



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

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1. Consider the minutes of the November 4, 2021 meeting.

Conditional Use Permits

2. **3100 & 3136 WEST 2nd STREET**, zoned B-4 General Business (Postponed at November 4, 2021 OMBA Meeting)
Consider a request for a **Conditional Use Permit** in order to order to operate an addiction rehabilitation facility from the subject properties.
References: Zoning Ordinance Article 8, Section 8.2C1
Applicant: BTR28, LLC; OH Hotels, LLC; OH Assets, LLC
3. **1606 OHIO STREET & 38 HANNING LANE**, zoned R-4DT Inner-City Residential
Consider a request for a **Conditional Use Permit** in order to construct a group housing and academic facility at the subject properties.
References: Zoning Ordinance Article 8, Section 8.2A7/6a
Applicant: Mike Ballard; Darrell & Merry Hale

Related Item

- 3a. **1606 OHIO STREET & 38 HANNING LANE**, zoned R-4DT Inner-City Residential
Consider a request for a **Variance** in order to reduce the street yard building setback along Ohio Street from 25-feet to 20-feet from the property line, to reduce the street yard building setback along Hanning Lane from 25-feet to 10-feet from the property line, and to reduce the rear yard building setback from 20-feet to 10-feet from the interior property line to the south.
References: Zoning Ordinance Article 8, Sections 8.5.11(c) & 8.5.11(e)
Applicant: Mike Ballard; Darrell & Merry Hale
4. **6729, 7066, 7522 & 8530 CURDSVILLE DELAWARE ROAD & 11120 SMOCK ROAD**, zoned A-R Rural Agriculture
Consider a request for a **Conditional Use Permit** for the extraction of natural gas serving as a conditionally permitted utility facility with operations located at the subject properties.
References: Zoning Ordinance Article 8, Section 8.2K4
Applicant: O'Bryan Grain Renewable Energy, LLC; O'Bryan Land, LLC

Variances

5. **2024 HIGHWAY 81** zoned I-1 Light Industrial (Postponed at the November 4, 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.