



CITY OF DAYTON

Board of Zoning Appeals

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

Meeting Agenda

Mar 28, 2023 4:30 P.M.

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

Roll Call

Submission of the minutes of the meeting on Feb 28, 2023

1. Case # PLN2023-00060 - 116 Webster ST

Case Type: Bulk Variance

Variance application to allow a 4' rear setback where a 10' setback is required as part of the construction of a proposed new 4-story mixed-use building with 102 residential units and 4,750 square feet of retail space on the ground floor located at 116 Webster Street in the Urban Business District (UBD).

Applicant: Allegro Civil Engineers
4322 N. Lincoln Ave, Suite A
Chicago, IL 60618

Owner: WINDSOR COMMOFDORE LLC
71 SELDOM SEEN RD
POWELL OH 43065

Priority Land Use Board: Downtown Land Use Board

Planning District: Webster Station

Historic District: N/A

Staff Contact: Susan Vincent

2. Case # PLN2023-00059 - 201 Springfield ST

Case Type: Conditional Use

A Conditional Use application by Techmetals Inc to operate a storage yard for general materials for the property located at 201 Springfield Street (Northeast of the intersection of Springfield and Garfield) within the I-1 Light Industrial Zoning District and the Springfield Planning District. The applicant is also requesting the following variances: 1) Operate a storage yard without a primary building, 2) allow the storage area to be placed on gravel, 3) relief from the screening requirements, and 4) relief from the required setbacks.

Applicant: Techmetals Inc c/o Reggie Stratton
4322 N. Lincoln Ave, Suite A
Dayton, OH 45403

Owner: Techmetals Inc
345 Springfield St
Dayton OH 45403

Priority Land Use Board: Northeast Land Use Board

Planning District: Springfield

Historic District: N/A

Staff Contact: Jeff Green

3. Case # PLN2023-00058 - 2017 Webster ST

Case Type: Bulk Variance

The applicant, Ferguson Construction, requests 5 Bulk/Area Variances for the property located at 2017 Webster Street to construct a 72,000 square foot building within the I-1 Light Industrial Zoning District and McCook Field Planning District. To construct the proposed building, the applicant is requesting the following variances: 1) relief from the maximum front yard setback requirements for a primary building, 2) parking and loading area in front of the principal building 3) No interior landscaping

Applicant: Ferguson Construction
4322 N. Lincoln Ave, Suite A
Sidney, OH 45365

Owner: Norwood Medical LLC
2122 Winners Circle
Dayton OH 45402

Priority Land Use Board: Northeast Land Use Board

Planning District: McCook Field

Historic District: N/A

Staff Contact: Jeff Green

4. Case # PLN2023-00050 - 245 Salem AVE

Case Type: Use Variance

A use variance application to allow for the reuse of an indoor theater and a variance application to allow for a parking area setback of less than ten feet at 245 Salem Avenue in a Mature Neighborhood Commercial (MNC) and Mature Single-Family Residential (MR-5) zoning district. The proposed use is the preservation of existing buildings for an indoor theater and 40 residential units (including resident amenity space).

Applicant: MA Design Susan Hinz
4322 N. Lincoln Ave, Suite A
Columbus, OH 43212

Owner: United Church Homes
170 E. Center St.
Marion, OH 43302

Priority Land Use Board: North Central Land Use Board

Planning District: Grafton Hill

Historic District: Grafton Hill

Staff Contact: Tony Kroeger

Comments and Reports

Jeff Green
Secretary,
Board of Zoning Appeals