



TO: Kenton County Joint Board of Adjustment Members and interested parties

FROM: Cody Sheets, AICP
Principal Planner

SUBJECT: BOA-26-0010

DATE: June 10, 2026

Staff has published notice of a special public hearing of the **Kenton County Joint Board of Adjustment** at **5:30 PM ET (4:30 CT) on Wednesday, June 17, 2026**, at the **Kenton County Court House, Commission Chambers, 5272 Madison Pike, Independence, KY**. We submit this case review and recommendation for your consideration prior to the hearing.

The applicant will explain his/her reasons for this request during the hearing and address how he/she believes it meets legal requirements established in law. Staff will lay out the case, provide our findings and a recommendation, and address your comments and/or questions.

If you need additional information or clarification prior to then, don't hesitate to contact me.

cc: Andrew Clift – Applicant

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

1840 Simon Kenton Way, Suite 3400 • Covington, Kentucky 41011-3693 • (859) 331-8980 • pdskc.org

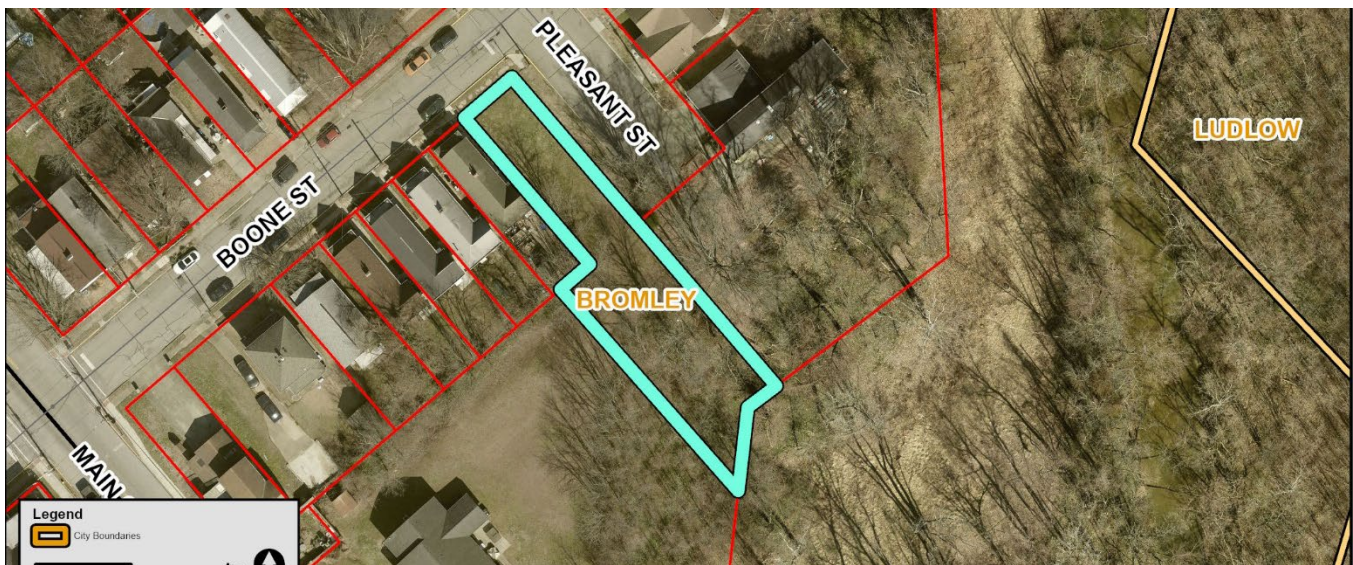
BOARD OF ADJUSTMENT: VARIANCESFile No: **BOA-26-0010**

Jurisdiction: City of Bromley

Applicant: Andrew Clift

Staff Review: Cody Sheets, AICP,
Principal Planner**GENERAL CASE INFORMATION**

1. **Request:** Two variance requests (1) reducing the required rear yard setback from 15 feet to 4 feet and (2) reducing the required front yard setback from 10 feet to 0 feet within the R-U (Residential Urban) Zone of the Bromley Zoning Ordinance; 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.
2. **Location:** 1 Boone St, Bromley

**SITE LOCATION AND BACKGROUND**

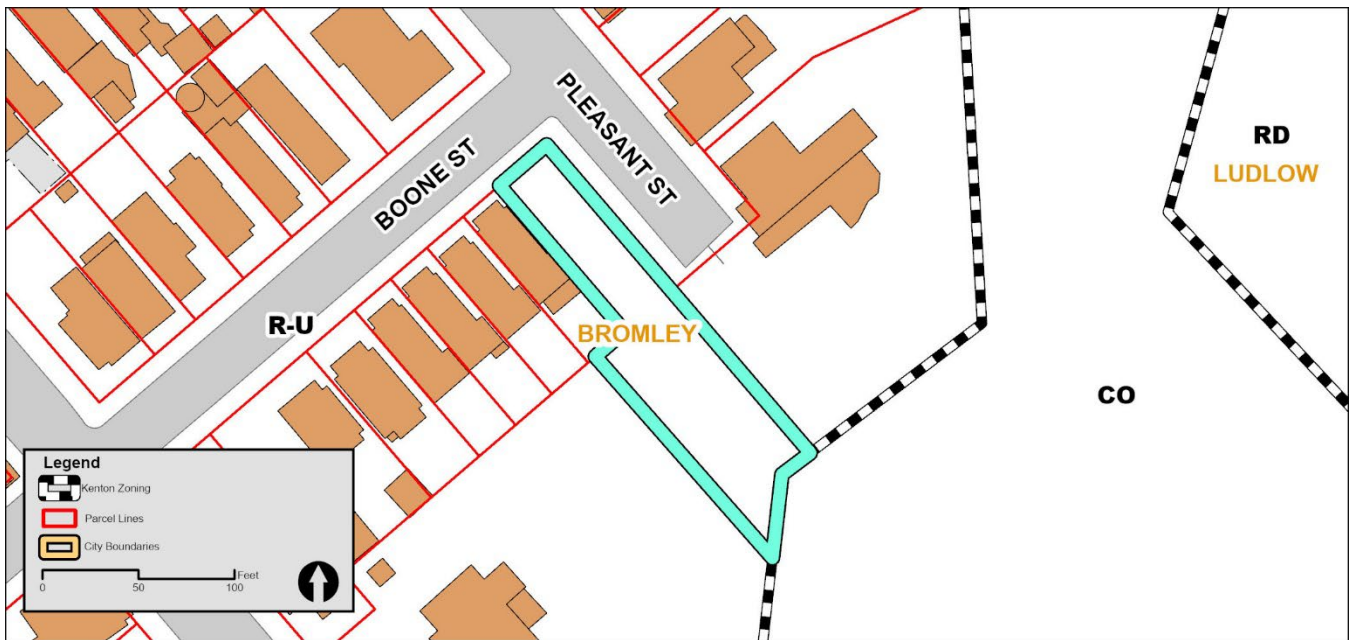
1. The site in question is approximately 0.22 acres and is located on Boone Street at the intersection with Pleasant Street, both of which are local streets.
2. The site is currently vacant land. The site is surrounded by mostly detached single-family residential units on smaller lots typical of an urban area.

ANALYSIS – Current Zoning

	ZONING	MIN LOT SIZE	MAX DENSITY
SITE: CURRENT	R-U	2,000 sq. ft.	14.5 du/ac
NORTHEAST OF THE SITE	R-U	2,000 sq. ft.	14.5 du/ac
SOUTHEAST OF THE SITE	CO	N/A	N/A
SOUTHWEST OF THE SITE	R-U	2,000 sq. ft.	14.5 du/ac
NORTHWEST OF THE SITE	R-U	2,000 sq. ft.	14.5 du/ac

The site in question is currently zoned R-U. The R-U Zone permits single-family homes, subject to the following area and height requirements:

- a. Minimum lot area - 2,000 square feet;
- b. Minimum lot width at building setback line - 20 feet;
- c. Minimum front yard - 10 feet;
- d. Minimum side yard - 2.5 feet
- e. Minimum rear yard - 15 feet;
- f. Maximum building height - 35 feet



ANALYSIS – Current Land Use

	DESCRIPTION
SITE: CURRENT	Vacant
NORTHEAST OF THE SITE	Single-family
SOUTHEAST OF THE SITE	Open space
SOUTHWEST OF THE SITE	Single-family
NORTHWEST OF THE SITE	Single-family



SUBMISSION MATERIALS

The applicant has submitted the following information and materials (attached):

- a. a letter detailing the nature and reasons for the submitted requests;
- b. a site plan and rendering detailing the proposed construction; and
- c. a petition in support of the project signed by several neighbors of the property.

PETITION REVIEW

1. The submitted site plan and application materials show the following (see attached):
 - a. Construction of a 72 foot by 28 foot (2,016 square foot) single-family residential home oriented towards Pleasant Street with attached two-car garage
 - i. The proposed home will be 4 feet from the rear property line in common with 3 Boone Street where a minimum of 15 feet is required.
 - ii. The proposed home will be 0 feet from the front property line facing Pleasant Street where 10 feet is required.
 - iii. The proposed single-family home is intended to meet the established setback average along Boone Street.
 - iv. 20-foot-wide driveway access off Pleasant Street
2. The property is 32 feet wide at the narrowest point to the north and 50 feet wide at the widest point to the south.
3. Section 5.04, A. of the Bromley Zoning Ordinance states:
 - a. In the R-U district, front yard setback requirements shall be modified when nearby properties have a setback which is less than or greater than the requirements of the zoning district. When this occurs, the front yard setback shall be the average of the nearby properties. These nearby properties must be:
 - i. Fronting on the same side of the street; and
 - ii. On the same block; and
 - iii. Within 300 feet; and

- iv. If in a residential zone, then located within any residential zoning district. If in the DC or NC Zone, then located within the DC or NC Zone respectively; and
- v. 51 percent or more of lots in the block are developed

The single-family residential home as proposed meets the front yard setback averaging requirements along Boone Street.

4. Section 5.06, D. of the Bromley Zoning Ordinance states:

- a. On lots having frontage on more than one street, the minimum front yard depth shall be provided on at least one street frontage, with the other frontage(s) having a minimum of one-half the required minimum front yard depth, except that when the lots abut an arterial street, as herein defined, the minimum front yard depth shall be provided on each street.

5. Article 13.07 of the Bromley Zoning Ordinance states the following:

- a. Before any variance is granted, the board of adjustment must find the granting of the variance 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. In making these findings the board shall consider whether:

- i. The requested variance arises from special circumstances which do not generally apply to land in the general vicinity or in the same zone;

The requested variance arises from special circumstances that do not generally apply to other properties in the same zone. The property is a corner lot, which reduces the effective buildable area compared to other properties nearby. Additionally, the right-of-way along Pleasant Street is wider than the right-of-way of Boone Street. This wider right-of-way means that although the proposal places the home at a zero-foot front yard setback, the front of the building would still be approximately 12 feet from the sidewalk. The property also has an irregular shape with the rear third of the area having steep topography, being located in a flood zone, and including DSA (Developmentally Sensitive Areas).

- ii. The strict application of the provisions of the regulation would create an unnecessary hardship on the applicant;

The strict application of the provisions of the regulation would create an unnecessary hardship on the applicant. Due to the configuration of the lot, the lack of buildable area necessitates these variances in order to develop the lot per the applicant's plan. If the home were oriented towards Boone Street then the proposed residential structure could only be 27 feet wide with the required side yard setbacks and would need to meet front yard setback averaging requirements or request a variance.

The circumstances are the result of actions of the applicant taken subsequent to the adoption of the zoning regulation from which relief is sought.

Staff finds that this application is not the result of actions taken by the applicant. The applicant identified the need for the variance during the normal permitting process.

- b. The board shall deny any request for a variance arising from circumstances that are the result of willful violations of this ordinance by the applicant subsequent to the adoption of this ordinance.

RECOMMENDATIONS: Favorable recommendation for the requested variances to (1) reduce the required rear yard setback and (2) reduce the required front yard setback within the R-U Zone of the Bromley Zoning Ordinance.

SUPPORTING INFORMATION/BASES FOR STAFF RECOMMENDATION

1. The requested variances 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.
2. The variances will allow for the construction of new housing on a challenging lot, while still maintaining setback averaging along Boone Street to maintain existing character.

Additional Information

1. If approved building and zoning permits will be required.

Dear Members of the Board of Adjustment,

I am writing to request approval for zoning variances related to the construction of a single-family residence on my property located at the corner of Pleasant Street and Boone Street in the City of Bromley.

Overview of the Project

I am proposing to construct a single-family home for owner occupancy. The home will be consistent with the residential character of the surrounding neighborhood. The project does not involve any commercial use, employees, or client traffic.

Project Details

The proposed residence will include off-street parking in the form of a driveway and attached garage, which will be accessed from Pleasant Street. The orientation of the home will face Pleasant Street.

Due to the configuration of the lot and the proposed orientation of the home, I am requesting the following variances:

- A front yard setback variance of 0 feet from Pleasant Street
- A rear yard setback variance of 4 feet

The site plan reflects an average setback along Boone Street that is consistent with nearby properties.

The proposed home design is also consistent with the established character of nearby residences. Several homes in the immediate area, including 215, 216, and 222 Pleasant Street, are single-family homes with attached two-car garages similar in nature to the proposed residence.

Reason for Request

Positioning the home in this manner allows for the most practical and functional use of the lot. It provides improved access to the side yard and ensures safer ingress and egress by utilizing Pleasant Street for driveway access. Additionally, this layout aligns the home with the intended streetscape while working within the unique constraints of a corner lot.

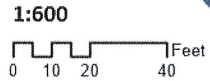
I respectfully request your consideration of these variances. Please feel free to contact me if additional information is needed.

Best Regards,

Andrew Clift

LINK-GIS Web Map

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

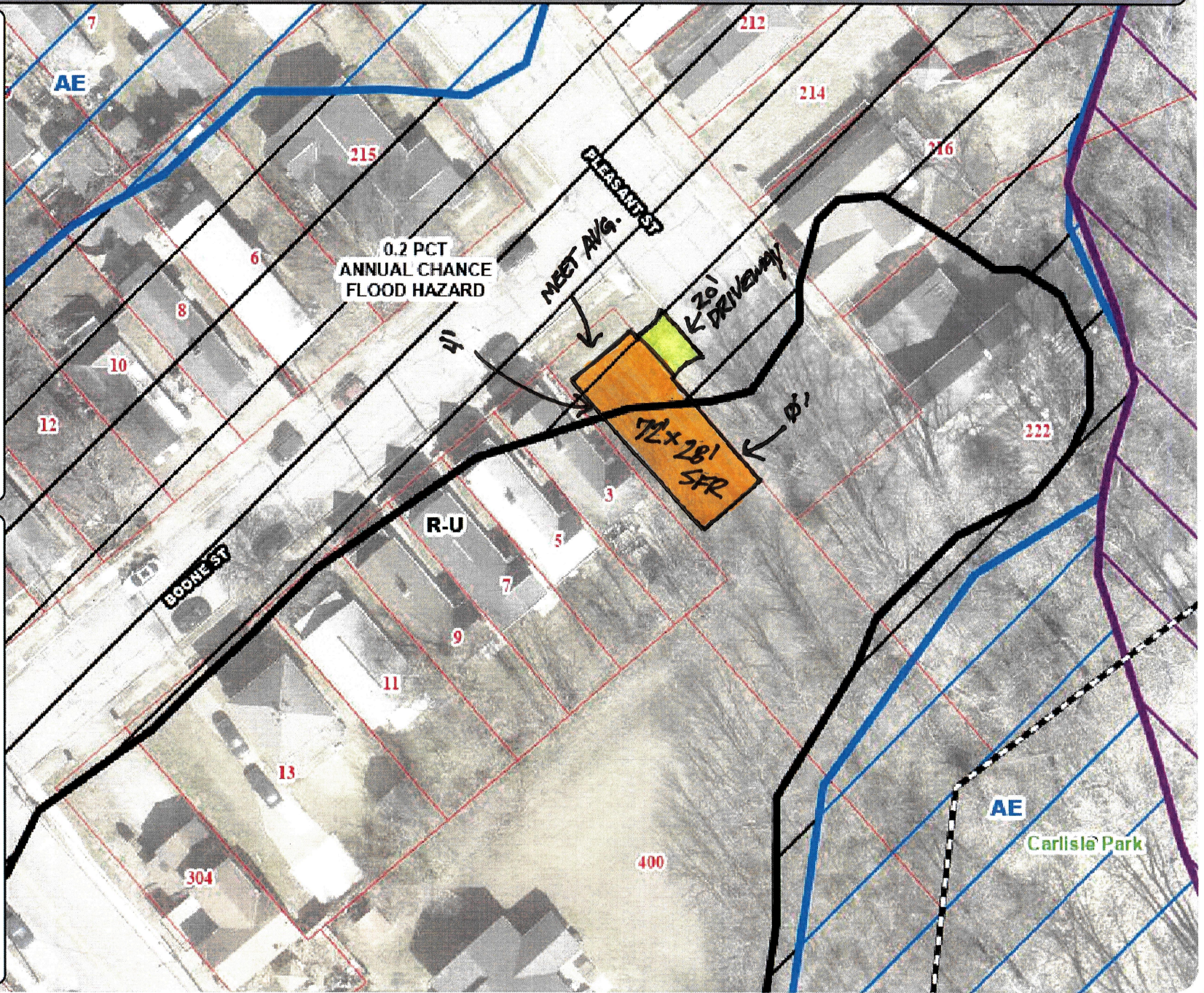


1840 Simon Kenton Way
Covington, KY 41011
859.331.8980
Office hours M-F 8-5
www.linkgis.org

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

Date: 4/3/2026

These GIS data are deemed reliable and every effort has been made to ensure their accuracy. They are, however, provided "as is" without warranty of correctness, timeliness, reliability, or completeness. Map elements do not represent a legal survey of land. Use of these data for any purpose should be with an acknowledgement of their limitations, including the fact that they are dynamic in nature and in a constant state of maintenance. Field investigation may be necessary.





Neighborhood Support Petition

We, the undersigned neighboring property owners and/or residents, have reviewed the proposed site plan and variance request submitted by Andrew Clift (property owner) for the construction of a new single-family residence on the vacant lot located at the corner of Boone Street and Pleasant Street in Bromley, Kentucky.

We understand that the request includes variances related to front and rear yard setbacks necessary for the proposed home design and placement on the property.

Based on the information presented to us, we believe the proposed home:

- Will be compatible with the character of the surrounding neighborhood;
- Will be a positive improvement to the property and area;
- Will not adversely affect neighboring properties; and
- Is a reasonable use of the lot considering its size, shape, and location.

By signing below, we acknowledge that we have reviewed the proposal and express that we have no objection to the requested variances as presented.

Neighbor Name	Property Address	Signature	Date
<i>Larry H. Hines</i>	<i>815 PLEASANT ST</i>	<i>[Signature]</i>	<i>5/18/26</i>
<i>Maria Jones</i>	<i>3 Boone St</i>	<i>Maria G. Jones</i>	<i>5/18/2026</i>
<i>BERDEANA Nock</i>	<i>216 Pleasant St</i>	<i>[Signature]</i>	<i>5/19/26</i>
<i>DAVE RADFORD</i>	<i>400 MAIN ST.</i>	<i>[Signature]</i>	<i>5/19/26</i>