



CITY OF DAYTON

Board of Zoning Appeals

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

Meeting Agenda

Aug 24, 2021 4:30 P.M.

Planning and Resource Room, Mezzanine Level
City Hall, 101 W. Third Street
Dayton, OH 45402

Roll Call

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

1. Case # PLN2021-00264 - 1986 Home AVE

Case Type: Conditional Use

A Conditional Use request to permit a truck terminal for six (6) dump trucks maximum and a 1-bay, 1,600-sf metal building used for accessory repair and storage at 1986 Home Avenue (Parcels R72 09011 0012, R72 09012 0001 & 0002) within an I-1 Light Industrial district. Also, a Variance request to reduce the minimum required lot size from 3-acres to 0.77-acres, to allow gravel surface for truck parking, eliminate the required 10-ft parking setback from the ROW and 5-ft setback at the rear, to eliminate street trees spaced 30-ft on center along Home Avenue, eliminate parking lot curbs, to eliminate required building entrance and windows along the public street.

Applicant: Richard Holmes, Architectural Group
135 N Main Street
DAYTON, OH 45402

Owner: 5 Star Investments c/o Randall Lucas
3616 Mandalay Drive
Dayton, OH 45426

Priority Land Use Board: West Land Use Board

Planning District: Roosevelt

Historic District: N/A

Staff Contact: Abigail Free

2. Case # PLN2021-00308 - 2051 Valley ST

Case Type:

A Conditional Use and Variance application to allow a restaurant to locate at 2051 Valley Street within a Light Industrial (I-1) Zoning District. The variance application includes requests to allow (1) to reduce the required number of parking spots, (2) reduce the parking setback, and (3) and waive the required dumpster enclosure.

Applicant: Richard Holmes, Architectural Group
135 N Main Street
DAYTON, OH 45402

Owner: Feruza Pashayeva
1305 Leonhard St
DAYTON, OH 45404

Priority Land Use Board: Northeast Land Use Board

Planning District: Old Dayton View

Historic District: N/A

Staff Contact: Jeff Green

3. Case # PLN2021-00323 - 3407 Kings HWY

Case Type: Use Variance

A Use Variance request by the applicant, Ida L. Farmer, to occupy a former commercial building space as a personal service establishment (barber shop) at 3407 Kings Highway (Parcel R72 16214 0047) within the ER-4 Eclectic Zoning District located in the College Hill Planning District.

Applicant: Ida Farmer
3403 Kings Highway
DAYTON, OH 45406

Owner: Charlesetta Boatwright
1436 Blairwood Avenue
DAYTON, Ohio 45417

Priority Land Use Board: North Central Land Use Board

Planning District: College Hill

Historic District: N/A

Staff Contact: Keeghan White

4. Case # PLN2021-00314 - Brown ST

Case Type: Conditional Use

Request for variances and conditional use approval for a new medial building and restricted parking lot located between Stonemill and Sawmill Roads on Brown Street within the Eclectic Single-Family Residential (ER-4) and Mature Neighborhood Commercial (MNC) Districts. Conditional use approval is required for the portion of the restricted parking lot located within the ER-4.

Variances requested include: (1) relief from the Conditional Use 50% lot coverage maximum within the ER4 District; (2) reduction of a portion of the Conditional Use northern parking lot setback at Stonemill Road from 45-feet to 18-feet and reduction of portion of southern parking lot setback at Sawmill Road from 45-feet to 10-feet; (3) relief from MNC restriction requiring parking areas be located at the rear of the principal building; (4) reduction of the MNC southern parking lot setback along Sawmill Road from 10-feet to 5-feet; and (5) reduction of the MNC requirement for including landscaped islands within the surface parking lot from 10 to 7.

Applicant: Woodard Development
PO Box 3836
DAYTON, OH 45401

Owner: University of Dayton
300 College Park Drive
DAYTON, OH 45409

Priority Land Use Board: Downtown Land Use Board

Planning District: University Park

Historic District: N/A

Staff Contact: Susan Vincent

5. Case # PLN2021-00335 - 1317 W First ST

Case Type: Bulk Variance

A Variance request to increase the front setback from 10-ft to 19-ft, allow for single-story dwelling height and reduce foundation height to 6-inches as 2-story height and 18-inch foundation is required contextually for new dwelling construction at 1317 W First Street within the MR-5 Mature Single-family district. The proposed dwelling will be handicapped accessible.

Applicant: Greg Smith, Oberer Residential
Constr.
3445 Newmark Drive
Miamisburg, OH 45342

Owner: Wolf Creek Homes Associates LTD
130 W Second St, Suite 1420
Dayton, OH 45402

Priority Land Use Board: West Land Use Board

Planning District: Wolf Creek

Historic District: N/A

Staff Contact: Abigail Free

6. Case # PLN2021-00336 - 1333 W First ST

Case Type: Bulk Variance

A Variance request to increase the front setback from 10-ft to 19-ft, allow for single-story dwelling height and reduce foundation height to 6-inches as 2-story height and 12 to 18-inch foundation is required contextually for new dwelling construction at 1333 W First Street within the MR-5 Mature Single-family district. The proposed dwelling will be handicapped accessible.

Applicant: Greg Smith, Oberer Residential
Constr.
3445 Newmark Drive
Miamisburg, OH 45342

Owner: Wolf Creek Homes Associates LTD
130 W Second St, Suite 1420
Dayton, OH 45402

Priority Land Use Board: West Land Use Board

Planning District: Wolf Creek

Historic District: N/A

Staff Contact: Abigail Free

7. Case # PLN2021-00329 - W Second & Conover ST

Case Type: Use Variance

A Use Variance application to allow for "outdoor theatre/open place of assembly" (for special events, food/retail vendors, and mobile health services) within a MR-5 zoning district at the current surface parking areas at 1401 W. First St., and 1351 & 1401 W Second St., where these land uses are not typically permitted.

Applicant: Earl Reeder (Earl Reeder Assoc.)
346 Jones St.
DAYTON, OH 45410

Owner: Mt. Enon Community Development,
1501 W. Third St.
DAYTON, OH 45402

Priority Land Use Board: West Land Use Board

Planning District: Wolf Creek

Historic District: N/A

Staff Contact: Tony Kroeger

Comments and Reports

Tony Kroeger
Secretary,
Board of Zoning Appeals