



## **Zoning Staff Report**

### **Bullitt County Planning and Zoning**

<b>Docket No:</b>	<b>2025Z-41</b>
Owner/ Applicant:	Wayne & Wanda Hagan
Rezone:	AG to R-1
Location	1387 Bogard Ln
Parcel:	063-000-00-056
Legislative Body:	Unincorporated area of the county
Size:	1.0 Acres more or less
Purpose:	Single Family Dwelling
Comprehensive Plan	Low Density Residential

### **Countywide Criteria**

#### **Environmental**

1. The property is not in the flood plain.

#### **Compatibility and Character**

1. Overall density will be compatible with the area.
2. There are no known historic sites on the property.

#### **Utilities and Services**

1. Utilities are available in the general area.

#### **Transportation**

1. Traffic will not be substantially increased with the addition of one home.

### **Development Area Criteria**

#### **Compatibility and Character**

2. Overall density will not change and is compatible with the area.

#### **Utilities and Services**

1. Utilities are available in the general area.

### **Future Land Use Map Low Density Residential Criteria**

3. Single-Family Dwellings (typically about 3-4 units per acre)
4. Two-Family Dwellings (typically about 4 units per acre)

### **Current Land Use**

This portion of the property is currently vacant.

### **Setbacks and Buffers**

Front: 50

Side: 15

Rear: 25

### **Buffering will not be required.**

## Lot Size

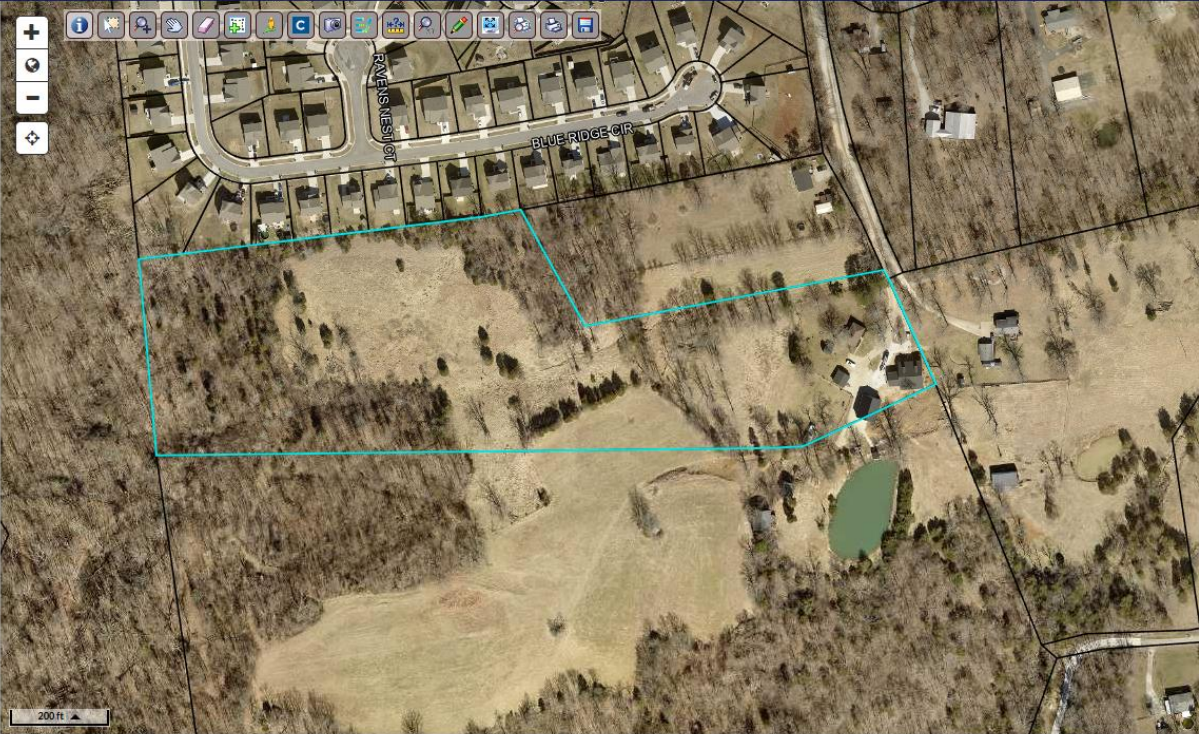
1. Every single-family dwelling shall be located on a single lot of not less than fourteen thousand (14,000) square feet in area. The minimum lot width at the building line shall not be less than one hundred (100) feet.
2. Two-family dwellings or duplexes shall require a minimum lot size of not less than seventeen thousand five hundred (17,500) square feet with a minimum lot width measured at the building line of not less than one hundred twenty-five (125) feet.

beacon.schneidercorp.com/Application.aspx?AppID=943&LayerID=18440&PageTypeID=1&PageID=8233&Q=464619333&KeyValue=402734

Bullitt County Plann... iWorQ Kentucky Flood Haz... Sign In Bullitt County Plann... Citrix XenApp - App... KY Kentucky's Incorpor... KY KCOJ Docket Instrument Inquiry Pr

**c.net™** Bullitt County, KY PVA

ap Search Results Report Sales Search Sales List Sales Results Home Comparable Search Comparable Results Pictometry Imagery Property Tax Estimator



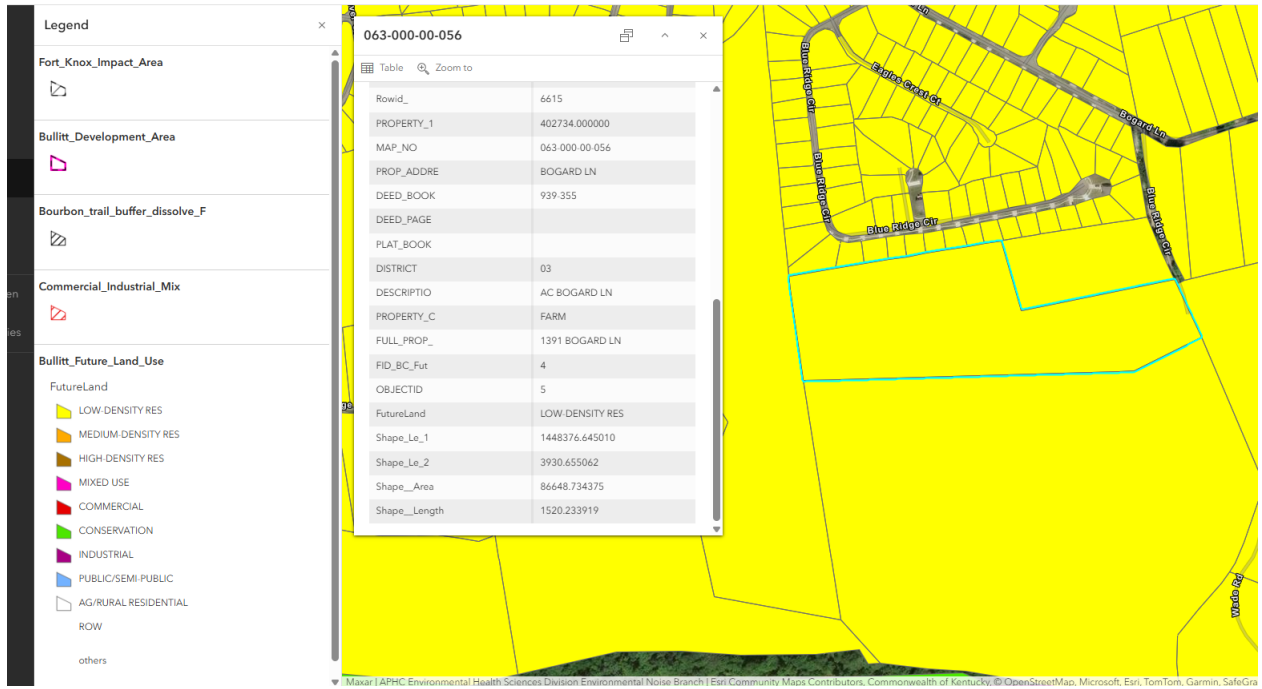
Parcel ID 402734  
Sec/Twp/Rng n/a  
Property Address 1387 BOGARD LN  
District  
Brief Tax Description

Alternate ID 063-000-00-056  
Class Farm  
Acreage 15.0

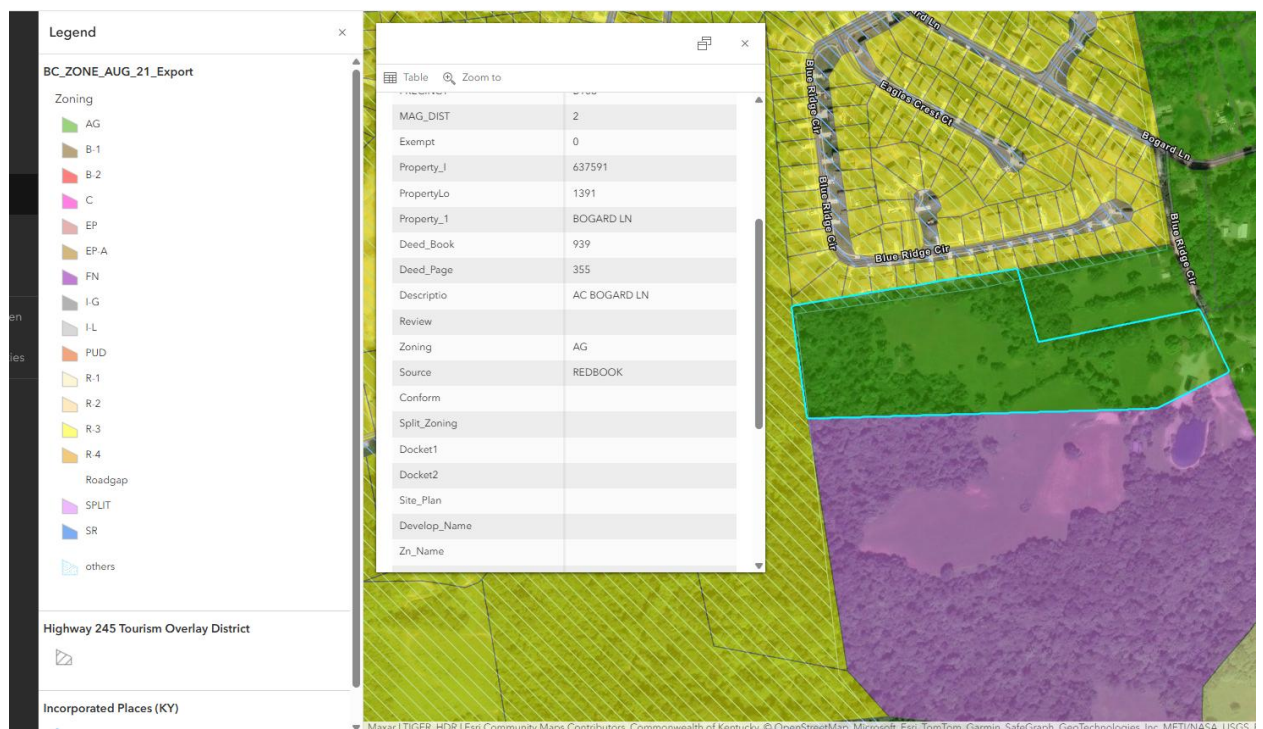
Owner Address HAGAN JOSEPH WAYNE & HAGAN WANDA  
1391 BOGARD LN  
MT WASHINGTON KY 40047

03-County / Mt Washington Fire  
AC BOGARD LN

ullitt County Comprehensive Plan



County Kentucky Zoning Classification



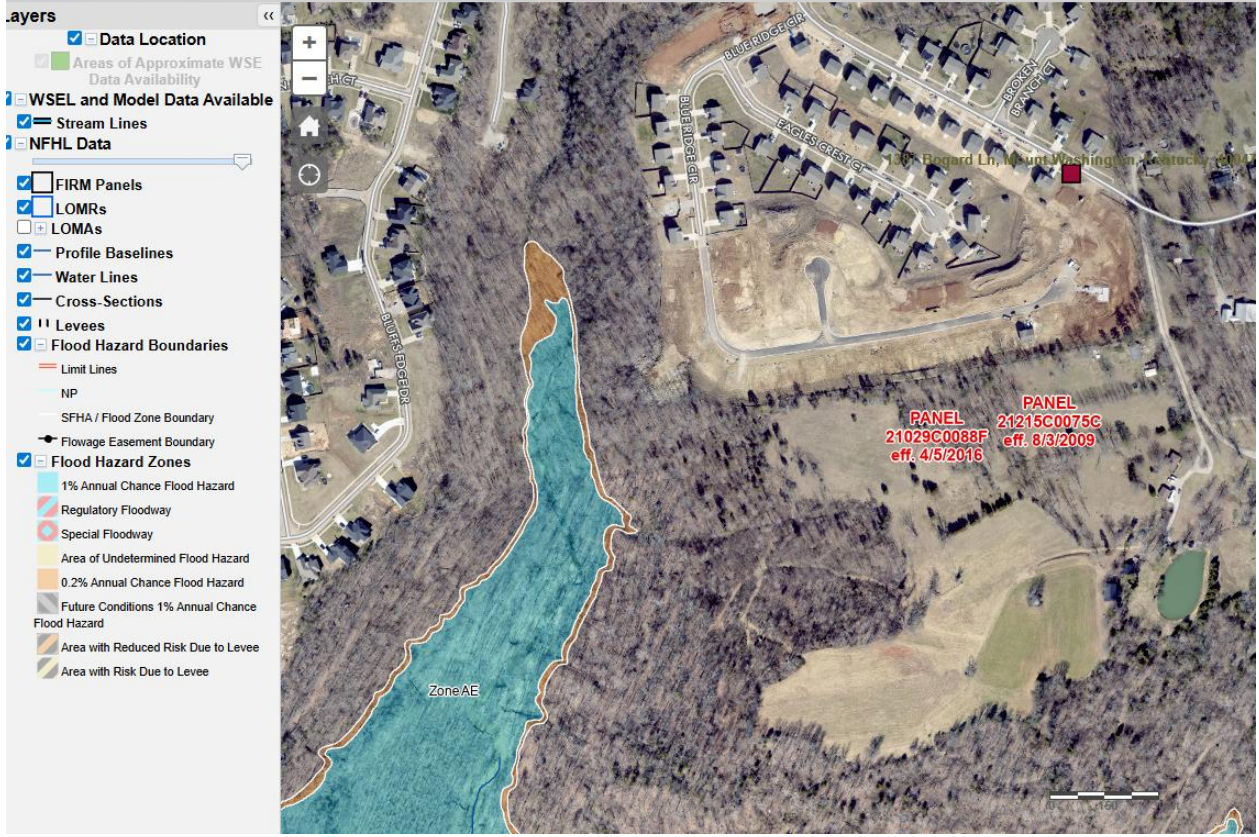




# Kentucky Flood Hazard Portal:

Communicating the Commonwealth's Flood Hazard

[Users Guide](#)[Video Tutorial](#)[Risk MAP Tutorial](#)[Resources](#)



The general soils map can be found here: <https://kygeonet.ky.gov/kysoils/>

CaC – Caneyville Silt Loam: Moderately deep upland soils. Moderately deep, silty clay loam, silt loam or fine sandy loam soils of the uplands with slopes about 6 to 30 percent and moderate productivity potential.

FkF – Faywood Beasley Outcrop: Rocky and stony soils. Shallow and moderately deep, well drained rocky or stony, silty clay to loam soils of the uplands with slopes of more than 6 percent and low productivity potential.

