



CITY OF DAYTON

Board of Zoning Appeals

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

Meeting Agenda

Sep 22, 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 Aug 25, 2020

1. Case # PLN2020-00392 - 1619 Kuntz RD

Case Type: Bulk Variance

A Variance application to allow parking in front of the principal building at 1619 Kuntz Road in an I-1 Light Industrial zoning district. Parking lots are typically only permitted in the rear or side yards in this zoning district.

Applicant: Levin Porter c/o Matt Franklin
3011 Newmark Drive
Miamisburg, OH 45342

Owner: Dayton-Phoenix Group
1619 Kuntz Road
Dayton, OH 45404

Priority Land Use Board: Northeast Land Use Board

Planning District: Old North Dayton

Historic District: N/A

Staff Contact: Tony Kroeger

2. Case # PLN2020-00391 - 1608 Kuntz RD

Case Type: Conditional Use

A Conditional Use and Variance application to allow a truck terminal to locate at 1608 Kuntz Road within a Light Industrial (I-1) Zoning District. The variance application includes requests to allow (1) an increase in the maximum allowable setback from the front yard from 15' to 330', (2) to allow off-street truck parking (63) to be located in the front of the principal building, (3) to waive the setback requirement on the south side of the property, (4) to waive landscaping standards, (5) to allow the truck parking area to exceed the gross floor area maximum of 100%, and (6) to waive required design standards.

Applicant: Thomas Dusa
270 Regency Ridge Dr., Suite 203
DAYTON, OH 45241

Owner: Odilkhon (Alex) Tashtanov
6012 Buttonbush Drive
Tipp City, Ohio 45371

Priority Land Use Board: Northeast Land Use Board

Planning District: Old North Dayton

Historic District: N/A

Staff Contact: Susan Vincent

3. Case # PLN2020-00381 - 1251 Oakdale AVE

Case Type: Bulk Variance

A Variance to allow for an 8-foot wood privacy fence in the rear yard of 1251 Oakdale Ave. (City Lot #57805) in an ER-4 Eclectic Single-Family Zoning District.

Applicant: Dean Shepherd
Dayton, OH 45420
DAYTON, OH 45420

Owner: SHEPHERD DEAN AND DEBORAH L
1251 OAKDALE AVE
DAYTON OH 45420

Priority Land Use Board: Southeast Land Use Board

Planning District: Belmont

Historic District:

Staff Contact: Jennifer Lumpkin

Comments and Reports

Tony Kroeger
Secretary,
Board of Zoning Appeals