

Kenton County Joint Board of Adjustment

Public Hearing

Wednesday, August 19, 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. June 17, 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-26-0017** (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.
7. **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)

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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.

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