



# CITY OF DAYTON

## Board of Zoning Appeals

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

### Meeting Agenda

Nov 28, 2023 4:30 P.M.

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

#### Roll Call

#### Submission of the minutes of the meeting on Oct 24, 2023

#### 1. Case # PLN2023-00390 - 2130 W Third ST

**Case Type:** Conditional Use

A conditional use request to utilize the property located at 2130 W Third St. Dayton, OH for a daycare center. The property is located with the T-Transitional zoning district and within the Roosevelt planning district.

**Applicant:** Brown & Bills Architects  
55 Hillside Ct  
Englewood, OH 45322

**Owner:** Anne Trammell  
1505 Olmstead Pl  
Dayton OH 45406

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

**Planning District:** Roosevelt

**Historic District:** N/A

**Staff Contact:** Jake Plummer

#### 2. Case # PLN2023-00393 - 1633 Linnbrook DR

**Case Type:** Use Variance

A USE VARIANCE to convert a legal nonconforming duplex back into a fourplex within the Suburban Residential (SR-2) zoning district which no longer permits multi-family dwellings. The fourplex is the original layout of the building which was built in 1971 and the fourplex floorplan is existing.

**Applicant:** Theresa Grant  
PO BOX 26422  
DAYTON, OH 45406

**Owner:** Black Leaf LLC  
PO Box 26422  
Dayton OH 45426

**Priority Land Use Board:** North Central Land Use Board

**Planning District:** Greenwich Village

**Historic District:** N/A

**Staff Contact:** Elizabeth Dakin

### 3. Case # PLN2023-00398 - 54 High ST

**Case Type:** Conditional Use

A Conditional Use request to utilize the property located at 54-60 High Street as a multi-family (4-unit) building within the MR-5 Mature Residential Zoning District. The subject property is located within the Historic Inner East Planning District and St. Anne's Hill Historic District.

**Applicant:** Gretchen Winterhalter  
55 La Belle St  
Dayton, OH 45403

**Owner:** Gretchen Winterhalter  
55 La Belle St  
Dayton OH 45403

**Priority Land Use Board:** Northeast Land Use Board

**Planning District:** Historic Inner East

**Historic District:** St. Annes Hill

**Staff Contact:** Jeff Green

### Comments and Reports

Jeff Green  
Secretary,  
Board of Zoning Appeals