PDS | Planning and Development Services of Kenton County

DATE: November 10, 2026

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

FROM: Patrick Denbow, AICP, Senior Planner

SUBJECT: Kenton County Joint Board of Adjustment Public Hearing for November 18, 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, November 18, 2026, in 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: Ted Fisk – Owner/Applicant

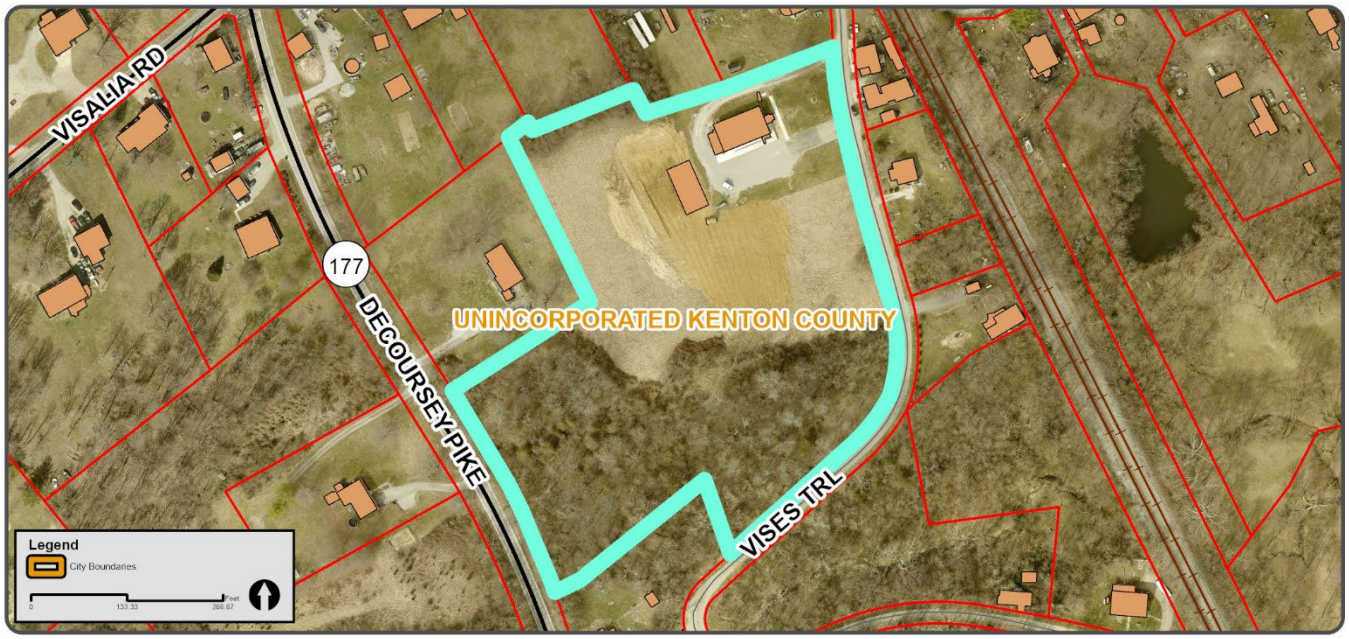
Staff Report
November 10, 2026

BOARD OF ADJUSTMENT: CONDITIONAL USE
File No: **BOA-26-0029**
Jurisdiction: Unincorporated Kenton County
Applicant: Visalia Baptist Church per Ted Fisk
Staff Review: Patrick Denbow, AICP, Senior Planner

GENERAL CASE INFORMATION

1. **Request:** A Conditional Use Permit for a church in the A-1 (Agricultural-One) Zone of the Kenton County Zoning Ordinance; The applicant is seeking approval for a completed shelter house and for completed parking lot improvements.

2. **Location:** 12062 Vises Trail, Unincorporated Kenton County



SITE LOCATION AND BACKGROUND

1. The site in question is approximately 6.57 acres and is located along the west side of Vises Trail, with additional frontage along Decoursey Pike. The northeast portion of the site contains an existing church. The rest of the lot is relatively undeveloped, with the south and southwest portions being heavily wooded.

2. In addition to the existing church structure, the site contains a parking area with two access points onto Vises Trail. There is also an existing shelter house located to the rear of the church and the parking area. Both the formalized parking lot and the shelter house were constructed without obtaining permits. The applicant submitted applications subsequent to violation notices.

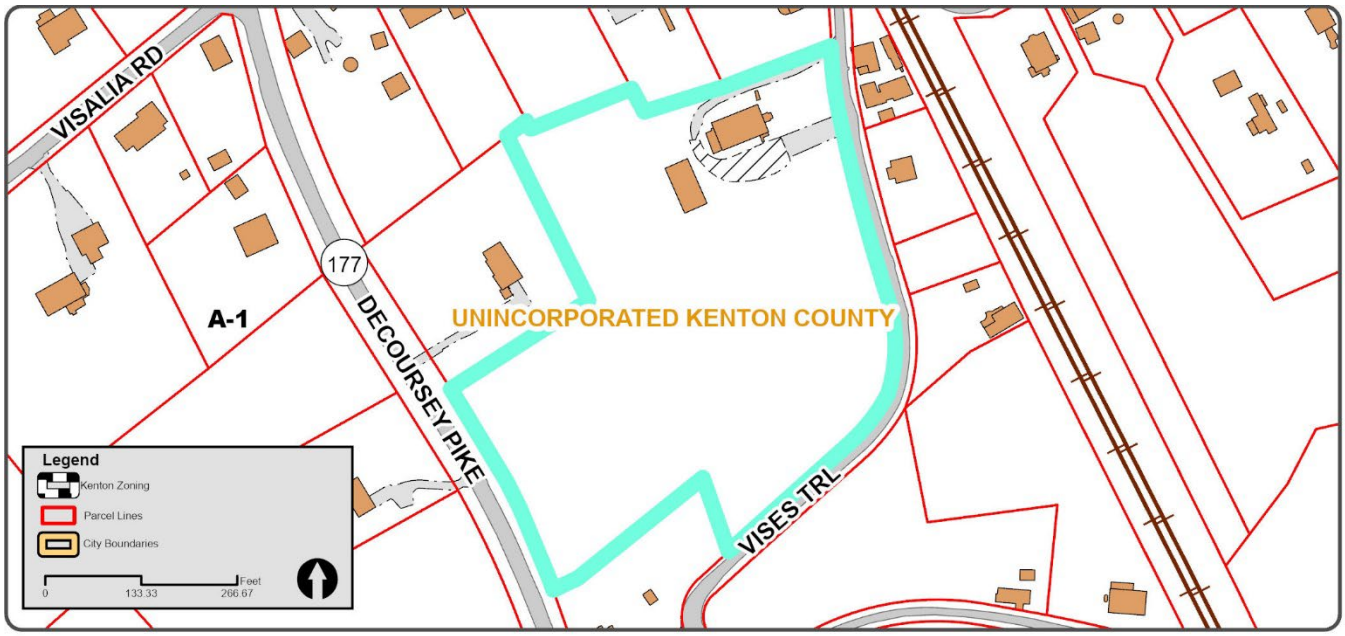
3. The surrounding area consists of a mix of uses typical of a rural area, including single-family residential, commercial, agricultural, and open space. A railroad runs to the east of the subject site.

ANALYSIS – Current Zoning

	ZONING	MIN LOT SIZE	MAX DENSITY
SITE: CURRENT	A-1	1 acre	1 du/na
NORTH OF THE SITE	A-1	1 acre	1 du/na
SOUTH OF THE SITE	A-1	1 acre	1 du/na
EAST OF THE SITE	A-1	1 acre	1 du/na
WEST OF THE SITE	A-1	1 acre.	1 du/na

The site in question is currently zoned A-1 (Agricultural-One). The A-1 Zone currently conditionally permits churches provided they are adjacent to an arterial street, subject to the following area and height requirements:

a. Minimum lot area – 22,500 square feet;
b. Minimum lot width at building setback line – 150 feet;
c. Minimum front yard, side (on each side of lot), and rear yards – 50 feet;
d. Maximum building height – 35 feet.



ANALYSIS – Current Land Use

	DESCRIPTION
SITE: CURRENT	Institutional, agriculture, open space
NORTH OF THE SITE	Single-family, commercial
SOUTH OF THE SITE	Single-family, open space
EAST OF THE SITE	Single-family, vacant
WEST OF THE SITE	Single-family, Agriculture, open space



SUBMISSION MATERIALS

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

a. a letter detailing the nature and reasons for the submitted requests; and
b. a site plan and drawings detailing the existing parking area and shelter house.

PETITION REVIEW

1. The submitted site plan and application materials show the following (see attached):
    a. Site plan
        i. Parking area
            a) Paved with concrete
            b) 32 total parking spaces
                a. seven angled spaces
                    i. 10 feet by 16 feet
                b. six parallel spaces
                    i. three spaces of nine feet by 18.5 feet
                    ii. three spaces of nine by 20 feet
                c. 19 90-degree spaces
                    i. 18 spaces of 10 feet by 18 feet
                    ii. 1 space of nine feet by 16 feet
            c) Two access points onto Vises Trail
                a. Southern access point is a full access
                b. Northern access point is one-way out.
            d) Northern (one-way) drive aisle 20 feet wide
            e) Southern (two-way) drive aisle 24.5 feet wide
        ii. Shelter House
            a) Concrete pad base
                a. 75 feet by 40 feet (3,000 square feet)
            b) Structure

a. 67 feet by 30 feet (2,010 square feet)
    i. Open shelter portion 57 feet by 30 feet
    ii. Attached storage shed 10 feet by 30 feet
b. Approximate setbacks
    i. 80 feet from side in common with 4041 Visalia Road
    ii. 177 feet from rear property line in common with 12067 Decoursey Pike
    iii. 400 feet from corner side property line along Vises Trail
    iv. 204 feet from front property line along Vises Trail
    v. 50 feet from rear of church

iii. Landscaping
    a) Three trees along rear of shelter house to screen from 12067 Decoursey Pike

2. Section 11.1 of the Kenton County Zoning Ordinance requires:
    a. Parking spaces to be a minimum of nine by 18 feet.
    b. Drive aisles for 90-degree parking to be a minimum of 22 feet for two-way circulation
    c. Drive aisles for 45-degree parking to be a minimum of 12 feet for one-way circulation
    d. Drive aisles for parallel parking to be a minimum of 12 feet for one-way circulation

3. Section 9.14., 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 a 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 well-being 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 for a church in the A-1 (Agricultural-One) Zone of the Kenton County Zoning Ordinance, subject to the following condition:

a) The parking spaces be re-stripped to meet the requirements of the zoning ordinance.

SUPPORTING INFORMATION/BASES FOR STAFF RECOMMENDATION

1. The completed improvements to the church, as conditioned, is desirable in this location and will contribute to the wellbeing of the community. This church has been located on this property for a long time. Allowing improvements to the facility will better serve its members.

2. The completed improvements to the church, as conditioned, will not be detrimental to the health, safety, or general welfare of the persons residing or working in the vicinity, or injurious to property or improvements in the vicinity. The improvements have moved the site into better compliance with the requirements of the zoning ordinance. The condition that the parking spaces be restriped to meet the requirements of the zoning ordinance will help to ensure the safety of those using the facility. There is plenty of aisle width to allow each of the deficient parking spaces to be re-stripped to meet the ordinance.

Additional Information

1. If approved, zoning and building permits will be required.