



Agenda
Owensboro Metropolitan Board of Adjustment
July 1, 2021 5:30 PM
4th Floor City Hall

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1. Consider the minutes of the June 3, 2021 meeting.

Conditional Use Permits

2. **7601 TERMINAL ROAD**, zoned I-2 Heavy Industrial
Consider a request for a **Conditional Use Permit** in order to construct a 2,400 square-foot detached structure within the floodway.
References: Zoning Ordinance Article 18, Section 18-4(b)3, 18-5(b)4, 18-6(b)3
Applicant: Gavilon Grain, LLC
3. **2700 & 2708 VEACH ROAD, 614 E 27th STREET**, zoned R-1C Single-Family Residential
Consider a request for a **Conditional Use Permit** in order to operate a Buddhist temple and parish house in an R-1C Single-Family Residential zone.
References: Zoning Ordinance Article 8, Section 8.2B4
Applicant: Nai S. P. Htaw & Nai H. Sein & Tan S. Hungsardone

Variances

4. **2810 FREDERICA STREET**, zoned B-4 General Business
Consider a request for a **Variance** in order to reduce the required side street yard building setback along Emory Drive from 25-feet from the property line to 16.25-feet from the property line, and to reduce the distance of a non-residential driveway from the right-of-way of an intersecting street from 50-feet to 14-feet
References: Zoning Ordinance Article 8, Section 8.5.16(c), Article 13, Section 13.22
Applicant: Tracy and Debra Thacker
5. **1731 W PARRISH AVENUE**, zoned B-4 General Business
Consider a request for a **Variance** in order to reduce the required roadway buffer along W. Parrish Avenue from 60-feet from the street centerline to 30-feet from the street centerline.
References: Zoning Ordinance Article 13, Section 13.6221
Applicant: BHW Properties, LLC; Winn Leasing Corp.
6. **2045 PLANEVIEW DRIVE**, zoned I-1 Light Industrial
Consider a request for a **Variance** in order to reduce the required front regulatory building setback from 25-feet to 10-feet, reduce the rear yard building setback from 20-feet from the property line to 10-feet from the property line, and to eliminate required landscaping consisting of one tree per 40-feet where the property adjoins residential zoning.
References: Zoning Ordinance Article 8, Sections 8.5.3(c), 8.5.3(e); Article 17, Section 17.311
Applicant: DMCR Properties, LLC
7. **5872 HIGHWAY 1389**, zoned P-1 Professional/Service
Consider a request for a **Variance** in order to reduce the minimum width for a two-way commercial drive from 24-feet wide to 18-feet wide.
References: Zoning Ordinance Article 13, Section 13.161
Applicant: Griffin Residuals, LLC; ASVG Properties, LLC