



# CITY OF DAYTON

## Board of Zoning Appeals

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

### Meeting Agenda

Sep 27, 2022 4:30 P.M.

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

#### Roll Call

#### Submission of the minutes of the meeting on Aug 23, 2022

#### 1. Case # PLN2022-00354 - 258 Oak ST

**Case Type:** Conditional Use

A conditional use request and related variances to approve a three-family with artist's studio (multifamily) conversion of an existing two-family with artist studio structure within the MR-5 zoning district located at 258 Oak Street. Related variances include: 1) reduction in required parking from four to two spaces and 2) reduction in required minimum floor area of 600 sq.ft. per unit to 560 sq. ft. and 590 sq. ft.

**Applicant:** Marjorie Harrell  
315 Oak Street  
DAYTON, OH 45410

**Owner:** 258 Oakstreet LLC  
315 Oak St  
DAYTON OH 45410 1334

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

**Planning District:** South Park

**Historic District:** South Park

**Staff Contact:** Susan Vincent

#### 2. Case # PLN2022-00355 - 26 Garret ST

**Case Type:** Appeal of Landmark Commission Decision

Appeal of a Landmarks Commission Decision denying the applicant's request to remove the chimney at 26 Garret Street. The applicant believes the chimney is not a significant architectural detail and received recommendations from a professional that the chimney should be removed.

**Applicant:** Mohammad Zahedi  
226 E. 6th Street  
DAYTON, OH 45402

**Owner:** Quinnico Investments LLC  
226 E 6th St  
DAYTON OH 45402

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

**Planning District:** South Park

**Historic District:** South Park

**Staff Contact:** Susan Vincent

### 3. Case # PLN2022-00356 - 316 E Lincoln ST

**Case Type:** Conditional Use

A revised application proposing three attached single-family units within the MR-5 (Mature Single-Family) District which requires conditional use approval and the following variances: 1) reduction in the foundation height from 16" to 8" and 2) reduction in size of approved front porches. The original proposal received conditional use approval from the Board of Zoning during the May 24, 2022, meeting including the following variances: reduction in the required lot width and area, reduction in side-yard setbacks, approval to use the existing detached accessory garage as built, and approval of the proposed new detached garages as designed. The Board of Zoning appeals denied the variances related to the proposed front facade requiring the proposal to meet the conditional use standards and provide sufficient variation of architectural features to break up the massing of the units, including front porches that run along the full facade. The site plan remains unchanged from the original application submitted for 316-320 E. Lincoln Street.

**Applicant:** Magnetic Home Services c/o Jared Korman  
3387 Fishinger Mill Dr.  
Hilliard, OH 43026

**Owner:** MEGNETIC HOME SERVICES LLC  
41 Green St  
DAYTON OH 45402

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

**Planning District:** South Park

**Historic District:** N/A

**Staff Contact:** Susan Vincent

### 4. Case # PLN2022-00361 - 801 Hopeland ST

**Case Type:** Conditional Use

An application for a Conditional Use and Variances for the Welcome Park Bike Yard, located at Welcome Park (801 Hopeland St.). Bicycle Parks are a Conditional Use in the Open Space (OS) zoning district, and Variances are required to allow for a 10' setback from the north property line as opposed to the typically required 60' setback with 50' bufferyard, and to be treated with an alternate landscaping plan from typical requirements.

**Applicant:** City of Dayton C/O Todd Kinskey  
101 W Third St  
Dayton, OH 45402

**Owner:** City of Dayton  
101 W 3rd St  
DAYTON OH 45402 1814

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

**Planning District:** Carillon

**Historic District:** N/A

**Staff Contact:** Tony Kroeger

**Comments and Reports**

Jeff Green  
Secretary,  
Board of Zoning Appeals