



Hardin County
Board of Adjustment

Hardin County Board of Adjustment

Two Hundred Sixty Eighth Meeting

Meeting Room, R. R. Thomas County Government Building

9 December 2010

5:00 p.m.

Call to Order

1. Unfinished Business
2. New Business

5:00 VARIANCE – Front Building Setback Line

The owners Gerald & Mary Dever are requesting approval to reduce 40' building line to accommodate the existing manufactured home. The property is located at Pfeiffer Estates Section 3, Lot 1A in the North Urban Planning Area and is zoned Urban Residential (R-1).

5:15 VARIANCE – Road frontage and 1:3 width to length ration

The owners James & Inez Crepps are requesting relief from the required road frontage and the “width to length” ratio (1:3). The property is located in Mountain View Estates Subdivision, Lot 1 in the East Hardin Planning Area and is zoned Rural Residential (R-2).

5:30 CONDITIONAL USE PERMIT – Accessory Structure

The owners Michael and Linda Sutherland and the applicant Marty Sutherland are requesting approval to allow for an accessory structure that is greater in square footage (1,400 square feet) than the dwelling (1,170 square feet) on the property. The property is located 1830 Hodgenville Road in the Valley Creek Urban Planning Area and is zoned Urban Residential (R-1).

5:45 CONDITIONAL USE PERMIT – Accessory Structure

The owner Carolyn Keller is requesting approval to allow for an accessory structure to remain on a vacant parcel. The property is located Lot 38, Stoneridge Subdivision in the Colesburg Planning Area and is zoned Rural Residential (R-2).

6:00 Continuance of CONDITIONAL USE PERMIT – Home Occupation

The owner Ray Hedrick is requesting approval to exceed the standards for a Home Occupation (Ray’s Plumbing) on the property. The property is located at 1584 Burns Road, in the North Urban Planning Area and is zoned Urban Residential (R-1).

6:15 Continuance of VARIANCE – Front Building Setback Line

The owners Glenn & Sandra Turner are requesting approval to reduce the front 40 foot building setback line to 25 feet due to topography along road and the floodplain on the rear of the lots. The properties are located in Zion Cave Estates Subdivision, Lots 3A, 3B and 3C in the North Urban Planning Area and is zoned Urban Residential (R-1).

Board Agenda

9 December 2010

Page 2 of 2

1. Consideration and action on the Minutes of the meeting held on 19 November 2010 (Attached pg. 1-5).
2. Consideration and action on the proposed 2011 Meeting Schedule (Attached pg 6).

FISCAL COURT ORIENTATION

The Planning Commission was invited to participate in the orientation training for the Magistrates that will be taking office in January. The training was held on Tuesday 7 December. All the future members of Fiscal Court attended and the Director provided a summary of the activities of the Commission, Board and Staff.

PRELIMINARY PLATS COMPLETED

Four of the five Preliminary Plats approved under the previous Zoning Ordinance that were granted an extension have been approved and recorded creating 124 new subdivision lots.

ADMINISTRATIVE ASSISTANT POSITION ADVERTISED

Pam Mink has served as the Administrative Assistance since March 2003. She will be moving to Hobart Oklahoma after the first of the year to join her husband who started a new job on 29 November. The position has been advertised and candidates can submit applications to the Planning Commission until 17 December.

THE FOLLOWING SITE PLANS HAVE BEEN APPROVED

DATE	SITE PLAN	OWNER	ACCESS ROAD
19-Nov-10	Accessory Dwelling	Douglas Thomas	Copelin Road (KY 1866)
30-Nov-10	Accessory Dwelling	David & Kelli Schultz	Adams Lane
Since Last Meeting		2	
2010 Total		38	

THE FOLLOWING SUBDIVISIONS HAVE BEEN APPROVED AND RECORDED

FP RECORDED	SUBDIVISION NAME	LOTS	ACCESS ROAD
16-Nov-10	Valley Creek Estates, Lots 23 & 24	-1	Valley Creek Road (KY 567)
22-Nov-10	Chinoe Hills Section 2 Lots 7, 8, 9, 10, 17, 18, 21, 22, 23, 24 26	-1	Deckard School Road
24-Nov-10	Hope Subdivision	1	Berrytown Road
29-Nov-10	Jada Acres	1	Bratcher Lane
SINCE LAST MEETING		0	
2010 TOTAL		160	

The next Board meeting is scheduled for Thursday, 6 January 2011 at 5:00 P.M.

No hearings have been scheduled.

Hardin County Board of Adjustment

Two Hundred Sixty Seventh Meeting

Meeting Room, R. R. Thomas County Government Building

18 November 2010

5:00 p.m.

Call to Order

1. Unfinished Business
2. New Business

5:00 CONDITIONAL USE PERMIT – Mobile Home

The owner Douglas Thomas is requesting approval to allow for a mobile home (1972) to be placed on the property. The property is located 811 Copelin Road, White Mills, in the Natural Resource Planning Area and is zoned Rural Residential (R-2).

5:15 CONDITIONAL USE PERMIT – Home Occupation

The owner Ray Hedrick is requesting approval to allow for a home occupation (Ray’s Plumbing) on the property. The property is located at 1584 Burns Road, in the North Urban Planning Area and is zoned Urban Residential (R-1).

5:30 VARIANCE – Front Building Setback Line

The owners Glenn & Sandra Turner are requesting approval to reduce the front 40 foot building setback line to 25 feet due to topography along road and the floodplain on the rear of the lots. The properties are located in Zion Cave Estates Subdivision, Lots 3A, 3B and 3C in the North Urban Planning Area and is zoned Urban Residential (R-1).

3. Consideration and action on the Minutes of the meeting held on 4 November 2010 (Attached pg. 1-4).
4. Consideration and action on the proposed 2011 Meeting Schedule (attached pg 5).

THE FOLLOWING DEVELOPMENT PLANS HAVE BEEN APPROVED

DATE	DEVELOPMENT PLAN	OWNER	ACCESS ROAD
10-Nov-10	Pretty Petals	Mike and Sandra Jones	Leitchfield Road (US 62)
Since Last Meeting		1	
2010 Total		29	

THE FOLLOWING SITE PLANS HAVE BEEN APPROVED

DATE	SITE PLAN	OWNER	ACCESS ROAD
14-Oct-10	Accessory Dwelling	David & Janine Washle	Mt. Olive Road
15-Oct-10	Accessory Structure	Brian Kerr	Bacon Creek Road
18-Oct-10	Accessory Dwelling	Gary Bunnell	St John Road (KY 1357)
2-Nov-10	Accessory Structure	John Curtsinger	Leitchfield Road (US 62)
4-Nov-10	Accessory Dwelling	Timothy Hines	Bardstown Road (US 62)
8-Nov-10	Retail Sales of Merchandise	Lee Ann del Castillo	New Glendale Road (KY 1136)
Since Last Meeting		6	
2010 Total		36	

THE FOLLOWING SUBDIVISIONS HAVE BEEN APPROVED AND RECORDED

FP RECORDED	SUBDIVISION NAME	LOTS	ACCESS ROAD
01-Nov-10	Last Straw Acres	1	Miller Road
08-Nov-10	Foxtail Subdivision	6	Sonora Hardin Springs Road
09-Nov-10	Bratcher Subdivision	7	Bratcher Lane
SINCE LAST MEETING		14	
2010 TOTAL		160	

The next Board meeting is scheduled for Thursday, 9 December 2010 at 5:00 P.M.

The following hearings have been scheduled:

5:00 VARIANCE – Front Building Setback Line

The owners James and Inez Crepps are requesting relief from the front setback line to accommodate the existing manufactured home. The property is located 80 Teresa Road and being Lot 1A of Pfeiffer Estates and is in the North Urban Planning Area and is zoned Urban Residential (R-1).

5:15 VARIANCE – Road Frontage and the 1:3 Width to Length Ratio

The owners James and Inez Crepps are requesting relief from the required road frontage and the 1:3 width to length ratio for a proposed Amended Subdivision lot. The property is located 1590 Stovall Road in the East Hardin Planning Area and is zoned Rural Residential (R-2).

5:30 CONDITIONAL USE PERMIT – Accessory Structure

The owner Marty Sutherland is requesting approval to allow for a proposed accessory structure (25' x 56' = 1400 sq ft) that is greater in square footage than the dwelling (1170 sq ft) on the property. The property is located 1830 Hodgenville Road (KY 210) in the Valley Creek Urban Planning Area and is zoned Urban Residential (R-1).

Hardin County Board of Adjustment

Two Hundred Sixty Sixth Meeting

Meeting Room, R. R. Thomas County Government Building

4 November 2010

5:00 p.m.

Call to Order

1. Unfinished Business

2. New Business

5:00 CONDITIONAL USE PERMIT – Automotive Repair - Hardin County Honda

The owners, Joseph Yates and John Potts, are requesting a Conditional Use Permit to allow for an Automotive Repair Shop in the General Commercial Zone (C-2). The property is located at 5608 West Dixie Highway in the North Dixie Corridor Planning Area and is zoned General Commercial Zone (C-2).

3. Consideration and action on the Minutes of the meeting held on 21 October 2010 (Attached pg. 1-7).

4. Review of first twelve months of applications following the adoption of the new Zoning Ordinance.

THE FOLLOWING DEVELOPMENT PLANS HAVE BEEN APPROVED

DATE	DEVELOPMENT PLAN	OWNER	ACCESS ROAD
13-Oct-10	Scotty's Contracting & Stone	Kentucky Stone Co.	Quarry Road
22-Oct-10	Scotty's Contracting & Stone	Scotty's Contracting & Stone	Battle Training Road (KY 434)
26-Oct-10	Cart Mart of Elizabethtown	Huey Skaggs	N. Dixie Highway (US 31W)
Since Last Meeting		3	
2010 Total		28	

THE FOLLOWING SITE PLANS HAVE BEEN APPROVED

DATE	SITE PLAN	OWNER	ACCESS ROAD
6-Oct-10	Accessory Structure	James Campbell	Airview Drive
6-Oct-10	Accessory Dwelling	David & Janine Washle	Mt Olive Road
6-Oct-10	Accessory Structure	Brian Kerr	Bacon Creek Road
6-Oct-10	Accessory Dwelling	Gary Bunnell	St John Road (KY 1357)
Since Last Meeting		4	
2010 Total		30	

THE FOLLOWING SUBDIVISIONS HAVE BEEN APPROVED AND RECORDED

FP RECORDED	SUBDIVISION NAME	LOTS	ACCESS ROAD
14-Oct-10	Ad and At Subdivision	2	Watson Lane
20-Oct-10	Bird Haven Subdivision Section 2, Lots 16 & 17	-1	Charlotte Circle
21-Oct-10	Zion Cave Estates, Lots 3 & 4	2	Mount Zion Road
26-Oct-10	Sportsman Lake Block 1, Lots 5, 6 & 7	0	Sportsman Lake Road
SINCE LAST MEETING		-1	
2010 TOTAL		146	

The next Board meeting is scheduled for Thursday, 18 November 2010 at 5:00 P.M.

The following hearings have been scheduled:

5:00 CONDITIONAL USE PERMIT – Temporary Accessory Dwelling

The owner Douglas Thomas is requesting a Conditional Use Permit to allow a Temporary Accessory Dwelling (mobile home) to be placed on the property. The property is an 8.7 acre tract located at 811 Copelin Road and is located in the South Hardin Planning Area and is zoned Rural Residential (R-2).

5:15 CONDITIONAL USE PERMIT – Home Occupation

The owner Ray Hendrick is requesting a Conditional Use Permit to allow for a Home Occupation for Rays Plumbing in an Urban Residential Zone (R-1). The property is located at 1584 Burns Road and is 3.28 acres and being Lot 24 of Boardwalk Estates Subdivision in the North Urban Planning Area.

5:30 VARIANCE – Front Building Setback Line

The owners Glenn & Sandra Turner are requesting approval to reduce the 40' front building setback line to 25' for Lots 3A, 3B and 3C of Zion Cave Estates Subdivision due to topography along the road and floodplain in rear of the lots. The property is located on Mount Zion Road in the North Urban Planning Area and is zoned Urban Residential (R-1).

**Hardin County Board of Adjustment
Two Hundred Sixty Fifth Meeting**

Meeting Room, R. R. Thomas County Government Building

21 October 2010

5:00 p.m.

1. Call to Order

2. Unfinished Business

3. New Business

5:00 CONDITIONAL USE PERMIT – Retail Sales of Merchandise

The owner Lee Ann del Castillo is requesting a Conditional Use Permit to allow Retail Sales of Merchandise in an Urban Residential Zone (R-1). The property is located at 3106 New Glendale Road in the North Glendale Urban Planning Area and is zoned Urban Residential (R-1).

5:15 CONDITIONAL USE PERMIT – Accessory Structure

Owner John Curtsinger is requesting a Conditional Use Permit to allow a proposed pole barn (30' x 40' = 1,200 square feet) that exceeds the size of the dwelling (1,050 square feet) located at 13863 Leitchfield Road (US 62) in the Natural Resource Planning Area in an Rural Residential Zone (R-2).

5:30 CONDITIONAL USE PERMIT – Temporary Accessory Dwelling

The owner Timothy Hines is requesting a Conditional Use Permit to allow a Temporary Accessory Dwelling (manufactured home) to remain on the property after completion of the permanent dwelling. The property is 13.283 acres located at 7050 Bardstown Road and is located in the East Hardin Planning Area and is zoned Rural Residential (R-2).

4. Consideration and action on the Minutes of the meeting held on 7 October 2010 (Attached pg. 1-9).

EMPLOYMENT AGREEMENT TERMINATED

The Employment Agreement with Sher DeCamp for the “Emergency Part-Time” position of Receptionist / KBC Clerk has been terminated. Sher has obtained new employment and will not be available to work for the Planning Commission on an “as needed” basis.

THE FOLLOWING DEVELOPMENT PLANS HAVE BEEN APPROVED

DATE	DEVELOPMENT PLAN	OWNER	ACCESS ROAD
Since Last Meeting		0	
2010 Total		25	

THE FOLLOWING SITE PLANS HAVE BEEN APPROVED

DATE	SITE PLAN	OWNER	ACCESS ROAD
09-Sept-10	Temporary Accessory Dwelling	Mark & Mary Roberts	Horn Road
06-Oct-10	Variance	James Campbell	Airview Drive
Since Last Meeting		2	
2010 Total		26	

THE FOLLOWING SUBDIVISIONS HAVE BEEN APPROVED AND RECORDED

FP RECORDED	SUBDIVISION NAME	LOTS	ACCESS ROAD
05-Oct-10	Grateful Living Subdivision	5	Rineyville Road (KY 1600)
08-Oct-10	Pebble Creek, Lots 5, 6 & 7	-1	Saint John Road (KY 1357)
12-Oct-10	Oxmoor Village, Lot 9 and Lot 1C	0	New Glendale Road (KY 1136)
12-Oct-10	The Orchard, Lots 1, 2, 3, 43A and 45A	-1	Saint John Road (KY 1357)
SINCE LAST MEETING		3	
2010 TOTAL		147	

The next Board meeting is scheduled for Thursday, 4 November 2010 at 5:00 P.M.

The following hearing has been scheduled:

CONDITIONAL USE PERMIT – Auto Repair Shop – Hardin County Hardin

The owners Joseph Yates and John Potts are requesting a Conditional Use Permit to allow an Auto Repair Shop in a General Commercial Zone (C-2). The property is located at 5608 West Dixie Avenue in the North Dixie Corridor Planning Area.

**Hardin County Board of Adjustment
Two Hundred Sixty Fourth Meeting**

Meeting Room, R. R. Thomas County Government Building
7 October 2010 5:00 p.m.

Call to Order

1. Unfinished Business
2. New Business

5:00 CONDITIONAL USE PERMIT – Temporary Accessory Dwelling

The owner Billy Day is requesting to continue to allow a Temporary Accessory Dwelling (14' x 66' manufactured home) to remain on the property. The property is located at 611 W. Rhudes Creek Road in the North Glendale Urban Planning Area and is zoned Urban Residential (R-1).

5:15 CONDITIONAL USE PERMIT – Accessory Structure

Owner Brian Kerr is requesting a Conditional Use Permit to allow a proposed garage (40' x 60' = 2,400 square feet) that exceeds the size of the dwelling located at 455 Bacon Creek Road in the Industrial Park Planning Area in an Urban Residential Zone (R-1).

5:30 CONDITIONAL USE PERMIT – Temporary Accessory Dwelling

The owner John Meredith is requesting a Conditional Use Permit to allow a Temporary Accessory Dwelling (manufactured home) on the property. The property is 28.5 acres and is located in the Natural Resource Planning Area and is zoned Rural Residential (R-2).

Continuation - CONDITIONAL USE PERMIT – Kennel

The owners of the property are Phillip Sherrard and Pamela Sherrard. The applicants Sandy Herbst and Rene Woods are requesting approval to operate a kennel – dog daycare & boarding. The property is located at 595 Wooden Lane in the North Urban Planning Area and is zoned Urban Residential (R-1).

3. Consideration and action on the Minutes of the meeting held on 23 September 2010 (Attached pg. 1-7).

THE FOLLOWING DEVELOPMENT PLANS HAVE BEEN APPROVED

DATE	DEVELOPMENT PLAN	OWNER	ACCESS ROAD
16-Sept-10	Stanley Steamer	John Peters & Susan Mocerri	Bardstown Road (US 62)
21-Sept-10	Star Mill Tower	Tritel Communication	Churchill Bland Lane
Since Last Meeting		2	
2010 Total		26	

THE FOLLOWING SITE PLANS HAVE BEEN APPROVED

DATE	SITE PLAN	OWNER	ACCESS ROAD
Since Last Meeting		0	
2010 Total		24	

THE FOLLOWING SUBDIVISIONS HAVE BEEN APPROVED AND RECORDED

FP RECORDED	SUBDIVISION NAME	LOTS	ACCESS ROAD
19-Sept-10	Spurrier Estates Section 2	1	Flint Hill Road (KY 720)
20-Sept-10	Tall Pine Subdivision, Section 5	12	Sportsman Lake Road
21-Sept-10	Aunt Mil's Place	2	Sonora Hardin Springs Road
22-Sept-10	Ford Estates, Lot 2A & Ford Estates Section 2	2	Ring Road (KY 3005)
24-Sept-10	Lincoln Trail Subdivision, Lots 5A & 3A	0	Bardstown Road (US 62)
SINCE LAST MEETING		17	
2010 TOTAL		144	

The next Board meeting is scheduled for Thursday, 21 October 2010 at 5:00 P.M.

The following hearings have been scheduled:

5:00 CONDITIONAL USE PERMIT – Retail Sales of Merchandise

Lee Ann del Castillo, Owner, 3106 New Glendale Road (KY 1136), Glendale, is requesting to allow for the operation of a Retail Sales of Merchandise – “Season In Thyme Cottage”. The property is located in the North Glendale Urban Planning Area and is zoned Urban Residential (R-1).

5:15 CONDITIONAL USE PERMIT – Accessory Structure

John Curtsinger, Owner, 13863 Leitchfield Road, East View, is requesting approval of a proposed barn (25' x 30' = 1,200 square feet) that exceeds the size of the dwelling (1,050 square feet) on the property. The property is located in the Natural Resource Planning Area and is zoned Rural Residential (R-2).

5:30 CONDITIONAL USE PERMIT – Temporary Accessory Dwelling

Timothy Hines, Owner, 7289 Bardstown Road, Elizabethtown, is requesting to allow for a Temporary Accessory Dwelling (28' x 44' manufactured home) to remain on the property after the completion of a permanent dwelling. The property is located in the East Hardin Planning Area and is zoned Rural Residential (R-2).

Hardin County Board of Adjustment

Two Hundred Sixty Third Meeting

Meeting Room, R. R. Thomas County Government Building

23 September 2010

5:00 p.m.

Call to Order

- 1. Unfinished Business
- 2. New Business

5:00 AMENDED CONDITIONAL USE PERMIT – Temporary Accessory Dwelling

The owners Norris & Carol Sizemore are requesting to continue to allow a Temporary Accessory Dwelling (16’ x 76’ manufactured home) to remain on the property. The property is located at 1800 Jenkins Road in the West Urban Planning Area and is zoned Rural Residential (R-2).

5:15 VARIANCE

Owner James Campbell is requesting relief from the front setback line to accommodate a proposed addition to the front porch and the construction of a rear deck. The property is a corner lot located at 167 East Airview Drive in the North Urban Planning Area in an Urban Residential Zone (R-1).

5:30 CONDITIONAL USE PERMIT – Off Site Sign

The owners Louis & Margaret Brothers are requesting approval to allow for an off-site sign (4’ x 8’ = 32 square feet) to exceed the minimum standards. The property is located at 3758 Bardstown Road in the Bardstown Road Corridor Planning Area and is zoned Urban Residential (R-1).

5:45 CONDITIONAL USE PERMIT – Kennel

The owner Phillip Sherrard is requesting approval to operate a kennel – dog daycare & boarding. The property is located at 595 Wooden Lane in the North Urban Planning Area and is zoned Urban Residential (R-1).

- 3. Consideration and action on the Minutes of the meeting held on 9 September 2010 (Attached pg. 1-4).

THE FOLLOWING DEVELOPMENT PLANS HAVE BEEN APPROVED

DATE	DEVELOPMENT PLAN	OWNER	ACCESS ROAD
13-Sept-10	J & J Lumber, LLC – saw mill	Lahoma & Dean Gray	Salt River Road (KY 920)
15-Sept-10	E’town Solid Oak Furniture	Perry & Becky Detweiler	S. Dixie Highway (US 31W)
15-Sept-10	D & D Grocery	Vernon & Cindy Detweiler	S Dixie Highway (US 31W)
Since Last Meeting		3	
2010 Total		24	

THE FOLLOWING SITE PLANS HAVE BEEN APPROVED

DATE	SITE PLAN	OWNER	ACCESS ROAD
9-Sept-10	Accessory Structure	Mary Roberts	Horn Road
Since Last Meeting		1	
2010 Total		24	

THE FOLLOWING SUBDIVISIONS HAVE BEEN APPROVED AND RECORDED

FP RECORDED	SUBDIVISION NAME	LOTS	ACCESS ROAD
24-Aug-10	Carman Subdivision Section 1, Lot 1A	2	Earl Wise Lane
26-Aug-10	Toby's Acres Subdivision	2	Hardinsburg Road (KY 86)
30-Aug-10	Holbert's Pointe	2	Yates Chapel Road
30-Aug-10	Nick's Acres	2	Ring Road (KY 3005)
31-Aug-10	Claude Nall Farm #2, Lots 4, 7 & 9	1	Pickerell Lane
02-Sept-10	Tim's Town Acres	2	Lafollette Road
02-Sept-10	Layne's Landing	2	Harcourt Road
02-Sept-10	Jazzy Acres	2	Hardinsburg Road (KY 86)
09-Sept-10	Blooming Hills, Section 1	18	Blueball Road
SINCE LAST MEETING		33	
2010 TOTAL		127	

The next Board meeting is scheduled for Thursday, 7 October 2010 at 5:00 P.M.

The following hearings have been scheduled:

AMENDED CONDITIONAL USE PERMIT – Temporary Accessory Dwelling

The owner Billy Day is requesting approval to allow for a Temporary Accessory Dwelling (14' x 66' manufactured home) to remain on the property. The property is located at 611 W. Rhudes Creek Road in the North Glendale Urban Planning Area and is zoned Urban Residential (R-1).

CONDITIONAL USE PERMIT – Temporary Accessory Dwelling

The owner John Meredith is requesting approval for a proposed Temporary Accessory Dwelling (14' x 60' manufactured home) on the property. The property is located at 3615 Star Mill Road in the Natural Resource Planning Area and is zoned Rural Residential (R-2).

CONDITIONAL USE PERMIT – Accessory Structure

The owner Brian Kerr is requesting approval for a proposed garage (40' x 60' = 2,400 square feet) that is greater in square footage than the dwelling (2,164 square feet) on the property. The property is located at 455 Bacon Creek Road in the Industrial Park Planning Area and is zoned Urban Residential (R-1).

Hardin County Board of Adjustment

Two Hundred Sixty Second Meeting

Meeting Room, R. R. Thomas County Government Building

9 September 2010

5:00 p.m.

Call to Order

1. Unfinished Business

2. New Business

5:00 VARIANCE – From 70’ Building Limit Requirement;

The owners Jerry & Sherrie McCoy are requesting relief from the 70’ front building setback line for a proposed rear addition (22’ x 28’) to the house with an attached garage (28’ x 31’). The property is located at 5957 Salt River Road (KY 920) in the West Hardin Planning Area and is zoned Rural Residential (R-2).

5:15 CONDITIONAL USE PERMIT – Accessory Structure – Owner David McCamish is requesting a CUP to allow for the construction of a Accessory Structure (40’ x 40’ pole barn/garage – 1,600 square feet) that exceeds the size of the dwelling (1,392 square feet) on the property. The property is ±6.04 acres located on Hardinsburg Road and is in the Natural Resource Planning Area in a Rural Residential Zone (R-2).

3. Consideration and action on the Minutes of the meeting held on 19 August 2010 (Attached pg. 1-8).

4. Board By-Laws – proposed amendment on Order of Business (Attached pg. 9)

EMERGENCY PART-TIME EMPLOYEES

The Employment Agreements with Jimmy Morgan, Residential Building Inspector, and Sher DeCamp, KBC Clerk, have been extended for an additional year to provide part time assistance with the Building Inspection Program on an “as needed” basis.

THE FOLLOWING DEVELOPMENT PLANS HAVE BEEN APPROVED

DATE	OWNER	PROJECT NAME	PROPOSAL	STREET NAME
03-Sep-10	LAHOMA & DEAN GRAY	J & J LUMBER, LLC - SAW MILL	COMMERCIAL SAW MILL	SALT RIVER ROAD (KY 920)
31-Aug-10	BRIAN AND LINDSEY ALICNA	ALICNIA TURF AND LANDSCAPE	GREENHOUSE & PLANT NURSERY WITH OFFICE AND RETAIL	S MILL STREET
23-Aug-10	CROWN CASTLE PT INC	MAPLE HOLLOW CELL SITE	CO LOCATION OF A 5TH CARRIER (VERIZON WIRELESS); VARIANCE REQUEST FROM SIDE B/L FOR BUILDING.	CASEY LANE
23-Aug-10	CROWN COMMUNICATIONS	WHITFORD CELL SITE	CO LOCATION OF A 4TH CARRIER (VERIZON WIRELESS); VARIANCE REQUEST FROM SIDE B/L FOR BUILDING.	FULTZ ROAD
23-Aug-10	RICKY YOUNG	FORMERLY KIMMIES CATERING	TWO PAVILIONS.	SONORA HARDIN SPRINGS ROAD (KY 84)
23-Aug-10	CROWN CASTLE PT INC	RICKEY PUCKETT CELL SITE	CO LOCATION OF A 6TH CARRIER (VERIZON WIRELESS); VARIANCE REQUEST FROM SIDE B/L FOR BUILDING.	SOUTH DIXIE HIGHWAY (US-31W)
23-Aug-10	CROWN CASTLE PT, INC.	JOE PRATHER CELL SITE	CO LOCATION OF A 4TH CARRIER; VARIANCE REQUEST FROM SIDE B/L FOR BUILDING.	SHEPHERDSVILLE ROAD (KY 251)
22-Jul-10	ARDIS AND LULA KENNEDY	ROUTE 62 - VERIZON WIRELESS	190 ' SELF-SUPPORTING TOWER WITH 4 CARRIERS	BARDSTOWN ROAD (US 62)
21-Jul-10	VERIZON WIRELESS	PRODUCTION DRIVE	190 ' SELF-SUPPORTING TOWER WITH 4 CARRIERS	ASSEMBLY DRIVE
21-Jul-10	SAMUEL E & JERLDEAN HOWARD	OTTER CREEK - VERIZON WIRELESS	190 ' SELF-SUPPORTING TOWER WITH 4 CARRIERS	DAWSON LANE
16-Jul-10	VERIZON WIRELESS	YOUNGER CREEK	190 ' SELF-SUPPORTING TOWER WITH 4 CARRIERS	MILLER ROAD
Since Last Meeting			7	
2010 Total			21	

THE FOLLOWING SUBDIVISIONS HAVE BEEN APPROVED AND RECORDED

FP RECORDED	SUBDIVISION NAME	LOTS	ACCESS ROAD
09-Aug-10	Sandstone Estates	5	Long Hollow Road
10-Aug-10	Cottonwood Estates Section 2, Lots 80-83 & 87-90	0	Thompson Road
11-Aug-10	Linmark Estates	1	Bacon Creek Road
12-Aug-10	Heritage Estates Section 1, Lot 9 & Heritage Estates Section 3	1	Heritage Trail
SINCE LAST MEETING		7	
2010 TOTAL		94	

THE FOLLOWING SITE PLANS HAVE BEEN APPROVED

DATE	OWNER	ADDRESS	PROPOSAL
24-Aug-10	DANIEL & ARIELA FLORY	DRY RIDGE ROAD	VARIANCE REQUEST FOR RELIEF FROM THE 70' FRONT BUILDING SETBACK
16-Aug-10	TOMMY & MAUDINA THURMAN	SALT RIVER ROAD	ACCESSORY STRUCTURE (24' X 60' GARAGE) ON A VACANT LOT
22-Jul-10	DOUGLASS & LITTIE CLARK	S MILL STREET	CONSTRUCT A 30' X 50' POLE BARN FOR RESIDENTIAL USES ON COMMERCIAL PROPERTY
21-Jul-10	ERIKA WOOD & JUERGEN SCHWAN	ANNISTON WAY	CONSTRUCT A GARAGE (40' X 60') PRIOR TO THE CONSTRUCTION OF A DWELLING THAT WILL NOT BE SUBORDINATE IN SCALE TO THE DWELLING
21-Jul-10	DONNIE SHERRARD	RINEYVILLE ROAD	CONSTRUCT A 60' X 120' POLE BARN TO REPLACE TWO EXISTING BARNs TAKEN/DAMAGED BY THE E2RC ROAD PROJECT
21-Jul-10	LARRY & PATRICIA HICKS	HARDINSBURG ROAD	TO LOCATE A TEMPORARY DWELLING (28' X 52' MANUFACTURED HOME) IN THE GENERAL COMMERCIAL ZONE (C-2)
19-Jul-10	DARREN CLARY	SOUTH RIDGE ROAD	A RENEWED CONDITIONAL USE PERMIT FOR A TEMPORARY ACCESSORY DWELLING (MANUFACTURED HOME 16' X 76')
25-Jun-10	DONNIE & DEBBIE BLAIR	BACON CREEK ROAD	RENEWAL OF THE EXISTING CONDITIONAL USE PERMIT TO ALLOW UP TO FIVE SEMIT TRUCKS AND TRACTOR TRAILERS ON SITE
17-Jun-10	TERRY & KATHY BARNES	HARDINSBURG ROAD	TO CONTINUE TO ALLOW A TEMPORARY ACCESSORY DWELLING (16 X 80 MANUFACTURED HOME) ON THE PROPERTY
04-Jun-10	TERRANCE HARRIS	CASH ROAD	TO ALLOW A PROPOSED PERMANENT ACCESSORY STRUCTURE (POLE BARN 30' X 32' = 960 SF) THAT IS GREATER IN SQUARE FOOTAGE THAN THE DWELLING (20' X 26' = 520 SF) ON THE PROPERTY
28-May-10	WILLIAM AND ROSEMARIE COCHRAN	COCHRAN LANE	TEMPORARY ACCESSORY DWELLING
10-May-10	TIMOTHY & TAMMY GREENWELL	HALL ROAD	ACCESSORY STRUCTURE (POLE BARN 30' X 40') PRIOR TO A DWELLING BEING BUILT. BOARD APPROVAL GRANTED ON 22 APRIL 2010.
10-May-10	RICHARD & PAMELA POOR	RED HILL ROAD	
05-May-10	ROBERT MARSKI	406 TABBS HOLLOW ROAD	CONSTRUCT AN ACCESSORY BUILDING (36' X 48' POLE BARN) THAT IS GREATER IN SQUARE FOOTAGE THAN THE DWELLING ON THE PROPERTY
13-Apr-10	PHILIP EDLIN	EDLIN LANE	CONSTRUCT A PERMANENT ACCESSORY DWELLING (25' X 40') WITHIN A POLE BARN (40' X 100')
	2010 Total	23	

The next Board meeting is scheduled for Thursday, 23 September 2010 at 5:00 P.M.

The following hearings have been scheduled:

5:00 CONDITIONAL USE PERMIT – Temporary Accessory Dwelling;

The owners, Norris & Carol Sizemore, are requesting approval to allow for the temporary accessory dwelling to remain on the property. The property is a ±5.0 acre tract located at 1800 Jenkins Road and is in the West Hardin Planning Area in a Rural Residential Zone (R-2).

5:15 VARIANCE – Front Building Limit Requirement;

The owner, James Campbell, of a property located at 167 E. Airview Drive and being Lot 167 of Airview Estates is requesting relief from the front building setback to accommodate a proposed addition to the existing deck. This property is located in the North Urban Planning Area and is zoned Urban Residential (R-1).

Hardin County Board of Adjustment

Two Hundred Sixty First Meeting

Meeting Room, R. R. Thomas County Government Building

19 August 2010

5:00 p.m.

Call to Order

1. Unfinished Business
2. New Business

5:00 VARIANCE – the owners of 15 lots in Santa Fe Subdivision (Tim Aulbach, K & R Builders, James & Robin Barzee, Tiffany Parrish & Justin Potts) are requesting relief from the 70' front building setback line established by the new Zoning Ordinance. These properties are located in the East Urban Planning Area and are zoned Rural Residential (R-2).

5:15 CONDITIONAL USE PERMIT – Accessory Structure – Owner Ruby Williams is requesting a CUP to allow for the construction of a Accessory Structure (34' x 40' barn - 1,360 square feet) to replace a barn destroyed by a tornado that exceeds the size of the dwelling (720 square feet) on the property. The property is ± 2.73 acres and being Lot 2 of Ada's View Subdivision located on Hardinsburg Road and is in the Natural Resource Planning Area in a Rural Residential Zone (R-2).

5:30 CONDITIONAL USE PERMIT - Temporary Accessory Dwelling – Owner Mary Roberts at 916 Horn Road is requesting a CUP to allow a temporary accessory dwelling (manufactured home 14' x 56') on the property. The property is 13.3 acres and is located in the Natural Resource Planning Area and is zoned Rural Residential (R-2).

5:45 CONDITIONAL USE PERMIT - Permanent Accessory Dwelling – Owners David & Janine Washle at 3720 Mount Olive Road are requesting a CUP to allow for a Permanent Accessory Dwelling in the form of a detached garage with second floor living space (1,892 square feet). The property is 212 acres and is located in the West Hardin Planning Area and is zoned Rural Residential (R-2).

3. Consideration and action on the Minutes of the meeting held on 5 August 2010 (Attached pg. 1-9).
4. Annual Election of Offices
5. AUDIT INTERVIEWS - This year a new audit requirement will be implemented which requires the auditor to interview each board member in person. This is a new procedure established by a national audit organization in anticipation of an increase in fraud due to the distressed economy.

THE FOLLOWING DEVELOPMENT PLANS HAVE BEEN APPROVED

DATE	DEVELOPMENT PLAN	PROJECT	ACCESS ROAD
	Since Last Meeting	0	
	2010 Total	15	

THE FOLLOWING SITE PLANS HAVE BEEN APPROVED

DATE	SITE PLAN	OWNER	ACCESS ROAD
16-Aug-10	Accessory Structure	Tommy & Maudina Thurman	Salt River Road
24-Aug-10	2 nd Story Addition and Attached Garage	Daniel & Arila Flory	Dry Ridge Road
	Since Last Meeting	2	
	2010 Total	23	

THE FOLLOWING SUBDIVISIONS HAVE BEEN APPROVED AND RECORDED

FP RECORDED	SUBDIVISION NAME	LOTS	ACCESS ROAD
17-Aug-10	Sunset Subdivision, Section 4, Lot 8	15	New Glendale Road (KY 1136)
20-Aug-10	Woodsbend Subdivision Section 4, Lots 62 & 63	-1	Deer Run Way
23-Aug-10	Beckley Woods Subdivision, Lots 50A and 51	-1	New Glendale Road (KY 1136)
24-Aug-10	Carman Subdivision Section 1, Lot 1A	2	Earl Wise Lane
	SINCE LAST MEETING	15	
	2010 TOTAL	109	

The next Board meeting is scheduled for Thursday, 9 September 2010 at 5:00 P.M.

Hardin County Board of Adjustment

Two Hundred Sixtieth Meeting

Meeting Room, R. R. Thomas County Government Building

5 August 2010

5:00 p.m.

Call to Order

1. Unfinished Business
2. New Business

5:00 VARIANCE – Frontage Requirement and Width to Length Ratio;

The owners, Randall & Juanita Carman, of a property on Wise Lane and being Lot 1A of Carman Subdivision, are requesting relief from the minimum road frontage requirement and the lot width to length ratio (1:3) for a proposed subdivision lot containing ± 12.674 acres. This property is located in the E2RC Corridor Planning Area and is zoned Urban Residential (R-1).

5:15 CONDITIONAL USE PERMIT – Accessory Structure;

The owners, Tommy & Maudina Thurman, are requesting approval to allow for the construction of a Garage (24' x 60' = 1,440SF) on a vacant property. The property is a ± 0.92 acre lot located on Salt River Road and is in the West Hardin Planning Area in an Rural Residential Zone (R-2).

5:30 VARIANCE – From 70' Building Limit Requirement;

The owners, Daniel & Ariela Flory, of a property located at 2297 Dry Ridge Road and being Lot 1 of Dry Ridge Subdivision are requesting relief from the 70' front setback to accommodate a proposed second story addition and attached garage. This property is located in the West Hardin Planning Area and is zoned Rural Residential Zone (R-2).

5:45 CONDITIONAL USE PERMIT & VARIANCE – Asphalt Manufacturing Plant –

The owners, Gohmann Asphalt & Construction, Inc., are requesting approval for an Asphalt Manufacturing Plant to be located on 10-acre site on the north side of Battle Training Road (KY 434). Additionally, relief from the setback from a residential zone and for the Outdoor Storage Area is sought. This property is located in the Kentucky 313 Corridor and is zoned Heavy Industry (I-2).

6:00 Continuance of CONDITIONAL USE PERMIT – Mobile Home in R-1 Zone

The owner, Margaret Stueve, of property located at 171 Third Street and being Lot 41A of Plantation Park Subdivision, Section 2 is requesting approval to allow a Mobile Home (14' x 60') to be installed on the property. The property is a 0.688 acre lot located in the North Urban Planning Area in an Urban Residential Zone (R-1).

3. Consideration and action on the Minutes of the meeting held on 22 July 2010 (Attached pg. 1-5).

Board Agenda

5 August 2010

Page 2 of 2

THE FOLLOWING DEVELOPMENT PLANS HAVE BEEN APPROVED

DATE	DEVELOPMENT PLAN	PROJECT	ACCESS ROAD
16-June-10	Cellco d/b/a Verizon Wireless	Youngers Creek	Miller Road
16-June-10	Cellco d/b/a Verizon Wireless	Otter Creek	Dawson Lane
16-June-10	Cellco d/b/a Verizon Wireless	Production Drive	Assembly Drive
16-June-10	Cellco d/b/a Verizon Wireless	Route 62	Bardstown Road (US 62)
Since Last Meeting		4	
2010 Total		15	

THE FOLLOWING SITE PLANS HAVE BEEN APPROVED

DATE	SITE PLAN	OWNER	ACCESS ROAD
19-July-10	Temporary Accessory Dwelling	Darren Clary	South Ridge Road
21-July-10	Accessory Structure	Erika Wood & Juergen Schwan	Adams Lane
21-July-10	Temporary Accessory Dwelling	Larry & Patricia Hicks	Hardinsburg Road (KY 86)
21-July-10	Accessory Structure	Donnie Sherrard	Rineyville Road (KY 1600)
22-July-10	Accessory Structure	Douglas & Lettie Clark	South Mill Road
Since Last Meeting		5	
2010 Total		21	

THE FOLLOWING SUBDIVISIONS HAVE BEEN APPROVED AND RECORDED

FP RECORDED	SUBDIVISION NAME	LOTS	ACCESS ROAD
15-July-10	Boundary Plat for Dittmeer	1	
27-July-10	Barkely Subdivision	2	Middle Creek Road
SINCE LAST MEETING		3	
2010 TOTAL		87	

The next Board meeting is scheduled for Thursday, 19 August 2010 at 5:00 P.M.

The following hearing has been scheduled:

- 5:00 VARIANCE** – Owners Time Aulbach, K & R Builders, James & Robin Barzee, Tiffany Parrish & Justin Potts of 15 lots in Santa Fe Subdivision.
- 5:15 CONDITIONAL USE PERMIT – Accessory Structure** – Owner Ruby Williams is requesting a CUP to allow for the construction of an Accessory Structure (34' x 40' barn) 1360 sq ft that exceeds the size of the 720 sq ft dwelling on the property.
- 5:30 CONDITIONAL USE PERMIT - Temporary Accessory Dwelling** – Owner Mary Roberts at 916 Horn Road is requesting a CUP to allow the existing manufactured home (14' x 56') to remain on the property.
- 5:45 CONDITIONAL USE PERMIT - Permanent Accessory Dwelling** – Owners David & Janine Washle at 3720 Mt Olive Road are requesting a CUP to allow for a permanent accessory dwelling in the form of a garage with living space above it (1892 sq ft).

Hardin County Board of Adjustment

Two Hundred Fifty Ninth Meeting

Meeting Room, R. R. Thomas County Government Building

22 July 2010

5:00 p.m.

Call to Order

1. Unfinished Business

2. New Business

5:00 CONDITIONAL USE PERMIT – Mobile Home – Owner Margaret Stueve of property located at 171 Third Street and being Lot 41A of Plantation Park Subdivision, Section 2 is requesting a CUP to allow a Mobile Home (14' x 60') to be installed on the property. The property is a 0.688 acre lot located in the North Urban Planning Area in an Urban Residential Zone (R-1).

5:30 VARIANCE – Owner Lloyd Horn, of a property on Hardinsburg Road (KY 86), is requesting relief from the minimum road frontage requirement for proposed Lots 3 & 4 of Toby’s Acres and from the lot width to length ratio (1:3) for Lot 4. This property is located in the Natural Resource Planning Area in a Rural Residential Zone (R-2).

5:45 CONDITIONAL USE PERMIT – Permanent Accessory Dwelling
The owners, David & Kelli Schultz are requesting a Permanent Accessory Dwelling, 912 square feet of living area (38’x 24’) located in a proposed pool house at 189 Adams Lane, Elizabethtown, on a ± 49 acre property located in the North Urban Planning Area in an Urban Residential Zone (R-1).

3. Consideration and action on the Minutes of the meeting held on 8 July 2010
(Attached pg. 1-10)

THE FOLLOWING DEVELOPMENT PLANS HAVE BEEN APPROVED

DATE	DEVELOPMENT PLAN	PROJECT	ACCESS ROAD
06-June-10	Sugar Mill Properties, LLC	Marty’s Meats & More	Dixie Highway
	Since Last Meeting	1	
	2010 Total	11	

Board Agenda

22 July 2010

Page 2 of 2

THE FOLLOWING SITE PLANS HAVE BEEN APPROVED

DATE	SITE PLAN	OWNER	ACCESS ROAD
Since Last Meeting		0	
2010 Total		16	

THE FOLLOWING SUBDIVISIONS HAVE BEEN APPROVED AND RECORDED

FP RECORDED	SUBDIVISION NAME	LOTS	ACCESS ROAD
30-June-10	Diamante Estates	2	Saint John Church Road (KY 1538)
07-July-10	Jake Estates	4	Salt River Road (KY 920)
SINCE LAST MEETING		6	
2010 TOTAL		84	

The next Board meeting is scheduled for Thursday, 5 August 2010 at 5:00 P.M.

The following hearing has been scheduled:

- 5:00 VARIANCE** – Owners Randall & Juanita Carman, of a property on Wise Lane and being Lot 1A of Carman Subdivision, are requesting relief from the minimum road frontage requirement and the lot width to length ratio (1:3) for a proposed subdivision lot containing ±12.674 acres. This property is located in the E2RC Corridor Planning Area and is zoned Urban Residential (R-1).

- 5:15 CONDITIONAL USE PERMIT – Permanent Accessory Structure** – Owners Tommy & Maudina Thurman are requesting a CUP to allow for the construction of an Accessory Structure (24' x 60' garage) to be on the property prior to a dwelling being built. The property is a ±0.92 acre lot located on Salt River Road and is in the West Hardin Planning Area in an Rural Residential Zone (R-2).

- 5:30 VARIANCE** – Owners Daniel & Ariela Flory, of a property located at 2297 Dry Ridge Road and being Lot 1 of Dry Ridge Subdivision, are requesting relief from the 70' front setback to accommodate a proposed second story residential addition and an attached garage. This property is located in the E2RC Corridor Planning Area and is zoned Rural Residential Zone (R-2).

Hardin County Board of Adjustment

Two Hundred Fifty Eighth Meeting

Meeting Room, R. R. Thomas County Government Building

8 July 2010

5:00 p.m.

Call to Order

- 1. Unfinished Business
- 2. New Business

5:00 AMEMDED CONDITIONAL USE PERMIT – Randy & Marcella Trombley, Owners, 2872 Valley Creek Road, are requesting to amend the 2005 Conditional Use Permit for the Type 1 child care center for, up to 36 children. This property is located in the Valley Creek Urban Area and is zoned Urban Residential (R-1).

5:15 CONDITIONAL USE PERMIT - Douglas Clark, Owner, 134 Mill Street, Cecilia, is requesting a proposed garage (30’ x 50’) for residential use in a Convenience Commercial Zone (C-1).

5:30 CONDITIONAL USE PERMIT – Donnie Sherrard, Owner, 2229 Rineyville Road, is requesting a proposed accessory structure (pole barn 60’ x 120’ = 7,200 square feet) that is greater in square footage than the dwelling (1,772 square feet). Property is located in the E2RC Corridor and is zoned Urban Residential (R-1)

5:45 CONDITIONAL USE PERMIT – Hanson Aggregates Midwest, Inc, Owner, 607 Quarry Road, Upton, is requesting to allow for the operation of an asphalt manufacturing plant at the Upton Quarry - Scotty’s Upton Asphalt Plant. Property is located in the South Hardin Planning Area and is zoned Heavy Industry (I-2).

6:00 CONDITIONAL USE PERMIT – Emery Martin, Applicant, 247 First Street, Plantation Park Subdivision Lot 61, is requesting to allow for a Junk Yard (automotive storage for up to 250 vehicles). The property is in the North Urban Planning Area and is zoned Convenience Commercial (C-1).

- 3. Consideration and action on the Minutes of the meeting held on 17 June 2010 (Attached pg. 1-5)

THE FOLLOWING DEVELOPMENT PLANS HAVE BEEN APPROVED

DATE	DEVELOPMENT PLAN	PROJECT	ACCESS ROAD
Since Last Meeting		0	
2010 Total		10	

Board Agenda

8 July 2010

Page 2 of 2

THE FOLLOWING SITE PLANS HAVE BEEN APPROVED

DATE	SITE PLAN	OWNER	ACCESS ROAD
17-June-10	Temporary Accessory Structure	Terry & Kathy Barns	Hardinsburg Road (KY 86)
25-June-10	Blair Trucking Company	Donnie & Debbie Blair	Bacon Creek Road
Since Last Meeting		2	
2010 Total		16	

THE FOLLOWING SUBDIVISIONS HAVE BEEN APPROVED AND RECORDED

FP RECORDED	SUBDIVISION NAME	LOTS	ACCESS ROAD
21-June-10	Bella Woods	24	Rineyville Road (KY 1600)
23-June-10	Saturn Way	2	Red Mill Road
28-June-10	Sprowls Estates	2	Optimist Road
SINCE LAST MEETING		28	
2010 TOTAL		78	

The next Board meeting is scheduled for Thursday, 22 July 2010 at 5:00 P.M.

The following hearing has been scheduled:

- 5:00 CONDITIONAL USE PERMIT – Mobile Home** – Owner Margaret Stueve of property located at 171 Third Street and being Lot 41A of Plantation Park Subdivision, Section 2 is requesting a CUP to allow a Mobile Home (14' x 60') to be installed on the property. The property is a 0.688 acre lot located in the North Urban Planning Area in an Urban Residential Zone (R-1).
- 5:30 VARIANCE** – Owner Lloyd Horn, of a property on Hardinsburg Road (KY 86), is requesting relief from the minimum road frontage requirement and the lot width to length ratio (1:3) for a proposed subdivision containing \pm 49 acres. This property is located in the Natural Resource Planning Area and is zoned Rural Residential (R-2).
- 5:45 CONDITIONAL USE PERMIT – Permanent Accessory Dwelling**
The owners, Davie & Kelli Schultz are requesting a Permanent Accessory Dwelling, 912 square feet of living area (38'x 24') located in a proposed pool house at 189 Adams Lane, Elizabethtown, on a \pm 49 acre property located in the North Urban Planning Area on property zoned Urban Residential (R-1).

Hardin County Board of Adjustment

Two Hundred Fifty Seventh Meeting

Meeting Room, R. R. Thomas County Government Building

17 June 2010

5:00 p.m.

Call to Order

1. Unfinished Business
2. New Business

5:00 **CONDITIONAL USE PERMIT – Temporary Accessory Dwelling** – Owner Ruby Goodman located at 1232 Yates Chapel Road is requesting a CUP to allow the existing manufactured home (12' x 60') to remain on the property for twenty-four months. The property is a proposed 5.0141 acre lot located on the west side of Yates Chapel Road in the Natural Resource Planning Area in a Rural Residential Zone (R-2).

5:15 **VARIANCE – Building Setback Standards** - Verizon wireless is requesting a variance from the building setback standards to allow expansion of the ground facilities with a prefabricated radio equipment building at the existing cell tower facilities located adjacent to the Western Kentucky Parkway on Churchill Bland Lane in the Natural Resource Planning Area in a Rural Residential Zone (R-2).

3. Consideration and action on the Minutes of the meeting held on 3 June 2010 (Attached pg. 0-0)
4. Discussion on expanding the Board Membership in compliance with KRS 100.217 from three members to five citizen members.
5. Hardin County Fiscal Court has reappointed Brent Goodin to serve another term on the Board of Adjustment to begin 1 July 2010 and expire on 30 June 2014.

THE FOLLOWING DEVELOPMENT PLANS HAVE BEEN APPROVED

DATE	DEVELOPMENT PLAN	PROJECT	ACCESS ROAD
03-May-10	Sugar Mill Properties, Inc.	Marty's Meats & More	N. Dixie Highway (US 31W)
14-June-10	Fun Time Day Care, Inc.	Day Care	N. Dixie Highway (US 31W)
Since Last Meeting		2	
2010 Total		10	

Board Agenda

17 June 2010

Page 2 of 2

THE FOLLOWING SITE PLANS HAVE BEEN APPROVED

DATE	SITE PLAN	OWNER	ACCESS ROAD
10-May-10	Accessory Structure	Tim & Tammy Greenwell	Hall Road
10-May-10	Manufactured home with transportation features & not on permanent foundation	Richard Poor	Red Hill Road
28-May-10	Temporary Accessory Dwelling	William & Rosemarie Cochran	Cochran Lane
04-June-10	Permanent Accessory Structure	Terrance Harris	Cash Road (KY 2800)
14-June-10	Southern Kentucky Pools	John & Sylvia Cherry	Rineyville Road
Since Last Meeting		5	
2010 Total		14	

THE FOLLOWING SUBDIVISIONS HAVE BEEN APPROVED AND RECORDED

FP RECORDED	SUBDIVISION NAME	LOTS	ACCESS ROAD
29-Apr-10	Leanna Acres	2	Melrose Road
29-Apr-10	Um Subdivision, Lot 1	1	Mason Road
03-May-10	Cedar Grove Acres Addition Section C, Lots 30 & 31	-1	Whippoorwill Lane
04-May-10	Forbes Place Section 2, Lots 14-17	1	House Lane
06-May-10	Miniard Acres Section 1, Lot 2 and Minard Acres Sec. 2	1	Kraft Road
06-May-10	Carter Estates	-4	Burkhead Lane
06-May-10	Youngers Creek Subdivision	0	Youngers Creek Road (KY 583)
07-May-10	Javo's Ridge Subdivision	1	Cash Road (KY 2800)
17-May-10	Priddy Acres Subdivision	3	New Glendale Road (KY 1136)
17-May-10	Dipietro Estates	4	Cecilia-Smith Mill Road
21-May-10	Hoagland Acres	1	Old Sonora Road
27-May-10	Jolly Acres	3	Shady Bower Lane
27-May-10	Serene Oaks Subdivision Section 2, Lots 28 & 29	0	Beasley Blvd
01-June-10	Whippoorwill Estates Subdivision, Lots 5C and 5D	0	West Bryan Road
07-June-10	Dowling Acres	1	Bacon Creek Road
SINCE LAST MEETING		13	
2010 TOTAL		50	

The next Board meeting is scheduled for Thursday, 8 July 2010 at 5:00 P.M.

The following hearing has been scheduled:

AMENDED CONDITIONAL USE PERMIT – Randy & Marcella Trombley, Owners, 2872 Valley Creek Road, are requesting to amend the 2005 Conditional Use Permit for the type 1 child care center for, up to 36 children

CONDITIONAL USE PERMIT – Douglas Clark, Owner, are requesting a proposed garage (30' x 50') for residential use in a Convenience Commercial Zone (C-1).

Hardin County Board of Adjustment

Two Hundred Fifty Sixth Meeting

Meeting Room, R. R. Thomas County Government Building

3 June 2010

5:00 p.m.

Call to Order

6. Unfinished Business

7. New Business

5:15 **VARIANCE** –O’Bryan & Ager, LLC, Owner of a 0.872 acre tract at the intersection of St John Road (KY 1357) and Braeburn Court and being Lot 1 of The Orchard Subdivision. This is a request for relief for a portion of the existing Subdivision Identification Sign that is located outside of the Sign Easement and within the Sight Triangle. This property is located in the St John Road Corridor and is zoned Urban Residential (R-1).

5:30 **VARIANCE** –James Jones and Donna Powell, the owners of three properties on Hardinsburg Road (KY 86), Cecila, is requesting relief from the width to length ratio (1:3) and the minimum road frontage requirement for a proposed 2 lot subdivision containing \pm 4 acres. This property is located in the Natural Resource Planning Area and is zoned rural Residential (R-2).

8. Consideration and action on the Minutes of the meeting held on 20 May 2010
(Attached pg. 1-5)

THE FOLLOWING DEVELOPMENT PLANS HAVE BEEN APPROVED

DATE	DEVELOPMENT PLAN	PROJECT	ACCESS ROAD
21-Apr-10	Thomas and Carrie Grey	Slaughter Plant	Eastview Road
27-Apr-10	Liberty Baptist Church	Church with parking	Hardinsburg Road
Since Last Meeting		2	
2010 Total		8	

Board Agenda

3 June 2010

Page 2 of 2

THE FOLLOWING SITE PLANS HAVE BEEN APPROVED

DATE	SITE PLAN	OWNER	ACCESS ROAD
	Since Last Meeting	0	
	2010 Total	9	

THE FOLLOWING SUBDIVISIONS HAVE BEEN APPROVED AND RECORDED

FP RECORDED	SUBDIVISION NAME	LOTS	ACCESS ROAD
19-Apr-10	Padgett View Estates Section 1, Lot 11 and Section 2, Lot 23	-1	Padgett Road
21-Apr-10	Bambi Ridge, Lots 2 and 3	0	South Dixie Highway (US 31W)
	SINCE LAST MEETING	0	
	2010 TOTAL	37	

The next Board meeting is scheduled for Thursday, 17 June 2010 at 5:00 P.M.

The following hearing has been scheduled:

5:00 CONDITIONAL USE PERMIT – Temporary Accessory Dwelling

5:15 VARIANCE – Cell tower

Hardin County Board of Adjustment

Two Hundred Fifty Fifth Meeting

Meeting Room, R. R. Thomas County Government Building

20 May 2009

5:00 p.m.

Call to Order

9. Unfinished Business

10. New Business

5:00 CONDITIONAL USE PERMIT – Temporary Accessory Dwelling William and Rosemarie Cochran, Owners, 144 Cochran Lane, are requesting a proposed Temporary Accessory Dwelling (32’ x 64’ manufactured home) to be allowed on the property to provide for a “care giver” need. The property is located in the West Hardin Planning Area and is zoned Rural Residential (R-2).

5:15 CONDITIONAL USE PERMIT – Permanent Accessory Structure Terrance Harris, Owner, 2554 Cash Road, is requesting a proposed Permanent Accessory Structure (pole barn 30’ x 32’) that is not subordinate in scale to the dwelling (20’ x 26’) be allowed on the property. Property is located in the South Hardin Planning Area in the Rural Residential (R-2) zone.

11. Consideration and action on the Minutes of the meeting held on 6 May 2010 (Attached pg. 0-0)

THE FOLLOWING DEVELOPMENT PLANS HAVE BEEN APPROVED

DATE	DEVELOPMENT PLAN	PROJECT	ACCESS ROAD
03-May-10	Fun Time Day Care	Child Care Center	N. Dixie Ave. (US 31W)
Since Last Meeting		1	
2010 Total		9	

THE FOLLOWING SITE PLANS HAVE BEEN APPROVED

DATE	SITE PLAN	OWNER	ACCESS ROAD
13-Apr-10	Permanent Accessory Dwelling	Phillip Edlin	Edlin Lane
05-May-10	Accessory Structure larger than Dwelling	Robert Marski	Tabb Hollow Road
Since Last Meeting		2	
2010 Total		11	

Board Agenda

20 May 2010

Page 2 of 2

THE FOLLOWING SUBDIVISIONS HAVE BEEN APPROVED AND RECORDED

FP RECORDED	SUBDIVISION NAME	LOTS	ACCESS ROAD
29-Apr-10	Leanna Acres	2	Melrose Road
29-Apr-10	Um Subdivision, Lot 1	1	Mason Road
03-May-10	Cedar Grove Acres Addition Section C, Lots 30 & 31	-1	Whippoorwill Lane
04-May-10	Forbes Place Section 2, Lots 14-17	1	House Lane
06-May-10	Miniard Acres Section 1, Lot 2 & Miniard Acres Section 2	1	Kraft Road
06-May-10	Carter Estates	-4	Burkhead Lane
07-May-10	Youngers Creek Subdivision	0	Youngers Creek Road (KY 583)
SINCE LAST MEETING		0	
2010 TOTAL		37	

The next Board meeting is scheduled for Thursday, 3 June 2010 at 5:00 P.M.

The following hearing has been scheduled:

VARIANCE – James Jones and Donna Powell, Owners, Hardinsburg Road, are requesting relief from the minimum width to length ratio of 1:3 for a proposed record plat.

VARIANCE – O’Bryan & Ager, LLC, Owners, are requesting relief from the Site Triangle at the intersection of Braeburn Court and St John Road to for the existing subdivision identification sign for The Orchard Subdivision.

Hardin County Board of Adjustment

Two Hundred Fifty Fourth Meeting

Meeting Room, R. R. Thomas County Government Building

6 May 2009

5:00 p.m.

Call to Order

12. Unfinished Business

13. New Business

- 5:00 AMENDED CONDITIONAL USE PERMIT – Temporary Accessory Dwelling**
Darran T. Clary, Owner, 253 South Ridge Road, is requesting to revise the CUP that expires on 9 June 2010 for a Temporary Accessory Dwelling (16' x 76' manufactured home) to remain on the property to provide for a “car giver” need. The property is located in the Kentucky 313 Corridor Planning Area and is zoned Residential Estate (R-3).
- 5:15 AMENDED CONDITIONAL USE PERMIT – Temporary Accessory Dwelling**
Gary Wayne Bunnell, Owner, 5086 St John Road, is requesting to revise the CUP that expires on 9 June 2010 for a Temporary Accessory Dwelling (12' x 65' manufactured home) to remain on the property. Property is located in the St John Road Corridor Planning Area in the Urban Residential (R-1) zone.
- 5:30 VARIANCE –** Crown Castle USA, Owner, requesting relief from the front and rear building limits for Verizon Wireless with prefabricated radio equipment building (11'6" x 30'). Property address is 7891 Shepherdsville Road and is located in the Kentucky 313 Corridor Planning Area in the General Commercial (C-2) zone.
- 5:45 VARIANCE –** Crown Castle USA, Inc. requesting relief from the 110' side building limit for Verizon Wireless prefabricated radio equipment building (11'-6" x 30'). The property address is 357 Fultz Road and is in the Valley Creek Urban Planning Area in the Urban Residential (R-1) zone.
- 6:00 VARIANCE –** Crown Castle USA, Owner, requesting relief from the 110' side building limit for Verizon Wireless with prefabricated radio equipment building (11'6" x 30'). Property address is 6667 South Dixie Highway and is located in the South Dixie Corridor Planning Area in the Urban Residential (R-1) zone.
- 6:15 VARIANCE –** Crown Castle USA, Owner, requesting relief from the 135' side building limit for Verizon Wireless with prefabricated radio equipment building (11'6" x 30'). Property address is located at the end of Casey Lane off of Upper Colesburg Road and is in the East Hardin Planning Area in the Rural Residential (R-2) zone.

Board Agenda

6 May 2010

Page 2 of 2

14. Consideration and action on the Minutes of the meeting held on 22 April 2010 (Attached pg. 0-0)

THE FOLLOWING DEVELOPMENT PLANS HAVE BEEN APPROVED

DATE	DEVELOPMENT PLAN	PROJECT	ACCESS ROAD
21-Apr-10	Thomas and Carrie Grey	Slaughter Plant	Eastview Road
27-Apr-10	Liberty Baptist Church	Church with parking	Hardinsburg Road
Since Last Meeting		2	
2010 Total		8	

THE FOLLOWING SITE PLANS HAVE BEEN APPROVED

DATE	SITE PLAN	OWNER	ACCESS ROAD
Since Last Meeting		0	
2010 Total		9	

THE FOLLOWING SUBDIVISIONS HAVE BEEN APPROVED AND RECORDED

FP RECORDED	SUBDIVISION NAME	LOTS	ACCESS ROAD
19-Apr-10	Padgett View Estates Section 1, Lot 11 and Section 2, Lot 23	-1	Padgett Road
21-Apr-10	Bambi Ridge, Lots 2 and 3	0	South Dixie Highway (US 31W)
SINCE LAST MEETING		0	
2010 TOTAL		37	

The next Board meeting is scheduled for Thursday, 20 May 2010 at 5:00 P.M.

The following hearings have been scheduled:

CONDITIONAL USE PERMIT – Temporary Accessory Dwelling William and Rosemarie Cochran, 144 Cochran Lane, Rineyville are requesting a Temporary Accessory Dwelling (32' x 64' manufactured home) for a "care giver" situation. The property is located in the West Hardin Planning Area and is zoned Rural Residential (R-2).

CONDITIONAL USE PERMIT – Permanent Accessory Structure Terrance Harris, Owner, 2554 Cash Road, Upton, is requesting a Conditional Use Permit for a Permanent Accessory Structure (30' x 32' pole barn) that is greater in square footage than the dwelling (20' x 26') on the property. Property is located in the South Hardin Planning Area and is zoned Rural Residential (R-2).

**Hardin County Board of Adjustment
Two Hundred Fifty Third Meeting**

Meeting Room, R. R. Thomas County Government Building
22 April 2009 5:00 p.m.

Call to Order

15. Unfinished Business

16. New Business

5:00 AMENDED CONDITIONAL USE PERMIT – Temporary Accessory Dwelling

Richard and Pamela Poor, Owners, 572 Red Hill Road, are requesting to revise the CUP that expires on 23 April 2010 for a Temporary Accessory Dwelling (14' x 66' manufactured home) for a "family circumstance" with transportation features remaining. Property is located in the North Urban Planning Area in the Urban Residential (R-1) zone.

5:15 CONDITIONAL USE PERMIT – Accessory Structure

Robert Marski, Owner, 406 Tabbs Hollow Road, Eastview, is requesting a CUP to allow a proposed Accessory Structure (pole barn 36' x 48'=1,728SF) that is greater in square footage than the dwelling (1,400 square feet) on the property. Proposed site is Lot 2 of Kaydale Creek Subdivision (3.9 acre) located in the West Hardin Planning Area in the Rural Residential (R-2) zone.

5:30 CONDITIONAL USE PERMIT – Accessory Structure

Timothy & Tammy Greenwell, Owners, Lot 6 of Chambers Hill Estates, Section 2, are requesting a CUP for an Accessory Structure (pole barn 30' x 40' = 1,200 square feet) prior to a dwelling (1,600 = square feet) being built. Proposed site is located in the East Hardin Planning Area and the property is zoned Rural Residential (R-2)

5:45 CONDITIONAL USE PERMIT – Accessory Structure

Juergen Schwan and Erika Wood, Owners, 333 Adams Lane, are requesting a CUP for an Accessory Structure (garage 40' x 60' = 2,400 square feet) to be constructed prior to a dwelling being built and proposed garage is larger in square footage than the proposed dwelling (1,958 square feet). Property is 1.4 acres and is located in the North Urban Planning Area and is zoned Urban Residential (R-1).

6:00 CONDITIONAL USE PERMIT – Temporary Accessory Dwelling

Charles and Mary Borders, owners, 2166 Knox Avenue, Vine Grove, are requesting a CUP for a Temporary Accessory Dwelling (manufactured home 14' x 48') for a "care-giver" situation. Property is located in the North Urban Planning Area and is zoned Urban Residential (R-1).

17. Consideration and action on the Minutes of the meeting held on 8 April 2010 (Attached pg. 1-5)

Hardin County Board of Adjustment

22 April 2010

Page 2 of 3

- A. Roundabout at KY 220 and KY 1600 under construction with completion proposed for August 2010.
- B. Zoning Ordinance 2009: Implementation - review of applications submitted under the new zoning ordinance.

THE FOLLOWING DEVELOPMENT PLANS HAVE BEEN APPROVED

DATE	DEVELOPMENT PLAN	PROJECT	ACCESS ROAD
19-Mar-10	Center Point Missionary Church #1	Fellowship Building	Center Point Road
Since Last Meeting		1	
2010 Total			

THE FOLLOWING SITE PLANS HAVE BEEN APPROVED

DATE	SITE PLAN	OWNER	ACCESS ROAD
Since Last Meeting		0	
2010 Total		9	

THE FOLLOWING SUBDIVISIONS HAVE BEEN APPROVED AND RECORDED

FP RECORDED	SUBDIVISION NAME	LOTS	ACCESS ROAD
SINCE LAST MEETING		0	
2010 TOTAL		38	

The next Board meeting is scheduled for Thursday, 6 May 2010 at 5:00 P.M.

The following hearings have been scheduled:

AMENDED CONDITIONAL USE PERMIT – Temporary Accessory Dwelling

Darran Clary, owner, 253 South Ridge Road, is requesting a time extension for a Temporary Accessory Dwelling (16' x 76' manufactured home) for a "care-giver" situation. Property is Lot 52 (2.62 acres) of Quail Hollow Subdivision, Section 1 and is located in the Kentucky 313 Corridor. The property is zoned Residential Estate (R-3).

AMENDED CONDITIONAL USE PERMIT – Temporary Accessory Dwelling

Gary Bunnell, owner, 5086 St John Road, is requesting a time extension for a Temporary Accessory Dwelling (12' x 65' manufactured home) for a "car-giver" situation. Property is Lot 8 (1.44 acres) of Aubrey Estates Subdivision and is located in the St John Road Corridor. The Property is zoned Urban Residential (R-1).

Hardin County Board of Adjustment

22 April 2010

Page 3 of 3

VARIANCE – Building Setback Line

Crown Castle USA, Inc., applicant, is requesting relief from the front and rear building setback limits for Verizon Wireless for a proposed prefabricated radio equipment building (11'-6" x 30'). The property address for the existing cellular tower is 7891 Shepherdsville Road (Ky 251) and is located at the southwest corner of KY 434 and KY 251. This property is in the Kentucky 313 Corridor and is zoned R-3.

VARIANCE – Building Setback Line

Crown Castle USA, Inc., applicant, is requesting relief from the 110' side building limit for Verizon Wireless for a proposed prefabricated radio equipment building (11'-6" x 30'). The property address for the existing tower is 357 Fultz Road and is located at the end of Fultz Road, off of Roundtop Road and north of Lincoln Pkwy. This property is in the Valley Creek Planning Area and is zoned R-2.

VARIANCE – Building Setback Line

Crown Castle USA, Inc., applicant, is requesting relief from the 110' side building limit for Verizon Wireless for a prefabricated radio equipment building (11'-6" x 30'). The property address for the existing tower is 6667 South Dixie Highway (US-31W) and is located between US 31W and I-65, north of KY 222. This property is in the South Dixie Planning Area and is zoned R-2.

VARIANCE – Building Setback Line

Crown Castle USA, Inc., applicant, is requesting relief from the 135' side building limit for Verizon Wireless for a proposed prefabricated radio equipment building (11'-6" x 30'). The existing tower is located at the end of Casey Lane, off of Upper Colesburg Road. This property is in the East Urban Planning Area and is zoned R-2.

**Hardin County Board of Adjustment
Two Hundred Fifty Second Meeting**

Meeting Room, R. R. Thomas County Government Building
8 April 2009 5:00 p.m.

Call to Order

18. Unfinished Business

19. New Business

5:00 CONDITIONAL USE PERMIT – Permanent Accessory Dwelling

Phillip Edlin, owner, requesting a Permanent Accessory Dwelling, 1,000 square feet of living area (25' x 40') located in a proposed pole barn structure (40' x 100') at 835 Edlin Lane, Elizabethtown, on a 282 acre property located in the East Urban Planning Area on property zoned Urban Residential (R-1).

5:15 CONDITIONAL USE PERMIT – Residential Use in Commercial Zone

Larry & Patricia Hicks, Owners, Tommy Hicks, Applicant, 5636 Hardinsburg Road, requesting a CUP for a Temporary Dwelling (28' x 52' manufactured home) in the Natural Resource Planning Area in a General Commercial Zone (C-2). Property is a 2 acre site with an existing commercial operation.

20. Consideration and action on the Minutes of the meeting held on 18 March 2010 (Attached pg. 1-3)

21. Update on proposed Manufactured Homes Installation Ordinance.

22. Hardin County Vision Project – 24 Strategic Goals

23. Continuing Education Opportunities

MONTHLY REPORT

Plats Recorded – For the month of March, 7 subdivision plats were approved. For Jan – Mar 16 plats have been recorded, which is less than the five year average of 26 plats.

Lots created – In March, 27 subdivision lots were approved. For Jan – Mar 38 lots have been recorded, which is less than the five year average of 77 lots.

Single Family Building Permits – In March, 34 Single Family Dwelling permits were issued. For Jan – Mar 59 SFD permits were issued, which is only 3 less than the five year average of 62 SFD permits issued.

Building Inspections Requested – For the month of March, 121 building inspections were requested, which is more than March 2009 when 86 inspections were requested.

Hardin County Board of Adjustment

8 April 2010

Page 2 of 3

THE FOLLOWING DEVELOPMENT PLANS HAVE BEEN APPROVED

DATE	DEVELOPMENT PLAN	PROJECT	ACCESS ROAD
19-Mar-10	Sandra and Ruth Ann Dukes	Bluegrass Cellular	Springfield Road
19-Mar-10	Terry W Shortt	Tattoo Parlor	North Dixie Avenue (US-31W)
Since Last Meeting		2	
2010 Total		5	

THE FOLLOWING SITE PLANS HAVE BEEN APPROVED

DATE	SITE PLAN	OWNER	ACCESS ROAD
11-Mar-10	Temporary Accessory Dwelling	Mack & Lola Morgan	Bethlehem Academy Rd (KY 253)
12-Mar-10	Temporary Accessory Dwelling	Margie Mullins	Upper Colesburg Road
25-Mar-10	Permanent Accessory Dwelling	Patricia Hester	Cedar Creek Drive
Since Last Meeting		3	
2010 Total		9	

THE FOLLOWING SUBDIVISIONS HAVE BEEN APPROVED AND RECORDED

FP RECORDED	SUBDIVISION NAME	LOTS	ACCESS ROAD
12-Mar-10	Papaw Owen's Homestead	2	Read Mill Road
17-Mar-10	Wakefield Farms Section 1	24	Hodgenville Road (KY 210)
18-Mar-10	Memory lane Subdivision, Lots 1-7	0	Slaughter Lane
23-Mar-10	Aubrey Estates, Lots 3, 7 & 9	0	Saint John Road (KY 1357)
26-Mar-10	Joshua Place, Lot 1	0	Center Point Road
29-Mar-10	Bischoffs Pointe	1	Salt River Road (KY 920)
SINCE LAST MEETING		27	
2010 TOTAL		38	

The next Board meeting is scheduled for Thursday, 22 April 2010 at 5:00 P.M.

The following hearings have been scheduled:

5:00 AMENDED CONDITIONAL USE PERMIT – Temporary Accessory Dwelling

Richard and Pamela Poor, Owners, 572 Red Hill Road, are requesting to revise the CUP that expires on 23 April 2010 for a Temporary Accessory Dwelling (14' x 66' manufactured home) for a "family circumstance" with transportation features remaining. Property is located in the North Urban Planning Area in the Urban Residential (R-1) zone.

5:15 CONDITIONAL USE PERMIT – Accessory Structure

Robert Marski, Owner, 406 Tabbs Hollow Road, Eastview, is requesting a CUP to allow a proposed Accessory Structure (pole barn 36' x 48') that is greater in square footage than the dwelling on the property. Proposed site is Lot 2 of Kaydale Creek Subdivision (3.9 acre) located in the West Hardin Planning Area in the Rural Residential (R-2) zone.

Hardin County Board of Adjustment

8 April 2010

Page 3 of 3

5:30 CONDITIONAL USE PERMIT – Accessory Structure

Timothy & Tammy Greenwell, Owners, Lot 6 of Chambers Hill Estates, Section 2, are requesting a CUP for an Accessory Structure (pole barn 30' x 40') prior to a dwelling being built. Proposed site is located in the East Hardin Planning Area and the property is zoned Rural Residential (R-2)

5:45 CONDITIONAL USE PERMIT – Accessory Structure

Juergen Schwan and Erika Wood, Owners, 333 Adams Lane, are requesting a CUP for an Accessory Structure (garage 40' x 60') to be constructed prior to a dwelling being built and proposed garage is larger in square footage than the proposed dwelling. Property is located in the North Urban Planning Area and is zoned Urban Residential (R-1).

6:00 CONDITIONAL USE PERMIT – Temporary Accessory Dwelling

Charles and Mary Borders, owners, 2166 Knox Avenue, Vine Grove, are requesting a CUP for a Temporary Accessory Dwelling (manufactured home 14' x 48') for a “care-giver” situation. Property is located in the North Urban Planning Area and is zoned Urban Residential (R-1).

**Hardin County Board of Adjustment
Two Hundred Fifty First Meeting**

Meeting Room, R. R. Thomas County Government Building
18 March 2010 5:00 p.m.

Call to Order

- A. Unfinished Business
- B. New Business

5:00 REVISED CONDITIONAL USE PERMIT – Blair Trucking

Donnie & Debbie Blair, Owners – Blair Trucking, 229 Bacon Creek Road, are requesting a renewal of the Conditional Use Permit issued 20 March 2008 to allow the continued “parking and storage of tractor trailers” (maximum of five) on their property located in an Urban Residential Zone (R-1) in the Industrial Park Planning Area.

Continuance of hearing for a VARIANCE REQUEST – Front Building Setback Line - Doug Reed, owner, 8715 Salt River Road, is requesting a Variance from the front building setback lines to accommodate proposed dwellings on Lots 1 - 4 of Laverne Acres Subdivision (12.053 acres) located in a Rural Residential Zone (R-2) in the West Hardin Planning Area.

- 24. Consideration and action on the Minutes of the meeting held on 4 March 2010 (Attached pg. 1-7)

THE FOLLOWING DEVELOPMENT PLANS HAVE BEEN APPROVED

DATE	DEVELOPMENT PLAN	PROJECT	ACCESS ROAD
09-Mar-10	James & Elizabeth Cutts	Creekside Auto #2	North Dixie Highway (US-31W)
	Since Last Meeting	1	
	2010 Total	3	

THE FOLLOWING SITE PLANS HAVE BEEN APPROVED

DATE	SITE PLAN	OWNER	ACCESS ROAD
16-Feb-10	Permanent Accessory Dwelling	Anthony and Shirley Singer	Thomas Road
9-Mar-10	Duke's Tack Shop	Doug Ray	Leitchfield Road (Us 62)
	Since Last Meeting	2	
	2010 Total	6	

Hardin County Board of Adjustment

18 March 2010

Page 2 of 2

THE FOLLOWING SUBDIVISIONS HAVE BEEN APPROVED AND RECORDED

FP RECORDED	SUBDIVISION NAME	LOTS	ACCESS ROAD
9-Mar-10	Boundary Plat for Robert Bush	?	First Union Church Road
SINCE LAST MEETING			
2010 TOTAL		11	

The next Board meeting is scheduled for Thursday, 8 April 2010 at 5:00 P.M.

The following hearings have been scheduled:

5:00 CONDITIONAL USE PERMIT – Phillip Edlin, owner, requesting a Permanent Accessory Dwelling, 1,000 square feet of living area (25' x 40') located in a proposed pole barn structure (40' x 100') at 835 Edlin Lane, Elizabethtown on a 282 acre property located in the East Urban Planning Area on property zoned Urban Residential (R-1).

5:15 CONDITIONAL USE PERMIT –Larry & Patricia Hicks, Owners, Tommy Hicks, Applicant, 5636 Hardinsburg Road, requesting a Temporary Accessory Dwelling (28' x 52' manufactured home) in the Natural Resource Planning Area in a General Commercial Zone (C-2). Property is a 2 acre site with an existing commercial operation.

Hardin County Board of Adjustment

Two Hundred Fiftieth Meeting

Meeting Room, R. R. Thomas County Government Building

4 March 2010 5:00 p.m.

Call to Order

C. Unfinished Business

D. New Business

5:00 REVISED CONDITIONAL USE PERMIT – Permanent Accessory Dwelling

Charles Edlin, owner, 2968 Middle Creek Road, is requesting a Revised Conditional Use Permit from a “temporary” to a “permanent accessory dwelling” on property located in a Rural Residential Zone (R-2) in the East Hardin Planning Area. Request is to revise the Conditional Use Permit originally issued in 2000 and revised in 2007.

5:15 VARIANCE – Front & Side Building Setback Line

Jenny Scott, owner, 286 Mount Zion Road, Elizabethtown, is requesting a Variance from the front and side building setback lines to accommodate an existing accessory structure (18’ x 21’) on a ± 0.689 acre site and being Lots 13 & 14 of Pfeiffer Estates Subdivision, Section 1 and located in an Urban Residential Zone (R-1) in the North Urban Planning Area.

5:30 VARIANCE – Front Building Setback Line

Doug Reed, owner, 8715 Salt River Road, is requesting a Variance from the front building setback lines to accommodate proposed dwellings on Lots 1-4 of Laverne Acres Subdivision located in a Rural Residential Zone (R-2) in the West Hardin Planning Area.

Continuance of hearing for a REVISED CONDITIONAL USE PERMIT for a Temporary Accessory Dwelling - Terry and Kathy Barnes, owners, 7671 Hardinsburg Road, Cecilia, are

requesting approval to allow a “temporary accessory dwelling” to remain on an 8.6 acre site located on the south side of Hardinsburg Road (KY 86) and being Lot 2 of TK Manor Subdivision. Request is to revise the Conditional Use Permit issued in 2006.

Continuance of hearing for a VARIANCE REQUEST – Front Building Setback Line

Terry & Karen Herbert, owners, 4311 Rineyville Road, Elizabethtown, are requesting a Variance from the front building setback line to accommodate a proposed three sided addition (16’ x 35’) to an existing detached garage (30’ x 32’) to be constructed on a ± 5 acre tract located in an R-1 Zone in the West Urban Planning Area.

Continuance of hearing for a CONDITIONAL USE PERMIT – Temporary Accessory Dwelling - Margie Mullins, owner, 521 Upper Colesburg Road, is requesting a Conditional Use

Permit for a “family circumstance” to allow the placement of a “temporary accessory dwelling” on a 47 acre property located in a R-2 Zone in the East Urban Planning Area.

Hardin County Board of Adjustment

4 March 2010

Page 2 of 2

25. Consideration and action on the Minutes of the meeting held on 18 February 2010
(Attached pg. 1-7)

THE FOLLOWING DEVELOPMENT PLANS HAVE BEEN APPROVED

DATE	DEVELOPMENT PLAN	PROJECT	ACCESS ROAD
15-Feb-10	Elite HVAC Services, LLC	Professional Office	South Dixie Highway (US-31W)
Since Last Meeting		1	
2010 Total		2	

THE FOLLOWING SITE PLANS HAVE BEEN APPROVED

DATE	SITE PLAN	OWNER	ACCESS ROAD
Since Last Meeting		0	
2010 Total		4	

THE FOLLOWING SUBDIVISIONS HAVE BEEN APPROVED AND RECORDED

FP RECORDED	SUBDIVISION NAME	LOTS	ACCESS ROAD
18-Feb-10	Miniard Acres	2	Kraft Road
19-Feb-10	Stoneridge Subdivision Section, Lots 33 & 34	0	Battle Training Road (KY 434)
SINCE LAST MEETING		2	
2010 TOTAL		11	

The next Board meeting is scheduled for Thursday, 18 March 2010 at 5:00 P.M.

The following hearings have been scheduled:

REVISED CONDITIONAL USE PERMIT – Donnie & Debbie Blair, Owners, 229 Bacon Creek Road, request to revised the CUP issued 20 March 2008 to continue the parking and storage of tractor trailers (Blair Trucking) on their property located in an Urban Residential Zone (R-1) in the Industrial Park Planning Area.

Hardin County Board of Adjustment

Two Hundred Forty Ninth Meeting

Meeting Room, R. R. Thomas County Government Building

18 February 2010

5:00 p.m.

Call to Order

E. Unfinished Business

F. New Business

5:00 VARIANCE – Front Building Setback Line

Terry & Karen Herbert, owners, 4311 Rineyville Road, Elizabethtown, are requesting a Variance from the front building setback line to accommodate a proposed three sided addition (16' x 35') to an existing detached garage to be constructed on a \pm 5 acre tract in an Urban Residential Zone (R-1) in the West Urban Planning Area.

5:15 CONDITIONAL USE PERMIT – Recreational Enterprise

Doug Ray, owner, 12115 Leitchfield Road, Cecilia is requesting a Conditional Use Permit to operate a “recreational enterprise” (Duke’s Tack Shop) in a Rural Residential Zone (R-2) in the Natural Resource Planning Area.

5:30 CONDITIONAL USE PERMIT – Permanent Accessory Dwelling

Patricia and Lesley Hester, owners, 221 Cedar Creek Drive, Lot 6B of Cedar Creek Farms, are requesting a Conditional Use Permit to construct a “permanent accessory dwelling” on the property located in a Residential Estate Zone (R-3) in the Kentucky 313 Corridor Planning Area.

5:45 CONDITIONAL USE PERMIT – Temporary Accessory Dwelling

Margie Mullins, owner, Trish & Bill Mullins, applicants, 521 Upper Colesburg Road, is requesting a Conditional Use Permit for a “care giver” situation to place a “temporary accessory dwelling” on the property located in a Rural Residential Zone (R-2) in the East Urban Planning Area.

6:00 CONDITIONAL USE PERMIT – Automotive Sales

James and Elizabeth Cutts, owners, Phillip Bewley, applicant, are requesting a Conditional Use Permit to operate an automotive sales business (Creekside Auto #2) at 5679 North Dixie Highway in a General Commercial Zone (C-2) in the North Dixie Corridor Planning Area.

26. Consideration and action on the Minutes of the meeting held on 4 February 2010
(Attached pg. 1-2)

Hardin County Board of Adjustment

18 February 2010

Page 2 of 2

THE FOLLOWING DEVELOPMENT PLANS HAVE BEEN APPROVED

DATE	DEVELOPMENT PLAN	PROJECT	ACCESS ROAD
	Since Last Meeting	0	
	2010 Total	1	

THE FOLLOWING SITE PLANS HAVE BEEN APPROVED

DATE	SITE PLAN	OWNER	ACCESS ROAD
	Since Last Meeting	0	
	2010 Total	4	

THE FOLLOWING SUBDIVISIONS HAVE BEEN APPROVED AND RECORDED

FP RECORDED	SUBDIVISION NAME	LOTS	ACCESS ROAD
01-Feb-10	Lakewood Subdivision Section 7, Lot 710	1	Hackberry Road
	SINCE LAST MEETING	1	
	2010 TOTAL	9	

The next Board meeting is scheduled for Thursday, 4 March 2010 at 5:00 P.M.

The following hearing has been scheduled:

5:00 P.M. Continuance of hearing for a REVISED CONDITIONAL USE PERMIT for a Temporary Accessory Dwelling

Terry and Kathy Barnes, owners, 7671 Hardinsburg Road, Cecilia, Kentucky: Request to allow a “temporary accessory dwelling” to remain on the property located on an 8.6 acre site located on the south side of Hardinsburg Road (KY 86) and being Lot 2 of TK Manor Subdivision. Request is to revise the Conditional Use Permit issued in 2006.

Hardin County Board of Adjustment

Two Hundred Forty Eighth Meeting

Meeting Room, R. R. Thomas County Government Building

4 February 2010

5:00 p.m.

Call to Order

G. Unfinished Business

H. New Business

5:00 P.M. REVISED CONDITIONAL USE PERMIT – Temporary Accessory

Dwelling

Terry and Kathy Barnes, owners, 7671 Hardinsburg Road, Cecilia, Kentucky: Request to allow a second dwelling to remain on the property located on a 8.6 acre site located on the south side of Hardinsburg Road (KY 86) and being Lot 2 of TK Manor Subdivision. Request to renew a Conditional Use Permit for a temporary accessory dwelling issued in 2006.

27. Consideration and action on the Minutes of the meeting held on 21 January 2010 (Attached pg. 1-5)

THE FOLLOWING DEVELOPMENT PLANS HAVE BEEN APPROVED

DATE	DEVELOPMENT PLAN	PROJECT	ACCESS ROAD
12-Jan-10	Sugar Mill Properties	A Meat Market and Accent Homes Real Estate Office	North Dixie Avenue (US-31W)
Since Last Meeting		1	
2010 Total		1	

THE FOLLOWING SITE PLANS HAVE BEEN APPROVED

DATE	SITE PLAN	OWNER	ACCESS ROAD
21-Jan-10	Kennel - St Gertrude's Cottage	Gloria & Leland Brown	Bardstown Road (Us 62)
25-Jan-10	Storage Room Addition	Sportsman Lake Club	Lake Shore Drive
25-Jan-10	Accessory Building	Thomas and Sabine Salo	Deckard School Road
26-Jan-10	Garage	Lucas Sullenbarger	James Duvall Lane
Since Last Meeting		4	
2010 Total		4	

Hardin County Board of Adjustment

4 February 2010

Page 2 of 2

THE FOLLOWING SUBDIVISIONS HAVE BEEN APPROVED AND RECORDED

FP RECORDED	SUBDIVISION NAME	LOTS	ACCESS ROAD
19-Jan-10	Cottonwood Estates Section 2, Lots 61, 62, 63, 69 & 70	5	Thompson Road
20-Jan-10	Nolin River Subdivision Section 2, Lot 11C	1	Riverside Lane
20-Jan-10	Rebecca Rose Farm, Lots 1 & 2	0	Salt River Road (KY 920)
22-Jan-10	Yumon Hart View	5	Summit – Eastview Road
26-Jan-10	Beckley Woods, Lots 38-40, 48-50, 63, 65 & 66	-6	New Glendale Road (KY 1136)
SINCE LAST MEETING		5	
2010 TOTAL		8	

The next Board meeting is scheduled for Thursday, 18 February 2010 at 5:00 P.M.

The following hearings have been scheduled:

5:00 VARIANCE – Side Building Setback Line

Terry & Karen Herbert, owners, 4311 Rineyville Road, Elizabethtown, are requesting a Variance from the front building setback line to accommodate a proposed three sided addition (16' x 35') to an existing detached garage to be constructed on a ± 5 acre tract in an R-1 Zone in the West Urban Planning Area.

5:15 CONDITIONAL USE PERMIT – Recreational Enterprise

Doug Ray, owner, 12115 Leitchfield Road, Cecilia are requesting a Conditional Use Permit to operate a “recreational enterprise” (Duke’s Tack Shop) in an R-2 Zone in the Natural Resource Planning Area.

5:30 CONDITIONAL USE PERMIT – Permanent Accessory Dwelling

Patricia and Lesley Hester, owners, 221 Cedar Creek Drive, Lot 6B of Cedar Creek Farms, are requesting a Conditional Use Permit to construct a “permanent accessory dwelling” on the property located in a Residential Estate Zone (R-3) in the Kentucky 313 Corridor Planning Area.

5:45 CONDITIONAL USE PERMIT – Temporary Accessory Dwelling

Margie Mullins, owner, 521 Upper Colesburg Road, is requesting a Conditional Use Permit for a “care giver” situation to place a “temporary accessory dwelling” on the property located in a R-2 Zone in the East Urban Planning Area.

6:00 CONDITIONAL USE PERMIT – Automotive Sales

James and Elizabetht Cutts, owners, Phillip Bewley, applicant, are requesting a Conditional Use Permit to operate an automotive sales business (Creekside Auto #2) at 5679 North Dixie Highway in a General Commercial Zone (C-2) in the North Dixie Corridor Planning Area.

Hardin County Board of Adjustment

Two Hundred Forty Seventh Meeting

Meeting Room, R. R. Thomas County Government Building

21 January 2010

5:00 p.m.

Call to Order

I. Unfinished Business

J. New Business

5:00 P.M. CONDITIONAL USE PERMIT – Accessory Structure

Charles and Mary Armstrong, owners, Mark Skees, applicant, 729 Red Hill Road, Vine Grove, Kentucky: Requesting to build an accessory building (30' x 40') without a dwelling on the property on proposed Lot 2 of Papaw Owens Homestead (0.919 acre lot) part of a 36 acre parent tract located at 729 Red Hill Road.

5:15 P.M. AMENDED CONDITIONAL USE PERMIT –

Second Dwelling - Mack and Lola Morgan, owners, 1769 Bethlehem Academy Road, Cecilia, Kentucky: Requesting to allow the existing manufactured home (28' x 76') to remain on the property. The property is a ±5.75 acre site located on the south side of Bethlehem Academy Road (KY 253) and being lot 7 of Cowherd Estates Section 1.

28. Presentation of information to be included in the 2009 Annual Report

29. Consideration and action on the Minutes of the meeting held on 7 January 2010
(Attached pg. 0-0)

Hardin County Board of Adjustment

21 January 2009

Page 2 of 2

THE FOLLOWING DEVELOPMENT PLANS HAVE BEEN APPROVED

DATE	DEVELOPMENT PLAN	PROJECT	ACCESS ROAD
	Since Last Meeting	0	
	2010 Total	0	

THE FOLLOWING SITE PLANS HAVE BEEN APPROVED

DATE	SITE PLAN	OWNER	ACCESS ROAD
2-Nov-09	Temporary Accessory Dwelling	Charles Sherrard	Red Mill Road
3-Nov-09	Accessory Structure	Robert Davis	Sonora Hardin Spring Rd (KY 84)
3-Nov-09	Accessory Structure in C-1 zone	Ghassem Oshrieh	Leitchfield Rd (US 62)
16-Dec-09	Temporary Accessory Dwelling	Becker, Dominique, Hancock	Sonora Hardin Spring Rd (KY 84)
	Since Last Meeting	4	
	2009 Total	4	

THE FOLLOWING SUBDIVISIONS HAVE BEEN APPROVED AND RECORDED

FP RECORDED	SUBDIVISION NAME	LOTS	ACCESS ROAD
04-Jan-10	Cottrell Estates	3	Upton Millerstown Rd (KY 224)
	SINCE LAST MEETING	3	
	2010 TOTAL	3	

The next Board meeting is scheduled for Thursday, 4 February 2010 at 5:00 P.M.

The following hearings have been scheduled:

5:00 CONDITIONAL USE PERMIT – Temporary Accessory Dwelling

Terry Barnes, owner, 7671 Hardinsburg Road, Lot 2 of TK Manor Subdivision.
Request to renew a Conditional Use Permit for a temporary accessory dwelling issued in 2006.

Hardin County Board of Adjustment

Two Hundred Forty Sixth Meeting

Meeting Room, R. R. Thomas County Government Building

7 January 2010

5:00 p.m.

Call to Order

K. Unfinished Business

L. New Business

5:00 P.M. VARIANCE – Front Building Setback Line

Lucas Sullenberger, Owner, 188 James Duvall Lane, Cecilia, Kentucky:

Requesting a Variance from the front building setback line to accommodate a proposed attached garage (24' x 24') to be constructed on a ± 3.019 acre tract located at 188 James Duvall Lane, Cecilia, Kentucky and being Lot 1 of Vernie Acres Subdivision.

5:15 P.M. VARIANCE – – Proposed Accessory Structure that is not subordinate to Principal Structure

Thomas and Sabine Salo, Owners, 4199 Deckard School Road, Radcliff: Requesting approval of an accessory structure (62' x 48') that is larger than the principal structure (44' X 28') to be located on a ±6.316 acre tract located on the west side of Deckard School Road and being Lot 7B of Coleman Subdivision.

5:30 P.M. VARIANCE – Front Building Setback Line

Hardin County Sportsman Lake Inc. Owner, Sportsman Lake Road, Elizabethtown, Kentucky: Requesting a Variance from the front building setback line for the construction of an addition, 20'x 22' storage room with covered porch, to the existing clubhouse. The property is a 71 acre site located on the east side of Sportsman Lake Road.

5:45 P.M. VARIANCE – Front Building Setback Line

Randy and Carolyn Hart Owners, 1305 Summit-Eastview Road, Eastview Kentucky: Requesting a Variance from the front building setback line for the existing manufactured home (16' x 76'). The property is a 5.077 acre site located on the south side of Summit-Eastview Road and being proposed Lot 4 of Yumon Hart View subdivision.

30. Consideration and action on the Minutes of the meeting held on 17 December 2009 (Attached pg. 1-4)

Hardin County Board of Adjustment

7 January 2009,

Page 2 of 2

THE FOLLOWING DEVELOPMENT PLANS HAVE BEEN APPROVED

DATE	DEVELOPMENT PLAN	PROJECT	ACCESS ROAD
Since Last Meeting		0	
2009 Total		2	

THE FOLLOWING SITE PLANS HAVE BEEN APPROVED

DATE	SITE PLAN	OWNER	ACCESS ROAD
16-Dec-09	Temporary Accessory Dwelling	Becker, Domingue, Hancock	Sonora Hardin Springs Rd
Since Last Meeting		1	
2009 Total		2	

THE FOLLOWING SUBDIVISIONS HAVE BEEN APPROVED AND RECORDED

FP RECORDED	SUBDIVISION NAME	LOTS	ACCESS ROAD
11-Dec-09	Cottonwood Estates Section 1, Lots 27 & 28	0	Thompson Road
15-Dec-09	Jorita, Section 2	2	Knox Avenue (KY 1500)
17-Dec-09	Cottonwood Estates Section 1, Lots 3 & 39	0	Thompson Road
17-Dec-09	Gypsy Land and June Trail	2	Wooden Lane
SINCE LAST MEETING		4	
2009 TOTAL		130	

The next Board meeting is scheduled for Thursday, 21 January 2010 at 5:00 P.M.

The following hearings have been scheduled:

CONDITIONAL USE PERMIT – Accessory Structure

Charles and Mary Armstrong, owners, 729 Red Hill Road, Vine Grove, Kentucky: Requesting to build an accessory building (30' x 40') without a dwelling on the property. The property is a ±36 acre tract located at the intersection of Red Hill Road and Prairie View Drive.

AMENDED CONDITIONAL USE PERMIT – Second Dwelling

Mack and Lola Morgan, owners, 1769 Bethlehem Academy Road, Cecilia, Kentucky: Requesting to allow the existing manufactured home (28' x 76') to remain on the property. The property is a ±5.75 acre site located on the south side of Bethlehem Academy Road (KY 253) and being lot 7 of Cowherd Estates Section 1.