Meeting Agenda
Nov 24, 2020 4:30 P.M.

**Teleconference via Zoom Dec His 197**

Roll Call
Submission of the minutes of the meeting on Oct 27, 2020

### 1. Case # PLN2020-00506 - 14 POTOMAC ST

**Case Type:** Use Variance  
A Use Variance to allow for an assembly hall (special events center) and a Conditional Use to allow for professional offices at 14 Potomac St. in an MR-5 Mature Single-family residential zoning district with an HD-2 Historic District Overlay.

**Applicant:** Matt Sauer  
Dayton, OH 45405  
DAYTON, OH 45405  

**Owner:** Quinnco Investments LLC  
226 E. Sixth St.  
Dayton, OH 45402

**Priority Land Use Board:** Northeast Land Use Board  
**Planning District:** Historic Inner East  
**Historic District:** St. Annes Hill  

**Staff Contact:** Jennifer Lumpkin

### 2. Case # PLN2020-00510 - 528 McLain ST

**Case Type:** Conditional Use  
A Conditional Use to allow for a restricted parking lot at 528 McLain St. in an MR-5 Mature Single-family residential zoning district with an HD-2 Historic District Overlay.

**Applicant:** Matt Sauer  
Dayton, OH 45405  
DAYTON, OH 45405  

**Owner:** Quinnco Investments LLC  
226 E. Sixth St.  
DAYTON OH 45402

**Priority Land Use Board:** Northeast Land Use Board  
**Planning District:** Historic Inner East  
**Historic District:** St. Annes Hill  

**Staff Contact:** Jennifer Lumpkin
3. Case # PLN2020-00522 - 2016 TROY ST

Case Type: Conditional Use

A Conditional Use and Variance application to allow a truck terminal to locate at 2016 Troy Street (parcels: R72 16702 0007, R72 16702 0006, and R72 16702 0005) within a Light Industrial (I-1) Zoning District with a "WP" Water Protection Overlay. The variance application includes requests to allow (1) a decrease in the minimum lot size and width from the required minimum of 3 acres lot size and 200 feet minimum width to a lot size of 0.8539 acres and a lot width of 119 feet, (2) to allow the truck parking area to exceed the principal building’s gross floor area maximum of 100%, and (3) to allow for a chain link fence along public street frontages where such a fence along a public street frontage is not permitted.

Applicant: Thomas Dusa
270 Regency Ridge Dr
DAYTON, OH 45459

Owner: Mukahmmed Ismailov
2016 Troy St.
Dayton, OH 45404

Priority Land Use Board: Northeast Land Use Board
Planning District: Old North Dayton
Historic District:

Staff Contact: Jeff Green

Comments and Reports

Tony Kroeger
Secretary,
Board of Zoning Appeals