



CITY OF DAYTON

Board of Zoning Appeals

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

Meeting Agenda

Mar 27, 2018 4:30 P.M.

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

Roll Call

Submission of the minutes of the meeting on Feb 27, 2018

1. Case # PLN2018-00087 - 1306 Salem AVE

Case Type: Conditional Use

A Conditional Use application to re-establish a church at 1306 Salem Avenue (Parcels R72 07202 0001-5 & 7) within an ER-4 Eclectic Single-family Residential District.

Applicant: Rauland Pollard
732 Superior Avenue
Dayton, OH 45406

Owner: NORTHWEST CHURCH OF CHRIST
1306 SALEM AVE
DAYTON OH 45406

Priority Land Use Board: North Central Land Use Board

Planning District: Dayton View Triangle

Historic District:

Staff Contact: Abigail Free

2. Case # PLN2018-00054 - 437 Blackwood AVE

Case Type: Use Variance

A Use Variance application to establish a Transitional Housing Facility for up to sixteen (16) male Foster Care youth at 437 Blackwood Ave (City Lot #41643) in EMF Eclectic Multi-Family Residential District.

Applicant: Griffin Academy LLC
3901 E Third Street
Dayton, OH 45403

Owner: Windsong Investments, LLC
50 W Fifth Avenue
Columbus, OH 43201

Priority Land Use Board: Northeast Land Use Board

Planning District: Wright View

Historic District:

Staff Contact: Chidochashe Moyo

3. Case # PLN2018-00086 - 310 Ryburn AVE

Case Type: Bulk Variance

A Variance request to permit a 6-ft tall ornamental fence within the front and corner/side yard at 302-344 Ryburn Avenue (City Lots #45963-74) within an ER-4 Eclectic Single-family Residential District. The applicant also requests to remove conditions that require street trees to be placed along Ryburn Avenue and a live-in property manager. These conditions were established with BZA Case 030-2016 Use Variance.

Applicant: Milad Wahed
5502 Seminary Road
Alexandria, VA 22311

Owner: RYBURN APARTMENTS LLC
5502 SEMINARY RD

Priority Land Use Board: North Central Land Use Board

Planning District: North Riverdale

Historic District:

Staff Contact: Abigail Free

4. Case # PLN2018-00077 - 200 E Fifth ST

Case Type:

A Use Variance application to install a Digital Gateway Sign for the Oregon District at 200 E Fifth St (City Parcel ID R72 00512 0025) in a UBD Urban Business District.

Applicant: Key-Ads, INC
50 East Third St
Dayton, OH 45402

Owner: City of Dayton c/o Shelley Dickstein
101 West Third Street
Dayton, OH 45402

Priority Land Use Board:

Planning District:

Historic District:

Staff Contact: Chidochashe Moyo

5. Case # PLN2018-00043 - 515 Warren ST

Case Type:

An Appeal of a Legal Notice of Violation for the "Outdoor Storage" of Inoperable Motor Vehicles and Motor Vehicle Parts located at 515 Warren Street (Parcel ID: R72 01806 0012) which is prohibited in an MNC Mature Neighborhood Commercial Zoning District without the required Zoning Occupancy Certificate.

Applicant: Matt Gregory
515 Warren Street
Dayton, OH 45409

Owner: Rhonda Jean Kuriger
429 Winston Ave
Dayton, OH 45403

Priority Land Use Board: Downtown Land Use Board

Planning District: South Park

Historic District:

Staff Contact: Jon White

Comments and Reports

Tony Kroeger
Secretary,
Board of Zoning Appeals