



# CITY OF DAYTON

## Board of Zoning Appeals

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

### Meeting Agenda

Sep 28, 2021 4:30 P.M.

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

#### Roll Call

#### Submission of the minutes of the meeting on Aug 24, 2021

#### 1. Case # PLN2021-00360 - 2917 Philadelphia DR

**Case Type:** Bulk Variance

The applicant, Northwest Plaza Holdings LLC, requests two Bulk/Area Variances in order to construct a double-faced illuminated pylon sign (128 sq.ft. in area) and twenty-five feet (25') in height for multiple retail tenants along W. Siebenthaler Drive at 2917 Philadelphia Drive (Parcel R72 16308 0027). This parcel is located in the SGC Suburban General Commercial Zoning District within the Philadelphia Woods Planning District. The Variances requested are (1): relief from the maximum height requirement for free-standing signs and (2) relief from the maximum sign area for a free-standing sign.

**Applicant:** Aaron Bodart  
8927 Rossash Road  
Cincinnati, OH 45236

**Owner:** Northwest Plaza Holdings LLC  
3550 UNIVERSITY BLVD SUITE 207  
Jacksonville, FL 32216

**Priority Land Use Board:** North Central Land Use Board  
**Planning District:** Philadelphia Woods  
**Historic District:**

**Staff Contact:** Keeghan White

#### 2. Case # PLN2021-00366 - 401 E Third ST

**Case Type:** Conditional Use

Conditional Use application for a charter high school located at 401 E. Third Street within the Urban Business District (UBD)

**Applicant:** Riverscape Career Tech High School  
401 E. Third Street  
DAYTON, OH 45402

**Owner:** Canal II, LLC  
4738 Gateway Circle, Suite 200 Box  
DAYTON, OH 45440

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

**Staff Contact:** Susan Vincent

### 3. Case # PLN2021-00375 - 1825 Kuntz RD

**Case Type:** Conditional Use

A Conditional Use and Bulk/Area Variance application by Apex Engineering & Surveying c/o Josh Liles, to allow a truck terminal and semi-truck repair facility to locate at 1825 Kuntz Road within a I-1 (Light Industrial) Zoning District. The subject property is also located in the WP (Water Protection) Overlay. The variance application includes requests to (1) waive the required floor drains connected to sanity sewer system for a semi-truck repair facility in a WP overlay and (2) reduce the amount of required interior landscaping.

**Applicant:** Apex Engineering and Surveying c/o  
Josh Liles  
1068 N University Blvd  
Middletown, OH 45042

**Owner:** Malwa Company LLC  
1255 Deeds Ave  
Dayton, OH 45404

**Priority Land Use Board:** Northeast Land Use Board

**Planning District:** Old North Dayton

**Historic District:** N/A

**Staff Contact:** Jeff Green

### 4. Case # PLN2021-00377 - 138 S WILKINSON ST

**Case Type:** Conditional Use

A conditional use application for an elementary school located at 138 S. Wilkinson Street within the Central Business District (CBD).

**Applicant:** The Greater Dayton School  
10510 N. Springboro Pike  
DAYTON, OH 45342

**Owner:** MESSENGERS OF MERCY  
138 S. Wilkinson Street  
DAYTON, OH 45402

**Priority Land Use Board:** Downtown Land Use Board

**Planning District:** Downtown

**Historic District:** N/A

**Staff Contact:** Susan Vincent

**5. Case # PLN2021-00388 - 600 Xenia AVE**

**Case Type:** Conditional Use

A Conditional Use request to permit a mixed use building with a restaurant on the first floor and two apartment dwelling units on the second floor at 600 Xenia Avenue within the ENC Eclectic Neighborhood Commercial District. Also, a Variance request to reduce the required off-street parking from 14 spaces to 2 spaces.

**Applicant:** Steve Dillhoff  
7026 Corporate Way, Suite 100  
DAYTON, OH 45459

**Owner:** Evets Properties  
714 Greenmount Blvd  
Dayton, OH 45419

**Priority Land Use Board:** Southeast Land Use Board

**Planning District:** Twin Towers

**Historic District:** N/A

**Staff Contact:** Abigail Free

**Comments and Reports**

Tony Kroeger  
Secretary,  
Board of Zoning Appeals