Planning and Development Services of Kenton County

DATE: October 14, 2026
TO: Kenton County Joint Board of Adjustment Members and Legal Counsel
FROM: Cody Sheets, AICP
Principal Planner

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

Staff has published notice of a public hearing of the **Kenton County Joint Board of Adjustment** at 5:30 PM ET (4:30 PM CT) **on Wednesday, October 21, 2026,** at the Historic Kenton County Courthouse, 5272 Madison Pike, Independence, KY 41051. We submit this case review and recommendation for your consideration prior to the hearing.

The applicant will explain his/her reasons for this request during the hearing and address how he/she believes it meets legal requirements established in law. Staff will lay out the case, provide our findings and a recommendation, and address your comments and/or questions.

If you need additional information or clarification prior to then, don't hesitate to contact me.

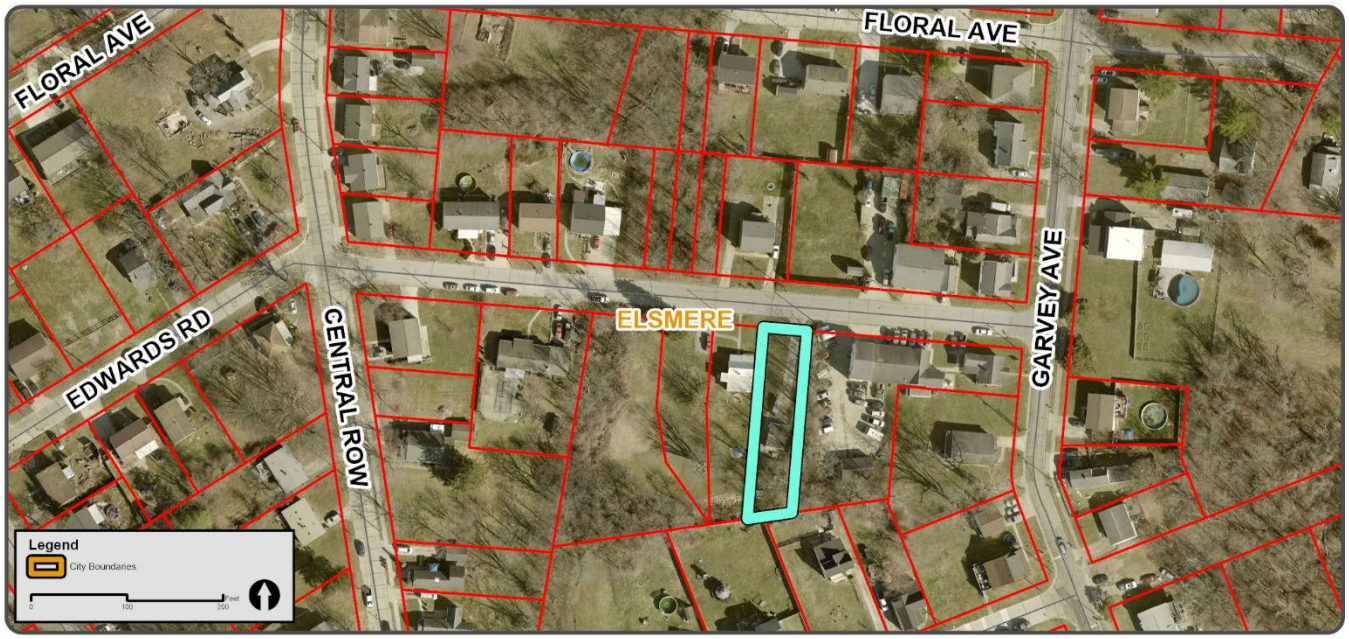
cc: Ross Kreutzjans, Kreutzjans Construction Co LLC – Owner/Applicant

BOARD OF ADJUSTMENT: CONDITIONAL USE
File No: **BOA-26-0022**
Jurisdiction: Elsmere
Applicant: Ross Kreutzjans on behalf of Kreutzjans Construction Co LLC
Staff Review: Cody Sheets, AICP, Principal Planner

GENERAL CASE INFORMATION

1. **Request:** A conditional use permit to establish a two-family dwelling in the R-CPS (Residential Compact Subdivision) Zone of the Elsmere Zoning Ordinance. The applicant is proposing to construct a two-family dwelling with an attached garage.

2. **Location:** 1045 Edwards Road, Elsmere



SITE LOCATION AND BACKGROUND

1. The 10,231 square foot site is the easternmost of four lots for which there are concurrent conditional use requests for two-family residential structures. The site is located on the south side of Edwards Road between Central Road and Garvey Avenue and is 250 feet west of the intersection of Garvey Avenue and Edwards Road

2. The site formerly contained two detached accessory structures which have been removed. There is an existing tree line to the east and south which screens the commercial building to the east and the residential homes to the south.

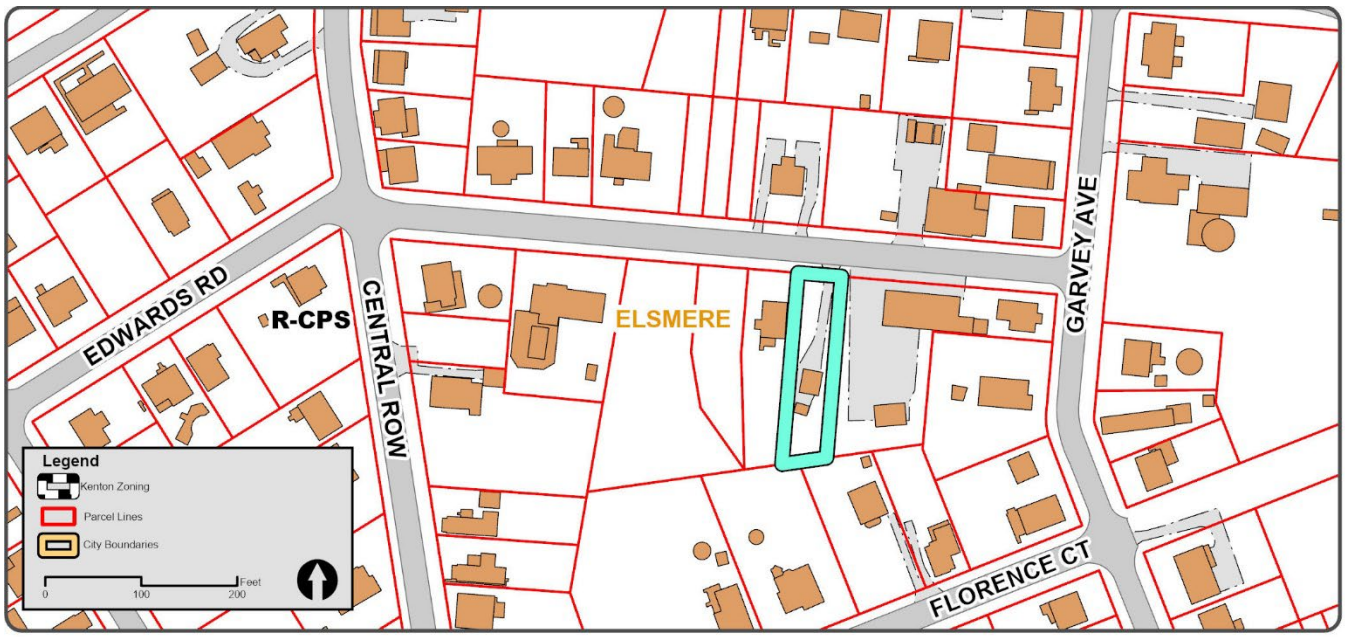
3. The surrounding area is primarily single-family residential with a mixture of scattered two-family residential (including one directly across the street) and multi-family residential throughout the surrounding area. There are two commercial buildings located to the east

ANALYSIS – Current Zoning

	ZONING	MIN LOT SIZE	MAX DENSITY
SITE: CURRENT	R-CPS	6,000 sq. ft.	7.2 du/na
NORTH OF THE SITE	R-CPS	6,000 sq. ft.	7.2 du/na
SOUTH OF THE SITE	R-CPS	6,000 sq. ft.	7.2 du/na
EAST OF THE SITE	R-CPS	6,000 sq. ft.	7.2 du/na
WEST OF THE SITE	R-CPS	6,000 sq. ft.	7.2 du/na

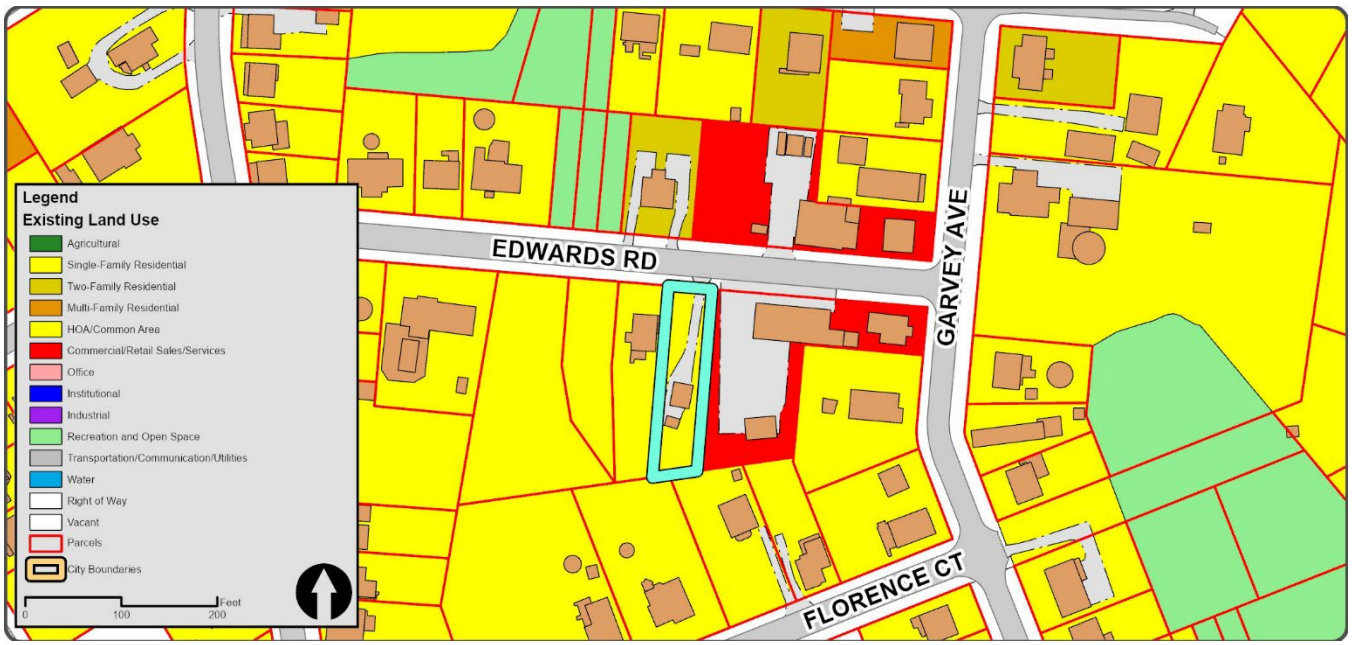
The site in question is currently zoned R-CPS. The R-CSP Zone currently conditionally permits two-family dwellings, provided they are subject to the following area and height requirements:

a. Minimum lot area – 9,000 square feet (two-family requires one and one-half times the minimum lot size of 6,000 sq. ft.);
b. Minimum lot width at building setback line – 50 feet (two-family requires 10 additional feet from the minimum lot width of 40 feet);
c. Minimum front yard setback – 25 feet;
d. Minimum side yard setback – three feet one side, 10 feet aggregate;
e. Minimum rear yard setback – 25 feet;
f. Maximum building height – 35 feet.



ANALYSIS – Current Land Use

	DESCRIPTION
SITE: CURRENT	Single-family / vacant
NORTH OF THE SITE	Two-family and Commercial
SOUTH OF THE SITE	Single-family
EAST OF THE SITE	Commercial
WEST OF THE SITE	Single-family



SUBMISSION MATERIALS

The applicant has submitted the following information and materials (attached):

a. a letter detailing the nature and reasons for the submitted requests;
b. a site plan and drawings detailing the proposed two-family dwelling construction; and
c. a picture of a previously approved (BOA2307-0001) two-family residential structure located in Elsmere which features a similar design.

PETITION REVIEW

1. The submitted site plan and application materials show the following:
   a. Existing lot
      i. Approximately 10,231 square feet where 9,000 square feet is the minimum required for two-family dwellings.
      ii. Lot width of 52 feet where 50 feet is the minimum required for two-family dwellings.
      iii. Construction of a two-story two-family dwelling.
         1) Front Setback – 25 feet
         2) Side Setbacks – Five feet
         3) Rear setback – Approximately 136.82 feet
         4) Both garages and entrances will face Edwards Road

5) Each unit will have a 12 foot by ten-foot (120 square feet) patio in the rear

2. Table 10.1 of the Elsmere Zoning Ordinance states that two-family uses require two off-street parking spaces per unit if on-street parking is provided.
   a. On-street parking is provided on Edwards Road

3. Section 4.05, A., 10., of the Elsmere Zoning Ordinance lists the following use-specific standards for two-family residential dwellings:
   a. Each unit shall have an entrance oriented to a public street frontage or share a common entry oriented to a public street frontage.
   b. Each dwelling in a duplex, located on a corner or double frontage lot, shall front a separate street whenever practicable, except where access is restricted or where the City determines that access to an adjacent street is not desirable.
   c. Outside staircases to units on upper floors are permitted provided they are not visible from the public street. This does not apply to emergency fire escapes required by the building code.
   d. Any residential dwelling units using septic tanks shall comply with Section 8.03, E., Water Quality Buffers.

4. Section 13.08., A., of the Kenton County Zoning Ordinance states:
   a. The Board of Adjustment may authorize a conditional use to be located within any zone in which such conditional use is permitted, if the evidence presented by the applicant is such as to establish, beyond any reasonable doubt:
      i. That the proposed use at the particular location is necessary or desirable to provide a service or facility which will contribute to the general wellbeing of the neighborhood or the community; and
      ii. That such use 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.

RECOMMENDATION: Favorable recommendation for the conditional use permit to construct a two-family dwelling in the R-CPS Zone of the Elsmere Zoning Ordinance.

SUPPORTING INFORMATION/BASES FOR STAFF RECOMMENDATION

1. The proposed use is desirable in this location and will contribute to the wellbeing of the community. Adding two-family dwellings will increase the housing choices within the area and will provide new development on underutilized lots. This will provide housing in close proximity to amenities, such as areas of employment, shopping, and community facilities.

2. The proposed two-family dwelling 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. The proposed two-family dwellings are consistent with the existing mix of land uses in the vicinity.

ADDITIONAL INFORMATION

1. If approved, building and zoning permits are required.

Dear Members of the Board of Adjustments,

Conditional Use Application

Please accept this letter as a formal request on behalf of Kreutzjans Construction for a Conditional Use Permit to construct four (4) residential duplexes (one duplex per lot) across four individual lots within the City of Elsmere.

As the co-owner and developer, Kreutzjans Construction has designed this project to provide high-quality housing while creating a thoughtful, seamless transition between the surrounding land uses. The subject property sits at an intersection of varied land use types, including commercial operations, multi-family properties, and single-family residential homes. Approving this conditional use will not be detrimental to the health, safety or general welfare of people residing or working in the vicinity or injurious to property or improvements in the vicinity.

We strongly believe the proposed duplex development is an ideal fit for this location for the following reasons:

- **Appropriate Density & Buffer:** Single-family attached housing (duplexes) serves as a natural, low-impact transition zone between adjacent commercial uses and neighboring single-family residences. We also plan to keep as much of the trees/vegetive buffering around the perimeter of the property.
- **Architectural Compatibility:** The scale, height, and overall design of the proposed duplexes will harmonize with both the existing multi-family/duplex units, commercial uses abutting the property and single-family homes in the immediate neighborhood.
- **Minimal Traffic & Infrastructure Impact:** Four duplexes (eight total dwelling units) represent a modest development density that will not place an undue burden on local public utilities, roadway capacity, or municipal services.
- **Community Investment:** Kreutzjans Construction brings a strong track record of quality workmanship and responsible property development, ensuring this project will be a long-term asset to the Elsmere community.

Variance Request

We are requesting a front setback variance for the proposed duplex located at 1033 Edwards Rd, Elsmere, KY. This request is necessitated by an existing sewer line that runs through the middle of the parcel. Shifting the building footprint further back from the street is required to clear the utility easement and safely accommodate the construction of the duplex on this lot.

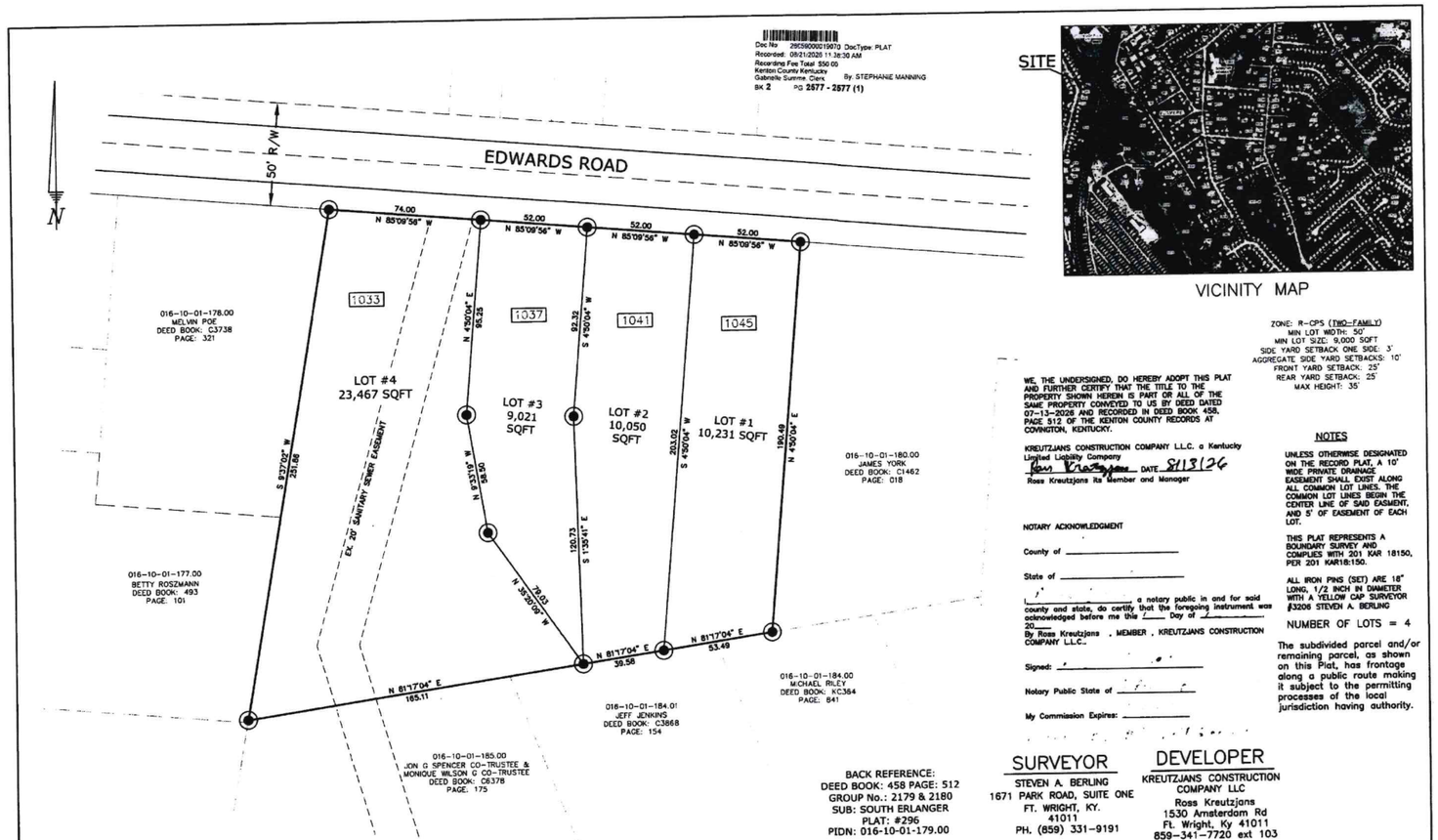
We look forward to presenting our detailed site plan and discussing this request with the Commission at the upcoming public hearing. Thank you for your time, consideration, and service to the City of Elsmere.

Sincerely,

Ross Kreutzjans

601
603

Doc No: 2025000019070 DocType: PLAT
Recorded: 08/21/2025 11:38:30 AM
Recording Fee Total: $50.00
Kenton County Kentucky
Gabrielle Surmme, Clerk By: STEPHANIE MANNING
BK: 2 PG: 2577 - 2577 (1)



VICINITY MAP

ZONE: R-CPS (TWO-FAMILY)
MIN LOT WIDTH: 50'
MIN LOT SIZE: 9,000 SQFT
SIDE YARD SETBACK ONE SIDE: 3'
AGGREGATE SIDE YARD SETBACKS: 10'
FRONT YARD SETBACK: 25'
REAR YARD SETBACK: 25'
MAX HEIGHT: 35'

WE, THE UNDERSIGNED, DO HEREBY ADOPT THIS PLAT AND FURTHER CERTIFY THAT THE TITLE TO THE PROPERTY SHOWN HEREIN IS PART OR ALL OF THE SAME PROPERTY CONVEYED TO US BY DEED DATED 07-13-2026 AND RECORDED IN DEED BOOK 458, PAGE 512 OF THE KENTON COUNTY RECORDS AT COVINGTON, KENTUCKY.

KREUTZJANS CONSTRUCTION COMPANY L.L.C. a Kentucky Limited Liability Company
DATE 8/13/26
Ross Kreutzjans Its Member and Manager

NOTARY ACKNOWLEDGMENT

County of _____

State of _____

I, _____, a notary public in and for said county and state, do certify that the foregoing instrument was acknowledged before me this ____ day of _____, 20__.
By Ross Kreutzjans , MEMBER , KREUTZJANS CONSTRUCTION COMPANY L.L.C.

Signed: _____

Notary Public State of _____

My Commission Expires: _____

NOTES

UNLESS OTHERWISE DESIGNATED ON THE RECORD PLAT, A 10' WIDE PRIVATE DRAINAGE EASEMENT SHALL EXIST ALONG ALL COMMON LOT LINES. THE COMMON LOT LINES BEGIN THE CENTER LINE OF SAID EASMENT, AND 5' OF EASEMENT OF EACH LOT.

THIS PLAT REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 18:150, PER 201 KAR18:150.

ALL IRON PINS (SET) ARE 18" LONG, 1/2 INCH IN DIAMETER WITH A YELLOW CAP SURVEYOR #3206 STEVEN A. BERLING

NUMBER OF LOTS = 4

The subdivided parcel and/or remaining parcel, as shown on this Plat, has frontage along a public route making it subject to the permitting processes of the local jurisdiction having authority.

BACK REFERENCE:
DEED BOOK: 458 PAGE: 512
GROUP No.: 2179 & 2180
SUB: SOUTH ERLANGER
PLAT: #296
PIDN: 016-10-01-179.00

SURVEYOR

STEVEN A. BERLING
1671 PARK ROAD, SUITE ONE
FT. WRIGHT, KY.
41011
PH. (859) 331-9191

DEVELOPER

KREUTZJANS CONSTRUCTION COMPANY LLC
Ross Kreutzjans
1530 Amsterdam Rd
Ft. Wright, Ky 41011
859-341-7720 ext 103

AREA = 1.2113 Ac.

APPROVAL CERTIFICATE

Approved by the Kenton County Planning Commission. This approval does not constitute a guarantee that the resulting parcel(s) complies with any other regulatory agency's requirements.
this 20th day of August, 2026.

By: _____ V Chair

Paul J. Dargel, V. Chair
V. Chair, Kenton County Planning Commission

"COUNTY CLERK'S STAMP"

SURVEYOR'S CERTIFICATE

I hereby certify that the survey depicted by this plat was done by persons under my direct supervision by the method of random traverse with sideshots. The unadjusted precision ratio of the traverse was 1:20,000 and the directions and distances shown on the plat are based on a traverse that was not adjusted. The reference meridian basis shown hereon is from Kentucky State Plane Coordinate System North Zone (NAD83). This survey is a Urban Survey and the accuracy and precision of said survey meets all the specifications of this class and complies with 201 KAR 18:150.

Signature _____ PLS # 3206 Date 8/13/26

STATE of KENTUCKY
STEVEN A. BERLING
3206
LICENSED
LAND SURVEYOR

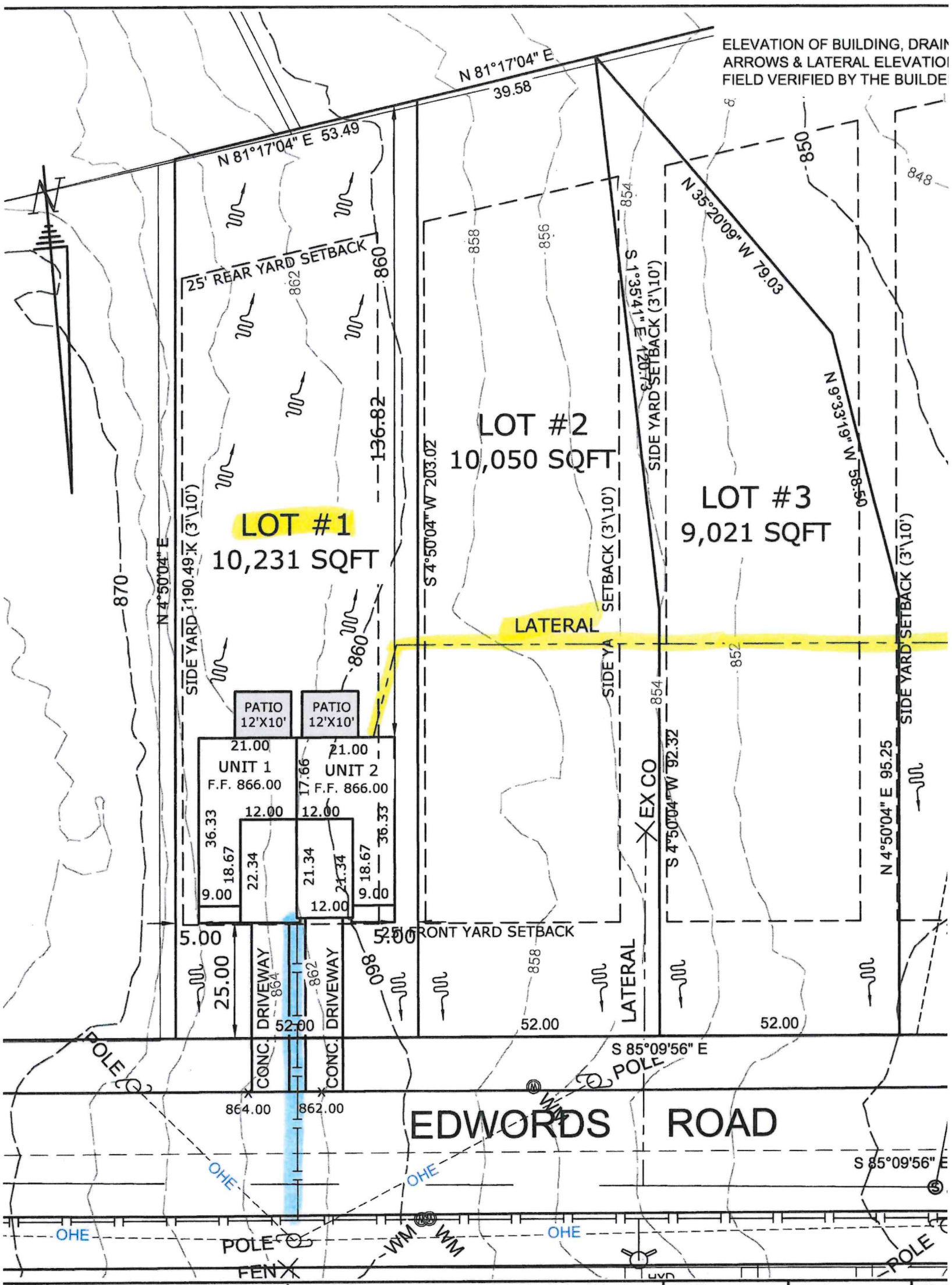
● = IRON PIN (SET)

☐ BOXES INDICATES HOUSE NUMBER.

GRAPHIC SCALE
0 30 60 90 120

EDWARDS SUBDIVISION

EDWARDS ROAD
ELSMERE, KENTON COUNTY, KENTUCKY
SCALE: 1"= 30' AUGUST 2026
STEVEN A. BERLING
KY. SURVEYOR 3206



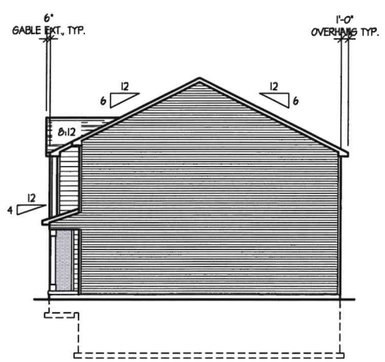
OSS KREUTZJANS	SUBDIVISION	SECTION	BLOCK	LOT N
	EDWARDS SUBDIVISION EDWARDS ROAD ELSMERE, KENTON CO. KY			

DEX TO THE DRAWINGS
SCRIPTION:
EVATIONS
NDATION PLAN
ST FLOOR FRAMING PLAN
COND FLOOR FRAMING PLAN
NERAL NOTES, SECTIONS
CTIONS AND DETAILS
CTIONS AND DETAILS
ST FLOOR MECHANICAL PLAN
COND FLOOR MECHANICAL PLAN

LINTEL SPAN/SIZE CHART	
	STEEL LINTEL SIZE:
GS	3 1/2" x 3 1/2" x 5/16"
0"	4" x 3 1/2" x 5/16"
0"	5" x 3 1/2" x 5/16"
0"	6" x 3 1/2" x 3/8"
0"	8" x 4" x 7/16"

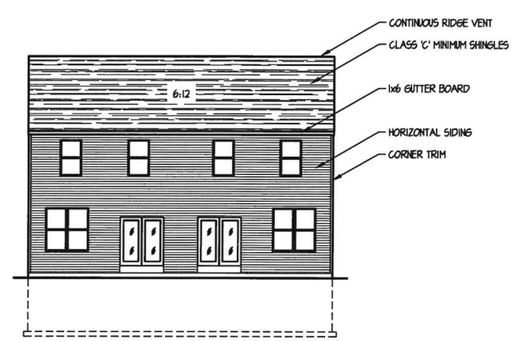
FRONT ELEVATION

SCALE: 1/4" = 1'-0"



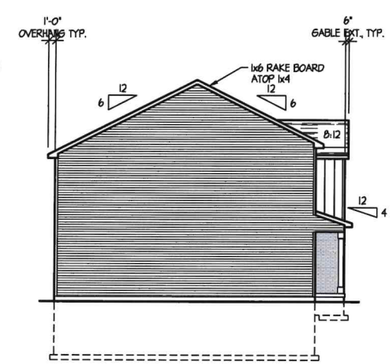
RIGHT SIDE ELEVATION

SCALE: 1/8" = 1'-0"



REAR ELEVATION

SCALE: 1/8" = 1'-0"



LEFT SIDE ELEVATION

SCALE: 1/8" = 1'-0"

ASSOCIATES & ENZWEILER
RESIDENTIAL DESIGN SPECIALISTS
6402 EAST ALEXANDRIA PIKE
COLD SPRING, KY 41076
859-635-3721

Date	
07-20-26	MISCELLANEOUS REVISIONS
03-21-25	ISSUED FOR CONSTRUCTION

DESIGNED BY: ASSOCIATES & ENZWEILER

BUILDER: KREUTZJANS CONSTRUCTION

PROPOSED RESIDENCE FOR: THE DREW
MAIN STREET, ELSMERE KY

SHEET 1.1

ELEVATIONS