



# CITY OF DAYTON

## City Plan Board

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

### Meeting Agenda

Nov 10, 2020 4:30 P.M.

*TELECONFERENCE VIA  
ZOOM.*

#### Roll Call

Submission of the minutes of the meeting on Oct 13, 2020

#### 1. Case # PLN2020-00511 - 300 Abbey AVE

**Case Type:** Subdivision Record Plan

A replat to subdivide one (1) City lot into two (2) City lots, a dedication to right-of-way along Abbey Avenue and extinguishment of some existing easements on site. The lots meet the requirements of the I-2 General Industrial district, however the eastern lot will only have access from an alley at the terminus of Frontage Street even though it has frontage along SR 35.

**Applicant:** Dayton Metro Library  
120 S Patterson Blvd  
DAYTON, OH 45402

**Owner:** HOME AVENUE REDEVELOPMENT  
6397 EMERAL PKWY STE 200  
DUBLIN OH 43016

**Priority Land Use Board:** West Land Use Board  
**Planning District:** Arlington Heights  
**Historic District:** N/A

**Staff Contact:** Abigail Free

#### 2. Case # PLN2020-00512 - 3061 Wayland AVE

**Case Type:** Subdivision Record Plan

A replat to consolidate three (3) City lots into one (1) City lot. The lot meets the requirements of the ER-4 Eclectic Single-family residential district.

**Applicant:** Roene Bookwalter  
3061 Wayland Avenue  
DAYTON, OH 45420

**Owner:** BOOKWALTER ROENE R TR  
3061 WAYLAND AVE  
DAYTON OH 45420

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

**Staff Contact:** Abigail Free

### 3. Case # PLN2020-00513 - 4062 Middlehurst LN

**Case Type:** Subdivision Record Plan

A replat to consolidate two (2) City lots into one (1) City lot. The lot meets the requirements of the SR-2 Suburban Single-family residential district.

**Applicant:** Maurice Brown  
PO Box 714  
DAYTON, OH 45401

**Owner:** BROWN MAURICE L SR  
4062 MIDDLEHURST LANE  
DAYTON OH 45406

**Priority Land Use Board:** North Central Land Use Board  
**Planning District:** Wesleyan Hill  
**Historic District:** N/A

**Staff Contact:** Abigail Free

### 4. Case # PLN2020-00528 - W Hillcrest DR

**Case Type:** Honorary Street Designation

Establish an Honorary Designation for a three (3) block portion of West Hillcrest Avenue (From Salem Avenue to Alpena Avenue) as "Ohio Players Way." The official name of West Hillcrest Avenue will remain West Hillcrest Avenue. It is proposed to be a two-year honorary designation.

**Applicant:** Jeffrey Willis  
1434 Vancouver Dr  
DAYTON, OH 45406

**Priority Land Use Board:** North Central Land Use Board  
**Planning District:** College Hill  
**Historic District:**

**Staff Contact:** Tony Kroeger

### 5. Case # PLN2020-00490 - 2013 E Fifth ST

**Case Type:** Zoning Map Amendment

A Zoning Map Amendment to rezone 2013 to 2101 E. Fifth St. in the Huffman Historic District from Transitional (T) to Mature Neighborhood Commercial (MNC).

**Applicant:** Evan and Aspasia Bambakidis  
Dayton, OH 45405  
DAYTON, OH 45405

**Owner:** Paidon Properties LLC  
120 W Babbitt Street  
Dayton, OH 45405

**Priority Land Use Board:** Northeast Land Use Board  
**Planning District:** Historic Inner East  
**Historic District:** Huffman

**Staff Contact:** Jennifer Lumpkin

**6. Case # PLN2020-00491 -**

**Case Type:** Zoning Map Amendment

A Zoning Map Amendment to rezone 2013 to 2101 E. Fifth St. in the Huffman Historic District from Transitional (T) to Mature Neighborhood Commercial (MNC).

**Applicant:** Evan and Aspasia Bambakidis  
Dayton, OH 45405  
DAYTON, OH 45405

**Owner:** Paidon Properties LLC  
120 W Babbitt St  
Dayton, OH 45405

**Priority Land Use Board:** Northeast Land Use Board  
**Planning District:** Historic Inner East  
**Historic District:** Huffman

**Staff Contact:** Jennifer Lumpkin

**7. Case # PLN2020-00492 - 20 Livingston AVE**

**Case Type:** Planned Development

An amendment request to PD-73 Planned Development Standards, known as Alta Nursing Home, located at 20 Livingston Avenue within an MMF/ PD-73 Mature Multi-family district with PD overlay. The existing Planned Development Standards allow for only two permitted uses; a nursing home with related administrative offices and off-street parking. The amendment to the standards will allow for uses permitted conditionally and by right in the MMF zoning district and additionally professional and medical offices.

**Applicant:** Full Circle Real Estate LLC  
4977 Northcutt Place  
DAYTON, OH 45414

**Owner:** F-H REALTY HOLDING CO LLC  
20 LIVINGSTON AVE  
DAYTON OH 45403

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

**Staff Contact:** Abigail Free

**8. Case # PLN2020-00524 - 633 W Grand AVE**

**Case Type:** Plan Review & Approval

The "Final Plan" for Planned Development 179 at 633 & 645 W. Grand Ave. and 632-634 & 702-704 North Avenue (1.43 acres).

**Applicant:** David Lemberg  
2443 S. Dixie Dr.  
DAYTON, OH 45409

**Owner:** Mountain Lion LLC  
2443 S Dixie Dr  
Dayton, OH 45409

**Priority Land Use Board:** North Central Land Use Board  
**Planning District:** Grafton Hill  
**Historic District:** Grafton Hill

**Staff Contact:** Tony Kroeger

**9. Case # PLN2020-00461 - 258 Wyoming ST / 605 ALBERTA / 31 CHAMBERS**

**Case Type:** Other - General Development Plan

A General Development Plan review for the former Patterson Kennedy school site (southwest corner of Wyoming and Alberta streets) and vicinity, including 31 Chambers St. The proposed plan is for 264 residential apartment units on 4.4 acres in two phases.

**Applicant:** Robert Fiorita Assoc. Inc.  
4242 Tuller Road  
Dublin, OH 43017

**Owner:** RE NVC Dayton II LLC  
4242 Tuller Road  
Dublin, OH 43017

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

**Staff Contact:** Tony Kroeger

Now  
SCHEDULED  
FOR  
DEC. 8

**Comments and Reports**

Tony Kroeger  
Secretary,  
City Plan Board