



CITY OF DAYTON

Board of Zoning Appeals

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

Meeting Agenda

Oct 27, 2020 4:30 P.M.

Training Room, Sixth Floor, City Hall
101 W. Third Street, Dayton, OH

Roll Call

Submission of the minutes of the meeting on Sep 22, 2020

1. Case # PLN2020-00418 - 1111 Richmond AVE

Case Type: Use Variance

A Use Variance to allow for repairing and re-establishing occupancy of a lapsed non-conforming multi-family dwelling (four units) at 1111 Richmond Ave. (City Lot #33043 PT, 33044 PT, and 33045 PT) in an MR-5 Mature Single-Family Residential Zoning District.

Applicant: Jarrod Davis
Dayton, OH 45011-5338
Hamilton, OH 45011-5338

Priority Land Use Board: North Central Land Use Board
Planning District: Santa Clara
Historic District:

Staff Contact: Jennifer Lumpkin

2. Case # PLN2020-00420 - 1115 Richmond AVE

Case Type: Use Variance

A Use Variance to allow for repairing and re-establishing occupancy of a lapsed non-conforming multi-family dwelling (four units) at 1115 Richmond Ave. (City Lot #33043 PTS, 33044 PTS, 33045 PTS, and vacated alley) in an MR-5 Mature Single-Family Residential Zoning District.

Applicant: Jarrod Davis
Dayton, OH 45011-5338
DAYTON, OH 450

Priority Land Use Board: North Central Land Use Board
Planning District: Santa Clara
Historic District:

Staff Contact: Jennifer Lumpkin

3. Case # PLN2020-00467 - 308 Pointview AVE

Case Type: Conditional Use

A Conditional Use to establish a Type A family day-care home at 308 Pointview Avenue within an ER-4 Eclectic Single-family residential district.

Applicant: Tia Poole
308 Pointview Avenue
DAYTON, OH 45405

Owner: POOLE TIA
308 POINTVIEW AVE
DAYTON OH 45405

Priority Land Use Board: North Central Land Use Board

Planning District: North Riverdale

Historic District: N/A

Staff Contact: Abigail Free

4. Case # PLN2020-00426 - 4704 Burkhardt AVE

Case Type: Conditional Use

A Conditional Use request to establish a library and Variance request to 1) increase the maximum lot coverage from 40 percent to 55 percent, 2) reduce the minimum side yard setbacks, and 3) reduce the minimum required on-site parking from 50 percent to 17 percent at 4704 Burkhardt Ave. (City lots #68378, 68379, and 68680) within an SR-2 Suburban Single-family Zoning District.

Applicant: Robert Brown, Levin Porter
Associates Inc.
Miamisburg, OH 45342
DAYTON, OH 45342

Owner: Dayton Metro Library
Gerry Mitchell
Dayton, OH 45402

Priority Land Use Board: Northeast Land Use Board

Planning District: Burkhardt

Historic District:

Staff Contact: Jennifer Lumpkin

5. Case # PLN2020-00427 - 4680 Burkhardt AVE

Case Type: Conditional Use

A Conditional Use request to establish a restricted parking lot and Variance request to 1) allow the lot coverage to exceed the maximum 50 percent and 2) reduce the minimum front, corner side, and rear setbacks at 4680 Burkhardt Ave. (City lots #68373PT and PT Vacated Alley) within an ER-4 Eclectic Single-family Zoning District.

Applicant: Robert Brown, Levin Porter
Associates Inc.
Miamisburg, OH 45342
DAYTON, OH 45432

Priority Land Use Board: Northeast Land Use Board
Planning District: Burkhardt
Historic District:

Staff Contact: Jennifer Lumpkin

6. Case # PLN2020-00462 - 400 Madison ST

Case Type: Bulk Variance

A Variance request to reduce the amount of required transparent area on the front façade, to allow parking lot access off of East Second Street instead of the alley, and to provide parking blocks instead of poured-in-place curb at 400 Madison Street in a UBD zoning district. Proposed use: new community building.

Applicant: Tim Becker, Construction
525 Gargrove Rd.
DAYTON, OH 45449

Owner: Fr. Angelo Anthony
411 East Second Street
Dayton, OH 45402

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

Staff Contact: Tony Kroeger

7. Case # PLN2020-00404 - 122 S James H McGee BLVD

Case Type: Use Variance

A Use Variance request to establish an Assembly Hall for up to 40 persons at 120 S James H McGee Blvd within an I-1 Light Industrial district.

Applicant: Willie Parson
2408 Lakeview Avenue
DAYTON, OH 45417

Owner: PUERNER PERLITA A
2408 LAKEVIEW AVE
DAYTON OH 45417 2568

Priority Land Use Board: West Land Use Board

Planning District: MacFarlane

Historic District: N/A

Staff Contact: Abigail Free

Comments and Reports

Tony Kroeger
Secretary,
Board of Zoning Appeals