



CITY OF DAYTON

Board of Zoning Appeals

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

Meeting Agenda

Oct 25, 2022 4:30 P.M.

Planning and Resource Room, City Hall
101 W. Third Street, Dayton, OH

Roll Call

Submission of the minutes of the meeting on Sep 27, 2022

1. Case # PLN2022-00398 - 1601 Wayne AVE

Case Type: Conditional Use

Conditional Use to construct a 550-square foot accessory dwelling unit (ADU) in the rear yard of 1601 Wayne Ave. within an MR-5 Mature Single-family Residential zoning district.

Applicant: Glen Walter Clark
1601 Wayne Ave
Dayton, OH 45410

Owner: Clark Glen W And Brockman Susan A
1601 Wayne Ave
Dayton OH 45410

Priority Land Use Board: Southeast Land Use Board

Planning District: Walnut Hills

Historic District:

Staff Contact: Jennifer Hanauer

2. Case # PLN2022-00395 - 440 Maryland

Case Type: Conditional Use

A Conditional Use request to operate a multi-family located at 440 Maryland Avenue within the "MR-5" Zoning District. The multi-family use of the property is currently a legal non-conforming use with the applicant requesting approval to make it a legally conforming use.

Applicant: Homework Investments Granite Bay LLC
8942 Quail Lane
Granite Bay, CA 95746

Owner: Homework Investments Granite Bay
8942 Quail Lane
Granite Bay CA 95746

Priority Land Use Board: Northeast Land Use Board

Planning District: Old North Dayton

Historic District: N/A

Staff Contact: Jeff Green

3. Case # PLN2022-00397 - 4519 Oakridge DR

Case Type: Conditional Use

A Conditional Use request to operate a community center for the property located at 4519 Oakridge Drive within the "ER-4" Eclectic Residential Zoning District. The applicant is also requesting a variance to reduce the amount of parking spaces from 44 required spaces to the 25 proposed.

Applicant: Victory Project c/o Monnie Bush
409 Troy Street
Dayton, OH 45404

Owner: Seventh Day Adventst Allegheny W
4000 Shiloh Springs Rd
Clayton OH 45315

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

Staff Contact: Jeff Green

4. Case # PLN2022-00404 - 17 S St. Clair ST

Case Type: Conditional Use

Conditional Use application to review and approve a proposed private secondary-elementary school within the Commercial Business District (CBD) located at 17 S. St. Clair Street for approximately 15 - 20 students.

Applicant: Andrew Circle Architect LLC
320 E. Main St.
Troy, OH 45339

Owner: Two Equity Builders LLC
2222 Olive Rd
Dayton OH 45426

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

Staff Contact: Susan Vincent

5. Case # PLN2022-00390 - 405 W Grand AVE

Case Type: Bulk Variance

The applicant, Kessler Sign Company c/o Larry Newman, requests two Variances to change-out two existing free-standing signs at Grandview Hospital (405 W. Grand Avenue) along the campus perimeter - including W. Grand and Forest Avenues and build a new free-standing sign on Great Miami Boulevard. All signs are located within the Campus Institutional (CI) Zoning District and Grafton Hill Planning District. The Variance requested for each sign is for relief from the maximum area and height for a free-standing sign.

Applicant: Larry Newman
5804 Poe Avenue
Dayton, OH 45414

Owner: Kettering Health Network
1 Prestige Place
Miamisburg OH 45342

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

Staff Contact: Keeghan White

Comments and Reports

Jeff Green
Secretary,
Board of Zoning Appeals