



 Business to R-4DT Inner-City Residential. If rezoned, the two residential properties will then immediately adjoin both sides. When commercial and residential zones adjoin one another, the zoning ordinance requires that they are separated by a 10-foot-wide landscaping buffer consisting of a 6-foot-tail continuous element and 1-tree per 4-olinear-feet. In this situation, the applicant is creating the need for this element, so the required screening shall be located on the subject properties. However, the applicant contends that the required buffer and screening elements are not necessary because, although the adjoining properties are zoned B-4 General Business, they are currently (and have always been) utilized residentially. Furthermore, upon review, it is anticipated that (despite their current B-4 zoning) the adjoining tos will likely remain residential in use because: They are both located within a Central Residential plan area; Both lots are relatively narrow in size (39-feet wide and 36-feet wide); and, Due to access limitations, neither lot shall be granted direct access to W. 4th Street, limiting direct access to Castlen Street and to the rear alley. Granting the variance as proposed will not adversely affect the public because the soubject properties and the adjoining properties have all historically been utilized residentially, which is not anticipated to change despite the current B-4 General Business zoning on the adjoining properties. NO B. HARDSHIP? Would strict application of the regulation? The landscaping buffer is not required to be established as a 10-foot straight line, but rather the buffer can be averaged with a minimum width of 3-feet and the required trees can be clustered or grouped. NO C. APPLICANT'S ACTIONS? Are the circumstances from which relief is sought a result of the applicant set and the adjoini	Owensboro Metropolitan Planning Commission	
ZoneRef: R-4D1 Inner-City Residential (Proposed). Zoning Ordinance, Article 17, Section 17.3111(b) Description Veis Bay Homes, LLC; VBH Tips KY, LLC; Matt McCaslin Description Description Consider a reguest for A Variance in order to eliminate the required 10-loot wide landscaping buffer consisting of a 6-toot tall continuous element and +tree per 40-linear-feet where the subject properties adjoin B-4 General Business zoning to the east and wesi. CONSIDERATIONS - Refer to applicant's reasons, attached Consider a reguestion CONSIDERATIONS - Refer to application, the applicant has proposed to rezone the subject properties will then immediately adjoin B-4 zoning on both sites. When commercial and residential zones adjoin one another, the zoning ordinance requires that they are separated by a 10-foot-wide landscaping buffer consisting of a 6-foot-tall continuous element and 1-tree per 40-linear-feet. In this situation, the applicant is creating the need for this element, so the required societ of the subject properties. However, the applicant contends that the required buffer and screening shall be consisting of a 6-foot-tall continuous element and 1-tree per 40-linear-feet while a discreating base are not necessary because, altinuough the adjoining properties are zoned B-4 General Business: the yare separated by a 10-foot-tall Business the yare currently (and have always been) utilized residential. However, the applicant contends that the required buffer and screening shall be consisting of a 6-foot-tall adjoining properties are zone to the public baceuses to V. 4 ^a Street, limiting direct access to Casilen Street with a Centrital Business to ravin screason and the required sc		
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