



Hardin County Board of Adjustment

7 May 2026

**County Government Center
Second Floor Meeting Room**

Owner: Betty Clopton



Location

A 0.447 acre site located at 5631 Hardinsburg Road, Cecilia, KY

Zoned

Rural Residential (R-2)

Requesting a **Variance from the front building setback to allow for a deck on the front of the home.**

5631 Hardinsburg Road

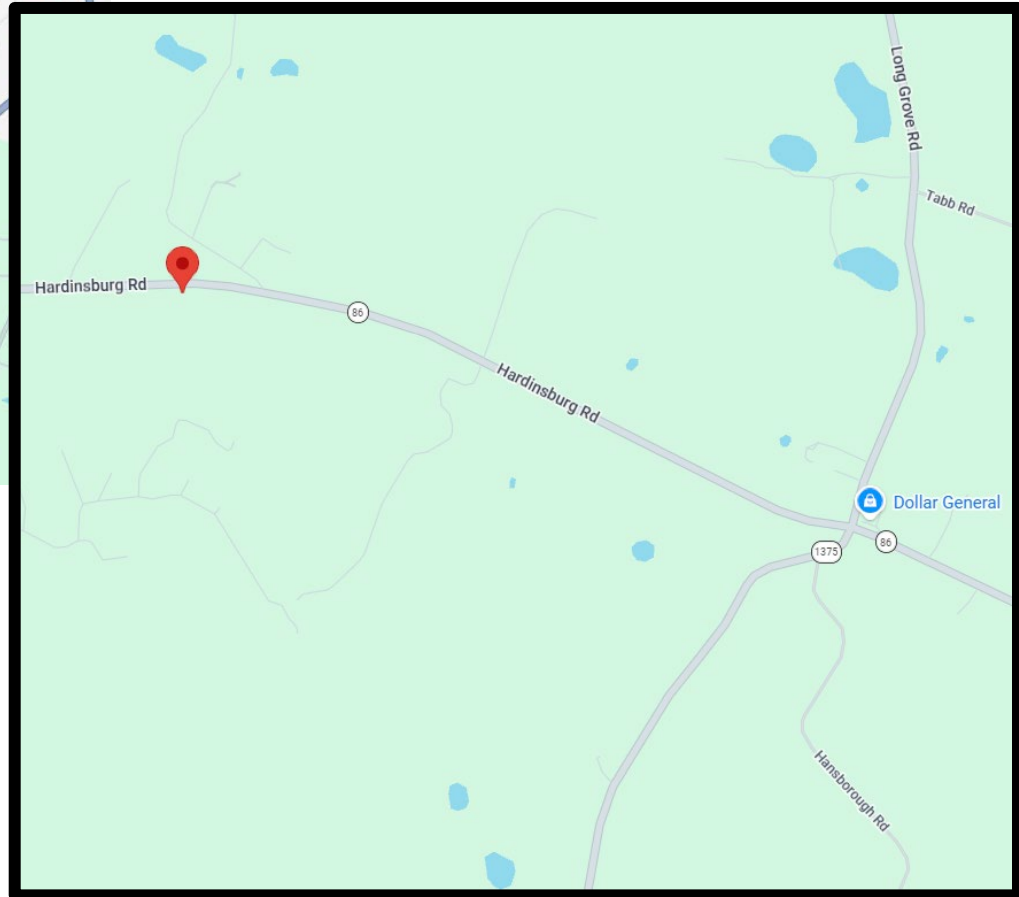
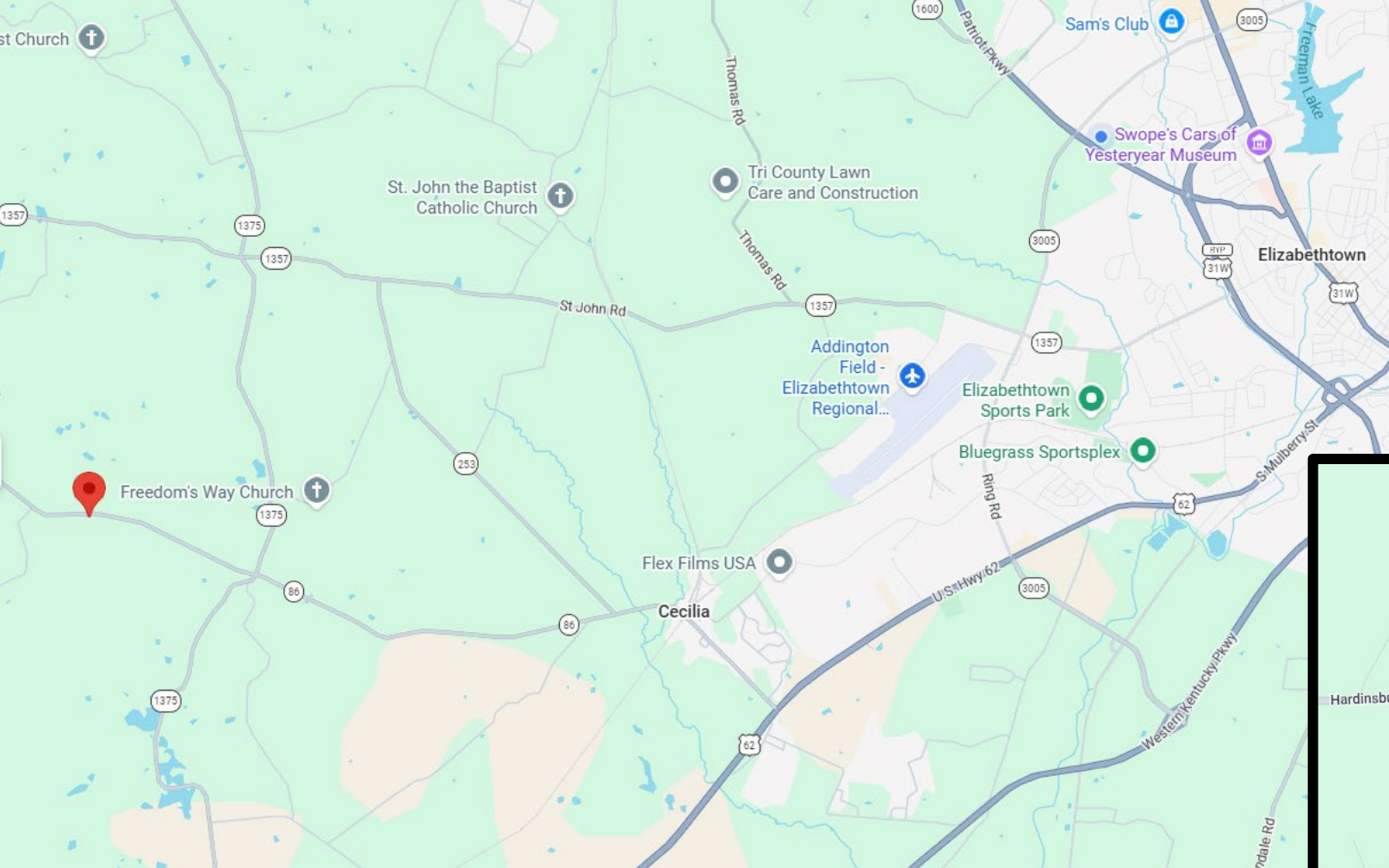
Variance

SUMMARY REPORT

LISTING OF EXHIBITS

- A. Vicinity Map**
- B. Zoning Map**
- C. Environmental Features**
- D. Character of the site**
- E. Photos of the Site**
- F. Analysis of other Variance on Hardinsburg Road**
- G. *Comprehensive Development Guide**
- H. *Development Guidance System Ordinance**

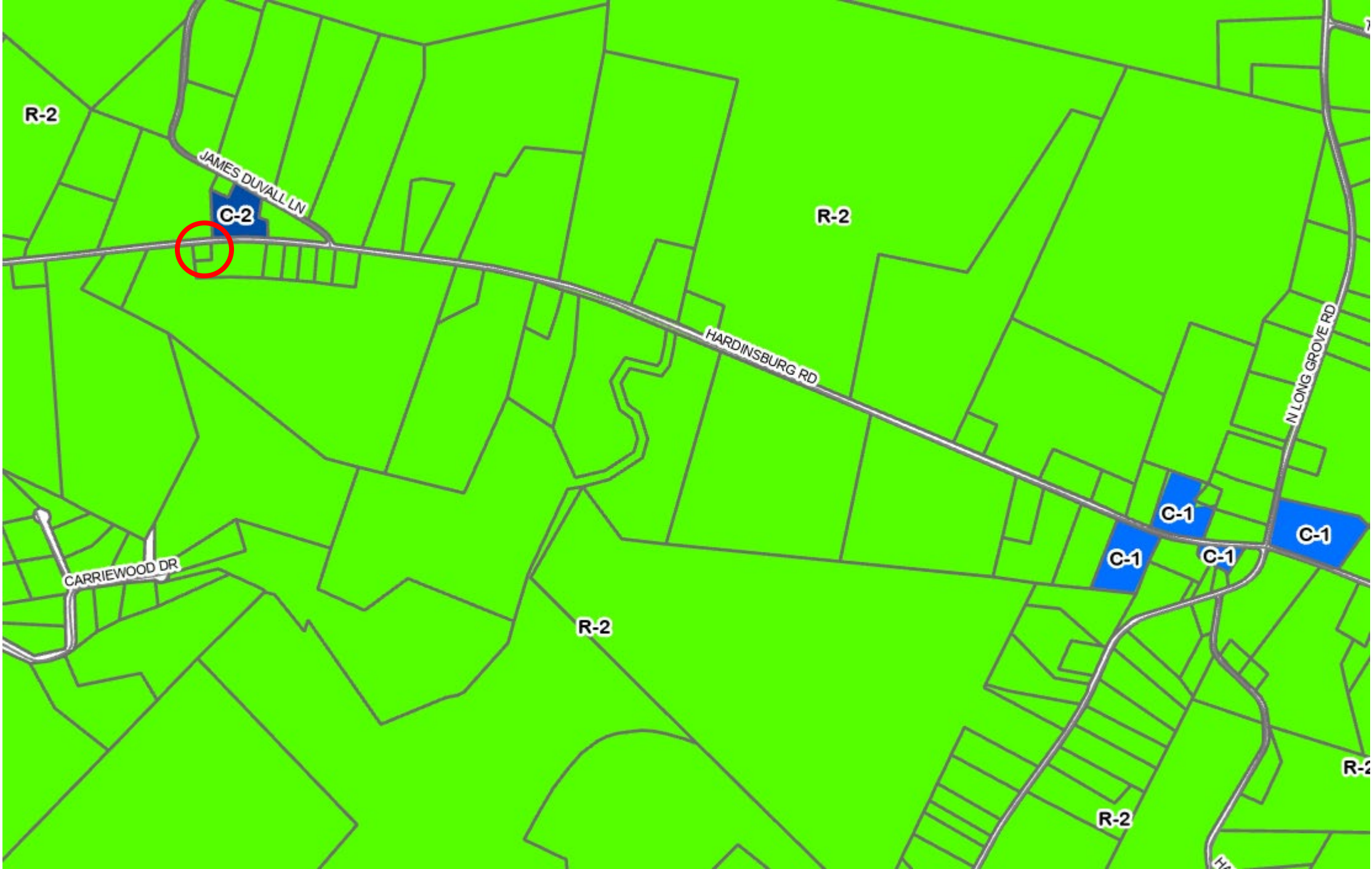
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MasterZone

DISTRICT

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



- Streams 2023
—
- Hardin_Wetlands
■
- Hardin_100Flood
■
- hardin_sinkhole
■





Description		Finished Basement %	0
Type of Residence	1-STORY RANCH	Bedrooms	2
Year Built	1953	Full Baths	1
Num Stories	1	Half Baths	0
Above Ground Sqft	864	Exterior	ALUM/VINYL
Total Living Area	864	Heat	ELECTRIC
Basement	CRAWL	Air Condition	CENTRAL/AC
Basement Sqft	0	Fireplace	0
Basement Sqft Finish	0		









VARIANCE REQUEST
40' FRONT B/L
30' TO C/L (1/2 60' R/W)
= 70' TO C/L OF THE ROAD

DECK IS 54' FROM C/L

16' VARIANCE REQUEST





VARIANCE REQUEST

40' FRONT B/L
30' TO C/L (1/2 60' R/W)
= 70' TO C/L OF THE ROAD

DECK IS 54' FROM C/L

16' VARIANCE REQUEST

Length:

54.69

feet



Clear

Area:

0

acres



VARIANCE REQUEST

40' FRONT B/L

30' TO C/L (1/2 60' R/W)

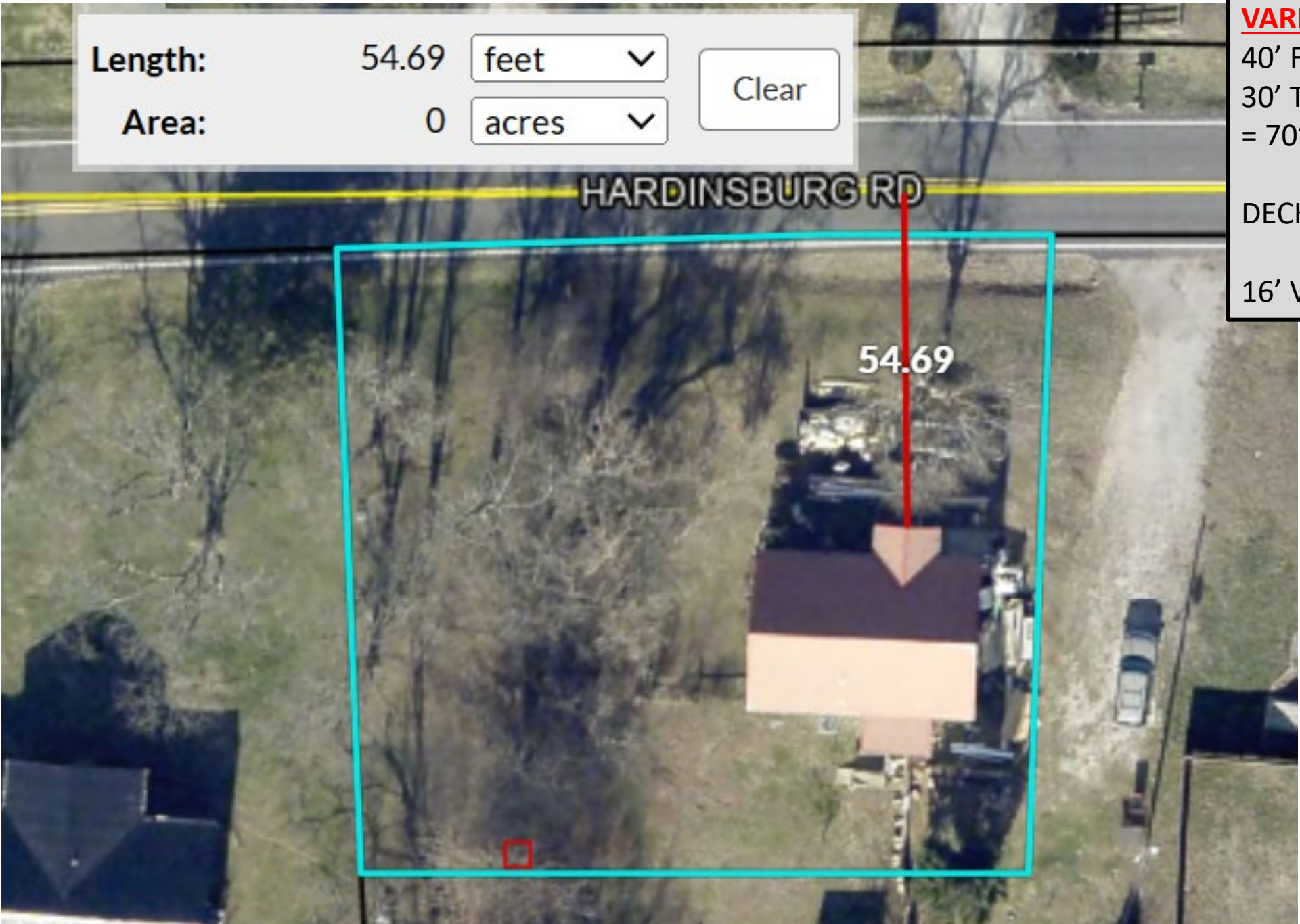
= 70' TO C/L OF THE ROAD

DECK IS 54' FROM C/L

16' VARIANCE REQUEST

HARDINBURG RD

54.69





35' from C/L



31' from C/L



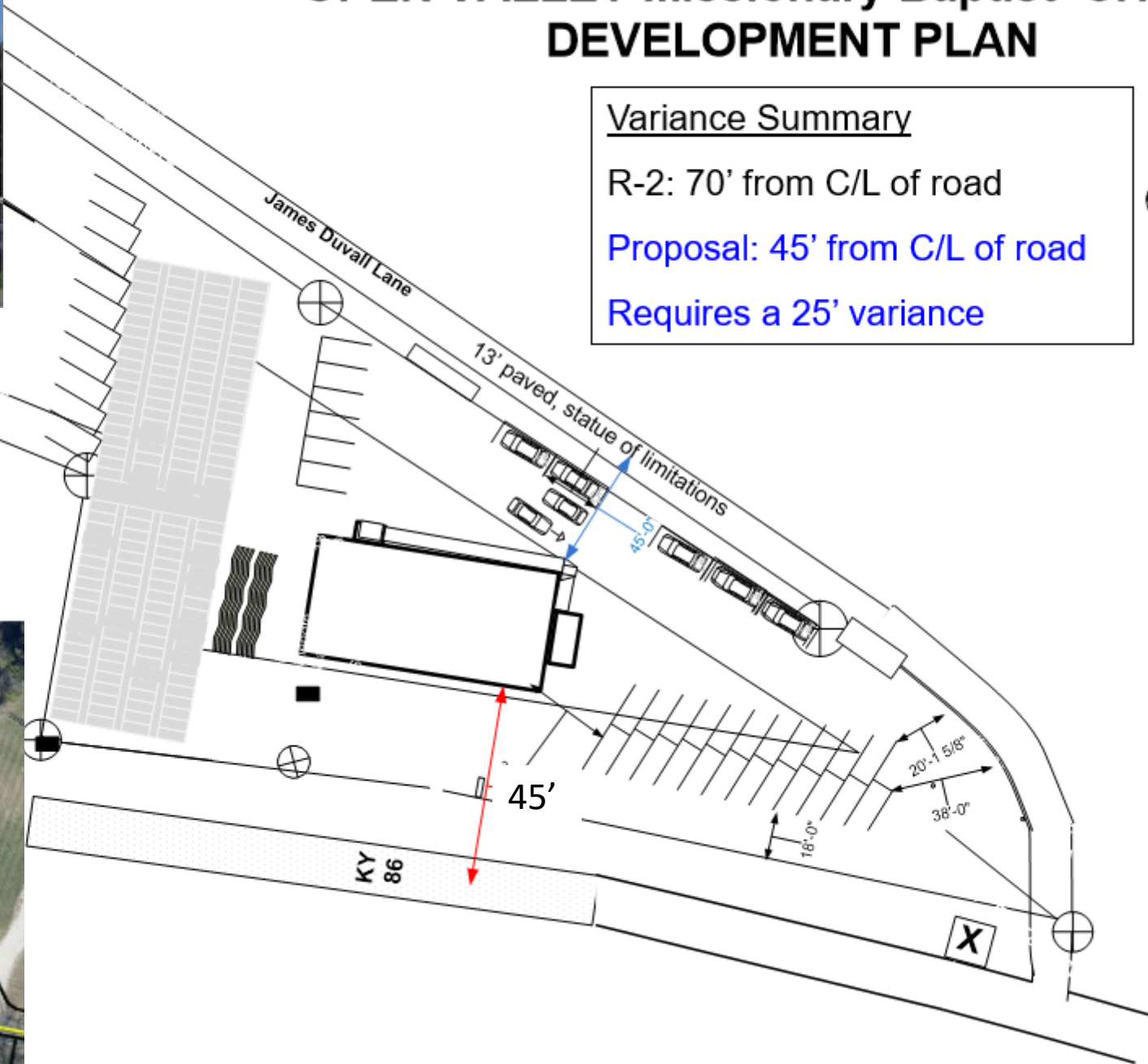


OPEN VALLEY Missionary Baptist CHURCH DEVELOPMENT PLAN

Variance Summary
R-2: 70' from C/L of road
Proposal: 45' from C/L of road
Requires a 25' variance



2009 Variance



Other Variance Requests on Hardinsburg Road (KY 86)

Permit Date	Owner	PVA Map Number	Type	Zone	Listed Use (Dvpl, Cup, Var, Maps)	Project / Subdivision Name	Request	Site Address	Status
04/13/2026	CLOPTON, BETTY	084-00-00-059	VARIANCE	R-2 - RURAL RESIDENTIAL ZONE	SINGLE FAMILY DWELLING	CLOPTON - FRONT DECK	TO ALLOW FOR A PROPOSED DECK ON THE FRONT OF THE HOME	5631 HARDINSBURG ROAD, CECILIA, KY	PENDING
07/05/2024	PICKERING JOHN W	102-00-00-038	VARIANCE	R-2 - RURAL RESIDENTIAL ZONE		PICKERING FRONT YARD VARIANCE	TO ALLOW FOR A DECK TO BE 84' FROM CENTERLINE, A VARIANCE OF 16'	5235 HARDINSBURG RD	APPROVED
07/20/2021	HOWARD JAMES L	068-00-00-021	VARIANCE	R-2 - RURAL RESIDENTIAL ZONE	ACCESSORY STRUCTURE	HOWARD - 18' X 36' CARPORT	FROM REAR BUILDING SETBACK TO ALLOW FOR A DETACHED CARPORT.	8516 HARDINSBURG ROAD, CECILIA, KY	APPROVED
06/25/2021	SPARKS CHARLES E JR & CAROLYN D	068-00-00-029	VARIANCE	R-2 - RURAL RESIDENTIAL ZONE	ACCESSORY STRUCTURE	SPARKS VARIANCE FROM FRONT SETBACK - 28' X 35' CARPORT	FROM THE FRONT BUILDING SETBACK TO ALLOW FOR A 28' x 35' CARPORT	8010 HARDINSBURG RD. CECILIA, KY	APPROVED
01/10/2018	LOHDEN PATRICK E JR	103-00-00-005	VARIANCE	C-1 - CONVENIENCE COMMERCIAL ZONE	STORAGE	PAT'S CLASSICS	FRONT SETBACK LINE FOR A PROPOSED 25'X34' ADDITION TO THE EXISTING BUILDING ON SITE	4430 HARDINSBURG RD	APPROVED
07/01/2010	LLOYD HORNE	068-00-00-060	VARIANCE	R-2 - RURAL RESIDENTIAL ZONE		ROAD FRONTAGE REQUIREMENT / TOBY'S ACRES SECTION 2, LOTS 3 & 4	RELIEF FROM THE REQUIRED MINIMUM ROAD FRONTAGE AND THE 1:3 RATIO FOR A PROPOSED SUBDIVISION LOT	HARDINSBURG ROAD (KY 86)	APPROVED
05/10/2010	JAMES JONES	102-00-00-040; 102-00-00-039; 102-00-00-045	VARIANCE	R-2 - RURAL RESIDENTIAL ZONE		1:3 RATIO / PROPERTY BY POWELL	RELIEF FROM THE 1:3 RATIO FOR BOTH LOTS OF A PROPOSED 2 LOT SUBDIVISION	5235 HARDINSBURG ROAD (KY 86)	APPROVED
07/19/2007	COX CARL W & LINDA C	147-30-01-073	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE		CUL DE SAC - FRONT SETBACK LINE / BRIANNA WAY	REDUCE THE FRONT SETBACK LINE TO ACCOMMODATE AN EXISTING GARAGE	150 HARDINSBURG ROAD (KY 86)	APPROVED
04/30/2007	CREAGER WILSON	168-20-00-019; 168-20-00-020	VARIANCE	C-1 - CONVENIENCE COMMERCIAL ZONE		REAR SET BACK LINE / LAKEWOOD SUBDIVISION, SECTION 8	TO REDUCE THE REAR BUILDING SETBACK LINES ON LOTS 801 & 804 TO PROVIDE FOR A LARGER BUILDING ENVELOPE.	0 HARDINSBURG ROAD (KY 86)	APPROVED
03/30/2007	LLOYD & MARILYN HORNE	068-00-00-060	VARIANCE	R-2 - RURAL RESIDENTIAL ZONE		SIDE SETBACK LINE /	TO REDUCE THE FRONT BUILDING SETBACK LINE TO ACCOMMODATE THE REPLACEMENT OF THE EXISTING MANUFACTURED HOME WITH A LARGER UNIT	7035 HARDINSBURG ROAD (KY 86)	APPROVED
09/03/2003	CHARLES & DEBBIE WOOD	147-30-02-034	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE		/	SETBACK LINES FOR A PORCH AND GARAGE	508 HARDINSBURG ROAD (KY 86)	APPROVED

Findings necessary for Granting Variances

KRS 100.243 and DGS 5-3(B)

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

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

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

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

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

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

Motion to Approve the proposed Variance :

- 1. To allow for a Variance from the front building setback for the deck to be no closer than 54' from the centerline of Hardinsburg Road. The deck may be covered but shall not be enclosed as living space.**
- 2. Building and electrical permits must be obtained through the KBC program of our office.**
- 3. A Site Plan in compliance with Section 7 of the Zoning Ordinance shall be required.**
- 4. A Certificate of Land Use Restrictions shall be recorded in the Office of the Hardin County Clerk.**

OR

Motion to Deny

Owner: Karen & Kenneth White



Location A 6.96 acre site located at 728 W Rhudes Creek Road, Glendale, KY known as Lot 4H Nellis Phillips Subdivision

Zoned Urban Residential (R-1)

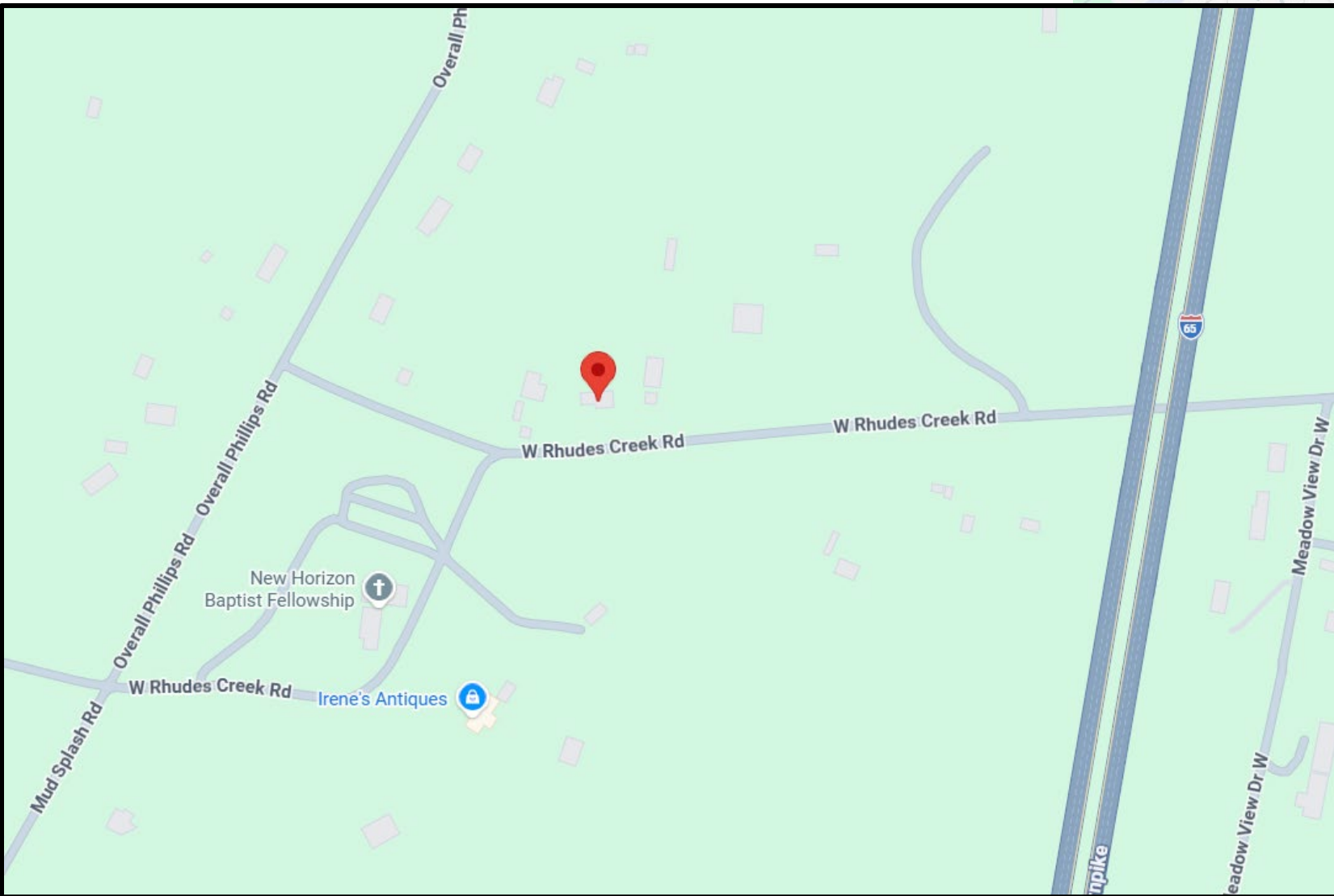
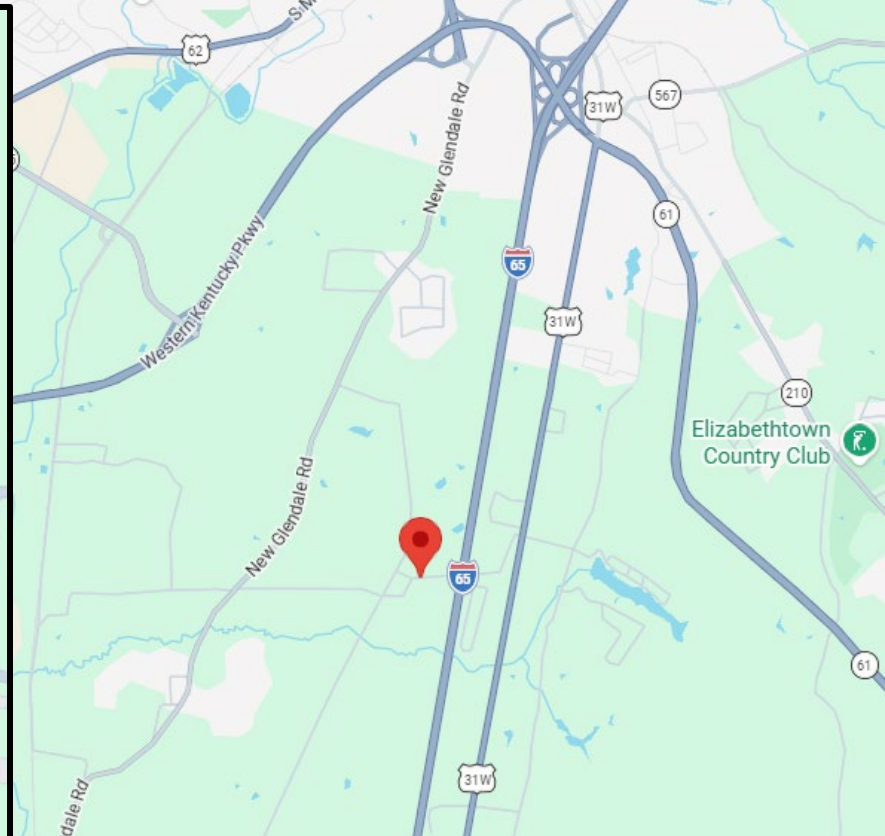
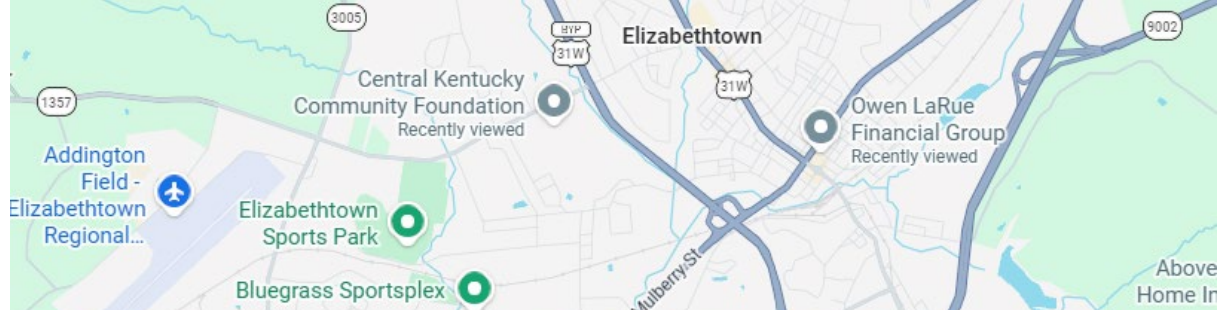
Request for a **Variance from the front building setback line to allow for construction of a 32'x48' pole barn to replace an existing barn.**

728 W Rhudes Creek Road
Variance
SUMMARY REPORT

LISTING OF EXHIBITS

- A. Vicinity Map**
- B. Zoning Map**
- C. Environmental Features**
- D. Character of the Site Analysis**
- E. Amended Record Plat of Nellis Phillips Subdivision (1986)**
- F. *Comprehensive Development Guide**
- G. *Development Guidance System Ordinance**

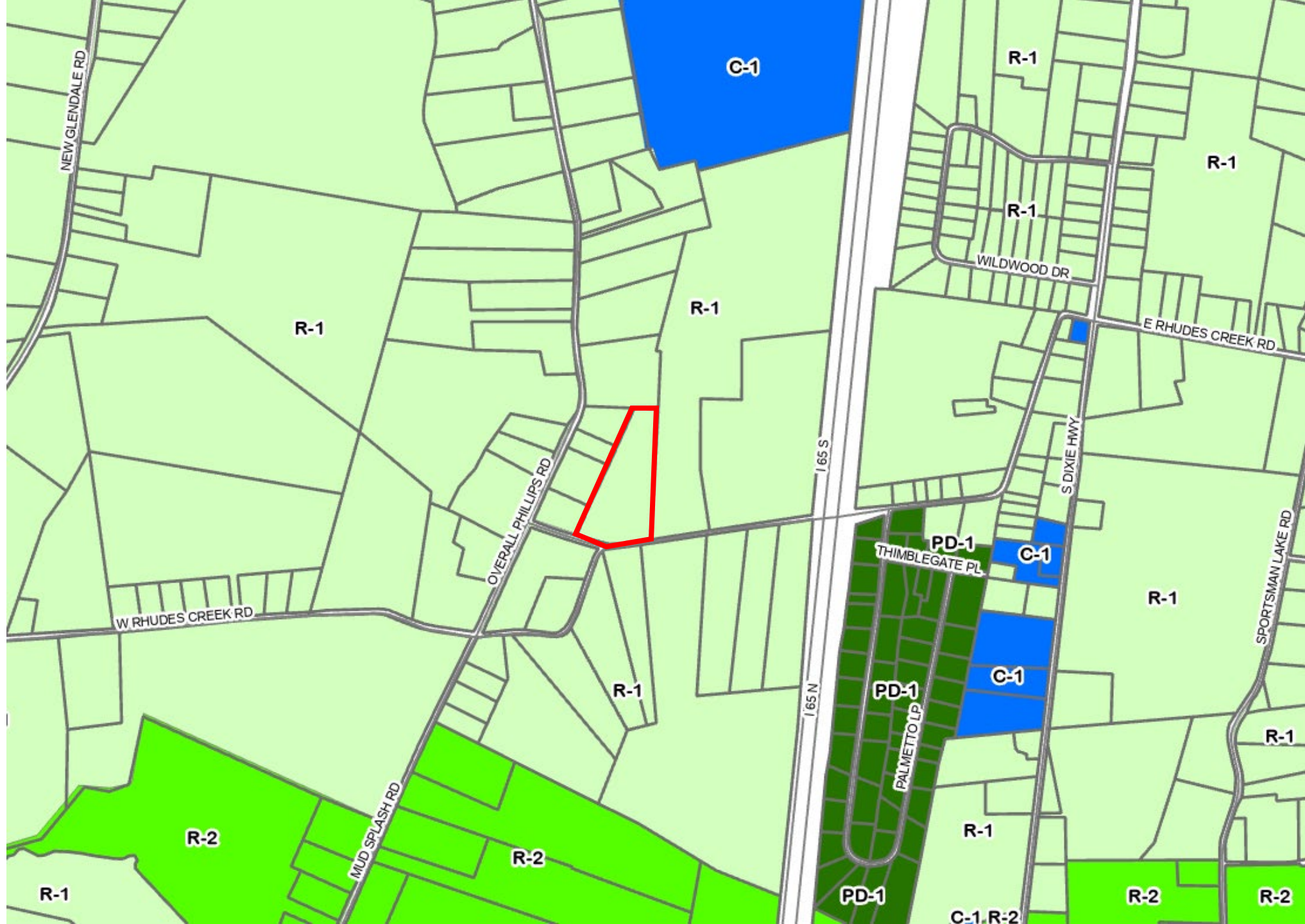
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MasterZone

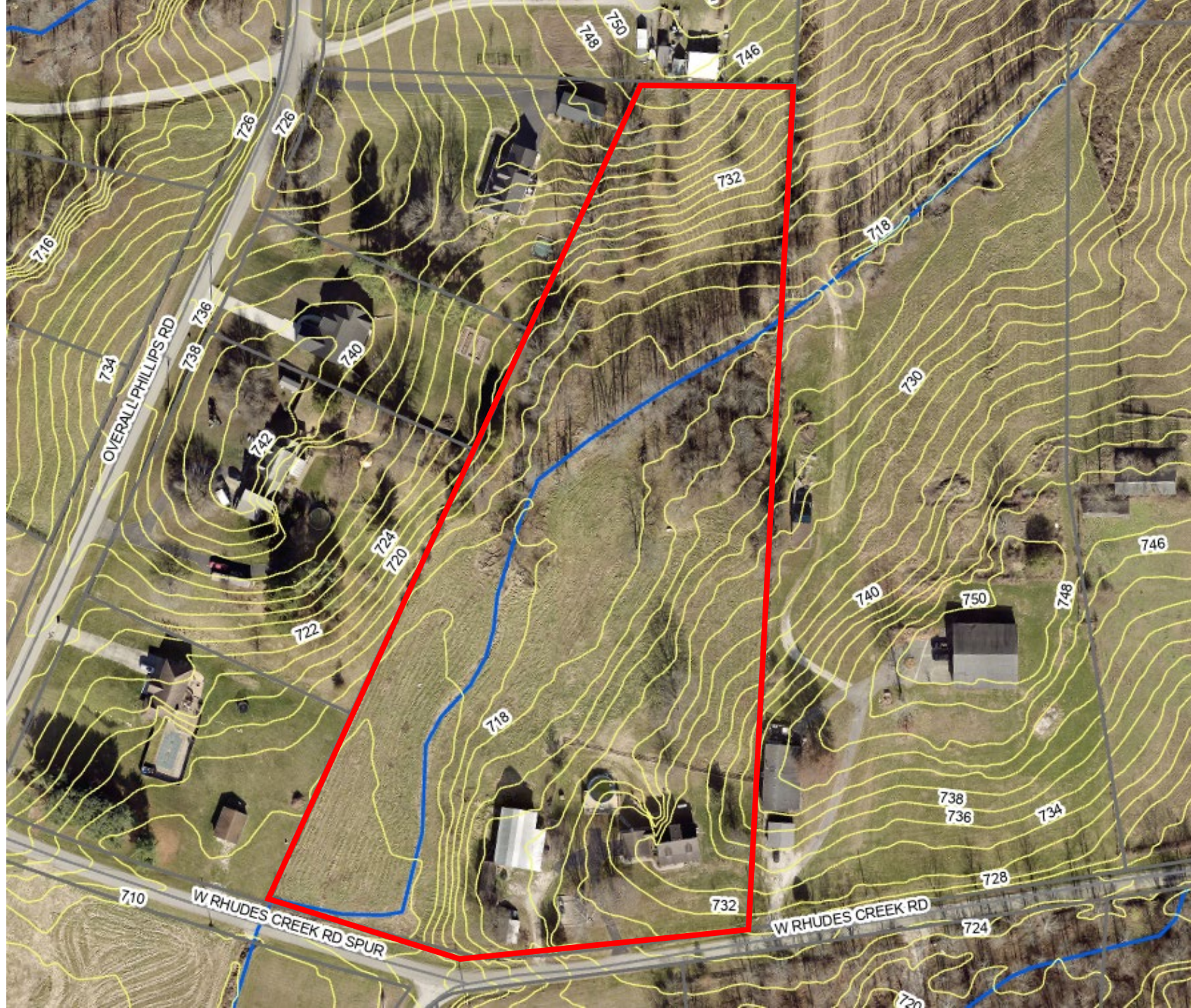
DISTRICT

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

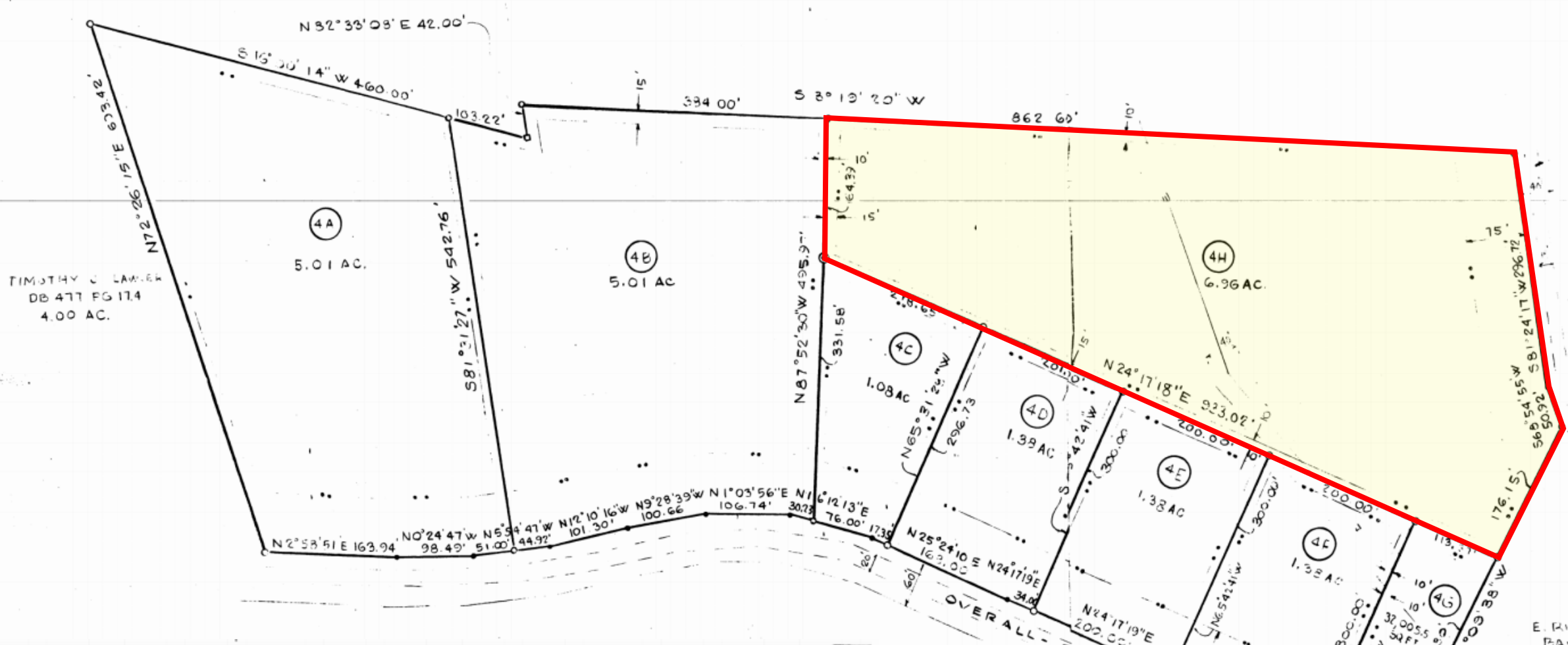


- Streams 2023
- Hardin_Wetlands
- Hardin_100Flood
- hardin_sinkhole









TIMOTHY C. LAWLER
DB 477 PG 174
4.00 AC.

AMENDED RECORD PLAT for LOT # 4
 NELLIS PHILLIPS SUBDIVISION
 PROPERTY OWNER: NELLIS PHILLIPS, 210 CARDINAL DR
 ELIZABETHTOWN, KENTUCKY 42721
 DRAWN BY: DATE: DGS NO: DRAWING NO:

IAL SYSTEMS
 DIVISION FULLY

E. BARNES
 BARTIST
 20424 P...
 LOT NO 3

Proposed 32'x48' pole barn
to replace existing barn

35' to C/L

40' front B/L

20' to C/L (1/2 40' R/W)
= 60' to C/L

25' Variance request





Improvement Information

Description	PHILLIPS AC SUBD LT 04H	Finished Basement %	0
Type of Residence	CAPE COD 1.5	Bedrooms	3
Year Built	1999	Full Baths	2
Num Stories	1.5	Half Baths	1
Above Ground Sqft	2112	Exterior	ALUM/VINYL
Total Living Area	2112	Heat	ELECTRIC
Basement	FULL	Air Condition	CENTRAL/AC
Basement Sqft	1280	Fireplace	0
Basement Sqft Finish	0		

Description	POLE FRAME BUILDING WOOD, FOUR SIDES CLOSED	Square Footage	3200
Year Built	1960	Condition	D
<hr/>			
Description	SHED FRAME UTILITY SHED	Square Footage	496
Year Built	1965	Condition	D
<hr/>			
Description	SHED FRAME UTILITY SHED	Square Footage	168
Year Built	1960	Condition	D



























W Rhudes Creek and
W Rhudes Creek Spur
are 40' R/W, 18'
paved, 35 mph

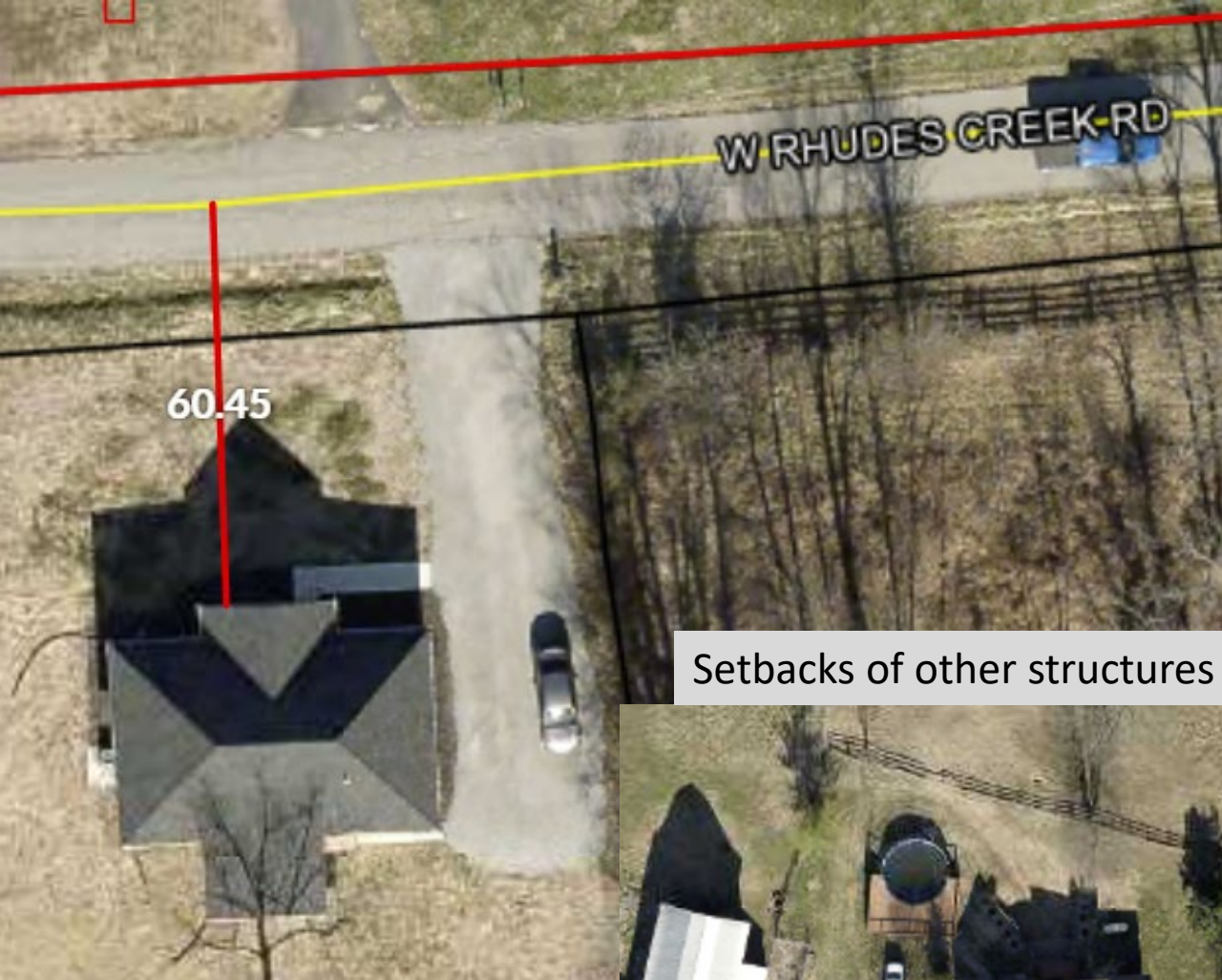


Other Variances on W Rhudes Creek Road

Permit Date	Owner	PVA Map Number	Type	Zone	Listed Use (Dvpl, Cup, Var, Maps)	Project / Subdivision Name	Request	Site Address	Status
04/02/2026	WHITE, KENNETH W & KAREN J	223-00-00-013	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE	ACCESSORY STRUCTURE	NELLIS PHILLIPS SUBDIVISION - LOT 4H	VARIANCE FROM THE FRONT SETBACK TO ALLOW FOR EXISTING BARN TO BE REPLACED WITH A 32'X48' POLE BARN	728 W RHUDES CREEK ROAD, GLENDALE, KY	PENDING
01/10/2025	ASHBY FARMS	223-20-00-061	VARIANCE	C-1 - CONVENIENCE COMMERCIAL ZONE	PROFESSIONAL OFFICE	ASHBY FARMS - OFFICE BUILDING	TO ALLOW FOR A VARIANCE FROM THE FRONT BUILDING SETBACK FOR A COVERED FRONT PORCH	17 W RHUDES CREEK ROAD, GLENDALE, KY	APPROVED
12/03/2024	HORNBACK, RUSSELL STEVEN	223-20-00-060	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE	DWELLING; SINGLE FAMILY	HORNBACK - VARIANCE FROM FRONT SETBACK	VARIANCE FROM THE FRONT BUILDING SETBACK LINE TO ALLOW FOR A PROPOSED COVERED FRONT PORCH	33 W RHUDES CREEK ROAD, GLENDALE, KY 42740	APPROVED
11/21/2024	ASHBY FARMS INC	223-20-00-064	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE	SINGLE FAMILY DWELLING	ASHBY FARMS	TO ALLOW FOR A VARIANCE FROM THE FRONT BUILDING SETBACK ALONG W RHUDES CREEK ROAD TO ALLOW FOR A SINGLE FAMILY DWELLING TO BE BUILT IN THE EXISTING FOOTPRINT	187 W RHUDES CREEK RD	APPROVED

Records 1 to 4 (of 4)





Setbacks of other structures in the immediate area



Findings necessary for Granting Variances

KRS 100.243 and DGS 5-3(B)

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

Motion to Approve the proposed Variance :

- 1. To allow for a Variance from the front building setback to allow for a proposed barn to be no closer than 35' to the centerline of West Rhudes Creek Road.**
- 2. A Site Plan in compliance with Section 7 of the Zoning Ordinance shall be required.**
- 3. Building and electrical permits must be obtained through the KBC program of our office.**
- 4. A Certificate of Land Use Restrictions shall be recorded in the Office of the Hardin County Clerk.**

OR

Motion to Deny

Owner: Bakers Properties LLC

Location A 3.075 acre site
located at 561 Larue Lane,
Elizabethtown, KY known as Lot 2 of
Pony Chase Subdivision, Section 1

Zoned Rural Residential (R-2)



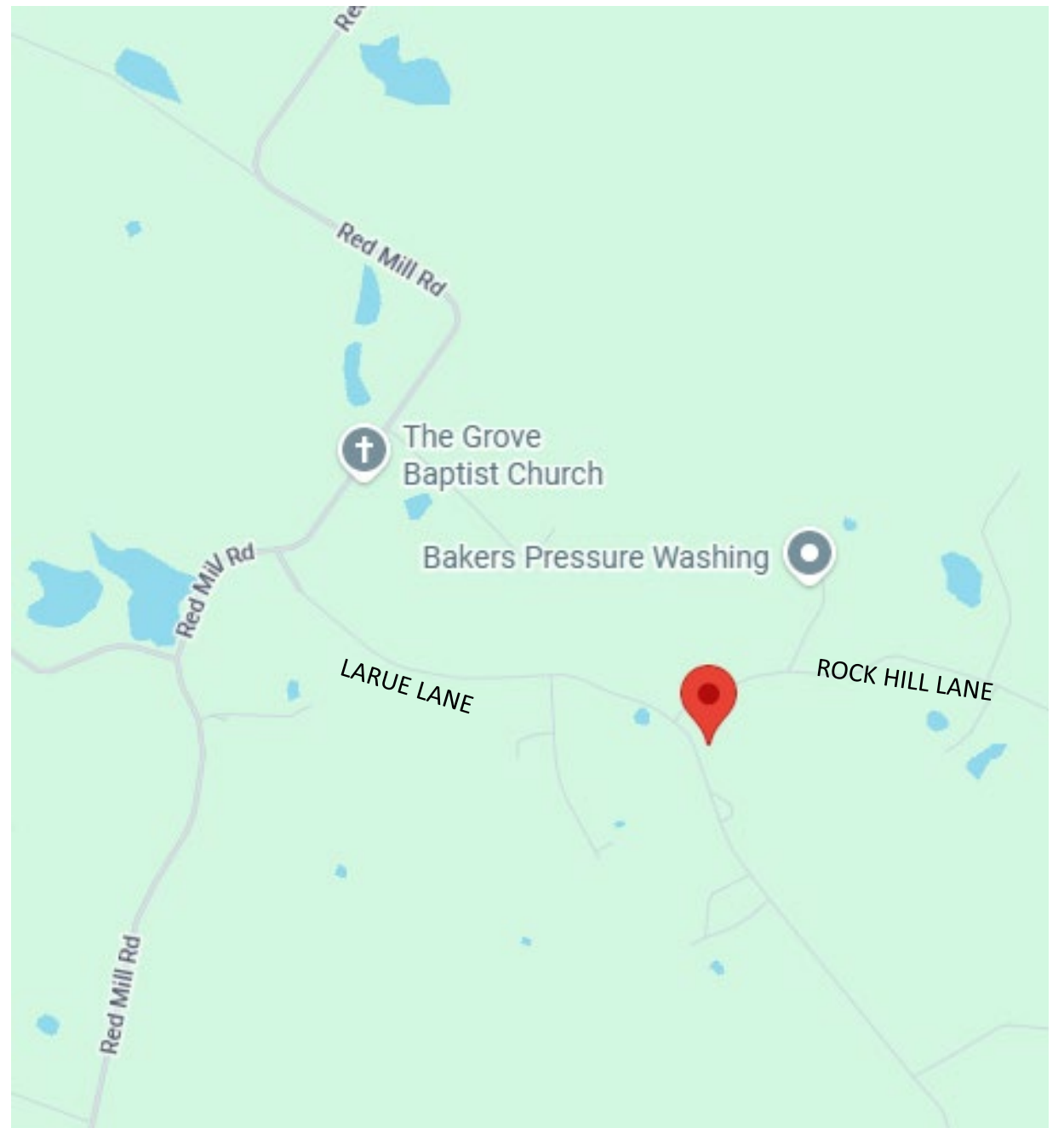
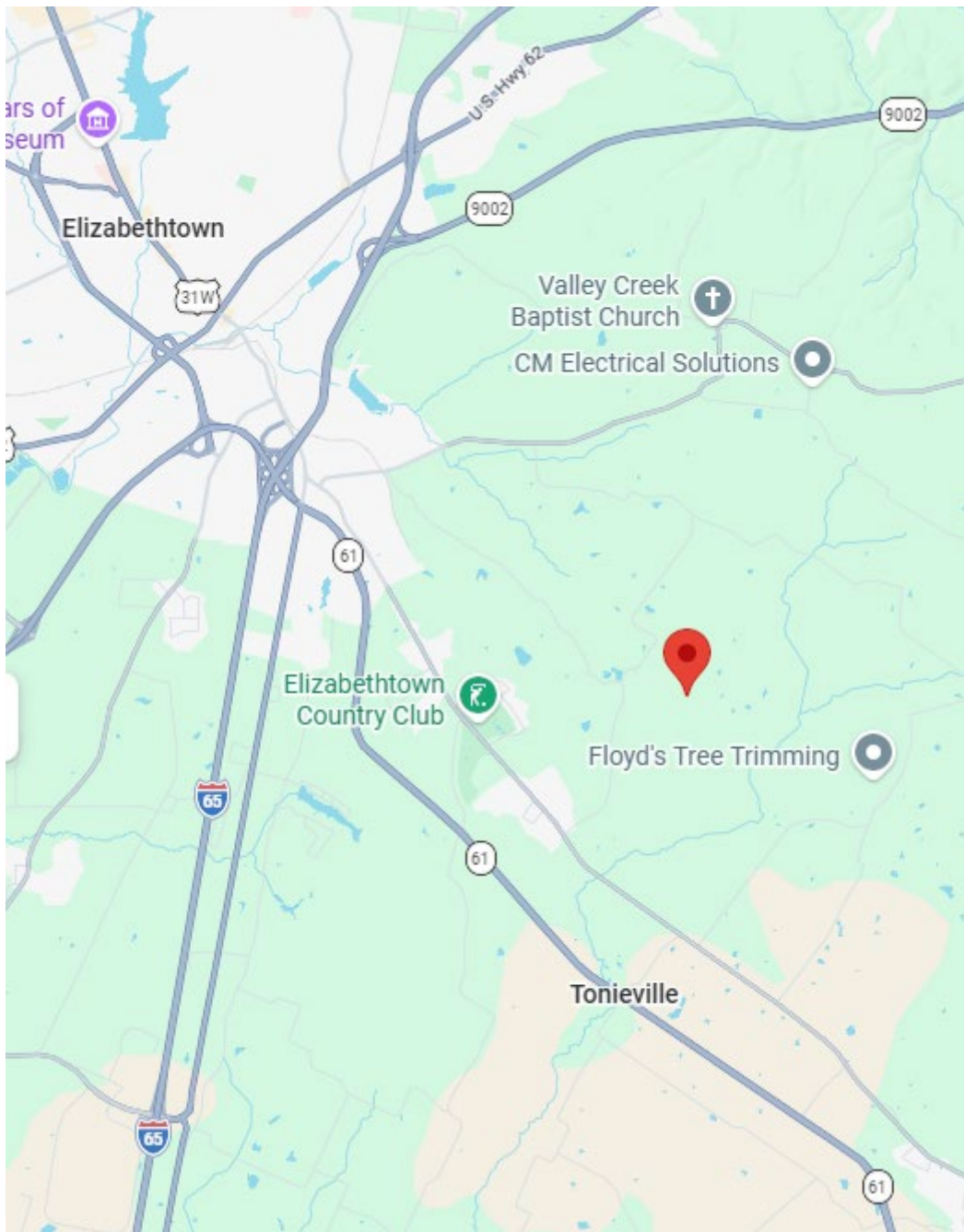
Requesting a **Variance from the front building setback to allow for a manufactured home with a 10' x 18' covered front porch on site.**

561 Larue Lane
Variance
SUMMARY REPORT

LISTING OF EXHIBITS

- A. Vicinity Map**
- B. Zoning Map**
- C. Environmental Features**
- D. Record Plat of Pony Chase Subdivision (2004)**
- E. Site Plan**
- F. Previous Variance Approval**
- G. Photos of the Site**
- H. *Comprehensive Development Guide**
- I. *Development Guidance System Ordinance**

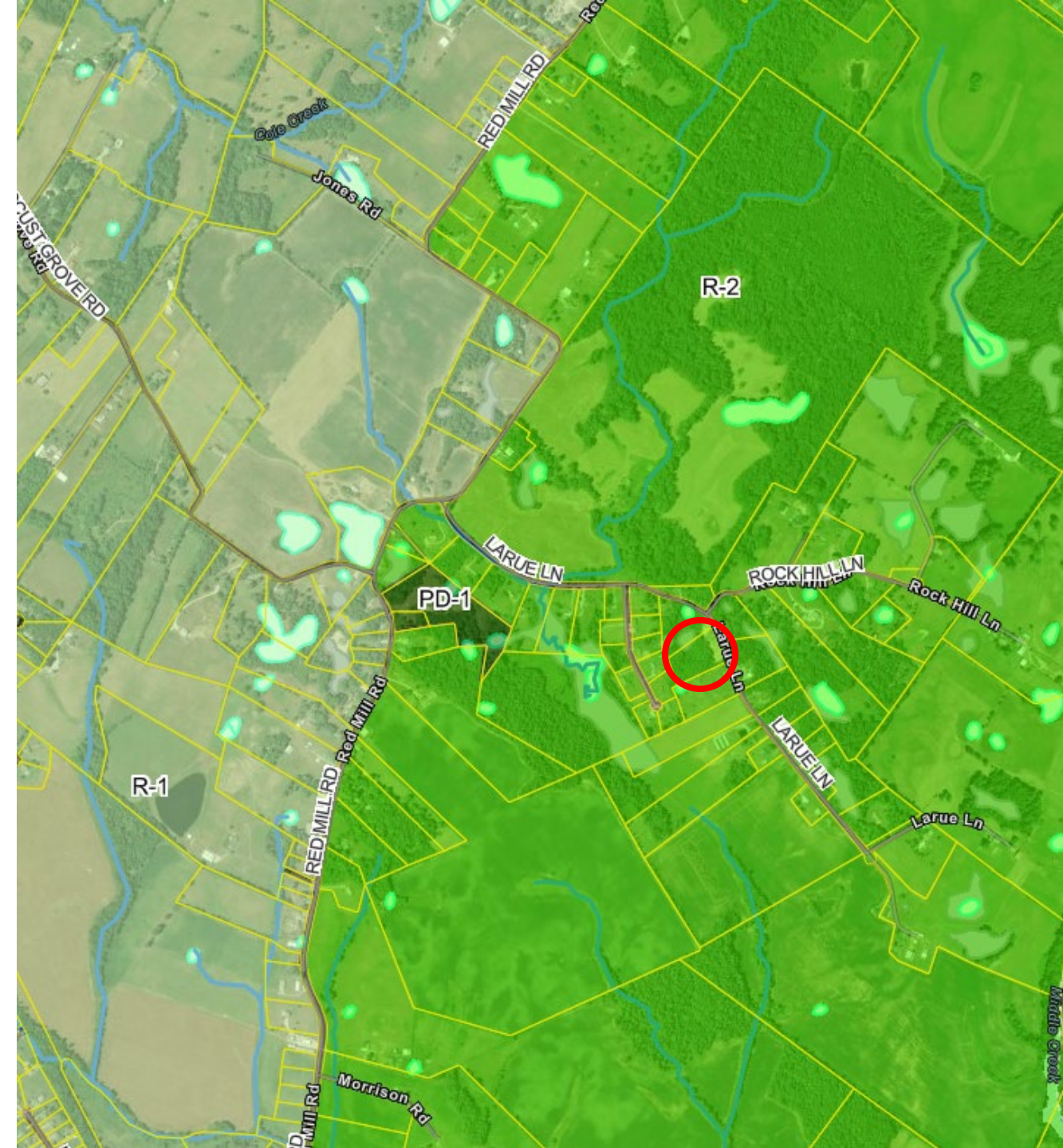
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MasterZone

DISTRICT

- A-1
- B-1
- B-2
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- 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



RECORD PLAT:

PONY CHASE SUBDIVISION - SECTION 1

SURVEYED BY: CLEMONS ENGINEERING & LAND SURVEYING
103 SOUTH CLINTON STREET, LEITCHFIELD, KY. 42754
OWNER & DEVELOPER: KY. LAND CO.
102 CHILDERS COURT, ELIZABETHTOWN, KY. 42701

TOTAL # OF LOTS: 3	TOTAL AREA OF LOTS BEING SUBDIVIDED: 7.614 AC	
DGS#: 247-00-00-041	SOURCE OF TITLE: D.B. 1103, PG. 328	
SCALE: 1" = 200'	DATE: 01 - 24 - 04	BEARINGS - GPS/GRID NORTH
	LOCATION - LARUE LANE	TOTAL AREA OF SUBDIVISION: 7.614 ACRES
DRAWN BY: DLC	COUNTY - HARDIN	PROJECT FILE: SECTION1.DWG
DISTANCES: EDM	STATE - KENTUCKY	DRAWING NO. -

UNMARKED RW POINT

#3704

BY KENNETH L. TABB
HARDIN COUNTY CLERK
D.C.

2004 AUG 18 P 1: 23

DEED TAX
LODGED AND RECORDED
THIS

DOUG REED
PARENT TRACT
D.B. 1103, PG. 328

DOUG REED
PARENT TRACT
D.B. 1103, PG. 328

MARVIN MORRIS
D.B. 387, PG. 134

LARUE LANE (RAW STATUTE OF LIMITATIONS)

APPROX. 0.4 MILES
TO RED MILL ROAD

ROBERT DUPONT
D.B. 173 - PG. 412

THOMAS BAKER
D.B. 455 - PG. 074

N 89°04'45" E 538.56'

1.328 AC

3.211 AC

3.075 AC

FUTURE 50' STREET

ROCK HILL LANE
(RAW STATUTE OF LIMITATIONS)

POND

DEED TAX
LODGED AND RECORDED
THIS

PERMANENT DRAINAGE AREA NOTE
HATCHED AREAS AS SHOWN ARE DESIGNATED AS
PERMANENT DRAINAGE EASEMENTS. NO STRUCTURE
SHALL BE BUILT WITHIN OR PROTRUDE INTO
THESE AREAS



2004

Variance Request from the front building setback along Larue Lane to allow for a 28' x 48' double wide with a 10' x 18' covered front porch to be 50' from the center of the road
70' Setback, 40' right-of-way
90' Requirement =
40' Variance

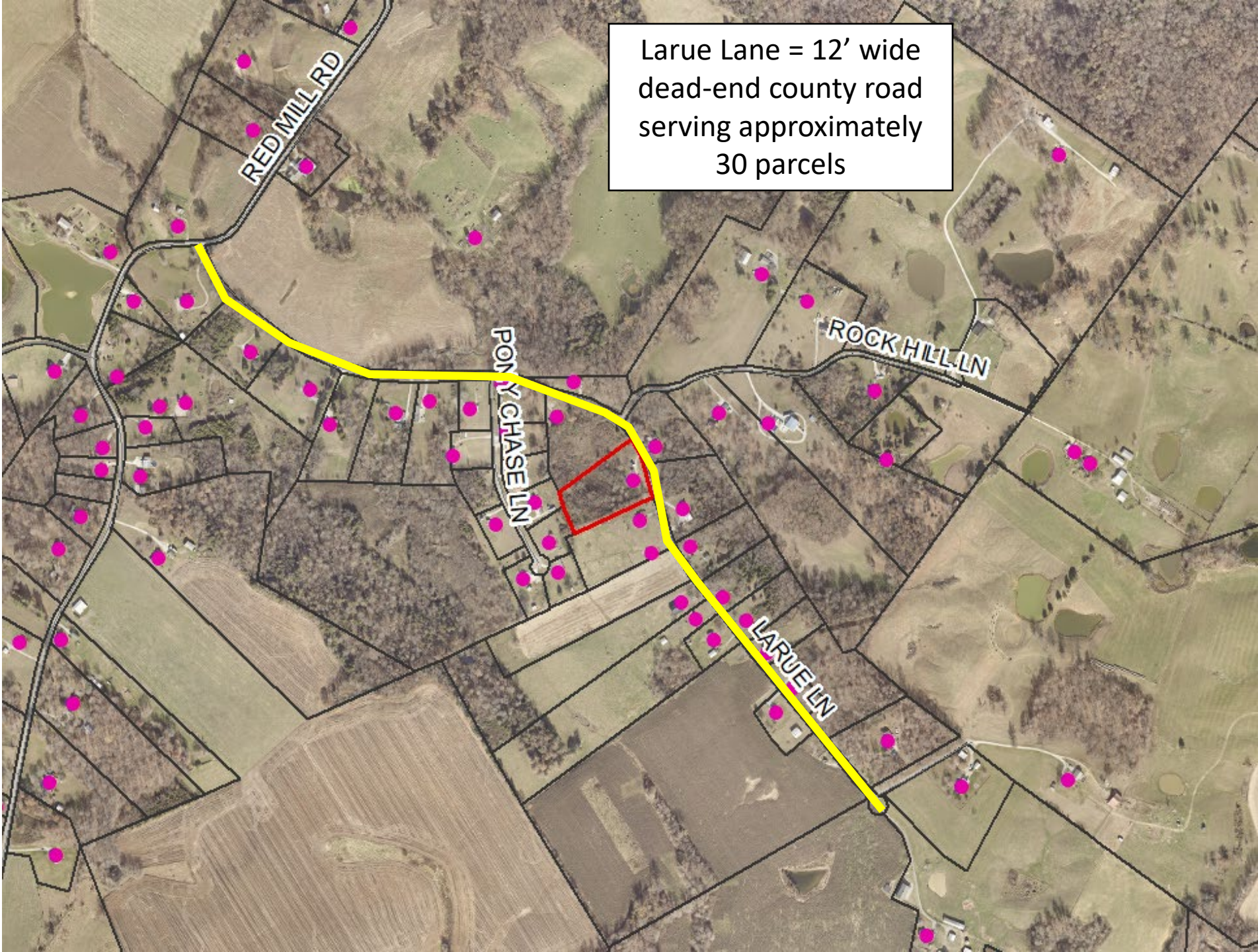


Variance previously approved on 8-18-2016 to reduce the front setback to 50' (70' from the center of the road)



VARIANCE REQUEST
David Colangelo, Lot 2 of Pony Chase on Larue Lane
50' from the Front Property Line for a house, garage & shed

Larue Lane = 12' wide
dead-end county road
serving approximately
30 parcels



491 Larue Ln

Elizabethtown, Kentucky

Google Street View

May 2024 [See more dates](#)

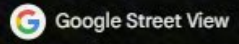
Share



Google Maps

491 Larue Ln

Elizabethtown, Kentucky



May 2024 [See more dates](#)

Share



© 2024 Google



Google Maps

Previous home/porch was
65' from center of road

Porch was approximately
10' x 8'





Character of Area



Findings necessary for Granting Variances

KRS 100.243 and DGS 5-3(B)

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

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

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

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

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

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

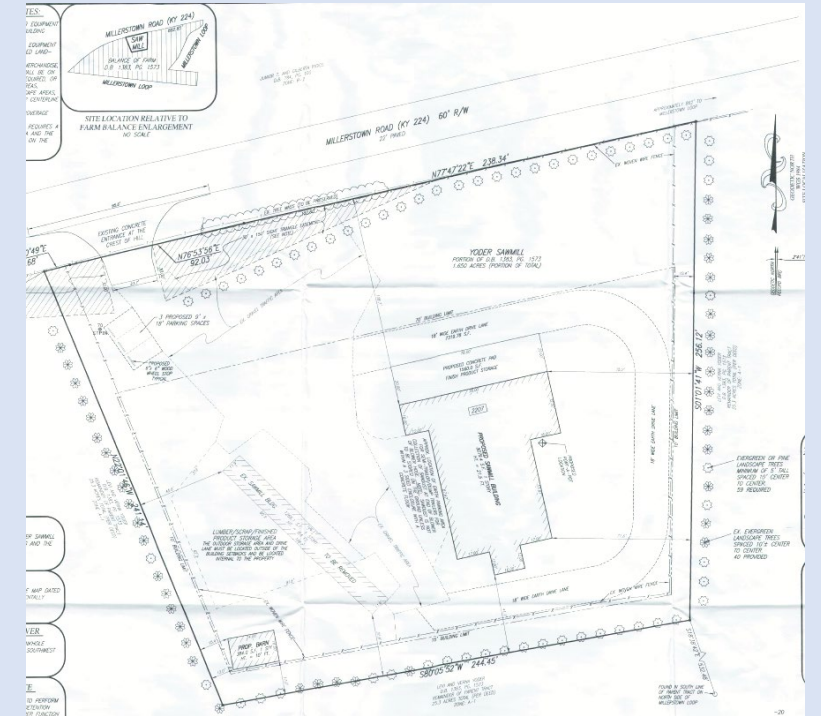
Motion to Approve the proposed Variance :

1. **To allow for a Variance from the front building setback to allow for a 28' x 48' manufactured home with a 10' x 18' covered front porch to be 50' from the center of Larue Lane.**
2. **The porch may be covered but shall not be enclosed.**
3. **All future structures and additions must comply with building setbacks.**
4. **Building and electrical permits must be obtained through the KBC program of our office.**
5. **A Site Plan in compliance with Section 7 of the Zoning Ordinance shall be required.**
6. **A Certificate of Land Use Restrictions shall be recorded in the Office of the Hardin County Clerk.**

OR

Motion to Deny

Owners:
Levi & Verna Yoder



Location A 25.36 acre site located at 2207 Millerstown Road, Upton, KY
Zoned Agricultural (A-1)

Request for an **Amended Conditional Use Permit to continue to allow for a saw mill operation on site**

Initial CUP: August 2019 (1 year)

Second CUP: September 2020 (3 years)

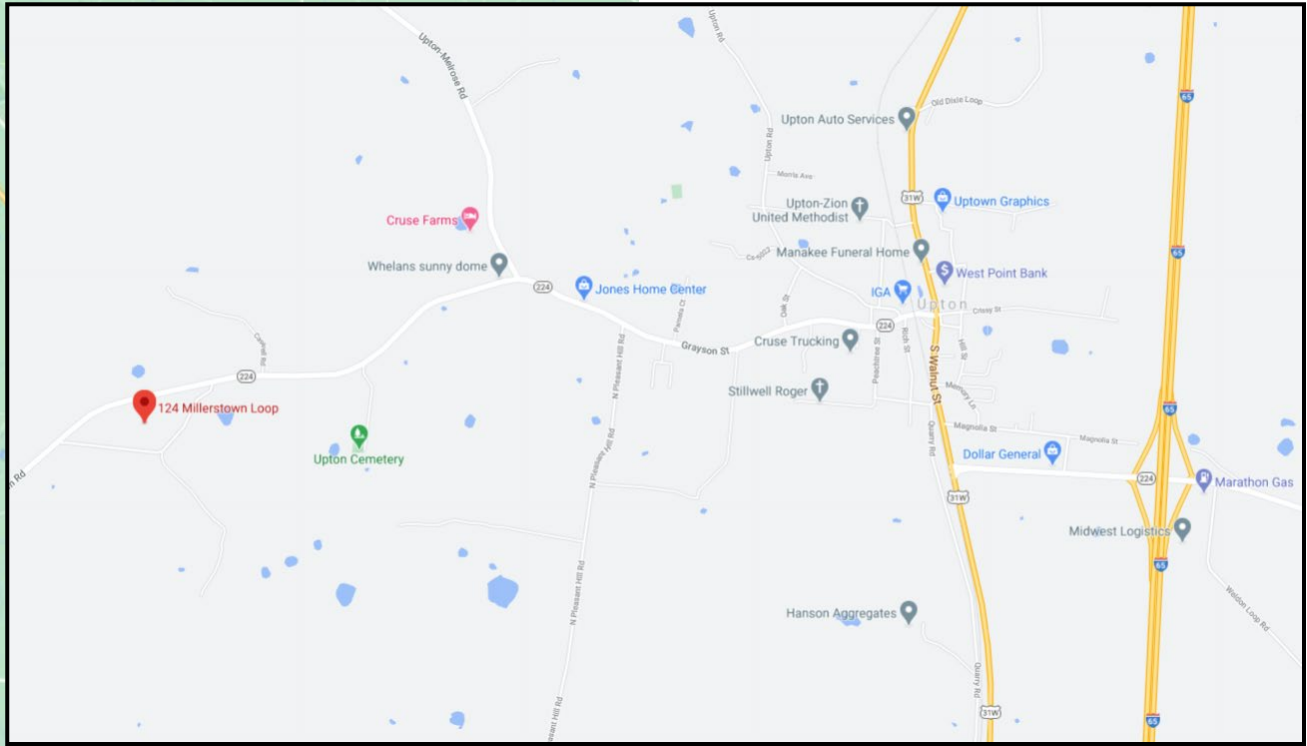
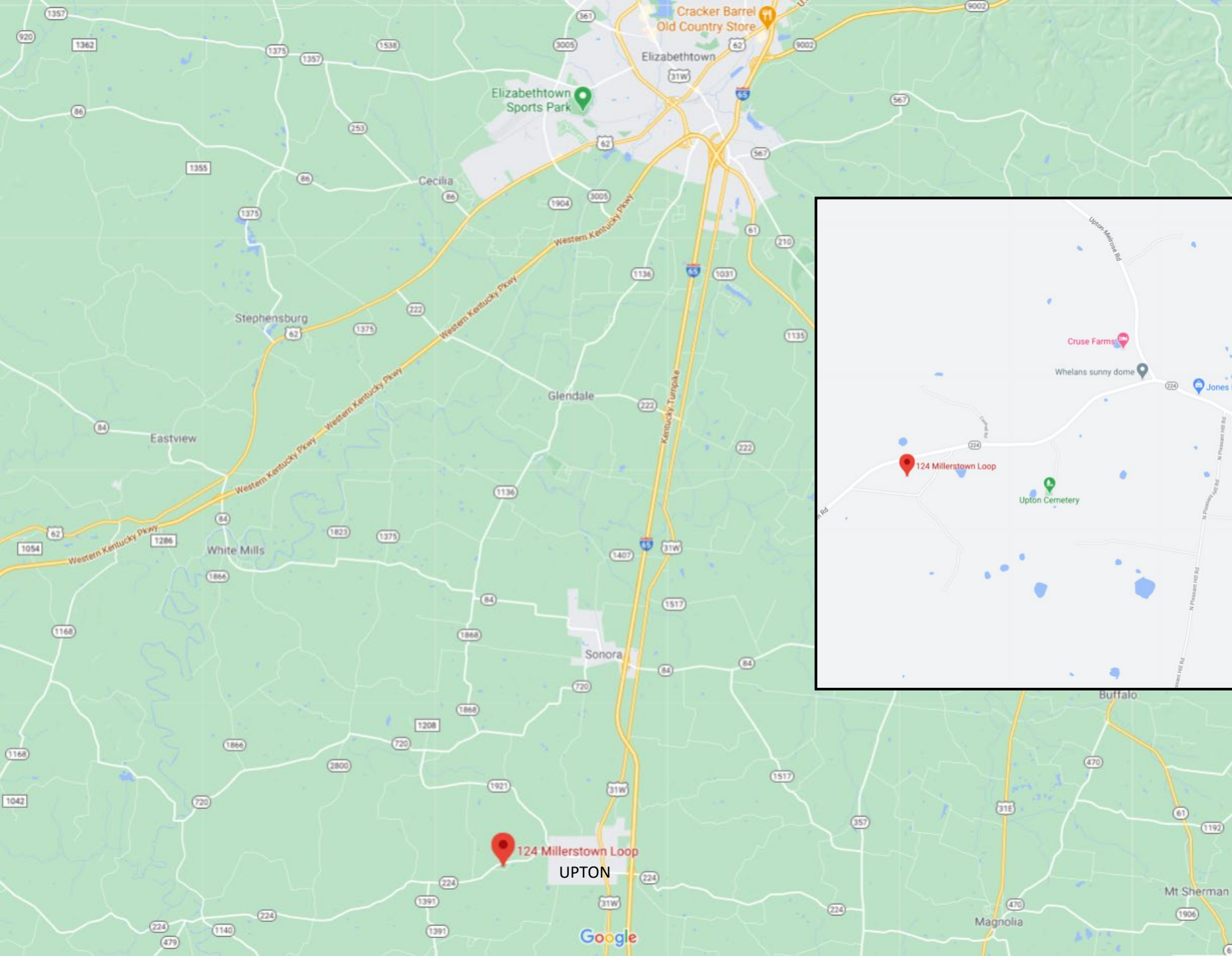
Third CUP: April 2023 (3 years)

2207 Millerstown Road
Amended Conditional Use Permit
SUMMARY REPORT

LISTING OF EXHIBITS

- A. Vicinity Map**
- B. Zoning Map**
- C. Aerial Photos**
- D. Development Plans (2019 & 2022)**
- E. Photographs**
- F. Drone Photos from 2019 & 2021**
- G. Analysis of other Conditional Use Permits for Saw Mills**
- H. Analysis of Land Use Approvals for the Site**
- I. *Comprehensive Development Guide**
- J. *Development Guidance System Ordinance**

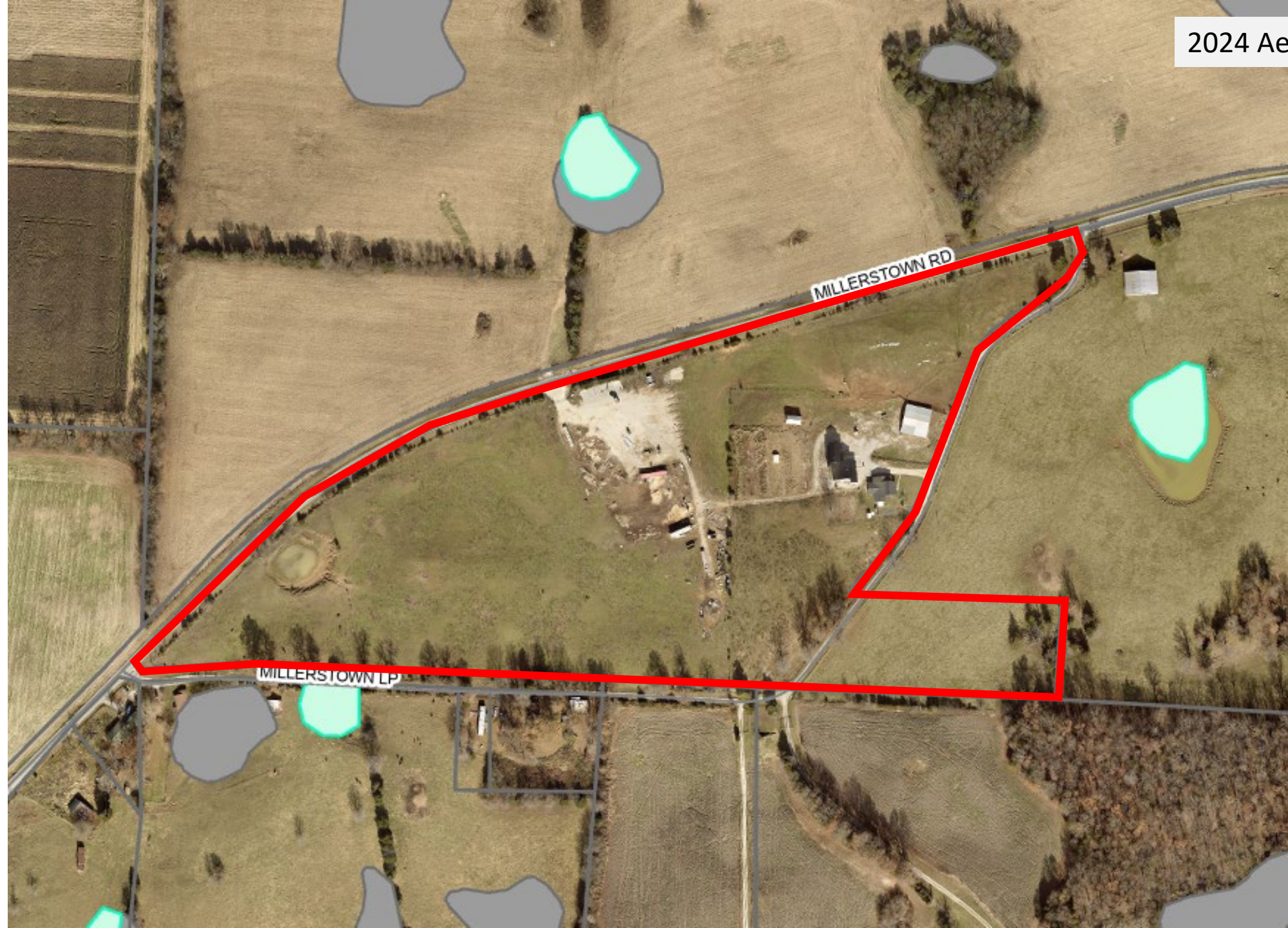
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- MasterZone
- DISTRICT
- A-1
 - B-1
 - B-2
 - C-0
 - C-1
 - C-2
 - I-1
 - I-2
 - IH
 - PD-1
 - R-1
 - R-2
 - R-3
 - R-4



- Parcel2018
- Hardin_Wetlands
- Hardin_100Flood
- streams
- hardin_sinkhole



2023 Aerial



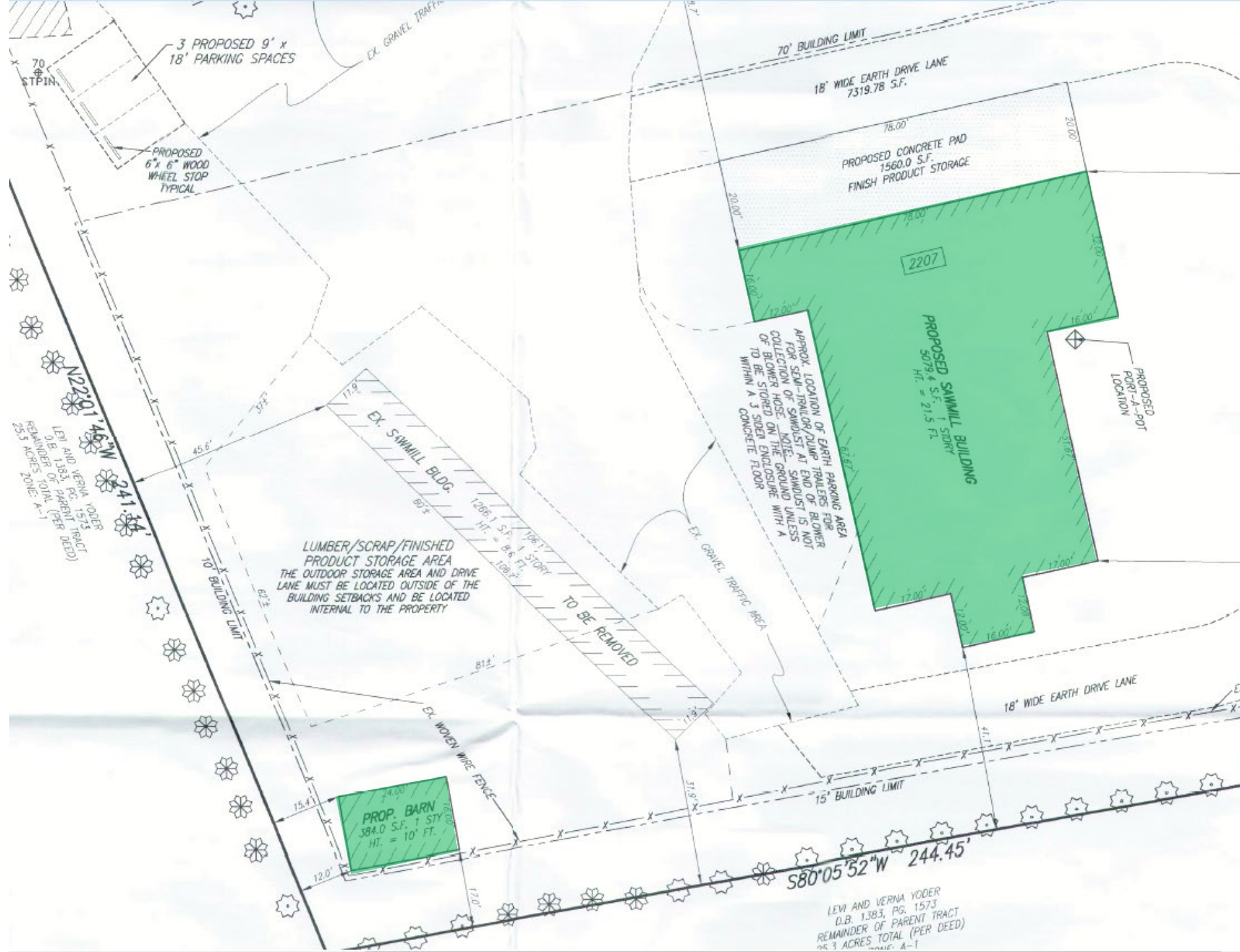
2023 Aerial







Proposed Sawmill & Barn



2019



2019



2021 Drone Photos



Millerstown Road (KY 224)



40'x80' ag building (2025)



















Commercial entrance installed (concrete)



These structures are located within the front building setback and need to be moved



Existing evergreen screening along Millerstown Road (KY 224)

Land Use Approvals for the Site

Permit Date	Owner	PVA Map Number	Type	Zone	Listed Use (Dvpl, Cup, Var, Maps)	Project / Subdivision Name	Request	Site Address	Status
03/30/2026	YODER LEVI & VERNA	177-00-00-033	CONDITIONAL USE PERMIT (AMENDED)	A-1 - AGRICULTURAL ZONE	SAW MILLS	YODER SAW MILL	TO CONTINUE TO ALLOW FOR A SAWMILL OPERATION ON SITE	2207 MILLERSTOWN ROAD, UPTON, KY	PENDING
03/10/2023	YODER LEVI & VERNA	177-00-00-033	CONDITIONAL USE PERMIT (AMENDED)	A-1 - AGRICULTURAL ZONE	SAW MILLS	YODER SAW MILL	TO CONTINUE TO ALLOW FOR THE OPERATION OF A SAW MILL ON SITE	2207 MILLERSTOWN RD, UPTON, KY	APPROVED
06/29/2022	YODER LEVI & VERNA	177-00-00-033	DEVELOPMENT PLAN (AMENDED)	A-1 - AGRICULTURAL ZONE	SAW MILLS	YODER SAWMILL	TO ALLOW FOR THE ADDITION OF ANOTHER SAWMILL BUILDING ON SITE	2207 MILLERSTOWN ROAD, UPTON, KY 42784	APPROVED
08/27/2020	YODER LEVI & VERNA	177-00-00-033	CONDITIONAL USE PERMIT (AMENDED)	R-2 - RURAL RESIDENTIAL ZONE	SAW MILLS	YODER: AGRICULTURAL ZONE (SAW MILL)	TO CONTINUE TO TO ALLOW FOR THE OPERATION OF A SAW MILL ON SITE	124 MILLERSTOWN LOOP UPTON, KY	APPROVED
06/25/2019	YODER LEVI & VERNA	177-00-00-033	DEVELOPMENT PLAN	R-2 - RURAL RESIDENTIAL ZONE	SAW MILLS	YODER: AGRICULTURAL ZONE (SAW MILL)	TO ALLOW FOR THE OPERATION OF A SAW MILL ON SITE	124 MILLERSTOWN LOOP	APPROVED
06/25/2019	YODER LEVI & VERNA	177-00-00-033	CONDITIONAL USE PERMIT	R-2 - RURAL RESIDENTIAL ZONE	SAW MILLS	YODER: AGRICULTURAL ZONE (SAW MILL)	TO ALLOW FOR THE OPERATION OF A SAW MILL ON SITE	124 MILLERSTOWN LOOP	APPROVED
06/21/2019	YODER LEVI & VERNA	177-00-00-033	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	SAW MILLS	YODER: AGRICULTURAL ZONE (SAW MILL)	TO ALLOW FOR THE OPERATION OF A SAW MILL ON SITE	124 MILLERSTOWN LOOP	APPROVED
08/25/2014	LEVI YODER	177-00-00-033	CONDITIONAL USE PERMIT	R-2 - RURAL RESIDENTIAL ZONE	RETAIL SALES OF MERCHANDISE	YODERS VARIETY	TO ALLOW FOR RETAIL SALES OF MERCHANDISE IN THE RURAL RESIDENTIAL ZONE (R-2)	124 MILLERSTOWN LOOP	APPROVED

Other Conditional Use Permits for Saw Mills

Permit Date	Owner	PWA Map Number	Type	Zone	Listed Use (Dypl, Cap, Var, Maps)	Project / Subdivision Name	Request	Site Address	Status
03/30/2026	YODER LEVI & VERNA	177-00-00-033	CONDITIONAL USE PERMIT (AMENDED)	A-1 - AGRICULTURAL ZONE	SAW MILLS	YODER SAW MILL	TO CONTINUE TO ALLOW FOR A SAWMILL OPERATION ON SITE	2207 MILLERSTOWN ROAD, UPTON, KY	PENDING
08/26/2025	GINGERICH MOSES & RACHEL	153-00-00-001.02	CONDITIONAL USE PERMIT (AMENDED)	A-1 - AGRICULTURAL ZONE	SAW MILLS	GINGERICH SAWMILL	TO CONTINUE TO ALLOW FOR A SAWMILL OPERATION ON SITE	1221 AMISH ROAD	APPROVED
09/20/2023	MAST TOBIAS & IVA	174-00-00-004	CONDITIONAL USE PERMIT	R-2 - RURAL RESIDENTIAL ZONE	SAW MILLS	TOBIAS MAST SAWMILL	TO ALLOW FOR A CONDITIONAL USE PERMIT FOR A SAWMILL TO OPERATE ON SITE	101 AMISH RD	APPROVED
09/20/2023	ALBERT & SARAH MILLER	153-00-00-001.01	CONDITIONAL USE PERMIT	R-2 - RURAL RESIDENTIAL ZONE	SAW MILLS	ALBERT MILLER SAWMILL	TO ALLOW FOR A MAP AMENDMENT & CONDITIONAL USE FROM THE R-2 TO THE A-1 ZONE TO ALLOW FOR A SAWMILL TO OPERATE ON SITE	1250 AMISH RD	APPROVED
07/20/2023	GINGERICH AMOS & SARA	153-00-00-001.02	CONDITIONAL USE PERMIT	R-2 - RURAL RESIDENTIAL ZONE	SAW MILLS	GINGERICH SAWMILL	TO ALLOW FOR A SAWMILL TO OPERATE ON SITE	1221 AMISH ROAD	APPROVED
03/10/2023	YODER LEVI & VERNA	177-00-00-033	CONDITIONAL USE PERMIT (AMENDED)	A-1 - AGRICULTURAL ZONE	SAW MILLS	YODER SAW MILL	TO CONTINUE TO ALLOW FOR THE OPERATION OF A SAW MILL ON SITE	2207 MILLERSTOWN RD, UPTON, KY	APPROVED
08/27/2020	YODER LEVI & VERNA	177-00-00-033	CONDITIONAL USE PERMIT (AMENDED)	R-2 - RURAL RESIDENTIAL ZONE	SAW MILLS	YODER: AGRICULTURAL ZONE (SAW MILL)	TO CONTINUE TO TO ALLOW FOR THE OPERATION OF A SAW MILL ON SITE	124 MILLERSTOWN LOOP UPTON, KY	APPROVED
08/27/2020	D&T LOG AND LUMBER LLC	060-00-00-006	CONDITIONAL USE PERMIT (AMENDED)	I-1 - LIGHT INDUSTRY ZONE	SAW MILLS	D & T LOG AND LUMBER LLC	TO CONTINUE TO ALLOW FOR THE OPERATION OF A SAW MILL	16508 LEITCHFIELD RD BIG CLIFTY, KY	APPROVED
06/25/2019	YODER LEVI & VERNA	177-00-00-033	CONDITIONAL USE PERMIT	R-2 - RURAL RESIDENTIAL ZONE	SAW MILLS	YODER: AGRICULTURAL ZONE (SAW MILL)	TO ALLOW FOR THE OPERATION OF A SAW MILL ON SITE	124 MILLERSTOWN LOOP	APPROVED
05/17/2017	D&T LOG AND LUMBER LLC	060-00-00-006	CONDITIONAL USE PERMIT	I-1 - LIGHT INDUSTRY ZONE	SAW MILLS	D & T LOG AND LUMBER LLC	TO ALLOW FOR THE OPERATION OF A SAW MILL	16508 LEITCHFIELD RD	APPROVED
09/10/2013	HENRY & SUSIE MILLER	174-00-00-015.02	CONDITIONAL USE PERMIT	A-1 - AGRICULTURAL ZONE	SAW MILLS	MILLER SAW MILL	TO OPERATE A SAW MILL	11910 NEW GLENDALE ROAD	APPROVED
04/22/2014	MISSOURI WALNUT C/O STAN SMITH	060-00-00-006	CONDITIONAL USE PERMIT (AMENDED)	R-2 - RURAL RESIDENTIAL ZONE	SAW MILLS	SAW MILL EXPANSION /	TO ALLOW THE EXISTING SAW MILL TO EXPAND FOR LOG STORAGE	16508 LEITCHFIELD ROAD	WITHDRAWN
11/14/2013	HONG HONG CHEN AND STAN SMITH	060-00-00-006	CONDITIONAL USE PERMIT	R-2 - RURAL RESIDENTIAL ZONE	SAW MILLS	MISSOURI WALNUT, LLC /	SAW MILL	16508 LEITCHFIELD ROAD	APPROVED
01/12/2010	LAHOMA & DEAN GRAY	021-00-00-004.04	CONDITIONAL USE PERMIT	A-1 - AGRICULTURAL ZONE	SAW MILLS	J & J LUMBER, LLC - SAW MILL / HISER SUBDIVISION, LOT 1	TO OPERATE A SAW MILL IN AN AGRICULTURAL ZONE	16165 SALT RIVER ROAD (KY 920)	APPROVED

Records 1 to 14 (of 14)



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.

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

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

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 shall allow for a Saw Mill operation on a 1.650 acre portion of the 25.36 acre farm. Any expansion outside of the existing fenced area shall require an Amended Conditional Use Permit.
2. An encroachment permit for a concrete, Commercial Entrance shall be required from the KY Transportation Cabinet and is installed.
3. Adequate parking areas must be designated on the Development Plan along with an area provided for semi-trucks to turn around.
4. A port-a-pot must be maintained on site with a contract provided to the Planning Commission.
5. The lumber and finished products shall be stored in the designated area only and shall not inhibit the growth of the required screening.
6. Evergreen trees shall be required on all 4 sides of the operation planted 5' tall and 10' on center to screen the activity.
7. The applicants shall be responsible for dust control on site of the sawdust and gravel areas. The gravel areas must be watered down as needed to minimize the amount of dust. An enclosed semi-trailer shall be used for sawdust storage. The area directly west of the mill must be screened with a solid fence to help contain excess dust and waste.
8. No open fires shall be allowed on site in conjunction with the Saw Mill operation.
9. The Hours of Operation shall be 8AM to 5:30PM Monday – Friday, with no operations on Saturday or Sunday.
10. This Conditional Use Permit is issued to the current property owners, Levi & Verna Yoder and shall expire if the property is transferred.
11. The Conditional Use Permit is valid for _____ years. After which time, a renewal hearing must be held before the Board of Adjustment.
12. An Erosion & Sediment Control Plan using Best Management Practices shall be required that complies with the County's Ordinance and be approved by the County Engineer.
13. The operation of the Saw Mill shall be performed in accordance with all applicable County, State and Federal rules and regulations.
14. A Development Plan prepared by a Licensed Surveyor or Engineer shall be required.
15. A Certificate of Land Use Restrictions shall be Recorded in the Office of the Hardin County Clerk.

Owner: James Tyler
Applicant: Dino Zambelli

Location A 5.760 acre site located at on the east side of Quail Hollow Road, Elizabethtown, KY known as Lot 78 of Quail Hollow

Zoned Residential Estate (R-3)



Requesting a **Variance from the front building setback along Quail Hollow Road for a proposed home, garage, and shop building.**

Quail Hollow Road

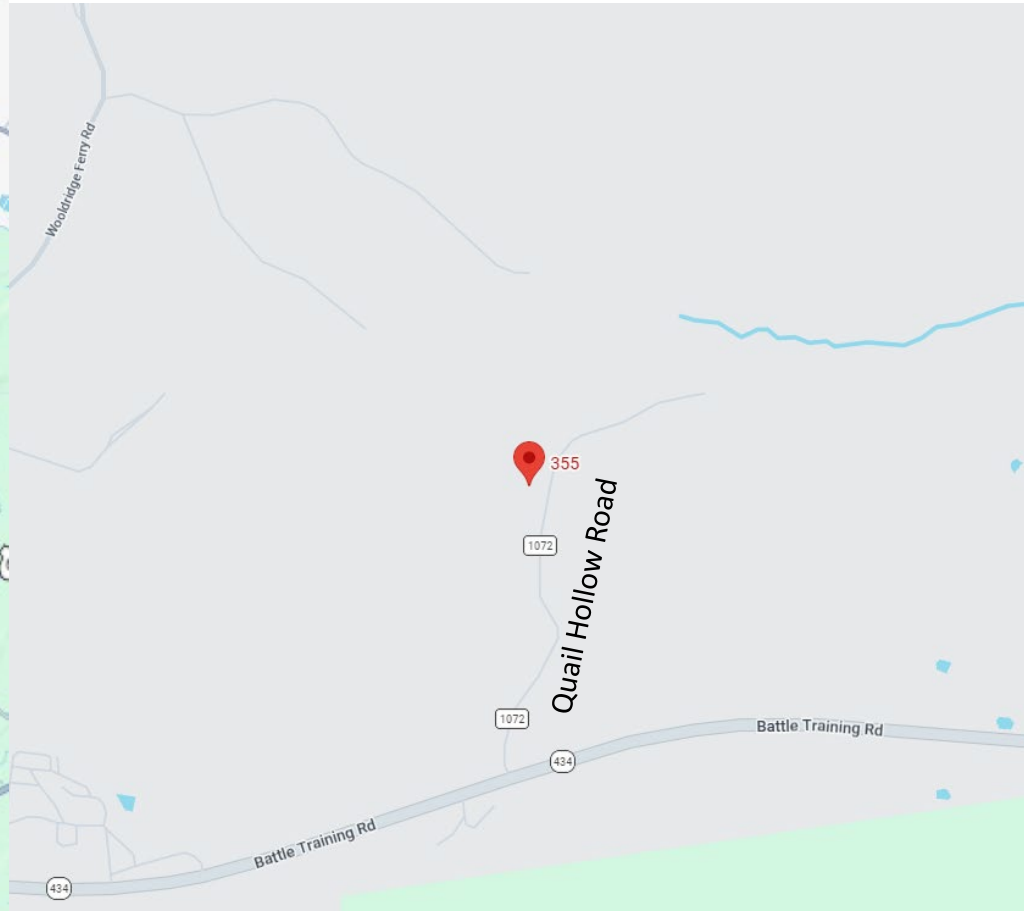
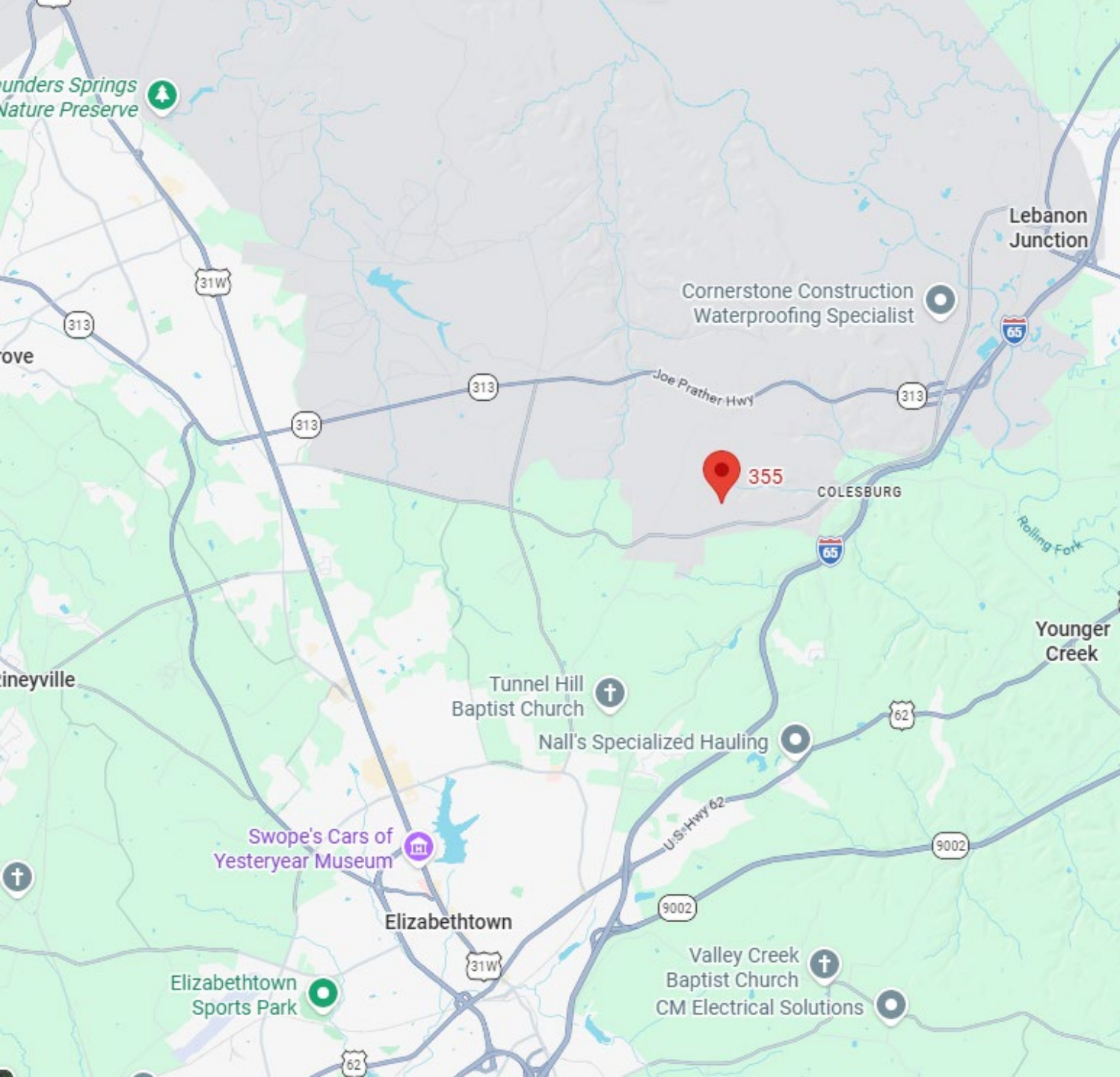
Variance

SUMMARY REPORT

LISTING OF EXHIBITS

- A. Vicinity Map**
- B. Zoning Map**
- C. Environmental Features**
- D. Record Plat of Quail Hollow Subdivision (1979)**
- E. Site Plan**
- F. Photos of the Site**
- G. Character of the Area**
- H. Topography Maps of the Site**
- I. Analysis of Variances within the KY 313 Corridor**
- J. *Comprehensive Development Guide**
- K. *Development Guidance System Ordinance**

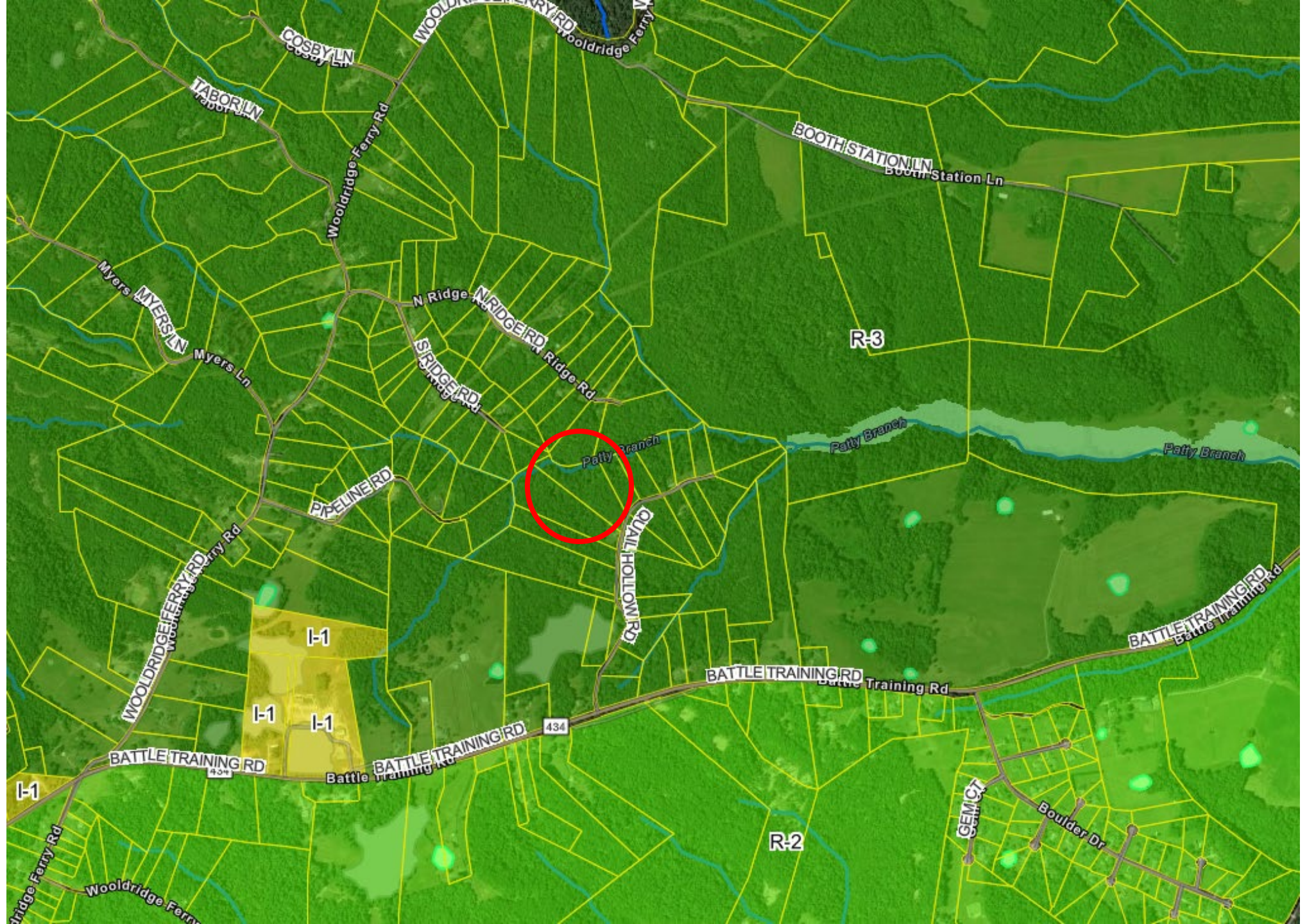
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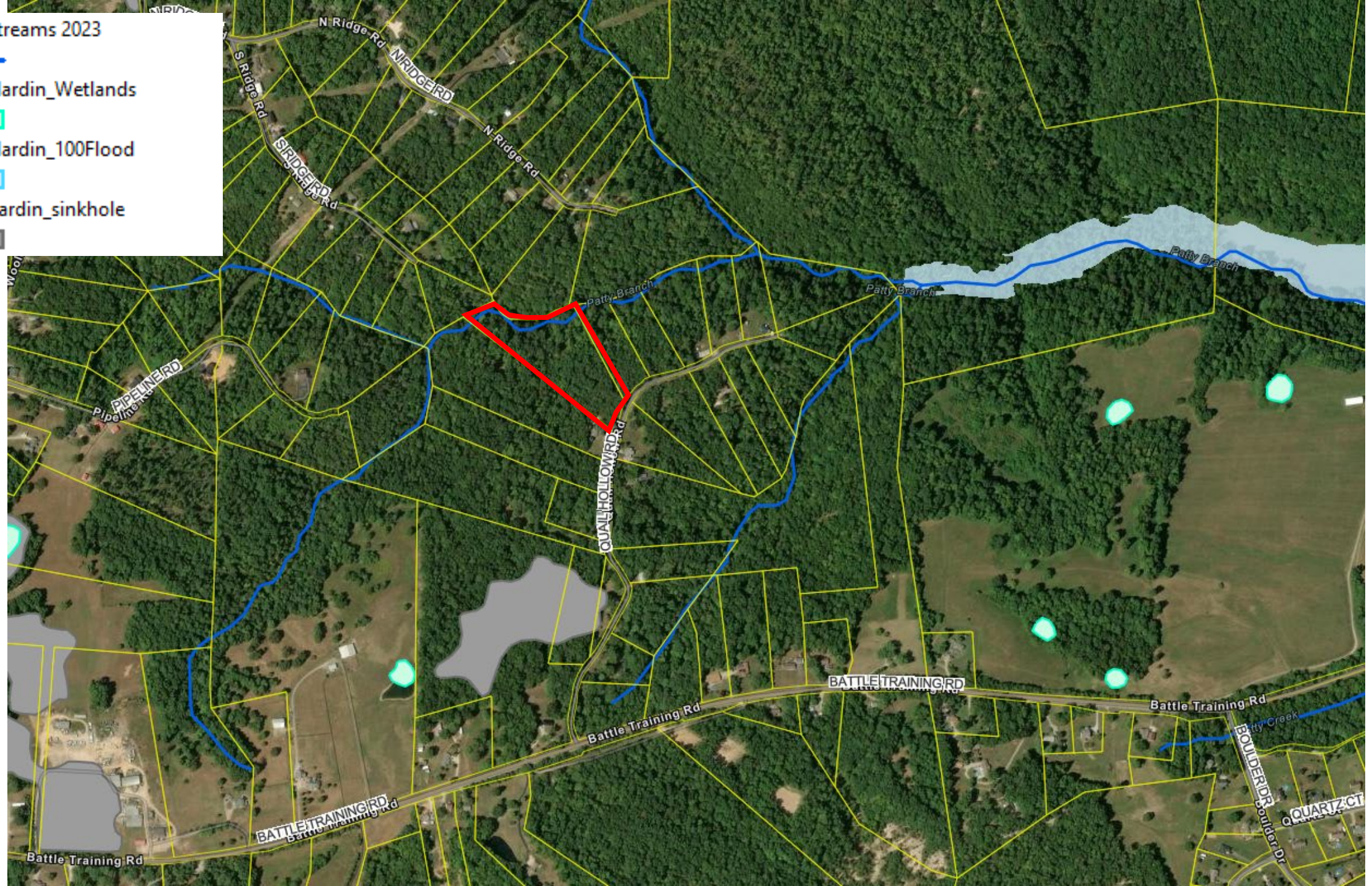
MasterZone

DISTRICT

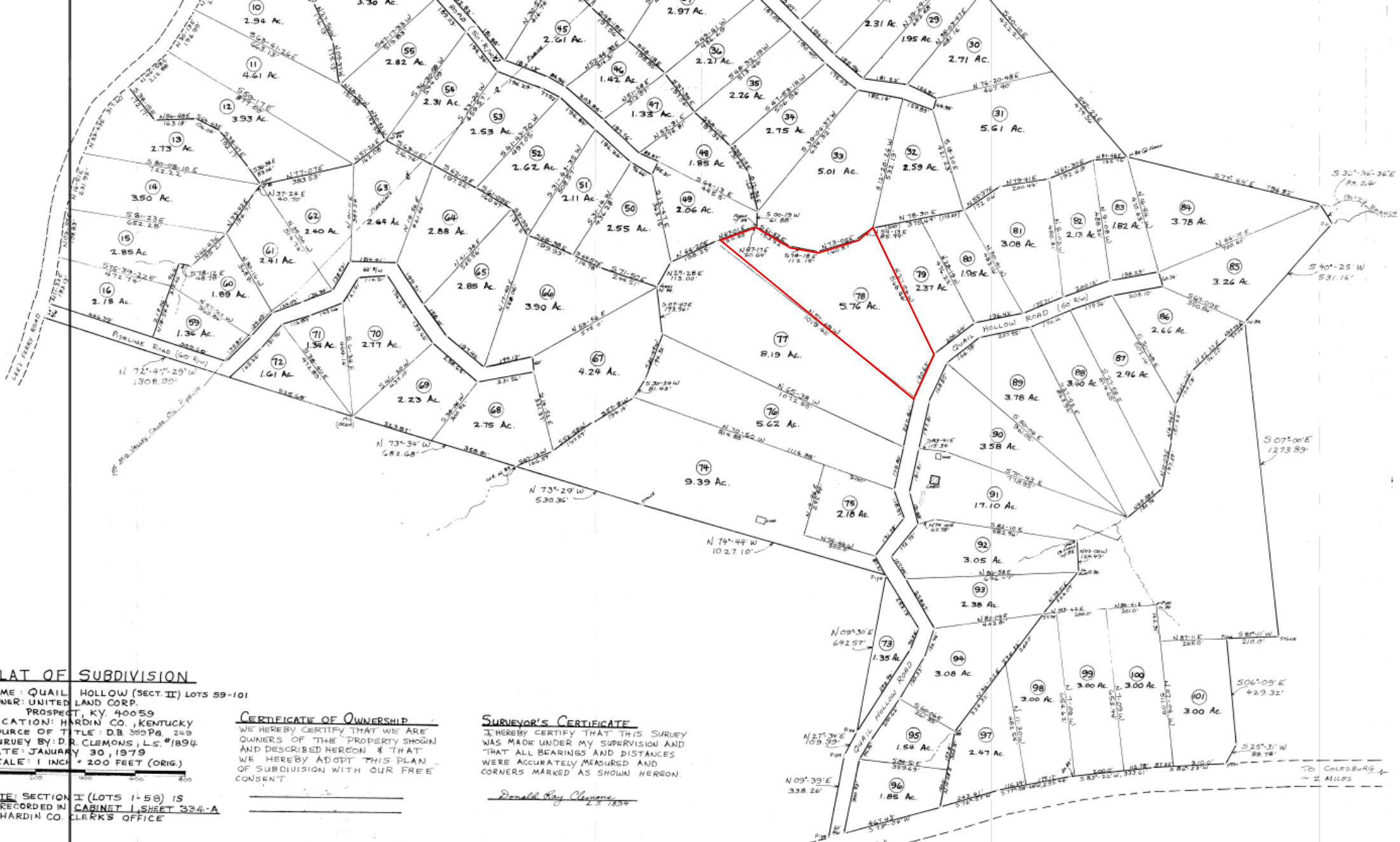
- A-1
- B-1
- B-2
- C-0
- C-1
- C-2
- I-1
- I-2
- IH
- PD-1
- R-1
- R-2
- R-3
- R-4



- Streams 2023
- Hardin_Wetlands
- Hardin_100Flood
- hardin_sinkhole



1979



PLAT OF SUBDIVISION

NAME: QUAIL HOLLOW (SECT. II) LOTS 59-101
 OWNER: UNITED LAND CORP.
 PROSPECT, KY. 40059
 LOCATION: HARDIN CO., KENTUCKY
 SOURCE OF TITLE: DB 350Pg. 249
 SURVEY BY: D.R. CLEMONS, L.S. #1894
 DATE: JANUARY 30, 1979
 SCALE: 1 INCH = 200 FEET (ORIG.)

NOTE: SECTION I (LOTS 1-58) IS
 RECORDED IN CABINET I SHEET 324-A
 HARDIN CO. CLARK'S OFFICE

CERTIFICATE OF OWNERSHIP
 WE HEREBY CERTIFY THAT WE ARE
 OWNERS OF THE PROPERTY SHOWN
 AND DESCRIBED HEREON & THAT
 WE HEREBY ADAPT THIS PLAN
 OF SUBDIVISION WITH OUR FREE
 CONSENT.

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THIS SURVEY
 WAS MADE UNDER MY SUPERVISION AND
 THAT ALL BEARINGS AND DISTANCES
 WERE ACCURATELY MEASURED AND
 CORNERS MARKED AS SHOWN HEREON.

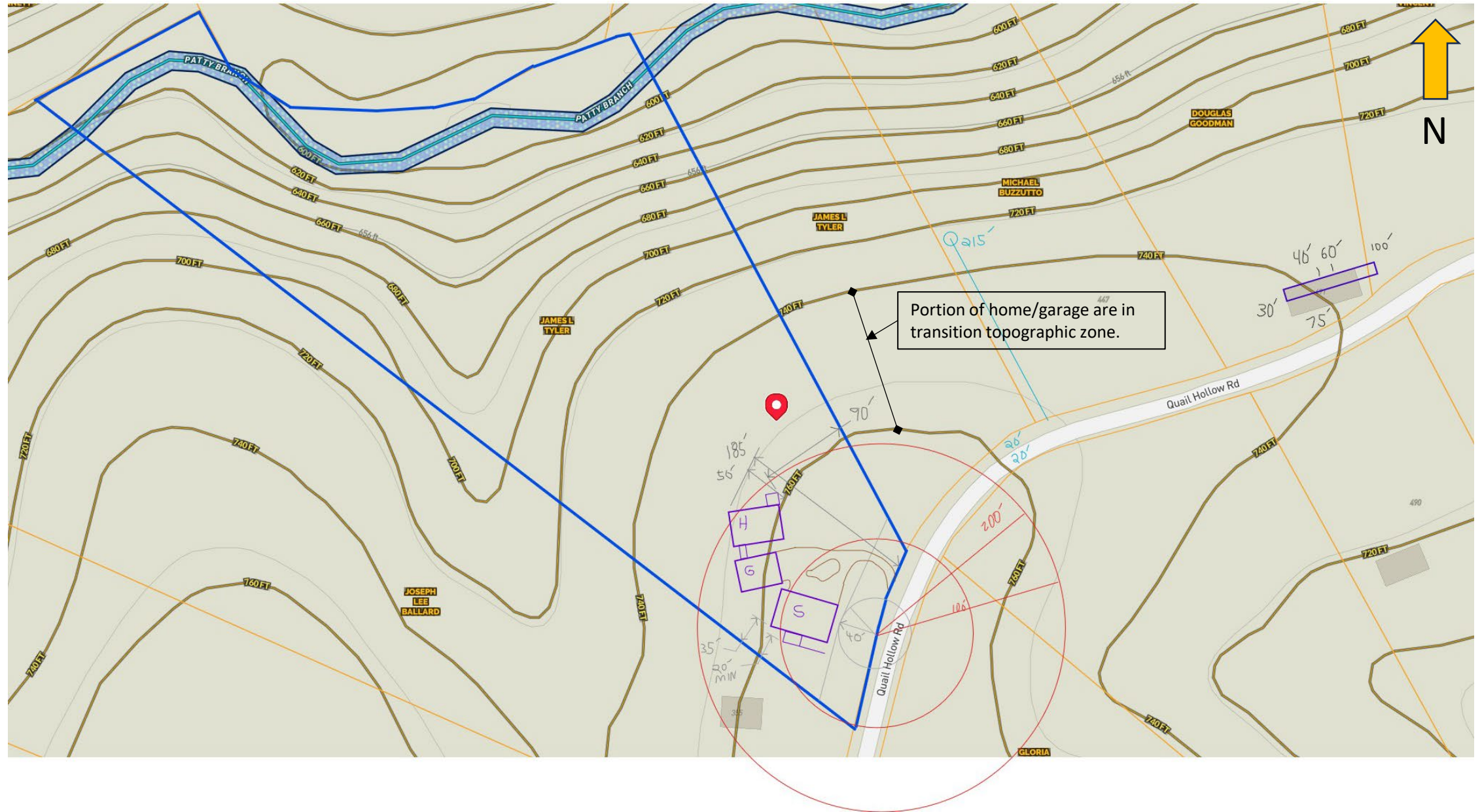
Donald Ray Clemens
 L.S. 1854

EASEMENTS

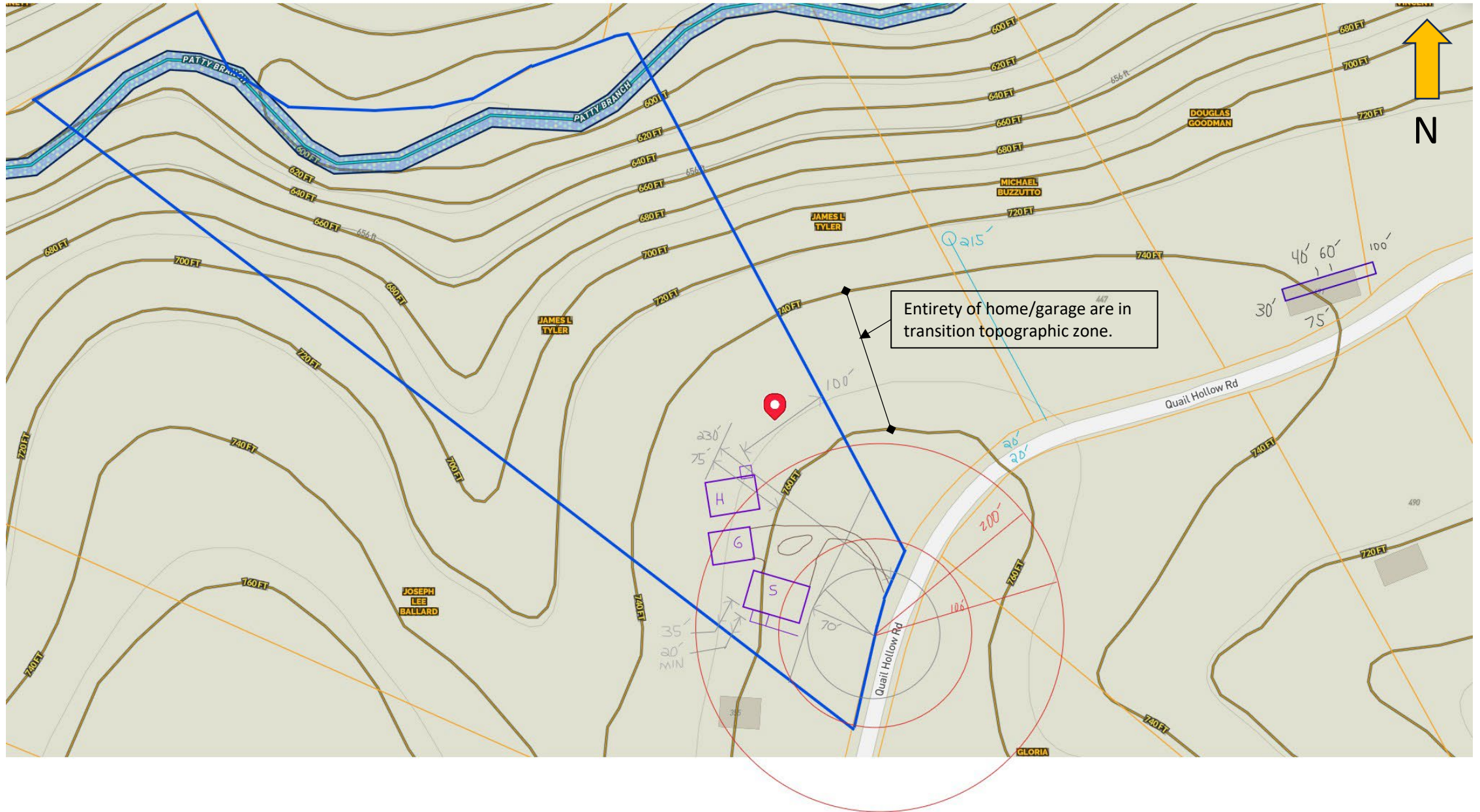
EASEMENTS ARE RESERVED ALONG AND WITHIN 10 FEET OF THE REAR LINE, FRONT LINE AND
 SIDE LINES OF ANY LOT IN THIS SUBDIVISION AND PERPETUAL MAINTENANCE OF SIDEWALKS,
 CURBS, GUTTERS, AND YARD LIGHTS SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE
 LOT TO WHICH THEY ARE ATTACHED. THE OWNER OF ANY LOT SHALL BE RESPONSIBLE FOR
 THE MAINTENANCE OF ANY UTILITY LINES, WATER MAINS, SANITARY LINES, GAS LINES,
 AND OTHER UTILITIES WHICH MAY BE LOCATED ON OR OVER ANY LOT IN THIS SUBDIVISION
 AND SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ANY UTILITY LINES, WATER MAINS,
 SANITARY LINES, GAS LINES, AND OTHER UTILITIES WHICH MAY BE LOCATED ON OR OVER
 ANY LOT IN THIS SUBDIVISION. THE OWNER OF ANY LOT SHALL BE RESPONSIBLE FOR THE
 MAINTENANCE OF ANY UTILITY LINES, WATER MAINS, SANITARY LINES, GAS LINES, AND
 OTHER UTILITIES WHICH MAY BE LOCATED ON OR OVER ANY LOT IN THIS SUBDIVISION.
 THE OWNER OF ANY LOT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ANY UTILITY
 LINES, WATER MAINS, SANITARY LINES, GAS LINES, AND OTHER UTILITIES WHICH MAY
 BE LOCATED ON OR OVER ANY LOT IN THIS SUBDIVISION.

To COLESBURG
 ~ 2 MILES

Site Plan with contours – Attached shop is 40' from front property line, house and garage are 100' + from property line



Site plan showing compliance with 70' front setback – house in garage in topographical area



Quail Hollow Rd, Elizabethtown, KY, 42701

Parcel 78 – 5.76ac, Parcel id **240-00-01-078**

Land Issue:

Parcel was re-zoned in 1995 as R3 (300' road frontage, 70ft setback + 20ft road easement to CL(Road centerline) and 10ac min). This area was deemed the special "313 corridor".

A formal deviation is requested:

In order to build our homestead with existing poor negative topography in the NW direction of property, we request a frontal set back deviation: from existing 70ft (R3) to 40ft, matching a R1 status.
Request is NOT to change R3 to R1.

Map legend:

H = Home (36ft x 52ft)

G = Garage (33ft x 42ft) attached to home via breeze-way.

S = Shop/garage (40ft x 60ft) (If topography allows – also attached to garage via breeze-way)

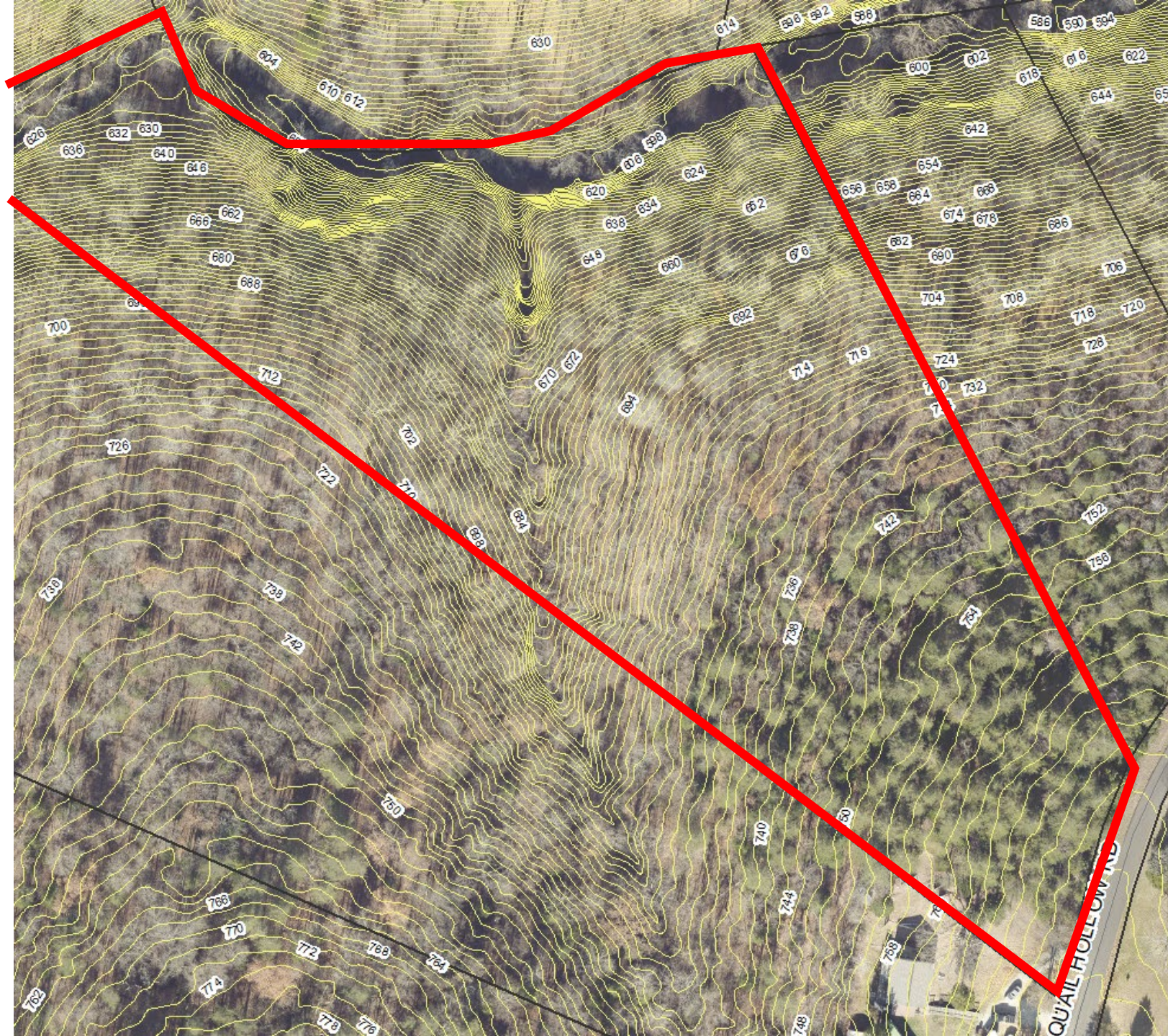
Construction:

H = barndominium type (Post frame) – topography may warrant wall/footing foundation. Wall height = 18ft. 1,872 SF, 5/12P

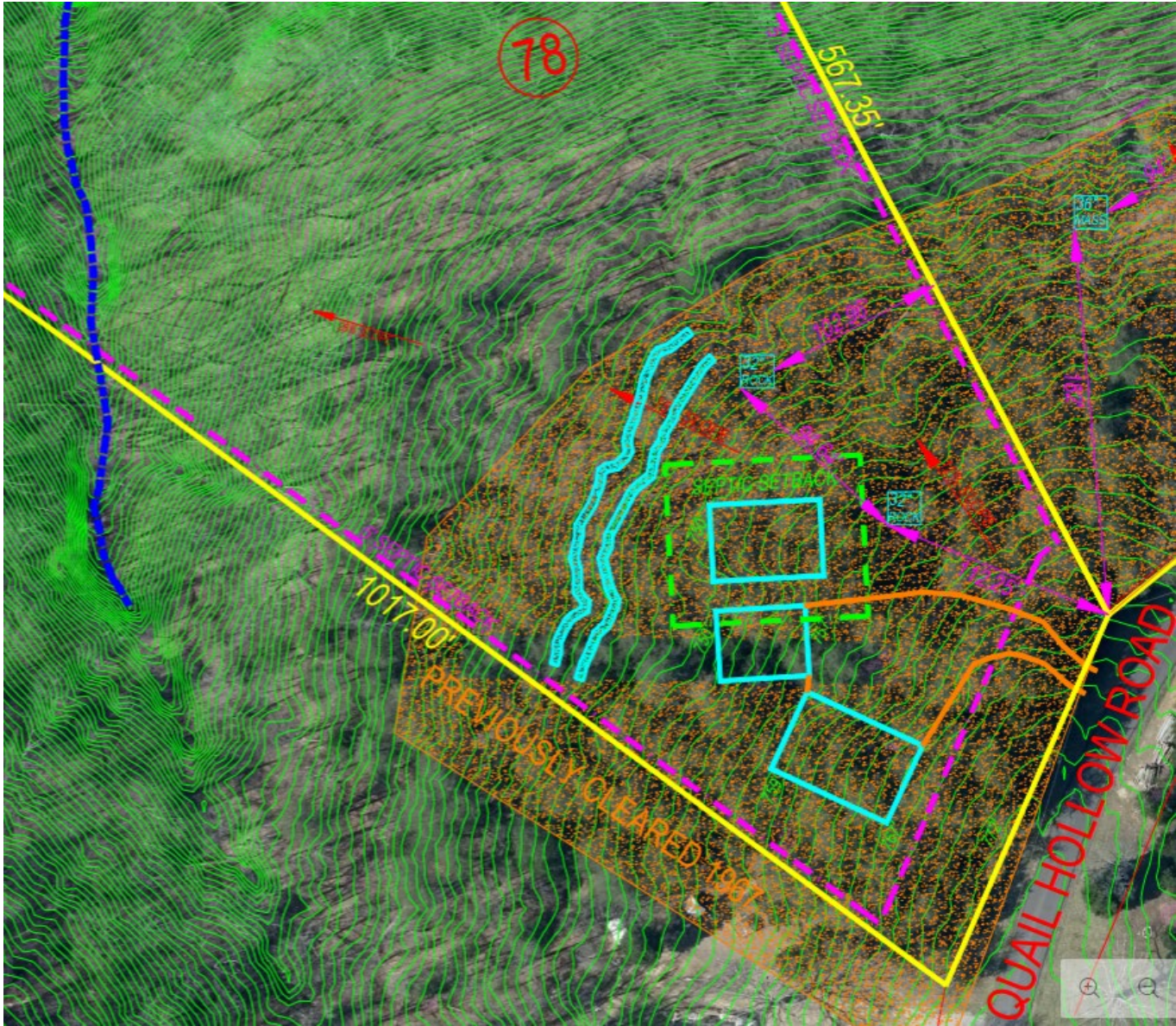
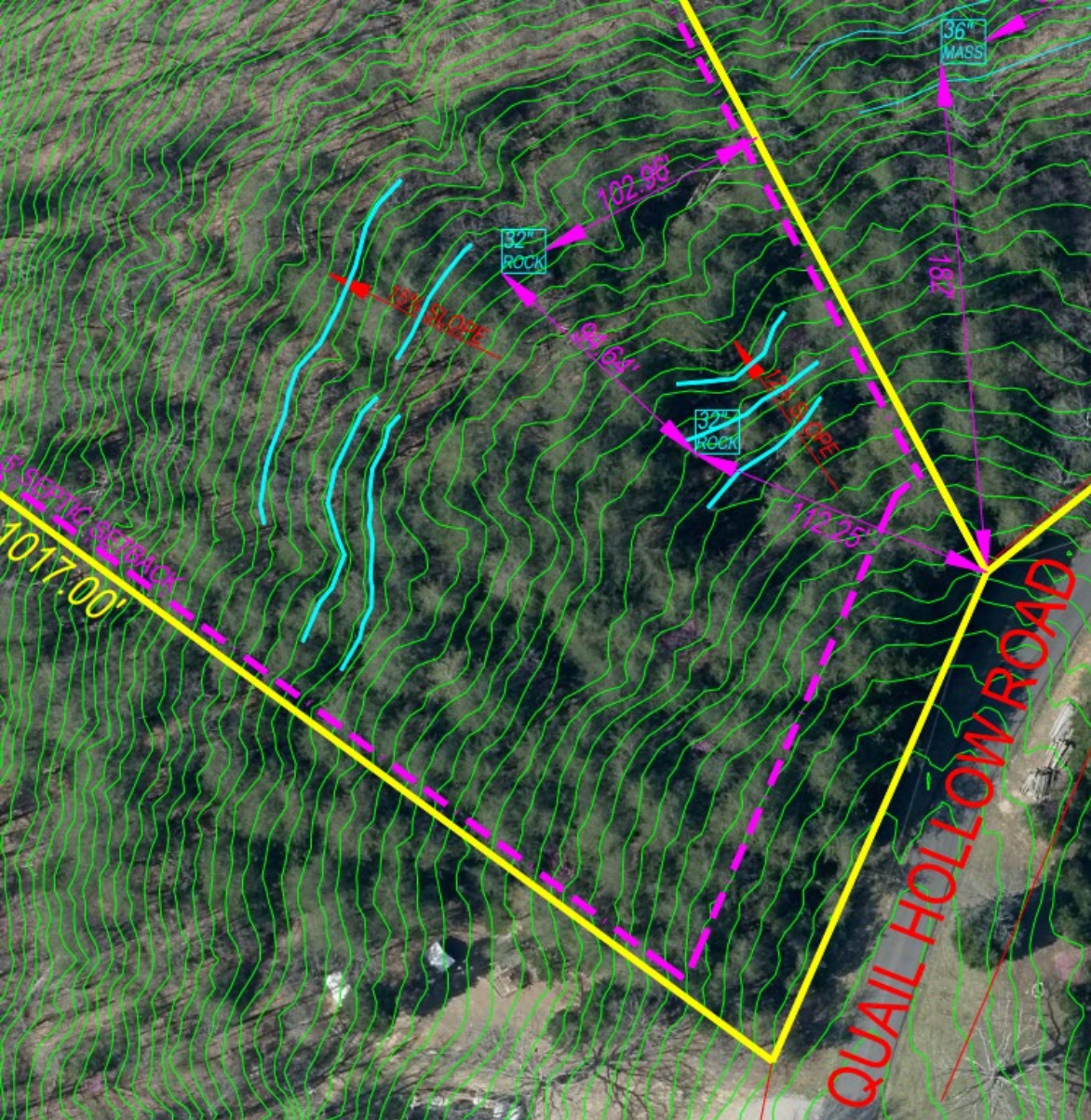
G = barndominium type (Post frame) – topography may warrant wall/footing foundation. Wall height = 10ft. 1,386 SF, 6/12P

S = barndominium type (Post frame) – topography should allow column footing foundation. Wall height = 16ft. 2,400 SF, 5/12P

2' contours



Exhibits from the Septic Installer



Photos




← 355 Quail Hollow Rd 🔍 ✕

↶ Share ✕

551 Co Rd 1072

Elizabethtown, Kentucky

 Google Street View

May 2024

© 2024 Google

© 2024 Google

Co Rd 1072

Google Maps




← 355 Quail Hollow Rd 🔍 ✕

↶ Share ✕

551 Co Rd 1072

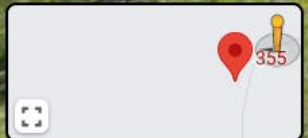
Elizabethtown, Kentucky

 Google Street View

May 2024

Quail Hollow Rd

Google Maps



Quail Hollow Road = Dead end county road
40' right-of-way, 17' pavement width



Character of Area
Most structures do not meet 90' to center of road
Requirement



07/06/2009	JOHNNY AND MELINDA THOMPSON	VARIANCE	12. KENTUCKY 313 CORRIDOR		FRONT AND REAR SETBACK LINES / QUAIL HOLLOW LOT 8	RELIEF FROM THE FRONT SETBACK LINE AND REAR SETBACK LINE	NORTH RIDGE ROAD	APPROVED
07/22/2009	GARY FOSTER	VARIANCE	12. KENTUCKY 313 CORRIDOR		FRONT SETBACK LINE / QUAIL HOLLOW	RELIEF FROM 70' FRONT SETBACK LINE TO ACCOMMODATE A PROPOSED SITE BUILT HOME	92 S. RIDGE ROAD	APPROVED
04/15/2010	CROWN COMMUNICATIONS	VARIANCE	12. KENTUCKY 313 CORRIDOR		JOE PRATHER CELL SITE /	RELIEF FROM THE 172' FRONT AND REAR BUILDING LIMITS FOR VERIZON WIRELESS PREFABRICATED RADIO EQUIPMENT BUILDING (11'-6" x 30')	7891 SHEPHERDSVILLE ROAD (KY 251)	APPROVED
07/15/2010	GOHMANN ASPHALT & CONSTRUCTION, INC. C/O MIKE KOPP	VARIANCE	12. KENTUCKY 313 CORRIDOR	I-2 - HEAVY INDUSTRY ZONE	FRONT SETBACK - GOHMANN ASPHALT /	RELIEF FROM THE FRONT SETBACK LINE TO ACCOMMODATE THE EXISTING EQUIPMENT BUILDING	2776 BATTLE TRAINING ROAD (KY 434)	APPROVED
08/16/2011	SCHULTZ DAVID M & KELLI	VARIANCE	12. KENTUCKY 313 CORRIDOR		GOODIN MINI STORAGE / BATTLE HEIGHTS SUBDIVISION, LOT 6A	REDUCE B/L ALONG KY 434 TO ACCOMMODATE THE STORAGE BUILDING (30'X125') THAT WAS CONSTRUCTED IN 2001	3060 BATTLE TRAINING ROAD (KY 434)	APPROVED
10/04/2012	BRYAN MANIS	VARIANCE	12. KENTUCKY 313 CORRIDOR	R-3 - RESIDENTIAL ESTATE ZONE	FRONT SETBACK / VALLEYDALE SUBDIVISION, SECTION 2, LOT 34	RELIEF FOR THE FRONT BUILDING SET BACK LINE FOR A PROPOSED DWELLING	WOOLRIDGE FERRY ROAD	APPROVED
06/17/2016	DAVIS BELINDA & CHARLES R	VARIANCE	12. KENTUCKY 313 CORRIDOR	R-3 - RESIDENTIAL ESTATE ZONE		TO ALLOW FOR THE CONSTRUCTION OF A 28'X28' ADDITION WITH A WALK OUT BASEMENT	3485 WOOLDRIDGE FERRY ROAD	APPROVED
02/28/2018	DAN YARBERRY	VARIANCE	12. KENTUCKY 313 CORRIDOR	R-3 - RESIDENTIAL ESTATE ZONE	SYCAMORE BEND, SECTION 1, LOT 24	A VARIANCE FROM THE FRONT SETBACK LINE FOR A PROPOSED 16 X 66 MANUFACTURED HOME	107 SYCAMORE TRACE	APPROVED
08/02/2019	PADGETT GARY	VARIANCE	12. KENTUCKY 313 CORRIDOR	R-3 - RESIDENTIAL ESTATE ZONE	QUAIL HOLLOW, LOT 8	TO ALLOW FOR VARIANCE FROM THE FRONT BUILDING SETBACK ALONG NORTH RIDGE ROAD FOR A PROPOSED SHED	15 N RIDGE RD	APPROVED

Variations from setbacks in the KY 313 Corridor

25 Total: 24 Approved, 1 Pending

05/04/2020	RAY GEORGE E & ARGELIS C	VARIANCE	12. KENTUCKY 313 CORRIDOR	R-3 - RESIDENTIAL ESTATE ZONE	SYCAMORE BEND, LOT 8A #1	VARIANCE FROM THE FRONT SETBACK TO ALLOW FOR THE CONSTRUCTION OF A 30'X30' GARAGE	50 DEERFIELD CT., ELIZABETHTOWN, KY	APPROVED
07/20/2020	HALCHISHICK STEVEN & RHONDA K	VARIANCE	12. KENTUCKY 313 CORRIDOR	R-3 - RESIDENTIAL ESTATE ZONE	RESERVATION FARM LOT 5	VARIANCE FROM THE FRONT AND SIDE BUILDING SETBACK TO ALLOW FOR A 30'X62' POLE BARN	6402 WOOLDRIDGE FERRY RD	APPROVED
05/26/2021	UNDERDONK HEATHER M & CHAD	VARIANCE	12. KENTUCKY 313 CORRIDOR	R-3 - RESIDENTIAL ESTATE ZONE	VALLEYDALE SUBDIVISION, LOT 18	TO ALLOW FOR VARIANCE FROM THE FRONT & SIDE BUILDING SETBACKS TO ACCOMMODATE A PROPOSED DWELLING AND DETACHED GARAGE	MYERS LANE, ELIZABETHTOWN, KY	APPROVED
01/31/2022	DAVIS NANCY	VARIANCE	12. KENTUCKY 313 CORRIDOR	R-3 - RESIDENTIAL ESTATE ZONE	DAVIS 6'x12' FRONT PORCH - NALL LINCOLN SUBDIVISION, SECTION 1, LOT 40A	FROM THE FRONT BUILDING SETBACK ALONG LINCOLN AVENUE, TO ALLOW FOR A PROPOSED 6'x12' FRONT PORCH	93 LINCOLN AVE., ELIZABETHTOWN, KY 42701	APPROVED
05/06/2022	MCLAIN MARSHA	VARIANCE	12. KENTUCKY 313 CORRIDOR	R-3 - RESIDENTIAL ESTATE ZONE	QUAIL HOLLOW, SECTION 1, LOT 58 - MCLAIN COVERED 26'x10' FRONT PORCH	FROM THE FRONT BUILDING SETBACK ALONG SOUTH RIDGE ROAD, TO ALLOW FOR A PROPOSED COVERED 26'x10' FRONT PORCH	29 SOUTH RIDGE ROAD, ELIZABETHTOWN, KY 42701	APPROVED
07/11/2022	KNIGHT WILLIAM H & PEGGY J	VARIANCE	12. KENTUCKY 313 CORRIDOR	R-3 - RESIDENTIAL ESTATE ZONE	QUAIL HOLLOW, LOT 57 - VARIANCE FROM FRONT BUILDING SETBACK FOR SHED	SHED WITHIN THE FRONT BUILDING SETBACK	55 S. RIDGE ROAD, ELIZABETHTOWN, KY	APPROVED
09/14/2022	WHEELING RICHARD	VARIANCE	12. KENTUCKY 313 CORRIDOR	R-3 - RESIDENTIAL ESTATE ZONE	OUR WHEELING HILLS, LOT 1 - WHEELING 26'X36' BARN	VARIANCE FROM THE FRONT SETBACK ALONG PIPELINE ROAD TO ALLOW FOR THE CONSTRUCTION OF A 26'X36' BARN ON SITE	3190 WOOLDRIDGE FERRY ROAD, ELIZABETHTOWN, KY 42701	APPROVED
09/20/2022	MANIS, BRYAN & LISA	VARIANCE	12. KENTUCKY 313 CORRIDOR	R-3 - RESIDENTIAL ESTATE ZONE	37 VALLEYDALE SUBDIVISION, SECTION 2	TO ALLOW FOR A VARIANCE FROM THE FRONT SETBACK REQUIREMENT TO ALLOW FOR A 30'x40' BARN TO BE CONSTRUCTED ON SITE	TABOR LANE, ELIZABETHTOWN, KY 42701	APPROVED
09/23/2022	HENWOOD, DALE & MARY & BENJAMIN	VARIANCE	12. KENTUCKY 313 CORRIDOR	R-3 - RESIDENTIAL ESTATE ZONE	VALLEYDALE, SECTION 1, LOT 12 - VARIANCE FROM THE FRONT SETBACK ALONG MYERS LANE	VARIANCE FROM THE FRONT SETBACK ALONG MYERS LANE TO ALLOW FOR THE CONSTRUCTION OF A HOME, GARAGE & POOL ON SITE	MYERS LANE, ELIZABETHTOWN, KY 42701	APPROVED
05/03/2023	VH PROPERTIES LLC	VARIANCE	12. KENTUCKY 313 CORRIDOR	I-1 - LIGHT INDUSTRY ZONE	ABSOLUTE SERVICES	TO ALLOW FOR A PROPOSED 100'X120' WAREHOUSE TO BE WITHIN THE 100' SETBACK THAT ADJOINS RESIDENTIAL PROPERTY	6671 SHEPHERDSVILLE ROAD, ELIZABETHTOWN, KY 42701	APPROVED
09/19/2023	CALDERA DANIEL RAY -ETAL-	VARIANCE	12. KENTUCKY 313 CORRIDOR	R-3 - RESIDENTIAL ESTATE ZONE	2 CALDERA ESTATES	TO ALLOW FOR A PROPOSED GARAGE TO BE BUILT 6' OFF THE REAR PROPERTY LINE	1330 BATTLE TRAINING RD	APPROVED
09/21/2023	MCLAIN MARSHA	VARIANCE	12. KENTUCKY 313 CORRIDOR	R-3 - RESIDENTIAL ESTATE ZONE	QUAIL HOLLOW, LOT 58: MCLAIN CARPORT VARIANCE	TO ALLOW FOR A CARPORT TO BE 8' FROM THE SIDE PROPERTY LINE	29 S RIDGE RD	APPROVED
02/23/2024	GREER, JOSEPH D	VARIANCE	12. KENTUCKY 313 CORRIDOR	R-3 - RESIDENTIAL ESTATE ZONE	CARTWRIGHT ESTATES, LOT 8B	TO ALLOW FOR A VARIANCE FROM THE FRONT BUILDING SETBACKA LONG CARTWRIGHT ESTATE ROAD FOR A STAIR REPLACEMENT	354 CARTWRIGHT ESTATE ROAD , LEBANON JUNCTION, KY	APPROVED
10/15/2024	CHISM JOHN	VARIANCE	12. KENTUCKY 313 CORRIDOR	R-3 - RESIDENTIAL ESTATE ZONE	CHISM VARIANCE	TO ALLOW FOR A POOL & RETAINING WALL TO BE 26' FROM THE REAR PROPERTY LINE	371 MAPLE DRIVE	APPROVED
01/12/2026	RUIZ, MANUEL & LILJET	VARIANCE	12. KENTUCKY 313 CORRIDOR	R-3 - RESIDENTIAL ESTATE ZONE	QUAIL HOLLOW SUBDIVISION LOT 70, SEC 2	TO ALLOW FOR A VARIANCE FROM THE FRONT BUILDING SETBACK ALONG PIPELINE ROAD TO ALLOW FOR AN EXISINT HOUSE TO REMAIN ON SITE	236 PIPELINE ROAD	APPROVED
04/13/2026	TYLER JAMES L	VARIANCE	12. KENTUCKY 313 CORRIDOR	R-3 - RESIDENTIAL ESTATE ZONE	QUAIL HOLLOW LOT 78	TO ALLOW FOR A VARIANCE FROM THE FRONT BUILDING SETBACK ALONG QUAIL HOLLOW ROAD TO ALLOW FOR THE FRONT SETBACK TO BE REDUCED TO 10'	QUAIL HOLLOW RD	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 70' front building setback to be reduce to 40' along Quail Hollow Road to allow for a proposed shop, garage, and home.**
- 2. Building and electrical permits must be obtained through the KBC program of our office.**
- 3. A Site Plan in compliance with Section 7 of the Zoning Ordinance shall be required.**
- 4. A Certificate of Land Use Restrictions shall be recorded in the Office of the Hardin County Clerk.**

OR

Motion to Deny