



NEWPORT

KENTUCKY

PUBLIC NOTICE OF A SPECIAL MEETING

Notice is hereby given that a Special Meeting of the Board of Adjustments of the City of Newport, Kentucky, has been called. The meeting will be held on April 8, 2025, at 4:30 p.m. The agenda will be available at www.newportky.gov

Notice dated 1of April 2025.

Tiffany Myers

City Clerk Tiffany Myers



NEWPORT KENTUCKY

NEWPORT BOARD OF ADJUSTMENTS SPECIAL MEETING

April 8, 2025 @ 4:30 P.M.

Newport Municipal Building, 998 Monmouth Street, 1st Floor Multi-Purpose Room

*The public can access the meeting through the live stream on
Facebook.com/CityofNewportKY or YouTube/CityofNewportKY*

AGENDA

CALL TO ORDER:

PUBLIC HEARING:

BA-25-06

The applicant is requesting a conditional use permit and a parking variance to operate a meeting/reception venue in the Central Business District Fringe (CBDF) located at 518 York Street, Newport, KY 41071.

Requested by: Hermes Construction Company & Schuler Investments LLC

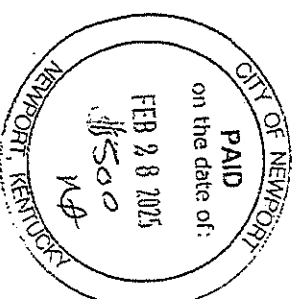
BA-25-08

The applicant is requesting a parking variance in the R-3 zone at 901 Saratoga St, Newport, KY 41071.

Requested by: 901 Saratoga LLC

ADJOURNMENT:

BOARD OF ADJUSTMENT APPLICATION



CASE NUMBER:
DATE RECEIVED:
HEARING DATE:

13A-25-019
3.28.25
3.20.25

A. GENERAL INFORMATION (PRINT OR TYPE):

1 Name of person or entity requesting hearing Hermes Construction Co. - Erik Hermes
Address Schuler Investments LLC / Eat Well - Renee Schuler

Telephone number(s) that you can be reached at between the hours of 8:30 a.m. and 4:30 p.m.

2 Address of subject property 518 York St. Newport, KY 41071
3 Current zoning of subject property CBDP

Please provide the owner's names and addresses of all adjacent property including immediately across any adjoining streets. (On either side, directly across the street and directly behind your property)

4 Has subject property been platted? Yes No X

5 Has property been subject to any previous Board of Adjustment's hearings?
Yes No X if yes, attach application number and brief explanation: _____

6 Attach Site Plan if required by Zoning Administrator. Required X
Not required

B. TYPE OF HEARING REQUESTED (CHECK APPLICABLE CATEGORY OR CATEGORIES):

X 1 DIMENSIONAL VARIANCE (SITE PLAN REQUIRED):

Fully describe the dimensional variance(s) requested; give specific measurements and cite the applicable Zoning Ordinance section(s) governing the request. Attach additional pages as necessary.
Parking Variance

 The existing parking lot across the street has 32 spaces

Listed below are conditions, which must be met in order to qualify the property for a dimensional variance. Check the conditions, which apply to this request and provide supporting documentation for each item checked

 (a) Specific conditions exist, which are unique to this land and do not exist on other land in the same zone.

____(b) Strict application of Zoning Ordinance requirements will deprive the applicant to reasonable use of the land in a manner equivalent to uses permitted other landowners in the same zone.

____(c) The unique conditions and circumstances in Section B-1-(a) above are not the result of actions taken by the applicant subsequent to March, 1982.

____(d) The dimensional variance will preserve and not harm public safety and welfare and will not alter the essential character of the neighborhood.

____(e) Granting a dimensional variance will not give the applicant any special privilege that is not allowed to other lands, structures, or buildings in the same zone. The nonconforming use of neighboring lands and structures in the same zone is not considered grounds for issuance of a dimensional variance.

____ 2 APPEAL OF ZONING ADMINISTRATOR'S ORDER, REQUIREMENT, DECISION, GRANT, OR REFUSAL:

Fully describe the grounds for appeal, citing the applicable Zoning Ordinance section(s), and thoroughly explain why the Zoning Administrator erred in reaching the appealed decision. Attach additional pages as necessary.

X ____ 3

CONDITIONAL USE PERMIT (SITE PLAN REQUIRED):

Most recent or current use of property. The second floor is vacant. ____
If not currently in use, when was it last in use Unknown ____
Proposed conditional use. Meeting/reception venue on the second floor. ____

Listed below are conditions, which must be met in order to qualify for a conditional use permit. Check the conditions, which apply to this request and provide supporting documentation for each item checked.

The proposed building and use are necessary and desirable to provide a service or facility, which will contribute to the general well-being of the neighborhood or the community.

See the attached narrative

____(e)

____(b) The building and use will not be detrimental to the health, safety or general welfare of the people who reside or work in the vicinity or be injurious to property or improvements in the vicinity.

____(c) The building and use will comply with any regulations and conditions specified in the Zoning Ordinance for such building and use.

____ 4.

INTERPRETATION OF ZONING MAP OR OTHER SPECIAL QUESTIONS:

Fully describe the nature of the request for interpretation or clarification. Cite all Zoning Ordinance sections applicable to the question asked.

CHANGE FROM ONE NON-CONFORMING USE TO ANOTHER NON-CONFORMING USE:

Current or most recent non-conforming use _____
If not currently in use, when was it last in use _____
Proposed non-conforming use _____
Comprehensive Plan for subject area _____

Fully explain all reasons why the proposed change will preserve and not harm the public safety and welfare and will not injure the essential character of the neighborhood. Attach additional pages as necessary.

Fully explain how the proposed non-conforming use will be more in conformance with the Comprehensive Plan for the City of Newport, as it applies to the area in question, than the existing non-conforming use. Attach additional pages as necessary.

Fully explain how the proposed non-conforming use is more in conformance with permitted uses in the same zone than the present non-conforming use. Attach additional pages as necessary.

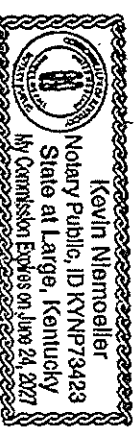
I hereby depose and say under the penalties of perjury that all of the statements contained in or submitted with this application are true.

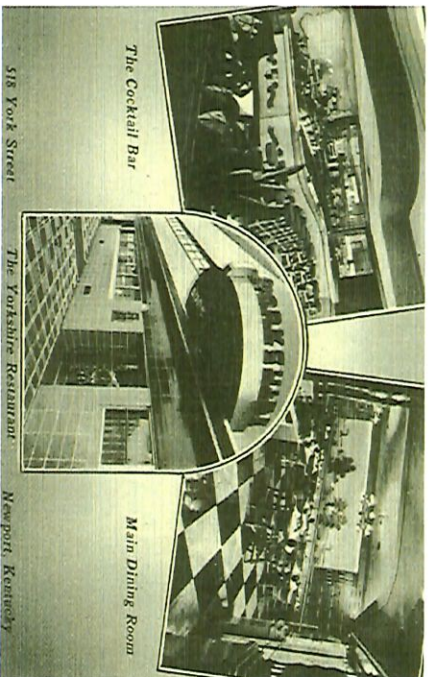
Owner's or Duly Authorized Legal Agent's Signature _____

City of Paducah
County of Sand
Commonwealth of Kentucky

Subscribed and sworn to before me this 27th day of February, 2020
(Notary Public) Kevin Niemoller

My Commission expires April 24 2027





YORKSHIRE

eatwell
CELEBRATIONS AND FEASTS

WELCOME BACK TO THE YORKSHIRE CLUB

An intimate, richly decorated event room that celebrates Newport's iconic and colorful history, the Yorkshire Club is poised to become a distinctive gathering space in the heart of the city. Situated near the new Tru Hotel and just around the corner from both Megacorp Pavilion and the Carnegie Event Center of Newport, the Yorkshire Club offers a unique boutique setting to experience the exceptional cuisine and impeccable service of Chef Renee Schuler and her company, eat well.

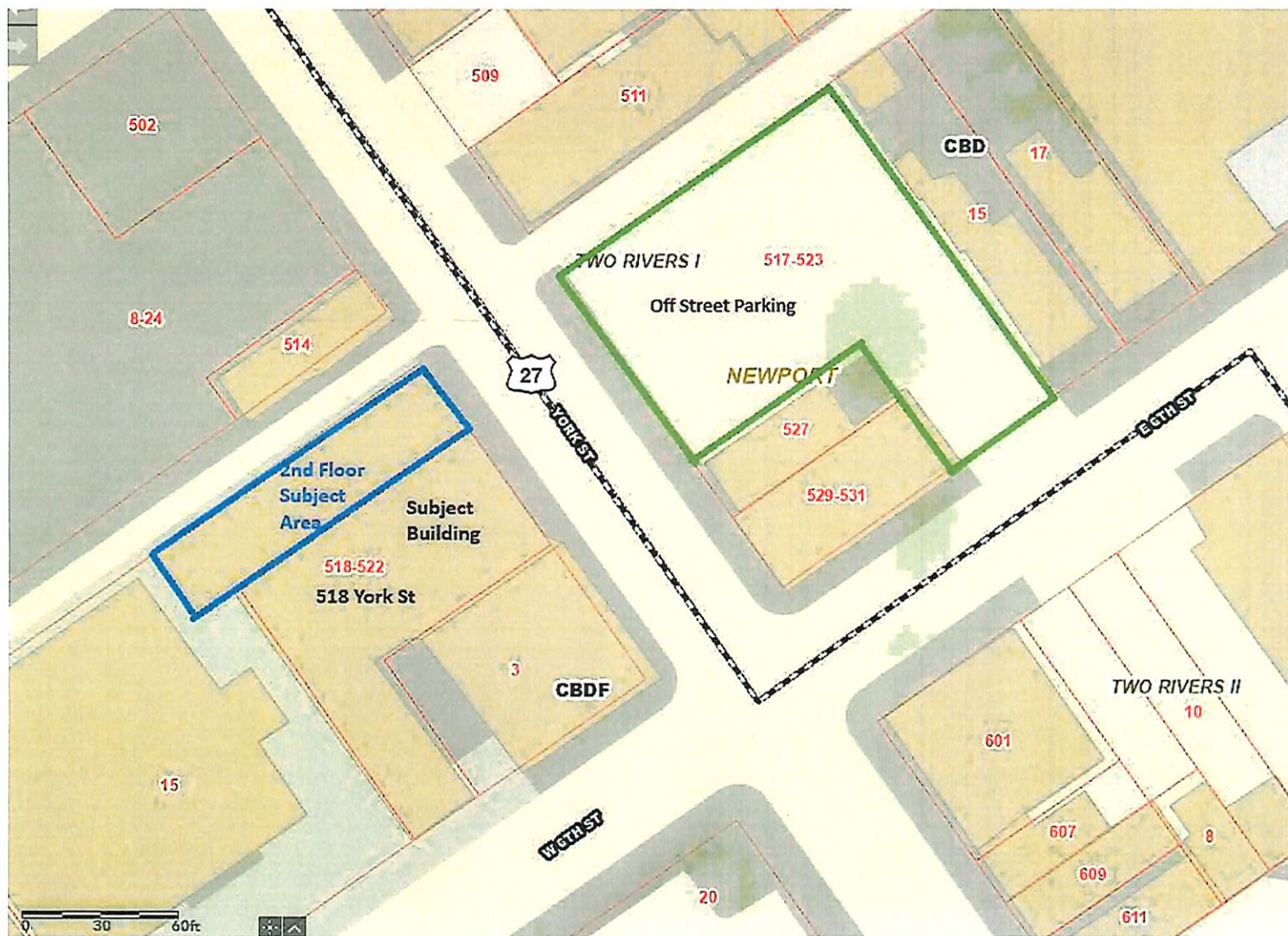
With an expected seated capacity of 100 guests, we anticipate hosting a variety of events such as rehearsal dinners, corporate gatherings, mix-and-mingle cocktail parties, and perhaps even the Newport Business Association Holiday Social. In addition, the Yorkshire Club will serve as a catalyst for activating the surrounding business district during evening hours, bringing life and energy to the area. This addition is not only desirable for the city of Newport but also vital for the ongoing revitalization of the downtown area, contributing to the general health and vibrancy of the community.

As a proudly Northern Kentucky-based business, eat well has been deeply invested in the Newport community for nearly two decades, celebrating its 20th anniversary this year. We are honored to work with MeetNKY to showcase the region's vibrant hospitality scene, bringing clientele from across the Greater Cincinnati and Northern Kentucky region to Newport. Our clients include cultural institutions like the Cincinnati Ballet and Cincinnati Opera, sports organizations such as Major League Baseball and FC Cincinnati, and esteemed educational institutions like NKU and the University of Cincinnati.

Additionally, as a WBENC-certified women-owned business, we are committed to fostering diversity and excellence in the local business landscape.

We are confident that the Yorkshire Club will bring only positive impact to its surroundings. The area is predominantly low-residential, and there are no anticipated detriments to neighbors. We will fully comply with all regulations and conditions to ensure that the club fits seamlessly into the fabric of the community, providing a welcoming and well-regulated space for all.

The Yorkshire Club promises to be a true gem within the Newport business district, offering a warm and elegant space for guests from all over the region to gather, celebrate, and experience the best of Northern Kentucky hospitality.

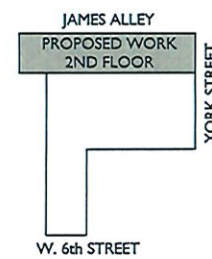
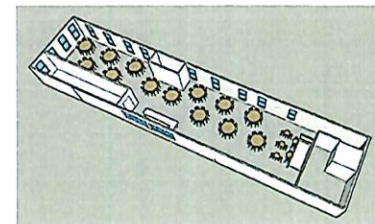
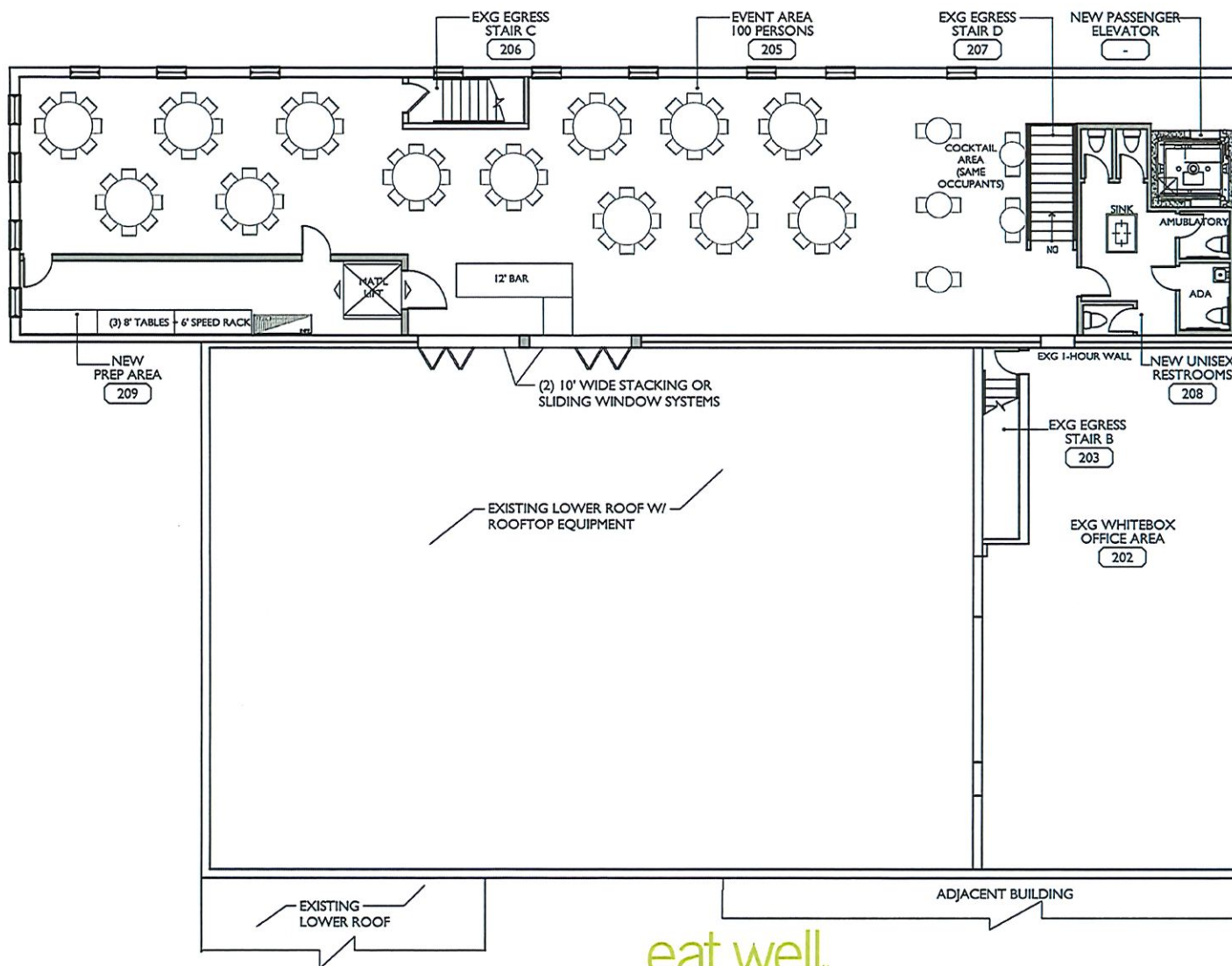


eat well
CELEBRATIONS AND FEASTS

518 York St. Newport, KY 41071

HERMES
CONSTRUCTION CO.

8 Girard St. Florence, KY 41042



eat well
CELEBRATIONS AND FEASTS

PROPOSED 2ND FLOOR PLAN - NORTH BUILDING
28 FEBRUARY 2025



MENT APPLICATION
Cat - martin 20 hen's

BA-25-08

3.21.25

Dec 18

GENERAL INFORMATION (PRINT OR TYPE):

- Name of person or entity requesting hearing Donel Autin / 901Saratoga, LLC
Address 637 Monroe St, Newport, KY 41071

Telephone number(s) that you can be reached at between the hours of 8:30 a.m. and 4:30 p.m.:

- Address of subject property
- 901 Saratoga, Newport, KY 41071

- Current zoning of subject property
-
- R3 - Residential

*****Please provide the owner's names and addresses of all adjacent property including immediately across any adjoining streets. (On either side, directly across the street and directly behind your property.)*****

Attached

- Has subject properly been platted? Yes _____ No _____

- Has property been subject to any previous Board of Adjustment's hearings?

Yes _____ No XX if yes, attach application number and brief explanation:

- | Attachment | Required |
|---|--------------|
| Attach Site Plan if required by Zoning Administrator. | Required |
| | Not required |

TYPE OF HEARING REQUESTED (CHECK APPLICABLE CATEGORY OR CATEGORIES):

1. DIMENSIONAL VARIANCE (SITE PLAN REQUIRED):

Fully describe the dimensional variance(s) requested; give specific measurements and cite the applicable Zoning Ordinance section(s) governing the request. Attach additional pages as necessary.

Listed below are conditions, which must be met in order to qualify the property for a dimensional variance. Check the conditions, which apply to this request and provide supporting documentation for each item checked

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Fully describe the grounds for appeal, citing the applicable Zoning Ordinance section(s), and thoroughly explain why the Zoning Administrator erred in reaching the appealed decision. Attach additional pages as necessary.

____X 3 CONDITIONAL USE PERMIT (SITE PLAN REQUIRED):

Most recent or current use of property Two family and one commercial
If not currently in use, when was it last in use _____
Proposed conditional use Parking Variance for three residential, one commercial unit

Listed below are conditions, which must be met in order to qualify for a conditional use permit. Check the conditions, which apply to this request and provide supporting documentation for each item checked.

____X (a) The proposed building and use are necessary and desirable to provide a service or facility, which will contribute to the general well-being of the neighborhood or the community.

____X (b) The building and use will not be detrimental to the health, safety or general welfare of the people who reside or work in the vicinity or be injurious to property or improvements in the vicinity.

____X (c) The building and use will comply with any regulations and conditions specified in the Zoning Ordinance for such building and use.

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Fully describe the nature of the request for interpretation or clarification. Cite all Zoning Ordinance sections applicable to the question asked.

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If not currently in use, when was it last in use _____
Proposed non-conforming use _____
Comprehensive Plan for subject area _____

Fully explain all reasons why the proposed change will preserve and not harm the public safety and welfare and will not injure the essential character of the neighborhood. Attach additional pages as necessary.

Fully explain how the proposed non-conforming use will be more in conformance with the Comprehensive Plan for the City of Newport, as it applies to the area in question, than the existing non-conforming use. Attach additional pages as necessary.

Fully explain how the proposed non-conforming use is more in conformance with permitted uses in the same zone than the present non-conforming use. Attach additional pages as necessary.

I hereby depose and say under the penalties of perjury that all of the statements contained in or submitted with this application are true.

1 Rachel Spicer
Owner's or Duly Authorized Legal Agent's Signature

City of Ft. Mitchell

County of Kenton

Commonwealth of Kentucky



Subscribed and sworn to before me this 24 day of March 2025
Rachel Spicer
(Notary Public)

My Commission expires 10/25/2026