Roll Call
Submission of the minutes of the meeting on Feb 22, 2022

1. Case # PLN2022-00029 - 36 S June St

<table>
<thead>
<tr>
<th>Case Type:</th>
<th>Bulk Variance</th>
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<tbody>
<tr>
<td>A Bulk/Area Variance request by Anthony Turrentine to exceed the maximum permitted size of an accessory structure and add a 450 square foot addition onto the existing carriage house which will total 1,546 square feet in size if approved. The subject property is located at 36 South June Street in the MR-5 (Mature Single Family) Zoning District, within the HD-2 Historic District Overlay.</td>
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<table>
<thead>
<tr>
<th>Applicant:</th>
<th>Anthony Turrentine</th>
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<tbody>
<tr>
<td>36 S June Street</td>
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<tr>
<td>Dayton, OH 45403</td>
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<tr>
<th>Owner:</th>
<th>Anthony and Susan Turrentine</th>
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<tr>
<td>Dayton OH 45403</td>
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<tr>
<th>Priority Land Use Board:</th>
<th>Northeast Land Use Board</th>
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<tr>
<th>Planning District:</th>
<th>Historic Inner East</th>
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<tr>
<th>Historic District:</th>
<th>Huffman</th>
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<tr>
<th>Staff Contact:</th>
<th>Abigail Free</th>
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### 2. Case # PLN2022-00033 - 220 Vermont Ave

**Case Type:** Conditional Use

A Conditional Use and Bulk/Area Variance application to allow the property located at 220 Vermont Avenue to be utilized as a church and expand its building and operation in an Mature Single Family Residential (MR-5) Zoning District within the McCook Field Planning District. The applicant is also requesting for approval of the following variances: 1) Reduction in the required lot size for a church to 4,521 square feet, 2) Reduction in the required side yard setback to 5 feet, 3) Reduction in the amount of required parking spaces to 0, 4) Reduction in the required rear yard setback to 3'-9". Per the Montgomery County Auditor, the property is identified via parcel number: R72 05801 0033.

**Applicant:** The Architectural Group c/o Rick Holmes  
135 N Main St  
Dayton, OH 45402

**Owner:** Christ Community Ministries  
220 Vermont Ave  
Dayton OH 45404

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

**Staff Contact:** Jeff Green

### 3. Case # PLN2022-00038 - 322 Constantia Ave

**Case Type:** Bulk Variance

Variances requested to 1.) allow parking spaces in front of the front building line, 2.) reduce the setback from the right-of-way from 10 feet to 0 feet, 3.) reduce the setback from the side lot line from 10 feet to 0 feet, and 4.) increase the maximum lot coverage from 50 percent to 70 percent to allow for four (4) additional off-street parking spaces accessory to a multi-family dwelling at 322 Constantia Ave. in an EMF Eclectic Multi-family residential district.

**Applicant:** William Shatto  
232 STROOP RD.  
KETTERING, OH 45429

**Owner:** Shatto William and Jaclyn N Von Stein  
232 W Stroop Rd  
Dayton OH 45429

**Priority Land Use Board:** Southeast Land Use Board  
**Planning District:** Shroyer Park  
**Historic District:**

**Staff Contact:** Jennifer Hanauer
### 4. Case # PLN2022-00039 - 3949 Madrid Ave

**Case Type:** Conditional Use

A Conditional Use request by Andrew Hogan to allow a portion of the property to be utilized as a restricted parking lot for the property located at 3949 Madrid Avenue. The property is zoned as SR-2 (Suburban Residential) within the DeWeese Planning District. The applicant is also requesting the following variances: 1) reduce the required maximum lot size to 2,857 sq. ft.; 2) reduce the required rear yard setback to 0'; and 3) waive the requirement for maximum lot coverage.

**Applicant:** Andrew Hogan  
201 W 5th St, Suite 800  
Cincinnati, OH 45202

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

**Staff Contact:** Jeff Green

**Owner:** PS Investments Inc  
2864 Spring Grove Ave  
Cincinnati OH 45255

### 5. Case # PLN2022-00020 - 825 S Ludlow ST

**Case Type:** Conditional Use and Variance

Conditional Use and Variance application for a new protective care facility located at 825 S. Ludlow Street within the Downtown Planning District and the Urban Business District (UBD). Within the UBD, protective care facilities are conditionally permitted uses and require review and approval by the BZA. The application requests the following variances: 1) reduction of open space requirement by 4,823 SF; 2) reduction of parking space minimum to 21 on-site and 15 off-site spaces; and 3) reduction of the required distance from a school by 319 LF.

**Applicant:** Kimley-Horn c/o Chris Hice  
7965 N. High Street  
Dayton, OH 43235

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

**Owner:** Thomas Catellanos  
2701 N. High Street, Suite 316  
Phoenix, AZ 85006

**Staff Contact:** Susan Vincent

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**Comments and Reports**

Jeff Green  
Secretary,  
Board of Zoning Appeals