



CITY OF TOLEDO  
 Department of Inspection  
 Division of Building Inspection

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

**PAID**  
10/8/19

BZA 19-0048

APPLICATION TO THE ADMINISTRATIVE BOARD OF ZONING APPEAL (BZA)

TMC Chapter 1112.0200

Site Location 3708 West Laskoy AKA 3702 W Laskoy Zoning District R56 Date 10/1/19

Legal Description see attached

Applicant's Name (print) North Point Church

Appeal. (Dept. of Inspection ruling - Title Nine Sign Code) \_\_\_\_\_ Hardship Variance \_\_\_\_\_ Exception X Appeal decision \_\_\_\_\_

TMC § TMC 1387.02 (2) - APPEAL OF MAX. HEIGHT OF LOW PROFILE SIGN IN R56 ZONE TO BE 3.5" OVER THE MAX 42" HEIGHT  
 ALLOWED FOR A LOW PROFILE SIGN THAT WILL BE 45.5" HIGH & ALSO WANTS A LOGO ON LOW PROFILE SIGN WHICH ONLY  
1 ALLOWS THE NAME OF THE INSTITUTION PER DEFINITION IN TMC 1379.01(63)

Applicant Signature [Signature] Phone 419-394-5405

Applicant's Street Address 2021 Adams St Fax 419-244-6546

Applicant's City, State, Zip Toledo Ohio 43604 E-Mail DEARCHILD@toledosigns.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 = \$150. 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 at least 30 days 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 N/A  
 Copy Zoning Map  <http://local.live.com> Transportation notified to check site distance hazard N/A  
 Code Enforcement notified if orders are being appealed. N/A Permit Tech's Initials [Signature] Date 10-8-19

Reviewed by \_\_\_\_\_ Date \_\_\_\_\_ Staff Recommendation \_\_\_\_\_

Board Decision \_\_\_\_\_ Date \_\_\_\_\_

3-1

HEARING DATE: November 18, 2019  
CASE NO: 19-48  
APPLICANT: Northpoint Church  
SITE LOCATION: 3708 West Laskey aka 3702 West Laskey  
ZONING DISTRICT: RS6  
SWO or NOL Issued: N/A

ANALYSIS: Applicant requests variance from TMC 1387.02 to replace and extend sign face to 45 1/2" over the max 42" height allowed. Also applicant is requesting to install logo within a residential zoning.

STAFF COMMENTS: The sign is 3.5" over the max 42' height allowed. The sign is proposed with logo's which are not permitted within RS6 zoning.

**BOARD ACTION:**

	1 <sup>ST</sup> /2 <sup>ND</sup> MOTIONS	1 <sup>ST</sup> /2 <sup>ND</sup> IF 2 <sup>ND</sup> MOTION	YEA	NAY	ABSENT	RECUSE	LEFT BEFORE VOTE TAKEN
MOTION TO APPROVE/DISAPPROVE:							
Jim Mossing	_____	_____	_____	_____	_____	_____	_____
Robert Pasker	_____	_____	_____	_____	_____	_____	_____
Paul Rasmusson	_____	_____	_____	_____	_____	_____	_____
Sandy Spang	_____	_____	_____	_____	_____	_____	_____
Fanny Effler	_____	_____	_____	_____	_____	_____	_____
Mary Glowacki	_____	_____	_____	_____	_____	_____	_____
Steve Serchuk	_____	_____	_____	_____	_____	_____	_____

**VOTING RESULTS:**

APPROVED \_\_\_\_\_ DISAPPROVED \_\_\_\_\_ DEFERRED \_\_\_\_\_ WITHDRAWN \_\_\_\_\_

CONDITIONS OF APPROVAL:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



# TOLEDO SIGN

We have the Experience to get you Noticed.

September 30, 2019

Administrative Board of Zoning Appeals  
One Government Center  
Toledo OH 43604

RE: Sign Variance at 3708 W Laskey

Dear Board Members,

We are requesting a sign variance for Northpoint Church for height of sign 3 ½ "to 45 ½ "tall and to add logo to sign.

They are on corner lot which sign will be set back to exiting sign location. This should help with visibility of sign.

With this in mind we are hopeful that the Board will grant us permission for height and logo so that the church can keep investing in the community and update the exiting sign.

Sincerely,

Dana Fairchild,

Toledo Sign Co

3-3

Print

## Toledo Municipal Code

### 1387.02. Residential districts.

Within RS12, RS9, RS6, RD6, RM12, RM24, RM36 and RMH Residential Districts, signs are permitted as follows:

(a) **Area Identification Sign.** Area identification signs are permitted to identify a unique subdivision or development. The sign shall be located only at the intersection of streets of the subdivision with major streets of the City. The sign shall be a part of a wall or fence, decorative in nature. It shall contain only the name of the subdivision or development. No part of the wall or fence within fifty feet of the edge of the pavement shall be of greater height than forty-two inches. The letters of identification on the sign shall be no larger than ten inches in height.

(b) For permitted non-residential uses (institutions), not more than two of the following three signs are permitted unless the institution is located at the intersection of two major streets whereupon one additional low profile or identification facia sign is permitted:

(1) **Institutional bulletin board.** One shall be permitted in the front yard but set back no less than twenty feet from property line with an area of no more than thirty-two square feet per sign face. Maximum height of sign shall be six feet.

(2) **Low profile sign.** The top of the sign shall be no higher than forty-two inches from grade, with individual letters being no larger than ten inches in height, subject to an exception when the yard grade where the sign is located is more than eighteen inches higher than the street grade. When the yard grade where the sign is located, except for landscape mounds, is more than eighteen inches above street grade and the sign is set back at least twenty-three feet from the curb, or edge of pavement on an uncurbed street, then the height of the top of the sign may be measured from the yard grade provided the top of the sign shall be no more than sixty inches above street grade. Signs on landscape mounds shall maintain the maximum forty-two inches above street or curb grade to top of sign.

(3) **Identification facia sign.** The individual letters shall be no larger than ten inches in height.

(Ord. 170-04. Passed 3-23-04.)

3-4

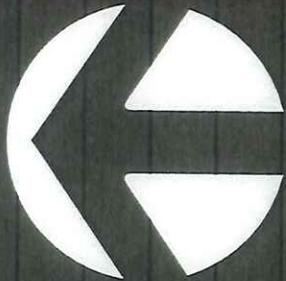
RS6 3708 W LASKEY

# Option A

45.5" x 132" Wood Composite Sign  
24" x 120" Flat Cut Aluminum Logo  
Double-Sided, Non-Illuminated

3/4" = 1'

# NORTHPOINT CHURCH



- White
- PMS Cool Gray 9



## TOLEDO SIGN

WWW.TOLEDODESIGN.COM

ALL SIGN DESIGNS AND CONCEPTS SHOWN HERE ARE CONFIDENTIAL AND THE PROPERTY OF TOLEDO SIGN COMPANY. NO USE OR DISCLOSURE THEREOF MAY BE MADE WITHOUT OUR WRITTEN PERMISSION. ALL COLORS AND IMAGES SEEN HERE ARE REPRESENTATIVE AND MAY DIFFER FROM THE FINISHED PRODUCT. TSC © 2013



APPROVED BY:

PAGE: 1 OF 2 DATE: 08/14/2019

ID#: 028168 - Monument Sign RV1

CLIENT: Northpoint Church

LOCATION: 3708 W. Laskey

SALES: Dana Fairchild

SIGNATURE

PRINT DATE

3-5

3708 W LASKEY



9-9

3708 W Caskey



3-7

3708 W. Caskey

8-2



3708 W Laskey,  
EX 1517 MS 5192

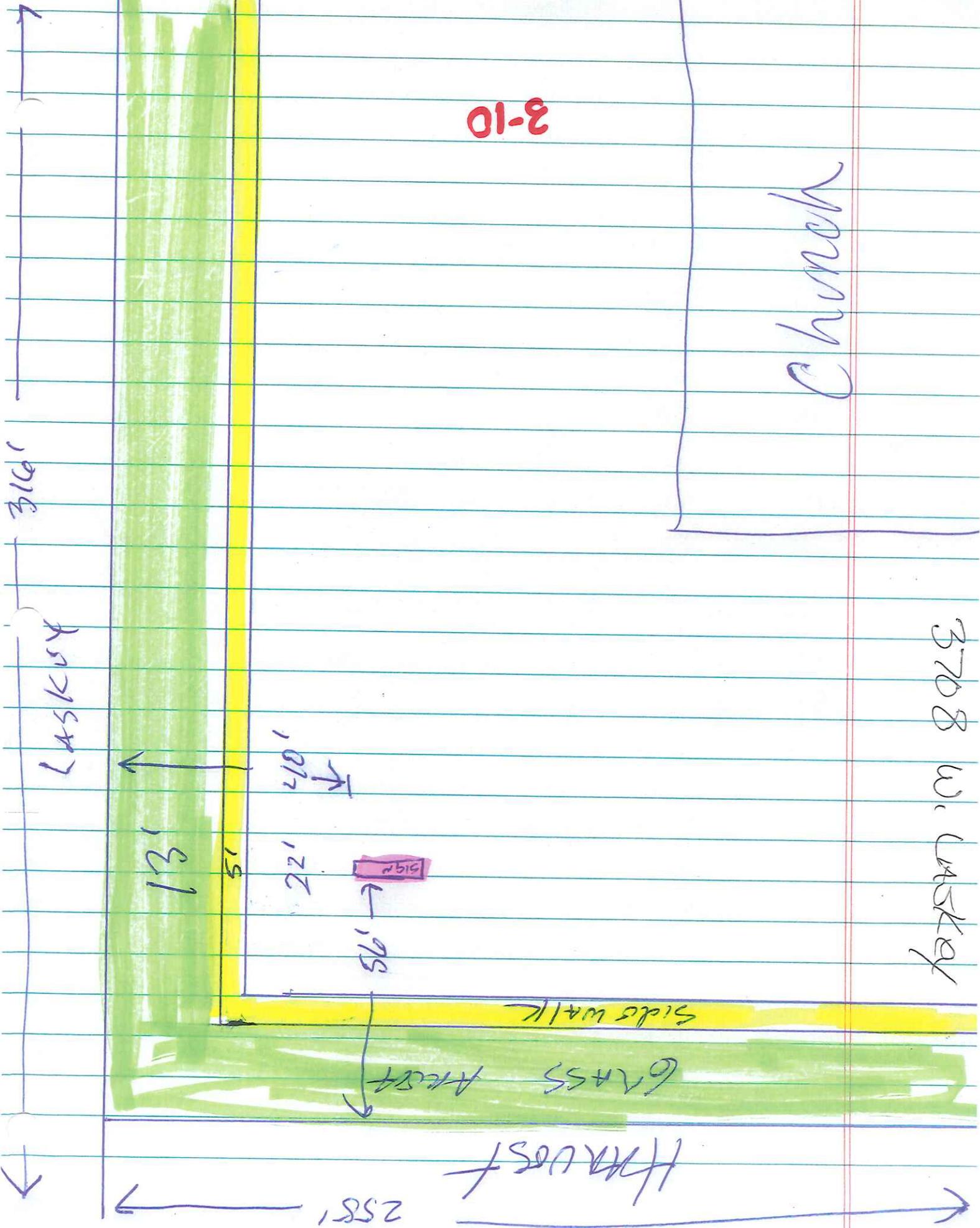
2-9



3-10

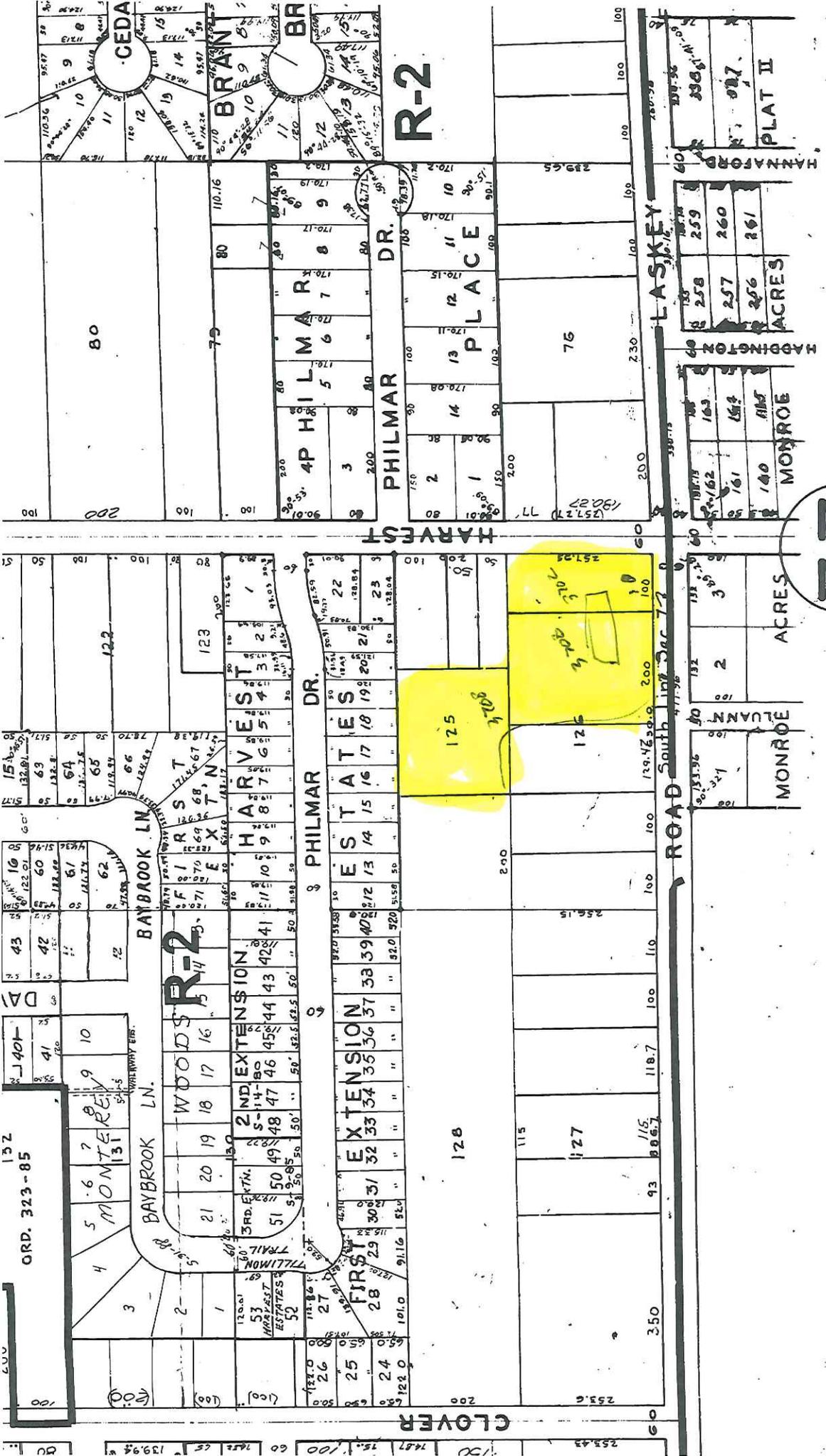
Church

3708 W. Lasky





3708 W Laskey  
AKIF 3702



77

3-12

**PARCEL ID: 2336975** MARKET AREA: 5002C NORTHPOINT CHURCH OF GREATER TOLEDO DBA TAX YEAR: 2019  
**ASSESSOR#: 03586033** ROLL: RP\_OH 3708 W LASKEY RD STATUS: Active

**Summary - General**

Tax District TOLEDO CITY - WASHINGTON LSD  
 Class EXEMPT  
 Land Use 685 : E - CHURCHES ETC PUBLIC WORSHIP  
 Market Area 5002C - [Click here to view map](#)  
 Zoning Code 10-RS6 - [Click here for zoning details](#)  
 Zoning Description Single-Family Residence-6  
 Water and Sewer CITY WATER / CITY SEWER  
 Traffic SECONDARY ROAD  
 Street Type CONCRETE OR BLACKTOP  
 Owner NORTHPOINT CHURCH OF GREATER TOLEDO DBA  
 Property Address 3708 W LASKEY RD  
 Mailing Address TOLEDO OH 43623  
 3708 LASKEY RD  
 TOLEDO OH 43623  
 Legal Desc. KETCHAMS SUBURBAN PL LOT 125 EXC W 200 FT & EXC E 200 FT ALSO E 200 FT W 529.47 FT LOT 126 EXC E 70 FT W 399.47 FT S 175 FT E XC PT IN RD  
 Certified Delinquent Year 79.02  
 Census Tract

**Summary - Most Recent Sale**

Prior Owner TEN MILE VINEYARD CHRUCH DBA NORTHPOINT  
 Sale Amount \$0  
 Deed 16207237  
 Sales Date 25-OCT-16

**Summary - Values**

35% Values	100% Values	35% Roll	100% Roll
Land 43,020	122,900	0	0
Building 171,470	489,900	0	0
Total 214,490	612,800	0	0

**Tax Credits**

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

**Exemption Status**

Exemption Type EX (600 SERIES)  
 Exemption Status APPROVED

**3-13**



Auditor Property Search County Website Contact Us  
 Owner Parcel Number Assessor # Advanced County Map Multi-Year Search

**PARCEL ID: 2336967**  
 MARKET AREA: 5002C  
 NORTHPOINT CHURCH OF GREATER TOLEDO  
 DBA  
 TAX YEAR: 2019  
 STATUS: Active

**ASSESSOR#: 03586022**  
 ROLL: RP\_OH  
 3702 W LASKEY RD

Tax District TOLEDO CITY - WASHINGTON LSD  
 Class EXEMPT  
 Land Use 685 : E - CHURCHES ETC PUBLIC WORSHIP  
 Market Area 5002C - Click here to view map  
 Zoning Code 10-R56 - Click here for zoning details  
 Zoning Description Single-Family Residence-6  
 Water and Sewer CITY WATER / CITY SEWER  
 Traffic SECONDARY ROAD  
 Street Type CONCRETE OR BLACKTOP

Owner NORTHPOINT CHURCH OF GREATER TOLEDO DBA  
 Property Address NORTHPOINT CHURCH  
 3702 W LASKEY RD  
 TOLEDO OH 43623  
 3708 LASKEY RD  
 TOLEDO OH 43623  
 Legal Desc KETCHAMS SUBURBAN PL LOT 126 E 100.53 FT & EXC PT IN  
 RD  
 Certified Delinquent Year 79.02  
 Census Tract

Summary - Most Recent Sale  
 Prior Owner TEN MILE VINEYARD CHRUOH DBA NORTHPOINT  
 Sale Amount \$0  
 Deed 16207237  
 Sales Date 25-OCT-16

Summary - Values  
 Land 35% Values 11,690  
 Building 2,100  
 Total 13,790  
 100% Values 33,400  
 35% Roll 0  
 100% Roll 0

Tax Credits  
 Homestead Exemption NO  
 Owner Occupied Credit NO  
 Agricultural District NO  
 Exemption Status APPROVED  
 Exemption Type EX (600 SERIES)

3-14

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.

Data Copyright Lucas County Auditor Office  
 Powered by lastWorld Public Access. All Rights Reserved.

- Actions
- Market Area Sales
  - Printable Summary
  - Printable Version
- Reports
- Property Attributes Export
  - Mailing List
  - Lucas Composite
  - Tax Bill
  - Property Record Card
- Go

- Summary
- Map
- Pictometry
- Transfers
- Values
- Residential Attributes
- Commercial Attributes
- Outbuildings
- Land
- Remarks & Splits
- Permits
- 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)
- BOR/Appeals



# CITY OF TOLEDO

Division of Building Inspection

BZA19-0049

## APPLICATION TO THE ADMINISTRATIVE BOARD OF ZONING APPEAL (BZA)

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

Site Location 714 MAIN ST. Zoning District CS Date 10/10/2019

Legal Description GARNERS ADDITION LOT 3 S 30 FT 9 N 10 FT 4

Applicant's Name (print) DAVID TERSIGNI (EDUCARE ACADEMY)

Appeal. (Dept. of Inspection ruling - Title Nine Sign Code) \_\_\_\_\_ Hardship Variance \_\_\_\_\_ Exception \_\_\_\_\_ Appeal decision \_\_\_\_\_

TMC § 1105.0100 & 1105.0302 (A 1 & 2)

SEE NOTES

Applicant Signature David E. Tersigni Phone 419-360-5563

Applicant's Street Address 806 STARR AVE Fax \_\_\_\_\_

Applicant's City, State, Zip TOLEDO, OH. 43605 E-Mail DRT861@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 at least 30 days 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 properly completed  Photos  Letter  Proper Site Plan

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 DT Date 10/21/19

Reviewed by \_\_\_\_\_ Date \_\_\_\_\_ Staff Recommendation \_\_\_\_\_

Board Decision \_\_\_\_\_ Date \_\_\_\_\_

HEARING DATE: November 18, 2019  
CASE NO: 19-49  
APPLICANT: David Tersigni (Educare Academy)  
SITE LOCATION: 714 Main St.  
ZONING DISTRICT: CS  
SWO or NOL Issued: N/A

ANALYSIS: Applicant requesting variances from TMC 1105.0100 to intall a 6' high fence without a lawfully established principal use. Applicant requesting variance from TMC 1105.03 A(1) to install a high fence within the front and side yard setback of a commercial (CS) property.

STAFF COMMENTS: The applicant is requesting a 6ft high fence to be established on a property which is vacant with no declared use. The fence is 2' over the max side yard height allowed and 2.5' over the max height approved within the front yard setback. Both are not in compliance.

**BOARD ACTION:**

	1 <sup>ST</sup> /2 <sup>ND</sup> MOTIONS	1 <sup>ST</sup> /2 <sup>ND</sup> IF 2 <sup>ND</sup> MOTION	YEA	NAY	ABSENT	RECUSE	LEFT BEFORE VOTE TAKEN
MOTION TO APPROVE/DISAPPROVE:							
Jim Mossing	_____	_____	_____	_____	_____	_____	_____
Robert Pasker	_____	_____	_____	_____	_____	_____	_____
Paul Rasmusson	_____	_____	_____	_____	_____	_____	_____
Sandy Spang	_____	_____	_____	_____	_____	_____	_____
Fanny Effler	_____	_____	_____	_____	_____	_____	_____
Mary Glowacki	_____	_____	_____	_____	_____	_____	_____
Steve Serchuk	_____	_____	_____	_____	_____	_____	_____

**VOTING RESULTS:**

APPROVED \_\_\_\_\_ DISAPPROVED \_\_\_\_\_ DEFERRED \_\_\_\_\_ WITHDRAWN \_\_\_\_\_

CONDITIONS OF APPROVAL:

---



---



---



---



---

4-2



October 10, 2019

To whom it may concern,

We purchased this lot from the land Bank as it was overgrown and unkept creating an eyesore in an already rundown neighborhood. We spent \$30,000 converting it to an outdoor classroom/playground for the childcare center and the community during daytime hours. We would like to continue to enhance the outdoor classroom features of this property however vandals in the neighborhood are continuously damaging or stealing items.

Over \$10,000 was invested in new and replacement fencing on both sides of the property however this was not adequate to prevent the destruction of playground equipment. The fencing itself has been damaged several times, the fences are typically damaged within just a few days after we effect the repairs.

**In order to protect the property we find it necessary to install sturdier and taller 6' Wrought Iron Ornamental Fencing where the existing 42" fence is currently located.**

The fencing will be decorative and will enhance the appearance of the property and the neighborhood however the set back of 23 feet for the 6 foot fence would be taking space from the classroom/playground that we would like to preserve for the children within the fencing.

Thank You

Dave Tersigni  
Educare Academy  
[Drt861@gmail.com](mailto:Drt861@gmail.com)  
419-360-5563

4-3

 2303 Cheyenne Blvd. Toledo, Oh

 943 N. Dixie Hwy. Rossford, Oh

 3158 Navarre Ave. Oregon, Oh

 631 Euclid Ave. Toledo, Oh

 4438 Jackman Rd. Toledo, Oh

 4450 Jackman Rd. Toledo, Oh

 806 Starr Ave. Toledo, Oh

 1902 W. Sylvania Ave. Toledo, Oh

 4151 Woodville Rd. Northwood, Oh

 1940 W. Laskey Rd. Toledo, Oh

 3580 Lagrange St. Toledo, Oh

 111 Indiana Ave. Toledo, Oh

[Print](#)

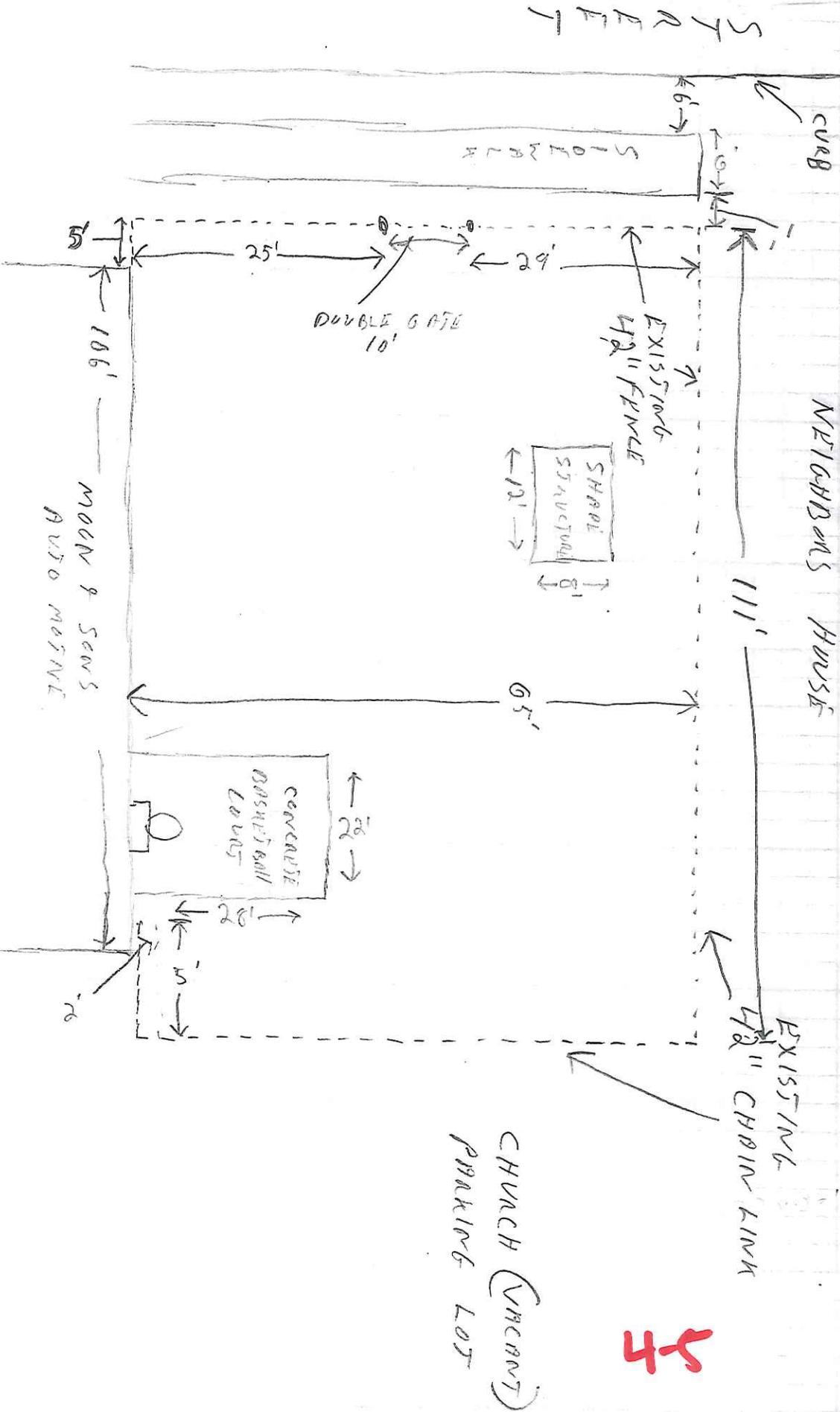
## Toledo Municipal Code

**1105.0100 Authorization.**

Except as otherwise expressly provided in this Zoning Code, accessory uses and structures are permitted by right in connection with any lawfully established principal use. Also, unless otherwise stated, accessory uses are subject to the same regulations as the principal use.

(Ord. 170-04. Passed 3-23-04.)

4-4

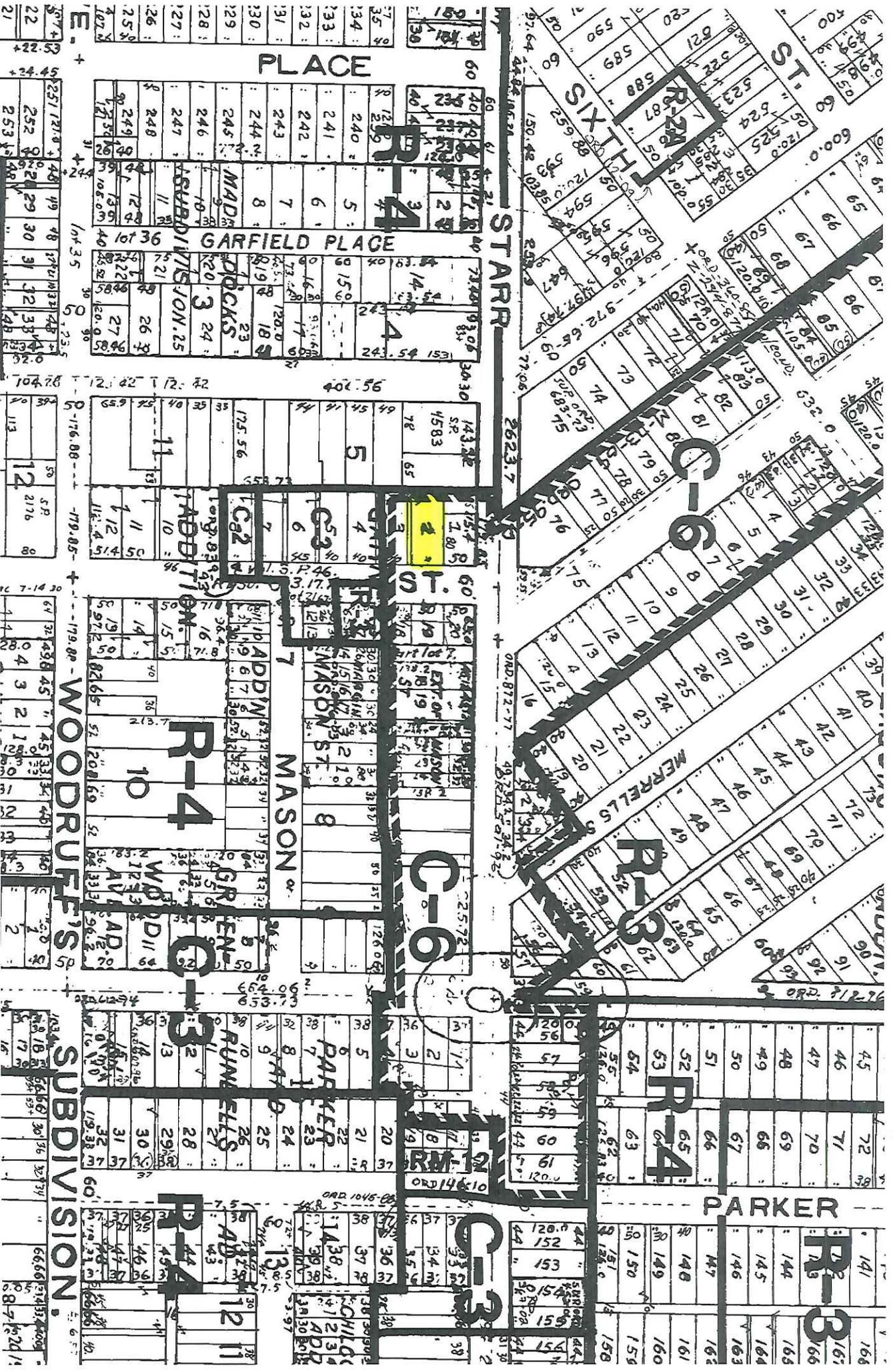


714 MAIN ST

CHURCH (VACANT)  
PARKING LOT

54

4-6

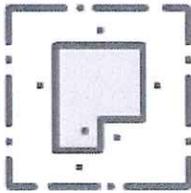


MAP # 28



4-7

# AREIS Online Report



Sorry, no sketch available for this record

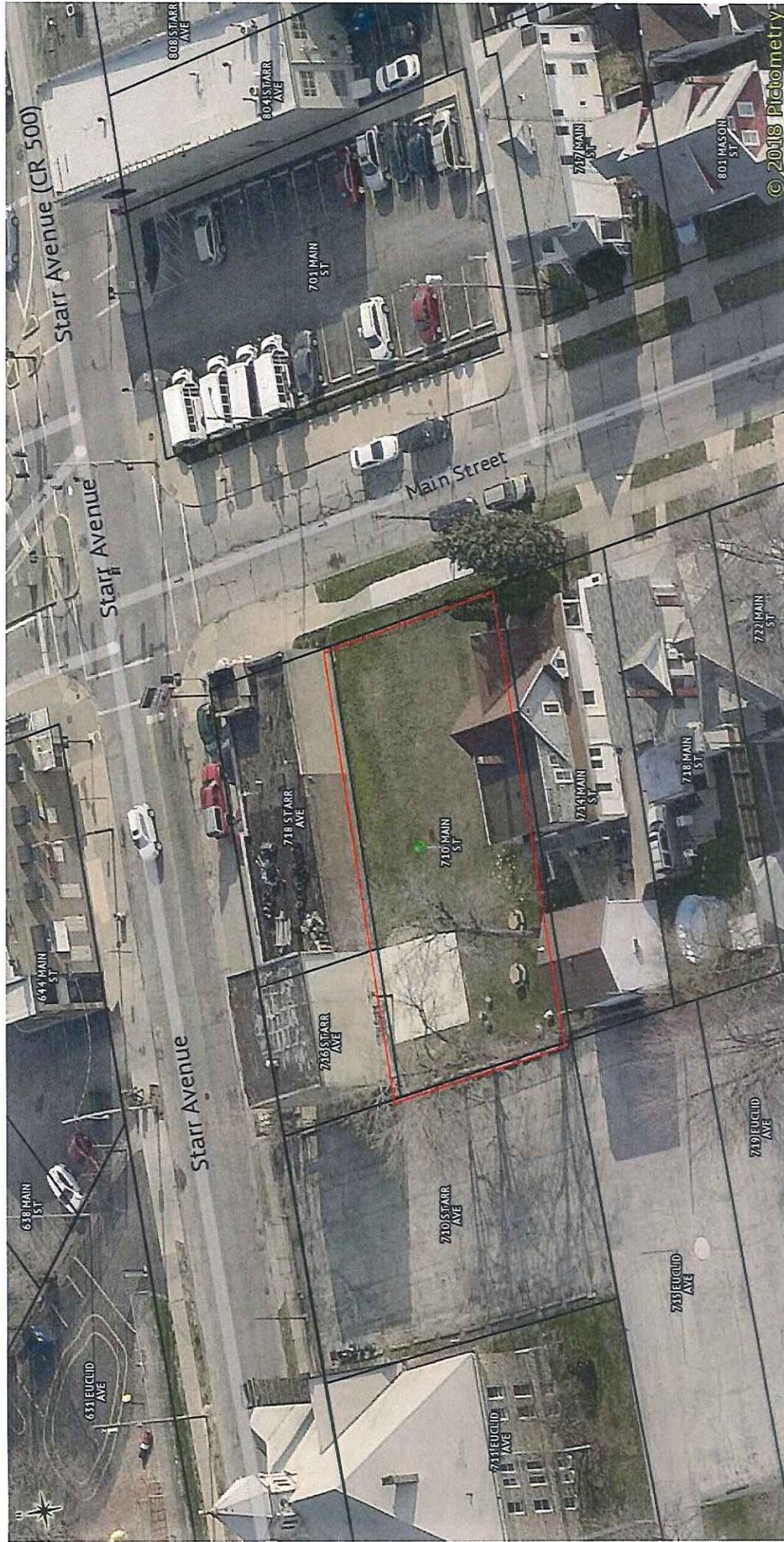


Parcel:	0601317	Taxing District:	TOLEDO CITY - TOLEDO CSD	Frontage:	51
Assessor:	08236025			Depth:	115
Owner:	JORDAN MICHAEL TERSIGNI LLC	Class/Landuse:	C / 400	Acres:	0.1804
Property Address:	710 MAIN ST TOLEDO, OH 43605	Values(100%):		TLA:	
		Land -	4,000	Year Blt:	
		Bldg -	0	Wall Type:	
		Total -	4,000		



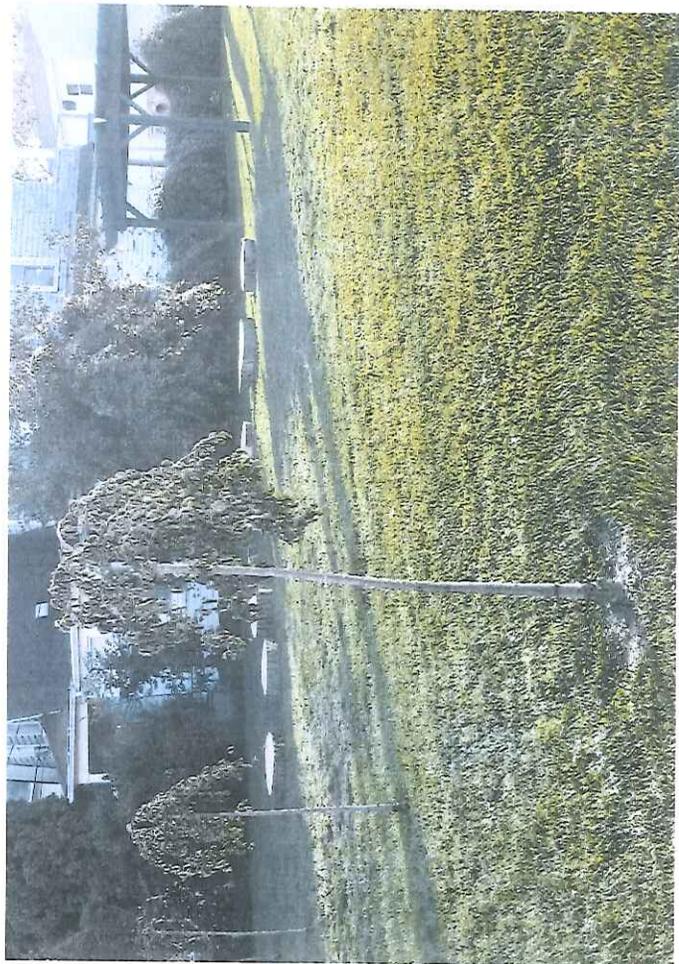
4-8

# 710 MAIN ST



4-9

4-10



**PARCEL ID: 0601317**  
 MARKET AREA: 1001C  
 JORDAN MICHAEL TERSIGNI LLC  
 TAX YEAR: 2019

**ASSESSOR#: 08236025**  
 ROLL: RP\_OH  
 710 MAIN ST  
 STATUS: Active

**Summary - General**

---

Tax District	TOLEDO CITY - TOLEDO CSD
Class	COMMERCIAL
Land Use	400 : C - COMMERCIAL VACANT LAND
Market Area	1001C - <a href="#">Click here to view map</a>
Zoning Code	10-CS - <a href="#">Click here for zoning details</a>
Zoning Description	Storefront Commercial
Water and Sewer	CITY WATER / CITY SEWER
Traffic	SECONDARY ROAD
Street Type	CONCRETE OR BLACKTOP
Owner	JORDAN MICHAEL TERSIGNI LLC
Property Address	710 MAIN ST TOLEDO OH 43605
Mailing Address	806 STARR AVE TOLEDO OH 43605
Legal Desc.	GARNERS ADDITION LOT 2 & N 20 FT LOT 3
Certified Delinquent Year	
Census Tract	48

**Summary - Most Recent Sale**

---

Prior Owner	LUCAS COUNTY LAND REUTILIZATION CORPORAT
Sale Amount	\$0
Deed	15201641
Sales Date	12-MAR-15

**Summary - Values**

---

	35% Values	100% Values	35% Roll	100% Roll
Land	1,400	4,000	0	0
Building	0	0	0	0
Total	1,400	4,000	0	0

**Tax Credits**

---

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

4-11

Printed on Monday, October 28, 2019, at 9:09:02 AM EST