



CITY OF DAYTON

Board of Zoning Appeals

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

Meeting Agenda

Nov 24, 2020 4:30 P.M.

*TELECONFERENCE VIA
ZOOM PER HB 197*

Roll Call

Submission of the minutes of the meeting on Oct 27, 2020

1. Case # PLN2020-00506 - 14 POTOMAC ST

Case Type: Use Variance

A Use Variance to allow for an assembly hall (special events center) and a Conditional Use to allow for professional offices at 14 Potomac St. in an MR-5 Mature Single-family residential zoning district with an HD-2 Historic District Overlay.

Applicant: Matt Sauer
Dayton, OH 45405
DAYTON, OH 45405

Owner: Quinnco Investments LLC
226 E. Sixth St.
Dayton, OH 45402

Priority Land Use Board: Northeast Land Use Board
Planning District: Historic Inner East
Historic District: St. Annes Hill

Staff Contact: Jennifer Lumpkin

2. Case # PLN2020-00510 - 528 McLain ST

Case Type: Conditional Use

A Conditional Use to allow for a restricted parking lot at 528 McLain St. in an MR-5 Mature Single-family residential zoning district with an HD-2 Historic District Overlay.

Applicant: Matt Sauer
Dayton, OH 45405
DAYTON, OH 45405

Owner: Quinnco Investments LLC
226 E. Sixth St.
DAYTON OH 45402

Priority Land Use Board: Northeast Land Use Board
Planning District: Historic Inner East
Historic District: St. Annes Hill

Staff Contact: Jennifer Lumpkin

3. Case # PLN2020-00522 - 2016 TROY ST

Case Type: Conditional Use

A Conditional Use and Variance application to allow a truck terminal to locate at 2016 Troy Street (parcels: R72 16702 0007, R72 16702 0006, and R72 16702 0005) within a Light Industrial (I-1) Zoning District with a "WP" Water Protection Overlay. The variance application includes requests to allow (1) a decrease in the minimum lot size and width from the required minimum of 3 acres lot size and 200 feet minimum width to a lot size of 0.8539 acres and a lot width of 119feet, (2) to allow the truck parking area to exceed the principal building's gross floor area maximum of 100%, and (3) to allow for a chain link fence along public street frontages where such a fence along a public street frontage is not permitted.

Applicant: Thomas Dusa
270 Regency Ridge Dr
DAYTON, OH 45459

Owner: Mukahmmed Ismailov
2016 Troy St.
Dayton, OH 45404

Priority Land Use Board: Northeast Land Use Board

Planning District: Old North Dayton

Historic District:

Staff Contact: Jeff Green

Comments and Reports

Tony Kroeger
Secretary,
Board of Zoning Appeals