



Agenda
Owensboro Metropolitan Board of Adjustment
April 7, 2005

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1. Consider the minutes of the March 3, 2005 meeting.

Conditional Use Permits

2. **1420 BENITA AVE**, in an R-4DT zone (Map N-5)
Consider a request for a **Conditional Use Permit** in order to operate a homeless shelter serving 90 residents and to provide educational, spiritual, financial and substance abuse recovery services.
Reference: Zoning Ordinance, Article 8, Section 8.2 C1
Applicant: Boulware Center Mission, Inc., St. Joseph's Peace Mission for Children, Inc.
3. **5555 WELLNESS DR**, in an A-U, I-2 zone (Map Co-54)
Consider request for a **Conditional Use Permit** for the continued operation of the existing Wellness Works Center fitness facility, including indoor and outdoor recreation and occasional public fund-raisers and social functions.
Reference: Zoning Ordinance, Article 8, Section 8.2 B7, B11, K7, 8.4/13, 8.4/42
Applicant: Premium Allied Tool, Inc.
4. **940 WEST 9th ST**, in an I-2 zone (Map N-10)
Consider request for a **Conditional Use Permit** to construct a 12,500 square foot building (100' by 125') and a 1,840 square foot shed to be used for metals processing and storage as a part of the existing operation of storage and processing of scrap metals currently conducted on the site.
Reference: Zoning Ordinance, Article 8, Section 8.2 G4, 8.4/27
Applicant: Dahl & Groezinger, Inc.

Related Item:

- 4a. **940 WEST 9th ST**, in an I-2 zone (Map N-10)
Consider request for a **Variance** to reduce the 300-foot buffer requirement from residentially zoned property to a distance of 85 feet from the closest point of the new structures.
Reference: Zoning Ordinance, Article 8, Section 8.4/27
Applicant: Dahl & Groezinger, Inc.

Variances

5. **308 BROWN CT**, in an R-1A zone (Map N-5)
Consider request for a **Variance** to reduce the side yard setback from 10 feet to 5 feet and the rear yard setback from 20 feet to 18.5 feet in order to construct a single-family residence.
Reference: Zoning Ordinance, Article 8, Section 8.5.5(d)(e)
Applicant: David Westerfield, William T. Westerfield
6. **1401 HATHAWAY ST**, in an R-4DT zone (Map N-7)
Consider request for a **Variance** to reduce the side yard setback from 25 feet to 10 feet in order to construct a single-family residence.
Reference: Zoning Ordinance, Article 8, Section 8.5.11(c)
Applicant: Chris Payne, Owensboro Medical Health System



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Administrative Appeals

7. **731 HALL ST**, in an R-4DT zone (Map N-5)
Consider request for an **Administrative Review** to change from the on-site non-conforming unlicensed substance abuse treatment program to an on-site licensed substance abuse treatment program.
Reference: Zoning Ordinance, Article 4, Section 4.53, Article 7, Section 7.34
Applicant: Boulware Center Mission, Inc.

8. **7865 JACK HINTON RD**, in an A-R zone (Map Co-76)
Consider request for an **Administrative Review** in order to appeal the Zoning Administrator's interpretation that building a post-frame building for the storage of a tractor and tools on a vacant 4.59 acre lot is not permitted because the building would be allowed only as an accessory structure in accordance with Article 8.2/H1 or Article 8.2L/3 and there is no principal building or use located on the lot.
Reference: Zoning Ordinance, Article 7, Section 7.35
Applicant: Gary and Nadine Trogden