



# CITY OF DAYTON

## Board of Zoning Appeals

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

### Meeting Agenda

Jun 27, 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 Jun 27, 2023

#### 1. Case # PLN2023-00182 - 2239 Kipling DR

**Case Type:** Bulk Variance

Variance application to allow a 6' aluminum ornamental fence within the front yard where the height is limited to 42". The parcel fronts on three streets - W Hillcrest Ave, Kipling Dr, and Piccadilly Ave.

**Applicant:** Aisha Hadiya  
2239 Kipling Drive  
DAYTON, OH 45406

**Owner:** WEUSI UNDERGROUND RAILROAD  
2239 KIPLING DR  
DAYTON OH 45406

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

**Planning District:** College Hill

**Historic District:** N/A

**Staff Contact:** Elizabeth Dakin

#### 2. Case # PLN2023-00191 - 33 N Paul Laurence Dunbar ST

**Case Type:** Conditional Use

A Conditional Use application to place a wall mural on the property located at 33 N Paul Laurence Dunbar Street within the MR-5 Mature Single Family Residential Zoning District and the HD-2 Historic Overlay District. The applicant is also requesting a variance to place a wall mural on the front façade of the building.

**Applicant:** Speedie Daycare 2 LLC  
33 N Paul Laurence Dunbar Street  
Dayton, OH 45402

**Owner:** Robert Edwards  
27 N Paul Laurence Dunbar St  
Dayton OH 45402

**Priority Land Use Board:** West Land Use Board

**Planning District:** Wolf Creek

**Historic District:** Paul Laurence Dunbar

**Staff Contact:** Holly Hornbeak

### 3. Case # PLN2023-00195 - 1520 Germantown ST

**Case Type:** Bulk Variance

A variance application to construct a 3-story multi-family building with 50 units of affordable housing within the Transitional (T) Zoning District located at 1520 Germantown Street, within the Miami Chapel planning district. The applicant requests the following variances:

1. Density variance to permit 27 dwelling units/acre where 16 units/acre are allowed;
2. Maximum building height variance to permit a 45 foot maximum height where 40 foot maximum is allowed;
3. Permit the proposed number of shade trees along street frontage as shown in sheet L100 dated 3/31/23; and
4. Permit the proposed screening at south end of parking lot as shown in sheet L100 dated 3/31/23. Applicant believes the plans meet the zoning requirements for items 3 and 4 but a revised zoning refusal is pending at the time of this public notice.

**Applicant:** Invictus Development Group, Inc.  
400 Wayne Avenue  
DAYTON, OH 45410

**Owner:** City of Dayton  
101 W 3rd St  
Dayton OH 45402

**Priority Land Use Board:** West Land Use Board

**Planning District:** Miami Chapel

**Historic District:** N/A

**Staff Contact:** Susan Vincent

### Comments and Reports

Jeff Green  
Secretary,  
Board of Zoning Appeals