

**City of Dayton**  
**Board of Zoning Appeals**

---

**MEETING AGENDA**

**January 26, 2016**

**4:30 P.M.**

**Training Room, Sixth Floor, City Hall,  
101 W. Third Street, Dayton, Ohio**

**Roll Call:**

\*\*\*\*\*

**1 · BZA Case # 038-2015 - 840 N. Main Street**

A continued case - A **Variance** application to reduce landscaping requirements associated with BZA Case #023-2007 for 840 N. Main Street (City Lots #21937-39 & 14953-55) in an EGC Eclectic General Commercial District.

Applicant: Ken Smiley  
840 N. Main Street  
Dayton OH 45405

Owner: Same as Applicant

Land Use Committee: NorthCentral      Planning District: Riverdale

Staff Contact: Abigail Free

---

**2 · BZA Case # 001-2016 - 4994 Northcutt Place**

A **Use Variance** application to permit a portion of a multi-tenant commercial building to have 2 principal uses, Assembly Hall and Night Club at 4994 Northcutt Place (City Lot #78602) in a SGC Suburban General Commercial District. **Note:** Night Clubs are not permitted in the SGC District.

Applicant: Kenny Seabrook  
4990 Northcutt Place  
Dayton OH 45414

Owner: Same as Applicant

Land Use Committee: Northeast      Planning District: Northridge Estates

Staff Contact: Abigail Free

---

**3 · BZA Case # 002-2016 - 600 Patterson Boulevard**

A **Conditional Use** application to expand church parking lot located at 600 Patterson Boulevard (City lots: #60554-58) in an Eclectic Residential (ER-4) Zoning District.

Applicant: Cooper's Blacktop  
2165 State Route 48  
Ludlow Falls OH 45339

Owner: Dayton Chinese Christian Church  
600 Patterson Boulevard  
Dayton OH 45419

Land Use Committee: Southeast      Planning District: Patterson Park

Staff Contact: Jon White

---

● **Comments by Board Members**

**Secretary's Report**



Brian Inderrieden, Secretary  
Board of Zoning Appeals