

Kenton County Joint Board of Adjustment

Public Hearing

Wednesday, September 16, 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. August 19, 2026, meeting minutes (*action required*)

Public Hearing

5. Review of public hearing procedures (*no action required*)
6. **FILE NUMBER: BOA-26-0019** (Independence)
APPLICANT: Woolpert on behalf of Olowalu Land Company, LLC
LOCATION: 2112 Declaration Drive, Independence
REQUEST: A variance request to reduce the required side yard setback within the CC (Community Commercial) Zone of the Independence Zoning Ordinance.
SUMMARY: The applicant is proposing to construct an approximately 4,900 square foot restaurant with two drive-thru lanes. This includes an outside meal delivery (OMD) canopy over the drive-thru lanes which will be 5.19 feet from the property line in common with 2088 Declaration Drive to the north, 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, 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.
7. New Business
8. Old Business
9. Executive Session
10. Adjournment