



Agenda
Owensboro Metropolitan Board of Adjustment
July 7, 2005

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1. Consider the minutes of the June 2, 2005 meeting.

Conditional Use Permits

2. **3201 ALVEY PARK DR W**, in a B-4 zone (Map N-48)
Consider a request for a **Conditional Use Permit** to operate a school for the instruction of martial arts, yoga and similar arts.
Reference: Zoning Ordinance, Article 8, Section 8.2 B11, 8.4/13
Applicant: Daniel Caslin
3. **6371 KARNS GROVE RD**, in an A-R zone (Map Co-77)
Consider a request to amend a **Conditional Use Permit** for church assembly, sanctuary, fellowship hall, Sunday school classes and related church activities in order to eliminate the required landscaping on the property.
Reference: Zoning Ordinance, Article 8, Section 8.2 B4
Applicant: Karns Grove Baptist Church
4. **2946 KY 142**, in an R-1A zone (Map Co-67)
Consider a request to amend a **Conditional Use Permit** to operate a Baptist church, kindergarten and first grade school in order to eliminate the condition regarding closure of an existing access point.
Reference: Zoning Ordinance, Article 8, Section 8.2 B4
Applicant: Bethabara Baptist Church
5. **4078 KY 142**, in an R-1A zone (Map Co-66)
Consider a request for a **Conditional Use Permit** to place a 16'x80' class 2-manufactured home on the property.
Reference: Zoning Ordinance, Article 8, Section 8.2 A10B, 8.4/7
Applicant: Lisa Flener, Betty Flener
6. **200 STEWART CT**, in an R-1A zone (Map N-46)
Consider a request for a **Conditional Use Permit** in order to fill the river bank with riprap and construct a boat dock that will extend into the Ohio River.
Reference: Zoning Ordinance, Article 18, Section 18-6(b)(2)(f)
Applicant: Jeff Danhauer
7. **5535 US 60 E**, in an I-2, A-U zone (Map N-35)
Consider a request for a **Conditional Use Permit** in order to fill approximately 180 feet of riprap along Yellow Creek.
Reference: Zoning Ordinance, Article 18, Section 18-6(b)(2)(g)
Applicant: Paul G. Bucens, W.R. Grace & Co.-Conn
8. **3332 VILLA POINT DR, SUITE 106**, in a B-4 zone (Map N-48)
Consider a request for a **Conditional Use Permit** in order to operate a health and fitness facility.
Reference: Zoning Ordinance, Article 8, Section 8.2 B11, 8.4/13
Applicant: Anytime Fitness, Woodlands Investments, LLC



Variances

9. **1428 W 2ND ST**, in a B-4 zone (Map N-3) **(Postponed)**
Consider request for a **Variance** to reduce the rear yard building setback from 20 feet to 2 feet for the existing 4,875 square foot building and for the proposed 2,000 square foot building addition.
Reference: Zoning Ordinance, Article 8, Section 8.5.16(e)
Applicant: Charalambos (Harry) Pavlas

10. **2400, 2402 FREDERICA ST**, in a B-4 zone (Map N-16)
Consider request for a **Variance** to reduce the roadway buffer from 60 feet to 45 feet in order to place parking and landscaping for the proposed coffee shop.
Reference: Zoning Ordinance, Article 13, Section 13.622
Applicant: N3 Development LTD, Wholesale Petroleum, Inc.

11. **1919 KEENLAND PKWY**, in an MHP zone (Map N-31)
Consider request for a **Variance** to reduce the rear yard building setback from 15 feet to 9 feet in order to place a 70'x14' class 2-manufactured home on the property.
Reference: Zoning Ordinance, Article 11, Section 11.35
Applicant: Paul J. Pape

12. **1929 TRIPLETT ST**, in a B-4 zone (Map N-7)
Consider request for a **Variance** to reduce the front yard building setback from 60 feet from the street centerline to 46 feet from the street centerline in order to construct a 14'x36' room addition.
Reference: Zoning Ordinance, Article 8, Section 8.5.16(c)
Applicant: Ravels Ltd, J Louise Cain & Glendle Cain

Administrative Appeal

13. **8624 KY 81**, in an R-1A, A-R zone (Map Co-30)
Consider request for an **Administrative Review** to change from a non-conforming use as a grocery store to another non-conforming store to be used for massage therapy, holistic workshops and retail sales of produce and arts and crafts.
Reference: Zoning Ordinance, Article 4, Section 4.53
Applicant: Barbara J. Ervin