

DATE: August 5, 2026
TO: Kenton County Joint Board of Adjustment Members and Matt Smith
FROM: Andy Videkovich, PDS Director of Planning
SUBJECT: Kenton County Joint Board of Adjustment Public Hearing for **August 19, 2026**

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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, August 19, 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-26-0017 (Independence)

APPLICANT: James Woeste

LOCATION: 157 Pelly Road, Independence

REQUEST: An appeal to the decision of the zoning administrator to deny a request to allow accessory structures within a front yard area of the R-LLS (Residential Large Lot Subdivision) Zone of the Independence Zoning Ordinance

SUMMARY: The applicant is proposing to subdivide the existing property to build a new home. The proposed location of the new home will be towards the rear portion of the existing lot. There are existing accessory structures within the existing lot, which are proposed to be included within the new lot for the new home. The applicant is seeking this appeal to allow these structures to be located within the front yard area for the new lot where accessory structures are not permitted within any front yard.

LEGAL TESTS: To overturn the **Zoning Administrator's decision** the Board must find that there was an error in, or that the applicant was injuriously affected or aggrieved by, an order, requirement, interpretation, grant, refusal, or decision by the Zoning Administrator.

FILE NUMBER: BOA-26-0018 (Unincorporated Kenton County)

APPLICANT: Gary Hammons

LOCATION: 12064 Green Road

REQUEST: A variance request to reduce the required front yard setback within the A-1 (Agricultural) Zone of the Kenton County Zoning Ordinance.

SUMMARY: The applicant is proposing a new attached garage addition to a single-family residential home with a front setback of 59 feet from the front property line where 85 feet is the minimum front setback required.

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

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. ET (7 a.m. – 4 p.m. CT), Monday through Friday.

TRAVEL ADVISORY: Ongoing construction of the Brent Spence Companion Bridge may affect interstate ramp status. Please plan accordingly. For detour routes and real-time updates, visit:

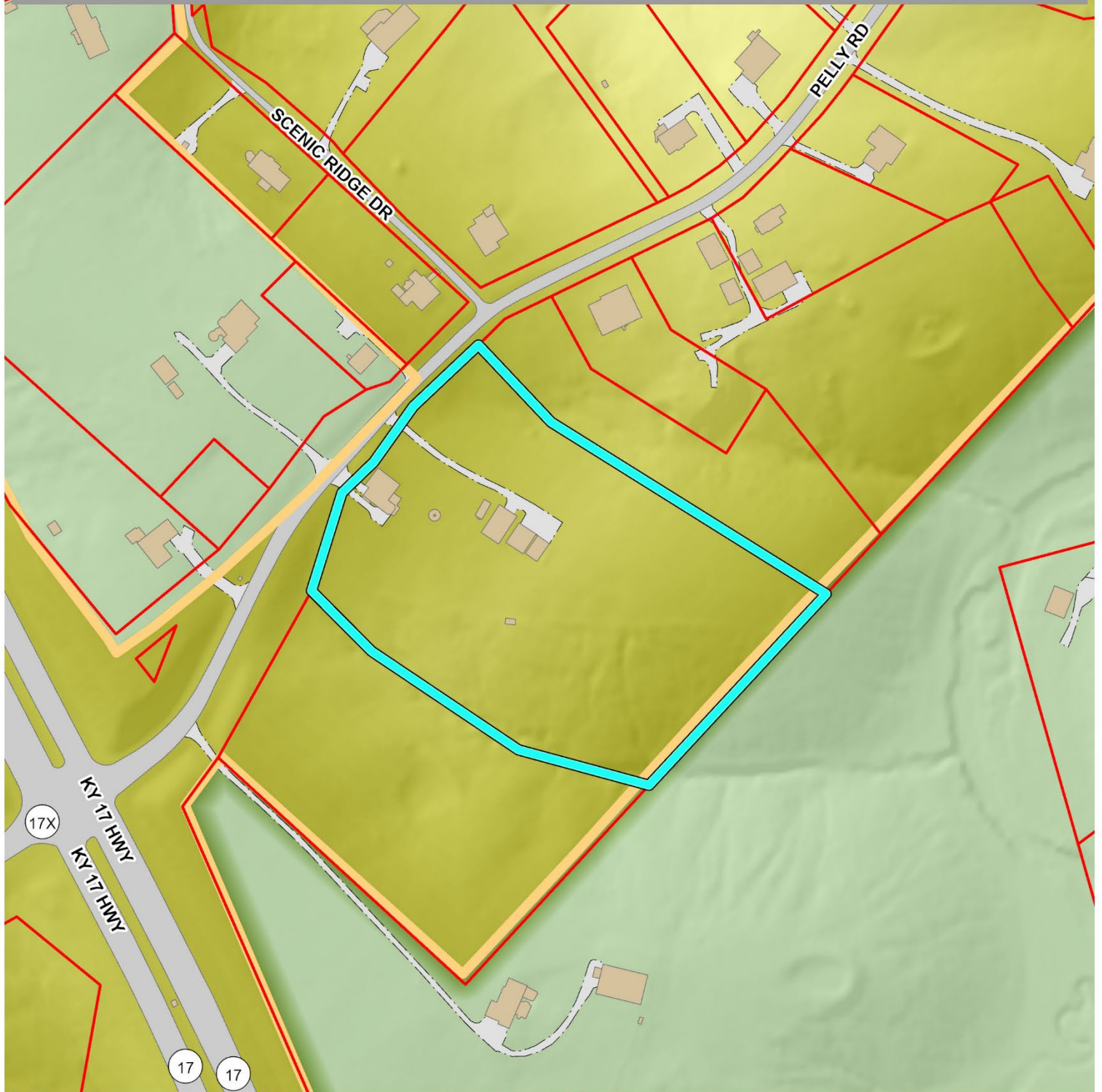
<https://brentspencebridgecorridor.com/construction-updates/travel-updates/>

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

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



BOA-26-0017



Building

- Building
- Pool
- Tank
- Concrete Pad

Recreation

- Ball Fields
- Playground/General Rec
- Tee/Green

Roads

- Paved Road
- Unpaved Road
- Bridges
- Paved Parking
- Unpaved Parking
- Railroad

Boundaries

- Parcel
- Zoning

Utilities

- Sewer
- Sewer Structure
- Water Pipe
- Water Hydrant

Topography

- Index Contour
- Intermediate Contour
- Creek / Stream
- River / Lake

1:2,640

0 100 200 Feet



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859.331.8980
Office hours M-F 8-5
www.linkgis.org

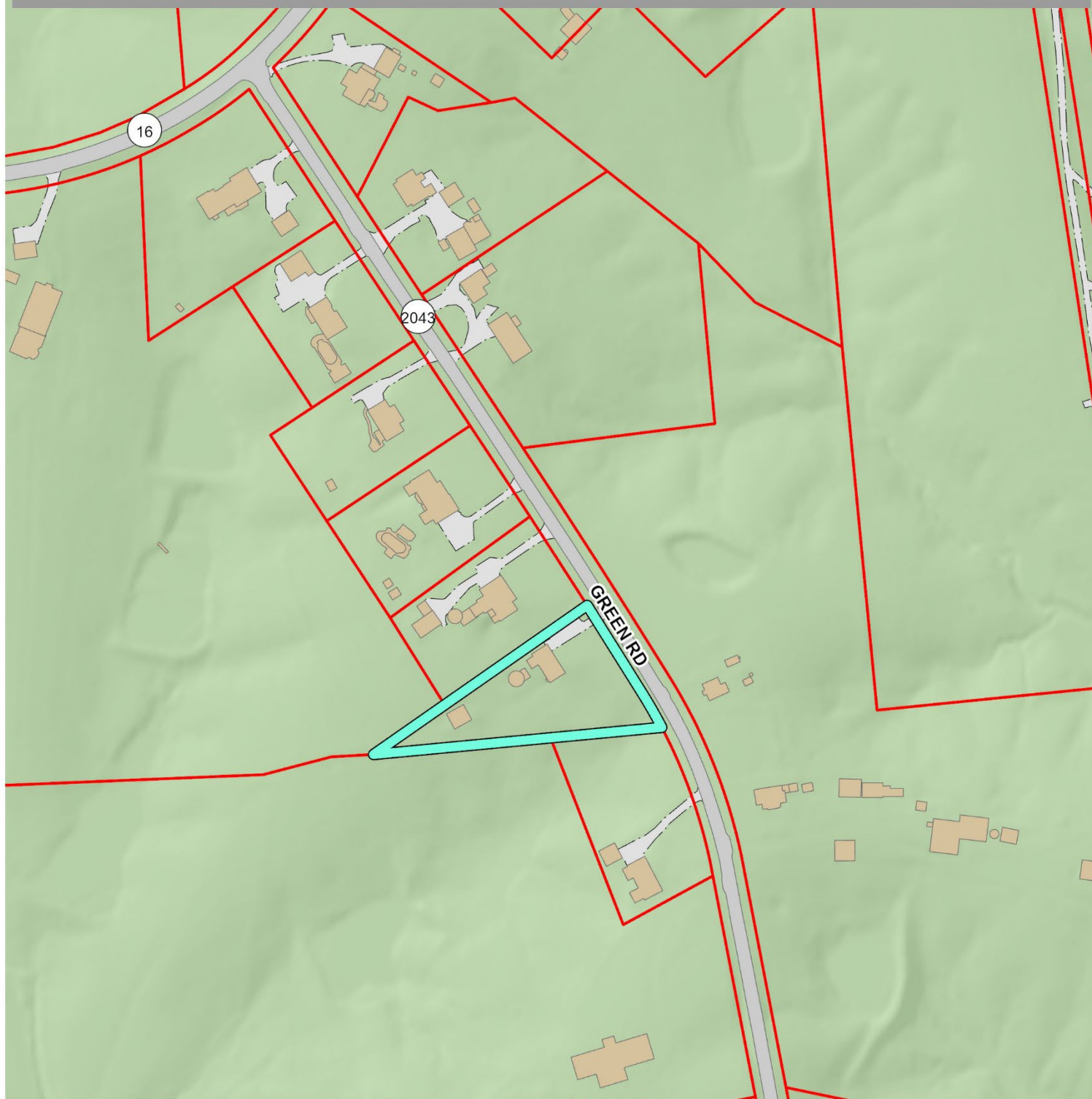
Parcel data provided by CCPVA,
KCPVA and LINK-GIS.

Date: 7/31/2026

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BOA-26-0018



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