



Hardin County Board of Adjustment 18 July 2024

County Government Center
Second Floor Meeting Room

Owner: Joann Taul Revocable Trust

Applicant: Megan Taul

Location: A 62.078-acre site adjacent to 3136 Hardinsburg Road, Cecilia, KY, known as Tract A of JoAnn Taul Revocable Trust Property

Zoned: R-2 Rural Residential

Request for a Conditional Use Permit to allow for a Recreational Enterprise (4 primitive camping sites on the farm) known as Willow Pond Campground.



Hardinsburg Road, Cecilia, KY

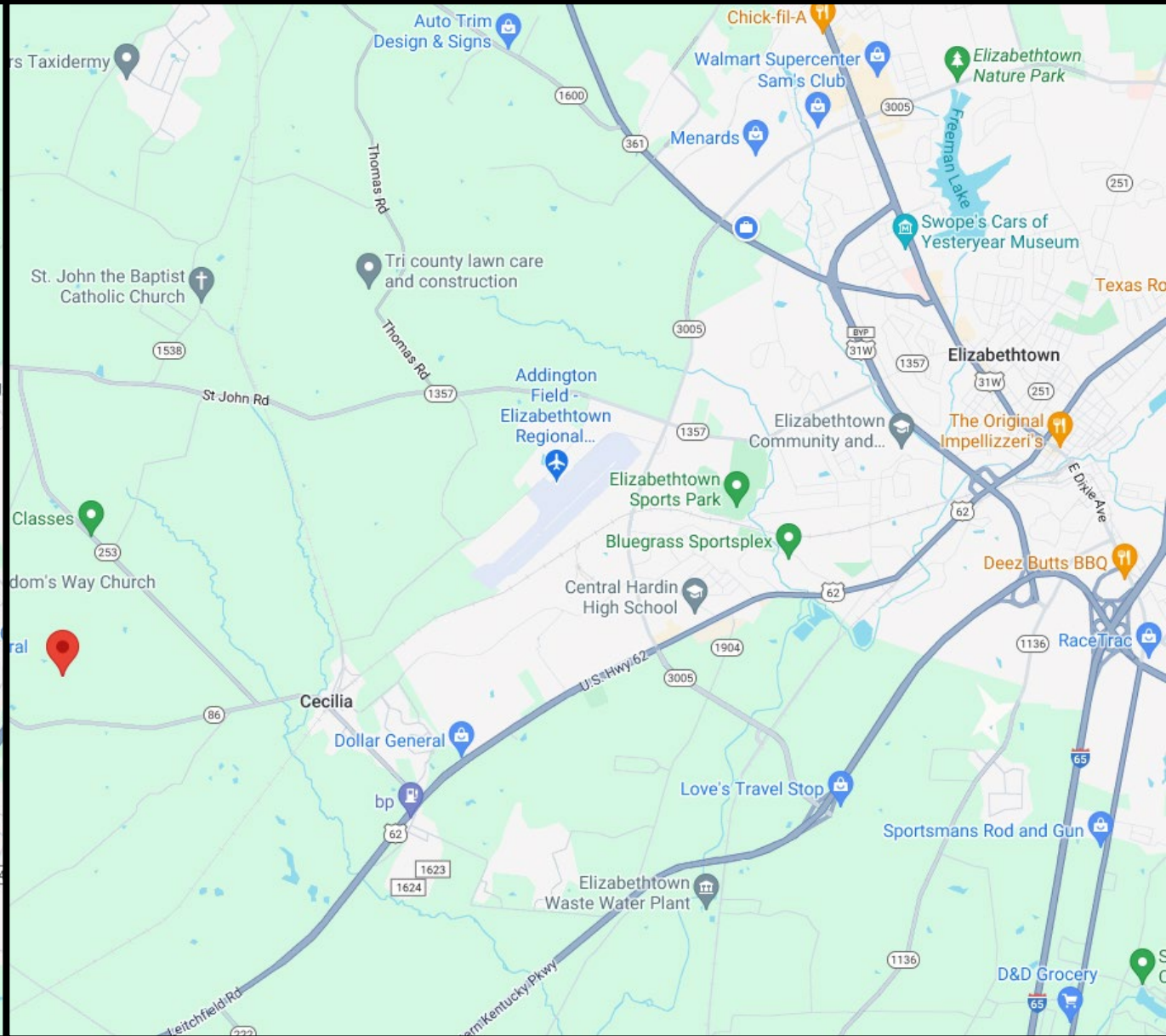
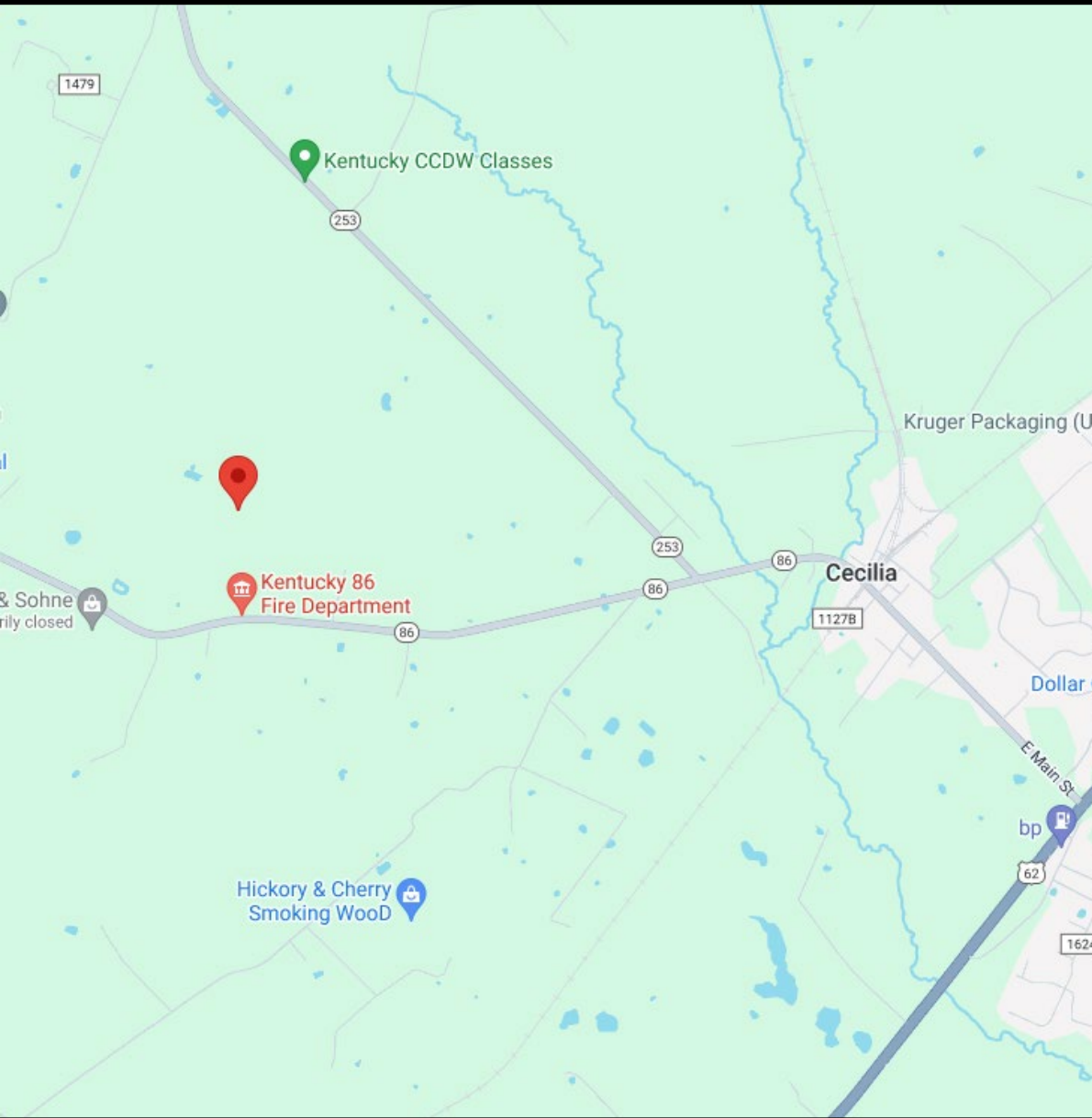
Conditional Use Permit SUMMARY REPORT

LISTING OF EXHIBITS

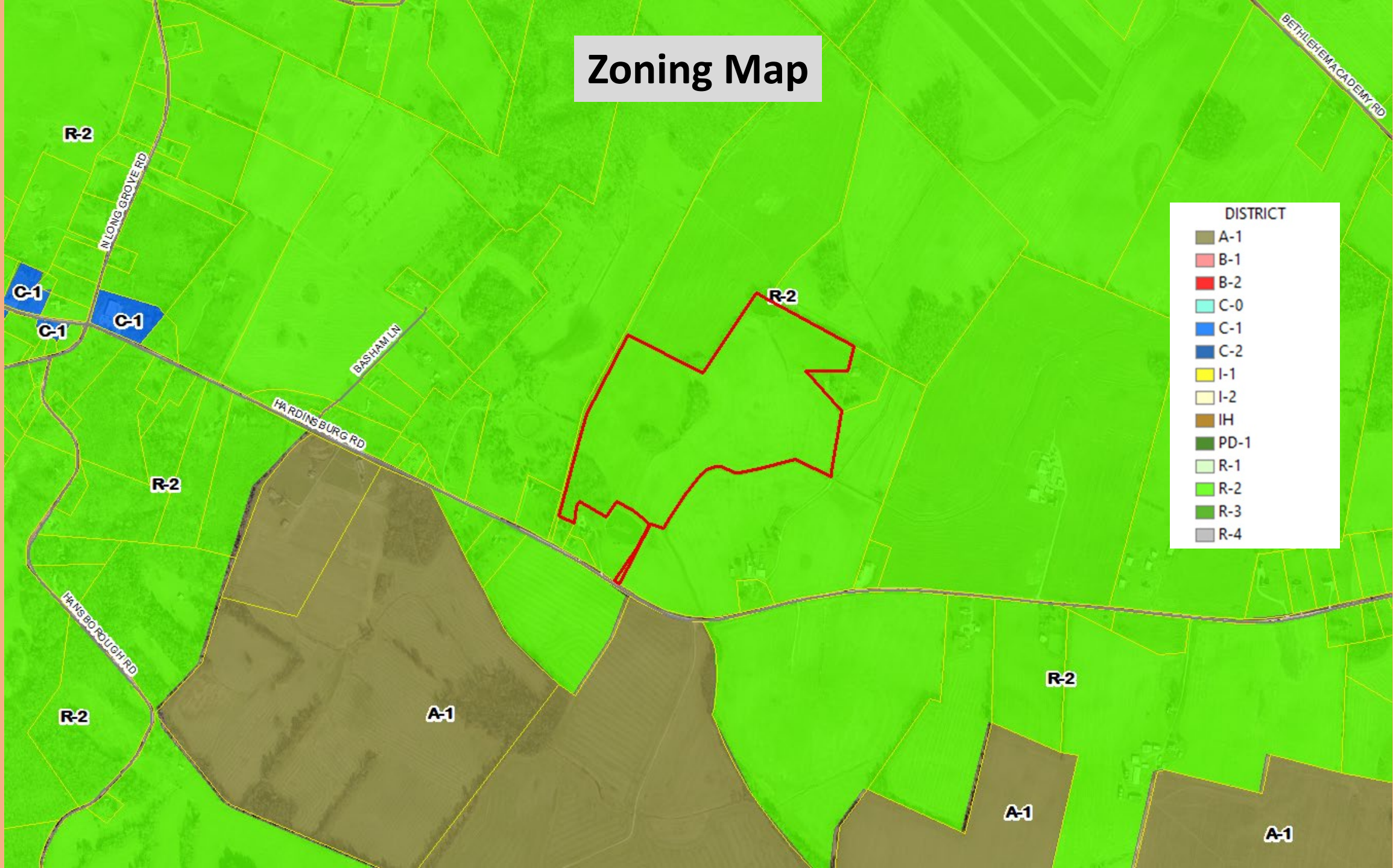
- A. Vicinity Map**
- B. Zoning Map**
- C. Aerial Photo (2024)**
- D. Natural Features**
- E. Amended Record Plat of Island Tracs Subdivision Lot 1C and Revised Boundary Survey of the JoAnn Taul Revocable Trust Property (2020)**
- F. Site Plan**
- G. Photographs of the Site**
- H. Character of the Area**
- I. Analysis of Conditional Use Permits for Recreational Enterprises**
- J. *Comprehensive Development Guide**
- K. *Development Guidance System Ordinance**

*** Not Provided in PowerPoint**

Vicinity Map



Zoning Map

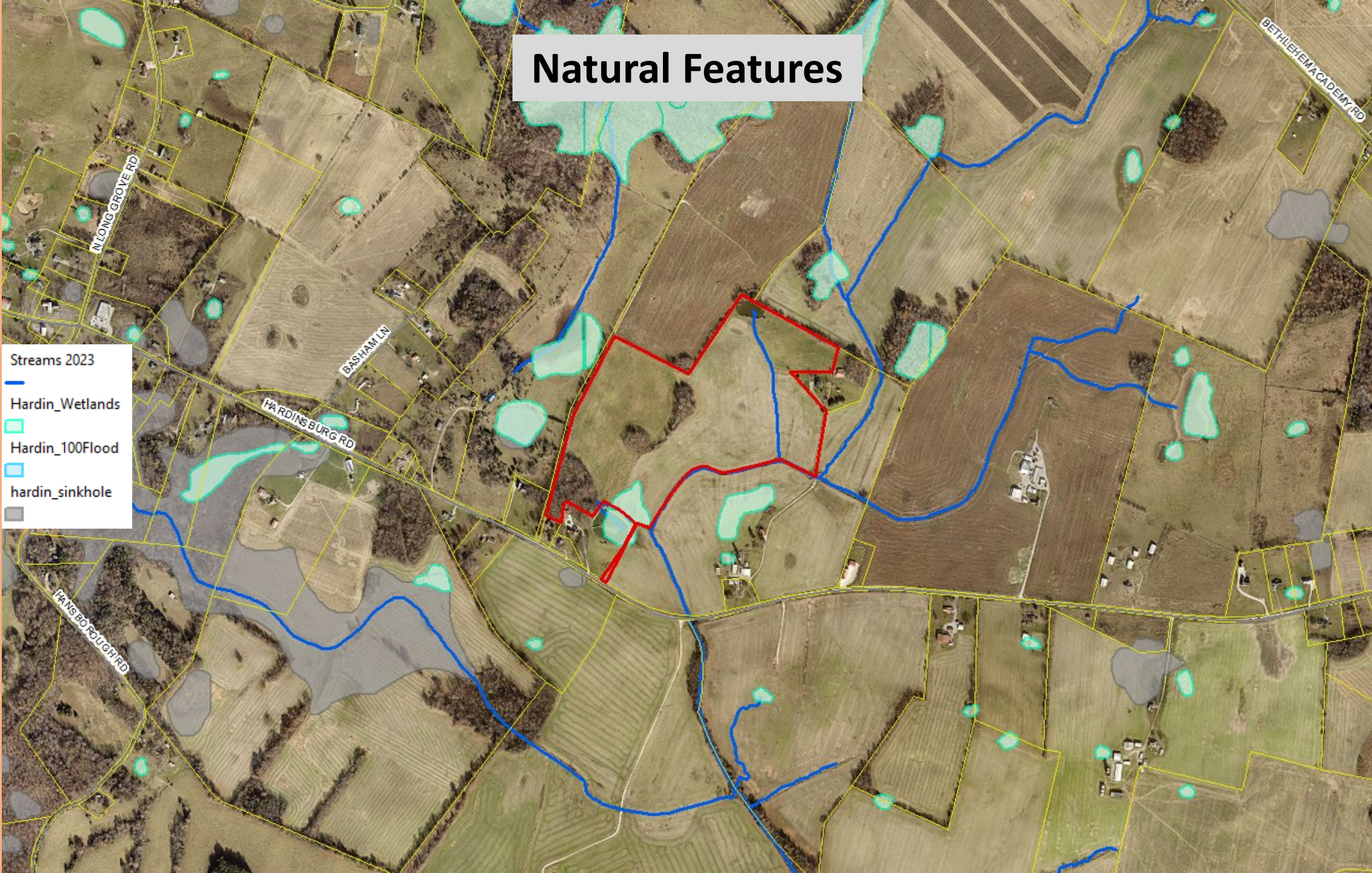


Aerial Photo (2023)



Natural Features

- Streams 2023
- Hardin_Wetlands
- Hardin_100Flood
- hardin_sinkhole



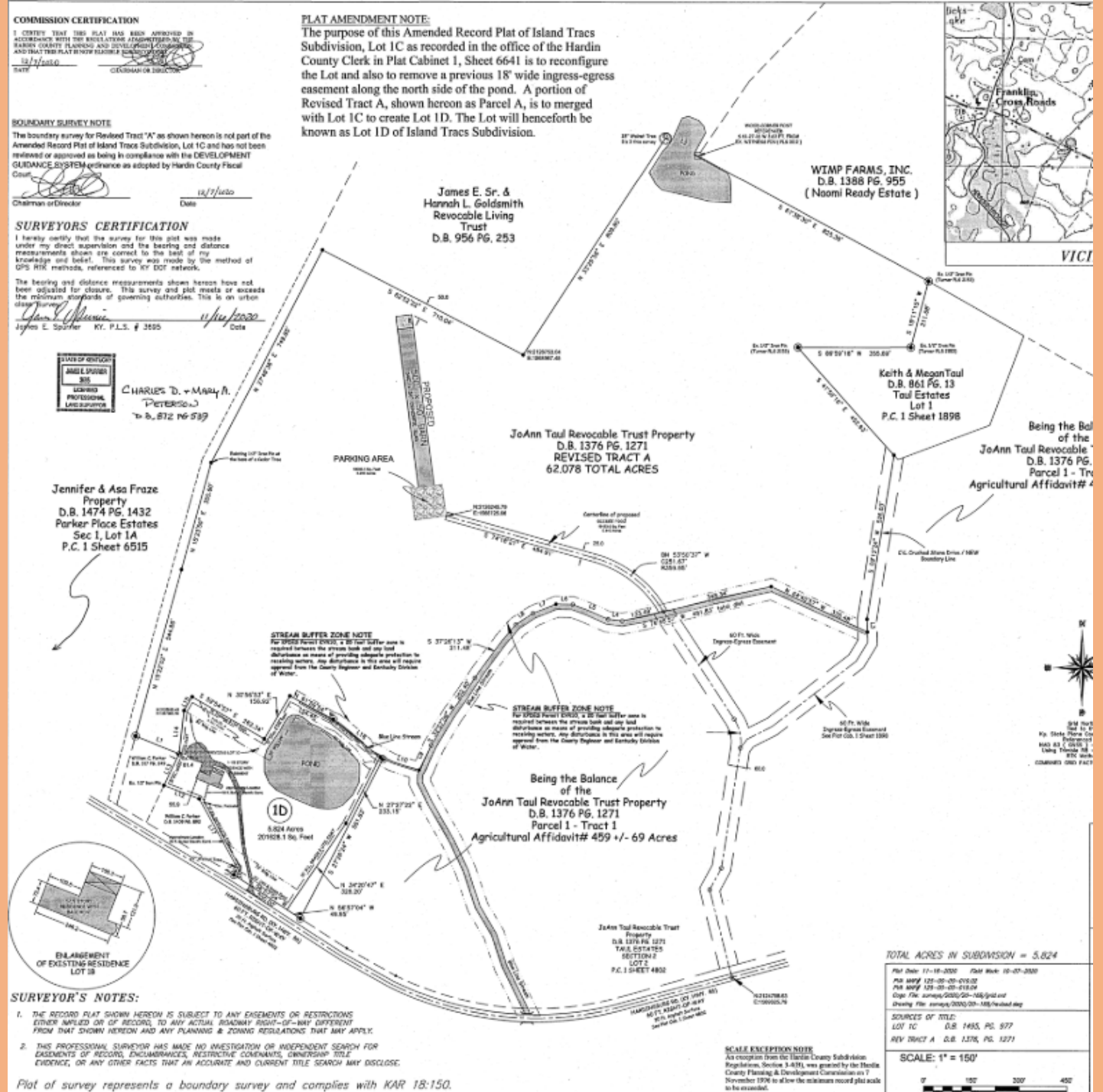
Each of the 4 campsites will include a trash can, picnic table, chairs and a fire pit

Rented exclusively thru Hipcamp.com



Keith & Megan Taul's home on the adjoining 4.4 acres

Amended Record Plat of Island Tracs Subdivision Lot 1C and Revised Boundary Survey of the JoAnn Taul Revocable Trust Property



Photographs of the Site





Keith & Megan Taul's home on the adjoining 4.44 acres

Description	TAUL EST LT 1	Finished Basement %	51
Type of Residence	CAPE COD 1.5	Bedrooms	3
Year Built	1997	Full Baths	3
Num Stories	1.5	Half Baths	1
Above Ground Sqft	2497	Exterior	ALUM/VINYL
Total Living Area	3097	Heat	ELECTRIC
Basement	FULL	Air Condition	CENTRAL/AC
Basement Sqft	1168	Fireplace	0
Basement Sqft Finish	600		

The Taul's barn where they meet guests to the farm (water & restroom)



SITE #1









SITE #2









[United States](#) > [Kentucky](#)

Willow Pond

👍 100% · [8 reviews](#) · Cecilia, Hardin, Kentucky · 120 acres

Share

Save

What to expect

- Tent site**
You'll have this Hipcamp all to yourself.
- 10 guests max**
- Campfires allowed**
- Pets allowed**
- No toilet; campers must bring camp toilets**
"Emergency" bathroom in the barn nearby- about a 10 minute walk.
- Potable water available**
- Bins available**
- Picnic table present**
- No showers**
- Cooking equipment absent**
- No wifi**
- Laundry absent**
- Hot Tub absent**
- No playground**

[Show less](#)

Things to know

Getting there

Check in: After 2:00 PM

Check out: Before 12:00 PM

On arrival: Meet with Host

Cancellation policy: Flexible

Minimum nights: 1 night

Accepts bookings: 12 months out

Park at listing

Wheelchair access

Max 2 vehicles

2WD 2WD accessible

During your trip

Leave it better

Inclusion policy
We have a zero-tolerance policy against discrimination at Hipcamp. We are committed to helping our Host and Hipcamper communities be inclusive.



Character of the Area

→ 3,066 S.F. house (2004)



↑ 3,180 S.F. house (1978)



↑ 1,368 S.F. house (1956)



↑ 4,778 S.F. house (2007)



3,097 S.F. house (1997)



2,618 S.F. house (1994)

→ 1,752 S.F. house (1968)



Conditional Use Permits for Recreational Enterprises (General)

12 Total – 7 Approved; 2 Denied; 2 Pending; 1 Withdrawn

Selected	Permit Date	Parcel	Owner	Type	Zone	Proposed Zoning (Map Amendments)	Listed Use (Dvpl, Cup, Var, Maps)	Project / Subdivision Name	Request	Site Address	Acres (All Permits)	Status
<input type="checkbox"/>	05/10/2024	125-00-00-019.04	TAUL JOANN REVOCABLE TRUST	CONDITIONAL USE PERMIT	R-2 - RURAL RESIDENTIAL ZONE		RECREATIONAL ENTERPRISES (OUTDOOR)	WILLOW POND CAMPGROUND	TO ALLOW FOR 4 PRIMITIVE CAMPING SITES ON THE FARM	ADJACENT TO 3136 HARDINSBURG ROAD, CECILIA, KY	62.078	PENDING
<input type="checkbox"/>	05/23/2023	172-00-00-015	ALLEN CURTIS DALE & CARLA	CONDITIONAL USE PERMIT	R-2 - RURAL RESIDENTIAL ZONE		RECREATIONAL ENTERPRISES (OUTDOOR)	WHISPERING DANDELION FARM	TO ALLOW FOR AN OUTDOOR WEDDING VENUE ON SITE	3583 NOLIN RD	7.360	APPROVED
<input type="checkbox"/>	10/11/2022	252-00-00-015.01	BUSCH KARINA	CONDITIONAL USE PERMIT	R-2 - RURAL RESIDENTIAL ZONE	A-1 - AGRICULTURAL ZONE	RECREATIONAL ENTERPRISES (OUTDOOR)	THOMPSON FARM	TO ALLOW FOR THE OPERATION OF HORSE SHOWS WITH MORE THAN 70 PARTICIPANTS ON SITE AND TO ALLOW FOR AN RV PARK (OUTDOOR RECREATIONAL ENTERPRISE) TO BE DEVELOPED ON SITE	2479 STOVALL ROAD, ELIZABETHTOWN, KY 42701	93.000	PENDING
<input type="checkbox"/>	09/02/2021	019-00-00-008	HALL MANDI M	CONDITIONAL USE PERMIT	R-2 - RURAL RESIDENTIAL ZONE		RECREATIONAL ENTERPRISES (OUTDOOR)	GOT THE WORLD CHEATED FARM - EDUCATIONAL CAMPGROUND	TO ALLOW FOR THE RECREATIONAL ENTERPRISE (CAMPGROUND) IN THE RURAL RESIDENTIAL (R-2) ZONE	189 HAWKINS LANE, EASTVIEW, KY 42732	19.280	DENIED
<input type="checkbox"/>	04/17/2018	182-10-00-017	T & J PRICE PROPERTIES INC	CONDITIONAL USE PERMIT	R-1 - URBAN RESIDENTIAL ZONE		RECREATIONAL ENTERPRISES (OUTDOOR)	LONGVIEW SUBDIVISION, LOT 16A	TO ALLOW FOR A RECREATIONAL ENTERPRISE (19 ADDITIONAL SPACES - RV CAMPGROUND)	4685 S WILSON RD	12.700	APPROVED
<input type="checkbox"/>	03/27/2018	182-10-00-017	T & J PRICE PROPERTIES INC	CONDITIONAL USE PERMIT	R-1 - URBAN RESIDENTIAL ZONE		RECREATIONAL ENTERPRISES (OUTDOOR)	LONGVIEW SUBDIVISION, LOT 16A	TO ALLOW FOR A RECREATIONAL ENTERPRISE (30 SPACE RV CAMPGROUND)	4685 S WILSON RD	12.700	WITHDRAWN
<input type="checkbox"/>	08/29/2017	190-10-00-008	EDWARDS CARL & WANDA	CONDITIONAL USE PERMIT	R-2 - RURAL RESIDENTIAL ZONE		RECREATIONAL ENTERPRISES (OUTDOOR)	GLENDALE GARDENS - WEDDING & EVENT VENUE	TO ALLOW FOR AN OUTDOOR WEDDING AND EVENT VENUE	2638 GLENDALE HODGENVILLE RD W	5.000	APPROVED
<input type="checkbox"/>	03/30/2017	089-00-00-084	STAPLES NICOLLE	CONDITIONAL USE PERMIT	R-2 - RURAL RESIDENTIAL ZONE		RECREATIONAL ENTERPRISES (OUTDOOR)	GABRIELLA FARM - WEDDING & EVENT VENUE	TO ALLOW FOR AN OUTDOOR WEDDING AND EVENT VENUE ON A FARM	13943 LEITCHFIELD ROAD	24.083	APPROVED
<input type="checkbox"/>	01/17/2012	216-00-00-055	CHURCH OF GOD OF PROPHECY	CONDITIONAL USE PERMIT	R-3 - RESIDENTIAL ESTATE ZONE		RECREATIONAL ENTERPRISES (OUTDOOR)	CAMP NIKAO /	CAMPGROUND - RECREATIONAL ENTERPRISES (OUTDOOR)	7566 SHEPHERDSVILLE ROAD (KY 251)	60.100	APPROVED
<input type="checkbox"/>	10/11/2011	082-00-01-014	DANNY BYERS	CONDITIONAL USE PERMIT	R-2 - RURAL RESIDENTIAL ZONE		RECREATIONAL ENTERPRISES (OUTDOOR)	RECREATIONAL ENTERPRISE (CAMPGROUND) / HUFFER FARM SUBDIVISION	FOR A RECREATIONAL ENTERPRISE (CAMPGROUND)	RINEVILLE BIG SPRINGS RD	10.499	DENIED
<input type="checkbox"/>	06/15/2011	256-00-00-011	DENNIS CONDER	CONDITIONAL USE PERMIT	R-2 - RURAL RESIDENTIAL ZONE		RECREATIONAL ENTERPRISES (OUTDOOR)	CONDER'S PAINTBALL	CONDITIONAL USE PERMIT FOR RECREATIONAL ENTERPRISE TO OPERATE A PAINTBALL FACILITY	187 FORD HIGHWAY	78.000	APPROVED
<input type="checkbox"/>	01/28/2010	106-00-00-054.01	DOUG RAY	CONDITIONAL USE PERMIT	R-2 - RURAL RESIDENTIAL ZONE		RECREATIONAL ENTERPRISES (OUTDOOR)	RECREATIONAL ENTERPRISES /	TO OPERATE A RECREATIONAL ENTERPRISE (DUKE'S TACK SHOP) IN THE R-2 ZONE	12115 LEITCHFIELD ROAD (US 62)	25.000	APPROVED

Records 1 to 12 (of 12)

Only 1 other for primitive camping

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.

16-9 AMUSEMENT ENTERPRISES (INDOOR)

1. Setbacks. The Board may require additional setbacks for all buildings and structures.
2. Setbacks. All skeet and clay target ranges shall be of sufficient length to provide a safe distance for termination of all projectiles from the various types of targets and weapons used.
3. Backstops. All rifle and pistol ranges shall be provided with an approved earthen backstop of sufficient height and thickness to safely stop all projectiles from the various types of weapons used.
4. Warning Signs. Permanent warning signs shall be placed at reasonable visible intervals along all range fences.
5. Distance. All driving ranges, paintball facilities and gun ranges shall be an adequate distance from any street or highway.
6. Competitions. Any large competitions on the site exceeding 100 participants shall be considered as large competitions. The Board may limit the number of large competitions on a site within a year. The owner/developer shall provide a plan for large competition management that identifies the following:
 - a. Location of spectator parking based on the expected number of spectators
 - b. Location of outdoor restroom facilities
 - c. Traffic safety plan for movement of spectator vehicles on and off the property
7. Pools. Swimming pools shall be installed in compliance with the Kentucky Building Code.
8. Garbage and Trash. Central trash collection points shall be completely screened from view from the public right of way.
9. Licensing. Compliance with Occupational Licenses shall 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 Recreational Enterprise (Campground) on site and permit up to 4 camp sites.
2. The existing restroom in the barn must have a functioning septic system.
3. Additional fencing or landscaping shall not be required.
4. A Site Plan shall be submitted and approved in accordance with Development Guidance System, Section 7.
5. No trespassing signage shall be installed at any breaks in the fencerow along the property line.
6. There shall be no discharging of firearms or hunting on site by the campers.
7. Fires shall be restricted to the fire rings provided and the site must comply with any applicable fire bans imposed by Hardin County.
8. The site shall not be used as a live music or entertainment venue.
9. A Lights out/quiet time shall be observed from ____ PM to _____ AM.
10. Garbage shall be contained within garbage cans or dumpster on site.
11. This Conditional Use Permit is being issued to Megan Taul, it is only transferable after a Public Hearing before the Board of Adjustment with any new/prospective owner/operator.
12. A Certificate of Land Use Restrictions shall be recorded in the Office of the Hardin County Clerk.
13. This Conditional Use Permit is good for ____ years and shall expire on _____.

OR

I make a Motion to Deny the Conditional Use Permit :

Based on the Staff Presentation and the Testimony presented in the Public Hearing and that it does not satisfy the Standards for Issuance outlined in the Development Guidance System, Zoning Ordinance 16-3.

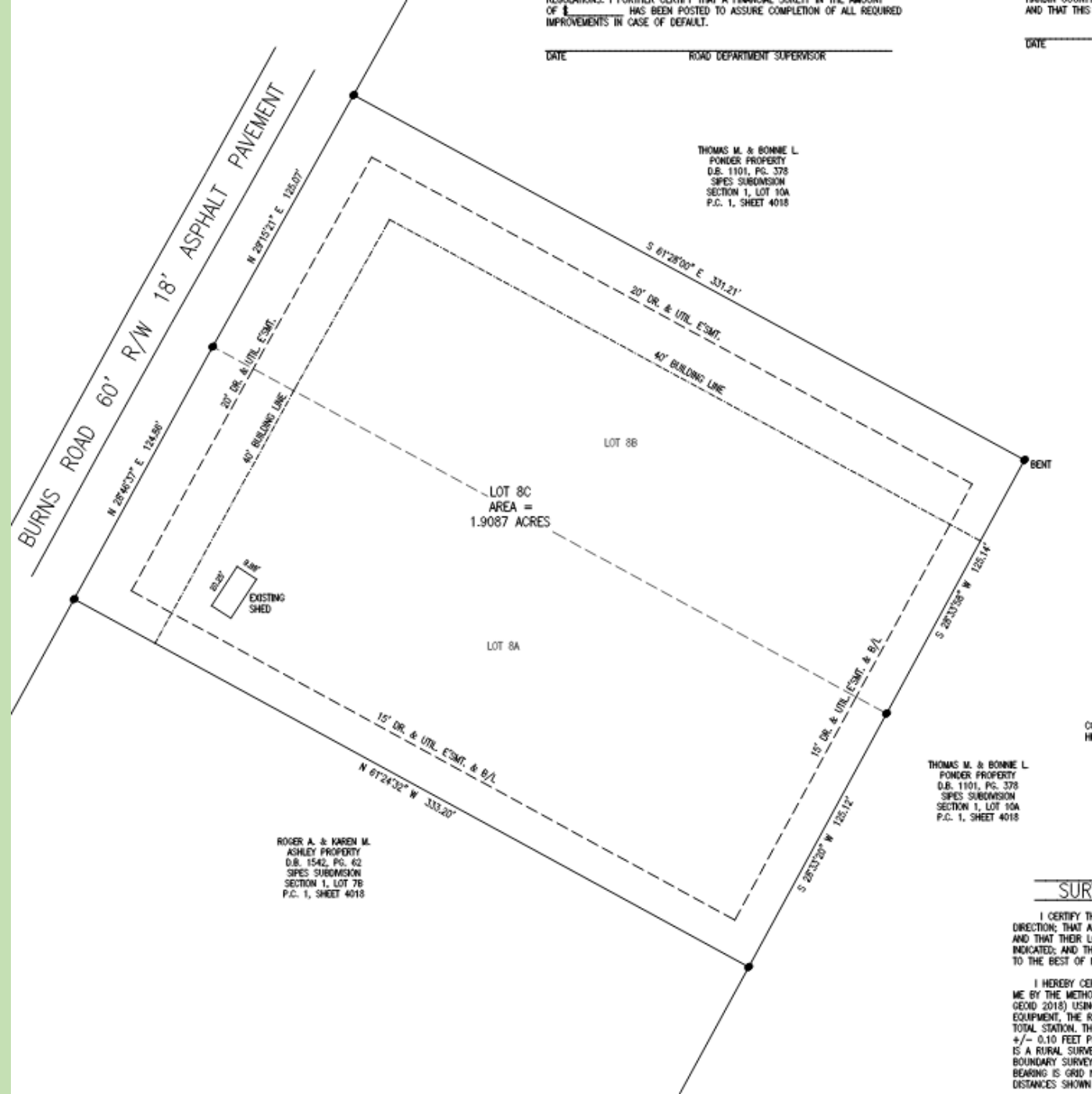
- A. The use would change the character and established pattern of development of the area;
- B. The use is not in harmony with the uses permitted by right under the Zone in question and may affect adversely the use of neighboring properties;
- C. The use may hinder or discourage the appropriate development and use of adjacent land and buildings or impair the value thereof;
- D. The use may adversely affect the health or safety of persons residing or working in the vicinity of the proposed use;
- E. The use may be detrimental to the public welfare or injurious to property or improvements in the vicinity; and,
- F. The use is not in accordance with the purposes of the Zoning Ordinance and the Comprehensive Plan.

Owners: Thomas & Linda Gielow

Location: A 1.908-acre site on Burns Road, Rineyville, KY known as Lots 8A & 8B of Sipes Subdivision.

Zoned: Urban Residential (R-1)

Request for a Conditional Use Permit to allow for an Accessory Structure (10'x20' shed) on a vacant lot.



Burns Road, Rineyville, KY

Conditional Use Permit

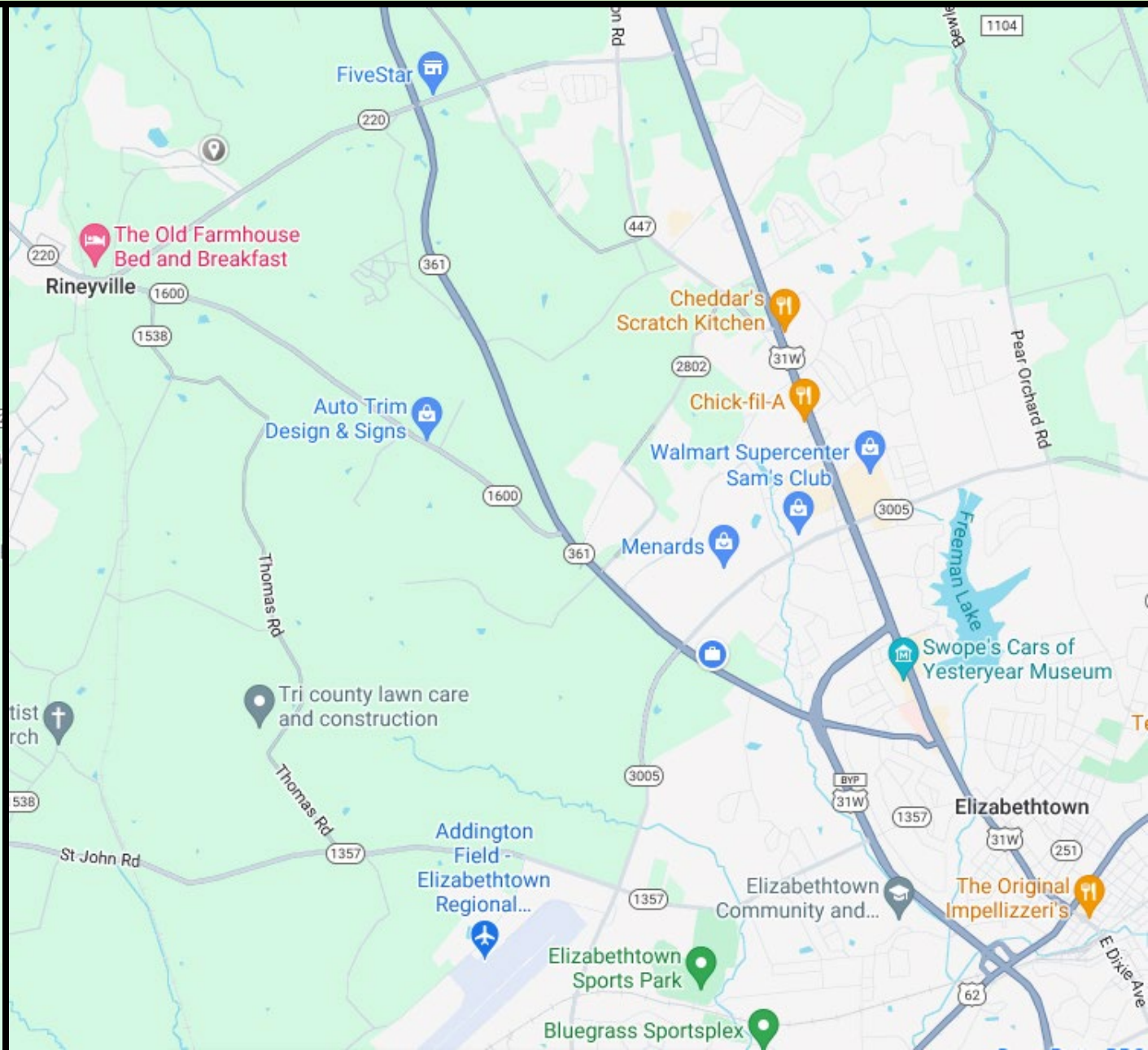
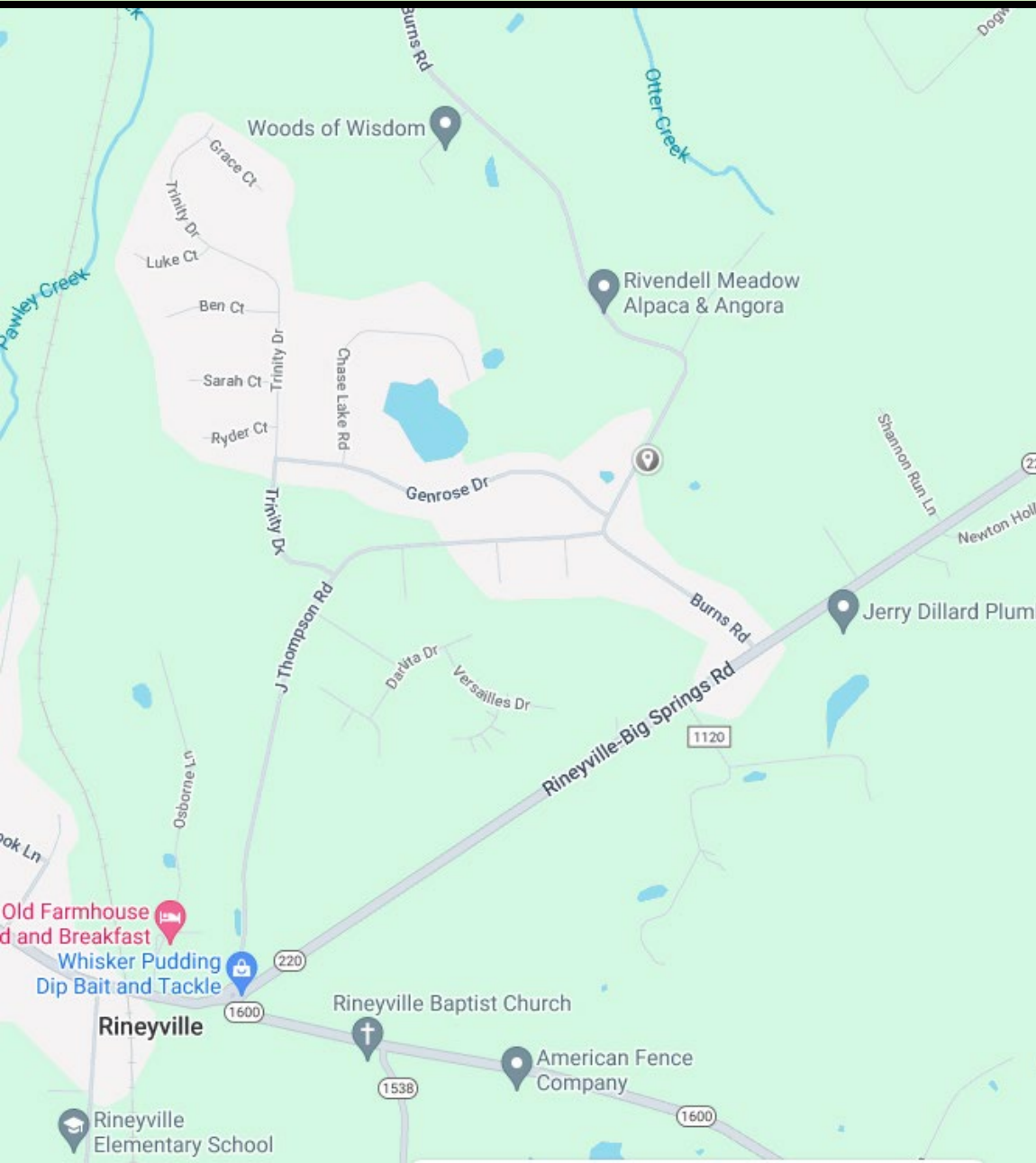
SUMMARY REPORT

LISTING OF EXHIBITS















- A. Vicinity Map**
- B. Zoning Map**
- C. Aerial Photo (2024)**
- D. Natural Features**
- E. Amended Record Plat of Sipes Subdivision Section 1, Lots 7, 8, 9, & 10 (2005)**
- F. Proposed Amended Record Plat of Sipes Subdivision Section 1, Lots 8A & 8B**
- G. Photographs of the Site**
- H. Character of the Area**
- I. Analysis of Conditional Use Permits to allow for an Accessory Structure on a Vacant Lot**
- J. *Comprehensive Development Guide**
- K. *Development Guidance System Ordinance**

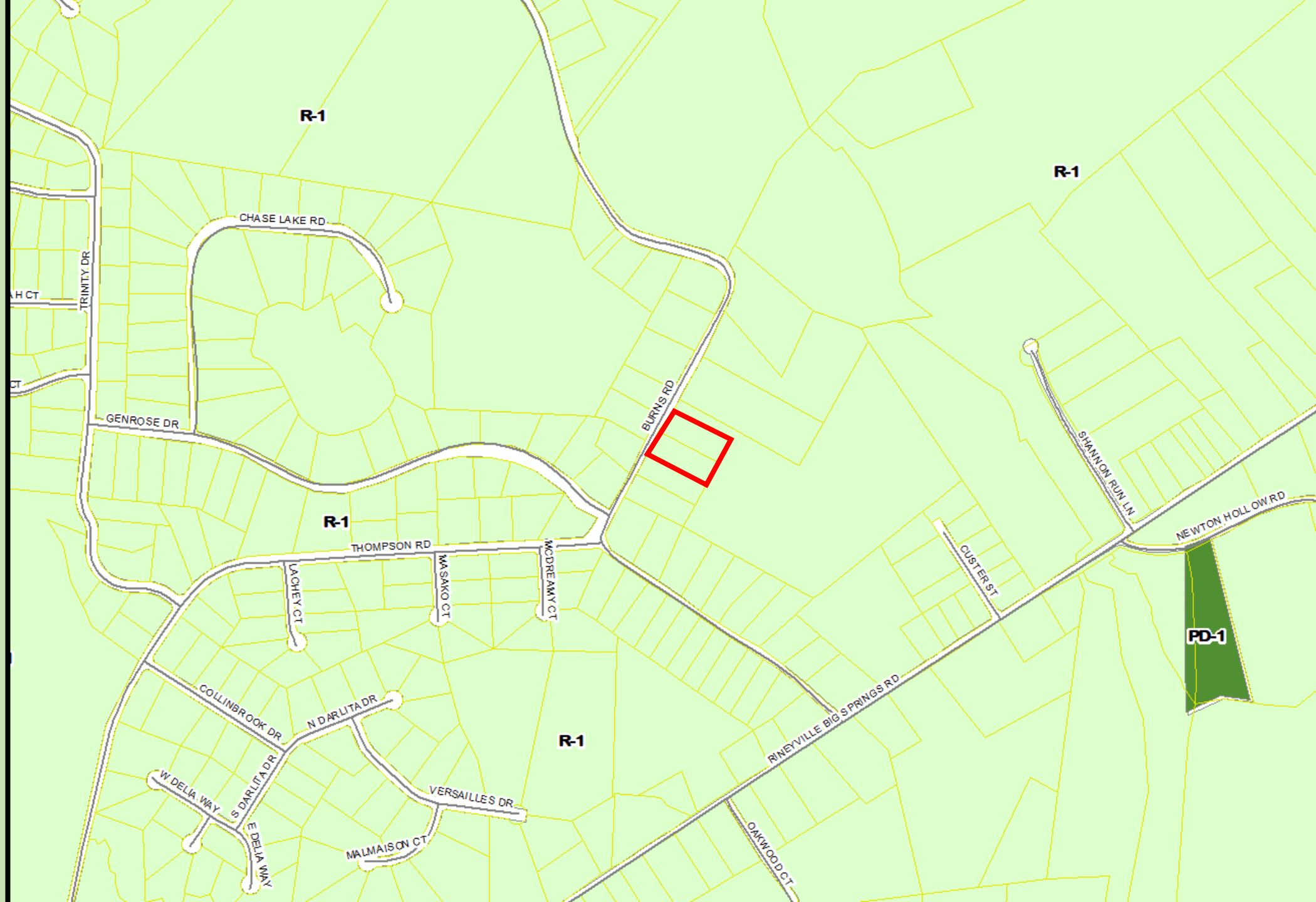
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Vicinity Maps



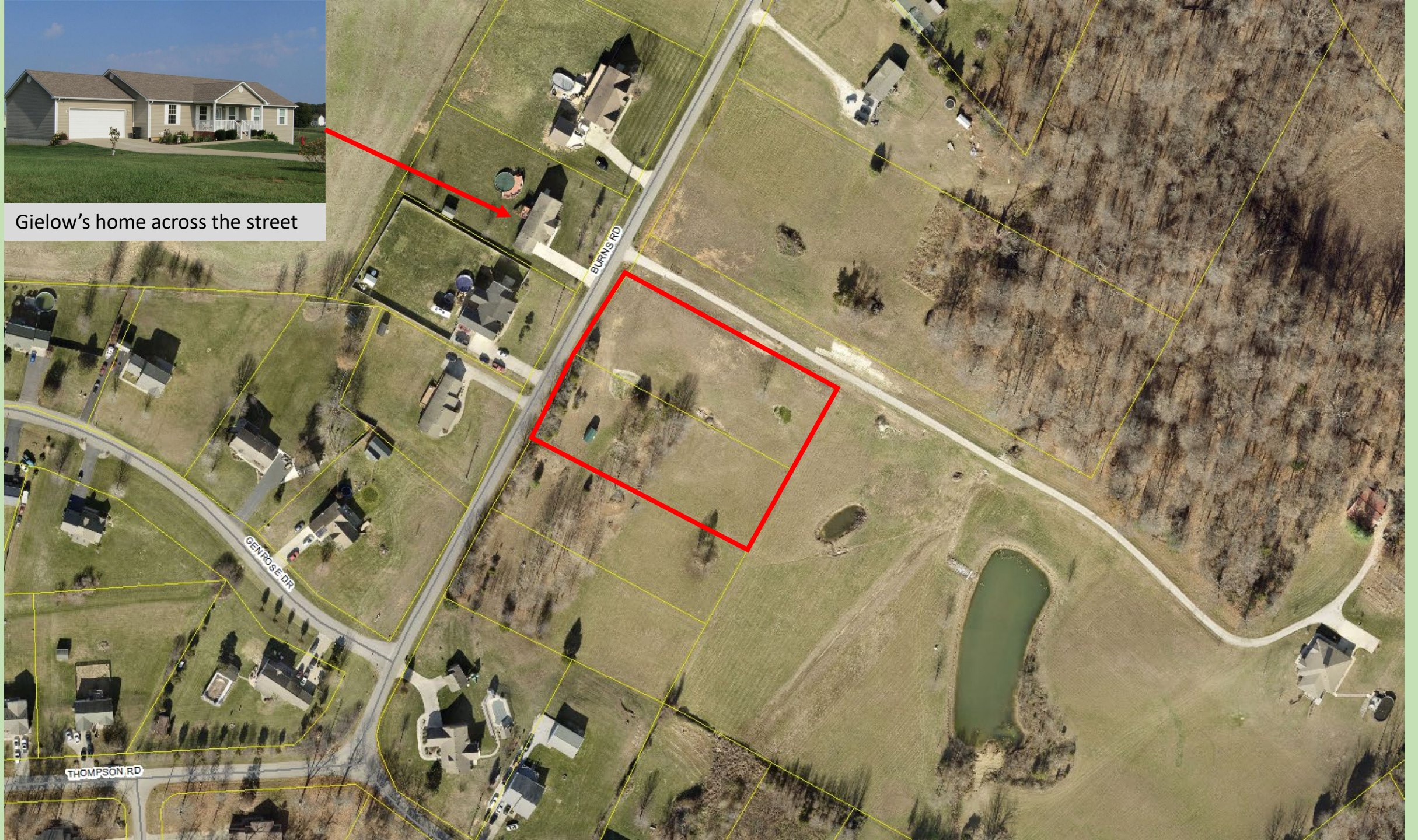
Zoning Map

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





Gielow's home across the street





- Streams 2023
- Hardin_Wetlands
- Hardin_100Flood
- hardin_sinkhole

Amended Record Plat of Sipes Subdivision Section 1, Lots 7, 8, 9, & 10 (2005)

HEALTH DEPARTMENT CERTIFICATION
LOTS 7A, 7B, 8A, 8B & 9A
 THESE SUBDIVISION LOTS HAVE RECEIVED TENTATIVE APPROVAL FOR ON SITE SEWAGE DISPOSAL SYSTEM USAGE BY THE HARRISON COUNTY HEALTH CENTER. THIS APPROVAL IS GRANTED ONLY TO THE EXTENT OF ON SITE SEWAGE DISPOSAL SYSTEM USAGE FOR THE SUBDIVISION AS A WHOLE. EACH LOT MUST BE APPROVED PRIOR TO SYSTEM INSTALLATION.
 10/11/05
Scott Whiting
 OFFICIAL
 DATE

HEALTH DEPARTMENT - EXCEPTION
LOT 10A
 THE LOTS SHOWN ON THIS SUBDIVISION PLAT, BEING FIVE ACRES OR GREATER, HAVE NOT BEEN EVALUATED FOR AN ON-SITE SEWAGE DISPOSAL SYSTEM AS PROVIDED BY ORDINANCE OF THE HARRISON COUNTY BOARD OF HEALTH. THIS EXCEPTION FROM THE HARRISON COUNTY SUBDIVISION REGULATIONS, WHICH REQUIRE THE HEALTH DEPARTMENT CERTIFICATION, WAS GRANTED BY THE BOARD COMMISSION ON 24 JULY 1994.

EASEMENT ACCEPTANCE
 I, BEING A DULY AUTHORIZED AGENT OF THE CITY UTILITY COMPANY, ACCEPT THE EASEMENTS SHOWN ON THIS RECORD PLAT ON BEHALF OF MY COMPANY. I ALSO RELEASE ANY EASEMENTS GRANTED PREVIOUSLY.
 10-7-05
 Brad Mann
 REPRESENTATIVE
 K.V. Co.
 ELECTRIC COMPANY
 10/11/05
 Suzanne M. Ponder
 REPRESENTATIVE
 Airtel
 TELEPHONE COMPANY
 8-25-05
 Donald Chalk
 REPRESENTATIVE
 Multi-2
 WATER COMPANY
 8-25-05
 [Signature]
 REPRESENTATIVE
 11-11-05
 [Signature]
 REPRESENTATIVE
 11-11-05
 [Signature]
 REPRESENTATIVE

DRAINAGE AND STORMWATER RECEIVER
 THE STORM WATER RECEIVER OF THIS SUBDIVISION IS A BRANCH THAT DRAINS TO LOTTER CREEK LOCATED APPROXIMATELY 2000 FEET NORTH OF THE PROPERTY.

NATURAL FEATURES NOTE
 AS INDICATED ON THE VINE GROVE USGS QUADRANGLE MAP DATED 1961 THERE ARE NO SHOALS OR PONDS LOCATED WITHIN THE SUBJECT PROPERTY OF WITHIN 200 FEET OF THIS SUBDIVISION.

FLOOD PLAIN NOTE
 THIS PROPERTY IS NOT LOCATED IN A FLOOD PRONE AREA ACCORDING TO THE F.E.M.A. FLOOD INSURANCE STUDY DATED NOVEMBER 4, 1988 AS SHOWN ON F.E.M.A. F.I.M. NO. 170930003C.

GENERAL NOTES
 1. NO DWELLING CONTAINING LESS THAN 11007 SQUARE FEET OF LIVING SPACE IS ALLOWED IN THIS SUBDIVISION. THE EXISTING STRUCTURES SHOWN ON THIS PLAT ARE PRE-EXISTING STRUCTURES AND THEREFORE DO NOT NEED TO MEET THE LOCAL MINIMUM SQUARE FOOT STANDARD ESTABLISHED ON THIS SUBDIVISION PLAT.
 2. ALL PROPOSED DRAINAGES SHALL BE APPROVED BY THE HARRISON COUNTY ROAD DEPARTMENT. ALL DRAINWAYS MUST BE PROVIDED WITH DRAINAGE COLLECTORS TO PROVIDE PROPER DRAINAGE. DRAINWAY COLLECTORS MUST BE A MINIMUM OF 12 INCHES IN DIAMETER AND 24 FEET IN LENGTH. THE COUNTY ROAD SUPERVISOR MAY REQUIRE LARGER AND LONGER COLLECTORS IF NEEDED.
 3. THE EXISTING STRUCTURES SHOWN ON THIS PLAT ARE NONCONFORMING USES AS DETERMINED BY 605.100.253 AND ARE EXEMPT FROM THE BUILDING SETBACK LINES AND ADDITIONS TO THESE STRUCTURES AND ALL FUTURE STRUCTURES SHALL BE SUBJECT TO THE BUILDING SETBACK LINES AS SHOWN ON THIS PLAT.

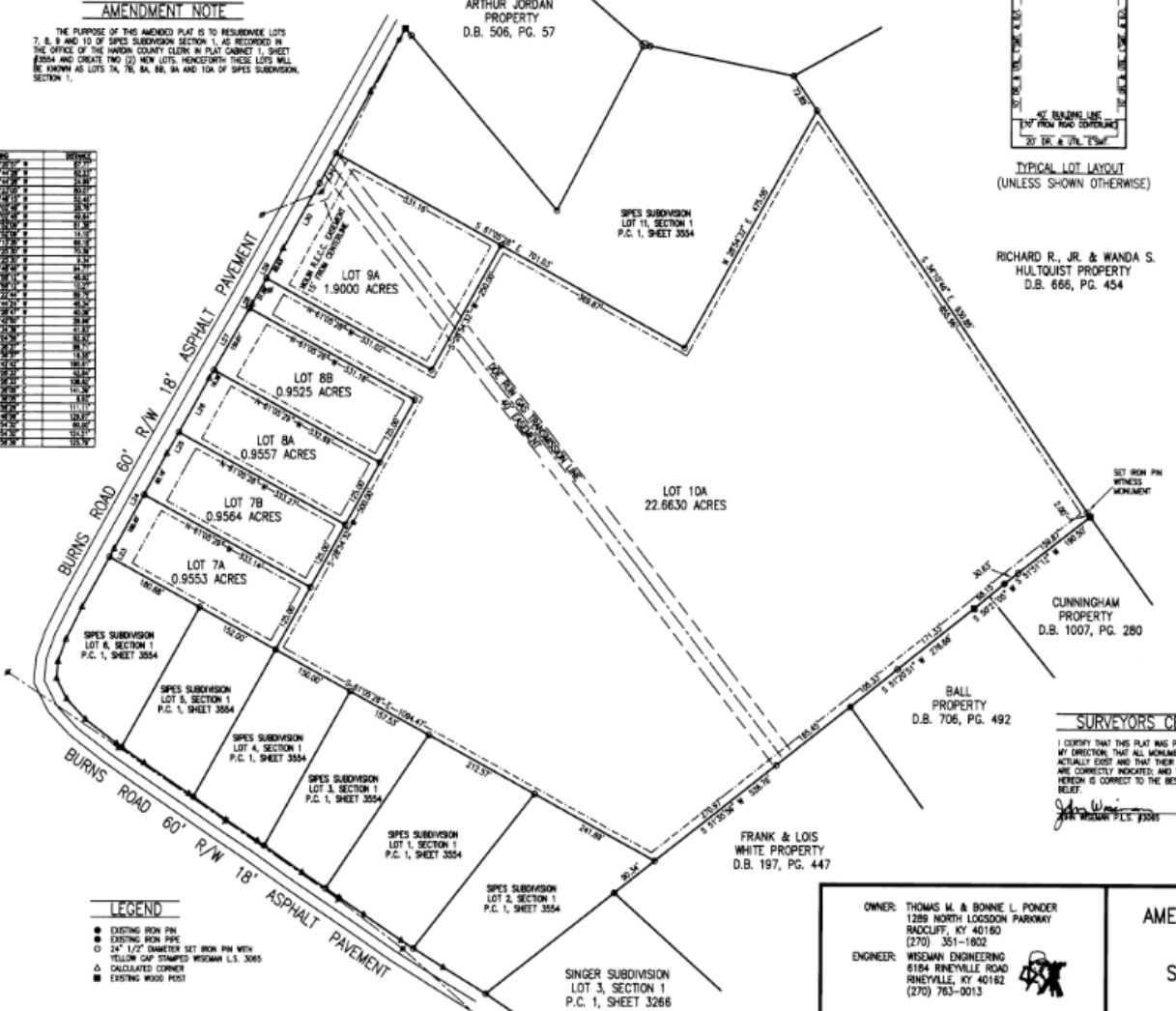
HEALTH DEPARTMENT CERTIFICATION
LOT 1
 I CERTIFY THAT THE WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS INSTALLED OR PROPOSED FOR INSTALLATION IN THIS SUBDIVISION FULLY MEET THE REQUIREMENTS OF THIS JURISDICTION AND ARE APPROVED.
 10/11/05
Scott Whiting
 OFFICIAL
 DATE
 [Signature]
 TITLE

AMENDMENT NOTE
 THE PURPOSE OF THIS AMENDED PLAT IS TO RESUBDIVIDE LOTS 7, 8, 9 AND 10 OF SIPES SUBDIVISION SECTION 1, AS RECORDED IN THE OFFICE OF THE HARRISON COUNTY CLERK IN PLAT NUMBER 1, SHEET 3354 AND CREATE TWO (2) NEW LOTS. HEREOFORTH THESE LOTS WILL BE KNOWN AS LOTS 7A, 7B, 8A, 8B, 9A AND 10A OF SIPES SUBDIVISION SECTION 1.

ROAD DEPARTMENT CERTIFICATION
 I CERTIFY THAT THE IMPROVEMENT PLANS FOR THIS SUBDIVISION HAVE BEEN REVIEWED BY ME AND ARE IN CONFORMANCE WITH ALL APPROPRIATE REGULATIONS. I FURTHER CERTIFY THAT A FINANCIAL SECURITY IN THE AMOUNT OF \$2500.00 HAS BEEN POSTED TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.
 10/11/05
 [Signature]
 ROAD DEPARTMENT SUPERVISOR

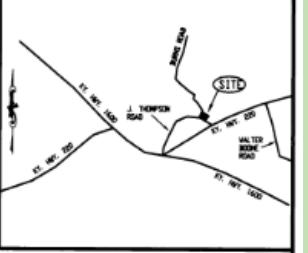
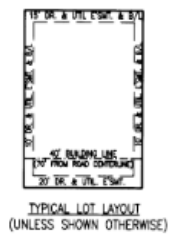
COMMISSION CERTIFICATION
 I CERTIFY THAT THIS RECORD PLAT HAS BEEN APPROVED IN ACCORDANCE WITH THE REGULATIONS ADMINISTERED BY THE HARRISON COUNTY PLANNING AND DEVELOPMENT COMMISSION, AND THAT THIS PLAT IS NOW ELIGIBLE FOR RECORDING.
 10 October 2005
 [Signature]
 CHAIRMAN OF COMMISSION

PAR.	REAR	SIDE
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102	18' 0" 18' 0"	24' 0" 24' 0"
103	18' 0" 18' 0"	24' 0" 24' 0"
104	18' 0" 18' 0"	24' 0" 24' 0"
105	18' 0" 18' 0"	24' 0" 24' 0"
106	18' 0" 18' 0"	24' 0" 24' 0"
107	18' 0" 18' 0"	24' 0" 24' 0"
108	18' 0" 18' 0"	24' 0" 24' 0"
109	18' 0" 18' 0"	24' 0" 24' 0"
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111	18' 0" 18' 0"	24' 0" 24' 0"
112	18' 0" 18' 0"	24' 0" 24' 0"
113	18' 0" 18' 0"	24' 0" 24' 0"
114	18' 0" 18' 0"	24' 0" 24' 0"
115	18' 0" 18' 0"	24' 0" 24' 0"
116	18' 0" 18' 0"	24' 0" 24' 0"
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118	18' 0" 18' 0"	24' 0" 24' 0"
119	18' 0" 18' 0"	24' 0" 24' 0"
120	18' 0" 18' 0"	24' 0" 24' 0"
121	18' 0" 18' 0"	24' 0" 24' 0"
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123	18' 0" 18' 0"	24' 0" 24' 0"
124	18' 0" 18' 0"	24' 0" 24' 0"
125	18' 0" 18' 0"	24' 0" 24' 0"
126	18' 0" 18' 0"	24' 0" 24' 0"
127	18' 0" 18' 0"	24' 0" 24' 0"
128	18' 0" 18' 0"	24' 0" 24' 0"
129	18' 0" 18' 0"	24' 0" 24' 0"
130	18' 0" 18' 0"	24' 0" 24' 0"



ARTHUR JORDAN PROPERTY
 D.B. 506, PG. 57
 JOHN A. & LINDA R. YATES PROPERTY
 D.B. 650, PG. 134
 RICHARD R. JR. & WANDA S. HULQUIST PROPERTY
 D.B. 666, PG. 454
 CUNNINGHAM PROPERTY
 D.B. 1007, PG. 280
 BALL PROPERTY
 D.B. 706, PG. 492
 FRANK & LOIS WHITE PROPERTY
 D.B. 197, PG. 447

LEGEND
 ● EXISTING IRON PIN
 ● EXISTING IRON PIPE
 ○ 1/4" DIAMETER SET IRON PIN WITH YELLOW CAP STAMPED WISMAN L.S. 3065
 ▲ CALCULATED CORNER
 □ EXISTING WOOD POST



OWNERS CERTIFICATION
 (1) WE CERTIFY THAT I (ALL WE ARE) THE OWNERS OF THIS PROPERTY, AS RECORDED IN DEED BOOK 1163, PAGE 158, IN THE HARRISON COUNTY CLERK'S OFFICE, AND THAT I (WE) ADOPT THIS PLAN OF DEVELOPMENT WITH MY (OUR) FREE CONSENT, ESTABLISH MINIMUM BUILDING LINES, AND DESIGNATE ALL STREETS, DRAINAGE DITCHES, PUBLIC UTILITY LINES, PARKS, AND OTHER OPEN SPACES TO THE PUBLIC USE AS NOTED AND ILLUSTRATED. FURTHER, I (WE) GRANT LOTS, THE BELOW NAMED UTILITY COMPANIES, THEIR SUCCESSORS AND ASSIGNS AN EASEMENT OVER THE SPACES INDICATED BY DASHED LINES AND MARKED TELEPHONIC AND TELEPHONE EASEMENTS, NAMELY: (1) ELECTRIC, ITS SUCCESSORS AND ASSIGNS, FOR TELEPHONE UTILITY PURPOSE AND MULTIPLE TELEPHONE COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR TELEPHONE UTILITY PURPOSES, THEIR SUCCESSORS AND ASSIGNS, AN EASEMENT OVER THE SPACES INDICATED BY DASHED LINES MARKED UTILITY AND DRAINAGE EASEMENTS. SAID EASEMENTS TO INCLUDE:
 (1) THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, REPLACE, UPGRADE, OR REPAIR POLE LINES AND/OR PIPES, AND/OR UNDERGROUND CABLE SYSTEMS AND ALL APPURTENANCES THEREOF;
 (2) THE RIGHT TO INGRESS AND EGRESS OVER ALL LOTS AND FROM SAID EASEMENTS INDICATED;
 (3) THE RIGHT TO TRIM OR REMOVE ANY TREE NECESSARY TO MAINTAIN PROPER SERVICE;
 (4) THE RIGHT TO KEEP EASEMENTS FREE OF ANY STRUCTURES OR STRUCTURES THE COMPANY FEELS A HAZARD TO THE SAID POLE LINES, PIPES OR CABLE;
 (5) THE RIGHT TO PROHIBIT ANY EXCAVATION WITHIN FIVE FEET OF ANY BURIED PIPE AND/OR CABLE HEREIN MENTIONED OR CHANGE OF GRADE THAT INTERFERES WITH OVERHEAD POLE LINES. THE UNDERSIGNED HEREBY GRANTS THE FURTHER RIGHT, TO SAID UTILITY COMPANY TO INSTALL OTHER OVERHEAD OR UNDERGROUND, NECESSARY WIRING FOR STREET LIGHTING, THAT IS REQUESTED AND/OR REQUIRED, BUT IN NO CASE SHALL WIRING BE INSTALLED MORE THAN FIVE FEET FROM ANY LOT LINE.
 LOT OWNERS ARE TO USE AND ENJOY SAID LOTS INCLUDED IN EASEMENTS SHOWN HEREON, BUT SUCH USE SHALL NOT INTERFERE WITH THE RIGHT HEREON GRANTED.
 10/11/05
 Thomas M. Ponder
 THOMAS M. PONDER
 DATE
 10/11/2005
 Bonnie L. Ponder
 BONNIE L. PONDER
 DATE

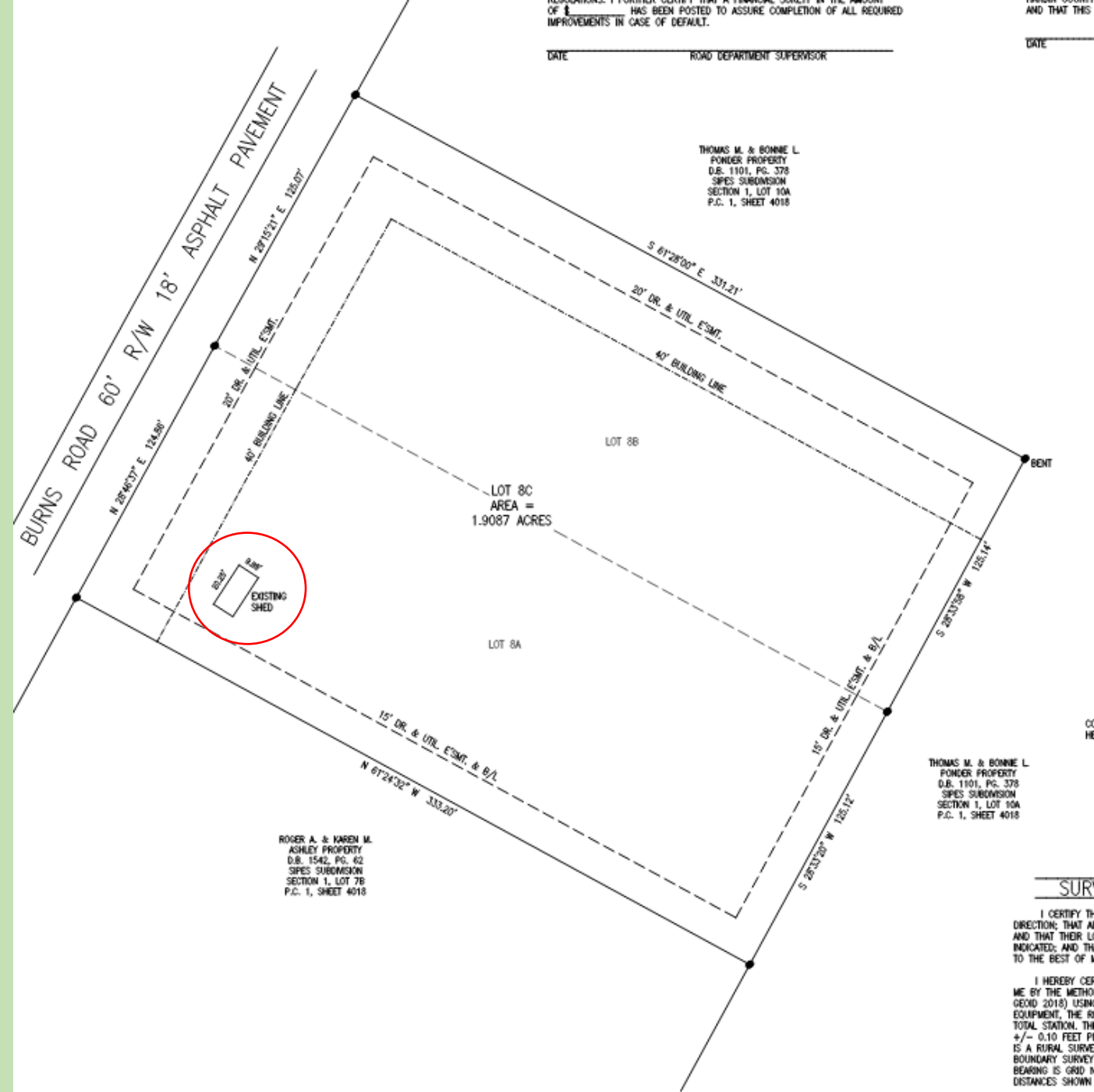
NOTARY CERTIFICATION
 I CERTIFY THAT I AM A NOTARY FOR THE STATE OF KY. I FURTHER CERTIFY THAT THE ABOVE SIGNATURE(S) IS (ARE) LEGAL AND (HAS) (HAVE) BEEN EXECUTED VOLUNTARILY, TO THE BEST OF MY KNOWLEDGE AND BELIEF.
 10/11/05
 [Signature]
 NOTARY PUBLIC
 DATE
 DAY COMMISSION EXPIRES

SURVEYORS CERTIFICATION
 I CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION, THAT ALL MONUMENTS INDICATED HEREON ACTUALLY EXIST AND THAT THEIR LOCATIONS, SIZE, AND MATERIALS ARE CORRECTLY INDICATED; AND THAT THE INFORMATION SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
 10/11/05
 [Signature]
 DATE
 DAY COMMISSION EXPIRES

OWNER: THOMAS M. & BONNIE L. PONDER
 1289 NORTH LOSSIDEN PARKWAY
 RADCLIFF, KY 40160
 (270) 351-1802
 ENGINEER: WISMAN ENGINEERING
 6184 RINEVILLE ROAD
 RINEVILLE, KY 40162
 (270) 763-0013
 SCALE: 1" = 60' DATE: SEPT. 24, 2006

AMENDED RECORD PLAT OF SIPES SUBDIVISION SECTION 1 LOTS 7, 8, 9 & 10
 PINK: 142-00-04-007.008.009 & ZONE: RESIDENTIAL - R1 D10
 TOTAL AREA = 28.3829 ACRES
 TOTAL LOTS = 6
 40/28
 11/18/05
 10/11/05

Proposed Amended Record Plat of Sipes Subdivision Section 1, Lots 8A & 8B





10'x20'
shed







Character of the Area



3,466 S.F. house (2010)



3,285 S.F. house (2010)



3,132 S.F. house (2007)



1,800 S.F. house (2010)



1,440 S.F. house (2019)



3,824 S.F. house (2004)



648 S.F. garage (2006)

Conditional Use Permits for Accessory Structures on a Vacant Lot

Cont. on next slide

Permit Date ⇅	Parcel ⇅	Owner ⇅	Type ⇅	Zone ⇅	Listed Use (Dvpl, Cup, Var, Maps) ⇅	Project / Subdivision Name ⇅	Request ⇅	Status ⇅		
02/13/2023	224-00-00-060.02	KINDERVATER BRAD	CONDITIONAL USE PERMIT	R-2 - RURAL RESIDENTIAL ZONE	ACCESSORY STRUCTURE	SPLIT RAIL SUBDIVISION, LOT 2 - KINDERVATER ACCESSORY STRUCTURE	TO ALLOW FOR A 36'X56' SHOP BUILDING AND A 22'X32' GREENHOUSE TO BE CONSTRUCTED WITHOUT A DWELLING ON SITE	SPORTSMAN LAKE ROAD, ELIZABETHTOWN, KY, 42701	1.030	APPROVED
11/01/2022	063-00-00-012	STURGEON PAUL D & SHARON P	CONDITIONAL USE PERMIT	R-2 - RURAL RESIDENTIAL ZONE	ACCESSORY STRUCTURE	KENNETH GOFF SUBDIVISION, SECTION 1, LOT 4 - STURGEON ACCESSORY STRUCTURE WITHOUT A DWELLING	TO ALLOW FOR A 12'X52' EQUIPMENT SHED ACCESSORY STRUCTURE TO BE CONSTRUCTED WITHOUT A DWELLING ON SITE	1741 SALT RIVER ROAD, RINEYVILLE, KY 40162	3.629	APPROVED
10/14/2022	141-00-02-006	MORGAN PATRICK WAYNE & MELISSA	CONDITIONAL USE PERMIT	R-1 - URBAN RESIDENTIAL ZONE	ACCESSORY STRUCTURE	HICKORY HEIGHTS, SECTION 1, LOT 7 - ACCESSORY STRUCTURE ON LOT WITHOUT A DWELLING	TO ALLOW FOR A 40'X48' METAL (OLYMPIC STEEL) BUILDING ACCESSORY STRUCTURE TO BE CONSTRUCTED WITHOUT A DWELLING ON SITE	921 HICKORY DRIVE, VINE GROVE, KY 40175	2.910	APPROVED
06/18/2021	074-00-00-054	MCCOMB JAMES L & KIMBERLY M	CONDITIONAL USE PERMIT	R-2 - RURAL RESIDENTIAL ZONE	ACCESSORY STRUCTURE	MCCOMB ACCESSORY STRUCTURE	TO ALLOW FOR AN ACCESSORY STRUCTURE WITHOUT A DWELLING ON SITE			APPROVED
04/28/2021	128-00-00-043.02	MILBY GREGORY & JENNIFER	CONDITIONAL USE PERMIT	R-2 - RURAL RESIDENTIAL ZONE	ACCESSORY STRUCTURE	MILBY ACCESSORY STRUCTURE / WILDCAT RUN SUBDIVISION LOT 1 #1	TO ALLOW FOR 2 ACCESSORY STRUCTURES WITHOUT A DWELLING ON SITE			APPROVED
01/13/2020	122-00-01-026.01	PUCKETT BEVERLY	CONDITIONAL USE PERMIT	R-1 - URBAN RESIDENTIAL ZONE	ACCESSORY STRUCTURE	LA VISTA, SECTION 2, LOT 88B	TO ALLOW FOR A 16'X24' ADDITION TO AN EXISTING ACCESSORY STRUCTURE (30'X24' POLE BARN) WITHOUT A DWELLING ON SITE			APPROVED
08/02/2019	228-00-01-008	PADGETT GARY	CONDITIONAL USE PERMIT	R-3 - RESIDENTIAL ESTATE ZONE	ACCESSORY STRUCTURE	QUAIL HOLLOW, LOT 8	TO ALLOW FOR AN ACCESSORY STRUCTURE ON SITE PRIOR TO THE CONSTRUCTION OF A DWELLING			APPROVED
06/01/2017	259-00-01-036	KELLY, SUE & GREG	CONDITIONAL USE PERMIT	R-3 - RESIDENTIAL ESTATE ZONE	ACCESSORY STRUCTURE	CARTWRIGHT ESTATES	TO ALLOW FOR THE CONSTRUCTION OF A 16'X36' ACCESSORY STRUCTURE WITHOUT A DWELLING ON SITE			APPROVED
09/19/2016	165-00-00-011	BIGLER, STEVEN	CONDITIONAL USE PERMIT	R-1 - URBAN RESIDENTIAL ZONE	ACCESSORY STRUCTURE		TO ALLOW FOR AN ACCESSORY STRUCTURE TO REMAIN ON THE PROPERTY FOR RESIDENTIAL USE WITHOUT A DWELLING ON SITE			APPROVED
07/16/2014	243-00-05-004	THOMAS & KELLY WHEELER	CONDITIONAL USE PERMIT	R-1 - URBAN RESIDENTIAL ZONE	ACCESSORY STRUCTURE	ACCESSORY STRUCTURE / DEN ANG SUBDIVISION SECTION 1, LOT 4	TO ALLOW FOR A PROPOSED ACCESSORY STRUCTURE (GARAGE) PRIOR TO CONSTRUCTION OF A DWELLING			WITHDRAWN
07/10/2014	253-00-00-017	GARY & ETZEL STOPHER	CONDITIONAL USE PERMIT	R-2 - RURAL RESIDENTIAL ZONE	ACCESSORY STRUCTURE	ACCESSORY STRUCTURE / GLENDOVER LT	TO ALLOW FOR A PROPOSED ACCESSORY STRUCTURE (30' X 40' STORAGE BUILDING) PRIOR TO CONSTRUCTION OF A DWELLING			APPROVED
11/26/2013	223-00-00-025	MICHAEL & SARAH MILLER	CONDITIONAL USE PERMIT	R-1 - URBAN RESIDENTIAL ZONE	ACCESSORY STRUCTURE	ACCESSORY STRUCTURE / SPORTSMAN LAKE, LOT 24-26	TO CONSTRUCT AN ACCESSORY STRUCTURE (GARAGE 22' X 24') PRIOR TO THE DWELLING AND A VARIANCE FROM THE REQUIRED FRONT BUILDING SETBACK ALONG UNDEVELOPED CENTERVIEW DRIVE			APPROVED
07/17/2013	168-00-01-023	KIZER MURRILL G & FRANCES D	CONDITIONAL USE PERMIT	R-1 - URBAN RESIDENTIAL ZONE	ACCESSORY STRUCTURE	ACCESSORY STRUCTURE / CHAROLASI COUNTRY SUBDIVISION, LOT 1F	TO ALLOW AN ACCESSORY STRUCTURE (32' X 42' GARAGE) PRIOR TO CONSTRUCTION OF DWELLING			APPROVED
04/05/2013	247-00-03-012	TWAIN & DEBRA CHILDRESS	CONDITIONAL USE PERMIT	R-1 - URBAN RESIDENTIAL ZONE	ACCESSORY STRUCTURE	ACCESSORY STRUCTURE / HILLVIEW HEIGHTS	TO ALLOW AN ACCESSORY STRUCTURE (30' X 48' GARAGE) PRIOR TO CONSTRUCTION OF DWELLING			APPROVED
09/07/2012	198-00-00-003	BILLY & CHRISTINE BAILEY	CONDITIONAL USE PERMIT	R-2 - RURAL RESIDENTIAL ZONE	ACCESSORY STRUCTURE	ACCESSORY STRUCTURE /	TO ALLOW AN ACCESSORY STRUCTURE (40' X 60' GARAGE) PRIOR TO CONSTRUCTION OF DWELLING			APPROVED
06/25/2012	225-00-00-019.02	CASEY RICHARDSON	CONDITIONAL USE PERMIT	R-2 - RURAL RESIDENTIAL ZONE	ACCESSORY STRUCTURE	ACCESSORY STRUCTURE / IAN ESTATES, LOT 3	TO ALLOW AN ACCESSORY STRUCTURE (32' X 48' POLE BARN) PRIOR TO CONSTRUCTION OF DWELLING			APPROVED
08/25/2011	270-10-00-009.01	LEONARD WINIARSKI	CONDITIONAL USE PERMIT	R-2 - RURAL RESIDENTIAL ZONE	ACCESSORY STRUCTURE	ACCESSORY STRUCTURE1 / NEDRA SUBDIVISION, LOT 2	TO ALLOW AN ACCESSORY STRUCTURE TO BE BUILT PRIOR TO A DWELLING			APPROVED
04/14/2011	246-00-00-012	DONALD & SHARON WALTERS	CONDITIONAL USE PERMIT	R-1 - URBAN RESIDENTIAL ZONE	ACCESSORY STRUCTURE	ACCESSORY STRUCTURE	TO ALLOW AN ACCESSORY STRUCTURE TO BE BUILT PRIOR TO A DWELLING			APPROVED
03/29/2010	270-00-00-030.07	TIMOTHY & TAMMY GREENWELL	CONDITIONAL USE PERMIT	R-2 - RURAL RESIDENTIAL ZONE	ACCESSORY STRUCTURE	ACCESSORY STRUCTURE1 / CHAMBERS HILL ESTATES SECTION 2, LOT 6	TO ALLOW A PROPOSED PERMANENT ACCESSORY STRUCTURE (POLE BARN 30' X 40') PRIOR TO A DWELLING BEING BUILT			APPROVED
12/21/2009	139-10-01-005	CHARLES AND MARY ARMSTRONG	CONDITIONAL USE PERMIT	R-1 - URBAN RESIDENTIAL ZONE	ACCESSORY STRUCTURE	ACCESSORY STRUCTURE	AN ACCESSORY BUILDING (30' X 40') WITHOUT A DWELLING ON THE PROPERTY			APPROVED
09/28/2009	021-00-01-003	ROBERT DAVIS	CONDITIONAL USE PERMIT	R-2 - RURAL RESIDENTIAL ZONE	ACCESSORY STRUCTURE	ACCESSORY STRUCTURE1 / FAITH MEADOWS SUBDIVISION, LOT 3	AN ACCESSORY STRUCTURE PRIOR TO DWELLING BEING BUILT			APPROVED

Conditional Use Permits for Accessory Structures on a Vacant Lot– cont.

Permit Date	Parcel	Owner	Type	Zone	Listed Use (Dvpl, Cup, Var, Maps)	Project / Subdivision Name	Request	Site Address	Acres (All Permits)	Status	
06/22/2022	180-10-03-032	SISCO, WILBURN & KATHY	CONDITIONAL USE PERMIT	R-1 - URBAN RESIDENTIAL ZONE	ACCESSORY STRUCTURE	TWIN OAKS SUBDIVISION, LOTS 32 & 33 AND TRACT 11 #1	TO ALLOW FOR A 32' X 60' HOOP BARN ON A VACANT LOT FOR HAY STORAGE	778 OAK DRIVE	.800	WITHDRAWN	
07/22/2020	163-00-02-035	MAIN, JACK W III & MERIAH B	CONDITIONAL USE PERMIT	R-1 - URBAN RESIDENTIAL ZONE	ACCESSORY STRUCTURE	LITTLE IRELAND 35 #4	FOR A 30'X30' ACCESSORY STRUCTURE TO BE BUILT ON A VACANT LOT	JIMMY CT., RADCLIFF, KY	1.030	APPROVED	
06/25/2020	224-00-00-080	RIGGS TERRY & KATHY	CONDITIONAL USE PERMIT	R-1 - URBAN RESIDENTIAL ZONE	ACCESSORY STRUCTURE		TO ALLOW FOR AN ACCESSORY STRUCTURE (46'x48' POLE BARN) TO BE BUILT ON A VACANT LOT	OFF SPORTSMAN LAKE RD	4.700	APPROVED	
03/05/2020	242-00-02-145	SULLIVAN, JOSEPH R JR & DEBRA L	CONDITIONAL USE PERMIT (AMENDED)	R-2 - RURAL RESIDENTIAL ZONE	ACCESSORY STRUCTURE	SANTA FE SUBDIVISION, LOT 145, SECTION 1	TO ALLOW FOR A 12' X 20' GARDEN STORAGE SHED TO REMAIN ON A VACANT LOT	ROSWELL DRIVE, ELIZABETHTOWN, KY	1.246	APPROVED	
03/13/2018	223-00-0D-012	BELL, KIMBERLY	CONDITIONAL USE PERMIT	R-1 - URBAN RESIDENTIAL ZONE	ACCESSORY STRUCTURE	SPORTSMAN LAKE 1A #2	TO ALLOW FOR AN ACCESSORY BUILDING ON A VACANT LOT	200 WOODS RD	.408	APPROVED	
02/27/2018	242-00-02-145	SULLIVAN JOSEPH R JR & DEBRA L	CONDITIONAL USE PERMIT	R-2 - RURAL RESIDENTIAL ZONE	ACCESSORY STRUCTURE	SANTA FE SUBDIVISION, LOT 145, SECTION 1	TO ALLOW FOR 12 X 20 GARDEN STORAGE SHED ON A VACANT LOT	ROSWELL DR	1.246	APPROVED	
01/05/2018	132-00-00-016	HAMBLÉN BRAD	CONDITIONAL USE PERMIT	R-2 - RURAL RESIDENTIAL ZONE	ACCESSORY STRUCTURE	HAMBLÉN ACCESSORY STRUCTURE	TO ALLOW FOR 24' x 24' POLE BARN WITH A 10' x 24' LEAN-TO ON A VACANT LOT	2998 MELROSE RD	1.900	APPROVED	
08/04/2017	105-00-00-054	BRUINGTON, COLLEEN & ROBERT	CONDITIONAL USE PERMIT	R-2 - RURAL RESIDENTIAL ZONE	ACCESSORY STRUCTURE		TO ALLOW FOR THE CONSTRUCTION OF A 30'X30' CARPORT ON A VACANT LOT	LEITCHFIELD RD	.922	APPROVED	
07/11/2017	046-00-00-016	COTTRELL, FARRAH	CONDITIONAL USE PERMIT	R-2 - RURAL RESIDENTIAL ZONE	ACCESSORY STRUCTURE		TO ALLOW FOR THE RECONSTRUCTION OF A 24'X20' BARN ON VACANT PROPERTY	821 NATHANS LN	2.189	APPROVED	
03/28/2017	039-00-00-028	MCCOY LAVONE	CONDITIONAL USE PERMIT	R-2 - RURAL RESIDENTIAL ZONE	ACCESSORY STRUCTURE	WIREMAN FARM TR 21	TO ALLOW FOR THE EXISTING 36' x 60' BARN TO BE LOCATED ON A VACANT 3 ACRE LOT	1233 LONG HOLLOW ROAD	14.779	APPROVED	
03/02/2011	273-00-00-015	ROBERT AMMERMAN	CONDITIONAL USE PERMIT	R-2 - RURAL RESIDENTIAL ZONE	ACCESSORY STRUCTURE	ACCESSORY STRUCTURE	TO ALLOW AN EXISTING ACCESSORY STRUCTURE (STOAGE SHED 21' X 21') TO REMAIN ON A VACANT PARCEL	VALLEY CREEK ROAD (KY 567)	8.200	APPROVED	
11/15/2010	241-00-03-038	CAROLYN KELLER	CONDITIONAL USE PERMIT	R-2 - RURAL RESIDENTIAL ZONE	ACCESSORY STRUCTURE	ACCESSORY STRUCTURE1 / STONERIDGE SUBDIVISION	TO ALLOW AN EXISTING ACCESSORY STRUCTURE (GARAGE 25' X 40') TO REMAIN ON A VACANT PARCEL	FEATHERSTONE COURT	4.119	APPROVED	
08/08/2010	053-00-00-028	TOMMY & MAUDINA THURMAN	CONDITIONAL USE PERMIT	R-2 - RURAL RESIDENTIAL ZONE	ACCESSORY STRUCTURE	ACCESSORY STRUCTURE	TO ALLOW A PROPOSED ACCESSORY STRUCTURE (GARAGE 24' X 60') ON A VACANT PARCEL	SALT RIVER ROAD (KY 920)	.920	APPROVED	
05/20/2024	142-00-00-008.01	JUSTIS GLENDE Z & CLYDA K	CONDITIONAL USE PERMIT	R-1 - URBAN RESIDENTIAL ZONE		ACCESSORY STRUCTURE	GIELOW ACCESSORY STRUCTURE	TO ALLOW FOR A SHED ON A VACANT LOT	BURNS RD	1.909	PENDING
09/28/2023	143-00-03-014	STEPHENS, CAROL & FLOYD	CONDITIONAL USE PERMIT	R-1 - URBAN RESIDENTIAL ZONE		ACCESSORY STRUCTURE	OAKWOOD FARMS, LOT 1A	TO ALLOW FOR AN 18'X40' CARPORT ON A VACANT LOT	OAKWOOD COURT, RINEYVILLE, KY	4.450	APPROVED
05/10/2023	116-00-00-020.02	HARRISON JOANNE	CONDITIONAL USE PERMIT	R-1 - URBAN RESIDENTIAL ZONE		ACCESSORY STRUCTURE	SAFARI TRAIL SUBDIVISION, LOT 1B - AG BARN ON VACANT LOT	TO ALLOW FOR A PREEXISTING 32'x45' AG BARN TO BE ON A VACANT LOT	350 SOLDIER COURT, VINE GROVE, KY 40175	1.965	APPROVED

37 Total (since 2009): 34 Approved, 2 Withdrawn & 1 Pending

16-3 Standards for Issuance

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

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

16-4 General Conditions

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

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

16-5 Accessory Structures Conditions

An accessory structure is a structure or use customarily incidental and subordinate to the principal structure and located on the same parcel with such principal structure. These standards apply when the accessory structure is developed prior to the start of construction of the principal structure on the property. This regulation does not apply to agricultural uses and related accessory structures.

- A. Location. An accessory structure is part of the principal structure when it is attached to the principal structure by a breezeway and shall comply with the applicable setbacks of the zone in which it is located.
- B. Agriculture. Accessory structures for agricultural uses shall comply with the building setback requirements for the principal structures of the zone in which it is located.
- C. Distance. The minimum distance between buildings shall be five (5) feet.
- D. Size. All accessory structures shall be subordinate in scale to the principal structure.

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.

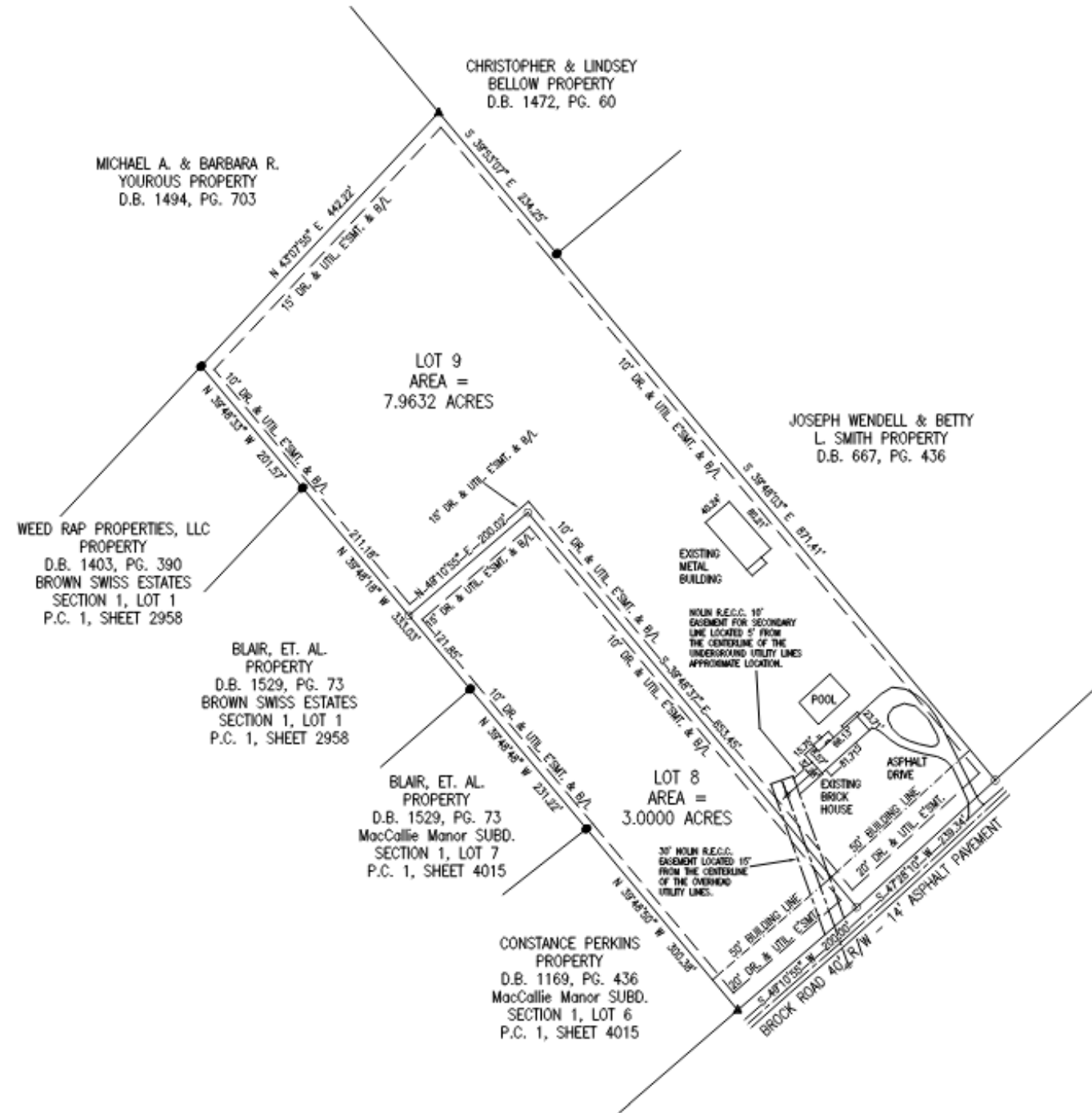
1. This Conditional Use Permit shall allow for a 10'x20' shed on a vacant lot.
2. The shed shall be used for agriculture/residential storage with no commercial activity permitted.
3. No additional landscaping or screening shall be required.
4. The proposed Amended Plat shall substitute for the required Site Plan.
5. A Certificate of Land Use Restrictions shall be recorded in the office of the Hardin County Clerk.

Owners: Blair Living Trust

Location: A 10.960-acre site located at 237 Brock Road, Rineyville, KY, to be known as MacCallie Manor, Section 2, Lots 8 & 9

Zoned: Urban Residential (R-1)

Request for a Variance from the 1:4 lot width-to-length ratio to allow for the property to be further subdivided.



237 Brock Road

Variance

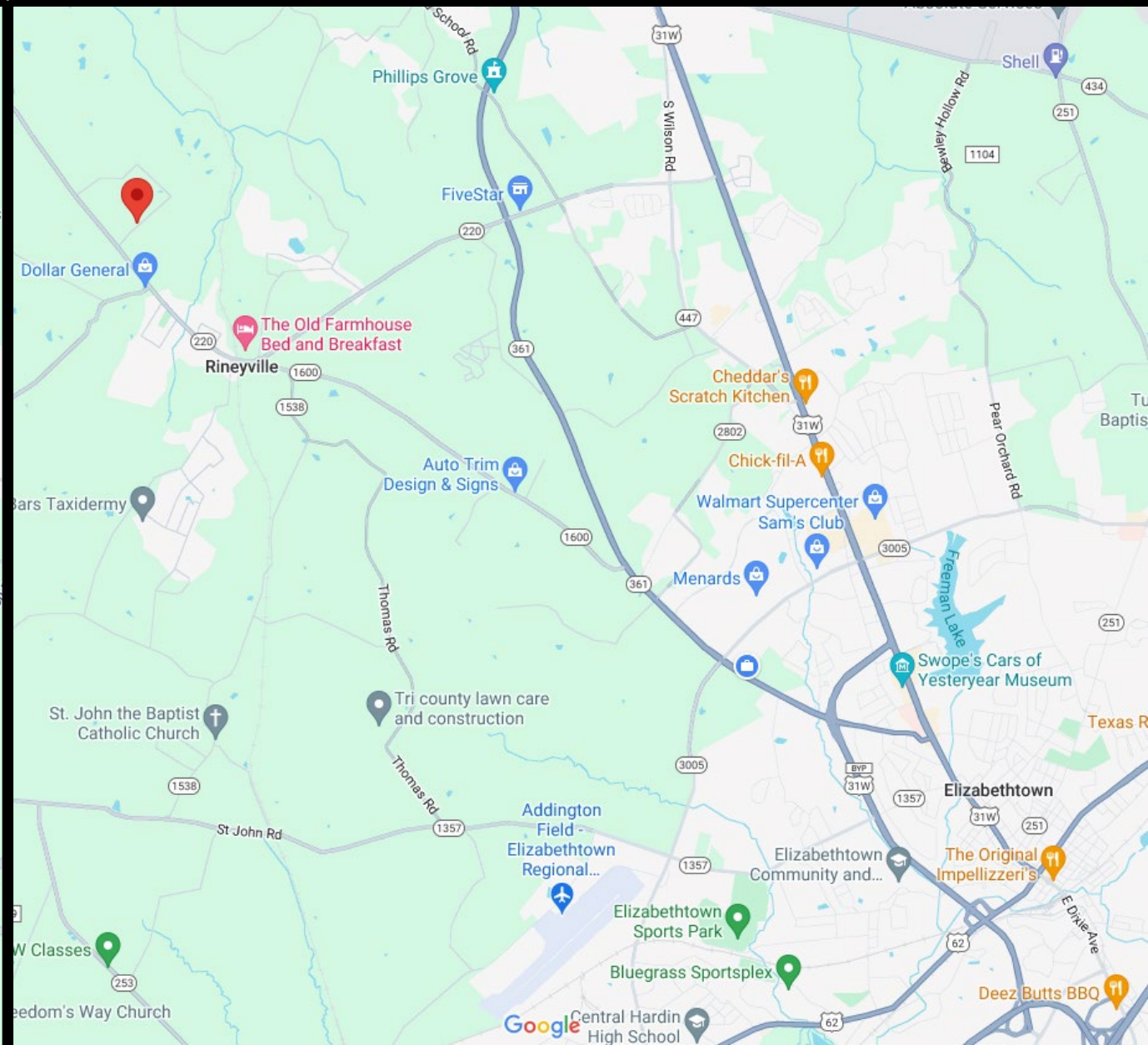
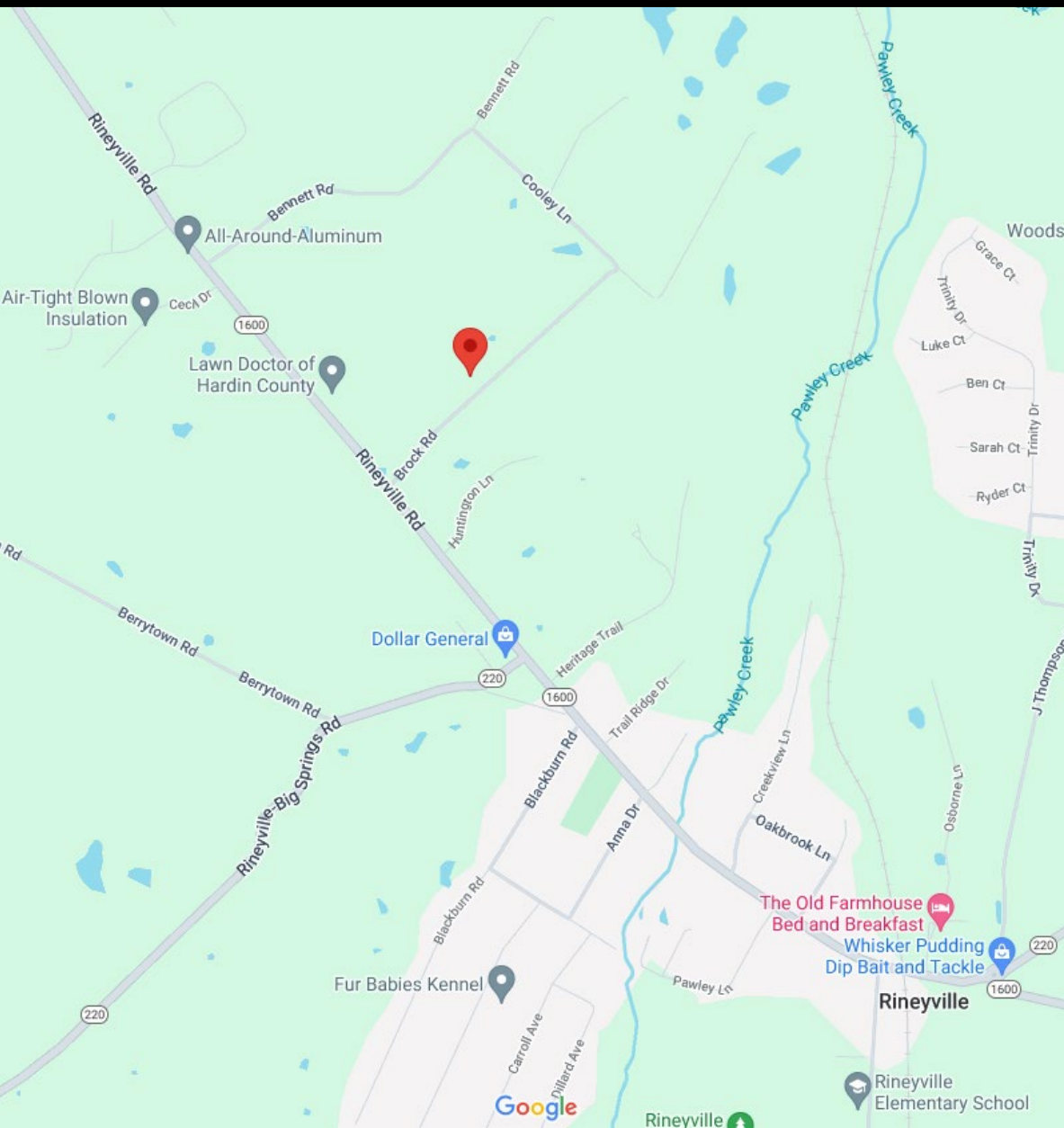
SUMMARY REPORT

LISTING OF EXHIBITS















- A. Vicinity Maps**
- B. Zoning Map**
- C. Aerial Photo (2024)**
- D. Aerial Photo w/ Natural Features**
- E. Proposed Record Plat of MacCallie Manor, Section 2**
- F. Character of the Area**
- G. Analysis of Variances from the 1:4 lot width-to-length ratio**
- H. *Comprehensive Development Guide**
- I. *Development Guidance System Ordinance**

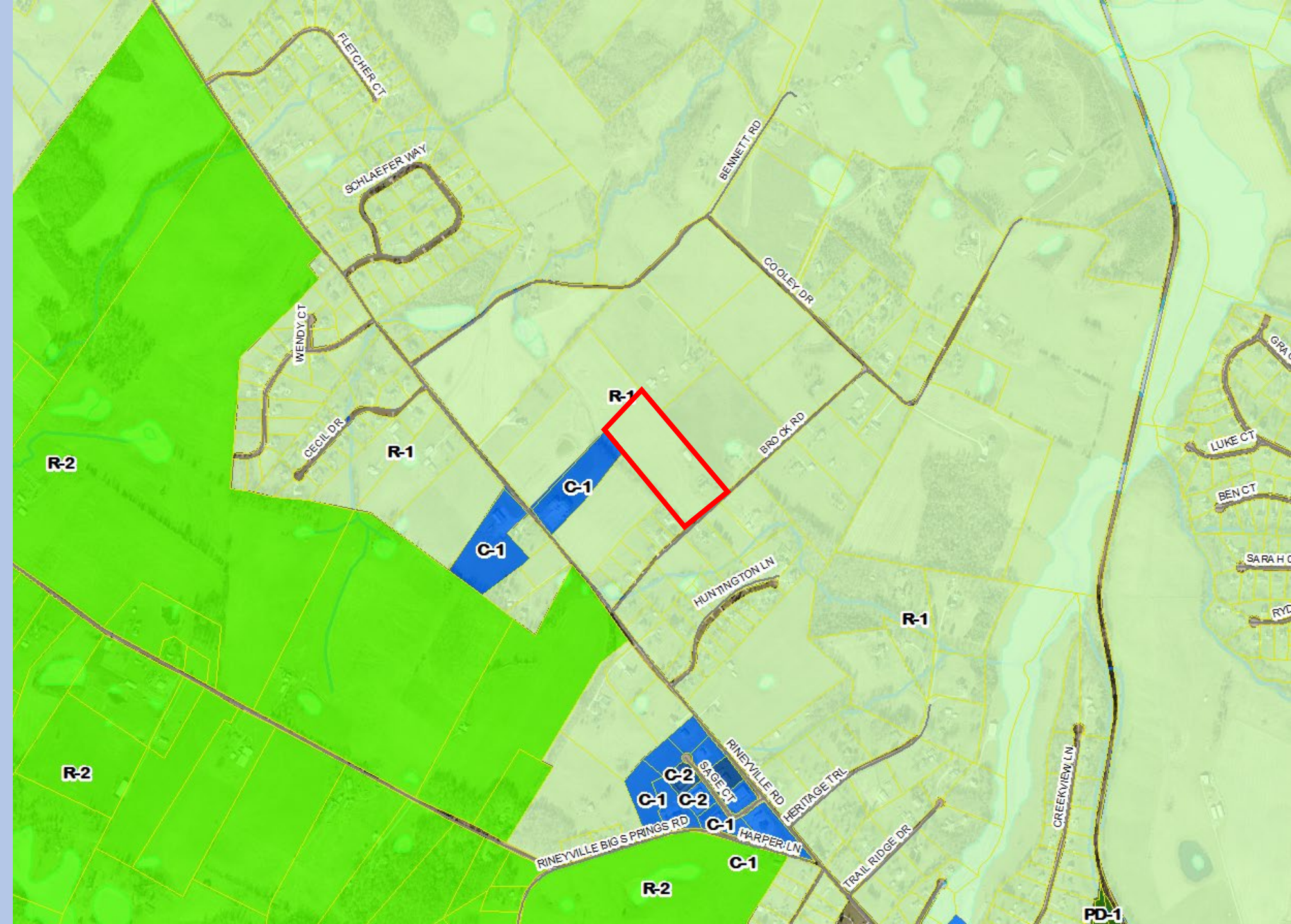
*** Not Provided in PowerPoint**

Vicinity Maps

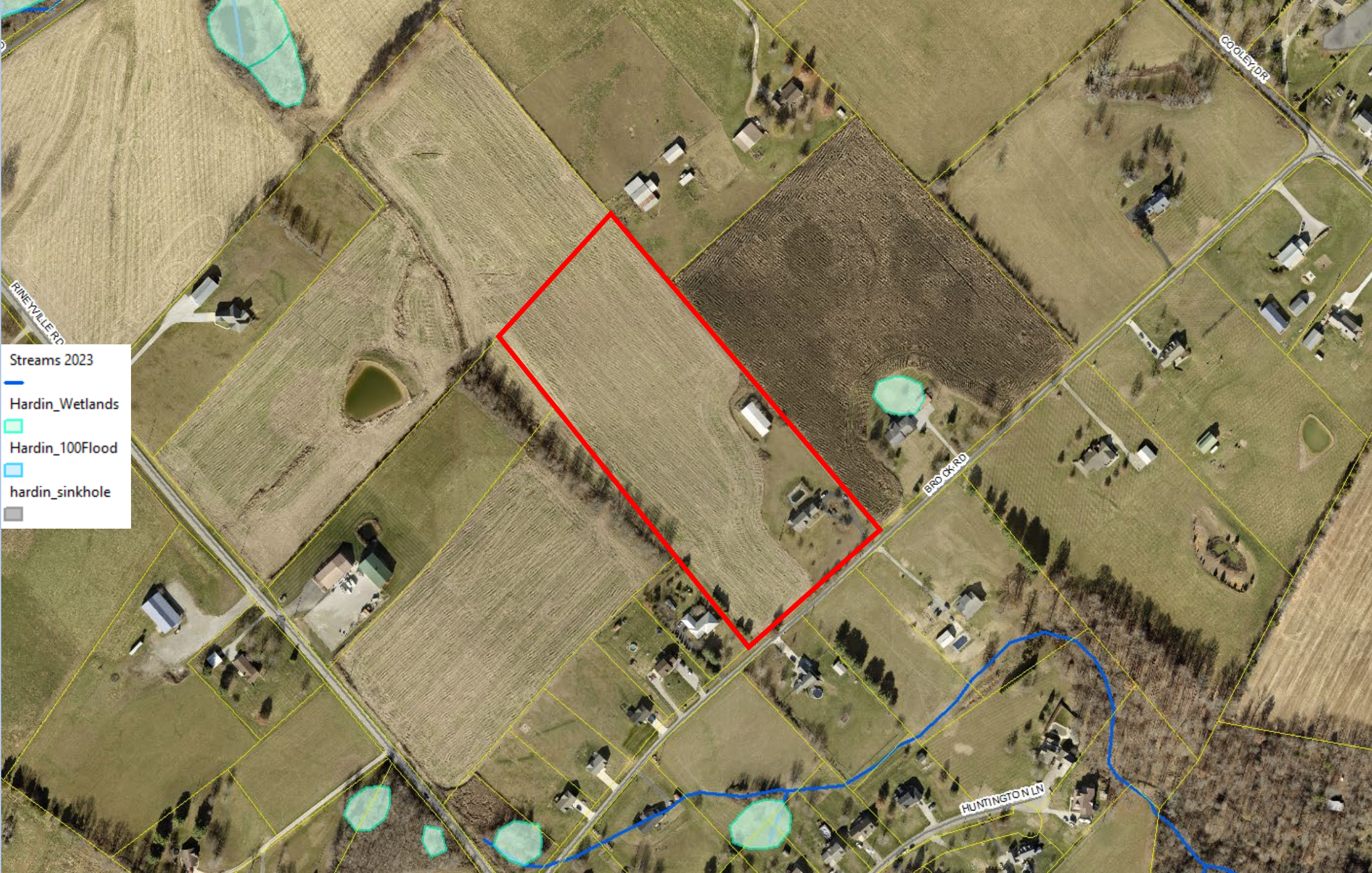


Zoning Map

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







- Streams 2023
- Hardin_Wetlands
- Hardin_100Flood
- hardin_sinkhole

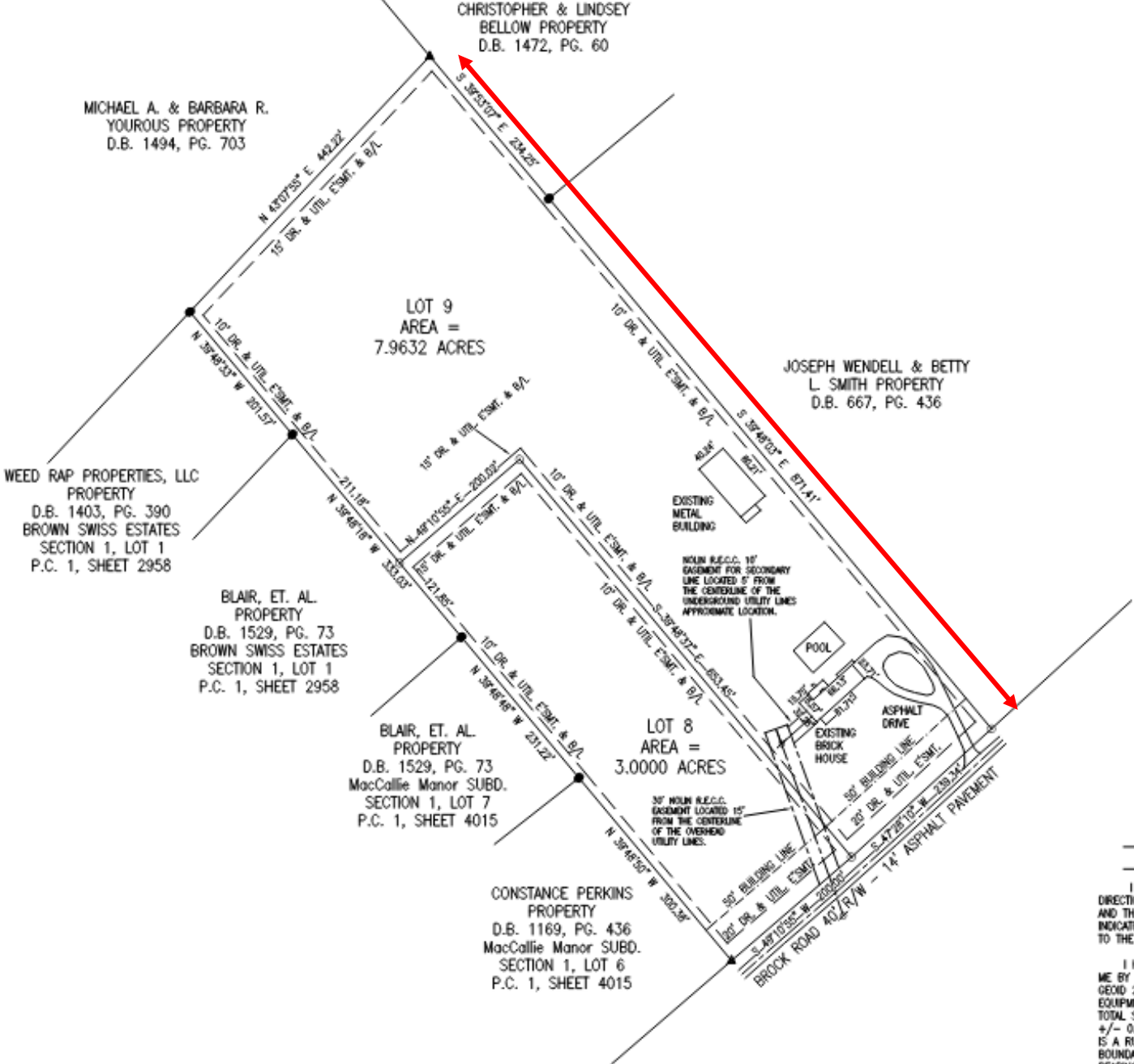
Proposed Record Plat of MacCallie Manor, Section 2

Variance from the 1:4 ratio
Proposed Ratio 1:4.62

Lot 9 Frontage: 239.34'
Lot 9 Depth: 1105.66'

Lot 8 requires minimum 100' of road frontage; 163.36' for proposed depth.

Difference of 36.64' added to Lot 9 would make variance unnecessary.



SURV
I CERTIFY THAT ALL MEASUREMENTS WERE MADE IN THE FIELD AND THAT THEIR LOCATION AND BEARING IS TO THE BEST OF MY KNOWLEDGE AND BELIEF.
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE BY THE METHOD OF THE SURVEYING ENGINEER IN THE STATE OF MISSOURI (2018) USING THE FOLLOWING EQUIPMENT, THE READING OF THE TOTAL STATION, THE DISTANCE MEASUREMENT IS +/- 0.10 FEET PLUS OR MINUS. THIS SURVEY IS A RURAL SURVEY AND THE BEARING IS GRID NORTH. DISTANCES SHOWN ARE

Character of the Site



2,480 S.F. House
w/ 40'x80' Outbuilding

Character of the Area



2,224 S.F. house (2021)



3,466 S.F. house (2010)



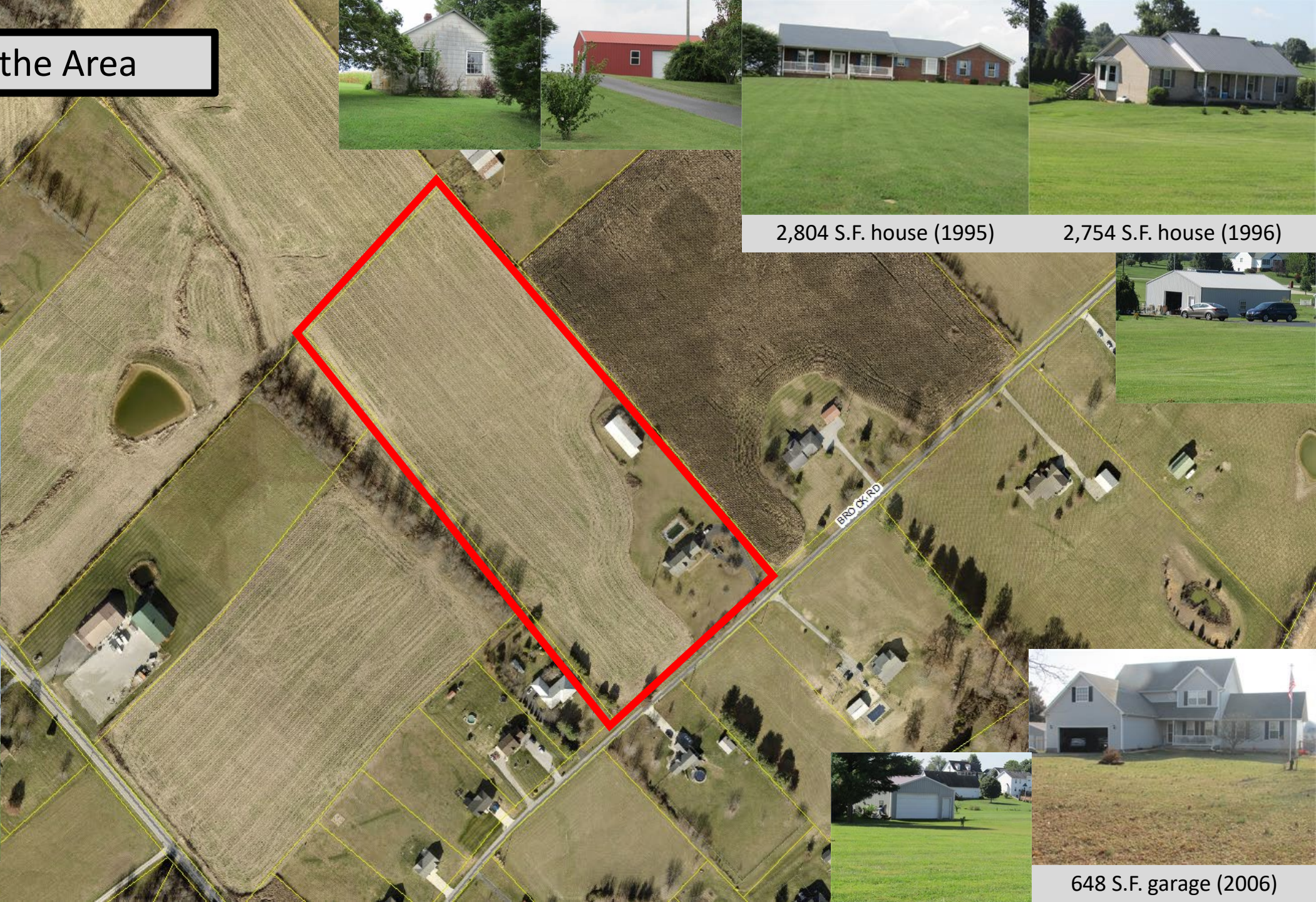
2,114 S.F. house (2006)



2,804 S.F. house (1995)



2,754 S.F. house (1996)



648 S.F. garage (2006)

Variances from the 1:4 Lot Width-to-Length Ratio Requirement 27 Total (22 Approved, 4 Withdrawn, 1 Pending)

Permit Date	Parcel	Owner	Type	Zone	Proposed Zoning (Map Amendments)	Listed Use (Dypl, Cup, Var, Maps)	Project / Subdivision Name	Request	Site Address	Acres (All Permits)	Status
05/16/2024	120-00-00-020.07	BLAIR LIVING TRUST	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE			MACCALLIE MANOR, SECTION 2	VARIANCE FROM THE 1:4 LOT WIDTH-TO-LENGTH RATIO TO ALLOW FOR THE PROPERTY TO BE FURTHER SUBDIVIDED	237 BROCK RD	10.960	PENDING
04/17/2024	142-00-06-035	NELSON DAVION	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE		RESIDENTIAL	COTTONWOOD EST LOT 35	TO ALLOW FOR A VARIANCE FROM THE MINIMUM ROAD FRONTAGE REQUIREMENT AND THE 1:4 LOT WIDTH TO LENGTH RATIO	TRINITY DR	2.218	APPROVED
10/13/2023	165-00-00-013	HARROD SALLY	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE		RESIDENTIAL	SALLY HARROD SUBDIVISION	VARIANCE FROM THE 1:4 LOT WIDTH-TO-LENGTH RATIO TO ALLOW FOR THE PROPERTY TO BE FURTHER SUBDIVIDED	3664 RINEYVILLE ROAD, ELIZABETHTOWN, KY 42701	3.266	APPROVED
04/11/2023	190-30-00-020.01	BENNIES BARN LLC	VARIANCE	PD-1 - PLANNED UNIT DEVELOPMENT		ANTIQUÉ, GIFT & CRAFT SHOP	AMENDED WILLIAMS CORNER , LOTS 1 & 2	TO ALLOW FOR A VARIANCE FROM THE MINIMUM ROAD FRONTAGE AND PAVEMENT WIDTH REQUIREMENTS AND THE 1:4 LOT WIDTH-TO-LENGTH RATIO	434 E MAIN STREET & 122 E RAILROAD AVENUE, GLENDALE, KY	2.265	APPROVED
02/22/2023	183-40-00-015	HINOTE WALTER S & UTE	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE		RESIDENTIAL	PEYTON ESTATES, LOTS 20-22	VARIANCE FROM THE 1:4 LOT WIDTH-TO-LENGTH RATIO FOR PROPOSED LOT 22A	223 BOONE ROAD, RINEYVILLE, KY 40162	10.600	APPROVED
08/04/2022	147-30-01-001	OWSLEY B G & MARTHA J	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE		RESIDENTIAL	RATIO & GOVERNMENT MAINTAINED ROAD FRONTAGE VARIANCES	FROM THE 1:4 LOT WIDTH-TO-LENGTH RATIO FOR LOT 1. VARIANCE FROM GOVERNMENT MAINTAINED ROAD FRONTAGE FOR LOT 2.	WEST MAIN STREET/PARK LANE	16.030	APPROVED
03/29/2022	235-00-00-015	RIGGS BEN S & CATHY L	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE		DWELLING; SINGLE FAMILY	FERNWOOD, SECTION 2, LOT 31 & FERNWOOD, SECTION 4, LOT 65	VARIANCE FROM THE 1:4 LOT WIDTH-TO-LENGTH RATIO TO ALLOW FOR THE PROPERTY TO BE RECONFIGURED	195 & 271 FERNWOOD BOULEVARD, ELIZABETHTOWN, KY 42701	12.500	APPROVED
09/28/2021	144-00-00-026	DAUNIS GERTRUDE	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE		RESIDENTIAL	GERTRUDE DAUNIS SUBDIVISION	DAUNIS - VARIANCE FROM THE MINIMUM ROAD FRONTAGE REQUIREMENT AND THE 1:4 LOT WIDTH-TO-LENGTH RATIO, TO ALLOW FOUR EXISTING TRACTS TO BE PLATTED AS A FIVE LOT SUBDIVISION.	825 KRAFT ROAD, RINEYVILLE KY 40162	17.050	APPROVED
05/10/2021	146-00-00-010	THOMAS DONALD RAY & SHARON	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE		RESIDENTIAL	THOMAS PROPERTY PROJECT	TO ALLOW FOR TWO EXISTING TRACTS TO BE RECONFIGURED AND PLATTED AS TWO LOTS - VARIANCE FOR LOT 2 FROM 100' MINIMUM ROAD FRONTAGE AND THE 1:4 LOT WIDTH-TO-LENGTH RATIO	5095 & 5111 SAINT JOHN ROAD, ELIZABETHTOWN, KY	3.082	APPROVED
02/09/2021	098-00-00-031.05	ASBELL DAVID L & DEBBIE L	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE		RESIDENTIAL	ASBELL ZONE CHANGE - PROPOSED TWO LOTS	TO ALLOW FOR A TWO LOT SUBDIVISION WHERE ONE LOT EXCEEDS THE 1:4 WIDTH TO LENGTH RATIO	1382 BERRYTOWN ROAD	11.000	APPROVED
07/22/2020	235-30-00-006	POWELL DOROTHY	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE		DWELLING; SINGLE FAMILY		VARIANCE FROM THE 1:4 LOT WIDTH-TO-LENGTH RATIO TO ALLOW FOR THE PROPERTY TO BE SUBDIVIDED	HODGENVILLE RD	8.771	APPROVED
07/29/2019	117-00-00-006	DEBBIE COX	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE		RESIDENTIAL	ROSCOE & HELENS ROOST, LOT 2	TO ALLOW FOR A VARIANCE FROM THE 1:4 LOT WIDTH-TO-LENGTH RATIO TO ALLOW FOR THE PROPERTY TO BE FURTHER SUBDIVIDED	2499 KNOX AVE	9.770	APPROVED
04/13/2018	246-00-00-001	WADDELL LARRY & RHONDALYN	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE			EDWARDS SUBDIVISION LOT 3A AND COLE CREEK ESTATES SECTION 1	TO ALLOW FOR A VARIANCE FROM THE 1:4 WIDTH-TO-LENGTH RATIO TO ALLOW FOR A TWO LOT SUBDIVISION	MIDDLE CREEK RD	61.391	APPROVED

Variances from the 1:4 Lot Width-to-Length Ratio Requirement
27 Total (22 Approved, 4 Withdrawn, 1 Pending)

04/13/2017	166-00-00-003.06	MCGUFFIN VERNIE JOE & PHYLLIS JEAN	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE		RESIDENTIAL	OXFORD ESTATES	1:4 LOT WIDTH-TO-LENGTH RATIO	1054 THOMAS ROAD	.000	APPROVED
10/05/2016	117-00-00-032	MCCOMBS GEORGE W & SUSAN	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE				RELIEF FROM THE MINIMUM ROAD FRONTAGE AND THE 1:4 LOT WIDTH-TO-LENGTH RATIO TO ALLOW FOR ADDITIONAL ACREAGE TO BE MERGED TO THE EXISTING 1.877 ACRES	1809 KNOX AVENUE	1.877	APPROVED
05/17/2016	218-00-00-100	HINTON MARK & PAMELA L	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE		RESIDENTIAL		RELIEF FROM THE 1:4 LOT WIDTH-TO-LENGTH RATIO TO ALLOW FOR THE 14.5 ACRES TO BE FURTHER SUBDIVIDED	1245 W BRYAN RD	14.500	APPROVED
12/16/2015	144-00-00-021	FRALEY GARY	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE		RESIDENTIAL	MINIARD ACRES, SECTION 1, LOT 4	RELIEF FROM THE 1:4 LOT WIDTH-TO-LENGTH RATIO TO ALLOW FOR THE PROPERTY TO BE FURTHER SUBDIVIDED.	SOUTH OF BRIDLE DRIVE AND NORTH OF KRAFT RD	6.762	APPROVED
11/25/2015	247-00-00-017	SULLIVAN STUART	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE		RESIDENTIAL		FROM THE MINIMUM ROAD FRONTAGE AND THE 1:4 LOT WIDTH TO LENGTH RATIO TO ALLOW FOR THE PROPERTY TO BE FURTHER SUBDIVIDED	995 RED MILL RD	.000	APPROVED
02/18/2015	098-00-00-031.04	KRIEGER ROBERT E & DEBRA	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE			/ Krieger Estates	RELIEF FROM 1:4 LOT WIDTH TO LENGTH RATIO	1330 Berrytown Road	.000	APPROVED
05/29/2014	163-00-00-077	PATRICK & LYNNE HOGAN	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE			1:4 WIDTH-TO-LENGTH RATIO / MAYFAIR PLACE SUBDIVISION, SECTION 1	RELIEF FROM THE REQUIRED 1:4 WIDTH-TO-LENGTH RATIO	RINEYVILLE BIG SPRINGS RD	3.776	WITHDRAWN
04/15/2014	119-30-00-037	HOUSER AARON & ANDREA	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE			1:4 WIDTH-TO-LENGTH RATIO / AMENDED RECORD PLAT OF CLARK ESTATE, LOT 1 AND RECORD PLAT CLARK ESTATE, SECTION 2	RELIEF FROM THE REQUIRED 1:4 MINIMUM WIDTH TO LENGTH RATIO	306 CRUME ROAD (KY 391)	3.964	APPROVED
02/26/2014	166-00-00-003; 166-00-00-003.07	JEFF & AMY VO	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE			WIDTH TO LENGTH RATIO / OXFORD ESTATES	RELIEF FROM THE REQUIRED 1:4 MINIMUM WIDTH TO LENGTH RATIO	1102 THOMAS ROAD	8.637	APPROVED
07/29/2013	182-10-00-004	GERALD & IRIS HODGE	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE			WIDTH TO LENGTH RATIO / LONGVIEW PROPERTY OF MISS EVA BARNES SUBDIVISION, LOT Y	RELIEF FROM THE REQUIRED 1:4 WIDTH-TO-LENGTH RATIO	4335 SOUTH WILSON ROAD	41.000	WITHDRAWN
01/23/2013	179-00-00-011.01; 180-00-00-004	RICHARDSON, RODNEY & NANCY	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE			WIDTH TO DEPTH RATIO / SPECKLES PLACE, LOT 2	RELIEF FROM THE REQUIRED 1:4 WIDTH TO DEPTH RATIO	269 FALLING SPRINGS ROAD	3.753	APPROVED
01/27/2012	224-00-00-082	WILLIE & SOMI NEAL	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE			ROAD FRONTAGE AND 1:4 WIDTH-TO-LENGTH RATIO / ROYAL ACRES ESTATES	RELIEF FOR THE MINIMUM ROAD FRONTAGE AND THE 1:4 WIDTH-TO-LENGTH RATIO	SPORTSMAN LAKE RD	43.578	APPROVED
01/18/2012	230-00-03-022	JOSEPH PRATHER	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE			ROAD FRONTAGE AND 1:4 WIDTH TO LENGTH / WEXFORD PLACE LOT 22	RELIEF FROM THE MINIMUM ROAD FRONTAGE AND THE 1:4 WIDTH TO LENGTH RATIO	WEXFORD DRIVE	.925	WITHDRAWN
01/17/2012	185-00-00-023; 185-00-00-024	WILLIAM BURNETT	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE			1:4 WIDTH-TO-LENGTH RATIO / BURNETT ESTATES	RELIEF FROM THE REQUIRED 1:4 WIDTH-TO-LENGTH RATIO	ST JOHN ROAD	22.171	WITHDRAWN

Previous Lot Width-to-Length Ratios in the R-1 Urban Residential Zone

Group: R-1 - URBAN RESIDENTIAL ZONE

7/7/2010	DEBRA RAMBO	230 WISE LANE	ROAD FRONTAGE REQUIREMENT AND 1:3 RATIO / CARMAN SUBDIVISION, LOT 1A	12.674	50.00	1,420.44	APPROVED	28.41
11/25/2015	SULLIVAN STUART	995 RED MILL RD		0.000	61.42	1,508.69	APPROVED	24.56
1/18/2012	JOSEPH PRATHER	WEXFORD DRIVE	ROAD FRONTAGE AND 1:4 WIDTH TO LENGTH / WEXFORD PLACE LOT 22	0.925	51.00	1,138.00	WITHDRAWN	22.31
5/17/2016	HINTON MARK & PAMELA L	1245 W BRYAN RD		14.500	119.26	2,234.88	APPROVED	18.74
10/5/2016	MCCOMBS GEORGE W & SUSAN	1809 KNOX AVENUE		1.877	42.00	745.00	APPROVED	17.74
7/29/2013	GERALD & IRIS HODGE	4335 SOUTH WILSON ROAD	WIDTH TO LENGTH RATIO / LONGVIEW PROPERTY OF MISS EVA BARNES SUBDIVISION, LOT Y	41.000	60.00	963.19	WITHDRAWN	16.05
1/27/2012	WILLIE & SOMI NEAL	SPORTSMAN LAKE RD	ROAD FRONTAGE AND 1:4 WIDTH-TO-LENGTH RATIO / ROYAL ACRES ESTATES	43.578	60.30	787.68	APPROVED	13.06
9/28/2021	DAUNIS GERTRUDE	825 KRAFT ROAD, RINEYVILLE KY 40162	GERTRUDE DAUNIS SUBDIVISION	17.050	87.00	1,106.00	APPROVED	12.71
2/22/2023	HINOTE WALTER S & UTE	223 BOONE ROAD, RINEYVILLE,	PEYTON ESTATES, LOTS 20-22	10.600	100.00	1,170.00	APPROVED	11.70

4/13/2018	WADDELL LARRY & RHONDALYN	MIDDLE CREEK RD	EDWARDS SUBDIVISION LOT 3A AND COLE CREEK ESTATES SECTION 1	61.391	100.00	856.75	APPROVED	8.57
1/17/2012	WILLIAM BURNETT	ST JOHN ROAD	1:4 WIDTH-TO-LENGTH RATIO / BURNETT ESTATES	22.171	240.00	2,000.00	WITHDRAWN	8.33
6/16/1996	JOZWIAK STANLEY D	DECKARD SCHOOL ROAD	QUIET WOOD ESTATES	0.000	240.61	1,845.44	APPROVED	7.67
10/13/2023	HARROD SALLY	3664 RINEYVILLE ROAD, ELIZABETH T	SALLY HARROD SUBDIVISION	3.266	100.03	748.32	APPROVED	7.48
8/4/2022	OWSLEY B G & MARTHA J	WEST MAIN STREET/PARK LANE	RATIO & GOVERNMENT MAINTAINED ROAD FRONTAGE VARIANCES	16.030	131.00	971.00	APPROVED	7.41
4/15/2014	HOUSER AARON & ANDREA	306 CRUME ROAD (KY 391)	1:4 WIDTH-TO-LENGTH RATIO / AMENDED RECORD PLAT OF CLARK ESTATE, LOT 1 AND RECORD PLAT CLARK ESTATE, SECTION 2	3.964	80.00	550.00	APPROVED	6.88
12/16/2015	FRALEY GARY	SOUTH OF BRIDLE DRIVE AND NORTH OF	MINIARD ACRES, SECTION 1, LOT 4	6.762	146.00	1,000.00	APPROVED	6.85
1/23/2013	RICHARDSON, RODNEY & NANCY	269 FALLING SPRINGS ROAD	WIDTH TO DEPTH RATIO / SPECKLES PLACE, LOT 2	3.753	214.98	1,451.09	APPROVED	6.75

Previous Lot Width-to-Length Ratios in the R-1 Urban Residential Zone

4/17/2024	NELSON DAVION	TRINITY DR	COTTONWOOD EST LOT 35	2.218	80.00	532.46	APPROVED	6.66
5/10/2021	THOMAS DONALD RAY & SHARON	5095 & 5111 SAINT JOHN ROAD, ELIZABETH T	THOMAS PROPERTY PROJECT	3.082	78.00	517.48	APPROVED	6.63
2/18/2015	KRIEGER ROBERT E & DEBRA	1330 Berrytown Road	/ Krieger Estates	0.000	232.22	1,531.59	APPROVED	6.60
4/17/2009	BEN PARTIN, III	DOGWOOD DRIVE	LOT WIDTH TO LENGTH RATIO (1:3) / TWIN OAKS, LOTS 72 & 73	0.520	75.00	477.80	APPROVED	6.37
2/9/2021	ASBELL DAVID L & DEBBIE L	1382 BERRYTOWN ROAD	ASBELL ZONE CHANGE - PROPOSED TWO LOTS	11.000	233.97	1,457.75	APPROVED	6.23
7/29/2019	DEBBIE COX	2499 KNOX AVE	ROSCOE & HELENS ROOST, LOT 2	9.770	163.27	1,009.42	APPROVED	6.18
2/26/2014	JEFF & AMY VO	1102 THOMAS ROAD	WIDTH TO LENGTH RATIO / OXFORD ESTATES	8.637	250.00	1,525.00	APPROVED	6.10
6/16/2009	WILLIAM L. AND MARIE A. BROWN	169 BARDSTOWN ROAD (US 62)	LOT WIDTH TO LENGTH RATIO (1:3) / LINCOLN TRAIL SUBDIVISION, LOT 5	3.000	98.05	595.17	APPROVED	6.07
5/29/2014	PATRICK & LYNNE HOGAN	RINEYVILLE BIG SPRINGS RD	1:4 WIDTH-TO-LENGTH RATIO / MAYFAIR PLACE SUBDIVISION, SECTION 1	3.776	148.00	853.65	WITHDRAWN	5.77

Current Request – 1:4.62
Avg. Approved – 1:9.74

5/26/2009	CREAGOR WILSON	0 MAIN STREET (KY 86)	LOT WIDTH TO LENGTH RATIO (1:3) / LAKEWOOD SUBDIVISION SECTION 7, LOT 710	3.169	160.20	834.69	DENIED	5.21
7/22/2020	POWELL DOROTHY	HODGENVILLE RD		8.771	165.00	806.00	APPROVED	4.88
4/13/2017	MCGUFFIN VERNIE JOE & PHYLLIS JEAN	1054 THOMAS ROAD	OXFORD ESTATES	0.000	167.00	800.00	APPROVED	4.79
5/16/2024	BLAIR LIVING TRUST	237 BROCK RD	MACCALLIE MANOR, SECTION 2	10.960	239.34	1,105.66	PENDING	4.62
3/29/2022	RIGGS BEN S & CATHY L	195 & 271 FERNWOOD BOULEVARD, ELIZABETH TOWN, KY	FERNWOOD, SECTION 2, LOT 31 & FERNWOOD, SECTION 4, LOT 65	12.500	245.78	1,099.00	APPROVED	4.47

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 1:4 lot width-to-length ratio to allow for the property to be further subdivided with proposed Lot exceeding the ratio.**
- 2. The Record Plat with a Variance Note shall substitute for the Site Plan.**
- 3. A Certificate of Land Use Restrictions shall be recorded in the Office of the Hardin County Clerk.**

OR

Motion to Deny

Owner: KY Land Company
Applicant: James Maxwell



Location A 0.58 acre site located at 55 Twin Oak Drive, Radcliff, KY, known as Lot 59 of Twin Oaks Subdivision

Zoned Urban Residential Zone (R-1)

Requesting a **Variance from the front building setback along Twin Oak Drive to allow for a singlewide manufactured home on site.**

55 Twin Oak Drive

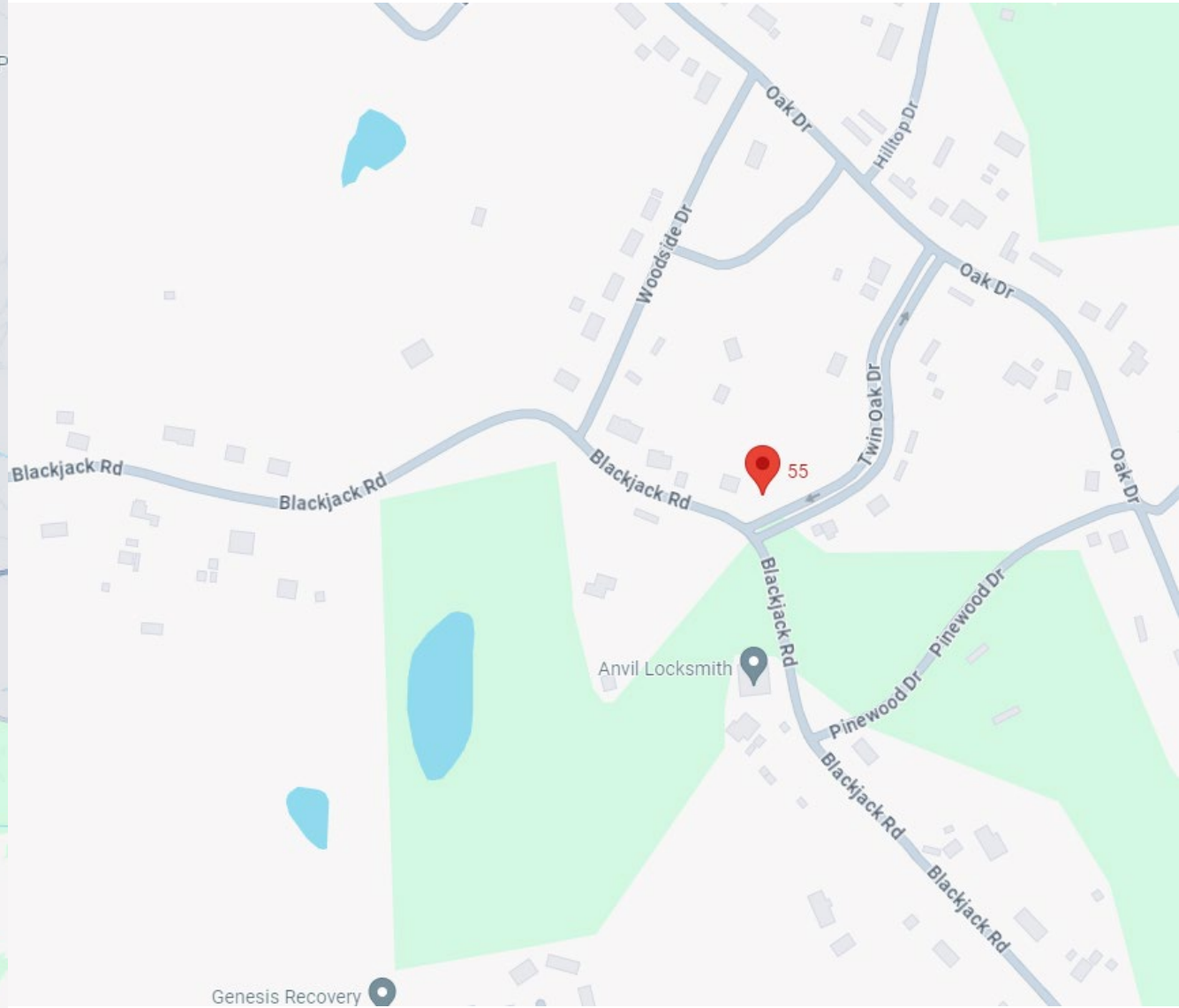
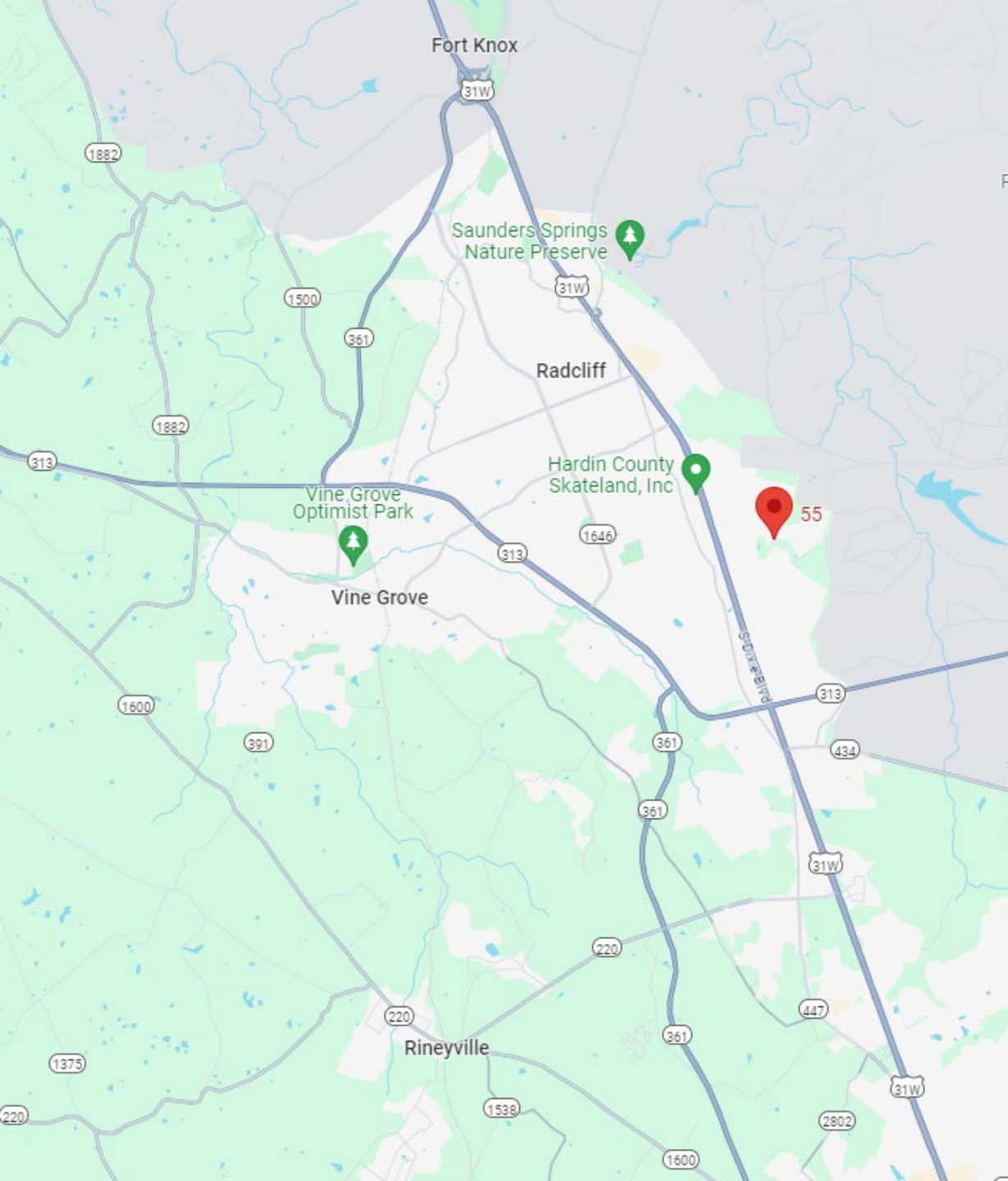
Variance

SUMMARY REPORT

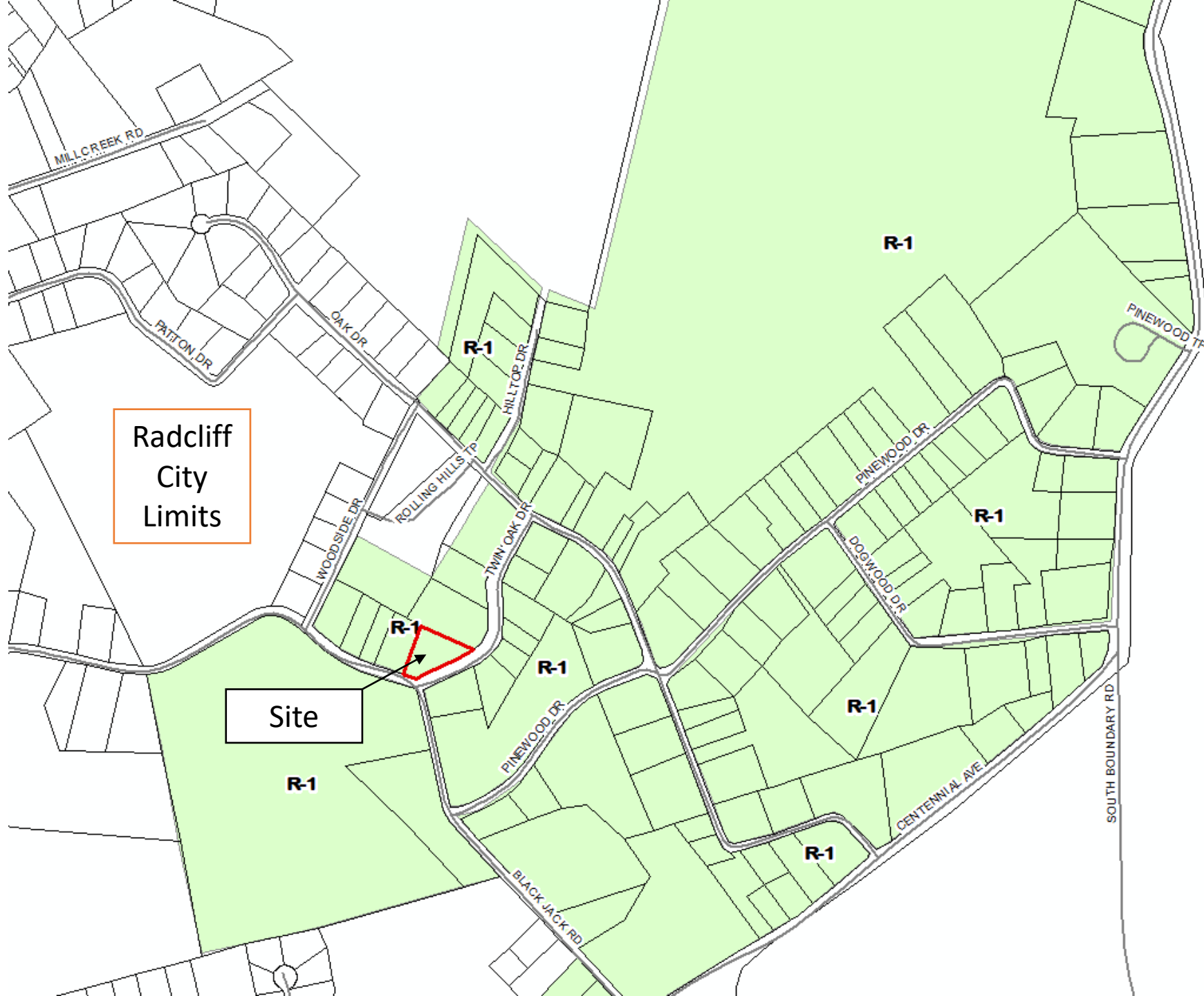
LISTING OF EXHIBITS

- A. Vicinity Map**
- B. Zoning Map**
- C. Aerial Photos**
- D. Character of the Site**
- E. Record Plat of Twin Oaks Subdivision, Section 1 (1957)**
- F. Site Plan**
- G. Staff Suggestion**
- H. Previous Site Layout for Former Home**
- I. Photos of the Site**
- J. Contour Map**
- K. Character of the Area Analysis**
- L. Analysis of Variances within Twin Oaks Subdivision**
- M. Analysis of Variances from the Front Building Setback within the Glendale Rural Village**
- N. *Comprehensive Development Guide**
- O. *Development Guidance System Ordinance**

* Not Provided in PowerPoint



- 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



Radcliff
City
Limits

Site

Fort
Knox

- Hardin_Wetlands
- Hardin_100Flood
- streams
- hardin_sinkhole



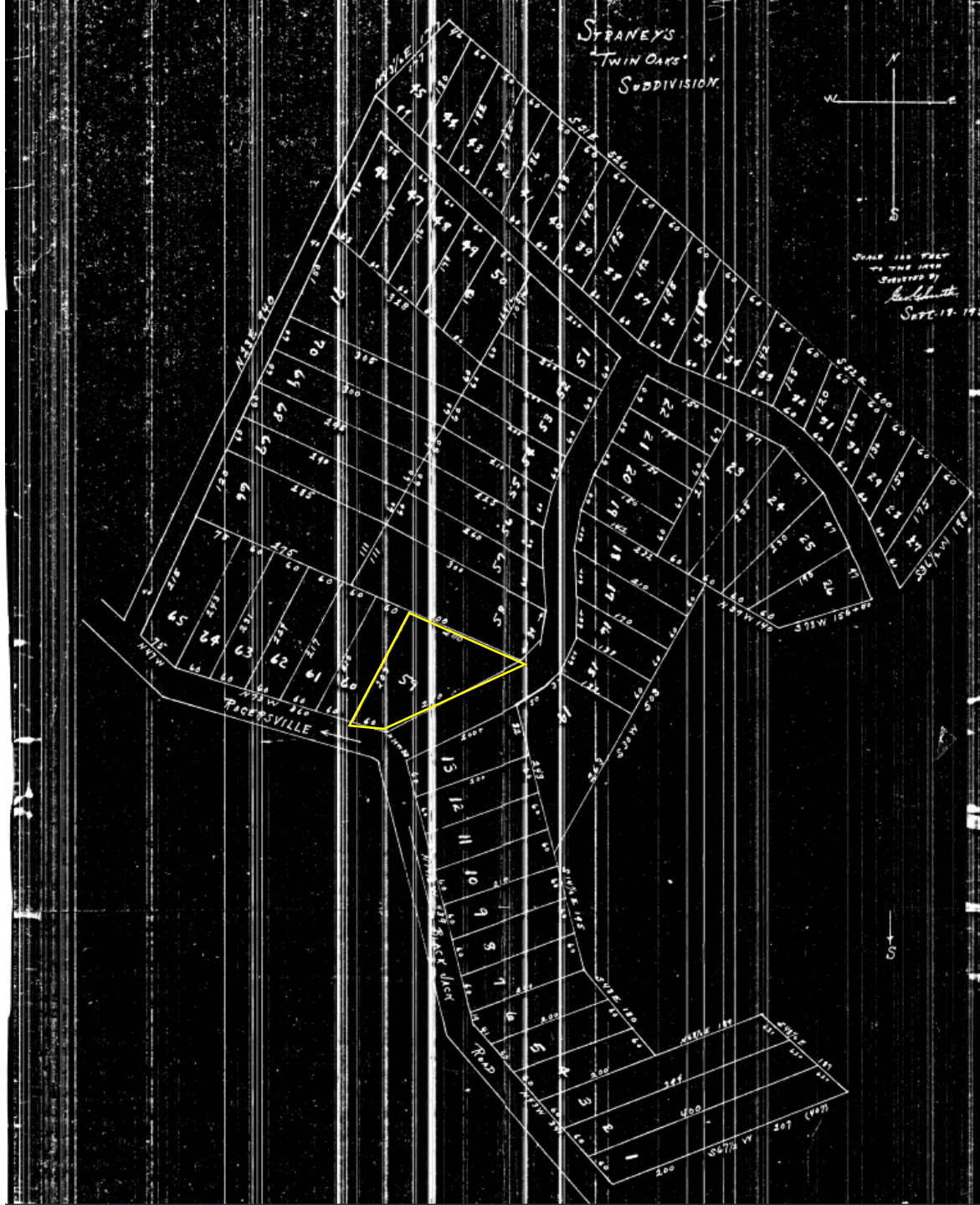
Character of the Site



**14'x70' Manufactured Home (1988)
On site since March 2024**



Twin Oaks Subdivision,
Section 1 (1957)



VARIANCE REQUEST

- 40' Right of way (20' to Center of Right-of-Way)
- 40' Setback in R-1
- = 60' from the centerline of the road
- Request is 42' to C/L
- = 18' Variance



STAFF SUGGESTION

Current ramp is 7' x 4' & is not approvable per the building code. (Slope of the ramp = 1 ft. in length for every 1 in. in height)

The smallest landing allowed would be 3' x 3'.

Staff suggests a 3' landing with either steps or a ramp parallel with the house.

= 46' to the center of the road

=14' Variance as opposed to 18'.



2012 Aerial shows the
previous home
Porch measures 58'
from the center of the
road
Demolition Permit was
acquired for the house
in 2014



10/17/2014	201401041	DEMOLITION	HASSOUNEH, RAID	HASSOUNEH, RAID	55 TWIN OAK DR	59 TWIN OAKS	SINGLE FAMILY DWELLING	Closed	04/28/2015
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WIN OAKS DR















Analysis of the Character of the Area



1 Other Approved Variance in Twin Oaks Subdivision

Permit Date	Owner	PVA Map Number	Type	Zone	Listed Use (Dvpl, Cup, Var, Maps)	Request	Site Address	Expiration Date	Status	Final Date
05/07/2024	KENTUCKY LAND HOLDINGS OF ELIZABETHTOWN	180-10-03-007	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE	DWELLING; SINGLE FAMILY	TO ALLOW FOR A VARIANCE FROM THE FRONT BUILDING SETBACK ALONG TWIN OAK DRIVE	55 TWIN OAK DR	08/15/2024	PENDING	
06/28/2016	UNDERDONK DAVID	180-00-00-031	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE	ACCESSORY STRUCTURE	TO ALLOW FOR A 24'X32' GARAGE TO ENCROACH THE FRONT BUILDING SETBACK ALONG DOGWOOD DRIVE	2197 S BOUNDARY RD		APPROVED	07/21/2016

Records 1 to 2 (of 2)



David Underdonk
2197 South Boundary Road



3' Variance for a garage along Dogwood Drive

Variances from the Front Building Setback within the North Urban Area

Permit Date	Owner	PVA Map Number	Type	Zone	Listed Use (Dvpl, Cup, Var, Maps)	Request	Site Address	Expiration Date	Status	Final Date
05/07/2024	KENTUCKY LAND HOLDINGS OF ELIZABETHTOWN	180-10-03-007	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE	DWELLING; SINGLE FAMILY	TO ALLOW FOR A VARIANCE FROM THE FRONT BUILDING SETBACK ALONG TWIN OAK DRIVE	55 TWIN OAK DR	08/15/2024	PENDING	
11/29/2023	DARROW RODNEY E & LINDA A	200-10-01-099	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE	RESIDENTIAL	FROM THE FRONT BUILDING SETBACK ALONG EAST AIRVIEW DRIVE TO ALL FOR A 10'X12' DECK TO BE CONSTRUCTED	99 EAST AIRVIEW DRIVE, ELIZABETHTOWN, KY 42701		APPROVED	01/04/2024
08/24/2023	STOUT SCOTT D & LEAH J MARAMA-STOUT	183-30-01-017	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE	RESIDENTIAL	VARIANCE FROM THE FRONT BUILDING SETBACK ALONG VICTORSON ST TO ALLOW FOR THE CARPORT TO BE NO CLOSER THAN 41' FROM THE CENTERLINE OF VICTORSON ST	17 VICTORSON STREET, RINEYVILLE, KY 40162		APPROVED	09/21/2023
08/13/2019	NOEL KATHRYN BARRY	231-10-01-014	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE		VARIANCE FROM THE FRONT BUILDING SETBACK TO ALLOW FOR THE CONSTRUCTION OF A 7'X18' COVERED FRONT PORCH	67 WHIRLAWAY CT		APPROVED	09/05/2019
05/10/2019	LEBLANC SUSANNE S	182-40-02-019	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE	SINGLE FAMILY DWELLING	TO ALLOW FOR A VARIANCE FROM THE FRONT BUILDING SETBACK TO EXTEND THE COVERED FRONT PORCH.	203 CEDAR HILL DR.		APPROVED	06/06/2019
04/12/2018	WOODEN DAVID E	231-10-01-027	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE	DWELLING; SINGLE FAMILY	TO ALLOW FOR A VARIANCE FROM THE FRONT BUILDING SETBACK LINE FOR A PROPOSED COVERED PORCH	420 BLUE GRASS ROAD		APPROVED	05/03/2018
08/30/2017	PETERS JOSEPH & KAROLINE MEADOWS	231-10-01-002	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE		RELIEF FROM THE FRONT BUILDING SETBACK ALONG BLUE GRASS ROAD AND REVA RIDGE ROAD TO ACCOMMODATE A PROPOSED DECK.	19 REVA RIDGE ROAD	12/08/2017	APPROVED	09/21/2017
12/09/2016	THOMPSON GLENN A & MARY L	200-10-01-001	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE	RESIDENTIAL	RELIEF FROM THE FRONT BUILDING SETBACK LINES TO ALLOW FOR A 8'X42' FRONT COVERED DECK	1 E AIRVIEW DR		APPROVED	01/05/2017
06/28/2016	UNDERDONK DAVID	180-00-00-031	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE	ACCESSORY STRUCTURE	TO ALLOW FOR A 24'X32' GARAGE TO ENCROACH THE FRONT BUILDING SETBACK ALONG DOGWOOD DRIVE	2197 S BOUNDARY RD		APPROVED	07/21/2016
12/08/2015	CORNEILSON PHILIP J & LISA D	199-20-01-007	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE	DWELLING; MOBILE HOME	TO ALLOW FOR A PROPOSED 14'X67" MANUFACTURED HOME TO ENCROACH THE FRONT BUILDING SETBACK LINE ON FIRST STREET	204 FIRST STREET		APPROVED	01/07/2016
07/27/2015	RANDOLPH DENOAH L & JESSICA E	182-00-01-042	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE	RESIDENTIAL	Requesting relief from the front building setback to allow for a single family dwelling with a 12'covered front porch to be built.	58 JEAN COURT	02/16/2016	APPROVED	09/14/2015
10/16/2014	CASWELL, KATHY & JERRY	183-40-01-058	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE		VARIANCE FROM THE FRONT BUILDING SETBACK ALONG SMITHERS LANE TO ACCOMMODATE A PROPOSED MANUFACTURED HOME TO REPLACE THE EXISTING HOME	64 CRUTZ LANE	12/06/2014	APPROVED	

Variances from the Front Building Setback within the North Urban Area

08/31/2012	OPEN DOOR ASSEMBLY CHURCH	183-40-01-018; 183-40-00-01-019; 183-40-01-020	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE		VARIANCE FROM THE FRONT BUILDING SETBACK LINE TO ACCOMMODATE A PROPOSED NURSERY ADDITION	S. WILSON ROAD		WITHDRAWN	
07/22/2011	RONALD MARTIN	231-10-01-011	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE		RELIEF FROM THE 70' FRONT BUILDING SETBACK LINE FOR A PROPOSED GARAGE	27 WHIRLAWAY COURT	09/18/2011	DENIED	
05/12/1999	WILLIAM GRIMES	164-00-00-013	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE		TO REDUCE THE FRONT BUILDING SETBACK FROM 70' TO ACCOMMODATE A PROPOSED SECOND DWELLING (M.H. 14' X 72')	NEWTON HOLLOW ROAD		APPROVED	

Records 1 to 15 (of 15)

15 Total: 12 Approved, 1 Denied, 1 Withdrawn, 1 Pending

Findings necessary for Granting Variances

KRS 100.243 and DGS 5-3(B)

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

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

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

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

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

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

Motion to Approve the proposed Variance :

- 1. To allow for a Variance from the front building setback for a single wide manufactured home with a ramp or stairs parallel to the home to be 46' to the center of Twin Oaks Drive.**
- 2. A Site Plan in compliance with Section 7 of the Zoning Ordinance shall be required.**
- 3. A Certificate of Land Use Restrictions shall be recorded in the Office of the Hardin County Clerk.**

OR

Motion to Deny

Owner: Robert Deckard
Heartland Fabricating, LLC



Location A 25 acre site located at 1404 Constantine Road, Cecilia, KY,
known as Lot 4 of Coogle Estates.

Zoned Rural Residential (R-2)

Requesting an **Amended Conditional Use Permit to allow for a welding shop in the 74'x80' accessory structure on site.**

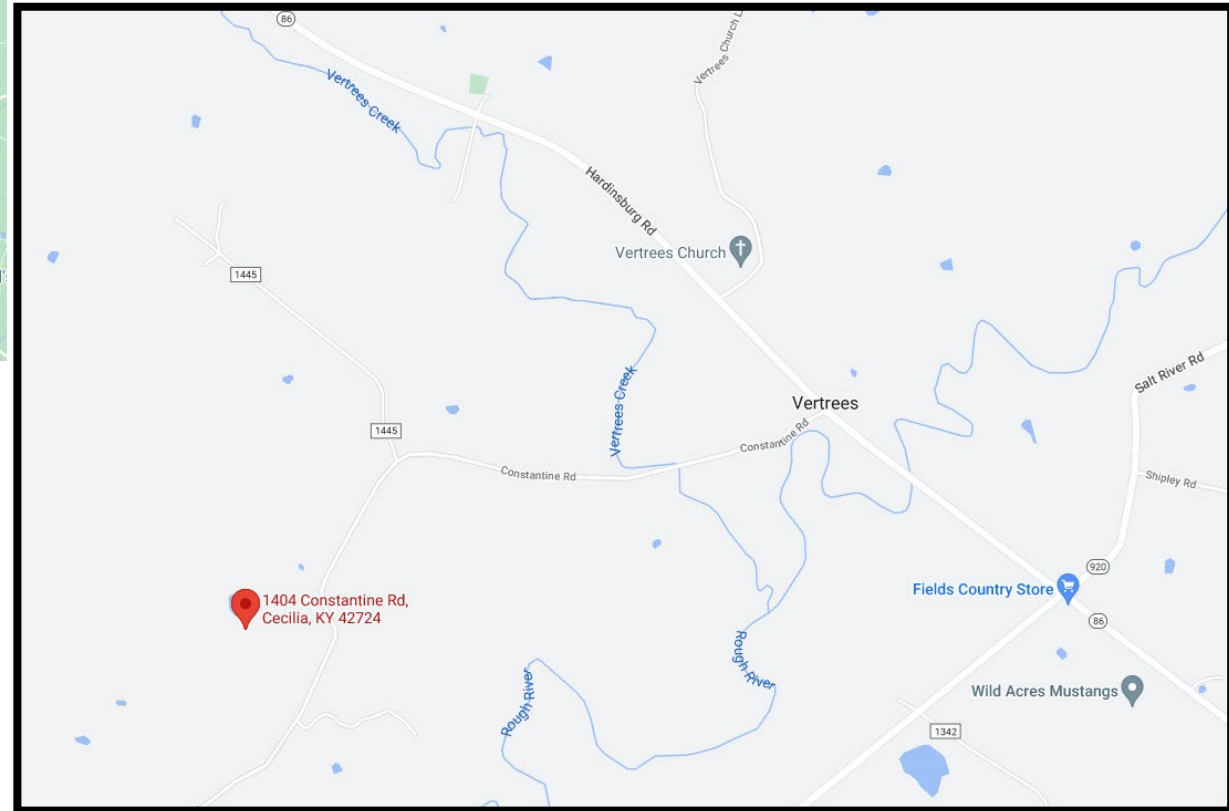
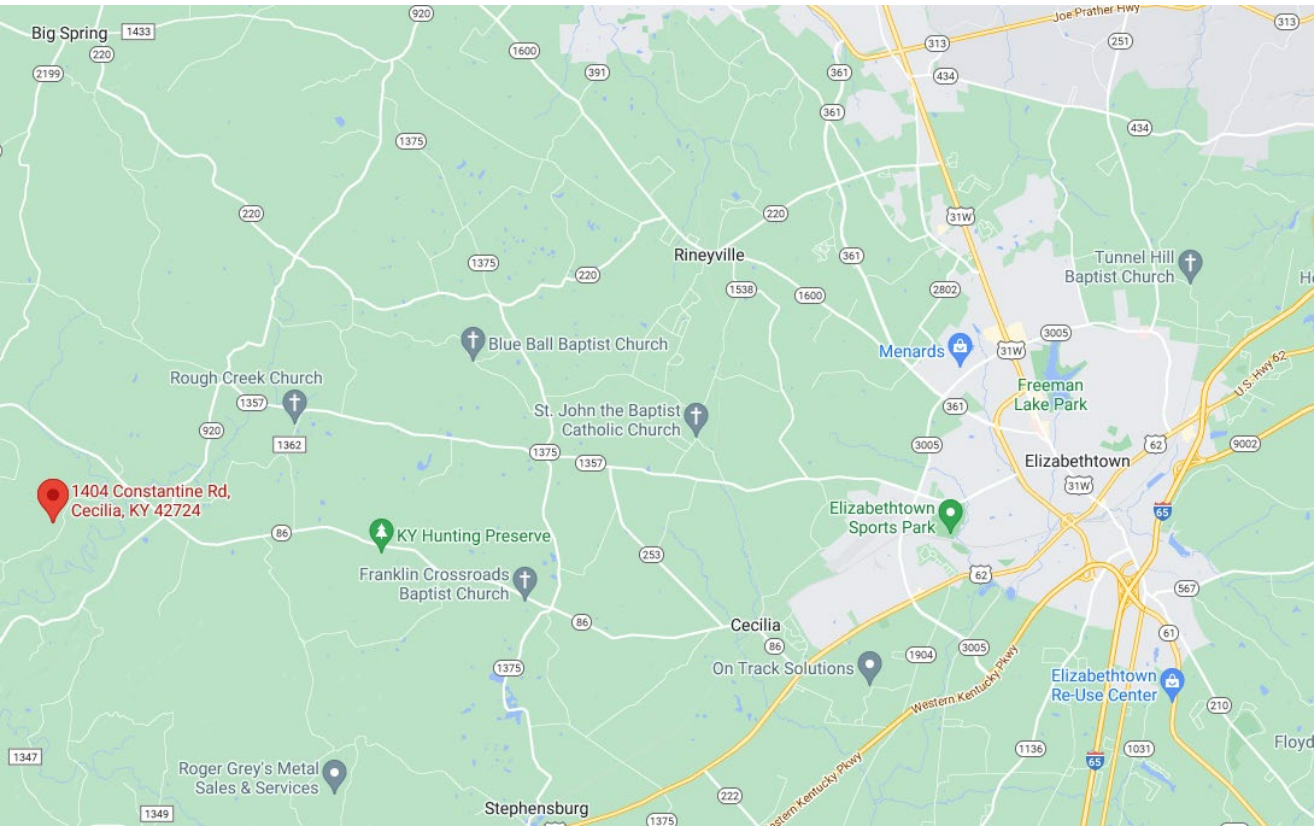
Initial CUP: 2022-2024 (2 years)

1404 Constatine Road
Conditional Use Permit
SUMMARY REPORT

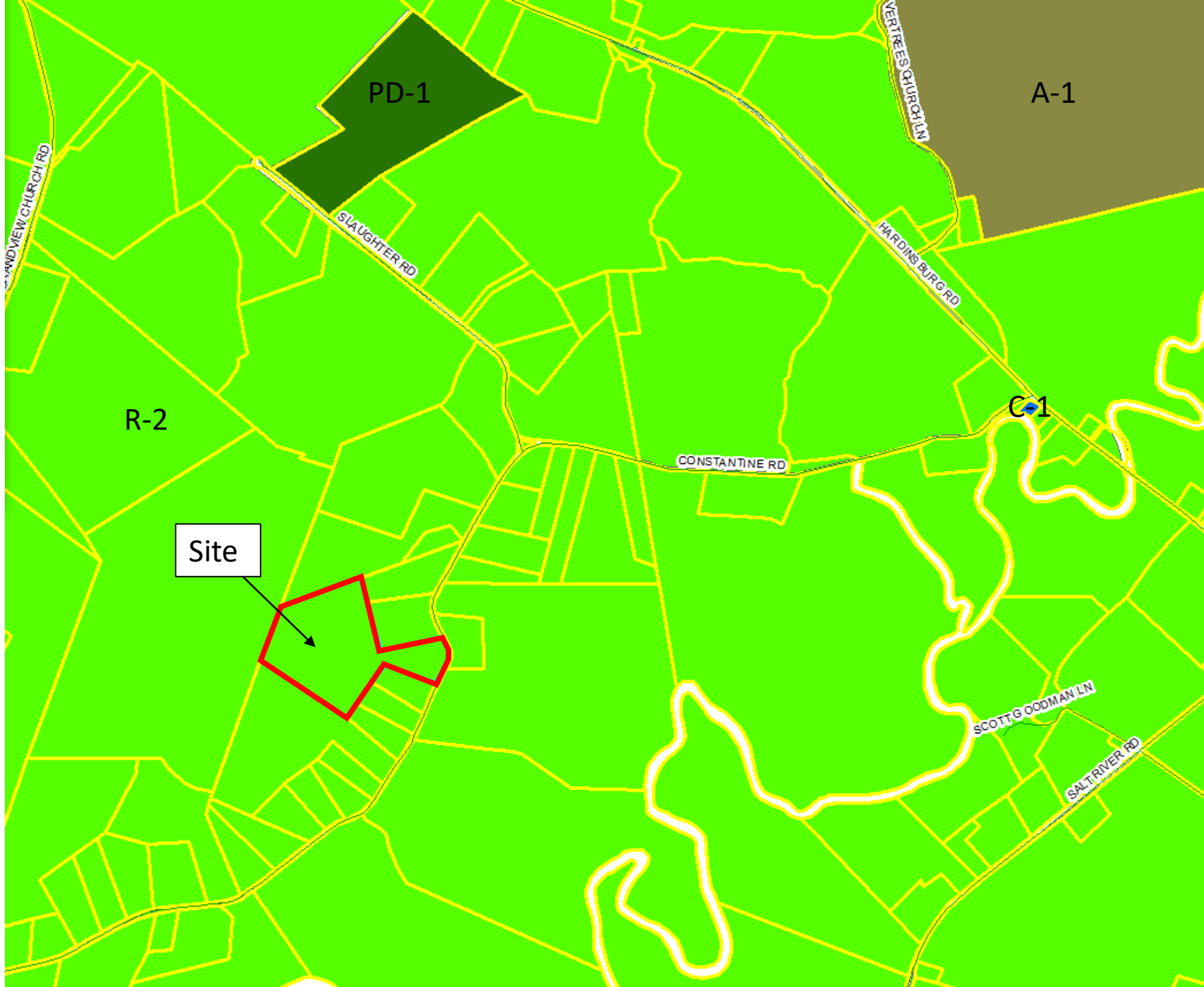
LISTING OF EXHIBITS

- A. Vicinity Map**
- B. Zoning Map**
- C. Aerial Photos**
- D. Plat of Coogle Estates (1998)**
- E. Photographs**
- F. Analysis of other Conditional Use Permits for Welding Shops**
- G. *Comprehensive Development Guide**
- H. *Development Guidance System Ordinance**

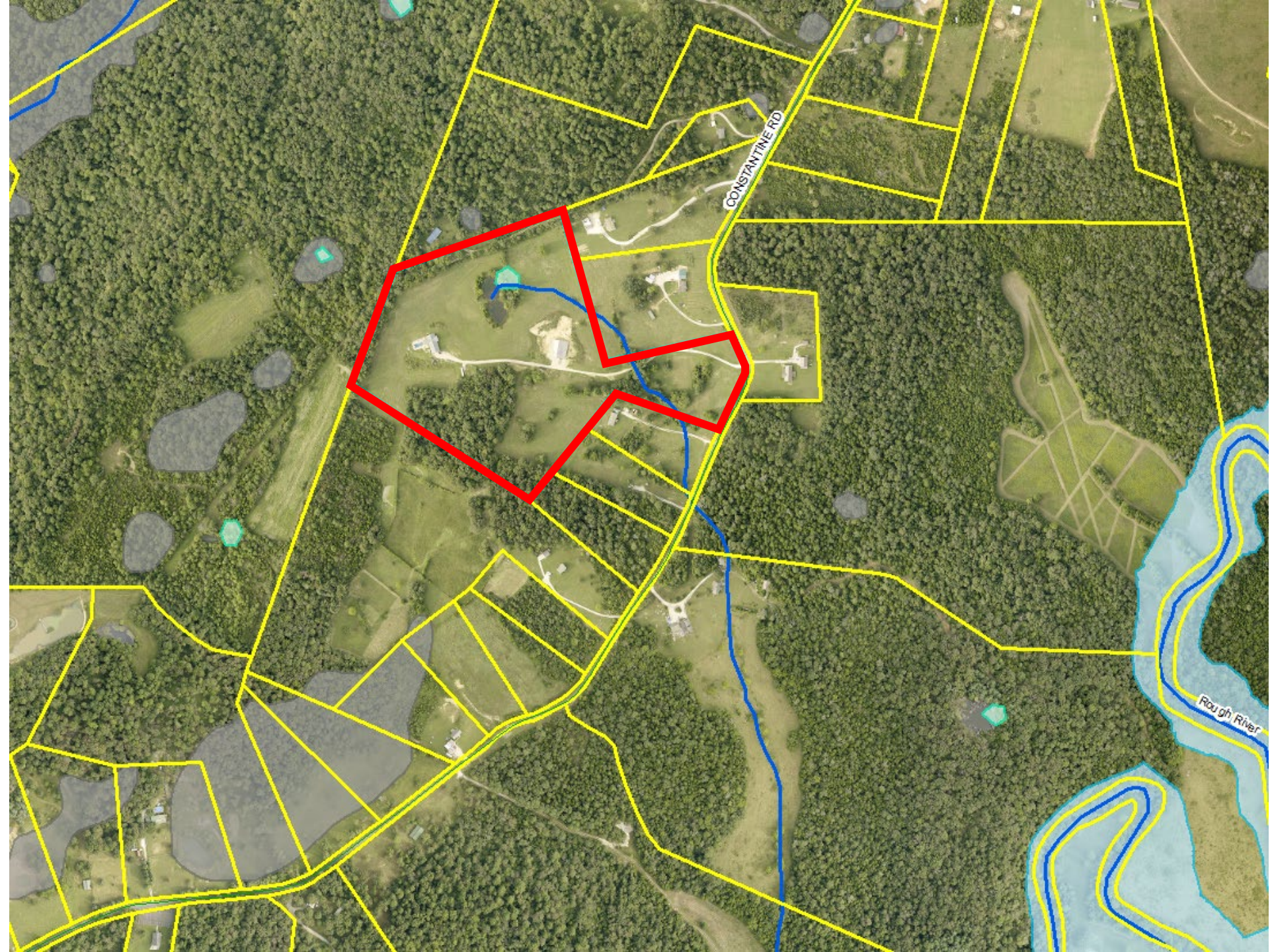
* Not Provided in PowerPoint



- 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
- Hardin_Wetlands
- Hardin_100Flood
- hardin_sinkhole





Amended Conditional Use Permit for a Welding Shop, known as Heartland Fabricating, LLC @ 1404 Constantine Road, Cecilia, KY



3003 sq. ft. ranch house (2010)

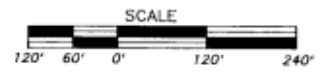
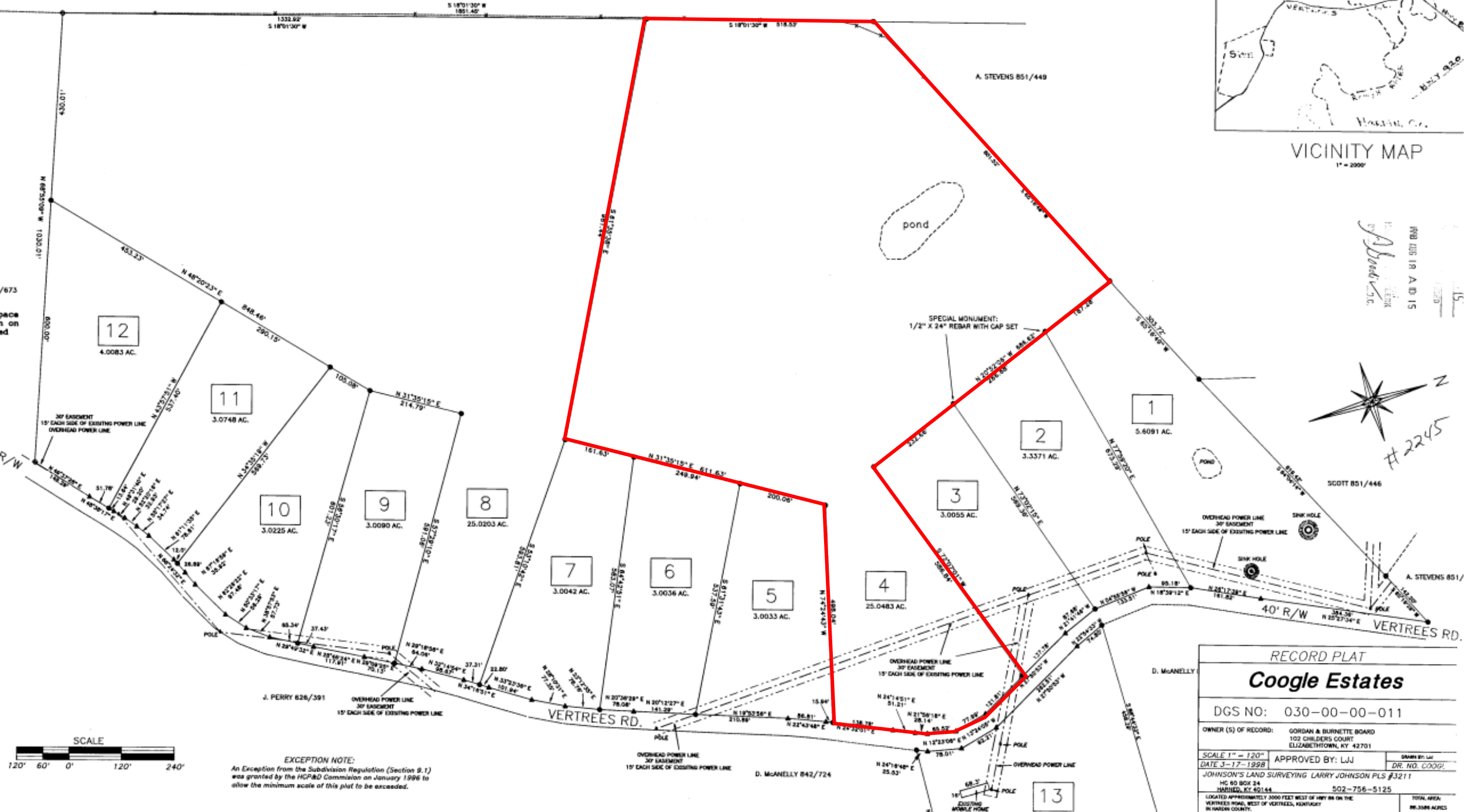


5080 sq. ft. agricultural barn with (2) 960 sq. ft. lean-to's built in 2020



VICINITY MAP
1" = 2000'

REC'D JUL 18 A.D. 15
L. J. JOHNSON
D. McANALLY
#2245



EXCEPTION NOTE:
An Exception from the Subdivision Regulation (Section 9.1) was granted by the HCP&D Commission on January 1996 to allow the minimum scale of this plat to be exceeded.

RECORD PLAT	
Coogle Estates	
DGS NO:	030-00-00-011
OWNER (S) OF RECORD:	GORDAN & BURNETTE BOARD 102 CHILDERS COURT ELIZABETHTOWN, KY 42701
SCALE 1" = 120'	APPROVED BY: LJJ
DATE 3-17-1998	DR. NO. COOGL
JOHNSON'S LAND SURVEYING LARRY JOHNSON PLS #3211	
HC 80 BOX 24 HARDING, KY 40144	502-756-5125
LOCATED APPROXIMATELY 3000 FEET WEST OF HWY 88 ON THE VERTREES ROAD, WEST OF VERTREES, KENTUCKY	
TOTAL AREA	88.3386 ACRES







View into the site at driveway



House & barn as seen from Constantine Road



5080 sq. ft. agricultural barn with
(2) 960 sq. ft. lean-to's built in 2020



Owner + 3 employees
8am – 5pm Monday thru Friday
Single sign on building
Delivery 2x a week with personal truck/trailer
Assembles bed frames for mattress firm



MEDICAL
FABRICATING
WEST VIRGINIA 502.409.3194

Bobcat















Conditional Use Permits for Welding Shops

Permit Date	Parcel	Owner	Type	Zone	Listed Use (Dvpl, Cup, Var, Maps)	Project / Subdivision Name	Request	Site Address	Acres (All Permits)	Status
04/25/2022	030-00-00-011	DECKARD ROBERT A	CONDITIONAL USE PERMIT	R-2 - RURAL RESIDENTIAL ZONE	WELDING SHOP	COOGLE ESTATES, LOT 4 - HEARTLAND FABRICATING, LLC - DECKARD WELDING SHOP	TO ALLOW FOR A WELDING SHOP ON SITE	1404 CONSTANTINE ROAD, CECILIA, KY 42724	25.000	PENDING
01/15/2019	223-00-00-021	HART, CHRISTOPHER	CONDITIONAL USE PERMIT	R-1 - URBAN RESIDENTIAL ZONE	WELDING SHOP	HART'S WELDING & FABRICATION	TO ALLOW FOR A WELDING REPAIR FABRICATION BUSINESS IN THE R-1 ZONE	4084 S DIXIE HWY	4.080	APPROVED
02/17/2014	262-00-00-007	CHRISTOPHER & RACHEL HART	CONDITIONAL USE PERMIT	R-2 - RURAL RESIDENTIAL ZONE	WELDING SHOP	HOME OCCUPATION - HART'S WELDING	TO ALLOW FOR WELDING REPAIR FABRICATION BUSINESS IN THE R-2 ZONE	639 STOVALL ROAD	5.000	APPROVED

Records 1 to 3 (of 3)

3 Total: 2 Approved & 1 Pending



- Hours of Operation: 8 AM – 8 PM Monday – Sunday
- Single 4'x4' Sign
- No outdoor storage of materials or scrap
- 3 years permitted



- Hours of Operation: 4 PM – 8 PM Monday – Friday & 8 AM – 8 PM Saturday – Sunday
- No Employees who do not reside on site
- Single 32 sq. ft. Sign (allowed because 4 acre lot)
- Adequate parking with turn-around
- Any outdoor parking & work must be finished within 3 days
- No outdoor storage of materials
- 4 years permitted

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 Amended 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 welding shop in the R-2 Zone within the 7,000 sq. ft. accessory structure on site. The business may not be expanded without an Amended Conditional Use Permit.
2. Hours of Operation shall be from 8:00 AM – 5:00 PM Monday - Friday.
3. Additional Screening or Landscaping in the form of a solid privacy fence with 10 evergreen trees (two staggered rows of 5) that are a minimum of 5' tall and planted 5' on center on the north side of the accessory structure, with the trees being furthest north shall be required. The privacy fence must be installed within 60 days and the trees need to be planted within 60 days after the fence is installed.
4. There shall only be 3 employees of the business who do not reside on the premises.
5. The single existing sign on the building shall be permitted.
6. The existing dumpster on site and all business materials must be screened from view of the adjoining properties.
7. This Conditional Use Permit shall be issued to the current property owner, Robert Deckard, and is not transferable.
8. All customer and employee parking must be on site as shown on the Site Plan.
9. A Site Plan in compliance with Section 7 of the Zoning Ordinance shall be required.
10. This Conditional Use Permit shall be for a period of ____ years and expire on July 18, _____.
11. A Certificate of Land Use Restrictions shall be recorded in the office of the Hardin County Clerk.

Owner: VH Properties, LLC

Location: A 10.000-acre site at 6314 Shepherdsville Road, Elizabethtown, KY

Zoned: Residential Estate Zone (R-3)

Request for a Conditional Use Permit to allow for a 943 S.F. Permanent Accessory Dwelling (apartment above detached garage).



6314 Shepherdsville Road

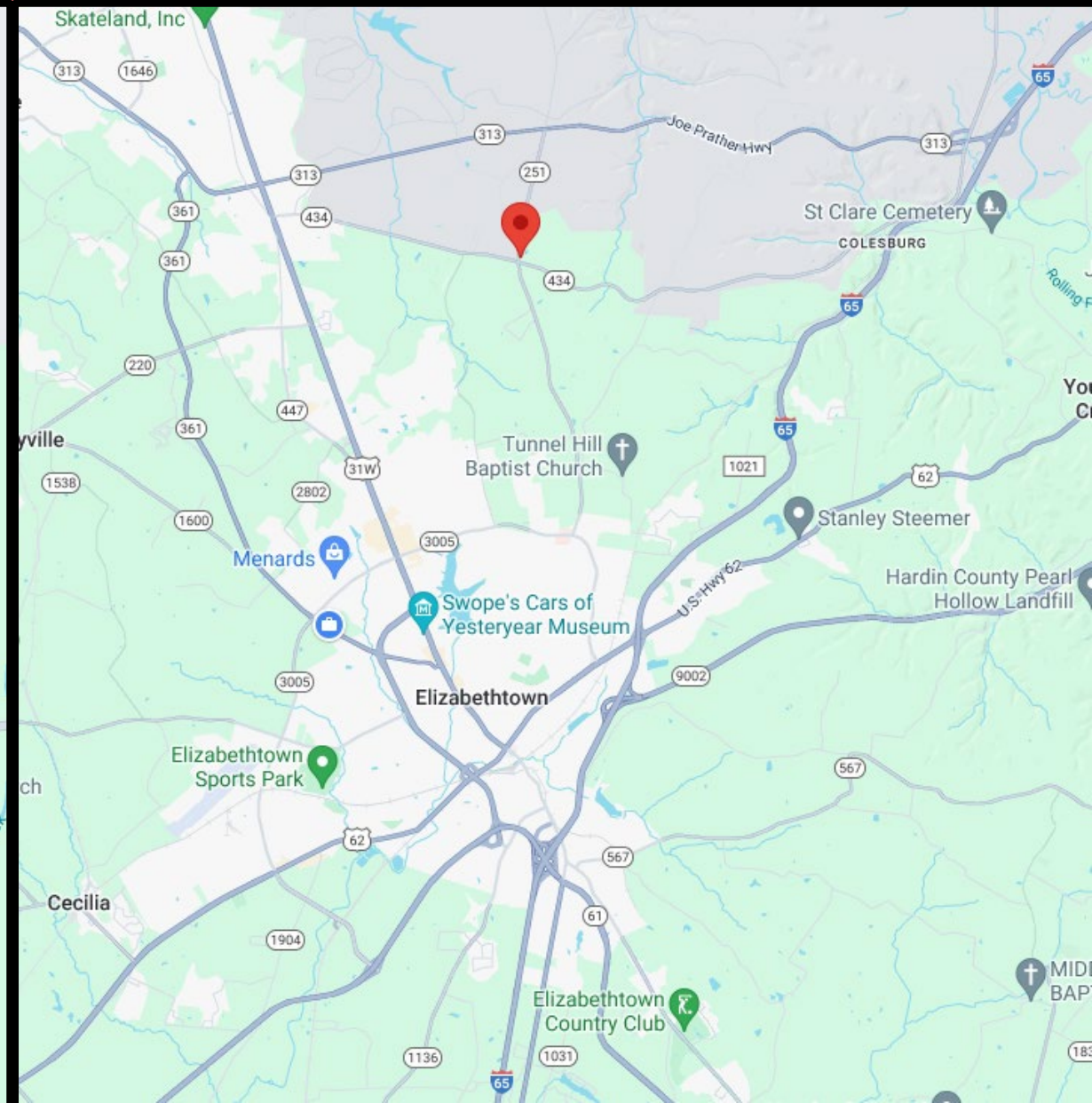
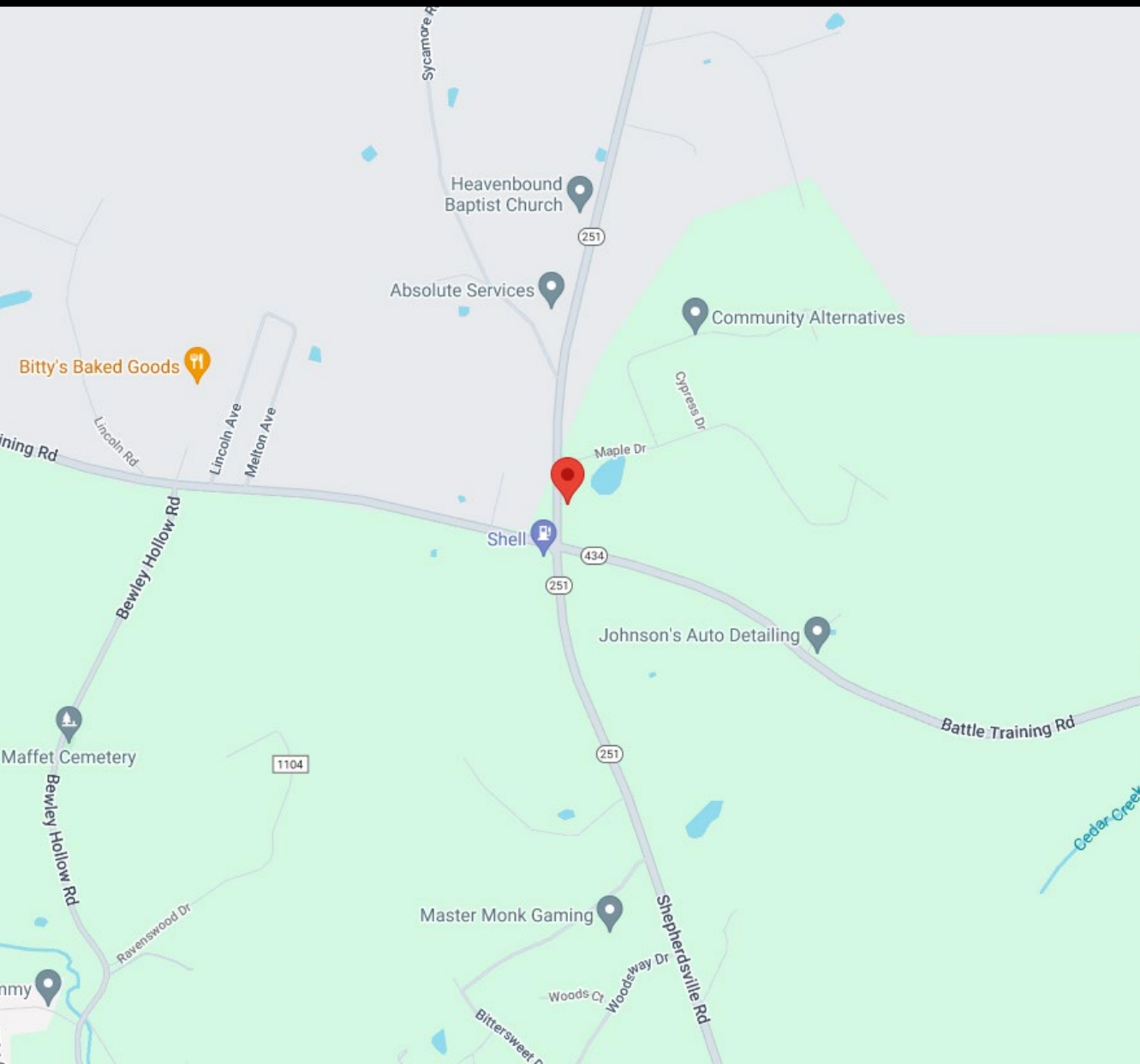
Conditional Use Permit SUMMARY REPORT

LISTING OF EXHIBITS

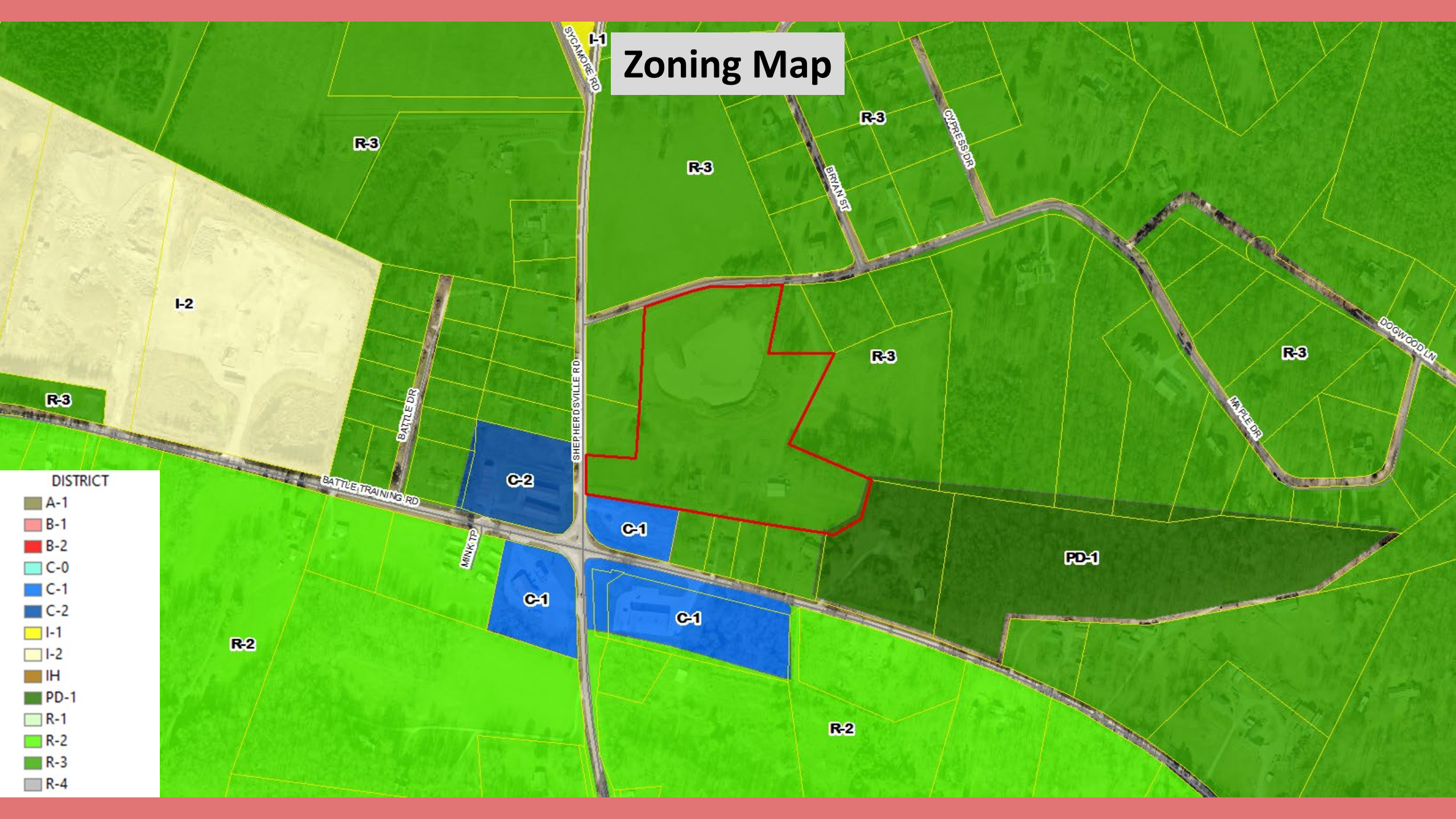
- A. Vicinity Map
- B. Zoning Map
- C. Aerial Photo (2024)
- D. Natural Features
- E. Site Plan
- F. Photos of the Site
- G. Plans for Permanent Accessory Dwelling
- H. Septic Approval
- I. Character of the Area
- J. Analysis of Conditional Use Permits to allow for Permanent Accessory Dwelling Units in the R-3 Residential Estate Zone
- K. KY 434 & KY 251 roundabout plans
- L. Standards for Issuance
- M. General Conditions
- N. *Comprehensive Development Guide
- O. *Development Guidance System Ordinance

* Not Provided in PowerPoint

Vicinity Map

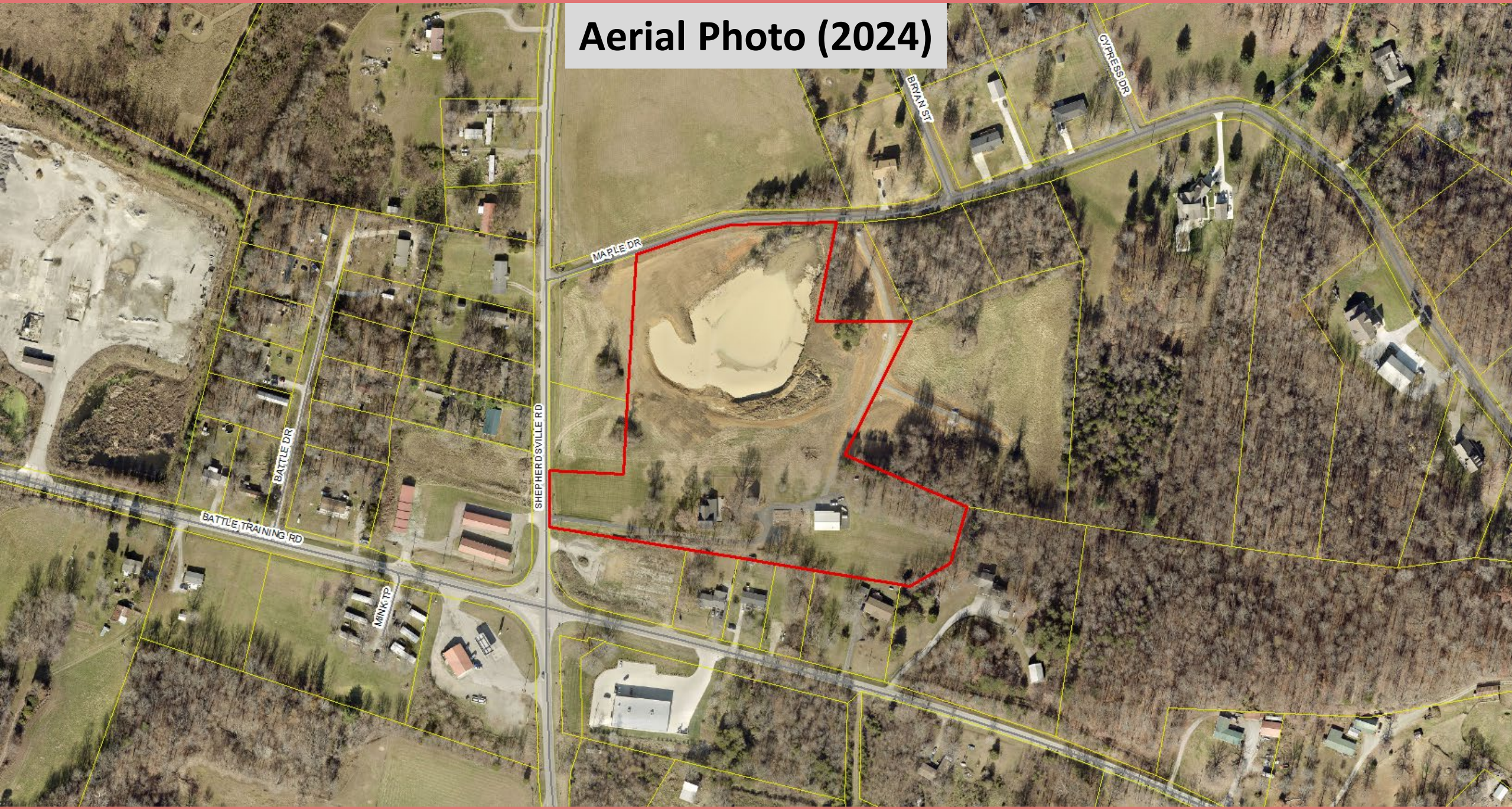


Zoning Map



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

Aerial Photo (2024)



Natural Features



- Streams 2023
- Hardin_Wetlands
- Hardin_100Flood
- hardin_sinkhole

SITE PLAN



2,983 SQ. FT. HOUSE
(CIRCA 1886)



40'X60' GARAGE (1985)



PROPOSED PERMANENT
ACCESSORY DWELLING
(943 sq. ft. apartment
above detached garage)







NORTH
251

6
3
1
4









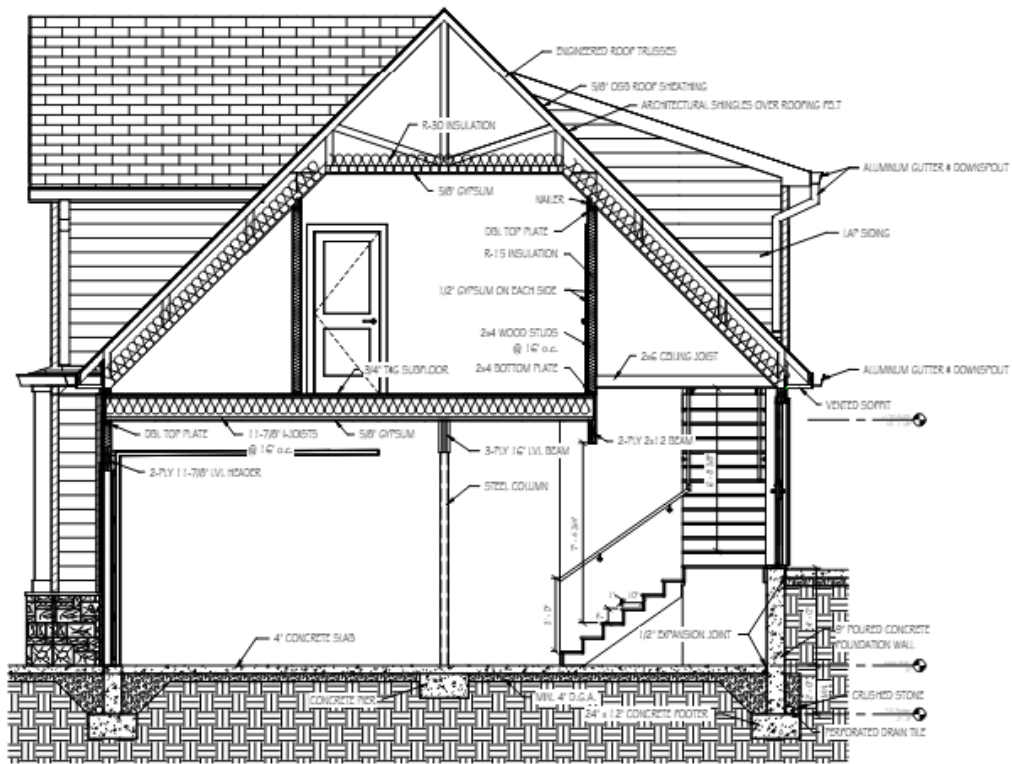




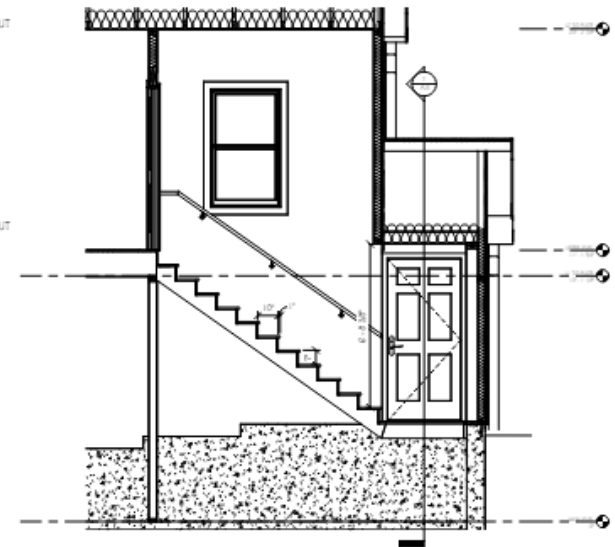


Plans for Permanent Accessory Dwelling

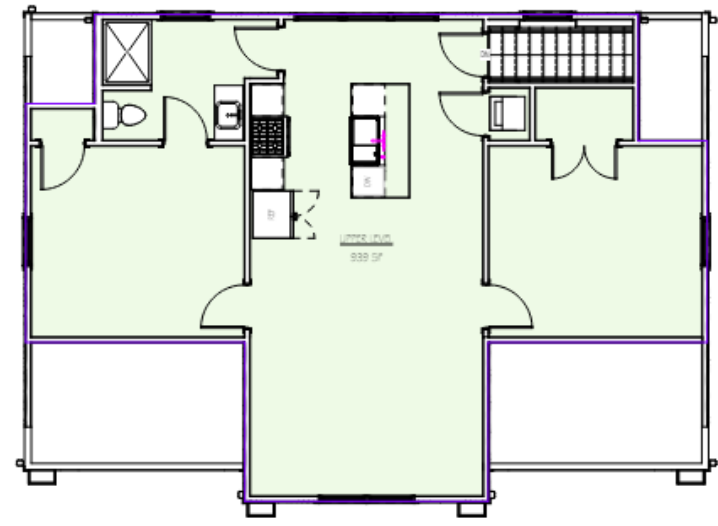
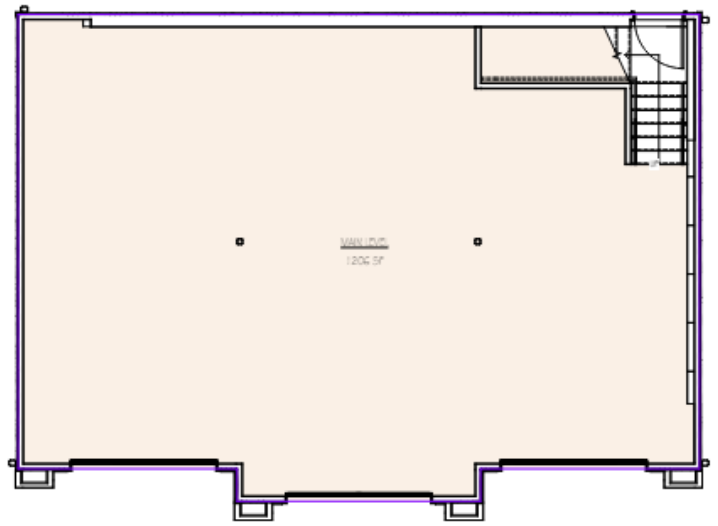


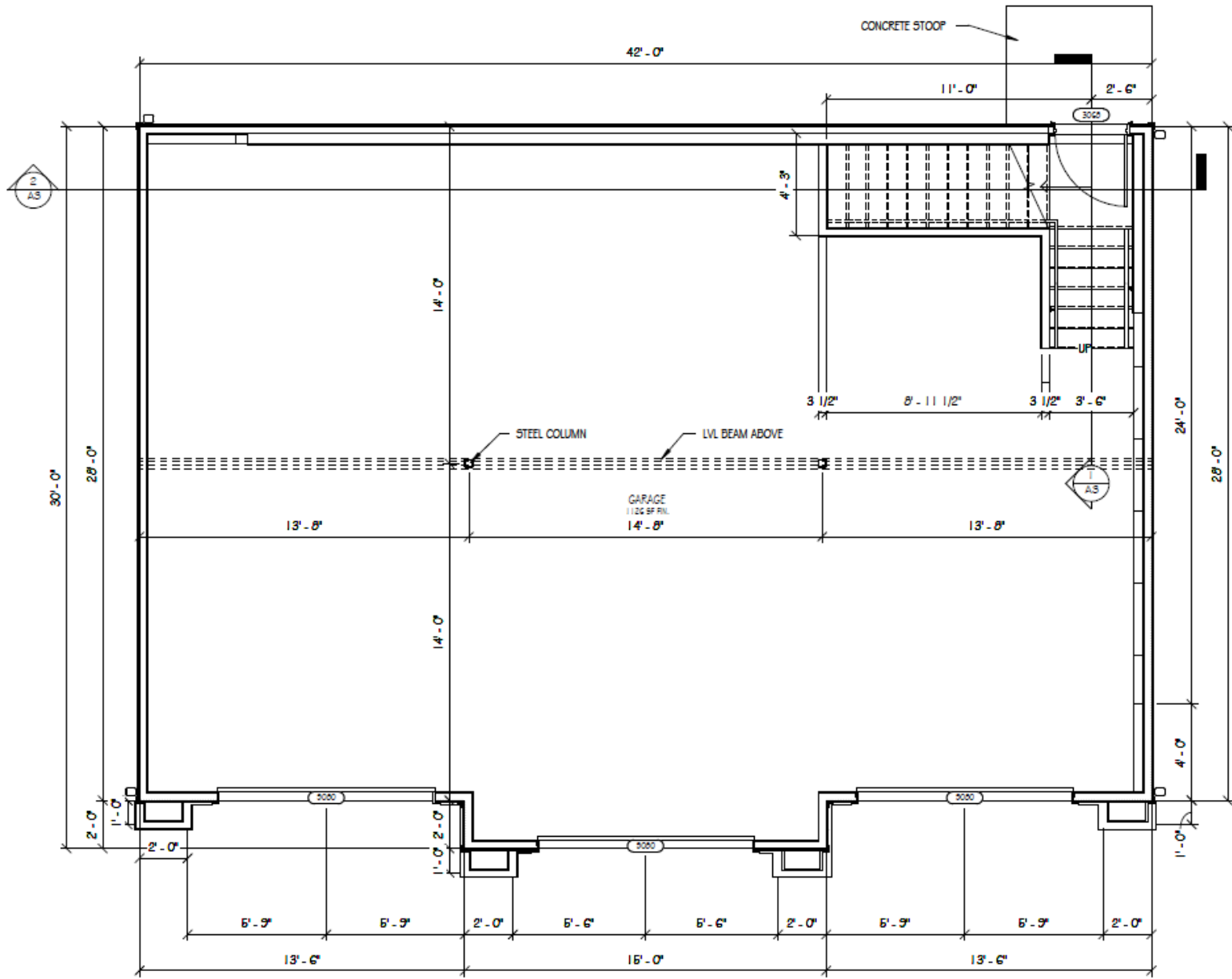


Circle Cross Section
3/8" = 1'-0"

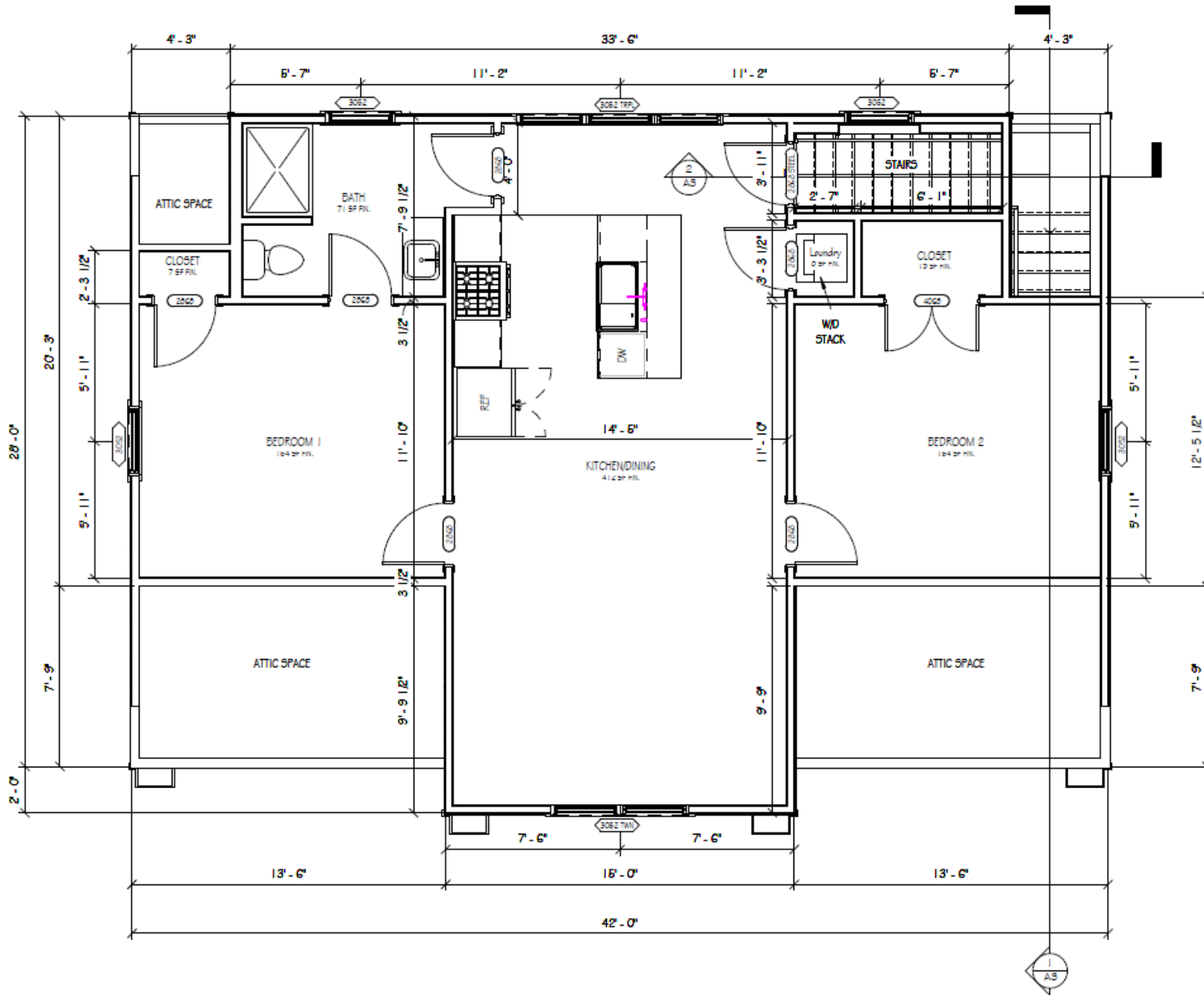


Circle Rear Section
3/8" = 1'-0"





① MAIN LEVEL
 1/4" = 1'-0"



② UPPER LEVEL
 1/4" = 1'-0"

2 BEDROOM SEPTIC APPROVAL

(DPS-2218 09/95)cont

ON-SITE SEWAGE DISPOSAL SYSTEMS OPTIONS

267442
FILE NUMBER

SITE EVAL. NO 1 0705-24 HARDIN 302 6-7-2024
(County) (District) (Date)
OWNERS NAME: VINCE HEUSSER PHONE NO: _____
MAILING ADDRESS: 6314 SHEPHERDSVILLE RD ETOWA

*Based on the results of the site evaluation the applicant may choose one of the checked () options from Section I and II. Any items checked in Section III are required to be installed. One or more of the checked options in Section IV may be chosen.

Section I Pretreatment Units (Choose one)

- A septic tank with a minimum capacity of 1000 gallons.
- Two septic tanks in series, each with a minimum capacity of _____ gallons.
- A septic tank with a minimum capacity of _____ gallons along with an approved effluent filter.
- Multiple septic tanks in series each with a minimum capacity of _____ gallons and a minimum combined capacity of _____ gallons.
- Installation of an aerobic pretreatment unit.

Section II Minimum Treatment Area (Choose one)

- 120 feet of ~~two (2) foot conventional trench~~ 6ft LATERAL BED width installed 18 inches deep. 6" GRAVEL
- feet of eight (8) or (10) inch gravelless pipe installed _____ inches deep. OR BETTER
- feet of low pressure pipe trench installed _____ deep. SETTLED
- 164 feet of 4 foot wide lateral beds installed 18 inches deep.
- 164 square feet of lagoon water surface area followed by _____ feet of two (2) foot COVER conventional trench width installed _____ inches deep. SOIL
- A mound system designed and sized based upon the information and criteria given in the United States Environmental Protection Agency publication EPA 625/1-80-012, "Design Manual, Onsite Wastewater Treatment and Disposal Systems".
- An Experimental Constructed Wetland System designed and sized based upon the information and criteria given in the Cabinet for Human Resources publication, "Constructed Wetlands Guidelines".

Section III System Modifications (Required if checked)

- A curtain drain installed _____ inches deep.
- A grease trap with a minimum capacity of _____ gallons.
- _____ feet of _____ foot wide lateral beds installed _____ inches deep for the laundry greywater.
- A two (2) foot increase in minimum spacing between individual trenches; and, a twenty-five (25) foot increase in minimum setback distances downslope of the lateral field.

Section IV Other System Options

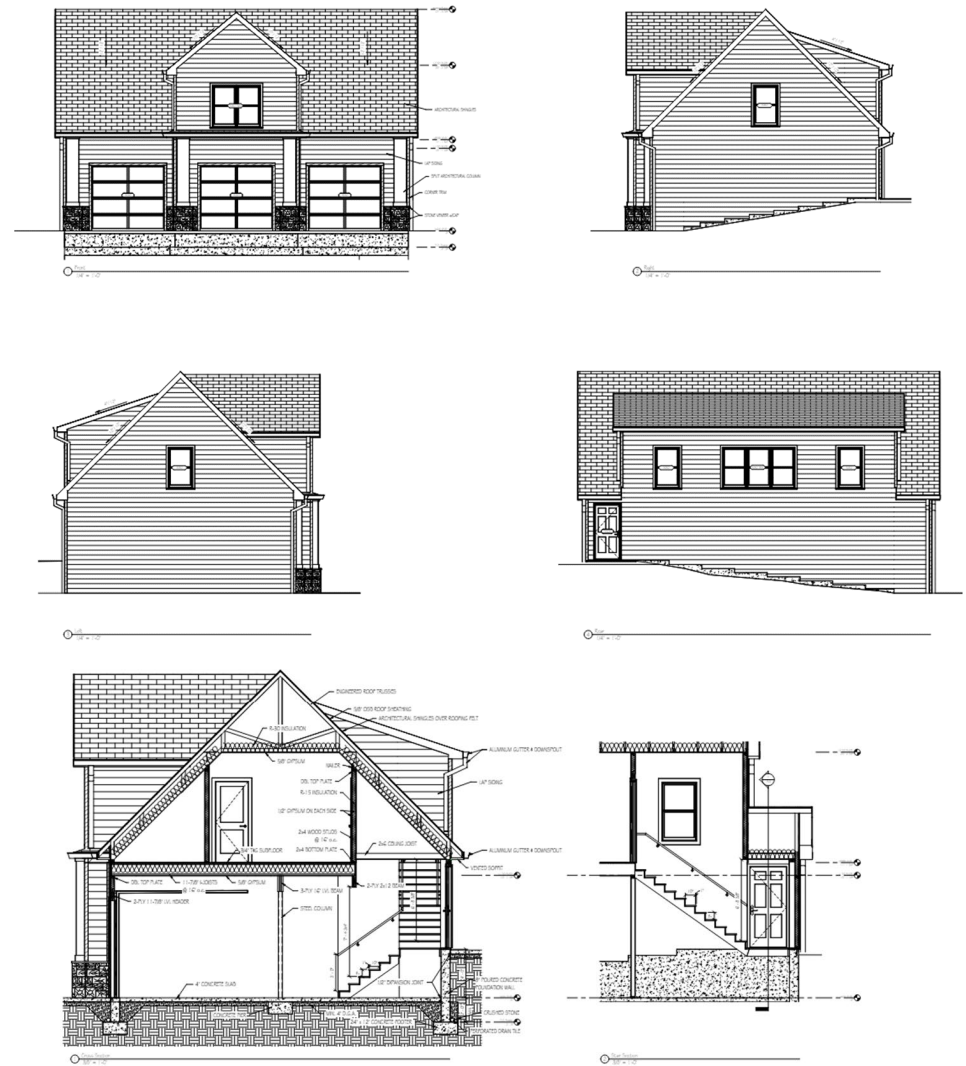
- An approved alternating valve or device with each individual alternate lateral field or bed containing one-half (1/2) of the total linear footage required for the system.
- _____ feet of _____ foot wide lateral beds installed _____ inches deep for the laundry greywater.

*Sizing of other onsite sewage disposal systems not specifically mentioned in regulation 902 KAR 10:085 or on this form may be approved on a case by case basis by the Cabinet. The applicant will be responsible for contracting and paying a private consultant to draft and submit these plans to the cabinet.

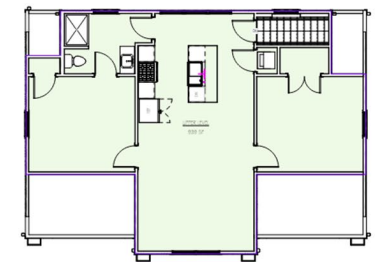
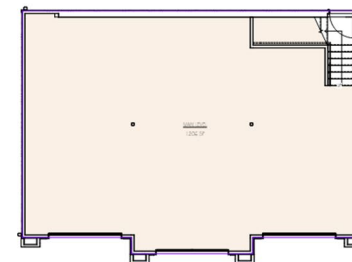
Remarks: 2 BED IN LAW SUITE

Inspector: Charlotte Clements EHS No. RS1136 Cert. No. _____

Principal Dwelling
 2,983 S.F. House (circa 1886)
 Vinyl siding w/ shingle roof (will be metal roof)



Permanent Accessory Dwelling
 2,149 S.F. Detached Accessory Structure
 943 S.F. Apartment above Garage
 Vinyl Siding w/ metal roof



KY 434 & KY 251 ROUNDABOUT PLANS

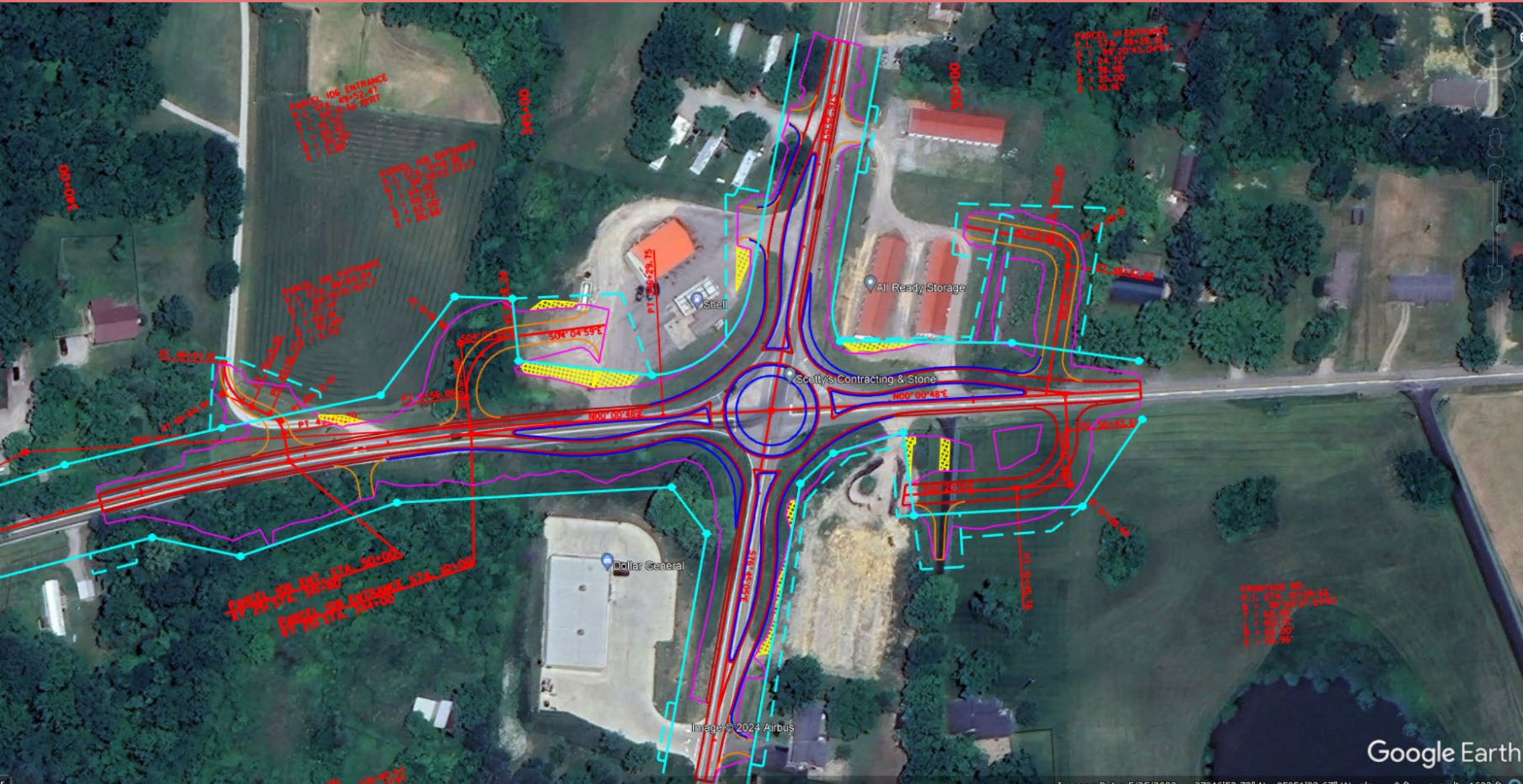


Image © 2024 Airbus

Character of the Area



2,132 S.F. house (1984)



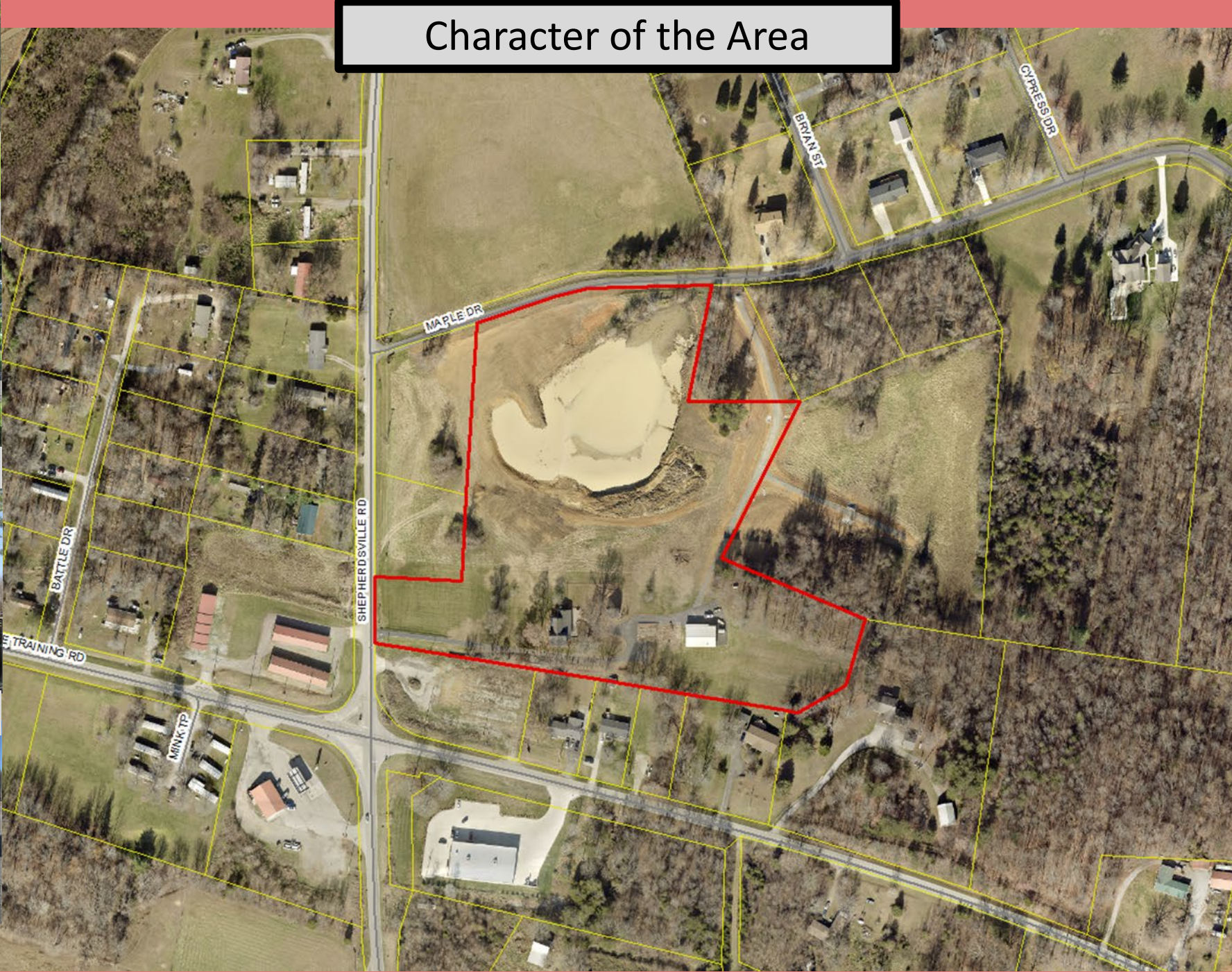
1,560 S.F. house (1968)



1,404 S.F. house (1968)



3,300 S.F. Self-Storage Business (2021)



2,437 S.F. house (1988)



2,400 S.F. house (1990)



1,025 S.F. house (1984)



1,928 S.F. house (1978)

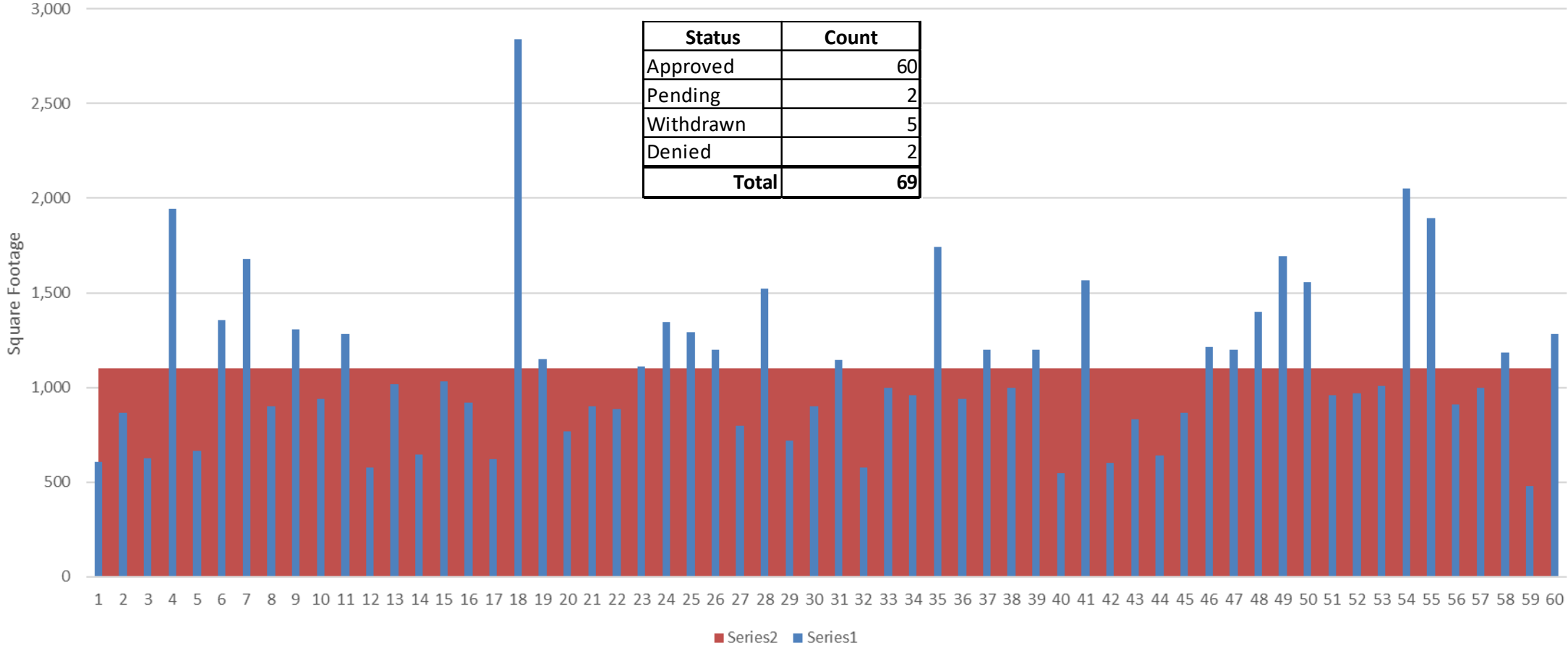
Conditional Use Permits for Permanent Accessory Dwellings in the R-3 Residential Estate Zone

6 Total – 5 Approved; 1 Pending

Selected	Permit Date	Parcel	Owner	Type	Zone	Proposed Zoning (Map Amendments)	Listed Use (Dvpl, Cup, Var, Maps)	Project / Subdivision Name	Request	Site Address	Acres (All Permits)	Status
<input type="checkbox"/>	06/10/2024	216-00-00-036	VH PROPERTIESS LLC	CONDITIONAL USE PERMIT	R-3 - RESIDENTIAL ESTATE ZONE		DWELLING; PERMANENT ACCESSORY	HEUSER PERMANENT ACCESSORY DWELLING	TO ALLOW FOR A 943 SQ FT PERMANENT ACCESSORY DWELLING	6314 SHEPHERDSVILLE RD	10.000	PENDING
<input type="checkbox"/>	05/13/2022	198-00-00-029	IRWIN DALE	CONDITIONAL USE PERMIT	R-3 - RESIDENTIAL ESTATE ZONE		DWELLING; PERMANENT ACCESSORY	IRWIN SUBDIVISION, SECTION 2, LOT 2A - IRWIN PERMANENT ACCESSORY DWELLING	PERMANENT ACCESSORY DWELLING, 30'x60' ACCESSORY STRUCTURE WITH 645 SQ. FT. OF LIVING SPACE	555 MASTERS LANE, ELIZABETHTOWN, KY 42701	185.700	APPROVED
<input type="checkbox"/>	07/31/2020	250-00-00-005	REED JOSH	CONDITIONAL USE PERMIT	R-3 - RESIDENTIAL ESTATE ZONE		DWELLING; PERMANENT ACCESSORY		TO ALLOW FOR 2 EXISTING HOMES ON 1 PROPERTY	109 STEWART RD, LEBANON JUNCTION, KY	25.049	APPROVED
<input type="checkbox"/>	03/25/2013	229-00-00-001	PATRICIA HESTER	CONDITIONAL USE PERMIT	R-3 - RESIDENTIAL ESTATE ZONE		DWELLING; PERMANENT ACCESSORY	PERMANENT ACCESSORY DWELLING / CEDAR CREEK FARMS, LOT 6	PERMANENT ACCESSORY DWELLING	CEDAR CREEK DRIVE	32.000	APPROVED
<input type="checkbox"/>	02/27/2012	217-00-00-054.01	BUDDY & RUBY CARLISLE	CONDITIONAL USE PERMIT	R-3 - RESIDENTIAL ESTATE ZONE		DWELLING; PERMANENT ACCESSORY	PERMANENT ACCESSORY DWELLING /	PERMANENT ACCESSORY DWELLING	3592 BATTLE TRAINING ROAD	5.000	APPROVED
<input type="checkbox"/>	01/27/2010	229-00-00-001	PATRICIA & LESLEY HESTER	CONDITIONAL USE PERMIT	R-3 - RESIDENTIAL ESTATE ZONE		DWELLING; PERMANENT ACCESSORY	PERMANENT ACCESSORY DWELLING / CEDAR CREEK FARMS, LOT 6B	PERMANENT ACCESSORY DWELLING	CEDAR CREEK DRIVE	33.000	APPROVED

Accessory Structure & Average Square Footage Comparison

Status	Count
Approved	60
Pending	2
Withdrawn	5
Denied	2
Total	69



16-3 Standards for Issuance

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

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

16-4 General Conditions

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

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

16-22(A) Permanent Accessory Dwellings

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

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

Conditions may include, but are not limited to the following:

DGS [5-3(A)]

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

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

1. This Conditional Use Permit for a Permanent Accessory Dwelling will allow for a 943 S.F. apartment above a detached garage (permanent accessory dwelling) to be constructed in addition to the 2,983 S.F. home (principal dwelling) on site.
2. The property owner, Vince Heuser, must occupy either the principal dwelling or the permanent accessory dwelling as the principal residence, and at no time receive rent for the owner-occupied unit. (Owner's residence must be proven by driver's license - address)
3. Adequate on-site parking must be designated on an approved site plan.
4. The proposed driveway entrance from Shepherdsville Road (KY 251) will be shared by both dwellings.
5. The Permanent Accessory Dwelling is the proposed 943 S.F. apartment above the detached garage, and the pre-existing 2,983 S.F. house is the Principal Dwelling.
6. Both dwellings shall have septic systems approved by the Environmental Services Office of the Health Department.
7. This Permit is not transferable, and the new owners must reapply for the Conditional Use Permit and meet the necessary requirements.
8. A Site Plan shall be submitted and approved in accordance with Development Guidance System, Section 7.
9. A Certificate of Land Use Restrictions shall be recorded in the office of the Hardin County Clerk.