



NEWPORT
KENTUCKY

**NEWPORT BOARD OF ADJUSTMENTS
REGULAR MEETING
October 16, 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:

September 18, 2025

PUBLIC HEARING:

BA-25-17

The applicant is requesting an adaptive reuse to operate an event center located at 601 Overton Street, Newport, KY 41071.

Requested by: Richard Hunt

ADJOURNMENT:

BOARD OF ADJUSTMENT APPLICATION

CASE NUMBER:

DATE RECEIVED:

HEARING DATE:

BA.25-15
8-28-25
9-18-25

A. GENERAL INFORMATION (PRINT OR TYPE):

1. Name of person or entity requesting hearing

Address RICHARD HUT
ROBBINS BOOKS+COFFEE
601 OVERTON 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.

2. Address of subject property

601 OVERTON ST NEWPORT KY 41071

3. Current zoning of subject property

R2

*****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 _____

5. Has property been subject to any previous Board of Adjustment's 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.

- (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 Calligraphy & Bookstore
If not currently in use, when was it last in use _____
Proposed conditional use Adaptive reuse to operate an event center.

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 _____

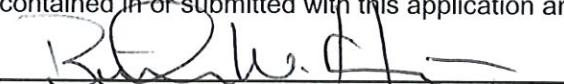
Comprehensive Plan for subject area _____

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.


Owner's or Duly Authorized Legal Agent's Signature

City of Newport
County of Campbell
Commonwealth of Kentucky



NATALIE FORNASH
Notary Public, Kentucky
State At Large
My Commission Expires
June 13, 2026
Notary ID# KYNP53702

Subscribed and sworn to before me this 28th day of August
(Notary Public)

My Commission expires June 13, 2026

To: Newport Board of Adjustment

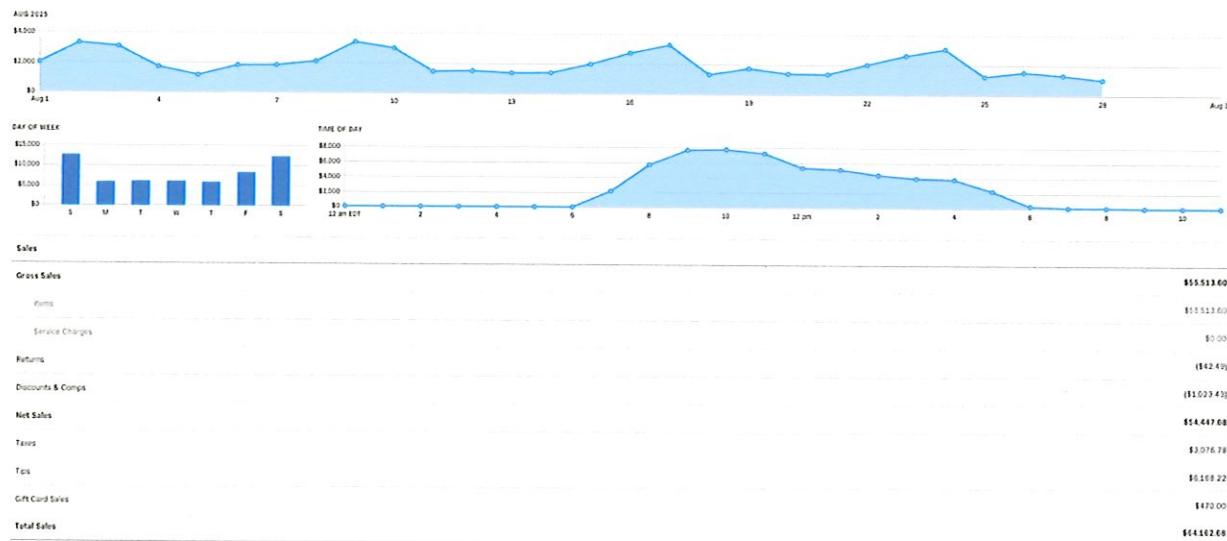
From: Roebling Books & Coffee, 601 Overton St., Newport, KY 41071

What we'd like to provide to Roebling Books & Coffee customers, authors, group meetings, plus individuals who reserve Roebling for private functions like weddings, family reunions, showers of all sorts (bridal, baby, college graduation) is the opportunity to purchase a glass of wine, etc.

To frame our expectations based on what's currently ordered once we pass 2 p.m., coffee drink sales dramatically slow except for non-caffeinated ice tea and lemonade.

Weekends and special events would be our peak for wine, beer, etc. We don't aspire to be a "drinking establishment," i.e., like Jerry's Jug House (also in the R2 zone), a local business we respect and like as neighbors. The other factor that would keep our alcohol sales well below any other category is that we close at 6 p.m. so it's not a long evening, much less late-night, business.

We project that alcohol sales would be around \$1,000/month, which means it'd be ~1.8% of our total sales.



Please let me know if you need more specific information. I sincerely appreciate your guidance.

Richard