

DATE: October 7, 2026

TO: Interested Parties, Kenton County Joint Board of Adjustment Members, and Matt Smith,
Board Attorney

FROM: Andy Videkovich, PDS Director of Planning

SUBJECT: Kenton County Joint Board of Adjustment Public Hearing for **October 21, 2026**

DATE: October 7, 2026

The Kenton County Joint Board of Adjustment will hold a public hearing in the Historic Kenton County Court House, 5272 Madison Pike, Independence, KY 41051 on **Wednesday, October 21, 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 NUMBERS: BOA-26-0022, BOA-26-0023, BOA-26-0024, and BOA-26-0025 (Elsmere)

APPLICANT: Ross Kreutzjans on behalf of Kreutzjans Construction Co LLC

LOCATIONS: 1045, 1041, 1037, and 1033 Edwards Road, Elsmere (respectively)

REQUEST: A conditional use permit for each property to establish two-family dwellings in the R-CPS (Residential Compact Subdivision) Zone of the Elsmere Zoning Ordinance. BOA-26-0025 (1033 Edwards Road) also includes a variance request to increase the required front yard setback.

SUMMARY: The applicant is proposing to construct one two-family dwelling per lot (a total of eight units) with attached garages. The dwelling at 1033 Edwards Road will be at least 150.65 feet from the front property line where a setback of 27 feet is required per front yard setback averaging.

LEGAL TESTS: The Board of Adjustment may authorize a **conditional use** if it finds the use is necessary or desirable to provide a service or facility which will contribute to the general well-being of the neighborhood or the community; and that it will not be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity.

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.

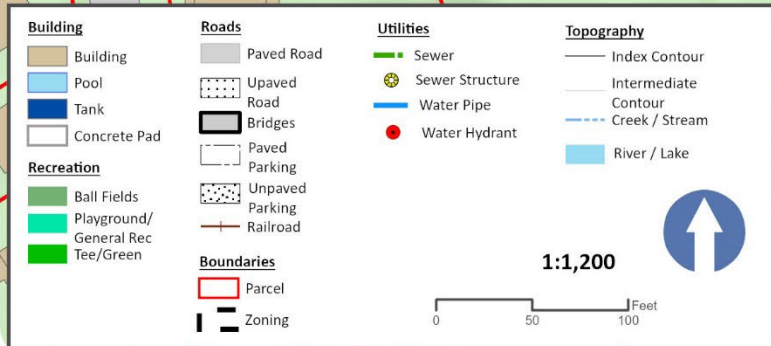
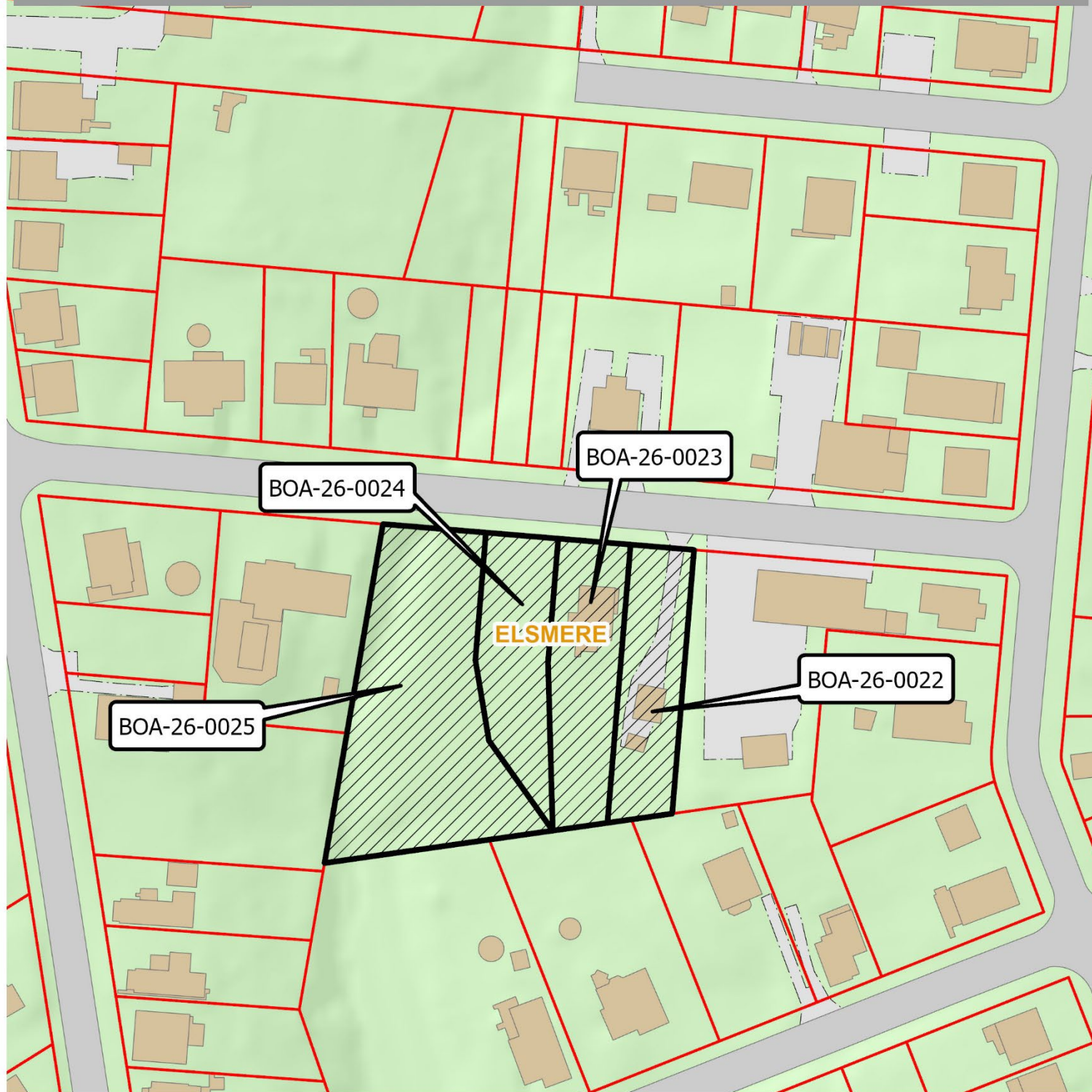
Information regarding the details for this public hearing is available for review by contacting our staff at PDS between 8 a.m. and 5 p.m. ET (7 a.m. – 4 p.m. CT), Monday through Friday.

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/>



Edwards Road BOAs



1840 Simon Kenton Way, Suite 3400
Covington, KY 41011-2999
859.331.8980
Office hours M-F 8-5
www.linkgis.org

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

Date: 9/30/2026

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.