

CASE # BZA25-00042

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 440 Daniels Zoning District R06 Date _____

Legal Description W C Daniels Addition Lot 90 N 1/2 E 3 FT N 35 FT Lot 89

Applicant's Name (print) _____

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

Exception X Appeal decision _____ ADA Accommodation _____

TMC § 1105.0201 Setbacks A.

1107.1906 Surfacing and Drainage

Applicant Signature [Signature] Phone 419 344 6241

Applicant's Street Address 440 DANIELS AVE Fax _____

Applicant's City, State, Zip TOLEDO OHIO 43609 E-Mail AIRWOLF188@yahoo.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 WSS Date 8/11/25

Reviewed by _____ Date _____ Staff Recommendation _____

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



CITY OF TOLEDO

Division of Building Inspection

Board of Zoning Appeals Application Instructions

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

Instructions to Complete an Application For

The BOARD OF ZONING APPEALS

All applications for waiver or variance requests submitted to the Board of Zoning Appeals shall be properly completed, accompanied by the appropriate fee of \$200 and the information below. The \$200 fee may be paid by check made payable to "City of Toledo" or by Visa or MasterCard. A credit card authorization form is attached

- ✓ • A letter explaining the hardship being created by not having a waiver (i.e. the lot is too narrow, maneuverability, etc.)
- ✓ • Three color photographs of the site for which the application is filed.
- ✓ • Complete and accurate site plans of the property for which the application is filed. Site plans shall include all dimensions of the property; all dimensions of any building or structure on the property to the property lines (not to the curb or centerline of the roadway, etc.) and to other buildings on the property; all accurate dimensions, such as length, height and width of the project for which a waiver or variance is being sought. Drawings shall be on 8-1/2 x 11" plain white paper or 1/4" graph paper. Drawings shall be neat and are to clearly represent the waiver request. Drawings should show the abutting properties and those addresses.
- The applicant is responsible for providing a complete and accurate legal description of the property where the variance is being applied for. You may obtain your legal description from the Real Estate Office by calling (419) 213-4420. The Division of Building Inspection will provide the Zoning Classification for the property if that is unknown by the applicant.

The requirements listed above apply to any application to the Board of Zoning Appeals. An application will not be processed if it is found to be deficient in the required information.

An Administrative Review, without appearance before the Board, may be requested for some minor variances provided the requirements shown previously are met along with the following:

- Notarized letters from all abutting and adjacent property owners.
- Appeals of front yard variances will not be decided administratively.

7/3/25

TO WHOM IT MAY CONCERN

I RON WIEGAND FATHER TO SHANA WHITAKER (I DO HAVE
POWER OF ATTORNEY) RESPECTFULLY REQUEST PERMISSION
TO INSTALL A 16' X 22' CARPORT AT 440 DANIELS
WE USE TO HAVE A GARAGE & TORN DOWN ALSO PLEASE
ALLOW US TO DRIVE ON OUR GRAVEL DRIVEWAY

THANK YOU VERY MUCH

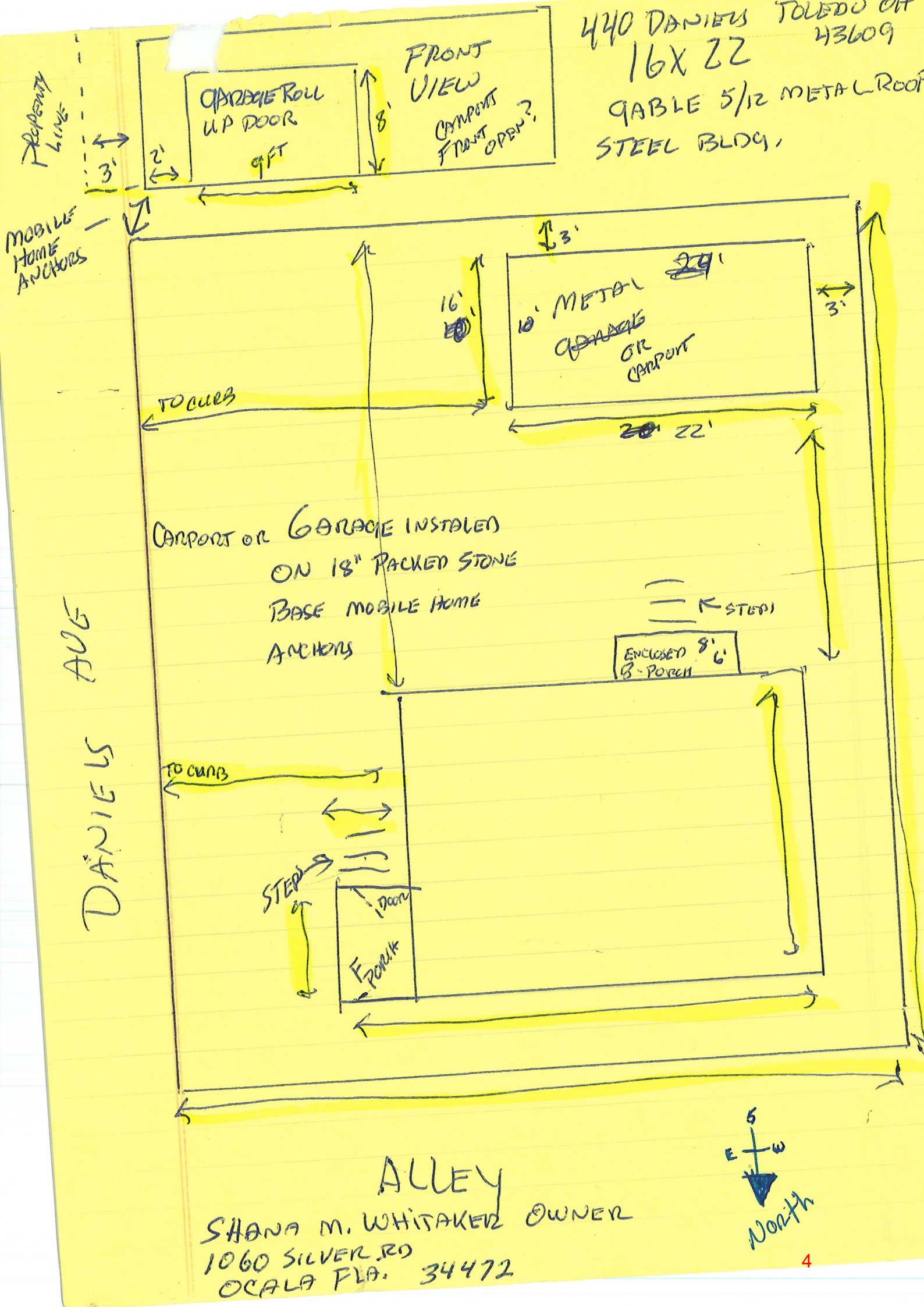
RON WIEGAND

440 DANIELS

TOLEDO OHIO 43609

419-344-6241

440 DANIELS TOLEDO OH 43609
16X 22
GABLE 5/12 METAL ROOF
STEEL BLDG.



PROPERTY LINE
MOBILE HOME ANCHORS

GARAGE ROLL UP DOOR
9FT
8'
FRONT VIEW
GARPORT FRONT OPEN?

10' METAL GARAGE OR CARPORT
16'
22'
3'

CARPORT OR GARAGE INSTALLED
ON 18" PACKED STONE
BASE MOBILE HOME
ANCHORS

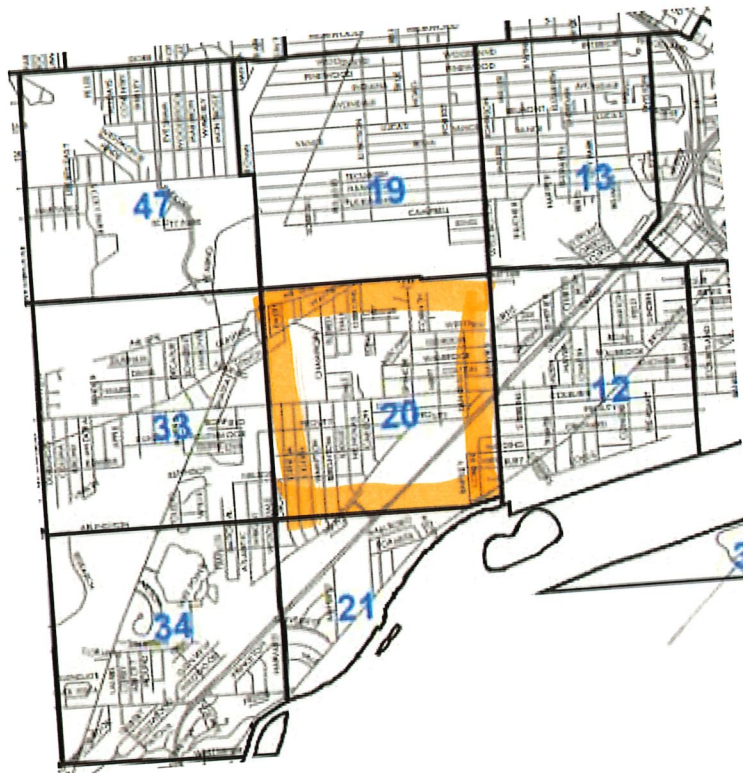
ENCLOSED 8'6"
3-PORCH
STEPS

TO CURB
STEPS
FRONT

ALLEY

SHANA M. WHITAKER OWNER
1060 SILVER RD
OCALA FLA. 34472





TOLEDO



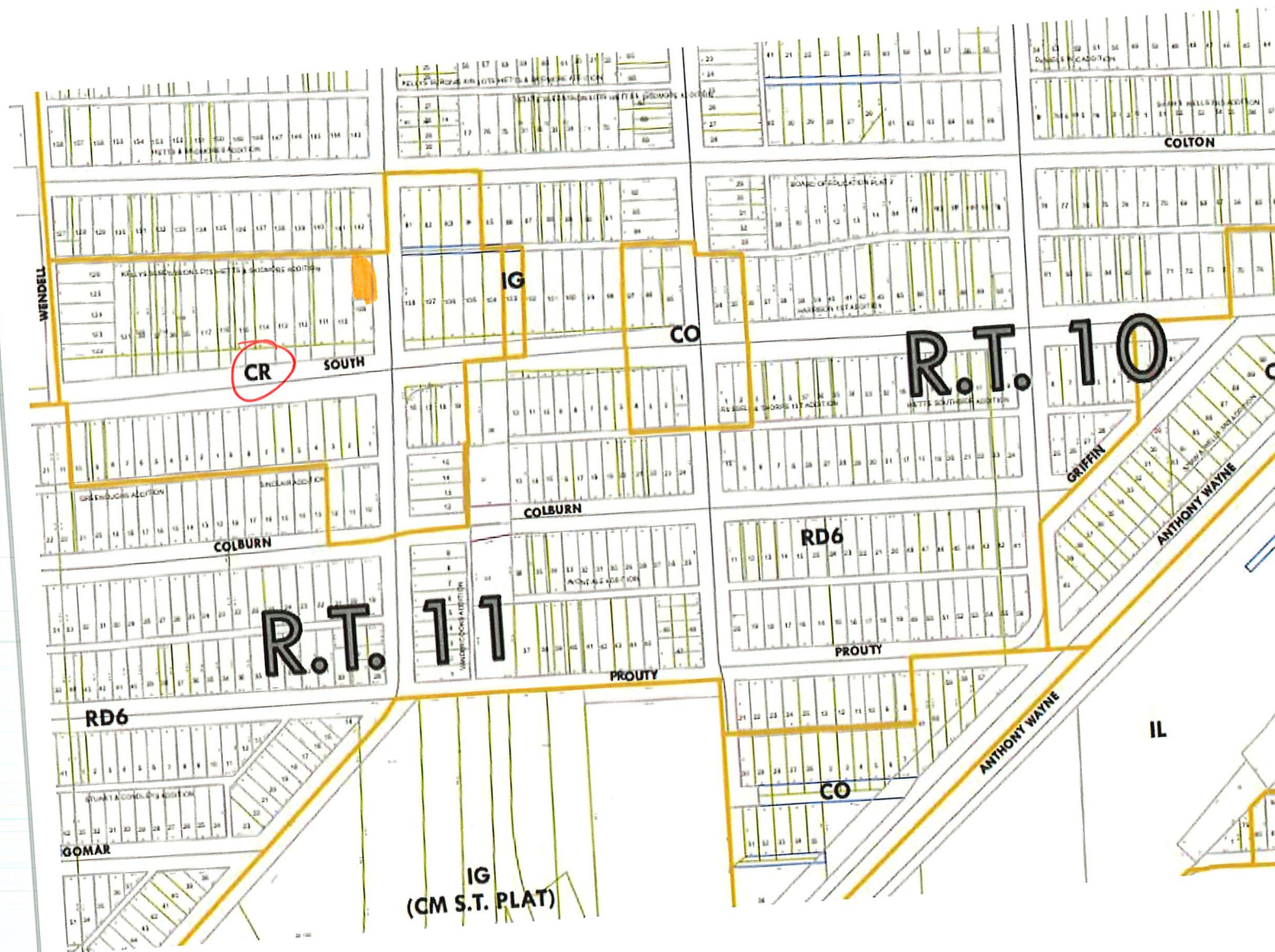
T.3. U.S.R.

20

20

Zoning information on this map is for general reference purposes only. For official zoning determinations please contact the Toledo-Lucas County Plan Commissions. Note: These maps do not include historical Community Unit Plans (CUPs).

Date Printed:





ASSESSOR#: 05223002
ROLL: RP_OH
440 DANIELS AVE
STATUS: Active

Record Navigator
1 of 1
[Return to Search Results](#)

- Summary
- Map
- Pictometry
- Transfers
- Values
- Residential Attributes
- Commercial Attributes
- Outbuildings
- Land
- Remarks & Splits
- Parcel Projects
- Current Taxes
- Tax Distribution
 - By Fund
 - By Fund & Levy
- Prior Taxes
- Special Assessments
- Payments
- Levy Estimator
- Prior Specials
- Pro # Inquiry
- CAUV
- Agriculture
- Forest
- Mylar Tax Map
- Photos
- Sketch
- Manufactured Home (MH_OH)
- Manufactured Home (MH_EQ)
- Rental Registration
- BOR/Appeals

PARCEL ID: 0403507
MARKET AREA: 503R
WHITAKER SHANA M
TAX YEAR: 2025

Summary - General

Tax District	TOLEDO CITY - TOLEDO CSD
Class	RESIDENTIAL
Land Use	510 : R - SINGLE FAMILY DWELLING, PLATTED LOT
Special Use	510 - 1 FAMILY-PLAT
Market Area	503R - Click here to view map
Zoning Code	10-RD6 - Click here for zoning details
Zoning Description	Duplex Residence
Water and Sewer	CITY WATER / CITY SEWER
Traffic	RESIDENTIAL SIDE STREET
Street Type	CONCRETE OR BLACKTOP
Owner	WHITAKER SHANA M
Property Address	440 DANIELS AVE TOLEDO OH 43609
Mailing Address	1060 SILVER RD OCALA FL 34472 W C DANIELS ADDITION LOT 90 N 1/2 & E 3 FT N 35 FT LOT 89
Legal Desc.	
Certified Delinquent Year	40
Census Tract	

Summary - Most Recent Sale

Prior Owner	440 DANIELS LLC
Sale Amount	\$0
Deed	25201462
Sales Date	27-MAR-2025

Summary - Values

	35% Values	100% Values	35% Roll	100% Roll
Land	280	800	280	800
Building	2,980	8,500	2,980	8,500
Total	3,260	9,300	3,260	9,300

Tax Credits

Homestead Exemption	NO
Owner Occupied Credit	NO
CAUV	NO
Agricultural District	NO

- Actions
- [Market Area Sales](#)
 - [Printable Summary](#)
 - [Printable Version](#)

Reports

- [Mailing List](#)
- [Property Attributes Export](#)
- [Lucas Composite](#)
- [Tax Bill](#)
- [Property Record Card](#)

Go

Some Map Features may be temporarily unavailable after 4:30 p.m. on July 3 while maintenance is performed.

The property and tax information on this site represents data as of the current tax year. Information provided is deemed a reliable point of reference but is not guaranteed and should be independently verified.

The boundary lines depicted in the map are for tax purposes only. They are not intended for conveyances, nor are they a Legal Survey.



Auditor **Property Search** County Website Contact Us

Address Owner Parcel Number Assessor # Advanced County Map Multi-Year Search

Summary

Map

Pictometry

Transfers

Values

Residential Attributes

Commercial Attributes

Outbuildings

Land

Remarks & Splits

Parcel Projects

Current Taxes

Tax Distribution

By Fund

By Fund & Levy

Prior Taxes

Special Assessments

Payments

Levy Estimator

Prior Specials

Pro # Inquiry

CAUV

Agriculture

Forest

Mylar Tax Map

Photos

Sketch

Manufactured Home (MH_OH)

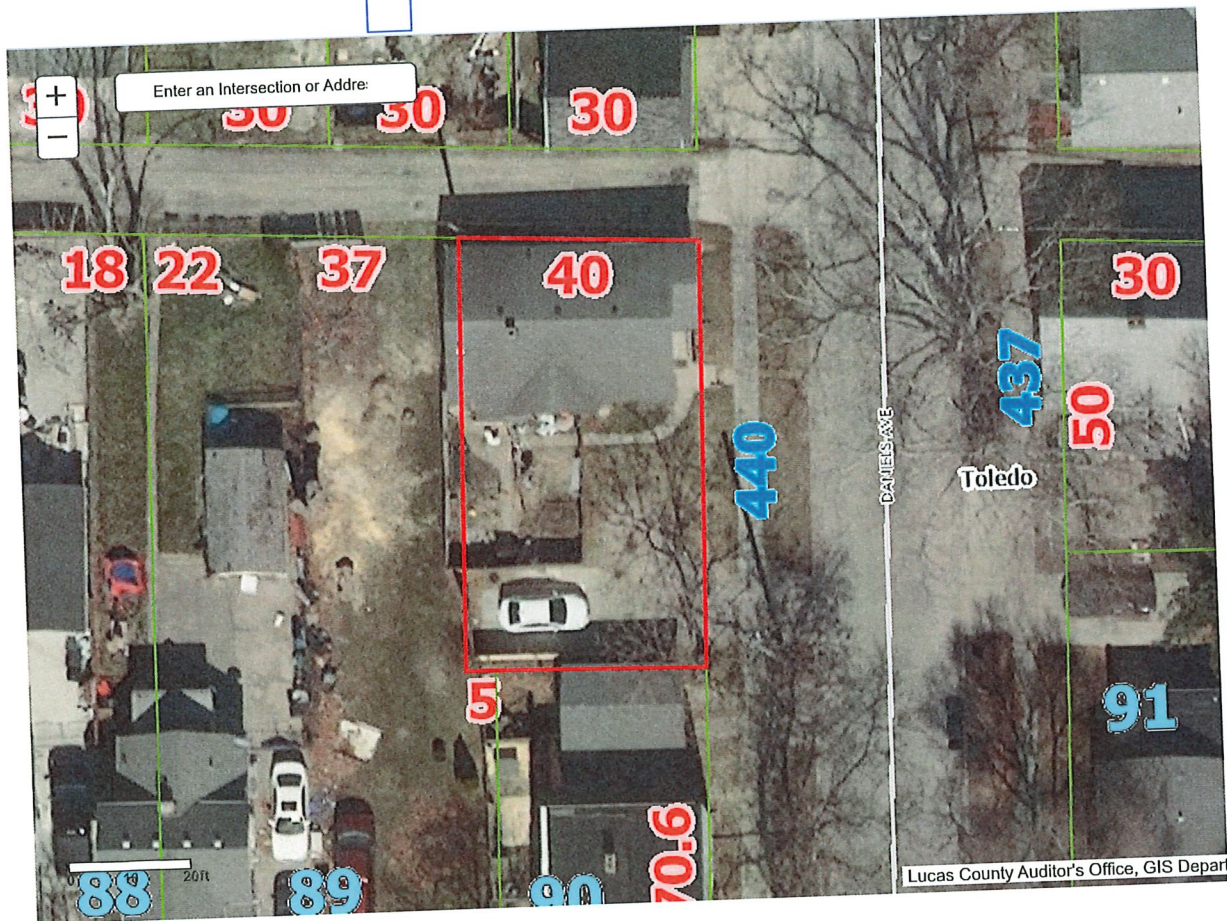
Manufactured Home (MH_EQ)

Rental Registration

BOR/Appeals

PARCEL ID: 0403507

MARKET AREA: 503R
WHITAKER SHANA M
TAX YEAR: 2025





Jun 9, 2025 10:29:37 AM



Fence
Then
Just
(Hanging)
Out
4 NEW?
Demolish?



Demo'd in 2019

TO BLDG CARL COHENOUR

September 15, 2025

To Whom It May Concern:

I, Shana M. Whitaker give Power of Attorney to my dad, Ronald C. Wiegand to get a building permit for 440 Daniels Avenue, Toledo, Ohio 43609 as needed.

Thank you



Shana M. Whitaker

(419)344-5161

State of Ohio)

)

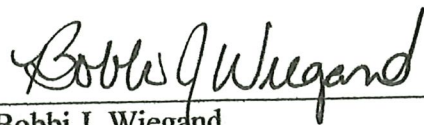
County of Lucas)

Shana M. Whitaker, who is known to be or who has been established by satisfactory evidence to be the person described in the foregoing instrument, personally appeared before me on September 15, 2025 and acknowledged before me that she signed it for the purposes stated therein freely and of her own free will.

To Testimony Whereof, I have hereunto affixed my name and official seal at Toledo, Ohio, this 15th day of September, 2025.



BOBBI J WIEGAND
Notary Public
State of Ohio
My Comm. Expires
October 31, 2027.



Bobbi J. Wiegand
Notary Public, State of Ohio
My Commission Expires October 31, 1027