

AGENDA
JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO
BOARD OF ZONING APPEALS MEETING
Wednesday, December 17, 2025, AT 6:00 PM

I. Welcome

II. Roll Call

Members Present:

Caressa Brown _____ Margaret Woods _____ Jeanette Gibson _____
Joslynn Harris _____ Edward Bronston _____ (Alternate) Robin Taylor _____

III. Approval of Meeting minutes:

- September 18, 2025

Motion to approve CB _____ MW _____ JG _____ JH _____ EB _____ RT _____

Second by: CB _____ MW _____ JG _____ JH _____ EB _____ RT _____

Vote: CB _____ MW _____ JG _____ JH _____ EB _____ RT _____

IV. BZA Cases for review (3)

1. **Summary – Case #2025-015 Havens Nest Group Home/Augustine Robinson**
Address: 3500 Tucson Drive, Dayton, Ohio 45417
Zoning District: R-3 – Rural Agricultural Single Family Residential District
Request: Conditional Use Approval for a Group Home for Five (5) Juvenile Girls.
2. **Summary – Case #2025-016 Storage of America/Thomas Fitzpatrick**
Address: 4799 Germantown Pike, Dayton, OH 45417
Zoning: OIS – Office and Industrial Services
Request: Variance – Approval for a sign that is consistent with normal sign heights along roadways.
3. **Summary – Case #BZA2025-017 (Arthur Moore/Solar Panels)**
Address: 4274 Caylor Road, Dayton, OH 45417
Zoning: RA Rural Agricultural District
Request: To keep the roof mounted solar panels he had installed in 2023. He assumed the Solar Company ADT got the permit to install solar panels.
4. **Summary – Case #BZA2025-01 (John Casebeer/Pig Pen Set Back)**
Address: 3283 Liberty Ellerton Rd, Dayton, OH 45417
Zoning: RA Rural Agricultural District
Request: Conditional Use & Variance requesting the BZA Board to approve the present location of the Pig pen due to layout of property.

Adjournment

Jefferson Township Board of Zoning Appeals

Staff Report – Case BZA 2025-015

Applicant: Havens Nest (Augustine Robinson)

Owner: Terese Barker

Property: 5300 Tucson Drive, Dayton, Ohio 45417

Parcel ID: G27 24502 0030

Zoning District: R-3 Single-Family Residential District

Request: Conditional Use approval for a Group Home for five (5) juvenile Girls, ages 13-19.

BZA Case Date(s): December 17, 2025

I. Background

- This case was referred to the Board of Zoning Appeals under 602 of Jefferson Township Zoning Code, which requires conditional use review for Residential care facilities in R-3 districts. The applicant proposes establishing a Juvenile Group Home.
- Facility will serve five girls, offering accommodation and personal care services such as supervision, meal preparation, housekeeping, medication management, and coordination without side healthcare providers.
- The property is zoned R-3 Single Family Residential, where such facilities may be considered as conditional uses subject to BZA Review.
- The homeowner is Terese Barker and will lease to Heavens Nest for operation on a juvenile group home.

II. What is a Juvenile Group Home Facility?

A juvenile group home facility is a structured residential setting designed to provide care and supervision for young people who cannot remain in their family homes. These facilities typically house between 5 to 15 residents, offering a safe and supportive environment for troubled teens to work through their issues and behaviors. They often provide 24-hour supervision, therapy, and opportunities for schooling to help young individuals develop and reduce their involvement with the juvenile justice system.

Key features:

- Provides room, meals, supervision, and assistance with daily living (bathing, dressing, medication management).
- Residents may have physical disabilities, developmental disabilities, mental health needs, or age-related limitations.
- Staff are trained to supervise, monitor well-being, and respond to emergencies

- Facilities are licensed by the State of Ohio and accredited through the Joint Commission.
- They are designed to look and function like a home in a neighborhood, not like an institution

III. Applicable Zoning Provisions

- §602 – R-3 District: Group homes are allowed as conditional uses.
- §304 – Powers of the BZA: BZA may approve, deny, or approve with conditions.
- §406.05 – Conditions & Safeguards: BZA may attach conditions to minimize neighborhood impacts (traffic, parking, hours, supervision).
- §304(F) – Expiration: Permits expire if not commenced within one year unless extended

IV. Policy Context

1. **Permanent Standards Established by Resolution 25-083 (Resolution 25-083, adopted July 2, 2025)**
 - Sets permanent rules for group homes:
 - **Spacing:** 1,500 feet minimum separation.
 - **Township Cap:** 15 total homes.
 - **Supervision:** 24/7 awake staff, 1:4 staff ratio.
 - **Safety/Security:** Cameras, alarms, curfews, law enforcement notification.
 - **Licensing:** Must hold a valid OhioMHAS license.
 - **Fees:**
 - a) Initial Application Fee: \$500
 - b) Annual License Renewal: \$250
 - c) 3-Year Renewal Review: \$750
 - d) Late Fee: \$50
 - e) Failure to pay fees may result in the denial or revocation of the permit.
2. Application fee due with the conditional use request.
3. Annual renewal fee required for continued operation.
4. Fees fund Township compliance reviews, inspections, and enforcement.
 - Adoption of this resolution lifted the moratorium and now provides the framework for evaluating new applications, including Ivy League Care.
2. **Moratorium (Resolution 25-062, adopted May 7, 2025)**
 - Temporarily paused new applications.
 - **Superseded by Resolution 25-083 (July 2, 2025).**

Together, these provisions ensure that group homes are licensed, supervised, and financially accountable to the Township through annual fees and compliance reviews.

V. Existing Group Homes in Jefferson Township

1. 5042 Lounsbury Dr. – New Compassions LLC (since 2010)
2. 113 Jonquil St. – Pure Heart Group Home (since 2024) – Listed on the OhioMHA
3. 3804 Frytown Rd. – Second Mental Retardation (since 1999)
4. 17 Davenport Ave. – A & B Sisterhood (since 2024)
5. 129 Colgate Ave. – House of Legacy (since 2025)
6. 5038 Fortman Dr. – Ivy League Care (since 2025) – Seeking OhioMHA License

Analysis:

- With Heavens Nest Group Home, there would be 7 total group homes in the Township (below the 15-home cap).
- Spacing and density requirements must still be confirmed by staff through mapping and census tract review.

These facilities are distributed throughout the Township, preventing concentration in any single neighborhood and aligning with the spacing intent of the Group Home Policy.

VI. Staff Analysis

1. Site and Neighborhood Fit
 - The property is a single-family home in an R-3 neighborhood.
 - A facility for five residents with 24/7 staff supervision will look and function much like any other house on the street, but with more consistent staff presence.
 - Parking must be carefully managed so it does not spill onto the street.

The existing dwelling meets the minimum lot area and setback requirements of the R-3 district.

2. Traffic and Parking

- A home with five residents will generate traffic comparable to a large family household.
- Staff shifts may add some daily trips, but this is not expected to exceed neighborhood capacity.
- Condition: limit parking to driveway/garage spaces.

A five-resident facility with shift staff typically produces between 6–8 vehicle trips per day, consistent with a medium-sized household.

3. Spacing

- Township rules require:

- o At least 1,500 feet between group homes.

Oversight and Safety

- The operator must hold a valid OhioMHAS license, which brings state inspections and oversight.
- Township can add local conditions for safety and neighborhood compatibility (staff contact info, annual review).

In addition to OhioMHAS oversight, the Township's annual compliance review will verify staffing ratios, licensure, security measures, and maintenance of fees.

5. Community Concerns

- Likely concerns: parking, safety, and whether the home will change the neighborhood character.
- Staff believe conditions can address these concerns while respecting the applicant's right to operate under zoning and state law.
- To address common concerns about whether group homes place added demand on public safety, staff reviewed the **Sheriff's Department monthly reports for January–August 2025**.
- **Findings:**
 - No incidents were directly linked to existing group homes in Jefferson Township.
 - Calls for service were primarily related to traffic enforcement, crashes, theft, property crimes, animal complaints, and environmental issues (dumping, junk vehicles).
 - A few juvenile-related incidents (e.g., child safety, medical calls, dog bites) were noted, but none tied to licensed residential care facilities.
- **Analysis:**
 - Based on available data, **group homes have not created unusual burdens** on law enforcement compared to other residential properties.
 - The Township's new Group Home Policy strengthens safeguards by requiring **24/7 awake staff, security measures, and annual compliance reviews**, further reducing the likelihood of Sheriff's calls.
 - Staff will continue to monitor Sheriff's reports annually as part of the compliance review process for all licensed group homes.

Continued coordination between Township staff and the Sheriff's Office will remain part of each annual review.

VI. Questions for the Board

1. Does the facility comply with the 1,500-foot spacing rule?
2. Should the Board impose conditions on parking to prevent overflow onto the street?
3. What neighborhood communication tools (e.g., staff contact info, compliance reviews) would help reassure residents?

4. Is a one-year approval with annual review the best way to balance oversight and fairness?
5. Does the Board find that the proposed facility meets the intent of Resolution 25-083 by maintaining safety, supervision, and spacing requirements?

VII. Options for the Board

1. **Deny** – if spacing rules are not met.
2. **Approve** as requested – if compliant.
3. **Approve with conditions** (Staff Recommendation):
 - o **Maximum Occupancy:** The facility shall not exceed five (5) residents.
 - o **Licensure Requirement:** Zoning approval is contingent upon maintaining a valid and current OhioMHAS license prior to occupancy. The operator shall notify the Township Zoning Department of any changes to ownership, license status, or operation.
 - o **Spacing and Density Compliance:** The property must comply with all Township spacing requirements and the fifteen (15) home cap for licensed residential facilities.
 - o **Parking:** All parking shall be confined to the driveway or garage. Staff parking on public streets is strictly prohibited.
 - o **Emergency Contact:** The operator shall provide a 24/7 staff emergency contact to both the Township and adjacent neighbors.
 - o **Annual Review:** The facility shall be subject to an annual compliance review by the Township to confirm continued licensure and adherence to all Township zoning regulations.
 - o The operator shall maintain payment of all required Township group home fees (initial, annual, and renewal) as a condition of continued operation.
 - o Failure to comply with these conditions or with Township policy may result in suspension or revocation of the conditional use permit.

Conclusion:

Based on the information available, the staff finds that the proposed Havens Nest Group Home at 5300 Tucson Drive is consistent with the intent and purpose of the Jefferson Township Zoning Code and the Group Home Policy (Resolution 25-083).

The applicant's proposal meets the Township's requirements for spacing, density, and licensing and operates within the allowed conditional use framework for the R-3 District.

The facility's small scale—limited to five residents—and its 24/7 staff supervision indicate that it will function similarly to a large single-family household while maintaining necessary safety oversight.

Staff's review of Sheriff's Department reports (January–August 2025) revealed no evidence that existing group homes in Jefferson Township have created unusual public safety burdens, and the Township's new compliance and fee structure provides a clear system of accountability and enforcement.

The recommended conditions will ensure that the use remains compatible with its residential surroundings while allowing the Township to monitor performance annually. These safeguards, coupled with State of Ohio licensure and inspection, provide a comprehensive oversight framework that protects both residents and the neighborhood.

Prepared for the Jefferson Township Board of Zoning Appeals

Date: [November 20, 2025]

Prepared by: [Karen Kayler Title: Zoning & Development Coordinator]

JEFFERSON TOWNSHIP



LIBERTY

BZA 2025-015

BOARD OF ZONING APPEALS

APPLICATION COVER PAGE

Submission Date:

9-26-2025

Application for (select all that apply):

☐ Appeal



Conditional Use

☐ Use Variance

☐ Variance(s)

Instructions

Complete this cover page and have it notarized. Submit the cover page along with the relevant application, required fee, and attachments to the Department of Development & Compliance c/o Board of Zoning Appeals 580 Calumet Ln. Dayton, OH 45417.

This application should only be completed after a meeting with the Zoning Coordinator, receiving a written Zoning Administration Refusal, or Legal Notice of Violation. Applications that are not complete or are illegible will be returned to the applicant and will not be scheduled for public hearing. Incomplete applications shall be a basis for denial.

Submit a plot plan drawn to scale showing dimensions and location of lot and all structures existing and proposed (**6 copies on 8 1/2 x 11 inch paper**) A list of all the owners of property within and contiguous to (and directly across the street from) the property list must be submitted with the application. For conditional use, also submit a list of all property owners within 500 feet. If you have questions or would like to schedule an application interview, please call the Zoning Coordinator at (937) 262-3591 ext. 107.

Property Information

Property
Address:

5300 Tucson Dr.

Street Address

Dayton

City

OH

State

45417

ZIP Code

Parcel(s) ID
Lot #:

G27 24502 0030

Current
Zoning District:

R-3 District

Proposed Zoning
Use:

If platted, name of
Plat:

Type of Appeal: Conditional Use

Authorization to Visit Property

By signing below, the owner/applicant authorizes Township representatives to visit and photograph the property described in this application.

Applicant Information

Full Name/
Company:

Havens Nest

Address:

6232 Melvin Ave

Street Address

Dayton

City

OH

State

Apartment/Unit #

45417

ZIP Code

Phone:

937-301-2748

Email:

info@havensnest.net

Owner Information (If different than Applicant)

Full Name/
Company: Augustine Robinson

Address: _____
Street Address Apartment/Unit #

City State ZIP Code

Phone: 937-301-2748 Email: info@havensnest.net

Signature: Augustine Robinson Date: 9/26/25

Notarization

I hereby depose and say that the above statements and the statements contained in all exhibits transmitted herewith are true.

Applicant

Interest of Applicant

Augustine Robinson
Signature

Augustine Robinson
Printed Name

Date

9/26/25

Date

Notary Public

Subscribed and sworn before me this 26 day of September, 2025

My commission expires on June 21st, 2028

Application for Board of Zoning Appeal Hearing: ALL Fees are NON-Refundable Regardless of The Case Outcome



Danielle Mosley
Notary Public, State of Ohio
My Commission Expires 06-21-2028

Danielle Mosley
Signature

Home ▼

Property Search ▼

Value Dispute

Links ▼

GIS Mapping

File Downloads ▼

PARID: G27 24502 0030
PARCEL LOCATION: 5300 TUCSON DR

NBHD CODE: 85002000

Record 85002000
1 of 1

Summary

Property Description

Tax Summary

Land

Payments List

Levy Distribution

New Levies

Special Assessments

Permits

Value History

Rental Registration

Sketch

Sales

Tax Detail

Pay Taxes

Property Photos

GIS Parcel Map



G27 24502 0030

Oct/24/2018

1 of 4



Oct/24/2018 Front



Nov/19/2012 Front

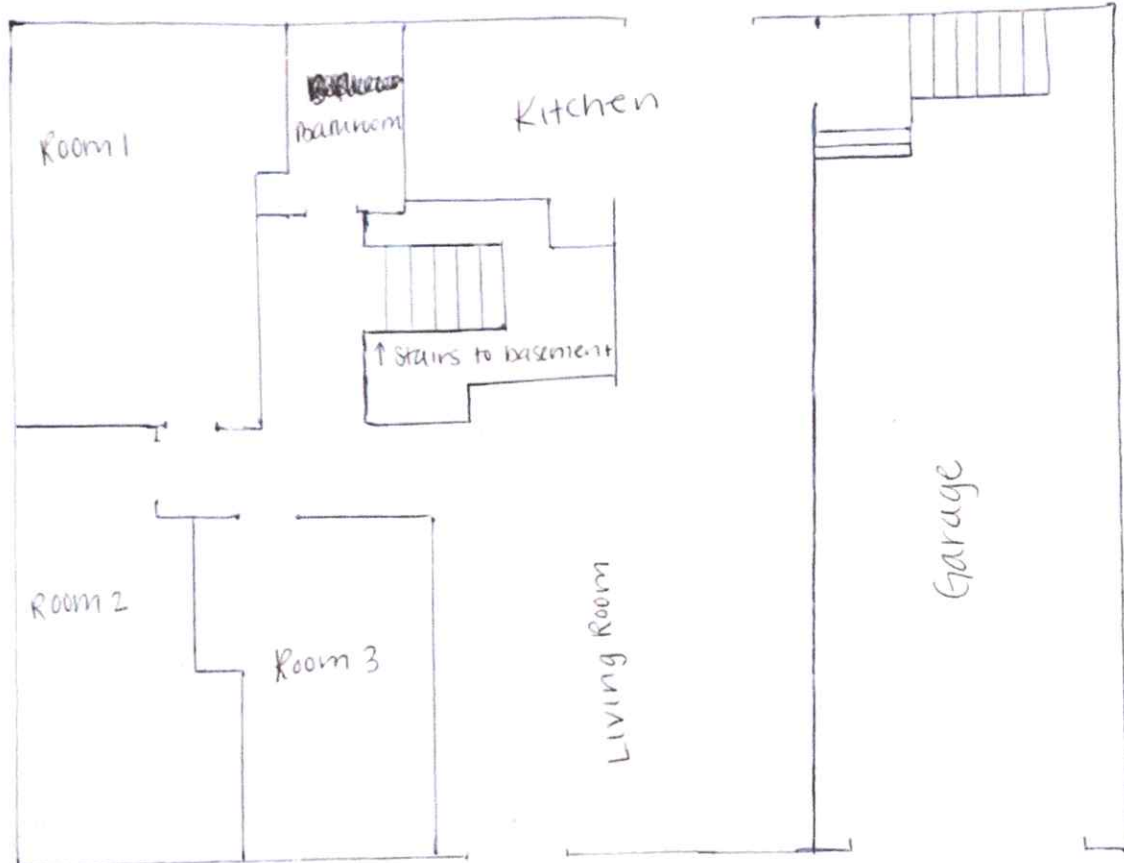


Jan/04/2001 Front

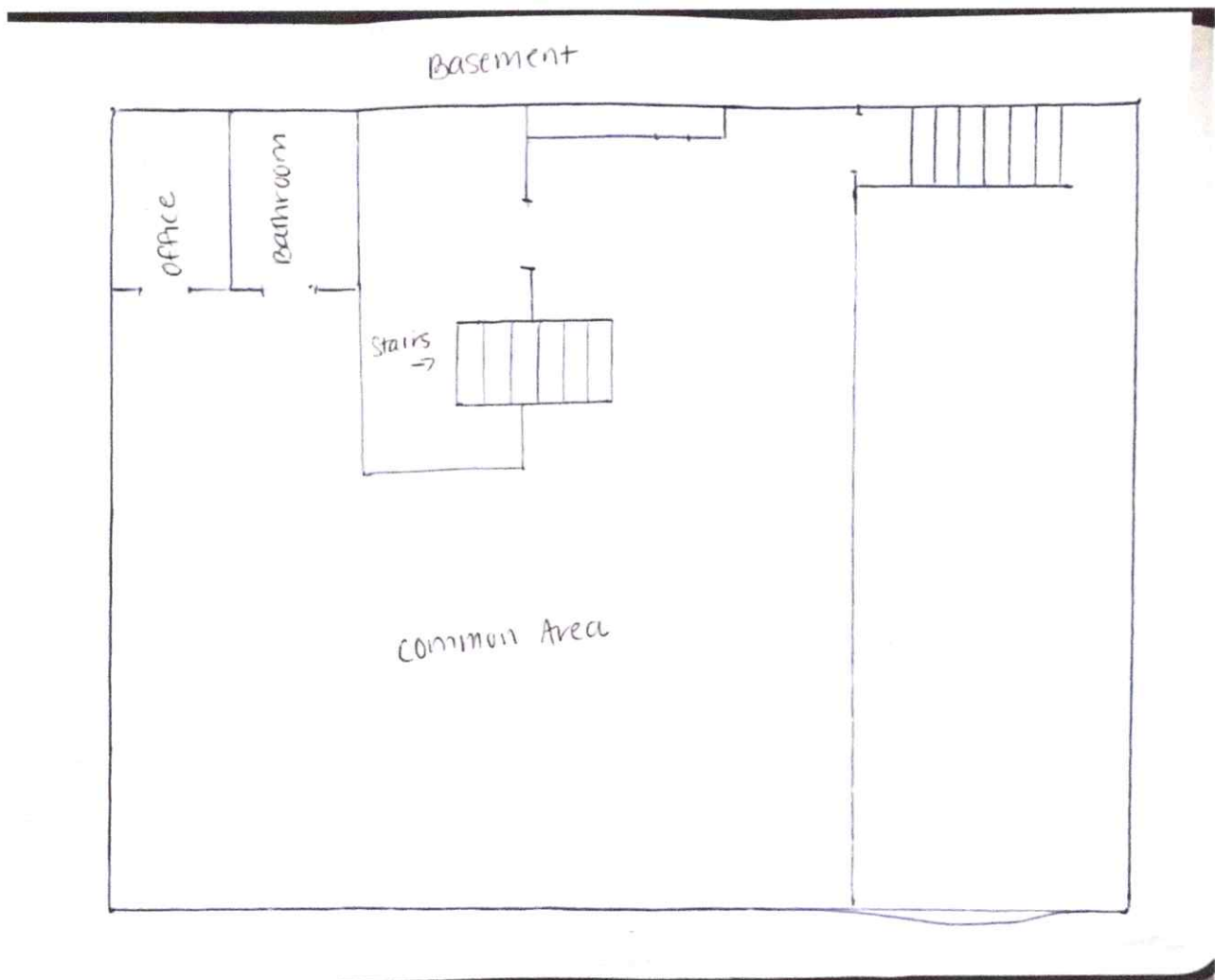


Sep/20/2007 Front

Floor Plan - upstairs



Floor Plan- Down Stairs





Haven's Nest Group Home

Administrator Augustine Robinson
House Manager Shatasha Tolliver



Contact Us

Phone

937-301-2748

937-813-1159

Email

Info@havensnest.net

Address

6232 Melvin Ave
Dayton, Ohio 45417

About Us

We are a residential group home for adolescent girls between the ages of 13-18. We take pride in making a difference and making sure that we are assisting in their mental and emotional health.

- Safe and Secure
- 24/7 Supervision
- Family Environment
- Caring Staff



Haven's Nest
6232 Melvin Ave
Dayton, Oh 45417

Phone: 9373012748
Email: info@havensnest.net

Administrator: Augustine Robinson (also point of contact for referrals)
Phone: 9373012748
Email: info@havensnest.net

Clinical Director: Kenyatta Robinson
Phone: 9378380169
Email: kenyattarobinson30@yahoo.com

House Manager: Shatasha Tolliver
Phone: 7255008111
Email: tollivershatasha@gmail.com

Havens Nest DOES accept after-hours placement, Augustine Robinson will be point of contact.

We are accredited through Joint Commission.

We are QRTP compliant.

Havens Nest DOES NOT accept fire starters and sexual predators.

The youth will attend ~~Trotwood-Madison~~ Schools.

Haven's Nest has 4 beds. *Jefferson*

Haven's Nest is a group home setting.

Mission Statement

HAVEN'S NEST is dedicated to aiding in the mental, physical, and spiritual wellbeing of female youth ages 13 to 17 by creating a safe, educational, and nurturing environment.

Vision

Provide safety, permanency, mental stability, and education for all youth placed in the care of HAVEN'S NEST by providing mental health counseling and offering a comprehensive, liberating training curriculum that will include teaching responsible roles, money management, job search techniques, educational activities, college and career planning, and supervised independent living.

Hours of Service:

HAVEN'S NEST is a group home that is open 24 hours a day, 7 days a week, year-round.

Group Home Services:

Youth served by HAVEN'S NEST attend school and extracurricular activities, while maintaining continuous access to group home services, such as transportation to and from medical and foster care-related appointments, on a continuous and daily basis.

Foster group home services are based on accepted practices in the field and incorporate current research, evidence-based best clinical and education practice, relevant guidelines and policies, and/or expert professional consensus. As with other aspects of treatment at HAVEN'S NEST, the persons served (and their families/custodial agencies, and other stakeholders) are active participants in the treatment planning process.

As part of their foster group home services, each youth is provided case management including a treatment plan rooted in the youth's individual childcare agreement, mental and behavioral assessments, and independent living plan; as well as their strengths, needs, abilities, and individual preferences.

Group home services are supported by the in-house case manager, on-call RN, and staff (youth workers) who provide around-the-clock care and support for the youth in the home. Our team is composed of competent and experienced individuals whose lives speak to the empowerment of the foster care population.

These individuals receive initial and ongoing training and assessment, including but not limited to:

- CPR and First Aid,
- Medication Safety,
- Crisis Intervention and Prevention (CPI),
- Ethics of Practice,

Questions for Havens Nest Group Home

1. What qualifications do you have? Bachelors in psychology, group home license from the State of Ohio, Accreditation through Joint Commission.

With the strain of resources already limited, how would your group home be self-sufficient? The county in which the youth comes from pays the group home for the care of the youth.

2. How would you give back to our community? We have an annual Spring Clean-Up; would you and your residents be committed to helping the beautification of our community? The youth will help neighbors with yard work, trash, groceries etc. Yes, we would be more than willing to contribute to the Spring Clean to help keep the community beautiful.

3. What is your longest stay? 10 months

4. What is your shortest stay of a resident? 3 weeks

5. How do you address safety concerns for residents around you? Explain to them our security systems, contact info to owner/administrator, give a copy of community engagement plan.

6. What is your staff-to-resident ratio? 1:5

7. What medical services are available on-site? On-call nurse and licensed social worker. All employees are CPR certified

8. Is care assessed on an ongoing basis? Yes, girls are supervised 24hrs a day.

9. Is someone trained to administer medication? Yes, all employees are MARS trained.

10. How long has the current administration been in place? 1 year

11. Is there a frequent staff turnover? No, longest employee 1 year, shortest 6 months

12. What training does the staff receive? CPR, de-escalation, MARS training, trauma training

13. Will staff arrange activities? Yes, during the school year the youth has outings every other weekend, during the summer, every weekend.

14. Can residents come and go at will? No, unless they have unsupervised time.

15. Can personal visitors come and go at will? No, the only visitor that will come are caseworkers.

16. Are there safety locks on the doors and windows? Yes, all doors and windows will have locks and alarms on them.

17. Are there security and fire safety systems? Yes, there is a security system with cameras and alarms. There will also be smoke/carbon monoxide detectors and fire extinguishers, exit maps in every room, also well as fire drills monthly.

18. Are exits well marked? Yes, there will be exit signs above every exit.

19. How are room changes, and roommate concerns addressed?

20. Are the residents actively participating in life around them? Yes, they go to school, engage in therapy, after school activities, visitation with families.

21. Are the residents treated with dignity and respect? Yes, all residents are always treated with respect.

22. What is the appearance of the residents? Residents are neat and clean.

23. Do any residents have a history of violent or other problem behaviors? Some of the children will come with aggressive behaviors.

24. How are these situations handled by staff? De-escalate the situation by isolating the residents from what's triggering, talk to them, offer to speak with clinical staff, give them time to decompress.

These questions were answered by Augustine Robinson - Owner/Operator of

Havens Nest Group Home. 10/29/2025

**State of Ohio
Department of Job and Family Services**

**Mike DeWine
Governor**

This is to Certify that

**Haven's Nest LLC
6232 Melvin Avenue
Dayton, Ohio 45417
Initial Certification - S-0000006310**

Has been inspected pursuant to Chapter 5103, of the Ohio Revised Code and applicable Ohio Administrative Code rules.

The specific functions which the agency is certified to perform are listed below and explained in detail in the accompanying letter.

Functions:

To operate a Group Home(s)

Qualified Residential Treatment Program Compliant July 15, 2024

This certificate is effective from July 15, 2024, to July 14, 2026



ADMISSION POLICY

Youth who are in the state's custody, youth needing placement from juvenile court or direct placement are referred to Haven's Nest LLC by a county children services agency.

Haven's Nest LLC home accepts female youth ages 13-17. Haven's Nest LLC will not accept a youth as a new placement if they are 18 or over. If they have already been placed in the facility and turn 18, they will be allowed to stay if:

1. They are expected to graduate prior to their 19th birthday.

Haven's Nest LLC accepts youth in the custody of Montgomery County Children Services, surrounding county children services agencies or direct placement.

Haven's Nest LLC cannot accept children with:

- Permanent physical non-ambulatory disability
- Younger than 13 years of age
- Primary chemical dependency diagnosis
- Appropriate for acute hospitalization.
- Need for specialized or intensive medical care (e.g., brittle diabetes, eating disorders, and detoxification.
- Suicidal or homicidal plan with intent to act up on it.
- History of sexual behaviors that represents a potential risk to others.
- Fire setting behaviors that have occurred recently (within the last 6 months and put people or property at serious risk and is an immediate concern).
- Adaptive functioning skills such that the youth would be unable to meaningfully participate in and thus benefit from the program.

Haven's Nest LLC reserves the right to meet all prospective placements (including emergency placements) prior to acceptance to ensure an appropriate and efficient level of care can be provided.

Haven's Nest LLC group home will not exceed certified occupancy of five females.

Within twenty-four (24) hours of admission, residents will be assigned a staff member of Haven's Nest LLC – Resident Leader, House Manager, and/or Administrator who will:

- Review rules, policies, procedures of the home
- Review consequences for rule violations
- Discuss emergency evacuation procedures.
- Provide a copy of Haven's Nest LLC group home Resident and Family handbook.

Any religious and or cultural values that the youth would like to partake in are highly encouraged with the expectation that they are respectful of other youths' religious, non-religious or cultural values.

Mission Statement

HAVEN'S NEST is dedicated to aiding in the mental, physical, and spiritual wellbeing of female youth ages 13 to 17 by creating a safe, educational, and nurturing environment.

Vision

Provide safety, permanency, mental stability, and education for all youth placed in the care of HAVEN'S NEST by providing mental health counseling and offering a comprehensive, liberating training curriculum that will include teaching responsible roles, money management, job search techniques, educational activities, college and career planning, and supervised independent living.

Hours of Service:

HAVEN'S NEST is a group home that is open 24 hours a day, 7 days a week, year-round.

Group Home Services:

Youth served by HAVEN'S NEST attend school and extracurricular activities, while maintaining continuous access to group home services, such as transportation to and from medical and foster care-related appointments, on a continuous and daily basis.

Foster group home services are based on accepted practices in the field and incorporate current research, evidence-based best clinical and education practice, relevant guidelines and policies, and/or expert professional consensus. As with other aspects of treatment at HAVEN'S NEST, the persons served (and their families/custodial agencies, and other stakeholders) are active participants in the treatment planning process.

As part of their foster group home services, each youth is provided case management including a treatment plan rooted in the youth's individual childcare agreement, mental and behavioral assessments, and independent living plan; as well as their strengths, needs, abilities, and individual preferences.

Group home services are supported by the in-house case manager, on-call RN, and staff (youth workers) who provide around-the-clock care and support for the youth in the home. Our team is composed of competent and experienced individuals whose lives speak to the empowerment of the foster care population.

These individuals receive initial and ongoing training and assessment, including but not limited to:

- CPR and First Aid,
- Medication Safety,
- Crisis Intervention and Prevention (CPI),
- Ethics of Practice,
- Promoting Normalcy,
- Principles and Practices of Resident Care,
- Emergency and Safety Procedures,
- State Code and Applicable Functions of the Agency,
- Independent Living Plans,
- Responding to Incidents,
- Diversity, Inclusion, and Trauma



September 23, 2025

Augustine Robinson,
owner/Admin
Haven's Nest
6232 Melvin Avenue,
Dayton, OH 45417

Joint Commission ID #: 701701
Program: Behavioral Health Care and Human Services
Accreditation Activity: 60-day Evidence of Standards
Compliance
Accreditation Activity Completed : 9/23/2025

Dear Ms. Robinson:

I am pleased to share The Joint Commission's accreditation decision of Accredited for all services surveyed following your recent survey. For all services surveyed under the applicable manuals below, you have been **ACCREDITED**.

- **Comprehensive Accreditation Manual for Behavioral Health Care and Human Services**

This accreditation award represents your commitment to upholding the highest standards of healthcare quality and safety for your patients, workforce and community. We share that commitment and value the collaboration between our organizations so that all people experience the safest, highest quality, best value healthcare across all settings.

This accreditation cycle is effective beginning September 6, 2025 and is customarily valid for up to 36 months, although, The Joint Commission may, in certain situations, shorten the duration of the cycle.

Knowing the power of the Gold Seal in inspiring confidence and trust in your community, we provide resources so that you can promote your accreditation decision. You can find information and tips in the "Publicity Kit" link located on your secure extranet site, The Joint Commission Connect.

To recognize your commitment and achievement to quality, The Joint Commission will update your accreditation decision on the Find Accredited Organizations page of our [website](#). Congratulations on your accomplishment.

Sincerely,

Ken Grubbs, DNP, MBA, RN
Executive Vice President and Chief Nursing Officer
Division of Accreditation and Certification Operations

Joint Commission Certification

Joint Commission certification evaluates clinical programs, providing a standardized framework that reduces variation and risk. Expert reviewers work with organizations to improve care quality across the continuum.

A Higher Standard of Service

Joint Commission certifications are designed to assess clinical programs across the continuum of care. Certification focuses on specific programs or services that an organization provides and evaluates the quality and safety of care provided in these specialized areas. Joint Commission-accredited health care organizations may seek certification for care and services provided for virtually any chronic disease or condition.

Like accreditation, certification requires an evaluation by Joint Commission to assess compliance with the certification standards. An organization that achieves Joint Commission certification receives *The Gold Seal of Approval*[®], our internationally recognized mark of quality.

A Symbol of Excellence in Health Care Certification

Joint Commission certifications are designed to assess clinical programs across the continuum of care. Certification focuses on specific programs or services that an organization provides (such as stroke care, cardiac care, orthopedic services, etc.) and evaluate the quality and safety of care provided in these specialized areas.

Like accreditation, certification requires an evaluation by The Joint Commission to assess compliance with the certification standards. An organization that achieves Joint Commission certification receives *The Gold Seal of Approval*[®], our internationally recognized mark of quality.

Joint Commission-accredited health care organizations may seek certification for care and services provided for virtually any chronic disease or condition. In addition, non-accredited organizations that provide disease-specific services can be eligible for certification if Joint Commission accreditation is not available for that specific clinical setting (for example, disease management companies and health plans with disease management services). For some select certifications a non-accredited hospital can apply for certification if they are part of a hospital that is compliant with applicable federal laws, including Medicare Conditions of Participation.

Who We Certify

To be eligible for Joint Commission certification, a program must:

- Be in the United States, or operated by the US government or under a charter of the U.S. Congress.
- Be provided within a Joint Commission accredited organization (for most certifications).
 - Certifications that do not require an organization to be accredited by The Joint Commission include:
 - Comprehensive Stroke Center
 - Thrombectomy-Capable Stroke Center
 - Primary Stroke Center
 - Acute Stroke Ready Hospital
 - Comprehensive Cardiac Center
 - Advanced Heart Failure
 - Primary Heart Attack Center
 - Acute Heart Attack Ready
 - Ventricular Assist Device
 - Lung Volume Reduction Surgery
 - Advanced Certification in Spine Surgery
 - Advanced Total Hip and Knee Replacement
- Have served a designated minimum number of patients.
- Use a standardized method of delivering clinical care based on clinical practice guidelines and/or evidence-based practice.
- Use performance measurement to improve its performance over time.

These are general eligibility requirements. Some certifications may have additional criteria. For more detailed eligibility information, you may purchase the comprehensive certification standards manual. Alternatively, we offer free 90-day trial access to *E-dition*[®], the electronic standards manual.

Jefferson Township Board of Zoning Appeals

Staff Report-Case BZA 2025-016

Applicant /Owner: Storage of America

Representative: Thomas Fitzpatrick

Property: 554 Infirmary Road, **Parcel#** G27 01602 0064

Zoning District: OIS – Office-Industrial Services

Request: The land sits much lower than State Route 35. Therefore, the sign, which was built in accordance with the existing ordinance restrictions, places the sign lower than the edge of the road. They request a sign that is consistent with normal sign heights along roadways.

BZA Hearing Date: December 17, 2025

Background

Application Date: 10/24/2025

Summary of Request: Approval for a sign that is consistent with normal sign heights along roadways.

Property Description: The lot size is 15.119 acres. Land Use Description A-CASH GRAIN OR GENERAL FARM.

I. Applicable Zoning Provisions

1. 304 – Powers of the BZA

- *Authority:* The BZA may hear appeals, grant variances, grant conditional uses, and attach conditions necessary to protect the public health, safety, and welfare. The Board may amend or remove conditions if circumstances change.
- *Application:* The BZA shall make a determination that the establishment, maintenance and operation of proposed conditional use is generally consistent with the provisions of the adopted Jefferson Township land use plan and the Montgomery County throughfare plan, and will not be detrimental to the health, safety, peace, comfort or general welfare of people or property in the township.

2. District Regulations (e.g., 602 OIS District)

- *Authority:* Article 21 Section 2110 Signs,
- *Application:* SECTION 2110 H. Highway Signs
 - 1) **One highway sign** located on St RT 35

2) **Height.** shall not exceed a maximum height of 60 feet above grade or 30 feet above the grade of the nearest lanes of the adjacent main travel surface, whichever is greater.

3) Area. The maximum area for the Highway Sign shall not exceed 500 square feet. An additional 20 percent of the sign area is permitted to identify the name of the center.

4) Location, Orientation, and Spacing. Highway Sign shall be located within 100 feet of the highway right-of-way and shall be oriented to the freeway. A sign shall be considered oriented to the highway where the sign face makes an interior angle of more than 30 degrees to the highway.

5) Changeable Message Signs. Highway Signs may include Changeable Message Sign Landscaping

1) The base of all ground signs shall be effectively landscaped and maintained in good condition at all times:

2) All ground signs shall require at a minimum a single continuous landscaped area to be maintained beneath the sign in accordance with the following standards:

3) The edge of the required landscaped area shall be thirty (30) inches from the edge of the sign, or any edge of the sign structure.

4) The landscaped area shall include all points where sign structural supports attach to the ground.

3. Other Relevant Code Section

Article 34, Section 3404 Permitted Sign per District A. Ground Sign 11. OIS Office and Industrial Sales.

Article 34, SECTION 3405 GROUND SIGNS

A. Setbacks. Ground signs shall be set back at least 10 feet from every right-of-way line, at least 20 feet from any side or rear lot line, and at least 75 feet from any property line abutting any residentially used property, excluding multi-family dwellings in an R-4 District.

B. Maximum Area and Height

1. RA Rural Agriculture

A. Number of ground signs permitted: 1 per street frontage

B. Maximum sign area $\frac{1}{4}$ square ft. per foot of street frontage, not to exceed 24 sq. ft.

C. Maximum sign height: 6 ft. 2. Rural Transitional

C. Number of ground signs permitted: 1 per lot, except for primarily residential lots where signs are not permitted.

Office and Industrial Sales/Service District

- A. Number of ground signs permitted: 1 per lot
- B. Maximum sign area: 48 sq. ft.
- C. Maximum sign height: 8 f

4. General Purpose of the Zoning Code (Article 34)

- Authority: The zoning code's purpose is to protect public health, safety, and welfare, avoid traffic hazards, and ensure compatibility between land uses.
- Application: **Section 3401 Signs**
This article establishes uniform regulations governing the type, design, size, location, motion, illumination, enforcement, and maintenance of signs in Jefferson Township. Such regulations are intended to:
 - 1) provide for the efficient communication of commercial and non-commercial speech;
 - 2) protect and enhance the physical appearance of the township;
 - 3) insure public safety within the township by maintaining a limited number of signs along the public right-of-way and assuring all signs are in safe and appropriate locations;
 - 4) eliminate conflict between traffic control signs and other signs, which would be a hazard to the safety of the motoring public and pedestrians.

III. Staff Analysis

Site and Surroundings

- The lot size is 15.119 acres, Land Use Description: A.-Cash Grain or General Farm. There are 13 single storage units.
- Surrounding land uses (Residential and Agricultural).

Community Concerns (if applicable)

- There really haven't been any negative concerns from residents since the installation of the storage units.

IV. Issues for Deliberation

1. Do the larger sign meet the requirements and regulations of the Jefferson Township Zoning Code?

2. Is the sign going to meet the height restrictions?

V. Options for the Board

1. **Deny the request** – Deny if the requirements for the sign are not met.
2. **Grant the request fully** – Grant if the requirements for the sign are met.

VI. Staff Recommendation

- **Recommendation:** Staff recommendation is to approve the request for the sign because they have met the requirements of the Jefferson Township code.
- **Conditions (if applicable):** No Conditions need to be added.

Conclusion: Staff recommendation is to approve this request applicant has met the requirement for the sign they are requesting.

Prepared for Jefferson Township Board of Zoning Appeals

Date: October 29, 2025

Prepared by: Karen Kayler, Zoning and Development Coordinator



JEFFERSON TOWNSHIP

10-24-2025
BZA 2025-016

APPLICATION FOR VARIANCE

1. Property Owner SOA Infirmary LLC, dba Storage of America Telephone (616)209-2162
2. Applicant's Name Tom Fitzpatrick SVP Development Storage of America Telephone (616)209-2162
3. Applicant's Address PO Box 277, McCordsville, IN 46055
4. Parcel ID# G27-01602-0064

A. Description of Property and Intended Use:

1. The nature of the variance, including the specific provisions of the Zoning Resolution from which the variance is requested.
The land sits much lower than State Route 35. Therefore the sign which was built in
accordance with the existing ordinance restrictions, places the sign lower than the edge of
the road. We request a sign that is consistent with normal signs heights along roadways.
2. A description sufficient to identify the property including a reference of the volume. Include most recent recorded deed.
This is a new site on the North East corner of Infirmary Road and State Route 35. The sign
will be placed in the same location as the existing sign that was built with the project.
554 Infirmary Dr.
3. A statement of the special circumstances or conditions applying to the land or structure and not applying generally throughout the Zoning District.
When state Route 35 was built, a 20 foot embankment was created along this property, creating a
sign that is lower than a sign along roads without such an embankment. We must build a sign up
to 55 feet high from the ground to be at a height standard to other signs in situations with no
embankment. For proper proportionality of the sign we are requesting a 10' x 20' sign face or 200 square feet.
4. A statement showing that the special conditions and circumstances do not result from the actions of the applicant.
We followed the Jefferson Township Ordinance for sign height for the existing sign. We did not build
the State Rout 35 embankment.
5. A statement showing that the granting of the variance is necessary to the preservation and enjoyment of the substantial property rights.
Our existing sign top is lower than the edge of the road, forcing drivers along State Route 35 to look
down and to the left to see our sign. Our business relies on drive by traffic visually seeing our sign and
on the brand recognition of our product. Currently the sign cannot be seen and looks out of place
along State Route 35.
6. Such other information regarding the property, proposed use, or surrounding area as may be pertinent.
The traffic along Infirmary is just a fraction of the traffic on State Route 35. We would like to
relocate the existing sign to our land fronting on Infirmary drive to allow our customers a better
identification of our business.

B. Plot Plan: (Please provide at least 2, 8 1/2 x 11 & 2, legal size copies)

- Prepared by a registered Engineer, Architect or Surveyor for the State of Ohio
- Drawn to scale
- Clearly showing:
 - ALL boundaries/dimensions of the property
 - Including but not limited to – setbacks, easements, right of way
 - EXACT size & location of existing and proposed structures on the property
 - Including but not limited to – building(s), well(s), septic/leech, etc.
 - Proposed use of all parts of land and structures
 - Including but not limited to – accessways, walks, on/off street parking, loading, spaces, landscaping, etc.
- The relationship of the requested variance to the standards set by the Zoning Resolution
- Land use and location of structures on adjacent properties

C. Surrounding Property Owners

Please list all properties and owners within 300' of subject property. This list must contain the names, addresses, and parcel ID number. (This can be obtained on the Montgomery Co. Auditor's website.)
Please see attached list

Please do not print below this line, for office use only.

OFFICE USE ONLY

Date Filed with Office _____

Payment Type: _____

Conditional Use Case # _____

Other Info:

Variance Case # _____

AFFIDAVIT

STATE OF OHIO

COUNTY OF MONTGOMERY

I/We hereby certify that the foregoing statements herein contained and any information or attached exhibits herewith submitted are in all respects true and correct to the best of my/our knowledge and belief. I have read and acknowledge receipt of the Standards for Conditional Uses that the Board of Zoning Appeals must review in rendering a decision on this request.

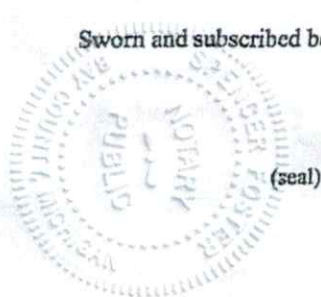
Thomas A. Fitzpatrick
Owner's Name Thomas A. Fitzpatrick

Thomas A. Fitzpatrick
Owner's Signature

Applicant Name

Applicant Signature

Sworn and subscribed before me by Thomas Fitzpatrick on this 22nd day of October, 2025



Bg County, State of Ohio / Michigan
Spencer Foster
Notary Public
My Commission Expires: 07/29/2028

Spencer Foster
Notary Public, Bay, MI
Acting in Bg County, MI
My Commission Expires: 07/29/2028

October 23, 2025

Ms. Karen Kayler, Zoning Administrator
Jefferson Township, Montgomery Co. Ohio
580 Calumet Ln.
Dayton, OH 45417

Re: Storage of America, 554 Infirmary Dr., Jefferson Township. Variance Narrative

Dear Ms. Kayler:

Please find attached application for a variance on our property in Jefferson Township.

Our property is currently Zoned OIS with a use for Storage at the above address. We have completed phase 1 of the three-phase project and look forward to continuing our business at the site for years to come. The allowed sign size and height in this district and on our property sits low and cannot be seen by passing traffic. Traffic counts drive our business, and our business success is dependent upon potential tenants not only seeing our signage, but it also gives them the ability to see where our site is located.

The ordinance dictates the following Standards for Variances (shown in ***Bold Italic Font***) and we will address each point specifically.

A. The variance requested arises from special conditions of, or involving, the property, which are unique, that is a situation which is not ordinarily found in the same zoning district.

One special condition of the property is the configuration of the land. Our property is a "Flag Lot" with a very narrow entrance along the secondary road, Infirmary Drive. The majority of road frontage is along US 35 and we have no access points along US 35 making it difficult for customers to locate a point of access without additional turns and navigations. A larger and higher sign will allow potential tenants the ability to anticipate the necessary turns onto Infirmary Drive. Please understand that most of the times, our tenants are driving a larger U-Haul type truck or a vehicle with a trailer of household items during a move or relocation. These trucks and trailers have different visibilities and blind spots to the vehicles they normally drive. Being able to anticipate

turns and maneuvers in unfamiliar vehicles maintain safety and is shown to minimize traffic accidents, for not only our tenants, but all traffic along US 35 and Infirmary Drive.

Another special condition of our property is the embankment which US 35 was built upon. While our property slopes gently from North to South, there is a drastic slope once from the highway shoulder to the South right-of-way fence constructed by Ohio Department of Transportation (ODOT). The embankment is around 8-9 above the property line, and considering the sign set back places the top of the existing sign about a foot lower than the edge of the pavement along US 35. When you consider the height of a divers line of site at 4.5 feet above the pavement, the sign center is 6.5 feet lower than the driver's eye, creating a difficult view for the passing driver.

B. The unique situation results from the enforcement of this Resolutions and not by an action or actions of the property owner or the applicant.

This situation is best displayed by the resulting sign as built. The sign as built, follows the allowed sign by ordinance. The sign's location and elevation to the road upon which it is located is based on the conditions of Jefferson Township Ordinance.

The embankment is a result of the US 35 highway conditions and trafficability of the highway as specified by the ODOT.

The ordinance allows only a single sign, while our site has non accessible frontage along US 35, and the low traffic volume on Infirmary drive at our entrance. Traffic counts along US 35 are between 20,700 AADT and 30,600 AADT and only 3800 AADT for Infirmary Road. (Miami Vally Reginal Planning Commission, <https://www.mvrpc.org/transportation/traffic-count-program/mvrpc-traffic-count-viewer>). That is almost 10 times the traffic for business visibility. ODOT controls the points of access to our property. That is not under our control. Property access and driveway location is established for traffic safety, not convenience.

C. The strict application of the provision of this Resolution from which a variance is requested will constitute unnecessary hardship upon the property owner represented in the application.

If the previously described property conditions did not exist, our customer traffic would be greater, our tenants would be able to navigate to the site easier, and safer than if they did not exist. The absence of this variance will also affect the assessed and appraised value of our business and property.

D. The variance desired will not compromise the use or enjoyment of adjacent properties.

This variance does not compromise the use or enjoyment of adjacent properties. It is unique to this property and enhances visibility for tenants, travelers, and the community. The variance will promote area viability and demonstrate community growth.

E. The variance desired will not adversely affect public health, safety, or morals.

The variance desired is an inanimate visual object with no vulgar or inappropriate verbiage in the sign. Our brand logo is colorful, patriotic, clean and pleasant to view.

F. The variance desired will not compromise the general spirit and intent of this Resolution.

This variance request is based on the unique property configuration and conditions that exist which have been imposed. The ordinance in the current form does not anticipate the property conditions and inadequately supplements signage for this property.

Thomas M. Fitzpatrick, PE
SVP of Development
PO Box 277
McCordsville, IN 46055
(616) 209-2162
tfitzpatrick@storageofamerica.com
www.storageofamerica.com





BLK.	STORAGE UNIT TABULATION				TOTAL UNITS	SQ. FT.
	5'x10'	10'x10'	10'x15'	10'x20'		
1	1	0	0	0	1	5,000
2	1	0	0	0	1	5,000
3	1	0	0	0	1	5,000
4	1	0	0	0	1	5,000
5	1	0	0	0	1	5,000
6	1	0	0	0	1	5,000
7	1	0	0	0	1	5,000
8	1	0	0	0	1	5,000
9	1	0	0	0	1	5,000
10	1	0	0	0	1	5,000
11	1	0	0	0	1	5,000
12	1	0	0	0	1	5,000
13	1	0	0	0	1	5,000
TOTAL	13	0	0	0	13	65,000 S.F.





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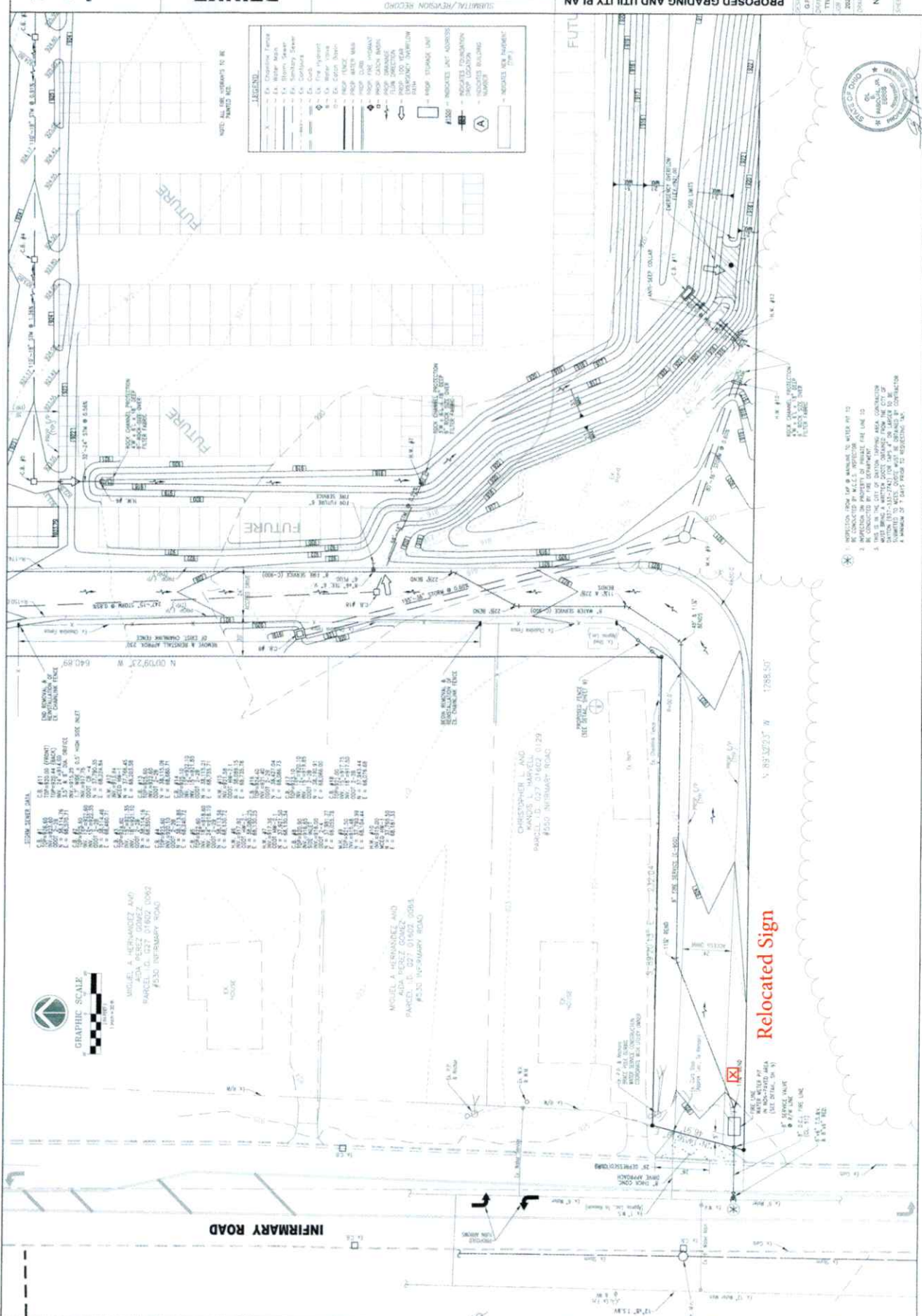


GRAPHIC SCALE
(in feet)
1 inch = 20'

JEFFERSON TOWNSHIP
MONTGOMERY COUNTY, OHIO

ENGINEERS • LAND PLANNERS • SURVEYORS
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Carmichael, CA 95608
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15.2 Ac.
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CITY OF DAYTON
MOUNTAINVIEW CO., OH



Relocated Sign

GENERAL NOTES

DESIGN OF STRUCTURAL MEMBERS BASED ON
THE FOLLOWING MATERIALS AND LOADING:

STRUCTURAL STEEL – ASTM A36

MINIMUM YIELD STRESS, $F_y = 36$ KSI

ALL WELDS FULL PENETRATION

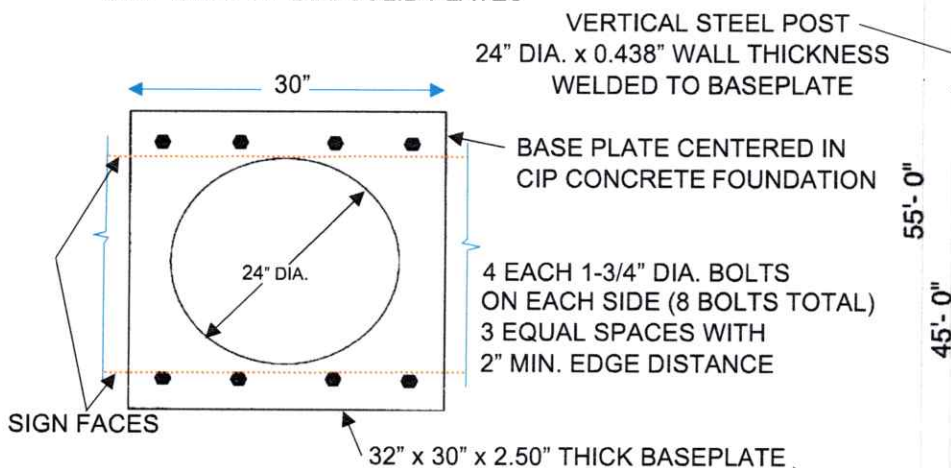
CONCRETE, $f'_c = 4$ KSI

WIND LOAD $V = 115$ MPH

$V_{3s} = 99.5$ MPH (25 PSF)

BACKFILL: CLASS II, MINIMUM 110 #/CU.FT.
IN-SITU SOILS TO BE PROOF COMPACTED AND SUITABLE
FOR MINIMUM 2,500 #/SQ.FT. BEARING CAPACITY

12" DIA. x 0.330" WALL THICKNESS, 8 EACH 1" DIA.
BOLTS, EQUALLY SPACED CONNECTING 2 EACH
0.50" THICK 30" DIA. SOLID PLATES



BASE PLATE

NOT TO SCALE



CAST-IN-PLACE CONCRETE FOUNDATION
96" DIA. & 150" DEEP (BURIED) W/ VERT. #6 BARS
AT 9" E.W. AND CIRCULAR #4 BARS AT 12", MIN. 2" COVER

8 EACH 1-3/4" DIA. HEADED CIP HOOKED ANCHOR BOLTS
W/ DOUBLE NUT, LOCK WASHERS, 24" MIN. EMBEDMENT

ELEVATION VIEW

NOT TO SCALE



Jefferson Township Board of Zoning Appeals

Staff Report-Case BZA 2025-017

Applicant /Owner: Arthur Moore

Representative: Arthur Moore

Property: 4274 Caylor Road, **Parcel#** G27 01702 0075

Zoning District: RA- Rural Agricultural District

Request: Mr. Moore is asking the Board of Zoning Appeals for approval to have roof-mounted solar panels installed.

BZA Hearing Date: December 17, 2025

I. Background

Application Date: 10/24/2025

Summary of Request: Approval for the Solar Panels he has installed by ADT in 2023.

Property Description: The lot size is 1.26 acres. Land Use Description R-Single Family.

II. Applicable Zoning Provisions

1. §304 – Powers of the BZA

- *Authority:* The BZA may hear appeals, grant variances, grant conditional uses, and attach conditions necessary to protect the public health, safety, and welfare. The Board may amend or remove conditions if circumstances change.
- *Application:* The BZA shall make a determination that the establishment, maintenance, and operation of the proposed conditional use is generally consistent with the provisions of the adopted Jefferson Township land use plan and the Montgomery County thoroughfare plan, and will not be detrimental to the health, safety, peace, comfort, or general welfare of people or property in the township.

2. District Regulations (e.g., §602 RT District)

- *Authority:* Article 7 R-T Section 702 Conditional Permitted Uses A 7. Solar Panels.
- *Application:* SECTION 423 SOLAR PANELS A. Solar panels are permitted as a conditional use in all districts. Jefferson Township recognizes the importance of clean, sustainable and renewable energy resources. The intent of these regulations is to establish general guidelines for the location of solar panels and solar collection systems. It is recognized that in some specific instances, under carefully controlled circumstances, it may be appropriate to permit the placement of solar panels or solar collection systems in certain areas of the Township. Jefferson Township also recognizes the need to protect the safety, health and welfare of adjacent properties from unnecessary and unreasonable visual interference, light glare and heat that the incorrect placement of solar panels or solar collection systems may create such that they may have a negative effect on surrounding property values.

3. Other Relevant Code Sections

- C. Requirements and Regulations Solar panels or solar collection systems shall conform to or be evaluated for compliance with the following standards:

2) If roof-mounted, the solar or photovoltaic system shall:

- a) Be flush-mounted on the roof unless good cause is shown by the applicant during application review that the solar panel is not at an appropriate angle to obtain maximum sun exposure if mounted flush to the roof.
- b) Be located in the most inconspicuous location on the roof so as not to be seen from the street, if possible, and still be able to function as designed.
- c) Not extend higher than the peak of a sloped roof or higher than 5 feet from the top of a flat roof.

4. General Purpose of the Zoning Code (Article 1)

- *Authority:* The zoning code's purpose is to protect public health, safety, and welfare, avoid traffic hazards, and ensure compatibility between land uses.
- *Application:* Section 423 Solar Panels
 - A. 4. Ensure the public health, welfare, and safety of Township residents in connection with solar panel or solar collection systems.

III. Staff Analysis

Site and Surroundings

- The lot size is 1.26 acres, Land Use Description Single Family. There is a single-family home and a shed on the property.
- Surrounding land uses (Residential and Agricultural).

Community Concerns (if applicable)

- There really haven't been any negative concerns from residents in past BZA hearings regarding Solar Panel installations.

IV. Issues for Deliberation

1. Do the roof-mounted solar panels meet the requirements and regulations of the Jefferson Township Zoning Code?
2. Are the solar panels going to be located in the most inconspicuous location on the roof so as not to be seen from the street, if possible, and still be able to function as designed?

3. The Solar Panels that have been installed at 2474 Caylor Rd are located on the roof at the back of the house you can not see them from the street.

V. Options for the Board

1. **Deny the request** – Deny if the requirements for the roof-mounted solar panels are not met.
2. **Grant the request fully** – Grant if the requirements for the roof-mounted solar panels are met.

VI. Staff Recommendation

- **Recommendation:** Staff recommendation is to approve the request for the roof-mounted solar panels because they have met the requirements of the Jefferson Township code.
- **Conditions (if applicable):** No Conditions need to be added.

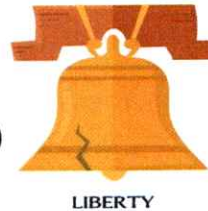
Conclusion: The applicant had the solar panels installed by ADT in 2023, and they didn't come before the BZA Board to get approval before they were installed. The owner didn't know he needed to get the approval, and the Solar Panels were installed without a permit. The owner is now aware and is asking the BZA Board for approval to keep his solar panels, and he will obtain a permit after the Board's decision.

Prepared for Jefferson Township Board of Zoning Appeals

Date: October 29, 2025

Prepared by: Karen Kayler, Zoning and Development Coordinator

JEFFERSON TOWNSHIP



BOARD OF ZONING APPEALS

APPLICATION COVER PAGE

Submission Date:

10/24/25

Application for (select all that apply):

☐ Appeal

☒ Conditional Use

☐ Use Variance

☐ Variance(s)

Instructions

Complete this cover page and have it notarized. Submit the cover page along with the relevant application, required fee, and attachments to the Department of Development & Compliance c/o Board of Zoning Appeals 580 Calumet Ln. Dayton, OH 45417.

This application should only be completed after a meeting with the Zoning Coordinator, receiving a written Zoning Administration Refusal, or Legal Notice of Violation. Applications that are not complete or are illegible will be returned to the applicant and will not be scheduled for public hearing. Incomplete applications shall be a basis for denial.

Submit a plot plan drawn to scale showing dimensions and location of lot and all structures existing and proposed (**6 copies on 8 1/2 x 11 inch paper**) A list of all the owners of property within and contiguous to (and directly across the street from) the property list must be submitted with the application. For conditional use, also submit a list of all property owners within 500 feet. If you have questions or would like to schedule an application interview, please call the Zoning Coordinator at (937) 262-3591 ext. 107.

Property Information

Property
Address:

* 4274 Caylor Road

Street Address

* Dayton

City

OH

State

45439

ZIP Code

Parcel(s) ID
Lot #:

G27 01702 0075

Current
Zoning District:

RA

Proposed Zoning
Use:

Single Family

If platted, name of
Plat:

Type of Appeal:

Conditional Use

Authorization to Visit Property

By signing below, the owner/applicant authorizes Township representatives to visit and photograph the property described in this application.

Applicant Information

* Full Name/
Company:

Arthur I Moore

Address:

4274 Caylor Road

Street Address

Dayton

City

OH

State

Apartment/Unit #

45439

ZIP Code

Phone:

937-263-3105

Email:

aem909@aol.com

Owner Information (if different than Applicant)

* Full Name/ Company: Arthur I. Moore

Address: 4274 Caylor Road
Street Address

Dayton OH 45439
City State ZIP Code

Phone: 937-263-3105 Email: aem909@aol.com

Signature: [Signature] Date: 10/24/25

Notarization

I hereby depose and say that the above statements and the statements contained in all exhibits transmitted herewith are true.

Applicant

Owner

Interest of Applicant

Signature [Signature]

Printed Name

ARTHUR I. MOORE

Date Oct 24, 2025

Notary Public

Subscribed and sworn before me this 24 day of October, 2025

My commission expires on August 25, 2026

Application for Board of Zoning Appeal Hearing: ALL Fees are NON-Refundable Regardless of The Case Outcome



Gabriela Vanesa Kueterman
Notary Public, State of Ohio
My Commission Expires:
August 25, 2026

[Signature]
Signature



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2474 Caylor Road, Dayton, OH



Jefferson Township Board of Zoning Appeals

Staff Report-Case BZA 2025-018

Applicant /Owner: John Casebeer

Representative: John Casebeer

Property: 3283 Liberty Ellerton Rd, Dayton, OH 45417, **Parcel#** G27 01710 0063

Zoning District: RA- Rural Agricultural District

Request: Mr. Casebeer is asking the Board of Zoning Appeals for approval for the setback location of the pig pens to stay where it is on the property.

BZA Hearing Date: Wednesday, December 17, 2025

I. Background

Application Date: 11/12/2025

Summary of Request: Approval for keeping the pig pen where it is on the property.

Property Description: The lot size is 5 acres mostly wooded. Land Use Description R-Single Family.

II. Applicable Zoning Provisions

1. §304 – Powers of the BZA

- *Authority:* The BZA may hear appeals, grant variances, grant conditional uses, and attach conditions necessary to protect the public health, safety, and welfare. The Board may amend or remove conditions if circumstances change.
- *Application:* The BZA shall make a determination that the establishment, maintenance, and operation of the proposed conditional use is generally consistent with the provisions of the adopted Jefferson Township land use plan and the Montgomery County thoroughfare plan, and will not be detrimental to the health, safety, peace, comfort, or general welfare of people or property in the township.

2. District Regulations (e.g., §60 RA District)

- *Authority:* Article 6 R-T Section 603 Single Family Residential Non-Farm Lots
- *Application:* C. Consistent with ORC Section 519.14 and the Jefferson Township Zoning Resolution Section ____, the Board of Zoning Appeals (BZA) may permit less road frontage, smaller lot size, and adjust the setback requirement, if the applicant demonstrates that due to special conditions of the land, the proposed lot(s) can better be designed to protect the prime farmland.

3. Other Relevant Code Sections: Article 30 SECTION 3015 ANIMAL HUSBANDRY

4.) Enclosures are treated as an accessory structure, may only be in the rear yard, and must be at least ten (10) feet from all property lines and at least thirty (30) feet from all neighboring dwellings, schools, churches or businesses.

5) Enclosures must be kept clean, dry, odor-free, neat and sanitary at all times.

6) The owner must take necessary action to reduce the attraction of predators and rodents and the potential infestation of insects and parasites.

4. **General Purpose of the Zoning Code (Article 1)**

- *Authority:* The zoning code's purpose is to protect public health, safety, and welfare, avoid traffic hazards, and ensure compatibility between land uses.
- *Application:* Article 6, Section 603 Adjust setback requirements
 - A. 4. Ensure the public health, welfare, and safety of Township residents in connection with setback requirements.

III. **Staff Analysis**

Site and Surroundings

- The lot size is 5 acres, Land Use Description Single Family. There are a single-family home and a shed on the property.
- Surrounding land uses (Residential and Agricultural).

Community Concerns (if applicable)

- There is one neighbor daughter who has been complaining about the location of the pig pen.

IV. **Issues for Deliberation**

1. The BZA Board has the authority to approve the locations of the pig pen may permit less road frontage, smaller lot size, and adjust the setback requirement, if the applicant demonstrates that due to special conditions of the land, the proposed lot(s) can better be designed to protect the prime farmland.

2. Is there any other location on the property where the pig pen can be placed?

V. **Options for the Board**

1. **Deny the request** – Deny if the board is not satisfied with the owner request.
2. **Grant the request fully** – Grant if the Board feels the request is justified.

VI. **Staff Recommendation**

- **Recommendation:** Staff recommendation is to approve the request because of the width of the property and the woods on the property.
- **Conditions (if applicable):** No Conditions need to be added.

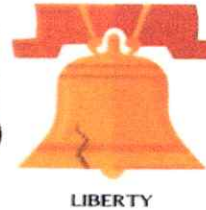
Conclusion: The applicant has requested the location of the pig pen be approved because it is in a flat location on the property and there is no smell from the pigs also, he is running an active small farm from his property. Garden to feed his family, he has bee's for honey and wildflowers to feed the bees.

Prepared for Jefferson Township Board of Zoning Appeals

Date: December 1, 2025

Prepared by: Karen Kayler, Zoning and Development Coordinator

JEFFERSON TOWNSHIP



BOARD OF ZONING APPEALS

APPLICATION COVER PAGE

Submission Date: 11/12/25

Application for (select all that apply): ☒ Appeal ☒ Conditional Use ☐ Use Variance ☒ Variance(s)

Instructions

Complete this cover page and have it notarized. Submit the cover page along with the relevant application, required fee, and attachments to the Department of Development & Compliance c/o Board of Zoning Appeals 580 Calumet Ln. Dayton, OH 45417.

This application should only be completed after a meeting with the Zoning Coordinator, receiving a written Zoning Administration Refusal, or Legal Notice of Violation. Applications that are not complete or are illegible will be returned to the applicant and will not be scheduled for public hearing. Incomplete applications shall be a basis for denial.

Submit a plot plan drawn to scale showing dimensions and location of lot and all structures existing and proposed (**6 copies on 8 1/2 x 11 inch paper**) A list of all the owners of property within and contiguous to (and directly across the street from) the property list must be submitted with the application. For conditional use, also submit a list of all property owners within 500 feet. If you have questions or would like to schedule an application interview, please call the Zoning Coordinator at (937) 262-3591 ext. 107.

Property Information

Property Address: 3283 LIBERTY ELLERTON RD
Street Address

DAYTON OHIO 45417
City State ZIP Code

Parcel(s) ID Lot #: G27 01710 0063

Current Zoning District: _____ Proposed Zoning Use: _____

If platted, name of Plat: _____ Type of Appeal: _____

Authorization to Visit Property

By signing below, the owner/applicant authorizes Township representatives to visit and photograph the property described in this application.

Applicant Information

Full Name/ Company: _____

Address: _____
Street Address Apartment/Unit #

City State ZIP Code

Phone: _____ Email: _____

Owner Information (if different than Applicant)

Full Name/
Company:

JOHN CASEBEER

Address:

3283 LIBERTY ELLERTON RD

Street Address

Apartment/Unit #

DAYTON

OH

45417

City

State

ZIP Code

Phone:

513-849-9173

Email:

JMC9173 @ GMAIL.COM

Signature:

[Signature]

Date:

11/12/25

Notarization

I hereby depose and say that the above statements and the statements contained in all exhibits transmitted herewith are true.

Applicant

HOME OWNER

Interest of Applicant

[Signature]

Signature

JOHN CASEBEER

Printed Name

11/12/25

Date

Notary Public

Subscribed and sworn before me this 12 day of November, 2025

My commission expires on N/A, 20

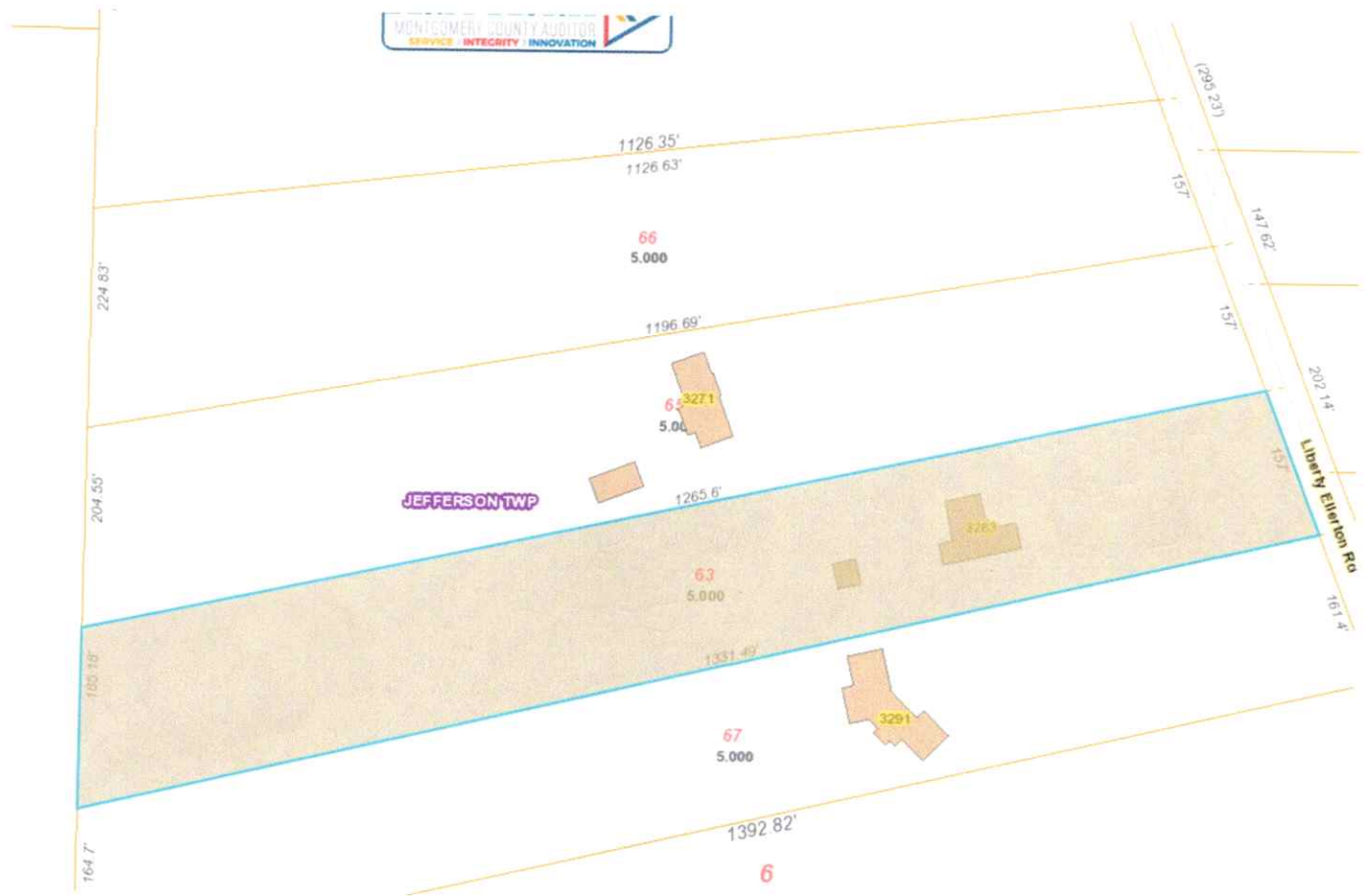
Application for Board of Zoning Appeal Hearing: ALL Fees are NON-Refundable Regardless of The Case Outcome



CHRISONDRA GOODWINE
Attorney at Law
Notary Public - State of Ohio
Commission has no expiration date.
Section 147.03 O. R. C.

[Signature]

Signature



<https://gis.mcoho.org/VPCore/VP.html?config=aud>

My name is John Casebeer. I live at 3283 Liberty Ellerton Rd. In Dayton Ohio. The highlighted plot 63 (parcel G27 01710 0063) in the picture above is my property from the Montgomery county auditor's website. It shows that my property is only 157' in width at the Liberty Ellerton RD. side of the property and 185.18' on the opposite wooded end of the property. We have raised chickens, turkeys, and other animals for 9 years on our property. We have had our pigs for almost 2 years. I am asking for a variance to the 100' from the property line rule as I do not have that option, nor do many of my neighbors as we have long narrow lots.

File Edit View Add Tools Help



3283 Liberty Ellerton Road, Dayt



Historical Imagery <

Oct 4, 2024 >



1985

1994

2000

2004

2005

2006

2007



CHICKENS +
TURKEYS

Liberty Ellerton Rd

Home ▼

Property Search ▼

Value Dispute

Links ▼

GIS Mapping

File Downloads ▼

Summary

PARID: G27 01710 0063

PARCEL LOCATION: 3283 LIBERTY ELLERTON RD

NBHD CODE: 85000000

Record Navigator

1 of 1

Tax Year: 2025 ▼

Property Description

Tax Summary

Land

Payments List

Levy Distribution

New Levies

Special Assessments

Permits

Value History

Rental Registration

Sketch

Sales

Tax Detail

Pay Taxes

Property Photos

GIS Parcel Map

Actions

Printable Summary

Printable Version

Reports

[Click here to view neighborhood map](#)

Owner

Name

CASEBEER JOHN M AND KATLYN

Go

Mailing

Name

CASEBEER JOHN M AND
KATLYN

Mailing Address

3283 LIBERTY ELLERTON RD

City, State, Zip

DAYTON, OH 45417

Legal

Legal Description

5-3-21

Land Use Description

R - SINGLE FAMILY, 0-9.999 AC

Acres

5

Deed

Tax District Name

JEFFERSON TWP-JEFFERSON LSD

Sales

Date	Sale Price	Deed Reference	Seller	Buyer
18-MAR-04	\$193,000	200400028968	COWAN BARBARA A	COOLEY ELAINE
22-MAY-08	\$152,500	200800037295	COOLEY ELAINE	BRINKMAN TODD A AND
13-OCT-15	\$144,000	201500056529	BRINKMAN TODD A AND	CASEBEER JOHN M AND

Board of Revision

Tax Year	Case Number:	BTA/CPC	Result
2008	2988		Decrease Value

Values

Land
Improvements
CAUV
Total

Building

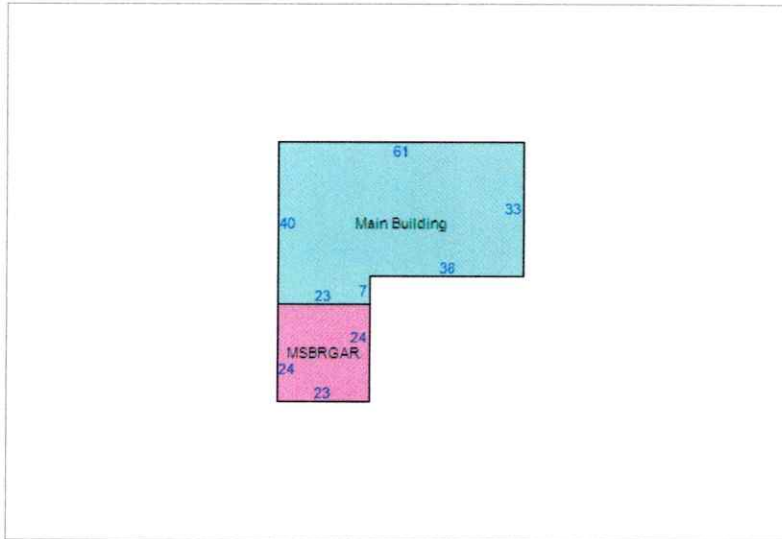
Exterior Wall Material	MASONRY & FRAME
Building Style	SPLIT LEVEL
Number of Stories	1
Year Built	1979
Total Rms/Bedrms/Baths/Half Baths	7/3/2/2
Square Feet of Living Area	2,230
Finished Basemt Living Area (Sq. Ft.)	924
Rec Room (Sq. Ft.)	0
Total Square Footage	3,154
Basement	PART
Central Heat/Air Cond	CENTRAL HEAT WITH A/C
Heating System Type	HOT AIR
Heating Fuel Type	OIL
Number of Fireplaces(Masonry)	2
Number of Fireplaces(Prefab)	

Current Year Rollback Summary

Non Business Credit	\$0.00
Owner Occupancy Credit	\$0.00
Homestead	\$0.00
Reduction Factor	\$0.00

Tax Summary

Year	Prior Year	Prior Year Payments	1st Half	1st Half Payments	2nd Half	2nd Half Payments	Total Currently Due
2025	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00



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