



# **Hardin County Board of Adjustment**

**22 May 2025**

**County Government Center  
Second Floor Meeting Room**

**Owners:** Megan & Robert Byron



**Location:** A 12.054 acre site located at 2581 Stovall Road, Elizabethtown, KY

**Zoned:** Rural Residential (R-2)

**Requesting a Conditional Use Permit to allow for a 1,931 sq. ft. Permanent Accessory Dwelling**

# 2581 Stovall Road

## Conditional Use Permit

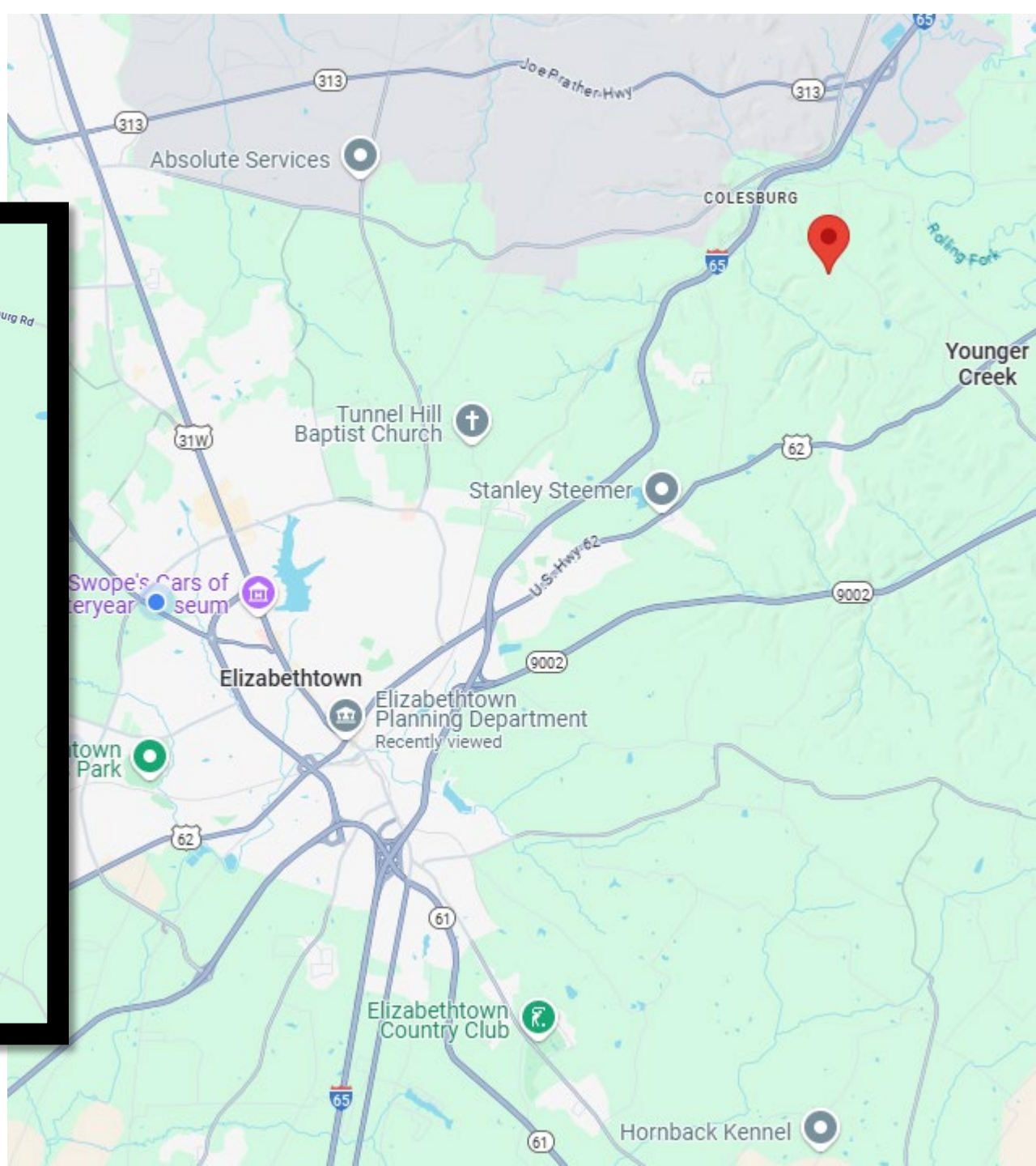
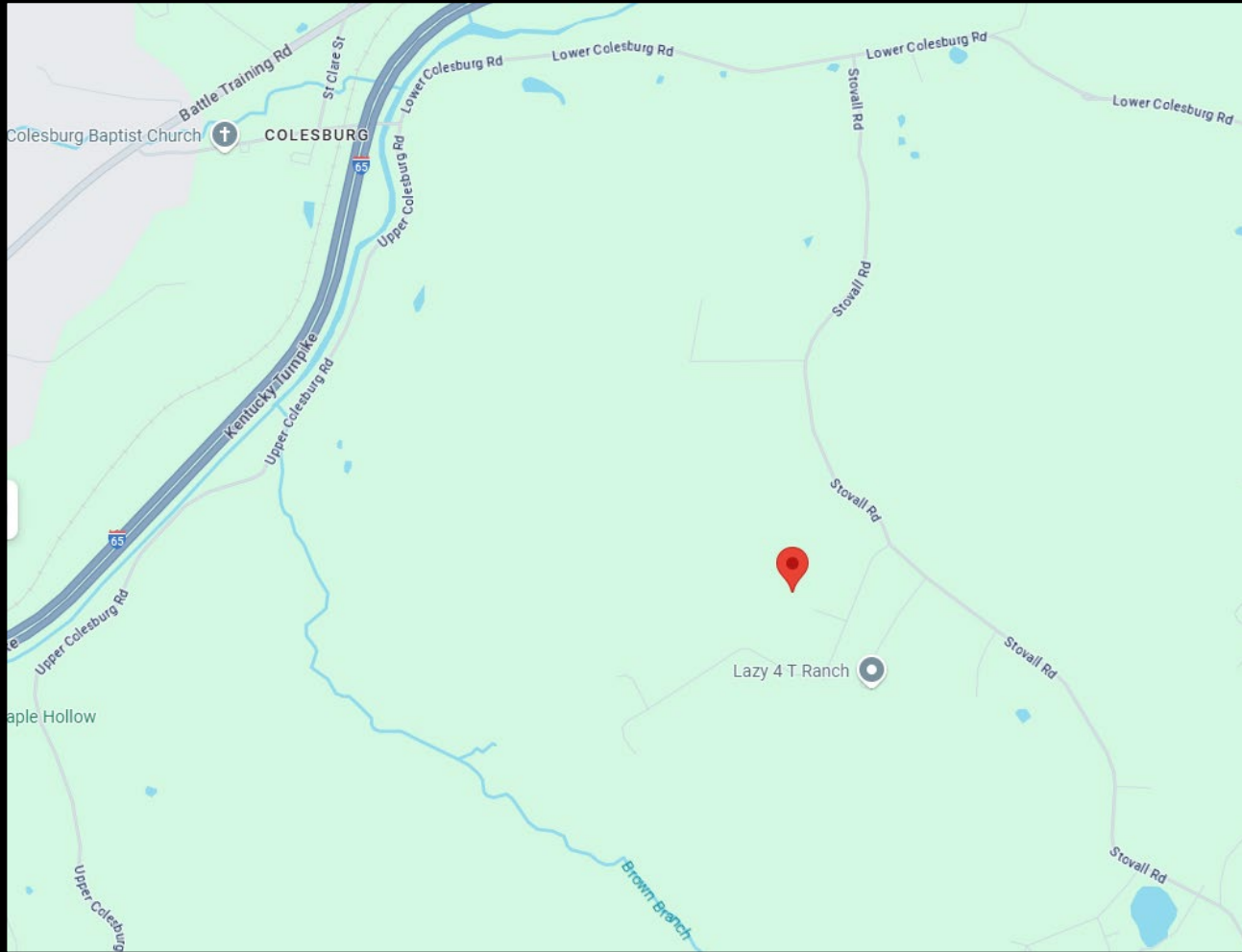
### Summary Report

#### LISTING OF EXHIBITS

- A. Vicinity Map
- B. Zoning Map
- C. Natural Features
- D. Character of the Site
- E. Site Plan
- F. Plans for Permanent Accessory Dwelling
- G. Photos of the Site
- H. Character of the Area
- I. Plats of Beacon Hill x3 (Keith Lane)
- J. Keith Lane Road Maintenance Agreement
- K. Approved Permanent Accessory Dwelling Size Comparison
- L. Letter of Opposition from a Neighbor
- M. \*Comprehensive Development Guide
- N. \*Development Guidance System Ordinance

\* Not Provided in PowerPoint

# Vicinity Map

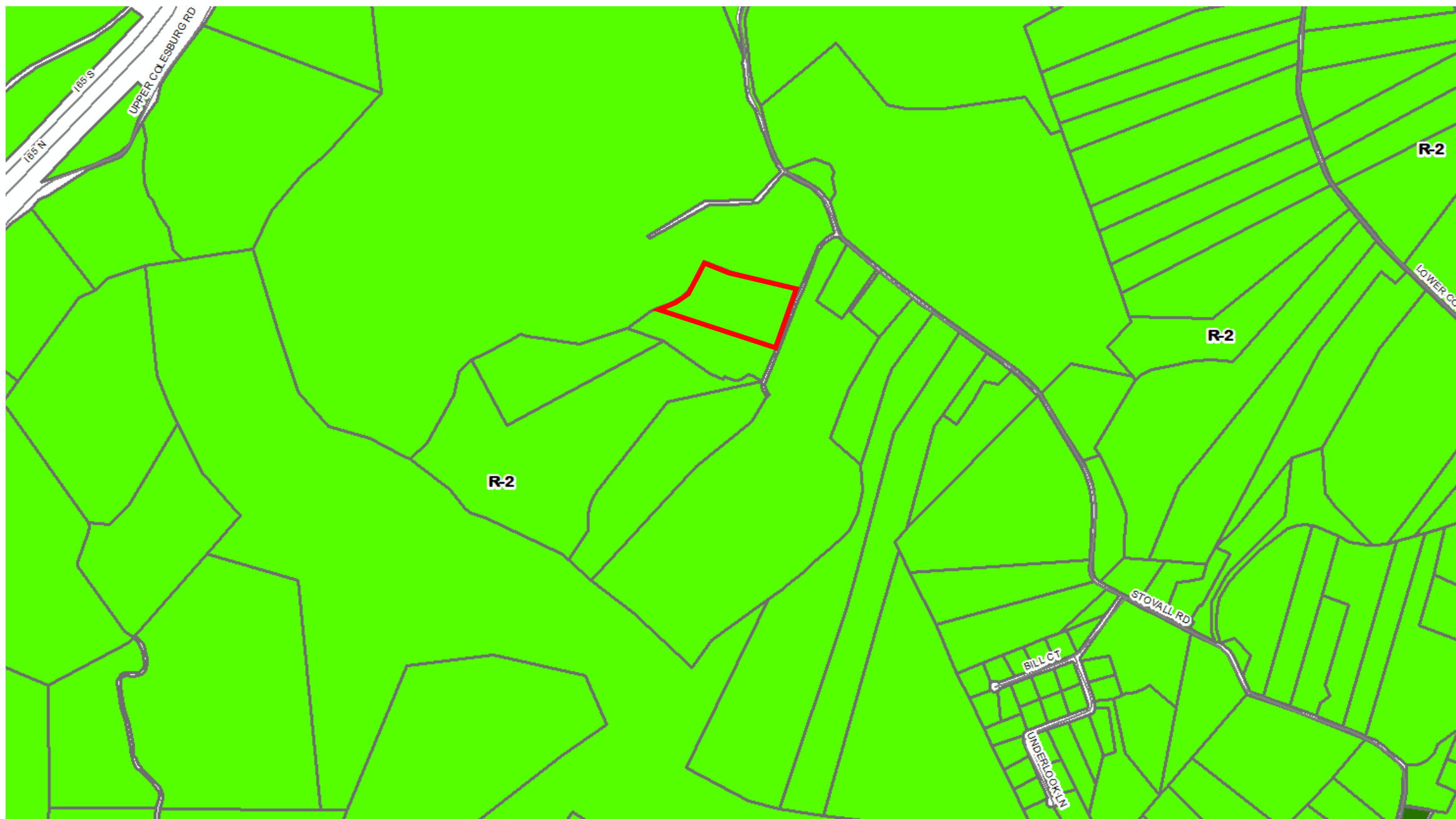




☐ MasterZone

DISTRICT

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





- ☒ Streams 2023
- ☒ Hardin\_Wetlands
- ☒ Hardin\_100Flood
- ☒ hardin\_sinkhole





## Character of the Site



3,320 sq ft. house (1992)



576 sq. ft. garage (2003) w/ 2  
240 sq. ft. lean-to







Robert & Megan Byron  
2581 Stovall Road, Elizabethtown, KY  
Conditional Use Permit to allow for a  
Permanent Accessory Dwelling on the 12.054  
acre site



Proposed 1931 sq. ft. Permanent Accessory  
Dwelling





## Principal Dwelling

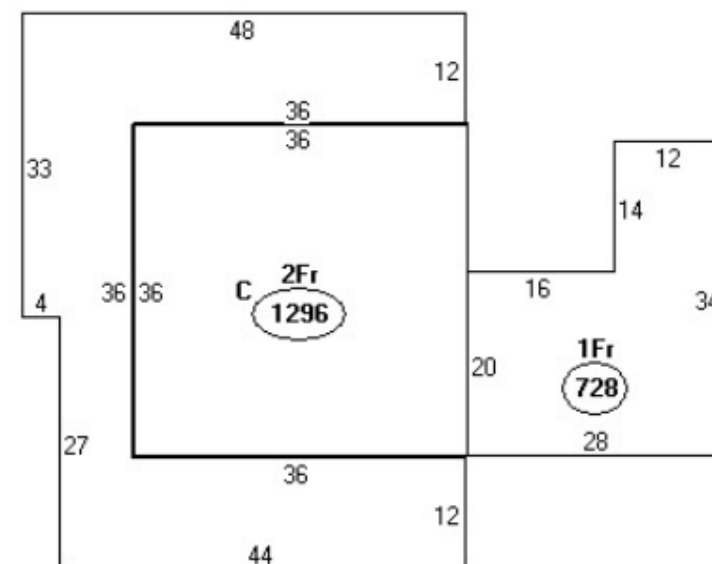


### Descriptor/Area

A: 2Fr  
1296 sqft

B: 1Fr  
728 sqft

C: OFP  
1476 sqft



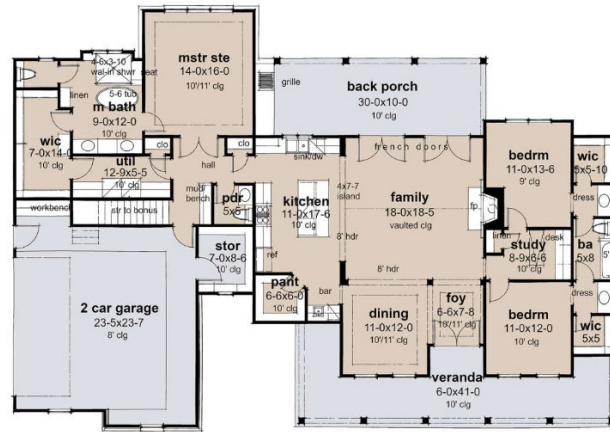
Description  
Type of Residence 2-STORY  
Year Built 1992  
Num Stories 2  
Above Ground Sqft 3320  
Total Living Area 3320  
Basement CRAWL  
Basement Sqft 0  
Basement Sqft Finish 0

Finished Basement % 0  
Bedrooms 6  
Full Baths 2  
Half Baths 0  
Exterior FRAME  
Heat ELECTRIC  
Air Condition CENTRAL/AC  
Fireplace 0



# Permanent Accessory Dwelling

1,931 sq ft. total







Existing  
House

Proposed  
Dwelling









Existing House





Keith Lane





Towards Stovall Road



Towards End of Keith Lane





Across from proposed  
dwelling location





Proposed Dwelling  
Location



Keith Lane



# Character of the Area



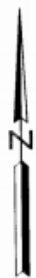


5 existing homes use  
Keith Lane (private  
paved driveway)



# RECORD PLAT FOR BEACON HILL ESTATES

DGS/PVA NO. #252-00-00-015  
HARDIN COUNTY, KENTUCKY



BLUE RIBBON  
DB 660, PG. 386

RODNEY GRUSY  
DB 769, PG. 156

PHILLIP KEITH  
DB 738, PG. 212

PHILLIP KEITH  
DB 738, PG. 212

WALTER KEITH  
Part of DB 243, PG. 520

RODNEY GRUSY  
DB 769, PG. 156

PAUL COOK  
DB 733, PG. 241

## FLOOD PLAIN NOTE

As indicated on Map Number 21093C0090-C of Flood Insurance Rate Maps dated 11-4-88, this site is located in Zone X which has been determined to be outside the 500-year flood plain.

## MAINTENANCE NOTE

The purchaser of any lot within this subdivision shall be responsible for the continual maintenance of drainage and other easement areas.

## NATURAL FEATURES

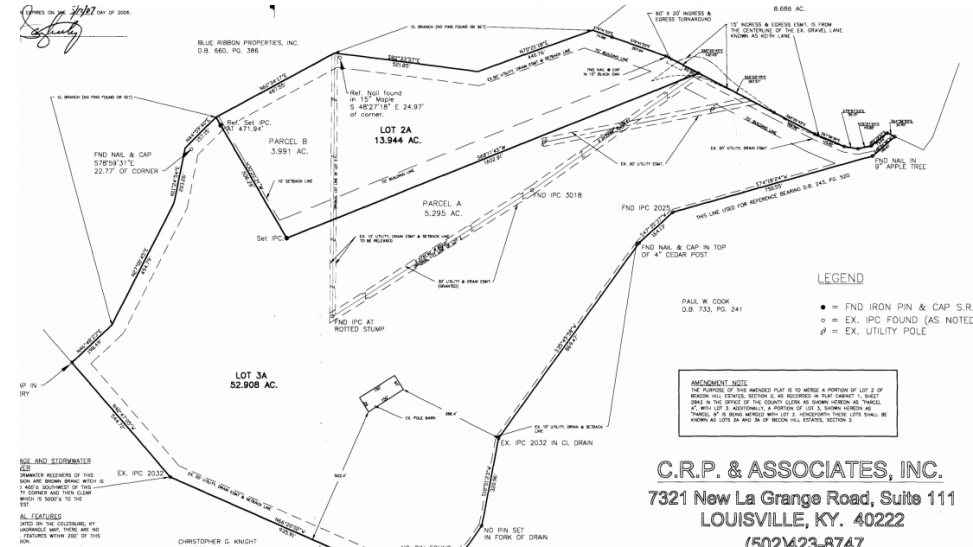
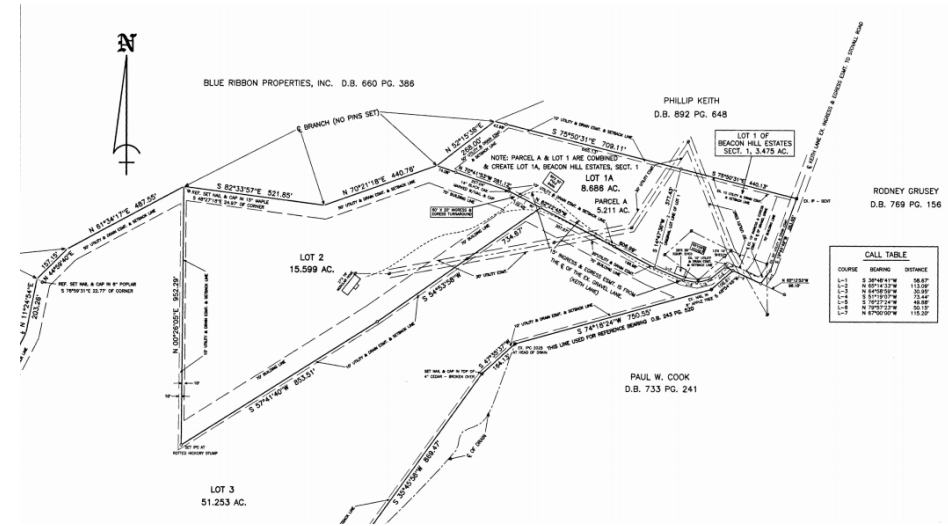
As indicated on the Colesburg, Ky. USGS Quadrangle map dated 1991, there are no natural features within 200 feet of this subdivision.

## DRAINAGE AND STORMWATER RECEIVER

The Stormwater receiver of this subdivision is Rolling Fork located east of this subdivision.

## LOCAL AVERAGE SQUARE FOOT STANDARD

No dwelling containing less than 1,061 square feet of living space is allowed in this subdivision.



C.R.P. & ASSOCIATES, INC.  
7321 New La Grange Road, Suite 111  
LOUISVILLE, KY. 40222  
(502) 293-9747



### SHARED ROADWAY AND MAINTENANCE AGREEMENT

#### THIS SHARED ROADWAY AND MAINTENANCE AGREEMENT

made and entered into this 9<sup>th</sup> day of August, 2016, by and between:

**MICHAEL PFEIFFER and GERIANNE PFEIFFER, husband and wife,**  
whose address is 2581 Stovall Road, Elizabethtown, Kentucky 42701, Parties of the  
First Part;

**NOEL L. KUBAT and AARON T. KUBAT, wife and husband, whose address**  
is 2573 Stovall Road, Elizabethtown, Kentucky 42701, Parties of the Second Part;

**WILLIAM R. BRENZEL and LISA R. BRENZEL, husband and wife, whose**  
address is 2575 Stovall Road, Elizabethtown, Kentucky 42701, Parties of the Third  
Part;

WHEREAS, the parties hereto use a certain private gravel roadway known as Keith  
Lane, which connects to Stovall Road, and

WHEREAS, the parties hereto desire to reach an agreement concerning the  
maintenance of said roadway;

WITNESSETH, NOW THEREFORE, in consideration of their mutual promises and  
other good and valuable consideration, receipt of which is hereby acknowledge, the parties  
hereto agree as follows:

1. The parties hereto agree to share in all maintenance repair and upkeep of  
a certain gravel roadway known as Keith Lane, leading from Stovall  
Road, in Hardin County Kentucky.
2. Said Roadway shall be maintained as an all-weather year-round roadway  
and all expenses of gravel, ditching and other expenses associated with  
the roadway shall be shared as set out above by the parties hereto.
3. This Agreement shall be binding on the parties hereto and their heirs and  
assigns.

The parties hereto are respectively the owners of adjoining lots or parcels of land,  
known and described as follows: to-wit:

1. Parcel, or lot, belonging to the Parties of the First Part. Michael Pfeiffer and  
Gerianne Pfeiffer, husband and wife, by deed dated April 22, 2016, of record

in Deed Book 1423, Page 508, in the Office of the Hardin County Clerk.



2. Parcel, or lot, belonging to the Parties of the Second Part, Noel L. Kubat and  
Aaron T. Kubat, wife and husband, by deed dated August 11, 2015, of  
record in Deed Book 1412, Page 1472, in the Office of the Hardin County  
Clerk.
3. Parcel, or lot, belonging to the Parties of the Third Part, William R. Brenzel,  
and Lisa R. Brenzel, husband and wife, by deed dated December 9, 1999, of  
record in Deed Book 954, Page 69, in the Office of the Hardin County Clerk.

THIS AGREEMENT shall insure to the benefit of, and be binding upon, the heirs,  
executors, administrators, successors and assigns of each of the parties hereto, owners of the  
above parcels of land, respectively, and the covenants herein contained shall run with the  
land provided, however, that no party or owner shall be liable hereunder, except by act or  
defaults, during his or her ownership of one of the said parcels of land.

IN WITNESS WHEREOF, the undersigned has hereunto set their hands in their  
official capacity, this 9<sup>th</sup> day of August, 2016.

Shared Road &  
Maintenance  
Agreement  
Between:  
2581, 2573, & 2575  
Stovall Road (2016)

#### FIRST PARTIES:

  
MICHAEL PFEIFFER  
  
GERIANNE PFEIFFER

#### SECOND PARTIES:

  
NOEL L. KUBAT  
  
AARON T. KUBAT

Doc ID: 010139410004 Type: DEE  
Kind: A  
Recorded: 08/12/2016 at 03:41:38  
Receipt#: 2016-00009823  
Page 1 of 4  
Fee: \$16.00  
Hardin County Clerk  
Debbie Donnelly Clerk  
BK 1427 PG 1587-159

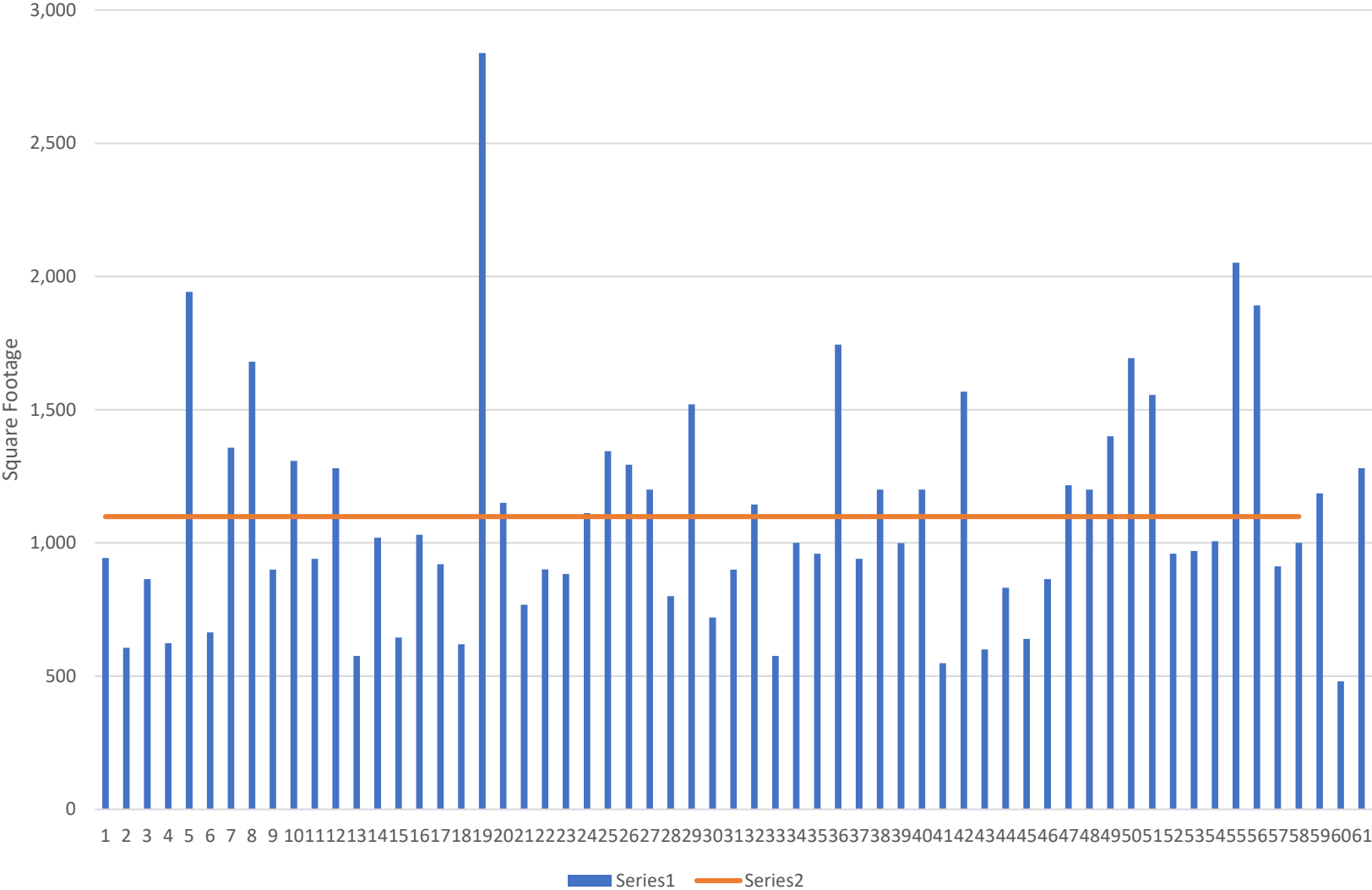


Addresses listed on  
maintenance  
agreement





Accessory Structure & Average Square Footage Comparison



Average of 1,099 S.F.

Status	Count
Approved	68
Pending	2
Withdrawn	5
Denied	2
Total	77



MAY 13 2025

Long Time ( 26 Years ) Resident

Lisa Brenzel

2575 Stovall Road

Elizabethtown, Ky 42701

To The Hardin County Planning & Development Commission:

I just wanted to start off by saying that I have been at my address for 26 years along with a Historic springhouse and smokehouse on my property with an original Farmhouse on the other side of me .We have always loved this peaceful quiet farm where there are 5 single family properties. Everyone here gets along and helps each other out. We have all enjoyed and valued the small farms that are back down this private road that we all share and maintain. With all due respect to the Byron's, they have been great neighbors, but I most certainly oppose this huge house or any house being built on the property at 2581 Stovall when there are so many other properties for sale that someone could build on, other than squeezing this in on the existing property. A house being built in the front yard of the property is so out of character for this area and actually disturbing to see a home of that size and location doesn't have a fit with the other properties this would be like fitting in a modern home into a historic area and would hope that this conditional use permit will not be allowed in our area so that it can remain this way for the future. Hopefully this permit will be denied keeping our area small and peaceful as it has been for many years .

Sincerely

Lisa Brenzel



## **16-3 Standards for Issuance**

The Board of Adjustment shall issue a CUP only after all of the following standards satisfy the language of the Ordinance:

- A. The use shall not tend to change the character and established pattern of development of the area of the proposed use;
- B. The use shall be in harmony with the uses permitted by right under the Zone in question and shall not affect adversely the use of neighboring properties;
- C. The location and height of buildings, the location, nature, and height of walls and fences and the nature and extent of landscaping on the site shall be such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings or impair the value thereof;
- D. The use shall not adversely affect the health or safety of persons residing or working in the vicinity of the proposed use;
- E. The use shall not be detrimental to the public welfare or injurious to property or improvements in the vicinity; and,
- F. The use shall be in accordance with the purposes of the Zoning Ordinance and the Comprehensive Plan.



## 16-4 General Conditions

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

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



## 16-22(A) Permanent Accessory Dwellings

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

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



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

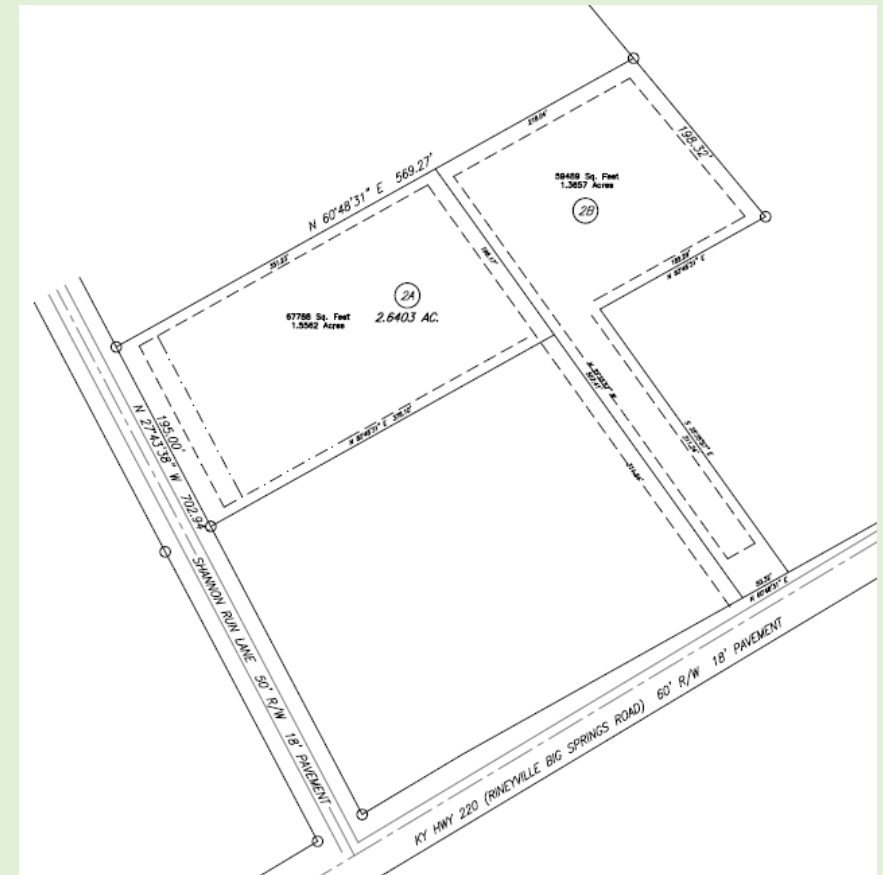
**I make a Motion to Approve the Conditional Use Permit with the Following Conditions:**

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

1. This Conditional Use Permit for a Permanent Accessory Dwelling to allow for a proposed 1,931sq. ft. Permanent Accessory Dwelling on site in addition to the 3,320 sq. ft. home (Principal Dwelling) on site.
2. The property owners, Megan & Robert Byron, must occupy either the principal dwelling or the permanent accessory dwelling as the principal residence, and at no time receive rent for the owner-occupied unit (Owner's residence must be proven by driver's license - address).
3. Adequate on-site parking must be designated on an approved site plan.
4. The exterior finishes of the Permanent Accessory Dwelling shall be white hardy board with a black shingle roof.
5. The existing driveway entrance to Keith Lane shall be a shared driveway for both dwellings.
6. The Permanent Accessory Dwelling is the proposed 1,931sq. ft. home, and the pre-existing 3,320 sq. ft. house is the Principal Dwelling.
7. The proposed permanent accessory dwelling will be located in front of the principal dwelling.
8. Both dwellings shall have on-site septic systems approved by the Health Department.
9. Additional landscaping or screening shall not be required.
10. This Permit is not transferable, and the new owners must reapply for the Conditional Use Permit and meet the necessary requirements.
11. A Site Plan shall be submitted and approved in accordance with Development Guidance System, Section 7.
12. A Certificate of Land Use Restrictions shall be recorded in the office of the Hardin County Clerk.



**Owner: Sandra & Glenn Turner**



**Location:** A 2.6403 acre vacant lot known as Lot 2 of the Shire Subdivision on Shannon Run Lane and an 0.355 acre tract located on Rineyville Big Springs Road (KY 220) in Rineyville, KY

**Zoned:** Urban Residential (R-1)

Requesting a **Variance** from the minimum road frontage and the 1:4 lot width-to-length ratio requirements to allow for the lot and tract to be reconfigured into a two lots



# Lot 2 of the Shire Subdivision, Rineyville, KY

## Variance

### Summary Report

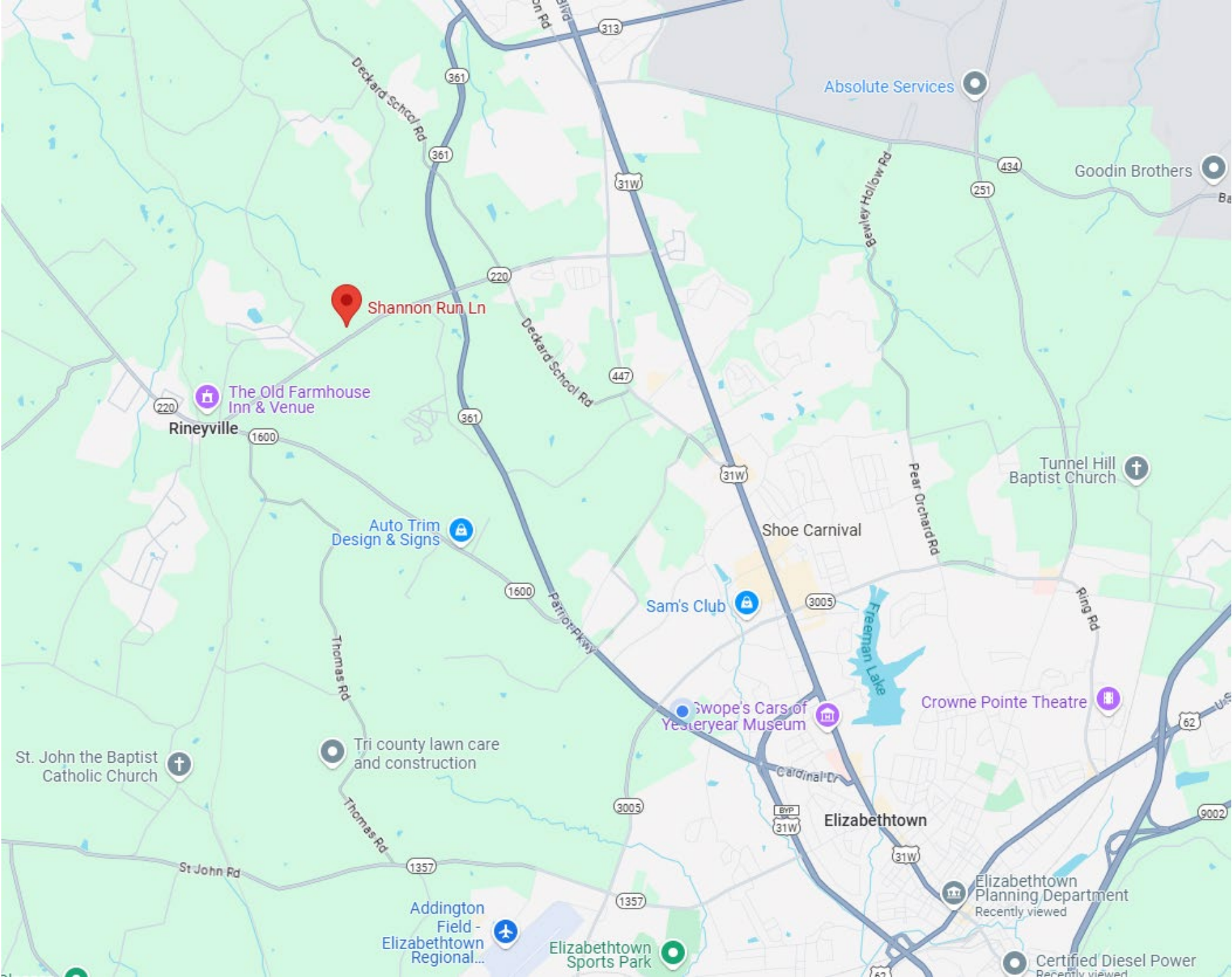
#### LISTING OF EXHIBITS

- A. Vicinity Map
- B. Zoning Map
- C. Aerial Photos
- D. Plat of Otter Creek Subdivision (1986)
- E. Plat of The Shire Subdivision (1995)
- F. Proposed Amended Plat of Lot 2 of the Shire Subdivision
- G. Photographs of the site
- H. Existing Encroachment Permit / Site Inspection
- I. Plat Review Comments for the Shire Subdivision
- J. Analysis of Variances from frontage and the 1:4 ratio
- K. \*Comprehensive Development Guide
- L. \*Development Guidance System Ordinance

\* Not Provided in PowerPoint



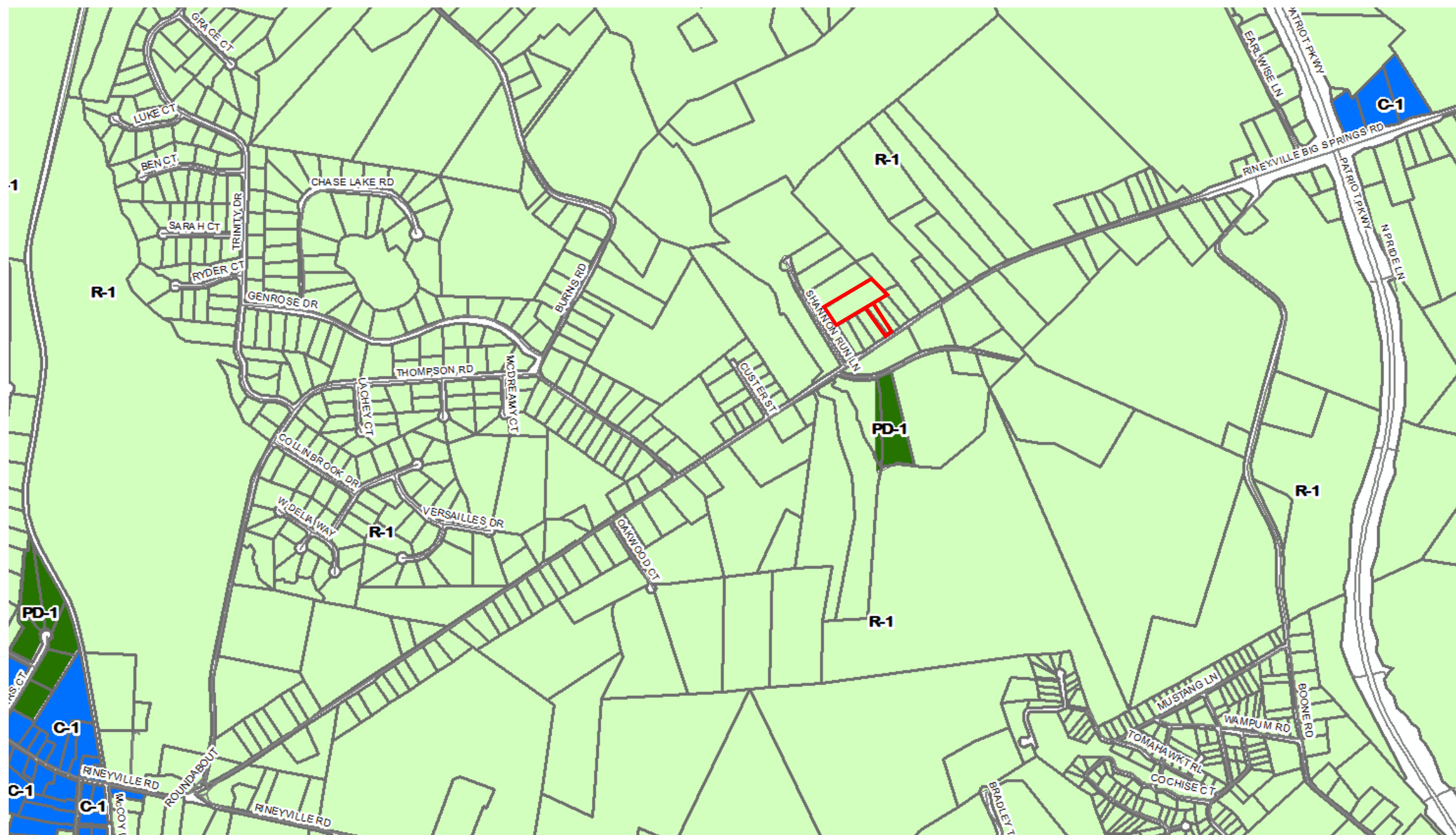
# Vicinity Maps





# DISTRICT

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





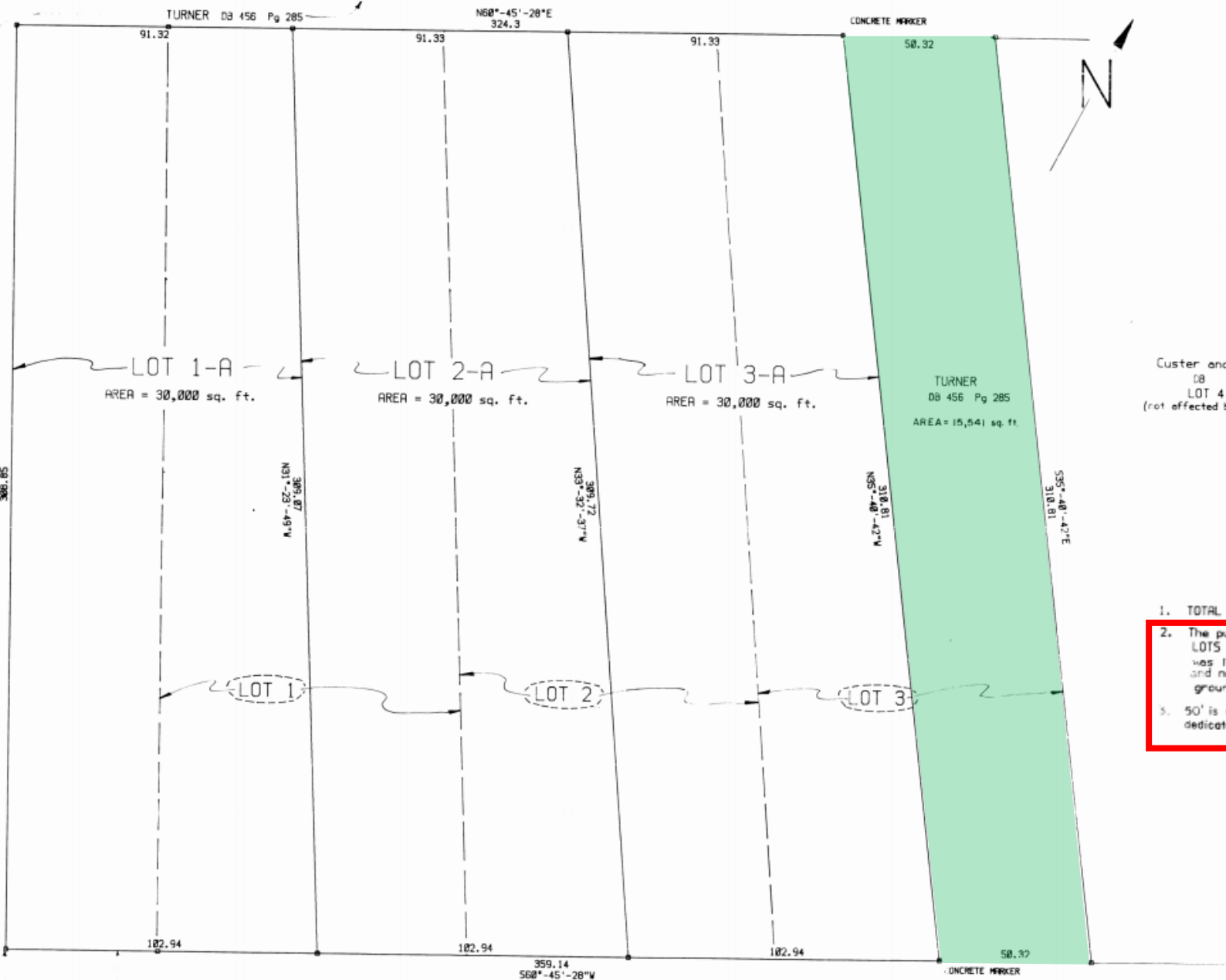




- ☒ Hardin\_Wetlands
- ☒ Hardin\_100Flood
- ☒ Streams 2023
- ☒ hardin\_sinkhole







Custer and Dean Back  
DB Pg (unrecorded)  
LOT 4  
(not affected by this change)

1. TOTAL AREA = 105,541 sq. ft.
2. The purpose of this AMENDED PLAT is to shift LOTS 1, 2 & 3 westward approximately 50'. This was inadvertently omitted from original plat and now done to allow access to remaining ground.
3. 50' is reverting to Parent Tract and is not dedicated to Public use.

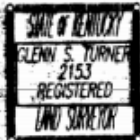


AMENDED RECORD PLAT	
OTTER CREEK SUBDIVISION	
(Prev. PLAT 489)	
OR: Glenn S. and Sandra S. Turner (G.S. Turner Co.)	
17843 N. Dixie US31-W E town KY 42701	
SCALE: 1" = 20'	DRAWN BY: computer
DATE: 29 MAY 86	REV. 2 JUNE 1986
DGS-80-880-1,2,3	
<b>G. S. TURNER CORP.</b>	
RT. 6 P.O. BOX 165	
ELIZABETHTOWN, KY. 42701	
(502) 737-5432	

BITUMINOUS SURFACE

HIGHWAY 220 50' Right-of-way





MILLER  
DANIEL AND MICHAEL  
DB 597 PG 298

DETER  
DANIEL AND CATHERINE  
DB 649 PG 234

BACK  
CUSTER AND DEBORAH  
DB 702 PG 38

MORRIS  
NANCY AND RUSSELL  
DB 580 PG 65  
Other Creek Sub. Lot 5, P.C. 1 Sheet 489

WILMA COUCH  
DB 728 PG 501  
Other Creek Sub. Lot 4, P.C. 1 Sheet 489

TURNER, GLENN  
DB 456 PG 285

Other Creek Subdiv. Ass'n  
Lots 1A, 2A, and 3A  
P.C. 1 Sheet 781  
O'DONNELL  
PATRICK AND LINDA  
DB 718 PG 728  
DB 718 PG 335  
DB 748 PG 355

SMITH  
CHARLES AND CHR  
DB 609 PG 4

HULTQUIST  
RICHARD AND WANDA  
DB 666 PG 454

YATES  
JOHN AND LINDA  
DB 650 PG 134

RECORD PLAT  
OF  
THE SHIRE  
SUBDIVISION  
ELIZABETHTOWN, HARDIN COUNTY, KENTUCKY  
FOR: GLENN TURNER  
TURNER HOMES INC.  
7033 NORTH DIXIE HIGHWAY, ELIZABETHTOWN, KY 42701



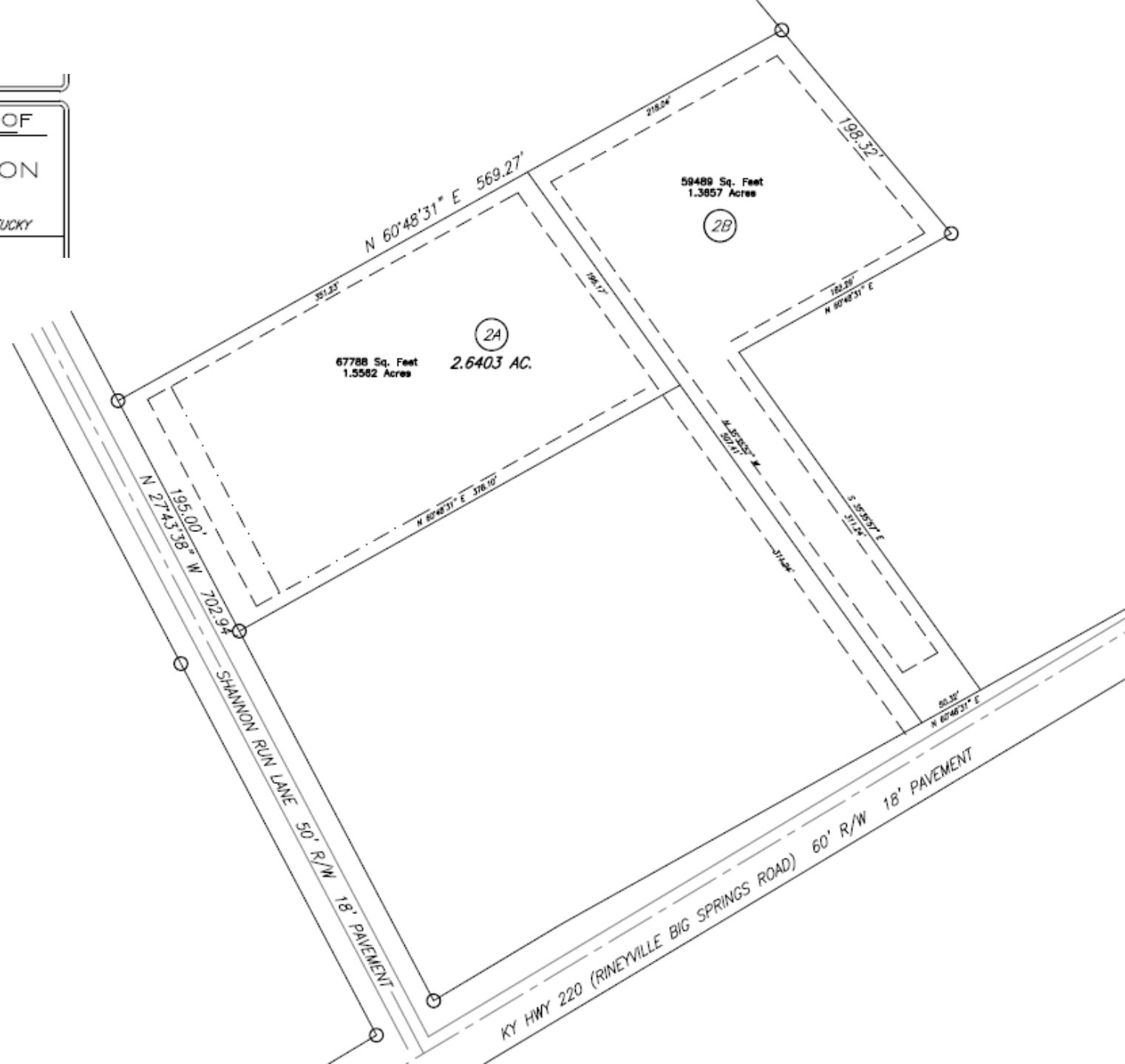
PROPOSED

AMENDED RECORD PLAT OF

THE SHIRE SUBDIVISION  
LOT 2

SHANINON RUIN LANE, ELIZABETHTOWN, HARDIN CO., KENTUCKY

OWNER\CLIENT: GLENN TURNER





## VARIANCE REQUESTS (Lot 2B)

Road Frontage: 50.32'  
100' is the minimum in the R-1

49.68' Variance

1:4 Lot width-to-length ratio  
Lot is 507.41' deep

1:10.08 Ratio







View into the site from Shannon Run Lane







**50' strip to Rineyville Big Springs Road (KY 220)**









Andy Beshear  
GOVERNOR

## TRANSPORTATION CABINET

Department of Highways, District 4 Office  
634 East Dixie  
Elizabethtown, KY 42702  
270-766-5066

Jim Gray  
SECRETARY

### Existing Entrance Site Inspection

#### Applicant Identification:

Name: Glenn Turner

Address: 2094 Rineyville Big Springs Rd.

City: Rineyville State: KY

Zip Code: 40162 Phone: 2707667679

#### Project Identification:

County: Hardin

Route #: KY 220

Lat\Long: 37.761193, -85.946720

The proposed site identified above has been reviewed by the KYTC Permit Section. At the date of inspection, an existing entrance was present that complies with applicable KYTC regulations and policies. A KYTC Encroachment Permit (TC 99-1) is not required for this site unless the applicant has modified, or proposes to modify the existing entrance. If changes are made or proposed, a KYTC Encroachment Permit is required.

*Steven Peace*

KYTC Permits Official

5/5/2025

Date























## Group: R-1 - URBAN RESIDENTIAL ZONE

7/7/2010	DEBRA RAMBO	230 WISE LANE	ROAD FRONTAGE REQUIREMENT AND 1:3 RATIO / CARMAN SUBDIVISION, LOT 1A	12.674	50.00	1,420.44	APPROVED	28.41
11/25/2015	SULLIVAN STUART	995 RED MILL RD		0.000	61.42	1,508.69	APPROVED	24.56
1/24/2025	GLENDALE CHRISTIAN CHURCH	219 S BEECH STREET, GLENDALE, KY	SANDRAS ACRES	1.126	20.00	473.31	APPROVED	23.67
1/18/2012	JOSEPH PRATHER	WEXFORD DRIVE	ROAD FRONTAGE AND 1:4 WIDTH TO LENGTH / WEXFORD PLACE LOT 22	0.925	51.00	1,138.00	WITHDRAWN	22.31
5/17/2016	HINTON MARK & PAMELA L	1245 W BRYAN RD		14.500	119.26	2,234.88	APPROVED	18.74
10/5/2016	MCCOMBS GEORGE W & SUSAN	1809 KNOX AVENUE		1.877	42.00	745.00	APPROVED	17.74
3/10/2025	ASHLEY HENSLEY	1738 VALLEY CREEK ROAD, ELIZABETHTOWN, KY	A HENSLEY ACRES	11.220	58.95	1,034.87	APPROVED	17.56
7/29/2013	GERALD & IRIS HODGE	4335 SOUTH WILSON ROAD	WIDTH TO LENGTH RATIO / LONGVIEW PROPERTY OF MISS EVA BARNES SUBDIVISION, LOT Y	41.000	60.00	963.19	WITHDRAWN	16.05
1/27/2012	WILLIE & SOMI NEAL	SPORTSMAN LAKE RD	ROAD FRONTAGE AND 1:4 WIDTH-TO-LENGTH RATIO / ROYAL ACRES ESTATES	43.578	60.30	787.68	APPROVED	13.06
9/28/2021	DAUNIS GERTRUDE	825 KRAFT ROAD, RINEYVILLE KY 40162	GERTRUDE DAUNIS SUBDIVISION	17.050	87.00	1,106.00	APPROVED	12.71
2/22/2023	HINOTE WALTER S & UTE	223 BOONE ROAD, RINEYVILLE, KY 40162	PEYTON ESTATES, LOTS 20-22	10.600	100.00	1,170.00	APPROVED	11.70
4/29/2025	TURNER GLENN S & SANDRA G	SHANNON RUN LN	THE SHIRE SUBDIVISION, LOT 2	2.920	50.32	507.41	PENDING	10.06
4/13/2018	WADDELL LARRY & RHONDALYN	MIDDLE CREEK RD	EDWARDS SUBDIVISION LOT 3A AND COLE CREEK ESTATES SECTION 1	61.391	100.00	856.75	APPROVED	8.57
1/17/2012	WILLIAM BURNETT	ST JOHN ROAD	1:4 WIDTH-TO-LENGTH RATIO / BURNETT ESTATES	22.171	240.00	2,000.00	WITHDRAWN	8.33
6/16/1996	JOZWIAK STANLEY D	DECKARD SCHOOL ROAD	QUIET WOOD ESTATES	0.000	240.61	1,845.44	APPROVED	7.67

10/13/2023	HARROD SALLY	3664 RINEYVILLE ROAD, ELIZABETHTOWN, KY 42701	SALLY HARROD SUBDIVISION	3.266	100.03	748.32	APPROVED	7.48
8/4/2022	OWSLEY B G & MARTHA J	WEST MAIN STREET/PARK LANE	RATIO & GOVERNMENT MAINTAINED ROAD FRONTAGE VARIANCES	16.030	131.00	971.00	APPROVED	7.41
4/15/2014	HOUSER AARON & ANDREA	306 CRUME ROAD (KY 391)	1:4 WIDTH-TO-LENGTH RATIO / AMENDED RECORD PLAT OF CLARK ESTATE, LOT 1 AND RECORD PLAT CLARK ESTATE, SECTION 2	3.964	80.00	550.00	APPROVED	6.88
12/16/2015	FRALEY GARY	SOUTH OF BRIDLE DRIVE AND NORTH OF KRAFT RD	MINIARD ACRES, SECTION 1, LOT 4	6.762	146.00	1,000.00	APPROVED	6.85
1/23/2013	RICHARDSON, RODNEY & NANCY	269 FALLING SPRINGS ROAD	WIDTH TO DEPTH RATIO / SPECKLES PLACE, LOT 2	3.753	214.98	1,451.09	APPROVED	6.75
4/17/2024	NELSON DAVION	TRINITY DR	COTTONWOOD EST LOT 35	2.218	80.00	532.46	APPROVED	6.66
5/10/2021	THOMAS DONALD RAY & SHARON	5095 & 5111 SAINT JOHN ROAD, ELIZABETHTOWN, KY	THOMAS PROPERTY PROJECT	3.082	78.00	517.48	APPROVED	6.63
2/18/2015	KRIEGER ROBERT E & DEBRA	1330 Berrytown Road	/ Krieger Estates	0.000	232.22	1,531.59	APPROVED	6.60
4/17/2009	BEN PARTIN, III	DOGWOOD DRIVE	LOT WIDTH TO LENGTH RATIO (1:3) / TWIN OAKS, LOTS 72 & 73	0.520	75.00	477.80	APPROVED	6.37
2/9/2021	ASBELL DAVID L & DEBBIE L	1382 BERRYTOWN ROAD	ASBELL ZONE CHANGE - PROPOSED TWO LOTS	11.000	233.97	1,457.75	APPROVED	6.23
7/29/2019	DEBBIE COX	2499 KNOX AVE	ROSCOE & HELENS ROOST, LOT 2	9.770	163.27	1,009.42	APPROVED	6.18
2/26/2014	JEFF & AMY VO	1102 THOMAS ROAD	WIDTH TO LENGTH RATIO / OXFORD ESTATES	8.637	250.00	1,525.00	APPROVED	6.10
6/16/2009	WILLIAM L. AND MARIE A. BROWN	169 BARDSTOWN ROAD (US 62)	LOT WIDTH TO LENGTH RATIO (1:3) / LINCOLN TRAIL SUBDIVISION, LOT 5	3.000	98.05	595.17	APPROVED	6.07



Permit Date	Owner Name	Site Address	Project / Subdivision Name	Acres (All Permits)	Frontage (VAR)	Depth (VAR)	Status	RATIO
8/21/2024	MARTHA & TERRY SKAGGS	THOMPSON ROAD, RINEYVILLE, KY	AMENDED LOT 8 OF LEASOR'S LANDING & AMENDED LOT 40 OF COTTONWOOD ESTATES, SECTION 1	11.247	206.89	1,228.76	APPROVED	5.94
5/29/2014	PATRICK & LYNNE HOGAN	RINEYVILLE BIG SPRINGS RD	1:4 WIDTH-TO-LENGTH RATIO / MAYFAIR PLACE SUBDIVISION, SECTION 1	3.776	148.00	853.65	WITHDRAWN	5.77
5/26/2009	CREAGOR WILSON	0 MAIN STREET (KY 86)	LOT WIDTH TO LENGTH RATIO (1:3) / LAKEWOOD SUBDIVISION SECTION 7, LOT 710	3.169	160.20	834.69	DENIED	5.21
4/7/2025	HALL CHARLES E JR & TAMARA K		PITZ HALL ACRES	23.457	208.00	1,067.00	APPROVED	5.13
7/22/2020	POWELL DOROTHY	HODGENVILLE RD		8.771	165.00	806.00	APPROVED	4.88
4/13/2017	MCGUFFIN VERNIE JOE & PHYLLIS JEAN	1054 THOMAS ROAD	OXFORD ESTATES	0.000	167.00	800.00	APPROVED	4.79
5/16/2024	BLAIR LIVING TRUST	237 BROCK RD	MACCALLIE MANOR, SECTION 2	10.960	239.34	1,105.66	APPROVED	4.62
3/29/2022	RIGGS BEN S & CATHY L	195 & 271 FERNWOOD BOULEVARD, ELIZABETHTOWN, KY 42701	FERNWOOD, SECTION 2, LOT 31 & FERNWOOD, SECTION 4, LOT 65	12.500	245.78	1,099.00	APPROVED	4.47

Group Total: 36



# Other Variances from the minimum road frontage in the R-1 Zone

Permit Date ⬆	Owner ⬆	PVA Map Number ⬆	Type ⬆	Zone ⬆	Project / Subdivision Name ⬆	Request ⬆	Site Address ⬆	Acres (All Permits) ⬆	Status ⬆	Final Date ⬆
04/29/2025	TURNER GLENN S & SANDRA G	163-00-03-006; 163-00-04-011	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE	THE SHIRE SUBDIVISION, LOT 2	TO ALLOW FOR A VARIANCE FROM THE MINIMUM ROAD FRONTAGE REQUIREMENT AND LOT WIDTH-TO-LENGTH RATIO REQUIREMENTS	SHANNON RUN LN	2.920	PENDING	
03/10/2025	ASHLEY HENSLEY	233-00-00-038	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE	A HENSLEY ACRES	VARIANCE FROM THE MINIMUM ROAD FRONTAGE & THE 1:4 LOT WIDTH TO LENGTH RATIO	1738 VALLEY CREEK ROAD, ELIZABETHTOWN, KY	11.220	APPROVED	04/17/2025
01/24/2025	GLENDALE CHRISTIAN CHURCH	190-10-00-010	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE	SANDRAS ACRES	TO ALLOW FOR A VARIANCE FROM THE MINIMUM ROAD FRONTAGE AND THE 1:4 LOT WIDTH-TO-LENGTH RATIO	219 S BEECH STREET, GLENDALE, KY	1.126	APPROVED	02/20/2025
04/17/2024	NELSON DAVION	142-00-06-035	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE	COTTONWOOD EST LOT 35	TO ALLOW FOR A VARIANCE FROM THE MINIMUM ROAD FRONTAGE REQUIREMENT AND THE 1:4 LOT WIDTH TO LENGTH RATIO	TRINITY DR	2.218	APPROVED	05/23/2024
09/28/2021	DAUNIS GERTRUDE	144-00-00-026, 144-00-00-036 & 144-00-00-037	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE	GERTRUDE DAUNIS SUBDIVISION	DAUNIS - VARIANCE FROM THE MINIMUM ROAD FRONTAGE REQUIREMENT AND THE 1:4 LOT WIDTH-TO-LENGTH RATIO, TO ALLOW FOUR EXISTING TRACTS TO BE PLATTED AS A FIVE LOT SUBDIVISION.	825 KRAFT ROAD, RINEYVILLE KY 40162	17.050	APPROVED	10/21/2021
05/10/2021	THOMAS DONALD RAY & SHARON	145-00-00-047 & 146-00-00-010	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE	THOMAS PROPERTY PROJECT	TO ALLOW FOR TWO EXISTING TRACTS TO BE RECONFIGURED AND PLATTED AS TWO LOTS - VARIANCE FOR LOT 2 FROM 100' MINIMUM ROAD FRONTAGE AND THE 1:4 LOT WIDTH-TO-LENGTH RATIO	5095 & 5111 SAINT JOHN ROAD, ELIZABETHTOWN, KY	3.082	APPROVED	06/17/2021
10/05/2016	MCCOMBS GEORGE W & SUSAN	117-00-00-032	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE		RELIEF FROM THE MINIMUM ROAD FRONTAGE AND THE 1:4 LOT WIDTH-TO-LENGTH RATIO TO ALLOW FOR ADDITIONAL ACREAGE TO BE MERGED TO THE EXISTING 1.877 ACRES	1809 KNOX AVENUE	1.877	APPROVED	11/03/2016
11/25/2015	SULLIVAN STUART	247-00-00-017	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE		FROM THE MINIMUM ROAD FRONTAGE AND THE 1:4 LOT WIDTH TO LENGTH RATIO TO ALLOW FOR THE PROPERTY TO BE FURTHER SUBDIVIDED	995 RED MILL RD	.000	APPROVED	12/17/2015
05/14/2014	SHANNON & FAYE DEWEESE	187-30-00-	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE	ROAD FRONTAGE / MOCKINGBIRD HEIGHTS, LOT 77A	RELIEF FROM THE MINIMUM ROAD FRONTAGE	LEITCHFIELD ROAD	1.176	APPROVED	
01/27/2012	WILLIE & SOMI NEAL	224-00-00-082	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE	ROAD FRONTAGE AND 1:4 WIDTH-TO-LENGTH RATIO / ROYAL ACRES ESTATES	RELIEF FOR THE MINIMUM ROAD FRONTAGE AND THE 1:4 WIDTH-TO-LENGTH RATIO	SPORTSMAN LAKE RD	43.578	APPROVED	
01/18/2012	JOSEPH PRATHER	230-00-03-022	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE	ROAD FRONTAGE AND 1:4 WIDTH TO LENGTH / WEXFORD PLACE LOT 22	RELIEF FROM THE MINIMUM ROAD FRONTAGE AND THE 1:4 WIDTH TO LENGTH RATIO	WEXFORD DRIVE	.925	WITHDRAWN	
10/07/2011	ANTHONY HARDIN, II	142-00-00-044.01; 142-00-00-044	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE	ROAD FRONTAGE AND 1:3 WIDTH TO LENGTH / TANBARK ESTATES SECTION 1, LOTS 1 & 3	RELIEF FOR THE MINIMUM ROAD FRONTAGE AND THE 1:3 WIDTH TO LENGTH	BURNS ROAD	.000	WITHDRAWN	
04/13/2011	DAVID AND DIANA NORDYKE	142-00-00-002	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE	ROAD FRONTAGE / CLEMMINTON ESTATES, LOT 2	RELIEF FROM THE MINIMUM ROAD FRONTAGE REQUIREMENT	45 MILIMISH LANE	7.380	DENIED	
07/07/2010	DEBRA RAMBO	163-00-00-091.01	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE	ROAD FRONTAGE REQUIREMENT AND 1:3 RATIO / CARMAN SUBDIVISION, LOT 1A	RELIEF FROM THE MINIMUM ROAD FRONTAGE REQUIREMENT AND 1:3 RATIO FOR PROPOSED LOT 1D OF CARMAN SUBDIVISION	230 WISE LANE	12.674	APPROVED	
05/26/2009	CREAGOR WILSON	168-00-01-086	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE	LOT WIDTH TO LENGTH RATIO (1:3) / LAKEWOOD SUBDIVISION SECTION 7, LOT 710	RELIEF FROM THE 1:3 WIDTH TO LENGTH RATIO AND MINIMUM ROAD FRONTAGE REQUIREMENT	0 MAIN STREET (KY 86)	3.169	DENIED	



## Findings necessary for Granting Variances

### KRS 100.243 and DGS 5-3(B)

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



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

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

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

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

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

Motion to Approve the proposed Variance :

1. To allow for a Variance from the minimum road frontage requirement and 1:4 lot width-to-length ratio to allow for the existing lot and tract to be reconfigured and further subdivided into two lots.
2. An Amended Record Plat prepared by a licensed surveyor shall be required.
3. A Certificate of Land Use Restrictions shall be recorded in the Office of the Hardin County Clerk.

OR

Motion to Deny



**Owner: Michael & Christy  
Childers**



**Location:** A 0.73 acre site located at 77 Rochelle Drive, Elizabethtown, KY, known as Lot 38 of Mill Station Subdivision, Section 4

**Zoned:** Urban Residential (R-1)

Requesting a **Variance** from the side building setback to allow for an existing 24' x 20' shed to remain on site



# 77 Rochell Drive, Elizabethtown, KY Variance Summary Report

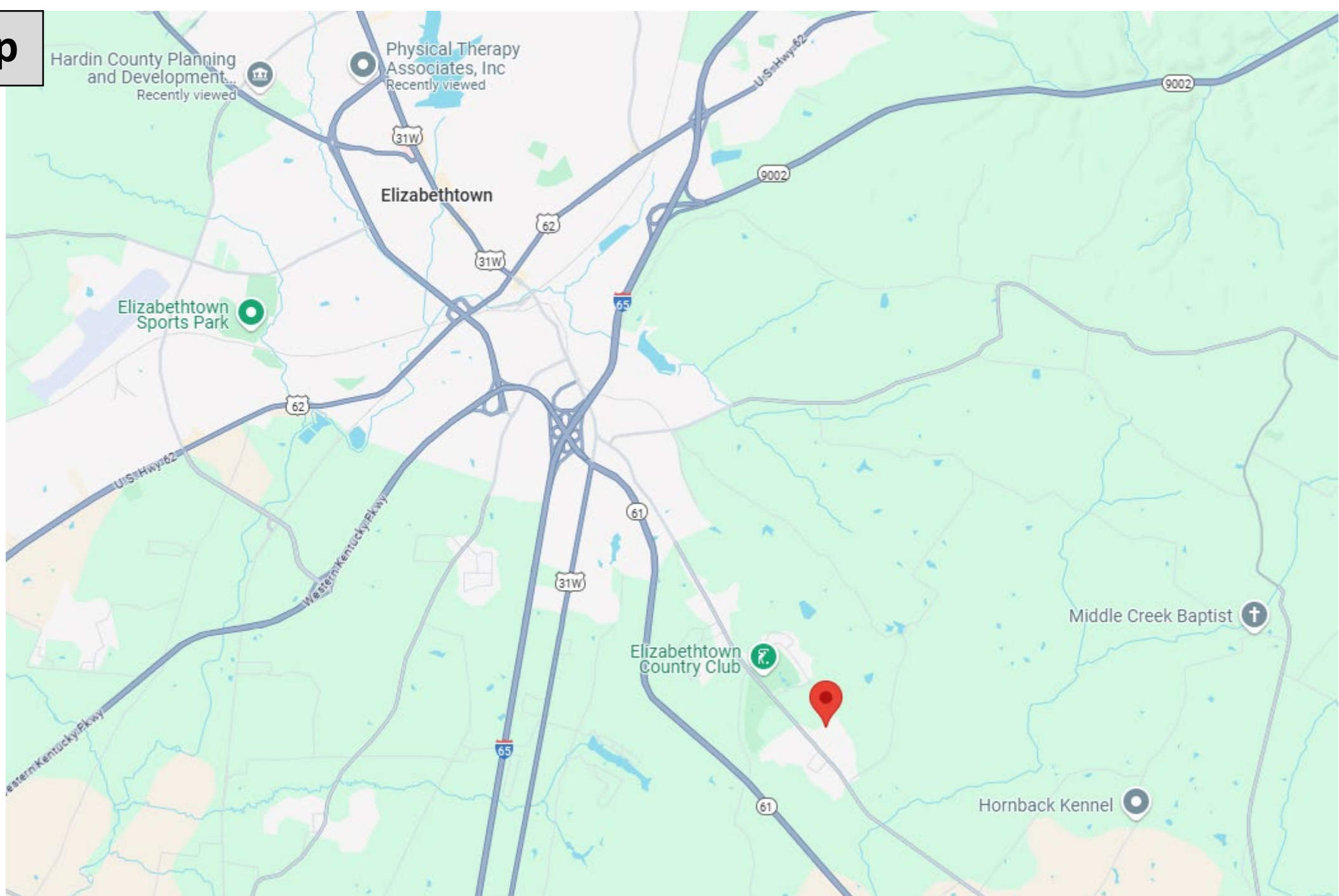
## LISTING OF EXHIBITS

- A. Vicinity Map
- B. Zoning Map
- C. Aerial Photos
- D. Record Plat of Mill Station Subdivision, Section 4 (2005)
- E. Character of the Site
- F. Site Plan
- G. Photos of the Site
- H. Permits History
- I. Analysis of Variances from Setbacks within the Valley Creek Urban Area
- J. \*Comprehensive Development Guide
- K. \*Development Guidance System Ordinance

\* Not Provided in PowerPoint



# Vicinity Map





## DISTRICT

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



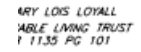


- ☒ Hardin\_Wetlands
- ☒ Hardin\_100Flood
- ☒ Streams 2023
- ☒ hardin\_sinkhole





# Record Plat of Mill Station Section 4



TOTAL AREA = 601,965.08 SF= 13.819 AC



RED MILL RD & HWY 210  
ELIZABETHTOWN KY 42701

SCALE: 1" = 50'      DATE: MAY 2, 2005

# 4006

FILED NO. 15  
JAN 1978  
COUNTY CLERK  
CLERK



## Character of the Site



1,344 sq. ft. House (2006)



576 sq. ft. Gazebo (2016)



480 sq. ft. Shed (2016)

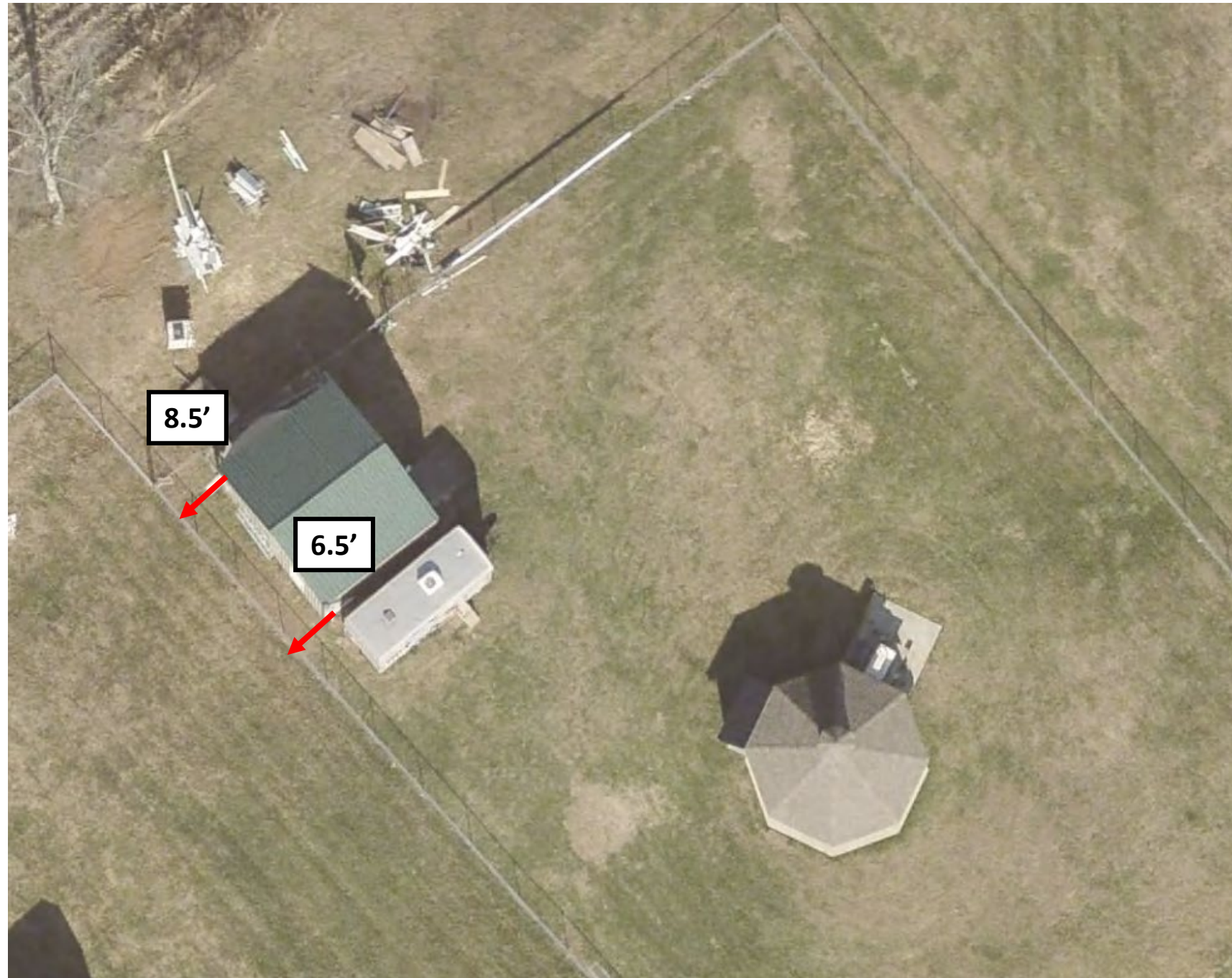


## VARIANCE REQUEST

Shed is 6.5' off the side property line  
at its closest

10' Requirement

3.5' Variance





2017 Aerial











6.5'





6.5'























## Stop Work & Building/Electrical Permits Issued in 2021 for Shed & Gazebo Built in 2016

202101641	10/14/2021	247-00-05-038	77 ROCHELLE DR	CHILDERS MICHAEL & CHRISTY	ELECTRICAL	247-00-05-038	FOREE, BILL	38 MILL STATION #4	STORAGE SHED: 12'x24' MOVED/ BUILT IN 2016 W/O BLND PERMIT. *PER BILL, HAS BREAKER BOX INSIDE OF SHED. **BILL ADVISED HE WIRED THIS A FEW YEARS AGO - ELEC AFF RECD FROM BILL / READY FOR INSPECTION FRIDAY, 10/22 - WILL BE OPEN - PROBABLY FINAL, WAS ALREADY BUILT BEFORE WE GOT PERMITS / did not pass on 10/22/21 - 1. cover the box in ceiling 2. need GFI for plugs outside**PER BILL, DOOR WILL BE UNLOCKED FOR FINAL RE-INSPECTION ON 11/12/21.	ACCESSORY STRUCTURE - DETACHED	Closed	
202101630	10/13/2021	247-00-05-038	77 ROCHELLE DR	CHILDERS MICHAEL & CHRISTY	BUILDING	247-00-05-038	FOREE, BILL	38 MILL STATION #4	STORAGE SHED: 12'x24' MOVED/ BUILT IN 2016 W/O BLND PERM. BUILDING AFFIDAVIT: RECD, FROM BILL FOREE. **SEE CLOSED STOP WORK PERMIT 202101605	ACCESSORY STRUCTURE - DETACHED	Closed	
202101627	10/13/2021	247-00-05-038	77 ROCHELLE DR	CHILDERS MICHAEL & CHRISTY	ELECTRICAL	247-00-05-038	FOREE, BILL	38 MILL STATION #4	GAZEBO - 24' x 24' BUILT IN 2016 W/O BUILDING PERMIT BY CURRENT OWNER - MICHAEL CHILDRESS. *PER BILL, LIGHT SWITCH, 1 PLUG & 4 LIGHTS. **HE WIRED A FEW YEARS AGO. ELECTRICAL AFFIDAVIT RECD FROM BILL FOREE / READY FOR INSPECTION FRIDAY, 10/22 - PROBABLY FINAL, WAS ALREADY BUILT BEFORE WE GOT PERMITS / did not pass 10/22/21 - 1. lights hanging loose 2. no covers on switches and plugs	ACCESSORY STRUCTURE - DETACHED	Closed	
202101620	10/12/2021	247-00-05-038	77 ROCHELLE DR	CHILDERS MICHAEL & CHRISTY	BUILDING	247-00-05-038	FOREE, BILL	38 MILL STATION #4	GAZEBO - 24' x 24' BUILT IN 2016 W/O BUILDING PERMIT BY CURRENT OWNER - MICHAEL CHILDRESS. B AFFIDAVIT RECD FROM BILL. **SEE CLOSED STOP WORK PERMIT 202101605	ACCESSORY STRUCTURE - DETACHED	Closed	
202101605	10/11/2021	247-00-05-038	77 ROCHELLE DR	CHILDERS MICHAEL & CHRISTY	STOP WORK	247-00-05-038	CHILDERS, MICHAEL & CHRISTY	38 MILL STATION # 4	CREATE NEW PERMIT RECORD WHEN PERMIT IS ISSUED AND REFERENCE STOP WORK IN NEW PERMIT - enter detailed notes about violation; what type structure, is there a setback issue, etc. / ADD \$150 STARTING WITHOUT PERMIT FEE - if reported by staff member - wait 30 days before scheduling follow-up inspection - talk to Adam before sending inspector out - be sure to update expiration date with deadline date	ACCESSORY STRUCTURE - DETACHED	Closed	



# Analysis of Variances from Setbacks within the Valley Creek Urban Area

Permit Date ⬆	Owner ⬆	PVA Map Number ⬆	Type ⬆	Zone ⬆	Proposed Zoning (Map Amendments) ⬆	Project / Subdivision Name ⬆	Request ⬆	Site Address ⬆	Expiration Date ⬆	Status ⬆	Final Date ⬆
04/29/2025	CHILDERS MICHAEL & CHRISTY	247-00-05-038	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE		CHILDERS VARIANCE FOR SHED	TO ALLOW FOR A VARIANCE FROM THE 10' SIDE SETBACK TO ALLOW FOR A 24' X 20' SHED TO REMAIN ON SITE	77 ROCHELLE DR	08/07/2025	PENDING	
03/21/2025	4TH GENERATION PROPERTIES, LLC	234-00-00-018	VARIANCE	C-1 - CONVENIENCE COMMERCIAL ZONE		KERR LANDSCAPING, LLC/4TH GENERATION PROPERTIES, LLC	TO ALLOW FOR A 16' X 8' COVERED FRONT PORCH WITHIN THE BUILDING 40' SIDE BUILDING SETBACKS ADJACENT TO RESIDENTIALLY ZNED PROPERTIES	1415 HODGENVILLE ROAD		APPROVED	05/08/2025
02/14/2025	PAW PAW LEGACY TRUST	235-30-00-021	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE		VARIANCE FOR DETACHED GARAGE	VARIANCE FROM THE FRONT AND SIDE BUILDING SETBACKS TO ALLOW FOR THE CONSTRUCTION OF A 50'X60' DETACHED GARAGE	2489 HODGENVILLE ROAD, ELIZABETHTOWN, KY 42701		APPROVED	03/20/2025
12/10/2024	MULLENS JACKIE W & DIANE	234-00-0C-011	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE		PELLMAN ACRES, LOT 11	VARIANCE FROM FRONT SETBACK ALONG MIKES LANE FOR PROPOSED CARPORT	136 CHARLIES TRACE, ELIZABETHTOWN, KY		APPROVED	01/09/2025
10/16/2024	HARDIN COUNTY SPORTSMAN LAKE INC	223-00-0D-047	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE		SPORTSMAN LAKE, LOT 1A	TO ALLOW FOR A PROPOSED HOME TO BE 10' OFF THE FRONT PROPERTY LINE ALONG HILLTOP DRIVE	HILLTOP DRIVE		APPROVED	11/07/2024
10/27/2023	KELLEY DARLENE L & TIMOTHY L PRUITT	223-00-0D-075	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE		SPORTSMAN LAKE, BLOCK 6, LOT 8	VARIANCE FROM THE SIDE BUILDING SETBACK TO ALLOW FOR THE PRE-EXISTING DECK TO BE REPLACED	317 WOODS ROAD, ELIZABETHTOWN, KY 42701		APPROVED	12/07/2023
09/01/2022	BUSH STEPHEN Q	234-00-0B-011	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE		CONCORD HEIGHTS, SECTION 1, LOT 11	VARIANCE FROM THE FRONT SETBACK ALONG A 60' UNDEVELOPED STREET TO ALLOW FOR AN 18' X 36'-8" ADDITION TO THE BACK OF THE	95 NANCY DRIVE, ELIZABETHTOWN, KY 42701		APPROVED	09/22/2022
01/13/2022	OWEN HARRY & JANE	235-10-00-018.06	VARIANCE	I-1 - LIGHT INDUSTRY ZONE		BOBCAT EQUIPMENT SALES PROPOSED 20' WIDE COVERED OVERHANG- HARVEST VIEW, LOT 2A	FROM THE FRONT BUILDING SETBACK ALONG LINCOLN PARKWAY, TO ALLOW FOR A PROPOSED 20' WIDE COVERED OVERHANG	51 HARVEST DRIVE, ELIZABETHTOWN, KY 42701		APPROVED	02/17/2022
05/10/2021	PUCKETT JAMES D	232-40-00-017.01	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE		PUCKETT 14'x76' SINGLEWIDE	TO ALLOW FOR a 14'x76' SINGLEWIDE MOBILE HOME TO BE PLACED ON SITE - VARIANCE FROM THE FRONT BUILDING SETBACK LINE	2657 SPRINGFIELD ROAD, ELIZABETHTOWN, KY		APPROVED	06/17/2021
02/08/2021	CLARK DOUG	256-00-01-046 & 046.01	VARIANCE	R-2 - RURAL RESIDENTIAL ZONE		VALLEY CREEK ESTATES, LOTS 32-34: VARIANCE FROM REAR SETBACK - PROPOSED METAL BARN (24'x60')	FROM THE REAR BUILDING SETBACK TO ALLOW FOR A 24' X 60' PROPOSED METAL BARN	4878 VALLEY CREEK RD ELIZABETHTOWN, KY		APPROVED	03/04/2021
10/23/2020	HUTCHERSON JOHN AND HUTCHERSON DANNY & MARY ELLEN	223-00-0D-008	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE		SPORTSMAN LAKE, BLOCK 4 2,3,4, & 5	FROM THE FRONT SETBACK ALONG WOODS ROAD AND HORNET DRIVE FOR A PROPOSED HOUSE	HORNET DRIVE & WOODS ROAD, ELIZABETHTOWN, KY		APPROVED	11/19/2020
09/14/2020	FOHL MADONNA & LARRY	223-00-0D-028	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE		SPORTSMAN LAKE	VARIANCE FROM FRONT & SIDE SETBACKS TO ALLOW TO REBUILD EXISTING CARPORT AND COVER EXISTING DECK	102 LAKE SHORE DRIVE, ELIZABETHTOWN, KY		APPROVED	10/22/2020
09/03/2020	MARTIN ERVIN & LINDA	247-00-00-021.04	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE		HATFIELD SUBDIVISION, SECTION 2, LOT 3	TO ALLOW FOR VARIANCE FROM FRONT SETBACK ALONG LILA LANE FOR A NEW DECK & EXISTING HOUSE & GARAGE	297 RED MILL ROAD, ELIZABETHTOWN, KY		APPROVED	10/22/2020
06/01/2020	BROWN CRAIG W & PATRICIA ANN	232-20-00-009	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE		BROWN - VARIANCE FOR LEAN-TO	TO ALLOW FOR VARIANCE FROM THE FRONT BUILDING SETBACK FOR A PROPOSED 16'X30' LEAN-TO ADDITION TO AN POLE BARN	1450 SPRINGFIELD RD		APPROVED	07/23/2020
11/26/2018	MEYER, MICHAEL A.	223-00-0D-031	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE		SPORTSMAN LAKE 28-30; #4	TO ALLOW FOR A VARIANCE FROM THE FRONT & SIDE SETBACKS TO ALLOW FOR THE CONSTRUCTION OF A SINGLE FAMILY DWELLING	207 WOODS RD.		APPROVED	12/20/2018



06/19/2015	OWEN HARRY & JANE	235-10-00-018.02	VARIANCE	I-1 - LIGHT INDUSTRY ZONE		HARVEST VIEW SUBDIVISION LOT 2B	TO ALLOW FOR TWO MOBILE OFFICE TRAILERS TO REMAIN IN THE REAR BUILDING SETBACK LINES.	51 HARVEST DRIVE	01/05/2016	APPROVED	07/09/2015
11/26/2014	Bobby & Sharon Oliver	223-00-0D-059	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE		Variance- Sportsman Lake Subdivision, Lot 8, Block 7 / Sportsman Lake Subdivision, Lot 8, Block 7	for relief from the 40' Front Building Setback Line to allow for the existing wood deck to remain on the property.	414 Lake Shore Drive	07/07/2015	APPROVED	01/08/2015
10/15/2014	GRIFFITH, TONY	232-40-00-017.01	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE		VARIANCE FROM THE FRONT BUILDING SETBACK FOR A PROPOSED MANUFACTURED HOME /	VARIANCE FROM THE FRONT BUILDING SETBACK TO ACCOMMODATE A PROPOSED MANUFACTURED HOME	2657 SPRINGFIELD ROAD	01/04/2015	DENIED	
07/24/2017	BURTON BETTY & DARREN	246-00-00-027	VARIANCE	R-2 - RURAL RESIDENTIAL ZONE				1688 MIDDLE CREEK RD	02/13/2018	APPROVED	08/17/2017
05/31/2017	TADE, JERRY & EMMA	234-00-0B-031	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE		CONCORD HEIGHTS, LOT 31	RELIEF FROM THE 40' FRONT BUILDING SETBACK LINE ALONG AN THE UNDEVELOPED RIGHT-OF-WAY TO ALLOW FOR THE CONSTRUCTION OF A PROPOSED HOUSE	NANCY DRIVE	12/19/2017	APPROVED	06/22/2017
10/27/2016	NUNN SC & DOROTHY LIFE ESTATE	223-30-00-002	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE		NUNN ESTATES	RELIEF FROM THE 100' SIDE BUILDING SETBACK LINE WHERE RESIDENTIAL ADJOINS INDUSTRIAL ZONE	1094 SPORTSMAN LAKE RD		APPROVED	11/17/2016
10/21/2016	NUNN MARTIN R & PEGGY SUE	223-30-00-002.01	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE		NUNN ESTATES	RELIEF FROM THE SIDE BUILDING SETBACK LINE TO ALLOW FOR 24'X32' METAL SHOP TO ENCROACH INTO THE 10' SETBACK.	1128 SPORTSMAN LAKE RD		APPROVED	
04/15/2010	CROWN COMMUNICATIONS	235-20-00-001	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE		WHITFORD CELL SITE /	RELIEF FROM THE 110' SIDE BUILDING LIMIT FOR VERIZON WIRELESS PREFABRICATED RADIO EQUIPMENT BUILDING (11'-6" x 30')	357 FULTZ ROAD	08/06/2010	APPROVED	
12/22/2009	SPORTSMAN LAKE CLUB C/O MIKE LAFOLLOTTE	223-00-0D-047	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE		FRONT SETBACK LINE / HARDIN COUNTY SPORTSMAN LAKE	relief from the 40' front building setback line to accommodate a proposed storage room addition (20' x 22') to the clubhouse	SPORTSMAN LAKE ROAD	02/07/2010	APPROVED	

24 Total: 22 Approved, 1 Denied, 1 Pending



## Findings necessary for Granting Variances

### KRS 100.243 and DGS 5-3(B)

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



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

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

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

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

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

Motion to Approve the proposed Variance :

1. **To allow for a Variance from the side building setback to allow for the existing shed to remain 6.5 ft off of the side property line.**
2. **A Site Plan in compliance with Section 7 of the Zoning Ordinance shall be required.**
3. **A Certificate of Land Use Restrictions shall be recorded in the Office of the Hardin County Clerk.**

OR

Motion to Deny