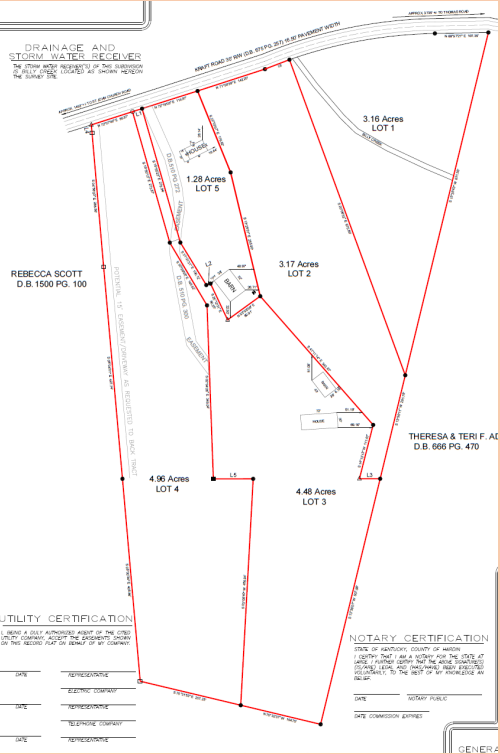


**Hardin County  
Board of Adjustment  
21 October 2021**

County Government Center  
Second Floor Meeting Room

Owner: William Daunis (Gertrude Daunis), Richard Daunis & Beverly York Padgett



**Location**            A 17.05 acre site located at 825, 827 & 829 Kraft Road, Rineyville, KY

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

**Requesting a 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, 827 & 829 Kraft Road

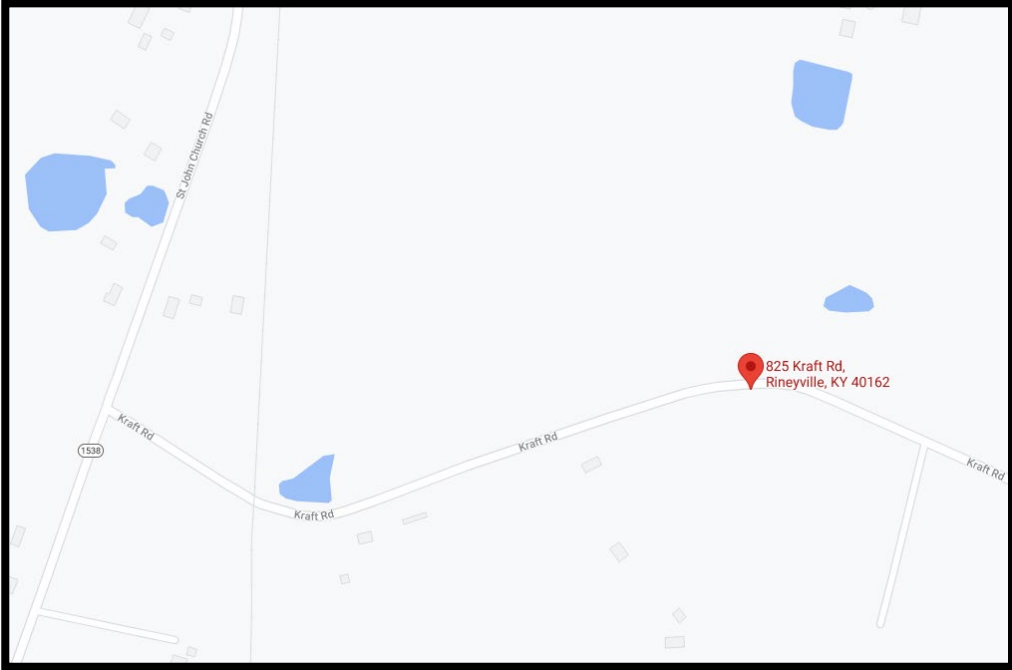
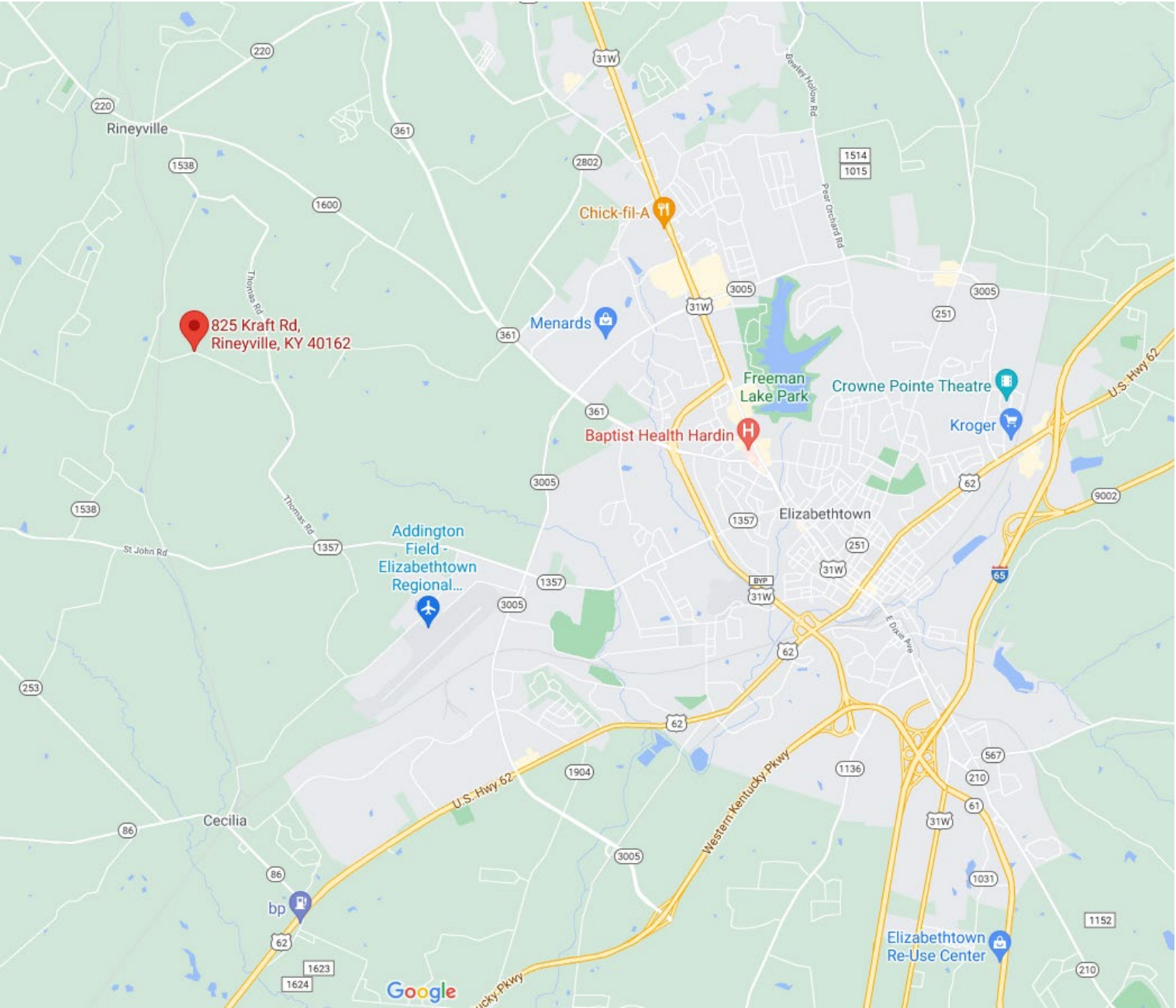
Variance

## SUMMARY REPORT

### LISTING OF EXHIBITS

- A. Vicinity Map**
- B. Zoning Map**
- C. Aerial Photo**
- D. Proposed Record Plat of Gertrude Daunis Subdivision**
- E. Analysis of other Variances from the Minimum Road Frontage**
- F. Analysis of other Variances from the 1:4 ratio**
- G. \*Comprehensive Development Guide**
- H. \*Development Guidance System Ordinance**

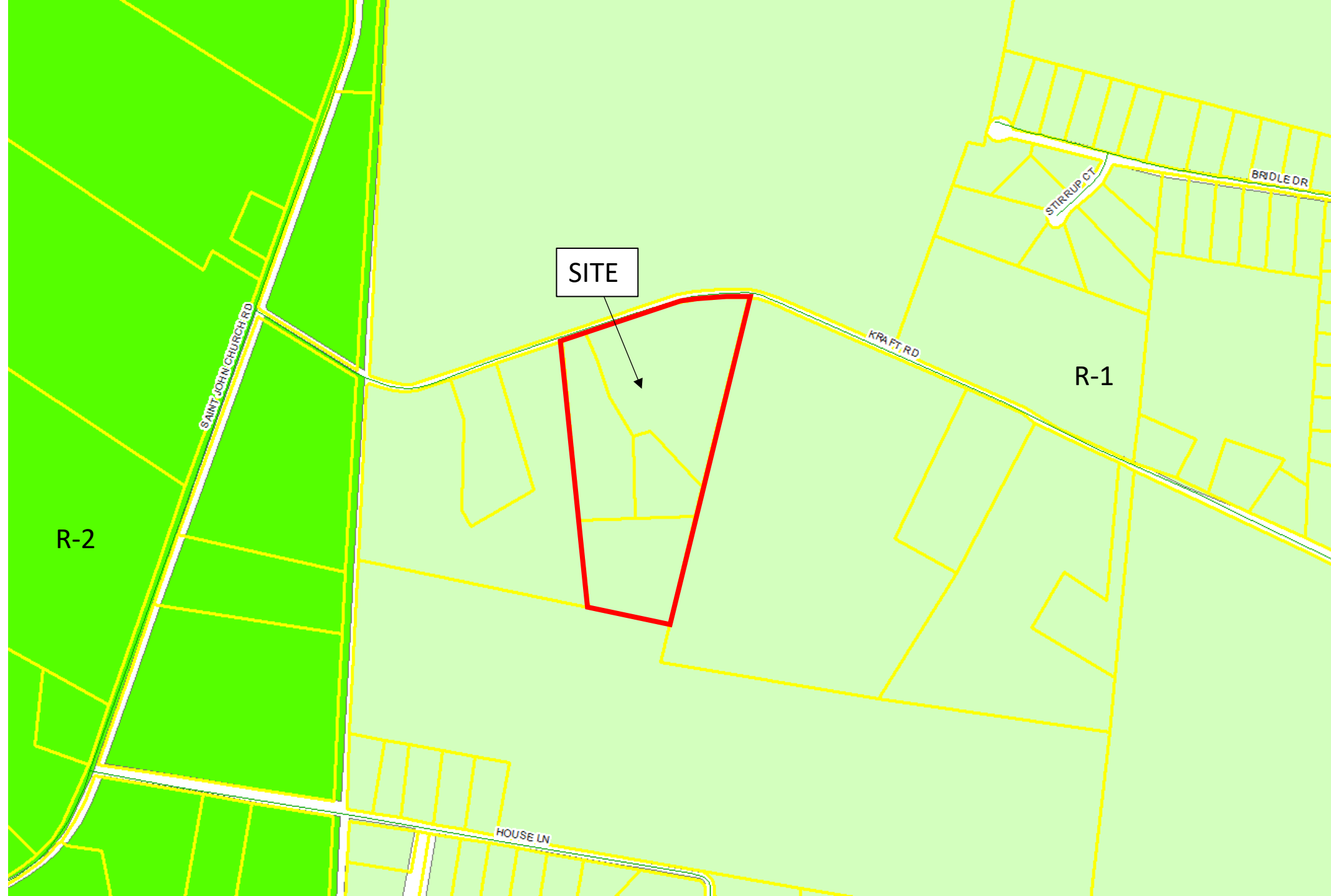
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DISTRICT

- 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











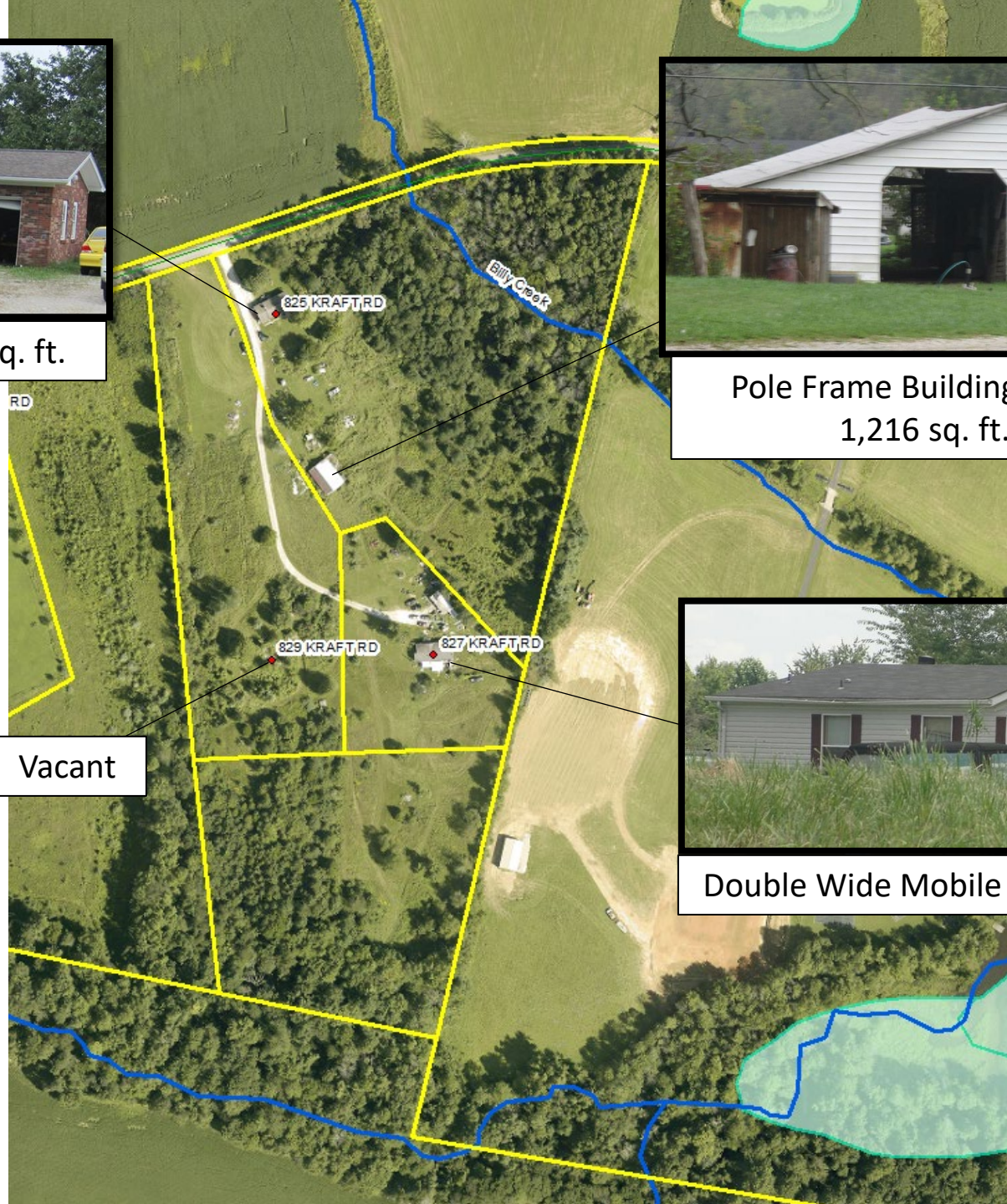
1-Story Ranch (1964) 1,278 sq. ft.



Pole Frame Building (1975)  
1,216 sq. ft.



Double Wide Mobile Home (1998) 1,680 sq. ft.



Vacant

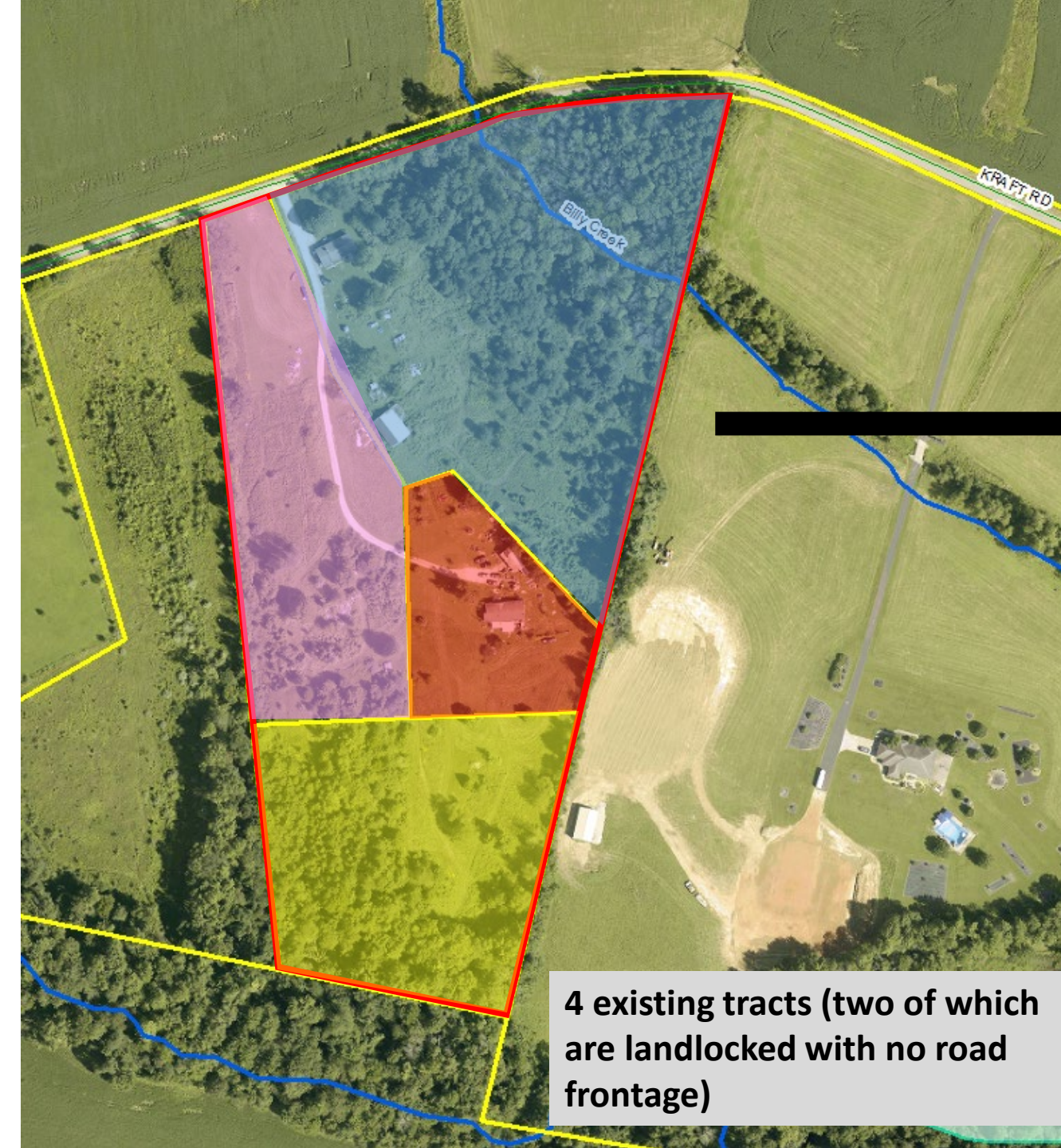
**William Daunis**  
825 Kraft Road, Rineyville, KY

**Richard Daunis**  
829 Kraft Road, Rineyville KY

**Beverly York Padgett**  
827 Kraft Road, Rineyville KY

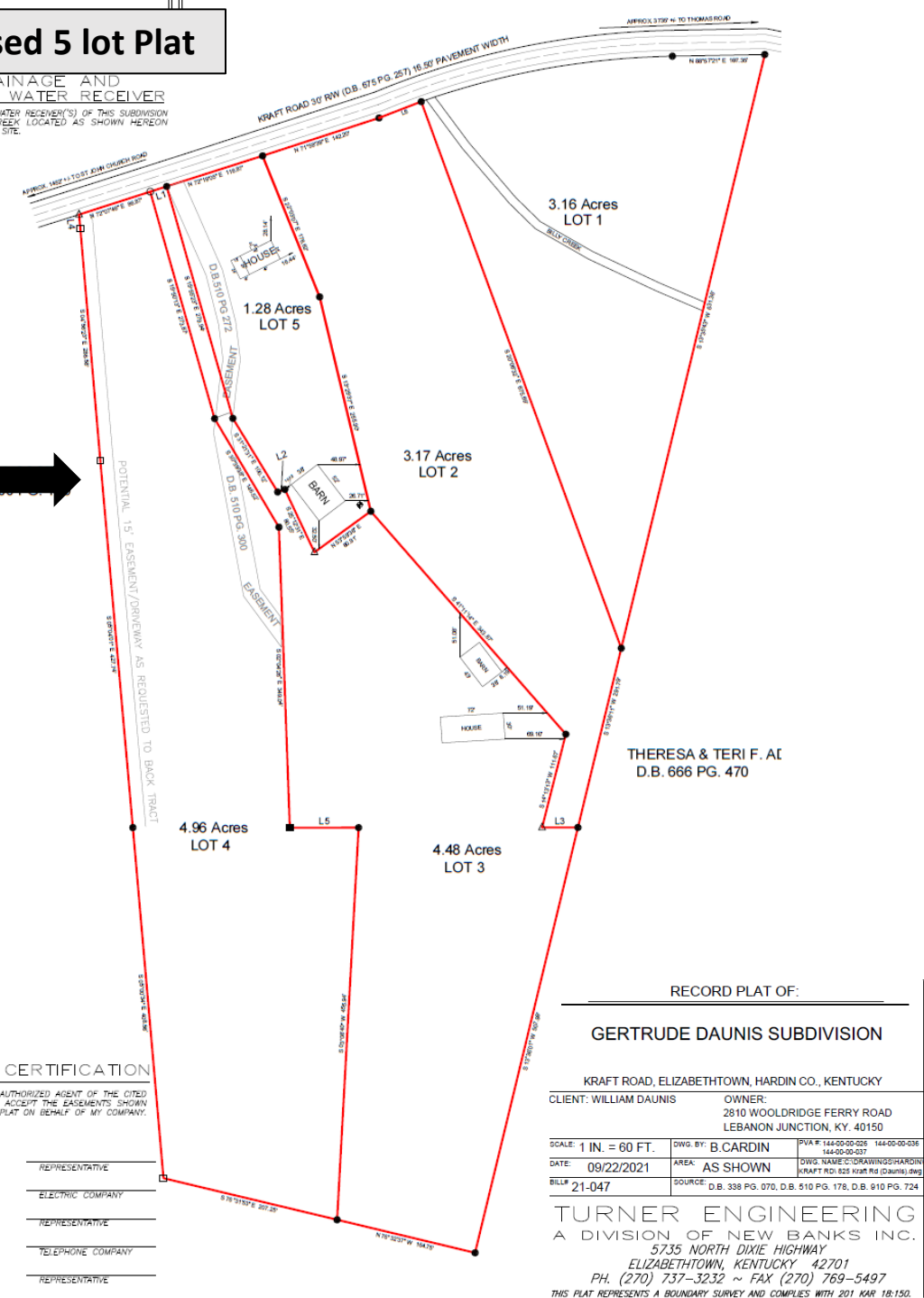
Variance from the Minimum Road  
Frontage Requirement and the 1:4  
Lot Width-to-Length Ratio, to allow  
four existing tracts to be platted as a  
five lot subdivision.





### Proposed 5 lot Plat

DRAINAGE AND  
STORM WATER RECEIVER  
THE STORM WATER RECEIVER(S) OF THIS SUBDIVISION  
IS BILLY CREEK LOCATED AS SHOWN HEREON  
THE SURVEY SITE.



1 WATER RECEIVER(S) OF THIS SUBDIVISION  
CREEK LOCATED AS SHOWN HEREOF  
BY SITE

1 WATER RECEIVER(S) OF THIS SUBDIVISION  
CREEK LOCATED AS SHOWN HEREOF  
BY SITE

:CA SCOTT  
500 PG. 100

ATION

OF THE CITED  
ENTS SHOWN  
BY COMPANY.

TIVE

SPANT

715

TELEPHONE COMPANY

NOTARY CERTIFICATION

STATE OF KENTUCKY, COUNTY OF HARDIN  
I CERTIFY THAT I AM A NOTARY FOR THE STATE AT  
LARGE. 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.

\_\_\_\_\_  
DATE

\_\_\_\_\_  
NOTARY PUBLIC

DATE COMMISSION EXPIRES \_\_\_\_\_

DATE \_\_\_\_\_

## OWNERS

(LINE) CENTURY 21  
OF PROPERTY;  
DEED BOOK 530 PG. 128  
CLEAN DRAIN AND  
OUR FREE CONSE  
LINES, AND ELEC  
WALKS, PUBLIC U  
SUCCESS TO PUBL  
PLANTING, (E  
COMPANIES, THE  
BASEMENT OVER  
LINES AND MARK  
MENTS", NAMELY  
ESSORS AND ADJ  
WINDSTORM C  
ADJACENT FIVE  
LINES MARKED  
SAID BASEMENT  
1) THE RIGHT TO  
REPAIR, UPGRADE  
PIPPES, AND/OR I  
ALL APPURTENAN  
2) THE RIGHT OF  
LOTS TO AND FROM  
3) THE RIGHT TO  
MAY INTERFERE I  
SERVICE OF THE  
4) THE RIGHT TO  
STRUCTURES OR  
A HAZARD TO SA  
5) THE RIGHT TO  
FIVE (5) FEET OF  
REVIEW, MENTION  
INTERESTS WITH

THE UNDERSIGNED  
RIGHT, TO SUD E  
EITHER OVERHEA  
AIRING FOR STRE  
OR REQUIRED, BE  
BE INSTALLED MO  
LOT LINE.

LOT OWNERS ARE  
INCLUDED IN EASE  
USE SHALL NOT  
GRANTED.

GERTRUDE DALVA  
D.B. 338 PG. 02

RICHARD L. DAVIS  
OAS 510 PG. 1

BEVERLY YORK F.  
D.B. 910 PG. 72

PL

- 1/2" X 24" S  
STAMPED T.S.
- 5/8" STED. R
- 1/2" STED. R
- 1/2" STED. R
- △ 1/2" STED. R

REC

GERTRUDE D.

KRAFT ROAD, ELIZABETH  
CLIENT: WILLIAM DAUNIS

SCALE: 1 IN. = 60 FT.	DRAWN BY
DATE: 09/22/2021	APPROVED
WELL: 21-047	REVISION

TURNER  
A DIVISION OF  
5735 N.  
ELIZABETH  
PH. (270) 737-3  
THIS PLAN REPRESENTS A BOUNDARY

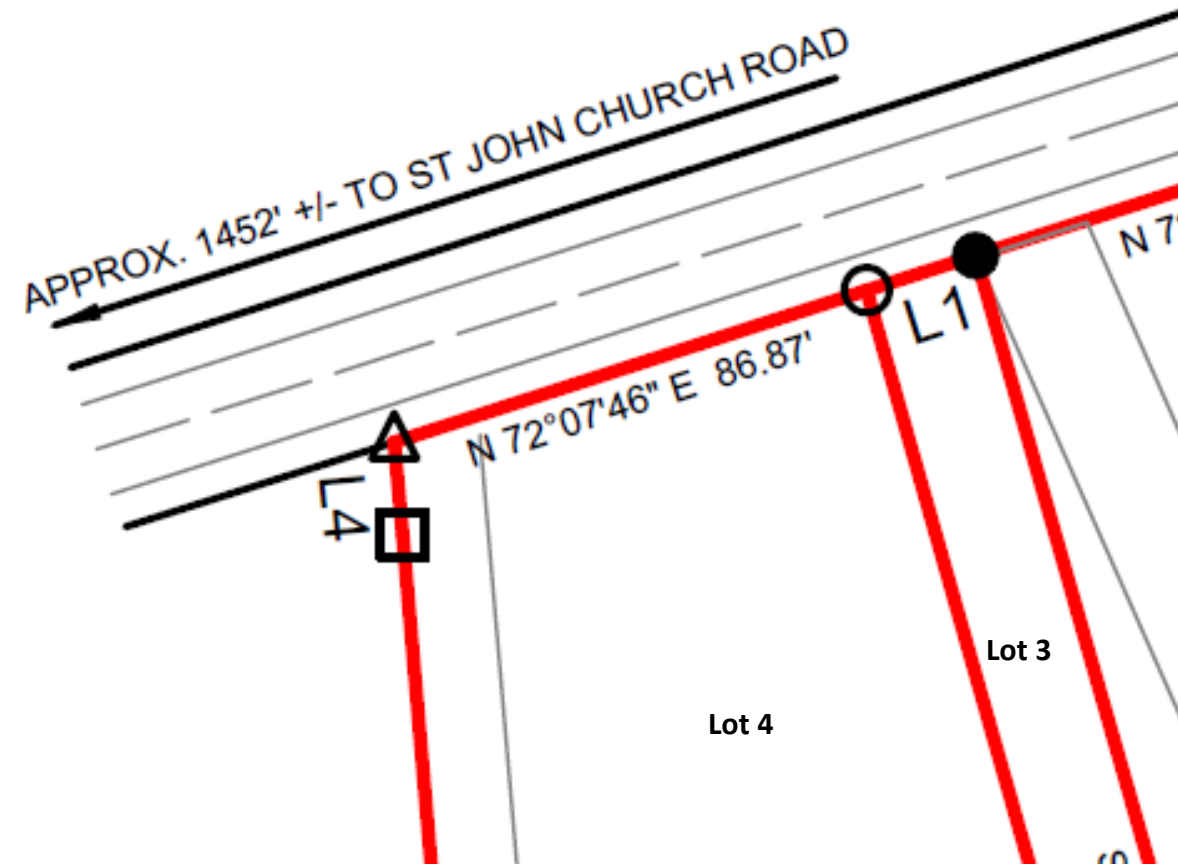
## VARIANCE REQUESTS

**Lot 3 only has 20.01' of frontage and exceeds the 1:4 ratio**

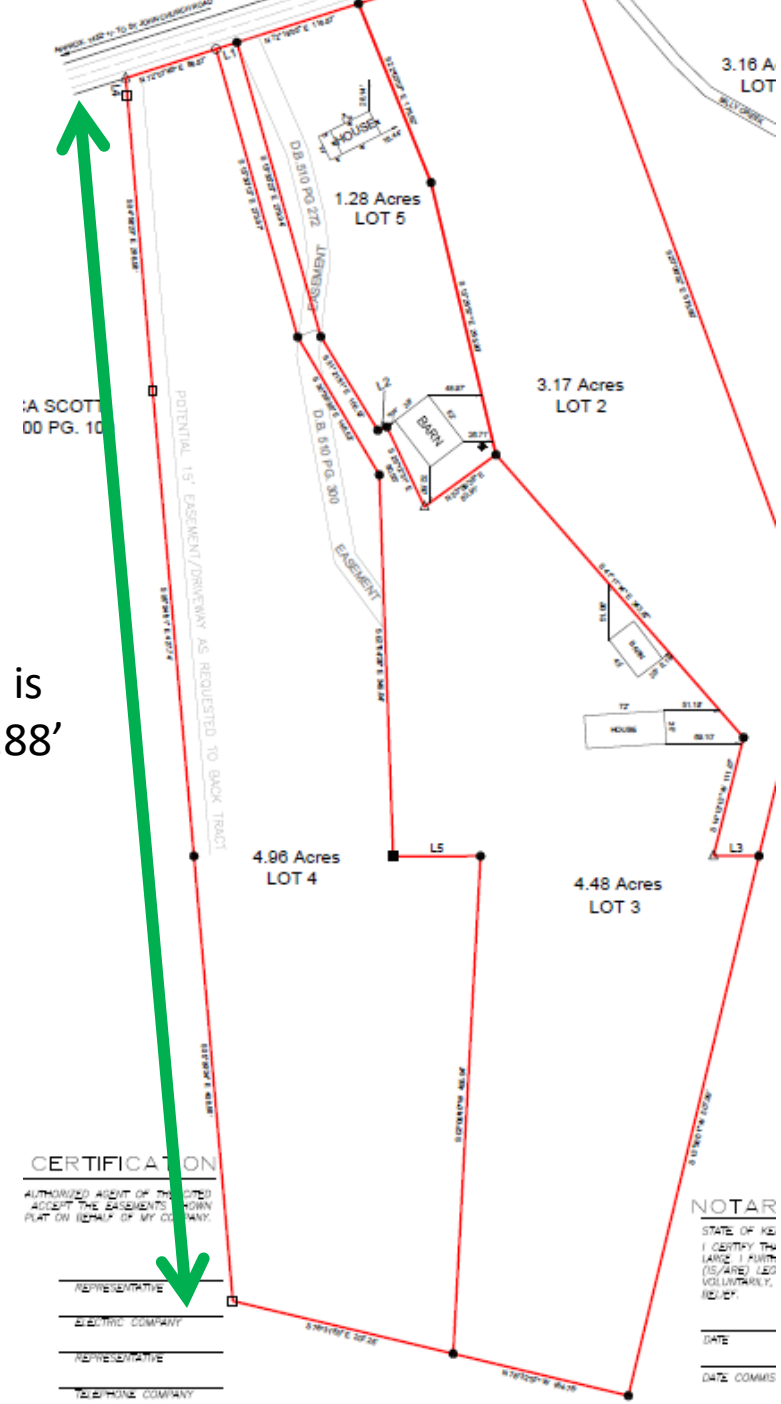
**Lot 4 only has 86.87' of road frontage and exceeds the 1:4 ratio**



LINE	BEARING	DISTANCE
L1	N 72°25'46" E	20.01'



Depth is  
1,122.88'



## Variances from the Minimum Road Frontage Requirement

Permit Date ⇅	Parcel ⇅	Owner ⇅	Type ⇅	Zone ⇅	Listed Use (Dvpl, Cup, Var, Maps) ⇅	Project / Subdivision Name ⇅	Request ⇅	Site Address ⇅	Acres (All Permits) ⇅	Status ⇅
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	PENDING
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
08/17/2020	147-30-01-077	BIRD TINA & DARRELL -ETAL-	VARIANCE	C-1 - CONVENIENCE COMMERCIAL ZONE		RATIO AND MINIMUM ROAD FRONTAGE	TO ALLOW FOR A VARIANCE FROM THE MINIMUM ROAD FRONTAGE AND THE 1:3 LOT WIDTH-TO-LENGTH RATIO	S RAILROAD STREET, CECILIA, KY	3.900	APPROVED
11/05/2019	198-00-00-029.01	IRWIN DALE	VARIANCE	R-3 - RESIDENTIAL ESTATE ZONE		IRWIN SUBDIVISION, LOT 1, #1	FROM THE MINIMUM ROAD FRONTAGE AND GOVERNMENT MAINTAINED ROAD FRONTAGE TO ALLOW FOR THE PROPERTIES TO BE FURTHER SUBDIVIDED	459 LINCOLN ROAD & 1614 BATTLE TRAINING ROAD	10.000	APPROVED
10/11/2019	191-00-00-003	NEW LIFE PROPERTIES	VARIANCE	R-2 - RURAL RESIDENTIAL ZONE	RESIDENTIAL	G CHILDREN'S HOME SUBDIVISION, SECTION 4, LOT 20	FROM THE MINIMUM ROAD FRONTAGE TO ALLOW FOR THE PROPERTY TO BE FURTHER SUBDIVIDED	2125 GILEAD CHURCH RD.	9.233	APPROVED
08/28/2019	172-00-00-012	KEY JEFF & MARY	VARIANCE	R-2 - RURAL RESIDENTIAL ZONE		KEY VARIANCE	VARIANCE FROM THE 1:3 LOT WIDTH-TO-LENGTH RATIO AND THE MINIMUM ROAD FRONTAGE REQUIREMENT TO ALLOW FOR THE PROPERTY TO BE FURTHER SUBDIVIDED	8697 NEW GLENDALE ROAD, GLENDALE, KY	44.400	APPROVED
07/17/2018	134-00-00-027	CARDIN MICHAEL & DIANE	VARIANCE	R-2 - RURAL RESIDENTIAL ZONE	RESIDENTIAL	VARIANCE FROM ROAD FRONTAGE & 1:3 RATIO	VARIANCE FROM THE 200' MINIMUM ROAD FRONTAGE REQUIREMENT & THE 1:3 LOT WIDTH-TO-LENGTH RATIO FOR A PROPOSED 2 LOT SUBDIVISION.	CASH RD	10.260	APPROVED
08/19/2016	241-00-00-013	CRADY LESLIE COLEMAN & JO ANN	VARIANCE	R-2 - RURAL RESIDENTIAL ZONE	RESIDENTIAL	GOODLETT SUBDIVISION, LOT 2	VARIANCE FROM THE MINIMUM ROAD FRONTAGE TO ALLOW FOR LOT 2 OF GOODLETT SUBDIVISION TO BE FURTHER SUBDIVIDED	6759 BATTLE TRAINING RD	.000	APPROVED
04/11/2016	253-00-00-059.01	GRUSY RODNEY D & ELIZABETH A	VARIANCE	R-2 - RURAL RESIDENTIAL ZONE	AGRICULTURAL USE	GREEN RIDGE TREE FARM, SECTION 2	FROM THE REQUIRED 1:3 RATIO AND MINIMUM ROAD FRONTAGE TO ALLOW FOR A 7 ACRE LOT AROUND THE EXISTING HOUSE	6105 BARDSTOWN RD	13.000	APPROVED
04/05/2011	229-00-0C-037	MARK AND TIPHANIE CHITWOOD	VARIANCE	R-2 - RURAL RESIDENTIAL ZONE		/ OAK RIDGE MANOR, LOTS 37 - 52	RELIEF FROM THE REQUIRED 1:3 WIDTH TO LENGTH RATIO AND THE REQUIRED 200' MINIMUM ROAD FRONTAGE	WOOLDRIDGE FERRY ROAD	22.300	APPROVED
05/26/2009	168-00-01-086	CREAGOR WILSON	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE		LOT WIDTH TO LENGTH RATIO (1:3) / LAKEWOOD SUBDIVISION SECTION 7, LOT 710	RELIEF FROM THE 1:3 WIDTH TO LENGTH RATIO AND MINIMUM ROAD FRONTAGE REQUIREMENT	0 MAIN STREET (KY 86)	3.169	DENIED

Records 1 to 11 (of 11)

11 Total: 9 Approved, 1 Denied & 1 Pending

6 of the 9 Approved were Variances from the Minimum Road Frontage and the required Lot Width-to-Length Ratio



# Variances from the 1:4 lot width-to-length ratio in the R-1 Zone

Permit Date ⬆	Parcel ⬆	Owner ⬆	Type ⬆	Zone ⬆	Listed Use (Dvpl, Cup, Var, Maps) ⬆	Project / Subdivision Name ⬆	Request ⬆	Site Address ⬆	Acres (All Permits) ⬆	Status ⬆
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	PENDING
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
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
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 REQUIRED 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 REQUIRED 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 REQUIRED 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 REQUIRED 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
07/07/2010	163-00-00-091.01	DEBRA RAMBO	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE		ROAD FRONTAGE REQUIREMENT AND 1:3 RATIO / CARMAN SUBDIVISION, LOT 1A	RELIEF FROM THE ROAD FRONTAGE REQUIREMENT AND 1:3 RATIO FOR PROPOSED LOT 1D OF CARMAN SUBDIVISION	230 WISE LANE	12.674	APPROVED
06/16/2009	231-40-00-055; 243-00-00-018	WILLIAM L. AND MARIE A. BROWN	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE		LOT WIDTH TO LENGTH RATIO (1:3) / LINCOLN TRAIL SUBDIVISION, LOT 5	RELIEF FROM THE 1:3 WIDTH TO LENGTH RATIO	169 BARDSTOWN ROAD (US 62)	3.000	APPROVED
05/26/2009	168-00-01-086	CREAGOR WILSON	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE		LOT WIDTH TO LENGTH RATIO (1:3) / LAKEWOOD SUBDIVISION SECTION 7, LOT 710	RELIEF FROM THE 1:3 WIDTH TO LENGTH RATIO AND MINIMUM ROAD FRONTAGE REQUIREMENT	0 MAIN STREET (KY 86)	3.169	DENIED
04/17/2009	180-00-00-025; 180-00-00-030	BEN PARTIN, III	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE		LOT WIDTH TO LENGTH RATIO (1:3) / TWIN OAKS, LOTS 72 & 73	RELIEF FROM THE 1 TO 3 RATIO	DOGWOOD DRIVE	.520	APPROVED
06/16/1996	163-00-00-105	JOZWIAK STANLEY D	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE		QUIET WOOD ESTATES	TO ALLOW FOR A TWO LOT SUBDIVISION AND REQUESTING AN ALTERNATE LOT CONFIGURATION INVOLVING THE 1:3 RATIO AND THE RESIDUAL TRACT	DECKARD SCHOOL ROAD	.000	APPROVED

Records 1 to 24 (of 24)

24 Total: 18 Approved, 1 Denied, 4 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 for proposed Lots 3 & 4 of the Gertrude Daunis Subdivision from the 100' minimum road frontage requirement and to allow for them to exceed the 1:4 lot width-to-length ratio.**
2. **A Record Plat with Variance Note shall substitute for the required 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: Maria & Chad  
Goodman



**Location**      A 0.615 acre site located at 998 East Main Street, Cecilia, KY

**Zoned**          Convenience Commercial (C-1)

**Requesting a **Conditional Use Permit** to allow for a covered porch addition to the existing detached garage (residential improvements on commercially zoned property).**

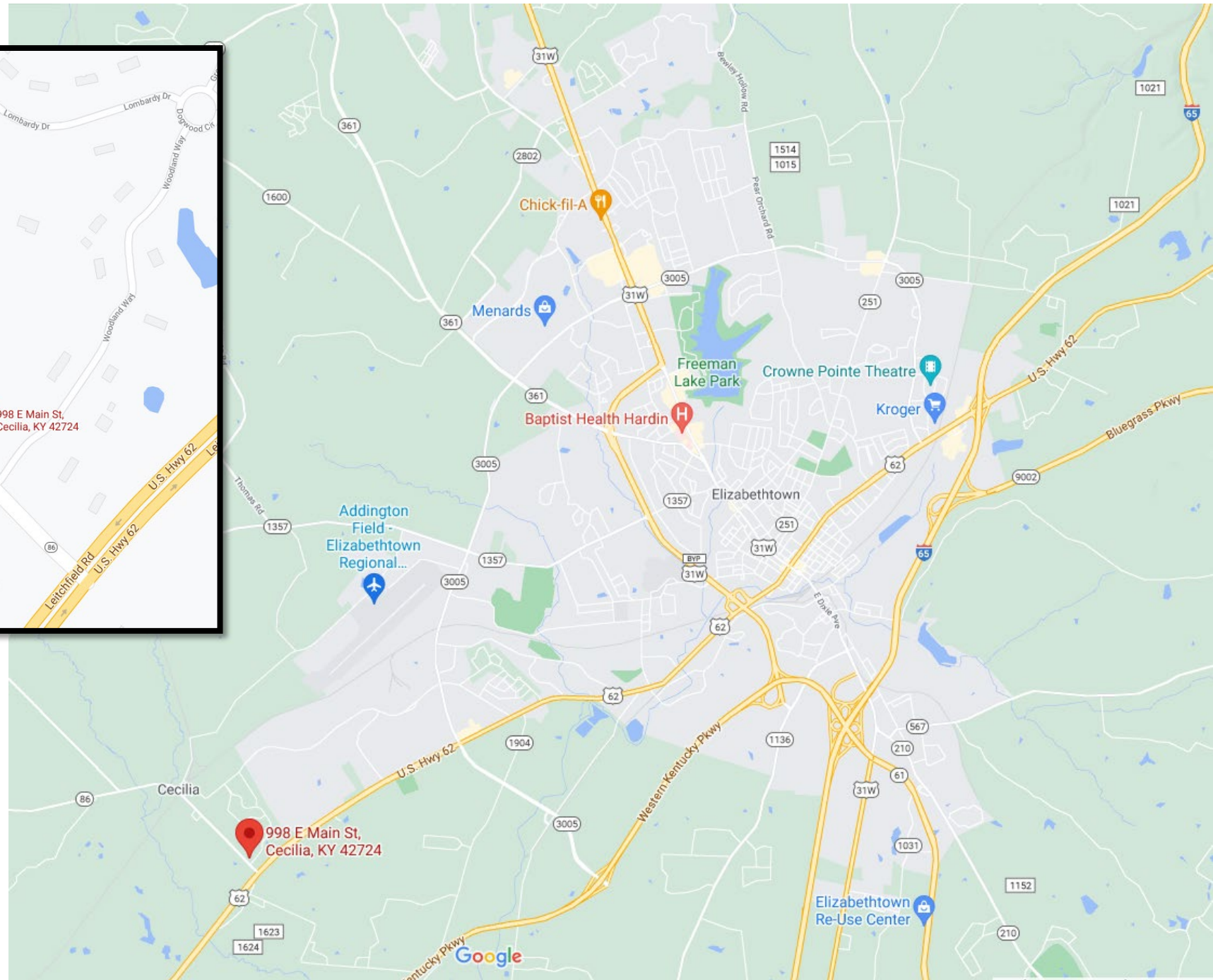
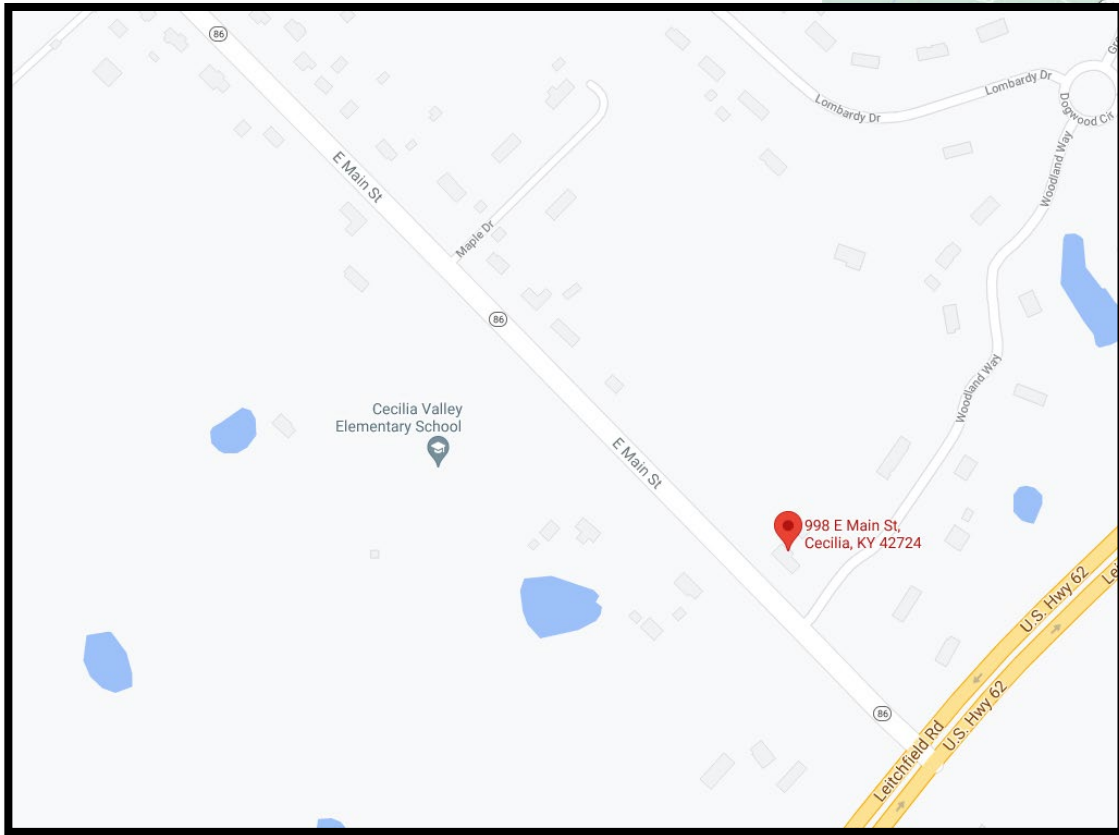
**998 E. Main Street**  
**Conditional Use Permit**  
**SUMMARY REPORT**

**LISTING OF EXHIBITS**

- A. Vicinity Map**
- B. Zoning Map**
- C. Aerial Photo**
- D. Site Plan**
- E. Photographs**
- F. Analysis of other Conditional Use Permits for residential uses in Commercial Zones**
- G. \*Comprehensive Development Guide**
- H. \*Development Guidance System Ordinance**

**\* Not Provided in PowerPoint**

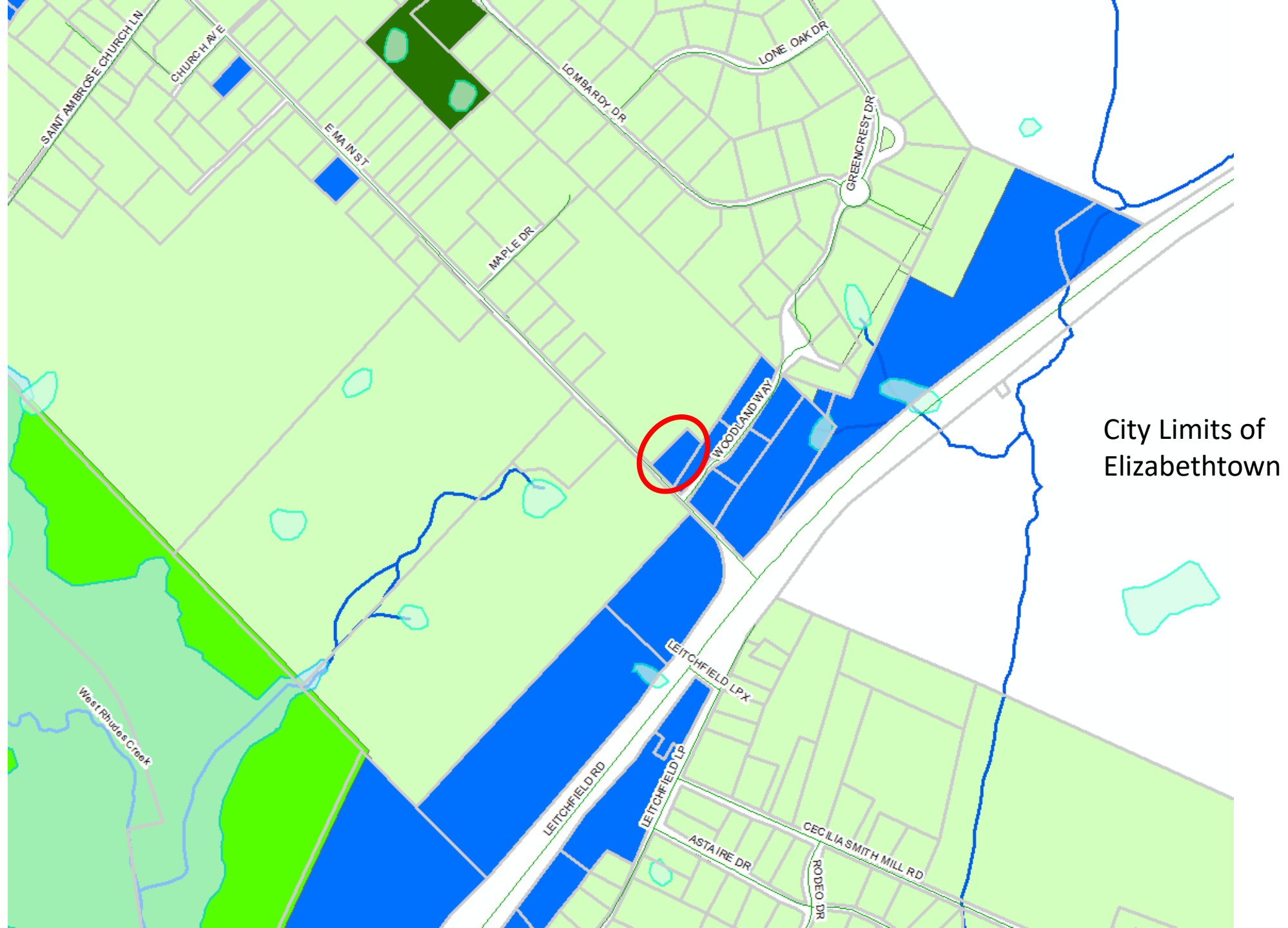




☐ MasterZone

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





Cecilia Valley  
Elementary School

EWING ST

WOODLAND WAY

LEITCHFIELD RD

LEITCHFIELD LP



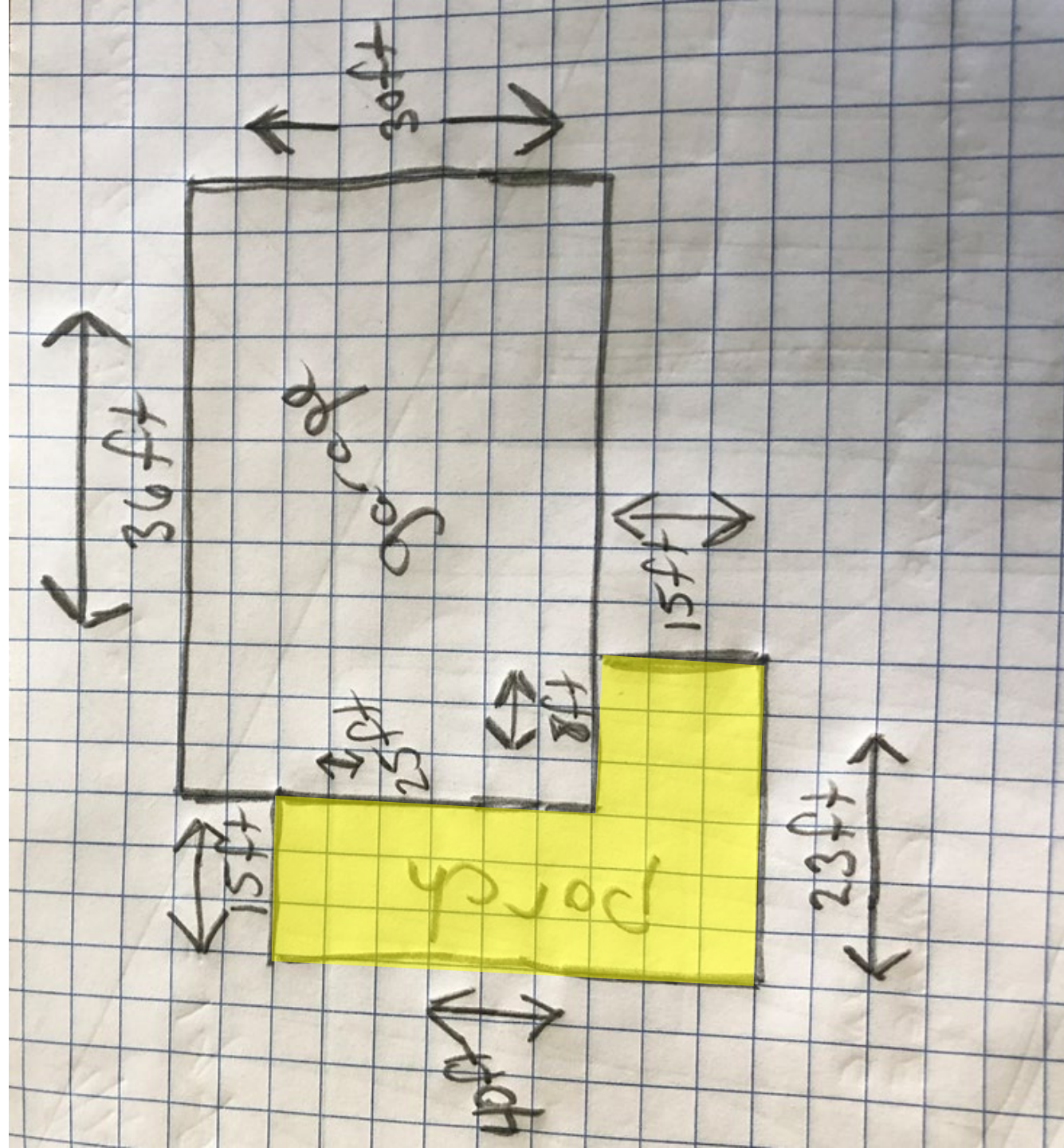


Proposed covered porch addition to existing 30'x36' garage



Maria & Chad Goodman  
998 E. Main Street, Cecilia, KY





Proposed 720 sq. ft.  
covered porch addition to  
existing garage







Ranch Style House (1965)  
2,948 sq. ft. under roof





30'x36' garage  
(2018)





















Looking towards Woodland Way





# Conditional Use Permits for Single Family Dwellings, Residential Uses and Accessory Structures in the Commercial Zones

Permit Date ⬆	Owner ⬆	PVA Map Number ⬆	Type ⬆	Zone ⬆	Listed Use (Dypl, Cup, Var, Maps) ⬆	Project / Subdivision Name ⬆	Request ⬆	Site Address ⬆	Acres (All Permits) ⬆	Status ⬆
09/29/2021	GOODMAN CHAD A & MARIA J	168-20-00-018	CONDITIONAL USE PERMIT	C-1 - CONVENIENCE COMMERCIAL ZONE	RESIDENTIAL	GOODMAN - ADDITION TO ACCESSORY STRUCTURE	COVERED PORCH ADDITION TO GARAGE (RESIDENTIAL IMPROVEMENTS ON COMMERCIAL PROPERTY)	998 E. MAIN STREET, CECILIA, KY 42724	.615	PENDING
05/21/2021	RICHARDSON FRANCES	187-10-00-003	CONDITIONAL USE PERMIT	C-1 - CONVENIENCE COMMERCIAL ZONE	DWELLING; SINGLE FAMILY	FRANCES RICHARDSON SUBDIVISION	TO ALLOW FOR THE CONSTRUCTION OF A SINGLE-FAMILY DWELLING IN THE C-1 ZONE	3347 LEITCHFIELD ROAD, CECILIA, KY 42724	3.656	APPROVED
10/17/2018	CARDIN, BRIAN & NINA	190-30-00-038	CONDITIONAL USE PERMIT	B-2 - TOURISM AND CONVENIENCE COMMERCIAL ZONE	DWELLING; SINGLE FAMILY	ACROSS THE TRACKS BED & BREAKFAST	TO ALLOW FOR THE CONSTRUCTION OF A SINGLE-FAMILY DWELLING IN THE B-2 ZONE	223 HIGH STREET	1.000	APPROVED
04/15/2016	GEER JACOB & TRACY	121-00-00-006.13	CONDITIONAL USE PERMIT	C-1 - CONVENIENCE COMMERCIAL ZONE	RESIDENTIAL	11 SAGEBRUSH CORNERS	TO ALLOW FOR THE CONSTRUCTION OF A RESIDENTIAL 50'X54' POLE BARN FOR AGRICULTURAL USE ON A COMMERCIAL LOT	KY HWY 1600	1.200	APPROVED
06/18/2015	WELLER WILLIAM	147-30-01-018	CONDITIONAL USE PERMIT	C-1 - CONVENIENCE COMMERCIAL ZONE	DWELLING; SINGLE FAMILY		TO ALLOW FOR RESIDENTIAL IMPROVEMENT TO COMMERCIAL ZONED PROPERTY.	W MAIN STREET	.820	APPROVED
04/18/2013	BARBARA KEY	190-30-01-004	CONDITIONAL USE PERMIT	B-2 - TOURISM AND CONVENIENCE COMMERCIAL ZONE	RESIDENTIAL	ACCESSORY STRUCTURE	RESIDENTIAL ADDITION IN A TOURSIM & CONVENIENCE COMMERCIAL ZONE (B-2)	134 E. MAIN STREET	.270	APPROVED
06/21/2012	HARRY & PATRICIA SHEROAN	182-20-00-007	CONDITIONAL USE PERMIT	C-1 - CONVENIENCE COMMERCIAL ZONE	RESIDENTIAL	ADDITION TO A STORAGE BUILDING / CURRY ESTATES, LOT 2	RESIDENTIAL IMPROVEMENTS ON COMMERCIAL PROPERTY. AN ADDITION TO AN EXISTING STORAGE BUILDING (20' X 20' LEAN TO)	5123 S WILSON ROAD	2.680	APPROVED
06/09/2010	DOUGLAS & LITTIE CLARK	147-30-02-013	CONDITIONAL USE PERMIT	C-1 - CONVENIENCE COMMERCIAL ZONE	ACCESSORY STRUCTURE	ACCESSORY STRUCTURE /	ACCESSORY STRUCTURE FOR RESIDENTIAL USE IN A CONVENIENCE COMMERCIAL ZONE (C-1)	134 SOUTH MILL STREET	.700	APPROVED
09/21/2009	GHASSEM OSHRIEH	187-10-00-019	CONDITIONAL USE PERMIT	C-1 - CONVENIENCE COMMERCIAL ZONE	RESIDENTIAL	SINGLE FAMILY RESIDENTIAL USE IN THE C-1 ZONE /	EXPANSION OF SINGLE FAMILY RESIDENTIAL USE IN THE C-1 ZONE TO BUILD A RESIDENTIAL GARAGE	LEITCHFIELD ROAD (US 62)	.635	APPROVED
Records 1 to 9 (of 9)										

9 Total: 8 Approved & 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.

**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 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.*

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1. This Conditional Use Permit shall allow for a covered porch addition (720 sq. ft. under roof) to the existing 30' x 36' detached garage.
2. The covered porch shall be constructed of wood posts with a red metal roof to match the existing garage and home.
3. A Site Plan in compliance with Section 7 of the Zoning Ordinance shall be required.
4. All building activities shall conform to provisions of the Kentucky Building Code.
5. A Certificate of Land Use Restrictions shall be recorded in the Hardin County Clerk's Office.

Owner: Mandi Hall

“Got the World Cheated Farm”



**Location** A 19.28 acre site located at 189 Hawkins Lane, Eastview, KY, known as Lot 3 of Shirley Estates.

**Zoned** Rural Residential (R-2)

**Requesting a Conditional Use Permit to allow for the Recreational Enterprise (Campground) to remain on site.**

# 189 Hawkins Lane

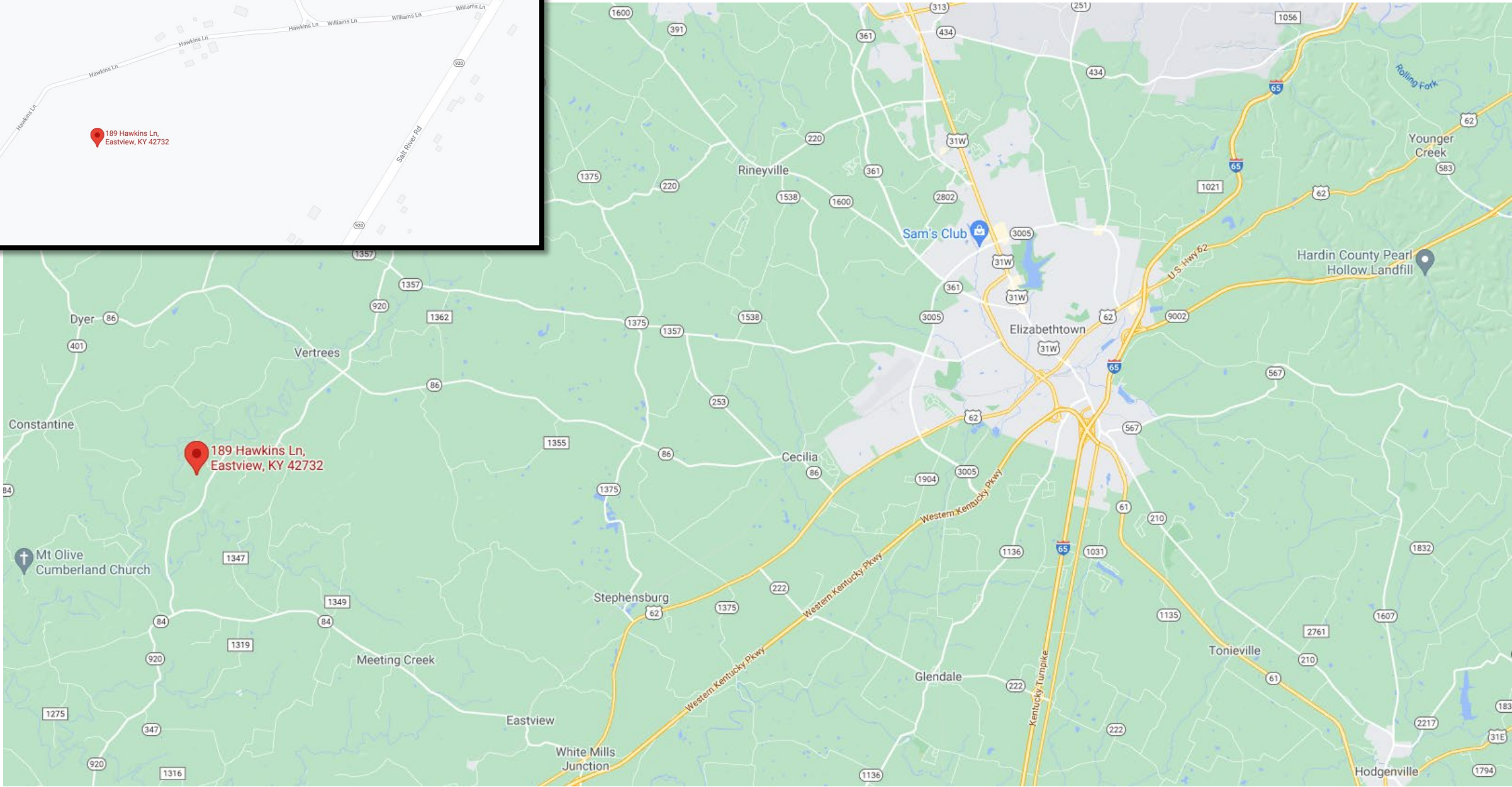
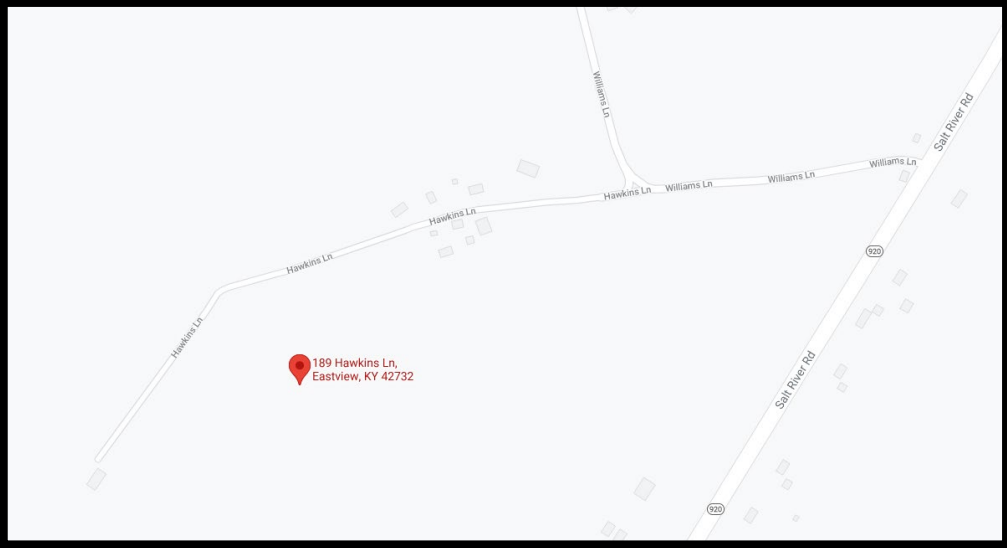
Conditional Use Permit

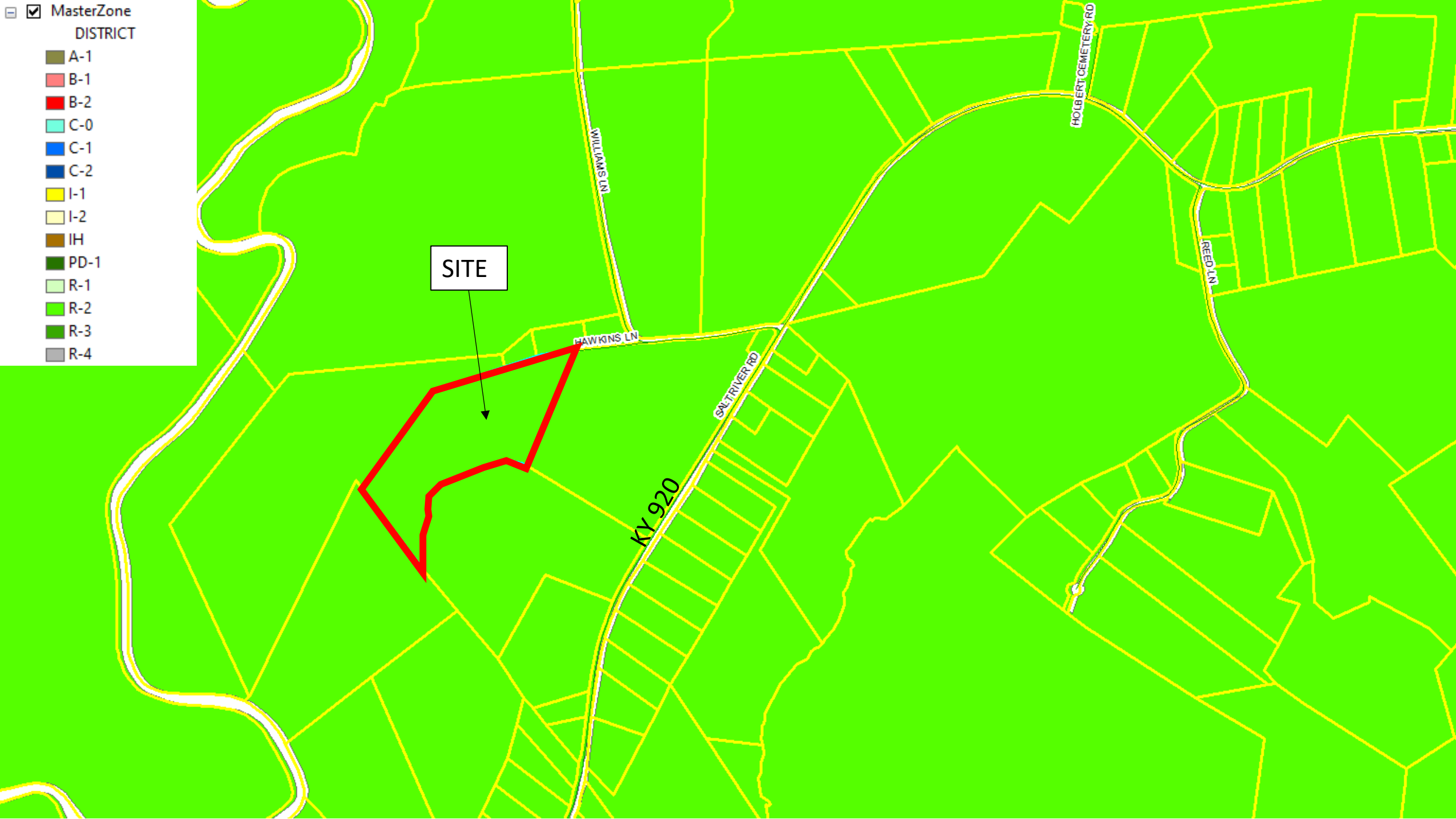
SUMMARY REPORT

## LISTING OF EXHIBITS

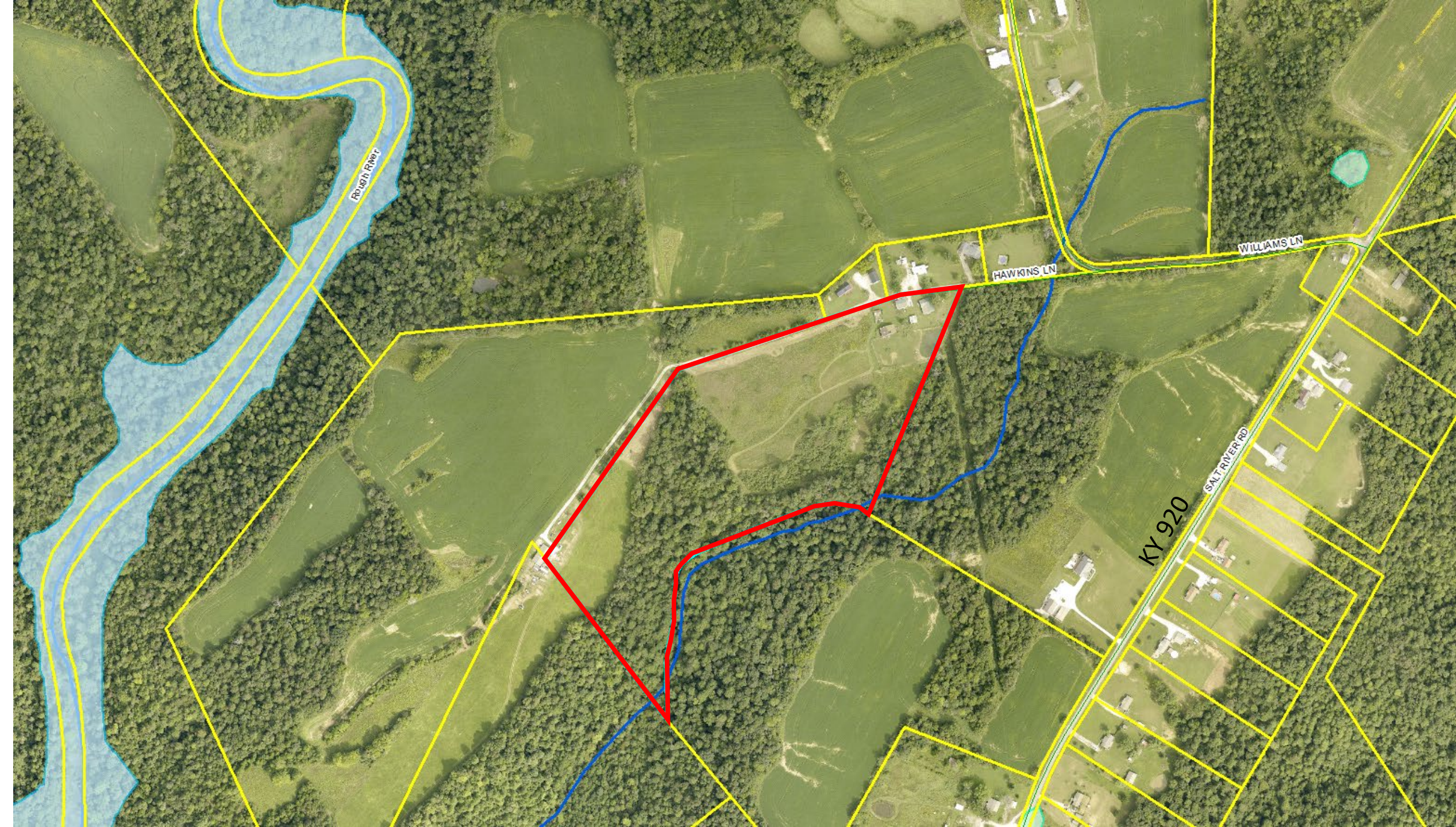
- A. Vicinity Map**
- B. Zoning Map**
- C. Aerial Photo**
- D. Record Plat of Shirley Estates (2000)**
- E. Site Plan**
- F. Photographs**
- G. Copy of AirBNB Advertisement**
- H. Analysis of other Recreational Enterprises**
- I. Definition of Recreational Enterprise (Campground)**
- J. \*Comprehensive Development Guide**
- K. \*Development Guidance System Ordinance**

\* Not Provided in PowerPoint













Pole Frame Building (2000) –  
1,200 sq. ft. [Garage]



1-Story Ranch House(1911) – 1,764 sq. ft.



Utility Shed (1965) – 336 sq. ft.  
[Chicken Coop]



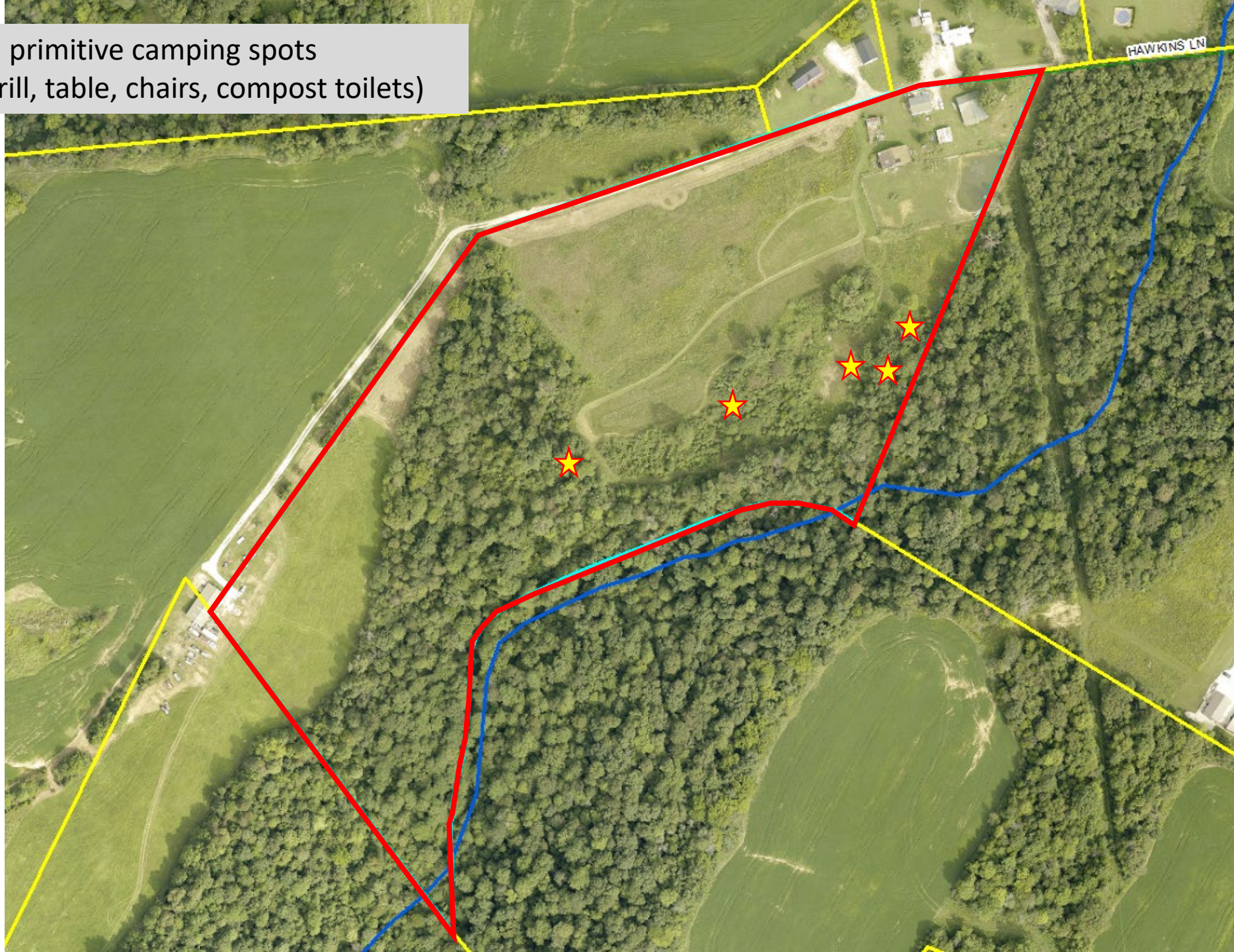
Garage Frame Detached Garage  
(1965) – 576 sq. ft. [Garage]



Pole Frame Building (1970) – 1,728 sq. ft.  
[Barn]



5 proposed primitive camping spots  
(fire ring, grill, table, chairs, compost toilets)





the purchaser of any lot within this subdivision shall be responsible for the continual maintenance of drainage and other easement areas.

### NATURAL FEATURES

As indicated on the Constantine, USGS Quadrangle map dated 1991, there are no natural features within 200 feet of this subdivision, except for that portion of the property bordering Rough Creek to the South and West and the portion bordering the branch to the East.

### DRAINAGE AND STORMWATER RECEIVER

The stormwater receiver of this subdivision is Rough Creek which borders the subject property to the South and West.

### EXCEPTION NOTE

In exception from the Hardin County Subdivision Regulations, Section 9.03, was granted by the HCP&D Commission on 7 November 1996 to allow the minimum record plat scale to be exceeded.

**LOCAL AVERAGE SQUARE FOOT STANDARD**  
No dwelling containing less than 928 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.

12 inches in diameter and 24 feet in length. The County Road Supervisor may require larger and longer culverts in needed.

AUDREY JANE MORGAN  
PROPERTY  
(D.B. 751 PG 477)  
PVA MAP #019-00-00-005

3238037.554 SQ. FT.  
74.335 ACRES

1787208.587 SQ. FT.  
41.029 ACRES

MARGE GEORGE  
PROPERTY  
(D.B. 224 PG 205)  
PVA MAP #019-00-00-016

ELLIS & WILLIDEAN GIVENS  
PROPERTY  
(D.B. 448 PG 37)  
PVA MAP #019-00-00-008

839885.819 SQ. FT.  
19.281 ACRES

ELLIS & WILLIDEAN GIVENS  
PROPERTY  
(D.B. 727 PG 450)  
PVA MAP #019-00-00-022

58769.578 SQ. FT.  
1.349 ACRES

39839.477 SQ. FT.  
0.915 ACRES

27801.792 SQ. FT.  
0.638 ACRES

CENTERLINE OF  
HAWKINS LANE (40' R/W)  
(11.30' ASPHALT PAVT.)

ELLIS & WILLIDEAN GIVENS  
PROPERTY  
(D.B. 582 PG 36)  
PVA MAP #019-00-00-021

### PLATTING NOTE

THIS PLAT ILLUSTRATES THE CHARLES & SHIRLEY HAWKINS PROPERTIES AS DESCRIBED IN (D.B. 394 PG. 261), (D.B. 934 PG. 74), AND (D.B. 232 PG. 30) AND THE MATILDA DAUGHERTY PROPERTY AS DESCRIBED IN (D.B. 930 PG. 163).

THE PROPERTY SHOWN AS LOT 1 IS IDENTIFIED AS PVA MAP #019-00-00-010 AND IS DESCRIBED IN (D.B. 232 PG. 30).

THE PROPERTY SHOWN AS LOT 2 IS IDENTIFIED AS PVA MAP #019-00-00-009 AND IS DESCRIBED IN (D.B. 934 PG. 74).

THE PROPERTY SHOWN AS LOT 4 IS IDENTIFIED AS PVA MAP #019-00-00-008.1 AND IS DESCRIBED IN (D.B. 930 PG. 163).

THE PROPERTY SHOWN AS LOTS 3, 5, AND 6 ARE IDENTIFIED AS PVA MAP #019-00-00-008 AND IS DESCRIBED IN (D.B. 394 PG. 261).

THE AREA SHOWN AS "PARCEL A" IS A PORTION OF (D.B. 930 PG. 163) WHICH IS "UNACCEPTED".

LINE	BEARING
1	S 77°25'13" W
2	S 77°25'21" W
3	S 80°28'51" W
4	S 71°02'53" W
5	S 73°02'09" W
6	S 72°15'55" W
7	S 70°00'01" W
8	S 63°21'58" W
9	S 44°48'04" E
10	S 24°48'04" E
11	N 63°51'58" E
12	N 70°00'01" E
13	N 72°15'55" E
14	N 71°02'53" E
15	N 80°28'51" E
16	N 77°25'21" E
17	S 08°48'30" W
18	S 03°28'00" W
19	S 19°14'50" W
20	S 17°57'55" E
21	S 04°04'54" W
22	S 18°58'41" W
23	S 53°52'44" W
24	S 82°28'42" W
25	S 60°18'44" W
26	S 36°14'34" W
27	S 47°08'17" W
28	S 67°21'28" W
29	S 85°19'56" W
30	S 72°21'01" W
31	S 63°41'10" W
32	S 51°07'04" W
33	S 79°27'59" W

## RECORD PLAT OF SHIRLEY ESTATES

HAWKINS LANE  
EASTVIEW, KENTUCKY

### OWNERS:

CHARLES & SHIRLEY HAWKINS	MATILDA DAUGHERTY
199 HAWKINS LANE	193 HAWKINS LANE
EASTVIEW, KY. 42732	EASTVIEW, KY. 42732
(270) 862-3146	(270) 862-5107

### ACCEPTANCE CERTIFICATION

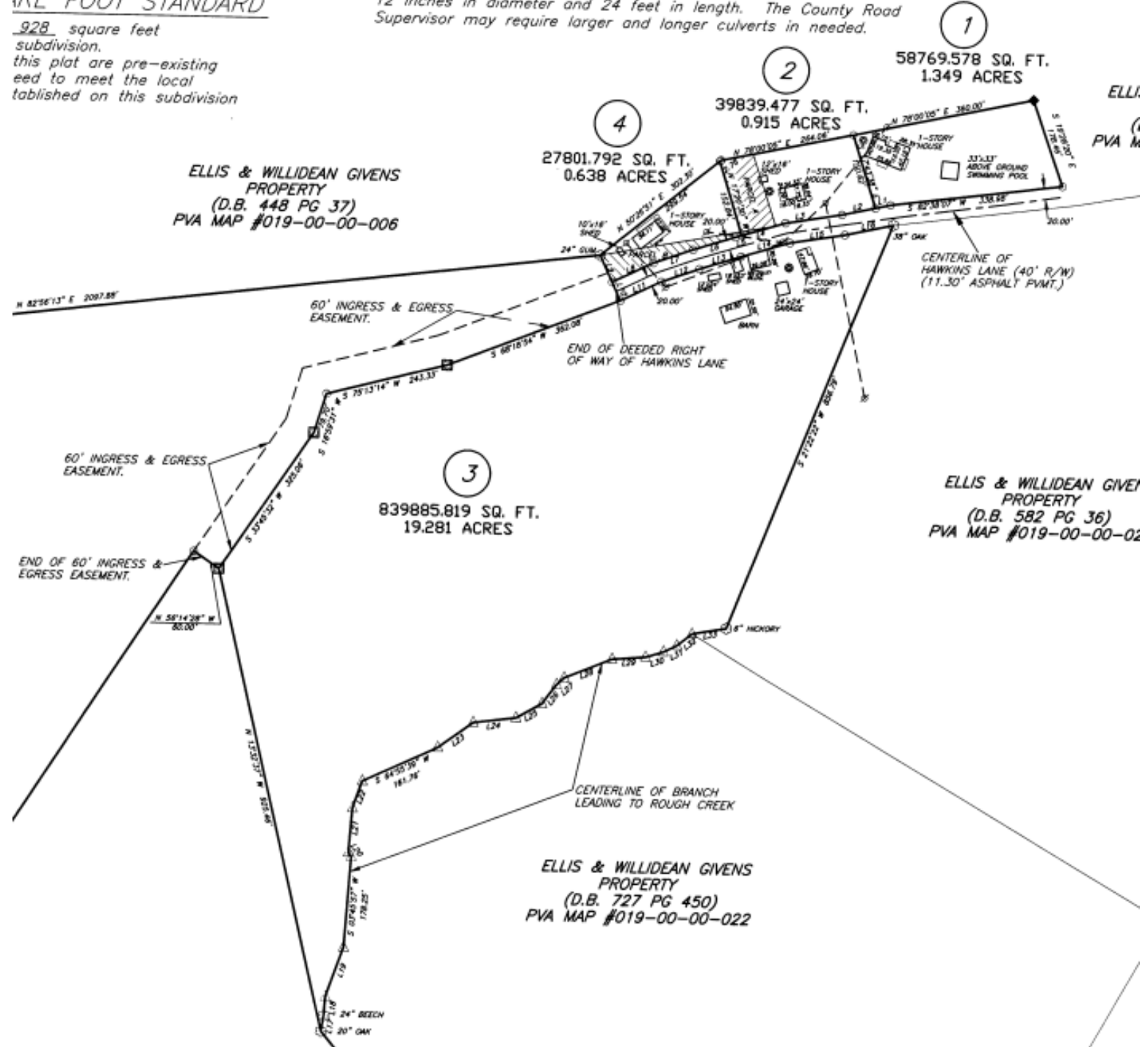
being a duly authorized agent of the cited utility company, I certify the easements shown on this record plat on behalf of

### COMMISSION'S CERTIFICATION

# 12 INCH FOOT STANDARD

928 square feet  
subdivision.  
this plat are pre-existing  
eed to meet the local  
tablished on this subdivision

12 inches in diameter and 24 feet in length. The County Road  
Supervisor may require larger and longer culverts in needed.







From Salt River Road (KY 920) you turn onto Williams Lane  
(Statute of Limitations Right-of-Way, 10' paved)





From Williams Lane, you go straight onto  
Hawkins Lane (40' right-of-way, 10' paved)







Homes across the street on Hawkins Lane







1,764 sq. ft. house (circa 1911)



Driveway to the campsites

























## Haunted Trail









From Campground looking  
back at Hawkins Lane







Campsite







Rock Shelter #1













Rock Shelter #2







Campsite



Campsite













# Indian Rock Shelter/Waterfall Primitive Camping

Eastview, Kentucky, United States

[Share](#) [Save](#)



Cave hosted by Mandi

4 guests · 1 bedroom · 1 bed · 1 bath



\$31 / night



Entire home

You'll have the cave to yourself.



Enhanced Clean

This host committed to Airbnb's 5-step enhanced cleaning process. [Show more](#)



Highly rated host

Mandi has received 5-star ratings from 100% of recent guests.



Great communication

100% of recent guests rated Mandi 5-star in communication.

CHECK-IN Add date	CHECKOUT Add date
GUESTS 1 guest	

Check availability



[Report this listing](#)

## About this space

Reconnect with nature at this unforgettable escape.

### The space

Come enjoy our 20 acres of heaven at Got the World Cheated Farm! We boast two impressive rock shelter/waterfalls (waterfalls may be dry during drought season) as well a short hike to Rough River creek! You will enjoy the peaceful sounds of nature along with the sounds of our farm animals!! We have peacocks, pheasants, pigs, honey bees, ect. We have a pond that you're more than welcome to fish in or put a kayak in. We are close to Rough River, Nolin Lake and White Mills Falls.

### Guest access

We have a community space under our big oak tree complete with picnic tables, swings, and a fire pit. One of our rock shelters is also a shared community space that has a fire pit. Community compost bathrooms and solar showers are in the works!!

### Other things to note

Our campsites are primitive. At each site we provide a fire ring, grill, table and chairs. Some sites do have a compost toilet, we are working on creating a community bathroom/solar shower area for everyone to access. We do have bundles of firewood available for a small fee as well as common camping items for purchase that you may have forgot to bring. We want you to have a wonderful experience at our farm. We are open to special Requests!!



# Conditional Use Permits for Recreational Enterprises (Outdoor)

Permit Date ⇅	Parcel ⇅	Owner ⇅	Type ⇅	Zone ⇅	Listed Use (Dvpl, Cup, Var, Maps) ⇅	Project / Subdivision Name ⇅	Request ⇅	Site Address ⇅	Acres (All Permits) ⇅	Status ⇅
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 ON SITE	189 HAWKINS LANE, EASTVIEW, KY 42732	19.280	PENDING
04/05/2021	256-00-00-011	DENNIS & BEVERLY CONDER	CONDITIONAL USE PERMIT (AMENDED)	R-2 - RURAL RESIDENTIAL ZONE	RECREATIONAL ENTERPRISES (OUTDOOR)	CONDER'S PAINTBALL	TO ALLOW FOR THE RECREATIONAL ENTERPRISE (PAINTBALL FACILITY) TO REMAIN ON THE PROPERTY	187 & 193 FORD HIGHWAY, ELIZABETHTOWN, KY	78.000	APPROVED
02/21/2020	182-10-00-017	T & J PRICE PROPERTIES INC	CONDITIONAL USE PERMIT (AMENDED)	R-1 - URBAN RESIDENTIAL ZONE	RECREATIONAL ENTERPRISES (OUTDOOR)	LONGVIEW SUBDIVISION, LOT 16A	TO ALLOW FOR A RECREATIONAL ENTERPRISE (19 ADDITIONAL SPACES - RV CAMPGROUND) TO CONTINUE TO OPERATE ON SITE	4685 S WILSON RD	12.700	APPROVED
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
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
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
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
06/11/2014	256-00-00-011	DENNIS & BEVERLY CONDER	CONDITIONAL USE PERMIT (AMENDED)	R-2 - RURAL RESIDENTIAL ZONE	RECREATIONAL ENTERPRISES (OUTDOOR)	CONDER'S PAINTBALL	TO ALLOW THE RECREATIONAL ENTERPRISE (PAINTBALL FACILITY) TO REMAIN ON THE PROPERTY	187 FORD HIGHWAY	78.000	APPROVED
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 /	RECREATIONAL ENTERPRISES (OUTDOOR)	7566 SHEPHERDSVILLE ROAD (KY 251)	60.100	APPROVED
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)	RINEYVILLE BIG SPRINGS RD	10.499	DENIED
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
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)

12 Total: 9 Approved, 1 Denied, 1 Withdrawn & 1 Pending





## Recreational Enterprises

Indoor or outdoor establishments engaged in the operation of recreational services. Examples include; golf courses, swimming pools, tennis courts, campgrounds, fitness facilities, shooting ranges, motor sports, and paintball facilities.

		P = Permitted Use    C = Conditional Use    A = Accessory Use    -- = Not Permitted															
LISTED USES		A-1	R-1	R-2	R-3	R-4	R-5	C-0	C-1	C-2	B-1	B-2	I-1	I-2	I-H	PD-1	
46.	Manufactured Home Dealers	--	--	--	--	--	--	--	P	P	P	--	--	--	--	--	
47.	Manufacturing Use	--	--	--	--	--	--	--	--	--	--	--	P	P	--	--	
48.	Meat Packing Plant	--	--	--	--	--	--	--	--	--	--	--	C	C	--	--	
49.	Medical Office	--	C	C	C	--	--	P	P	P	--	P	C	C	--	P	
50.	Mobile Home Park	--	--	--	--	--	P	--	--	--	--	--	--	--	--	--	
51.	Mobile Office	--	C	C	C	--	--	--	C	C	C	--	C	C	--	--	
52.	Multi-Family Housing	--	--	--	--	P	--	--	--	--	--	--	--	--	--	P	
53.	Non-Commercial Saw Mill	P	--	P	P	--	--	--	--	--	--	--	--	--	--	--	
54.	Nursing Home	--	C	C	--	--	--	--	P	P	--	--	--	--	--	P	
55.	Outlet Mall and/or Department Store	--	--	--	--	--	--	--	--	P	P	--	--	--	--	--	
56.	Owner-Operated, Specially Skilled Shop for Agricultural Related Use	C	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
57.	Parking Lot	C	C	C	C	--	--	P	P	P	P	P	--	--	--	P	
58.	Petroleum Production, Refining and/or Storage	--	--	--	--	--	--	--	--	--	--	--	--	C	--	--	
59.	Plumbing & Electrical Supply	--	--	--	--	--	--	--	P	P	P	--	P	P	--	--	
60.	Printing, Publishing & Engraving	--	--	--	--	--	--	--	P	P	--	--	P	P	--	--	
61.	Private Club	C	C	C	C	--	--	--	P	P	--	--	C	C	--	P	
62.	Private School	P	P	P	P	--	--	--	P	P	--	--	--	--	--	P	
63.	Professional Office	--	C	C	C	--	--	P	P	P	--	P	P	P	--	P	
64.	Rail Road Siding Operation	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	
65.	Ready Mix and/or Concrete Plant	--	--	--	--	--	--	--	--	--	--	--	C	C	--	--	
66.	Recreational Enterprises (Outdoor)	C	C	C	C	--	--	C	P	P	--	--	--	--	--	--	



### **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.



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- 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.



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

(Amusement Enterprise, Pg. 130)

### **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.