



CITY OF DAYTON

Board of Zoning Appeals

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

Meeting Agenda

Dec 28, 2021 4:30 P.M.

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

Roll Call

Submission of the minutes of the meeting on Nov 23, 2021

1. Case # PLN2021-00500 - 1505 Harvard BLVD

Case Type:

The applicant, Richard Drake, requests a Use Variance for the conversion of an attached garage of a non-conforming multi-family structure to an efficiency apartment at 1505 Harvard Boulevard (Parcel R72 07201 0003) within the Dayton View Triangle Planning District. The applicant additionally requests the following Variances: (1) relief from the minimum off-street parking requirement; (2) relief from the maximum allowable lot coverage within an "ER-4" Eclectic Single-Family Zoning District.

Applicant: Richard Drake
189 Preakness Court
Vandalia, OH 45377

Owner: MMPS Enterprises LLC
P.O. Box 17396
Jersey City, NJ 07307

Priority Land Use Board: North Central Land Use Board
Planning District: Dayton View Triangle
Historic District: N/A

Staff Contact: Keeghan White

2. Case # PLN2021-00501 - 418 Alberta

Case Type: Use Variance

A Use Variance request by Drake Architecture c/o Richard Drake, for approval to utilize the property at 418 Alberta Street (Parcel R72 02711 0046) within the South Park Planning District as a multi-family dwelling. The subject property is zoned as MR-5 (Mature Family Residential) with an HD-2 (Historic District) Overlay. The applicant additionally requests the following Variances: (1) relief from the minimum side and rear yard off-street parking setbacks and (2) relief from the required screening requirements for off-street parking areas.

Applicant: Drake Architecture c/o Richard Drake
189 Preakness Ct
Vandalia, OH 45377

Owner: Simply Cash Homes LLC
2536 E Electra Ln
Phoenix, Arizona 85024

Priority Land Use Board: Downtown Land Use Board
Planning District: South Park
Historic District: South Park

Staff Contact: Jeff Green

Comments and Reports

Jeff Green
Secretary,
Board of Zoning Appeals