



CITY OF DAYTON

City Plan Board

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

Meeting Agenda

Aug 11, 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 Jul 14, 2020

1. Case # PLN2020-00292 - 59 Central AVE

Case Type: Zoning Map Amendment

A Zoning Map Amendment to rezone 1.4325-acres at 59 Central Avenue and 714 Plymouth Avenue, known as the Hallmark Meridian Apartments (public housing), from MMF to MMF/ HD-3 Overlay. The HD-3 Overlay must also be approved by the Landmark Commission. This designation only governs the removal of a structure/ demolition. The Grafton Hill National Register Historic District may be expanded to include the subject property and will be reviewed and approved by the SHPO. The addition of the HD-3 overlay will allow eligibility for State Historic Tax Credits.

Applicant: Greater Dayton Premier Management
c/o Kiya Patrick
400 Wayne Avenue
DAYTON, OH 45410

Owner: DAYTON METRO HOUSING AUTHY
400 WAYNE AVE
DAYTON OH 45410 1118

Priority Land Use Board: North Central Land Use Board

Planning District: Grafton Hill

Historic District: Grafton Hill

Staff Contact: Abigail Free

2. Case # PLN2020-00304 - 1609 E Third ST

Case Type: Subdivision Record Plan

A replat to consolidate five (5) City lots and a vacated alley into one (1) City lot. The lot meets the requirements of the MNC Mature Neighborhood Commercial. However, the existing building and parking area does not meet required setback regulations. The existing front setback is approximately 32-ft, the MNC district has a maximum front setback of 10-ft. Also, no parking is permitted in the front setback, which exists on the subject property. Parking areas also require a 10-ft setback when abutting a public right-of-way. The Plan Board can grant a variance to these existing site conditions.

Applicant: Admiral Engineering c/o Charles Halsey
14 W First Street
DAYTON, OH 45402

Owner: Guzman Martha ET AL 3
1609 E Third Street
DAYTON, OH 45403

Priority Land Use Board: Northeast Land Use Board

Planning District: Springfield

Historic District: N/A

Staff Contact: Abigail Free

3. Case # PLN2020-00305 - 2950 Ridge AVE

Case Type: Subdivision Record Plan

A replat to subdivide two (2) City lots and one (1) part lot into two (2) City lots and a dedication of right-of-way along Ridge Avenue. The lots meet the requirements of the SR-2 Suburban Single-family district. The two lots will utilize one driveway; a 14-ft access easement has been provided.

Applicant: Sarah Sillin
2950 Ridge Avenue
DAYTON, OH 45414

Owner: SILLIN SARAH J TR
2950 RIDGE AVE
DAYTON OH 45414

Priority Land Use Board: Northeast Land Use Board

Planning District: DeWeese

Historic District: N/A

Staff Contact: Abigail Free

4. Case # PLN2020-00306 - 656 Kenwood AVE

Case Type: Subdivision Record Plan

A replat to consolidate two (2) City lots into one (1) City lot. The lot meets the requirements of the MR-5 Mature Single-family residential district.

Applicant: Haley Dusa Group c/o Thomas Dusa
270 Regency Ridge Drive, Suite 203
DAYTON, OH 45459

Owner: BELUE MARION W III AND SUSAN C
656 KENWOOD AVE
DAYTON OH 45406

Priority Land Use Board: North Central Land Use Board

Planning District: Five Oaks

Historic District: N/A

Staff Contact: Abigail Free

5. Case # PLN2020-00307 - 350 Park DR

Case Type: Subdivision Record Plan

A replat to consolidate four (4) City lots into two (2) City lots. The lots meet the requirements of the MR-5 Mature Single-family residential district.

Applicant: Larry Hemmelgarn
350 Park Drive
DAYTON, OH 45410

Owner: HEMMERLGARN LARRY J
431 E SECOND ST
DAYTON OH 45402

Priority Land Use Board: Downtown Land Use Board

Planning District: South Park

Historic District: South Park

Staff Contact: Abigail Free

6. Case # PLN2020-00308 - 1115 N Main ST

Case Type: Subdivision Record Plan

A replat to consolidate three (3) City lots into one (1) City lot. The lot meets the requirements of the T Transitional district. However, the existing dwelling does not meet front setback requirements. The Transitional district has a maximum setback of 15-ft, where the dwelling has an approximate 25-ft setback. The Plan Board can grant a variance to the existing site conditions.

Applicant: Dwight Oglesbee
1115 N Main Street
DAYTON, OH 45405

Owner: OGLESBEE DWIGHT W
1115 N MAIN ST
DAYTON OH 45405

Priority Land Use Board: North Central Land Use Board

Planning District: Riverdale

Historic District: N/A

Staff Contact: Abigail Free

7. Case # PLN2020-00182 - W Third ST

Case Type: Other - Work Session on Proposed Planned Development

Work session on proposed Planned Development and underlying zoning change from General Industry (I-2) to Mixed-Use (MX) for approximately 34 acres located at the south east corner of the intersection of Abbey Avenue and W. Third Street to support the comprehensive redevelopment of the site, previously home to the Wright Company's original airplane factory. Proposed PD would include review and approval of Dayton Metro Library's West Library Branch plans.

Applicant: Todd Kinsky
101 W. Third Street
DAYTON, OH 45402

Owner: City of Dayton
101 W. Third Street
Dayton, OH 45402

Priority Land Use Board: West Land Use Board

Planning District: Arlington Heights

Historic District: N/A

Staff Contact: Susan Vincent

8. Case # PLN2020-00216 - 633 W Grand AVE

Case Type: Planned Development

A Zoning Map Amendment application for a Planned Development overlay at 633 & 645 W. Grand Ave. and 632-634 & 702-704 North Avenue (1.43 acres) that would allow for multi-family dwelling units, with associated regulations.

Applicant: David Lemberg
2443 S. Dixie Drive
DAYTON, OH 45409

Owner: Mountain Lion LLC
2443 S. Dixie Dr.
Dayton, OH 45409

Priority Land Use Board: North Central Land Use Board

Planning District: Grafton Hill

Historic District: Grafton Hill

Staff Contact: Tony Kroeger

Comments and Reports

Tony Kroeger
Secretary,
City Plan Board