



CITY OF DAYTON

Board of Zoning Appeals

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

Meeting Agenda

Jan 26, 2021 4:30 P.M.

ZOOM TELECONFERENCE

CALL 937-333-3763 FOR

DIRECTIONS TO JOIN

Roll Call

Submission of the minutes of the meeting on Nov 24, 2020

1. Case # PLN2020-00572 - 1986 Home AVE

Case Type: Conditional Use

A Conditional Use request to permit a truck terminal for four (4) dump trucks maximum and a 1-bay, 1,600-sf metal building used for repair and storage at 1986 Home Avenue (Parcels R72 09012 0001 & 0002) within an I-1 Light Industrial district. Also, a Variance request to reduce the minimum required lot size from 3-acres to 0.31-acres, reduce minimum lot width from 200-ft to 103-ft, to eliminate required perimeter curb and storm drainage from parking area, to eliminate required building entrance and windows along the public street.

Applicant: Richard Holmes
135 N Main Street
DAYTON, OH 45402

Owner: 5 Star Investments LLC
3616 Mandalay Drive
DAYTON, OH 45416

Priority Land Use Board: West Land Use Board

Planning District: Roosevelt

Historic District: N/A

Staff Contact: Abigail Free

2. Case # PLN2020-00576 - 325 W Parkwood DR

Case Type: Use Variance

Owner desires to renovate and re-establish multi-family occupancy at 325 W. Parkwood Drive. The subject property's nonconforming use has lapsed and is no longer allowable within the Eclectic Single-Family Residential (ER-4) District. The applicant seeks a Use Variance to allow the re-tenanting of the pre-existing multi-family structure and a Variance to reduce the number of required parking spaces from twenty-seven (27) to seventeen (17).

Applicant: Windsor Homes LLC
6660 Doubletree Ave, Suite 8
Columbus, OH 43229

Owner: Windsor Homes LLC
6660 Doubletree Ave, Suite 8
Columbus, Ohio 43229

Priority Land Use Board: North Central Land Use Board

Planning District: Hillcrest

Historic District: N/A

Staff Contact: Susan Vincent

3. Case # PLN2020-00577 - 15 Georgeana CT

Case Type: Conditional Use

A Conditional Use application for a "restricted parking lot" at 15 Georgeana Court that would provide parking for Gem City Market, with associated variance requests for reductions in the minimum parking setback and landscaping/screening in a MR-5 (mature single-family) zoning district with an HD-2 historic overlay.

Applicant: Matthew Sauer, Architect LLC
450 W. Grand Ave.
DAYTON, OH 45405

Owner: City of Dayton
101 W Third St.
Dayton, OH 45402

Priority Land Use Board: North Central Land Use Board

Planning District: Old Dayton View

Historic District: Dayton View

Staff Contact: Tony Kroeger

4. Case # PLN2020-00578 - 325 S Keowee ST

Case Type: Bulk Variance

A Variance application to construct a 12-story senior housing residential building (199 1-bedroom units) with Variances to reduce the required number of parking spaces (156 proposed, 317 typically required) and to increase the allowable building height (128' proposed, 60' typical max height) in an MMF (Mature Multi-Family) zoning district at the southwest corner of Keowee and East Fifth Streets.

Applicant: Robert TC Architects
430 Grant Street
Akron, OH 44311

Owner: Redwood Housing, c/o Felipe Serpa
8 Grove St.
Wellesley, MA 02482

Priority Land Use Board: Downtown Land Use Board

Planning District: Oregon

Historic District: N/A

Staff Contact: Tony Kroeger

5. Case # PLN2020-00579 - 1 Diamond AVE

Case Type: Conditional Use

A Conditional Use request to establish a restricted parking lot and Variances to 1) reduce the minimum parking setback distance along north lot line, 2) reduce the minimum parking setback distance along east lot line, 3) reduce the minimum interior parking/landscape island width, and 4) remove the required off-street parking area illumination at 1 Diamond Ave. (parcels R72 04905 0005, R72 04905 0006, R72 04905 0007, and R72 04905 0008) within an MR-5 Mature Single-family Zoning District.

Applicant: Jonathan Burkhardt
Dayton, OH 45327
DAYTON, OH 45327

Owner: Mount Pisgah Baptist Church
1 Diamond Ave.

Priority Land Use Board: Northeast Land Use Board

Planning District: Springfield

Historic District:

Staff Contact: Jennifer Hanauer

6. Case # PLN2020-00583 - 2958 Deweese PKWY

Case Type: Bulk Variance

A variance request to 1) increase the maximum area for an attached/detached accessory structure to 1272 sq. ft. (a 372 sq. ft. increase from the 900 sq. ft. requirement) and 2) construct an accessory building with metal siding where such a building should be constructed of similar materials to the primary building (brick) at a property located at 2958 Deweese Pkwy. Identified as parcel R72 15613 0048 within an SR-2 Suburban Residential Zoning District.

Applicant: Joshua Baskin
2958 Deweese Pkwy
DAYTON, OH 45414

Owner: Joshua Baskin
2958 DeWeese Parkway
Dayton, OH 45414

Priority Land Use Board: Northeast Land Use Board

Planning District: DeWeese

Historic District:

Staff Contact: Jeff Green

Comments and Reports

Tony Kroeger
Secretary,
Board of Zoning Appeals