

DATE: June 3, 2026
TO: Kenton County Joint Board of Adjustment Members and Greg Voss, Legal Counsel
FROM: Andy Videkovich, AICP, Director of Planning
SUBJECT: Kenton County Joint Board of Adjustment Public Hearing for **June 17, 2026**

Your next public hearing will be held in the Fiscal Court Chambers of the Kenton County Court House, 5272 Madison Pike, Independence, KY 41051 on **Wednesday, June 17, 2026, at 5:30 p.m. EST (4:30 p.m. CST)**. This public hearing will allow interested persons to speak or present information on the following requests:

FILE NUMBER: BOA-26-0010 (Bromley)

APPLICANT: Andrew Clift

LOCATION: 1 Boone Street, Bromley

REQUEST: Two variance requests (1) reducing the required rear yard setback and (2) reducing the required front yard setback within the R-U (Residential Urban) Zone of the Bromley Zoning Ordinance

SUMMARY: The applicant is proposing the construction of a 2,016 square-foot single-family residential home which will be (1) 4 feet from the rear property line in common with 3 Boone Street where 15 feet is required and (2) 0 feet from the front yard facing Pleasant Street where 10 feet is required.

LEGAL TESTS: Before any **variance** is granted, the board of adjustment must find that it will not adversely affect the public health, safety, or welfare, will not alter the essential character of the general vicinity, will not cause a hazard or a nuisance to the public, and will not allow an unreasonable circumvention of the requirements of the zoning regulations.

FILE NUMBER: BOA-26-0011 (Unincorporated Kenton County)

APPLICANT: Brian Wright

LOCATION: An area of approximately one acre located 380 feet east of Martin Road, with Staffordsburg Road to the north and Moffett Road to the south, approximately a half mile south of Staffordsburg Road, in Unincorporated Kenton County

REQUEST: A variance request to reduce the required rear yard setback within the A-1 (Agricultural) Zone

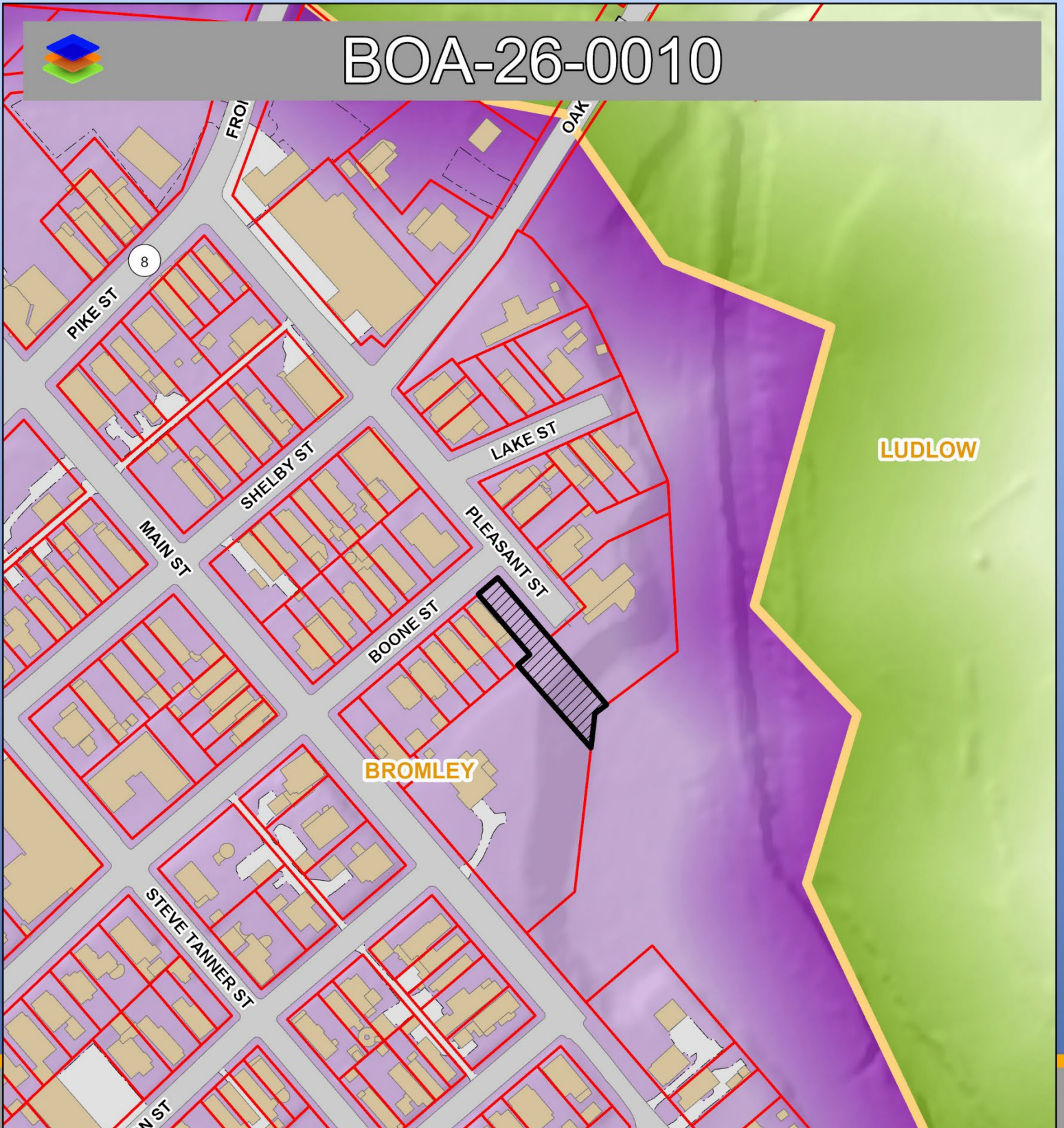
SUMMARY: The applicant is proposing to construct a new single-family home with a rear yard setback of ten feet from the property line in common with 12759 Martin Road where 25 feet is the minimum rear setback required.

LEGAL TEST: Before any **variance** is granted, the Board of Adjustment must find that it will not adversely affect the public health, safety, or welfare, will not alter the essential character of the general vicinity, will not cause a hazard or a nuisance to the public, and will not allow an unreasonable circumvention of the requirements of the zoning regulation.





Information regarding the details for this public hearing is available for review by contacting our staff at PDS between 8 a.m. and 5 p.m. EST (7:00 a.m. and 4:00 p.m. CST), Monday through Friday.

Joshua R. Wice, Ed.D., Executive Director

BOA-26-0010



Building	Roads	Utilities	Topography
Building	Paved Road	Sewer	Index Contour
Pool	Upaved Road	Sewer Structure	Intermediate Contour
Tank	Bridges	Water Pipe	Creek / Stream
Concrete Pad	Paved Parking	Water Hydrant	River / Lake
Recreation	Boundaries		
Ball Fields	Parcel		
Playground/General Rec	Zoning		
Tee/Green			

1840 Simon Kenton Way, Suite 3400
 Covington, KY 41011-2999
 859.331.8980
 Office hours M-F 8-5
www.linkgis.org

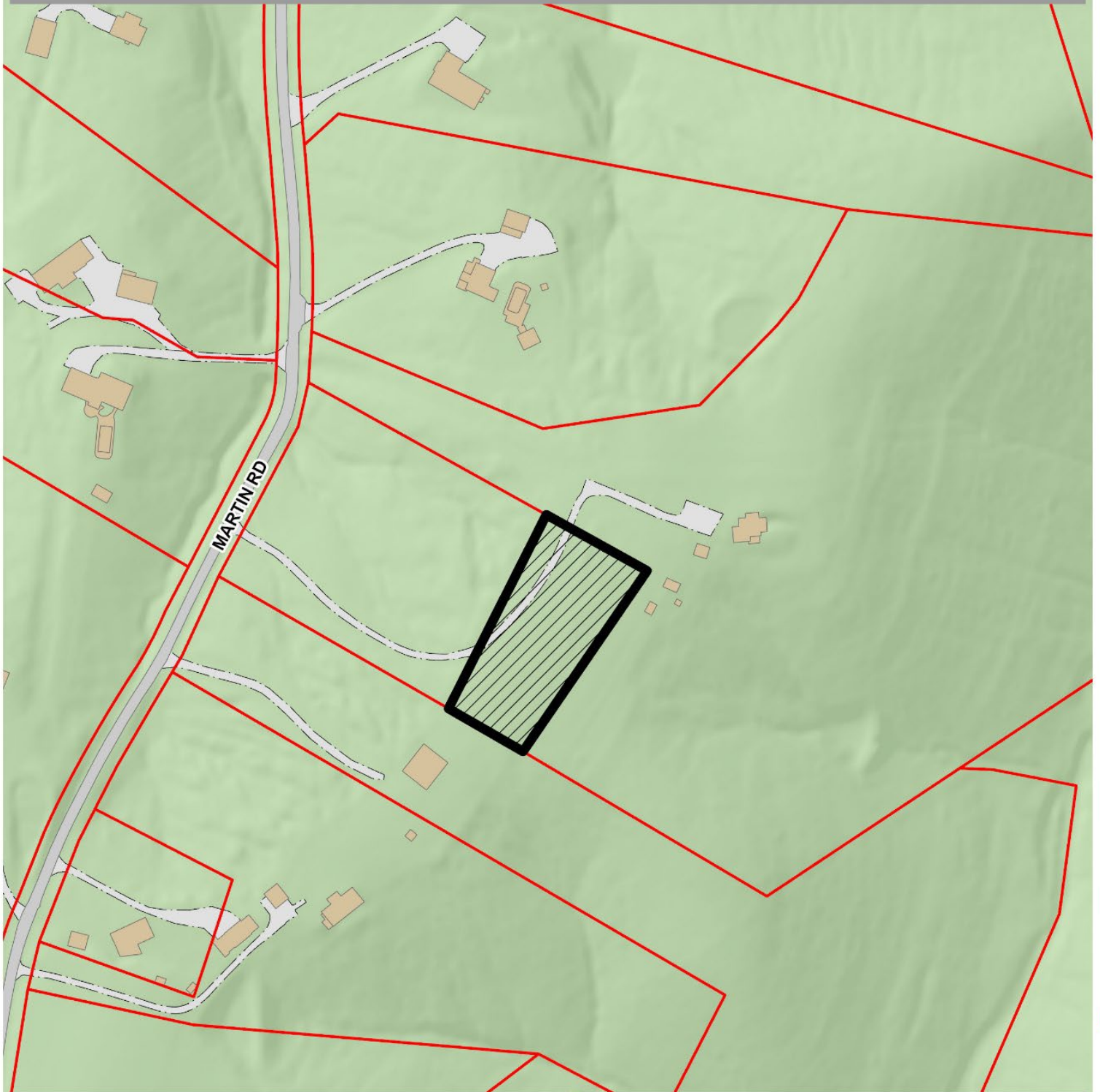
Parcel data provided by CCPVA, KCPVA and LINK-GIS.

Date: 6/1/2026

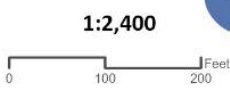
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BOA-26-0011



Building	Roads	Utilities	Topography
Building	Paved Road	Sewer	Index Contour
Pool	Unpaved Road	Sewer Structure	Intermediate Contour
Tank	Bridges	Water Pipe	Creek / Stream
Concrete Pad	Paved Parking	Water Hydrant	River / Lake
Recreation	Unpaved Parking		
Ball Fields	Railroad		
Playground/General Rec	Parcel		
Tee/Green	Zoning		



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Date: 5/27/2026

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