



CITY OF DAYTON

Board of Zoning Appeals

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

Meeting Agenda

Apr 25, 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 Mar 28, 2023

1. Case # PLN2023-00096 - 922 W Riverview Ave

Case Type: Conditional Use

A Conditional Use application to expand the Community Center use for the property located at 922 Riverview Avenue within the MR-5 Mature Single Family Residential Zoning District and Old Dayton View Planning District. The applicant is also requesting the following variances: 1) Allow for total lot coverage of 82%, 2) Relief from the location and side yard setback for parking areas 3) Relief from the number of parking spaces provided and, 4) Relief from the minimum rear yard setback of a primary building.

Applicant: RDA Group
7945 Washington Woods Dr
Dayton, OH 45459

Owner: Catholic Social Services
922 W Riverview Ave
Dayton, OH 45402

Priority Land Use Board: North Central Land Use Board

Planning District: Old Dayton View

Historic District: N/A

Staff Contact: Jeff Green

2. Case # PLN2023-00071 - 925 Vernon Dr

Case Type: Conditional Use

A Conditional Use application by Anthony Sheperd to utilize the property located at 925 Vernon Drive as a multi-family dwelling within the Mature Single Family Residential Zoning District and the Southern Dayton View Planning District. The applicant is also requesting the following variances: 1) reduce required dwelling unit space from 600 sq.ft. to 550 sq.ft., and 2) and relief from parking requirements.

Applicant: Anthony Sheperd
2015 Burbank Dr
Dayton, OH 45406

Owner: Anthony Sheperd
2015 Burbank Dr
Dayton, OH 45406

Priority Land Use Board: North Central Land Use Board

Planning District: Southern Dayton View

Historic District: N/A

Staff Contact: Holly Hornbeak

3. Case # PLN2023-00057 - 1610 N Main ST

Case Type: Conditional Use

A Conditional Use application develop the property located at 1610 N Main Street for a mixed use development (retail, multifamily, restaurant) within the T Transitional Zoning District and the Riverdale Planning District. The applicant is also requesting the following variances: 1) relief the front yard setback for a primary building, 2) relief from the setback from the parking area when abutting a residential district, 3) relief from the required number of loading spaces, 4) relief from the amount of parking proposed, and 5) relief from the landscaping/screening requirements.

Applicant: Pinnacle Architects c/o Mike Taylor
480 Vantage Point Suite 201
Miamisburg, OH 45342

Owner: Ralph Kato Company
1610 N Main
Dayton OH 45405

Priority Land Use Board: North Central Land Use Board
Planning District: Riverdale
Historic District: N/A

Staff Contact: Jeff Green

4. Case # PLN2023-00095 -

Case Type: Conditional Use

A Conditional Use request to operate a vehicular fueling station with accompanying convenience store and car wash for the property at the Northwest corner of Brandt Pike and Needmore Road within the SGC Suburban General Commercial Zoning District. The applicant also requests the following Variances: 1) allow for an increase in the amount of access drives per street frontage for a fueling station, 2) allow for a vehicle circulation area of less then 30 feet between the pump island and parking, and 3) allow for the approach and bypass lane to have a minimum lane width of less then 22 feet.

Applicant: McBride Dale Clarion
5721 Dragon Way, Suite 300
Cincinnati, OH 45213

Owner: Mt. Pisgah Baptist Church Of Dayton
1 Diamond Ave
Dayton OH 45403

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

Staff Contact: Jeff Green

Comments and Reports

Jeff Green
Secretary,
Board of Zoning Appeals