



Hardin County Board of Adjustment
Two Hundred Eighty Fifth Meeting

Meeting Room, R. R. Thomas County Government Building
08 December 2011

5:00 p.m.

Call to Order

5:00 Revised CONDITIONAL USE PERMIT – Accessory Dwelling

The owner, CHARLES EDLIN is requesting approval to continue to allow for the Temporary Accessory Dwelling (28' x 56' manufactured home) to remain on the property. The property is a 9.6 acre tract site located on the north side of Middle Creek Road, approximately 1.2 miles east of Red Mill Road and about 1 mile west of the Larue County line in the East Hardin Planning area and is zoned Rural Residential (R-2).

5:15 CONDITIONAL USE PERMIT – Permanent Accessory Dwelling

The owner, JOSEPH HARDESTY is requesting approval to convert part of the existing garage (48' x 20' = 960 sq. ft.) into a Permanent Accessory Dwelling for a care giver situation. The property is a 1.0 acre tract site being Lot 1 of Farewell Subdivision with the address of 462 Martin Road in the Natural Resource Planning area and is zoned Rural Residential (R-2).

5:30 CONDITIONAL USE PERMIT – Mobile Home

The owner, DONALD STILLWELL is requesting approval to allow for a mobile home (12' x 54' 1973 model) on the property on Summit Eastview Road. The property is a 6.12 acre site being Lot 6A of Cushman Place in the West Hardin Planning area and is zoned Rural Residential (R-2).

CONTINUED - CONDITIONAL USE PERMIT – Permanent Accessory Dwelling

The owner, MATTIAS LAMBERT is requesting approval of a Permanent Accessory Dwelling. This permit will allow for improvements to be made to the existing 1008 sq. ft. two-story bungalow on the property. The property is a 0.62 acre tract located on the east side of South Wilson Road with the address being 6960 South Wilson Road in the North Urban Planning area and is zoned Urban Residential Zone (R-1).

- A. Consideration and action on a Proposed By-Law Amendment to Article V – Meetings to move the location of the regularly scheduled meeting of the Board of Adjustment. (Attached pg. 1)
- B. Consideration and action on the proposed 2012 Meeting Schedule (attached pg. 2).
- C. Consideration and action on the Minutes of the meeting held on 17 November 2011 (Attached pg. 3-5).

Board Agenda

8 December 2011

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- Update Contract for the performance of electrical inspections for calendar year 2012.
- Update extension of the Employment Agreement for Jimmy Morgan to continue as a “part time” Building Inspector.
- Update extension of the Employment Agreement for Sher De Camp to continue as an “emergency part time” Employee-KBC Clerk.
- **UPDATE MAP AMENDMENT – HARDIN HOMES, LLC, Owners**
A 1.642 acre tract located on the west side of Burns Road requesting a zone change from Urban Residential Zone (R-1) to Multi-Family Residential Zone (R-4)

THE FOLLOWING SUBDIVISION PLATS HAVE BEEN APPROVED AND RECORDED:

RECORDED	SUBDIVISION NAME	LOTS	ACCESS ROAD
09 Nov 11	Aches and Pains Subdivision, Lot 1 & Aches and Pains, Section 2	1	Gilead Church Road
11 Nov 11	Gookhead Acres	1	Sonora Hardin Springs Road
14 Nov 11	Ennis Subdivision, Lot 13, 14 & 15	-1	Bardstown Road
18 Nov 11	Eric View Place	2	Wonderland Cavern Road
18 Nov 11	Santa Fe Subdivision, Lots 22B & 23B	0	Upper Coleburg Road
SINCE LAST MEETING		3	
2011 TOTAL		2	

The next Board meeting is scheduled for Thursday, 22 December 2011 at 5:00 P.M. No hearings have been scheduled. Staff recommends canceling the meeting of 22 December 2011.

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

Meeting Room, R. R. Thomas County Government Building

17 November 2011; 5:00 p.m.

Call to Order

5:00 CONDITIONAL USE PERMIT & VARIANCE – Kennel & Signage

The owners, NICHOLAI LOUTCHANINOFFD AND JEFFREY VAUGHN are requesting approval to allow for a dog kennel/animal rescue facility on the property. Additionally, Variance is requested for an 18 sq. ft. sign on the property. The property is a 1.753 acre tract located on the north side of Gilead Church Road (KY 1136) with the address being 1838 Gilead Church Road in the Glendale Industrial Planning area and is zoned Rural Residential Zone (R-2).

5:15 REVISED CONDITIONAL USE PERMIT – Single Family Dwelling

The owners, LARRY AND PATRICIA HICKS are requesting approval to continue to allow a temporary dwelling (28' x 52' manufactured home) to remain on the property in a Commercial Zone (C-2). The property is a +2.0 acre tract located on the north side of Hardinsburg Road with the address being 5636 Hardinsburg Road in the Natural Resource Planning area and is zoned General Commercial Zone (C-2).

5:30 CONDITIONAL USE PERMIT – Permanent Accessory Dwelling

The owner, MATTIAS LAMBERT is requesting approval of a Permanent Accessory Dwelling. This permit will allow for improvements to be made to the existing 1008 sq. ft. two-story bungalow on the property. The property is a 0.62 acre tract located on the east side of South Wilson Road with the address being 6960 South Wilson Road in the North Urban Planning area and is zoned Urban Residential Zone (R-1).

5:45 VARIANCE – Rear Building Setback

The owner, JOSEPH ASHLEY, is requesting a Variance for relief from the 50-foot rear building setback line to accommodate a proposed porch addition the pole barn and to accommodate an in-ground swimming pool. The property is a 4.108 acre tract located at 5190 Rineyville Big Springs Road (KY 220) and being Proposed Lot 3 of Half Moon Acres Subdivision and is zoned Rural Residential Zone (R-2).

A. Consideration and action on the Minutes of the meeting held on 3 November 2011 (Attached pg. 1-4).

Board Agenda

17 November 2011

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THE FOLLOWING SUBDIVISION PLATS HAVE BEEN APPROVED AND RECORDED:

RECORDED	SUBDIVISION NAME	LOTS	ACCESS ROAD
07 Nov 11	Secluded Acres	7	Burns Road
SINCE LAST MEETING		7	
2011 TOTAL		-1	

The next Board meeting is scheduled for Thursday, 8 December 2011 at 5:00 P.M.

The following hearing has been scheduled:

Revised CONDITIONAL USE PERMIT – Accessory Dwelling

The owner, CHARLES EDLIN is requesting approval to allow for the Accessory Dwelling to remain on the property. The property is a 9.6 acre tract site located on the north side of Middle Creek Road, approximately 1.2 miles east of Red Mill Road and about 1 mile west of the Larue County line in the East Hardin Planning area and is zoned Rural Residential (R-2).

CONDITIONAL USE PERMIT – Accessory Dwelling

The owner, JOSEPH HARDESTY is requesting approval to convert part of the existing garage (48' x 20' = 960 sq. ft.) into an Accessory Dwelling for a care giver situation. The property is a 1.0 acre tract site being Lot 1 of Farewell Subdivision with the address of 462 Martin Road in the Natural Resource Planning area and is zoned Rural Residential (R-2).

CONDITIONAL USE PERMIT – Mobile Home

The owner, DONALD STILLWELL is requesting approval to allow for a mobile home on the property. The property is a ? acre tract site being Lot 6A of Cushman Place in the West Hardin Planning area and is zoned Rural Residential (R-2).

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

Meeting Room, R. R. Thomas County Government Building

3 November 2011

5:00 p.m.

Call to Order

1. Unfinished Business
2. New Business

5:00 VARIANCE - Road Frontage and the 1:4 width-to-length ratio

The owners, Eric & Margaret Peake, are requesting a Variance for relief from the required road frontage to Amend Lots 23A & 26A of Dr. Aud’s Addition and relief from the 1:4 lot width-to-length ratio for Lot 23A. The properties are approximately 3 acres (two lots) located on Habick Avenue (private road) in the Cecilia Rural Village and are zoned Urban Residential (R-1).

5:15 VARIANCE - Road Frontage and the 1:4 width-to-length ratio

The owners, Anthony Hardin II and Leonard Arnett, are requesting a Variance for relief from the required road frontage and the 1:4 lot width-to-length ratio to Amend Lots 1 & 3 Tanbark Estates. The properties are a 6.3 acre lot and a 5.2 acre lot located on Burns Road in the North Urban Area and are zoned Urban Residential (R-1).

5:30 VARIANCE – Front Building Setback

The owner, Norman Goodman, is requesting a Variance for relief from the front building setback line to accommodate an existing metal shop building (30’ x 40’). The property is a 2.0 acre tract located on Wonderland Cavern Road and being Proposed Lot 2 of Eric View and located in the Natural Resource Area and is zoned Rural Residential (R-2).

5:45 CONDITIONAL USE PERMIT – Recreational Enterprise

The owner, Danny Byers, is requesting a Conditional Use Permit for a Recreational Enterprise (one space campground – to allow for the “horse trailer” to remain on site until the proposed house is completed). The property is a 10.5 acre tract located on Rineyville Big Springs Road (KY 220) and being Proposed Lot 14 of Huffer Farm Subdivision and located in the Natural Resource Area and is zoned Rural Residential (R-2).

- A. Consideration and action on the Minutes of the meeting held on 20 October 2011 (Attached pg. 1-5).

THE FOLLOWING SITE PLANS HAVE BEEN APPROVED

DATE	SITE PLAN	OWNER	ACCESS ROAD
24 Oct 11	Residential Addition	Ben & Mindy Woosley	Case Loop
02 Nov 11	Accessory Structure	Leonard Winiarski	Bardstown Road
Since Last Meeting		2	
2011 Total		22	

THE FOLLOWING SUBDIVISION PLATS HAVE BEEN APPROVED AND RECORDED:

RECORDED	SUBDIVISION NAME	LOTS	ACCESS ROAD
13 Oct 11	La Dolce Vita Subdivision	1	Bewley Hollow road
14 Oct 11	Country Meadows Subdivision, Lot 17A	0	Oakwood Circle
20 Oct 11	Kenwood Acres	1	Youngers Creek Road
25 Oct 11	Osborne Trace Estates Section 3, Lots 47 & 48	-1	Chase Lake Road
26 Oct 11	Caden Acres	1	Smith Mill Road
27 Oct 11	Relaxing Acres, Lots 11 & 12	-1	Spears Lane
28 Oct 11	Loretta Acres	2	Limp Road
31 Oct 11	Wolfe Estates Section 3	1	Hutcherson Lane
31 Oct 11	Honey Locust Estates Subdivision, Lot 1 & 2	1	Sonora Hardin Spring Road
02 Nov 11	Bit of Heaven, Lot 3A and Bit of Heaven Section 2	1	Bewley Hollow Road
SINCE LAST MEETING		6	
2011 TOTAL		-8	

The next Board meeting is scheduled for Thursday, 17 November 2011 at 5:00 P.M.

The following hearing has been scheduled:

5:00 CONDITIONAL USE PERMIT & VARIANCE – Kennel & Signage

The owners, NICHOLAI LOUTCHANINOFFD AND JEFFREY VAUGHN are requesting approval to allow for a dog kennel/animal rescue facility on the property. The owners are also requesting a Variance to allow for an 18 sq. ft. sign on the property which is larger than the 6 sq. ft. that is permitted. The property is a 1.753 acre tract located on the north side of Gilead Church Road (KY 1136) with the address being 1838 Gilead Church Road in the Glendale Industrial Planning area and is zoned Rural Residential Zone (R-2).

5:15 REVISED CONDITIONAL USE PERMIT – Single Family Dwelling

The owners, LARRY AND PATRICIA HICKS are requesting approval to continue to allow a temporary dwelling (28' x 52' manufactured home) to remain on the property in a Commercial Zone (C-2). The property is a +2.0 acre tract located on the north side of Hardinsburg Road with the address being 5636 Hardinsburg Road in the Natural Resource Planning area and is zoned General Commercial Zone (C-2).

5:30 CONDITIONAL USE PERMIT – Permanent Accessory Dwelling

The owner, MATTIAS LAMBERT, is requesting approval of a Permanent Accessory Dwelling (Second Dwelling). This permit will allow for improvements to be made to the existing 1008 sq. ft. two-story bungalow on the property. The property is a 0.62 acre tract located on the east side of South Wilson Road with the address being 6960 South Wilson Road in the North Urban Planning area and is zoned Urban Residential Zone (R-1).

5:30 VARIANCE – Rear Building Setback

The owner, Joseph Ashley, is requesting a Variance for relief from the rear building setback line to accommodate a proposed porch addition the pole barn and to accommodate an in-ground swimming pool. The property is a 4.108 acre tract located at 5190 Rineyville Big Springs Road (KY 220) and being Proposed Lot 3 of Half Moon Acres Subdivision and is zoned Rural Residential Zone (R-2).

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

Meeting Room, R. R. Thomas County Government Building

20 October 2011

5:00 p.m.

Call to Order

1. Unfinished Business
2. New Business

5:00 REVISED CONDITIONAL USE PERMIT – Accessory Dwelling

The owner, Elsie Carneal is requesting approval to allow for the Accessory Dwelling (12' x 56' manufactured home) to remain on the property. The property is a 5.769 acre tract located on the south side of Crume Road on South Mill Street in the North Urban Planning area and is zoned Urban Residential (R-1).

5:15 VARIANCE – Front Building Setback

The owner, Natalie Romans is requesting a Variance from the Front Building Setback Line to the 45' as illustrated on the plat to allow for a proposed garage. The property is a proposed 4.211 acre site and being Lot 22C of Santa Fe Subdivision with an address of 50 Lordsburg Court in the East Urban Planning area and is zoned Rural Residential (R-2).

5:30 VARIANCE – Front Building Setback

The owners, Ben & Mindy Woosley are requesting a Variance from the Front Building Setback line to accommodate a proposed addition to the existing house. The property is a 19 acre site located at 246 Case Loop in the North Glendale Urban Planning area and is zoned Rural Residential (R-2).

- A. Consideration and action on the Minutes of the meeting held on 22 September 2011 (Attached pg. 0-0).

THE FOLLOWING SITE PLANS HAVE BEEN APPROVED

DATE	SITE PLAN	OWNER	ACCESS ROAD
10 Oct 11	Home Occupation – Rick’s Detailing	Rick & Shelia Fegett	Rineyville Big Springs Road
Since Last Meeting		1	
2011 Total		20	

THE FOLLOWING DEVELOPMENT PLANS HAVE BEEN APPROVED

DATE	DEVELOPMENT PLAN	OWNER	ACCESS ROAD
12 Oct 11	T & C Mini Warehouses	Philip Taylor & Eric Cox	Sage Court
Since Last Meeting		1	
2010 Total		9	

THE FOLLOWING SUBDIVISION PLATS HAVE BEEN APPROVED AND RECORDED:

RECORDED	SUBDIVISION NAME	LOTS	ACCESS ROAD
30 Sept 11	Dolores Acres	5	Bardstown Road (US 62)
30 Sept 11	Fragrant Acres, Lot 2	2	Hardinsburg Road
03 Oct 11	Cushman Place, Lot 6	1	Summit Eastview Road
10 Oct 11	Mocking Bird Heights, Lots 9, 10 & 11	-2	Joseph Avenue
11 Oct 11	Lakewood Subdivision Section 1, Lots 3B & 4B	-1	Cecil Avenue
11 Oct 11	Serene Oaks Subdivision Section 2, Lots 44, 45 & 46	0	Gaither Station Road
11 Oct 11	JoJanRic Subdivision	2	Berrytown Road
SINCE LAST MEETING		7	
2011 TOTAL		-14	

The next Board meeting is scheduled for Thursday, 3 November 2011 at 5:00 P.M.

The following hearing has been scheduled:

5:00 VARIANCE – Road Frontage and the 1:4 width-to-length ratio

The owners, Eric & Margaret Peake, are requesting a Variance for relief from the required road frontage to Amend Lots 23A & 26A of Dr. Aud’s Addition and relief from the 1:4 lot width-to-length ratio for Lot 23A. The properties are approximately 3 acres (two lots) located on Habick Avenue (private road) in the Cecilia Rural Village and are zoned Urban Residential (R-1).

5:15 VARIANCE - Road Frontage and the 1:4 width-to-length ratio

The owners, Anthony Hardin II and Leonard Arnett, are requesting a Variance for relief from the required road frontage and the 1:4 lot width-to-length ratio to Amend Lots 1 & 3 Tanbark Estates. The properties are a 6.3 acre lot and a 5.2 acre lot located on Burns Road in the North Urban Area and are zoned Urban Residential (R-1).

5:30 VARIANCE – Front Building Setback

The owner, Norman Goodman, is requesting a Variance for relief from the front building setback line to accommodate an existing metal shop building (30’ x 40’). The property is a 2.0 acre tract located on Wonderland Cavern Road and being Proposed Lot 2 of Eric View and located in the Natural Resource Area and is zoned Rural Residential (R-2).

5:45 CONDITIONAL USE PERMIT – Recreational Enterprise

The owner, Danny Byers, is requesting a Conditional Use Permit for a Recreational Enterprise (one space campground – to allow for the “horse trailer” to remain on site until the proposed house is completed). The property is a 10.5 acre tract located on Rineyville Big Springs Road (KY 220) and being Proposed Lot 14 of Huffer Farm Subdivision and located in the Natural Resource Area and is zoned Rural Residential (R-2).

Hardin County Board of Adjustment

Two Hundred Eighty First Meeting

Meeting Room, R. R. Thomas County Government Building

22 September 2011

5:00 p.m.

Call to Order

- 1. Unfinished Business
- 2. New Business

5:00 CONDITIONAL USE PERMIT – Accessory Structure

The owner, LEONARD WINIARSKI is requesting approval to allow for the construction of an Accessory Structure prior to a dwelling on the property. The property is a 7.51 acre tract located on the north side of Bardstown Road (US 62) and being Lot 2 of Nedra Subdivision in the East Hardin Planning area and is zoned Rural Residential (R-2).

CONTINUED from 8 September 2011, VARIANCE – Side Setback Line

Joseph Calvert is requesting relief from the required side building setback line to accommodate the two existing accessory structures (16’ x 24’ and 10.5’ x 16’ wood sheds). The property is a 1.0 acre tract located at 307 Oakwood Circle and being proposed Lot 17A of Country Meadows Estates in the North Urban Planning Area and is designated Urban Residential (R-1). Summary Report provided.

- A. Consideration and action on the Minutes of the meeting held on 8 September 2011 (Attached pg. 1-4).

THE FOLLOWING SUBDIVISION PLATS HAVE BEEN APPROVED AND RECORDED:

RECORDED	SUBDIVISION NAME	LOTS	ACCESS ROAD
06 Sept 11	Alcorn Hills	1	Horn Road
09 Sept 11	Cal’s Court	9	Saint John Church Road
13 Sept 11	Gentle Ewe Subdivision	2	Copelin Road
SINCE LAST MEETING		12	
2011 TOTAL		-30	

THE FOLLOWING DEVELOPMENT PLANS HAVE BEEN APPROVED

DATE	DEVELOPMENT PLAN	OWNER	ACCESS ROAD
02 Sept 11	Millennial Firework, LLC	Sugar Mill Properties	N. Dixie Avenue (UA 31W)
29 July 11	Nall’s Specialized Hauling	Nall’s & Son’s, LLC	Bardstown Road (US 62)
Since Last Meeting		2	
2010 Total		8	

THE FOLLOWING SITE PLANS HAVE BEEN APPROVED

DATE	SITE PLAN	OWNER	ACCESS ROAD
1 Sept 11	Accessory Structure	Joseph Ashley	Rineyville Big Springs Road
	Since Last Meeting	1	
	2011 Total	18	

The next Board meeting is scheduled for Thursday, 20 October 2011 at 5:00 P.M.

The following hearing has been scheduled:

5:00 REVISED CONDITIONAL USE PERMIT – Accessory Dwelling

The owners, Roland and Elsie Carneal are requesting approval to allow for the Accessory Dwelling (12'x 50' manufactured home) to remain on the property. The property is a 5.769 acre tract located on the south side of Crume Road east and adjacent to the Paducah-Louisville Railroad in the North Urban Planning area and is zoned Urban Residential (R-1).

Hardin County Board of Adjustment

Two Hundred Eightieth Meeting

Meeting Room, R. R. Thomas County Government Building

8 September 2011

5:00 p.m.

Call to Order

1. Unfinished Business

2. New Business

5:00 VARIANCE – Front Setback Line

The owner Michael Hauser is requesting relief from the required front building setback line to accommodate a proposed detached garage. The property is a 5.019 acre tract located at 1176 Brizendine Lane and being Lot 1 of Foggy Hollow Subdivision in the Natural Resource Planning Area and is zoned Rural Residential (R-2). Summary Report provided.

5:15 VARIANCE – Side Setback Line

Joseph Calvert is requesting relief from the required side building setback line to accommodate the two existing accessory structures (16' x 24' and 10.5' x 16' wood sheds). The property is a 1.0 acre tract located at 307 Oakwood Circle and being proposed Lot 17A of Country Meadows Estates in the North Urban Planning Area and is designated Urban Residential (R-1). Summary Report provided.

5:30 VARIANCE – Front Setback Line

Curtis Goodman is requesting relief from the required front building setback line to allow for a proposed house to be constructed in the footprint of a previous house that was destroyed by a tornado (2008). The property is located at 170 Bethlehem Academy Road (KY 253) and being Lot 5 of Enchanted Acres Subdivision in the Cecilia Rural Village and is designated Rural Residential (R-2).

5:45 VARIANCE – Front Setback Line

Brent Goodin is requesting relief from the front building setback lines along Battle Training Road (KY 434) and Shepherdsville Road (KY 251) to accommodate the existing storage building (30'x125') that was constructed in 2001. The property is located at 3060 Battle Training Road (KY 434) and being Lot 6A of Battle Heights Subdivision in Kentucky 313 Corridor Planning Area and is zoned General Commercial (C-2).

- A. Consideration and action on the Minutes of the meeting held on 18 August 2011 (Attached pg. 1-7).

THE FOLLOWING SUBDIVISION PLATS HAVE BEEN APPROVED AND RECORDED:

FP RECORDED	SUBDIVISION NAME	LOTS	ACCESS ROAD
09 Aug 11	Boundary Survey for reminder of Bewley Estates Section 2	0	Freedom Court
11 Aug 11	Fox Chase Subdivision, Section 1 Lot 6 and Section 2, Lot 17	-53	Ford Highway
15 Aug 11	Fannin Estates	3	Wooldridge Ferry Road
23 Aug 11	Avantgarde Estates Section 3, Lots 21A and 22C	0	Ceciliana Drive
25 Aug 11	Blooming Hills Section 1, Lots 3, 5 6, 7 and 9 thru 16	0	Blueball Church Road
26 Aug 11	Substation Division	1	Rineyville Big Springs Road
30 Aug 11	Deer Field Estates Section 3, Lot 1 and Dew Berry Rise	1	Rineyville Road (KY 1600)
SINCE LAST MEETING		-48	
2011 TOTAL		-42	

The next Board meeting is scheduled for Thursday, 22 September 2011 at 5:00 P.M.

The following hearing has been scheduled:

5:00 CONDITIONAL USE PERMIT – Accessory Structure

The owner, LEONARD WINIARSKI is requesting approval to allow for the construction of an Accessory Structure prior to a dwelling on the property. The property is a 7.51 acre tract located on the north side of Bardstown Road (US 62) and being Lot 2 of Nedra Subdivision in the East Hardin Planning area and is zoned Rural Residential (R-2).

**Hardin County Board of Adjustment
Two Hundred Seventy Ninth Meeting**

Meeting Room, R. R. Thomas County Government Building

18 August 2011

5:00 p.m.

Call to Order

1. Unfinished Business

Tabled - Administrative Review/Variance-Road Frontage & Width to Length Ratio

The owner Glynda Himebaugh is seeking an Administrative Review concerning the Revocation of a subdivision plat and/or relief from the required Road Frontage Standard and Width to Length Ratio. The proposal includes Lots 1 & 2 of Honey Locust Estates Subdivision located on Sonora Hardin Springs Road in the Natural Resource Planning Area and is zoned Rural Residential (R-2). Summary Report provided.

2. New Business

5:00 VARIANCE – Front Setback Line

The owner Ronald Martin is requesting relief from the required front building setback line to accommodate a proposed garage. The property is a 0.90 acre tract located at 27 Whirlaway Court in Farmgate Estates Subdivision located in the North Urban Planning Area and is zoned Urban Residential (R-1). Summary Report provided.

5:15 CONDITIONAL USE PERMIT – Temporary Accessory Dwellings: Joseph & Frances Wise, are requesting approval of a Conditional Use Permit for two existing dwellings to be Temporary Accessory Dwellings on the property - a 1975 mobile home (14' x 70') and an existing house. A new permanent dwelling is proposed to be constructed. The property is located at 428 Earl Wise Lane, proposed Lot 1 (8.313 acres) of Beaver Pass Subdivision that is located in the E2RC Corridor Planning Area and is designated Urban Residential (R-1). Summary Report provided.

5:30 CONDITIONAL USE PERMIT – Permanent Accessory Dwelling: Cheri Green is requesting approval of a Conditional Use Permit for an addition to an existing Accessory Dwelling located at 6640 Bardstown Road (US 62). The property is a 0.84 acre tract located in the East Hardin Planning Area and is designated Rural Residential (R-2). Summary Report provided.

5:45 VARIANCE – Rear Setback Line Joseph Ashley is requesting relief from the required rear building setback line to accommodate a proposed pole barn (36' x 42'). The property is a 4.10 acre tract located in the Natural Resource Planning Area and is designated Rural Residential (R-2). Summary Report provided.

- A. Consideration and action on the Minutes of the meeting held on 21 July 2011 (Attached pg. 1-10).

Board Agenda

18 August 2011

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CONTINUING EDUCATION - Commission staff and Rod Grusy attended the Sustainable City Forum: Agrarian Urbanism presented by Andres Duany on 19 July 2011 in The Henry Clay building in Louisville. A copy of the book is available from the Commission office.

WASTEWATER ORDINANCE – Judge Berry has requested that the Planning Commission assist in the preparation of a Wastewater Ordinance.

SPECIAL ELECTION - A Special Election for Elizabethtown, Radcliff and Vine Grove has been scheduled for Tuesday 4 October 2011. The Planning Commission meeting scheduled for this date will be moved to the Courthouse.

THE FOLLOWING DEVELOPMENT PLANS HAVE BEEN APPROVED

DATE	DEVELOPMENT PLAN	OWNER	ACCESS ROAD
29 July 11	Quality Diesel Service	Randall Buckles	Glendale Hodgenville Road
Since Last Meeting		1	
2010 Total		6	

THE FOLLOWING SITE PLANS HAVE BEEN APPROVED

DATE	SITE PLAN	OWNER	ACCESS ROAD
25 July 11	Child Care Center	Kim & Terri Jackson	Burns Road
26 July 11	Recreational Enterprise	Dennis Conder	Ford Highway
01 Aug 11	Residential Addition and Garage	Charles & Lisa Jeffries	Jeffries Road
02 Aug 11	Permanent Accessory Dwelling	Mack & Lola Morgan	Bethlehem Academy Road
02 Aug 11	Temporary Accessory Dwelling	Kevin & Lee Ann Bailly	Bardstown Road
Since Last Meeting		5	
2011 Total		17	

THE FOLLOWING SUBDIVISION PLATS HAVE BEEN APPROVED AND RECORDED:

FP RECORDED	SUBDIVISION NAME	LOTS	ACCESS ROAD
18 July 11	Fox Run Subdivision Section 5, Lots 15 & 17	0	Bryan Street
26 June 11	Enchanted Acres Subdivision, Lot 25	0	Sunset Avenue
03 Aug 11	Cedar Grove Acres Section B, Lots 1 & 2	-1	Spring Meadow Drive
SINCE LAST MEETING		-1	
2011 TOTAL		6	

The next Board meeting is scheduled for Thursday, 8 September 2011 at 5:00 P.M.

The following hearings have been scheduled:

VARIANCE: Front Setback Line - The owner Michael Hauser is requesting relief from the required front building setback line to accommodate a proposed garage. The property is a 5.019 acre tract located at 1176 Brizendine Lane in the Natural Resource Planning Area and is zoned Rural Residential (R-2).

VARIANCE: Side Setback Line - The owners Joseph & Berta Calvert are requesting relief from the required side building setback line to accommodate two existing accessory structures (16' x 24' wood shed and a 10.5' x 16' wood shed). The property is a 1.25 acre tract located at 307 Oakwood Circle in the North Urban Planning Area and is zoned Urban Residential (R-1).

**Hardin County Board of Adjustment
Two Hundred Seventy Ninth Meeting**

Meeting Room, R. R. Thomas County Government Building
21 July 2011; 5:00 p.m.

Call to Order

1. Unfinished Business

Tabled - Administrative Review/Variance-Road Frontage & Width to Length Ratio

The owner Glynda Himebaugh is seeking an Administrative Review concerning the Revocation of a subdivision plat and/or relief from the required Road Frontage Standard and Width to Length Ratio. The proposal includes Lots 1 & 2 of Honey Locust Estates Subdivision located on Sonora Hardin Springs Road in the Natural Resource Planning Area and is zoned Rural Residential (R-2). Summary Report provided.

Tabled - Truck Terminal: Charles Nall & Sons, owner is requesting approval for the expansion of an existing Truck Terminal located on Bardstown Road (US 62). The property is a 9.17 acre tract known as Lots 4, 9, 46 & 47 of Waco Subdivision and is located in the Bardstown Corridor Planning Area and is designated Heavy Industrial (I-2). Summary Report provided.

2. New Business

5:00 VARIANCE – Side Setback Line

The owner James Crouch is requesting relief from the required side building setback line to accommodate the existing building. The property is a 0.90 acre tract located at 6270 North Dixie Highway (US 31W) and known as Lot 20 of Windsor Hills Subdivision, Section 2 in the North Dixie Corridor Planning Area and is zoned General Commercial (C-2). Summary Report provided.

5:15 CONDITIONAL USE PERMIT – Home Occupation: Rickie and Sheila Fegett are requesting approval to operate an Automotive Repair business, Rick's Detailing, that exceeds the definition of a Home Occupation. The property is located at 1668 Rineyville Big Springs Road (KY 220) and is a 0.701 acre tract that is located in the North Urban Planning Area and is designated Urban Residential (R-1). Summary Report provided.

5:30 CONDITIONAL USE PERMIT – Temporary Accessory Dwelling: Kevin & Lee Ann Byerly are requesting approval of a Conditional Use Permit for a Temporary Accessory Dwelling (16' x 76' manufactured home) located at 9796 Bardstown Road (US 62). The property is a 36.0 acre tract located in the East Hardin Planning Area and is designated Rural Residential (R-2). Summary Report provided.

5:45 CONDITIONAL USE PERMIT – Permanent Accessory Dwelling: Mack & Lola Morgan are requesting approval of a Revised Conditional Use Permit for a Permanent Accessory Dwelling to be located at 1769 Bethlehem Academy Road (KY 253). The property is a 5.75 acre tract located in the Natural Resource Planning Area and is designated Rural Residential (R-2). Summary Report provided.

Board Agenda

21 July 2011

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6:00 VARIANCE – Front Setback Line

The owners Charles & Lisa Jeffries are requesting relief from the required front building setback line to allow for a proposed residential addition and an attached garage. The property is a 1.0 acre tract located at 465 Jeffries Road and known as Lot 1 of Stark Subdivision in the Natural Resource Planning Area and is zoned Planned Unit Development (PD-1). Summary Report provided.

- A. Consideration and action on the Minutes of the meeting held on 7 July 2011 (Attached pg. 0-0).

THE FOLLOWING SITE PLANS HAVE BEEN APPROVED

DATE	SITE PLAN	OWNER	ACCESS ROAD
05-July-11	Accessory Structure	Donald & Sharon Walters	Middle Creek Road
05-July-11	Accessory Structure	Robert & Debra Krieger	Berrytown Road
Since Last Meeting		2	
2011 Total		12	

THE FOLLOWING SUBDIVISION PLATS HAVE BEEN APPROVED AND RECORDED:

FP RECORDED	SUBDIVISION NAME	LOTS	ACCESS ROAD
22 June 11	Dranes Lake Subdivision	1	Long Grove Road (KY 1375)
28 June 11	Zollinger Addition	1	Lower Colesburg Road
29 June 11	ShIPLEY Estates	1	Rineyville Road (KY 1600)
05 June 11	Pump Station Subdivision	1	Ford Highway
08 June 11	Fragrant Acres	2	Hardinsburg Road (KY 86)
08 June 11	Essex Place, Lots 30 & 31	-2	Flint Hill road (KY 720)
13 June 11	High School Court Subdivision of Tom Smith Farm	-14	Howe Valley Road
SINCE LAST MEETING		-10	
2011 TOTAL		7	

The next Board meeting is scheduled for Thursday, 4 August 2011 at 5:00 P.M.

(There are no hearings scheduled)

Hardin County Board of Adjustment
Two Hundred Seventy Eighth Meeting
Meeting Room, R. R. Thomas County Government Building
7 July 2011; 5:00 p.m.

Call to Order

1. Unfinished Business

TABLED - ADMINISTRATIVE REVIEW/VARIANCE-Road Frontage & Width to Length Ratio

The owner Glynda Himebaugh is seeking an Administrative Review concerning the Revocation of a subdivision plat and/or relief from the required Road Frontage Standard and Width to Length Ratio. The property is Lots 1 & 2 of Honey Locust Estates Subdivision located on Sonora Hardin Springs Road in the Rural Residential Planning Area and is zoned Rural Residential (R-2). Summary Report provided.

TABLED - VARIANCE – Front Setback Line

The owners Charles & Kimberly Ricketts are requesting relief from the required front building setback line to accommodate a proposed addition and a covered porch. The property is a 0.344 acre tract located at 113 McMillen Drive in the East Urban Planning Area and is zoned Urban Residential (R-1). Summary Report provided.

TABLED - VARIANCE – Front Setback Line

The owners Ann Rene & Margaret Bailey are requesting relief from the required front building setback line to accommodate a proposed pole barn (42' x 52'). The property is a 3.7 acre tract located at 11230 Sonora Hardin Springs Road (KY 84) in the Natural Resource Planning Area and is zoned Rural Residential (R-2). Summary Report provided. – **This application and request has been withdrawn.**

2. New Business

5:00 CONDITIONAL USE PERMIT – Recreational Enterprise: Dennis Conder is requesting approval for a Recreational Enterprise to operate a Paintball Facility located at 187 Ford Highway. The property is a 78 acre tract that is located in the Valley Creek Planning Area and is designated Rural Residential (R-2). Summary Report provided.

5:15 CONDITIONAL USE PERMIT – Truck Terminal: Charles Nall & Sons are requesting approval for the expansion of an existing Truck Terminal to be located on Bardstown Road (US 62). The property is a 9.17 acre tract known as Lots 4, 9, 46 & 47 of Waco Subdivision and is located in the Bardstown Corridor Planning Area and is designated Heavy Industrial (I-2). Summary Report provided.

- A. Consideration and action on the Minutes of the meeting held on 23 June 2011 (Attached pg. 1-5).
- B. Annual Election of Officers

Board Agenda

7 July 2011

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BUILDING INSPECTIONS REQUESTED – Review of chart illustrating the number of building inspections requested in 2011 compared to the previous two years.

CONTINUING EDUCATION – as part of the Sustainable City Series a forum titled Agrarian Urbanism is scheduled for 6:00 p.m. on Tuesday, 19 July at The Henry Clay (604 South Third street, Louisville). Andres Duany will present information on how agricultural elements and systems can be integrated into our new developments and existing neighborhoods. This is a free presentation but RSVP is requested.

RESIDENTIAL MECHANICAL INSPECTOR – Jimmy Morgan, the Planning Commission’s Regular Part Time Residential Building Inspector, passed the Residential Mechanical Inspector Exam on Thursday 30 June. Jimmy is now qualified as a 1 & 2 Family Residential Building Inspector.

HARDIN COUNTY SCHOOL SYSTEM LOCAL PLANNING COMMITTEE – Director Hunsinger is serving as a member of the Local Planning Committee for the county school system. The committee is reviewing and updating the District Facilities Plan.

THE FOLLOWING SITE PLANS HAVE BEEN APPROVED

DATE	SITE PLAN	OWNER	ACCESS ROAD
20-June-11	Accessory Dwelling	Leona Polly	Nolin Road
20-June-11	Accessory Structure	Robert Ammerman	Valley Creek Road (KY 567)
Since Last Meeting		2	
2011 Total		12	

THE FOLLOWING SUBDIVISION PLATS HAVE BEEN APPROVED AND RECORDED:

FP RECORDED	SUBDIVISION NAME	LOTS	ACCESS ROAD
13 June 11	Painted Places	1	Howard Lane
20 June 11	Dranes Lake Subdivision	1	Long Grove Road (KY 1375)
SINCE LAST MEETING		2	
2011 TOTAL		17	

The next Board meeting is scheduled for Thursday, 21 July 2011 at 5:00 P.M.

The following hearings have been scheduled:

5:00 VARIANCE – Side Setback Line

5:15 CONDITIONAL USE PERMIT – Home Occupation

5:30 CONDITIONAL USE PERMIT – Temporary Accessory Dwelling

5:45 CONDITIONAL USE PERMIT – Permanent Accessory Dwelling

6:00 VARIANCE – Front Setback Line

**Hardin County Board of Adjustment
Two Hundred Seventy Seventh Meeting**

Meeting Room, R. R. Thomas County Government Building
23 June 2011; 5:00 p.m.

Call to Order

1. Unfinished Business

TABLED - ADMINISTRATIVE REVIEW/VARIANCE-Road Frontage & Width to Length Ratio - The owner Glynda Himebaugh is seeking an Administrative Review concerning the Revocation of a subdivision plat and/or relief from the required Road Frontage Standard and Width to Length Ratio. The property is Lots 1 & 2 of Honey Locust Estates Subdivision located on Sonora Hardin Springs Road in the Rural Residential Planning Area and is zoned Rural Residential (R-2). Summary Report provided.

2. New Business

5:00 CONDITIONAL USE PERMIT – Permanent Accessory Dwelling

David and Diana Nordyke are requesting approval for a Permanent Accessory Dwelling to be located at 45 Milimish Lane, south of Duggin Switch Road. The property is a 7.38 acre tract known as Lot 2 of Clemminton Estates and is located in the North Urban Planning Area and is designated Urban Residential (R-1). Summary Report provided.

5:15 VARIANCE – Front Setback Line

Charles and Kimberly Ricketts are requesting relief from the required front building setback line to accommodate a proposed addition and a covered porch. The property is a 0.344 acre tract located at 113 McMillen Drive in the East Urban Planning Area and is zoned Urban Residential (R-1). Summary Report provided.

5:30 VARIANCE – Front Setback Line

The owners Ann Rene & Margaret Bailey are requesting relief from the required front building setback line to accommodate a proposed pole barn (42' x 52'). The property is a 3.7 acre tract located at 11230 Sonora Hardin Springs Road (KY 84) in the Natural Resource Planning Area and is zoned Rural Residential (R-2). Summary Report provided.

5:45 VARIANCE – Front Setback Line

The owner Diana Hayes is requesting relief from the required front building setback line to accommodate a proposed handicap ramp. The property is a 1.0 acre tract located at 63 Briggs Lane in the North Urban Planning Area and is zoned Urban Residential (R-1). Summary Report provided.

- A. Consideration and action on the Minutes of the meeting held on 9 June 2011 (Attached pg. 1-7).

Board Agenda

23 June 2011

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- B. Review of compliance with continuing educations requirements - update on hours and forms available for signatures.

US POSTAL SERVICE – the local Planning Commissions are coordinating efforts to assist developers in complying with the requirement that cluster box units (CBU) be installed in all subdivisions with streets. Curb side mail delivery to each house will not be provided.

THE FOLLOWING SITE PLANS HAVE BEEN APPROVED

DATE	SITE PLAN	OWNER	ACCESS ROAD
01-June-11	Accessory Dwelling	Roger & Shirley Stillwell	Summit Eastview Road
Since Last Meeting		1	
2011 Total		10	

THE FOLLOWING SUBDIVISION PLATS HAVE BEEN APPROVED AND RECORDED:

FP RECORDED	SUBDIVISION NAME	LOTS	ACCESS ROAD
01 June 11	June Estates	4	Rineyville Road (KY 1600)
01 June 11	Wakefield Farms Section 1, Lots 10 & 11	0	Hodgenville Road (KY 210)
01 June 11	Wakefield Farms Section 1, Lots 12, 13 & 14	0	Hodgenville Road (KY 210)
03 June 11	Welder's Hill Subdivision, Lot 1	0	Shelton Road
06 June 11	Stretch Estates	4	Druen Lane
SINCE LAST MEETING		8	
2011 TOTAL		15	

The next Board meeting is scheduled for Thursday, 7 July 2011 at 5:00 P.M. The following hearings have been scheduled:

CONDITIONAL USE PERMIT – Recreational Enterprise – Conder's Paintball

Dennis Conder is requesting approval for a Recreational Enterprise to operate a paintball facility at 187 Ford Highway in Elizabethtown. The property consists of a 78-acres tract located on the south side of Ford Highway, east of Valley Creek Road. The property is designated Rural Residential (R-2).

CONDITIONAL USE PERMIT – Truck Terminal Expansion – Nall and Sons. LLC

The Nall and Sons. LLC c/o Charles Nall is requesting approval for the expansion of the existing truck terminal located at 4880 Bardstown Road, past Madden Drive on left. The terminal exists on Lot 4 of WACO and the owner is requesting approval to expand on Lots 9, 46 and 47 of the subdivision. The properties are designated Heavy Industrial (I-2).

**Hardin County Board of Adjustment
Two Hundred Seventy Sixth Meeting**

Meeting Room, R. R. Thomas County Government Building

9 June 2011

5:00 p.m.

Call to Order

1. Unfinished Business

TABLED - Revised Conditional Use Permit: Kennel “Sit, Stay and Play”

The owners Sugar Hill Properties and the applicant Mary Meguire are requesting approval to allow a Kennel to continue operation on the property. The property is located at 6280 N. Dixie Avenue in the North Dixie Corridor Planning area and is zoned General Commercial.

TABLED - ADMINISTRATIVE REVIEW/VARIANCE-Road Frontage & Width to Length Ratio - The owner Glynda Himebaugh is seeking an Administrative Review concerning the Revocation of a subdivision plat and/or relief from the required Road Frontage Standard and Width to Length Ratio. The property is Lots 1 & 2 of Honey Locust Estates Subdivision located on Sonora Hardin Springs Road in the Rural Residential Planning Area and is zoned Rural Residential (R-2).

2. New Business

5:00 CONDITIONAL USE PERMIT – Accessory Structure

The owners, Robert & Debra Krieger are requesting approval to allow for the construction of a 1,200 square foot Accessory Structure (30’ x 40’ pole barn) that exceeds the size of the dwelling on the property (1,088 square foot manufactured home). The property is located at 1330 Berrytown Road in the West Urban Planning area and is zoned Rural Residential (R-2).

5:15 CONDITIONAL USE PERMIT – Mobile Office

The owner, Randall Buckles is requesting approval to allow for a mobile office to be located on the property. The property is located on Glendale Hodgenville Road (KY 222) and is Lot 2 of Quality Diesel Subdivision in the Glendale Junction Planning area and is zoned Interstate Commercial (B-1) and is located in the Interstate & Highway Overlay (IH-O).

- A. Consideration and action on the Minutes of the meeting held on 19 May 2011 (Attached pg. 1-7).

Board Agenda

9 June 2011

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- **CONTINUING EDUCATION HOURS** – update on hours and forms available for signatures.
- **INSURANCE SERVICES OFFICE (ISO)** – Christopher Miller with ISO visited the Planning Commission and performed the “building code enforcement effectiveness grading” evaluation on 26 April. This evaluation is an advisory service for insurance companies. The County was first evaluated in 2005. The grading result for residential remained the same and the grading improved from a 9 to 6 for commercial and industrial.
- **FAMILY MEDICAL LEAVE** – Pam Mink has requested and been approved for the FML benefit. Sher DeCamp has signed an Employment Agreement as an “emergency employee” to work the days Pam is out of the office.
- **AMERICAN INSTITUTE OF CERTIFIED PLANNERS** - Planner Adam King has passed the exam and is now a Certified Planner.

THE FOLLOWING DEVELOPMENT PLANS HAVE BEEN APPROVED

DATE	DEVELOPMENT PLAN	OWNER	ACCESS ROAD
	Since Last Meeting	0	
	2011 Total	5	

THE FOLLOWING SITE PLANS HAVE BEEN APPROVED

DATE	SITE PLAN	OWNER	ACCESS ROAD
31-May-11	Covered Deck – Variance	Troy & Tammy Wise	Rineyville Big Springs Road
	Since Last Meeting	1	
	2011 Total	9	

THE FOLLOWING SUBDIVISION PLATS HAVE BEEN APPROVED AND RECORDED:

FP RECORDED	SUBDIVISION NAME	LOTS	ACCESS ROAD
27 Apr-11	Tobacco Road Subdivision	2	Tabbs Hollow Road
28 Apr-11	Bella Woods, Lots 22, 23 & 24	0	Rineyville Road (KY 1600)
03 May-11	Harden Heights Subdivision Section 1	-1	Rineyville Big Springs Road
17 May-11	Oak Ridge Manor Subdivision, Lots 37-52	-16	Wooldridge Ferry Road
23 May-11	Bir-Car Acres	2	White Mills Glendale East
23 May-11	Back Of The Yards, Lot 2A	1	Ford Highway
31 May-11	Providence Place Lots 1-15 & Ravenswood Section 2	0	Bewley Hollow Road
	SINCE LAST MEETING	-12	
	2011 TOTAL	07	

The next Board meeting is scheduled for Thursday, 23 June 2011 at 5:00 P.M.

The following hearings have been scheduled:

CONDITINAL USE PERMIT – Permanent Accessory Dwelling

The owners David and Diana Nordyke are requesting approval for a Permanent Accessory Dwelling. The property is a 7.38 acre tract being Lot 2 of Clemminton Estates located on Milimish Lane in the North Urban Planning Area and is zoned Urban Residential (R-1).

VARIANCE – Front Setback Line

The owners Charles and Kimberly Ricketts are requesting relief from the required front building setback line to accommodate a proposed addition and a covered porch. The property is a 0.344 acre tract located at 113 McMillen Drive in the East Urban Planning Area and is zoned Urban Residential (R-1).

VARIANCE – Front Setback Line

The owners Ann Rene & Margaret Bailey are requesting relief from the required front building setback line to accommodate a proposed pole barn (42' x 52'). The property is a 3.7 acre tract located at 11230 Sonora Hardin Springs Road (KY 84) in the Natural Resource Planning Area and is zoned Rural Residential (R-2).

VARIANCE – Front Setback Line

The owner Diana Hayes is requesting relief from the required front building setback line to accommodate a proposed handicap ramp. The property is a 1.0 acre tract located at 63 Briggs Lane in the North Urban Planning Area and is zoned Urban Residential (R-1).

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

R. R. Thomas County Government Building, Second Floor Meeting Room
19 May 2011; 5:00 p.m.

Call to Order

1. Unfinished Business

TABLED - Revised Conditional Use Permit: Kennel “Sit, Stay and Play”

The owners Sugar Hill Properties and the applicant Mary Meguire are requesting approval to allow a Kennel to continue operation on the property. The property is located at 6280 N. Dixie Avenue in the North Dixie Corridor Planning area and is zoned General Commercial (C-2). Proposed to be continued to the meeting scheduled for 9 June 2011.

2. New Business

5:00 VARIANCE – Road Frontage Requirement

The owner Gary Cooper is requesting relief from the required Road Frontage Standard and the 1:3 Lot width-to-length ratio. The property is a 10.115 acre tract located on Turkey Roost Lane in the West Hardin Planning Area and is zoned Rural Residential (R-2).

5:15 REVISED CONDITIONAL USE PERMIT – Temporary Accessory Dwelling

The owner Leona Polly is requesting approval to allow a Temporary Accessory Dwelling (12' x 60' manufactured home) to remain on the property. The property is located at 2039 Nolin Road in the Natural Resource Planning area and is zoned Rural Residential (R-2).

5:30 CONDITIONAL USE PERMIT – Accessory Structure

The owners Donald & Sharon Walters are requesting approval for an Accessory Structure to be constructed on a tract without a dwelling. The property is a 1.19 acre tract located on the north side of Middle Creek Road in the Valley Creek Area and is zoned Urban Residential (R-1).

5:45 VARIANCE – Road Frontage Requirement and Width to Length Ratio

The owners David and Diana Nordyke are requesting relief from the required Road Frontage Standard and the 1:4 Lot width-to-length ratio. The property is a 7.38 acre tract being Lot 2 of Clemminton Estates located on Milimish Lane in the North Urban Planning Area and is zoned Urban Residential (R-1).

6:00 VARIANCE – Front Setback Line

The owners Troy & Tammy Wise are requesting relief from the required front building setback line to accommodate a proposed covered porch. The property is a 3.397 acre tract located at 1340 Rineyville Big Springs Road in the E2RC Corridor Planning Area and is zoned Urban Residential (R-1).

6:15 ADMINISTRATION REVIEW, VARIANCE-Road Frontage & Width to Length Ratio

The owner Glynda Himebaugh is requesting relief from the required Road Frontage Standard. The property is Lots 1 & 2 of Honey Locust Estates located on Sonora Hardin Springs Road in the Rural Residential Planning Area and is zoned Rural Residential (R-2).

Board Agenda

19 May 2011

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- A. Consideration and action on the Minutes of the meeting held on 21 April 2011 (Attached pg. 1-6).

Continuing Education

On Thursday 26 May from 5:00 to 8:00 p.m. at LTADD, David Pike will be providing training on *Ethics in Planning & Zoning, Regulation Signs and New Cell Tower Regulations*. Board members Krausman and Holman have been registered to attend this training.

Community Coordinated Child Care (4-C Lincoln Trail Office)

The Board of Adjustment has received a letter (attached) from the Director of the Lincoln Trail 4-C Program concerning the zoning regulations and the cooperation that has been provided to child Care Providers. (Letter attached)

American Institute of Certified Planners (AICP)

On Saturday 14 May, Planner Adam King successfully passed the AICP exam. This is an important step and shows Adam's dedication to the profession.

Employment Anniversary

Wesley Wright was hired by the Planning Commission on 18 May 2000. He has served Hardin County for eleven years.

THE FOLLOWING DEVELOPMENT PLANS HAVE BEEN APPROVED

DATE	DEVELOPMENT PLAN	OWNER	ACCESS ROAD
21-Apr-11	Church	Eastview Wesleyan Church	Sonora Hardin Springs Road
21-Apr-11	Off Site Signage	Longview Property, LLC	N. Dixie Highway
Since Last Meeting		2	
2011 Total		5	

THE FOLLOWING SITE PLANS HAVE BEEN APPROVED

DATE	SITE PLAN	OWNER	ACCESS ROAD
06-Apr-11	Manufactured Home – Variance	Earl Burgin	Wilson Lane
15-Apr-11	Circlotop Farm – Kennel	Mark and Pam Adams	Jenkins Road
Since Last Meeting		2	
2011 Total		8	

Board Agenda

19 May 2011

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THE FOLLOWING SUBDIVISION PLATS HAVE BEEN APPROVED AND RECORDED:

FP RECORDED	SUBDIVISION NAME	LOTS	ACCESS ROAD
06 Apr-11	Tommyhill Subdivision, Lot 1	0	Rineyville Road
18 Apr-11	Great Lake Estates	2	Arvel Wise Lane
21 Apr-11	Tribly Heights	3	Hardinsburg Road
SINCE LAST MEETING		5	
2011 TOTAL		19	

The next Board meeting is scheduled for Thursday, 9 June 2011 at 5:00 P.M.

The following hearings have been scheduled:

TABLED - Revised Conditional Use Permit: Kennel “Sit, Stay and Play”

The owners Sugar Hill Properties and the applicant Mary Meguire are requesting approval to allow a Kennel to continue operation on the property. The property is located at 6280 N. Dixie Avenue in the North Dixie Corridor Planning area and is zoned General Commercial (C-2).

5:00 CONDITIONAL USE PERMIT – Accessory Structure

The owners, Robert & Debra Krieger is requesting approval to allow for the construction of a 1200 sq ft Accessory Structure (30’ x 40’ pole barn) that exceeds the size of the dwelling on the property (1088 sq ft manufactured home). The property is located at 1330 Berrytown Road in the West Urban Planning area and is zoned Rural Residential (R-2).

5:15 CONDITIONAL USE PERMIT – Mobile Office

The owner, Randall Buckles is requesting approval to allow for a mobile office to be located on the property. The property is located on Glendale Hodgenville Road and is Lot 2 of Quality Diesel Subdivision in the Glendale Junction Planning area and is zoned Interstate Commercial (B-1) and Interstate & Highway Overlay (IH-O).

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

Meeting Room, R. R. Thomas County Government Building
5 May 2011 5:00 p.m.

Call to Order

1. Unfinished Business

2. New Business

5:00 REVISED CONDITIONAL USE PERMIT – Temporary Accessory Dwelling

The owners Bruce and Mavis Bell are requesting approval to allow a Temporary Accessory Dwelling (28’ x 68’ manufactured home) to remain on the property. The property is located at 1837 Springfield Road in the Valley Creek Urban Planning area and is zoned Rural Residential (R-2).

5:15 VARIANCE – Road Frontage Requirement and Width to Length Ratio

The owner Mark Chitwood is requesting relief from the required Road Frontage Standard and the lot 1:3 Width to Length Ratio. The property is a 25.8 acre tract being Lots 37-52 of Oak Ridge Manor located on Wooldridge Ferry Road in the Colesburg Planning Area and is zoned Rural Residential (R-2).

5:30 REVISED CONDITIONAL USE PERMIT – Temporary Accessory Dwelling

The owners Allen and Mary Jamison are requesting approval to allow a Temporary Accessory Dwelling (16’ x 80’ manufactured home) to remain on the property. The property is located at 333 Cedar Hill Drive in the North Urban Planning area and is zoned Urban Residential (R-1).

5:45 REVISED CONDITIONAL USE PERMIT – Kennel – Sit, Stay and Play

The owners Sugar Hill Properties and the applicant Mary Meguire are requesting approval to allow a kennel to remain on the property. The property is located at 6280 N. Dixie Avenue in the North Dixie Corridor Planning area and is zoned General Commercial (C-2).

- A. Consideration and action on the Minutes of the meeting held on 21 April 2011 (Attached pg. 1-7).

THE FOLLOWING DEVELOPMENT PLANS HAVE BEEN APPROVED

DATE	DEVELOPMENT PLAN	OWNER	ACCESS ROAD
21-Apr-11	Church	Eastrview Wesleyan Church	Sonora Hardin Springs Road
21-Apr-11	Off Site Signage	Longview Property, LLC	N. Dixie Highway
Since Last Meeting		2	
2011 Total		5	

THE FOLLOWING SITE PLANS HAVE BEEN APPROVED

DATE	SITE PLAN	OWNER	ACCESS ROAD
06-Apr-11	Manufactured Home – Variance	Earl Burgin	Wilson Lane
15-Apr-11	Circletop Farm – Kennel	Mark and Pam Adams	Jenkins Road
Since Last Meeting		2	
2011 Total		8	

THE FOLLOWING SUBDIVISION PLATS HAVE BEEN APPROVED AND RECORDED:

FP RECORDED	SUBDIVISION NAME	LOTS	ACCESS ROAD
06 Apr-11	Tommyhill Subdivision, Lot 1	0	Rineyville Road
18 Apr-11	Great Lake Estates	2	Arvel Wise Lane
21 Apr-11	Tribly Heights	3	Hardinsburg Road
SINCE LAST MEETING		5	
2011 TOTAL		19	

The next Board meeting is scheduled for Thursday, 19 May 2011 at 5:00 P.M.

The following hearings have been scheduled:

VARIANCE – Road Frontage Requirement

The owner Gary Cooper is requesting relief from the required Road Frontage Stand. The property is a 10.115 acre tract located on Turkey Roost Lane in the West Hardin Planning Area and is zoned Rural Residential (R-2).

VARIANCE – Road Frontage Requirement and Width to Length Ratio

The owners David and Diana Nordyke are requesting relief from the required Road Frontage Stand. The property is a 7.38 acre tract being Lot 2 of Clemminton Estates located on Milimish Lane in the North Urban Planning Area and is zoned Urban Residential (R-1).

REVISED CONDITIONAL USE PERMIT – Temporary Accessory Dwelling

The owner Leona Polly is requesting approval to allow a Temporary Accessory Dwelling (12' x 60' manufactured home) to remain on the property. The property is located at 2039 Nolin Road in the Natural Resource Planning area and is zoned Rural Residential (R-2).

CONDITIONAL USE PERMIT – Accessory Structure

The owners Donald & Sharon are requesting approval for an Accessory Structure to be constructed on a tract without a dwelling. The property is a 1.19 acre tract located on the north side of Middle Creek Road in the Valley Creek Area and is zoned Urban Residential (R-1).

VARIANCE – Front Setback Line

The owners Troy & Tammy Wise are requesting relief from the required front setback line to accommodate a proposed covered porch. The property is a 3.397 acre tract located at 1340 Rineyville Big Springs Road in the E2RC Corridor Planning Area and is zoned Urban Residential (R-1).

VARIANCE – Road Frontage Requirement and Width to Length Ratio

The owner Glynda Himebaugh is requesting relief from the required Road Frontage Standard. The property is a 4.0 acre tract being Lot of Honey Locust Estates located on Sonora Hardin Springs Road in the Rural Residential Planning Area and is zoned Rural Residential (R-2).

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

Meeting Room, R. R. Thomas County Government Building
21 April 2011 5:00 p.m.

Call to Order

- 1. Unfinished Business
- 2. New Business

5:00 REVISED CONDITIONAL USE PERMIT – Temporary Accessory Dwelling

The owner Roy Perry is requesting approval to allow a Temporary Accessory Dwelling (16' x 80' manufactured home) to remain on the property. The property is located at 466 Jagers Road in the North Glendale Urban Planning area and is zoned Rural Residential (R-2).

5:15 CONDITIONAL USE PERMIT – Accessory Structure

The owner Robert Ammerman is requesting approval for an Accessory Structure (21' x 21' storage shed) to be constructed on a tract without a dwelling. The property is a 8.2 acre tract located on the south side of Valley Creek Road in the East Hardin Area and is zoned Rural Residential (R-2).

5:30 VARIANCE – Side Building Setback Line

The owner James Mohr is requesting relief from the 10' side building setback line to accommodate an existing dwelling (16' x 76' manufactured home, 1995). The property is a 6.82 acre tract being Lot 4 of Horn Estates Subdivision with the address of 342 Horn Cemetery Road in the West Hardin Area and is zoned Rural Residential (R-2).

5:45 REVISED CONDITIONAL USE PERMIT – Child Care Center

The owners Teri & Kim Jackson are requesting approval to allow for a licensed Child Care Center for 12 to 14 children on the property. The property is Lot 2 of Aberdeen Subdivision with the address of 3106 Burns Road, in the Rineyville Rural Village Planning Area and is zoned Urban Residential (R-1).

- A. Consideration and action on the Minutes of the meeting held on 17 March 2011 (Attached pg. 1-6).
- B. Update on tour of the Human Resources Command Center at Fort Knox.

THE FOLLOWING DEVELOPMENT PLANS HAVE BEEN APPROVED

DATE	DEVELOPMENT PLAN	OWNER	ACCESS ROAD
	Since Last Meeting	0	
	2011 Total	3	

Board Agenda

21 April 2011

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THE FOLLOWING SITE PLANS HAVE BEEN APPROVED

DATE	SITE PLAN	OWNER	ACCESS ROAD
24-Mar-11	Accessory Structure	Joshua & Lindsay Clayton	Wonderland Cavern Road
Since Last Meeting		1	
2011 Total		6	

THE FOLLOWING SUBDIVISION PLATS HAVE BEEN APPROVED AND RECORDED:

FP RECORDED	SUBDIVISION NAME	LOTS	ACCESS ROAD
11-Mar-11	Ragland Estates Subdivision	0	White Mills Glendale Road
11-Mar-11	Twin Hills	1	New Glendale Road (KY 1136)
11-Mar-11	Titan Ridge Subdivision, Section 2	2	Tabb Hollow Road
16-Mar-11	Mam's Acres	2	Rineyville Road (KY 1600)
21-Mar-11	Farm Side Subdivision, Lots 17 & 18	-1	Rineyville School Road
25-Mar-11	Rankin Acres	2	Cann School Lane
29-Mar-11	Monterey Subdivision Section 1, Lot 7A	0	New Glendale Road (KY 1136)
30-Mar-11	Cutts Place	0	Youngers Creek Road
04-Apr-11	Hogue Property Division	2	North Cole Lane
SINCE LAST MEETING		8	
2011 TOTAL		14	

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

The following hearings have been scheduled:

REVISED CONDITIONAL USE PERMIT – Temporary Accessory Dwelling

The owners Bruce and Mavis Bell are requesting approval to allow a Temporary Accessory Dwelling (28' x 68' manufactured home) to remain on the property. The property is located at 1837 Springfield Road in the Valley Creek Urban Planning area and is zoned Rural Residential (R-2).

VARIANCE – Road Frontage Requirement and Width to Length Ratio

The owner Mark Chitwood is requesting relief from the required Road Frontage Stand and the lot 1:4 Width to Length Ratio. The property is a ___ acre tract being Lots 37-52 of Oak Ridge Manor located on Wooldridge Ferry Road in the Colesburg Planning Area and is zoned Rural Residential (R-2).

REVISED CONDITIONAL USE PERMIT – Temporary Accessory Dwelling

The owners Allen and Mary Jamison are requesting approval to allow a Temporary Accessory Dwelling (16' x 80' manufactured home) to remain on the property. The property is located at 333 Cedar Hill Drive in the North Urban Planning area and is zoned Urban Residential (R-1).

REVISED CONDITIONAL USE PERMIT – Kennel – Sit, Stay and Play

The owners Sugar Hill Properties and the applicant Mary Meguire are requesting approval to allow a kennel to remain on the property. The property is located at 6280 N. Dixie Avenue in the North Dixie Corridor Planning area and is zoned General Commercial (C-2).

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

Meeting Room, R. R. Thomas County Government Building
17 March 2011 5:00 p.m.

Call to Order

1. Unfinished Business

2. New Business

5:00 CONDITIONAL USE PERMIT – EXCEED HOME OCCUPATION STANDARDS

The owners Barry & Bobbie Jones are requesting approval to allow for a Home Occupation –“Kitchen Designs” to exceed the standards. The property is located at 164 North Sunset Avenue, Cecilia, and is located in Enchanted Acres Subdivision in the Cecilia Rural Village Planning Area and is zoned Rural Residential (R-2).

5:15 VARIANCE – FRONT BUILDING SETBACK LINE

The owner Earl Burgin and applicant Rose Burgin are requesting approval of a Variance from the 70’ front building setback line to accommodate a proposed dwelling. The property is a 171 acre site located near the Breckinridge County Line on the north side of Mount Olive Road at the end of Wilson Lane, in the West Hardin Planning Area and is zoned Rural Residential (R-2).

5:30 VARIANCE – ROAD FRONTAGE & LOT WIDTH TO LENGTH RATIO OF 1:3

The owners Keith & Lisa Beshear are requesting approval of a Variance from the Road Frontage Standard and the lot Width-to-Length Ratio of 1:3 to accommodate a proposed consolidation of three subdivision lots. The property is a 4.058 acre site with an address of 756 Ford Highway and being lots 6, 49 & 50 of Fox Chase Subdivision and located in the Valley Creek Urban Area Planning Area and is zoned Rural Residential (R-2).

5:45 VARIANCE – FRONT BUILDING SETBACK LINE

The owners Joshua & Lindsey Clayton are requesting approval of a Variance from the front building setback line to accommodate a proposed covered front porch and attached garage. The property is located at 372 Wonderland Cavern Road, in the Stephensburg Rural Village Planning Area and is zoned Rural Residential (R-2).

- A. Consideration and action on the Minutes of the meeting held on 3 March 2011 (Attached pg. 1-4).
- B. Update on proposed tour of Fort Knox tentatively scheduled for Tuesday 29th March.

Board Agenda

17 March 2011

Page 2 of 2

THE FOLLOWING SITE PLANS HAVE BEEN APPROVED

DATE	SITE PLAN	OWNER	ACCESS ROAD
08-Mar-11	Accessory Structure	Marty Sutherland	Hodgenville Road (KY210)
Since Last Meeting		1	
2011 Total		5	

THE FOLLOWING DEVELOPMENT PLANS HAVE BEEN APPROVED

DATE	DEVELOPMENT PLAN	OWNER	ACCESS ROAD
Since Last Meeting		0	
2011 Total		3	

THE FOLLOWING SUBDIVISION PLATS HAVE BEEN APPROVED AND RECORDED:

FP RECORDED	SUBDIVISION NAME	LOTS	ACCESS ROAD
09-Mar-11	Glen Foundit Trace	2	Red Hill Road
07-Mar-11	Moore Estates	1	Battle Training Road (KY 434)
07-Mar-11	Pfeiffer Estates, Section 3, Lot 1A and Tracts 2 & 3	-1	Teresa Road
SINCE LAST MEETING		2	
2011 TOTAL		6	

The next Board meeting is scheduled for Thursday, 21 April 2011 at 5:00 P.M.

The following hearings have been scheduled:

5:00 REVISED CONDITIONAL USE PERMIT – Temporary Accessory Dwelling

The owner Roy Perry is requesting approval to allow a Temporary Accessory Dwelling (16' x 80' manufactured home) to remain on the property. The property is located at 466 Jagers Road in the North Glendale Urban Planning area and is zoned Rural Residential (R-2).

5:15 CONDITIONAL USE PERMIT – Accessory Structure

The owner Robert Ammerman is requesting approval for the Accessory Structure (21' x 21' storage shed) to be constructed on a tract without a dwelling. The property is a 8.2 acre tract located on the south side of Valley Creek Road in the East Hardin Area and is zoned Rural Residential (R-2).

5:30 VARIANCE – Side Building Setback Line

The owner James Mohr is requesting relief from the 10' side building setback line to accommodate an existing dwelling (16' x 76' manufactured home, 1995). The property is a 6.82 acre tract being Lot 4 of Horn Estates subdivision with the address of 342 Horn Cemetery Road in the West Hardin Area and is zoned Rural Residential (R-2).

5:45 REVISED CONDITIONAL USE PERMIT – Child Care Center

The owners Teri & Kim Jackson are requesting approval to allow for a licensed Child Care Center for 12 to 14 children on the property. The property is Lot 2 of Aberdeen Subdivision with the address of 3106 Burns Road, in the Rineyville Rural Village Planning Area and is zoned Urban Residential (R-1).

Hardin County Board of Adjustment

Two Hundred Seventy First Meeting

Meeting Room, R. R. Thomas County Government Building

3 March 2011

5:00 p.m.

Call to Order

1. Unfinished Business

2. New Business

5:00 CONDITIONAL USE PERMIT – KENNEL

The owners Mark & Pam Adams are requesting approval to allow for an existing kennel –“Circletop Farm” on the property. The property is located at 840 Jenkins Road, in the West Urban Planning Area and is zoned Rural Residential (R-2).

5:15 VARIANCE – SIDE SETBACK LINE

The owners Francis & Janet Hardesty are requesting approval of a Variance from the 10’ side setback to accommodate an existing accessory structure. The property is located at 916 Rineyville School Road, in the Rineyville Rural Village and is zoned Urban Residential (R-1).

A. Consideration and action on the Minutes of the meeting held on 17 February 2011 (Attached pg. 0-0).

THE FOLLOWING SITE PLANS HAVE BEEN APPROVED

DATE	SITE PLAN	OWNER	ACCESS ROAD
14-Feb-11	Accessory Structure	Chris & Courtney Overly	James Duvall Lane
15-Feb-11	Home Occupation – Beauty Salon	Lydia Smith	Saint John Church Road
Since Last Meeting		2	
2011 Total		4	

THE FOLLOWING DEVELOPMENT PLANS HAVE BEEN APPROVED

DATE	DEVELOPMENT PLAN	OWNER	ACCESS ROAD
Since Last Meeting		0	
2011 Total		3	

THE FOLLOWING SUBDIVISION HAS BEEN APPROVED AND RECORDED

FP RECORDED	SUBDIVISION NAME	LOTS	ACCESS ROAD
09-Feb-11	Royal Oaks Subdivision, Lots 11 & 12	-1	North Dixie Highway (US-31W)
14-Feb-11	Advantgarde Estates Section 3, Lot 23	0	Rineyville Road (KY 1600)
14-Feb-11	Marvin Gardens	2	Tabb Road
15-Feb-11	Blackburn Estates, Section 1, Lot 15 and Section 2, Lot 1	-1	Blackjack Road
16-Feb-11	Lee Roy Estates	2	Bardstown Road (US 62)
SINCE LAST MEETING		2	
2011 TOTAL		4	

The next Board meeting is scheduled for Thursday, 17 March 2011 at 5:00 P.M.

The following hearings have been scheduled:

- 5:00 CONDITIONAL USE PERMIT– EXCEED HOME OCCUPATION STANDARDS**
The owners Barry and Bobbie Jones are requesting approval for a Home Occupation, “Kitchen Designs”, to exceed the definition of a home occupation. The property address is 164 North Sunset Avenue, Cecilia, and is located in Enchanted Acres Subdivision in the West Urban Planning Area and is zoned Rural Residential (R-2).
- 5:15 VARIANCE – FRONT BUILDING SETBACK LINE**
The owner Earl Burgin and applicant Rose Burgin are requesting approval of a Variance from the 70’ front building setback line to accommodate a proposed dwelling. The property is a 171 acre site located on the north side of Mount Olive Road at the end of Wilson Lane, in the West Hardin Planning Area and is zoned Rural Residential (R-2).
- 5:30 VARIANCE - ROAD FRONTAGE & LOT WIDTH TO LENGTH RATIO OF 1:3**
The owners Keith & Lisa Beshear are requesting approval of a Variance from the Road Frontage Standard and the lot Width to Length Ratio of 1:3 to accommodate a proposed consolidation of three subdivision lots. The property is a 4.058 acre site with an address of 756 Ford Highway and located in the Valley Creek Urban Planning Area and is zoned Rural Residential (R-2).
- 5:45 VARIANCE – FRONT BUILDING SETBACK LINE**
The owners Joshua & Lindsey Clayton are requesting approval of a Variance from the front building setback line to accommodate a proposed covered front porch and attached garage. The property is located at 372 Wonderland Cavern Road, Cecilia, in the Stephensburg Rural Village Planning Area and is zoned Rural Residential (R-2).

**Hardin County Board of Adjustment
Two Hundred Seventieth Meeting**

Meeting Room, R. R. Thomas County Government Building
17 February 2011 5:00 p.m.

Call to Order

1. Unfinished Business
2. New Business

5:00 CONDITIONAL USE PERMIT – Temporary Mobile Office

The owner David Allen is requesting approval to place a Temporary Mobile Office on the property for Louisville Paving. The property is located at 465 Glendale Hodgenville Road in the Glendale Junction (I-65) Planning Area and is zoned Interstate Commercial Zone (B-1) and is in the Interstate and Highway Overlay (IH-O) Zone.

**5:00 CONDITIONAL USE PERMIT (Hearing continued from 1/20 and 2/3/2011)
Temporary Accessory Dwelling**

The owners Roger & Shirley Stillwell are requesting approval to allow for a Temporary Accessory Dwelling (20' x 30' manufactured home) to remain on the property. The property is located at 408 Summit Eastview Road and is in the West Hardin Rural Planning Area and is zoned Rural Residential (R-2).

- A. Consideration and action on the Minutes of the meeting held on 3 February 2011 (Attached pg. 1-6).

EMPLOYMENT ANNIVERSARY

The Planning Commission announces that Planner Adam King has completed three years of employment with the Planning Commission. He was hired on 15 February 2008.

ADMINISTRATIVE ASSISTANT POSITION ADVERTISED

The Planning Commission has received 35 applications for the Administrative Assistant position. The applications and resumes are being reviewed and telephone and in person interviews with candidates are being conducted.

RIGHT OF WAY INFORMATION MEETING

The Kentucky Transportation Cabinet will conduct a Public Right of Way Informational Meeting on Thursday, 17 February from 6:00 to 8:00 p.m. at the Woodland Elementary School located at 6000 South Woodland Drive in Radcliff. The purpose of the meeting is to provide information on Section 3 (KY 220 to KY 313) of the Elizabethtown to Radcliff Connector.

THE FOLLOWING SITE PLANS HAVE BEEN APPROVED

DATE	SITE PLAN	OWNER	ACCESS ROAD
06-Jan-11	Accessory Structure	Carolyn Keller	Featherstone Court
10-Jan-11	Accessory Dwelling	Billy & Carol Day	W. Rhudes Creek Road
Since Last Meeting		2	
2011 Total		2	

THE FOLLOWING DEVELOPMENT PLANS HAVE BEEN APPROVED

DATE	DEVELOPMENT PLAN	OWNER	ACCESS ROAD
01-Jan-11	Hardin County Honda	Hardin County Honda	N. Dixie Highway (US-31W)
19-Jan-11	Gohmann Asphalt	Gohman Asphalt & Construction	Battle Training Road (KY 434)
19-Jan-11	Sunset Fiberglass Pools & Display	Louis & Barbara Steck	N. Dixie Highway (US-31W)
Since Last Meeting		3	
2011 Total		3	

THE FOLLOWING SUBDIVISION HAS BEEN APPROVED AND RECORDED

FP RECORDED	SUBDIVISION NAME	LOTS	ACCESS ROAD
03-Jan-11	Mopar Subdivision	1	Bardstown Road (US 62)
05-Jan-11	Zion Cave Estates, Lots 3A, 3B & 3C	0	Mount Zion Road
14-Jan-11	Austin Estate, Lot 2	1	Rock Creek Road
28-Jan-11	Mountain View Estates Subdivision, Lot 1	0	Stovall Road
04-Feb-11	Aquaview Subdivision Section 2, Lots 3E and 4C	0	Lower Colesburg Road
SINCE LAST MEETING		2	
2011 TOTAL		2	

The next Board meeting is scheduled for Thursday, 3 March 2011 at 5:00 P.M.

The following hearing has been scheduled:

5:00 CONDITIONAL USE PERMIT – Kennel

The owners Mark & Pam Adams are requesting approval to allow for an existing Kennel – “Circletop Farm” to remain on the property. The property is located at 840 Jenkins Road, in the West Urban Planning Area and is zoned Rural Residential (R-2).

Hardin County Board of Adjustment

Two Hundred Sixty Ninth Meeting

Meeting Room, R. R. Thomas County Government Building

3 February 2011

5:00 p.m.

Call to Order

1. Unfinished Business

2. New Business

5:00 CONDITIONAL USE PERMIT – Home Occupation

The owner Lydia Smith is requesting approval to allow for a home occupation (Beauty Shop) on the property. The property is located at 3619 St John Church Road, in the Rineyville Rural Village Planning Area and is zoned Urban Residential (R-1).

5:00 Continuance - CONDITIONAL USE PERMIT – Accessory Dwelling

The owners Roger and Shirley Stillwell are requesting approval to allow for a Temporary Accessory Dwelling (20' x 30' manufactured home) to remain on the property. The property is located at 408 Summit Eastview Road and is zoned Rural Residential (R-2).

5:15 Continuance - CONDITIONAL USE PERMIT – Accessory Structure

The owner Chris Overly is requesting approval for a proposed 2,400 square foot Accessory Structure (40' x 60' pole barn) that exceeds the size of the dwelling on the property (1,248 square feet). The property is located at 580 James Duvall Lane in the Natural Resource Planning Area and is zoned Rural Residential (R-2).

5:30 Continuance - VARIANCE – Front Building Setback Line

The owners James & Donna Hand are requesting relief from the 70' front building setback line to accommodate an existing 40' x 30' garage (2009). The property is located in Aquaview Subdivision Section 2, Lot 4D in the East Hardin Planning Area and is zoned Rural Residential (R-2).

A. Consideration and action on the Minutes of the meeting held on 9 December 2010 (Attached pg. 1-9).

RIGHT OF WAY INFORMATION MEETING

The Kentucky Transportation Cabinet will conduct a Public Right of Way Informational Meeting on Thursday, 20 January from 6:00 to 8:00 p.m. at the Woodland Elementary School located at 6000 South Woodland Drive in Radcliff. The purpose of the meeting is to provide information on Section 3 (KY 220 to KY 313) of the Elizabethtown to Radcliff Connector.

ADMINISTRATIVE ASSISTANT POSITION ADVERTISED

The Planning Commission has received 35 applications for the Administrative Assistant position. The applications and resumes are being reviewed and telephone and in person interviews with candidates are being conducted.

THE FOLLOWING SITE PLANS HAVE BEEN APPROVED

DATE	SITE PLAN	OWNER	ACCESS ROAD
8-Dec-10	Accessory Dwelling	Norris & Carol Sizemore	Jenkins Road
10-Dec-10	Off Site Sign	Louis & Margaret Brothers	Bardstown Road (US 62)
13-Dec-10	Agricultural Zone	Hugh & Kimberly Bland	Farley Lane
22-Dec-10	Accessory Structure / Ray's Plumbing	Ray Hedrick	Burns Road
Since Last Meeting		4	
2010 Total		44	

THE FOLLOWING DEVELOPMENT PLANS HAVE BEEN APPROVED

DATE	DEVELOPMENT PLAN	OWNER	ACCESS ROAD
Since Last Meeting		0	
2010 Total		29	

THE FOLLOWING SUBDIVISION HAS BEEN APPROVED AND RECORDED

FP RECORDED	SUBDIVISION NAME	LOTS	ACCESS ROAD
17-Dec-10	Mulberry Park Subdivision, Lots 6 & 7	-1	Tunnel Hill Road
SINCE LAST MEETING		-1	
2010 TOTAL		278	

The next Board meeting is scheduled for Thursday, 3 February 2011 at 5:00 P.M.

The following hearing has been scheduled:

5:00 Louisville Paving Temporary Mobile Office

Hardin County Board of Adjustment

Two Hundred Sixty Ninth Meeting

Meeting Room, R. R. Thomas County Government Building

20 January 2011

5:00 p.m.

Call to Order

1. Unfinished Business

2. New Business

5:00 CONDITIONAL USE PERMIT – Accessory Dwelling

The owners Roger and Shirley Stillwell are requesting approval to allow for a Temporary Accessory Dwelling (20' x 30' manufactured home) to remain on the property. The property is located at 408 Summit Eastview Road and is zoned Rural Residential (R-2).

5:15 CONDITIONAL USE PERMIT – Accessory Structure

The owner Chris Overly is requesting approval for a proposed 2,400 square foot Accessory Structure (40' x 60' pole barn) that exceeds the size of the dwelling on the property (1,248 square feet). The property is located at 580 James Duvall Lane in the Natural Resource Planning Area and is zoned Rural Residential (R-2).

5:30 VARIANCE – Front Building Setback Line

The owners James & Donna Hand are requesting relief from the 70' front building setback line to accommodate an existing 40' x 30' garage (2009). The property is located in Aquaview Subdivision Section 2, Lot 4D in the East Hardin Planning Area and is zoned Rural Residential (R-2).

A. Consideration and action on the Minutes of the meeting held on 19 December 2010 (Attached pg. 1-4).

RIGHT OF WAY INFORMATION MEETING

The Kentucky Transportation Cabinet will conduct a Public Right of Way Informational Meeting on Thursday, 20 January from 6:00 to 8:00 p.m. at the Woodland Elementary School located at 6000 South Woodland Drive in Radcliff. The purpose of the meeting is to provide information on Section 3 (KY 220 to KY 313) of the Elizabethtown to Radcliff Connector.

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DATE	SITE PLAN	OWNER	ACCESS ROAD
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22-Dec-10	Accessory Structure / Ray's Plumbing	Ray Hedrick	Burns Road
Since Last Meeting		4	
2010 Total		44	

THE FOLLOWING DEVELOPMENT PLANS HAVE BEEN APPROVED

DATE	DEVELOPMENT PLAN	OWNER	ACCESS ROAD
Since Last Meeting		0	
2010 Total		29	

THE FOLLOWING SUBDIVISION HAS BEEN APPROVED AND RECORDED

FP RECORDED	SUBDIVISION NAME	LOTS	ACCESS ROAD
17-Dec-10	Mulberry Park Subdivision, Lots 6 & 7	-1	Tunnel Hill Road
SINCE LAST MEETING		-1	
2010 TOTAL		278	

The next Board meeting is scheduled for Thursday, 3 February 2011 at 5:00 P.M.

The following hearing has been scheduled:

5:00 CONDITIONAL USE PERMIT – Accessory Structure

The owner Emma Johnson is requesting approval for a proposed Accessory Structure (24' x 32' = 768 square feet) to be built prior to a dwelling on a 1.7 acre tract on Santa Fe Trail and being Lot 55 of Wingate West Subdivision.