



# CITY OF DAYTON

## Board of Zoning Appeals

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

### Meeting Agenda

Jul 27, 2021 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 22, 2021

#### 1. Case # PLN2021-00264 - 1986 Home AVE

##### Case Type: Conditional Use

A Conditional Use request to permit a truck terminal for six (6) dump trucks maximum and a 1-bay, 1,600 -sf metal building used for accessory repair and storage at 1986 Home Avenue (Parcels R72 09011 0012, R72 09012 0001 & 0002) within an I-1 Light Industrial district. Also, a Variance request to reduce the minimum required lot size from 3-acres to 0.77-acres, to allow gravel surface for truck parking, eliminate the required 10-ft parking setback from the ROW and 5-ft setback at the rear, to eliminate street trees spaced 30-ft on center along Home Avenue, eliminate parking lot curbs, to eliminate required building entrance and windows along the public street.

**Applicant:** Richard Holmes  
135 N Main Street  
DAYTON, OH 45402

**Owner:** GRILLIOT WILLIAM L AND  
6577 S RANGELINE RD  
WEST MILTON OH 45383

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

**Planning District:** Roosevelt

**Historic District:** N/A

**Staff Contact:** Abigail Free

## 2. Case # PLN2021-00272 - 4475 Old Troy PIKE

**Case Type:** Conditional Use

A Conditional Use request, by applicant RDA Group Architects - Greg Snyder, to operate a daycare (in addition to a church and event center) out of the existing church building at the property located at 4475 Old Troy Pike, Dayton, Ohio 45404 in an SR-1 (Suburban Residential) Zoning District. The property is identified via parcel ID # R72217304 0021 via the Montgomery County Auditor.

**Applicant:** Greg Snyder  
7945 Washington Woods Drive  
Dayton, OH 45459

**Owner:** Kemran Gafurov  
4457 Old Troy Pike  
DAYTON, OH 45404

**Priority Land Use Board:** Northeast Land Use Board  
**Planning District:** Kittyhawk  
**Historic District:**

**Staff Contact:** Jeff Green

## 3. Case # PLN2021-00270 - 911 Salem AVE

**Case Type:** Conditional Use

A Conditional Use request to permit a parking lot containing nine (9) standard parking spaces and one (1) handicap space on a vacant lot located at 911 Salem Avenue (Parcel R72 06906 0039) to be used as an accessory to established administrative offices located at 915 Salem Avenue (Parcel R72 06906 0038) within a MR-5 Mature Single-Family Residential District in the Five Oaks Planning District. Also the applicant is requesting the following variance: (1) A variance to reduce the required 30-ft parking setback from the front yard to a 5-ft setback.

**Applicant:** Derrick Foward, NAACP  
915 Salem Avenue  
DAYTON, OH 45402

**Owner:** NAACP Empowerment Inc.  
915 Salem  
DAYTON, OH 45402

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

**Staff Contact:** Keeghan White

#### 4. Case # PLN2021-00278 - 401 Nassau ST

**Case Type:** Conditional Use

A Conditional Use request to construct a 32,068 sq. ft. child daycare center and Variances to 1) increase the maximum lot coverage from 50% to 67%, 2) reduce the minimum side yard setback from 20' to 12'-6", and 3) reduce the minimum required off-street parking spaces from 130 to 72 on 2.51 acres at 401 Nassau St. (City Lot #6968) within an MR-5 Mature Single-family Zoning District.

**Applicant:** Michael Taylor  
480 Vantage Point, Ste. 201  
Miamisburg, OH 45342

**Owner:** EAST END NEIGHBORHOOD  
624 XENIA AVE  
DAYTON OH 45410 1416

**Priority Land Use Board:** Southeast Land Use Board

**Planning District:** Twin Towers

**Historic District:**

**Staff Contact:** Jennifer Hanauer

#### Comments and Reports

Tony Kroeger  
Secretary,  
Board of Zoning Appeals