



# **Hardin County Board of Adjustment 17 October 2024**

County Government Center  
Second Floor Meeting Room

**Owner:** The Old Farmhouse  
Inn & Venue, LLC



**Location:** A 2.173 acre site located at 66 Osborne Lane, Rineyville, KY

**Zoned:** Urban Residential (R-1)

**Requesting an **Amended Conditional Use Permit** to allow for the **Bed & Breakfast/Wedding & Event Venue** to continue to operate on site.**

*Initial CUP: November 2016 - November 2019 (3 years)*

*Amended CUP: September 2019 - September 2024 (5 Years)*

# 66 Osborne Lane, Rineyville, KY

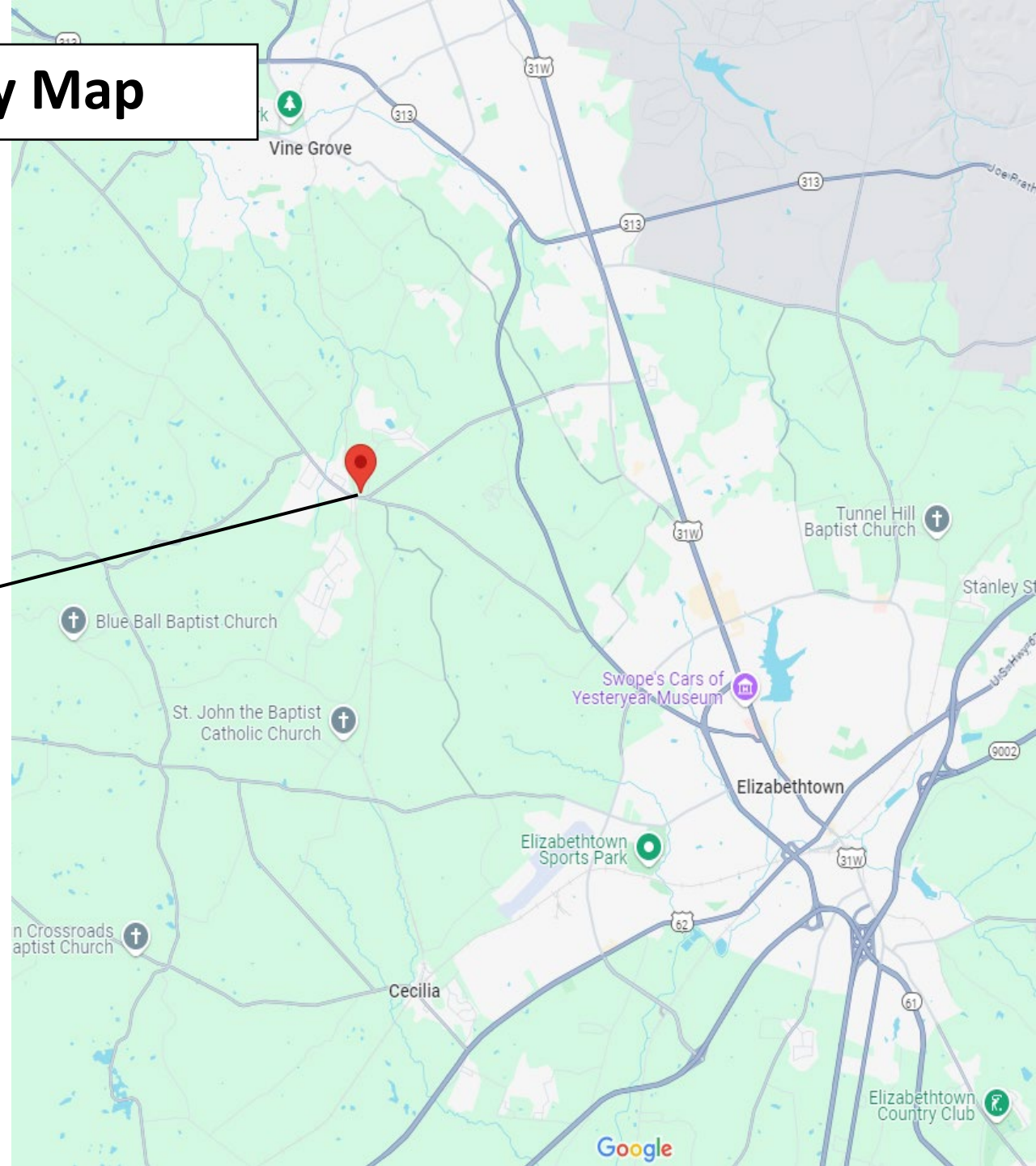
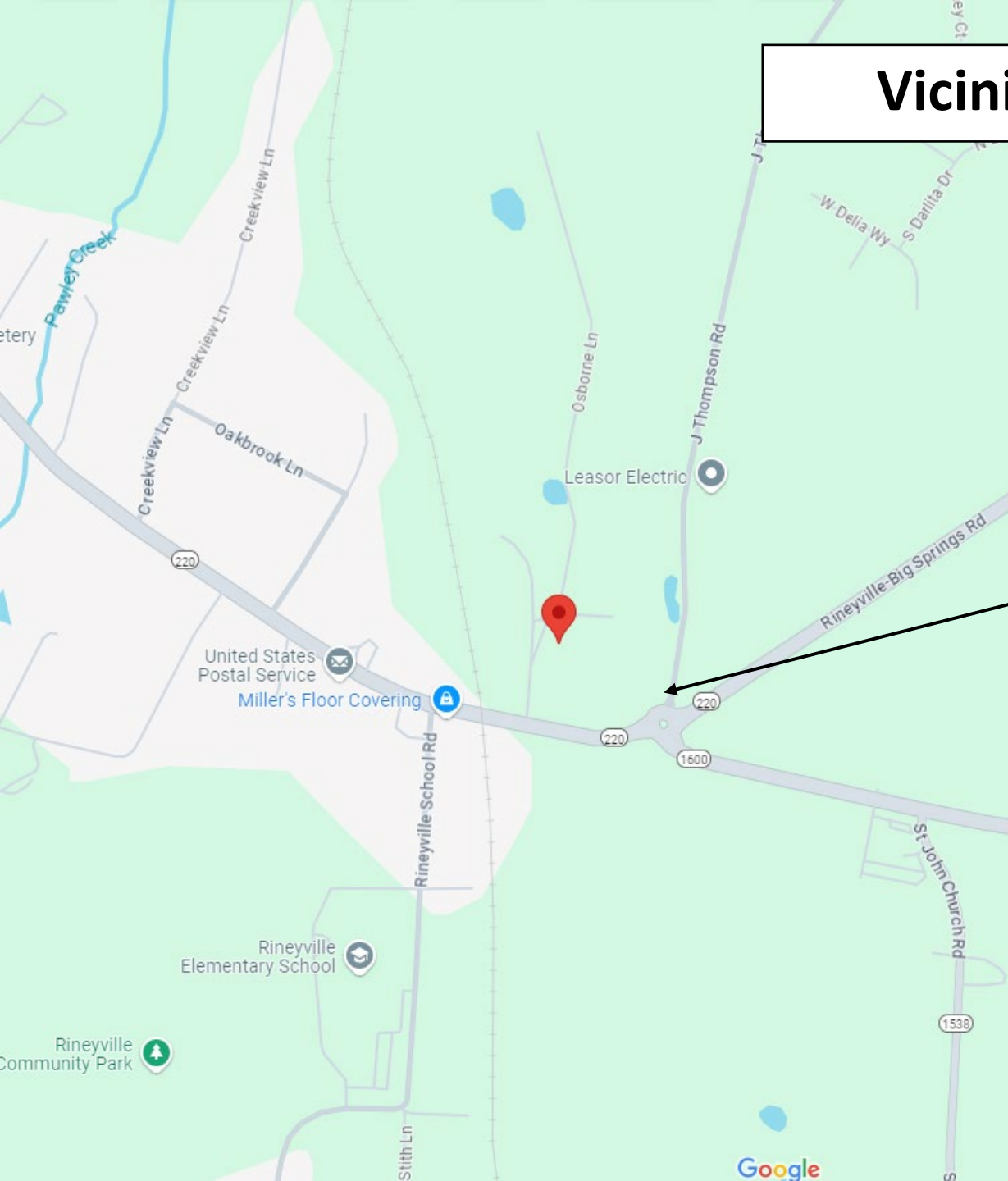
## Amended Conditional Use Permit Summary Report

### LISTING OF EXHIBITS

- A. Vicinity Map
- B. Zoning Map
- C. Aerial Photos
- D. Record Plat Leasing Land Subdivision (2024)
- E. Character of the Site
- F. Applicants Website
- G. Photos of the Site
- H. Character of the Area Analysis
- I. Analysis of CUP Applications for Bed & Breakfasts
- J. Analysis of CUP Applications for Wedding Venues
- K. \*Comprehensive Development Guide
- L. \*Development Guidance System Ordinance

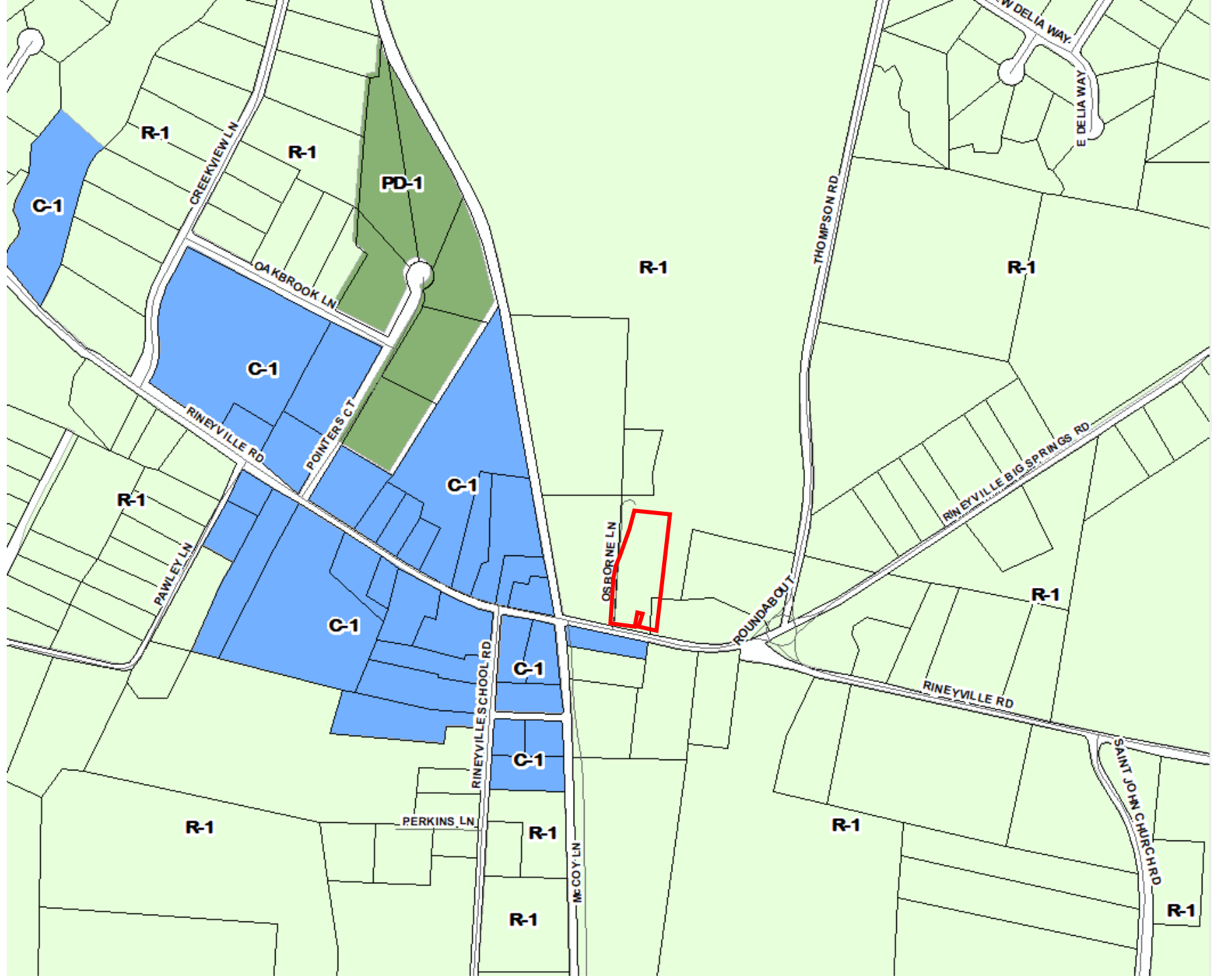
\* Not Provided in PowerPoint

# Vicinity Map



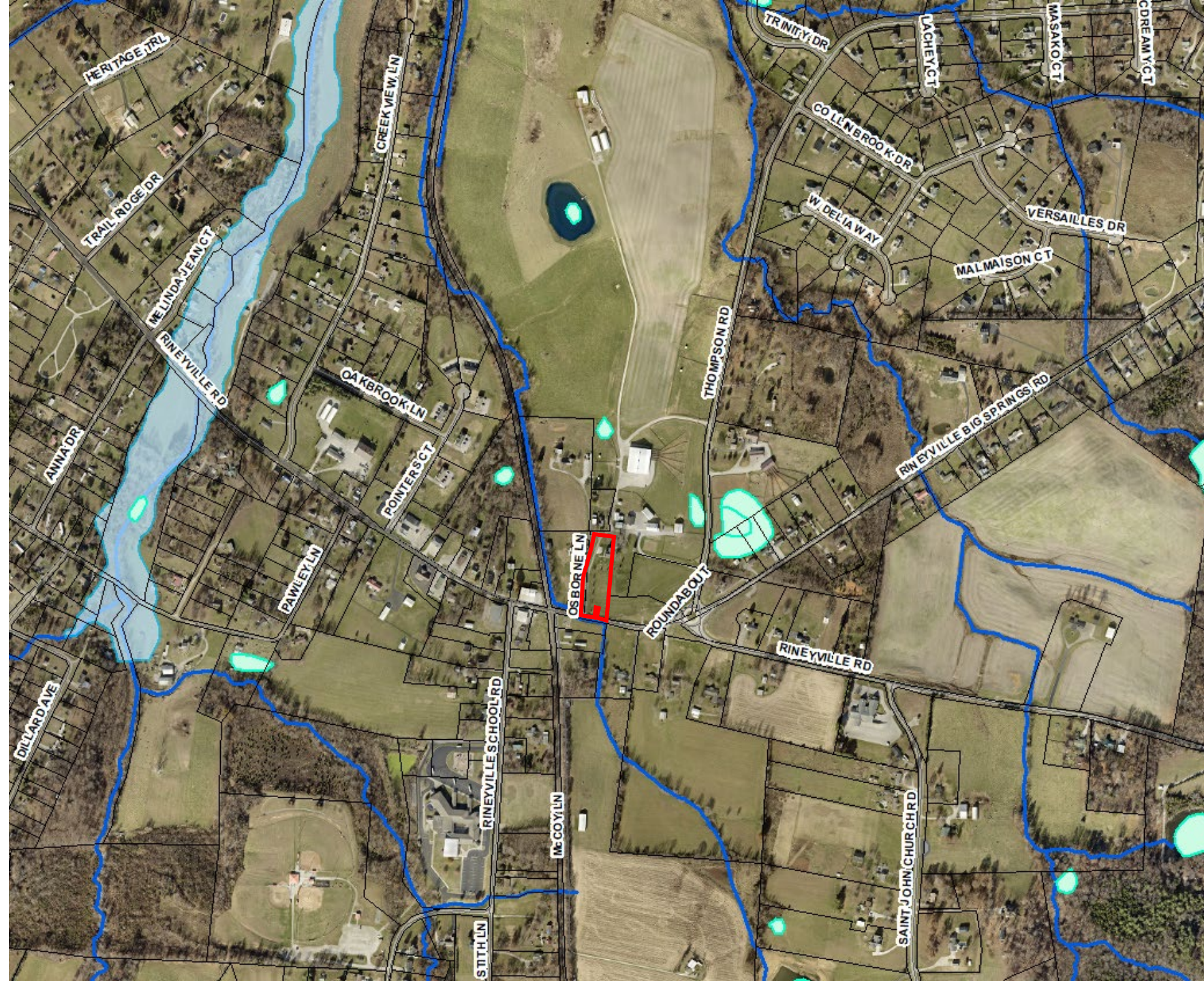
DISTRICT

- 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





- Hardin\_Wetlands
- Hardin\_100Flood
- Streams 2023
- hardin\_sinkhole













## Character of the Site



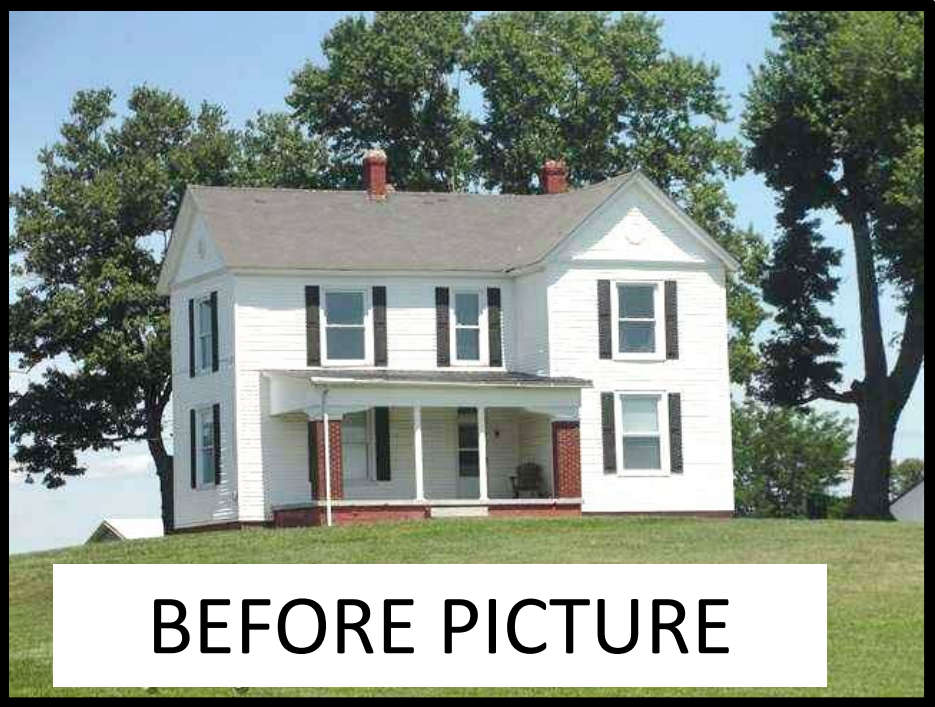
2,268 sq. ft. House (1898)



1,040 sq. ft. Garage (1965)







BEFORE PICTURE





The Old Farmhouse Bed and Breakfast  
66 Osborne Ln  
Rineyville KY 40162

The farmhouse located at 66 Osborne Ln. sits on approximately 143 acres. We plan to renovate the house to a five bedroom complete bed and breakfast, with guest stays lasting no longer than 7 consecutive days.

The house and grounds will also be available for weddings, craft weekends, birthday, wedding and baby showers. Large events (over 100 guests) would be no more than 30 per year with unlimited number of small events. Outdoor events will conclude by midnight on weekends and holidays and 10 p.m. on weekdays. Parking for small events will be on the side of the house accessed from Osborne Ln., larger events and overflow parking will be located behind the outbuildings in the grassy area designated on the submitted drawing.

A sign will be placed out in front of the house by Hwy. 1600 to help guests find us. The sign will be a maximum of 8'X6' and will be lighted by a single flood light.





Welcome to your peaceful getaway. We give our guests southern hospitality and charm in a country setting, but also are just minutes from larger cities and communities. In other words – we're close enough, yet just far enough away.



*Plan a visit and you will be sure to enjoy every minute of your stay.*



## Ms. Generose Room

Named for the matriarch of the Osborne Family, the Ms. Generose Room is situated on the main floor of The Old Farmhouse and offers a spacious, open space in calming shades of blue. The plush room features a queen, four-poster bed with soft luxury linens, a lavish bathroom and a sitting area where you can read, have a good conversation or take in the view of the country.

*Rate: \$150 per night; Derby Week Rates: \$225 per night*

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## The Nest

Up the stairs and to the right, The Nest features two twin beds – an antique husband and wife bedset (where the husband's bed is just a few inches longer, naturally). In addition to the floral patterns displayed, delightful bird and nest motifs are sprinkled throughout. The white, spa-like shower is one of the largest in the house and is sure to leave you calm and serene.

*Rate: \$150 per night; Derby Week Rate: \$225 per night*

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## The Girls Room

Many old farmhouses in the area had separate rooms for the girls and boys of the family, and The Girls Room was just that – the girls' room of the original owners. Up the stairs and to the left, The Girls Room features sage tones and floral accents complimented by the bell-shaped chandelier and antique furnishings. The comfortable sitting area and lovely en suite shower make sure your stay will be relaxing and tranquil.

*Rate: \$150 per night; Derby Week Rates: \$225 per night*

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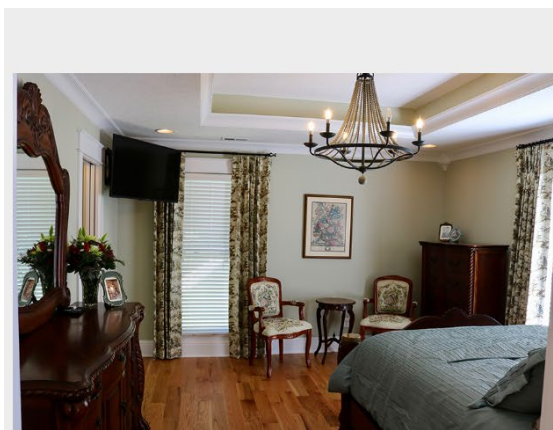
## The Derby Room

Full of rich, dark tones, the Derby Room and en suite bathroom exude cozy, inviting and sophisticated. The room is somewhat removed to the right of the second landing so would be perfect for a business traveler or guests wanting more seclusion. The stately, refined décor includes paisley and houndstooth. Grab a book or the newspaper, sink into the comfy leather chair and enjoy the peacefulness.

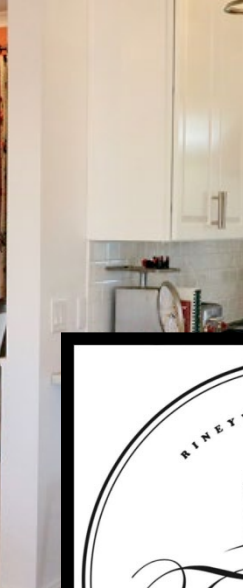
*Rate: \$150 per night; Derby Week Rate: \$225 per night*

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## Residential Dwellings

Card	1	Ground Floor Area	1,152
Style	2-STORY	Total Living Area	2,268
Story Height	2	Rooms	0
Attic	None	Bedrooms	4
Basement	Crawl	Full Baths	1
Year Built	1898	Half Baths	0



























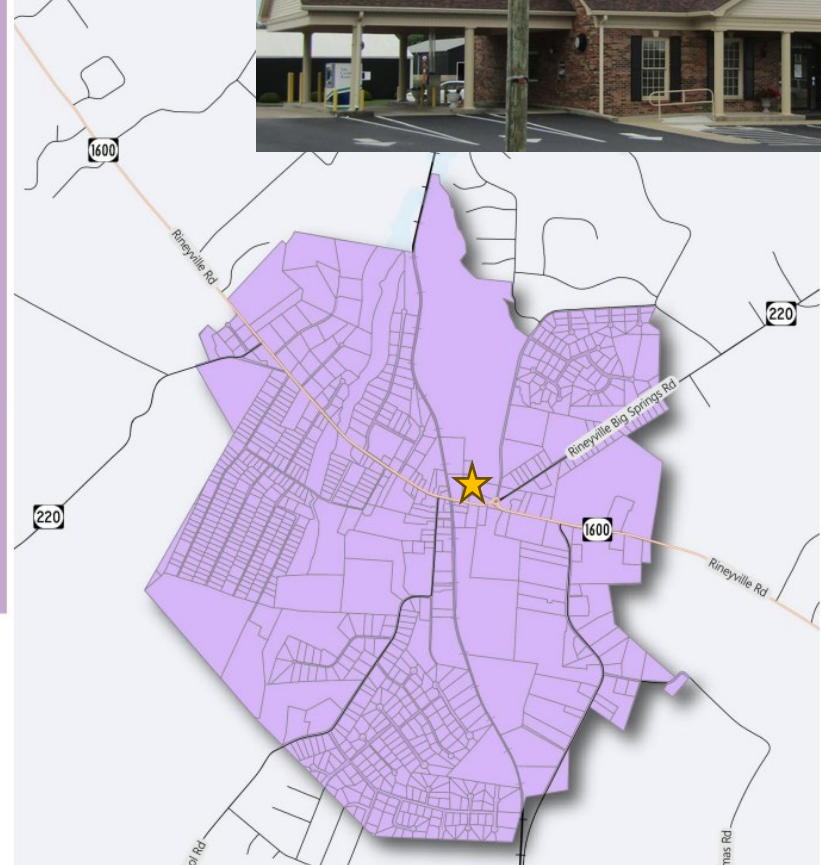




# Character of the Area



9-Rineyville Rural Village





## Analysis of Bed & Breakfast CUP Requests

Permit Date	Owner	PVA Map Number	Type	Zone	Listed Use (Dvpl, Cup, Var, Maps)	Project / Subdivision Name	Request	Site Address	Expiration Date	Status
08/28/2024	THE OLD FARMHOUSE INN & VENUE LLC	143-00-01-006	CONDITIONAL USE PERMIT (AMENDED)	R-1 - URBAN RESIDENTIAL ZONE	BED & BREAKFAST	THE OLD FARMHOUSE INN & VENUE LLC	TO ALLOW FOR THE BED & BREAKFAST TO CONTINUE TO OPERATE ON SITE	66 OSBORNE LN, RINEYVILLE, KY	12/06/2024	PENDING
08/16/2019	GOSSETT FAMILY PART LTD	143-00-01-006	CONDITIONAL USE PERMIT (AMENDED)	R-1 - URBAN RESIDENTIAL ZONE	BED & BREAKFAST	THE OLD FARMHOUSE BED & BREAKFAST	TO CONTINUE TO ALLOW FOR A BED & BREAKFAST ON SITE	66 OSBORNE LANE	11/17/2024	APPROVED
10/27/2016	GOSSETT FAMILY PART LTD	143-00-01-006	CONDITIONAL USE PERMIT	R-1 - URBAN RESIDENTIAL ZONE	BED & BREAKFAST	THE OLD FARMHOUSE BED & BREAKFAST	TO ALLOW FOR AN OLD FARMHOUSE TO BE RENOVATED INTO A BED & BREAKFAST	66 OSBORNE LANE	11/17/2019	APPROVED

Records 1 to 3 (of 3)

3 Total; 2 Approved, 1 Pending  
(All for this site)



# Analysis of Wedding/Event Venue CUP Requests (Recreational & Amusement Enterprises)

Permit Date	Owner	PVA Map Number	Type	Zone	Listed Use (Dvpl, Cup, Var, Maps)	Project / Subdivision Name	Request	Site Address	Expiration Date	Status
05/23/2023	ALLEN CURTIS DALE & CARLA	172-00-00-015	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	08/17/2024	APPROVED
12/28/2022	EDWARDS CARL HENDERSON -ETAL-	190-10-00-008	CONDITIONAL USE PERMIT (AMENDED)	R-2 - RURAL RESIDENTIAL ZONE	AMUSEMENT ENTERPRISES (INDOOR)	GLENDALE GARDENS	TO ALLOW FOR AN OUTDOOR WEDDING AND EVENT VENUE TO REMAIN ON THE PROPERTY	2638 GLENDALE HODGENVILLE RD W, GLENDALE, KY	02/09/2028	APPROVED
01/06/2020	EDWARDS W W PROPERTIES LLC	208-00-00-016	CONDITIONAL USE PERMIT (AMENDED)	R-2 - RURAL RESIDENTIAL ZONE	AMUSEMENT ENTERPRISES (INDOOR)	THE PLACE AT GILEAD - WEDDING & EVENT VENUE	TO RENEW A CONDITIONAL USE PERMIT TO ALLOW FOR A WEDDING & EVENT VENUE TO REMAIN ON THE PROPERTY	541 GILEAD CHURCH ROAD, GLENDALE, KY	02/06/2025	APPROVED
10/03/2019	THE CECILIAN CHAPEL LLC	147-30-01-036	CONDITIONAL USE PERMIT (AMENDED)	R-1 - URBAN RESIDENTIAL ZONE	AMUSEMENT ENTERPRISES (INDOOR)	THE CECILIAN CHAPEL - WEDDING VENUE	TO CONTINUE TO ALLOW FOR A WEDDING/EVENT VENUE IN THE FORMER CECILIA METHODIST CHURCH	353 METHODIST STREET	11/09/2023	APPROVED
04/22/2019	EDWARDS CARL HENDERSON -ETAL-	190-10-00-008	CONDITIONAL USE PERMIT (AMENDED)	R-2 - RURAL RESIDENTIAL ZONE	AMUSEMENT ENTERPRISES (INDOOR)	GLENDALE GARDENS	TO ALLOW FOR AN OUTDOOR WEDDING AND EVENT VENUE TO REMAIN ON THE PROPERTY	2638 GLENDALE HODGENVILLE RD W	05/23/2023	APPROVED
10/05/2017	MARK & ANNA AKINS	147-30-01-036	CONDITIONAL USE PERMIT	R-1 - URBAN RESIDENTIAL ZONE	AMUSEMENT ENTERPRISES (INDOOR)	THE CECILIAN CHAPEL - WEDDING VENUE	TO ALLOW FOR A WEDDING/EVENT VENUE IN THE FORMER CECILIA METHODIST CHURCH	353 METHODIST STREET	11/09/2019	APPROVED
08/29/2017	EDWARDS CARL & WANDA	190-10-00-008	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	09/21/2019	APPROVED
03/30/2017	STAPLES NICOLLE	089-00-00-084	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	05/25/2019	APPROVED

Records 1 to 8 (of 8)

8 Total: 8 Approved



## **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.



## **16-16 BED & BREAKFAST**

1. **Number of Guests.** The Board may regulate the maximum number of guest or guest rooms that shall be permitted.
2. **Length of Stay.** The Board may regulate the length of stay of all guests (consecutive days). The resident owner shall keep a current register including names, permanent addresses, dates of occupancy, and motor vehicle license number of all guests.
3. **Number of Boarders.** The Board may regulate the maximum number of boarders.
4. **Administration & Maintenance.** All boarding homes shall comply with the administrative and maintenance requirements established in 902 KAR 20:350.



**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.

**16-43 RECREATIONAL ENTERPRISES (OUTDOOR)**

(Amusement Enterprise, Pg. 130)



**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 the existing Bed & Breakfast/Wedding & Event Venue (Recreational Enterprise – Outdoor) to operate on site.
2. Osborne Lane (county maintained road) shall serve as the principal entrance for the bed & breakfast ~~with the gravel driveway onto Thompson Road used for large events.~~
3. This Permit is issued to current owners, The Old Farmhouse Inn & Event Venue LLC, and shall expire if the property is transferred.
4. The owners must maintain a guest log with names, dates of stay, permanent addresses and motor vehicle license numbers.
5. The bed & breakfast shall have a maximum of 5 guest rooms/suites available for rent (Maximum overnight guest load of 10) for no longer than 7 consecutive days.
6. Only 30 large events (over 100 guests with a maximum of 200 guests) shall be permitted per year. Outdoor events will conclude by midnight on the weekends and holidays and by 10 pm throughout the week.
7. Temporary tents may be used for outdoor events ~~but the agricultural barns on site may not be used for events without change of use building permits and inspections.~~
8. A Site Plan shall be required illustrating the proposal and compliance with the Development Guidance System as follows:
9. The parking area must be designated and at no time shall parking be permitted on Osborne Lane, which would impede traffic flow to the other two existing dwellings.
10. A single sign no greater than 6SF in area and no taller than 8' in height shall be permitted.
11. All outdoor lighting must be pointed down and not spill onto adjoining properties.
12. Any dumpster unit shall be screened from view via solid wood fence.
13. If an acre or more of ground is disturbed a Stormwater/Drainage Plan shall be required.
14. Health Department approval shall be required for the bed & breakfast and the event venue to include food preparation and septic systems (902 KAR 45:006).
15. A Certificate of Land Use Restrictions shall be recorded in the Office of the Hardin County Clerk.
16. **Music shall not exceed a decibel level of 95db as measured by DJ. This restriction shall be written into the contract for parties renting the facility.**
17. **The Conditional Use Permit is valid for \_\_\_ years. The Conditional Use Permit expires October 17, 20\_\_\_, after which time, a Renewal Hearing must be held before the Board of Adjustment.**