

City of Toledo



ADMINISTRATIVE BOARD OF ZONING APPEALS (BZA)

MONDAY, MAY 19, 2025 - 10:00 A.M.
CITY COUNCIL CHAMBERS, FIRST FLOOR
GOVERNMENT CENTER

BZA BOARD APPROVAL CASE ORDER

DOCKET #	BZA No	ADDRESS
1	BZA25-00018	3726 HOMEWOOD AVE
2	BZA25-00020	760 YONDOTA ST

ATTENDANCE

NATHAN KNAPKE -
CHAIRMAN

CARRIE HARTMAN

ROBERT PASKER

ERIC CRAIG

DEVON OVERTON

DOUG LALONDE -
SECRETARY

CHRISTY SONCRANT

CARL COCHENOUR -

JULIA RANGLES

LANIE BRACKETT -
COURT RECORDER

Agenda

Meeting: Monday, May 19, 2025

Location: City Council Chambers 1st Floor

[illegible]



CASE # BZA25-00018

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 3726 Homewood ave, Toledo, Oh, 43612 Zoning District 5 Points Date 04/08/2025
Legal Description HOMEWOOD PARK LOT 132 & W 37.20 FT LOT 54 PARK AVE ADDN...EXC S 9 FT
Applicant's Name (print) Laurence Klippel - Ohio Family Housing Group LLC
Appeal (Dept. of Inspection ruling - Title Nine Sign Code) _____ Hardship Variance _____
Exception X Appeal decision _____ ADA Accommodation _____
TMC § 1105.0301

Applicant Signature L. Klippel Phone 234-312-3641
Applicant's Street Address 164 Brittain rd., Apt #8 Fax _____
Applicant's City, State, Zip Akron, Oh, 44305 E-Mail laurieklippel@gmail.com

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 _____

Copy Zoning Map ✓ <http://local.live.com/> Transportation notified to check site distance hazard _____

Code Enforcement notified if orders are being appealed. _____ Permit Tech's Initials DSS Date 4-11-2025

Reviewed by _____ Date _____ Staff Recommendation _____

Board Decision _____ Date _____

P:, Inspection, BZA

3/15/2022 kjr

CITY OF TOLEDO BOARD OF ZONING APPEALS - MEETING NOTES

HEARING DATE: Monday, May 19, 2025	BZA NO: BZA25-00018	APPLICANT: Laurence Klippel
SITE LOCATION: 3726 Homewood Ave	ZONING: 10-RD6 DISTRICT:	SWO OR NOL: N/A ISSUED:

TMC CODE:	1105.0301
CODE DESCRIPTION:	The following standards apply in all Residential districts: B. Fences or hedges may not exceed 3½ feet in height in the required front setback. C. Fences may not exceed 6 feet in height in the side or rear yard. D. If the site does not have a primary structure, the area between the front property line and the required front setback listed in Sec. 1106.0100 is defined as the front yard. E. No part of any fencing may extend into the public right-of-way
ANALYSIS:	Applicant requests variance of TMC 1105.0301 (A). Requests to maintain a 6' high fence as installed within the front setback and request for less than 18' setback from curb.

BOARD MEMBERS	1ST/2ND MOTION	1ST/2ND IF 2ND MOTION	YEA	NAY	ABSENT	RECUSE	LEFT BEFORE VOTE TAKEN	
CARRIE HARTMAN								
DEVON OVERTON								
JULIA RANGLES								
ERIC CRAIG								
CHRISTY SONCRANT								
ROBERT PASKER								
NATHAN KNAPKE								

VOTING RESULTS:	APPROVED	DISAPPROVED	DEFERRED	WITHDRAWN
CONDITIONS OF APPROVAL				



Subject: Addendum to BZA25-00018 – re. Traffic

23rd April 2025

To Whom It May Concern,

My name is Laurence Klippel, and I am the owner of the property located at 3726 Homewood ave on the corner of Berdan Avenue and Homewood Avenue in Toledo, Ohio. I am submitting this as an addendum to my previous submission, in order to address and resolve concerns regarding traffic flow and safety raised by Aaron Galambos from the Department of Transportation.

These concerns stem from vehicle visibility issues caused by the placement & height of the fence at 3726 Homewood Avenue. These issues primarily affect northbound traffic on Homewood ave who are turning left or continuing straight ahead having sufficient visibility to/from westbound traffic on Berdan ave.

To alleviate these concerns, I am proposing a modification to the fence by removing a small 21ft section and repositioning it to increase vehicular visibility dramatically. Specifically, these proposed changes will nearly double the existing visibility of oncoming traffic from approximately 90ft to 168ft (**an increase of 78ft**), whilst still maintaining the enclosed yard's safety & security for my tenants' young children. This proposed modification is designed to provide the same level of visibility as the prior suggestion to move the fence 5.7 feet away from the road on the Berdan Avenue side.

I appreciate the opportunity to contribute to an effective solution and sincerely apologize for any inconvenience caused by the initial placement of the fence.

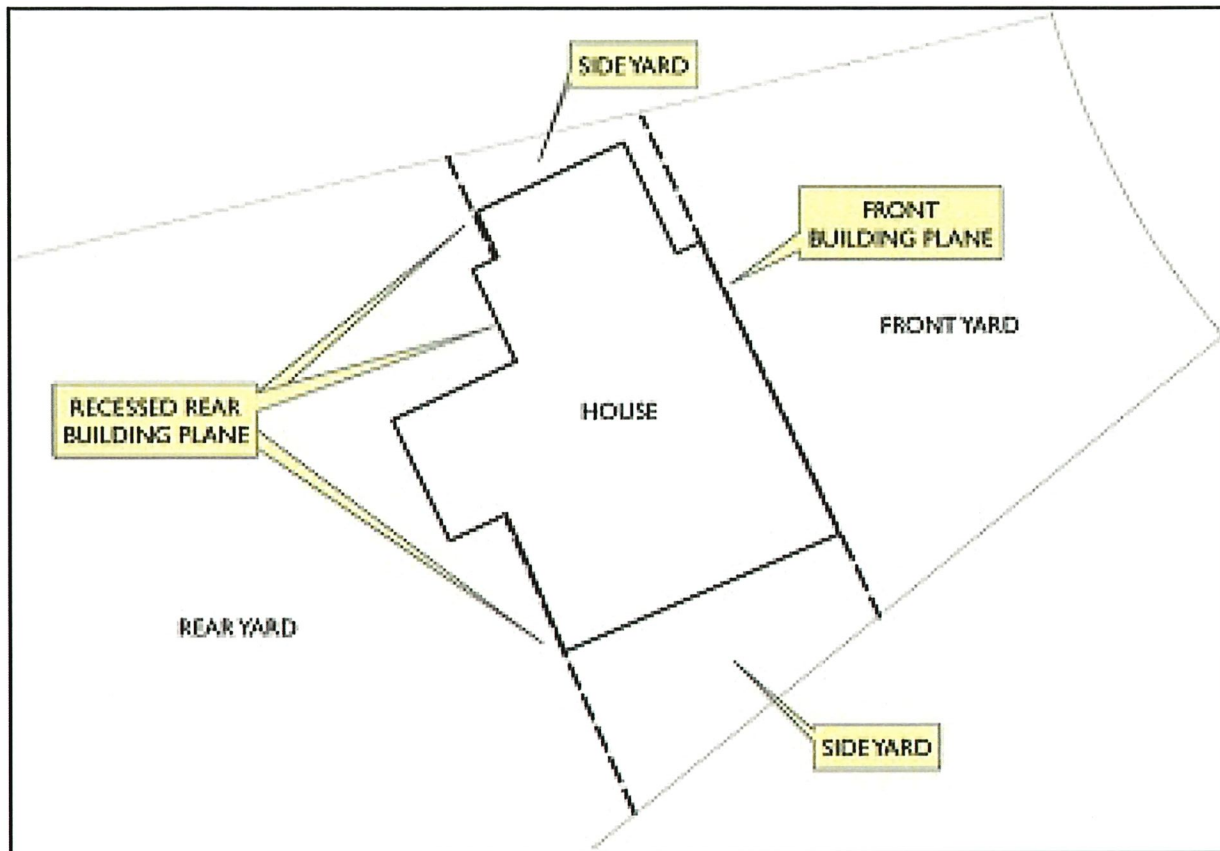
All the following distances and projections refer to a northbound vehicle which has stopped at the threshold of Homewood Ave and taken from the viewpoint of the driver. I have tried to be as accurate as possible, but there may be minor discrepancies to actual.

The details of my proposed modifications are outlined in the following images:

1105.0301 Residential Districts.

The following standards apply in all Residential districts:

- A. Fences or hedges shall not exceed 3½ feet in height in the front yard.
- B. Fences shall not exceed 6 feet in height in the side yard or rear yard.
- C. If the site does not have a primary structure, the area between the front property line and the required front setback listed in Sec. [1106.0100](#) is defined as the front yard.



- D. No part of any fencing shall extend into the public right-of-way.

64	23
63	24

65	98
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133	55
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23	16
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43	26
27	

BERDAN

RM36

HomeWood

PARK AVENUE ADDITION

WEISSENBARGER ADDITION

RD6

RD6

EDGEWOOD

POS

WASHINGTON HEIGHTS

REMKLAUS SUBDIVISION

STEEBINS HILL COLONIAL COURT

22

BERDAN

HOMEWOOD

1325

41.68866°, -83.57261°

3726

1323

132

3722

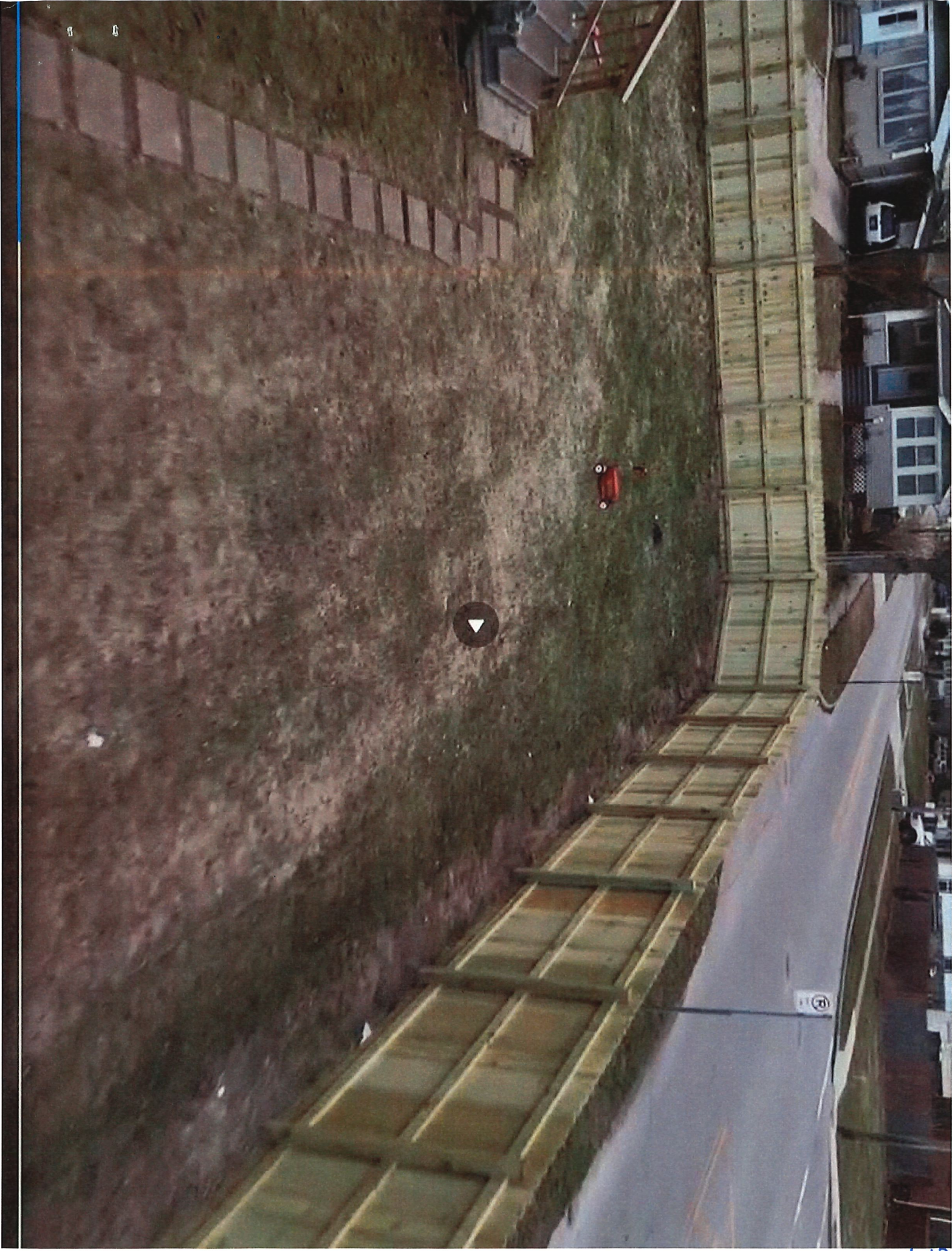
3720











Stewart, Don

From: Laurie Klippel <doris20021@optusnet.com.au>
Sent: Wednesday, April 9, 2025 1:10 AM
To: Brown, Rebecca; toledobi
Cc: Joe Gwinn; doris20021@optusnet.com.au; Laurie Klippel
Subject: 3726 Homewood BZA packet
Attachments: BZA application 3726 Homewood ave.pdf; Map.jpg; Screenshot 2025-04-09 100517.jpg; Screenshot 2025-04-09 105115.jpg; Screenshot 2025-04-09 105630.jpg; Signed CC Authorization Form.pdf; Zoning Waiver Letter.pdf

Hello Rebecca,

I hope this message finds you well. My name is Laurence, the owner of 3726 Homewood Ave. First, I'd like to thank you for assisting Joe, my trusted contractor, with his inquiries regarding this matter.

The previous fence on the property was removed after a Section 8 inspector suspected it might contain lead paint—although it did not. To prioritize the safety and security of my tenant's children, I had Joe replace the old fence with a new privacy fence.

I've attached the following documents for your review:

- Completed BZA application form (please let me know if I've missed anything, as I found some terms a bit confusing).
- Photos of both the new and previous fence.
- Aerial view map showing the new fence's location, identical to the previous one.
- Credit card authorization form for the \$200 fee.
- A letter outlining my case.

I noticed that the next application deadline cutoff is this Friday April 11, so hopefully I just made it into this intake.

Thank you for your time and consideration of this zoning waiver. Your assistance is greatly appreciated, as this fence plays a vital role in ensuring the safety and privacy of my tenant's family. If you need any additional information please let me know.

Kind regards,
Laurence Klippel
Ohio Family Housing Group LLC
Phone - 234-312 3641



Date – 8th April, 2025

Subject: Request for Zoning Waiver for 3726 Homewood Ave, Toledo, OH, 43612

Dear Sir/Madam,

I am writing to request a zoning waiver for my property at 3726 Homewood Ave, Toledo, OH, 43612. As the owner, I take the safety and well-being of my tenants seriously. The tenant currently residing on the property is a single African American mother with six children, who, like all children, love spending time outdoors.

Unfortunately, the property lacks a backyard space, and the only area suitable for the children to play is the frontage along Berdan ave and Homewood ave. To ensure their safety and privacy, I installed a privacy fence without realizing that it exceeded the ordinance restrictions for fence height in the front yard. The fence provides much-needed security for the children to play freely and safely in their own yard, away from external hazards.

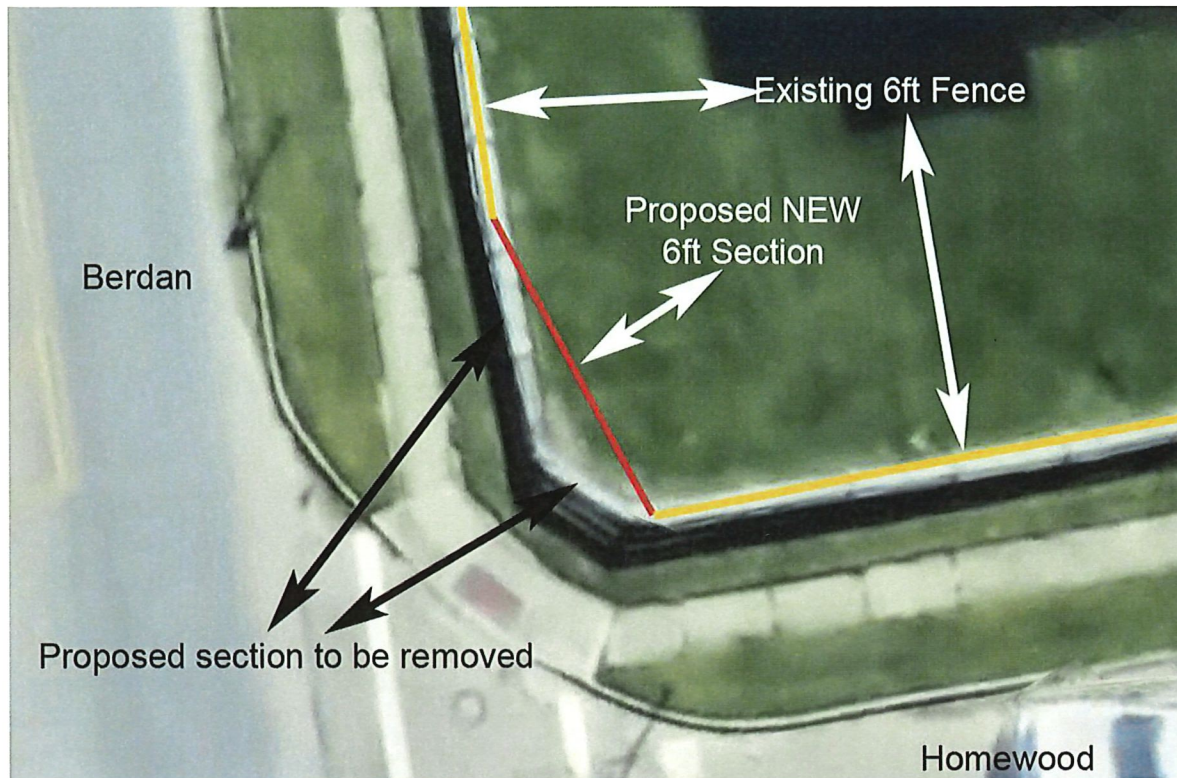
The previous fence on the property was removed after a Section 8 inspector suspected it might contain lead paint—although it did not. But it was old and in poor condition. To prioritize safety and security, I had my contractor replace the old fence with a new privacy fence. The new fence was constructed in the exact location that the previous fence was. I have also included a photo of the previous fence as reference. The new fence is 6 feet high.

I kindly ask for your understanding and approval of this waiver, as it directly supports the safety and well-being of these children, allowing them to enjoy their outdoor space without compromising their privacy or protection.

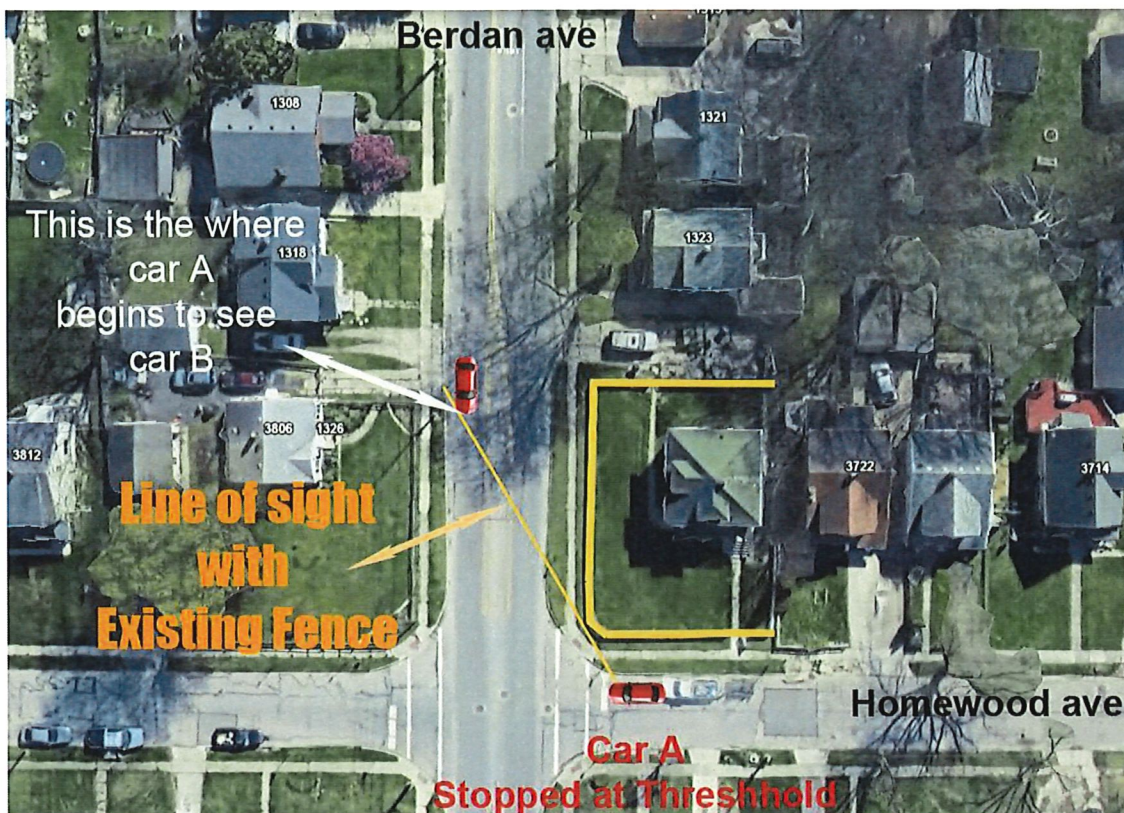
Thank you for your consideration.

Sincerely,

Laurence Klippel
Ohio Family Housing Group LLC
Phone 234-312-3641



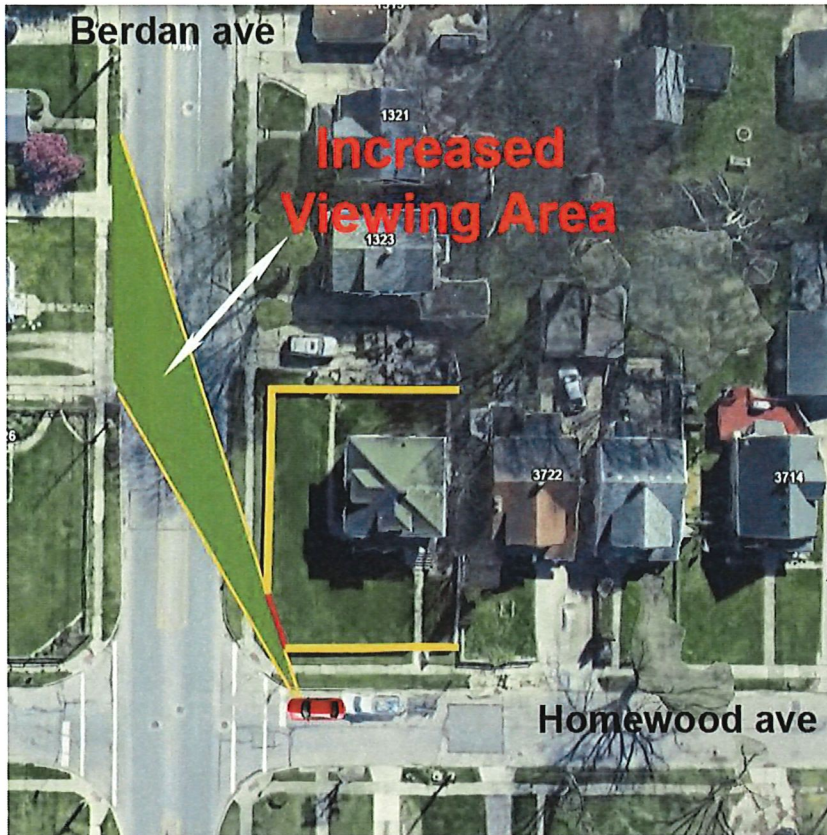
- **Image 1:** A close-up of the areas to be modified, detailing which portions of the fence will be removed and how those areas will be replaced to enhance visibility. Length of section removed is 21ft. The new section will be parallel to the viewpoint of the driver in Car A in the following images.



- **Image 2:** A visual representation of the current visibility conditions. Existing fence is highlighted in yellow.



- **Image 3:** A depiction of the proposed visibility angles once the modifications are completed. New section of fence shown in red.



- **Image 4:** An illustration of the increased visibility area resulting from these changes.

I believe these proposed changes will address the concerns raised regarding visibility while allowing me to retain the aesthetic and functional benefits of my fence. My goal is to work collaboratively with the city to find a solution that upholds safety standards and respects the needs of all parties involved.

It's important to note that if my proposed solution still doesn't give enough visibility for oncoming traffic, then a larger portion of the corner section of the fence can be removed, thus increasing visibility even more than the proposed 168ft.

Thank you for taking the time to review my appeal and the accompanying documentation. I am committed to resolving this matter and am happy to provide any additional information or clarification as needed. I look forward to the opportunity to discuss this appeal further during the review board hearing.

Regards

A handwritten signature in black ink that reads "L. Klippel". The signature is stylized with a large, looped "L" and a cursive "Klippel".

Laurence Klippel
Ohio Family Housing Group LLC
Email – laurieklippel@gmail.com
Ph – 234 312 3641

Stewart, Don

From: Galambos, Aaron
Sent: Monday, April 14, 2025 7:44 AM
To: Stewart, Don
Cc: Stookey, Gary; toledobi
Subject: RE: 3726 Homewood Ave, Toledo, 43612; BZA25-00018

Donald,

Transportation/Traffic Management is going to be contacting the applicant about making changes to the drawing for BZA25-00018, 3726 Homewood. We will be working with them to provide a better line of sight at the intersection. Revised drawings will need to be submitted. Our changes will not change the fact that a BZA is required for a 6' fence in a double front yard. We will also be requiring TMC 1107.2000 to be added to this BZA and a recommendation for a permanent encroachment of the right-of-way for a portion of the fence to bring it into compliance. If you have any questions, feel free to call me at 419-245-1314.

Aaron Galambos
Engineering Associate
Department of Transportation
Division of Traffic Management
aaron.galambos@toledo.oh.gov
office 419-245-1300
→ toledo.oh.gov



From: Stewart, Don <Don.Stewart@toledo.oh.gov>
Sent: Friday, April 11, 2025 9:12 AM
To: Galambos, Aaron <Aaron.Galambos@toledo.oh.gov>
Subject: 3726 Homewood Ave, Toledo, 43612; BZA25-00018

Hello,
Corner lot privacy fence installed asking for a exception for the 6'-0" tall fence. For your approval.
Any questions I try to answer them.

Donald Stewart

Permit Technician
City of Toledo - Division of Building Inspection
One Government Center – Suite 1600
Toledo, Ohio 43604
Office 419-245-1246
Fax 419-245-1329
Don.Stewart@toledo.oh.gov