



CITY OF DAYTON

Board of Zoning Appeals

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

Meeting Agenda

May 25, 2021 4:30 P.M.

Teleconference via Zoom
Call 937-333-3670
for details

Roll Call

Submission of the minutes of the meeting on Apr 27, 2021

1. Case # PLN2021-00129 - 1608 Kuntz RD

Case Type: Conditional Use

A Conditional Use and Variance application to allow a truck terminal to locate at 1608 Kuntz Road within a Light Industrial (I-1) Zoning District. The variance application includes requests to allow (1) to allow the truck parking area to exceed the gross floor area maximum of 100%, (2) to allow a truck terminal to be placed on land less than 3 acres in size, and (3) to waive required design standards.

Applicant: Thomas Dusa
270 Regency Ridge Drive Suite 203
DAYTON, OH 45459

Owner: Odilkhon (Alex) Tashtanov
6012 Buttonbush Drive
Tipp City, OH 45371

Priority Land Use Board: Northeast Land Use Board
Planning District: Old North Dayton
Historic District: N/A

Staff Contact: Jeff Green

2. Case # PLN2021-00159 - Wilmington Ave at Patterson Rd

Case Type: Bulk Variance

A Bulk Variance application to construct a 1,600 square foot, one-story, indoor dining establishment to be operated as a Waffle House with variances to: allow for 24-hour operation; increase the front yard setback (35 feet proposed, 20 feet maximum); and reduce parking setbacks (5 feet proposed, 10 feet required) on a .58-acre lot at the southeast corner of Wilmington Avenue and Patterson Road in an ENC Eclectic Neighborhood Commercial zoning district.

Applicant: Waffle House, Inc.; Walter Barineau
5986 Financial Dr.
Norcross, GA 30071

Owner: LAM Ohio Holdings LLC
922 Kealaolu Ave
Honolulu, HI 96816

Priority Land Use Board: Southeast Land Use Board
Planning District: Belmont
Historic District:

Staff Contact: Jennifer Hanauer

3. Case # PLN2021-00171 - 1739 Woodman DR

Case Type: Conditional Use

A Conditional Use request to re-establish a vehicle fueling station at 1739 Woodman Drive within an EGC Eclectic General Commercial district. Also, A Variance request to reduce the required minimum lot size from 1-acre to 0.222-acres, modify required 10-ft parking/landscape setback and street trees along Woodman Drive, and allow the reuse of the existing sign which does not comply with current sign regulations. (AKA 1745 Woodman Drive)

Applicant: Sushil Aggarwal
PO Box 20068
DAYTON, OH 45420

Owner: FAIR PRICE OIL LLC
PO BOX 20068
DAYTON OH 45420

Priority Land Use Board: Southeast Land Use Board

Planning District: Eastmont

Historic District: N/A

Staff Contact: Abigail Free

4. Case # PLN2021-00172 - 21 Drummer AVE

Case Type: Bulk Variance

A Variance request to increase the maximum permitted area of the accessory greenhouse structure from 200-sf to 2,268-sf for a community garden at 21 & 27 Drummer Avenue within an MR-5 Mature Single-family district.

Applicant: Catherine Bitwayiki
326 Gunkel Avenue
DAYTON, OH 45410

Owner: Cross Over Community Development
326 Gunkel Avenue
DAYTON, OH 45410

Priority Land Use Board: Northeast Land Use Board

Planning District: Historic Inner East

Historic District: N/A

Staff Contact: Abigail Free

Comments and Reports

Tony Kroeger
Secretary,
Board of Zoning Appeals