



CITY OF DAYTON

Board of Zoning Appeals

101 W. Third Street
Dayton, Ohio 45402
Phone: (937) 333-3670
www.daytonohio.gov

Pending Cases

Date	Scheduled Cases
01/23/2018	5
Total number of pending cases:	5

Cases scheduled for 01/23/2018

1. Case # PLN2017-00353 - 2229 E Third ST

Case Type: Use Variance

A Use Variance Application to permit a retail convenience store located at 2229 E. Third Street (City lots: 12371, 12372) which is not a permitted use in a T Transitional Zoning District.

Applicant: Davinder Gandhi
701 Southern Bell Blvd
Beavercreek, OH 45434

Priority Land Use Board: Northeast Land Use Board

Planning District: Springfield

Historic District:

Staff Contact: Jon White

2. Case # PLN2017-00362 - 437 Blackwood AVE

Case Type: Bulk Variance

A variance application to establish a Residential Care Facility for up to fifty-six (56) residents at 437 Blackwood Ave(City Lot #41643) in a EMF Eclectic Multi-Family District. Residential Group Homes located within the EMF (Eclectic Multi-Family Zoning District) are limited to an occupancy of sixteen (16) residents and fifty-six (56) residents are proposed. A map of the subject property can be found on the back of this notice.

Applicant: His Will Homes c/o John Hitchens
2321 Manistique Lakes Drive
Lebanon, OH 45036

Owner: Windsong Investments, LLC
50 W Fifth Avenue / PO Box 8309

Priority Land Use Board: Northeast Land Use Board

Planning District: Wright View

Historic District:

Staff Contact: Chidochashe Moyo

3. Case # PLN2017-00367 - 4130 Free PIKE

Case Type: Conditional Use

A Conditional Use to re-establish a Day Care Center for up to fifty-three (53) children and a Variance to reduce the number of required off-street parking spaces from eighteen (18) to four (4) at 4130 Free Pike (City lot #70825 PT) within a SR-2 Suburban Single-family Residential District.

Applicant: Cynthia Coleman-Elmore
58 Cambridge Avenue
Dayton, OH 45406

Owner: DIENER JOSEPH D
6431 NORANDA DR
DAYTON OH 45415

Priority Land Use Board: North Central Land Use Board

Planning District: Northern Hills

Historic District:

Staff Contact: Abigail Free

4. Case # PLN2018-00002 - 9 ORTH AVE

Case Type: Conditional Use

A Conditional Use to expand an existing Community Center, House of Bread, at 9 Orth Avenue (City Lots#82788-89) within a MR-5 Mature Single-family Residential District.

Applicant: Kevin McCurdy
434 E First Street
Dayton, OH 45402

Owner: HOUSE OF BREAD
P O BOX 60277
DAYTON OH 45406

Priority Land Use Board: North Central Land Use Board

Planning District: Old Dayton View

Historic District:

Staff Contact: Abigail Free

5. Case # PLN2018-00008 - 1100 Brandt PIKE

Case Type: Bulk Variance

A Variance to permit semi-truck parking and outdoor storage on gravel (upon the recommendation of Environmental Engineering) at 1100 Brant Pike (City Lot #74593) within a I-1/ WP Light Industrial District with a Water Protection Overlay. *Note: A portion of the subject property lies within Riverside corporation limits.

Applicant: Israil Abbasov
1120 Sienna Street
Tipp City, OH 45371

Owner: ORTMAN MICH
4224 PHILADELPHIA DR
DAYTON OH 45405

Priority Land Use Board: Northeast Land Use Board

Planning District: Old North Dayton

Historic District:

Staff Contact: Abigail Free