

Hardin County Board of Adjustment

Minutes: 8 January 2026

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Vice Chairman Youngblood called to order the five hundred twelfth meeting of the Hardin County Board of Adjustment at 5:00 p.m., on Thursday, 8 January 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, Planner I Haley Goodman, and the individuals listed on the attached sign-in sheet. Vice Chairman Youngblood appointed Secretary Steve Steck to serve as the Hearing Officer and to conduct the swearing in ceremony for all those in attendance who planned to speak. Chairman Krausman was absent from the meeting.

At 5:03 p.m. Hearing Officer Steck announced the first item on the agenda is a request for a Variance from the front building setback lines to allow for the construction of a carport. The property is a 0.31 acre site located at 1400 Emory Road, Elizabethtown, KY, known as Lot 2 of University Estates, Section 6 within the West Urban Planning Area and is zoned Urban Residential (R-1). The PVA Map Number 186-20-02-002. The property is owned by **LINDA & PAUL PAROLEK**. Planner I Goodman reviewed the application, the plans for the property, and presented exhibits into the record.

Michelle Ross, of 213 Miller Road, Elizabethtown, KY, provided testimony and answered questions from the board members and staff. Mrs. Ross explained that the owners are her parents and they were out of town, so she came to represent them. She explained that they recently bought the property and moved up from Georgia. The proposed carport will keep them and their vehicles out of the winter weather. Mrs. Ross explained that her mom said "I am too old to be scraping ice." She also stated the metal roof on the carport will match the metal roof on the house.

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 stated that there were no safety issues and the request is not out of character for the neighborhood.

Secretary Steck made a motion to grant the Variance from the front building setback line to allow for the construction of a carport. He based the motion on the staff presentation and the testimony provided in the public hearing. He noted there are no safety concerns, 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:

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- 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:

1. To allow for a Variance from the front building setback to allow for the construction of a carport to be no closer than 60' to the center of Emory Road and 53' to the center of Stanford Drive. A Site Plan in compliance with Section 7 of the Zoning Ordinance shall be required.
2. A Certificate of Land Use Restrictions shall be recorded in the Office of the Hardin County Clerk.
3. Building & electrical permits must be obtained through the KBC program of our office.

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

At 5:15 p.m. Hearing Officer Steck announced the second item on the agenda is a request for a Variance from the minimum road frontage and 1:4 lot width-to-length ratio to allow for the property to be further subdivided into two lots. The property is an 18.99 acre site located at 257 Deerbrook Lane, Elizabethtown, KY, within the North Urban Planning Area and is zoned Urban Residential (R-1). The PVA Map Number is 200-00-00-022. The property is owned by **JANET HUNTER** and the applicant is **TYLER SKAGGS**. Director King reviewed the application, the plans for the property, and presented exhibits into the record.

Tyler Skaggs, of 215 Deerbrook Lane, Elizabethtown, KY provided testimony and answered questions from the board members and staff. Mr. Skaggs explained that he lives on the street and never thought he would move, but when the property came up for sale he thought it would be a great opportunity to stay in the area and acquire more land. Mr. Skaggs explained that he is going to build a house for himself and his mother. He stated that they plan to just keep the existing driveway for both lots.

Steve Rice, of 2511 Ridgestone Drive, Elizabethtown, KY provided testimony and answered questions from the board members and staff. Mr. Rice explained that he adjoins the property, and he has no issues with the proposal. He stated that he is in favor of their proposal, and likes that they intend to keep the area natural.

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Kent Gibson, of 220 Evergreen Garden, Elizabethtown, KY provided testimony and answered questions from the board members and staff. Mr. Gibson explained that he is the realtor for the seller, Mrs. Hunter, and that she is in favor of the proposal. He also stated that the neighbors were in no opposition whatsoever.

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

At 5:30 p.m. Hearing Officer Steck closed the hearing to public discussion.

Vice Chairman Youngblood stated that he had no issues with the proposal, but would like to see an ingress/egress easement clearly labeled and illustrated on the plat for both lots.

Secretary Steck made a motion to grant the Variance from the minimum road frontage and 1:4 lot width-to-length ratio to allow for the property to be further subdivided into two lots. He based the motion on the staff presentation and the testimony provided in the public hearing. He noted there are no safety concerns, 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:

1. To allow for a Variance minimum road frontage requirement and the 1:4 lot width-to-length ratio to allow for the property to be further subdivided into two lots.
2. A Record Plat prepared by a licensed surveyor shall be required.
3. An ingress/egress easement for both lots shall be illustrated/labeled clearly on the plat.
4. 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.

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At 5:32 p.m. Vice Chairman Youngblood called for consideration and action on the third item on the agenda, the **Minutes for the meeting held on December 4, 2025**. 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, 5 February 2026, at 5:00 p.m., and called for the meeting to be adjourned at 5:35 p.m.

ADOPTED AND APPROVED THIS 5th DAY OF FEBRUARY 2026 BY THE HARDIN COUNTY BOARD OF ADJUSTMENT.

Steve Steck, Secretary