



CITY OF DAYTON

Board of Zoning Appeals

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

Meeting Agenda

Jul 28, 2020 4:30 P.M.

Training Room, Sixth Floor, City Hall
101 W. Third Street, Dayton, OH

Roll Call

Submission of the minutes of the meeting on Jun 23, 2020

1. Case # PLN2020-00208 - 2813 Arden AVE

Case Type: Bulk Variance

A Variance request to screen in an existing 8' x 12' front porch and construct a new 3' x 6' landing and stairs projecting into the front yard setback at 2813 Arden Avenue within the ER-4 Eclectic single-family residential district.

Applicant: Bob Boyd
6258 Executive Blvd
DAYTON, OH 45424

Owner: KIRK ANNETTE M
2813 ARDEN AVE
DAYTON OH 45420

Priority Land Use Board: Southeast Land Use Board
Planning District: Belmont
Historic District: N/A

Staff Contact: Abigail Free

2. Case # PLN2020-00241 - 4475 Old Troy PIKE

Case Type: Use Variance

A Use Variance request to occupy a church recreation center as an Assembly Hall (special events center) at 4475 Old Troy Pike within the SR-1 Suburban Single-family residential district.

Applicant: RDA Group Architects, Greg Snyder
7945 Washington Woods Drive
DAYTON, OH 45459

Owner: Kemran Gafurov
4457 Old Troy Pike
DAYTON, OH 45414

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

Staff Contact: Abigail Free

3. Case # PLN2020-00261 - 2333 McCall ST

Case Type: Appeal of Zoning Admin Decision

An appeal of the Zoning Administrator's determination that a proposed 396 sq. ft. back-to-back, double-faced illuminated billboard which is 63 feet from ground level does not comply with a proscribed maximum height of 35 feet, stating that the height of the billboard should be measured from the elevated grade of US 35, above which the proposed billboard is 33.76 feet. The subject property is 2333 McCall Street (Parcel R72 09107 0066) in an I-1 (Light Industrial) Zoning District.

Applicant: John Kirirah
1842 Shawnee Drive
Sidney, OH 45365

Owner: PHOENIX JCR DAYTON
401 E Kilbourn Avenue
Milwaukee, WI 53202

Priority Land Use Board: West Land Use Board
Planning District: Miami Chapel
Historic District: N/A

Staff Contact: Tony Kroeger

4. Case # PLN2020-00262 - 2333 McCall ST

Case Type: Bulk Variance

A Variance Application to increase the maximum allowable height from 35 feet to 63 feet (note: maximum height is also the subject of a concurrent appeal) and to reduce the minimum allowable distance from residential zoning districts from 200 feet to 45 for a proposed 396 sq. ft. back-to-back, double-faced illuminated billboard. The subject property is 2333 McCall Street (Parcel R72 09107 0066) in an I-1 (Light Industrial) Zoning District.

Applicant: John Kirirah
1842 Shawnee Drive
Sidney, OH 45365

Owner: PHOENIX JCR DAYTON
401 E Kilbourn Avenue
Milwaukee, WI 53202

Priority Land Use Board: West Land Use Board
Planning District: Miami Chapel
Historic District: N/A

Staff Contact: Tony Kroeger

Comments and Reports

Tony Kroeger
Secretary,
Board of Zoning Appeals