



CITY OF DAYTON

Board of Zoning Appeals

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

Meeting Agenda

May 24, 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 Apr 26, 2022

1. Case # PLN2022-00123 - 1800 E Fifth St

Case Type: Conditional Use

A Conditional Use and Bulk/Area Variance application to allow the property located at 1800 E Fifth Street to be utilized for live-work on the first floor and multi-family dwellings on the second floor within a Mature Single Family Residential (MR-5) Zoning District. The variance application includes a request for relief from: 1) total number of required parking spaces and 2) the property owner residency requirement for a live-work unit. Per the Montgomery County Auditor, the property is identified via parcel number: R72 01309 0016.

Applicant: Ahmed Three LLC c/o Salma Ahmed
365 Lum Crowe Rd
Roswell, GA 30075

Owner: Ahmed Three LLC
365 Lum Croe Rd
Roswell GA 30075

Priority Land Use Board: Northeast Land Use Board
Planning District: Historic Inner East
Historic District: N/A

Staff Contact: Jeff Green

2. Case # PLN2022-00129 - 911 E Third St

Case Type: Bulk Variance

Variance application to allow a pre-existing nonconforming billboard (off-premise sign) to change from a digital screen to static and expand in size within the Urban Business District (UBD) where an off-premise sign is not permitted located at 911 E. Third Street.

Applicant: Lamar Advertising c/o Shane Slaven
112 Grimes St
Dayton, OH 45402

Owner: Building On Third LLC
911 E Third St
Dayton OH 45404

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

Staff Contact: Keeghan White

3. Case # PLN2022-00132 - 320 E Lincoln St

Case Type: Conditional Use

Conditional use request to approve single-family attached dwellings within the Mature Single-Family (MR-5) District and associated variances including:

1) to approve lot widths and lot areas as follows - Eastern unit: 20' width, 2,940 sq ft in area; Center unit: 19' width, 2,831 sq ft in area; and Western unit: 20' width, 3,000 sq ft in area where thirty (30) feet in width and three-thousand (3,000) square feet in area are required;

2) to approve side yard setbacks from the project boundary (east and west lot lines) of three (3) feet, six (6) inches where ten (10) feet are required;

3) to approve a zero foot side yard setback for the existing 2-car detached garage on the east lot line where a three (3) foot minimum is required;

4) to approve the zero inch eave overhangs on the gable and non-gable building sides of the existing detached accessory garage where a twelve (12) inch overhang is required; and

5) to approve the principal structures (attached dwelling units) and proposed accessory garage as designed even though a.) the roof pitch it is significantly higher and incompatible with the predominant roof pitch of the existing detached garage, b.) front stoops proposed are designed to be 15 sq ft in area where the Residential Contextual Design Standards require the placement of front porches or front stoops with a minimum area of 25 sq ft, and c.) the exterior lacks sufficient variation of architectural features in order to break up the massing of the proposed units as required under the Conditional Use Standards 150.565.5 - Attached Single Family Dwelling.

Applicant: Jared Korman
3387 Fishinger Mill Dr.
Hilliard, OH 43026

Owner: Magnetic Home Services LLC
3387 Fishinger Mill Dr
Hilliard OH 43026

Priority Land Use Board: Downtown Land Use Board

Planning District: South Park

Historic District: N/A

Staff Contact: Susan Vincent

4. Case # PLN2022-00133 - 225 E Lincoln St

Case Type: Bulk Variance

Variance application to approve 1) a front yard setback of sixteen (16) feet along E. Lincoln Street where the average front yard setback is ten (10) feet and 2) a new single-family dwelling with a height of fifteen (15) feet where a minimum height of twenty (20) feet is required within the Mature Single-Family (MR-5) zoning district at 225 East Lincoln Street.

Applicant: Chambers Architecture c/o Charles Chambers
208 Brown Street
Dayton, OH 45402

Owner: Gagnet James And
222 Warren St
Dayton OH 45402

Priority Land Use Board: Downtown Land Use Board

Planning District: South Park

Historic District: N/A

Staff Contact: Susan Vincent

5. Case # PLN2022-00137 - 1300 Alcott AVE

Case Type: Conditional Use

The applicant, Lisa Fletcher, requests Conditional Use approval in order to establish a Type "A" Daycare for 7-12 children at 1300 Alcott Avenue (Parcel R72 12113 0084) within the Cornell Heights Planning District. The property is zoned ER-4 Eclectic Single Family.

Applicant: Lisa Fletcher
1300 Alcott Avenue
Dayton, OH 45406

Owner: Lisa Fletcher
1300 Alcott Avenue
Dayton OH 45406

Priority Land Use Board: North Central Land Use Board

Planning District: Cornell Heights

Historic District: N/A

Staff Contact: Keeghan White

6. Case # PLN2022-00149 - 1801 Valley ST

Case Type: Appeal of Zoning Admin Decision

An appeal of the Zoning Administrator's Refusal that a junkyard is not permitted in the I-1 Zoning District, has lost its legal nonconforming status as a junkyard, and is not subject to current zoning provisions. The subject property is 1801 Valley Street (Parcels R72 16704 0017, R72 16704 0018, and R72 16704 0019 per the Montgomery County Auditor) in an I-1 (Light Industrial) Zoning District.

Applicant: Pickrel Schaeffer & Ebeling c/o
Gerald McDonald
40 N Main St Ste 2700
DAYTON, OH 45423

Owner: Moore Real Estate Holdings LLC
2601 Yankee Rd
Middletown OH 45044

Priority Land Use Board: Northeast Land Use Board

Planning District: Old North Dayton

Historic District: N/A

Staff Contact: Jeff Green

Comments and Reports

Jeff Green
Secretary,
Board of Zoning Appeals