



# CITY OF DAYTON

## Board of Zoning Appeals

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

### Meeting Agenda

Mar 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 Feb 28, 2023

#### 1. Case # PLN2023-00060 - 116 Webster ST

**Case Type:** Bulk Variance

Variance application to allow a 4' rear setback where a 10' setback is required as part of the construction of a proposed new 4-story mixed-use building with 102 residential units and 4,750 square feet of retail space on the ground floor located at 116 Webster Street in the Urban Business District (UBD).

**Applicant:** Allegro Civil Engineers  
4322 N. Lincoln Ave, Suite A  
Chicago, IL 60618

**Owner:** WINDSOR COMMOFDORE LLC  
71 SELDOM SEEN RD  
POWELL OH 43065

**Priority Land Use Board:** Downtown Land Use Board

**Planning District:** Webster Station

**Historic District:** N/A

**Staff Contact:** Susan Vincent

#### 2. Case # PLN2023-00059 - 201 Springfield ST

**Case Type:** Conditional Use

A Conditional Use application by Techmetals Inc to operate a storage yard for general materials for the property located at 201 Springfield Street (Northeast of the intersection of Springfield and Garfield) within the I-1 Light Industrial Zoning District and the Springfield Planning District. The applicant is also requesting the following variances: 1) Operate a storage yard without a primary building, 2) allow the storage area to be placed on gravel, 3) relief from the screening requirements, and 4) relief from the required setbacks.

**Applicant:** Techmetals Inc c/o Reggie Stratton  
345 Springfield Street  
Dayton, OH 45403

**Owner:** Techmetals Inc  
345 Springfield St  
Dayton OH 45403

**Priority Land Use Board:** Northeast Land Use Board

**Planning District:** Springfield

**Historic District:** N/A

**Staff Contact:** Jeff Green

### 3. Case # PLN2023-00058 - 2017 Webster ST

**Case Type:** Bulk Variance

The applicant, Ferguson Construction, requests 5 Bulk/Area Variances for the property located at 2017 Webster Street to construct a 72,000 square foot building within the I-1 Light Industrial Zoning District and McCook Field Planning 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) parking and loading area in front of the principal building 3) No interior landscaping

**Applicant:** Ferguson Construction  
400 Canal Street  
Sidney, OH 45365

**Owner:** Norwood Medical LLC  
2122 Winners Circle  
Dayton OH 45402

**Priority Land Use Board:** Northeast Land Use Board

**Planning District:** McCook Field

**Historic District:** N/A

**Staff Contact:** Jeff Green

### 4. Case # PLN2023-00050 - 245 Salem AVE

**Case Type:** Use Variance

A use variance application to allow for the reuse of an indoor theater and a variance application to allow for a parking area setback of less than ten feet at 245 Salem Avenue in a Mature Neighborhood Commercial (MNC) and Mature Multi-Family (MMF) zoning district. The proposed use is the preservation of existing buildings for an indoor theater and 40 residential units (including resident amenity space).

**Applicant:** MA Design c/o Susan Hinz  
775 Yard Street., Ste 325  
Columbus, OH 43212

**Owner:** United Church Homes  
170 E. Center St.  
Marion, OH 43302

**Priority Land Use Board:** North Central Land Use Board

**Planning District:** Grafton Hill

**Historic District:** Grafton Hill

**Staff Contact:** Tony Kroeger

### Comments and Reports

Jeff Green  
Secretary,  
Board of Zoning Appeals