



CITY OF DAYTON

City Plan Board

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

Meeting Agenda

Jul 12, 2022 4:30 P.M.

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

Roll Call

Submission of the minutes of the meeting on Jun 14, 2022

1. Case # PLN2022-00243 - 1809 E Fourth ST

Case Type: Subdivision Record Plan

Huffman NDC Plat 2: A record plan request to reconfigure four (4) City lots And a vacated alley into three (3) City lots. The lots will allow three historic dwellings to access a private driveway easement at to have the option of constructing separate garages for each house. All lots meet minimum lot size and width for the MR-5 Mature Single-family district, but the existing dwelling footprints require setback variances. 1803 E Fourth St requires a side (east) setback variance to allow for 1'-4.8" instead of 3-ft and 62 Ringgold Street to have a 0-ft front (west) setback.

Applicant: Huffman NDC c/o Rosie Miller
1933 E Fourth St
DAYTON, OH 45403

Owner: HUFFMAN HISTORIC AREA
101 HUFFMAN AVE
DAYTON OH 45403

Priority Land Use Board: Northeast Land Use Board

Planning District: Historic Inner East

Historic District: Huffman

Staff Contact: Abigail Free

2. Case # PLN2022-00256 - 52 S Jefferson ST

Case Type: Subdivision Record Plan

Home Telephone: A record plan request to consolidate three (3) City lots into one (1) City lot. The lot meets the requirements of the CBD Central Business District.

Applicant: Windsor Development c/o Meghan
Dyer
71 Seldom Seen Road
Powell, OH 43065

Owner: 48 S JEFFERSON LLC
PO BOX 417
POWELL OH 43065

Priority Land Use Board: Downtown Land Use Board

Planning District: Downtown

Historic District: N/A

Staff Contact: Abigail Free

3. Case # PLN2022-00257 - 116 Webster ST

Case Type: Subdivision Record Plan

Little Fish: A record plan request to consolidate six (6) City lots into one (1) City lot. The lot meets the requirements of the UBD Urban Business district.

Applicant: Windsor Development c/o Meghan
Dyer
71 Seldom Seen Road
Powell, OH 43065

Owner: Windsor WS LLC
6660 Doubtree Avenue, Suite 8
Columbus, OH 43229

Priority Land Use Board: Downtown Land Use Board

Planning District: Webster Station

Historic District: N/A

Staff Contact: Abigail Free

4. Case # PLN2022-00237 - 2222 Philadelphia DR

Case Type: Plan Review & Approval

General Development Plan submittal for the development of a YMCA facility and accessory parking lot located at 2222 Philadelphia Drive within the Campus Institutional (CI) Zoning District. Any required Variances or Conditional Use will be reviewed by City Plan Board.

Applicant: Ferguson Construction
2201 Embury Park Road
Dayton, OH 45414

Owner: Good Samaritan Hospital
110 N. Main Street, Suite 1250

Priority Land Use Board: North Central Land Use Board

Planning District: Fairview

Historic District: N/A

Staff Contact: Keeghan White

5. Case # PLN2022-00260 - 2500 Hoover Ave

Case Type: Concept Review

A Work Session to review a proposed community center for children as an expansion of the Victory Project into west Dayton.

Applicant: CESO c/o Susan Williams
3601 Rigby Rd Suite 300
Miamisburg, OH 45342

Owner: NAYMARK & ASSOCIATES LLC
9908 LAUREL GLEN DR

Priority Land Use Board: West Land Use Board

Planning District: Westwood

Historic District: N/A

Staff Contact: Abigail Free

Comments and Reports

(a) Review of the final draft City Plan Board Bylaws

Susan Vincent
Secretary,
City Plan Board