

Hardin County Board of Adjustment

Minutes: 6 August 2026

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Vice Chairman Greg Youngblood called to order the five hundred twentieth meeting of the Hardin County Board of Adjustment at 5:00 p.m., on Thursday, 6 August 2026, in the Hardin County Government Center, 2nd Floor Meeting Room. The other Board Member in attendance was Secretary Steve Steck. Also in attendance were Director Adam King, AICP, and the individuals listed on the attached sign-in sheet. Vice Chairman Youngblood appointed Secretary Steck to serve as the Hearing Officer and to conduct the swearing in ceremony for all those in attendance who planned to speak. Chairman Bob Krausman and Planner I Haley Goodman was absent from this meeting.

At 5:02 p.m. Hearing Officer Steck announced the first item on the agenda is a request for a Variance from the front building setback along Grace Peak Road to allow for the rear deck to be replaced. The property is a 1.12 acre site located at 151 Cecilianna Drive, Elizabethtown, KY, within the KY 361 Corridor Planning Area, and is zoned Urban Residential (R-1). The PVA Map Number is 184-00-02-028. The property is owned by **JENNIFER & JAMES HARE**. Director King reviewed the application, the plans for the property, and presented exhibits into the record.

James Hare, of 151 Cecilianna Drive, Elizabethtown, KY provided testimony and answered questions from the board members and staff. Mr. Hare explained that they are needing to replace the outdated deck on site, and that it will be no closer than the existing deck. He stated that a portion of the deck will be covered.

No one else spoke in favor or in opposition of the proposal.

At 5:10 p.m. Hearing Officer Steck closed the hearing to public discussion.

Secretary Steck made a motion to grant the Variance from the front building setback along Grace Peak Road to allow for the rear deck to be replaced. He based the motion on the staff presentation and the testimony provided in the public hearing. He noted there are no safety concerns, the proposal is not out of character for the area, the current deck pre-dates zoning, noted the narrow, dead-end, low speed limit road, and that it 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 and will satisfy the language of the KENTUCKY REVISED STATUTES (Section 100.243 and DGS 5-3 (B) (1) Findings necessary for granting variance) which is as follows:

- 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.

The Variance was approved with the following conditions:

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1. To allow for a Variance from the front building setback along Grace Peak Road to allow for the existing deck to be replaced no closer than 48' from the centerline of the road.
2. The deck may be covered but shall not be enclosed as additional living space.
3. Building permit must be obtained through the KBC program of our office.
4. A Site Plan in compliance with Section 7 of the Zoning Ordinance shall be required.
5. A Certificate of Land Use Restrictions shall be recorded in the Office of the Hardin County Clerk.

Vice Chairman Youngblood provided the second. The motion passed unanimously.

At 5:15 p.m. Vice Chairman Youngblood called for consideration and action on the second item on the agenda, the **Minutes for the meeting held on July 16, 2026**. Secretary Steck made a motion to accept the minutes as presented. Vice Chairman Youngblood provided the second. The motion passed unanimously.

Vice Chairman Youngblood announced that the next regularly scheduled meeting will be held on Thursday, 20 August 2026, at 5:00 p.m., and called for the meeting to be adjourned at 5:31 p.m.

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

Hardin County Schools Local Planning Committee Meeting On July 20, 2026 Director King attended the Local Planning Committee Meeting at New Highland Elementary School to share data regarding building permit numbers along with maps of single family residential developments and the County's Future Land Use Map.

LTADD Housing Study Meeting On July 22, 2026 Director King attended a virtual meeting to review the preliminary findings of the Housing & Homelessness Study that the Lincoln Trail Area Development District commissioned.

ADOPTED AND APPROVED THIS 20th DAY OF AUGUST 2026 BY THE HARDIN COUNTY BOARD OF ADJUSTMENT.

Steve Steck, Secretary