

**CITY OF WILMINGTON  
BOARD OF ZONING APPEALS  
MONDAY, FEBRUARY 5, 2024  
REGULAR MEETING  
7:00 PM**

**AGENDA**

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**APPROVAL OF DECEMBER 4, 2023 MINUTES**

**APPROVAL OF JANUARY 8, 2024 MINUTES**

**OLD BUSINESS**

**NEW BUSINESS**

**Agenda Item #1 -**

1. Opening of Public Hearing regarding application
2. Identification of application and subject:  
Applicant: Jeff Knight, 488 Kathryn Dr, Wilmington, OH 45177, 937-205-0863  
Request #1: Requesting a variance to Section 1157.05 (b) to allow an accessory structure in a front yard.  
Request #2: Requesting a variance to Section 1157.05 (b) to allow rear yard setback less than required 20 feet minimum.  
Subject Parcel: 488 Kathryn Dr, Wilmington, OH 45177, Parcel ID# 290161204002100
3. Staff reports are read
4. Swearing in of any individuals who wish to speak
5. Applicant presents application
6. Public comments from proponents
7. Public comments from opponents
8. Other public comments
9. Applicant's time to refute an evidence or testimony
10. Deliberation by BZA
11. Action on application with reasons for findings

**Agenda Item #2 -**

1. Opening of Public Hearing regarding application

2. Identification of application and subject:

Applicant: Craig E Gossman, Gossman Group, agent for Blackcat Development, LLC, 308 E Eighth St, Suite 500, Cincinnati, OH 45202, 513-218-2990.

Request #1: Requesting a variance to Section 1155.02 (b) to allow front yard setback less than the required 5' minimum for principal structure.

Request #2: Requesting a variance to Section 1155.02 (b) to allow individual side yard setback less than the required 3' minimum for principal structure(s).

Request #3: Requesting a variance to Section 1155.02 (b) to allow combined side yard setback less than the required 10' minimum for principal structure(s).

Request #4: Requesting a variance to Section 1155.02 (b) to allow rear yard setback less than the required 15' minimum for principal structure.

Request #5: Requesting conditional use of Multi Family Dwellings in the Downtown Core Zoning District (Section 1141.02).

Subject Parcel: 31 W Main St, Wilmington, OH 45177, Parcel ID# 290240101D05700

3. Staff reports are read
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6. Public comments from proponents
7. Public comments from opponents
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9. Applicant's time to refute an evidence or testimony
10. Deliberation by BZA
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**ADJOURNMENT**