



Agenda
Owensboro Metropolitan Board of Adjustment
April 13, 2023 5:00 PM
4th Floor City Hall

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1. Consider the minutes of the March 2, 2023 meeting.

Conditional Use Permits

2. **10510 MAIN CROSS STREET & 10460 FRANKLIN STREET**, zoned R-1A Single Family Residential
Consider request for a **Conditional Use Permit** in order to in order to expand an existing church and school in an R-1A Single Family Residential zone.
References: Zoning Ordinance, Article 8, Section 8.2(B)(4)
Applicant: St. Mary of the Woods Parish, Inc.
3. **2401 & 2430 NEW HARTFORD ROAD**, zoned B-4 General Business
Consider request for a **Conditional Use Permit** in order to expand an existing activity day center for children and adults.
References: Zoning Ordinance, Article 8, Section 8.2(B)(3)
Applicant: Puzzle Pieces, Inc; HBH Investments, LLC; MKC Properties, LLC

Related Item

- 3a. **2430 NEW HARTFORD ROAD** zoned B-4 General Business
Consider a request for a **Variance** in order eliminate the required 3-foot tall continuous element and 1-tree per 40-linear-feet where the vehicular use area adjoins public right-of-way.
References: Zoning Ordinance, Article 17, Section 17.3121(b)
Applicant: Puzzle Pieces, Inc; HBH Investments, LLC; MKC Properties, LLC
4. **400 E 4th STREET**, zoned B-2 Central Business
Consider request for a **Conditional Use Permit** in order to operate a Community Center for recovery purposes within the Downtown Transition Overlay District.
References: Zoning Ordinance, Article 21, Section 21.7(B)(7)
Applicant: Green River Regional Mental Health Retardation Board, Inc. d/b/a RiverValley Behavioral Health; Riverwalk Properties, LLC

Variances

5. **1135 W 9th STREET**, zoned B-4 General Business
Consider request for a **Variance** in order to reduce the street yard building setback along Plum Street from 25-feet from the property line to 10-feet from the property line.
References: Zoning Ordinance, Article 8, Section 8.5.16(c)
Applicant: Timothy L. Collier Sr.
6. **2400 HIGHWAY 81**, zoned I-1 Light Industrial
Consider request for a **Variance** in order to eliminate 2,465-linear-feet of a required 6-foot tall solid wall or fence surrounding a gravel, outdoor storage yard.
References: Zoning Ordinance, Article 17, Section 17.311(5)
Applicant: Crabtree Holdings, LLC
7. **6810 US HIGHWAY 431**, zoned I-1 Light Industrial
Consider request for a **Variance** in order to eliminate 810-linear feet of a required 6-foot tall solid wall or fence along the rear portion of a proposed outdoor storage yard, to eliminate the required 1-tree per 40-linear-feet where the outdoor storage yard adjoins residential zoning, and to widen the maximum width of one-way driveways from 26-feet wide to 30-feet wide.
References: Zoning Ordinance, Article 17, Sections 17.311(5) and 17.311(5s), Article 13, Section 13.231
Applicant: Martin Marietta Materials, Inc; HJ Marks Co.