



# CITY OF DAYTON

## Board of Zoning Appeals

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

### Meeting Agenda

Nov 23, 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 Oct 26, 2021

#### 1. Case # PLN2021-00460 - 335 Linwood ST

##### Case Type: Bulk Variance

The applicant, Kristin Calendine, requests a Use Variance in order to alter an existing office building for occupancy as mixed use/residential which would include professional offices with 2 overhead dwelling units at 335 Linwood Street (Parcel R72 05905 0057) within the McPherson Planning District. The applicant additionally requests the following Variances: (1) relief from the minimum off-street parking requirement for the proposed mixed use/residential redevelopment; (2) relief from the maximum allowable lot coverage within an MR-5 Zoning District; and (3) relief from the minimum rear yard setback within an MR-5 Zoning District.

**Applicant:** Kristin Calendine  
P.O. Box 151  
Fairborn, OH 45324

**Owner:** 335 Linwood St. Land Trust, James  
P.O. Box 151  
Fairborn, OH 45324

**Priority Land Use Board:** North Central Land Use Board  
**Planning District:** McPherson  
**Historic District:**

**Staff Contact:** Keeghan White

## 2. Case # PLN2021-00479 - 1116 W Stewart St

### Case Type: Conditional Use

A Conditional Use request to permit a truck terminal for 50 semi-trucks total, motor vehicle repair, and outdoor wholesale/distribution at 1116W Stewart Street within an I-1 Light Industrial district. Semi-trucks will access the site via S Broadway Street. The site will also include an accessory retail store for truck parts and manufacturing of concrete pavers within the existing building, both permitted by right. A customer/ employee parking lot will be accessed from W Stewart Street. Also, a rear portion of the building, 3,400-sf, and outdoor storage ~10,000-sf will be used for concrete paver manufacturing.

Also, a Variance request to eliminate the required 18-inch perimeter curb for the truck terminal area, increase the permitted outdoor paver storage area from 75% of the building footprint (2,250-sf) to 300%, (~10,000-sf), and to reduce the side setback from 100-ft to 10-ft for outdoor wholesale/distribution when abutting a residential district.

**Applicant:** Simon Reiter  
5758 N Webster Street  
DAYTON, OH 45414

**Owner:** ILYASOV ELDAR  
414 CLOVER ST  
Dayton, OH 45410

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

**Staff Contact:** Abigail Free

## 3. Case # PLN2021-00473 - 1005 W Third ST

### Case Type: Appeal of Landmark Commission Decision

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**Applicant:** Veronica Morris, City of Dayton  
101 W Third Street  
DAYTON, OH 45402

**Owner:** City of Dayton  
101 W Third Street  
DAYTON, OH 45402

**Priority Land Use Board:** West Land Use Board  
**Planning District:** Wolf Creek  
**Historic District:** Wright-Dunbar

**Staff Contact:** Tony Kroeger

## Comments and Reports

Jeff Green  
Secretary,  
Board of Zoning Appeals