



Agenda
Owensboro Metropolitan Board of Adjustment
May 5, 2005

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1. Consider the minutes of the April 7, 2005 meeting.

Conditional Use Permits

2. **3131 ALVEY PARK DR W**, in a B-4 zone (Map N-48)
Consider a request for a **Conditional Use Permit** in order to operate a ladies' fitness and weight loss studio.
Reference: Zoning Ordinance, Article 8, Section 8.2 B11, 8.4/13
Applicant: Don and Brenda Bowen
3. **6120 OLD KY 54**, in an R-1A zone (Map Co-66)
Consider request for a **Conditional Use Permit** in order to operate an indoor and outdoor recreational complex with principally permitted retail sales.
Reference: Zoning Ordinance, Article 8, Section 8.2 B11, K7, 8.4/13, 8.4/42
Applicant: Sports Promotions, LLC, RBC, LLC
4. **1120 WOODLAWN AV**, in an R-4DT zone (Map N-6)
Consider request for a **Conditional Use Permit** to construct a 30'x40' post frame picnic shelter.
Reference: Zoning Ordinance, Article 8, Section 8.2 B4
Applicant: Woodlawn United Methodist Church

Variance

5. **801 W 5TH ST**, in a B-4, R-4DT zone (Map N-3)
Consider request for a **Variance** to reduce the front yard building setback from 75 feet from the street centerline to 40 feet from the street centerline in order to construct a 24,162 square foot community center.
Reference: Zoning Ordinance, Article 8, Section 8.5.11(c), 8.5.16(c)
Applicant: H.L. Neblett Community Center

Administrative Appeals

6. **417 E 11TH ST**, in an I-1 zone (Map N-4)
Consider request for an **Administrative Review** to change from a non-conforming use as a storage and warehouse facility with limited parking to another non-conforming use as a workshop for the fabrication of art objects and furniture repair with limited parking.
Reference: Zoning Ordinance, Article 4, Section 4.53, Article 7, Section 7.34
Applicant: Ann S. Demko
7. **704 HATHAWAY ST**, in an R-4DT zone (Map N-5)
Consider request for an **Administrative Review** in order to demolish the existing non-conforming structure and construct a non-conforming structure in another location on the lot.
Reference: Zoning Ordinance, Article 4, Section 4.43, Article 7, Section 7.34
Applicant: Ralph Thomas