



**Agenda**  
Owensboro Metropolitan Board of Adjustment  
**October 14, 2021 5:00 PM**  
4th Floor City Hall

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1. Consider the minutes of the September 2, 2021 meeting.

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**Conditional Use Permits**

2. **420 HILL BRIDGE ROAD**, zoned B-4 General Business  
Consider a request for a **Conditional Use Permit** in order to order to construct an individual self-storage building in a B-4 General Business zone.  
References: Zoning Ordinance Article 8 Section 8.2L7/48  
Applicant: Koger Farms, LLC

**Related Items**

- 2a. **420 HILL BRIDGE ROAD**, zoned B-4 General Business  
Consider a request for a **Variance** in order to reduce the rear building setback for a conditionally permitted individual storage building from 25-feet from the adjoining residential zone to 10-feet from the adjoining residential zone.  
References: Zoning Ordinance Article 8, Section 8.2L7/48  
Applicant: Koger Farms, LLC
- 2b. **420 HILL BRIDGE ROAD**, zoned B-4 General Business  
Consider a request for a **Variance** in order to increase the maximum height of a conditionally permitted self-storage building from 15-feet to 24-feet.  
References: Zoning Ordinance Article 8, Section 8.2L7/48  
Applicant: Koger Farms, LLC
- 2c. **420 HILL BRIDGE ROAD**, zoned B-4 General Business  
Consider a request for a **Variance** in order to eliminate 8-foot tall solid wall or fence along the eastern property line.  
References: Zoning Ordinance Article 8, Section 8.2L7/48  
Applicant: Koger Farms, LLC
3. **9421 MCCAMISH ROAD** zoned A-R Rural Agriculture  
Consider a request for a **Conditional Use Permit** in order to utilize a detached structure on the subject property for storage in conjunction with a Home Occupation and to allow employees on-site.  
References: Zoning Ordinance Article 8, Section 8.2D5a  
Applicant: Nona Sumner and Eric Sumner
4. **2420 W 4<sup>th</sup> STREET**, zoned B-4 General Business  
Consider a request for a **Conditional Use Permit** in order to operate a group home for women and children.  
References: Zoning Ordinance Article 8, Section 8.2A7/6a  
Applicant: Angel Welsh; Greater Yelvington Investments, LLC

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**Variances**

5. **2024 HIGHWAY 81** zoned I-1 Light Industrial (Postponed from September 2, 2021 OMBA Meeting)  
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.