# Meeting Agenda

**Jun 28, 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 May 24, 2022

## 1. Case # PLN2022-00207 - 2233 Catalpa DR

**Case Type:** Conditional Use

A request for a Conditional Use to establish a Type A daycare for 7-12 children in the Fairview planning district at 2233 Catalpa Dr. (parcel ID: R72 11404 0010), which is zoned ER-4 Eclectic Single-family.

**Applicant:** Jazmine Glenn-Greene  
Abundant Jubilee Childcare  
Dayton, OH 45406

**Owner:** Martin Anthony  
2235 Catalpa Dr  
Dayton OH 45406

**Priority Land Use Board:** North Central Land Use Board  
**Planning District:** Fairview  
**Historic District:** N/A

**Staff Contact:** Jennifer Hanauer

## 2. Case # PLN2022-00202 - 136 S Dutoit ST

**Case Type:** Conditional Use

A Conditional Use application by Alona Burns to utilize the existing carriage house as an accessory dwelling unit (ADU) at a property located at 136 S. Duitoit Street. within the MR-5 Mature Single Family Zoning District. The property is located in the St. Anne's Hill Historic District and is within the HD-2 Historic Overlay. The applicant is also requesting a variance to exceed the maximum allowable size of an ADU from 900 square feet to 1200 square feet.

**Applicant:** Alona Burns  
136 S Duitoit St  
Dayton, OH 45402

**Owner:** Bossler Mansion LLC  
136 S Duitoit St  
Dayton OH 45402

**Priority Land Use Board:** Northeast Land Use Board  
**Planning District:** Historic Inner East  
**Historic District:** St. Annes Hill

**Staff Contact:** Keeghan White
### 3. Case # PLN2022-00194 - 1001 Riverside DR

**Case Type:** Use Variance

The applicant, Richard Drake, requests a Use Variance to reoccupy a 2-story multi-family apartment building including accessory off-street parking located at 1001 Riverside Drive (Parcel R72 06004 0045) within the "MR-5" Zoning District. The applicant additionally requesting a Variance for Relief from the minimum off-street parking requirement. The property is within the Riverdale Planning District.

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<thead>
<tr>
<th><strong>Applicant:</strong></th>
<th>Richard Drake</th>
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<tbody>
<tr>
<td></td>
<td>189 Preakness Court</td>
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<td>Vandalia, OH 45377</td>
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<tr>
<th><strong>Owner:</strong></th>
<th>Norencio Bungalon</th>
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<tr>
<td></td>
<td>437 Blackwood Ave</td>
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<td>Dayton, OH 45403</td>
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**Priority Land Use Board:** North Central Land Use Board  
**Planning District:** Riverdale  
**Historic District:** N/A  
**Staff Contact:** Keeghan White

### 4. Case # PLN2022-00193 - 865 S Patterson BLVD

**Case Type:** Conditional Use

Conditional use application and related variances to permit a proposed residential addiction treatment facility (protective care facility) at 865 S. Patterson Blvd within the Urban Business District (UBD). Protective care facilities are conditionally permitted within the UBD and require review and approval by the Board of Zoning Appeals. The application proposes to reuse an existing facility to serve a maximum of 81 clients with 16 employees. The following variances are requested: 1) reduction in off-street parking requirement, 2) reduction in the minimum lot area and minimum outdoor space required per resident, and 3) reduction in the required distance from an existing emergency shelter.

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<thead>
<tr>
<th><strong>Applicant:</strong></th>
<th>DeCoach Team, LLC c/o Kaleb Barrows</th>
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<tbody>
<tr>
<td></td>
<td>3103 Dixie Hwy</td>
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<td>Hamilton, OH 45015</td>
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<tr>
<th><strong>Owner:</strong></th>
<th>Salvation Army</th>
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<tr>
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<td>913 S Patterson Blvd</td>
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<td>Dayton OH 45402</td>
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**Priority Land Use Board:** Downtown Land Use Board  
**Planning District:** Midtown  
**Historic District:** N/A  
**Staff Contact:** Susan Vincent

### Comments and Reports

Jeff Green  
Secretary,  
Board of Zoning Appeals