



CITY OF DAYTON

Board of Zoning Appeals

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

Meeting Agenda

Mar 22, 2022 4:30 P.M.

Mezzanine Level, City Hall, City Hall
101 W. Third Street, Dayton, OH

Roll Call

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

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

Case Type: Bulk Variance

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.

Applicant: Anthony Turrentine
36 S June Street
Dayton, OH 45403

Owner: Anthony and Susan Turrentine
36 S June St
Dayton OH 45403

Priority Land Use Board: Northeast Land Use Board

Planning District: Historic Inner East

Historic District: Huffman

Staff Contact: Abigail Free

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 the 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

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

Priority Land Use Board: Northeast Land Use Board

Planning District: DeWeese

Historic District: N/A

Staff Contact: Jeff Green

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

Case Type: Conditional Use

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

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

Priority Land Use Board: Downtown Land Use Board

Planning District: Downtown

Historic District: N/A

Staff Contact: Susan Vincent

Comments and Reports

Jeff Green
Secretary,
Board of Zoning Appeals