



CITY OF DAYTON

Board of Zoning Appeals

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

Meeting Agenda

Mar 23, 2021 4:30 P.M.

Teleconference Via Zoom
per HB 197
Call 937-333-3673 for details

Roll Call

Submission of the minutes of the meeting on Feb 23, 2021

1. Case # PLN2021-00039 - 527 Nordale AVE

Case Type: Use Variance

A Use Variance application to construct a 394 square foot second-story addition onto an existing detached garage to occupy as a dwelling unit accessory to existing single-family dwelling at 527 Nordale Ave. in an ER-4 Eclectic Single-family Residential district.

Applicant: Jayson Casey
1846 Bledsoe Dr
DAYTON, OH 45305

Owner: POTTS WILLIAM R AND
527 NORDALE AVE
DAYTON OH 45420 2333

Priority Land Use Board: Southeast Land Use Board

Planning District: Belmont

Historic District:

Staff Contact: Jennifer Hanauer

2. Case # PLN2021-00052 - 21 Otterbein AVE

Case Type: Use Variance

A Use Variance request to re-establish a Motor Vehicle Repair use (due to discontinuance) at 21 Otterbein Avenue within a T Transitional District. Also, these specific Motor Vehicle Repair requirements are not in compliance: Lot size: 0.34-acres (1-acre required), Parking: in front of building (required behind building), Parking setback: 5-ft (10-ft required), Street trees: none proposed (required along Salem & Otterbein Aves), Signage: existing too large (6-ft height & 25-sf area maximum).

Applicant: Omar Abushagra
5275 N Dixie Drive
DAYTON, OH 45414

Owner: Julia Investments LLC
5275 N Dixie Drive
DAYTON, OH 45414

Priority Land Use Board: North Central Land Use Board

Planning District: Dayton View Triangle

Historic District: N/A

Staff Contact: Abigail Free

3. Case # PLN2021-00054 - 184 Salem AVE

Case Type: Appeal of Zoning Admin Decision

An Appeal of a Zoning Administration determination that a zoning application at 184 Salem Avenue (R72 07408 0024) for 100 foster care children constitutes a Residential Facility, while the Applicant contends that it is a Congregate Care Facility. The underlying zoning district is MNC Mature Neighborhood Commercial zoning district, in which a Residential Group Home is not a permitted use and a Congregate Care Facility is a Conditional Use. The property is also located in Planned Development-150.

Applicant: Griffin Academy LLC
3901 E. Third St.
DAYTON, OH 45403

Owner: 4 The Kids LLC
3901 E. Third Street
Dayton, OH 45403

Priority Land Use Board: North Central Land Use Board

Planning District: Old Dayton View

Historic District: N/A

Staff Contact: Tony Kroeger

Comments and Reports

Tony Kroeger
Secretary,
Board of Zoning Appeals