



# CITY OF DAYTON

## Board of Zoning Appeals

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

### Meeting Agenda

Jul 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 Jun 27, 2023

#### 1. Case # PLN2023-00230 - 1617 E Fifth ST

##### Case Type: Appeal of Landmark Commission Decision

Appeal of a Landmarks Commission Decision denying the applicant's request A MAJOR Certificate of Appropriateness to remove three chimneys at 1617 E Fifth St. Two chimneys were located towards the rear of the building, and one was located towards the front of the building. Chimneys were removed without approval in the course of a roof replacement on April 10th, 2023. The two chimneys located toward the rear of the building were approved, but the chimney in the front of the building was not approved. The applicant believes the chimney is not a significant architectural detail and received recommendations from a professional that the chimney should be removed.

**Applicant:** Daniel Lauricella  
47 Henry Street  
Dayton, OH 45402

**Owner:** Lauricella Daniel  
2300 Delvue  
Dayton OH 45459

**Priority Land Use Board:** Northeast  
**Planning District:** Historic Inner East  
**Historic District:** St. Annes Hill

**Staff Contact:** Ellen Sizer

#### 2. Case # PLN2023-00223 - 1500 W Riverview AVE

##### Case Type: Conditional Use

A Conditional Use application to allow a community center to be built and operated from the property located at 1500 W Riverview Ave within the MR-5 Mature Single Family Residential Zoning District. The applicant is also requesting a variance for a rear setback off the southern property line.

**Applicant:** Brown & Bills Architects, Inc.  
55 Hillside Ct  
Englewood, OH 45322

**Owner:** NJOY! NJOY! INC  
1500 W Riverview Ave  
Dayton OH 45402

**Priority Land Use Board:** North Central  
**Planning District:** Southern Dayton View  
**Historic District:** N/A

**Staff Contact:** Elizabeth Dakin

### 3. Case # PLN2023-00228 -

**Case Type:** Conditional Use

A request to develop the property identified as parcel number R72217303 0060 for use as a self-storage facility. A Conditional Use is required for space designated for outdoor storage to the rear of the site. The subject property is located within the I-1 Light Industrial Zoning District and the Kittyhawk planning District. The applicant is additionally requesting a variance to allow for the property to utilize gravel where a paved surface would otherwise be required.

**Applicant:** Thyme Storage LLC  
1360 SR 131  
Milford, OH 45150

**Owner:** Brandt Interpoint LLC  
241 Brookway Rd  
Centerville OH 45459

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

**Staff Contact:** Jeff Green

### 4. Case # PLN2023-00225 - 205 Springfield St

**Case Type:** Variance

A Variance application to place an 8 feet tall chain link fence (nylon coated) fence for the property located at 205 Springfield Street within the I-1 Light Industrial Zoning District. The applicant is requesting the following variances associated with this request: 1) place a chain link fence along a street frontage, 2) place a chain link fence without landscaping or visual softening, and 3) the place the proposed fence on the property without a principal use or building on the subject site.

**Applicant:** Techmetals Inc  
345 Springfield St  
Dayton OH 45403

**Owner:** Techmetals Inc  
345 Springfield St  
Dayton OH 45403

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

**Staff Contact:** Jeff Green

### Comments and Reports

Jeff Green  
Secretary,  
Board of Zoning Appeals