



**Agenda**  
Owensboro Metropolitan Board of Adjustment  
**September 2, 2021 5:30 PM**  
4th Floor City Hall

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1. Consider the minutes of the August 5, 2021 meeting.

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***Variances***

2. **5421 GERALD DRIVE**, zoned R-1B Single-Family Residential  
Consider a request for a **Variance** in order to reduce the required side street yard building setback from 25-feet from the side property line to 10-feet from the side property line.  
References: Zoning Ordinance Article 8, Section 8.5.6(c)  
Applicant: Ryan Stanley & Shawnda Stanley
- 3a. **2629 WEST PARRISH AVENUE & 1401 CARTER ROAD**, zoned B-4 General Business  
Consider a request for a **Variance** in order to reduce the required building setback along Carter Road from 75-feet from the street centerline to 50-feet from the street centerline, to eliminate the required 50-foot roadway buffer along Carter Road, and to eliminate the required 60-foot roadway buffer along W. Parrish Avenue.  
References: Zoning Ordinance Article 8, Section 8.5.16(c) & Article 13, Section 13.6221  
Applicant: Burch Byrne Riney Curry LLC; Mary Ann Leucht
- 3b. **2629 WEST PARRISH AVENUE & 1401 CARTER ROAD**, zoned B-4 General Business  
Consider a request for a **Variance** in order to allow a driveway that exceeds 40% of the lot's width and to reduce the required separation distance of non-residential driveways from 50-feet from the right-of-way line to 25.1-feet from the right-of-way line.  
References: Zoning Ordinance Article 13, Section 13.22  
Applicant: Burch Byrne Riney Curry LLC; Mary Ann Leucht
4. **700 & 710 W 2<sup>nd</sup> STREET, 711 W 3<sup>rd</sup> STREET**, zoned B-2 Central Business, Downtown Transition Overlay District  
Consider a request for a **Variance** in order to increase the maximum building setback in the Downtown Transition overlay district along W 2nd Street from 15-feet from the property line to 47-feet from the property line.  
References: Zoning Ordinance Article 21, Section 21.86(a)(ii)  
Applicant: Envision Contractors LLC; City of Owensboro
5. **2024 HIGHWAY 81**, zoned I-1 Light Industrial  
Consider a request for a **Variance** in order to eliminate the required 10-foot wide landscaping easement and one required tree per 40-linear-feet where the subject property adjoins lots less than 10 acres in size that contain an existing residence in an agricultural zone along the north and west property boundaries.  
References: Zoning Ordinance Article 17, Sections 17.3111(f) & 17.3113  
Applicant: Mr. Fence; KAS Enterprises, Inc.