



# CITY OF DAYTON

## Board of Zoning Appeals

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

### Meeting Agenda

Jan 23, 2024 4:30 P.M.

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

#### Roll Call

#### Submission of the minutes of the meeting on Nov 28, 2023

#### 1. Case # PLN2023-00446 - 15 S Monmouth ST

**Case Type:** Use Variance

A Use Variance request to utilize the properties located at 15 and 19 S Monmouth Street as a parking lot within the MR-5 Mature Single-Family Zoning District and the Burkhardt Planning District. The applicant is also requesting a variance for the side yard setback.

**Applicant:** Todd Gindelberger  
615 Woodside Drive  
Englewood, OH 45322

**Owner:** The Living Word - Dayton  
926 E National Rd  
Vandalia OH 45377

**Priority Land Use Board:** Northeast Land Use Board

**Planning District:** Burkhardt

**Historic District:** N/A

**Staff Contact:** Jeff Green

#### 2. Case # PLN2023-00447 - 1 Arena Park Dr

**Case Type:** Variance

A variance application to reduce the required off-street parking requirements as part of the expected expansion of the owner's facility, Bonbright Distributors. The subject property is located within the I-1 (light Industrial) Zoning District with PD-47 overlay, and the Carillon Planning District.

**Applicant:** IMT Properties, Inc.  
1 Arena Park Dr  
Dayton, OH 45408

**Owner:** IMT Properties Inc  
1 Arena Park Dr  
Dayton, OH 45408

**Priority Land Use Board:** West Land Use Board

**Planning District:** Carrilon

**Historic District:** N/A

**Staff Contact:** Ellen Sizer

#### Comments and Reports

Jeff Green  
Secretary,  
Board of Zoning Appeals