



### **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 July 24, 2025, at 4:30 p.m. The agenda will be available at [www.newportky.gov](http://www.newportky.gov)

Notice dated 11 July 2025.

*Tiffany Myers*

City Clerk Tiffany Myers



**NEWPORT BOARD OF ADJUSTMENTS  
SPECIAL MEETING**

**July 24, 2025 @ 4:30 P.M.**

Newport Municipal Building, 998 Monmouth Street, 1<sup>st</sup> Floor Multi-Purpose Room

*The public can access the meeting through the live stream on  
[Facebook.com/CityofNewportKY](https://www.facebook.com/CityofNewportKY) or [YouTube/CityofNewportKY](https://www.youtube.com/CityofNewportKY)*

**AGENDA**

**CALL TO ORDER:**

**PUBLIC HEARING:**

**BA-25-15**

Application for an adaptive reuse of the property located at 1211 Brighton Street, Newport, KY 41071.

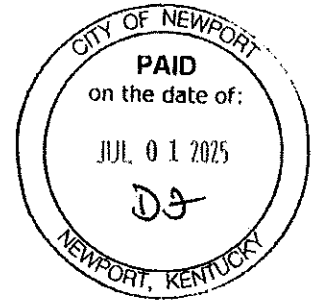
Requested by: Covington Fitness LLC

**BA-25-16**

Application for a dimensional variance for two projecting signs located at 11 E 5th Street, Newport, KY 41071.

Requested by: Klusty Sign Associates

**ADJOURNMENT:**



**BOARD OF ADJUSTMENT APPLICATION**

**CASE NUMBER:**  
**DATE RECEIVED:**  
**HEARING DATE:**

BA-25-15  
7-1-25  
TBD

A. **GENERAL INFORMATION (PRINT OR TYPE):** If you are an LLC, incorporated company, or trust, you must be represented by an attorney at the hearing.

1. **Name of person or entity requesting hearing:** Covington Fitness LLC

**Address:** 15 West 6<sup>th</sup> Street, Newport, KY 41071

**Daytime Phone:**

2. **Address of Subject Property:** 1211 Brighton Street, Newport, KY 41071

3. **Current zoning of subject property:** R3

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

4. **Has the property been platted?** Yes

5. **Has the property been subject to any previous Board of Adjustments hearings?**

No

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

B. **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



## NEWPORT

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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

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NEWPORT  
KENTUCKY

- \_\_\_\_ (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 sections(s) and thoroughly explaining why the Zoning Administrator erred in reaching the appealed decision. Attached additional pages if necessary.

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2. **CONDITIONAL USE PERMIT (SITE PLAN REQUIRED):**

**Most recent or current use of property** Cincinnati Ballet Stage Construction

If not currently in use, when was it last in use \_\_\_\_\_

**Proposed conditional use** Fitness Center and Hair Salon

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.

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 apply to the question asked.

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5. **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 the subject area \_\_\_\_\_

Fully explain 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.

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Fully explain how the proposed non-conforming use will more conform 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.

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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.

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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 Newport  
County of Campbell  
Commonwealth of Kentucky

Subscribed and sworn to before me this 1<sup>st</sup> day of July, 2025

(Notary Public) Debra S. Fleckinger

My Commission expires May 27, 2026



DEBRA SUSAN FLECKINGER  
Notary Public, Kentucky  
State At Large  
My Commission Expires  
May 27, 2026  
Notary ID# KYNP52629

BA-25-14  
7.8.25  
7.24.25

HEARING DATE:

1. Name of person or entity requesting hearing Klusty Sign Associates  
Address 3160 E Kemper Rd, Cincinnati, OH 45241

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 11 E 5th Street, Newport, KY 41071

3 Current zoning of subject property CBD

**\*\*\*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.)\*\*\***

See attached.

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.

See attached.

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.

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☐ 3 **CONDITIONAL USE PERMIT (SITE PLAN REQUIRED):**

Most recent or current use of property \_\_\_\_\_  
If not currently in use, when was it last in use \_\_\_\_\_  
Proposed conditional use \_\_\_\_\_

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.

- ☐ (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.
- ☐ (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.

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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.

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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.

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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.

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

Ashley Campbell Harris  
Owner's or Duly Authorized Legal Agent's Signature

City of Cincinnati  
County of Hamilton  
Commonwealth of Kentucky OHIO

Subscribed and sworn to before me this 7 day of JULY 2025  
Alyssa Renneker  
(Notary Public)

My Commission expires \_\_\_\_\_



ALYSSA RENNEKER  
Notary Public  
State of Ohio  
My Comm. Expires  
February 17, 2030

Board of Adjustment Application – Additional Information

Newport City Garage – 11 E 5<sup>th</sup> Street

Submitted by Klusty Sign Associates

**A-3: Adjacent Property Owners**

**B-1: Description of Dimensional Variance Requested**

Requesting two (2) projecting signs for the Newport City Garage which both exceed the allowed 15 sq ft for projecting signs in the CBD zone per Zoning Ordinance Section 15.6 Subsection H.4 – Class 8 Signs.

One proposed projecting sign is to be 39.75 sq ft (Drawing EBS2 – Exterior Wall Sign #2) to be installed on the West building elevation, identifying the Hotel Check In & Entrance.

The second proposed projecting sign is to be 69.3 sq ft (Drawing EBS3 = Exterior Blade Sign # 3) to be installed on the South building elevation, identifying the Parking Garage entrance and rates, and featuring the City of Newport logo.

NOTE: Also included as part of the original sign permit application is one (1) 71.4 sq ft wall sign (Drawing EWS1 – Exterior Wall Sign #1) which does not require a variance to be approved, per the City of Newport Zoning Administrator.

**B-1 (b): Supporting Documentation**

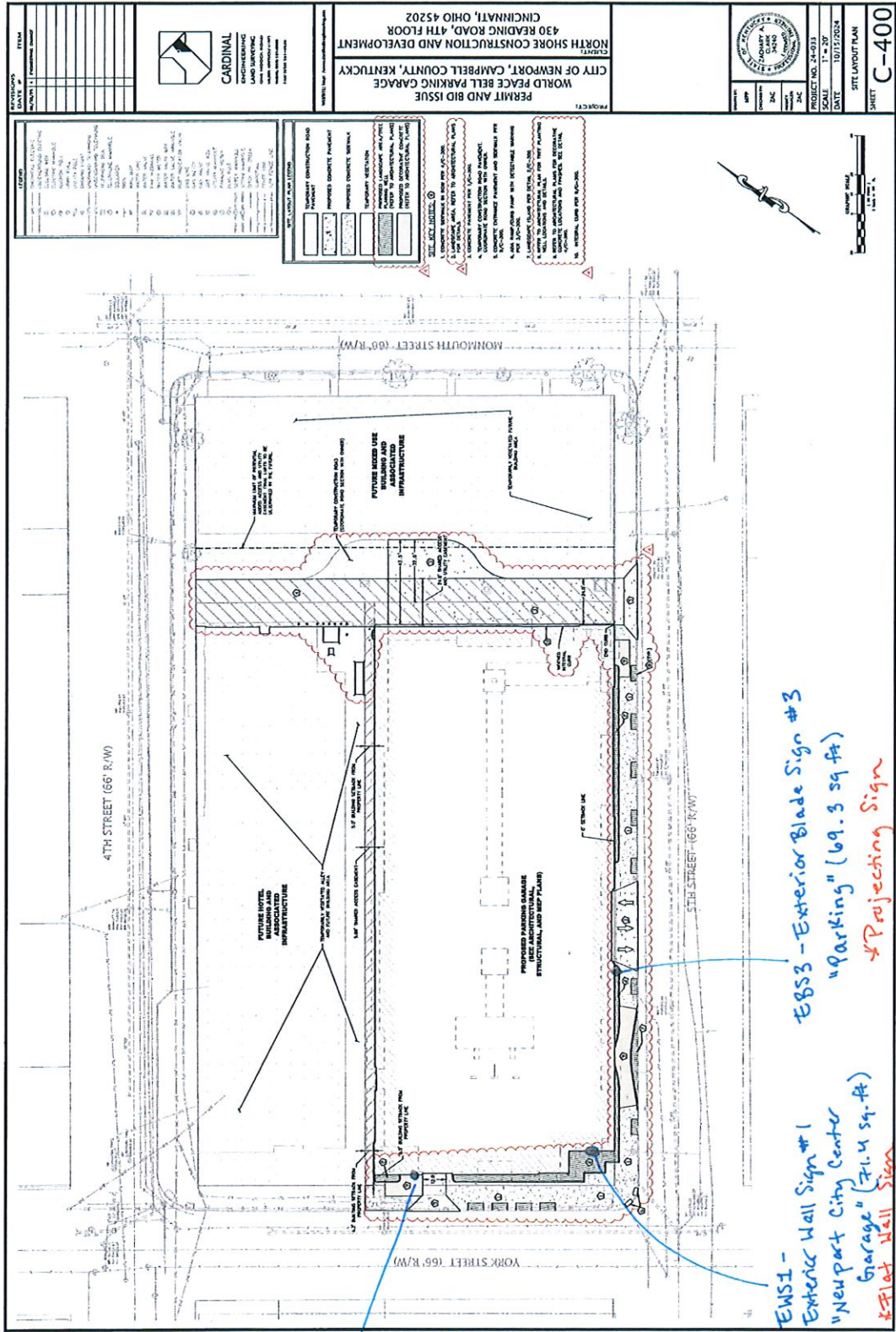
*Strict application of Zoning Ordinance requirements will deprive the applicant to reasonable use of the land in a manner equivalent to uses permitted other landowners in the same zone.*

Reasonable use of the property would include signage relatively proportional to the size of the building that allows visitors to more easily find the parking garage entrance and hotel check-in. A projecting sign of only 15 sq ft would be unreasonably small on a building of this size and would prohibit visitors from safely and easily locating the entrances which the signs identify. Larger projecting signs are also important to allow increased visibility from vehicles, which is the mode by which most visitors would be approaching the building.

**B-1 (d): Supporting Documentation**

*The dimensional variance will preserve and not harm public safety and welfare and will not alter the essential character of the neighborhood.*

Same as per above, the larger projecting signs are important to preserve public safety and welfare to allow visitors (in vehicles and on foot) to safely and easily locate the entrances to the parking garage and hotel. Small signage would increase the risk of collisions and traffic back-up as drivers struggle to locate the entrances. The proposed signs are in accordance with what any reasonable person would expect to see on such a building in a city center and will therefore not alter the essential character of the neighborhood.

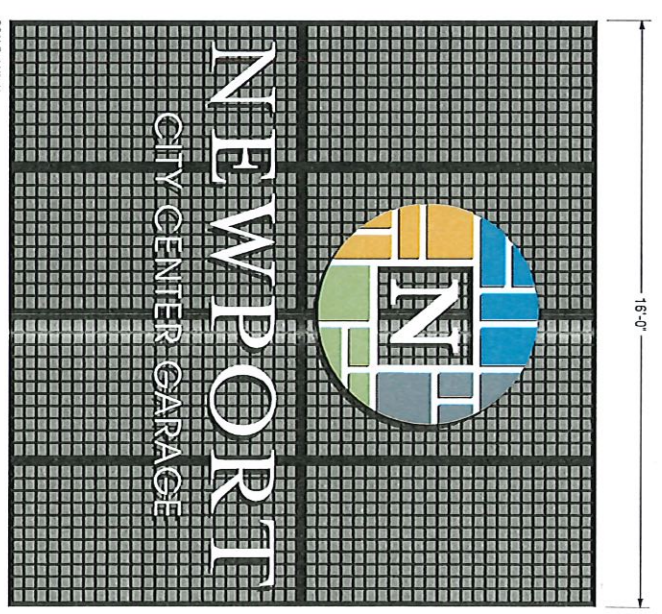
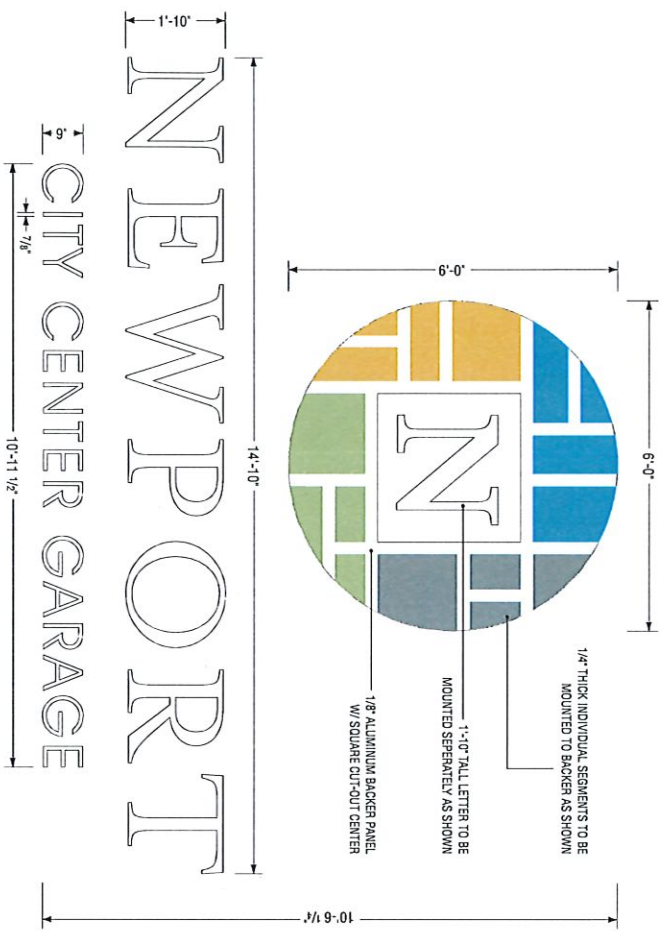


\*Projecting Sign  
 EBS2 - Exterior  
 Wall Sign #2  
 "Hotel Check In +  
 Entrance"  
 (39.75 sq.ft.)

EWS1 -  
 Exterior Wall Sign #1  
 "Newport City Center  
 Garage" (71.4 sq.ft.)  
 \*Flat Wall Sign

EBS3 - Exterior Blade Sign #3  
 "Parking" (69.3 sq.ft.)  
 \*Projecting Sign

<b>PROPOSED PROJECT</b> NORTH SHORE CONSTRUCTION AND DEVELOPMENT 430 READING ROAD, 4TH FLOOR CINCINNATI, OHIO 45202		<b>CLIENT</b> NORTH SHORE CONSTRUCTION AND DEVELOPMENT 430 READING ROAD, 4TH FLOOR CINCINNATI, OHIO 45202
<b>PROJECT NO.</b> 24-033 <b>DATE</b> 10/12/2024 <b>SCALE</b> 1" = 20' <b>SHEET</b> C-400	<b>PERMIT AND BID ISSUE</b> CITY OF NEWPORT, CAMPBELL COUNTY, KENTUCKY WORLD PEACE BELT PARKING GARAGE 430 READING ROAD, 4TH FLOOR CINCINNATI, OHIO 45202	



SCALE: 3/8"=1'

SCALE: 1/4"=1'

# FLAT CUT, NON-ILLUMINATED ALUMINUM LOGO & LETTERS / 71.4 SQ FT

- 1/4 THICK, FLAT CUT ALUMINUM, NON-ILLUMINATED, LOGO & LETTERS SET.
- OVERALL SIZE: 10'-6 1/4" H X 14'-10" W X 1/4" D
- 1/8" FLAT ALUMINUM BACKER PANEL WITH SQUARE CUT-OUT CENTER, LOGO SEGMENTS ARE FLAT
- (16) 1/4" THICK FLAT ALUMINUM LOGO SEGMENTS MOUNTED FLUSH TO BACKER PANEL, PAINTED AS SHOWN.
- 1/4" FLAT CUT ALUMINUM WITH FACES AND RETURNS PAINTED TO MATCH COLORS AS SHOWN.
- ALL LETTERS AND LOGO SEGMENTS/PIECES TO HAVE NUTS WELDED TO THE BACKSIDE TO ACCOMMODATE 1/4" DIA X 4-1/2" LONG ALL THREAD STUDS, WASHERS AND NUTS, MINIMUM (3) PER SEGMENT/PIECE.

**COLORS** ALL COLORS ARE SATIN FINISH

PANTONE 430C PANTONE 7698C BLACK PANTONE 577C PANTONE 143C WHITE

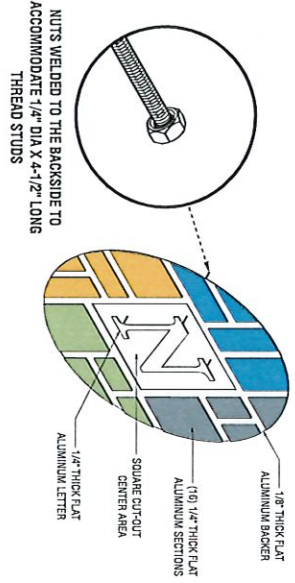


480 Wilford Parkway • Wilford, OH 45150  
Phone 513.571.8090 • Fax 513.571.8095

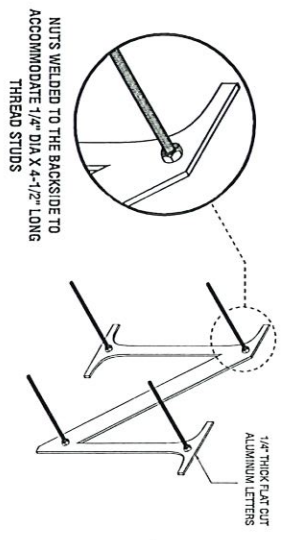
START DATE:	REVISION DATES:
11-5-24	1. 3-5-25
	2. 4-3-25
	3. 4-16-25
	4. 5-2-25
	5. 5-22-25
	6. _____

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## DIMENSIONAL LOGO/CON



## DIMENSIONAL LETTERS



**EWST EXTERIOR WALL SIGN #1**  
Flat Cut Aluminum  
Wall Sign

**Newport City Center Garage**  
5th & York Street, Newport, KY 41071

SALES: JS MANAGER: GE DESIGN: TW  
APPROVED BY: DATE:

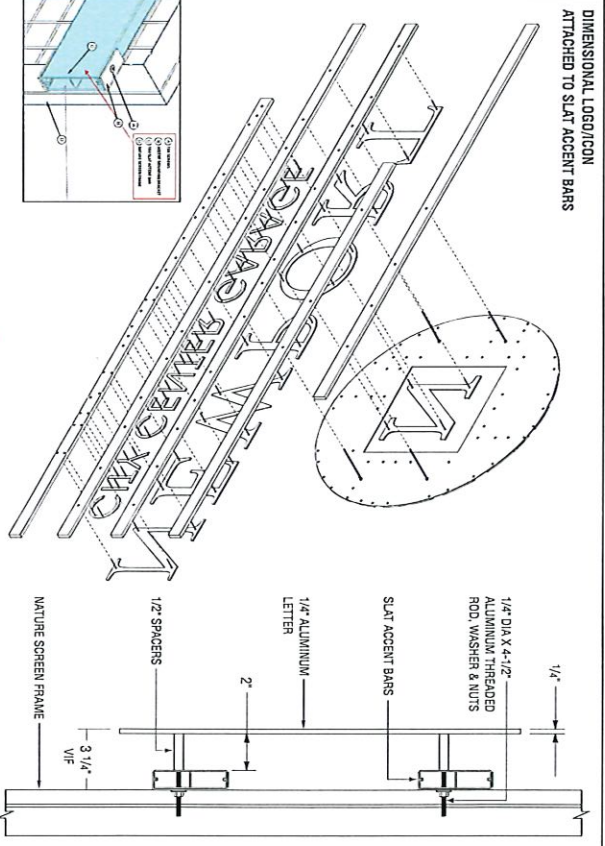
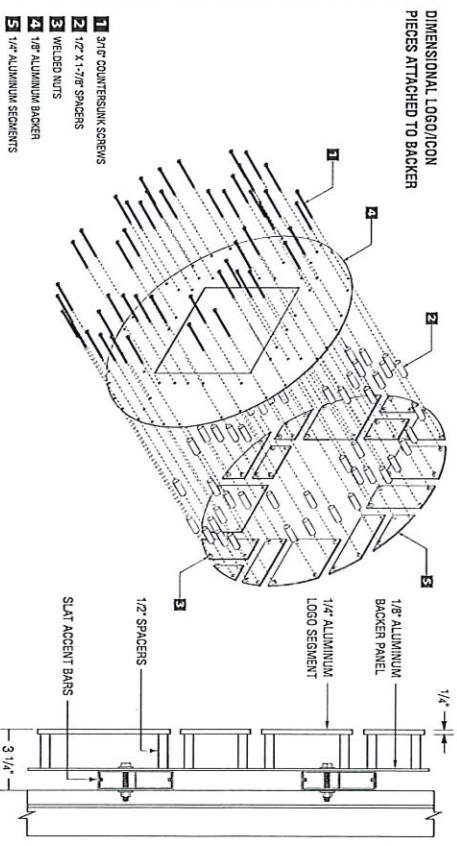
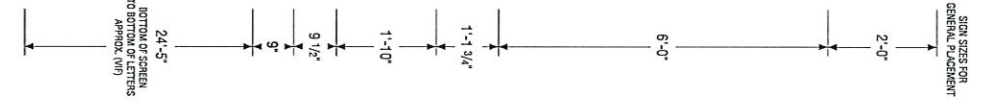
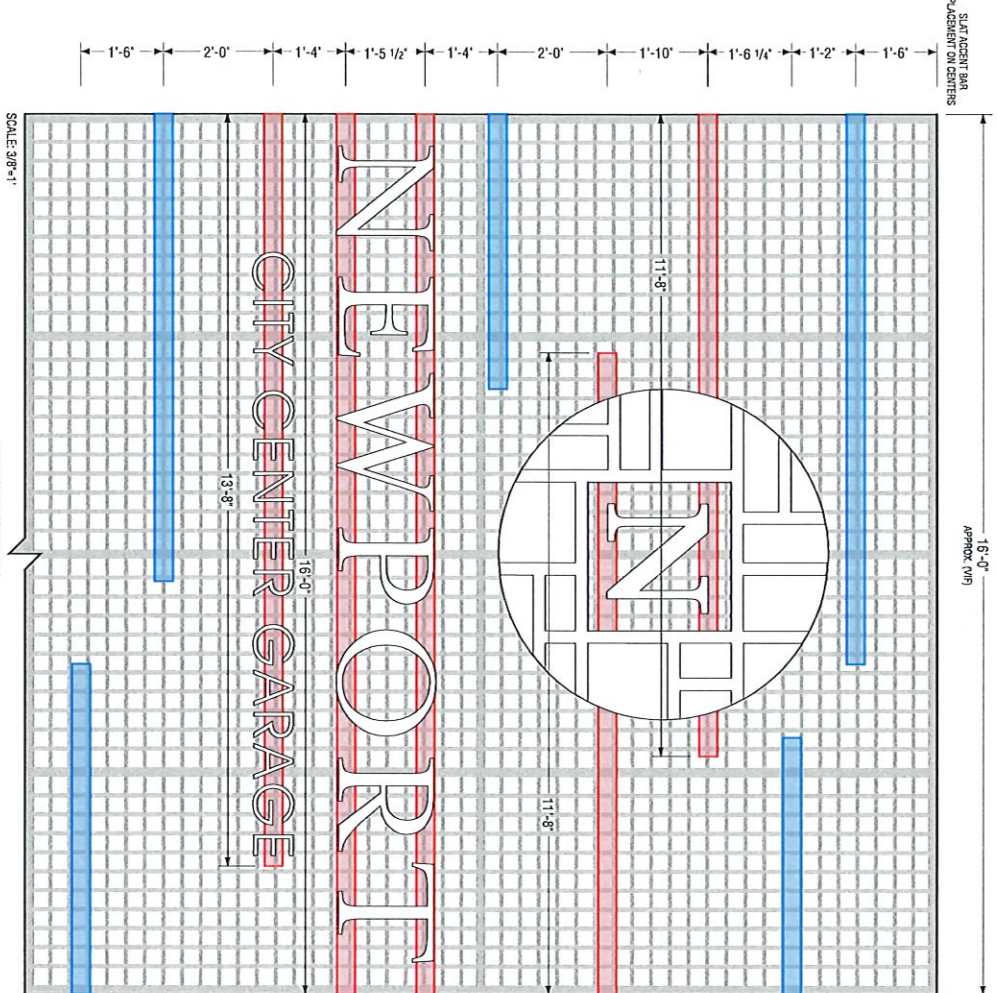
**START DATE:** 11-5-24

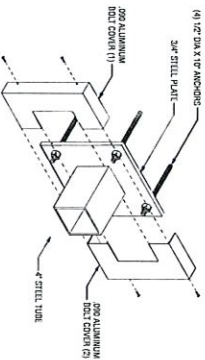
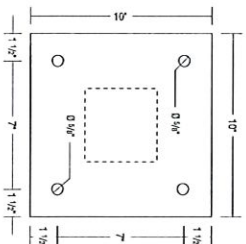
**REVISION DATES:**  
1. 3-5-25 3. 4-16-25 5. 5-19-25  
2. 4-3-25 4. 5-2-25 6. 5-22-25

**EWST1 EXTERIOR WALL SIGN #1**  
**Flat Cut Aluminum**  
**Wall Sign**

**Newport City Center Garage**  
5th & York Street, Newport, KY 41071

**SALES:** JS **MANAGER:** GE **DESIGN:** TW  
**APPROVED BY:** \_\_\_\_\_ **DATE:** \_\_\_\_\_





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START DATE:  
11-5-24

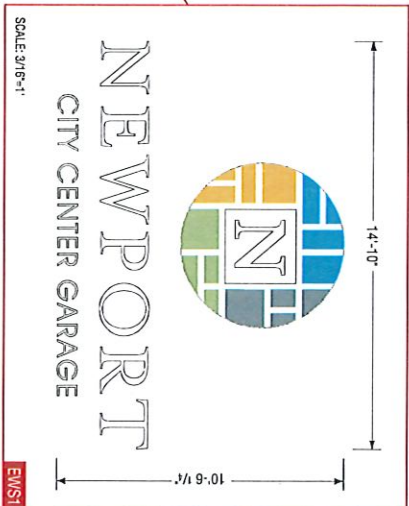
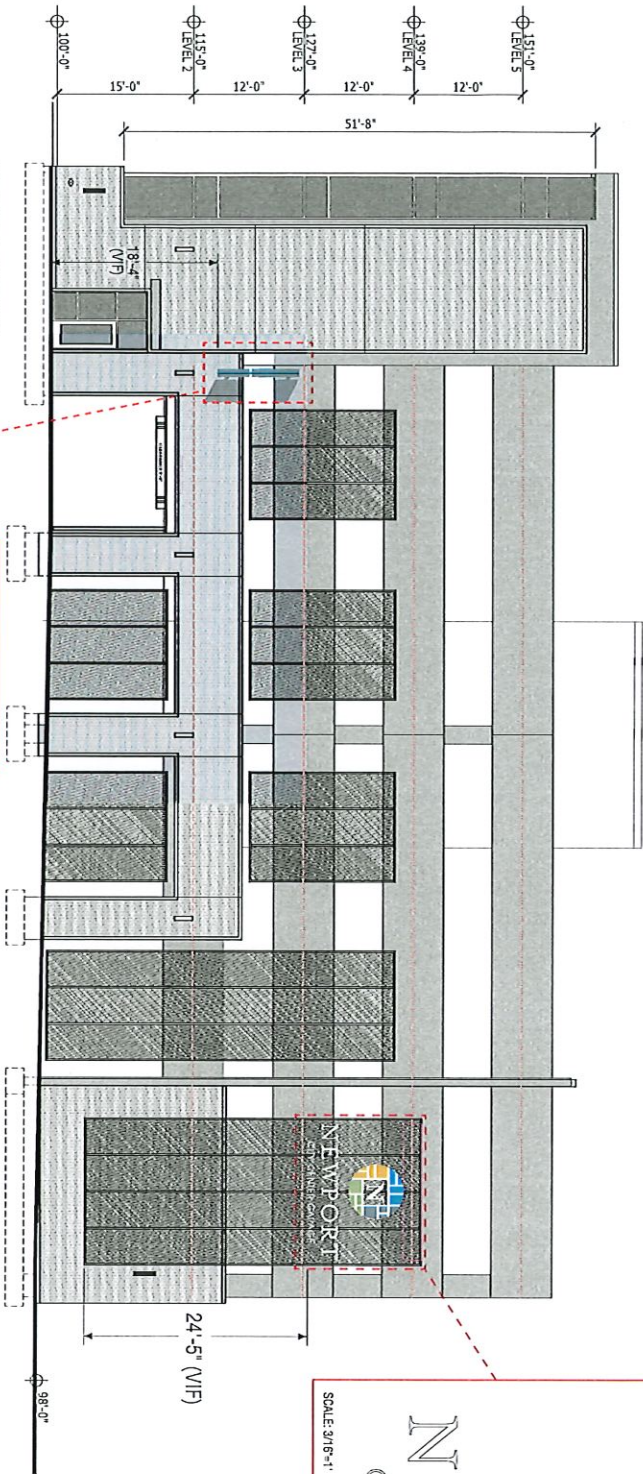
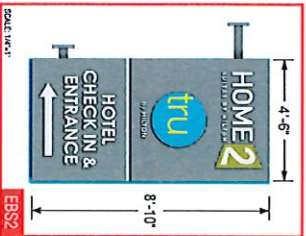
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4. 3-5-25 5. 4-16-24 6.

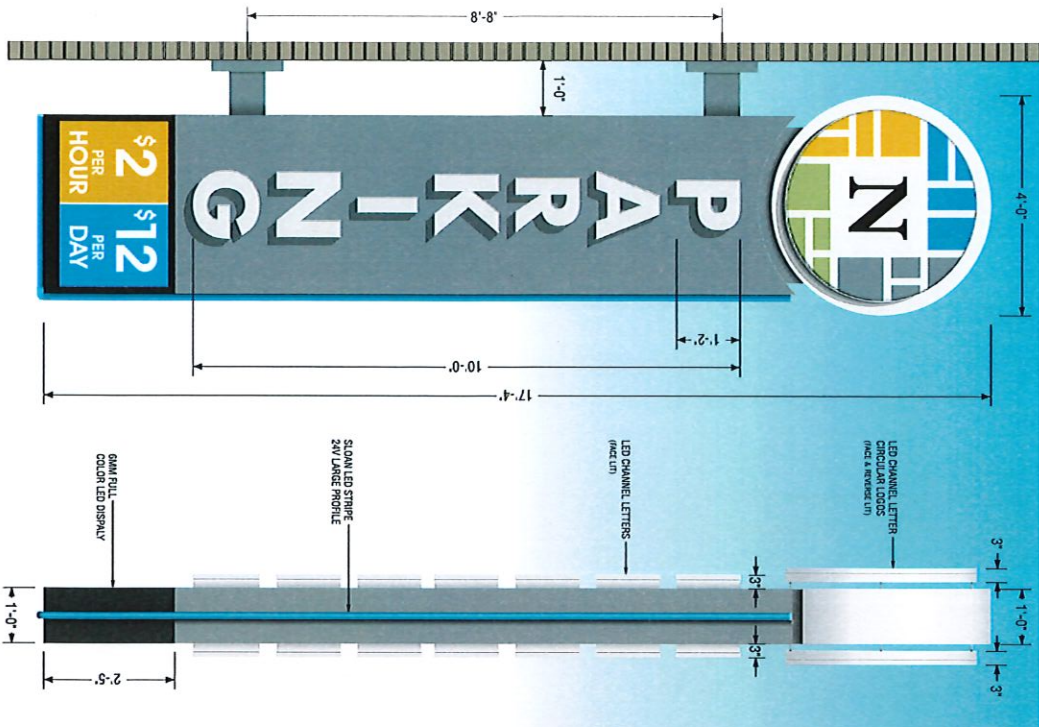
**WEST ELEVATION**  
Sign Placement  
on Building

**Newport City Center Garage**  
5th & York Street, Newport, KY 41071

SALES: JS MANAGER: GE DESIGN: TW  
APPROVED BY: DATE:

**WEST ELEVATION**  
SCALE: 1/16"=1'





START DATE: 1. 3-7-25 3. 11-5-24  
REVISION DATES: 2. 4. 5. 6.

FRONT / BACK NIGHTTIME VIEW  
EBS3 EXTERIOR BLADE SIGN #3  
Double-Sided  
LED Blade Sign

Newport City Center Garage  
5th & York Street, Newport, KY 41071

SALES: JS MANAGER: GE DESIGN: TW  
APPROVED BY: DATE:

**LED INTERNALLY ILLUMINATED BLADE SIGN / 69.3 SQ FT**

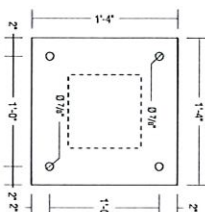
- ALUMINUM CONSTRUCTED, DOUBLE-SIDED, LED INTERNALLY ILLUMINATED BLADE SIGN.
- OVERALL SIZE: 17'-4"H X 4'-0"W X 12"D
- TOP CABINET: 4'-0"H X 4'-0"W X 12"D ROUND ALUMINUM CABINET WITH (1) 3'-6"H X 3'-6"W X 3"D ROUND ALUMINUM LOGO CHANNEL LETTER SPACER MOUNTED 1-1/2" OFF OF TOP CABINET.
- LOGO CABINET TO HAVE #2375 WHITE ACRYLIC FACE WITH FIRST SURFACE TRANSLUCENT VINYL GRAPHICS AS SHOWN. CABINET TO BE LED INTERNALLY ILLUMINATED FACE AND REVERSE LIT. WHITE LED MODULES & CLASS 2 POWER SUPPLIES.
- "PARKING": 14" TALL X 3" DEEP ALUM. CHANNEL LETTERS, 7328 WHITE ACRYLIC FACES, WHITE 1" TRIM CAP AND RETURNS.
- BLADE SIGN MOUNTED TO EXISTING FASCUA USING (2) 8" SQ STEEL TUBES WELDED TO 16" SQ X 3/4" THICK STEEL PLATE.
- STEEL PLATES TO ACCOMMODATE (4) 3/4" DIA. HAS-R-316 S/S ANCHOR RODS & HVU ADHESIVE SYSTEM. PLATES TO HAVE 2-1/2" DEEP .090 ALUMINUM BOLT COVERS.
- (1) 24"H X 36"W DOUBLE-SIDED, 6MM FULL COLOR LED DIGITAL DISPLAY ANTENNA ON SIGN SIDE FACING BLDG WALL.
- (2) DEDICATED 120V/20AMP CIRCUITS REQUIRED - BY OTHERS. ALL PARTS UL APPROVED.

**COLORS**

PANTONE 430C	PANTONE 7699C	BLACK
PANTONE 577C	PANTONE 143C	WHITE

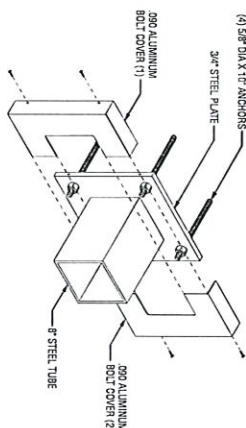
(2) 3/4" THICK STEEL MOUNT PLATES

SCALE: 3/4"=1'



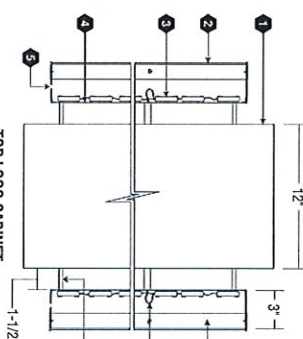
2-PIECE BOLT COVERS

SCALE: 1/2"=1'

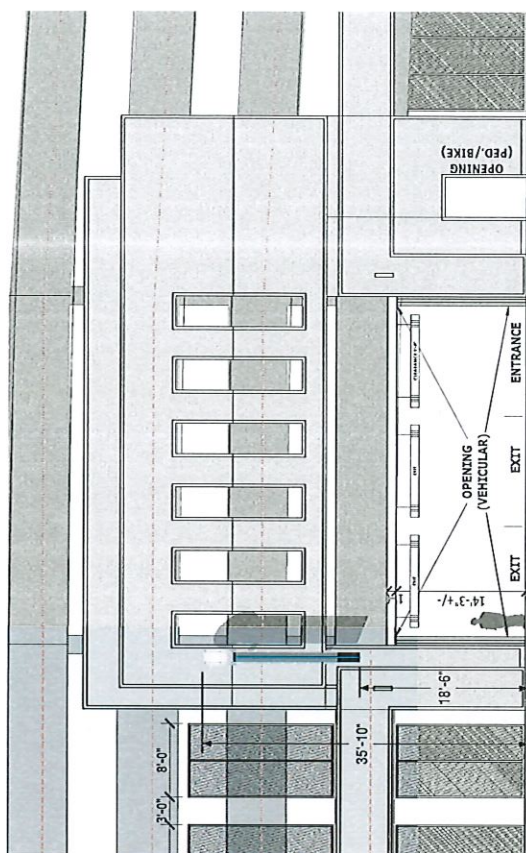
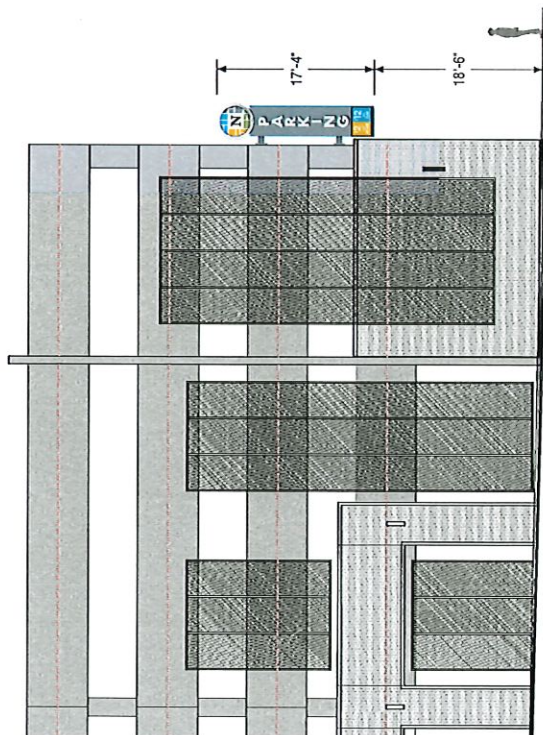
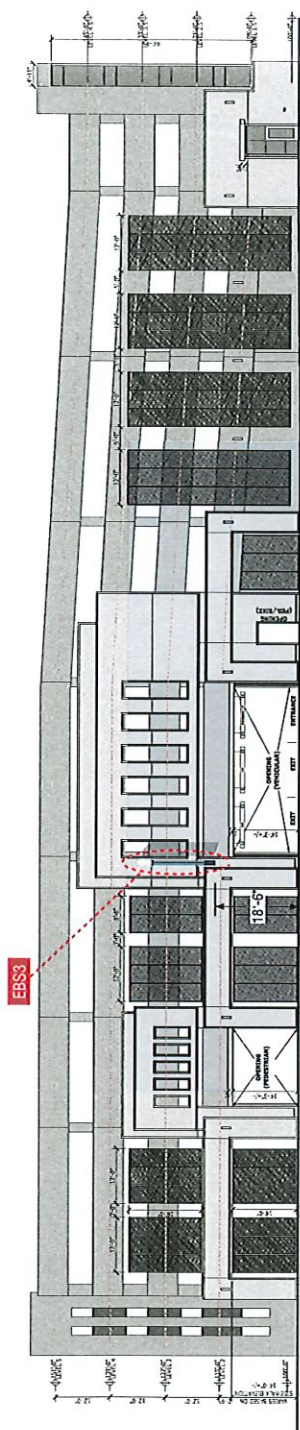


TOP LOGO CABINET

SCALE: 1/2"=1'



1. CIRCULAR-ALUMINUM BASE CABINET
2. #7328 WHITE ACRYLIC FACE (TRANS VINYL AS NEEDED)
3. WHITE LED MODULES POPULATED TO SPEC
4. CLEAR POLYCARBONATE BACKING
5. .25" DRAINWEED HOLE
6. 1" TRIM CAP PAINTED TO SPEC
7. FLEXIBLE CONDUIT / LOW VOLTAGE WIRE
8. 1/2" DIA. MOUNTING SPACERS



**TRIUMPH**  
signs & consulting, inc.

START DATE:  
11-5-24

REVISION DATES:  
1. 12-9-24 3. \_\_\_\_\_ 5. \_\_\_\_\_  
2. 3-7-25 4. \_\_\_\_\_ 6. \_\_\_\_\_

**SOUTH ELEVATION**  
**Sign Placement**  
**on Building**

**Newport City Center Garage**  
5th & York Street, Newport, KY 41071

SALES: JS      MANAGER: GE      DESIGN: TW  
APPROVED BY: \_\_\_\_\_      DATE: \_\_\_\_\_

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