



Hardin County
Board of Adjustment

Hardin County Board of Adjustment
Three Hundred Eighty Third Meeting
Hardin County Government Center
Second Floor Meeting Room
December 21, 2017 5:00 p.m.

1. Call to order
2. Unfinished Business
3. New Business

CONDITIONAL USE PERMIT– JASON & DEBORAH THOMPSON, are requesting a Conditional Use Permit to allow for a Home Occupation – Lawn & landscape Business. The property is a ± 3.5 acre site located at 320 Country Lane, Radcliff, KY and being known as Lot 19A of Country Way Estates in the North Urban Planning Area and is zoned Urban Residential (R-1).

- A. Consideration and action on the Minutes for the meeting held on 9 November 2017 (*Attached pgs.*).
- B. Informational Items
- C. Adjourn

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

ACCEPTANCE OF SERENE OAKS

On November 14, 2017 Serene Oaks Subdivision was accepted into the Hardin County Road Maintenance System by Fiscal Court and the Letter of Credit being held by the Planning Commission was released.

PLANNING COMMISSIONER TRAINING

On 15 November 2017, Chairman Mark Hinton and Commission members Larry Jagers II and Danny Percell obtained 8 hours of continuing education at the Kentucky League of Cities training held in Elizabethtown.

ACCEPTANCE OF SUBDIVISIONS

On December 12, 2017 The Orchard, Wandering Meadows and Ambrook Subdivision were accepted into the Hardin County Road Maintenance System by Fiscal Court and the Bond & Letter of Credits being held by the Planning Commission have been released.

NOVEMBER 2017 REPORT

<p>Plats Recorded:</p> <ul style="list-style-type: none"> • 4 Subdivision plats were approved for the month • 79 Subdivision plats were approved for the year 	<p>New Lots Created:</p> <ul style="list-style-type: none"> • 2 New lots approved for the month • 68 Net lots approved for the year
<p>Building Permits:</p> <ul style="list-style-type: none"> • 14 SFD Permits for the month • 154 SFD Permits for the year • 100 Total Building Inspections for the month • 1157 Total Building Inspections for the year • 603 Total Building Permits for the year 	<p>Electrical Permits (6 Jurisdictions):</p> <ul style="list-style-type: none"> • 82 Total Permits for the month • 856 Total Permits for the year • 146 Total Electrical Inspections for the month • 1654 Total Electrical Inspections for the year



Board Agenda

21 December 2017

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NOVEMBER 2017 REPORT

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
JEROMIE'S ACRES AND BOUNDARY SUREVY OF CECILIAN BANK "TRACT A"	AMISH RD	1	14.9990	10/23/2017	11/6/2017
WHISTLING OAKS, SECTION 1, LOTS 7 & 29	WHITLING OAKS BLVD	0	0.0000	8/24/2017	11/15/2017
FULLOVE HILL SUBDIVISION	SALT RIVER RD	1	3.0090	11/15/2017	11/27/2017
MOCKINGBIRD HEIGHTS LOTS 26, 27, 28 AND 29	129 JOSEPH AVE	-3	0.0000	1/2/1900	11/30/2017
		-1	18.0080		

Total Records: 4

12/4/2017

The next Board meeting is scheduled for Thursday, 4 January, 2018 at 5:00 PM

**Hardin County Board of Adjustment
Three Hundred Eighty Second Meeting**

Hardin County Government Center

Second Floor Meeting Room

November 9, 2017 5:00 p.m.

4. Call to order

5. Unfinished Business

6. New Business

D. **CONDITIONAL USE PERMIT**– MARK & ANNA AKINS, are requesting a Conditional Use Permit to allow for a wedding & event venue in the former Cecilia Methodist Church. The property is ± 0.45 acre site located at 353 Methodist Street, Cecilia, KY in the Cecilia Rural Village and is zoned Urban Residential (R-1).

E. Consideration and action on the Minutes for the meeting held on 19 October 2017 (*Attached pgs. 3-8*).

F. Consideration and action on the 2018 Meeting Schedule. (*Attached pg.9*)

G. Informational Items

H. Adjourn

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

RECEPTIONIST / PLANNING ASSISTANT HIRED

On 31 October 2017, Julia McBeth began her first day with the Commission. Julia previously worked for the Child Support Division of the County Attorney’s Office since November of 2014.

4 YEARS OF SERVICE

Susan Bowen, Administrative Assistant, celebrated 4-years of service with the Planning Commission on 1 November 2017.

25+ YEARS OF SERVICE

Madeline Hornback, KBC Coordinator, celebrated 25+ years of service with the Planning Commission on 2 November 2017. Madeline first worked with the Planning Commission for 6 years starting in 1990 and then returned in November of 1998.

OCTOBER 2017 REPORT

<p>Plats Recorded:</p> <ul style="list-style-type: none"> • 8 Subdivision plats were approved for the month • 75 Subdivision plats were approved for the year 	<p>New Lots Created:</p> <ul style="list-style-type: none"> • 3 New lots approved for the month • 69 Net lots approved for the year
<p>Building Permits:</p> <ul style="list-style-type: none"> • 11 SFD Permits for the month • 140 SFD Permits for the year • 105 Total Building Inspections for the month • 1057 Total Building Inspections for the year • 469 Total Building Permits for the year 	<p>Electrical Permits (6 Jurisdictions):</p> <ul style="list-style-type: none"> • 69 Total Permits for the month • 772 Total Permits for the year • 122 Total Electrical Inspections for the month • 1508 Total Electrical Inspections for the year



Board Agenda

9 November 2017

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SUBDIVISION PLATS RECORDED OCTOBER

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
CHARBONNEAU ACRES	SPRINGFIELD RD	1	5.8570	10/4/2017	10/4/2017
DOVER SUBDIVISION	8772 ST. JOHN ROAD	1	1.3510	9/26/2017	10/4/2017
CARLISLE ESTATES SUBDIVISION, LOTS 1 & 2A	S WILSON ROAD	0	8.490	9/21/2017	10/10/2017
SPORTSMAN LAKE BLOCK 2, LOTS 1, 2 & 3	200 WOODS RD	-2	0.408	10/02/2017	10/19/2017
PEARL'S BLACK ACRE (AMENDED LOTS 3A & 2A)	601 BLACK ACRE LANE	0	16.330	10/16/2017	10/19/2017
KLINGLESMTIH DIVISION, LOTS 1A & 2	4266 SPRINGFIELD RD	-1	2.300	7/25/2017	10/23/2017
WISE BERRY ESTATES LOTS 12B & 14	RINEYVILLE BIG SPRINGS RD	1	9.253	10/25/2017	10/27/2017
PFEIFFER ESTATES, SECTION 2 (AMENDED LOTS 14 & PORTION OF 15)	339 TERESA RD	0	0.0000	10/20/2017	10/30/2017
		0	7.2080		

Total Records: 8

11/2/2017

The next Board meeting is scheduled for Thursday, December 7, 2017 at 5:00 PM



Hardin County
Board of Adjustment

Hardin County Board of Adjustment
Three Hundred Eighty First Meeting
Hardin County Government Center
Second Floor Meeting Room
October 19, 2017 5:00 p.m.

7. Call to order

8. Unfinished Business

9. New Business

- A. **CONDITIONAL USE PERMIT**– PATSY BENNETT, is requesting a Conditional Use Permit to allow for a Permanent Accessory Dwelling (576 sq. ft. pool house). The property is a \pm 26.8 acre site located at 216 Bennett Road, Rineyville, KY in the KY 1600 Corridor Planning Area and is zoned Urban Residential (R-1).
- B. **VARIANCE – FRONT BUILDING SETBACK**; WILLIAM & LORI PERKS, are requesting a Variance from the front building setback line to allow for the construction of an attached garage. The site is an existing 0.885 acre tract located on Ireland School Road, Radcliff, KY known as Lot 17 of Irish Hills, Section 2 within the North Urban Planning Area and is zoned Urban Residential (R-1).
- C. **CONDITIONAL USE PERMIT**– VULCAN MATERIALS COMPANY, is requesting a Conditional Use Permit to allow for An Asphalt Plant at its Hardin County Quarry. The property is a \pm 7.5 acre portion of a 458 acre site located at 7015 Leitchfield Road in the Natural Resource Planning Area and is zoned Heavy Industrial (I-2).
- D. **CONSIDERATION & ACTION** – On the interpretation of the zoning boundaries for Sheacroft Subdivision Sections 1-4 consisting of 61 lots that total 50 acres located on the west side of Bacon Creek Road (KY 1904) as per KRS 100.257. (Resolution 2017-007)
- E. Consideration and action on the Minutes for the meeting held on 21 September 2017 (*Attached pgs.4-6*).
- F. Informational Items
- G. Adjourn

Board Agenda

19 October 2017

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

PART TIME INSPECTOR CELEBRATES 10 YEARS Jimmy Morgan, Part Time Building Inspector celebrated his 10 year anniversary with the Commission on 28 September 2017.

APA-KY FALL CONFERENCE 2017 Director, Adam King & Chairman of the Board of Adjustment, Bob Krausman attended the one day Fall Conference on Friday, 29 September at The Parklands of Floyds Fork, Louisville, Kentucky and received 5 hours of continuing education.

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
HILL VIEW HEIGHTS SUBDIVISION, LOTS 13-19	3162 HODGENVILLE RD	-6	0.0000	6/16/2017	9/5/2017
PREDATOR PLACE	2905 EASTVIEW RD	1	0.4680	6/14/2017	9/7/2017
ISLAND TRACS SUBDIVISION, LOT 1 & BOUNDARY SURVEY OF THE JOANN TAUL REVOCABLE TRUST PROPERTY	3438 HARDINSBURG RD	0	-7.2960	7/10/2017	9/8/2017
ROLLING ESTATES SECTION 2 LOTS 11 & 12	188 GAYLE DRIVE	-1	0.0000	6/19/2017	9/19/2017
AVANTGRANDE ESTATES, SECTION 6, LOTS 19 & 20	142 TERESA COURT	-1	0.0000	9/1/2017	9/21/2017
WILLYARD FARM SUBDIVISION, LOTS 12A & 15A	8787 RINEYVILLE BIG SPRINGS RD	0	0.0000	1/2/1900	9/25/2017
		-7	-6.8280		

Total Records: 6**10/12/2017**



SEPTEMBER 2017 REPORT

Plats Recorded: <ul style="list-style-type: none">• 6 Subdivision plats were approved for the month• 67 Subdivision plats were approved for the year	New Lots Created: <ul style="list-style-type: none">• 1 New lot approved for the month• 69 Net lots approved for the year
Building Permits: <ul style="list-style-type: none">• 16 SFD Permits for the month• 129 SFD Permits for the year• 105 Total Building Inspections for the month• 952 Total Building Inspections for the year• 423 Total Building Permits for the year	Electrical Permits (6 Jurisdictions): <ul style="list-style-type: none">• 73 Total Permits for the month• 700 Total Permits for the year• 139 Total Electrical Inspections for the month• 1386 Total Electrical Inspections for the year

The next Board meeting is scheduled for Thursday, November 9, 2017 at 5:00 PM

Hardin County Board of Adjustment

Three Hundred Eightieth Meeting

Hardin County Government Center

Second Floor Meeting Room

September 21, 2017 5:00 p.m.

10. Call to order

11. Unfinished Business

12. New Business

H. **CONDITIONAL USE PERMIT**– CARL & WANDA EDWARDS, are requesting a Conditional Use Permit to allow for an outdoor wedding & event venue. The property is \pm 5 acre site located at 2638 Glendale Hodgenville Road West (KY 222), Glendale, KY in the Natural Resource Planning Area and is zoned Rural Residential (R-2).

I. **VARIANCE**– KAROLINE MEADOWS, is requesting a Variance for relief from the front building setbacks along Blue Grass Road and Reva Ridge Road to accommodate a proposed deck. The property is \pm 0.48 acre site located at 19 Reva Ridge Road, Elizabethtown, KY and known as Lot 2 of Farmgate Estates in the North Urban Planning Area and is zoned Urban Residential (R-1).

J. Consideration and action on the Minutes for the meeting held on 7 September 2017 (*Attached pgs. 2-7*).

K. Informational Items

L. Adjourn

The next Board meeting is scheduled for Thursday, October 19, 2017 at 5:00 PM



Hardin County
Board of Adjustment

Hardin County Board of Adjustment
Three Hundred Seventy Ninth Meeting
Hardin County Government Center
Second Floor Meeting Room
September 7, 2017 5:00 p.m.

13. Call to order

14. Unfinished Business (Continued from August 17, 2017)

- A. CONDITIONAL USE PERMIT – AUTOMOTIVE STORAGE;** AMANDA BOONE & RANDY GRAY, are requesting a Conditional Use Permit to allow for the storage of up to 32 vehicles on site. The site is 3.072 acre tract located at 4399 Glendale Hodgenville Road West in Glendale, KY known as Lot 1 of Tiny J Acres within the Natural Resource Planning Area and is zoned Rural Residential (R-2).

15. New Business

- B. CONDITIONAL USE PERMIT–** ROBERT & COLEEN BRUINGTON, are requesting a Conditional Use Permit to allow for the construction of a 30'x30' carport on a vacant tract. The property is \pm 0.9 acre site located adjacent to their home at 9809 Leitchfield Road (US 62) in the Stephensburg Rural Village and is zoned Rural Residential (R-2).

- C. VARIANCE –** LIBERTY BAPTIST CHURCH, is requesting relief from the 70' front building setback line to accommodate a proposed new sanctuary. The property is a 6 acre tract located at 189 Pickerill Lane in Vine Grove, KY within the West Urban Area and is zoned Rural Residential (R-2).

- D.** Consideration and action on the Minutes for the meeting held on 17 August 2017 (*Attached pgs.3-6*).

E. Informational Items

F. Adjourn

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

3 YEARS OF SERVICE Melissa Wilson, Planning Technician, celebrates 3-years of service with the Planning Commission on 3 September 2017.

SUBDIVISION PROJECTS WITH SURETIES – The deadline for the eleven (11) major subdivisions expires on 15 September 2017 for all improvements to be installed. Final inspections and site visits to review progress are being performed by staff.

Board Agenda

7 September 2017

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SUBDIVISION PLATS RECORDED AUGUST

Project / Subdivision Name	Site Address	Lots	Acres (All Permits)	Completed Date	Final Date
RAY'S SUBDIVISION, SECTION 1, LOT 1A AND SECTION 2, LOTS 5 -12	LOCUST GROVE RD	-5	0.0000	8/17/2017	8/3/2017
BEAVER PASS	428 EARL WISE LANE	1	0.0000	7/31/2017	8/7/2017
NOEL ESTATES, LOTS 1 & 3	3477 MIDDLE CREEK ROAD	0	0.0000	7/19/2017	8/10/2017
LOWER COLESBURG ESTATES	365 LOWER COLESBURG ROAD	1	3.0000	7/31/2017	8/15/2017
FULL CIRCLE RANCH	10 MASTERS	1	2.8400	5/11/2017	8/16/2017
VERNIE ACRES	JAMES DUVALL LANE	1	4.9600	8/4/2017	8/18/2017
WILLIE'S PLACE	21300 SONORA HARDIN SPRINGS RD	1	2.7800	7/12/2017	8/18/2017
HOLMAN HILLS ESTATES, LOTS 1 & 2	3359 SHEPHERDSVILLE RD	0	0.0000	7/27/2017	8/21/2017
SLACK SUBDIVISION	ST JOHN ROAD	9	29.1070	7/26/2017	8/23/2017
		9	42.6		

Total Records: 9

9/1/2017

AUGUST 2017 REPORT

<p>Plats Recorded:</p> <ul style="list-style-type: none"> • 9 Subdivision plats were approved for the month • 61 Subdivision plats were approved for the year 	<p>New Lots Created:</p> <ul style="list-style-type: none"> • 14 New lots approved for the month • 76 Net lots approved for the year
<p>Building Permits:</p> <ul style="list-style-type: none"> • 24 SFD Permits for the month • 113 SFD Permits for the year • 93 Total Building Inspections for the month • 838 Total Building Inspections for the year • 374 Total Building Permits for the year 	<p>Electrical Permits (6 Jurisdictions):</p> <ul style="list-style-type: none"> • 93 Total Permits for the month • 627 Total Permits for the year • 162 Total Electrical Inspections for the month • 1246 Total Electrical Inspections for the year

The next Board meeting is scheduled for Thursday, September 21, 2017 at 5:00 PM



Hardin County
Board of Adjustment



Hardin County
Board of Adjustment

Hardin County Board of Adjustment
Three Hundred Seventy Eighth Meeting

Hardin County Government Center

Second Floor Meeting Room

August 17, 2017 5:00 p.m.

1. Call to order
2. Unfinished Business (Continued from August 3, 2017)
 - A. **CONDITIONAL USE PERMIT – AUTOMOTIVE STORAGE;** AMANDA BOONE & RANDY GRAY, are requesting a Conditional Use Permit to allow for the storage of up to 32 vehicles on site. The site is 3.072 acre tract located at 4399 Glendale Hodgenville Road West in Glendale, KY known as Lot 1 of Tiny J Acres within the Natural Resource Planning Area and is zoned Rural Residential (R-2).
3. New Business
 - B. **CONDITIONAL USE PERMIT & VARIANCE – DARREN & BETTY BURTON,** are requesting a (1) Conditional Use Permit to allow for the construction of a garage that exceeds the size of the home on site and (2) a Variance from the front building setback along Middle Creek Road to allow for the construction of a front deck. The property is \pm 1.23 acre site located at 1688 Middle Creek Road in the Valley Creek Urban Area and is zoned Rural Residential (R-2).
 - C. Consideration and action on the Minutes for the meeting held on 3 August 2017 (*Attached pgs.2-5*).
 - D. Informational Items
 - E. Adjourn

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

LINCOLN TRAIL HOME BUILDERS ASSOCIATION Ed Bryan will be attending the monthly meeting of the LTHBA on 24 August. A Nolin RECC will present new code requirements to the association.

APA-KY FALL CONFERENCE 2017 Wesley & Adam will attend the one day Fall Conference on Friday, 29 September at The Parklands of Floyds Fork, Louisville, Kentucky. The theme is to promote a healthy community through connectivity, mobility, public space, and diversity. Please join us!

KENTUCKY FARM BUREAU

Wesley will attend the Kentucky Farm Bureau's annual country ham breakfast on Thursday, 24 August courtesy of the Hardin County Kentucky Farm Bureau Branch.

The next Board meeting is scheduled for Thursday, September 7, 2017 at 5:00 PM

**Hardin County Board of Adjustment
Three Hundred Seventy Seventh Meeting**

Hardin County Government Center

Second Floor Meeting Room

August 3, 2017 5:00 p.m.

1. Call to order
2. Unfinished Business
3. New Business

A. CONDITIONAL USE PERMIT – ACCESSORY STRUCTURE; FARRAH COTTRELL, is requesting a Conditional Use Permit to allow for the reconstruction of a 24’x20’ barn on a vacant property. The site is 2.189 acre tract located at 821 Nathans Lane in Eastview, KY within the Natural Resource Planning Area and is zoned Rural Residential (R-2).

B. CONDITIONAL USE PERMIT – ACCESSORY STRUCTURE; JOHN PIRTLE JR., is requesting a Conditional Use Permit to allow for the construction of a 66’x40’ garage prior to the construction of a new home. The site is 1.99 acre tract located on Twelve Point Buck Blvd. Elizabethtown, KY known as Lot 10A of Deer Field Estates within the KY 1600 Corridor and is zoned Urban Residential (R-1).

C. CONDITIONAL USE PERMIT – AUTOMOTIVE STORAGE; AMANDA BOONE & RANDY GRAY, are requesting a Conditional Use Permit to allow for the storage of up to 32 vehicles on site. The site is 3.072 acre tract located at 4399 Glendale Hodgenville Road West in Glendale, KY known as Lot 1 of Tiny J Acres within the Natural Resource Planning Area and is zoned Rural Residential (R-2).

D. Consideration and action on the Minutes for the meeting held on 6 July 2017 (*Attached 4-9 pgs.*).

E. Informational Items

F. Adjourn

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

SUBDIVISION PROJECTS WITH SURETIES – The deadline for the eleven (11) major subdivisions expires on 15 September 2017 for all improvements to be installed. Final inspections and site visits to review progress are being performed by staff.

LINCOLN TRAIL HOME BUILDERS ASSOCIATION Staff met with the LTHBA last Tuesday, 25 July 2017. A new Outreach Committee has been setup by the Association to “keep the lines of communication open”. LTHBA would like to be informed of Code Interpretations / Changes, Hot Topics and any other issues that may come up. We were joined by Charles Fergusson, Clay Smith, David Butler, Will Harris, Paul Brantingham and Beth Piles.

15 YEARS OF SERVICE Ed Bryan, Building Inspector, celebrates 15-years of service with the Planning Commission on 31 July 2017.

The next Board meeting is scheduled for Thursday, August 17, 2017 at 5:00 PM



JULY 2017 REPORT

<p>Plats Recorded:</p> <ul style="list-style-type: none"> • 10 Subdivision plats were approved for the month • 52 Subdivision plats were approved for the year 	<p>New Lots Created:</p> <ul style="list-style-type: none"> • 28 New lots approved for the month • 67 Net lots approved for the year
<p>Building Permits:</p> <ul style="list-style-type: none"> • 11 SFD Permits for the month • 89 SFD Permits for the year • 120 Total Building Inspections for the month • 743 Total Building Inspections for the year • 366 Total Building Permits for the year 	<p>Electrical Permits (6 Jurisdictions):</p> <ul style="list-style-type: none"> • 104 Total Permits for the month • 535 Total Permits for the year • 182 Total Electrical Inspections for the month • 1083 Total Electrical Inspections for the year

SUBDIVISION PLATS RECORDED IN JULY

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
property of HANNA	S WILSON ROAD	2	0.9460	6/19/2017	7/5/2017
AMENDED PLAT OF CLASSIC ACRES ESTATES, LOTS 3,4 & 5	ST JOHN RD	-1	0.0000	12/15/2016	7/7/2017
RECORD PLAT OF DEER FIELD ESTATES, SECTION 5, LOT 12 AND AMENDED RECORD PLAT OF DEER FIELD ESTATES, SECTION 3, LOT 7A	RINEYVILLE ROAD	1	3.4340	5/16/2017	7/10/2017
HERRON ESTATES, SECTIONS 1 & 2 AND RECORD PLAT OF HERRON ESTATES, SECTION 3	RICHARD NALL LN	4	26.1480	4/21/2017	7/11/2017
G. CHILDREN'S HOME SUBDIVISION, SECTION 3 AND BOUNDARY SURVEY OF SUNRISE CHILDRENS SERVICES INC PROPERTY	GILEAD CHURCH RD	8	40.3050	6/8/2017	7/11/2017

Board Agenda

3 August 2017

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Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
G. CHILDREN'S HOME SUBDIVISION, SECTION 2 AND BOUNDARY SURVEY OF SUNRISE CHILDRENS SERVICES INC PROPERTY	GILEAD CHURCH RD	8	30.4970	6/8/2017	7/11/2017
CHAPMAN'S ACRES	CASH ROAD	1	3.5610	6/20/2017	7/14/2017
AMMONS ACRES	RINEYVILLE BIG SPRINGS RD	1	3.0660	4/25/2017	7/24/2017
CARLA'S ACRES SUBDIVISION	HARDINSBURG ROAD	1	0.0000	7/11/2017	7/24/2017
DIAMANTE ESTATES, SECTION 1, LOT 2 AND RECORD PLAT OF DIAMANTE SUBDIVISION, SECTION 2	ST JOHN CHURCH RD	2	5.2000	1/2/1900	7/24/2017
		27	113.1570		

Total Records: 10**8/3/2017**



Hardin County
Board of Adjustment

Hardin County Board of Adjustment
Three Hundred Seventy Sixth Meeting
Hardin County Government Center
Second Floor Meeting Room
6 July 2017 5:00 p.m.

4. Call to order
5. Unfinished Business
6. New Business

G. CONDITIONAL USE PERMIT – PERMANENT ACCESSORY DWELLING; JAMES & CANDICE DANT, are requesting a Conditional Use Permit for a Permanent Accessory Dwelling to allow for the construction of a 1000 sq. ft. apartment. The site is 7.5 acre tract located at 1440 Sportsman Lake Road in Elizabethtown, KY known as Lot 1 of Bengtsson Acres within the Valley Creek Urban Area and is zoned Urban Residential (R-1).

H. VARIANCE – FRONT BUILDING SETBACK; ALICIA GERALDS, is requesting a Variance from the 70' front building setback line to allow for a proposed doublewide manufactured home. The site is an existing 3 acre tract located at 514 Hornback Lane in Sonora, KY known as Lot 1 of Norma's Gift Estates within the South Hardin Planning Area and is zoned Rural Residential (R-2).

I. VARIANCE – FRONT BUILDING SETBACK; WILLIAM & LORI PERKS, are requesting a Variance from the front building setback line to allow for the construction of a new dwelling atop an existing foundation. The site is an existing 0.885 acre tract located on Ireland School Road, Radcliff, KY known as Lot 17 of Irish Hills, Section 2 within the North Urban Planning Area and is zoned Urban Residential (R-1).

J. Consideration and action on the Minutes for the meeting held on 22 June 2017 (*Attached pgs.3-8*).

K. Annual Nomination and Election of Officers (*Current positions*)

- Chairman – Bob Krausman
- Vice Chairman – Greg Youngblood
- Secretary – Steve Steck

L. Informational Items

M. Adjourn

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

Board Agenda

6 July 2017

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JUNE 2017REPORT

Plats Recorded: <ul style="list-style-type: none">• 7 Subdivision plats were approved for the month• 42 Subdivision plats were approved for the year	New Lots Created: <ul style="list-style-type: none">• 10 New lots approved for the month• 40 Net lots approved for the year
Building Permits: <ul style="list-style-type: none">• 25 SFD Permits for the month• 78 SFD Permits for the year• 117 Total Building Inspections for the month• 623 Total Building Inspections for the year• 332 Total Building Permits for the year	Electrical Permits (6 Jurisdictions): <ul style="list-style-type: none">• 81 Total Permits for the month• 430 Total Permits for the year• 180 Total Electrical Inspections for the month• 901 Total Electrical Inspections for the year

SUBDIVISION PLATS RECORDED IN JUNE

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
KENDRICKS ACRES SUBDIVISION, LOT 1	995 RED MILL ROAD	0	11.8330	5/25/2017	6/12/2017
PFIEFFER ESTATES, LOTS 13 & 14	286 MT. ZION RD	-1	0.0000	6/2/2017	6/12/2017
PFEIFFER ESTATES, LOTS 15 & 16	MT ZION RD	-1	0.0000	1/2/1900	6/13/2017
CLAUSON'S GLENN SUBDIVISION, LOT 2	PATRIOT PARKWAY (KY HWY 361)	5	0.0000	3/9/2017	6/14/2017
GROEPPE SUBDIVISION, SECTION 2, LOT 12A	6834 RINEYVILLE RD (KY HWY 220)	0	4.4630	5/17/2017	6/14/2017
TURNER SUBDIVISION	KNOX AVENUE	2	28.0900	5/3/2017	6/20/2017
ALMA'S ACRES AND BOUNDARY SURVEY OF DONALD & GINA HART TRACT A	PECKS LANE	3	15.0800	6/20/2017	6/26/2017
		8	59.4660		

Total Records: 7

7/5/2017

The next Board meeting is scheduled for Thursday, August 3, 2017 at 5:00 PM



Hardin County
Board of Adjustment

Hardin County Board of Adjustment
Three Hundred Seventy Fifth Meeting
Hardin County Government Center
Second Floor Meeting Room
22 June 2017 5:00 p.m.

1. Call to order
2. Unfinished Business
3. New Business

N. VARIANCE – 1:3 LOT WIDTH-TO-LENGTH RATIO; CHAD & ROGER McGUFFIN, are requesting a Variance from the 1:3 lot width-to-length ratio to allow for additional acreage to be merged to the lot. The site is an existing 3 acre tract located at 3421 Middle Creek Road in Elizabethtown, KY known as Lot 1 of Noel Estates within the East Hardin Planning Area and is zoned Rural Residential (R-2).

O. VARIANCE – FRONT BUILDING SETBACK; JERRY TADE, is requesting a Variance from the 40' front building setback line along an Undeveloped Street to accommodate an attached garage to a proposed house. The site is an existing 0.68 acre tract located on Nancy Drive in Elizabethtown, KY known as Lot 31 of Concord Heights within the Valley Creek Urban Planning Area and is zoned Urban Residential (R-1).

P. CONDITIONAL USE PERMIT– PERMANENT ACCESSORY DWELLING; DARYL & LEE ANN PEPPER, are requesting a Conditional Use Permit for a Permanent Accessory Dwelling to allow for the existing cabin to remain on site and to allow for the construction of a new home. The site is a 50 acre tract on Calico Springs Road in Elizabethtown, KY within the Valley Creek Urban Planning Area and is zoned Urban Residential (R-1).

Q. CONDITIONAL USE PERMIT– ACCESSORY STRUCTURE; GREG & SUE KELLY, are requesting a Conditional Use Permit to allow for the construction of a 16'x 36' accessory structure without a dwelling on site. The vacant 1.8 acre site is at the corner of Stewart Road and Cartwright Estates Road in Lebanon Junction, KY within the KY 313 Corridor Planning Area and is zoned Residential Estate (R-3).

R. Consideration and action on the Minutes for the meeting held on 8 June 2017 (*Attached pgs.2-8*).

S. Informational Items

T. Adjourn

The next Board meeting is scheduled for Thursday, July 6, 2017 at 5:00 PM

**Hardin County Board of Adjustment
Three Hundred Seventy Fourth Meeting**

Hardin County Government Center

Second Floor Meeting Room

8 June 2017 5:00 p.m.

1. Call to order
2. Unfinished Business
3. New Business

U. CONSIDERATION & ACTION – On the interpretation of the zoning boundaries for the existing “Hardin County Quarry” operated by Vulcan Materials Company consisting of A 189.45 acre portion of three separate tracts that total 460.90 acres located on the south side of Leitchfield Road (US 62) as per KRS 100.257. (Resolution 2017-003)

V. AMENDED CONDITIONAL USE PERMIT – Temporary Accessory Dwelling; JESSE BURTON & REBECCA EAST, are requesting a Conditional Use Permit to continue to allow for a 12’ x 56’ manufactured home to remain on the property. The site is a 1 acre tract located at 714 Franklin Cross Road in Cecilia, KY within the Natural Resource Planning Area and is zoned Rural Residential (R-2).

W. VARIANCE – Front Building Setback; JOSHUA & KATRINA LINGERFELT, are requesting a Variance from the 70’ front building setback line to allow for the construction of a 30’x48’ garage. The site is a 3.44 acre tract located at 3817 Laurel Ridge Road in Eastview, KY within the West Hardin Planning Area and is zoned Rural Residential (R-2).

X. CONDITIONAL USE PERMIT – Saw Mill; D & T LOG AND LUMBER LLC, are requesting a Conditional Use Permit to operate a saw mill on the former Missouri Walnut Log Yard site. The site is 22.68 acre tract located at 16508 Leitchfield Road (US 62) in Summit, KY within the West Hardin Planning Area and is zoned Light Industrial (I-1).

Y. Consideration and action on the Minutes for the meeting held on 25 May 2017 (*Attached pgs.3-12*).

Z. Informational Items

AA. Adjourn

The next Board meeting is scheduled for Thursday, June 22, 2017 at 5:00 PM

Board Agenda

8 June 2017

Page 2 of 2



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

MAY 2017REPORT

<p>Plats Recorded:</p> <ul style="list-style-type: none"> • 7 Subdivision plats were approved for the month • 35 Subdivision plats were approved for the year 	<p>New Lots Created:</p> <ul style="list-style-type: none"> • 26 New lots approved for the month • 32 Net lots approved for the year
<p>Building Permits:</p> <ul style="list-style-type: none"> • 10 SFD Permits for the month • 53 SFD Permits for the year • 114 Total Building Inspections for the month • 506 Total Building Inspections for the year • 270 Total Building Permits for the year 	<p>Electrical Permits (6 Jurisdictions):</p> <ul style="list-style-type: none"> • 78 Total Permits for the month • 350 Total Permits for the year • 138 Total Electrical Inspections for the month • 721 Total Electrical Inspections for the year

SUBDIVISION PLATS RECORDED IN MAY

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
IRISH HILLS	214 DAWSON LANE	0	0.9480	4/24/2017	5/2/2017
POSSUM HOLLER SUBDIVISION, LOT 1	N LONG GROVE RD	0	0.0000	4/7/2017	5/10/2017
DEERFIELD ESTATES, SECTION 4, LOTS 9 & 10	TWELVE POINT BUCK BLVD	1	1.9940	2/27/2017	5/16/2017
PEYTON ESTATES, LOTS 6 & 7	6670 S WILSON RD	-1	0.0000	4/26/2017	5/16/2017
LAVONE ACRES SECTION 2	1233 LONG HOLLOW RD	2	14.7020	5/5/2017	5/24/2017
BROWN SWISS ESTATES, SECTION 2	RINEYVILLE RD	2	22.0000	4/27/2017	5/24/2017
LELIA AND LOETTA SUBDIVISION	ST JOHN ROAD	21	114.3000	5/10/2017	5/25/2017
		25	153.9440		

Total Records: 7

6/2/2017

**Hardin County Board of Adjustment
Three Hundred Seventy Third Meeting**

Hardin County Government Center
Second Floor Meeting Room
25 May 2017 5:00 p.m.

4. Call to order
5. Unfinished Business
 - A. **VARIANCE – Front & Side Building Setback Lines;** JOHN & JENNIFER DEWITT, are requesting a Variance from the front and side building setbacks to allow for renovations and additions to the existing house at 2905 Eastview Road. The site is a 0.468 property within the West Hardin Planning Area and is zoned Rural Residential (R-2).
 - B. **CONDITIONAL USE PERMIT – Wedding & Event Venue;** NICOLLE STAPLES, is requesting a Conditional Use Permit to allow an outdoor wedding & event venue at 13943 Leitchfield Road (US 62) in Eastview, KY. The property is a 24.038 acre site within the Natural Resource Planning Area and is zoned Rural Residential (R-2).
6. New Business
 - A. **VARIANCE – 1:4 lot width-to-length ratio;** VERNIE & PHYLLIS McGUFFIN, are requesting a Variance from the 1:4 lot width-to-length ratio in order to add an additional two acres behind their lot. The site is a 3 acre property at 1054 Thomas Road and known as Lot 3 of Oxford Estates within the West Urban Planning Area and is zoned Urban Residential (R-1).
 - B. **AMENDED CONDITIONAL USE PERMIT (2012) – Temporary Accessory Dwelling;** PHILLIP & JUDY KERR, are requesting a Conditional Use Permit to continue to allow for a 14' x 70' manufactured home to remain on the property. The site is a 44 acre tract located at 1149 White Mills Glendale Road East in Glendale, KY within the Natural Resource Planning Area and is zoned Rural Residential (R-2).
 - C. **CONDITIONAL USE PERMIT – Accessory Structure that exceeds the size of the Dwelling;** RONNIE JONES & SUZANNE OLDHAM, are requesting a Conditional Use Permit to allow for the construction of a 30'x40' (1200 SF) garage on site that will exceed the size of the home (920 SF). The site is a 1 acre tract located at 1774 Glendale Hodgenville Road West in Glendale, KY within the Glendale Rural Village Planning Area and is zoned Rural Residential (R-2).
 - D. **VARIANCE – Front Building Setback;** SHANE & MELISSA LEE, are requesting a Variance from the 45' front building setback line to allow for the construction of a home on Lot 44 of Santa Fe Subdivision. The site is a 1.23 acre tract on Grand Canyon Drive within the East Hardin Planning Area and is zoned Rural Residential (R-2).
 - E. Consideration and action on the Minutes for the meeting held on 20 April 2017 (*Attached pgs.3-8*).



Board Agenda

25 May 2017

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- F. Informational Items
- G. Adjourn

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

APA-KY SPRING CONFERENCE 2017 Wesley & Adam attended the Spring Conference from May 17-19th at Lake Cumberland to obtain continuing education.

APRIL 2017 REPORT

<p>Plats Recorded:</p> <ul style="list-style-type: none"> • 5 Subdivision plats were approved for the month • 28 Subdivision plats were approved for the year 	<p>New Lots Created:</p> <ul style="list-style-type: none"> • 4 New lots approved for the month • 4 Net lots approved for the year
<p>Building Permits:</p> <ul style="list-style-type: none"> • 11 SFD Permits for the month • 43 SFD Permits for the year • 88 Total Building Inspections for the month • 392 Total Building Inspections for the year • 154 Total Building Permits for the year 	<p>Electrical Permits (6 Jurisdictions):</p> <ul style="list-style-type: none"> • 72 Total Permits for the month • 271 Total Permits for the year • 157 Total Electrical Inspections for the month • 581 Total Electrical Inspections for the year

SUBDIVISION PLATS RECORDED IN APRIL

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
EMHL ESTATES, SECTION 1	SOUTH COLE LANE	1	17.4660	3/22/2017	4/1/2017
DEWITT SUBDIVISION	2324 GAITHER STATION RD	1	0.4200	1/17/2017	4/13/2017
OAK HILL ACRES, SECTION 2	375 MEETING CREEK ROAD	2	13.3900	3/23/2017	4/17/2017
VANESSA SUBDIVISION, SECTION 2, LOT 2	3076 VALLEY CREEK RD	0	0.0000	2/17/2017	4/26/2017
REBECCA ROSE FARM, LOTS 1A & 2A	3903 AND 3927 SALT RIVER ROAD	0	0.0000	4/18/2017	4/27/2017
		4	31.2760		

Total Records: 5

5/1/2017

The next Board meeting is scheduled for Thursday, June 8, 2017 at 5:00 PM

**Hardin County Board of Adjustment
Three Hundred Seventy Second Meeting**

Hardin County Government Center

Second Floor Meeting Room

20 April 2017 5:00 p.m.

1. Call to order
2. Unfinished Business
3. New Business
 - A. **VARIANCE & CONDITIONAL USE PERMIT – 1:3 lot width-to-length ratio & Accessory Structure;** LAVONE MCCOY, is requesting a Variance from the 1:3 lot width-to-length ratio to allow for the 14.779 acres to be further subdivided and a Conditional Use Permit to allow for the existing 36'x60' barn to be located on a vacant 3 acre lot. The site is located at 1233 Long Hollow Road within the West Hardin Planning Area and is zoned Rural Residential (R-2).
 - B. **VARIANCE – Front & Side Building Setback Lines;** JOHN & JENNIFER DEWITT, are requesting a Variance from the front and side building setbacks to allow for renovations and additions to the existing house at 2905 Eastview Road. The site is a 0.468 property within the West Hardin Planning Area and is zoned Rural Residential (R-2).
 - C. **CONDITIONAL USE PERMIT – Wedding & Event Venue;** NICOLLE STAPLES, is requesting a Conditional Use Permit to allow an outdoor wedding & event venue at 13943 Leitchfield Road (US 62) in Eastview, KY. The property is a 24.038 acre site within the Natural Resource Planning Area and is zoned Rural Residential (R-2).
 - D. Consideration and action on the Minutes for the meeting held on 23 March 2017 (*Attached pgs. 4-7*).
 - E. Informational Items
 - F. Adjourn

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

CONTINUING EDUCATION 17-19 April 2016 Ed Bryan attended the CAAK Spring Training Conference at Kentucky Dam Village in Gilbertsville, Kentucky.

APA-KY EXECUTIVE COMMITTEE MEETING On Friday March 24th the Planning Commission hosted 14 planners from across the state as part of the APA-KY Executive Committee Meeting in the second floor meeting room of the County Government Building.



SUBDIVISION PLATS RECORDED IN MARCH

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
CARMAN SUBDIVISION, LOT 4	162 EARL WISE LANE	0	-0.5490	2/27/2017	3/2/2017
MONTEREY, SECTION 2, LOTS 59, 60 & 61	LAWNDALE ROAD	-1	0.0000	2/15/2017	3/2/2017
DAUGHERTY SUBDIVISION, LOTS 1A, 1B, 1C & 2	HARDINSBURG ROAD (KY 86)	-2	0.0000	2/6/2017	3/7/2017
KING PROPERTY	LINCOLN PARKWAY	4	29.6210	2/13/2017	3/9/2017
MILLINER SUBDIVISION	9640 BATTLE TRAINING RD	0	0.0000	1/2/1900	3/13/2017
AMENDED RECORD PLAT OF CRUSE SUBDIVISION, LOTS 1. RECORD PLAT OF CRUSE SUBDIVISION, SECTION 2, AND BOUNDARY SURVEY OF THE CRUSE FARM	3500 MILLERSTOWN RD	1	8.9530	2/2/2017	3/13/2017
NEWMAN ESTATES, LOTS 9 & 10	NEEDHAM RD	-1	0.0000	3/14/2017	3/20/2017
WANDERING MEADOWS SUBDIVISION, SECTION 2	11324 RINEYVILLE ROAD (KY HWY 1600)	2	20.1850	2/7/2017	3/22/2017
CALDWELL ACRES	3509 BARDSTOWN RD	2	9.9400	3/14/2017	3/23/2017
REFFETT ESTATES, LOTS 7,8,9,10,11, & 12	REFFETT LANE	-5	8.4490	7/25/2016	3/24/2017
MCNEELEY SUBDIVISION	2608 RED MILL RD	2	15.3900	3/6/2017	3/24/2017
HABERSHAM 49 & 50	HABERSHAM DRIVE	-1	0.0000	3/21/2017	3/29/2017
		1	91.9890		

Total Records: 12

4/5/2017

MARCH 2017 REPORT

Plats Recorded: <ul style="list-style-type: none">• 12 Subdivision plats were approved for the month• 23 Subdivision plats were approved for the year	New Lots Created: <ul style="list-style-type: none">• 11 New lots approved for the month• 3 Net lots approved for the year
Building Permits: <ul style="list-style-type: none">• 18 SFD Permits for the month• 32 SFD Permits for the year• 125 Total Building Inspections for the month• 303 Total Building Inspections for the year• 105 Total Building Permits for the year	Electrical Permits (6 Jurisdictions): <ul style="list-style-type: none">• 74 Total Permits for the month• 199 Total Permits for the year• 163 Total Electrical Inspections for the month• 424 Total Electrical Inspections for the year

The next Board meeting is scheduled for Thursday, May 4, 2017 at 5:00 PM



Hardin County
Board of Adjustment

Hardin County Board of Adjustment
Three Hundred Seventy First Meeting

Hardin County Government Center

Second Floor Meeting Room

23 March 2017 5:00 p.m.

1. Call to order
2. Unfinished Business
3. New Business
 - G. **Continued - VARIANCE – Front Building Setback;** WILLIAM & RHONDA CARTER, are requesting a Variance from the 70' front building setback line to accommodate a proposed 42' X 60' barn at 95 Bill Court. The site is a 7.738 acre tract known as Lot 2A of Land Trustee Subdivision within the East Hardin Planning Area and is zoned Rural Residential (R-2).
 - H. **CONDITIONAL USE PERMIT – Automotive Sales Lot;** TIM HACK of GREEN STATE METALS, is requesting a Conditional Use Permit to allow for a proposed Automotive Sales Lot (5 vehicles) on the site of his existing Scrap Metal Recycling Yard. The site is a 6.9 acre tract at 2732 South Dixie Highway known as Lot 1 of Sydney Acres within the South Dixie Corridor Planning Area and is zoned General Commercial (C-2).
 - I. **CONSIDERATION & ACTION –** On the interpretation of the zoning boundaries for an existing landlocked tract totaling 4.181 acres to the rear of the 6100 block of Bardstown Road (US 62) as per KRS 100.257. (Resolution 2017-002)
 - J. Consideration and action on the Minutes for the meeting held on 9 March 2017 (*Attached pgs.2-6*).
 - K. Informational Items
 - L. Adjourn

The next Board meeting is scheduled for Thursday, April 20, 2017 at 5:00 PM

Hardin County Board of Adjustment
Three Hundred Seventy Meeting
Hardin County Government Center
Second Floor Meeting Room
9 March 2017 5:00 p.m.

1. Call to order
2. Unfinished Business
3. New Business
 - A. **VARIANCE – Front Building Setback;** DONALD & DEBBIE LUCAS, are requesting a Variance from the 70’ front building setback line to accommodate a proposed 14’ x 50’ addition to the existing house at 3037 Salt River Road. The site is a 68 acre farm within the Natural Resource Planning Area and is zoned Rural Residential (R-2).
 - B. **CONDITIONAL USE PERMIT – Accessory Structure;** RONALD & GIDGET FRAKES, are requesting a Conditional Use Permit to allow for a proposed accessory structure (30’x48’ pole barn with a 12’x48’ lean-to) to exceed the size of the manufactured home on site. The site is a 4.91 acre tract at 2375 Lower Colesburg Road known as Lot 3 of Bohannon Subdivision within the East Hardin Planning Area and is zoned Rural Residential (R-2).
 - C. **VARIANCE – Front Building Setback;** WILLIAM & RHONDA CARTER, are requesting a Variance from the 70’ front building setback line to accommodate a proposed 42’ X 60’ barn at 95 Bill Court. The site is a 7.738 acre tract known as Lot 2A of Land Trustee Subdivision within the East Hardin Planning Area and is zoned Rural Residential (R-2).
 - D. Consideration and action on the Minutes for the meeting held on 23 February 2017 (*Attached pgs.3-11*).
 - E. Informational Items
 - F. Adjourn



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

SUBDIVISION PLATS RECORDED IN FEBRUARY

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
BROOKS-NOE	203 CEDAR HILL DR	1	0.4760	1/26/2017	2/7/2017
PAULINE'S SUBDIVISION, LOT 2	LEITCHFIELD ROAD	0	11.8840	1/23/2017	2/7/2017
GENEVA ESTATES	OVERALL PHILLIPS RD	1	4.8260	1/9/2017	2/14/2017
SALT RIVER ROAD SUBDIVISION, LOTS 1 & 2	SALT RIVER ROAD	-1	0.0000	10/26/2016	2/15/2017
		1	17.1860		

Total Records: 4

3/3/2017

FEBRUARY 2017 REPORT

<p>Plats Recorded:</p> <ul style="list-style-type: none"> • 4 Subdivision plats were approved for the month • 11 Subdivision plats were approved for the year 	<p>New Lots Created:</p> <ul style="list-style-type: none"> • 2 New lots approved for the month • 2 Net lots approved for the year
<p>Building Permits:</p> <ul style="list-style-type: none"> • 11 SFD Permits for the month • 15 SFD Permits for the year • 87 Total Building Inspections for the month • 178 Total Building Inspections for the year • 58 Total Building Permits for the year 	<p>Electrical Permits (6 Jurisdictions):</p> <ul style="list-style-type: none"> • 63 Total Permits for the month • 125 Total Permits for the year • 143 Total Electrical Inspections for the month • 261 Total Electrical Inspections for the year

The next Board meeting is scheduled for Thursday, March 23, 2017 at 5:00 PM

**Hardin County Board of Adjustment
Three Hundred Sixty Ninth Meeting**

Hardin County Government Center

Second Floor Meeting Room

23 February 2017 5:00 p.m.

1. Call to order
2. Unfinished Business
3. New Business
 - A. **CONTINUED....AMENDED CONDITIONAL USE PERMIT –Event Venue;** The owners, JOHN & MICHELLE EDWARDS, are requesting an Amended Conditional Use Permit to continue to allow for an Event Venue, “The Place at Gilead” at 495 Gilead Church Road, Glendale, KY. The site is a 12 acre farm within the Glendale Industrial Planning Area and is zoned Rural Residential (R-2).
 - B. **CONDITIONAL USE PERMIT & VARIANCE – Permanent Accessory Dwelling & 1:3 lot width-to-length ratio;** CHARLES & BRENDA BEWLEY, are requesting a Conditional Use Permit for a Permanent Accessory Dwelling to allow for the two existing homes to be plated on a single lot. Additionally, they are requesting a Variance from the 1:3 lot width-to-length ratio at 11324 Rineyville Road, Vine Grove, KY. The site is a proposed 7.992 acre lot within the KY 1600 Corridor and is zoned Rural Residential (R-2).
 - C. **AMENDED CONDITIONAL USE PERMIT – Childcare Center;** VALLEY CREEK BAPTIST CHURCH, is requesting an Amended Conditional Use Permit to allow for a Child Care Center for up to 60 children to remain on site at 4685 Springfield Road. The site is 5.9 acre site located at the corner of Springfield Road and Valley Creek Road within the Valley Creek Urban Area and is zoned Rural Residential (R-2).
 - D. **VARIANCE – Front & Side Building Setback;** CHARLES & LANA DEWITT, are requesting a Variance from the 15’ rear and 10’ side building setback lines to accommodate an existing concrete block well house at 2324 Gaither Station Road. The site is a proposed 0.42 acre lot within the Industrial Park Planning Area and is zoned Industrial Holding (IH).
 - E. **CONTINUED.....CONDITIONAL USE PERMIT – Permanent Accessory Dwelling & Third Dwelling;** MITCHELL DEVORE, is requesting a Conditional Use Permit for a Permanent Accessory Dwelling to allow for the construction of a 940 sq. ft. home on site and to allow for the manufactured home to remain on site at 13039 South Dixie Highway, Sonora, KY. The site is a 25.96 acre lot known as Lot 1 of Dorsey Run Estates within the South Hardin Planning Area and is zoned Rural Residential (R-2).
 - F. Consideration and action on the Minutes for the meeting held on 19 January 2017 (*Attached pgs.3-7*).



G. Informational Items

Board Agenda

23 February 2017

Page 2 of 2

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

9 YEARS OF SERVICE Adam King, AICP celebrated 9-years of service with the Planning Commission on 15 February 2017.

ARMY COMMUNITY PARTNERSHIP PROGRAM

Wesley participated in the Army Community Partnership Program meeting held at the Camp Carlson Lodge, Fort Knox, KY on February 14, 2017. The program encourages Army installations to enter into agreements with local and state governments to obtain goods and services.

METROPOLITAN PLANNING ORGANIZATION

Adam attended the Elizabethtown/Radcliff MPO Technical Advisory Committee Meeting on February 16, 2017 to work on the draft 2018 Unified Planning Work Program and the Prioritization Process for the Strategic Highway Investment Formula for Tomorrow.

The next Board meeting is scheduled for Thursday, March 9, 2017 at 5:00 PM

Hardin County Board of Adjustment
Three Hundred Sixty Eighth Meeting
Hardin County Government Center
Second Floor Meeting Room
19 January 2017 5:00 p.m.

1. Call to order
2. Unfinished Business
3. New Business
 - A. **CONTINUED....AMENDED CONDITIONAL USE PERMIT –Event Venue;** The owners, JOHN & MICHELLE EDWARDS, are requesting an Amended Conditional Use Permit to continue to allow for an Event Venue, “The Place at Gilead” at 495 Gilead Church Road, Glendale, KY. The site is a 12 acre farm within the Glendale Industrial Planning Area and is zoned Rural Residential (R-2).
 - B. **CONTINUED.....VARIANCE – Front Building Setback Line;** The owner, DARWIN HINDS, is requesting a Variance from the front building setback line to allow for the construction of a handicap ramp onto the front of the house. The site is a 0.27 acre lot at 502 Stanford Drive and being Lot 30 of University Estates, Section 4 within the West Urban Area and is zoned Urban Residential (R-1).
 - C. **AMENDED CONDITIONAL USE PERMIT –Dog Kennel;** The owner, ANN RENE BAILEY, is requesting an Amended Conditional Use Permit to continue to allow for a Dog Kennel, “The Furry Godmother” at 11230 Sonora Hardin Springs Road, Eastview, KY. The site is a 3.7 acre within the Natural Resource Planning Area and is zoned Rural Residential (R-2).
 - D. **VARIANCE – Road Frontage;** The owner, GENEVA WARREN LIVING TRUST, is requesting a Variance from the required road frontage on a government maintained road to allow for four existing tracts off Overall Phillips Road in Elizabethtown, KY to be merged together and platted as a single lot. The proposed site is 4.826 acres within the North Glendale Urban Planning Area and is zoned Urban Residential (R-1).
 - E. **CONDITIONAL USE PERMIT – Permanent Accessory Dwelling & Third Dwelling;** MITCHELL DEVORE, is requesting a Conditional Use Permit for a Permanent Accessory Dwelling to allow for the construction of a 940 sq. ft. home on site and to allow for the manufactured home to remain on site at 13039 South Dixie Highway, Sonora, KY. The site is a 25.96 acre lot known as Lot 1 of Dorsey Run Estates within the South Hardin Planning Area and is zoned Rural Residential (R-2).
 - F. Consideration and action on the Minutes for the meeting held on 5 January 2017 (*Attached pgs.3-5*).
 - G. Informational Items



Board Agenda

19 January 2017

Page 2 of 2

H. Adjourn

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

INSURANCE SERVICES OFFICE (ISO) The commission had received the final results of the 2015 ISO Building Code Effectiveness Grading Schedule. The final results of the Effectiveness Grading Schedule are a Classification of 99 for 1 and 2 family residential property and 4 for commercial and industrial property. The 99 is due to a lack of plan review conducted on residential properties.

LOCAL PLANNING MEETING

On 9 January 2017, Wesley Wright met with Local Planning Committee for Hardin County Schools. The meeting was held at 5:30pm at the Hardin County Central Office (65 W A Jenkins Rd) – Topics include Review of Current District Facility Plan, Building Inventory, District Enrollment and Utility / Maintenance Budgets.

PLANNING COMMISSION AUDIT The FY 2016 Audit has been prepared by Stiles, Carter & Associates.

The next Board meeting is scheduled for Thursday, February 9, 2017 at 5:00 PM

**Hardin County Board of Adjustment
Three Hundred Sixty Seventh Meeting**

Hardin County Government Center

Second Floor Meeting Room

5 January 2017 5:00 p.m.

1. Call to order
2. Unfinished Business
3. New Business
 - A. **VARIANCE – Front Building Setback Line;** The owners, GLENN & MARY THOMPSON, are requesting a Variance from the front building setback line to allow for the construction of a 8'x42' covered deck on the front of the house. The site is a 0.17 acre lot at 1 East Airview Drive and being Lot 1 of Airview Estates within the North Urban Planning Area and is zoned Urban Residential (R-1).
 - B. **VARIANCE – Front Building Setback Line;** The owner, DARWIN HINDS, is requesting a Variance from the front building setback line to allow for the construction of a handicap ramp onto the front of the house. The site is a 0.27 acre lot at 502 Stanford Drive and being Lot 30 of University Estates, Section 4 within the West Urban Area and is zoned Urban Residential (R-1).
 - C. Consideration and action on the Minutes for the meeting held on 8 December 2016 (*Attached pgs.3-8*).
 - D. Informational Items
 - E. Adjourn

SUBDIVISION PLATS RECORDED IN DECEMBER

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
SYLVESTER SUBDIVISION	RINEYVILLE BIG SPRINGS RD	2	12.7040	7/13/2016	12/1/2016
KLAB ESTATES	BARDSTOWN ROAD	1	3.3150	9/23/2016	12/22/2016
MCCOMBS ESTATES	1809 KNOX AVE	2	4.3110	11/21/2016	12/28/2016
		5	20.3300		

Total Records: 3

1/3/2017



DECEMBER 2016 REPORT

Plats Recorded: <ul style="list-style-type: none">• 3 Subdivision plats were approved for the month• 76 Subdivision plats were approved for the year	New Lots Created: <ul style="list-style-type: none">• 5 New lots approved for the month• 50 Net lots approved for the year
Building Permits: <ul style="list-style-type: none">• 11 SFD Permits for the month• 123 SFD Permits for the year• 108 Total Building Inspections for the month• 1075 Total Building Inspections for the year• 434 Total Building Permits for the year	Electrical Permits (6 Jurisdictions): <ul style="list-style-type: none">• 60 Total Permits for the month• 878 Total Permits for the year• 179 Total Electrical Inspections for the month• 1635 Total Electrical Inspections for the year

The next Board meeting is scheduled for Thursday, January 19, 2017 at 5:00 PM