### 1. Case # PLN2020-00299 - 1251 Oakdale AVE

**Case Type:** Bulk Variance

A Bulk Variance to allow for a side yard setback of less than the minimum 3-foot requirement to accommodate a pool deck and lot coverage that exceeds the 50% maximum requirement at 1251 Oakdale Ave. (City Lot #57805) in an ER-4 Eclectic Single-Family Zoning District.

**Applicant:** Dean Shepherd  
1251 Oakdale Ave.  
DAYTON, OH 45420

**Priority Land Use Board:** Southeast Land Use Board  
**Planning District:** Belmont  
**Historic District:**

**Staff Contact:** Jennifer Lumpkin

### 2. Case # PLN2020-00303 - 1025 S Patterson BLVD

**Case Type:** Bulk Variance

Area/Bulk variance request to allow the installation of a new chain link fence at 1025 S. Patterson within the Urban Business District (UBD) in the front yard and visible from the S. Patterson Blvd public right-of-way.

**Applicant:** Matt Nemecek  
5899 Montclair Boulevard  
DAYTON, OH 45150

**Owner:** Jeff Allen  
1000 Eaton Boulevard  
Beachwood, OH 44122

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

**Staff Contact:** Susan Vincent
### 3. Case # PLN2020-00329 - 1514 Springfield ST

**Case Type:** Conditional Use

A Conditional Use request to establish a crematory and Variance (3) request to 1) reduce the minimum lot size from 10-acres to 0.111-acres, 2) eliminate the required 300-ft setbacks, and 3) eliminate the required 50-ft landscaped buffer at 1514 Springfield Street (City lot #41112pt) within an I-2 General Industrial district.

**Applicant:** Adam Dwyer  
3601 Glengary Lane  
Cincinnati, OH 45236

**Owner:** HEEMCO LIMITED  
1510 SPRINGFIELD ST

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

**Staff Contact:** Abigail Free

### 4. Case # PLN2020-00331 - 437 Blackwood AVE

**Case Type:** Conditional Use

A Conditional Use Application to establish a "Congregate Care Facility" for individuals who are disabled by addiction at 437 Blackwood Avenue in an EMF (Eclectic Multi-Family) zoning district.

**Applicant:** Clean Slate Sober Living Mental Health & Addiction Trmnt Serv.  
714 E. Main Street.  
Trotwood, OH 45426

**Owner:** 4 The Kids LLC  
3901 E. Third St.  
Dayton, OH 45403

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

**Staff Contact:** Tony Kroeger
5. Case # PLN2020-00330 - 3914 Prescott AVE

<table>
<thead>
<tr>
<th>Case Type:</th>
<th>Conditional Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>A Conditional Use request to establish a Type A Family Childcare Home for 7-12 children at 3914 Prescott Avenue (City lot #70498) within a SR-2 Suburban Single-family residential district.</td>
<td></td>
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<tr>
<td><strong>Applicant:</strong></td>
<td>Ronnye Gilkey</td>
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<tr>
<td></td>
<td>3914 Prescott Avenue</td>
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<td></td>
<td>DAYTON, OH 45406</td>
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<tr>
<td><strong>Owner:</strong></td>
<td>King Courier Services LLC</td>
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<td></td>
<td>4614 Court Yard Drive</td>
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<td></td>
<td>Mason, OH 45040</td>
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<td><strong>Priority Land Use Board:</strong></td>
<td>North Central Land Use Board</td>
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<tr>
<td><strong>Planning District:</strong></td>
<td>Wesleyan Hill</td>
</tr>
<tr>
<td><strong>Historic District:</strong></td>
<td>N/A</td>
</tr>
<tr>
<td><strong>Staff Contact:</strong></td>
<td>Abigail Free</td>
</tr>
</tbody>
</table>

Comments and Reports

Tony Kroeger  
Secretary,  
Board of Zoning Appeals