## Meeting Agenda

**Feb 23, 2021 4:30 PM**

**TELECONFERENCE**

**VIA ZOOM CALL**

937-333-3673 for details

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### Roll Call

Submission of the minutes of the meeting on Jan 26, 2021

### 1. Case # PLN2021-00018 - 1515 Salem AVE

**Case Type:** Conditional Use

Conditional Use application to allow a preschool to open within the vacant library building at 1515 Salem Ave. A pediatric dental clinic is also planned for this site and has been submitted under a separate use variance application. A parking variance is also requested to reduce the required number of parking spaces from twenty-nine (29) to the number of existing off-street parking spaces (approximately five (5)).

**Applicant:** App Architecture  
615 Woodside Drive  
Englewood, OH 45322  

**Owner:** Erwin Washington  
13924 West Center Drive  
Lakewood, CO 80228  

**Priority Land Use Board:** North Central Land Use Board  
**Planning District:** Mount Vernon  
**Historic District:** N/A  

**Staff Contact:** Susan Vincent

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### 2. Case # PLN2021-00019 - 1515 Salem AVE

**Case Type:** Use Variance

Use Variance request to allow a pediatric dental clinic to open within the vacant library building. The pediatric dental clinic will be operated in conjunction with a preschool which has been submitted for conditional use approval under another application.

**Applicant:** App Architecture  
615 Woodside Dr  
Englewood, OH 45322  

**Owner:** Erwin Washington  
13924 West Center Dr  
Lakewood, CO 80228  

**Priority Land Use Board:** North Central Land Use Board  
**Planning District:** Mount Vernon  
**Historic District:** N/A  

**Staff Contact:** Susan Vincent
### 3. Case # PLN2021-00021 - 1820 E Fifth ST

**Case Type:** Use Variance

A use variance application to allow for "Light assembly/warehousing" and "indoor warehouse storage" with accessory outdoor storage at 1820 East Fifth Street (City Lots 2713, 2714, and 2743) in a MR-5 (mature single-family residential) zoning district.

**Applicant:** Kimberly Pollard  
321 E Melford  
DAYTON, OH 45405  

**Owner:** Jeremy Fair  
1820 E. Fifth St.  
Dayton, OH 45403

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

**Staff Contact:** Tony Kroeger

### 4. Case # PLN2021-00026 - 1330 E Second ST

**Case Type:** Conditional Use

A Conditional Use request to establish a crematory at 1330 E Second Street within an I-2 General Industrial district. Also, Variance(s) to reduce the lot size from 10-acres to 0.3-acres, setbacks, reduce setbacks from 300-ft to 49-ft (north), 5-ft (south), 10-ft (east), 23-ft (west), and eliminate a 50-ft planted buffer yard, all requirements for a crematory use.

**Applicant:** James Thomas, Sr  
4520 Salem Avenue  
Trotwood, OH 45416  

**Owner:** 1330 EAST SECOND ST LLC  
1330 E SECOND ST  
DAYTON OH 45403

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

**Staff Contact:** Abigail Free
5. Case # PLN2021-00010 - 2043 Webster ST

**Case Type:** Bulk Variance

A bulk/area variance request for six (6) variances:
1) 80’ front setback of the building (code requires a maximum setback of 15’)
2) Side parking setback of 2’9” (code requires parking setback in the side yard to be at least 5’)
3) Installation of galvanized chain link and operable gate (code requires chain link fence be constructed of a dark or neutral colored, non-reflective material)
4) Portion of parking lot be located in the front yard setback (code requires all parking to be located in side or rear yard)
5) Loading spaces be located in the front yard setback (code requires loading spaces to be in the rear yard)
6) No interior landscape island is for interior parking (code requires 1 interior landscaped island containing a shade tree and low level shrubbery per 10 parking spaces; 4 required)

The applicant is proposing to place a 33,120 light manufacturing facility for a property located at 2043 Webster Street. The property is located in the I-1 (light Industrial) zoning district and is identified as Parcel R72-15601-0036 per the Montgomery county auditor.

**Applicant:** Ferguson Construction  
400 Canal St, PO Box 726  
Sidney, OH 45365  

**Owner:** KBK WEBSTER PROPERTIES LTD  
2122 WINNERS CIR  
DAYTON OH 45404

**Priority Land Use Board:** Northeast Land Use Board  
**Planning District:** McCook Field  
**Historic District:**

**Staff Contact:** Jeff Green

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6. Case # PLN2021-00012 - 821 Whitmore AVE

**Case Type:** Conditional Use

A Conditional Use request to expand an existing child day care center and a Variance to reduce the required number of off-street parking spaces at 821 Whitmore Ave. within an ER-4 Eclectic Single-family Zoning District.

**Applicant:** Dan Kiley K&A Arch  
135 W Dorothy Ln  
Kettering, OH 45429  

**Owner:** SIMS TERRI M  
821 WHITMORE AVE  
DAYTON OH 45417

**Priority Land Use Board:** West Land Use Board  
**Planning District:** Residence Park  
**Historic District:**

**Staff Contact:** Jennifer Hanauer
7. Case # PLN2021-00017 - 4536 W Hillcrest AVE

Case Type: Conditional Use

A Conditional Use request to establish a Day Care Center within a single-family home for up to 24 children at 4536 W Hillcrest Avenue within an SR-2 Suburban Single-family residential district. Also, a Variance request to eliminate the seven required off-street parking spaces.

Applicant: Darrow Miller
244 Smith Street
Dayton, OH 45417

Owner: Elisha Osama
6411 King Grant Passage
Centercille, OH 45459

Priority Land Use Board: North Central Land Use Board
Planning District: Greenwich Village
Historic District: N/A

Staff Contact: Abigail Free

Comments and Reports

Tony Kroeger
Secretary,
Board of Zoning Appeals