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OWENSBORO METROPOLITAN BOARD OF ADJUSTMENT

MARCH 7, 2019

The Owensboro Metropolitan Board of Adjustment met in regular session at 5:30 p.m. on Thursday, March 7, 2019, at City Hall, Commission Chambers, Owensboro, Kentucky, and the proceedings were as follows:

MEMBERS PRESENT: Judy Dixon, Chairman
Ruth Ann Mason, Secretary
Brian Howard, Director
Terra Knight, Attorney
Bill Glenn
Lewis Jean
Tori Morgan

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CHAIRMAN: We'll call the Owensboro Metropolitan Board of Adjustment meeting of March 7, 2019 to order. We'll begin our meeting with the prayer and pledge by Mr. Jean. Please stand.

(INVOCATION AND PLEDGE OF ALLEGIANCE.)

CHAIRMAN: The first item on the agenda is to consider the minutes of the February 7th meeting. All members have received a copy of the minutes, and I will entertain a motion.

MR. GLENN: Motion to approve the minutes.

CHAIRMAN: Motion to approve by Mr. Glenn.

MS. MASON: Second.

CHAIRMAN: Second by Ms. Mason. All in favor of the motion raise your right hand.

1 (ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

2 CHAIRMAN: Motion carries.

3 Mr. Howard.

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5 VARIANCES

6 ITEM 2

7 2330 Pardon Avenue, zoned R-4DT Inner-City Residential
8 Consider request for a Variance in order to reduce the
9 required side street yard building setback line along
10 Central Avenue from 25-feet from the property line to
11 13-feet 8-inches from the property line
References: Zoning Ordinance, Article 8,
Section 8.5.11(c)
Applicant: Kentucky Dream Homes; Blanche Williams &
Dennis Copper

12 MS. KNIGHT: Please state your name for the
13 record.

14 MR. PEDLEY: Trey Pedley.

15 (TREY PEDLEY SWORN BY ATTORNEY.)

16 MR. PEDLEY: The subject property is zoned
17 R-4DT Inner-City Residential and is located at the
18 intersection of Pardon Avenue and Central Avenue. The
19 property is 42-feet wide and 141-feet deep. The
20 applicant would like to construct a 23-feet 4-inch
21 wide Class 1 Manufactured home oriented towards Pardon
22 Avenue on the subject property. However, the narrow
23 property has a 5-foot interior side yard building
24 setback and a 25-foot side street yard setback along
25 Central Avenue, thus allowing 12-feet in width to

1 build within.

2 In order to construct the desired home, the
3 applicant proposes a variance in order to reduce the
4 side street yard building setback line along Central
5 Avenue to 13-feet 8-inch from the property line.

6 Granting this variance will not alter the
7 essential character of the general vicinity, will not
8 cause a public nuisance, and will not affect the
9 public safety because there are existing setback
10 encroachments on other properties within the area and
11 the residence will maintain compliance with the
12 intersection sight-triangle regulations.

13 Due to the limited buildable area on the
14 subject property, approving this variance will not be
15 an unreasonable circumvention of the requirements of
16 the zoning ordinance.

17 Staff will recommend approval with the
18 condition that the applicant obtain all necessary
19 building, electrical and HVAC permits, inspections and
20 certificates of occupancy and compliance.

21 We would like to enter the Staff Report into
22 the record as Exhibit A.

23 CHAIRMAN: Thank you, Mr. Pedley.

24 Is there anyone here representing the
25 applicant?

1 APPLICANT REP: Yes.

2 CHAIRMAN: Do you have anything you want to
3 add to what Mr. Pedley has read into the record?

4 APPLICANT REP: No. No, thank you.

5 CHAIRMAN: Is there anyone here wishing to
6 speak in opposition to this item?

7 (NO RESPONSE)

8 CHAIRMAN: Anyone on the board have a
9 question?

10 (NO RESPONSE)

11 CHAIRMAN: If not, I'll entertain a motion to
12 dispose of this item.

13 MR. GLENN: I'll make a motion to approve this
14 variance based on the information and facts we
15 received here tonight, and also the fact that this
16 setback can be found elsewhere on this block area, and
17 there are also other existing encroachments on other
18 properties in that area, and also meet the special
19 recommendations that were stated.

20 CHAIRMAN: Any question on the motion?

21 (NO RESPONSE)

22 CHAIRMAN: Is there a second?

23 MS. MASON: Second.

24 CHAIRMAN: Second by Ms. Mason. All in favor
25 of the motion raise your right hand.

1 (ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

2 CHAIRMAN: Motion carries unanimously.

3 Any other business, Mr. Howard?

4 MR. HOWARD: No, ma'am.

5 CHAIRMAN: We need one more motion.

6 MS. MASON: Motion to dismiss.

7 CHAIRMAN: Motion to adjourn by Ms. Mason.

8 MR. GLENN: Second.

9 CHAIRMAN: Second by Mr. Glenn. All in favor
10 of the motion raise your right hand.

11 (ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

12 CHAIRMAN: Meeting is adjourned.

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1 STATE OF KENTUCKY)
) SS: REPORTER'S CERTIFICATE
2 COUNTY OF DAVIESS)

3 I, LYNNETTE KOLLER FUCHS, Notary Public in and
4 for the State of Kentucky at Large, do hereby certify
5 that the foregoing Owensboro Metropolitan Board of
6 Adjustment meeting was held at the time and place as
7 stated in the caption to the foregoing proceedings;
8 that each person commenting on issues under discussion
9 were duly sworn before testifying; that the Board
10 members present were as stated in the caption; that
11 said proceedings were taken by me in stenotype and
12 electronically recorded and was thereafter, by me,
13 accurately and correctly transcribed into foregoing 5
14 typewritten pages; and that no signature was requested
15 to the foregoing transcript.

16 WITNESS my hand and notary seal on this the
17 30th day of March, 2019.

18

19

LYNNETTE KOLLER FUCHS
NOTARY ID 613522
OHIO VALLEY REPORTING SERVICES
2200 E. PARRISH AVE, SUITE 106E
OWENSBORO, KY 42303

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23 COMMISSION EXPIRES: DECEMBER 16, 2022

24 COUNTY OF RESIDENCE: DAVIESS COUNTY, KY

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