

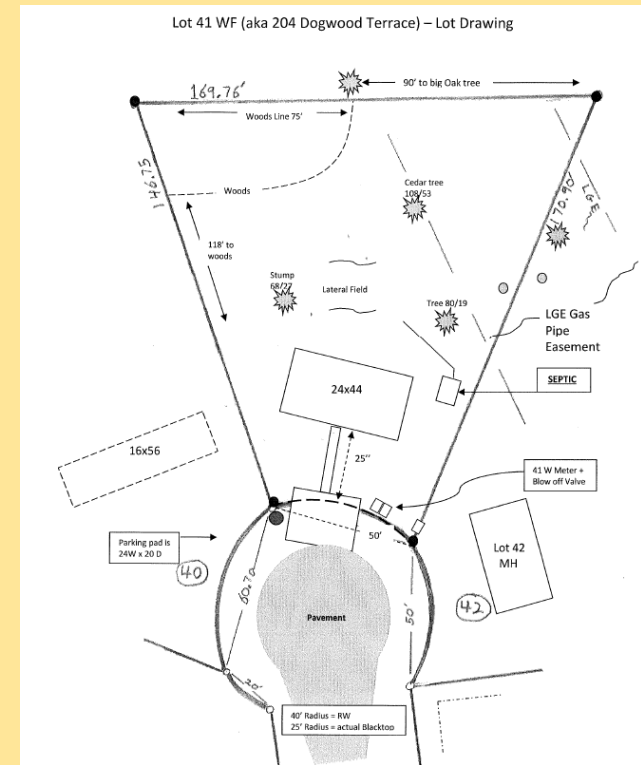


Hardin County Board of Adjustment

20 August 2026

**County Government Center
Second Floor Meeting Room**

Owner: Fentress Land Co. Inc.



Location A 0.4 acre site located at 204 Dogwood Terrace, Radcliff, KY known as Lot 41 of Windsor Forest

Zoned Urban Residential (R-1)

Request for a **Variance from the front building setback to allow for a proposed manufactured home to be 25' from the front property line**

204 Dogwood Terrace

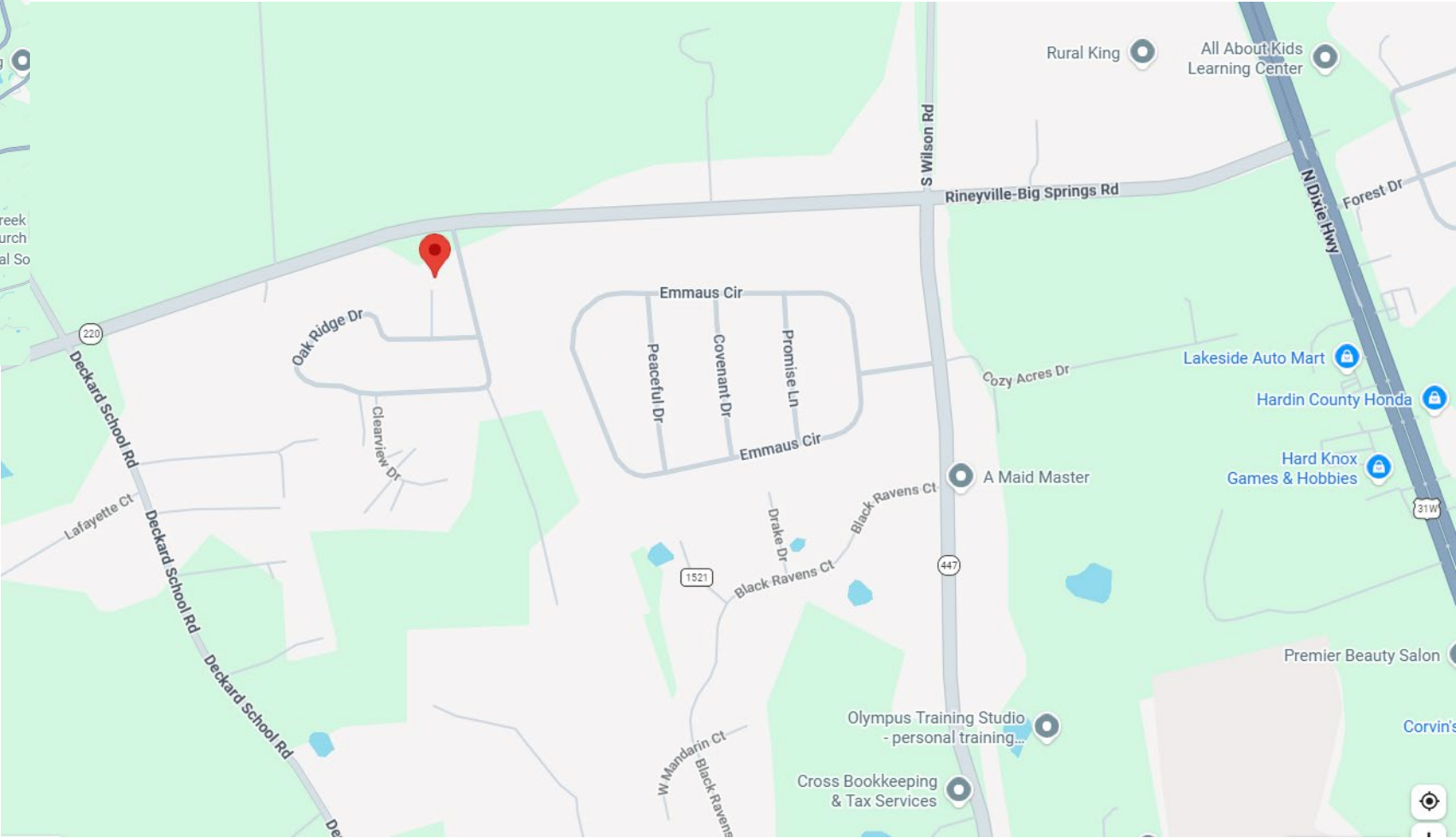
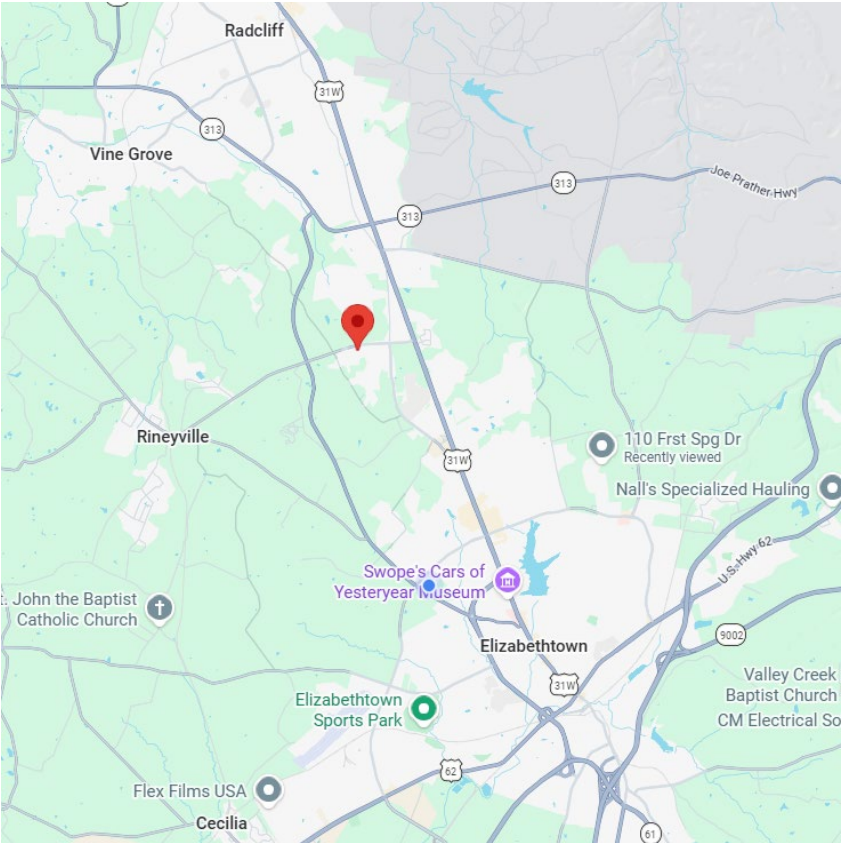
Variance

SUMMARY REPORT

LISTING OF EXHIBITS

- A. Vicinity Map**
- B. Zoning Map**
- C. Environmental Features Map**
- D. Plat of Windsor Forest Subdivision (1971)**
- E. Proposed Site Plan**
- F. Photos of the site**
- G. *Comprehensive Development Guide**
- H. *Development Guidance System Ordinance**

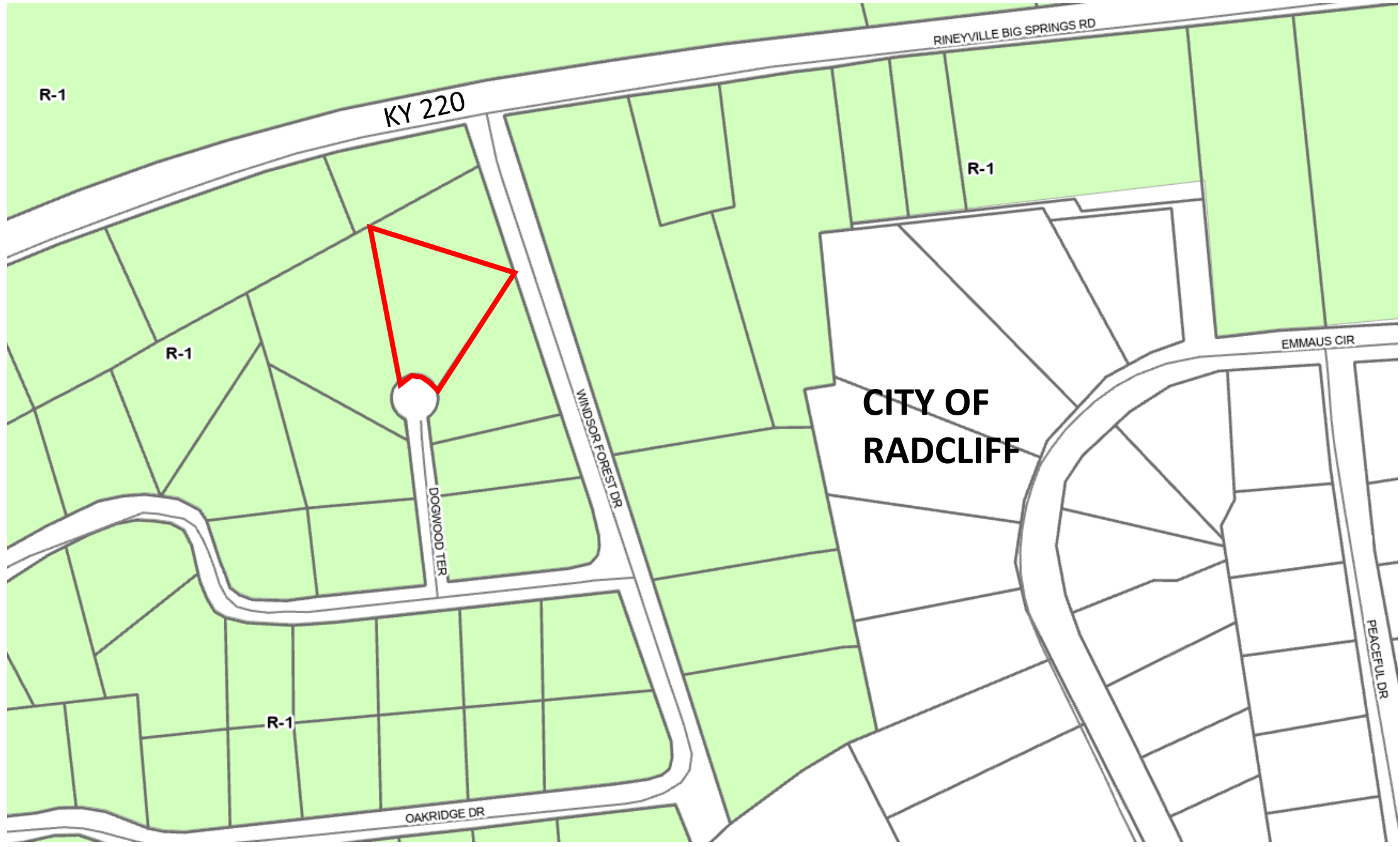
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☐ MasterZone

DISTRICT

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



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



Rineyville Big Springs Road (KY 220)



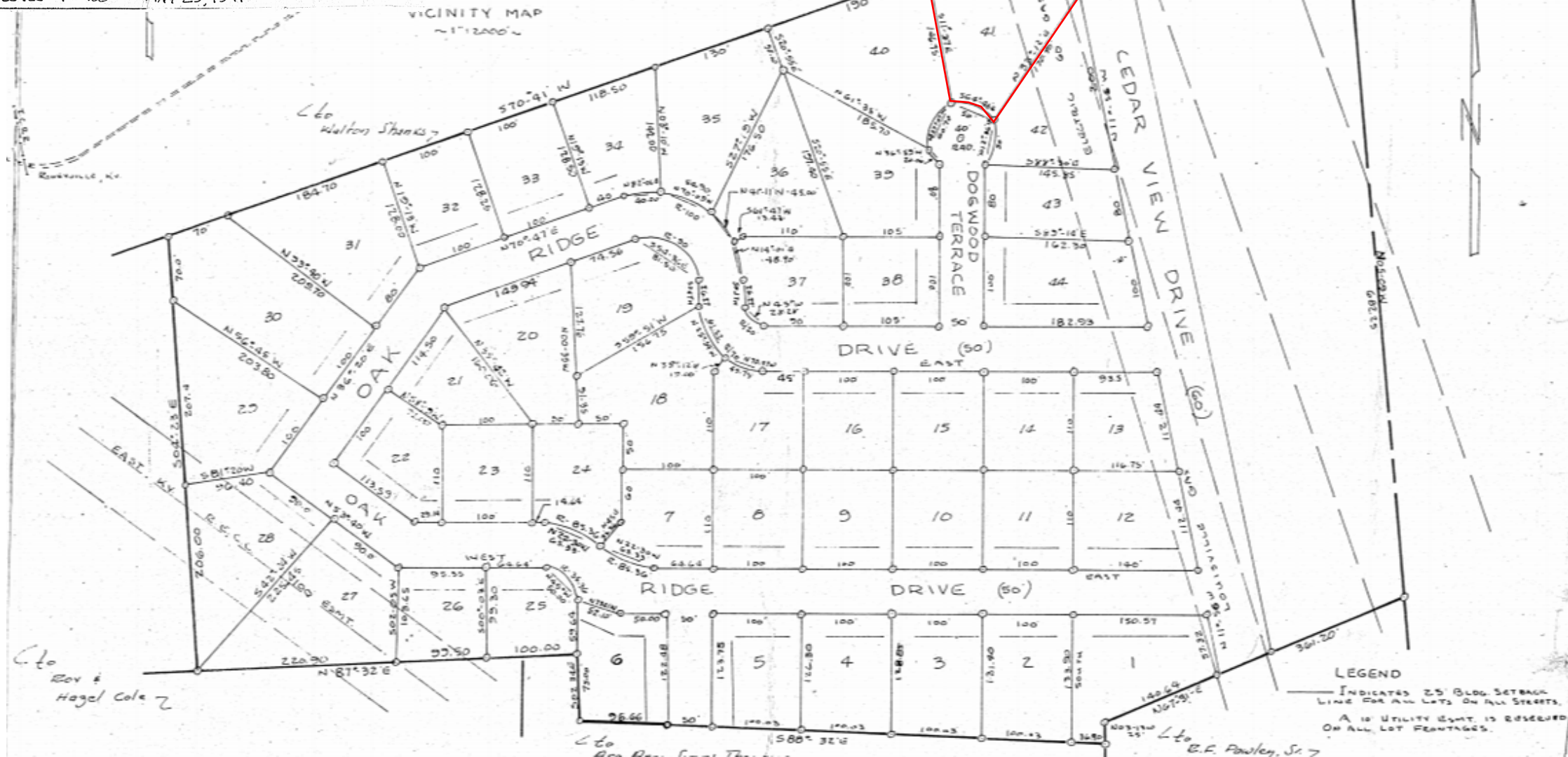
WINDSOR FOREST DR

DOGWOOD TER

OAKRIDGE DR

SCALE 1" = 100' - MAY 29, 1971

#149-B







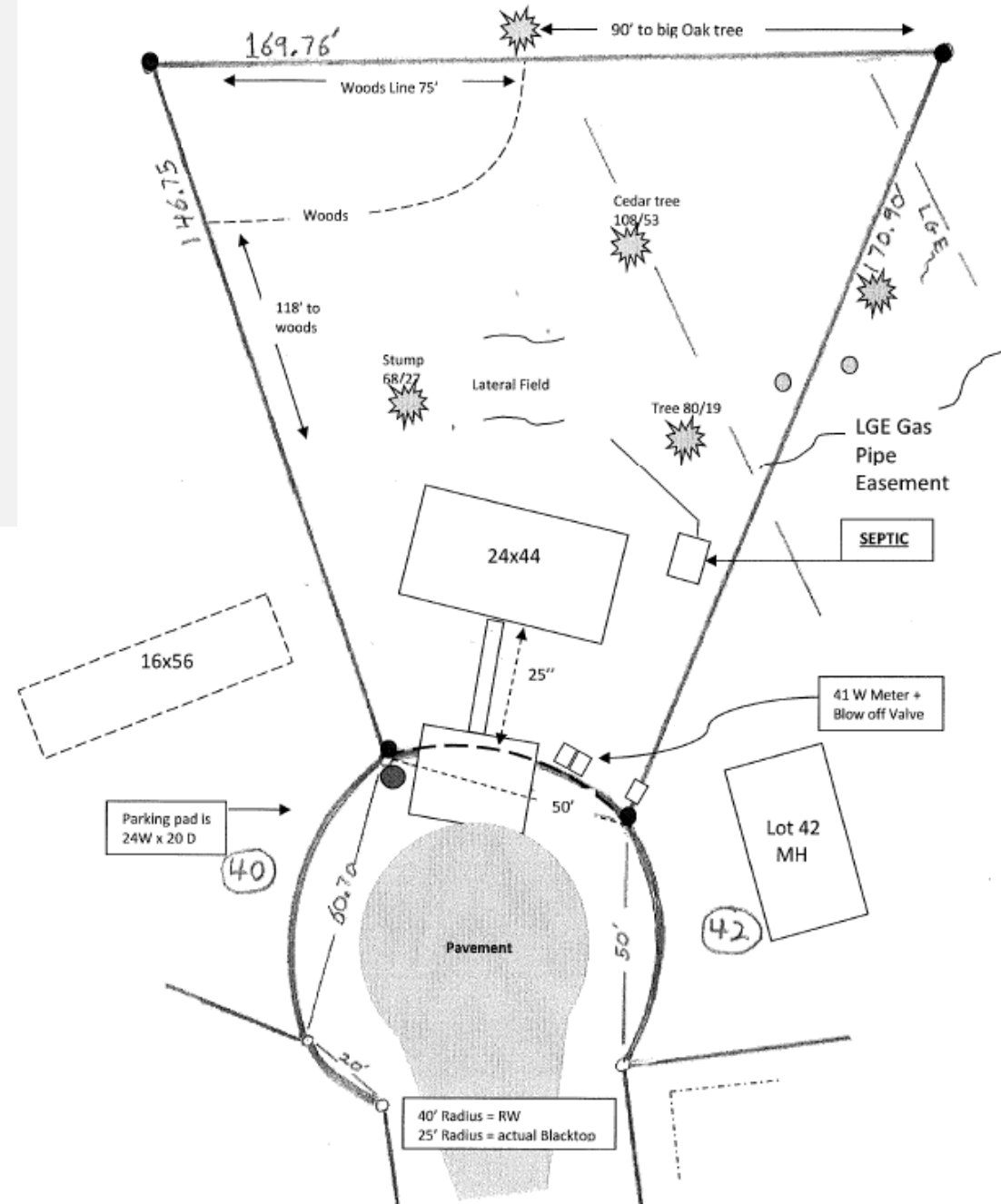
WINDSOR FOREST DR

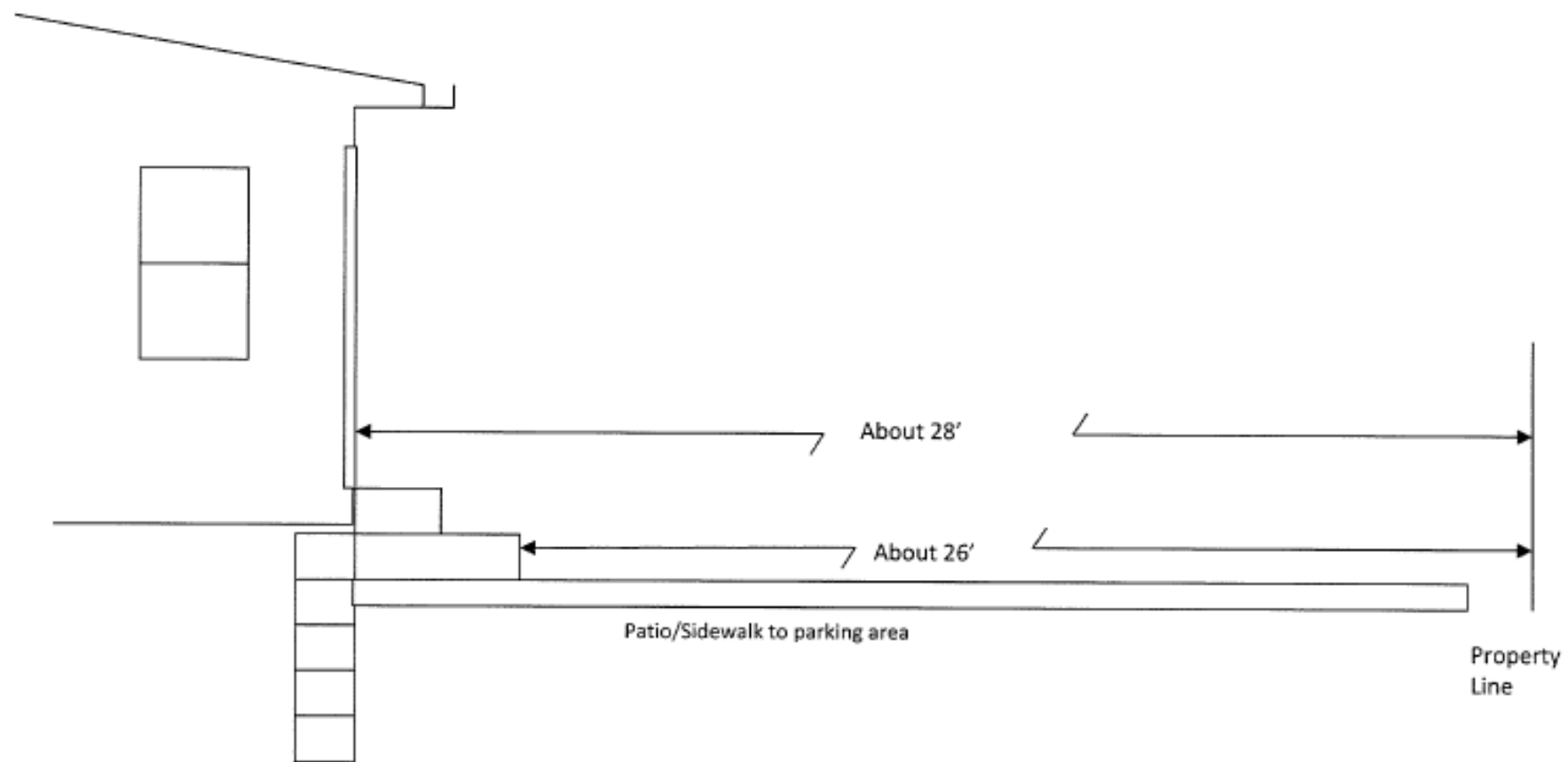
VARIANCE REQUEST

Proposed manufactured home is 25' from the front property line

Zoning Ordinance requires a 40' B/L

15' Variance





















Findings necessary for Granting Variances

KRS 100.243 and DGS 5-3(B)

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

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

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

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

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

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

Motion to Approve the proposed Variance :

1. To allow for a Variance from the 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.

OR

Motion to Deny

Owner: Darren & Whitney Ballou



Location 1.04 acre site located at 117 Felix Court, Elizabethtown, KY, known as Lot 51 of Arbor View Subdivision, Section 5

Zoned Urban Residential (R-1)

Request for a Variance from the rear building setback to allow for an existing 15' x 20' shed to remain on site.

117 Felix Court

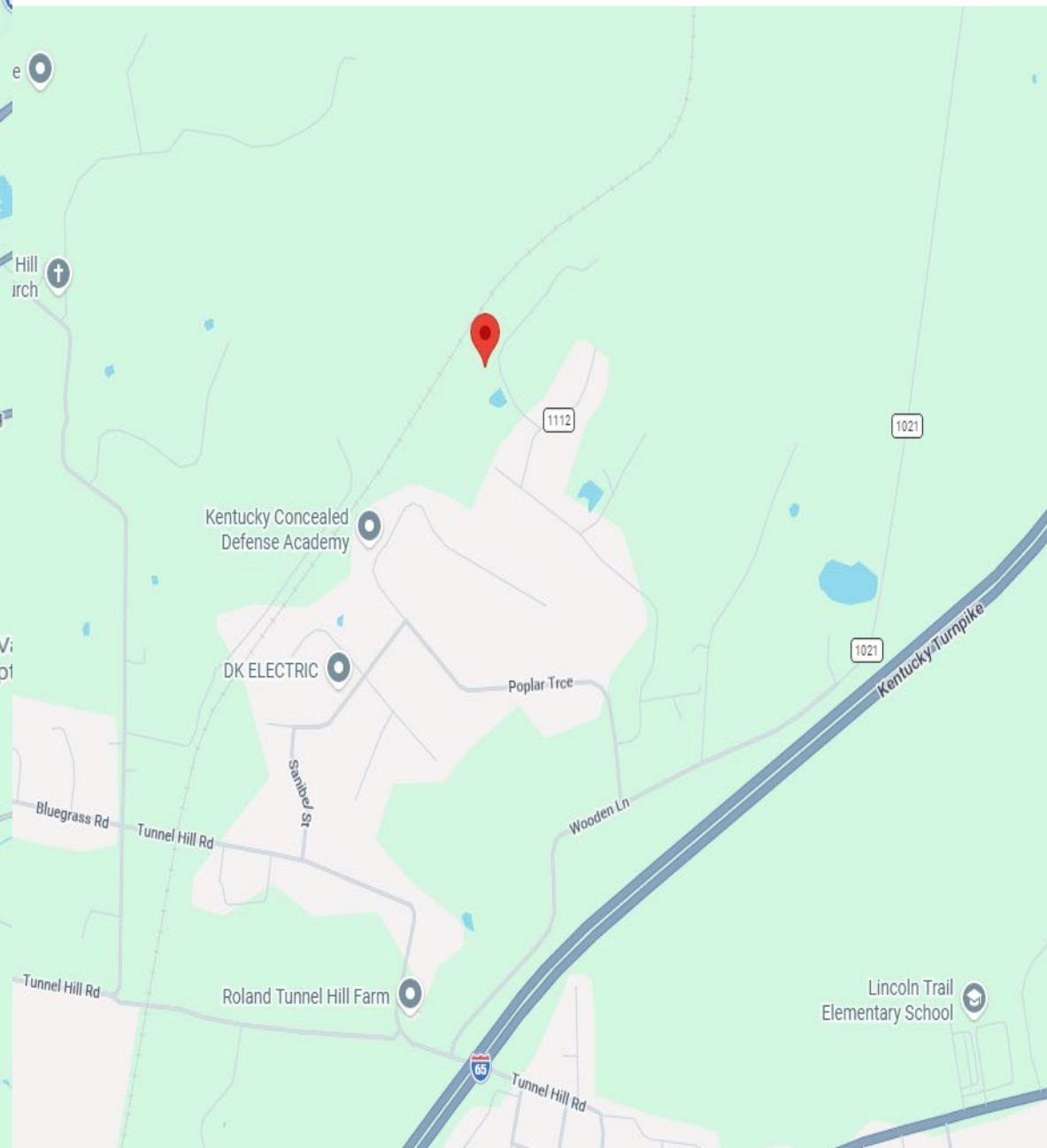
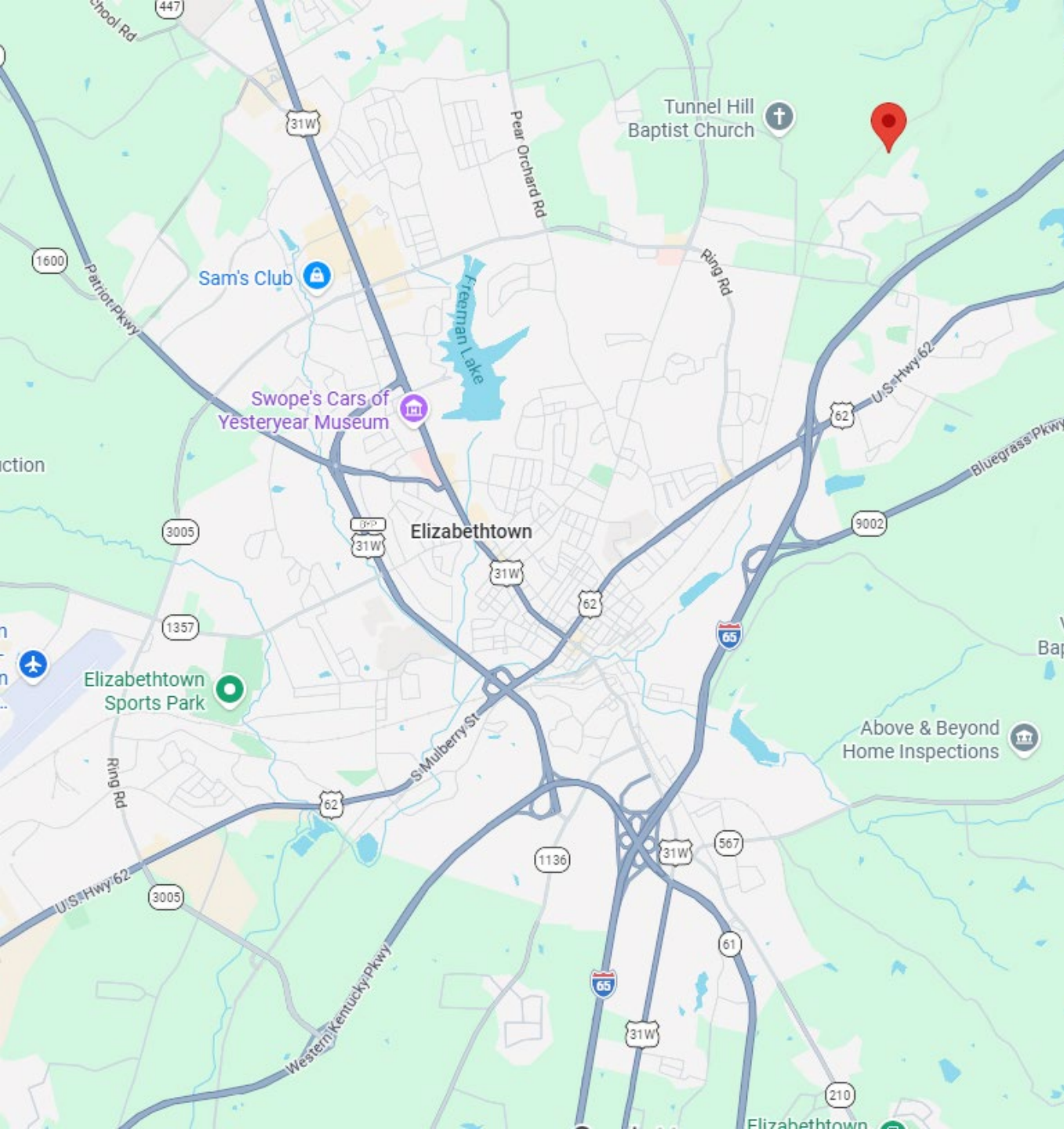
Variance

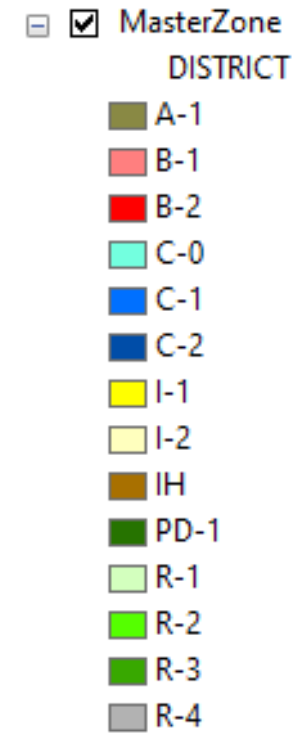
SUMMARY REPORT

LISTING OF EXHIBITS

- A. Vicinity Map**
- B. Zoning Map**
- C. Environmental Features**
- D. Analysis of the Site**
- E. Plat of Arbor View Subdivision, Section 5 (2004)**
- F. Proposed Amended Plat of Arbor View Subdivision Lots 49A & 51**
- G. Site Plan**
- H. Photos of the site**
- I. Character of The Area**
- J. *Comprehensive Development Guide**
- K. *Development Guidance System Ordinance**

*** Not Provided in PowerPoint**



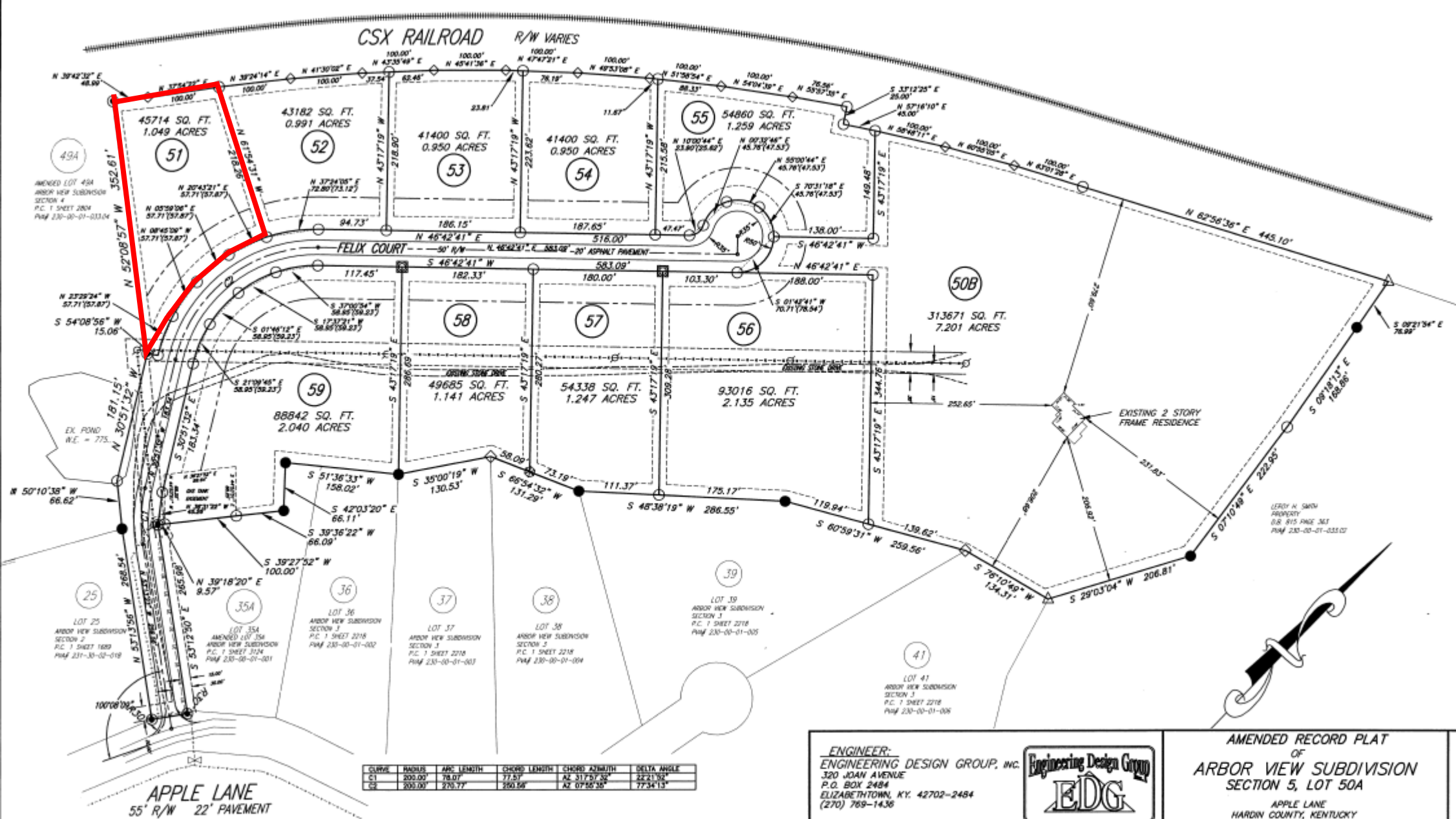


- ☐ ☒ Streams 2023
- ☐ ☒ Hardin_Wetlands
- ☐ ☒ Hardin_100Flood
- ☐ ☒ hardin_sinkhole





2,210 sq. ft. Ranch (2022)



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	200.00'	78.07'	77.57'	AZ 317°57'32"	22°21'52"
C2	200.00'	270.77'	260.56'	AZ 07°58'36"	77°34'13"

ENGINEER:
ENGINEERING DESIGN GROUP, INC.
 320 JOAN AVENUE
 P.O. BOX 2484
 ELIZABETHTOWN, KY. 42702-2484
 (270) 769-1436



SCALE: 1" = 80' DATE: JULY 13, 2004

AMENDED RECORD PLAT
 OF
ARBOR VIEW SUBDIVISION
 SECTION 5, LOT 50A

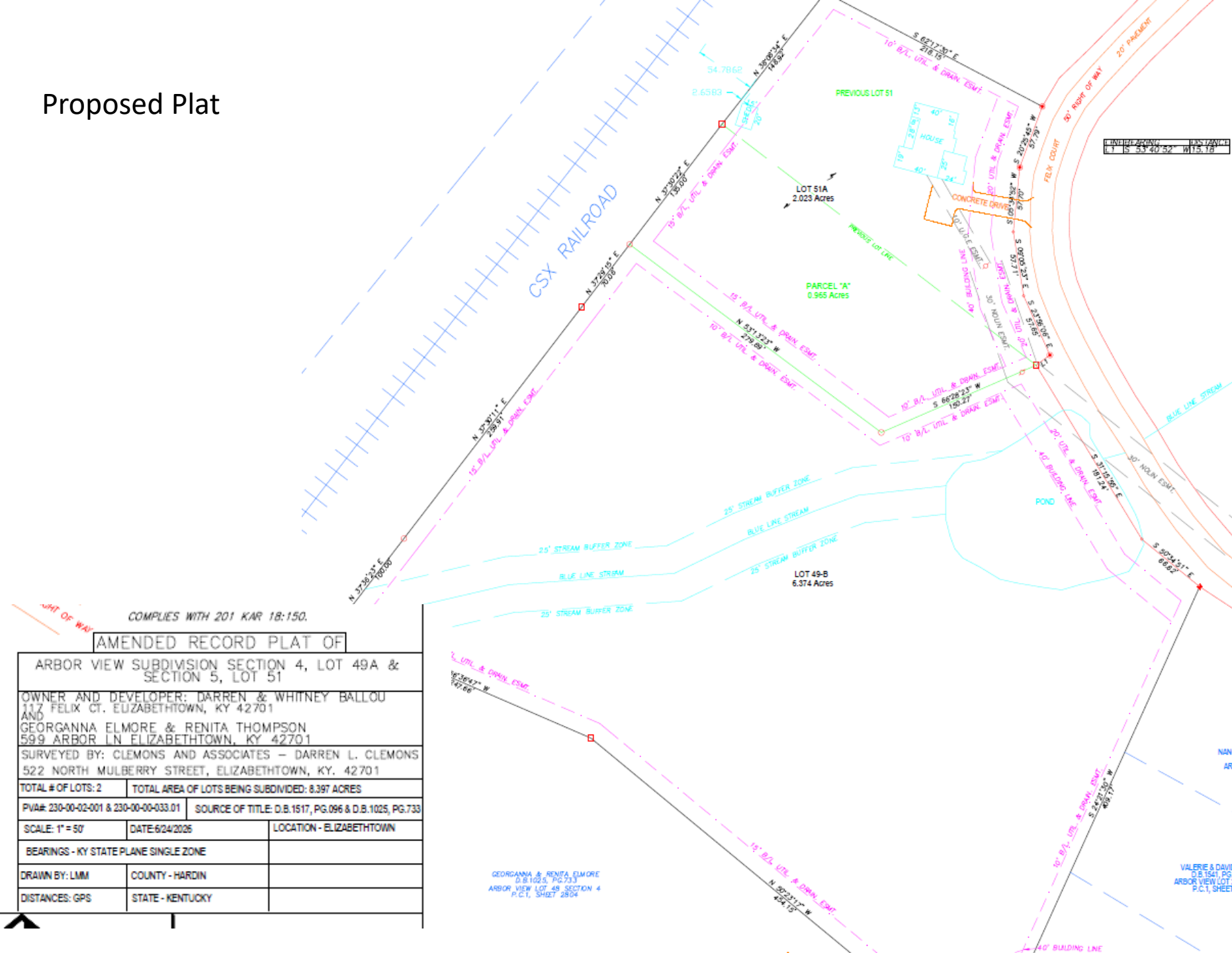
APPLE LANE
 HARDIN COUNTY, KENTUCKY

OWNER/DEVELOPER:
 GOLD OF MIDWAY, LLC
 a limited liability company
 P.O. BOX 585
 BRANDENBURG KY 40108
 (502) 942-0051

3707

FILED JUL 18 P 4 24
 HARDIN COUNTY, KY
 CLERK

Proposed Plat



That An Accurate And Current Map May Be Disclosed.
 5. The certification of this Survey is made as of this date only for the person it was done for and is subject to any future facts that may more accurately describe or establish the boundary shown hereon. This survey is subject to any adverse or other rights Of Others Due To Court Action.
 6. This survey does not represent or establish land ownership per 201 KAR 18:150 3(2)(a).
 7. All bearings and coordinates are on Kentucky State Plane Single Zone. Geoid 2018 was used. All distances are grid distances unless noted.

GRAPHIC SCALE



OWNER(S) CERTIFICATION

(I, WE) CERTIFY THAT (I, AM, WE ARE) THE OWNER(S) OF THIS PROPERTY, AS RECORDED IN DEED BOOK(S), PAGE 096 AND DEED BOOK 1025, PAGE 733 IN THE HARDIN COUNTY CLERK'S OFFICE AND THAT WE ADOPT THIS PLAN OF DEVELOPMENT WITH OUR FREE CONSENT, ESTABLISH THE MINIMUM BUILDING LINES, AND DEDICATE ALL STREETS, DRAINAGE WAYS, WALKS, PUBLIC UTILITY LINES, PARKS, AND OTHER SPACES TO PUBLIC USE AS NOTED AND ILLUSTRATED. FURTHER, (I, WE) GRANT UNTO THE BELOW NAMED UTILITY COMPANIES, THEIR SUCCESSORS AND ASSIGNS AN EASEMENT OVER THE SPACES INDICATED BY DASHED LINES AND MARKED "ELECTRIC AND TELEPHONE EASEMENTS", NAMELY NOLIN COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR ELECTRIC UTILITY PURPOSE AND WINDSTREAM COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR TELEPHONE UTILITY COMPANIES, THEIR SUCCESSORS AND ASSIGNS, AN EASEMENT OVER THE SPACES INDICATED BY DASHED LINES MARKED "UTILITY AND DRAINAGE EASEMENTS", SAID EASEMENTS TO INCLUDE:
 1. THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, REPLACE, UPGRADE, OR REBUILD POLE LINES AND/OR PIPES, AND/OR UNDERGROUND CABLE SYSTEMS AND ALL APPURTENANCES THERETO.
 2. THE RIGHT OF INGRESS AND EGRESS OVER ALL LOTS TO AND FROM SAID EASEMENTS INDICATED.
 3. THE RIGHT TO TRIM OR REMOVE ANY TREE NECESSARY TO MAINTAIN PROPER SERVICE.
 4. THE RIGHT TO KEEP EASEMENTS FREE OF ANY STRUCTURES OR OBSTACLES THE COMPANY DEEMS A HAZARD TO THE SAID POLE LINES, PIPES OR CABLE, AND
 5. THE RIGHT TO PROHIBIT ANY EXCAVATION WITHIN FIVE FEET OF ANY BURIED PIPE AND/OR CABLE HEREIN MENTIONED, OR CHANGE OF GRADE THAT INTERFERES WITH OVERHEAD POLE LINES.
 THE UNDERSIGNED HEREBY GRANTS THE FURTHER RIGHT, TO SAID ELECTRIC UTILITY COMPANY, TO INSTALL, EITHER OVERHEAD OR UNDERGROUND, NECESSARY WIRING FOR STREET LIGHTING, THAT IS REQUESTED AND/OR REQUIRED, BUT IN NO CASE SHALL SAID WIRING BE INSTALLED MORE THAN FIVE FEET FROM ANY LOT LINE.
 LOT OWNERS ARE TO USE AND ENJOY SAID LANDS INCLUDED IN EASEMENTS SHOWN HEREON, BUT SUCH USE SHALL NOT INTERFERE WITH THE RIGHT HEREIN GRANTED.

DATE	OWNER(S)
DATE	OWNER(S)
DATE	NOTARY PUBLIC
DATE COMMISSION EXPIRES	SERIAL #

NANCY KATHRYN HARTIN KINER
 D.B. 1681, PG. 1519
 ARBOR VIEW LOT 24, SECTION 2
 P.C.T., SHEET 1689

VALERIE & DAVID LAVIGNE
 D.B. 1541, PG. 500
 ARBOR VIEW LOT 24, SECTION 2
 P.C.T., SHEET 1689

SUBDIVISION RESTRICTION NOTE

The subdivision restrictions for this development are recorded in Deed Book 928, Page 448 (Section 4) and Deed Book 1175.

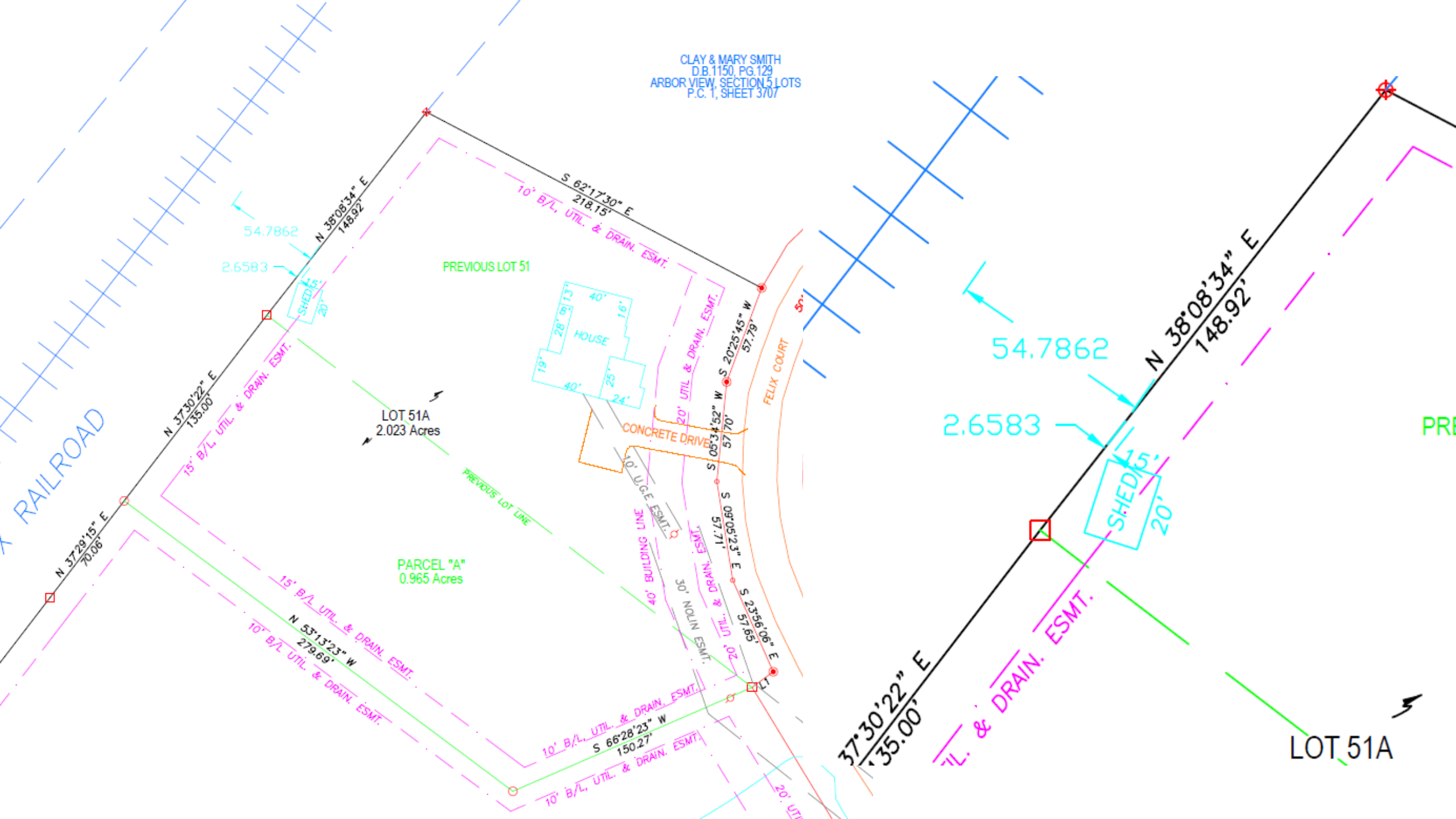
AMENDED RECORD PLAT OF

ARBOR VIEW SUBDIVISION SECTION 4, LOT 49A & SECTION 5, LOT 51

OWNER AND DEVELOPER: DARREN & WHITNEY BALLOU 117 FELIX CT. ELIZABETHTOWN, KY 42701 AND GEORGINNA ELMORE & RENITA THOMPSON 599 ARBOR LN ELIZABETHTOWN, KY 42701		
SURVEYED BY: CLEMONS AND ASSOCIATES - DARREN L. CLEMONS 522 NORTH MULBERRY STREET, ELIZABETHTOWN, KY. 42701		
TOTAL # OF LOTS: 2	TOTAL AREA OF LOTS BEING SUBDIVIDED: 8.397 ACRES	
PVA# 230-00-02-001 & 230-00-00-033.01	SOURCE OF TITLE: D.B. 1517, PG. 096 & D.B. 1025, PG. 733	
SCALE: 1" = 50'	DATE: 6/24/2025	LOCATION - ELIZABETHTOWN
BEARINGS - KY STATE PLANE SINGLE ZONE		
DRAWN BY: LMM	COUNTY - HARDIN	
DISTANCES: GPS	STATE - KENTUCKY	

GEORGINNA & RENITA ELMORE
 D.B. 1025, PG. 733
 ARBOR VIEW LOT 49, SECTION 4
 P.C.T., SHEET 2804

CLAY & MARY SMITH
D.B. 1150, PG. 129
ARBOR VIEW, SECTION 5 LOTS
P.C. 1, SHEET 3707













Photos

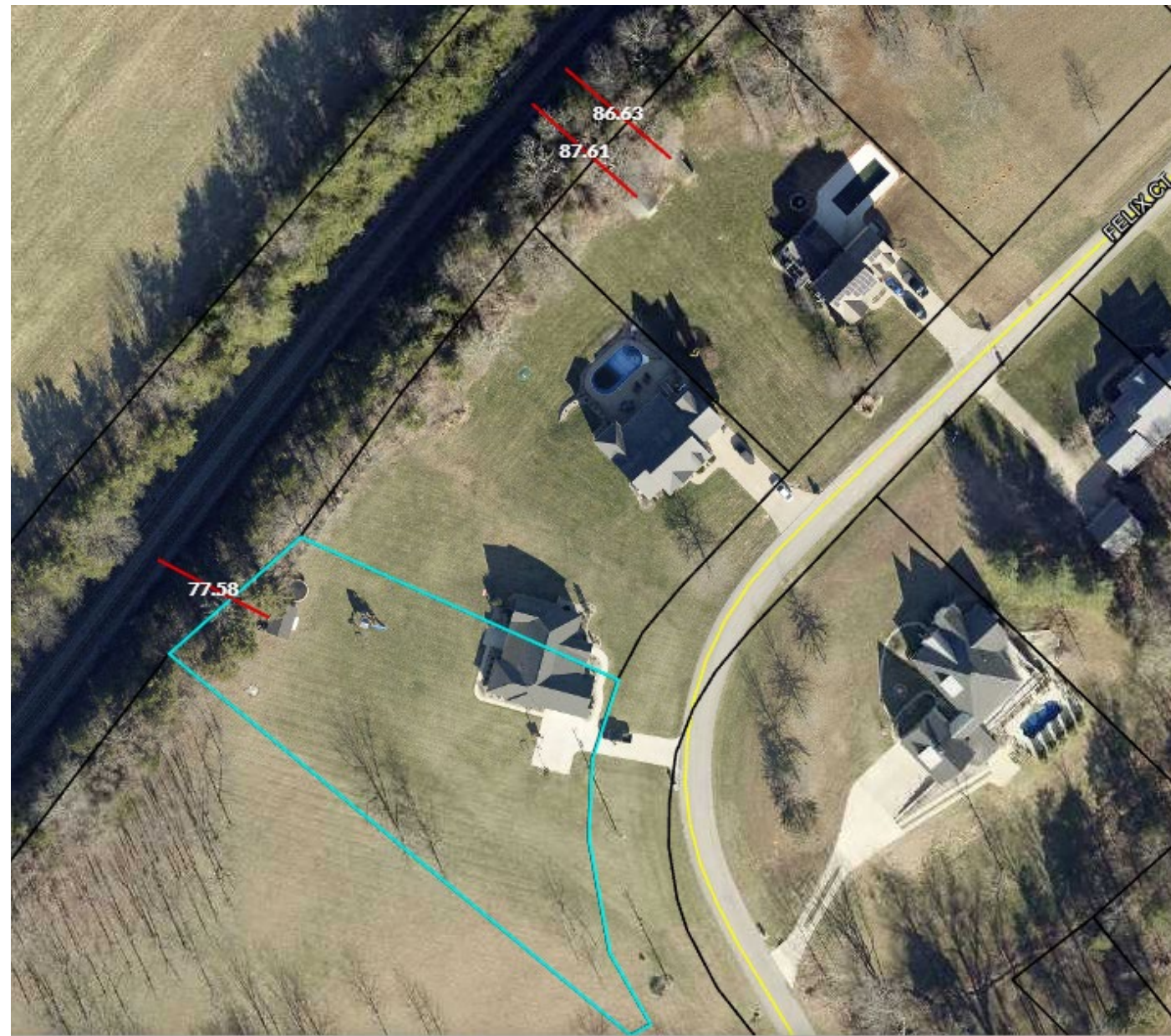








Mulberry Park Subdivision
(directly to the south)



Other distances from sheds to the tracks (NOT PROPERTY LINE)

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 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.

OR

Motion to Deny

Owner: Logan & Stephanie Mayfield



Location A 25 acre site located at 169 Cann School Lane, Eastview, KY

Zoned Rural Residential (R-2)

Requesting a **Conditional Use Permit for a Permanent Accessory Dwelling to allow for a 1,606 sq. ft second home on site.**

169 Cann School Lane

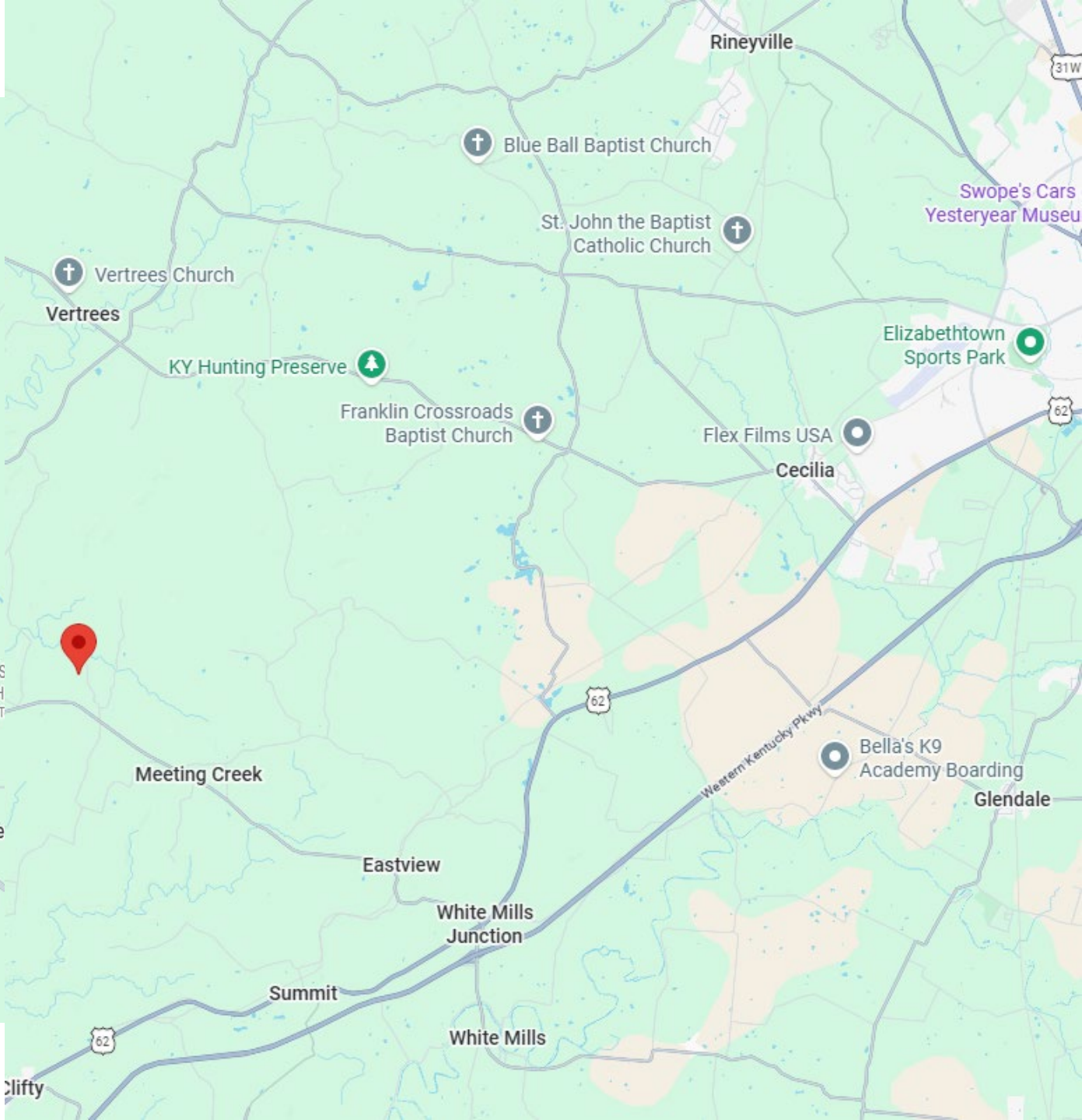
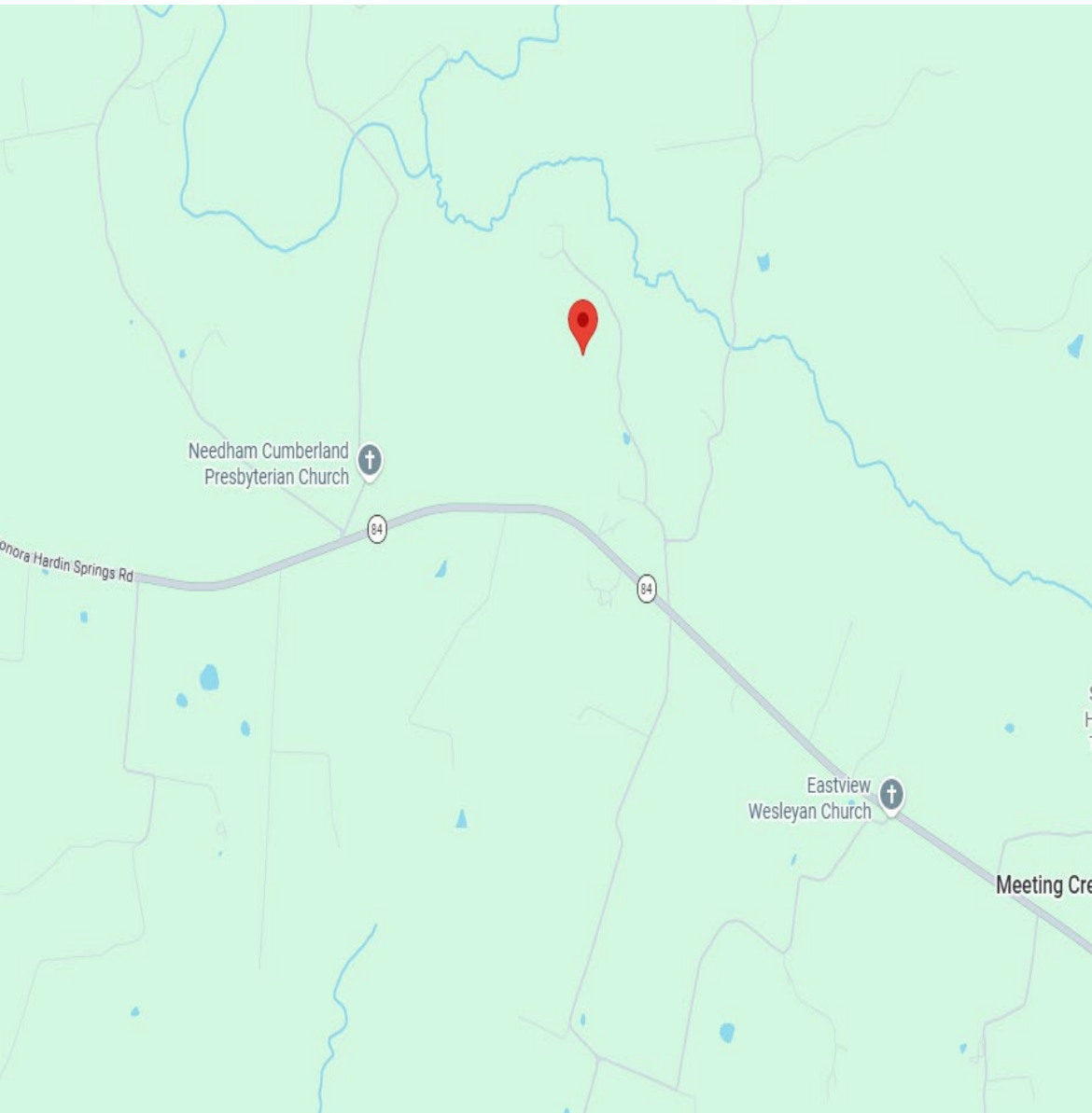
Conditional Use Permit

SUMMARY REPORT

LISTING OF EXHIBITS

- A. Vicinity Map**
- B. Zoning Map**
- C. Environmental Features**
- D. Boundary Survey of the David & Maxine Dudgeon Property (2009)**
- E. Character of the site**
- F. Site Plan**
- G. Dwelling Plans/Renderings**
- H. Photos of the Site**
- I. Permanent Accessory Dwelling Comparison**
- J. *Comprehensive Development Guide**
- K. *Development Guidance System Ordinance**

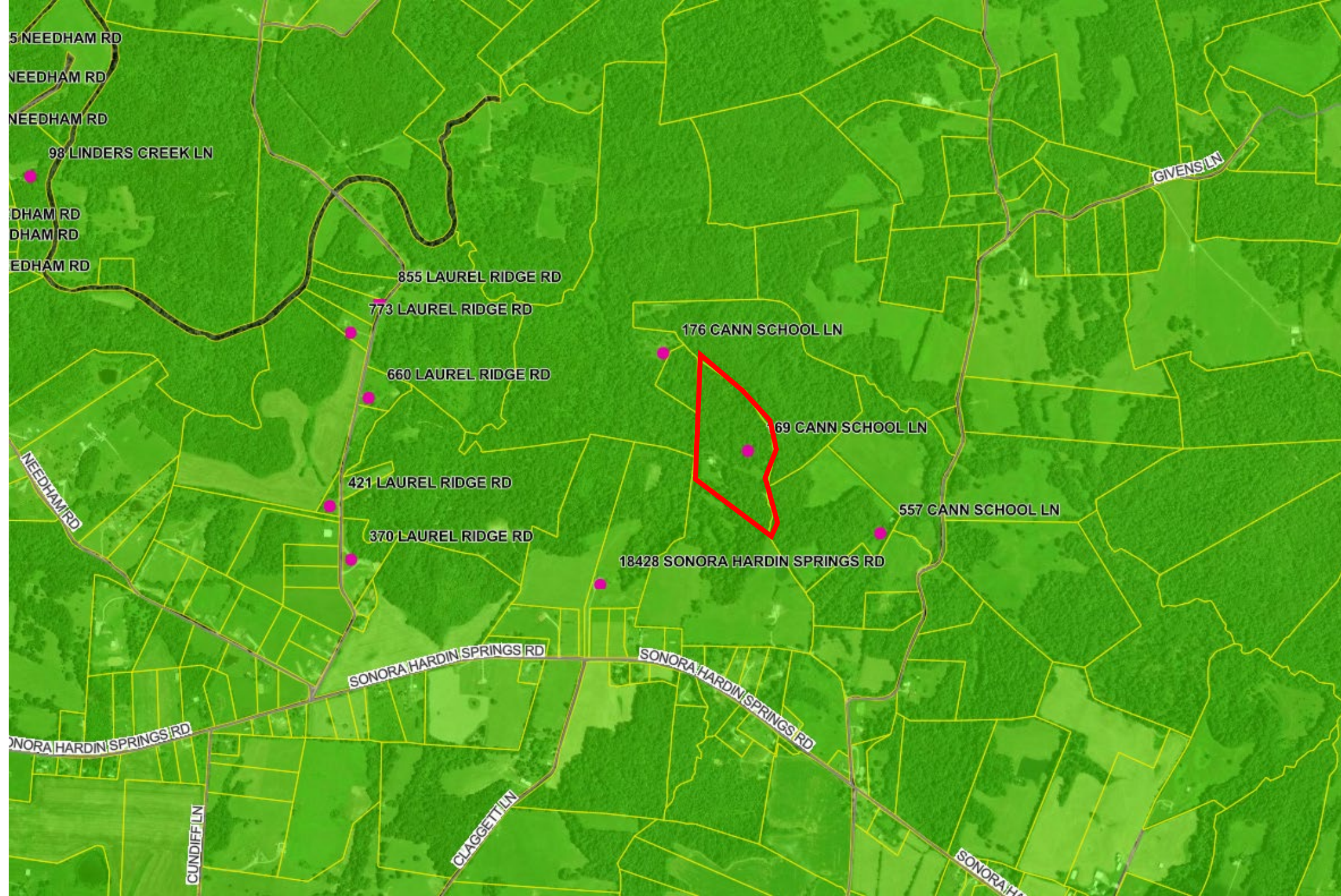
* Not Provided in PowerPoint



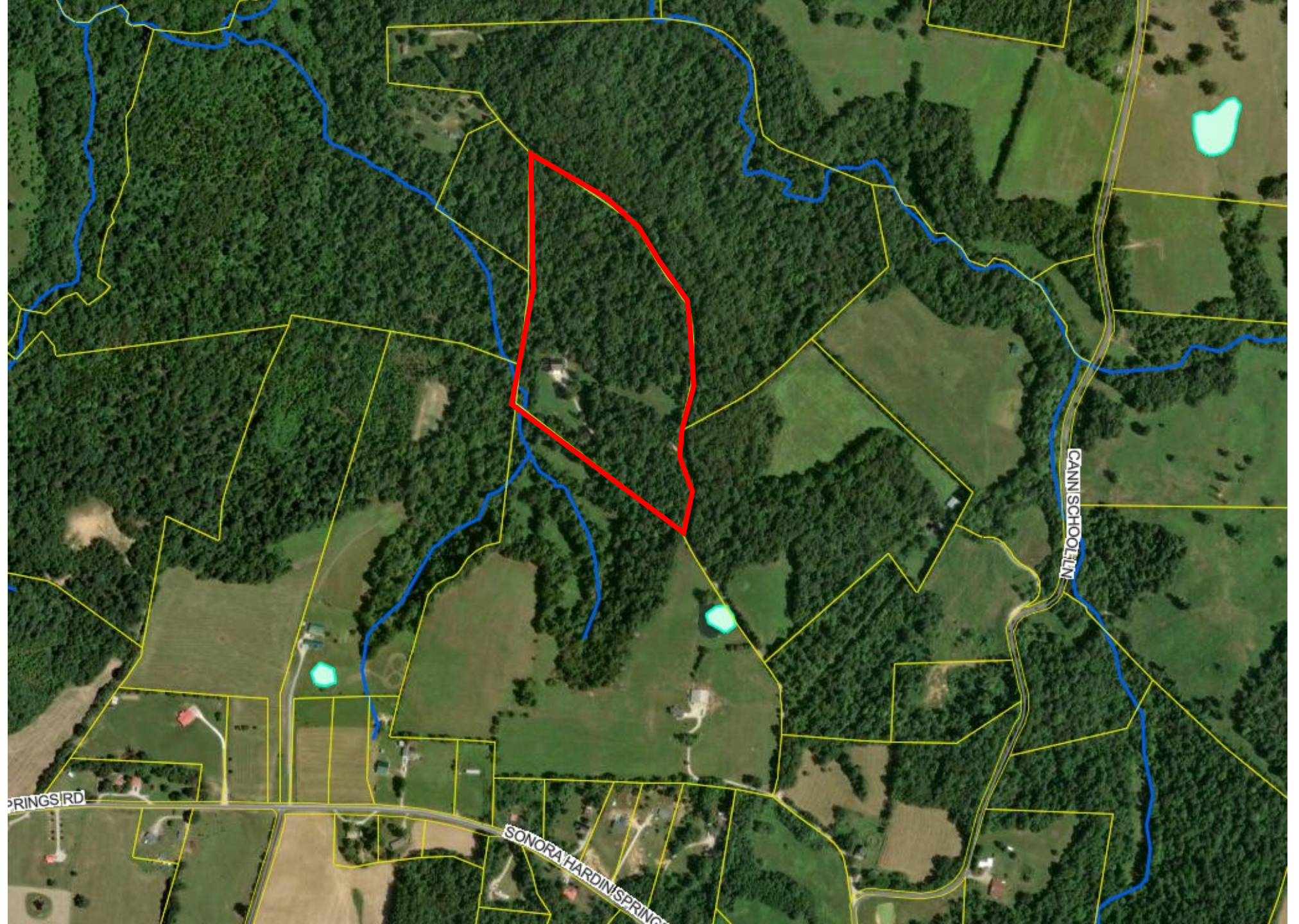
☐ MasterZone

DISTRICT

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



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



[illegible]

AS INDICATED IN THE FLOOD INSURANCE RATE MAPS (FIRM) EFFECTIVE AUGUST 16, 2012, SPECIFICALLY MAP NUMBER 2108301000, THE PROPERTY SHOWN ON THIS PLAT IS SHOWN TO BE WITHIN ZONE "1" WHICH HAS BEEN DETERMINED TO BE OUTSIDE A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 500-YEAR FLOODPLAIN (FLZ) ANNE CHANGED. FLOOD HAZARD AREA DETERMINATION IS RESTRICTED TO A REVIEW OF THE FIRM AND SHALL NOT BE CONSIDERED AS A CONFIRMATION OF LEVEL OF FLOODING POTENTIAL OR HAZARD.



VICINITY MAP

LEGEND

- SET 1/2" SHAMTER HIGH REBAR 24" W/IN PLASTIC SURVEY CAP STAMPED JOHNSON PLS. 3300
- SET 1/2" SHAMTER HIGH REBAR 24" W/IN GRASS SURVEY CAP STAMPED JOHNSON PLS. 3300
- FOUND 1/2" SHAMTER HIGH REBAR W/ PLASTIC CAP STAMPED T.S. TURNER 2153
- FOUND 1/2" SHAMTER HIGH REBAR W/ PLASTIC CAP STAMPED BELLING L3-3
- CALCULATED NEARER POINT
- ✦ UTILITY POLE
- GUY WIRE
- OVERHEAD UTILITY LINES
- OVERHEAD UTILITY SERVICE LINES
- EXISTING FENCE LINE

PLANNING COMMISSION NOTE

THIS BOUNDARY SURVEY IS NOT A SUBDIVISION PLAT AND HAS NOT BEEN
REVIEWED OR APPROVED AS BEING IN COMPLIANCE WITH THE DEVELOPMENT
GUIDANCE SYSTEM ORDINANCE AS ADOPTED BY HANCO COUNTY FISCAL
COURT.

21 May

9 Jan 2000

INGRESS AND EGRESS EASEMENT NOTE

WE DON'T AN INGRESS AND EGRESS EXEMPT OVER OUR PROPERTY
IF ANY, WHICH LIES INSIDE THE 12 FOOT INGRESS AND EGRESS
EXEMPT AT THOMAS ARNOLD.

[illegible]

NOTARY CERTIFICATION

I CERTIFY THAT I AM A RESIDENT FOR THE 2016-17 TERM. I FURTHER CERTIFY THAT THE ABOVE SIGNATURE(S) IS/ARE LEGAL AND TRUE, HAVE BEEN EXCELLED KNOWINGLY; TO THE BEST OF MY KNOWLEDGE AND BELIEF.

6-3-09
6-4-09
DATE SIGNATURE
7-21-2017
HENRY PEEK

Inquest 007869860000, Date: Fri
Recorded: 06/06/2008 at 12:04:10 A
Page 1 of 1
Case: 896-00
Marion County Clerk
Kenneth L. Todd County Clerk
File # 4807

AS INDICATED ON THE FLOOD INSURANCE RATE MAPS (FIRM), AUGUST 18, 2007, SPECIFICALLY MAP NUMBER 21083C03085, PROPERTY SHOWN ON THIS PLAT IS SHOWN TO BE WITHIN ; WHICH HAS BEEN DETERMINED TO BE OUTSIDE A SPECIAL F AREA SUBJECT TO THE 500-YEAR FLOODPLAIN (0.2% ANNUAL FLOOD HAZARD AREA DETERMINATION IS RESTRICTED TO A R. THE FIRM AND SHALL NOT BE CONSTRUED AS A CONFIRMAT. DENSAL OF FLOODING POTENTIAL OR HAZARDS.

Boundary Survey of David & Maxine Dudgeon Property (2009)

TRACT 1
25,320 ACRES
CUTOFF

AS INDICATED ON THE FLOOD INSURANCE RATE MAP OF THE UNITED STATES DATED AUGUST 18, 2007, SPECIFICALLY MAP NUMBER 16019C0101, THE PROPERTY SHOWN ON THIS PLAT IS SHOWN TO BE OUTSIDE THE 100-YEAR FLOOD HAZARD AREA WHICH HAS BEEN DETERMINED TO BE OUTSIDE THE 100-YEAR FLOOD HAZARD AREA. DETERMINATION IS BY THE FIRM AND SHALL NOT BE CONSTRUED AS A GUARANTEE OR DENIAL OF FLOODING POTENTIAL OR HAZARD.

BOUNDARY & MONITORING POINTS

TRACT 1
25.320 ACRES
CUTOUT

CLAYTON GORDONIAN &
DAVID L. LANDRY
D.B. 274, P.C. 544

CORNER LINEAR MEASURE
D.B. 274, P.C. 437

SET N12°17'38"E 8.08'
FROM 14" WHITE OAK

FOUND 14" WHITE
OAK WITH 3 INCHES
PAINTED PIN ON
EAST SIDE

N05°47'12"E 821.05'

S08°38'18"E
29.38'

N05°47'12"E 821.05'

N08°04'16"E 1138.94'

S05°01'23"E 110.63'

S06°11'21"E 200.32'

S04°23'15"E 142.94'

12" EGRESS AND
EGRESS EASEMENT
(SEE NOTE)

L11 L12 L13 L14 L15 L16 L17 L18 L19 L20 L21 L22 L23 L24 L25 L26 L27 L28 L29 L30 L31 L32 L33 L34 L35 L36 L37 L38 L39 L40 L41 L42 L43 L44 L45 L46 L47 L48 L49 L50 L51 L52 L53 L54 L55 L56 L57 L58 L59 L60 L61 L62 L63 L64 L65 L66 L67 L68 L69 L70 L71 L72 L73 L74 L75 L76 L77 L78 L79 L80 L81 L82 L83 L84 L85 L86 L87 L88 L89 L90 L91 L92 L93 L94 L95 L96 L97 L98 L99 L100 L101 L102 L103 L104 L105 L106 L107 L108 L109 L110 L111 L112 L113 L114 L115 L116 L117 L118 L119 L120 L121 L122 L123 L124 L125 L126 L127 L128 L129 L130 L131 L132 L133 L134 L135 L136 L137 L138 L139 L140 L141 L142 L143 L144 L145 L146 L147 L148 L149 L150 L151 L152 L153 L154 L155 L156 L157 L158 L159 L160 L161 L162 L163 L164 L165 L166 L167 L168 L169 L170 L171 L172 L173 L174 L175 L176 L177 L178 L179 L180 L181 L182 L183 L184 L185 L186 L187 L188 L189 L190 L191 L192 L193 L194 L195 L196 L197 L198 L199 L200 L201 L202 L203 L204 L205 L206 L207 L208 L209 L210 L211 L212 L213 L214 L215 L216 L217 L218 L219 L220 L221 L222 L223 L224 L225 L226 L227 L228 L229 L230 L231 L232 L233 L234 L235 L236 L237 L238 L239 L240 L241 L242 L243 L244 L245 L246 L247 L248 L249 L250 L251 L252 L253 L254 L255 L256 L257 L258 L259 L260 L261 L262 L263 L264 L265 L266 L267 L268 L269 L270 L271 L272 L273 L274 L275 L276 L277 L278 L279 L280 L281 L282 L283 L284 L285 L286 L287 L288 L289 L290 L291 L292 L293 L294 L295 L296 L297 L298 L299 L300 L301 L302 L303 L304 L305 L306 L307 L308 L309 L310 L311 L312 L313 L314 L315 L316 L317 L318 L319 L320 L321 L322 L323 L324 L325 L326 L327 L328 L329 L330 L331 L332 L333 L334 L335 L336 L337 L338 L339 L340 L341 L342 L343 L344 L345 L346 L347 L348 L349 L350 L351 L352 L353 L354 L355 L356 L357 L358 L359 L360 L361 L362 L363 L364 L365 L366 L367 L368 L369 L370 L371 L372 L373 L374 L375 L376 L377 L378 L379 L380 L381 L382 L383 L384 L385 L386 L387 L388 L389 L390 L391 L392 L393 L394 L395 L396 L397 L398 L399 L400 L401 L402 L403 L404 L405 L406 L407 L408 L409 L410 L411 L412 L413 L414 L415 L416 L417 L418 L419 L420 L421 L422 L423 L424 L425 L426 L427 L428 L429 L430 L431 L432 L433 L434 L435 L436 L437 L438 L439 L440 L441 L442 L443 L444 L445 L446 L447 L448 L449 L450 L451 L452 L453 L454 L455 L456 L457 L458 L459 L460 L461 L462 L463 L464 L465 L466 L467 L468 L469 L470 L471 L472 L473 L474 L475 L476 L477 L478 L479 L480 L481 L482 L483 L484 L485 L486 L487 L488 L489 L490 L491 L492 L493 L494 L495 L496 L497 L498 L499 L500 L501 L502 L503 L504 L505 L506 L507 L508 L509 L510 L511 L512 L513 L514 L515 L516 L517 L518 L519 L520 L521 L522 L523 L524 L525 L526 L527 L528 L529 L530 L531 L532 L533 L534 L535 L536 L537 L538 L539 L540 L541 L542 L543 L544 L545 L546 L547 L548 L549 L550 L551 L552 L553 L554 L555 L556 L557 L558 L559 L560 L561 L562 L563 L564 L565 L566 L567 L568 L569 L570 L571 L572 L573 L574 L575 L576 L577 L578 L579 L580 L581 L582 L583 L584 L585 L586 L587 L588 L589 L590 L591 L592 L593 L594 L595 L596 L597 L598 L599 L600 L601 L602 L603 L604 L605 L606 L607 L608 L609 L610 L611 L612 L613 L614 L615 L616 L617 L618 L619 L620 L621 L622 L623 L624 L625 L626 L627 L628 L629 L630 L631 L632 L633 L634 L635 L636 L637 L638 L639 L640 L641 L642 L643 L644 L645 L646 L647 L648 L649 L650 L651 L652 L653 L654 L655 L656 L657 L658 L659 L660 L661 L662 L663 L664 L665 L666 L667 L668 L669 L670 L671 L672 L673 L674 L675 L676 L677 L678 L679 L680 L681 L682 L683 L684 L685 L686 L687 L688 L689 L690 L691 L692 L693 L694 L695 L696 L697 L698 L699 L700 L701 L702 L703 L704 L705 L706 L707 L708 L709 L710 L711 L712 L713 L714 L715 L716 L717 L718 L719 L720 L721 L722 L723 L724 L725 L726 L727 L728 L729 L730 L731 L732 L733 L734 L735 L736 L737 L738 L739 L740 L741 L742 L743 L744 L745 L746 L747 L748 L749 L750 L751 L752 L753 L754 L755 L756 L757 L758 L759 L760 L761 L762 L763 L764 L765 L766 L767 L768 L769 L770 L771 L772 L773 L774 L775 L776 L777 L778 L779 L780 L781 L782 L783 L784 L785 L786 L787 L788 L789 L790 L791 L792 L793 L794 L795 L796 L797 L798 L799 L800 L801 L802 L803 L804 L805 L806 L807 L808 L809 L810 L811 L812 L813 L814 L815 L816 L817 L818 L819 L820 L821 L822 L823 L824 L825 L826 L827 L828 L829 L830 L831 L832 L833 L834 L835 L836 L837 L838 L839 L840 L841 L842 L843 L844 L845 L846 L847 L848 L849 L850 L851 L852 L853 L854 L855 L856 L857 L858 L859 L860 L861 L862 L863 L864 L865 L866 L867 L868 L869 L870 L871 L872 L873 L874 L875 L876 L877 L878 L879 L880 L881 L882 L883 L884 L885 L886 L887 L888 L889 L890 L891 L892 L893 L894 L895 L896 L897 L898 L899 L900 L901 L902 L903 L904 L905 L906 L907 L908 L909 L910 L911 L912 L913 L914 L915 L916 L917 L918 L919 L920 L921 L922 L923 L924 L925 L926 L927 L928 L929 L930 L931 L932 L933 L934 L935 L9



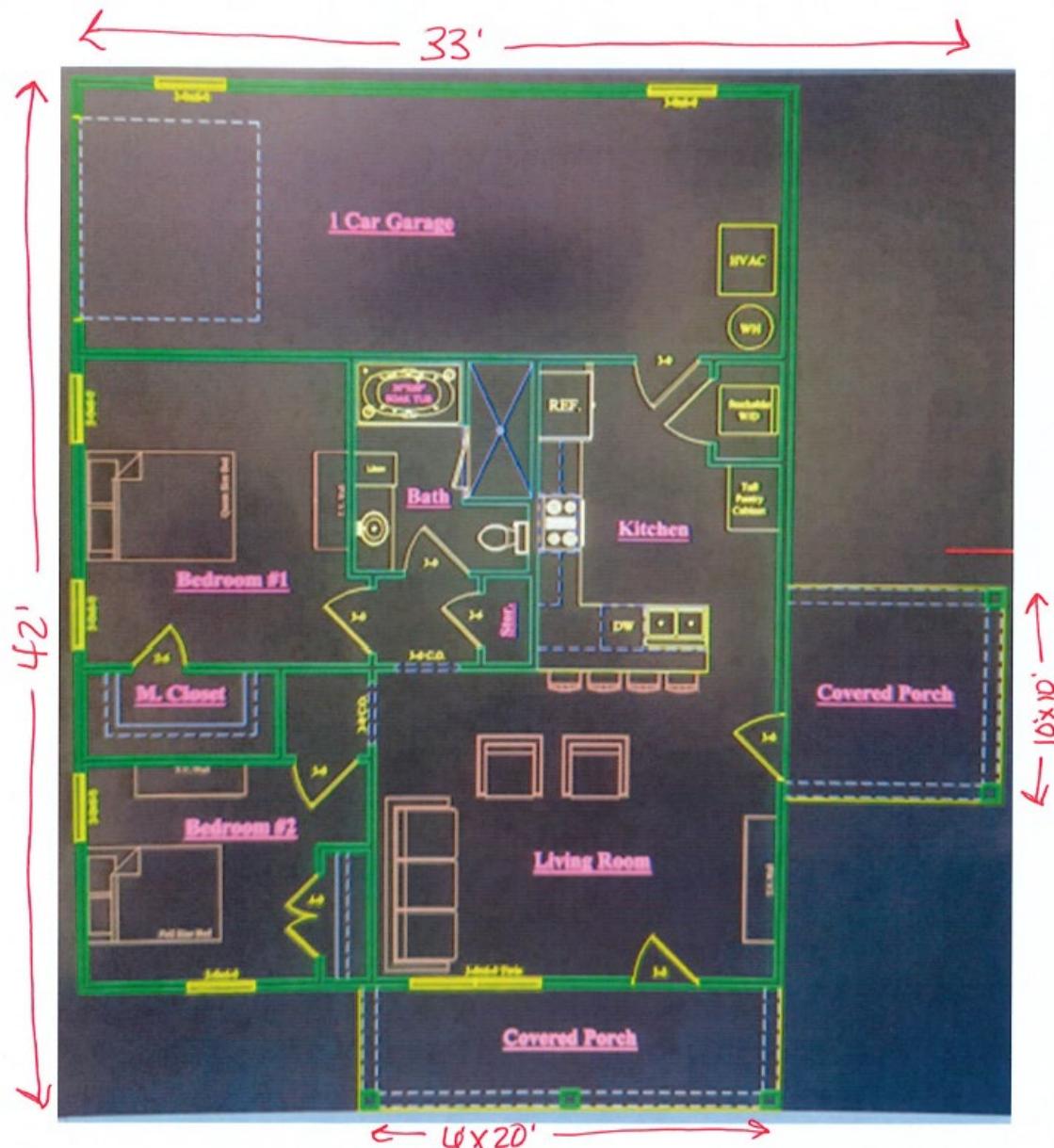
2,186 sq. ft. (living space) Ranch (2024)





Septic
Fields

Proposed 1,600 sq. ft.
garage with apartment



House & Garage - 1386 sq ft.
 Front Porch - 120 sq ft.
 Side Porch - 100 sq ft.
 Total under Roof - 1606 sq ft.

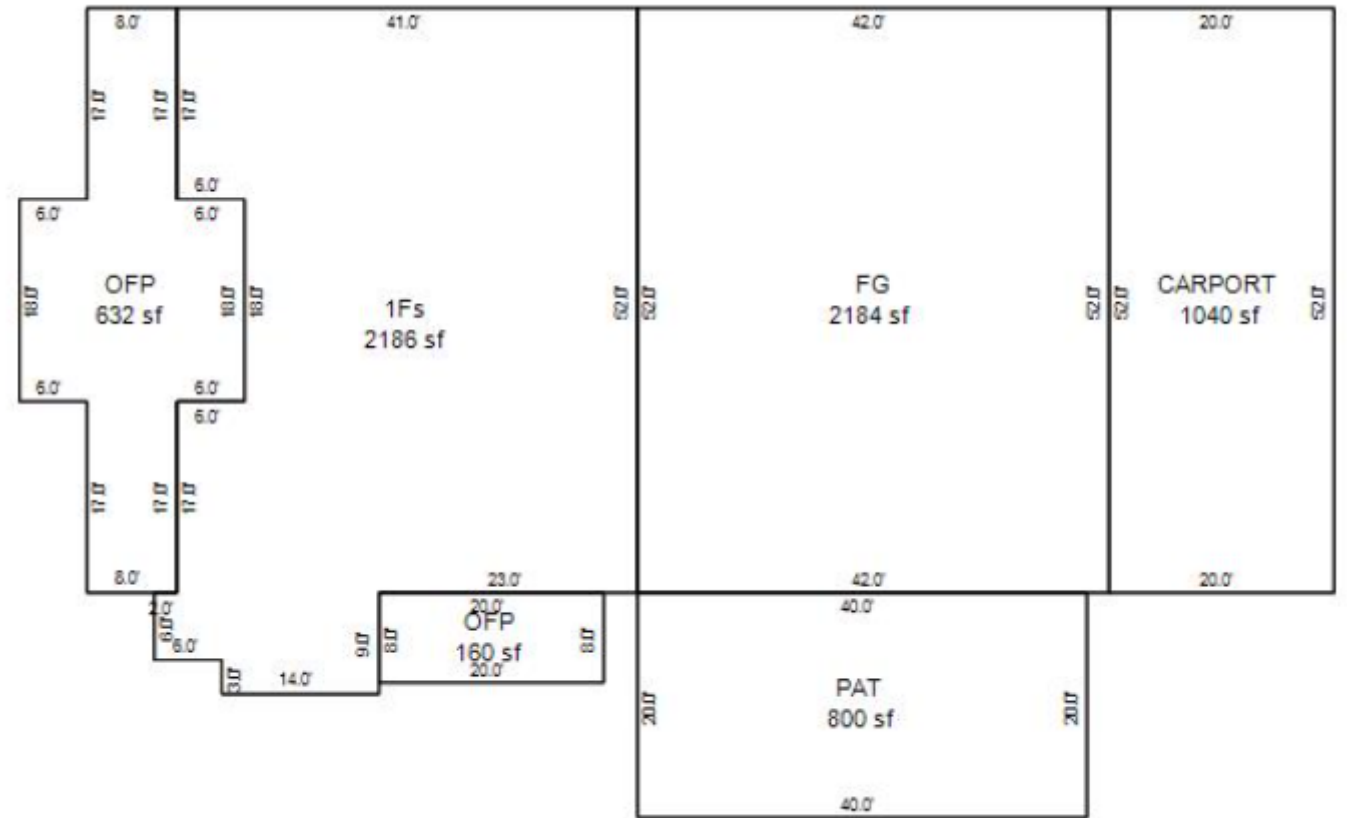
Our current house:



Approximate size of garage with apartment:



1,606 SQ. FT. UNDER ROOF



Existing home is 6,042 sq ft under roof

Photos













Towards Proposed Dwelling

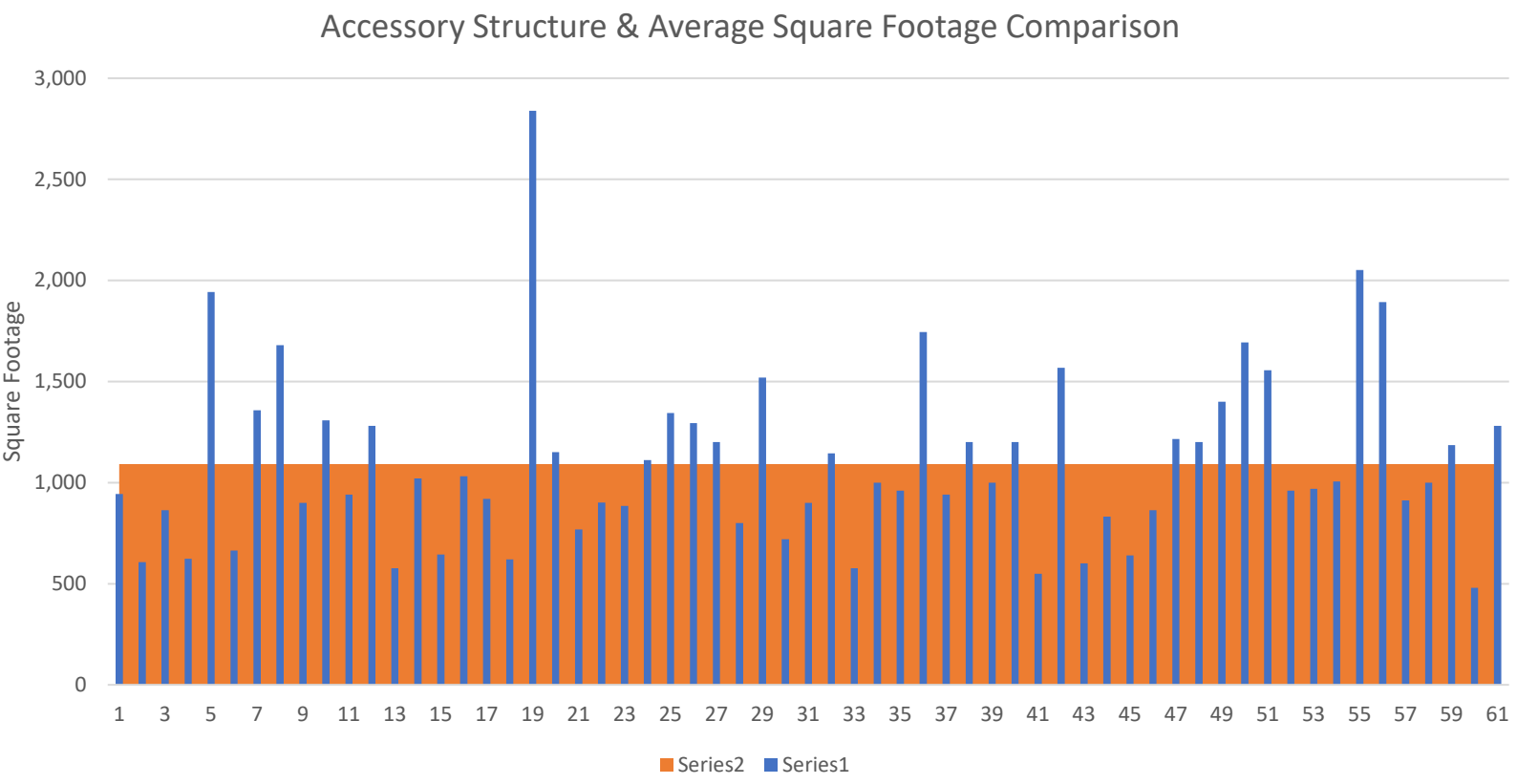
Towards Existing House











Average of 1,092 S.F.

Status	Count
Approved	74
Pending	1
Withdrawn	6
Denied	3
Total	84

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

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

16-22(A) Permanent Accessory Dwellings

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

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

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

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

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

1. This Conditional Use Permit is to allow for the construction of a proposed 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.

Owner: Carol Sue & Fred Moll



Location A 5.925 acre site located at 110 Forest Springs Drive, Elizabethtown, KY known as Lot 19A of Forest Springs Subdivision

Zoned Urban Residential (R-1)

Request for a Variance from the 60' minimum road frontage on a cul-de-sac to allow for the property to be further subdivided into two lots

110 Forest Springs Drive

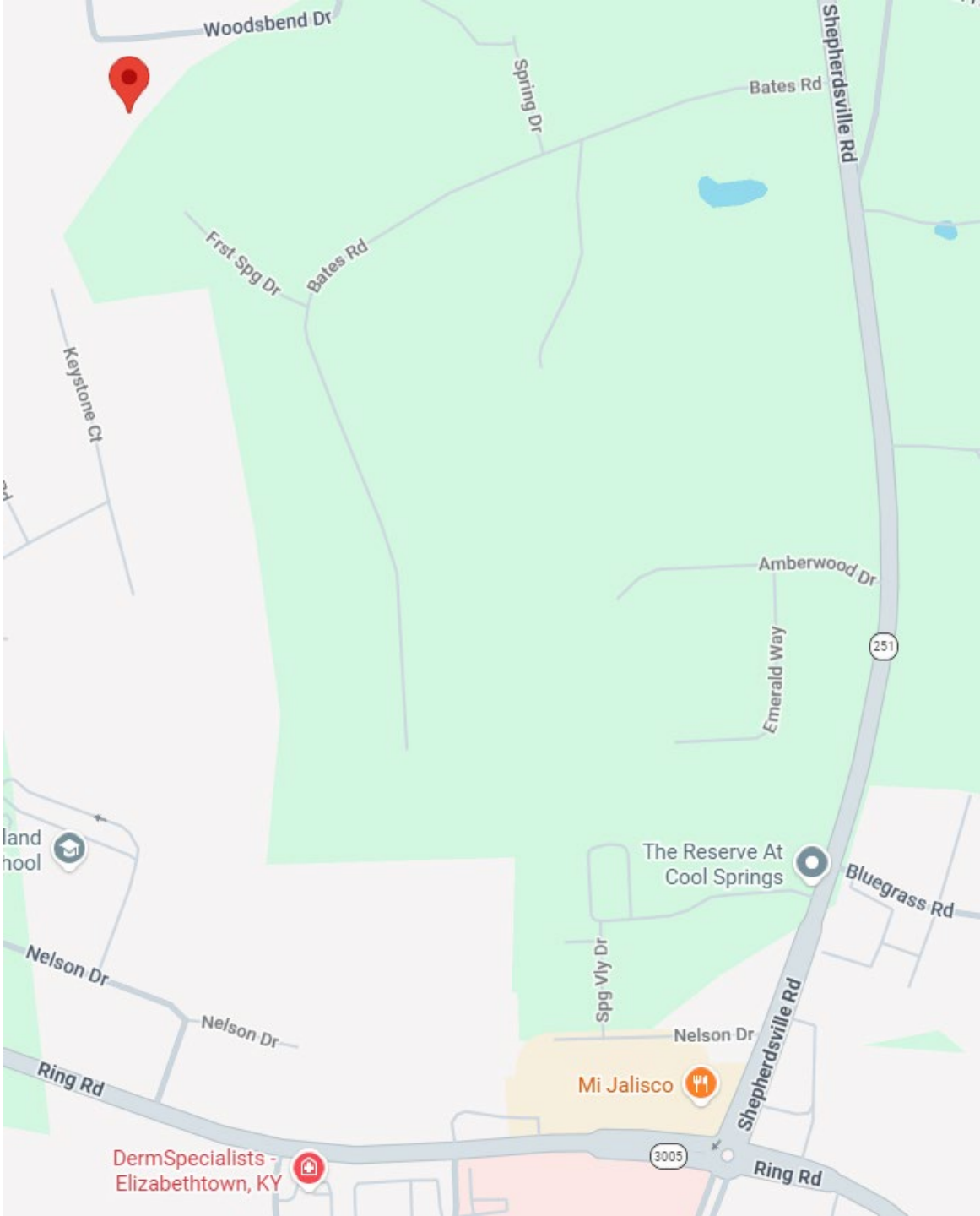
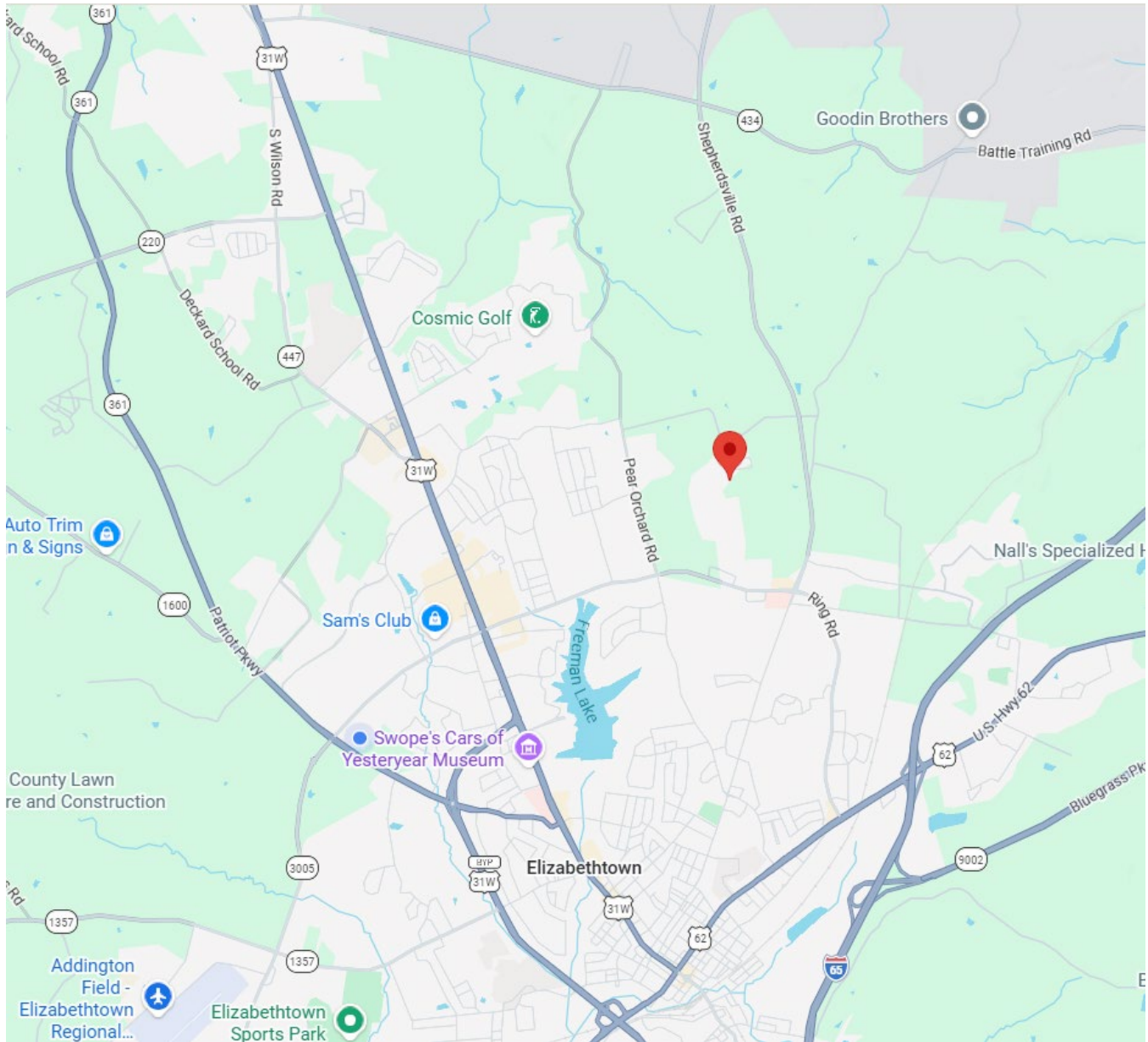
Variance

SUMMARY REPORT

LISTING OF EXHIBITS

- A. Vicinity Map**
- B. Zoning Map**
- C. Environmental Features**
- D. Analysis of the Site**
- E. Plat of Forest Springs Subdivision (1972)**
- F. Amended Plat of Forest Springs Subdivision, Lots 19 & 20 (2000)**
- G. Proposed Amended Plat of Forest Springs Subd., Lot 19A**
- H. Photos of the site**
- I. *Comprehensive Development Guide**
- J. *Development Guidance System Ordinance**

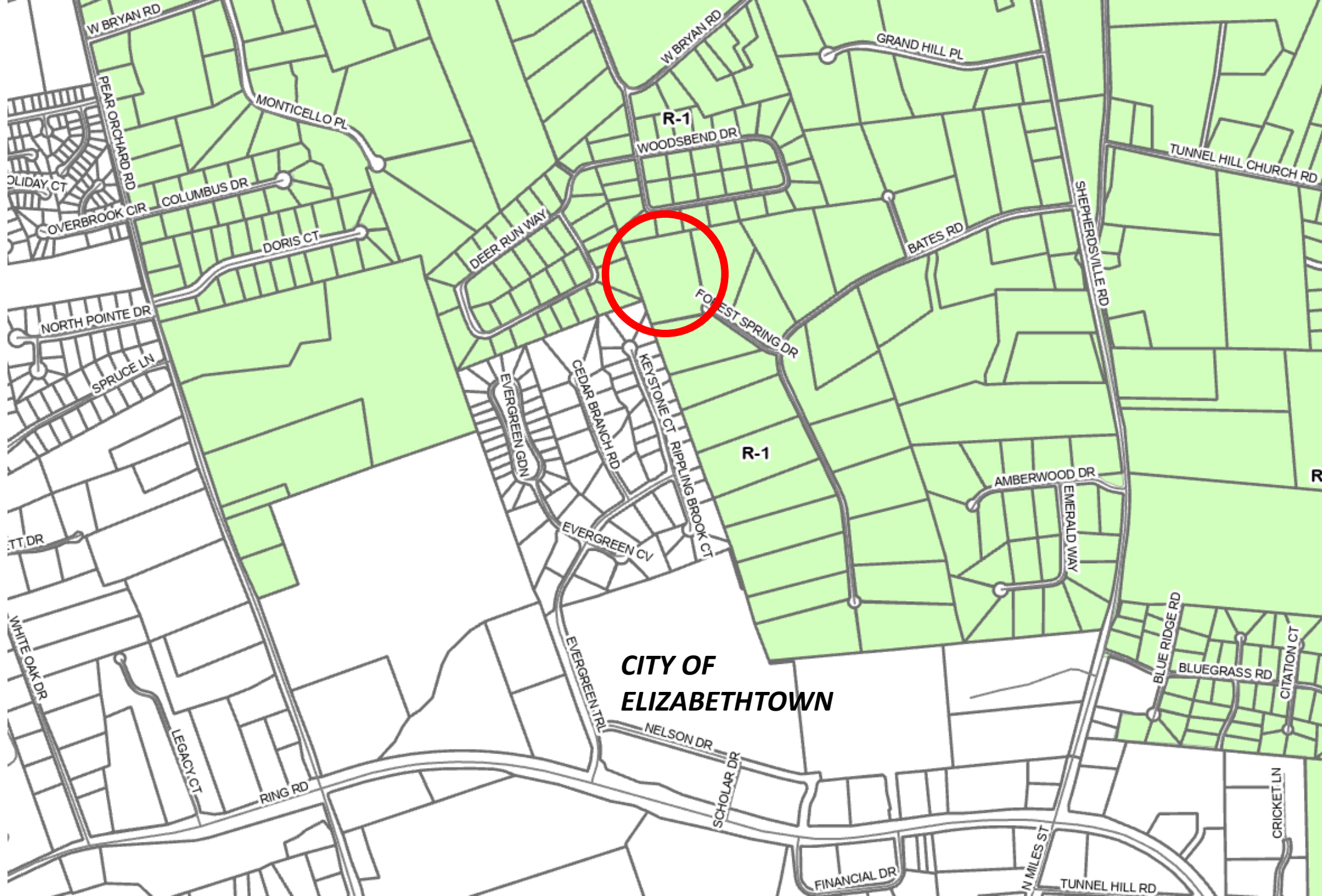
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☐ MasterZone

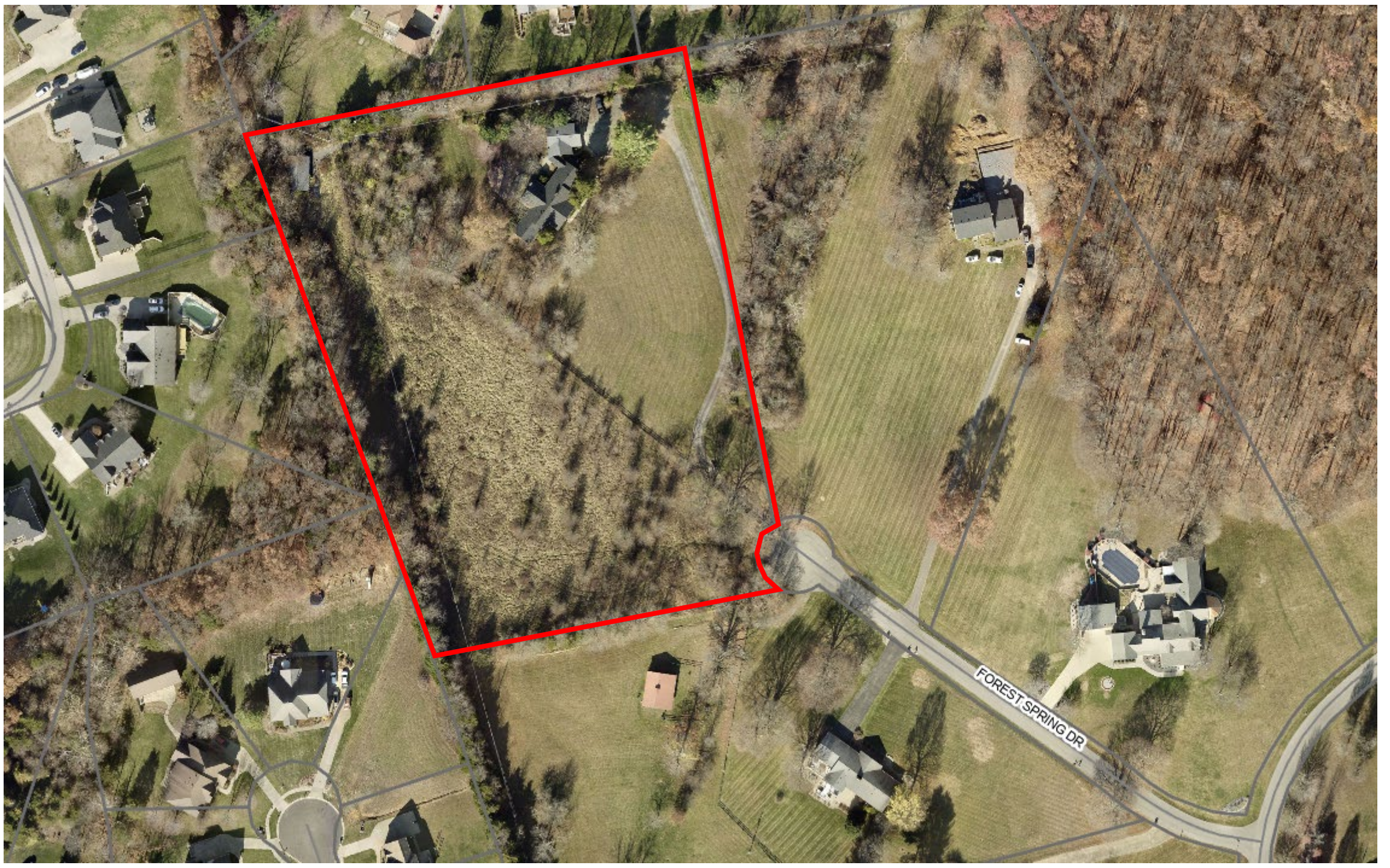
DISTRICT

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



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







Improvement Information

Description	FOREST SPRINGS LT 19	Finished Basement %	90
Type of Residence	1-STORY RANCH	Bedrooms	3
Year Built	1978	Full Baths	3
Num Stories	1	Half Baths	0
Above Ground Sqft	3711	Exterior	BRICK
Total Living Area	4991	Heat	ELECTRIC
Basement	FULL	Air Condition	CENTRAL/AC
Basement Sqft	1421	Fireplace	1
Basement Sqft Finish	1280		



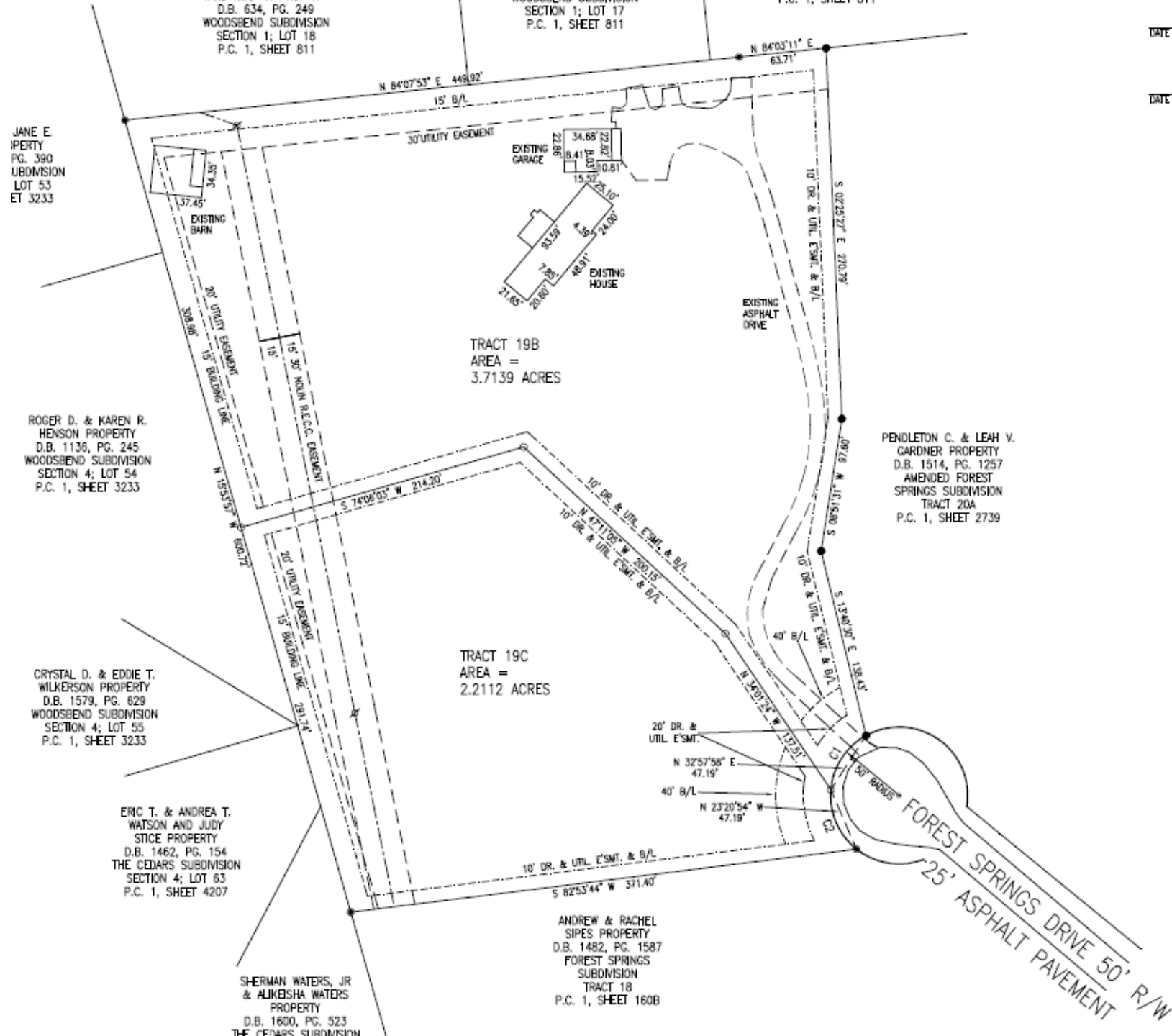
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27

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5

JOHN WISEMA

AMENDED RECORD PLAT
OF TRACTS 19, 20
AND A PORTION OF 21
FOREST SPRINGS SUBDIVISION

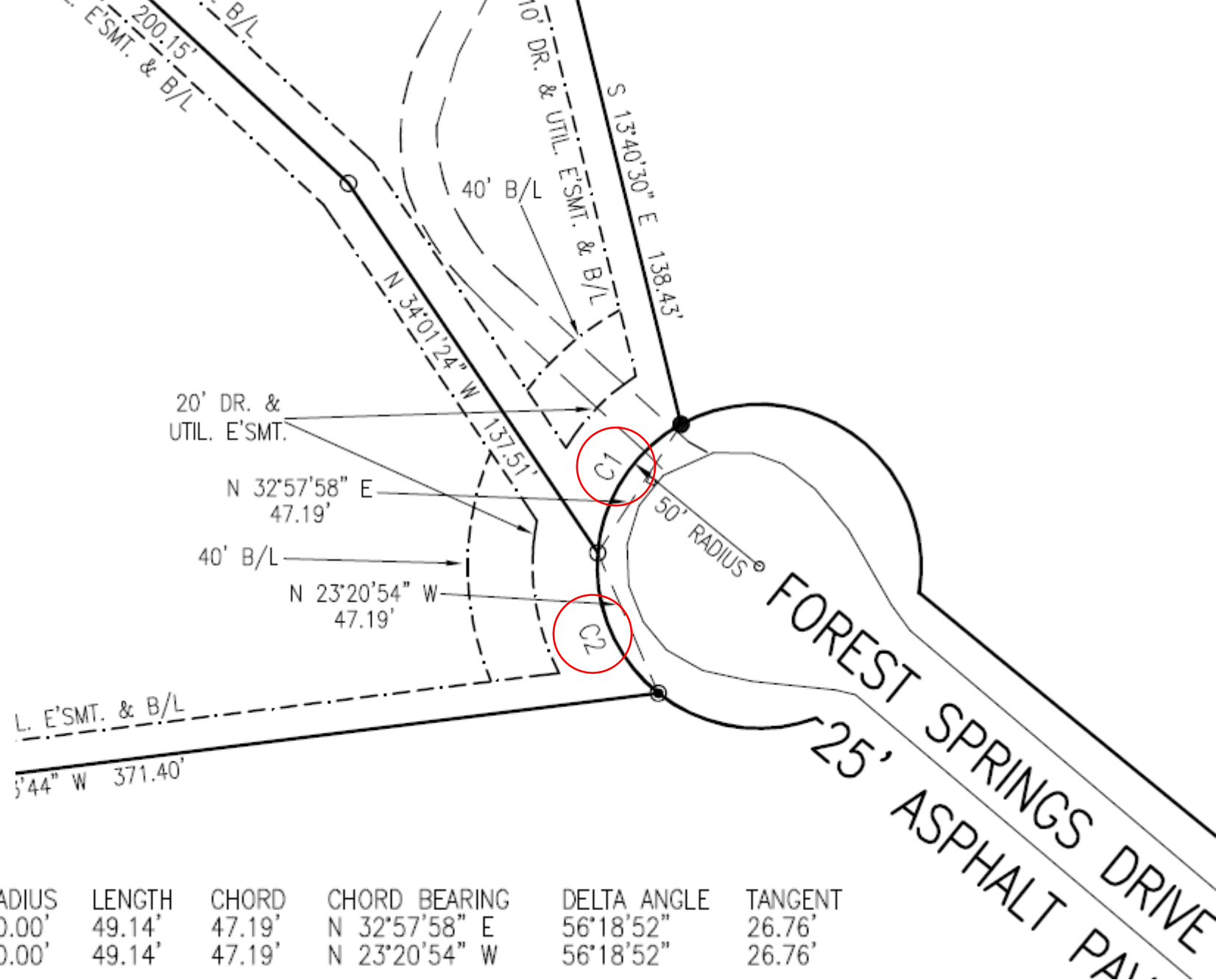
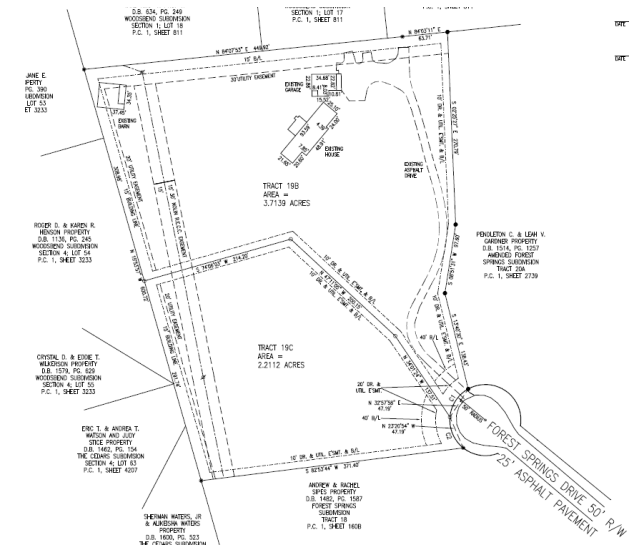


VARIANCE REQUEST

60' minimum road frontage on the arc of a cul-de-sac

Proposal is 49.14' for each lot

10.86' Variance Required for each lot



CURVE#	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT
C1	50.00'	49.14'	47.19'	N 32°57'58" E	56°18'52"	26.76'
C2	50.00'	49.14'	47.19'	N 23°20'54" W	56°18'52"	26.76'











- 1) Individual lot size and width may be smaller than that required by the zone in which the open space subdivision is located. For lots with on-site septic systems, the minimum lot size shall not be less than 40,000 square feet with 100' minimum road frontage or 60' on a cul-de-sac, and must receive approval of the Hardin County Health Department for onsite septic systems.

F. Block and Lot Standards. Subdivision blocks and lots shall conform to the following standards.

1. Lots shall have a minimum frontage of 60 feet on a cul-de-sac or as designated by the Zoning Ordinance.

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 60' minimum road frontage on a cul-de-sac to allow for the property to be further subdivided into two lots, each with 49.14' of road frontage on the cul-de-sac.**
2. **An Amended Record Plat shall substitute for the required Site Plan.**
3. **A Certificate of Land Use Restrictions shall be recorded in the Office of the Hardin County Clerk.**

OR

Motion to Deny