



CITY OF DAYTON

Board of Zoning Appeals

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

Meeting Agenda

Aug 23, 2022 4:30 P.M.

Mezzanine Level, City Hall
101 W. Third Street, Dayton, OH

Roll Call

Submission of the minutes of the meeting on Jul 26, 2022

1. Case # PLN2022-00278 - 2445 Malvern AVE

Case Type: Conditional Use

The applicant, Nakeesha Foreman, requests Conditional Use approval in order to establish a Type "A" Daycare for 7-12 children at 2455 Malvern Avenue (Parcel R72 11304 0024) within the Fairview Planning District. The property is zoned ER-4 Eclectic Single Family.

Applicant: Foreman Kevin and Nekeesha
2455 Malvern Avenue
Dayton, OH 45406

Owner: Kevin & Nekeesha Foreman
2445 Malvern Avenue
Dayton OH 45406

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

Staff Contact: Keeghan White

2. Case # PLN2022-00289 - 256 Bainbridge ST

Case Type: Conditional Use

Condition Use application to approve a secondary school, grades 9-12, within the Urban Business District (UBD) where secondary schools require conditional use review and approval by the Board of Zoning Appeals at 266 Bainbridge Street.

Applicant: Holy Trinity Catholic Church c/o Amy
Wiedeman
272 Bainbridge Street
Dayton, OH 45402

Owner: Bernardin Josphe L Arch Of Cinn Trst
272 Bainbridge St
Dayton OH 45402

Priority Land Use Board: Downtown Land Use Board
Planning District: Oregon
Historic District: N/A

Staff Contact: Susan Vincent

3. Case # PLN2022-00296 - 3620 Germantown ST

Case Type: Bulk Variance

A Variance request to 1) reduce the required parking (side) setback from 15-ft to 10-ft when abutting a residential district and 2) increase the maximum number of parking spaces from 5 spaces/ 1,000-sf (14 max) to 17 spaces at 3620 Germantown Street within a SGC Suburban General Commercial District.

Applicant: GRD Ohio, LLC c/o Sanjaykumar Patel
166 E Dayton Yellow Springs Rd
PMB#264
Fairborn, OH 45324

Owner: Chalhoub Rami
624 Center Rd
Hinkley OH 44233

Priority Land Use Board: West Land Use Board

Planning District: Highview Hills

Historic District: N/A

Staff Contact: Abigail Free

4. Case # PLN2022-00304 - 624 Xenia AVE

Case Type: Bulk Variance

Variance to reduce the number of required off-street parking spaces for administrative offices located at 606-624 Xenia Ave. in an ENC Eclectic Neighborhood Commercial zoning district and the adjacent established accessory parking area at 21-25 Dover St. in an MR-5 Mature Single-family Residential zoning district, Parcel ID R72 02512 0002-0010, 0014, 0016-0018, and 0024.

Applicant: Timothy Bement
615 Woodside Dr.
Englewood, OH 45322

Owner: East End Community Development
624 Xenia Ave
Dayton OH 45410

Priority Land Use Board: Southeast Land Use Board

Planning District: Twin Towers

Historic District: N/A

Staff Contact: Jennifer Hanauer

5. 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.

Applicant: DeCoach Team, LLC c/o Kaleb Barrows
3103 Dixie Hwy
Hamilton, OH 45015

Owner: Salvation Army
913 S Patterson Blvd
Dayton OH 45402

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