

**RECEIVED****AUG 12 2025****BY:****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

CASE # BZA25-00043**PAID** 8.14.25 CK**APPLICATION TO THE ADMINISTRATIVE BOARD OF ZONING APPEAL (BZA)**

TMC Chapter 1112.0200

Site Location 205 LANCASTER AVE ^{TOLEDO} Ohio 43615 Zoning District RS-6 Date 8/12/25Legal Description LYNWOOD LOT 57, 58, 59 & N OF LOT 60Applicant's Name (print) W. FRED L DUQUETTE

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

Exception X Appeal decision _____ ADA Accommodation _____TMC § 115.02041108.0404Applicant Signature W. Fred L. Duquette Phone 419-410-4026Applicant's Street Address 205 LANCASTER AVE Fax N/AApplicant's City, State, Zip TOLEDO, Ohio 43615 E-Mail OHIOLE@BEX-NET**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 +++++

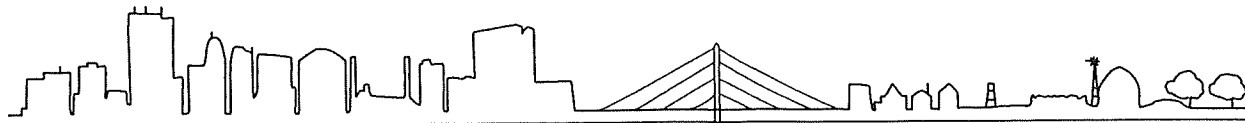
Permit Tech Checklist: Application complete ✓ Photos ✓ Letter ✓ Proper Site Plan ✓ SWO _____Copy Zoning Map _____ <http://local.live.com/> Transportation notified to check site distance hazard _____Code Enforcement notified if orders are being appealed. _____ Permit Tech's Initials PSS Date 8/14/25

Reviewed by _____ Date _____ Staff Recommendation _____

Board Decision _____ Date _____

P:, Inspection, BZA

3/15/2024 kjr



TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

One Government Center, Suite 1620, Toledo, OH 43604 P: 419 245-1200 F: 419 936-3730

7/22/2025

NOTICE OF NON-COMPLIANCE

(Initial Warning of Violation)

Wilfred L. Duquette
205 Lancaster Ave.
Toledo, OH 43615

RE: Notice of Zoning Violation at 205 Lancaster Ave.

Mr. Duquette

The above-referenced location was visited on **06/02/2025** and found to violate the following Toledo Municipal Code zoning regulations:

TMC: 1115.0204 To bring you into compliance, you'll need a certificate of zoning compliance for the fence.

TMC: 1108.0404 The new fence was installed incorrectly. The finished side needs to face your neighbor's yard.

A fencing certificate of zoning compliance needs to be applied for and obtained through this office. You'll also need to turn around the fence so the finished side faces your neighbors' house.

You have thirty (30) days to correct the issue(s). Failure to do so would be considered a violation of the zoning code and could result in fines and legal action.

Please contact me at 419-245-1200 with any questions. Thank you for being so cooperative in this matter.

Respectfully Submitted,


PHIL BARBOSA
Zoning Specialist

DATE

cc: Josh Lewandowski, Zoning Compliance Manager
Enc. Cert. Zone

READ 7/25
CALLED LM 7/28 10:00

BUILDING
INSPECTION
#16 - 300

ADMINISTRATIVE
APPEAL? GIVE?

August 06, 2025

Wilfred L Duquette, 205 Lancaster Ave., Toledo, Ohio 43615 Email: ohtole@bex.net
Phone 419-410-4026

Zoning Board of Appeals: City of Toledo Department of Building and Code Compliance One Government Center Suite 1600, Toledo, Ohio 43604

Subject: Request for Zoning Exception for 205 Lancaster Ave. Toledo, Ohio 43615

Dear Members of the Zoning Board,

I am writing to formally request a zoning exception for my property located at 205 Lancaster Ave., Toledo, Ohio 43615 parcel number 20-47437. I am seeking approval to allow the Finished side of the fence to face my residence that I understand is not currently permitted under the existing zoning regulations.

The reasons for this request are, the old dilapidated fence that was replaced, was replaced in the same manner and fashion as the previous fence was installed many years ago, finish side facing my residence. In addition, there are no neighbors directly behind my property. The property directly behind me (6337 Zelpha) is an abandoned property that has been abandoned for more than ten years. The house is an eye sore and is in such disrepair its needs to be torn down. The Lucas County Land Bank has recognized this and contacted me regarding the purchase of this property once they secure the deed, thus eliminating any new neighbors in the future.

My neighbor and property owners Mr. & Mrs. Alastair Acre at 217 Lancaster Ave. to the right (South) of me as well as my neighbor and property owners Mr. & Mrs. Norbert Klocinski at 159 Lancaster Ave. to the left (North) of me have given their full consent and have no objections or concerns on how the fence faces. Both neighbors have provided positive feedback and have given me letters of support that I am attaching for your review.

The fact that my property is a corner lot, the back fence can be seen by many different directions. That being said it is much more aesthetically pleasing for the other surrounding properties and the overall character of the neighborhood with the finish side facing forward towards my residence. I believe that granting this exception would not in any way adversely affect any of my neighbors. In fact, I have been told by others that the new fence adds to the neighborhood's overall appearance.

Attached are supporting documents including site plans, photos and letters of support. I respectfully request that the board consider this application at its next scheduled meeting and grant this exception.

Thank you for your time and consideration. I am happy to provide any additional information and attend a hearing to discuss this request further.

Sincerely,

Wilfred L Duquette

Alastair Acre

217 Lancaster Ave

Toledo, Ohio 43615

08/10/2025

To Whom It May Concern:

I am writing in full support of my neighbor, Mr. Willie Duquette, regarding his recent appeal concerning the installation of his new fence. I have lived directly south of Mr. Duquette for over two years, and in that time I have come to know him as an exceptionally responsible, considerate, and community-minded individual.

The fence in question is professionally installed, unobtrusive, and well-suited to his property. It was placed fully within his property line and complements the style of fencing that has existed in our neighborhood for years. The installation served to repair or replace old, worn, or damaged fencing — not to create any new obstruction or disturbance. As the only direct neighbor to his property, I can confidently state that the fence presents no issues whatsoever to me, my property, or the neighborhood.

Mr. Duquette takes great pride in his home, maintaining one of the best lawns on the block. The new fence was part of his effort to keep his property in excellent condition and preserve the overall appearance of our neighborhood. His dedication extends beyond his own yard — he has helped address our local feral cat population by trapping and arranging for the spaying and neutering of numerous cats to prevent further overpopulation.

On a personal level, Mr. Duquette has been the kind of neighbor anyone would be fortunate to have. When my lawn mower broke, he kindly mowed my yard without hesitation. When I was new to the area and someone hit my car, he went out of his way to connect me with a trustworthy repair shop, where I even received a discount thanks to his recommendation. His character, generosity, and willingness to help others are unmatched.

I am certain that if Mr. Duquette had been aware of the violation before installing the fence, he would have made any necessary adjustments beforehand. Unfortunately, now that the work is complete, the cost of altering or replacing it would be significant. Given the fence's professional appearance, proper placement, and positive contribution to the neighborhood's character, I believe the violation was made in error.

For all these reasons, I fully support Mr. Duquette's appeal and strongly recommend that the township allow the fence to remain as installed. It is both a practical improvement to his property and a visual benefit to the community.

Sincerely,

Alastair Acre

I AM A LONG TIME RESIDENT OF
159 LANCASTER. I DO NOT OBJECT
TO THE NEW FENCE CONSTRUCTED ON
205 LANCASTER. IT IS IN THE SAME
LOCATION AND RACING THE SAME
DIRECTION AS THE OLD FENCE THAT
WAS REMOVED. THE ONLY HOUSE
AND OUT BUILDING ON ZEPHYRUS, WHICH
IS ON THE OPPOSITE SIDE OF THE
FENCE HAS BEEN ABANDONED FOR
MANY YEARS.

NORBERT KLOCIENSKI

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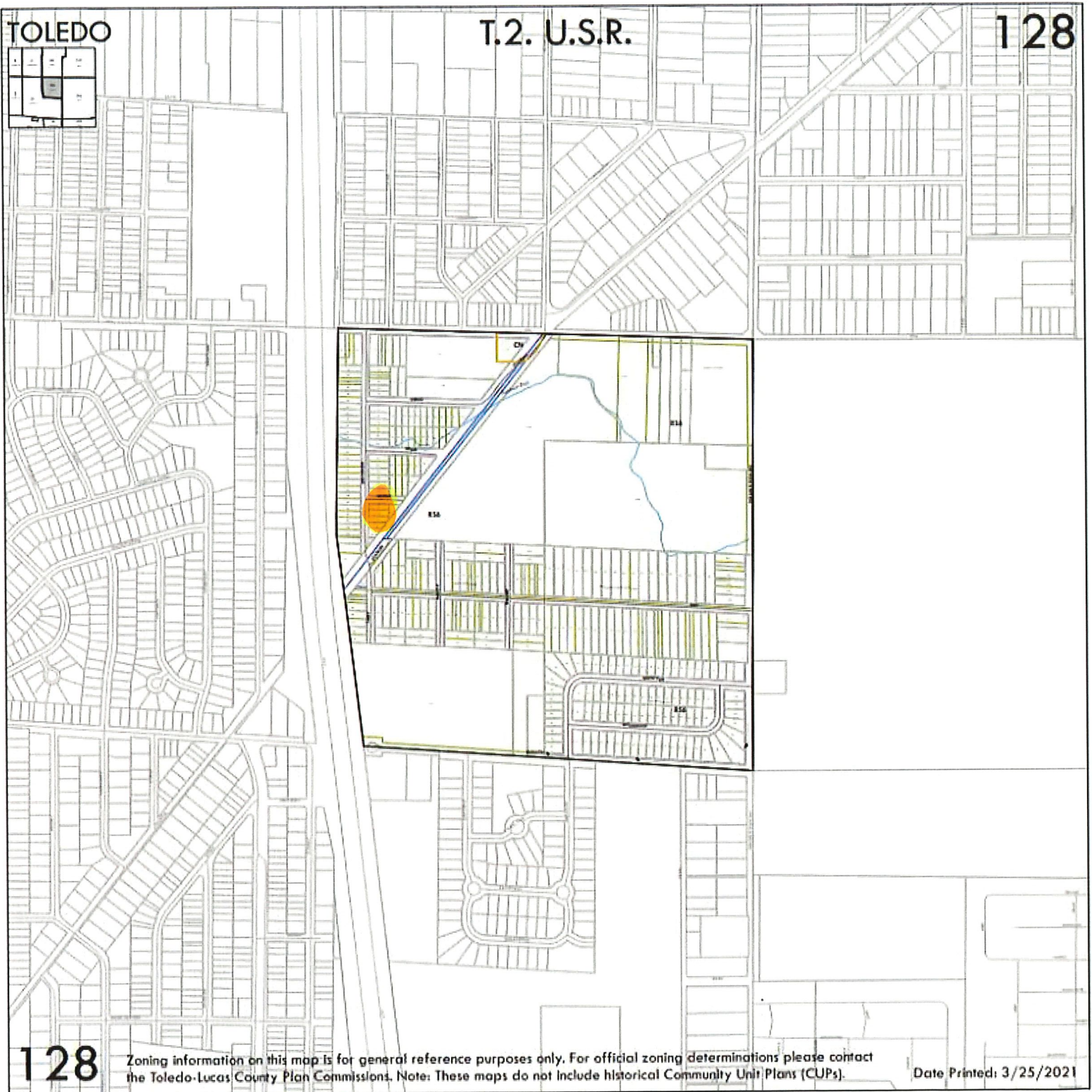
NORBERT KLOCINSKI



TOLEDO

T.2. U.S.R.

128



Zoning information on this map is for general reference purposes only. For official zoning determinations please contact the Toledo-Lucas County Plan Commissions. Note: These maps do not include historical Community Unit Plans (CUPs).

Date Printed: 3/25/2021



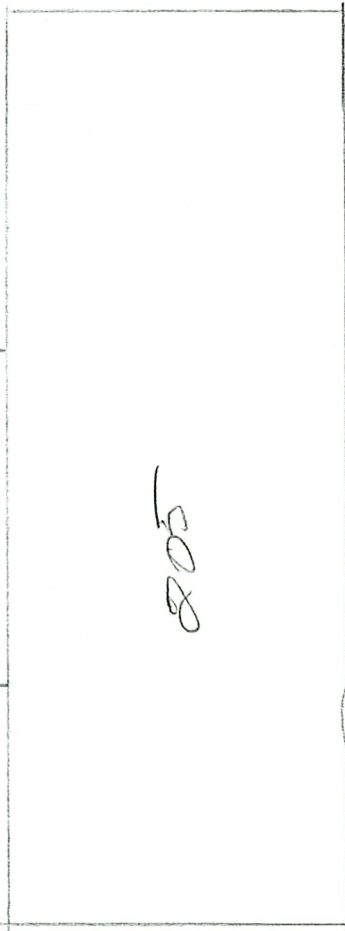
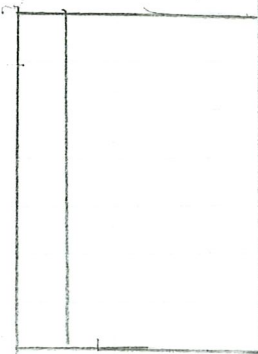
205 LANCASTER AVE
CURRENT PHOTOS.
FRONT & NORTH SIDE VIEW



← 105' →

← 6' →

105' IN LENGTH
4' HIGH



805

← 66' IN LENGTH →

← 3 1/2' HIGH →

- 6 FOOT FENCE ALONG BACK OF PROPERTY
- 3 1/2 FOOT FENCE ALONG SIDE OF PROPERTY

LANCASTER AVE

28473A

205 LANCASTER AVE
NORTH SIDE AND REAR
VIEW



265 LANCASTER AVE
REAR LOOKING SOUTH
VIEW





205 LANCASTER
SOUTH SIDE
YARD VIEW



ABANDONED PROPERTY
6337 ZELPHA
DIRECTLY ADJACENT AND BEHIND
205 LANCASTER



ABANDONED PROPERTY
6337 ZELPHA



ABANDONED
PROPERTY
6337
ZELPH A
SHOWING
OLD FENCE



ABANDONED PROPERTY
6337 ZELPHA



205 LANCASTER
 SHOWING OLD FENCE
 PRIOR TO REPLACEMENT





205 LANCASTER SHOWING BACKYARD
DURING OLD FENCE REMOVAL AND
VIEW OF ABANDONED PROPERTY AT
6337 ZELPHA