

## Kenton County Joint Board of Adjustment

### Public Hearing

Wednesday, June 17, 2026 | 5:30 PM ET (4:30 PM CT)  
Commission Chambers, Kenton County Court House | Independence  
5272 Madison Pike, Independence KY 41051

#### Call to order

1. Welcome & Meeting Instructions
2. Roll call; determination of a quorum

#### Administrative Reviews / Ongoing Business

3. This month's agenda (*action required*)
4. May 20, 2026, meeting minutes (*action required*)

#### Public Hearing

5. Review of public hearing procedures (*no action required*)
  - a. Confirmation of notification
  - b. Declaration of conflicts
  - c. Declaration of site visit
  - d. Staff report
  - e. Comments from the applicant
  - f. Comments from proponents
  - g. Comments from opponents
  - h. Discussion by board members
  - i. Motion/Second regarding Findings of Facts
  - j. Vote

6. **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.

7. **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

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**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.

8. New Business
  - a. Discussion regarding the temporary relocation of meetings due to the upcoming companion bridge construction.
9. Old Business
10. Adjournment