



Agenda
Owensboro Metropolitan Board of Adjustment
June 7, 2012

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1. Consider the minutes of the May 3, 2012 meeting.

Conditional Use Permit

2. **1611 rear FREDERICA ST**, zoned R-4DT
Consider a request for a **Conditional Use Permit** in order to construct and operate a parking lot with revisions of the conditions placed upon the Conditional Use Permit approved September 1, 2011.
Reference: Zoning Ordinance, Article 8, Section 8.2F11
Applicant: Marcus W. Bosley
3. **1600 rear RIVER RD**, zoned I-2
Consider request for a **Conditional Use Permit** in order to operate a scrap iron, salvage storage yard and wrecking yard to include sorting, baling, shearing, and processing of scrap metal.
Reference: Zoning Ordinance, Article 8, Section 8.2G4A/27
Applicant: Dixieland Properties, LLC, Owensboro Riverport Authority

Related Item

- 3a. **1600 RIVER RD**, zoned I-2
Consider request for a **Variance** in order to eliminate the 100 foot buffer from an A-U zone along the entire western boundary of the property and to eliminate the trees and 8 foot high solid wall or fence along the northern, southern and western boundaries of the 0.3 acre expansion.
Reference: Zoning Ordinance, Articles 8 and 17, Sections 8.2G4A/27 and 17.311
Applicant: Dixieland Properties, LLC; Owensboro Riverport Authority
4. **7232, 7244 HIGHWAY 56**, zoned R-1A, A-U
Consider request for a **Conditional Use Permit** in order to operate an existing church and construct accessory structures.
Reference: Zoning Ordinance, Article 8, Section 8.2B4
Applicant: St. Mary Magdalene's Parish of Sorgho Kentucky, Inc.

Variance

5. **800 CRABTREE AVE**, zoned I-1
Consider a request for a **Variance** in order to increase the total width of the driveway along Crabtree Avenue from 40% of the street frontage to 66% of the street frontage and to increase the maximum driveway width of a two-way industrial driveway along Crabtree Avenue from 50 feet to 85 feet.
Reference: Zoning Ordinance, Article 13, Sections 13.22 and 13.231
Applicant: Murphy Investments, LLC
6. **500 FREDERICA ST**, zoned B-2 Frederica Boulevard and Downtown Transition Overlay Districts
Consider a request for a **Variance** in order to reduce the minimum building frontage required along a "Type B" street in the Frederica Boulevard Overlay District from 50% to 39% along Frederica Street.
Reference: Zoning Ordinance, Article 21, Sections 21.87(a)(iii)
Applicant: GPD Group; Fifth Third Bank
7. **2400 W 5TH ST**, zoned R-4DT
Consider a request for a **Variance** in order to reduce the side street yard building set back line for back to back lots from 15 feet from the property line to 7 feet from the property line.
Reference: Zoning Ordinance, Article 3, Section 3-5(a)(3)
Applicant: City of Owensboro Community Development; City of Owensboro

Administrative Appeal

8. **407 STABELFORD CIR**, zoned R-1C (Postponed from the May 3, 2012 meeting)
Consider a request for an **Administrative Appeal** concerning the Zoning Administrators interpretation of Article 3, Sections 3-6(e) and 3-7(g)(6) regarding the placement of a brick wall within a public utility easement.
Reference: Zoning Ordinance, Article 7, Section 7.35
Applicant: Betty Bowles

New Business