1. Case # PLN2022-00085 - 2142 Elsmere AVE

**Case Type:** Conditional Use

The applicant, Angela Reeves, requests a Conditional Use in order to establish a Type "A" Daycare for 7 - 12 children at 2142 Elsmere Avenue within the ER-4 Eclectic Single Family Zoning District.

**Applicant:** Angela Reeves  
2142 Elsmere Avenue  
Dayton, OH 45406

**Owner:** Angela Reeves  
2142 Elsmere Avenue  
Dayton, OH 45406

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

**Planning District:** Fairview

**Historic District:** N/A

**Staff Contact:** Keeghan White

2. Case # PLN2022-00094 - 1952 E Fourth St

**Case Type:** Conditional Use

A Conditional Use application by Joel Michael to construct an accessory structure and utilize it as an accessory dwelling unit at a property located at 1952 E. 4th St. within the MR-5 Mature Single Family Zoning District.

**Applicant:** Joel Michael  
1952 E. 4th St.  
Dayton, OH 45403

**Owner:** Joel Michael and Danielle Dumont  
6705 N Kerby Ave  
Portland, Oregon 97217

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

**Planning District:** Historic Inner East

**Historic District:** N/A

**Staff Contact:** Jeff Green
Case Type: Conditional Use
A Conditional Use request to establish a retail convenience store at 120 S James H Mcgee Blvd within an I-1 Light Industrial district.

Applicant: Perlita Parson
2408 Lakeview Avenue
Dayton, OH 45417

Owner: Puerner Perlita A
P.O. BOX 24842
Dayton OH 45424

Priority Land Use Board: West Land Use Board
Planning District: MacFarlane
Historic District: N/A

Staff Contact: Abigail Free

Comments and Reports

Jeff Green
Secretary,
Board of Zoning Appeals