



**Hardin County**  
Board of Adjustment

**Hardin County Board of Adjustment**  
**Three Hundred Thirty Fifth Meeting**  
H. B. Fife Courthouse  
18 December 2014 5:00 p.m.

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

**Continued: CONDITIONAL USE PERMIT – Event Venue**

The owners, JOHN & MICHELLE EDWARDS, are requesting approval of a Conditional Use Permit to allow for a Wedding/Event Venue within an Accessory Structure on site. The property is a 12 acre site located at 495 Gilead Church Road, west of South Dixie (US 31W) within the Glendale Industrial Area and zoned Rural Residential (R-2).

**5:00PM CONDITIONAL USE PERMIT – Shipping Container Dwelling**

Habitat for Humanity, on behalf of Jo Ann Priddy, is requesting approval of a Conditional Use Permit to allow for the conversion of an 8' x 40' shipping container into a single family dwelling to be located on the property. The property is a  $\pm$  2 acre site located at 2491 Cash Rd, Upton, KY 42784, south of Owsley Rd, within the South Hardin Planning Area, and zoned Rural Residential (R-2).

**5:15PM CONDITIONAL USE PERMIT – Rock Quarry**

The Owners, William and Judith Lively and Hanson Aggregates are requesting approval of an Amended Conditional Use Permit to allow for the expansion of the existing Hanson Rock Quarry. The Quarry is a  $\pm$  180 acre site located at 607 Quarry Rd, south of Upton City Limits and north of Hart County line within the South Hardin Planning Area and zoned Heavy Industrial (I-2).

- A. Call to Vote of a **VARIANCE** request from JOSHUA LINDBLOOM for property owned by TONY GRIFFITH on request for relief from the 40-foot front building setback to accommodate a proposed manufactured home to replace the existing mobile home. The property is a 0.39 acre site located at 2657 Springfield Road, west of Barnes Lane. Final action was not decided on 4 December 2014.
- B. Consideration and action on the Minutes of the meeting held 4 December 2014

**The next Board meeting is scheduled for Thursday, 8 January 2015 at 5:00**

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

Meeting Room, R. R. Thomas County Government Building  
4 December 2014 5:00 p.m.

1. Call to Order
2. Unfinished Business

**VARIANCE – Front Building Setback**

The owner, TONY GRIFFITH, and applicant, JOSHUA LINDBLOOM, are requesting approval of a Variance for relief from the 40-foot front building setback to accommodate a proposed manufactured home to replace the existing mobile home. The property is a 0.39 acre site located at 2657 Springfield Road, west of Barnes Lane within the Valley Creek Urban Area and zoned Urban Residential (R-1).

3. New Business

**5:00PM VARIANCE – Front Building Setback**

The owner, KERWIN KERR, is requesting approval of a Variance for relief from the front building setback to accommodate a proposed covered porch (8' x 20'). The property is a 0.23 acre site located at 409 Berea Rd, south of Peterson within the West Urban Area and zoned Urban Residential (R-1).

**5:15PM CONDITIONAL USE PERMIT – Retail Sales**

The owners, THOMAS & VALERIE SMITH, are requesting approval of a Conditional Use Permit to allow for a Professional Office with Retail Sales (Vehicle Graphics Business) in the Accessory Structure on site. The property is a 2.404 acre site located at 3634 Rineyville Road, west of Cole Lane within the KY 1600 Planning Area and zoned Urban Residential (R-1).

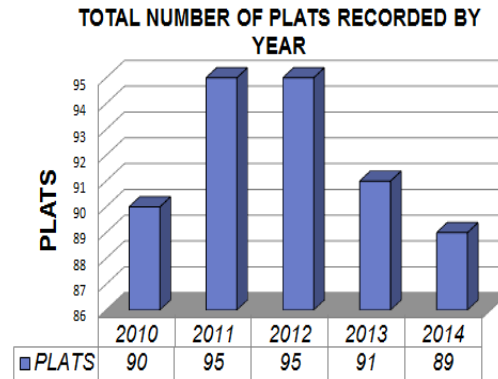
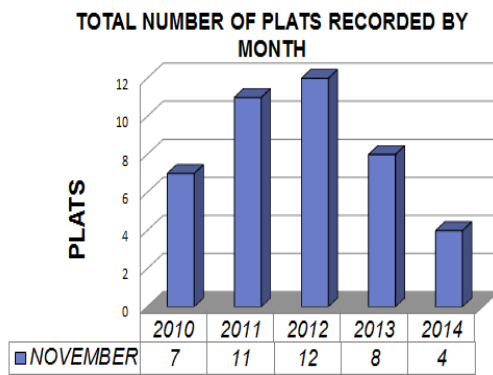
**5:30PM CONDITIONAL USE PERMIT – Event Venue**

The owners, JOHN & MICHELLE EDWARDS, are requesting approval of a Conditional Use Permit to allow for a Wedding/Event Venue within an Accessory Structure on site. The property is a 12 acre site located at 495 Gilead Church Road, west of South Dixie (US 31W) within the Glendale Industrial Area and zoned Rural Residential (R-2).

- A. Consideration and action on a Proposed By-Law Amendment of ARTICLE V – MEETINGS to move the location of the regularly scheduled meeting of the Board of Adjustment. (Attached pg. 1)
- B. Consideration and action on the Minutes of the meeting held 6 November 2014

**NOVEMBER 2014 REPORT**

<b>Plats Recorded:</b> <ul style="list-style-type: none"> <li>• 4 Subdivision plats were approved for the month</li> <li>• 89 Subdivision plats were approved for the year</li> </ul>	<b>New Lots Created:</b> <ul style="list-style-type: none"> <li>• 14 New lots were approved for the month</li> <li>• 115 New lots were approved for the year</li> </ul>
<b>Building Permits:</b> <ul style="list-style-type: none"> <li>• 8 SFD Permits for the month</li> <li>• 92 SFD Permits for the year</li> <li>• 326 Total Building Permits for the year</li> </ul>	<b>Electrical Permits (6 Jurisdictions):</b> <ul style="list-style-type: none"> <li>• 18 SFD Permits for the month</li> <li>• 292 SFD Permits for the year</li> <li>• 697 Total Permits for the year</li> </ul>
<b>Building Inspections / Reviews:</b> <ul style="list-style-type: none"> <li>• 21 SFD Residential Inspections for the month</li> <li>• 04 Commercial Inspections for the month</li> <li>• 61 Total Building Inspections for the month</li> <li>• 777 Total Building Inspections for the year</li> </ul>	<b>Electrical Inspections:</b> <ul style="list-style-type: none"> <li>• 73 SFD Residential Inspections for the month</li> <li>• 07 Commercial Inspections for the month</li> <li>• 143 Total Electrical Inspections for the month</li> <li>• 1367 Total Electrical Inspections for the year</li> </ul>



**The next Board meeting is scheduled for Thursday, 18 December 2014 at 5:00**

**Hardin County Board of Adjustment**  
**Three Hundred Thirty Third Meeting**  
Meeting Room, R. R. Thomas County Government Building  
6 November 2014 5:00 p.m.

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

**5:00 PM VARIANCE – Front Building Setback**

The owner, TONY GRIFFITH, and applicant, JOSHUA LINDBLOOM, are requesting approval of a Variance for relief from the 40-foot front building setback to accommodate a proposed manufactured home to replace the existing mobile home. The property is a 0.39 acre site located at 2657 Springfield Road, west of Barnes Lane within the Valley Creek Urban Area and zoned Urban Residential (R-1).

**5:15 PM VARIANCE – Front Building Setback**

The owner, CLIFFORD GOODMAN, is requesting approval of a Variance for relief from the 40-foot front building setback to accommodate a proposed pole barn (40' x 30'). The property is a 1.47 acre site located at 630 Buckles Road, west of Sonora Hardin Springs Road (KY 84) within the South Hardin Area and zoned Rural Residential (R-2).

**5:30 PM VARIANCE – Front Building Setback**

The owners, JERRY & KATHY CASWELL, are requesting approval of a Variance for relief from the 40-foot front building setback along Smithers Lane to accommodate a proposed manufactured home to replace the existing home. The property is a 0.19 acre site located at 64 Crutz Lane, west of Dixie Highway (US 31W) within the North Urban Area and zoned Urban Residential (R-1).

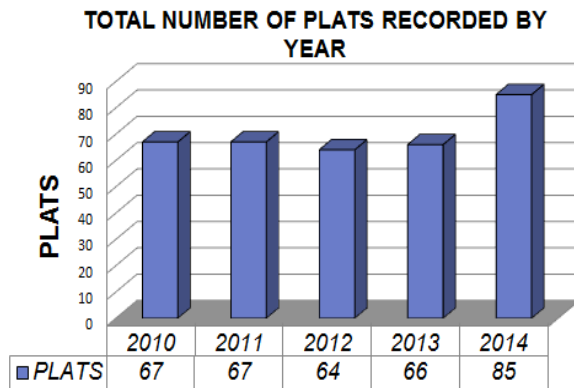
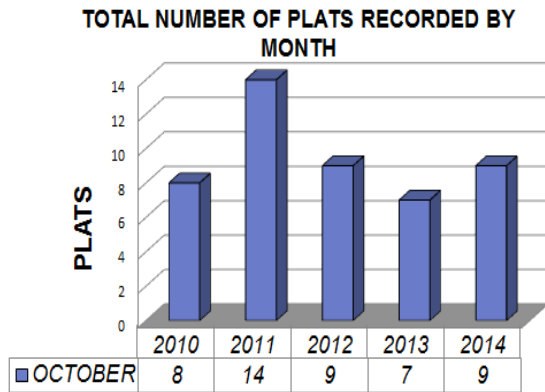
**~~WITHDRAWN: VARIANCE – Side Building Setback Line~~**

~~The owners, GERALD & JONI HILL, are requesting relief from the 10 foot side building setback line to accommodate a proposed storage room and a 14' x 30' covered porch to an existing garage. The property is a 0.53 acre tract located 521 E Main Street, Cecilia, KY, between St. Ambrose Church Lane and Federal Street within the Cecilia Rural Village Planning Area and zoned Urban Residential (R-1).~~

- A. Consideration and action on the Minutes of the meeting held 23 October 2014 (pg.3-9).

**OCTOBER 2014 REPORT**

<b>Plats Recorded:</b> <ul style="list-style-type: none"> <li>• 9 Subdivision plats were approved for the month</li> <li>• 85 Subdivision plats were approved for the year</li> </ul>	<b>New Lots Created:</b> <ul style="list-style-type: none"> <li>• 7 New lots were approved for the month</li> <li>• 98 New lots were approved for the year</li> </ul>
<b>Building Permits:</b> <ul style="list-style-type: none"> <li>• 8 SFD Permits for the month</li> <li>• 84 SFD Permits for the year</li> <li>• 296 Total Building Permits for the year</li> </ul>	<b>Electrical Permits (6 Jurisdictions):</b> <ul style="list-style-type: none"> <li>• 34 SFD Permits for the month</li> <li>• 272 SFD Permits for the year</li> <li>• 590 Total Permits for the year</li> </ul>
<b>Building Inspections / Reviews:</b> <ul style="list-style-type: none"> <li>• 33 SFD Residential Inspections for the month</li> <li>• 04 Commercial Inspections for the month</li> <li>• 85 Total Building Inspections for the month</li> <li>• 716 Total Building Inspections for the year</li> </ul>	<b>Electrical Inspections:</b> <ul style="list-style-type: none"> <li>• 21 SFD Residential Inspections for the month</li> <li>• 05 Commercial Inspections for the month</li> <li>• 149 Total Electrical Inspections for the month</li> <li>• 1224 Total Electrical Inspections for the year</li> </ul>



**The next Board meeting is scheduled for Thursday, 4 December 2014 at 5:00**

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

Meeting Room, R. R. Thomas County Government Building  
23 October 2014 5:00 p.m.

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

**5:00PM CONDITIONAL USE PERMIT – Temporary Accessory Dwelling**

The owners, JONATHAN & TARA UPTON, are requesting approval of a Conditional Use Permit to allow for a Temporary Accessory Dwelling (16' x 70' manufactured home) to be located on site. The property is a 5.86 acre site located at 1747 Nolin Road, east of the L & N Railroad within the South Hardin Planning Area and zoned Rural Residential (R-2).

**5:15PM AMENDED CONDITIONAL USE PERMIT –Slaughter House**

The owners, WILLIAM & AMANDA BOWEN, are requesting approval of a Conditional Use Permit to continue to allow for the operation of a Slaughter House on site. The property is a 3 acre portion of a 32.575 acre site located at 2667 Eastview Road, north of Dewitt Lane within the West Hardin Planning Area and zoned Agricultural (A-1).

**CONTINUED: CONDITIONAL USE PERMIT – Retail Sales**

The owner, LEVI YODER, is requesting approval of a Conditional Use Permit to allow for retail sales of merchandise within a proposed 16' x 24' accessory building in the Rural Residential Zone. The property is a 25.36 acre site located at 124 Millerstown Loop, west of Upton between Caswell Ln and George Tabb Road within the South Hardin Planning Area and zoned Rural Residential (R-2).

**CONTINUED: VARIANCE – Side Building Setback Line**

The owners, GERALD & JONI HILL, are requesting relief from the 10-foot side building setback line to accommodate a proposed storage room and a 14' x 30' covered porch to an existing garage. The property is a 0.53 acre tract located 521 E Main Street, Cecilia, KY, between St. Ambrose Church Lane and Federal Street within the Cecilia Rural Village Planning Area and zoned Urban Residential (R-1).

- A. Consideration and action on the Minutes of the meeting held 18 September 2014 (pg.3-7).

## Board Agenda

23 October 2014

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The following items are for information only and do not require Commission action.

### SEPTEMBER 2014 REPORT

<b>Plats Recorded:</b> <ul style="list-style-type: none"><li>• 10 Subdivision plats were approved for the month</li><li>• 76 Subdivision plats were approved for the year</li></ul>	<b>New Lots Created:</b> <ul style="list-style-type: none"><li>• 6 New lots were approved for the month</li><li>• 91 New lots were approved for the year</li></ul>
<b>Building Permits:</b> <ul style="list-style-type: none"><li>• 9 SFD Permits for the month</li><li>• 76 SFD Permits for the year</li><li>• 268 Total Building Permits for the year</li></ul>	<b>Electrical Permits (6 Jurisdictions):</b> <ul style="list-style-type: none"><li>• 18 SFD Permits for the month</li><li>• 238 SFD Permits for the year</li><li>• 500 Total Permits for the year</li></ul>
<b>Building Inspections / Reviews:</b> <ul style="list-style-type: none"><li>• 21 SFD Residential Inspections for the month</li><li>• 08 Commercial Inspections for the month</li><li>• 90 Total Building Inspections for the month</li><li>• 638 Total Building Inspections for the year</li></ul>	<b>Electrical Inspections:</b> <ul style="list-style-type: none"><li>• 74 SFD Residential Inspections for the month</li><li>• 16 Commercial Inspections for the month</li><li>• 124 Total Electrical Inspections for the month</li><li>• 1070 Total Electrical Inspections for the year</li></ul>

SUBDIVISION NAME	LOTS	RECORDED
Lehmenkuler Estates Section 1	0	17-Sept-14
Sportsman Lake Block 2	-1	22-Sept-14
Tabb Subdivision Section 2	1	23-Sept-14
Sportsman Lake	0	26-Sept-14
Ella Estates	1	29-Sept-14
Property By Kerr	1	29-Sept-14
Ritchie Estates	2	29-Sept-14
Gavin's Great Acres	-1	29-Sept-14
Mayfair Place Subdivision Section 1	0	29-Sept-14
<b>NEW LOTS SINCE LAST MEETING</b>	5	
<b>2014 TOTAL</b>	94	

**Hardin County Board of Adjustment  
Three Hundred Thirty First Meeting**

Meeting Room, R. R. Thomas County Government Building  
18 September 2014 5:00 p.m.

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

**5:00 VARIANCE – Front & Side Building Setback Line**

The owners, TIM YATES and DON & PEGGY GIBSON are requesting approval of a Variance to allow for relief from the front & side building setback lines to accommodate to proposed addition to the residence. The property is a 2.986 acre site located at 346 W. Main Street, Cecilia, KY, just before Bethlehem Academy Road on the right within the Cecilia Rural Village Planning Area and zoned Urban Residential (R-1).

**5:15 CONDITIONAL USE PERMIT – Retail Sales**

The owner, LEVI YODER, is requesting approval of a Conditional Use Permit to allow for retail sales of merchandise within a proposed 16' x 24' accessory building in the Rural Residential Zone. The property is a 25.36 acre site located at 124 Millerstown Loop, west of Upton between Caswell Ln and George Tabb Road within the South Hardin Planning Area and zoned Rural Residential (R-2).

**5:30 VARIANCE – 200 Foot Road Frontage**

The owners, CHARLES & SHERYL PHILLIPS, are requesting relief from the 200 foot county road frontage requirement in order to combine four tracts into a 25.6 acre house lot. The property consists of 5 tracts totaling 25.6 acres located at the 300 Block of Devers Rd, north of the Valley Creek Spur within the East Hardin Planning Area and zoned Rural Residential (R-2).

**5:45 VARIANCE – Side Building Setback Line**

The owners, GERALD & JONI HILL, are requesting relief from the 10-foot side building setback line to accommodate a proposed storage room and a 14' x 30' covered porch to an existing garage. The property is a 0.53 acre tract located 521 E Main Street, Cecilia, KY, between St. Ambrose Church Lane and Federal Street within the Cecilia Rural Village Planning Area and zoned Urban Residential (R-1).

**WITHDRAWN: CONDITIONAL USE PERMIT – Accessory Structure**

~~The owners, THOMAS & KELLY WHEELER, are requesting approval of a Conditional Use Permit to allow for a proposed accessory structure (garage) to be built on a vacant lot known as Lot 4 of Den Ang Subdivision, located on Margaret Drive adjacent to their home at 92 Margaret Drive within the East Urban Planning Area and zoned Urban Residential (R-1).~~

- A. Consideration and action on the Minutes of the meeting held 21 August 2014 (pg.3-9).
- B. Consideration and action on the 2015 Meeting Schedule. (pg.10)



## Board Agenda

18 September 2014

Page 2 of 2

The following items are for information only and do not require Commission action.

### **RECEPTIONIST / PLANNING ASSISTANT HIRED**

On 3 September 2014, Melissa Wilson began her first day with the Commission. Melissa moved to Hardin County in 2009 and has experience in an office environment and with coordinating plumbing inspectors with Pro Tec Mechanical. Sandra Martinez's last day will be on 18 September 2014.

**MPO ADVISORY COMMITTEE** met on 5 September 2014 to discuss future growth patterns and the MPO Traffic Model.

**MPO – TECHNICAL ADVISORY COMMITTEE** met on 11 September 2014. The group started work on the Metropolitan Transportation Plan Update by prioritizing various future road projects and also began creating a bicycle and pedestrian map between the cities of Elizabethtown & Radcliff.

**HABITAT - CONTAINER HOUSE** Ed Bryan, Building Inspector, has been working with Mike Childers of ICON Engineering on a proposal for Habitat Humanity c/o Larry Mengel to allow for the conversion of a storage shipment container to that of a single family residence. The dwelling will consist of a 273SF One Bedroom / One Bath unit with a complete kitchen and living area.

### **AUGUST 2014 REPORT**

<b>Plats Recorded:</b> <ul style="list-style-type: none"><li>• 10 Subdivision plats were approved for the month</li><li>• 66 Subdivision plats were approved for the year</li></ul>	<b>New Lots Created:</b> <ul style="list-style-type: none"><li>• 08 New lots were approved for the month</li><li>• 85 New lots were approved for the year</li></ul>
<b>Building Permits:</b> <ul style="list-style-type: none"><li>• 8 SFD Permits for the month</li><li>• 67 SFD Permits for the year</li><li>• 236 Total Building Permits for the year</li></ul>	<b>Electrical Permits (6 Jurisdictions):</b> <ul style="list-style-type: none"><li>• 24 SFD Permits for the month</li><li>• 220 SFD Permits for the year</li><li>• 500 Total Permits for the year</li></ul>
<b>Building Inspections / Reviews:</b> <ul style="list-style-type: none"><li>• 43 SFD Residential Inspections for the month</li><li>• 06 Commercial Inspections for the month</li><li>• 93 Total Building Inspections for the month</li><li>• 548 Total Building Inspections for the year</li></ul>	<b>Electrical Inspections:</b> <ul style="list-style-type: none"><li>• 54 SFD Residential Inspections for the month</li><li>• 08 Commercial Inspections for the month</li><li>• 135 Total Electrical Inspections for the month</li><li>• 946 Total Electrical Inspections for the year</li></ul>

<b>SUBDIVISION NAME</b>	<b>LOTS</b>	<b>RECORDED</b>
Fontaine Estates Subdivision, Section 1, Lot 4	0	19-Aug-14
Cenn Estate	1	19-Aug-14
Nickoson Estates	2	25-Aug-14
Goose Landing Estates	-3	26-Aug-14
La French Estates Section 2 and Amended Boundary Survey	2	28-Aug-14
Sutherland Place, Lot 1	0	04-Sept-14
<b>NEW LOTS SINCE LAST MEETING</b>	2	
<b>2014 TOTAL</b>	45	

**The next Board meeting is scheduled for Thursday, 23 October 2014 at 5:00 P.M. The first meeting in October is canceled due to Fall Break.**

**Hardin County Board of Adjustment  
Three Hundred Thirtieth Meeting**

Meeting Room, R. R. Thomas County Government Building  
21 August 2014 5:00 p.m.

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

**5:00 CONDITIONAL USE PERMIT – Accessory Structure**

The owners, GARY & ETZEL STOPHER are requesting approval of a Conditional Use Permit to allow for a proposed accessory structure (30' x 36' storage building) to be built on a vacant tract. The property is a 0.998 acre site located on the north side of Glendover Drive adjacent to their home at 80 Glendover Drive within the East Urban Planning Area and zoned Urban Residential (R-1).

**5:15 CONDITIONAL USE PERMIT – Mobile Home**

The owner, YONG EVANOFF, and applicant, Ray Fultz, are requesting approval of a Conditional Use Permit to allow for the existing mobile home (1973 model) to remain on the property. The property is a 1.001 acre site located on Salt River Road and being Lot 2 of Yongrays Rustic Kamp Subdivision within the West Hardin Planning Area and zoned Rural Residential (R-2).

**5:30 CONDITIONAL USE PERMIT – Accessory Structure**

The owners, THOMAS & KELLY WHEELER, are requesting approval of a Conditional Use Permit to allow for a proposed accessory structure (garage) to be built on a vacant lot. The property is a 0.887 acre site known as Lot 4 of Den Ang Subdivision, located on Margaret Drive adjacent to their home at 92 Margaret Drive within the East Urban Planning Area and zoned Urban Residential (R-1).

**5:45 AMENDED CONDITIONAL Use Permit – Automotive Storage**

The owner, Emery Martin, is requesting approval of an Amended Conditional Use Permit to allow for automotive storage on the site. The property is a 3.8 acre tract located at 247 First Street known as Lot 61 of Plantation Park within the North Urban Planning Area and zoned Convenience Commercial (C-1).

- A. Consideration and action on the Minutes of the meeting held 7 August 2014 (pg.1-7).

THE FOLLOWING SUBDIVISION PLATS HAVE BEEN APPROVED AND RECORDED:

<b>SUBDIVISION NAME</b>	<b>LOTS</b>	<b>RECORDED</b>
G. Childrens Home	5	25-Jul-14
G. Childrens Home	4	25-Jul-14
Brittwill Farm	1	25-Jul-14
Bennington Place, Lot 13	1	29-Jul-14
Perkins/Miller Subdivision Section 1, Lot 2	1	30-Jul-14
Four Seasons Estates, section 5, Lots 64A & 65A	-1	31-Jul-14
The Orchard, Lots 1A & 3A	-1	01-Aug-14
Wyndy Hills Estates Section 2, Lots 6 and 7B	0	05-Aug-14
Nall Lincoln Subdivision Section 1, Lots 40 & 45	-1	06-Aug-14
Bohannon Subdivision Lots 5A, 6B & 8A	1	08-Aug-14
Big View Subdivision	2	11-Aug-14
<b>NEW LOTS SINCE LAST MEETING</b>	12	
<b>2014 TOTAL</b>	43	

**MPO – TECHNICAL ADVISORY COMMITTEE** met on 6 August 2014. The group started work on the Metropolitan Transportation Plan Update by prioritizing various future road projects and also began creating a bicycle and pedestrian map between the cities of Elizabethtown & Radcliff.

**PLANNING TECHNICIAN TO RESIGN**

Sandra Martinez anticipates on leaving the Commission to obtain employment in Louisville. She will stay on with the Commission until an employment opportunity becomes available. The position has been advertised and interviews have been conducted. A total of 68 resumes have been submitted for consideration.

**FISCAL COURT APPOINTS STEVE STECK** (12 August 2014) Hardin County Fiscal Court has appointed Steve Steck to the Planning Commission serve the unexpired term of Bill Ball. His term will end 30 April 2015.

**PLANNING COMMISSION** – The Meeting held on Tuesday, 19 August at 5:00. The following action was taken:

**PUBLIC HEARING** - Public comments on proposed amendments to the Background and Community Facilities Element of the *Planning for Growth, Comprehensive Development Guide*. (**Adopted** Amendments and **readopted** entire plan).

**The next Board meeting is scheduled for Thursday, 18 September 2014 at 5:00 P.M. The 2 September meeting is canceled due to lack of hearings items.**

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

Meeting Room, R. R. Thomas County Government Building  
7 August 2014            5:00 p.m.

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

**5:00 AMENDED CONDITIONAL USE PERMIT – Home Occupation**

The owners, RICKIE & SHEILA FEGETT, are requesting approval of an Amended Conditional Use Permit to continue to allow for the existing home occupation (Rick's Auto Detailing Business) to remain on the property in the detached garage. The property is a 0.701 acre site located on Lot 2 of Gail Estates with an address of 1668 Rineyville Big Springs Road within the North Urban Planning Area and zoned Urban Residential (R-1).

**5:15 AMENDED CONDITIONAL USE PERMIT – Temporary Accessory Dwelling**

The owner, RUBY GOODMAN, is requesting approval of an Amended Conditional Use Permit to continue to allow the existing manufactured home (12' x 60') to remain on the property. The property is a 6.52 acre site located on Yates Chapel Road and being Lot 1 of Holbert's Point within the Natural Resource Planning Area and zoned Rural Residential (R-2).

**5:30 AMENDED CONDITIONAL USE PERMIT – Recreational Enterprise**

The owner, DENNIS CONDER, is requesting approval of an Amended Conditional Use Permit to continue to allow for the existing Recreational Enterprise (paintball facility) to remain on the property. The property is a 78 acre site located on Ford Highway within the Valley Creek Urban Planning Area and zoned Rural Residential (R-2).

**5:45 VARIANCE – Front Building Setback**

The owner, STEPHEN HORNBACK, is requesting relief from the front building setback to allow for the construction of a proposed covered porch (10' x 28'). The property is a 31.2 acre tract with an address of 450 Thomas Hornback Road within the South Hardin Area and zoned Rural Residential (R-2).

**~~6:00 Continuance VARIANCE – Front Building Setback WITHDRAWN~~**

~~The owner, DELBERT BEST, is requesting relief from the required side building setback line to allow for a proposed attached garage (28' x 28'). The property is a 0.34 acre tract located at 713 W. Glendale Hodgenville Road within the North Glendale Urban Planning Area and zoned Rural Residential (R-2).~~

## Board Agenda

7 August 2014

Page 2 of 2

A. Election of Officers.

B. Consideration and action on the Minutes of the meeting held 17 July 2014 (pg.1-5).

THE FOLLOWING SUBDIVISION PLATS HAVE BEEN APPROVED AND RECORDED:

<b>SUBDIVISION NAME</b>	<b>LOTS</b>	<b>RECORDED</b>
Forest Springs Subdivision, Lot 1 & 2B	0	09-July-14
Nall Lincoln Subdivision, Lot 10, 11 & 12	-2	09-July-14
Coyle Subdivision, Lots 2, 3 & 4	0	14-July-14
<b>NEW LOTS SINCE LAST MEETING</b>	-2	
<b>2014 TOTAL</b>	31	

[PLANNING COMMISSION](#) – The Meeting held on Tuesday, 05 August at 5:00. The following actions were taken:

- Discussion of the proposed Amendments to the *Planning for Growth: Comprehensive Development Guide, 2008*. A public hearing is scheduled for 19 August 2014 to amend the Background and Community Facilities Element and readopt the remaining elements.
- Budget Amendment to increase REFUNDS for FY 2014.
- Financial Report # 12 June FY 2014
- Minutes for the meeting held on 15 July 2014

**The next Board meeting is scheduled for Thursday, 21 August 2014 at 5:00 P.M.**

**Hardin County Board of Adjustment  
Three Hundred Twenty Eighth Meeting**

Meeting Room, R. R. Thomas County Government Building  
17 July 2014 5:00 p.m.

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

**5:00 AMENDED CONDITIONAL USE PERMIT – Mobile Office**

The owner, RANDY BUCKLES of QUALITY DIESEL SERVICE, INC. is requesting approval of an Amended Conditional Use Permit to continue to allow for the mobile office on the property. The property is a 1.149 acre site located at 473 Glendale Hodgenville Road West within the Glendale Junction Planning Area and zoned Interstate Commercial (B-1).

**5:15 CANCELED VARIANCE – 1:4 lot width-to-length ratio**

~~The owners, PATRICK & LYNNE HOGAN and BERTHA WILLIAMSON, are requesting relief from the required 1:4 length to width ratio to allow for their two existing lots to be reconfigured. The property consists of two tracts totaling 7.2 acres and being Lots 1 & 2 of Mayfair Place Subdivision, Section 1 within the North Urban Planning Area and zoned Urban Residential (R-1).~~

**5:30 AMENDED CONDITIONAL USE PERMIT – Temporary Accessory Dwelling**

The owner, WILLIAM BURNETT, is requesting approval of an Amended Conditional Use Permit to continue to allow a temporary accessory dwelling (doublewide manufactured home) to remain on the property. The property is a 1.8 acre site located at 1309 St John Road within the St John Road Corridor Planning Area and zoned Urban Residential (R-1).

**5:45 VARIANCE – Front Building Setback**

The owner, DELBERT BEST, is requesting relief from the required side building setback line to allow for a proposed attached garage (28' x 28'). The property is a 0.34 acre tract located at 713 W. Glendale Hodgenville Road within the North Glendale Urban Planning Area and zoned Rural Residential (R-2).

**6:00 AMENDED CONDITIONAL USE PERMIT – Temporary Accessory Dwelling**

The owners, JOSEPH & FRANCES WISE, are requesting approval of an Amended Conditional Use Permit to remove the existing house at 293 Wise Lane and replace with a new residence and to allow the temporary dwelling (1975 mobile home 14' x 70') to remain on the property. The property is a 23.489 acre tract located at 428 Earl Wise Lane within the E2RC Corridor Planning Area and zoned Urban Residential (R-1).

**Board Agenda**

17 July 2014

Page 2 of 2

A. Election of Officers.

B. Consideration and action on the Minutes of the meeting held 19 June 2014 (pg. 1).

THE FOLLOWING SUBDIVISION PLATS HAVE BEEN APPROVED AND RECORDED:

<b>SUBDIVISION NAME</b>	<b>LOTS</b>	<b>RECORDED</b>
Effie's Acres	10	13-June-14
Prairie View Estates Section 3, Lot 54	1	18-June-14
Mockingbird Heights, Lots 66-82 and Lots 90 & 91	-20	18-June-14
Corbit Subdivision	5	18-June-14
Bama Corner Section 1	1	18-June-14
Longfield Estates Section 3	1	19-June-14
<b>NEW LOTS SINCE LAST MEETING</b>	-2	
<b>2014 TOTAL</b>	33	

**The next Board meeting is scheduled for Thursday, 7 August 2014 at 5:00 P.M.**

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

Meeting Room, R. R. Thomas County Government Building  
19 June 2014            5:00 p.m.

1. Call to Order
2. Unfinished Business

**CONTINUED --- REVOCATION OF CONDITIONAL USE PERMIT**

Review of the Conditional Use Permit authorized on 05 November 2013 for the use of a Saw Mill Operation at 11910 New Glendale Road. It has been determined that the activity being conducted on site does not comply with the conditions as outlined by the Commission. Therefore, this has been placed on the agenda of the Board of Adjustment to exercise their ability to revoke the Conditional Use Permit [KRS 100.237 (1)].

- A. Consideration and action on the Minutes of the meeting held 5 June 2014 (pg. 1-4).

**The next Board meeting is scheduled for Thursday, 17 July 2014 at 5:00 P.M.**



**Hardin County Board of Adjustment  
Three Hundred Twenty Sixth Meeting**

Meeting Room, R. R. Thomas County Government Building  
5 June 2014 5:00 p.m.

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

**5:00 VARIANCE – Road Frontage**

The owner, MORNING MYST, LLC, is requesting relief from the required road frontage and the 1:3 lot width-to-length ratio. The property is a proposed 3.025 acre tract located on the northeast side of Lower Colesburg Road and being Lot 1 of Brittwill Farm within the East Hardin Planning Area and zoned Rural Residential (R-2).

**5:15 VARIANCE – Road Frontage**

The owners, SHANNON, FAYE and LARRY DEWEESE, are requesting relief from the side setback line to accommodate the existing 40' x 31' pole barn and relief from the required road frontage and 1:4 lot width-to-length ratio. The property is a proposed 1.176 acre tract being Lot 77A of Mockingbird Heights within the Industrial Park Planning Area and zoned Urban Residential (R-1).

**5:30 REVOCATION OF CONDITIONAL USE PERMIT**

Review of the Conditional Use Permit authorized on 05 November 2013 for the use of a Saw Mill Operation at 11910 New Glendale Road. It has been determined that the activity being conducted on site does not comply with the conditions as outlined by the Commission. Therefore, this has been placed on the agenda of the Board of Adjustment to exercise their ability to revoke the Conditional Use Permit [KRS 100.237 (1)].

- A. Consideration and action on the Minutes of the meeting held 22 May 2014 (pg. 1-6).

**The next Board meeting is scheduled for Thursday, 19 June 2014 at 5:00 P.M.**

**Hardin County Board of Adjustment  
Three Hundred Twenty Fifth Meeting**

Meeting Room, R. R. Thomas County Government Building  
22 May 2014                      5:00 p.m.

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

**5:00 CONDITIONAL USE PERMIT – Temporary Accessory Dwelling**

The owner, TIM AUBREY, is requesting approval of a Conditional Use Permit to allow for a temporary accessory dwelling (14'x 80' manufactured home) on the property for a family, caregiver situation. The property is a 14.4 tract located at 3730 Blue Ball Church Road within the Natural Resource Area and zoned Rural Residential (R-2).

**5:15 CONDITIONAL USE PERMIT – Accessory Structure**

The owner, JUSTIN PENDLETON, is requesting approval of a Conditional Use Permit to allow for an accessory structure (1365 sq ft pole barn) that exceeds the size of the dwelling (980 sq ft mobile home) on site. The property is a 6.529 tract located at 545 Pendleton Lane within the East Hardin Area and zoned Rural Residential (R-2).

**5:30 CONDITIONAL USE PERMIT – Permanent Accessory Dwelling**

The owners, ROBERT & JENNIFER KING, are requesting approval of a Conditional Use Permit to allow for a permanent accessory dwelling (1200 sq ft ranch house) on the property. The property is a 3.082 tract located at 12564 Leitchfield Road within the Natural Resource Area and zoned Rural Residential (R-2).

**5:45 VARIANCE – Front Building Setback**

The owner, MARY HAGAN, is requesting relief from the front building setback to allow for the construction of a proposed accessory structure (23' x 26' garage). The property is a 1.679 acre tract with an address of 496 Loretto Drive within the East Urban Area and zoned Rural Residential (R-2).

**Board Agenda**

22 May 2014

Page 2 of 2

- A. Consideration and action on the Minutes of the meeting held 8 May 2014 (Attached pg. 1-5).

THE FOLLOWING SUBDIVISION PLATS HAVE BEEN APPROVED AND RECORDED:

<b>SUBDIVISION NAME</b>	<b>LOTS</b>	<b>RECORDED</b>
Rapture Heights	1	05-May-14
Valley Creek Estates, Lot 27	1	05-May-14
Cedar Grove Acres Section 1, Lots 39, 40, 41 & 42	-3	05-May-14
Harmony Hills, Lot 1A	6	06-May-14
<b>NET LOTS SINCE LAST MEETING</b>	5	
<b>2014 TOTAL</b>	31	

**The next Board meeting is scheduled for Thursday, 5 June 2014 at 5:00 P.M.**

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

Meeting Room, R. R. Thomas County Government Building  
8 May 2014 5:00 p.m.

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

**5:00 VARIANCE – Road Frontage**

The owner, GLENN ASAUSKAS, is requesting relief from the required road frontage two allow for him to purchase additional acreage from an adjoining neighbor and merge it to his two existing tracts. The property is two tracts totaling approximately 23 acres with an address of 1106 Eastview Road within the Natural Resource Area and zoned Rural Residential (R-2).

**5:15 CONDITIONAL USE PERMIT – Temporary Accessory Dwelling**

The owner, JENNIFER ENGLUND, is requesting approval of a Conditional Use Permit to allow for a temporary accessory dwelling (16'x 48' manufactured home) on the property for a family, caregiver situation. The property is a 12.3 tract located at 2462 N Grandview Church Road within the West Hardin Area and zoned Rural Residential (R-2).

**5:30 CONDITIONAL USE PERMIT & VARIANCE – Accessory Structure and  
1:4 lot width to length ratio**

The owners, AARON & ANDREA HOUSER, are requesting approval of a Conditional Use Permit to allow for an accessory structure (1620 sq ft pole barn) that exceeds the size of the dwelling (1064 sq ft). The owners are also requesting a Variance for the relief from the required 1:4 lot width to length ratio to allow for additional acreage to be merged to the property. The property is a proposed 3.2 acre tract located at 306 Crume Road within the North Urban Area and zoned Urban Residential (R-1).

**5:45 VARIANCE – Road Frontage**

The owner, FRANK HOBBS, is requesting relief from the required road frontage. The property is a 7.415 acre tract located on Walnut Creek Road within the West Urban Area and zoned Urban Residential (R-1).

**6:00 Continued - CONDITIONAL USE PERMIT – Permanent Accessory Dwelling**

The owner, GARY MASTERS, is requesting approval of a Conditional Use Permit to allow for a permanent accessory dwelling (manufactured home) to replace the existing mobile home on site. The property is a 2.056 acre lot located at 93 Masters Drive in Harold Estates within the North Dixie Area and zoned General Commercial (C-2).

## Board Agenda

8 May 2014

Page 2 of 2

- A. Consideration and action on the Minutes of the meeting held 17 April 2014 (Attached pg. 1-5).

The following items are for information only and do not require Board action.

### APRIL 2014 REPORT

<b>Plats Recorded:</b> <ul style="list-style-type: none"><li>• 07 Subdivision plats were approved for the month</li><li>• 29 Subdivision plats were approved for the year</li></ul>	<b>Lots Created:</b> <ul style="list-style-type: none"><li>• 0 Lots were approved for the month</li><li>• 33 Lots were approved for the year</li></ul>
<b>Building Permits:</b> <ul style="list-style-type: none"><li>• 14 SFD Permits for the month</li><li>• 31 SFD Permits for the year</li><li>• 91 Total Building Permits for the year</li></ul>	<b>Electrical Permits (6 Jurisdictions):</b> <ul style="list-style-type: none"><li>• 29 SFD Permits for the month</li><li>• 73 SFD Permits for the year</li><li>• 143 Total Permits for the year</li></ul>
<b>Building Inspections / Reviews:</b> <ul style="list-style-type: none"><li>• 47 SFD Residential Inspections for the month</li><li>• 06 Commercial Inspections for the month</li><li>• 114 Total Building Inspections for the month</li><li>• 351 Total Building Inspections for the year</li></ul>	<b>Electrical Inspections:</b> <ul style="list-style-type: none"><li>• 59 SFD Residential Inspections for the month</li><li>• 15 Commercial Inspections for the month</li><li>• 125 Total Electrical Inspections for the month</li><li>• 466 Total Electrical Inspections for the year</li></ul>

THE FOLLOWING SUBDIVISION PLATS HAVE BEEN APPROVED AND RECORDED:

SUBDIVISION NAME	LOTS	RECORDED
Oxford Estates Section 2, Lots 4 & 5	0	11-Apr-14
Essex Place, Lots 1 & 2	-1	15-Apr-14
Aqua View Subdivision, Lots 1A & 3F	0	22-Apr-14
Mill Creek Subdivision Section 3, Lots 40 & 41	0	23-Apr-14
Heavenly Hills Section 1 Lots 1 & 3; Section 2, Lot 5 & Section 3	1	23-Apr-14
Hardin Co. Sportsman Lake Block 3, Lots 12A, 39 & 40	-2	28-Apr-14
Twin Oaks Subdivision Section 1, Lots 51, 52, 53 & 54	-3	29-Apr-14
<b>NEW LOTS SINCE LAST MEETING</b>	-5	
<b>2014 TOTAL</b>	26	

**The next Board meeting is scheduled for Thursday, 22 May 2014 at 5:00 P.M.**

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

Meeting Room, R. R. Thomas County Government Building  
17 April 2014 5:00 p.m.

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

**5:00 VARIANCE – Front Building Setback**

The owner, ROY ALLEN ASH, is requesting relief from the front building setback to allow for the construction of a proposed single family dwelling replacing the dwelling that burned down using the existing basement. The property is a 1.275 acre tract with an address of 244 Jagers Road within the Glendale Rural Village Area and zoned Urban Residential (R-1).

**5:15 VARIANCE – Front & Side Building Setback**

The owners, KENNETH & VICKI HEIBERT, are requesting relief from the front and side building setbacks to allow for the co-location of an AT&T equipment shelter. The property is a 0.23 acre leased area of a 46 acre tract located at 531 Thomas Lane within the West Urban Area and zoned Urban Residential (R-1).

**5:30 VARIANCE – Front Building Setback**

The owner, F L TANKS, is requesting relief from the front building setback requirement for the existing metal building (65' X 100). The property is located at 11 Quarry Ridge Court within the Bardstown Road Corridor Area and zoned Heavy Industry (I-2).

**5:45 AMENDED CONDITIONAL USE PERMIT – Permanent Accessory Dwelling**

The owner, GARY MASTERS, is requesting approval of a Conditional Use Permit to allow for a permanent accessory dwelling (manufactured home) to replace the existing mobile home on site. The property is a 2.056 acre lot located at 93 Masters Drive in Harold Estates within the North Dixie Area and zoned General Commercial (C-2).

- A. Consideration and action on the Minutes of the meeting held 20 March 2014 (Attached pg. 1-4).

**Board Agenda**

17 April 2014

Page 2 of 2

The following items are for information only and do not require Board action.

**HARDIN COUNTY COMPREHENSIVE PLAN** – A review of the major issues identified in 2008 as a need in the community and updates for 2014.

**MAP AMENDMENT REVIEW BEFORE FISCAL COURT** The 4 March 2014 Planning Commission map amendment granted for VULCAN CONSTRUCTION MATERIALS from Urban Residential (R-1) to Heavy Industrial (I-2) has been appealed to Fiscal Court. Fiscal Court will hear the appeal on 22 April 2014, with the decision (or not) occurring on 13 May 2014. The property is a 26.8 acre portion of a 173 acre tract is located at the end of Mount Zion Road and west of Bewley Hollow Road and north of Hollow Bridge Drive.

**INSTALLATION PLANNING BOARD (IPB) FOR FORT KNOX** (20 March 2014) BG Combs' first IPB since assuming Senior Commander duties earlier this month and the Garrison Command presented information to her on the "road ahead" for installation. Topics addressed were Installation top priorities, Transformation (missions and demographics), Public Works plans (facilities, housing, energy), Training capacity and capabilities (future range projects).

**MARCH 2014 REPORT**

<b>Plats Recorded:</b> <ul style="list-style-type: none"> <li>• 05 Subdivision plats were approved for the month</li> <li>• 22 Subdivision plats were approved for the year</li> </ul>	<b>Lots Created:</b> <ul style="list-style-type: none"> <li>• 18 Lots were approved for the month</li> <li>• 33 Lots were approved for the year</li> </ul>
<b>Building Permits:</b> <ul style="list-style-type: none"> <li>• 12 SFD Permits for the month</li> <li>• 17 SFD Permits for the year</li> <li>• 54 Total Permits for the year</li> </ul>	<b>Electrical Permits (6 Jurisdictions):</b> <ul style="list-style-type: none"> <li>• 29 SFD Permits for the month</li> <li>• 73 SFD Permits for the year</li> <li>• 143 Total Permits for the year</li> </ul>
<b>Building Inspections / Reviews:</b> <ul style="list-style-type: none"> <li>• 10 SFD Residential Inspections for the month</li> <li>• 05 Commercial Inspections for the month</li> <li>• 09 plan reviews for the month</li> <li>• 18 plan reviews for the year</li> </ul>	<b>Electrical Inspections:</b> 97 for month

THE FOLLOWING SUBDIVISION PLATS HAVE BEEN APPROVED AND RECORDED:

<b>SUBDIVISION NAME</b>	<b>LOTS</b>	<b>RECORDED</b>
French Estates	12	18-Mar-14
Front of the Yards	2	19-Mar-14
Seven Acre Corner	1	27-Mar-14
<b>NEW LOTS SINCE LAST MEETING</b>	15	
<b>2014 TOTAL</b>	31	

**The next Board meeting is scheduled for Thursday, 8 May 2014 at 5:00 P.M.**

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

Meeting Room, R. R. Thomas County Government Building  
20 March 2014 5:00 p.m.

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

**5:00 CONDITIONAL USE PERMIT – Welding Shop**

The owners, CHRISTOPHER & RACHEL HART, are requesting approval of a Conditional Use Permit to allow for Welding Repair & Fabrication Business in the detached garage on the property. The property is a 5 acre site located at 639 Stovall Road within the East Hardin Area and zoned Rural Residential (R-2).

**5:15 VARIANCE – Road Frontage & Width-To-Length Ratio**

The owners, JEFF & AMY VO are requesting a Variance for relief from the minimum road frontage (300') and the lot 1:4 width-to-length ratio to allow for the property to be further subdivided. The property is a proposed 8.72 acre lot located at 1102 Thomas Road within the West Urban Area and zoned Urban Residential (R-1).

- B. Consideration and action on the Minutes of the meeting held 6 February 2014 (Attached pg. 1-3).

The following items are for information only and do not require Board action.

**PLANNER'S BREAKFAST** Mike Skaggs, Region 5 Representative of APA-KY Executive Committee hosted a breakfast as part of the APA-KY outreach and training efforts. The event was held on Friday, February 28 at 9:00 am at the Cracker Barrel in Elizabethtown.

**FISCAL COURT APPOINTS LARRY JAGGERS II** (11 March 2014) Hardin County Fiscal Court has appointed Larry Jaggars II to serve a four-year term on the Planning Commission. Larry will replace the expiring term of Rod Grusy. His term will end 30 April 2018. 120-hours of Orientation Training will be provided by the Staff to discuss the Comprehensive Plan 2008, Zoning Ordinance 2009 and Subdivision Regulations.

**CECILIA COMMUNITY RURITAN CLUB** (17 March 2014) Wesley and Adam presented and had great conversation with a group of approximately 25 individuals at the CECILIA RURITAN CLUB, Cecilia, KY. The presentation included a review of the 2013 Commission activities and a discussion on a proposed Open Air Pavilion for the Ruritan. The meeting was catered by Bob Evans and attended by Dwight Morgan, Carl Cox, David Yates, Bob Owsley and Cordell Tabb to name a few.



## Board Agenda

20 March 2014

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### FEBRUARY 2014 REPORT

<b>Plats Recorded:</b> <ul style="list-style-type: none"><li>• 10 Subdivision plats were approved for the month</li><li>• 17 Subdivision plats were approved for the year</li></ul>	<b>Lots Created:</b> <ul style="list-style-type: none"><li>• 03 Lots were approved for the month</li><li>• 15 Lots were approved for the year</li></ul>
<b>Single Family Building Permits:</b> <ul style="list-style-type: none"><li>• 01 Permits were issued for the month</li><li>• 06 Permits were approved for the year</li></ul>	<b>Plan Reviews:</b> 04 review for the month 09 reviews for the year
<b>Building Inspections Performed SFD:</b> <ul style="list-style-type: none"><li>• 11 SFD Residential Inspections for the month</li></ul> <b>Commercial Building Inspections Performed:</b> <ul style="list-style-type: none"><li>• 05 Commercial Inspections for the month</li></ul>	<b>Electrical Permits:</b> 41 for the month <b>Electrical Inspections:</b> 106 for month

THE FOLLOWING SUBDIVISION PLATS HAVE BEEN APPROVED AND RECORDED:

<b>SUBDIVISION NAME</b>	<b>LOTS</b>	<b>RECORDED</b>
Bluestem Subdivision	1	27-Feb-14
Wakefield Farms Section 1, Lots 13A, 14A, 15 & Wakefield Farms Section 2, Lots 16, 17, & 18	-2	12-Mar-14
Madge's Acres	5	13-Mar-14
<b>NEW LOTS SINCE LAST MEETING</b>	4	
<b>2014 TOTAL</b>	16	

The next Board meeting is scheduled for Thursday, 17 April 2014 at 5:00 P.M.

**Hardin County Board of Adjustment**  
**Three Hundred Twenty First Meeting**  
 Meeting Room, R. R. Thomas County Government Building  
 6 February 2014 5:00 p.m.

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

**5:00 CONDITIONAL USE PERMIT – Greenhouse & Plant Nursery in the Rural Residential Zone (R-2)**

The owners, DENNIS & MICHELLE JORDAN, are requesting approval of a Conditional Use Permit to allow for a Greenhouse & Plant Nursery in the Rural Residential Zone (R-2). The property is a 15 acre site located at 13335 South Dixie Highway within the South Hardin Area and zoned Rural Residential (R-2).

- A. Consideration and action on the Minutes of the meeting held 23 January 2014 (Attached pg. 1-3).

THE FOLLOWING SUBDIVISION PLATS HAVE BEEN APPROVED AND RECORDED:

<b>SUBDIVISION NAME</b>	<b>LOTS</b>	<b>RECORDED</b>
Hogue Acres, Lot 2 & Monroe Subdivision, Lot 10A	1	02-Jan-14
Carl's Place Subdivision	2	07-Jan-14
Hepler Hollow	2	13-Jan-14
Lonnie Acres, Lot 3B	0	16-Jan-14
Judith Heights Subdivision Section 2, Lots 18A & 19	0	23-Jan-14
<b>NEW LOTS SINCE LAST MEETING</b>	5	
<b>2014 TOTAL</b>	5	

**The next Board meeting is scheduled for Thursday, 20 February 2014 at 5:00 P.M.**

**Hardin County Board of Adjustment  
Three Hundred Twentieth Meeting**

Meeting Room, R. R. Thomas County Government Building  
23 January 2014 5:00 p.m.

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

**5:00 AMENDED CONDITIONAL USE PERMIT – Home Occupation – Beauty Shop**

The owner, LYDIA SMITH is requesting approval of an Amended Conditional Use Permit to continue to allow for the home occupation (beauty shop) on the property. The property is a 3.0 acre site located at 3619 Saint John Church Road within the Rineyville Rural Village Area and zoned Urban Residential (R-1).

- A. Consideration and action on the Minutes of the meeting held 9 January 2014 (Attached pg. 1-5).

**THE FOLLOWING SUBDIVISION PLATS HAVE BEEN APPROVED AND RECORDED:**

<b>SUBDIVISION NAME</b>	<b>LOTS</b>	<b>RECORDED</b>
Deer Run Subdivision	1	18-Nov-13
Tanbark Estates Section 1, Lots 1 & 3	0	21-Nov-13
Industrial Park of Glendale Section 1	3	25-Nov-13
Dipietro Estates, Lot 4 & Danny’s Acres Subdivision	1	27-Nov-13
Jo-Na-Re Farm, Lot 1A & Jo-Na-Re Farm, Lot 2 Section 2	2	03-Dec-13
Horn Estates Section 3, Lot 8	1	04-Dec-13
Kenhome Acres	2	10-Dec-13
Crandalls	1	10-Dec-13
Old Deckard Place Subdivision, Lots 1A & 3	-1	12-Dec-13
Sipes Subdivision Section 1, Lots 9 & 10	0	16-Dec-13
Dairy Hills	1	16-Dec-13
Deleon Estates, Lots 4, 5 & 6	-2	19-Dec-13
Sizemore Acres	1	27-Dec-13
Strader’s Acres, Section 2	2	30-Dec-13
<b>NEW LOTS SINCE LAST MEETING</b>	12	
<b>2013 TOTAL</b>	105	

**DECEMBER 2013 REPORT**

Plats Recorded: <ul style="list-style-type: none"><li>• 8 Subdivision plats were approved for the month</li><li>• 90 Subdivision plats were approved for the year 2013</li></ul>	Lots Created: <ul style="list-style-type: none"><li>• 7 Lots were approved for the month</li><li>• 103 Lots were approved for the year 2013</li></ul>
Single Family Building Permits: <ul style="list-style-type: none"><li>• 7 Permits were issued for the month</li><li>• 117 Permits were approved for the year 2013</li></ul>	Plan Reviews: 1 review for the month 119 reviews for the 2013 year
Building Inspections Performed SFD: <ul style="list-style-type: none"><li>• 18 SFD Residential Inspections for the month</li></ul> Commercial Building Inspections Performed: <ul style="list-style-type: none"><li>• 0 Commercial Inspections for the month</li></ul>	Electrical Permits: 46 for the month Electrical Inspections: 123 for month

**The next Board meeting is scheduled for Thursday, 6 February 2014 at 5:00 P.M.**

**Hardin County Board of Adjustment  
Three Hundred Nineteenth Meeting**

Meeting Room, R. R. Thomas County Government Building  
9 January 2014 5:00 p.m.

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

**5:00 AMENDED CONDITIONAL USE PERMIT – Temporary Accessory Dwelling**

The owner, CAROLYN DAY is requesting approval of an Amended Conditional Use Permit to continue to allow for the Temporary Accessory Dwelling (Manufactured Home 14' x 60') to remain on the property for an additional 12 months. The property is a 5.0 acre site located on the south side of W. Rhudes Creek Road approximately 500 feet west of interstate 65 within the North Glendale Urban Area and zoned Urban Residential (R-1).

**5:15 CONDITIONAL USE PERMIT** –Michael Krueger, applicant, is requesting a Conditional Use Permit for an Amusement Enterprise (indoor gun range). The property is a 13.5 acre site located on South Dixie Highway (US 31W) in the South Dixie Corridor and zoned General Commercial (C-2). The owners are Bennie & Barbara Grissom.

- A. Consideration and action on the Minutes of the meeting held 19 December 2013 (Attached pg. 1-4).

**SEWER ORDINANCE** – On 20 December 2013, Fiscal Court had a 2<sup>nd</sup> reading and adopted Section 18 of the Zoning Ordinance (Sewage Disposal and Treatment Requirements)

**GROUND BREAKING CEREMONY** – On 20 December 2013, our office attended the ground breaking ceremony for the new County Government Building located at the corner of Ring Road and Patriot Parkway.

**AMENDED ADDRESS ORDINANCE** – On 20 December 2013, Fiscal Court amended the address ordinance and will now name the private lanes created by Patriot Parkway.

**AUDIT REVIEW** – Stiles, Carter & Associates has begun the preliminary work on the Audit for FY 2014.

**Board Agenda**

9 January 2014

Page 2 of 2

The following items are for information only and do not require Board action:

THE FOLLOWING SUBDIVISION PLATS HAVE BEEN APPROVED AND RECORDED:

<b>SUBDIVISION NAME</b>	<b>LOTS</b>	<b>RECORDED</b>
Deer Run Subdivision	1	18-Nov-13
Tanbark Estates Section 1, Lots 1 & 3	0	21-Nov-13
Industrial Park of Glendale Section 1	3	25-Nov-13
Dipietro Estates, Lot 4 & Danny's Acres Subdivision	1	27-Nov-13
Jo-Na-Re Farm, Lot 1A & Jo-Na-Re Farm, Lot 2 Section 2	2	03-Dec-13
Horn Estates Section 3, Lot 8	1	04-Dec-13
Kenhome Acres	2	10-Dec-13
Crandalls	1	10-Dec-13
Old Deckard Place Subdivision, Lots 1A & 3	-1	12-Dec-13
Sipes Subdivision Section 1, Lots 9 & 10	0	16-Dec-13
Dairy Hills	1	16-Dec-13
Deleon Estates, Lots 4, 5 & 6	-2	19-Dec-13
Sizemore Acres	1	27-Dec-13
Strader's Acres, Section 2	2	30-Dec-13
<b>NEW LOTS SINCE LAST MEETING</b>	12	
<b>2013 TOTAL</b>	105	

**The next Board meeting is scheduled for Thursday, 23 January 2014 at 5:00 P.M.**