

PAID 9.3.25 OK

CASE # BZA25-00046

CITY OF TOLEDO
Department of Building and Code Compliance
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 201 West Crawford ave Zoning District 10-RS6 Date 7/1/2025

Legal Description NORTH COLLINGWOOD PK 1ST LOT 550 E 26 FT & W 17 FT LOT 551

Applicant's Name (print) Jeremy Hopkins

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

Exception X Appeal decision _____ ADA Accommodation _____

TMC § 1108.0904 B Applicant request to install fence facing with good side facing inwards

Applicant Signature [Signature] Phone 4197085535

Applicant's Street Address 201 West Crawford Ave Fax _____

Applicant's City, State, Zip Toledo, OH, 43612 E-Mail j.w.hopkins@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 10:00 AM. 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 DSD Date 9/3/25

Reviewed by _____ Date _____ Staff Recommendation _____

Board Decision _____ Date _____

P:, Inspection, BZA

3/15/2024 kjr

Jeremy Hopkins
201 W Crawford
Toledo, OH 43612
07/01/2025

City of Toledo

I am requesting a zoning variance to have the good side of a fence face inward toward my property.

There are many reasons that I will attempt to explain in this letter. We plan to have a high-quality 6-foot-tall dog-eared cedar picket fence built around our backyard. This will be a professionally installed stick-built fence, not pre-built panels.

The neighbors on the east and west sides have poorly maintained, trash-filled yards. The neighbor to the east's pit bull had chewed through the fence in the past, causing that person to use trash and scrap materials to "repair" the fence. This resulted in hundreds of nails sticking into my yard, corrugated roofing material hanging over the fence, and many rats from under the pallets they used as the floor of their "Kennel". (They currently do not have the pit bulls on the property.)

The eastern side of my property borders 131 West Crawford, the property owner has constructed a dog kennel out of chain link fencing, large concrete scraps and various used building supplies (pictures 1-3) due to this structure the fencing installers cannot safely build the fence where the current fence was but would have to move the new fence about 30 inches further into my yard. The current fence was installed by a previous owner (Chad Hardt) of the 131 West Crawford property. He installed the fence on my side of the old chain-link fence, with the bad side facing my property, and then removed the chain-link fence.

The southern side of my property borders 202 West Capistrano and 134 West Capistrano. Currently, two chain-link fences extend well beyond my property borders, so we would not be able to remove the existing fence and install our new one again, forcing the installers to build the fence 30 inches into my yard. There is also a section of privacy fence installed before we purchased this property. It consists of a 6-foot dog ear fence on each side of a chain link fence (pictures 4 and 5).

The western side of my property borders 205 West Crawford. This property had a partial wooden privacy fence with the bad side facing my property. There is a chain link fence on this side that has fallen into disrepair due to the neighbor's tree growing into it (pictures 6 and 7). Due to the tree and the neighbor's property conditions, the new fence cannot be built where the current chain link fence is. To have the good side facing out, the new fence would have to be built more than 30 inches into my property.

I do not want to lose 5 feet in width and 2 ½ feet of depth, having to install the fence with the good side out. I would also be unable to access the space outside the fence to maintain those parts of my property. If we are allowed to build the fence closer to the property line by having the good side facing in, I would only lose about a foot in width and depth. If the fence is built with the good side facing in, all of the work would take place on the good side of the fence. We cannot afford any different type of fence that would be able to be installed with the good side out; we have already spent over 15% of our home's value on the new fence, and it cannot be returned. We fear for our safety due to the condition of the current fences, which may allow the neighbors' dogs into our yard.

Sincerely,



Jeremy Hopkins



Fencing Quote/Specification

Home Depot License #'s - For the most current listing visit www.Homedepot.com/LicenseNumbers

Mark Tuohy 419-509-4070

Salesperson Name

Salesperson Phone#

Registration # (Req. in CA,CT,ME,MD,MI,NJ,DC)

Hopkins Jeremy 3848 F50974210

Customer Last Name

Customer First Name

Store #/Branch Name

Customer Lead/PO#

201 West Crawford Avenue Toledo OH 43612

Customer Address

City

State

Zip

4197085535 4197085535

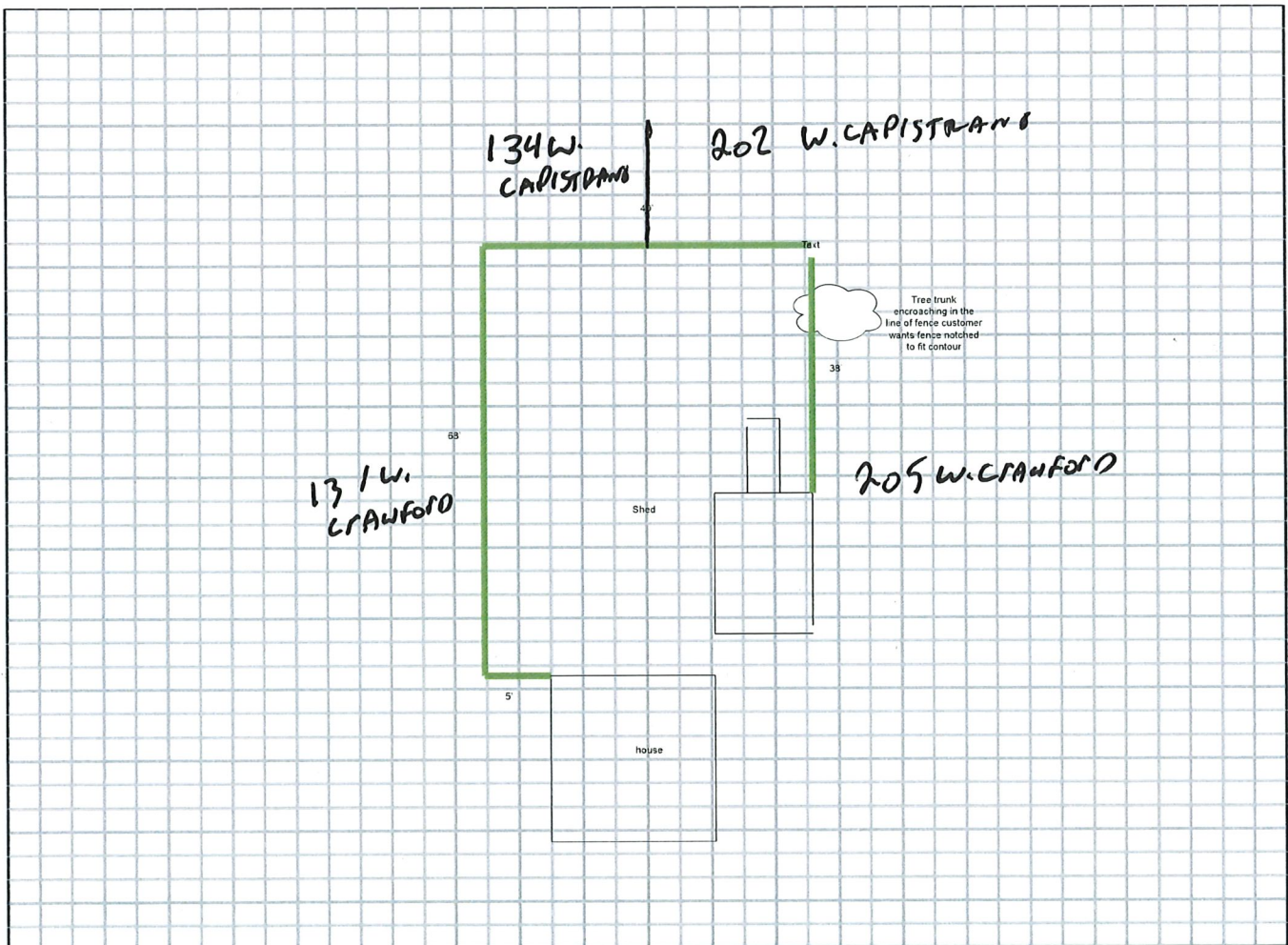
Home Phone#

Work Phone#

Cell Phone#

Cross Street 1

Cross Street 2





Fencing Quote/Specification

Home Depot License #'s - For the most current listing visit www.Homedepot.com/LicenseNumbers

Hopkins	Jeremy	3848	F50974210
Customer Last Name	Customer First Name	Store #/Branch Name	Customer Lead/PO#
201 West Crawford Avenue		Toledo	OH 43612
Customer Address		City	State Zip
4197085535		4197085535	
Home Phone#	Work Phone#	Cell Phone#	Cross Street 1 Cross Street 2

Take Down and/or Haul Away
Includes posts being cut at grade; terminals and footings will not be pulled unless causing interference. Terminals and footings may be pulled if preferred for an additional charge.

☐ Take down		lin/ft of		high fence
☐ Haul Away		lin/ft of		high fence

Pulling of Existing Footing Included? ☐ Yes ☐ No

****ALL ADDITIONAL CHARGES INCLUDED IN SUBTOTALS ON PAGE 4****

NOTES:

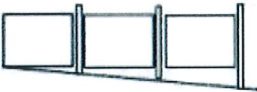
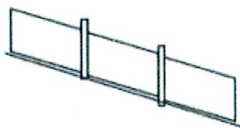
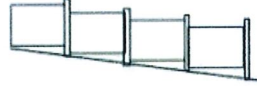
Installation
Includes construction and installation of custom fencing in a variety of materials, including but not limited to: wood, vinyl, chain link, composite and ornamental metal.

Customer is responsible for removing landscaping, dirt, and adjusting grade before Installation begins. If not complete before installation begins, there may be an additional charge.

Additional charge for Landscaping and/or Grading	☐ Yes	☐ No
Additional charge for Dirt Removal	☐ Yes	☐ No

****ALL ADDITIONAL CHARGES INCLUDED IN SUBTOTALS ON PAGE 4****

FENCE INSTALLATION RELATED TO GRADE:

LEVEL  FENCE TO BE LEVEL WITH HIGHEST GRADE (CUSTOMER TO FILL IN GAPS)	FOLLOWING FLOW  SLIGHTLY UNEVEN GRADE WITH FENCE FOLLOWING FLOW OF GROUND FENCE WILL BE UNEVEN AT TOP	STEPPED INSTALLATION  STEEP SLOPE WHERE FENCE CANNOT "RACK" ENOUGH TO FOLLOW GRADE AND MUST BE STEPPED, RESULTING IN LARGE GAPS UNDER FENCE. (CUSTOMER TO FILL IN GAPS)
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NOTES:

Level. Remove 89' and dispose. Will need to notch fence to fit and leaning tree trunk encroaching in the path of the top of fence. Ok per Jeremy



Fencing Quote/Specification

Hopkins	Jeremy	3848	F50974210	
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Customer Address		City	State	Zip
4197085535		4197085535		
Home Phone#	Work Phone#	Cell Phone#	Cross Street 1	Cross Street 2

OPTION 1	☒ LEVEL	☐ FOLLOWING FLOW	☐ STEPPED INSTALLATION			
	Material:	Wood	Style:	board on board		
	Height:	5'	Footage:	151.	Color:	Treated
	Post Cap:	na	Rail Type:	2x4	Picket Type:	board on board
	Post Type:	5x5	Estimate:	\$	# of Gates:	
Description of Gates (including # and type of latches) & Additional Notes:						
no gates						
OPTION 2	☐ LEVEL	☐ FOLLOWING FLOW	☐ STEPPED INSTALLATION			
	Material:		Style:			
	Height:		Footage:		Color:	
	Post Cap:		Rail Type:		Picket Type:	
	Post Type:		Estimate:	\$	# of Gates:	
Description of Gates (including # and type of latches) & Additional Notes:						
OPTION 3	☐ LEVEL	☐ FOLLOWING FLOW	☐ STEPPED INSTALLATION			
	Material:		Style:			
	Height:		Footage:		Color:	
	Post Cap:		Rail Type:		Picket Type:	
	Post Type:		Estimate:	\$	# of Gates:	
Description of Gates (including # and type of latches) & Additional Notes:						

This quote is valid for 10 days

NOTES:

Customer to provide all paperwork needed for fence permit if needed. Customer agrees to remove all obstacles and debris prior to install. Customer acknowledges small gaps may occur due to footings and post alignment. sales tax line below represents promotional discount. All taxes included in final price.



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CUSTOMER AGREES TO:

☒ OPTION 1☐ OPTION 2☐ OPTION 3

CUSTOMER RESPONSIBILITIES

☒ Confirm fence location / approve fence line and grading☒ Secure permits and other approvals☒ Clear landscaping and other above-ground obstacles☒ Be present and available before / during / after the build☒ Understand and identify underground obstacles

PERMIT/INSPECTION INFORMATION:

Permit Required? ☐ Yes ☒ No

Who will obtain it?

☐ Homeowner to obtain a permit (Service Provider requires a copy of permit before installation)☒ Service Provider to obtain permit

Selection Amount \$7097 Additional cost options and the prices in this column to the selection

Demolition Amount \$534 Take Down and/or Haul Away

Permit Cost \$175

Misc. Amount \$540 Includes landscaping, grading, dirt removal (Explain in NOTES section below)

Subtotal \$8346

Sales Tax -\$834

Total Amount \$7512

☒ Stock Product ☐ Special Order Product

PLEASE SIGN YOUR NAME TO VALIDATE THAT YOU AGREE WITH THE OPTION(S) ABOVE.

X 
(Customer Signature)

5/1/2025

(Date)

NOTES:



1



2

8



3



4



5

6

