



CITY OF DAYTON

Board of Zoning Appeals

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

Meeting Agenda

Feb 23 2021 4:30 P M

TELECONFERENCE
VIA ZOOM - CALL
937-333-3673 For DETAILS

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

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

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
Centerville, 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