



CITY OF DAYTON

Board of Zoning Appeals

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

Meeting Agenda

Jun 28, 2022 4:30 P.M.

Mezzanine Level, City Hall, City Hall
101 W. Third Street, Dayton, OH

Roll Call

Submission of the minutes of the meeting on May 24, 2022

1. Case # PLN2022-00207 - 2233 Catalpa DR

Case Type: Conditional Use

A request for a Conditional Use to establish a Type A daycare for 7-12 children in the Fairview planning district at 2233 Catalpa Dr. (parcel ID: R72 11404 0010), which is zoned ER-4 Eclectic Single-family.

Applicant: Jazmine Glenn-Greene
Abundant Jubilee Childcare
Dayton, OH 45406

Owner: Martin Anthony
2235 Catalpa Dr
Dayton OH 45406

Priority Land Use Board: North Central Land Use Board

Planning District: Fairview

Historic District: N/A

Staff Contact: Jennifer Hanauer

2. Case # PLN2022-00202 - 136 S Dutoit ST

Case Type: Conditional Use

A Conditional Use application by Alona Burns to utilize the existing carriage house as an accessory dwelling unit (ADU) at a property located at 136 S. Dutoit Street. within the MR-5 Mature Single Family Zoning District. The property is located in the St. Anne's Hill Historic District and is within the HD-2 Historic Overlay. The applicant is also requesting a variance to exceed the maximum allowable size of an ADU from 900 square feet to 1200 square feet.

Applicant: Alona Burns
136 S Dutoit St
Dayton, OH 45402

Owner: Bossler Mansion LLC
136 S Dutoit St
Dayton OH 45402

Priority Land Use Board: Northeast Land Use Board

Planning District: Historic Inner East

Historic District: St. Annes Hill

Staff Contact: Keeghan White

3. Case # PLN2022-00194 - 1001 Riverside DR

Case Type: Use Variance

The applicant, Richard Drake, requests a Use Variance to reoccupy a 2-story multi-family apartment building including accessory off-street parking located at 1001 Riverside Drive (Parcel R72 06004 0045) within the "MR-5" Zoning District. The applicant additionally requesting a Variance for Relief from the minimum off-street parking requirement. The property is within the Riverdale Planning District.

Applicant: Richard Drake
189 Preakness Court
Vandalia, OH 45377

Owner: Norencio Bungalon
437 Blackwood Ave
Dayton, OH 45403

Priority Land Use Board: North Central Land Use Board

Planning District: Riverdale

Historic District: N/A

Staff Contact: Keeghan White

4. Case # PLN2022-00193 - 865 S Patterson BLVD

Case Type: Conditional Use

Conditional use application and related variances to permit a proposed residential addiction treatment facility (protective care facility) at 865 S. Patterson Blvd within the Urban Business District (UBD). Protective care facilities are conditionally permitted within the UBD and require review and approval by the Board of Zoning Appeals. The application proposes to reuse an existing facility to serve a maximum of 81 clients with 16 employees. The following variances are requested: 1) reduction in off-street parking requirement, 2) reduction in the minimum lot area and minimum outdoor space required per resident, and 3) reduction in the required distance from an existing emergency shelter.

Applicant: DeCoach Team, LLC c/o Kaleb Barrows
3103 Dixie Hwy
Hamilton, OH 45015

Owner: Salvation Army
913 S Patterson Blvd
Dayton OH 45402

Priority Land Use Board: Downtown Land Use Board

Planning District: Midtown

Historic District: N/A

Staff Contact: Susan Vincent

Comments and Reports

Jeff Green
Secretary,
Board of Zoning Appeals