



Kenton County Joint Board of Adjustment

October 21, 2026



PDS

Planning and Development
Services of Kenton County

BOA-26-0022, BOA-26-0023,
BOA-26-0024 and BOA-26-0025

1045, 1041, 1037 and 1033 Edwards Road



PDS

Planning and Development
Services of Kenton County

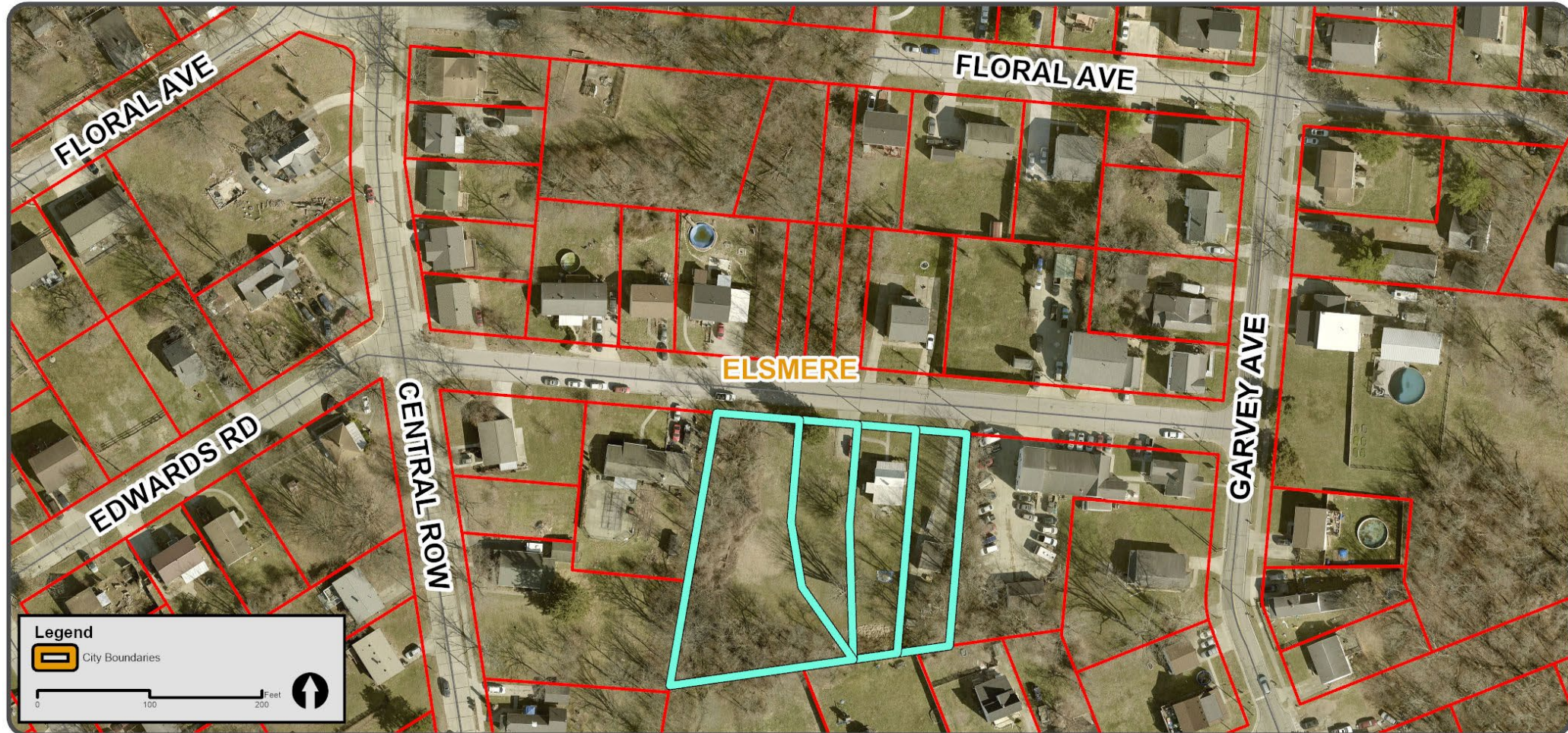
Request

Applicant: Ross Kreutzjans on behalf of Kreutzjans Construction Co LLC

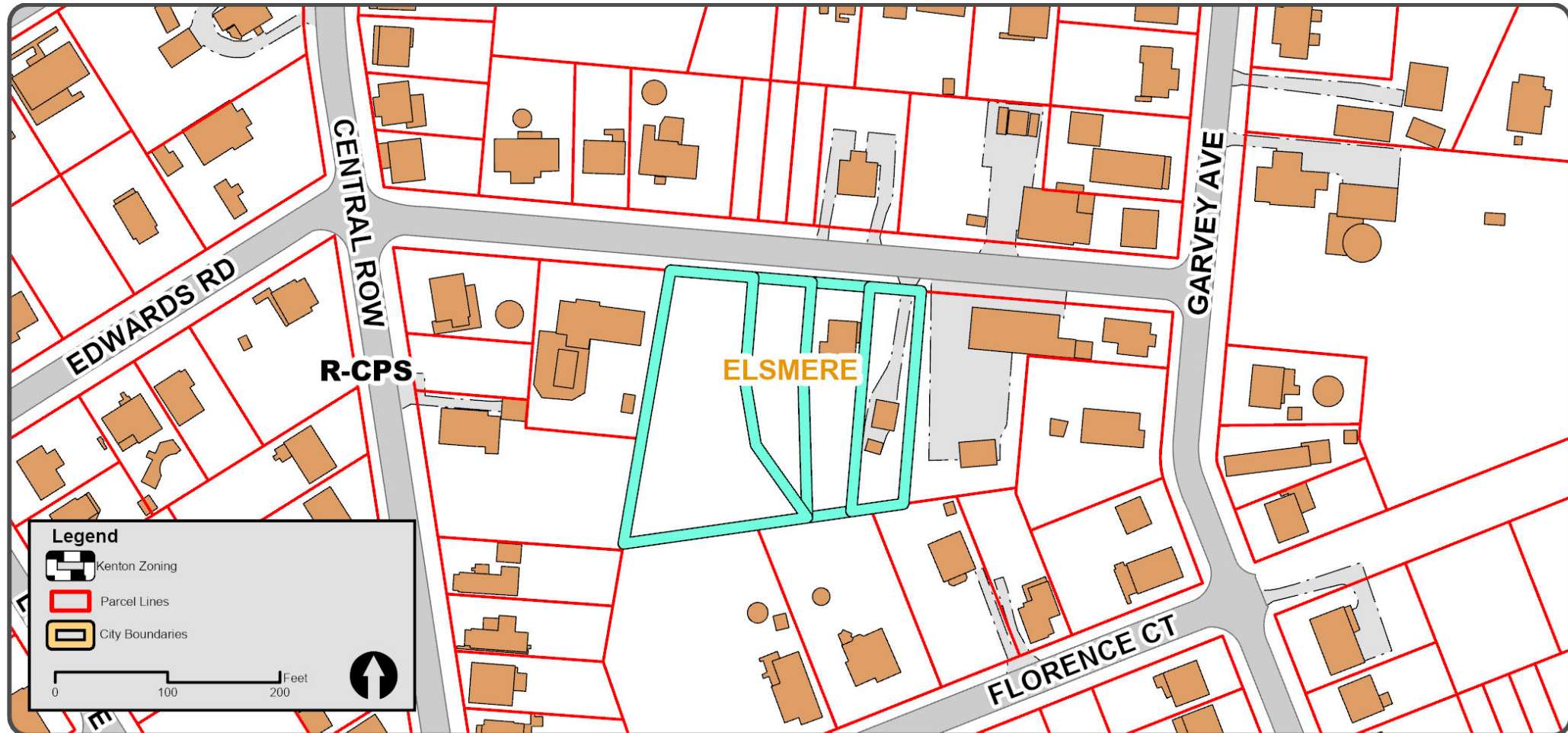
Jurisdiction: Elsmere

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.

Location

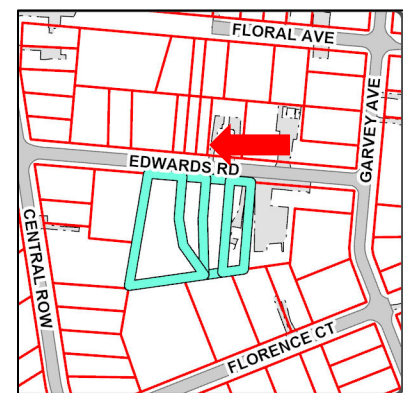


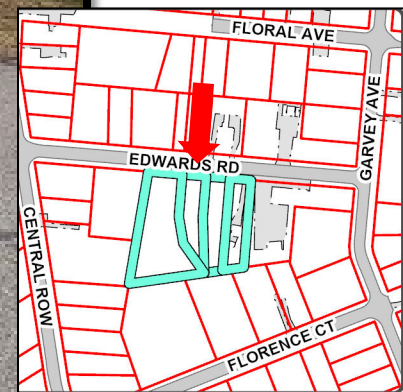
Current Zoning

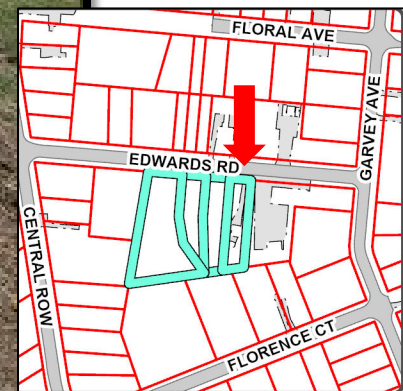


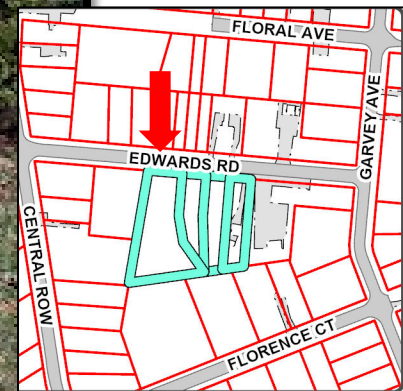
Current Zoning

- **R-CPS Zone**
 - Minimum Lot Area – 9,000 square feet
 - Minimum Lot Width – 50 feet
 - Front Yard Setback – 25 feet
 - Side Yard Setback – 3 feet one side/ 10 feet aggregate
 - Rear Yard Setback – 25 feet

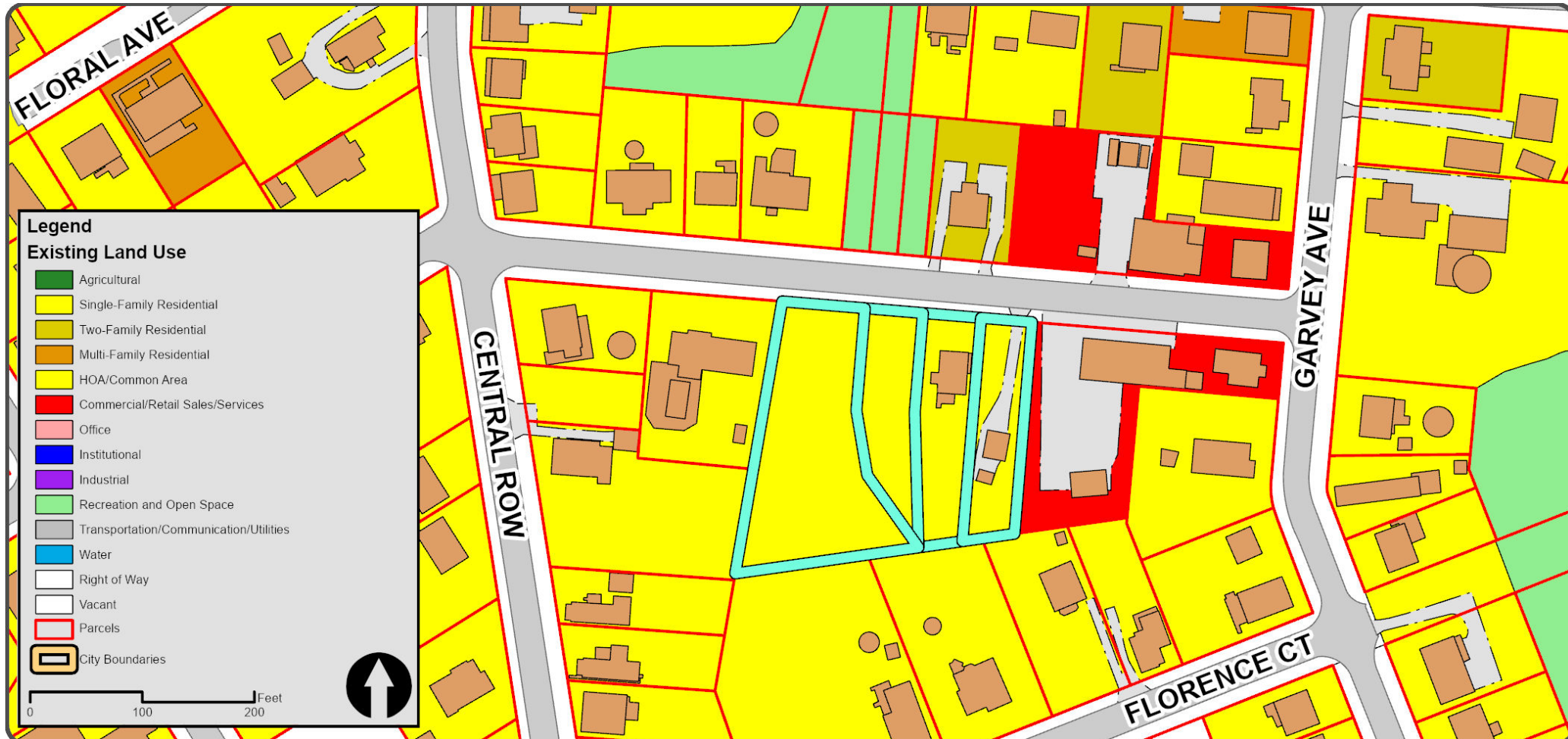




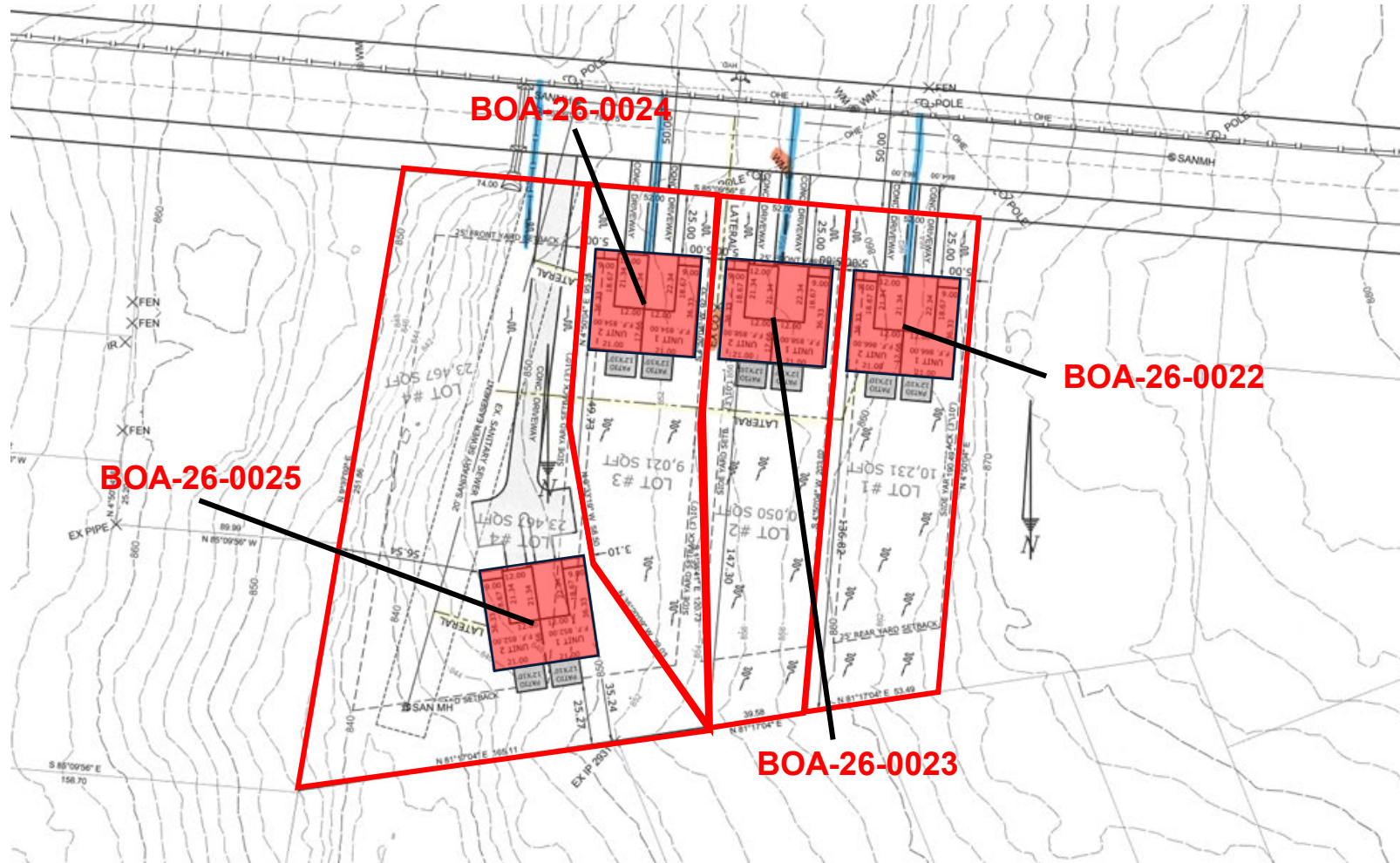




Existing Land Use



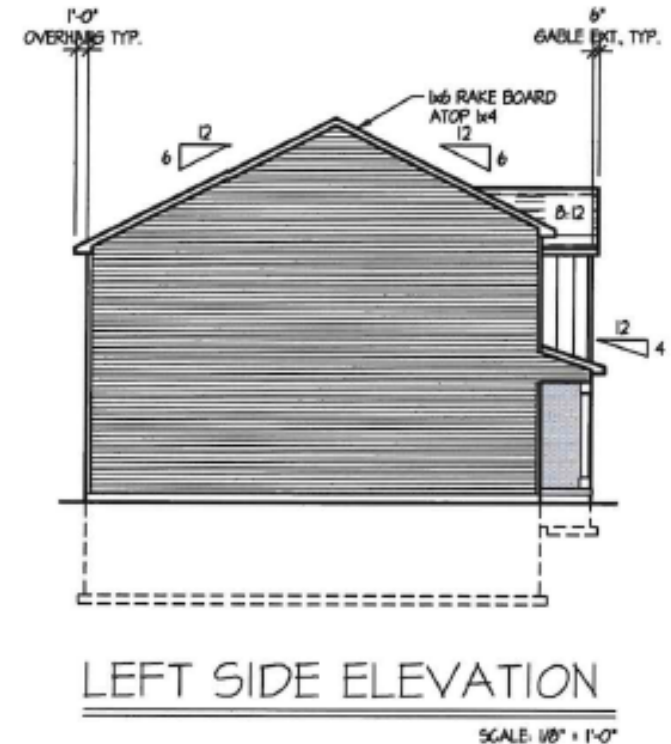
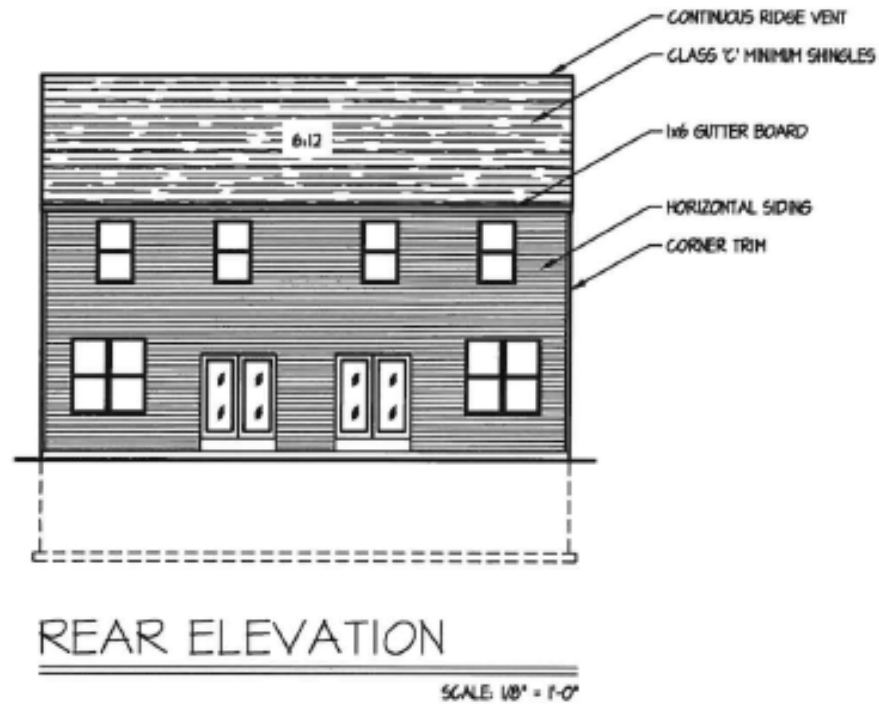
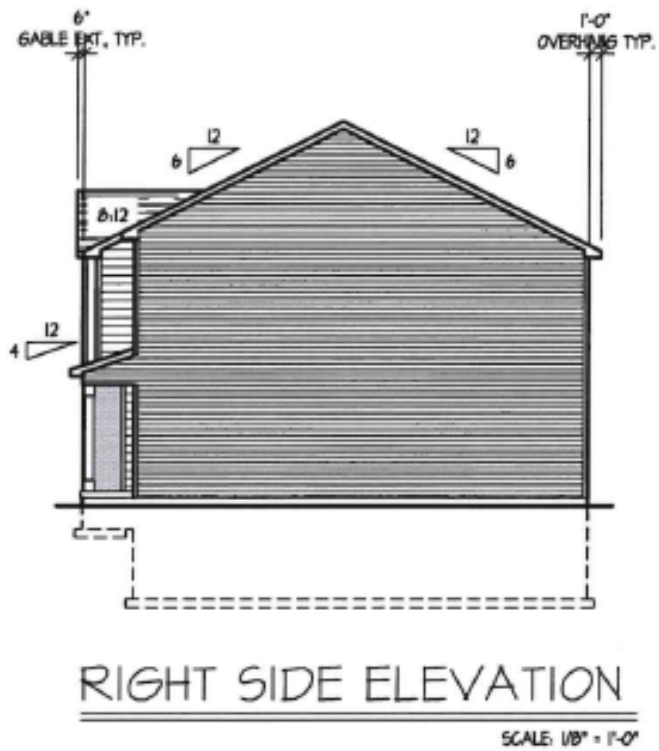
Submitted Site Plan



Submitted Site Plan



Submitted Site Plan



Submitted Site Plan



Petition Review

Section 4.05 of the Elsmere Zoning Ordinance lists the following use-specific standards:

- Each unit shall have an entrance oriented to a public street frontage
- Each dwelling located on a corner lot shall front a separate street
- Outside staircases to units on upper floors are permitted provided that are not visible from the public street
- Any residential dwelling units using septic tanks shall comply with water quality buffer requirements

Petition Review

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.

Petition Review

Section 13.08, A. of the Elsmere Zoning Ordinance states:

- 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.

Supporting Information / Bases

Favorable

- Desirable in this location and will contribute to the wellbeing of the community.
- Will not be detrimental to the health, safety, or general welfare or injurious to property or improvements

Request (BOA-26-0025 / 1033 Edwards Rd)

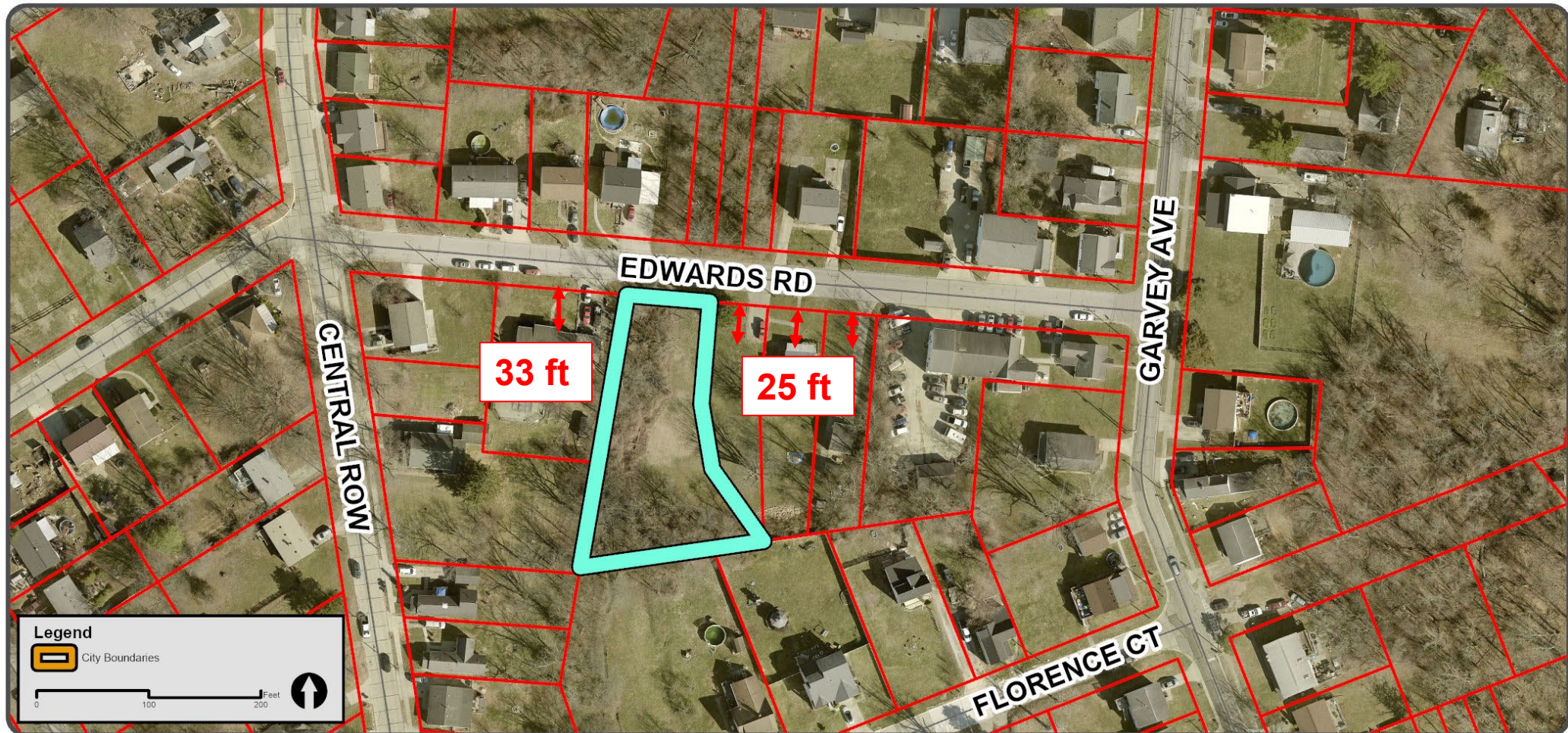
A variance request to increase the required front yard setback in the R-CPS (Residential Compact Subdivision) Zone of the Elsmere Zoning Ordinance for the property located at 1033 Edwards Road.

Petition Review

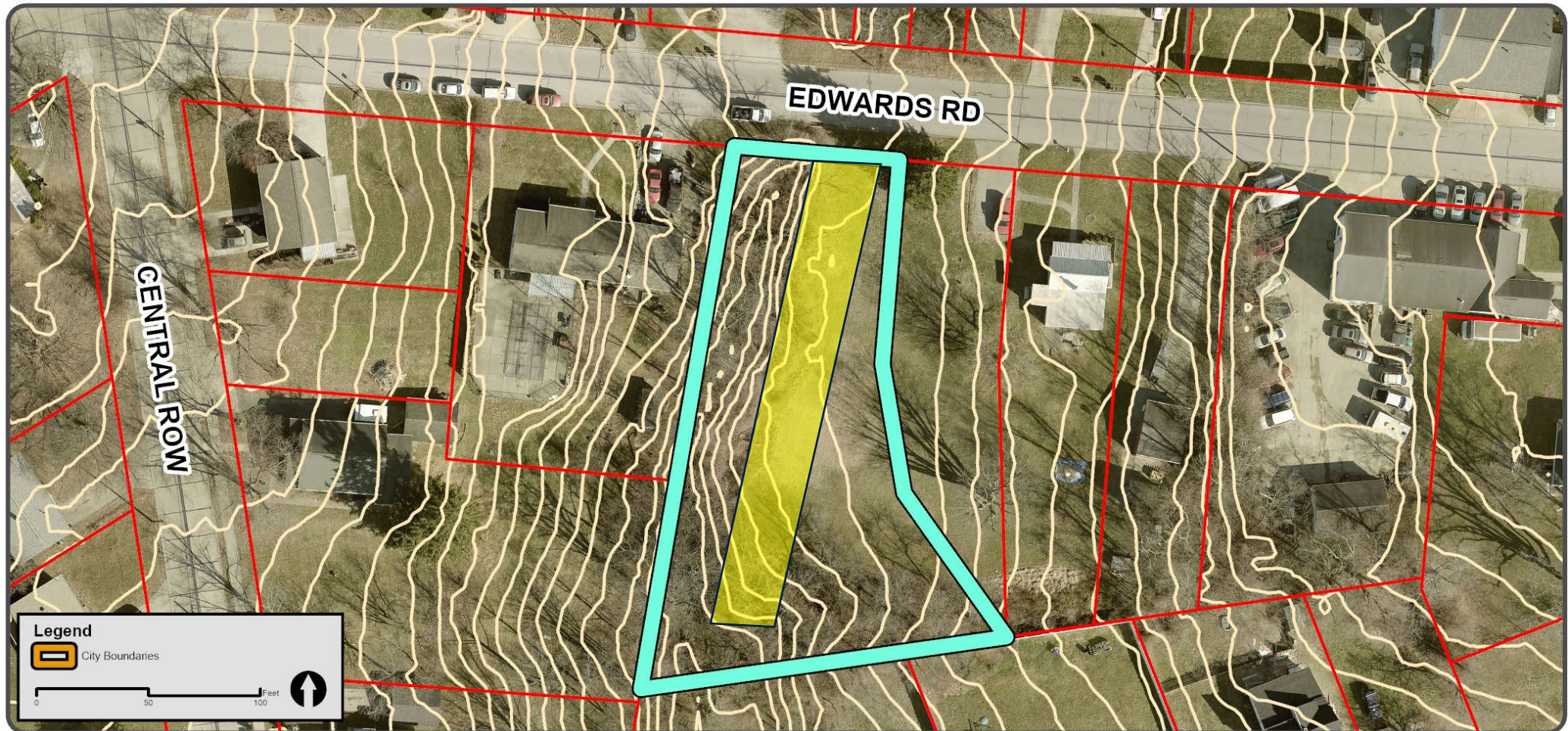
Section 5.04 of the Elsmere Zoning Ordinance states:

- In the R-CPS Zone front yard setback requirements shall be modified when nearby properties have a setback which is less than or greater than the requirement of the zoning district. These nearby properties must be:
 - i. Fronting on the same side of the street
 - ii. On the same block
 - iii. Within 300 feet
 - iv. If in a residential zone, then located within any residential zoning district
 - v. 51% or more of lots in the block are developed.

Petition Review



Petition Review



Petition Review

KRS 100.243 states:

- Before any variance is granted, the board must find that the granting of the variance will not:
 - i. Adversely affect the public health, safety or welfare
 - ii. Alter the essential character of the general vicinity
 - iii. Cause a hazard or nuisance to the public, and
 - iv. Allow an unreasonable circumvention of the requirements of the zoning regulations

Petition Review

KRS 100.243 states:

- In making these findings, the board shall consider whether:
 - i. The requested variance arises from special circumstances which do not generally apply to land in the general vicinity, or in the same zone;
 - ii. The strict application of the provisions of the regulation would create an unnecessary hardship on the applicant; and
 - iii. The circumstances are the result of actions of the applicant taken subsequent to the adoption of the zoning regulation from which relief is sought.

Supporting Information / Bases

Favorable

- The variance will not adversely affect the public health, safety or welfare
- Will not alter the essential character,
- Will not cause a hazard or a nuisance
- Will not allow an unreasonable circumvention
- Arises from special circumstances

Additional Information

If approved:

- Building and zoning permits required

Thank you!