

**CITY OF NEWPORT BOARD OF ADJUSTMENT  
Thursday, January 26, 2023  
MINUTES**

A special meeting of the Newport Board of Adjustment was held on Thursday, January 26, 2023, at 4:30 p.m. at the Newport Municipal Complex, 998 Monmouth Street, Newport, Kentucky.

**In attendance were:**

Susan Whitehead, Judy Lloyd, Chairperson, Tim Kiser, Jerry Newberry, Zoning Administrator Brian Steffen, Assistant City Manager John Hayden.

The following member was absent:

Steve Mathisen

Motion by Susan Whitehead, seconded by Jerry Newberry, to approve the minutes from December 15, 2022, as presented.

**Roll Call:**

Susan Whitehead	Yes
Judy Lloyd	Yes
Tim Kiser	Yes
Jerry Newberry	Yes
Steve Mathisen	Absent

Motion carried- so ordered.

**BA-23-01  
726 MONMOUTH STREET  
THE APPLICANT IS REQUESTING A DIMENSIONAL VARIANCE FOR AN  
EXTERIOR MOUNTED SIGN FOR THE PROPERTY LOCATED AT 726 MONMOUTH  
STREET.  
REQUESTED BY: Jordan Nettles**

Jordan Nettles, 726 Monmouth Street, stated his company is Neville's Fitness. Initially, we went with an out-of-state sign company, but Danny has agreed to do the work. He is a world-renowned artist who provided the artwork for the sign. So, since we have applied, Danny has made changes to the sign, and he will explain this to the Board.

Danny requested a little more in the dimensional variance because it's such a large storefront. Danny explained to the Board before that the sign defaulted at 60 square feet. Now it's at 84.4 square feet.

Brian Steffen, Zoning Administrator, stated he had found Mr. Nettle's application. Based on approximately 60 linear feet of frontage on the building. So, it will allow 60 square feet and 36-inch letter height. In addition, their logo has changed from what was presented in the application. Jordan Nettles advised the Board that the sign was scaled down and the brand logo was split up. This is a smaller version of what was presented to the Board today. Jordan and Danny showed the Board the changes on their laptop.

Motion by Susan Whitehead, seconded by Jerry Newberry, to approve case number BA-23-01 to grant the 25-foot square foot variance for a sign at 726 Monmouth Street. By granting this variance, it will be in harmony with the general purpose and intent of the official zoning ordinance and the comprehensive plan for the City of Newport, Kentucky. It will not be injurious to the neighborhood or otherwise detrimental to the public welfare. It will not adversely affect public health safety or welfare. It will not alter the essential character of the general vicinity. It will not cause a hazard or nuisance to the public. It will not allow an unreasonable circumvention of the zoning regulations.

**Roll Call:**

Susan Whitehead	Yes
Judy Lloyd	Yes
Tim Kiser	Yes
Jerry Newberry	Yes
Steve Mathisen	Absent

Motion carried-so ordered.

**BA-23-02  
621 MONMOUTH STREET  
THE APPLICANT IS REQUESTING A CONDITIONAL USE AND PARKING  
VARIANCE TO ADD THREE RESIDENTIAL DWELLING UNITS LOCATED AT 621  
MONMOUTH STREET.  
REQUESTED BY: Steven Evans and Jerry Merrill**

Brian Steffen, Zoning Administrator, gave a brief explanation of the case.

Steve Evans, 621 Monmouth Street, is rehabbing the property, and the upstairs apartments have been vacant for some time. For the business storefronts, we are currently offering off-street parking and have an agreement with the next-door neighbor for some additional parking spots. The apartments are expected to be occupied in February.

Motion by Susan Whitehead, seconded by Tim Kiser, to approve case number BA-23-02 to grant a conditional use to allow three apartments; one-one bedroom apartment and two- two-bedroom apartments, and allow for a five-car parking variance at 621 Monmouth Street. By granting this conditional use and variance at this particular location is necessary or desirable to provide a service or facility which will contribute to the general well-being of the neighborhood or the community and will not, under the circumstances of this particular case, be detrimental to the health safety or general welfare of persons residing or working in the vicinity or injurious to property or improvements in the vicinity and will comply with any regulations and conditions specified in the official zoning ordinance as well as the adopted comprehensive plan for the City of Newport Kentucky for such building and use.

**Roll Call:**

Susan Whitehead	Yes
Judy Lloyd	Yes
Tim Kiser	Yes
Jerry Newberry	Yes
Steve Mathisen	Absent

Motion carried- so ordered.

**Adjournment:**

Being no further business to discuss, a motion was made by Jerry Newberry, seconded by Tim Kiser, to adjourn the meeting. Motion carried- so ordered.

Approved: \_\_\_\_\_  
Judith Lloyd, Chairperson

- Minutes prepared by Tiffany Myers from video review. The prior city clerk attended the meeting prior to Ms. Myers's employment.

Attest: \_\_\_\_\_  
Tiffany Myers, City Clerk

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