



CITY OF DAYTON

Board of Zoning Appeals

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

Meeting Agenda

Oct 24, 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 Sep 26, 2023

1. Case # PLN2023-00345 - 57 York AVE

Case Type: Bulk Variance

A variance request to utilize the property located at 57-59 York Street as a two-family dwelling. The property is located within the MR-5 Mature Single-Family Residential Zoning District and the Springfield Planning District. The variances being requested are: 1) stacking dwelling units (one dwelling unit on 1st floor and the other on the 2nd floor) and 2) reduce the required side yard setback.

Applicant: Senel Medina
254 Virginia Avenue
Dayton, OH 45410

Owner: Senel Medina
254 Virginia Avenue
Dayton OH 45410

Priority Land Use Board: Northeast Land Use Board

Planning District: Springfield

Historic District: N/A

Staff Contact: Jeff Green

2. Case # PLN2023-00357 - 1306 Bryn Mawr DR

Case Type: Appeal of Zoning Admin Decision

An appeal of the Zoning Administrator's refusal letter noting the required variances for the proposed multi-family project located at 1306 Bryn Mawr Drive. The subject property is located within the MMF Mature Single Family Zoning District and the Southern Dayton View Planning District.

Applicant: Dayton View Historic Assoc
c/o Fred Holley & John Gower
563 Superior Avenue
Dayton, OH 45402

Owner: DCG Cambridge House II LLC
PO Box 693
Dublin OH 43017

Priority Land Use Board: North Central Land Use Board

Planning District: Southern Dayton View

Historic District: N/A

Staff Contact: Jeff Green

3. Case # PLN2023-00300 - 1306 Bryn Mawr DR

Case Type: Bulk Variance

An application proposing a multi-family development for the property located at 1306 Brynn Mawr Drive within the MMF (Mature Multi-Family) Zoning District. The proposal requires the following variances: 1) increase in total maximum lot coverage, 2) reduction in the required side yard setback, 3) reduction in the driveway setback for a waste receptacle, and 4) decrease the amount of parking that is required.

Applicant: DCG Cambridge House II LLC
715 Shawan Falls Drive # 693
Dublin, OH 43017

Owner: DCG Cambridge House II LLC
PO Box 693
Dublin OH 43017

Priority Land Use Board: North Central Land Use Board

Planning District: Southern Dayton View

Historic District: N/A

Staff Contact: Jeff Green

Comments and Reports

Jeff Green
Secretary,
Board of Zoning Appeals