



January 23, 2026

HEARING NOTICE

BOARD OF ADJUSTMENT

The Erlanger Board of Adjustment will hold a hearing on Monday, January 26, 2026 in the Erlanger City Building at 505 Commonwealth Avenue, Erlanger, Kentucky. The hearing will begin at 7:00 p.m.

AGENDA:

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

1. June 23, 2025

POSTPONEMENT OF ANY SCHEDULED BUSINESS ITEM

PUBLIC HEARING

1. BOA-25-0042: 3392 Woodlyn Hills Drive, applicant Matthew and Christi Dent.
 - A. REQUEST: (1) A variance request to reduce the rear yard setback in the Residential Compact Subdivision (R-CPS) Zone of the Erlanger Zoning Ordinance; and (2) an appeal of the zoning administrator's decision regarding the location of pool equipment.
 - B. SUMMARY: (1) The applicant is proposing to install an in-ground swimming pool in their backyard 18 feet from the rear property line in common with 3474 Turkeyfoot Road where 25 feet is required; and (2) the applicant is proposing to relocate the swimming pool equipment to the side yard in common with 3388 Woodlyn Hills Drive. The zoning ordinance requires pool equipment to be within a rear yard.
2. BOA-25-0040: 628 Bluestem Drive, applicant Drees Company per Alex Martin.
 - A. REQUEST: A variance to reduce the required front yard setback in the R-CVS (Residential Conventional Subdivision) Zone of the Erlanger Zoning Ordinance.
 - B. SUMMARY: The applicant is proposing to construct a house on an existing flag lot with a front yard setback of 20 feet where 30 feet is required.
3. BOA-25-0043: 626 Bluestem Drive, applicant Drees Homes per Alex Martin on behalf of Charter Oak Land LLC.
 - A. REQUEST: A variance to decrease the required front yard setback in the R-CVS (Residential Conventional Subdivision) Zone of the Erlanger Zoning Ordinance.
 - B. SUMMARY: The applicant proposes to construct a home on an existing lot with a front yard setback of 10 feet where 30 feet is required.

PRELIMINARY HEARINGS

REHEARING APPEALS

BOARD ITEMS

1. Election of Chairman and Vice Chairman

STAFF ITEMS

AUDIENCE ITEMS

NEXT MEETING DATE

- A. February 23, 2026 (if required)

ADJOURNMENT

Those who need assistance or accommodations to attend the meeting, please contact the City Clerk at 859-727-2525.

Best regards, Sherry Hoffman, City Clerk

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