

**CITY OF WILMINGTON  
BOARD OF ZONING APPEALS  
REGULAR MEETING  
FEBRUARY 5, 2018 7:00 PM**

ATTENDANCE

MEMBERS PRESENT: Scott Holmer, Greg Law, and Jennifer Williams MEMBERS

ABSENT: Holly Roush and Carl Zaycosky

ALSO PRESENT: Paul Fear, 527 Randolph Street; Brett Rudduck, City Law Director;  
Mark McKay, 1186 Sylvan Drive; Jonathan McKay, City Council; Michelle Horner, Clerk

**The meeting was called to order by Vice Chairperson Holmer.**

Pledge of Allegiance

**Law made a motion to excuse absent members Holly Roush and Carl Zaycosky. Williams seconded. All voted yea. Motion passes.**

**Law made a motion to approve the January 8, 2018 meeting minutes. Williams seconded. All voted yea. The minutes were approved as presented.**

**Agenda Item #1-**

***Chris Walls, applicant, has submitted a conditional use request to allow a single family dwelling within a B2 zone. The proposed dwelling would be located within the existing building at 47 S. South Street.***

Holmer read the Notes from the Clerk from Michelle Horner and the Staff Report from Taylor Stuckert regarding the agenda item.

Holmer swears in those wishing to speak and asked Chris Walls if he had any more information to provide.

Walls stated that the only changes they would be making to the building would be those required by the building code; changing one wall to a fire-rated assembly and adding windows for egress purposes in the rooms to be used as bedrooms.

Law asked about the access between the business and the residential areas. Walls explained that there would be two access points. One from his tattoo booth into the pantry of the residential area and one from the break room of the tattoo shop.

Walls commented that there were 36 parking spots at the property.

Williams wanted to confirm that Walls, himself, would be occupying the dwelling and that it was not going to be rented out. Walls confirmed that the space was for himself and his family.

Holmer asked for any public comments.

Paul Fear commented that the property was on a land contact with Walls and wanted to confirm that the property owner was aware of this application being made. Walls confirmed that he was. He also asked if the egress from the residence and business were separate. Walls stated that each space would have separate egress.

**Williams made a motion to approve the conditional use request as presented. Law seconded. All voted yea. Motion passes.**

**Agenda Item #2-**

***Dove Church, applicant, has submitted a request for a variance to Section 1167.04(c)(1) of the Codified Ordinances, which states that the total area for a wall sign shall not exceed five percent of the gross square footage of the wall space. The wall sign is located at 1499 Rombach Avenue.***

Holmer would have to recuse himself from this discussion as he has a business account with the applicants in regards to this property. This left the Board without a quorum to take any action of than to postpone until the next meeting.

**Law made a motion to postpone agenda item number 2. Williams seconded. All voted yea. Motion passes.**

**There was no old business.**

**Williams made a motion to adjourn. Law seconded.**

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Chairman

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Clerk