



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 July 24, 2025, at 4:30 p.m. The agenda will be available at www.newportky.gov

Notice dated 11 July 2025.

Tiffany Myers

City Clerk Tiffany Myers



NEWPORT
KENTUCKY

**NEWPORT BOARD OF ADJUSTMENTS
SPECIAL MEETING**

July 24, 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-25-15

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:

NEWPORT
KENTUCKY



BOARD OF ADJUSTMENT APPLICATION

CASE NUMBER:

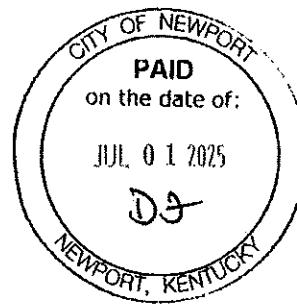
BA-2515

DATE RECEIVED:

7-1-25

HEARING DATE:

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 6th 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



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


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.

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.

- (a) The proposed building and use are necessary and desirable to provide a service or 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 apply to the question asked.



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.

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.

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 Newport

County of Campbell

Commonwealth of Kentucky

Subscribed and sworn to before me this 1st 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# KYNP52029

BOARD OF ADJUSTMENT APPLICATION

CASE NUMBER:
DATE RECEIVED:
HEARING DATE:

BA-25-16
7.8.85
7.24.25

A GENERAL INFORMATION (PRINT OR TYPE):

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.

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.

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.

Ashley Campbell
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
OHIO NOTARY PUBLIC
(Notary Public)

My Commission expires _____



Board of Adjustment Application – Additional Information

Newport City Garage – 11 E 5th 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

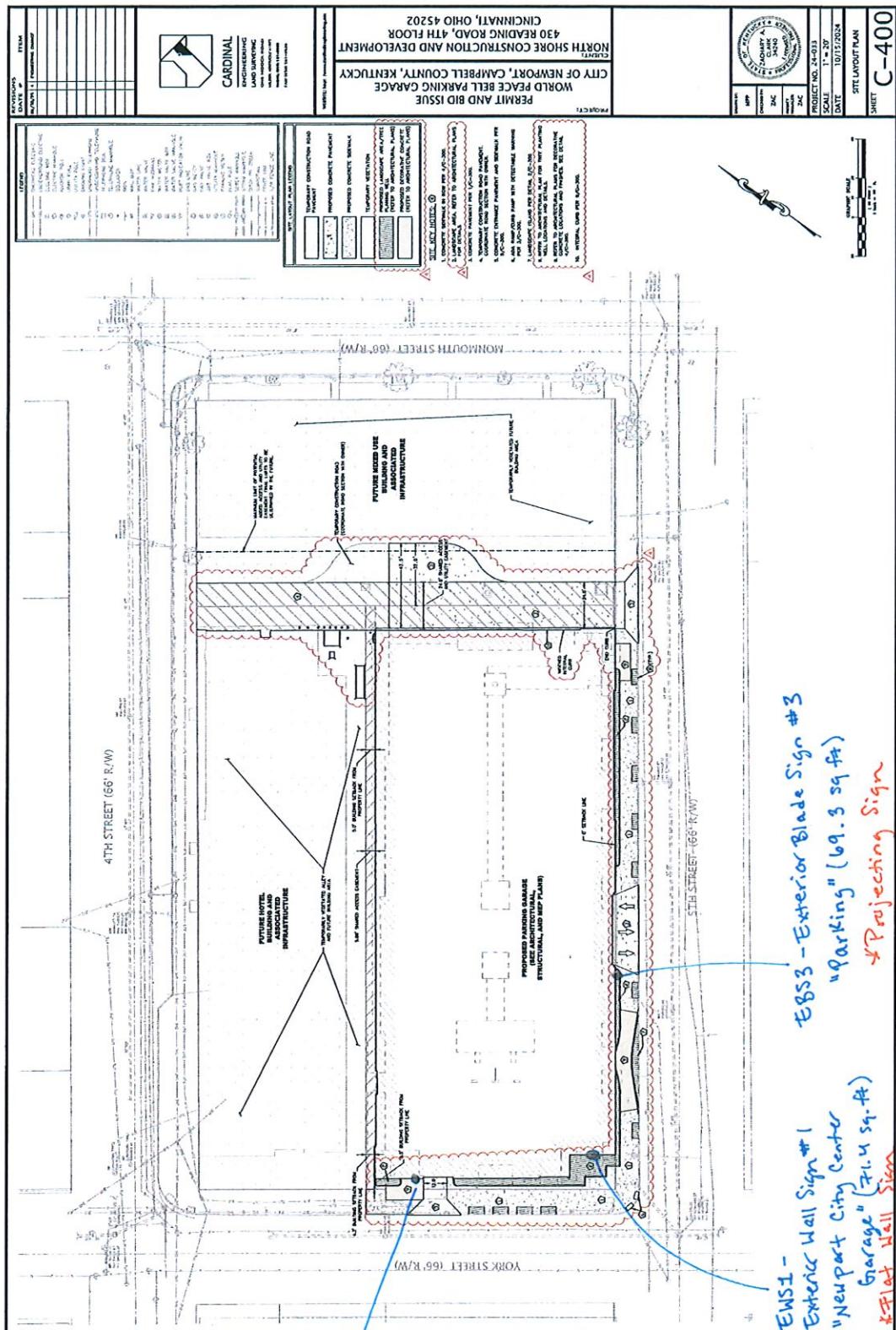
Strict application of Zoning Ordinance requirements will deprive the applicant to reasonable use of the land in a manner equivalent to uses permitted other landowners in the same zone.

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
E852 - Exterior
Wall Sign #2
"Hotel Check In +
Entrance"
(39.75 sq ft)



480 Millord Parkway • Millord, OH 45150
Phone 513-576-8090 • Fax 513-576-8095

INNOVATE
signs & consulting, Inc.

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11. 3 27
2. 4-3-25 4. 5-2-25 6. 5-22-25

Wall Sign

Flat Cut Aluminum

START DATE: 1-25-05 REVISION DATES: 1-16-05 10-25-05

REVISION DATES: **10/10/2013** EXTERIOR WALL SIGN

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USED, REPRODUCED, COPIED, OR EXHIBITED IN ANY FASHION. ALL OR ANY

5th & York Street, Newport, Ky 41001

New Delhi City Guide

Newark City Center Garage

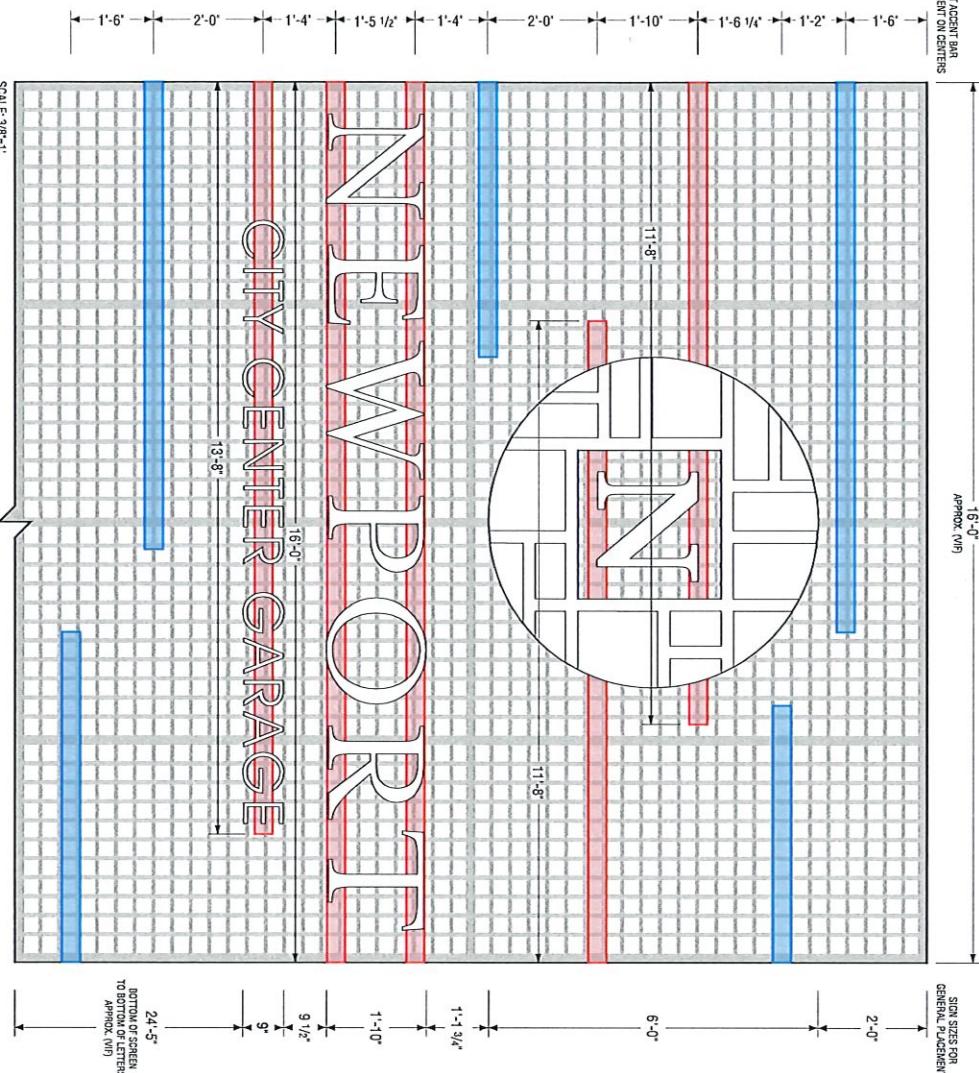
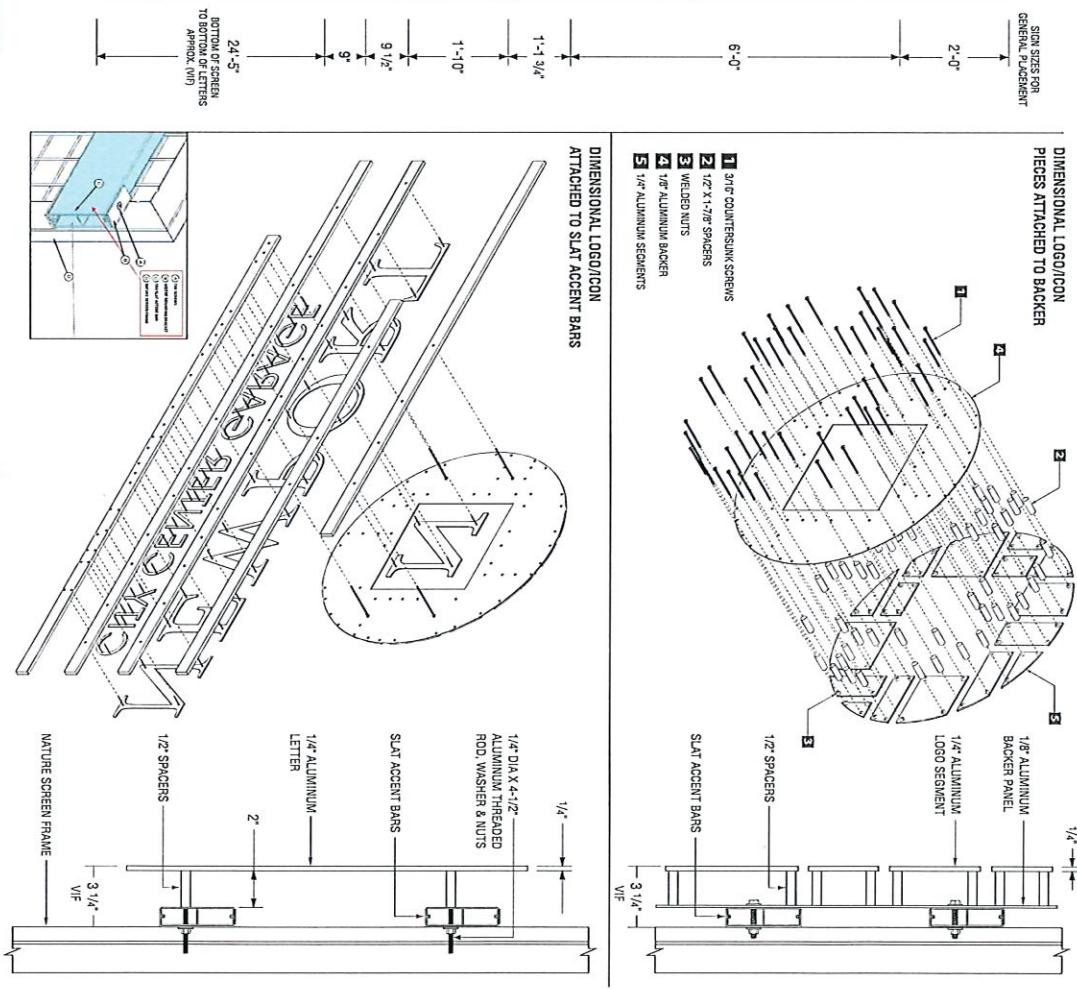
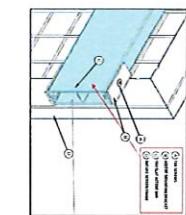
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APPROVED BY: _____ DATE: _____

THE JOURNAL OF CLIMATE, VOL. 17, 2004

SALES: JS MANAGER: GE DESIGN: TW

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480 Millard Parkway • Milford, OH 45150
Phone 513-576-8070 • Fax 513-576-8075

START DATE:
11-5-24

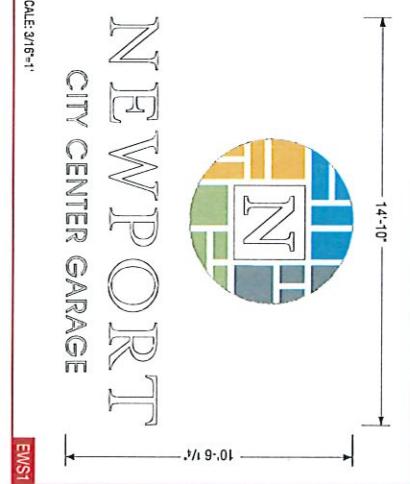
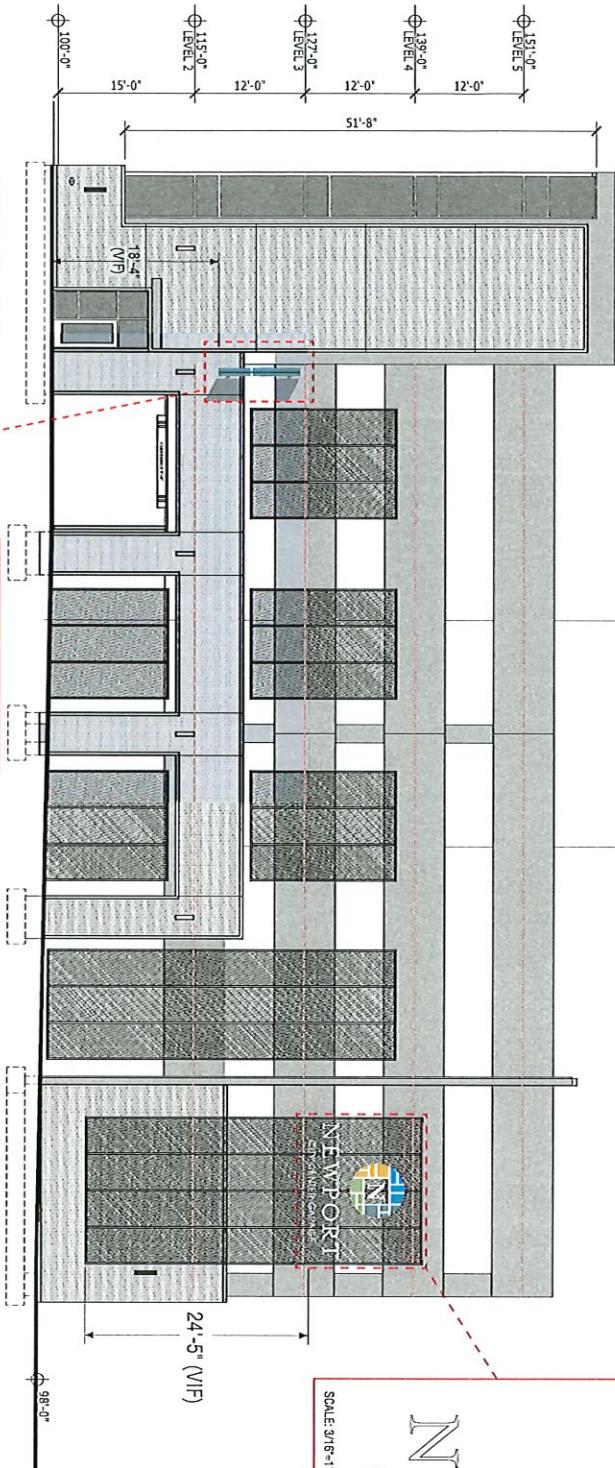
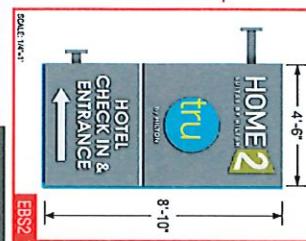
REVISION DATES:
1. 12-9-24 3. 4-3-24 5. 5-2-24
2. 3-5-25 4. 4-16-24 6. _____

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'



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