



**Agenda**  
Owensboro Metropolitan Board of Adjustment  
**June 6, 2024 5:30 PM**  
4<sup>th</sup> Floor City Hall

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1. Consider the minutes of the May 2, 2024 meeting.

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***Conditional Use Permits***

2. **2314 PARDON AVENUE**, zoned R-4DT Inner-City Residential  
Consider a request for a **Conditional Use Permit** in order to place a Class II Manufactured Home in an R-4DT Inner-City Residential zoning classification.  
Reference: Zoning Ordinance, Article 8, Section 8.2A10B/7  
Applicant: Tony Williams and Megan O'Neal

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***Variances***

3. **2430A FAIRVIEW SPUR**, zoned R-1A Single-Family Residential  
Consider a request for a **Variance** in order to reduce the front-yard building setback line from 35-feet from the property line to 25-feet from the property line.  
Reference: Zoning Ordinance, Article 8, Section 8.5.5(c)  
Applicant: William Kemper and Denice Kemper
4. **4450 HIGHWAY 144**, zoned B-4 General Business  
Consider a request for a **Variance** in order to eliminate the required trees and 6-foot-tall solid wall or fence along the eastern property boundary, along the railroad tracks, and to eliminate the required trees along the northern property boundary, along Highway 144, for an outdoor storage yard and vehicular use area.  
Reference: Zoning Ordinance, Article 13, Section 13.511  
Applicant: James W. Marksberry, Sr. and Lauri Marksberry
5. **3636 MARSEILLE DRIVE**, zoned R-1A Single-Family Residential  
Consider a request for a **Variance** in order to reduce the rear street-yard setback from 25-feet from the property line to 3-feet from the property line along Thruston Dermont Road.  
Reference: Zoning Ordinance, Article 8, Sections 8.5.(c)  
Applicant: Brett Bokkon and Janet Sue Guy
7. **2301 WEST 8<sup>TH</sup> STREET**, zoned R-4DT Inner-City Residential  
Consider a request for a **Variance** in order to reduce the side street-yard setback line from 15-feet from the property line to 10-feet from the property line along Graves Street.  
Reference: Zoning Ordinance, Article 3, Section 3-5(a)(3)  
Applicant: Riley Lyndel Properties, LLC

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***Administrative Appeal***

8. **1706 JR MILLER BLVD**, zoned B-4 General Business  
Consider a request for an **Administrative Appeal** to change from one non-conforming use to another, specifically regarding parking for a retail sales business at the subject property.  
Reference: Zoning Ordinance, Article 4, Section 4.53  
Applicant: Angel Welsh