



CITY OF DAYTON

Board of Zoning Appeals

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

Meeting Agenda

Nov 22, 2022 4:30 P.M.

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

Roll Call

Submission of the minutes of the meeting on Oct 25, 2022

1. Case # PLN2022-00432 - 2626 Secretariat Ct

Case Type: Bulk Variance

A Variance request to reduce the required front yard setback from 25 feet to 20 feet for Lots 41-46 Secretariat Drive (Dayton OH). The properties are located in the Northridge Estates Planning District and zoned as SR-2 Suburban Residential. The properties are identified with the following parcel numbers per the Montgomery County Auditor: R72110810 0012, R72110810 0013, R72110810 0014, R72110810 0015, R72110810 0016, and R72110810 0017.

Applicant: Arbor Homes c/o Tyler Emberton
9050 Centre Pointe Dr Ste 210
West Chester, OH 45069

Owner: Clayton Properties Group Inc
9225 Harrison Park Ct
Indianapolis, IN 46216

Priority Land Use Board: Northeast Land Use Board
Planning District: Northridge Estates
Historic District: N/A

Staff Contact: Jeff Green

2. Case # PLN2022-00433 - 600 Elmhurst RD

Case Type: Use Variance

A Use Variance and Bulk/Area Variance application to allow the property located at 600 Elmhurst Road to be utilized as a retail store in a Eclectic Residential (ER-4) Zoning District within the Residence Park Planning District. The applicant is also requesting a variance to reduce the amount of required off-street parking spaces to 0.

Applicant: Karma Humphrey
4527 Wilmington Pike
Dayton, OH 45440

Owner: Kenyan Nichols
40 College Street
Dayton, OH 45407

Priority Land Use Board: West Land Use Board
Planning District: Residence Park
Historic District: N/A

Staff Contact: Jeff Green

3. Case # PLN2021-00375 - 1825 Kuntz RD

Case Type: Conditional Use

A Conditional Use application to allow a truck terminal and semi-truck repair facility to locate at 1825 Kuntz Road, Dayton, OH 45404 within a I-1 (Light Industrial) Zoning District with a WP (Water Protection) Overlay.

Applicant: Malwa Company LLC
1255 Deeds Ave
Dayton OH 45404

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

Comments and Reports

Jeff Green
Secretary,
Board of Zoning Appeals