



Board of Zoning Appeals

Toledo Lucas County Plan Commission Recommendations

May 19th, 2025

3726 Homewood:

Planning staff recommends disapproval of the request. Enclosing the entire property with a 6' fence changes the feel of the neighborhood, especially along Homewood. There are no other fences at that height along Homewood and this fence noticeably impacts the aesthetics and visibility of the street. Visibility is a concern not just for vehicular traffic, but for pedestrian security, including at night, now that the line of sight down the road is greatly reduced.

Nearby properties at 3803 Homewood and 3803 Willys have taller fences that project into Berdan. However, these fences do not appear to have proper permits or approvals from the City. Based on aerial imagery, 3803 Homewood replaced and expanded their fencing between 2011 and 2014 without appropriate permits.

Berdan is a higher trafficked road compared to Homewood, so a modified request would be supported by staff. The 6' fence would be removed from the Homewood frontage and along Berdan it would align with the furthest most extension of houses on the block. This would provide some backyard privacy with minimal visual impact because it would be in line with the structures on the block.



760 Yondota:

Planning staff recommends approval of the driveway with conditions. Given the limited use of the vehicles for the garden, staff is supportive of the use of gravel for the agricultural use. The site is also in violation of parking in the front yard of a residential zoning district **TMC 1107.1202.A**. Parking on driveways is only allowed if it leads to a garage, a car port, or a legal parking space.

Planning staff recommends approval of this variance with conditions. The full width of the driveway shall be extended and the vehicles parked at least 15' behind the front property line while not in use. This distance is in line with the front yard of homes on this side of the street and will minimize the visual impact of more or less storing the vehicles on the property.