



CITY OF DAYTON

Board of Zoning Appeals

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

Meeting Agenda

Jul 26, 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 Jun 28, 2022

1. Case # PLN2022-00242 - 2319 E Third ST

Case Type: Conditional Use

A request by Alakya Mathankeri-Spears for Conditional Use approval in order to establish a barbershop at 2319 E Third St (Parcel R72 04504 0053) within the Springfield Planning District. The property is located within the T Transitional Zoning District.

Applicant: Alakya Mathankeri-Spears
2114 Willow Oak Ct
Dayton, OH 45439

Owner: Mathankeri Spears Management LLC
3110 Observation Tr
Dayton OH 45449

Priority Land Use Board: Northeast Land Use Board

Planning District: Springfield

Historic District: N/A

Staff Contact: Jeff Green

2. Case # PLN2022-00261 - 300 SHROYER RD

Case Type: Bulk Variance

Variances to allow a 16'x18' accessory carport and a 288 sq. ft. accessory shed to be located within the required corner/side yard setback, and to allow the accessory shed to exceed the 200 sq. ft. maximum allowable area for an accessory shed in an ER-4 Eclectic Single-family Zoning District.

Applicant: Thomas E Martin, Sr
300 Shroyer Rd
Dayton, OH 45419

Owner: Martin Thomas E Sr
300 Shroyer Rd
Dayton OH 45419

Priority Land Use Board: Southeast Land Use Board

Planning District: Shroyer Park

Historic District: N/A

Staff Contact: Jennifer Hanauer

3. Case # PLN2022-00268 - 6117 Riva Ridge DR

Case Type: Bulk Variance

The applicants, Jeremy & Kathryn Casinger, request a Bulk/Area Variance in order to construct a detached 30'x30' prefabricated metal garage as an accessory use to to two-story single-family detached dwelling located at 6117 Riva Ridge Drive. The Variance requested is (1): to exceed the maximum allowable size of all accessory structures (950 square feet).

Applicant: Jeremy & Kathryn Casinger
6117 Riva Ridge Drive
Dayton, OH 45414

Owner: Casinger Jeremy Michael and
6117 Riva Ridge Drive
Dayton OH 45414

Priority Land Use Board: Northeast Land Use Board
Planning District: Northridge Estates
Historic District: N/A

Staff Contact: Jennifer Hanauer

4. Case # PLN2022-00263 - 2300 1st ST

Case Type: Bulk Variance

Area/Bulk Variance request to approve a proposed expansion of a parking lot and install new fencing and guardrails at the properties located at: 400 Springfield, 417 Springfield, 427 Springfield, and 2300 1st Street within the I-2 General Industrial Zoning Districted. The variances requested include: 1) relief from the required front yard setback, 2) relief from the required landscaping, 3) placing a chain link fence along public street frontage, and 4) placing a guardrail to replace existing concrete blocks and orange barriers. Per the Montgomery County Auditor, the properties are identified via parcels: R72 04601 0045, R72 04601 0046, R72 04601 0050, and R72 04601 0059.

Applicant: Techmetals Inc c/o Reggie Stratton
345 Springfield St
Dayton OH 45403

Owner: Miami Precision Chrome 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

Comments and Reports

Jeff Green
Secretary,
Board of Zoning Appeals