Meeting Agenda
Aug 24, 2021  4:30 P.M.
Planning and Resource Room, Mezzanine Level
City Hall, 101 W. Third Street
Dayton, OH 45402

Roll Call
Submission of the minutes of the meeting on Jul 27, 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, Architectural Group
135 N Main Street
DAYTON, OH 45402

Owner: 5 Star Investments c/o Randall Lucas
3616 Mandalay Drive
Dayton, OH 45426

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

Staff Contact: Abigail Free
2. Case # PLN2021-00308 - 2051 Valley ST

**Case Type:**
A Conditional Use and Variance application to allow a restaurant to locate at 2051 Valley Street within a Light Industrial (I-1) Zoning District. The variance application includes requests to allow (1) to reduce the required number of parking spots, (2) reduce the parking setback, and (3) and waive the required dumpster enclosure.

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

**Owner:** Feruza Pashayeva  
1305 Leonhard St  
DAYTON, OH 45404

**Priority Land Use Board:** Northeast Land Use Board  
**Planning District:** Old Dayton View  
**Historic District:** N/A

**Staff Contact:** Jeff Green

3. Case # PLN2021-00323 - 3407 Kings HWY

**Case Type:** Use Variance
A Use Variance request by the applicant, Ida L. Farmer, to occupy a former commercial building space as a personal service establishment (barber shop) at 3407 Kings Highway (Parcel R72 16214 0047) within the ER-4 Eclectic Zoning District located in the College Hill Planning District.

**Applicant:** Ida Farmer  
3403 Kings Highway  
DAYTON, OH 45406

**Owner:** Charlesetta Boatwright  
1436 Blairwood Avenue  
DAYTON, Ohio 45417

**Priority Land Use Board:** North Central Land Use Board  
**Planning District:** College Hill  
**Historic District:** N/A

**Staff Contact:** Keeghan White
### 4. Case # PLN2021-00314 - Brown ST

**Case Type:** Conditional Use

Request for variances and conditional use approval for a new medical building and restricted parking lot located between Stonemill and Sawmill Roads on Brown Street within the Eclectic Single-Family Residential (ER-4) and Mature Neighborhood Commercial (MNC) Districts. Conditional use approval is required for the portion of the restricted parking lot located within the ER-4.

Variances requested include: (1) relief from the Conditional Use 50% lot coverage maximum within the ER4 District; (2) reduction of a portion of the Conditional Use northern parking lot setback at Stonemill Road from 45-feet to 18-feet and reduction of portion of southern parking lot setback at Sawmill Road from 45-feet to 10-feet; (3) relief from MNC restriction requiring parking areas be located at the rear of the principal building; (4) reduction of the MNC southern parking lot setback along Sawmill Road from 10-feet to 5-feet; and (5) reduction of the MNC requirement for including landscaped islands within the surface parking lot from 10 to 7.

**Applicant:** Woodard Development  
PO Box 3836  
DAYTON, OH 45401

**Owner:** University of Dayton  
300 College Park Drive  
DAYTON, OH 45409

**Priority Land Use Board:** Downtown Land Use Board

**Planning District:** University Park

**Historic District:** N/A

**Staff Contact:** Susan Vincent

### 5. Case # PLN2021-00335 - 1317 W First ST

**Case Type:** Bulk Variance

A Variance request to increase the front setback from 10-ft to 19-ft, allow for single-story dwelling height and reduce foundation height to 6-inches as 2-story height and 18-inch foundation is required contextually for new dwelling construction at 1317 W First Street within the MR-5 Mature Single-family district. The proposed dwelling will be handicapped accessible.

**Applicant:** Greg Smith, Oberer Residential Constr.  
3445 Newmark Drive  
Miamisburg, OH 45342

**Owner:** Wolf Creek Homes Associates LTD  
130 W Second St, Suite 1420  
Dayton, OH 45402

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

**Planning District:** Wolf Creek

**Historic District:** N/A

**Staff Contact:** Abigail Free
### 6. Case # PLN2021-00336 - 1333 W First ST

**Case Type:** Bulk Variance  
A Variance request to increase the front setback from 10-ft to 19-ft, allow for single-story dwelling height and reduce foundation height to 6-inches as 2-story height and 12 to 18-inch foundation is required contextually for new dwelling construction at 1333 W First Street within the MR-5 Mature Single-family district. The proposed dwelling will be handicapped accessible.

| **Applicant:** Greg Smith, Oberer Residential Constr. | **Owner:** Wolf Creek Homes Associates LTD  
3445 Newmark Drive  
Miamisburg, OH 45342  
130 W Second St, Suite 1420  
Dayton, OH 45402 |
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| **Priority Land Use Board:** West Land Use Board  
**Planning District:** Wolf Creek  
**Historic District:** N/A |
| **Staff Contact:** Abigail Free |

### 7. Case # PLN2021-00329 - W Second & Conover ST

**Case Type:** Use Variance  
A Use Variance application to allow for "outdoor theatre/open place of assembly" (for special events, food/retail vendors, and mobile health services) within a MR-5 zoning district at the current surface parking areas at 1401 W. First St., and 1351 & 1401 W Second St., where these land uses are not typically permitted.

| **Applicant:** Earl Reeder (Earl Reeder Assoc.)  
346 Jones St.  
DAYTON, OH 45410 | **Owner:** Mt. Enon Community Development,  
1501 W. Third St.  
DAYTON, OH 45402 |
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| **Priority Land Use Board:** West Land Use Board  
**Planning District:** Wolf Creek  
**Historic District:** N/A |
| **Staff Contact:** Tony Kroeger |

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**Comments and Reports**

Tony Kroeger  
Secretary,  
Board of Zoning Appeals