

Kenton County Joint Board of Adjustment
Wednesday, October 21, 2026 • 5:30 p.m. ET (4:30 p.m. CT)
Historic Kenton County Courthouse
5272 Madison Pike
Independence, KY 41051

MEETING AGENDA

Call to Order

1. Welcome & Meeting Instructions
2. Roll call; determination of a quorum

Administrative Reviews

3. Approval of Agenda (*action requested*)
4. Approval of Meeting Minutes (*action requested*)

Public Hearing(s)

5. Review of public hearing procedures (*no action required*)
6. **FILE NUMBER: BOA-26-0022** (Jurisdiction: Elsmere)
Applicant: Ross Kreutzjans on behalf of Kreutzjans Construction Co LLC
Location: 1045 Edwards Road, Elsmere
Request: A conditional use permit to establish a two-family dwelling in the R-CPS (Residential Compact Subdivision) Zone of the Elsmere Zoning Ordinance.
Summary: The applicant is proposing to construct a two-family dwelling with an attached garage.
Legal Test: 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.
7. **FILE NUMBER: BOA-26-0023** (Jurisdiction: Elsmere)
Applicant: Ross Kreutzjans on behalf of Kreutzjans Construction Co LLC
Location: 1041 Edwards Road, Elsmere
Request: A conditional use permit to establish a two-family dwelling in the R-CPS (Residential Compact Subdivision) Zone of the Elsmere Zoning Ordinance.
Summary: The applicant is proposing to construct a two-family dwelling with an attached garage.
Legal Test: 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

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or improvements in the vicinity.

8. **FILE NUMBER: BOA-26-0024** (Jurisdiction: Elsmere)

Applicant: Ross Kreutzjans on behalf of Kreutzjans Construction Co LLC

Location: 1037 Edwards Road, Elsmere

Request: A conditional use permit to establish a two-family dwelling in the R-CPS (Residential Compact Subdivision) Zone of the Elsmere Zoning Ordinance.

Summary: The applicant is proposing to construct a two-family dwelling with an attached garage.

Legal Test: 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.

9. **FILE NUMBER: BOA-26-0025** (Jurisdiction: Elsmere)

Applicant: Ross Kreutzjans on behalf of Kreutzjans Construction Co LLC

Location: 1033 Edwards Road, Elsmere

Request: A conditional use permit and variance request to establish a two-family dwelling in the R-CPS (Residential Compact Subdivision) Zone of the Elsmere Zoning Ordinance.

Summary: The applicant is proposing to construct a two-family dwelling with an attached garage, with a setback of 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.

Unfinished Business

New Business

Adjournment