



NEWPORT
KENTUCKY

NEWPORT BOARD OF ADJUSTMENTS
REGULAR MEETING
September 18, 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

APPROVAL OF MINUTES:

Special meeting minutes from May 22 and July 24, 2025

PUBLIC HEARING:

BA-25-14

The applicant is requesting a variance to allow the construction of a two-story detached garage located at 713 Columbia Street, Newport, KY 41071.

Requested by: Dean & Karen Gosney

ADJOURNMENT:

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BOARD OF ADJUSTMENT APPLICATION

CASE NUMBER:
DATE RECEIVED:
HEARING DATE:

~~SB A-25-14~~
~~August 21, 2025~~

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 Dean & Karen Gosney
Address 1921 E...

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

713 Columbia St. Newport, KY 41071

3. Current zoning of subject property

R-3 (Residential)

*****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 subject property been platted?

Yes

No

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

Yes

No

if yes, attach application number and brief explanation:

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.


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- (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.

1. CONDITIONAL USE PERMIT (SITE PLAN REQUIRED):

Single-family Residence w/ Two-Story Garage
Most recent or current use of property that was demolished around 2021
If not currently in use, when was it last in use The garage was demolished circa 2021
Proposed conditional use Single-family Residence w/ Two-Story Garage
(Three Car Garage w/ Workshop Above)

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 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 _____
County of _____
Commonwealth of Kentucky

Subscribed and sworn to before me this 23 day of June 2025

(Notary Public)

My Commission expires 4-20-2027