



CITY OF DAYTON

Board of Zoning Appeals

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

Meeting Agenda

Aug 25, 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 28, 2020

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

Case Type: Conditional Use

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.

Applicant: Ronnye Gilkey
3914 Prescott Avenue
DAYTON, OH 45406

Owner: King Courier Services LLC
4614 Court Yard Drive
Mason, OH 45040

Priority Land Use Board: North Central Land Use Board

Planning District: Wesleyan Hill

Historic District: N/A

Staff Contact: Abigail Free

Comments and Reports

Tony Kroeger
Secretary,
Board of Zoning Appeals