



PAID 2.6.25 CK

CASE # BZA25-00009

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 523 East Pearl St Zoning District RD6 Date 2-6-25

Legal Description John L Gorney ADDN Lot 132 & w/2 Lot 133 & 1/2 Alley ADS VAC

Applicant's Name (print) Efrain Nunez

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

Exception Appeal decision _____ ADA Accommodation _____

TMCs 1105.0201(c) FOR SIDE setback ON R. SIDE AT OFF
WHERE 3ft IS MIN. REQ'D FOR ACCESSORY Bldg @ 1105.0204(A)
FOR ACCESSORY Bldg OVER 30% REAR YARD COVERAGE BY 9.85F

Applicant Signature [Signature] Phone (419) 460-4647

Applicant's Street Address 523 East Pearl St Fax _____

Applicant's City, State, Zip Toledo, OH 43608 E-Mail EricL2falcon@glyphac

- 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 N/A

Code Enforcement notified if orders are being appealed. N/A Permit Tech's Initials [Signature] Date 2-6-25

Reviewed by _____ Date _____ Staff Recommendation _____

Board Decision _____ Date _____



CITY OF TOLEDO BOARD OF ZONING APPEALS - MEETING NOTES

HEARING DATE: Monday, March 17, 2025	BZA NO: BZA25-00009	APPLICANT: Efrain Nunez
SITE LOCATION: 523 E Pearl St	ZONING DISTRICT: RD-6	SWO OR NOL ISSUED: N/A

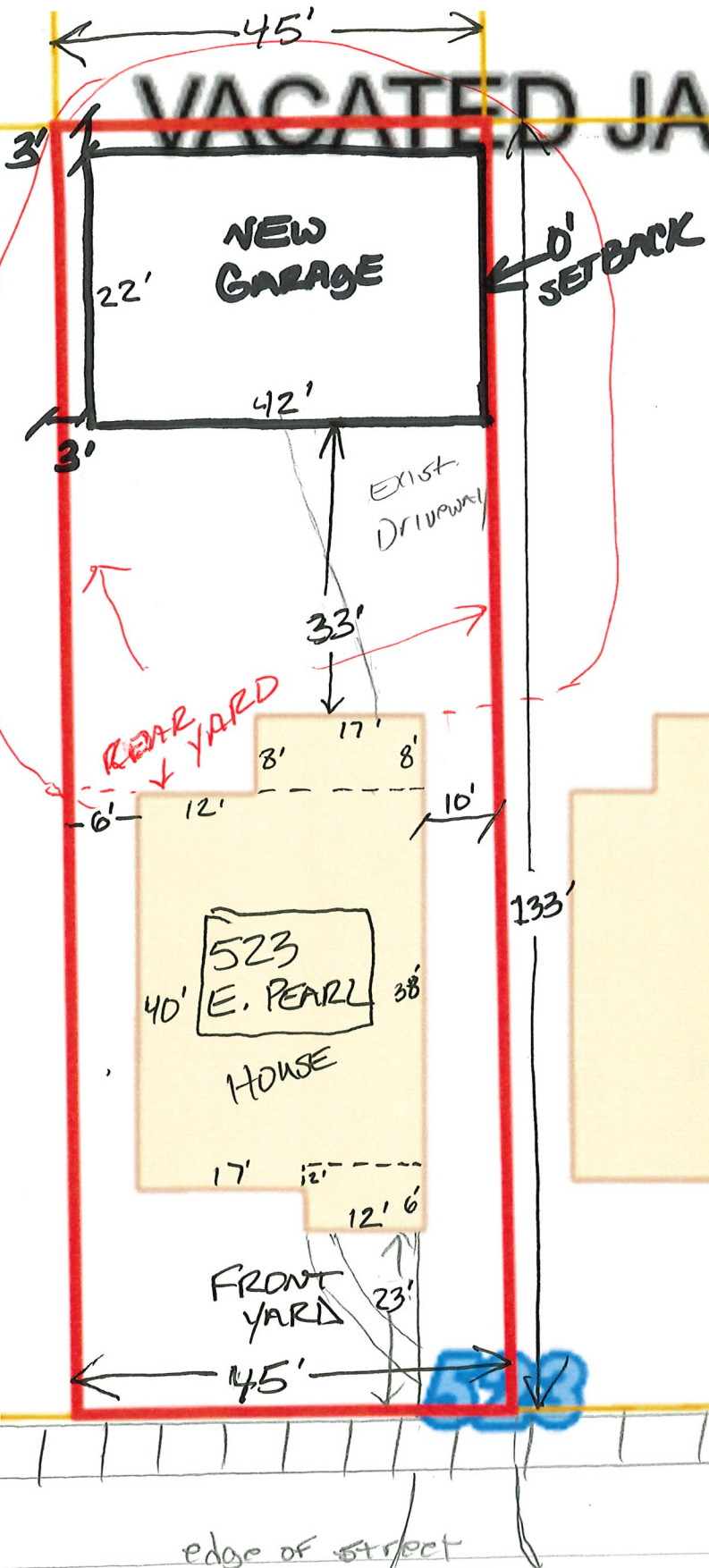
TMC CODE:	1105.0201, 1105.0204
CODE DESCRIPTION:	<p>1105.0201 A. No accessory building shall be located less than 60 feet from the primary front lot line. B. No accessory building shall be closer than 10 feet to the main building, except that an accessory building may not be nearer than 5 feet to the main building if no windows or doors are located in that portion of the wall of the main building that is directly opposite and parallel to a wall of the accessory building. C. No accessory building shall be closer than 3 feet to any side or rear lot line. D. The secondary frontage for an accessory building on a double frontage lot is subject to front yard setback requirements per Sec.1106.0100. E. The secondary frontage for an accessory building on a corner lot must be setback at least as far as the main structure.</p> <p>1105.0204 Rear yard refers to the total area of a lot from the rear of a structure to the rear property line as that term is defined in Sec. 1116.0100. A. The total of all accessory buildings may not occupy more than 30 percent of the total rear yard in a Residential district. B. The coverage of driveways, open air parking, detached garages and carports may not occupy more than 50 percent of the total rear yard in a Residential district.</p>
ANALYSIS:	Applicant request variance of 4 % over the allowed 30 % rear yard coverage for accessory structure and a variance of 3' under the required 3'side lot line set back.

BOARD MEMBERS	1ST/2ND MOTION	1ST/2ND IF 2ND MOTION	YEA	NAY	ABSENT	RECUSE	LEFT BEFORE VOTE TAKEN	
ROBERT PASKER								
CHRISTY SONCRANT								
CARRIE HARTMAN								
DEVON OVERTON								
NATHAN KNAPKE								
JULIA RANGLES								
ERIC CRAIG								

VOTING RESULTS:	APPROVED	DISAPPROVED	DEFERRED	WITHDRAWN
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CONDITIONS OF APPROVAL

VACATED JAN 15, 1917



REAR YARD AREA

$18 \times 8 = 144$
 $58 \times 45 = 2610$
 $\frac{2610}{2754}$ - TOTAL REAR YARD
 $\times .3096$
826 SF MAX. Bldg SIZE

BIDD IS
 $22 \times 42 = 924 SF$
 $- 826$
 98 SF OVER 3096 Allowed

533

E PEARL'S

PARCEL ID: 0609637

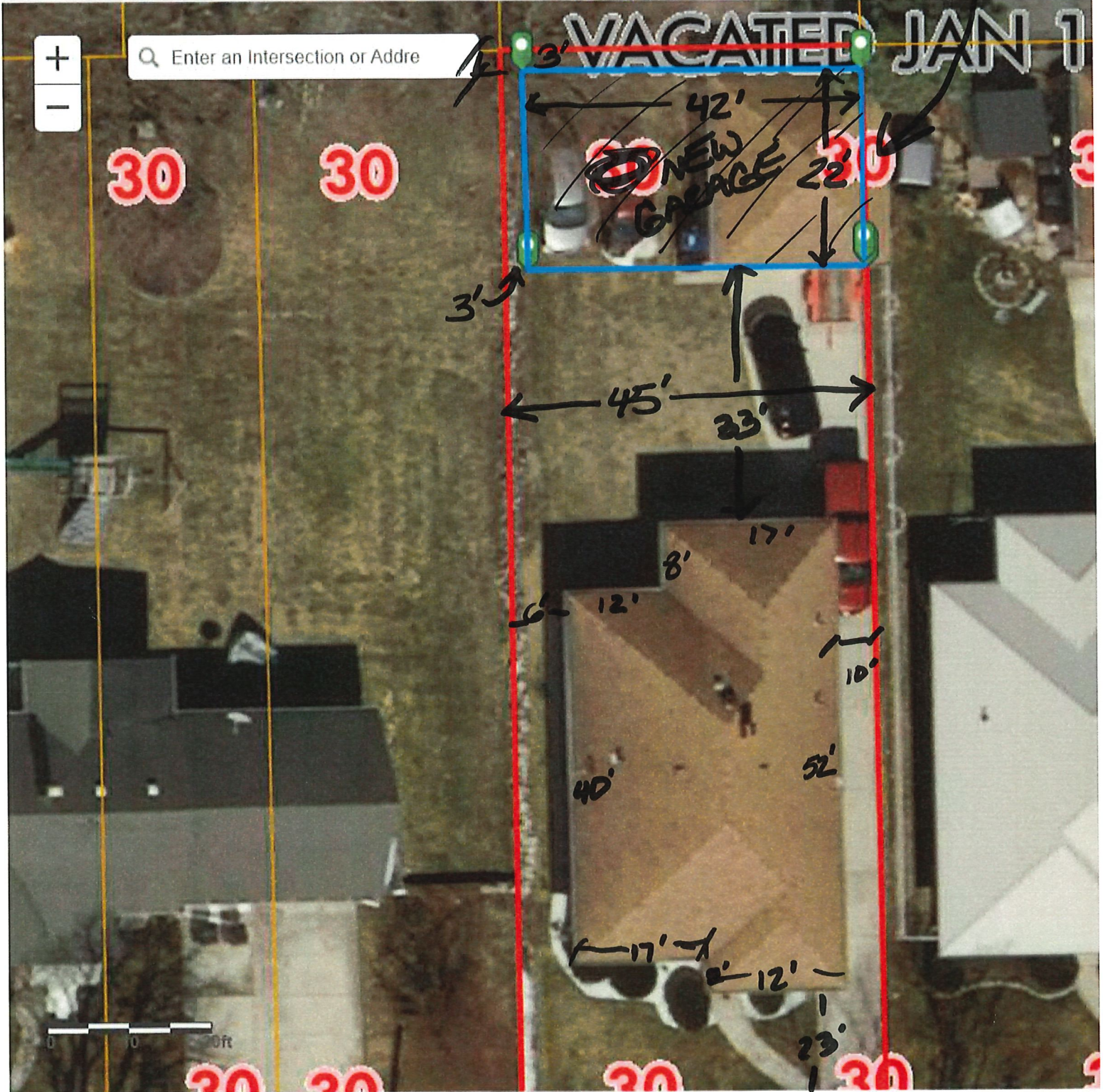
MARKET AREA: 106R

NUNEZ EFRAIN

TAX YEAR: 2025



0' SIDE setback



Printable page

PARCEL ID: 0609537
MARKET AREA: 106R
NUNEZ EFRAIN
TAX YEAR: 2025

ASSESSOR#: 02091018
ROLL: RP_OH
523 E PEARL ST
STATUS: Active

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	106R - 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	NUNEZ EFRAIN
Property Address	523 E PEARL ST TOLEDO OH 43608
Mailing Address	PO BOX 8270 TOLEDO OH 43605
Legal Desc.	JOHN L GORNY ADDN LOT 132 & W 1/2 LOT 133 & 1/2 ALLEY ADJ VAC
Certified Delinquent Year	
Census Tract	10.01

Summary - Most Recent Sale

Prior Owner	YARAD GEORGE
Sale Amount	\$32,000
Deed	21106923
Sales Date	20-AUG-2021

Summary - Values

	35% Values	100% Values	35% Roll	100% Roll
Land	2,910	8,300	2,910	8,300
Building	12,530	35,800	12,530	35,800
Total	15,440	44,100	15,440	44,100

Tax Credits

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

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2-4

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PARCEL ID: 0609537

MARKET AREA: 106R

NUNEZ EFRAIN

TAX YEAR: 2025

ASSESSOR#: 02091018

ROLL: RP_OH

523 E PEARL ST

STATUS: Active

Land Information (See Summary and Details Below)

Line	Land Class	Land Type	Land Code	Square Feet	Acres	Rate
1	-	S-SQUARE FOOT	RESIDENTIAL LAND	6,000	.1377	

Land Totals

Total Calculated Square Feet	6,000
Total Calculated Acres	.1377

Land Line Summary

Line #	Land Type	Land Code	Square Feet	Acres	Land Units	Actual Frontage	Effective Frontage	Override Rate
1	S-SQUARE FOOT	01 - RESIDENTIAL LAND	6,000	.1377			45.0	

Land Line Details (Use Arrows at Right to View Highlighted Row Information)

Line #	1
Land Type	S-SQUARE FOOT
Land Code	01 - RESIDENTIAL LAND
Square Feet	6,000
Acres	.1377
Land Units	
Actual Frontage	
Effective Frontage	45.0
Override Size	
Actual Depth	133
Table Rate	1.80
Override Rate	
Depth Factor	1
Influence Factor	
Influence Reason	1-NONE
Nbhd Factor	1
Notes	
Roll Pct	

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2-5

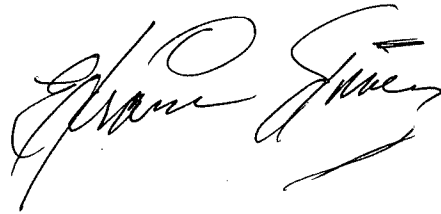
* 523 E. PEARL *

01/28/2025

To whom it may concern

My name is Efrain Nunez and I want to build this garage so that my vehicles are not at risk in the street anymore. It needs to be this particular size because I have more than one vehicle and my driveway space is taken up with some already. My neighbors have given me their permission already as well as sent in letters with this one showing they gave consent. It would mean a lot to me if I had permission to build my garage this size. My neighbors think the size is good as well. Please if you have any more questions or concerns you can reach me at 4194604647.

Thank you,

A handwritten signature in black ink, appearing to read "Efrain Nunez". The signature is written in a cursive style with a large, stylized initial "E".