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CASE # BZA25-00024

PAID
5.9.25 CK

CITY OF TOLEDO

Department of Economic and Business Development
 Division of Building Inspection

One Government Center, Suite 1600 • Toledo, OH 43604 • Phone (419) 245-1220 • Fax (419) 245-1329 • www.toledo.oh.gov

APPLICATION TO THE ADMINISTRATIVE BOARD OF ZONING APPEAL (BZA)

TMC Chapter 1112.0200

Site Location 1540 CHAMPLAIN ST., TOLEDO Zoning District 1L Date _____

Legal Description STICKNEYS ADDITION LOT 301 KRAUS SUB 3 NES. 1/4 & SUB 4 ... NW 1/2

Applicant's Name (print) REGINALD BUTZ, OWNER

Appeal (Dept. of Inspection ruling - Title Nine Sign Code) _____ Hardship Variance ☒

Exception _____ Appeal decision _____ ADA Accommodation _____

TMC § 1105.0202 Appeal for Accessory Bldg over 20' max height by 6'-6"
1105.0201(B) for 0'± REAR setback & 0'± SETBACK BETWEEN
Bldgs

Applicant Signature Reginald A. Butz Phone 419-243-3100

Applicant's Street Address 1540 CHAMPLAIN ST. Fax _____

Applicant's City, State, Zip TOLEDO, OHIO 43604 E-Mail butzwelding@sbcsjtal.net

Applications must be accompanied with:

1. 3 photos - showing different views of the site
2. Letter explaining your zoning request with full and accurate information.
3. Complete, clear site plan - recommended scale 1"=20' on 8-1/2" x 11" paper showing dimensions to all lot lines and the size of all structures on the premises.
4. Fee = \$200 Checks may be made payable to "City of Toledo."

Applicant:

You should receive a written notice of the staff recommendation no later than Wednesday preceding the hearing date. Please call (419) 245-1220 if you do not receive this notice.

Return the application documents by mail to: Division of Building Inspection, One Government Center, Suite 1600, Toledo, OH 43604; or in person with the application documents and fee. Applications are due 6 weeks before the Board of Zoning Appeals' meeting to allow proper notification of neighbors. Meetings are typically held the third Monday of every month at 1:30 p.m. in City Council Chambers, One Government Center, Toledo, OH 43604. The applicant or the applicant's representative must be present.

+++++ OFFICE USE +++++

Permit Tech Checklist: Application complete ☒ Photos ☒ Letter ☒ Proper Site Plan ☒ SWO N/A
 Copy Zoning Map ☒ http://local.live.com/ Transportation notified to check site distance hazard N/A
 Code Enforcement notified if orders are being appealed. N/A Permit Tech's Initials LS Date 5-9-25

Reviewed by _____ Date _____ Staff Recommendation _____

Board Decision _____ Date _____
 P., Inspection, BZA 3/15/2022 kjr

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TMC § 1105.0202 Appeal for accessory Bldg over 20' max height by 6'-6"
1105.0201(B) for 0'± REAR setback & SETBACK BETWEEN
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Fax _____

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Permit Tech Checklist: Application complete ☒ Photos ☒ Letter ☒ Proper Site Plan ☒ SWO N/ACopy Zoning Map ☒ <http://local.live.com/> Transportation notified to check site distance hazard N/ACode Enforcement notified if orders are being appealed. N/A Permit Tech's Initials YS Date 5-9-25

Reviewed by _____ Date _____ Staff Recommendation _____

Board Decision _____ Date _____

P:, Inspection, BZA

3/15/2022 kjr

5-2

HEARING DATE: June 16, 2025

BZA NO: BZA25-00024

APPLICANT: Reginald Butz

SITE LOCATION: 1540 Champlain St

ZONING DISTRICT: 10-IL

SWO or NOL Issued: N/A

CODE DESCRIPTION: **1105.0202 Height.**
The height of accessory buildings may not exceed 20 feet and limited to one story.
An attic as defined in 1116.0187 is not counted as a story.

1105.0201 Setbacks.
B. No accessory building shall be closer than 10 feet to the main building, except that an accessory building may not be nearer than 5 feet to the main building if no windows or doors are located in that portion of the wall of the main building that is directly opposite and parallel to a wall of the accessory building.
C. No accessory building shall be closer than 3 feet to any side or rear lot line.

ANALYSIS: Applicant requests to install an accessory structure less than 3' from the rear & side set-backs. Requests to install building within 10' of the main building. Requests to install building higher than 20' max. Will possibly need BBA as an additional waiver.

BOARD ACTION:

| MOTION TO APPROVE/DISAPPROVE: | 1 ST /2 ND MOTIONS | 1 ST /2 ND If 2 ND MOTION | YEA | NAY | ABSENT | RECUSE | LEFT BEFORE VOTE TAKEN |
|----------------------------------|--|---|-------|-------|--------|--------|---------------------------|
| Devon Overton | _____ | _____ | _____ | _____ | _____ | _____ | _____ |
| Julia Randles | _____ | _____ | _____ | _____ | _____ | _____ | _____ |
| Eric Craig | _____ | _____ | _____ | _____ | _____ | _____ | _____ |
| Christy Soncrant | _____ | _____ | _____ | _____ | _____ | _____ | _____ |
| Carrie Hartman | _____ | _____ | _____ | _____ | _____ | _____ | _____ |
| Robert Pasker | _____ | _____ | _____ | _____ | _____ | _____ | _____ |
| Nathan Knapke | _____ | _____ | _____ | _____ | _____ | _____ | _____ |

VOTING RESULTS:

APPROVED _____ DISAPPROVED _____ DEFERRED _____ WITHDRAWN _____

CONDITIONS OF APPROVAL:



CUSTOM JOB SHOP • Est. 1947
**BUTZ WELDING
& FABRICATING LTD**
STEEL • ALUMINUM • STAINLESS

05-08-25

(419) 243-3100

**City of Toledo
Board of Zoning Appeals
One Gov't Center, Suite 1600
Toledo, OH 43504**

Butz Welding & Fabricating. LTD, located on Champlain Street in Toledo, is proposing to construct an exterior protected storage structure on its premises. We are a family-owned company established in 1947 and have operated on Champlain St. since 1990. We are located in an industrial (IL) zoned area directly across the street from the Libbey Glass, LLC, parking lot (zoned 10-IG). Directly behind us are three aged residential structures that are located in a Residential zoned area (10-RD6). The City of Toledo allowed "Alltel Cellular" to install a Cell Tower directly to the northeast of Butz Welding & Fabricating on two lots that are owned by me.

We are applying for a variance of the height requirement as well as the side and rear setbacks for the proposed exterior protected storage structure. Having a 25-ft setback on the rear property line will cause great difficulty in maneuvering trucks and trailers into my existing rear shop area. The height variance will allow me to park larger and taller trucks under the roof and also allowing for loading and unloading. Presently we unload outside which is very challenging in the rain and snow.

We understand that if granted the variance, we will need to meet the requirements of the 2024 Ohio Building Code, especially Section 3115 (Intermodal Shipping Containers). We have reviewed these requirements and because the shipping containers we intend to use are a one-trip usage, we will conform with these requirements.

Thank You!

Reggie Butz, Owner

www.butzwelding.com

Scott J. Heacock / Architect
1303 Sabra Road
Toledo, Ohio 43612-2127
419 / 260-8779
sjharch@buckeye-express.com

Transmittal: Administrative Board of Zoning Appeals

Date: May 9, 2025

Project: A NEW EXTERIOR STORAGE AREA & SHEDS for:
BUTZ WELDING & FABRICATION

Attached, please find the following documents:

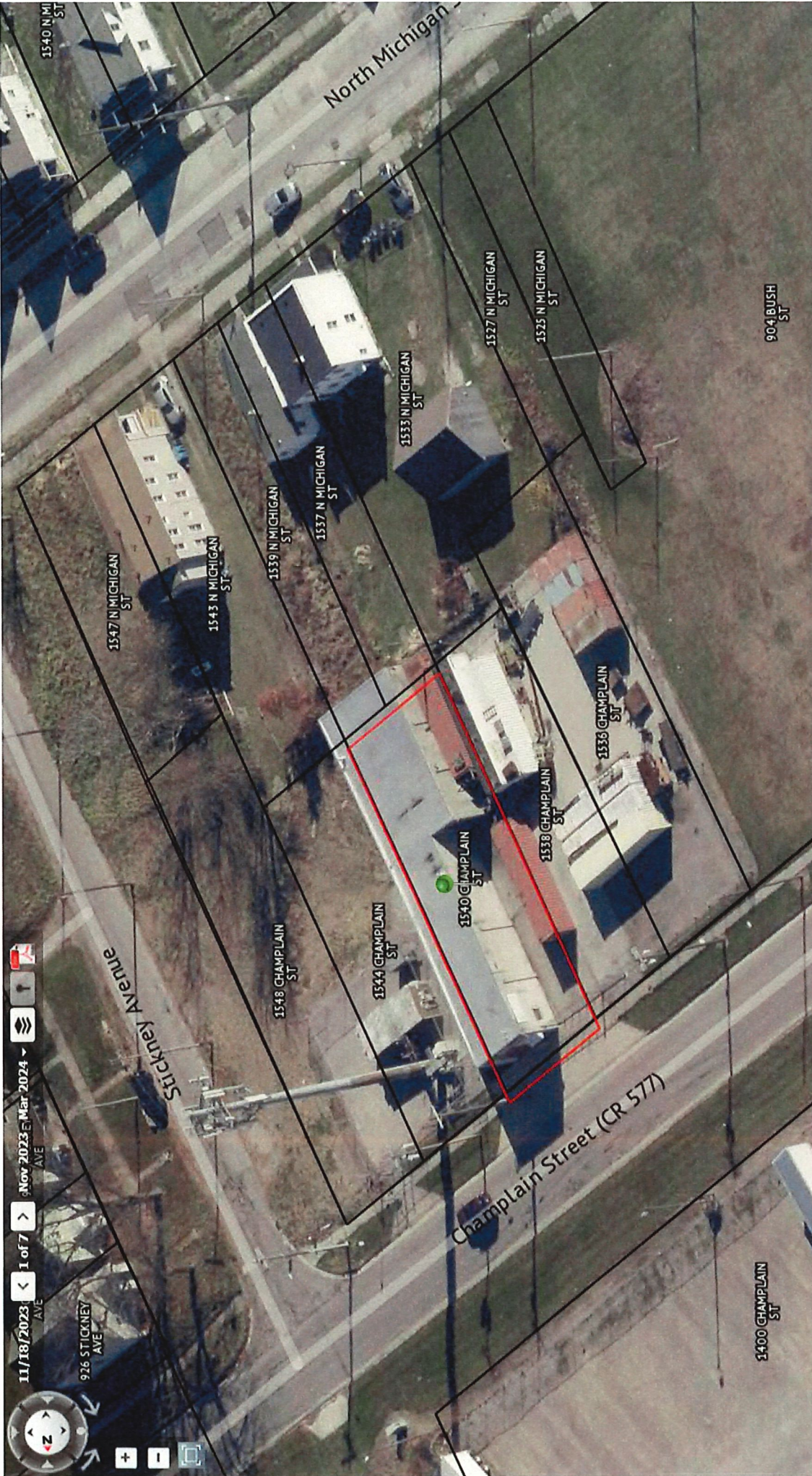
- ☐ Application to the Administrative Board of Zoning Appeals
- ☐ Butz Welding & Fabrication check for \$200.00
- ☐ Several Photos of the Site area
- ☐ Reggie's Letter explaining the reasons for the Variance requests
- ☐ Googles Maps of the area
- ☐ Various copies of the revised Preliminary Design Concept Plan

Scott J. Heacock / Architect



Scott J. Heacock /AIA

5.8.25

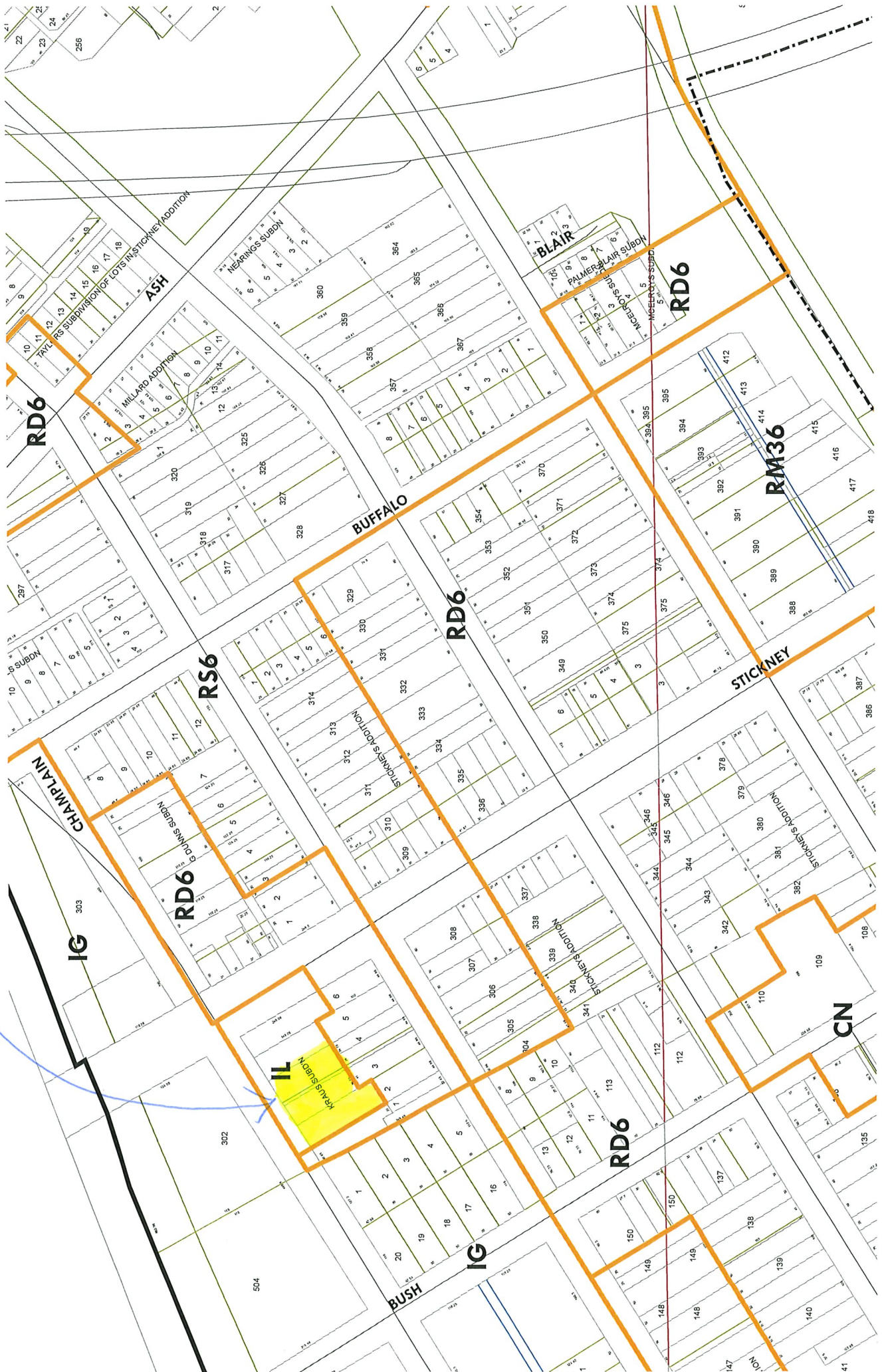




Enter an Intersection or Address



154D CHAMPLAIN AKA 154Z



APPLICATION —

~~BZE~~ FLOWPLAN ~~TO~~ TO THE TOP?
OR REMOVE
- ENAIL CAINELY

921 GROWT - 8' BARE WIRE
RES PROPERTY - VACANT

1007 KINDEE



5-8-23

AIRTEL PICTURE FROM 1990

5-12



5.8.25

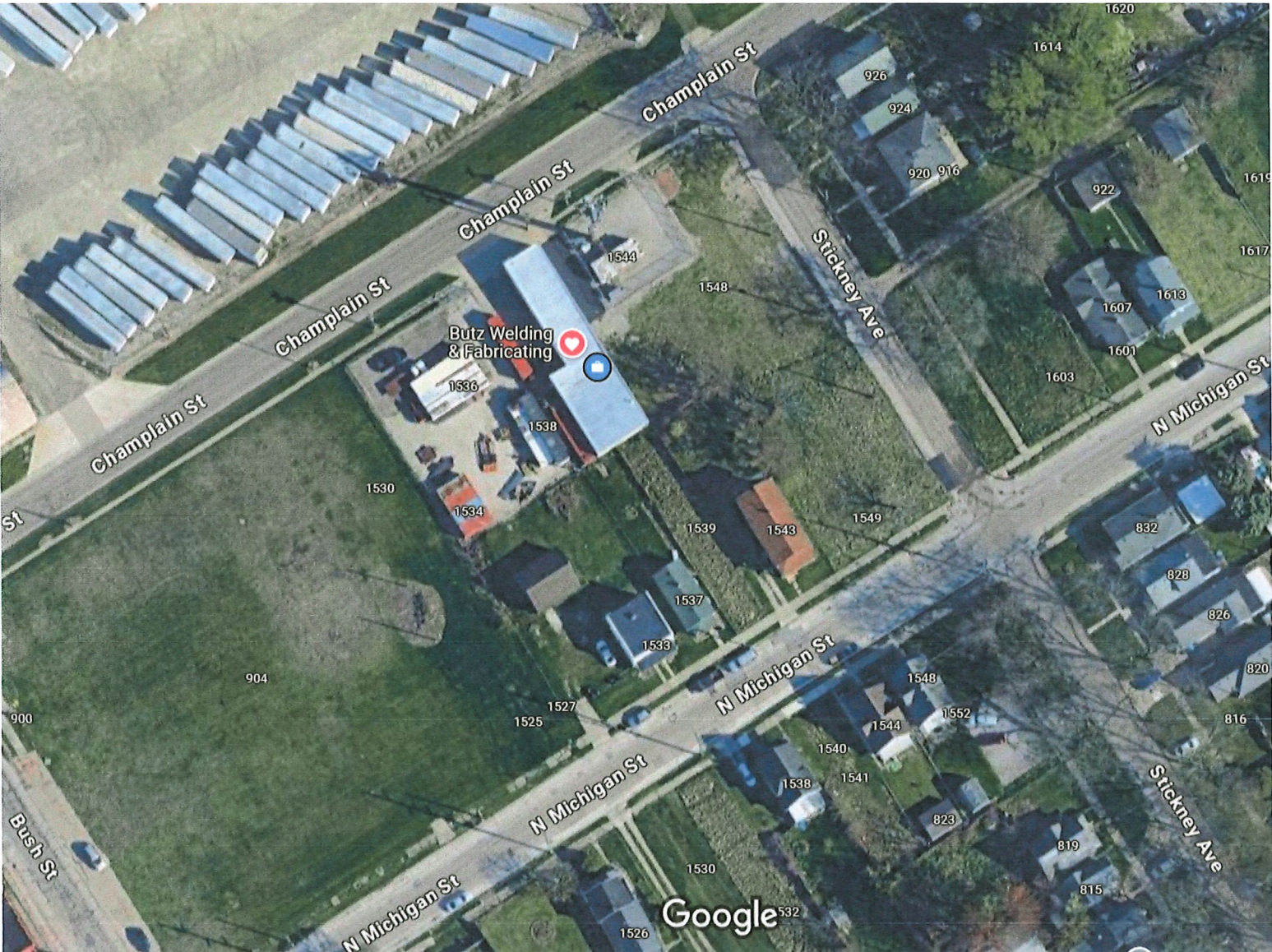
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5-19





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