



CITY OF DAYTON

Board of Zoning Appeals

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

Meeting Agenda

Jan 24, 2023 4:30 P.M.

Planning and Resource Room, City Hall
101 W. Third Street, Dayton, OH

Roll Call

Submission of the minutes of the meeting on Dec 20, 2022

1. Case # PLN2022-00460 - 68 Burkhardt AVE

Case Type: Use Variance

A Use Variance and Bulk/Area Variance application to allow the property located at 68 Burkhardt Avenue to be utilized as a retail store in a Mature Residential (MR-5) Zoning District within the Burkhardt Planning District. The applicant is also requesting a variance to reduce the amount of required off-street parking.

Applicant: Karma Humphrey
4527 Wilmington Pike #1
Kettering, OH 45440

Owner: Kenyan Nichols
40 College Street
Dayton OH 45402

Priority Land Use Board: Northeast Land Use Board
Planning District: Burkhardt
Historic District: N/A

Staff Contact: Jeff Green

2. Case # PLN2022-00489 - 342 Wyoming ST

Case Type: Use Variance

A Use Variance request to allow an existing garage to be repurposed as an accessory dwelling unit (ADU) and a Variance request to allow for an off-street parking space to be surfaced with gravel in a Campus-Institutional (CI) zoning district at 342 Wyoming St. (parcel ID R72 02804 0024), a single-family dwelling in the University Park planning district.

Applicant: Jonathan Jones
341 Wyoming St
Dayton OH 45410

Owner: Jones John C
1506 Autumn Honey Ct Apt C
RICHMOND VA 23229

Priority Land Use Board: Downtown Land Use Board
Planning District: University Park
Historic District: N/A

Staff Contact: Jennifer Hanauer

3. Case # PLN2022-00491 -

Case Type: Conditional Use

A Conditional Use application for the construction of an outdoor utility substation for parcel R72317114 0002 within the Business Park Zoning District (BP) and located in the Little Richmond Planning District. The substation is associated with a solar electricity project encompassing a fenced area of 263 acres within the City of Dayton. Solar panels are a permitted use in the Business Park (BP) zoning district.

Applicant: Gem City PV I, LLC
7500 College Boulevard Suite 400
Overland Park, KS 66210

Owner: Heck Ohio Investments LTD
P.O. BOX 10064
Dayton OH 45402

Priority Land Use Board: West Land Use Board
Planning District: Little Richmond
Historic District: N/A

Staff Contact: Tony Kroeger

4. Case # PLN2022-00490 - 408 N Conover ST

Case Type: Conditional Use

The applicant, Helios SI LLC c/o Sean Storey, requests Conditional Use in order to renovate an existing vacant school building for use as artists' studios and community event space within the Wolf Creek Planning District. The applicant also requests the following Variances: 1) Relief from the minimum required lot size for a conditionally approved community center; 2) Relief from the minimum setback requirements within the MR-5 Zoning District; 3) Relief from the maximum allowable fence height and fence material within the MR-5 Zoning District; 4) Relief from the minimum required off-street parking requirements within the MR-5 Zoning District; and 5) Relief from the landscaping requirement along public street frontages.

Applicant: Helio SI LLC
408 N. Conover Street
DAYTON, OH 45402

Owner: Helio SI LLC
408 N. Conover Street
DAYTON OH 45402

Priority Land Use Board: West Land Use Board
Planning District: Wolf Creek
Historic District: N/A

Staff Contact: Jeff Green

5. Case # PLN2023-00001 - 1451 Troy ST

Case Type: Conditional Use

A Conditional Use request by 1451 Troy Street Investment LLC, to operate a vehicular fueling station with accompanying convenience store for the property located at 1451 Troy street within the I-1 Light Industrial Zoning District. The applicant also requests the following Variances: 1) Relief from the maximum required front yard setback and 2) Parking located in front of the principal building.

Applicant: 1451 TROY STREET INVESTMENT LLC 7030 Poe Ave Bldg A Dayton, OH 45414	Owner: 1451 TROY STREET INVESTMENT 7030 Poe St DAYTON OH 45414
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Priority Land Use Board: Northeast Land Use Board

Planning District: Old North Dayton

Historic District: N/A

Staff Contact: Jeff Green

Comments and Reports

Jeff Green
Secretary,
Board of Zoning Appeals