



CITY OF DAYTON

Board of Zoning Appeals

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

Meeting Agenda

Feb 28, 2023 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 24, 2023

1. Case # PLN2023-00008 - 440 Dayton Towers DR

Case Type: Bulk Variance

A Variance application to construct a 7-story senior housing residential building (114 1-bedroom units) with Variances to reduce the required number of parking spaces (156 proposed, 183 typically required) and to increase the allowable building height (76'-10" proposed, 60' typical max height) in an MMF (Mature Multi-Family) zoning district at the southwest corner of Keowee and East Fifth Streets.

Applicant: TC Architects Inc c/o Robert C.
Chordar, AIA
430 Grant Street
Akron, OH 44311

Owner: Century Pacific Housing V
440 Dayton Towers Dr
Dayton OH 45410

Priority Land Use Board: Downtown Land Use Board
Planning District: Oregon
Historic District: N/A

Staff Contact: Susan Vincent

2. Case # PLN2023-00017 - 2208 N Gettysburg AVE

Case Type: Bulk Variance

A Variance application to operate a motor vehicle repair and tire shop for the property located at 2208 N Gettysburg Avenue within the SGC Suburban General Commercial Zoning District. The applicant is also requesting the following variances: 1) relief from the required 1 acre lot size requirement, 2) relief from the required 150 ft minimum lot width, and 3) to utilize the front setback for parking.

Applicant: Abbas Hossein
4267 Salem Ave
Dayton, OH 45416

Owner: Billingsley George A
PO Box 475
Dayton OH 45405

Priority Land Use Board: North Central Land Use Board
Planning District: Wesleyan Hill
Historic District: N/A

Staff Contact: Jeff Green

3. Case # PLN2023-00009 - 2204 Valley St

Case Type: Bulk Variance

A variance application for the property located at 2204 Valley Street to construct a 4,800 square foot building within the I-1 Light Industrial Zoning District. To construct the proposed building, the applicant is requesting the following variances: 1) relief from the maximum front yard setback requirements for a primary building, 2) relief for the design requirements for buildings, and 3) relief from the required location for vehicular parking spaces.

Applicant: Staffco Construction Inc
1340 Spangler Road
Fairborn, OH 45324

Owner: John Aveyard
4050 Colverdale Rd
Medway OH 45341

Priority Land Use Board: Northeast Land Use Board
Planning District: Old North Dayton
Historic District: N/A

Staff Contact: Jeff Green

4. Case # PLN2023-00019 - 250 Delaware AVE

Case Type: Conditional Use

A Conditional Use request to operate an 11-unit multi-family dwelling for the property located at 250 Delaware Avenue within the MR-5 Mature Residential Zoning District . The applicant is also requesting the following variances: 1) relief the required side and rear setbacks for the primary building, 2) relief from the required number of parking spaces for the site, and 3) relief from the minimum dwelling unit size per apartment.

Applicant: Forty Nine Properties & Acquisitions LLC
3755 Sunburst Ridge Ln
Cincinnati, OH 45248

Owner: Forty Nine Properties & Acquisitions
3755 Sunburst Ridge Ln
Cincinnati OH 45248

Priority Land Use Board: North Central Land Use Board
Planning District: Five Oaks
Historic District: N/A

Staff Contact: Jeff Green

Comments and Reports

Jeff Green
Secretary,
Board of Zoning Appeals