



CITY OF DAYTON

Board of Zoning Appeals

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

Meeting Agenda

Feb 27, 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 Jan 23, 2024

1. Case # PLN2024-00023 - 1505 Riverside DR

Case Type: Conditional Use

A Conditional Use request to utilize the property located at 1501-1505 Riverside Drive as a multi-family building within the MR-5 Mature Residential Zoning District. The applicant is also requesting a variance to reduce the amount of required off-street parking spaces required. The subject property is located within the Riverdale Planning District

Applicant: JSD Group, LTD
PO Box 2831
Westerville, OH 43086

Owner: JSD Group LTD
PD Box 2837
Westerville OH 43086

Priority Land Use Board: North Central Land Use Board

Planning District: Riverdale

Historic District: N/A

Staff Contact: Jeff Green

2. Case # PLN2024-00026 - 154 High ST

Case Type: Bulk Variance

A Variance request to reduce the amount of required off-street parking for a two-family dwelling unit within the MR-5 Mature Residential Zoning District. The subject property is located within the Historic Inner East Planning District and St. Anne's Hill Historic District.

Applicant: Nguyet Nhu Nguyen
6293 Edwood Drive
Hamilton, OH 45011

Owner: Nguyet nhu Nguyen
154 High Street
Dayton OH 45403

Priority Land Use Board: Northeast Land Use Board

Planning District: Historic Inner East

Historic District: St. Annes Hill

Staff Contact: Jeff Green

2. Case # PLN2024-00024 - 1432 Wayne AVE

Case Type: Bulk Variance

A Conditional Use request to utilize the property located at the corner of Wayne Ave and Wyoming St for an alternative high school which specializes in vocational education. The subject property spans the following parcels: R72 02608 0001, R72 02608 0002, R72 02608 0030, R72 02608 0032, R72 02608 0039, R72 02608 0047, R72 02608 0033, and R72 02609 0001 to R72 02609 0010. These are within the Mature General Commercial (MGC) Zoning District. With the exception of parcels R72 02609 0007 to R72 02609 0010, the property is also located within the South Park Commercial Historic District (HD-1). The applicant is also requesting the following variances: 1) to decrease the amount of required parking on the site, 2) to decrease the amount of required (window) transparency on the first floor, 3) to allow the building be located 4 feet further away from Wayne Ave than the requirement (10ft), and 4) to allow the building to be 10 feet further away from Wyoming St than the requirement (10ft).

Applicant: Nicole Davis
190 N Union St
Akron, OH 44304

Owner: DAYTON CITY OF
P O BOX 22
DAYTON OH 45401

Priority Land Use Board: Downtown Land Use Board

Planning District: South Park

Historic District: South Park

Staff Contact: Elizabeth Dakin

Comments and Reports

Jeff Green
Secretary,
Board of Zoning Appeals