

GENERAL INFORMATION

Subject

Request	-	Vacation of a portion of Champlain Street and abutting alley, located west of Michigan Street, north of Rex Street
Applicant + Owner	-	Henry Gertzweiler, Inc. 921 Galena Street Toledo, OH 43611
Engineer	-	Frederick Associates 4645 N. Summit Street Toledo, OH 43611

Site Description

Zoning	-	RS6 / Single-family Residential
Area	-	± 0.38 Acres
Frontage	-	± 30' along Champlain Street
Existing Use	-	Vacant Lot
Proposed Use	-	Manufacturing

Area Description

North	-	IL, RS6 / Manufacturing, Warehouse
South	-	RD6, RS6 / Single-family Homes, Champlain Street and Res Street Right-of-way
East	-	RS6 / Single-family Homes
West	-	RS6, IG/ Single-family Home, Industrial Warehouse

Parcel History

Z-133-82	-	Resolution No. 133-82 requesting a zoning for properties located in the “Northern Tier” of North Toledo. Approved by Ord.620-82
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Applicable Plans and Regulations

- Toledo Municipal Code Part Eleven: Planning and Zoning
- Toledo 20/20 Comprehensive Plan

STAFF ANALYSIS

Staff report not available at the time of publication.

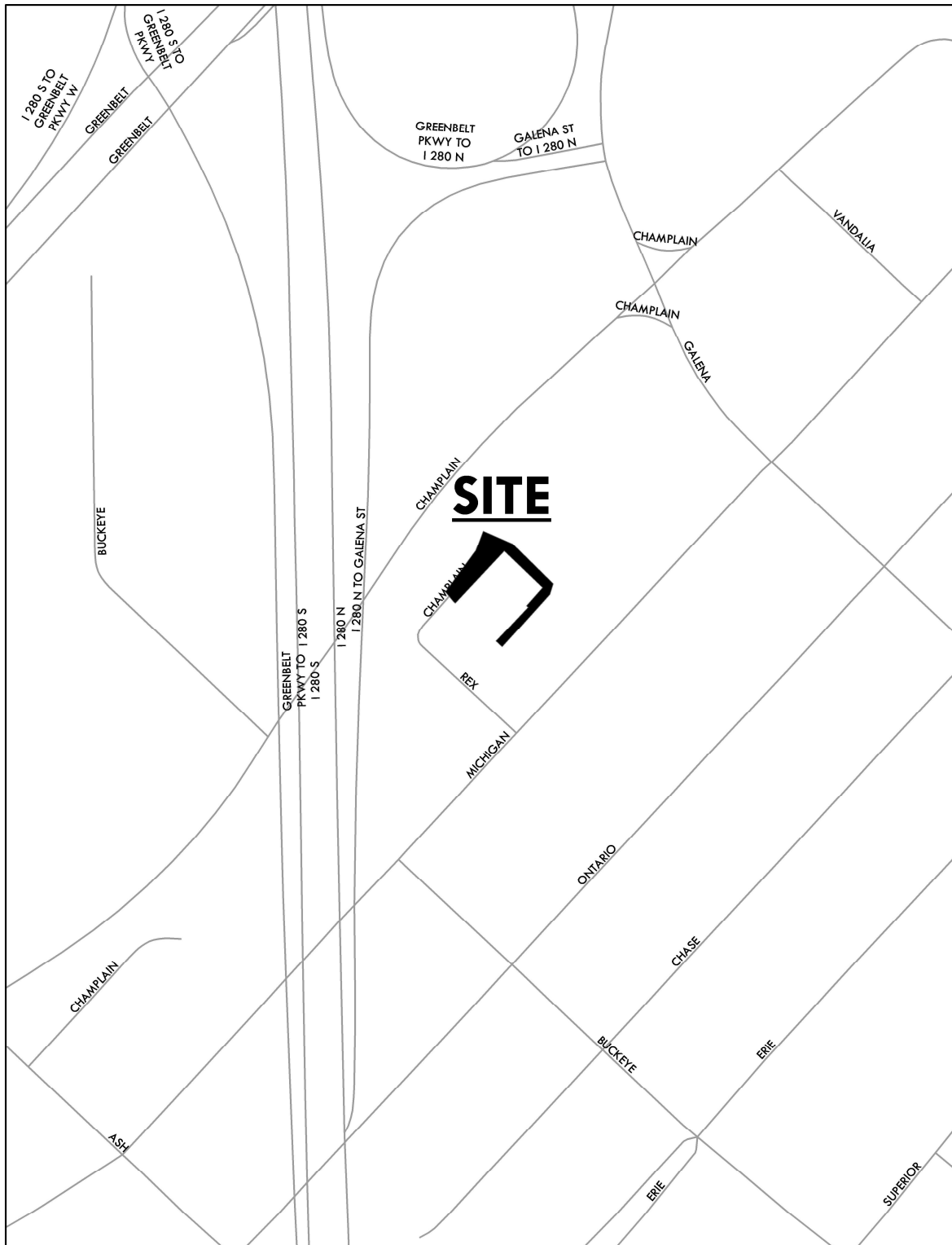
STREET VACATION
TOLEDO PLAN COMMISSION
REF: V-244-24
DATE: June 13, 2024
TIME: 2:00 P.M.

CITY COUNCIL COMMITTEE OF
ZONING AND PLANNING
DATE: July 16, 2024
TIME: 4:00 P.M.

ET
Three (3) sketches follow

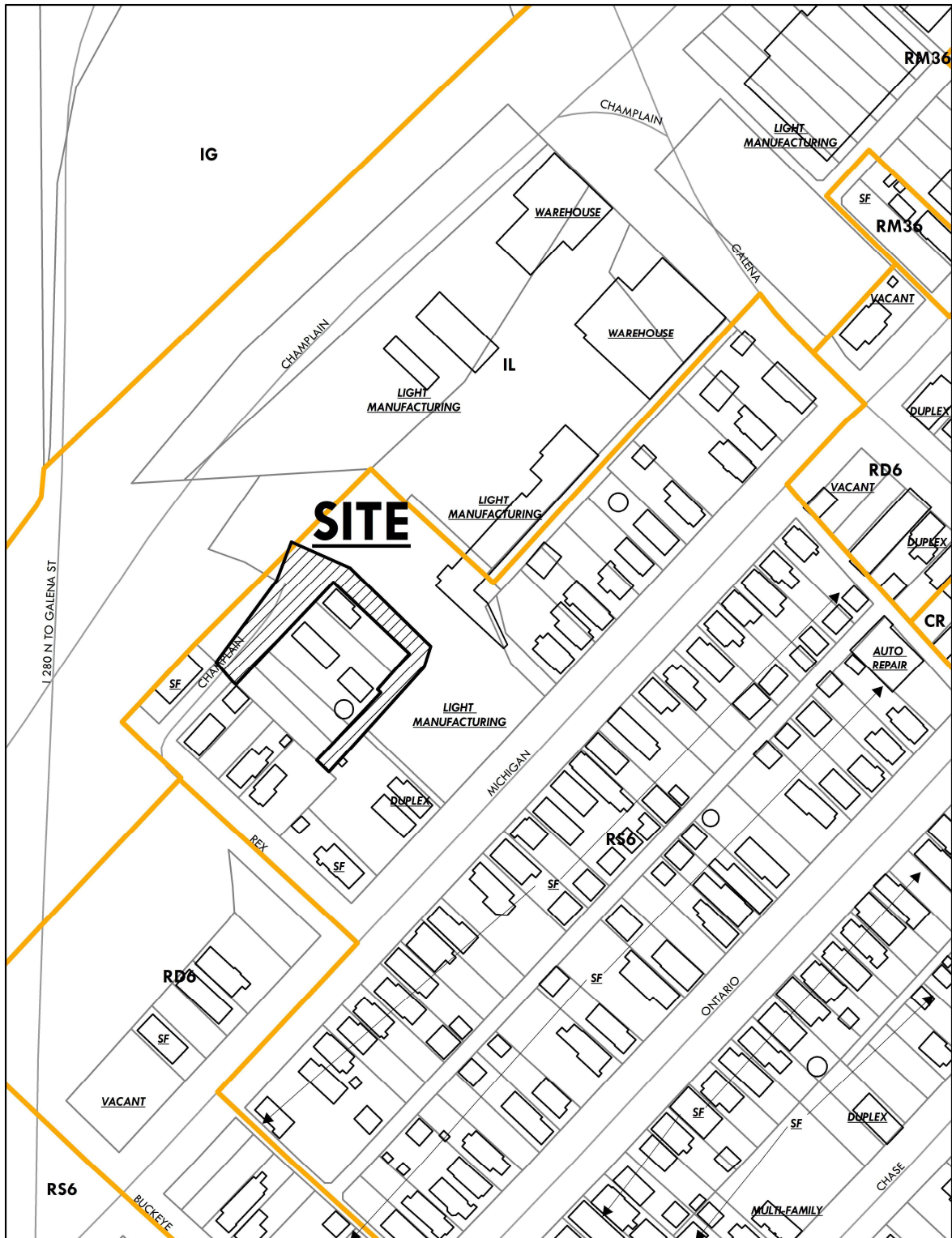
GENERAL LOCATION

V-244-24



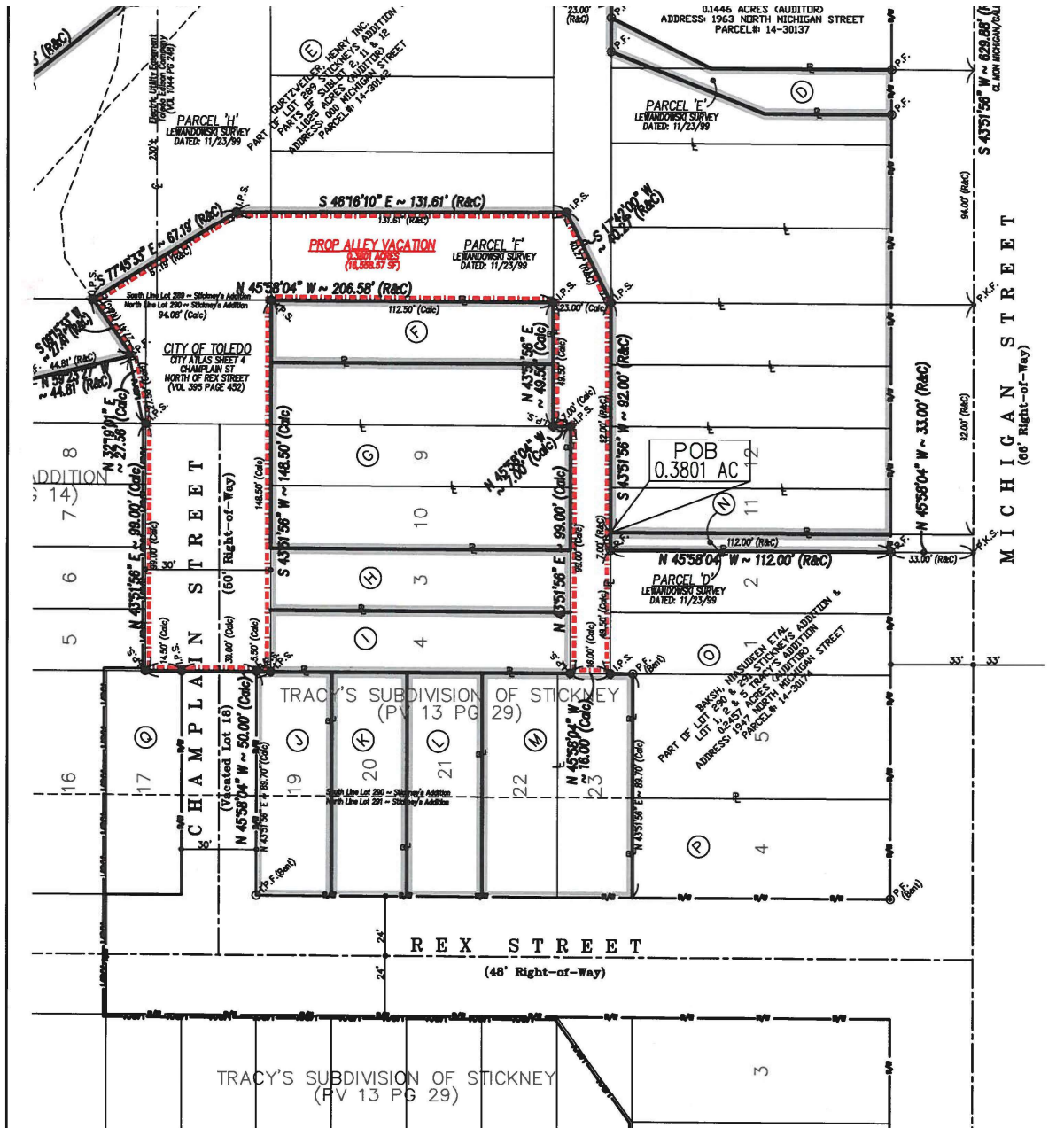
ZONING & LAND USE


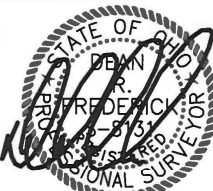
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SURVEY

V-244-24



 FREDERICK ASSOCIATES ENGINEERS - SURVEYORS - PLANNERS 4645 NORTH SUMMIT STREET TOLEDO, OHIO 43611 PHONE 419-340-2650 FAX 419-726-1995		ALLEY VACATION HENRY GURTZWEILER, INC 0.3801 ACRES PART OF LOT 290 & LOT 291 STICKNEY'S 3RD ADDITION (PV 2A PG 2) STICKNEY'S ADDITION OF LOT 290 (PV 16 PG 14) CITY OF TOLEDO LUCAS COUNTY, STATE OF OHIO				DATE: APR 2024 JOB No: 23-2397 SHEET <div style="border: 1px solid black; border-radius: 50%; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center;">1/3</div>	
4/26/24 SCALE: 40 DRAWN: ASR CHECKED: DRF		REV-01 4/26/24 INITIAL ALLEY EXHIBIT		DFREDERICK@FREDERICKASSOC.COM			