site
 - E. Variance request
 - F. Photos of the Site
 - G. Analysis of other Variances from the 1:4 ratio within the R-1 Zone
 - H. *Comprehensive Development Guide
 - I. *Development Guidance System Ordinance
- * Not Provided in PowerPoint

Vicinity Maps



DISTRICT

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



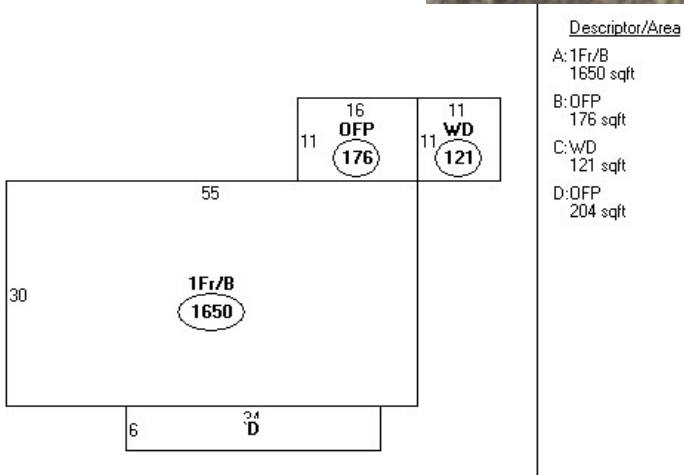
- ☒ Hardin_Wetlands
- ☒ Hardin_100Flood
- ☒ Streams 2023
- ☒ hardin_sinkhole



Character of the Site



1,650 sq. ft. Ranch Style Home
(1989)



Proposal

Charles & Tamra Hall

- 300 Bradley Trail

Purchasing adjoining 4 acres from

Matthew & Sonya Pitz

- 4484 Rineyville Road



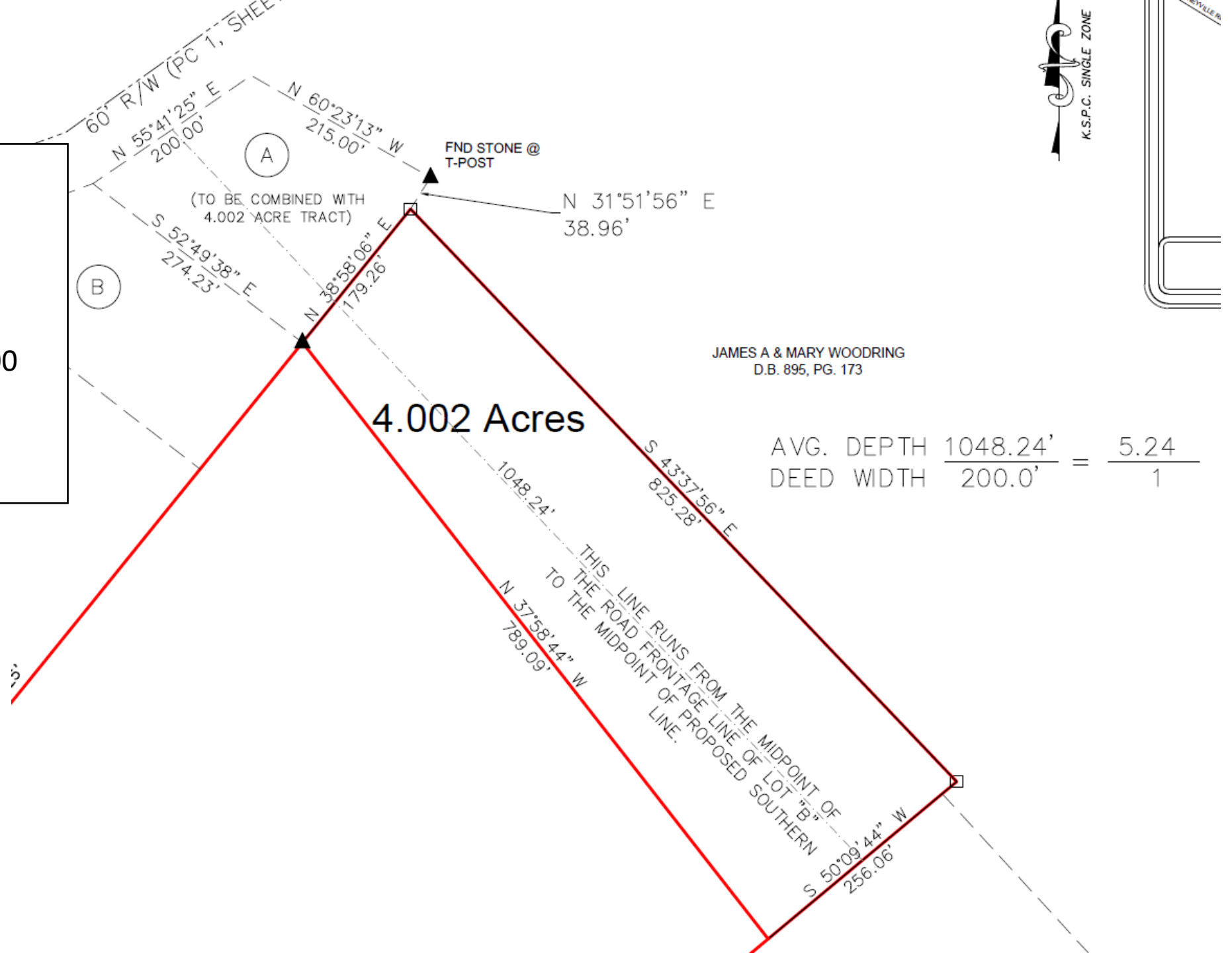
**VARIANCE REQUEST – LOT
WIDTH TO LENGTH RATIO
REQUIREMENT**

Depth for proposed Lot =
1048.24'

Width for proposed Lot = 200

Ratio = **1:5.24**

Ratio requirement in Zoning
Ordinance (R-1 Zone) = 1:4

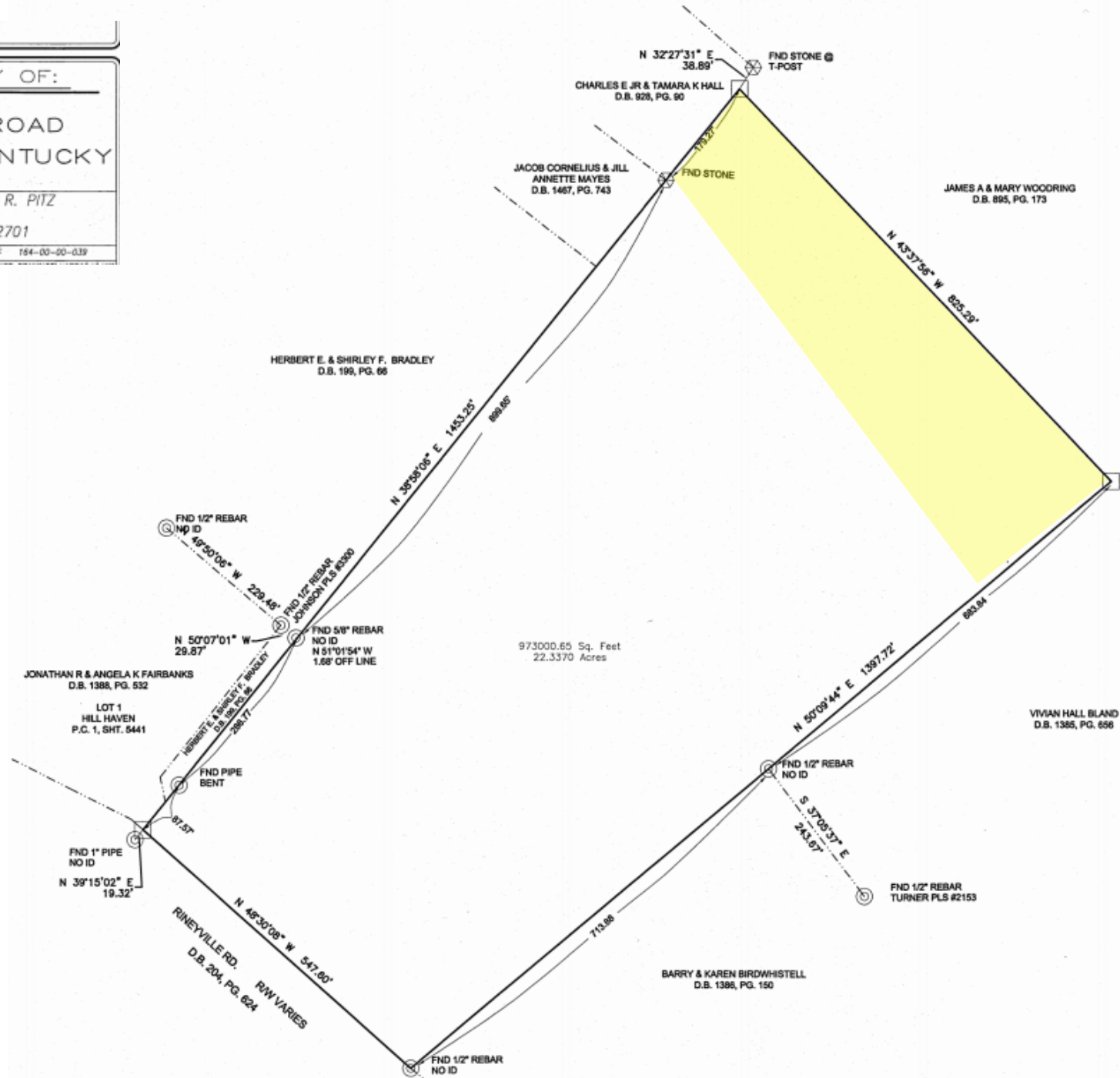


BOUNDARY SURVEY OF:

4484 RINEYVILLE ROAD
ELIZABETHTOWN, KENTUCKY

OWNER\CLIENT: MATTHEW L. & SONYA R. PITZ
145 PENBROOKE DR.
ELIZABETHTOWN, KY 42701

SCALE: 1 IN. = 100 FT. DRG. BY: K. GIVAN PWA #: 184-00-00-039



Variances from the 1:4 Lot Width-to-Length Ratio Requirement In The R-1 Zone

35 Total (27 Approved, 1 Denied, 4 Withdrawn, 1 Pending)

Permit Date ⬆	Owner ⬆	PVA Map Number ⬆	Type ⬆	Zone ⬆	Proposed Zoning (Map Amendments) ⬆	Project / Subdivision Name ⬆	Request ⬆	Site Address ⬆	Expiration Date ⬆	Status ⬆	Final Date ⬆
04/07/2025	HALL CHARLES E JR & TAMARA K	164-00-01-021 & 164-00-00-039	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE		PITZ HALL ACRES	VARIANCE FROM THE 1:4 LOT WIDTH-TO-LENGTH RATIO		07/16/2025	PENDING	
03/10/2025	ASHLEY HENSLEY	233-00-00-038	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE		A HENSLEY ACRES	VARIANCE FROM THE MINIMUM ROAD FRONTAGE & THE 1:4 LOT WIDTH TO LENGTH RATIO	1738 VALLEY CREEK ROAD, ELIZABETHTOWN, KY		APPROVED	04/17/2025
01/24/2025	GLENDALE CHRISTIAN CHURCH	190-10-00-010	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE		SANDRAS ACRES	TO ALLOW FOR A VARIANCE FROM THE MINIMUM ROAD FRONTAGE AND THE 1:4 LOT WIDTH-TO-LENGTH RATIO	219 S BEECH STREET, GLENDALE, KY		APPROVED	02/20/2025
08/21/2024	MARTHA & TERRY SKAGGS	143-00-01-006.07	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE		AMENDED LOT 8 OF LEASOR'S LANDING & AMENDED LOT 40 OF COTTONWOOD ESTATES, SECTION 1	VARIANCE FROM THE 1:4 LOT WIDTH-TO-LENGTH RATIO	THOMPSON ROAD, RINEYVILLE, KY		APPROVED	09/19/2024
05/16/2024	BLAIR LIVING TRUST	120-00-00-020.07	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE		MACCALLIE MANOR, SECTION 2	VARIANCE FROM THE 1:4 LOT WIDTH-TO-LENGTH RATIO TO ALLOW FOR THE PROPERTY TO BE FURTHER SUBDIVIDED	237 BROCK RD		APPROVED	07/18/2024
04/17/2024	NELSON DAVION	142-00-06-035	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE		COTTONWOOD EST LOT 35	TO ALLOW FOR A VARIANCE FROM THE MINIMUM ROAD FRONTAGE REQUIREMENT AND THE 1:4 LOT WIDTH TO LENGTH RATIO	TRINITY DR		APPROVED	05/23/2024
10/13/2023	HARROD SALLY	165-00-00-013	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE		SALLY HARROD SUBDIVISION	VARIANCE FROM THE 1:4 LOT WIDTH-TO-LENGTH RATIO TO ALLOW FOR THE PROPERTY TO BE FURTHER SUBDIVIDED	3664 RINEYVILLE ROAD, ELIZABETHTOWN, KY 42701		APPROVED	11/09/2023
02/22/2023	HINOTE WALTER S & UTE	183-40-00-015	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE		PEYTON ESTATES, LOTS 20-22	VARIANCE FROM THE 1:4 LOT WIDTH-TO-LENGTH RATIO FOR PROPOSED LOT 22A	223 BOONE ROAD, RINEYVILLE, KY 40162		APPROVED	03/23/2023
08/04/2022	OWSLEY B G & MARTHA J	147-30-01-001; 147-30-01-007	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE		RATIO & GOVERNMENT MAINTAINED ROAD FRONTAGE VARIANCES	FROM THE 1:4 LOT WIDTH-TO-LENGTH RATIO FOR LOT 1. VARIANCE FROM GOVERNMENT MAINTAINED ROAD FRONTAGE FOR LOT 2.	WEST MAIN STREET/PARK LANE		APPROVED	09/08/2022
03/29/2022	RIGGS BEN S & CATHY L	235-00-00-015	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE		FERNWOOD, SECTION 2, LOT 31 & FERNWOOD, SECTION 4, LOT 65	VARIANCE FROM THE 1:4 LOT WIDTH-TO-LENGTH RATIO TO ALLOW FOR THE PROPERTY TO BE RECONFIGURED	195 & 271 FERNWOOD BOULEVARD, ELIZABETHTOWN, KY 42701		APPROVED	05/05/2022
09/28/2021	DAUNIS GERTRUDE	144-00-00-026, 144-00-00-036 & 144-00-00-037	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE		GERTRUDE DAUNIS SUBDIVISION	DAUNIS - VARIANCE FROM THE MINIMUM ROAD FRONTAGE REQUIREMENT AND THE 1:4 LOT WIDTH-TO-LENGTH RATIO, TO ALLOW FOUR EXISTING TRACTS TO BE PLATTED AS A FIVE LOT SUBDIVISION.	825 KRAFT ROAD, RINEYVILLE KY 40162		APPROVED	10/21/2021
05/10/2021	THOMAS DONALD RAY & SHARON	145-00-00-047 & 146-00-00-010	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE		THOMAS PROPERTY PROJECT	TO ALLOW FOR TWO EXISTING TRACTS TO BE RECONFIGURED AND PLATTED AS TWO LOTS - VARIANCE FOR LOT 2 FROM 100' MINIMUM ROAD FRONTAGE AND THE 1:4 LOT WIDTH-TO-LENGTH RATIO	5095 & 5111 SAINT JOHN ROAD, ELIZABETHTOWN, KY		APPROVED	06/17/2021
02/09/2021	ASBELL DAVID L & DEBBIE L	098-00-00-031.05	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE		ASBELL ZONE CHANGE - PROPOSED TWO LOTS	TO ALLOW FOR A TWO LOT SUBDIVISION WHERE ONE LOT EXCEEDS THE 1:4 WIDTH TO LENGTH RATIO	1382 BERRYTOWN ROAD		APPROVED	03/16/2021
07/22/2020	POWELL DOROTHY	235-30-00-006	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE			VARIANCE FROM THE 1:4 LOT WIDTH-TO-LENGTH RATIO TO ALLOW FOR THE PROPERTY TO BE SUBDIVIDED	HODGENVILLE RD		APPROVED	08/20/2020

07/29/2019	DEBBIE COX	117-00-00-006	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE		ROSCOE & HELENS ROOST, LOT 2	TO ALLOW FOR A VARIANCE FROM THE 1:4 LOT WIDTH-TO-LENGTH RATIO TO ALLOW FOR THE PROPERTY TO BE FURTHER SUBDIVIDED	2499 KNOX AVE		APPROVED	08/22/2019
04/13/2018	WADDELL LARRY & RHONDALYN	246-00-00-001	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE		EDWARDS SUBDIVISION LOT 3A AND COLE CREEK ESTATES SECTION 1	TO ALLOW FOR A VARIANCE FROM THE 1:4 WIDTH-TO- LENGTH RATIO TO ALLOW FOR A TWO LOT SUBDIVISION	MIDDLE CREEK RD		APPROVED	05/03/2018
04/13/2017	MCGUFFIN VERNIE JOE & PHYLLIS JEAN	166-00-00-003.06	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE		OXFORD ESTATES	1:4 LOT WIDTH-TO-LENGTH RATIO	1054 THOMAS ROAD		APPROVED	05/25/2017
10/05/2016	MCCOMBS GEORGE W & SUSAN	117-00-00-032	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE			RELIEF FROM THE MINIMUM ROAD FRONTAGE AND THE 1:4 LOT WIDTH-TO-LENGTH RATIO TO ALLOW FOR ADDITIONAL ACREAGE TO BE MERGED TO THE EXISTING 1.877 ACRES	1809 KNOX AVENUE		APPROVED	11/03/2016
05/17/2016	HINTON MARK & PAMELA L	218-00-00-100	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE			RELIEF FROM THE 1:4 LOT WIDTH-TO-LENGTH RATIO TO ALLOW FOR THE 14.5 ACRES TO BE FURTHER SUBDIVIDED	1245 W BRYAN RD		APPROVED	06/09/2016
12/16/2015	FRALEY GARY	144-00-00-021	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE		MINIARD ACRES, SECTION 1, LOT 4	RELIEF FROM THE 1:4 LOT WIDTH-TO-LENGTH RATIO TO ALLOW FOR THE PROPERTY TO BE FURTHER SUBDIVIDED.	SOUTH OF BRIDLE DRIVE AND NORTH OF KRAFT RD		APPROVED	01/07/2016
11/25/2015	SULLIVAN STUART	247-00-00-017	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE			FROM THE MINIMUM ROAD FRONTAGE AND THE 1:4 LOT WIDTH TO LENGTH RATIO TO ALLOW FOR THE PROPERTY TO BE FURTHER SUBDIVIDED	995 RED MILL RD		APPROVED	12/17/2015
02/18/2015	KRIEGER ROBERT E & DEBRA	098-00-00-031.04	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE		/ Krieger Estates	RELIEF from 1:4 LOT WIDTH TO LENGTH RATIO	1330 Berrytown Road		APPROVED	03/17/2015
05/29/2014	PATRICK & LYNNE HOGAN	163-00-00-077	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE		1:4 WIDTH-TO-LENGTH RATIO / MAYFAIR PLACE SUBDIVISION, SECTION 1	RELIEF FROM THE REQUIRED 1:4 WIDTH-TO-LENGTH RATIO	RINEYVILLE BIG SPRINGS RD		WITHDRAWN	
04/15/2014	HOUSER AARON & ANDREA	119-30-00-036; 119-30-00-037	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE		1:4 WIDTH-TO-LENGTH RATIO / AMENDED RECORD PLAT OF CLARK ESTATE, LOT 1 AND RECORD PLAT CLARK ESTATE, SECTION 2	RELIEF FROM THE REQUIRED 1:4 MINIMUM WIDTH TO LENGTH RATIO	306 CRUME ROAD (KY 391)		APPROVED	
02/26/2014	JEFF & AMY VO	166-00-00-003; 166-00-00-003.07	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE		WIDTH TO LENGTH RATIO / OXFORD ESTATES	RELIEF FROM THE REQUIRED 1:4 MINIMUM WIDTH TO LENGTH RATIO	1102 THOMAS ROAD		APPROVED	
07/29/2013	GERALD & IRIS HODGE	182-10-00-004	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE		WIDTH TO LENGTH RATIO / LONGVIEW PROPERTY OF MISS EVA BARNES SUBDIVISION, LOT Y	RELIEF FROM THE REQUIRED 1:4 WIDTH-TO-LENGTH RATIO	4335 SOUTH WILSON ROAD		WITHDRAWN	
01/23/2013	RICHARDSON, RODNEY & NANCY	179-00-00-011.01; 180-00-00-004	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE		WIDTH TO DEPTH RATIO / SPECKLES PLACE, LOT 2	RELIEF FROM THE REQUIRED 1:4 WIDTH TO DEPTH RATIO	269 FALLING SPRINGS ROAD	03/21/2013	APPROVED	
01/27/2012	WILLIE & SOMI NEAL	224-00-00-082	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE		ROAD FRONTAGE AND 1:4 WIDTH-TO-LENGTH RATIO / ROYAL ACRES ESTATES	RELIEF FOR THE MINIMUM ROAD FRONTAGE AND THE 1:4 WIDTH-TO-LENGTH RATIO	SPORTSMAN LAKE RD		APPROVED	
01/18/2012	JOSEPH PRATHER	230-00-03-022	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE		ROAD FRONTAGE AND 1:4 WIDTH TO LENGTH / WEXFORD PLACE LOT 22	RELIEF FROM THE MINIMUM ROAD FRONTAGE AND THE 1:4 WIDTH TO LENGTH RATIO	WEXFORD DRIVE		WITHDRAWN	
01/17/2012	WILLIAM BURNETT	185-00-00-023; 185-00-00-024	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE		1:4 WIDTH-TO-LENGTH RATIO / BURNETT ESTATES	RELIEF FROM THE REQUIRED 1:4 WIDTH-TO-LENGTH RATIO	ST JOHN ROAD		WITHDRAWN	
07/07/2010	DEBRA RAMBO	163-00-00-091.01	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE		ROAD FRONTAGE REQUIREMENT AND 1:3 RATIO / CARMAN SUBDIVISION, LOT 1A	RELIEF FROM THE MINIMUM ROAD FRONTAGE REQUIREMENT AND 1:3 RATIO FOR PROPOSED LOT 1D OF CARMAN SUBDIVISION	230 WISE LANE		APPROVED	
06/16/2009	WILLIAM L. AND MARIE A. BROWN	231-40-00-055; 243-00-00-018	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE		LOT WIDTH TO LENGTH RATIO (1:3) / LINCOLN TRAIL SUBDIVISION, LOT 5	RELIEF FROM THE 1:3 WIDTH TO LENGTH RATIO	169 BARDSTOWN ROAD (US 62)		APPROVED	
05/26/2009	CREAGOR WILSON	168-00-01-086	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE		LOT WIDTH TO LENGTH RATIO (1:3) / LAKEWOOD SUBDIVISION SECTION 7, LOT 710	RELIEF FROM THE 1:3 WIDTH TO LENGTH RATIO AND MINIMUM ROAD FRONTAGE REQUIREMENT	0 MAIN STREET (KY 86)		DENIED	
04/17/2009	BEN PARTIN, III	180-00-00-025; 180-00-00-030	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE		LOT WIDTH TO LENGTH RATIO (1:3) / TWIN OAKS, LOTS 72 & 73	RELIEF FROM THE 1 TO 3 RATIO	DOGWOOD DRIVE		APPROVED	
06/16/1996	JOZWIAK STANLEY D	163-00-00-105	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE		QUIET WOOD ESTATES	TO ALLOW FOR A TWO LOT SUBDIVISION AND REQUESTING AN ALTERNATE LOT CONFIGURATION INVOLVING THE 1:3 RATIO AND THE RESIDUAL TRACT	DECKARD SCHOOL ROAD		APPROVED	07/25/1996

Previous Lot Width-to-Length Ratios in the R-1 Urban Residential Zone

Group: R-1 - URBAN RESIDENTIAL ZONE

7/7/2010	DEBRA RAMBO	230 WISE LANE	ROAD FRONTAGE REQUIREMENT AND 1:3 RATIO / CARMAN SUBDIVISION, LOT 1A	12.674	50.00	1,420.44	APPROVED	28.41
11/25/2015	SULLIVAN STUART	995 RED MILL RD		0.000	61.42	1,508.69	APPROVED	24.56
1/24/2025	GLENDALE CHRISTIAN CHURCH	219 S BEECH STREET, GLENDALE, KY	SANDRAS ACRES	1.126	20.00	473.31	APPROVED	23.67
1/18/2012	JOSEPH PRATHER	WEXFORD DRIVE	ROAD FRONTAGE AND 1:4 WIDTH TO LENGTH / WEXFORD PLACE LOT 22	0.925	51.00	1,138.00	WITHDRAWN	22.31
5/17/2016	HINTON MARK & PAMELA L	1245 W BRYAN RD		14.500	119.26	2,234.88	APPROVED	18.74
10/5/2016	MCCOMBS GEORGE W & SUSAN	1809 KNOX AVENUE		1.877	42.00	745.00	APPROVED	17.74
3/10/2025	ASHLEY HENSLEY	1738 VALLEY CREEK ROAD, ELIZABETHTOWN, KY	A HENSLEY ACRES	11.220	58.95	1,034.87	APPROVED	17.56
7/29/2013	GERALD & IRIS HODGE	4335 SOUTH WILSON ROAD	WIDTH TO LENGTH RATIO / LONGVIEW PROPERTY OF MISS EVA BARNES SUBDIVISION, LOT Y	41.000	60.00	963.19	WITHDRAWN	16.05
1/27/2012	WILLIE & SOMI NEAL	SPORTSMAN LAKE RD	ROAD FRONTAGE AND 1:4 WIDTH-TO-LENGTH RATIO / ROYAL ACRES ESTATES	43.578	60.30	787.68	APPROVED	13.06

9/28/2021	DAUNIS GERTRUDE	825 KRAFT ROAD, RINEYVILLE KY 40162	GERTRUDE DAUNIS SUBDIVISION	17.050	87.00	1,106.00	APPROVED	12.71
2/22/2023	HINOTE WALTER S & UTE	223 BOONE ROAD, RINEYVILLE, KY 40162	PEYTON ESTATES, LOTS 20-22	10.600	100.00	1,170.00	APPROVED	11.70
4/13/2018	WADDELL LARRY & RHONDALYN	MIDDLE CREEK RD	EDWARDS SUBDIVISION LOT 3A AND COLE CREEK ESTATES SECTION 1	61.391	100.00	856.75	APPROVED	8.57
1/17/2012	WILLIAM BURNETT	ST JOHN ROAD	1:4 WIDTH-TO-LENGTH RATIO / BURNETT ESTATES	22.171	240.00	2,000.00	WITHDRAWN	8.33
6/16/1996	JOZWIAK STANLEY D	DECKARD SCHOOL ROAD	QUIET WOOD ESTATES	0.000	240.61	1,845.44	APPROVED	7.67
10/13/2023	HARROD SALLY	3664 RINEYVILLE ROAD, ELIZABETHTOWN, KY 42701	SALLY HARROD SUBDIVISION	3.266	100.03	748.32	APPROVED	7.48
8/4/2022	OWSLEY B G & MARTHA J	WEST MAIN STREET/PARK LANE	RATIO & GOVERNMENT MAINTAINED ROAD FRONTAGE VARIANCES	16.030	131.00	971.00	APPROVED	7.41
4/15/2014	HOUSER AARON & ANDREA	306 CRUME ROAD (KY 391)	1:4 WIDTH-TO-LENGTH RATIO / AMENDED RECORD PLAT OF CLARK ESTATE, LOT 1 AND RECORD PLAT CLARK ESTATE, SECTION 2	3.964	80.00	550.00	APPROVED	6.88
12/16/2015	FRALEY GARY	SOUTH OF BRIDLE DRIVE AND NORTH OF KRAFT RD	MINIARD ACRES, SECTION 1, LOT 4	6.762	146.00	1,000.00	APPROVED	6.85
1/23/2013	RICHARDSON, RODNEY & NANCY	269 FALLING SPRINGS ROAD	WIDTH TO DEPTH RATIO / SPECKLES PLACE, LOT 2	3.753	214.98	1,451.09	APPROVED	6.75

Previous Lot Width-to-Length Ratios in the R-1 Urban Residential Zone

4/17/2024	NELSON DAVION	TRINITY DR	COTTONWOOD EST LOT 35	2.218	80.00	532.46	APPROVED	6.66
5/10/2021	THOMAS DONALD RAY & SHARON	5095 & 5111 SAINT JOHN ROAD, ELIZABETHTOWN, KY	THOMAS PROPERTY PROJECT	3.082	78.00	517.48	APPROVED	6.63
2/18/2015	KRIEGER ROBERT E & DEBRA	1330 Berrytown Road	/ Krieger Estates	0.000	232.22	1,531.59	APPROVED	6.60
4/17/2009	BEN PARTIN, III	DOGWOOD DRIVE	LOT WIDTH TO LENGTH RATIO (1:3) / TWIN OAKS, LOTS 72 & 73	0.520	75.00	477.80	APPROVED	6.37
2/9/2021	ASBELL DAVID L & DEBBIE L	1382 BERRYTOWN ROAD	ASBELL ZONE CHANGE - PROPOSED TWO LOTS	11.000	233.97	1,457.75	APPROVED	6.23
7/29/2019	DEBBIE COX	2499 KNOX AVE	ROSCOE & HELENS ROOST, LOT 2	9.770	163.27	1,009.42	APPROVED	6.18
2/26/2014	JEFF & AMY VO	1102 THOMAS ROAD	WIDTH TO LENGTH RATIO / OXFORD ESTATES	8.637	250.00	1,525.00	APPROVED	6.10
6/16/2009	WILLIAM L. AND MARIE A. BROWN	169 BARDSTOWN ROAD (US 62)	LOT WIDTH TO LENGTH RATIO (1:3) / LINCOLN TRAIL SUBDIVISION, LOT 5	3.000	98.05	595.17	APPROVED	6.07
8/21/2024	MARTHA & TERRY SKAGGS	THOMPSON ROAD, RINEYVILLE, KY	AMENDED LOT 8 OF LEASOR'S LANDING & AMENDED LOT 40 OF COTTONWOOD ESTATES, SECTION 1	11.247	206.89	1,228.76	APPROVED	5.94

Current Request – 1:5.24
Avg. Approved – 1:10.23

5/29/2014	PATRICK & LYNNE HOGAN	RINEYVILLE BIG SPRINGS RD	1:4 WIDTH-TO-LENGTH RATIO / MAYFAIR PLACE SUBDIVISION, SECTION 1	3.776	148.00	853.65	WITHDRAWN	5.77
5/26/2009	CREAGOR WILSON	0 MAIN STREET (KY 86)	LOT WIDTH TO LENGTH RATIO (1:3) / LAKEWOOD SUBDIVISION SECTION 7, LOT 710	3.169	160.20	834.69	DENIED	5.21
4/7/2025	HALL CHARLES E JR & TAMARA K		PITZ HALL ACRES	23.457	208.00	1,067.00	PENDING	5.13
7/22/2020	POWELL DOROTHY	HODGENVILLE RD		8.771	165.00	806.00	APPROVED	4.88
4/13/2017	MCGUFFIN VERNIE JOE & PHYLLIS JEAN	1054 THOMAS ROAD	OXFORD ESTATES	0.000	167.00	800.00	APPROVED	4.79
5/16/2024	BLAIR LIVING TRUST	237 BROCK RD	MACCALLIE MANOR, SECTION 2	10.960	239.34	1,105.66	APPROVED	4.62
3/29/2022	RIGGS BEN S & CATHY L	195 & 271 FERNWOOD BOULEVARD, ELIZABETHTOWN, KY 42701	FERNWOOD, SECTION 2, LOT 31 & FERNWOOD, SECTION 4, LOT 65	12.500	245.78	1,099.00	APPROVED	4.47

Findings necessary for Granting Variances

KRS 100.243 and DGS 5-3(B)

1. Before any variance is granted, the Board of Adjustment must find that the granting of the variance will not adversely affect the public health, safety or welfare, will not alter the essential character of the general vicinity, will not cause a hazard or a nuisance to the public, and will not allow an unreasonable circumvention of the requirements of this regulation. In making these findings, the board shall consider whether:
 - a. The requested variance arises from special circumstances which do not generally apply to land in the general vicinity;
 - b. The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant;
 - c. The circumstances are the result of actions of the applicant taken subsequent to the adoption of this regulation from which relief is sought.
2. The Board shall deny any request for variance arising from circumstances that are the result of willful violations of this regulation by the applicant subsequent to the adoption of this regulation.

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

(A) The requested variance arises from special circumstances which do not generally apply to land in the general vicinity;

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

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

Motion to Approve the proposed Variance :

1. To allow for a Variance from the 1:4 lot width-to-length ratio to allow for the property to acquire 4 acres from the adjoining property.
2. A Record Plat prepared by a licensed surveyor shall be required.
3. A Certificate of Land Use Restrictions shall be recorded in the Office of the Hardin County Clerk.

OR

Motion to Deny