



## TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

REF: SUP-12008-20

DATE: February 12, 2021

TO: President Matt Cherry and Members of Council, City of Toledo

FROM: Toledo City Plan Commission, Thomas C. Gibbons, Secretary

SUBJECT: Special Use Permit for a Tobacco Shop at 1008 Nebraska Avenue

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, February 11, 2021 at 2:00 P.M.

### GENERAL INFORMATION

#### Subject

Request	-	Special Use Permit for a Tobacco Shop
Location	-	1008 Nebraska Avenue
Applicant	-	Genie Shamoun 2618 Buckhorn Drive Sylvania, OH 43560
		Shantal Hanna 2618 Buckhorn Drive Sylvania, OH 43560
Architect	-	George Morkos Dary Design Studio 3523 Meadow Trail Ann Arbor, MI 48108

#### Site Description

Zoning	-	CR / Regional Commercial
Area	-	± .36 acres
Frontage	-	± 123' along Nebraska Avenue ± 126' along Hawley Street
Existing Use	-	Vacant Commercial
Proposed Use	-	Tobacco Shop

## GENERAL INFORMATION (cont'd)

### Area Description

North	-	Single Dwelling Residential / RD6
South	-	Commercial / CR
East	-	Office, Single Dwelling Residential, Vacant Land / CR
West	-	Vacant Land, Single Dwelling Residential / RD6

### Parcel History

D-1-79	Site plan review for a proposed restaurant with drive-thru facilities. Plan Commission approves 4/5/79.
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### Applicable Plans and Regulations

- Toledo Municipal Code Part Eleven: Planning and Zoning
- Toledo 20/20 Comprehensive Plan

## STAFF ANALYSIS

The applicant is requesting a Special Use Permit for a hookah lounge at 1008 Nebraska Avenue. The use is classified as a "Tobacco Shop" per Toledo Municipal Code (TMC) 1116.0249 due to the sale of tobacco even though food will also be served. The ± .36 acre site is zoned CR and contains a 1,320 sq. ft. commercial building that previously operated as a restaurant. Adjacent land uses include single family dwellings to the north and west, a commercial use to the south, and a commercial use, vacant land, and single dwelling residential to the east.

An overview of project details is included in this analysis. A detailed list of all project related items is included in the agency conditions at the end of this report.

### Use Specific Regulations

- a. Spacing Requirements: There are no schools, public parks, public libraries, day care centers, or other uses established specifically for the activity of minors within 500 feet of the proposed facility, although Picket Academy is located 575 feet to the northwest.
- b. Hours of Operation: According to the letter of intent the business will operate within the required hours of operation for a Tobacco Shop per TMC 1104.1700. The business will be open from 1PM to 11PM on weekdays and 2PM to midnight on weekends.

## STAFF ANALYSIS (cont'd)

### Parking

- a. The Division of Transportation provided comments on the project. Their comments include the closure of the curb cut closest to Nebraska and Hawley.
- b. The site is classified as a tobacco shop for parking purposes and exceeds the maximum permitted parking for a tobacco shop, however the parking is existing and will decrease with expansion so no further modifications are required.

### Landscaping

- a. The reuse of an existing site is not required to comply fully with current landscape standards, but must bring the site closer to compliance. Staff is requesting an updated privacy fence along the west and north property lines as well as landscaping improvements where the curb cut will be closed.

### Elevations

- a. The project includes an 11' x 44' building addition, updated building materials, soffit repairs, and paint work.

### 20/20 Plan

The Toledo 20/20 Comprehensive Plan recommends this site for Neighborhood Commercial uses. This category accommodates small and medium scale commercial uses that serve neighborhoods or small and medium scale office or mixed uses. The proposed use is compatible with this designation.

## PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of SUP-12008-20, a request for a Special Use Permit for a Tobacco Shop located at 1008 Nebraska Avenue, to the Toledo City Council, for the following **two (2) reasons**:

1. The use complies with all applicable provisions of the Zoning Code TMC **1104.0701.B; and**
2. The use is compatible with adjacent uses in terms of operating characteristics (such as noise, traffic generation, and other impacts associated with the use's operation) **TMC 1111.0706.C.**

The Plan Commission recommends approval subject to the following **twenty one (21) conditions**:

The following conditions are listed by agency of origin. Applicants are encouraged to contact each of the agencies to address compliance with their conditions.

## **PLAN RECOMMENDATION (cont'd)**

### Engineering Services

1. A pre-submittal meeting is not required, however one may be requested. Contact information is as follows:

Division of Engineering Services: ph. 419-245-1315, fax 419-936-2850

Right-of-Way and Inspection: Joe Warnka 419-245-1341

Roadway: Tim Grosjean 419-245-1344

Water: Andrea Kroma 419-936-2163

Stormwater Drainage: Lorie Haslinger 419-245-3221; Andy Stepnick 419-245-1338

Sanitary Sewers: Mike Elling 419-936-2276

2. All **proposed** sidewalk, drive approaches, curb, and pedestrian curb ramps within the public right-of-way shall be constructed in accordance with the City of Toledo Construction Standards, Specifications, Toledo Municipal Code, and Americans with Disabilities Act guidelines.
3. All commercial drive approaches, (along with the sidewalk through the drive) shall be constructed with 8" thick concrete per City of Toledo Construction Standards and Specifications. No curb shall be permitted in the right-of-way along either side of a drive approach. **No horizontal curb cutting will be permitted to create a curb drop/opening.** Existing drive approaches, including the curb drop, that will no longer be utilized shall be removed and restored with curb to match the adjacent curb.
4. Required permits for all approved work in the public right-of-way shall be obtained, before work begins, from One Stop Shop, (419) 245-1220.

Contact Joe Warnka at (419) 245-1341 for inspection of above mentioned items.

### Sewer and Drainage Services

5. S&DS requires that all private sewer lines that are not being removed or properly abandoned (both storm & sanitary) be cleaned and inspected.
6. S&DS requires that the private sanitary lines (after they have been cleaned) that are not being removed or properly abandoned be televised from the building (or private cleanout) to where they connect to the public sewer system if this has not been done in the past (2) two years. An electronic (DVD/memory stick) shall be provided to S&DS demonstrating the lines cleaning and integrity.

**PLAN RECOMMENDATION (cont'd)**

Fire Department

7. Approved premise identification is required.

Transportation

8. A van accessible parking space is required with an 8' loading aisle and an auto accessible parking space requires a minimum 5' loading aisle per TMC 1107.
9. Bicycle parking must be shown per TMC 1107.
10. Wheel stops are required at all parking spaces abutting sidewalks, property lines, buildings, and planting areas per TMC 1107.
11. The Western driveway approach on Nebraska must be a minimum of 25' wide for two way traffic per TMC 1107.
12. The Eastern drive approach closest to the intersection of Nebraska & Hawley must be closed for traffic safety. Wheel stops required at all parking spots that abut sidewalks and buildings per TMC 1107.

Plan Commission

13. The hours of operation of a tobacco shop may be limited to 5:30 a.m. to 1 a.m., or other hours consistent with a liquor permit issued by the State of Ohio, as a condition of development approval.
14. The elevations indicate areas to be repainted, the use of a "brick material", the application of stucco over brick on the north façade, and conflicting design elements on the north and east facades related to the full height window and roof that need to be clarified. **Additional details shall be submitted clarifying the paint colors, materials used, and design renovations.**
15. The eastern façade shall include additional elements that break up the mass of the building. **TMC 1109.0205.A.** The use of stucco is limited to 20% on all facades visible from the right-of-way. **TMC 1109.0500. Shall be indicated and clarified on revised elevations.**
16. Dumpsters shall be screened from view and may not be located in any required setback or landscape buffers and as far from residential areas as possible. **TMC 1108.0203.G. Shall be indicated on a revised site plan.**

**PLAN RECOMMENDATION (cont'd)**

Plan Commission (cont'd)

17. The existing privacy fence along the west and north property lines shall be replaced. Fencing shall not exceed 3 ½' in the front setback or 23' from the roadway edge of curb. **Fencing details (type, height) shall be indicated on a revised site plan.**
18. A landscape planting area shall be installed in the location of the proposed curb cut closure near Hawley subject to the review and approval of the Plan Director. The area shall include one additional tree and a solid row of shrubs. **Planting details (type, size, quantity) shall be indicated on a revised site plan.**
19. The Special Use Permit may be reviewed for compliance with the conditions of approval, negative secondary effects, and adherence to all requirements of the Toledo Municipal Zoning Code. If outstanding issues are found and not addressed the Special Use Permit may be considered for revocation.
20. Minor adjustments to the site plan that do not violate the above conditions, or the Toledo Municipal Code, may be reviewed and approved by the Director of the Toledo City Plan Commission. Major adjustments will require an amendment to the Special Use Permit.
21. No permits shall be issued until arrangements satisfactory to the Director of the Toledo City Plan Commission have been made for compliance with the conditions as set forth above.

Respectfully Submitted,



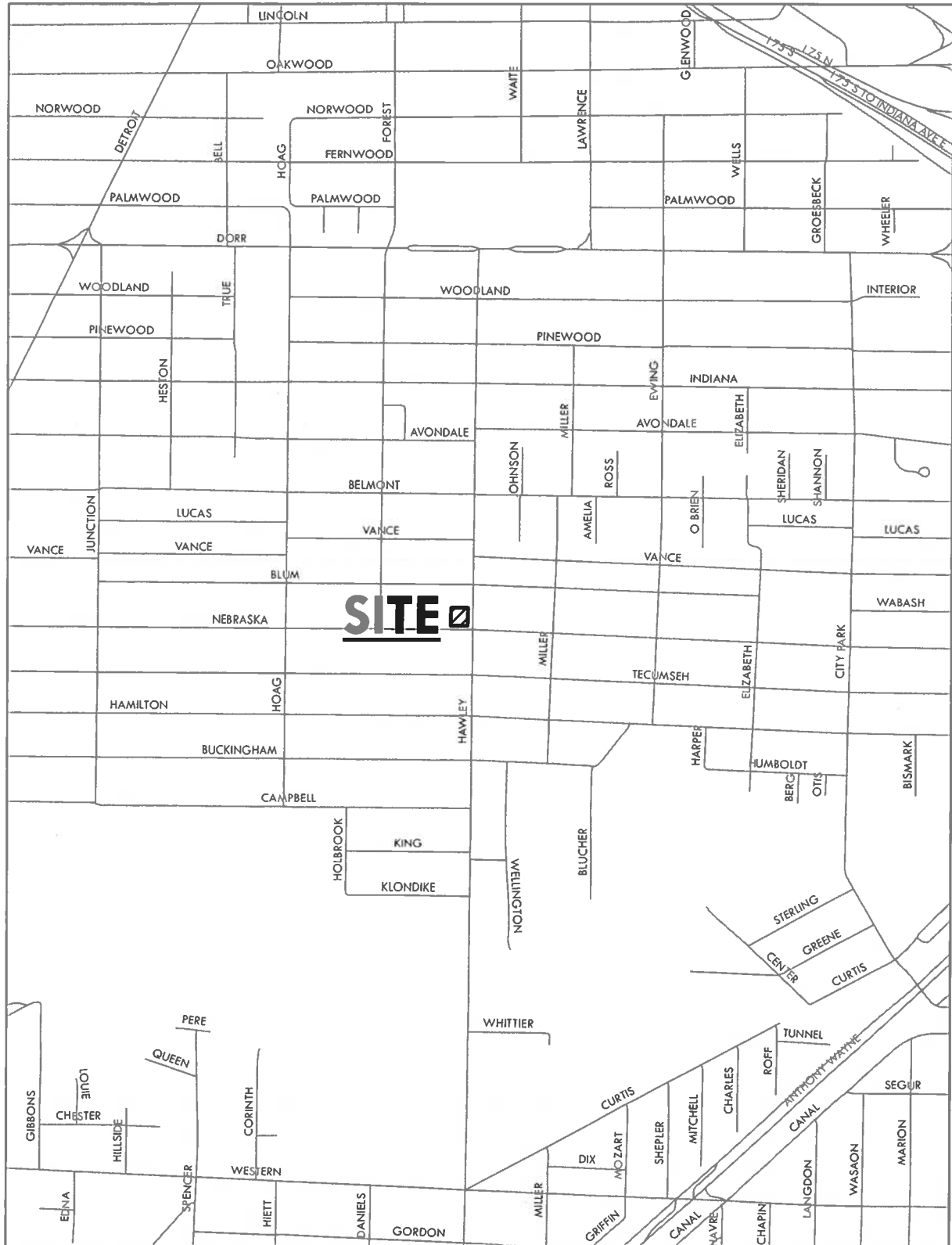
Thomas C. Gibbons  
Secretary

JL  
Four (4) Sketches Follow

Cc: Shantal Hanna & Genie Shamoun, 2618 Buckhorn Drive, Sylvania OH 43560  
George Morkos, Dary Design Studio, 3523 Meadow Trail, Ann Arbor, MI 48108  
Commissioner, Division of Engineering Services  
Sewer & Drainage  
Fire Department  
Commissioner, Division of Transportation  
Lisa Cottrell, Administrator  
Josh Lewandowski, Principal Planner

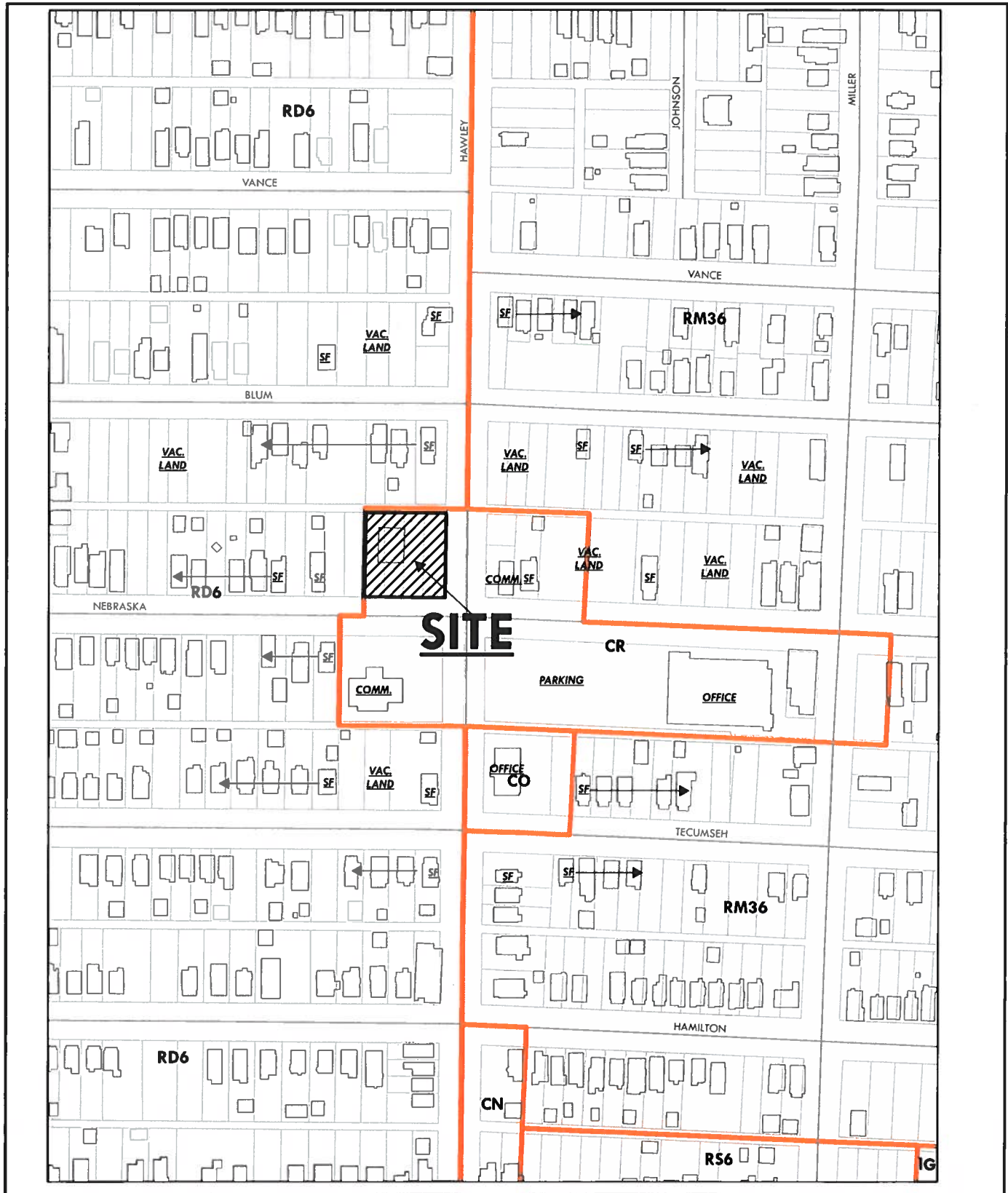
# GENERAL LOCATION

SUP-12008-20  
ID 19



# ZONING AND LAND USE

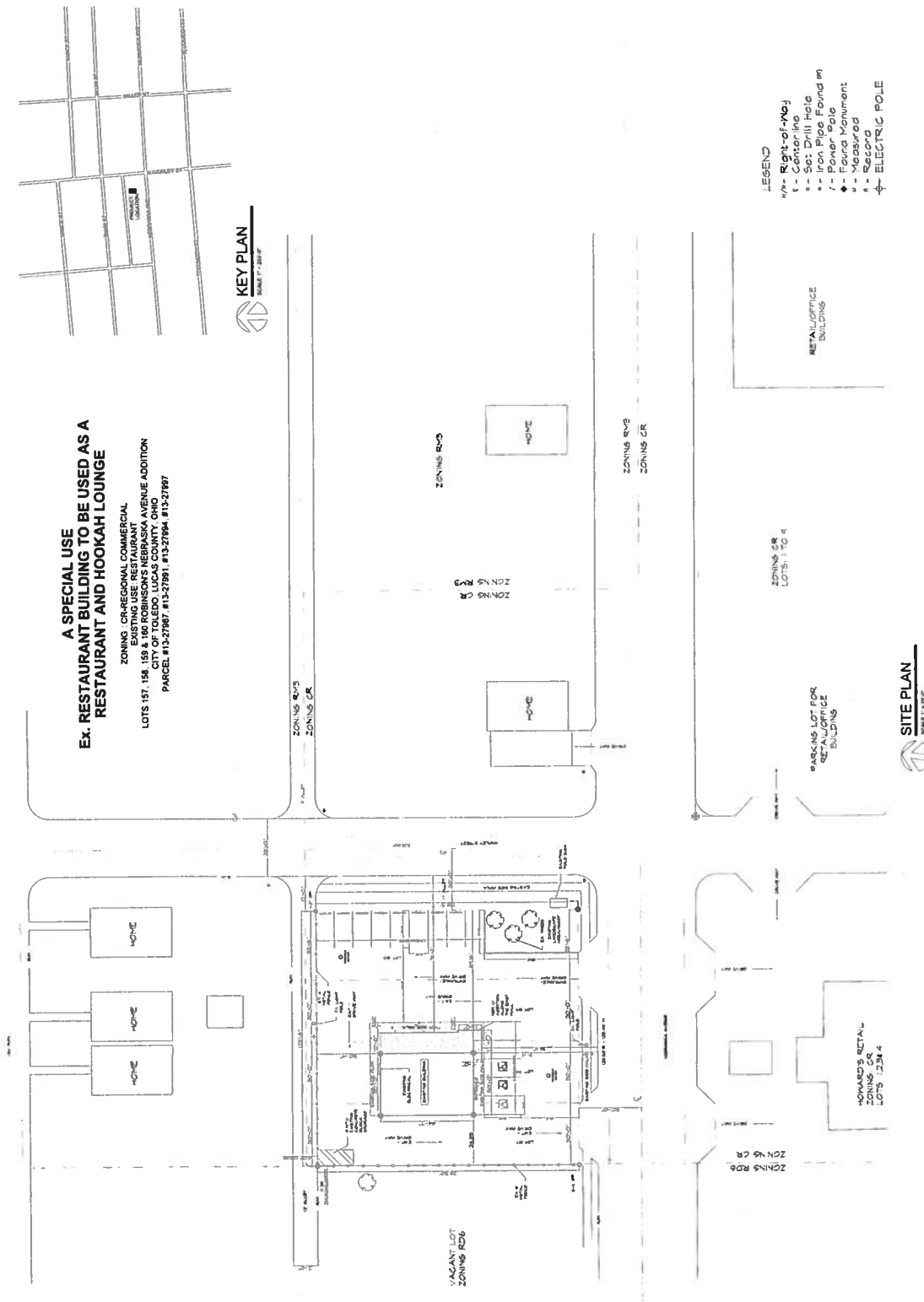
SUP-12008-20  
ID 19





# SITE PLAN

**SUP-12008-20**  
ID 19



**A SPECIAL USE  
EX. RESTAURANT BUILDING TO BE USED AS A  
RESTAURANT AND HOOKAH LOUNGE**

ZONING CR-REGIONAL COMMERCIAL  
EXISTING USE RESTAURANT  
157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

**KEY PLAN**  
SCALE 1" = 100'

- LEGEND**
- M = Right-of-Way
  - C = Centerline
  - S = Set Drill Hole
  - P = Port Pipe Found in
  - F = Found Monument
  - M = Measured
  - R = Record
  - E = ELECTRIC POLE

**SITE PLAN**  
SCALE 1" = 100'

**D**  
DAVID L. DODD ARCHITECTS  
3073 Lakeside Center Dr.  
Columbus, OH 43260  
614.291.3833  
www.davidladd.com

City of Toledo  
Department of Public Works  
Engineering Division  
1000 East Tenth Street  
Toledo, OH 43606  
419.251.2200  
www.toledoo.gov



**HOOKAH RESTAURANT**

LOCATION:  
1000 HOOKAH AVE  
TOLEDO, OH

NO. REVIEWSET	
REVISIONS	DATE
DATE	12/09/2020
SITE PLAN	

# ELEVATIONS

SUP-12008-20  
ID 19



**DAVE MILLER INTERIORS**  
 12008-20  
 12008-20  
 12008-20  
 12008-20

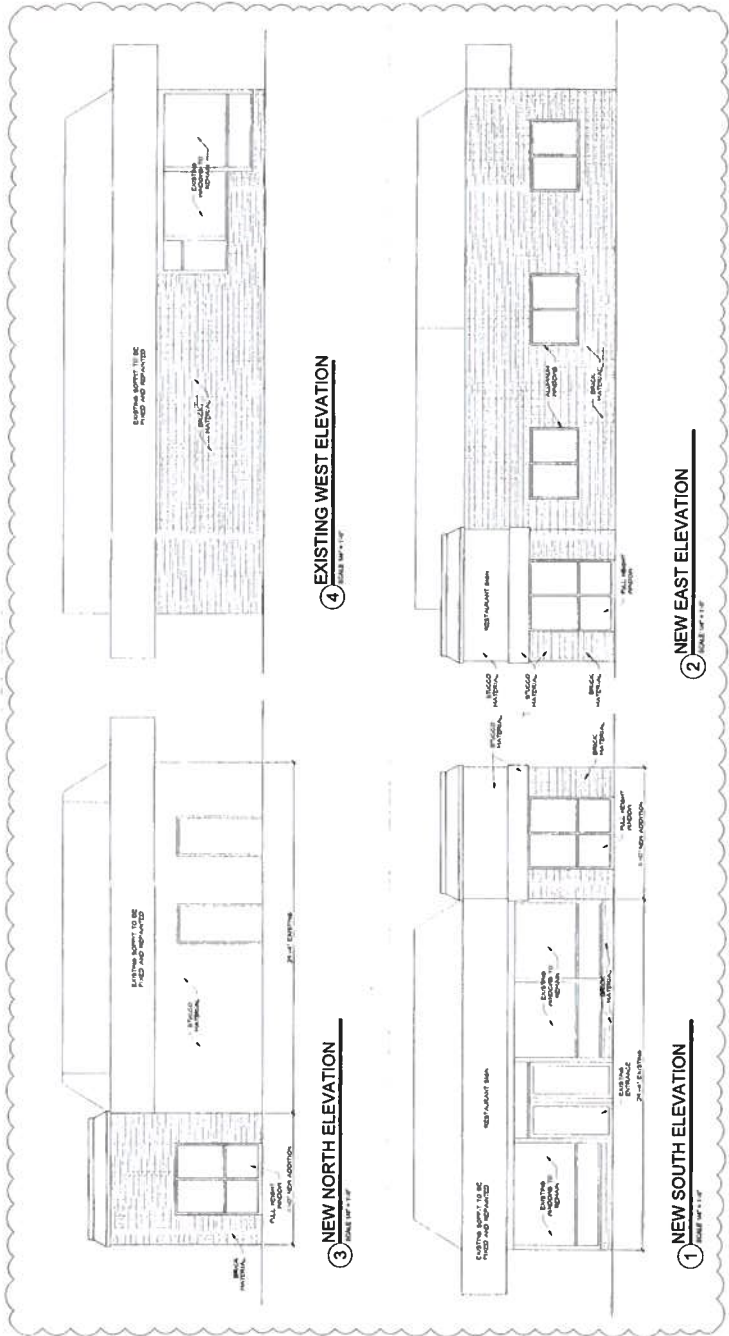


12/08/2020

**HOOHAH RESTAURANT**

LOCATION:  
 12008-20  
 12008-20

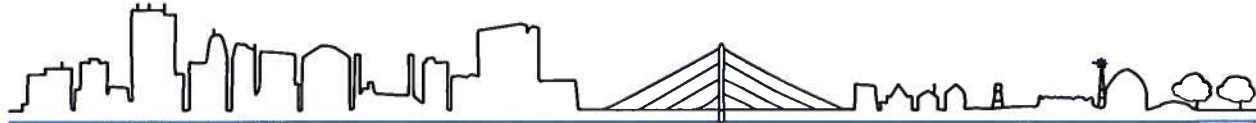
DATE: 12/15/2020  
 ELEVATIONS





parid	owner	mailing address 1	mailing address 2
105357	HAWKINS GLENDA	936 TECUMSEH ST	TOLEDO OH 43607 4462
105361	WISE ANNIE ETAL	934 TECUMSEH ST	TOLEDO OH 43607 4462
105364	RICO INVESTMENTS & PROPERTY MANAGEMENT L	2314 HEATHERGLEN	MAUMEE OH 43537
958294	BRADLEY TERESSA	951 VANCE ST	TOLEDO OH 43607 4225
958307	PRICE CHRISTOPHER L SR MSW, LSW	943 VANCE ST	TOLEDO OH 43607
958337	MADDOX LEE T JR	P O BOX 185	TOLEDO OH 43697
958814	JOHNSON MAE F ET AL (ORSURVTC)	929 BLUM ST	TOLEDO OH 43607
958817	LEON WILSON JR	648 FERNWOOD	TOLEDO OH 43602
958821	CRENSHAW LUCETTA	1254 PINEWOOD AVE	TOLEDO OH 43607 4060
958824	ABBOTT WADE	937 BLUM ST	TOLEDO OH 43607
958834	CITY OF TOLEDO DEPT OF REAL ESTATE	INE GOVERNMENT CENTER SUITE 225	TOLEDO OH 43604
958841	NORWOOD IRENE	636 PINEWOOD	TOLEDO OH 43604
958851	WORMELY MABLE	2336 GEORGETOWN	TOLEDO OH 43613
958857	NEIGHBORHOOD HEALTH ASSOCIATION OF TOLEDO	313 JEFFERSON	TOLEDO OH 43604
1327837	LUCAS HOUSING SERVICES CORPORATION	433 NEBRASKA AVE	TOLEDO OH 43604
1327844	GATEWAY ELECTRIC INC C/O ANESSA A. SOUCY	9424 DUNBAR DR	OAKLAND CA 94603 3016
1327851	ADAMS EDUARDO M SR.	615 N HAWLEY	TOLEDO OH 43607
1327861	THOMAS MELVIN D	507 E STREICHER ST	TOLEDO OH 43608
1327874	JERUSALEMITE UNIVERSAL KINGDOM OF JESUS	1009 BLUM ST	TOLEDO OH 43607 4227
1327877	GRIFFIN L	1011 BLUM	TOLEDO OH 43607
1327887	ANDERSON GEORGE O	1019 BLUM ST	TOLEDO OH 43607 4227
1327891	CROGHAN TINA M	1023 BLUM ST	TOLEDO OH 43607 4227
1327894	CROGHAN TINA	1023 BLUM ST	TOLEDO OH 43607 4227
1327971	EVANS HILDA D	1024 NEBRASKA AVE	TOLEDO OH 43607
1327974	LIDDELL VERNON WAYNE SR	921 JUNCTION	TOLEDO OH 43607
1327977	EVANS DIANE	PO BOX 9602	TOLEDO OH 43697
1327994	SHAMOUN GENIE	2618 BUCKHORN DR	SYLVANIA OH 43560
1327997	HOWARD BOBBY	1001 NEBRASKA AVE	TOLEDO OH 43607 4229
1600917	HOWARD FELICIA DIAHANN	1806 PERTH ST	TOLEDO OH 43607 1415
1601334	HAMILTON BERNARD K & PRECIOUS	1028 TECUMSEH ST	TOLEDO OH 43607
1601337	FURR PEARL	1022 TECUMSEH ST	TOLEDO OH 43607 4470
1601341	AWLS J & C	2109 OLIMPHIA	TOLEDO OH 43615
1601347	JOHNSON KEN	19818 MARLOWE	DETROIT MI 48235
1601354	SAVAGE PROPERTY INVESTMENTS LLC	1051 NEBRASKA AVE	TOLEDO OH 43607
1880687	ZEPF CENTER	6605 W CENTRAL STE 100	TOLEDO OH 43617
1327994	SHANTAL HANNA	2618 BUCKHORN DR	SYLVANIA OH 43560

Pulled 01/26/21



## TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

DATE: January 29, 2021  
REF: SUP-12008-20  
PLANNER: Josh Lewandowski

### NOTICE OF PUBLIC HEARING

on

Date: Thursday, February 11, 2021

Request: Special Use Permit for a Tobacco Shop

Location: 1008 Nebraska Avenue

The complete legal description of the land in question is on file at the office of the Toledo City Plan Commission, located at One Government Center, Suite 1620, Toledo, Ohio 43604.

Notice of this hearing is mailed to the **project applicant** as well as owners of property within and contiguous to and directly across the street from subject parcel (or parcels at the addresses of such owners appearing on the County Auditor's current tax list). Please share this notice with neighbors that may lie beyond the range of this mailing. They may attend the public hearing and/or otherwise make their feelings known about this case.

The Toledo City Plan Commission will hold a hearing to consider this request at **2:00 p.m.** on **Thursday, February 11, 2021** as a Zoom meeting. You may attend this hearing by clicking on the following link at the time of the hearing. You will then be added as an "attendee" and will have opportunity to communicate via a "question and answer" tab. We will receive your comments/questions, and a facilitator will communicate them to the Commission Members. **If you are the project applicant, please make every effort to attend the hearing.**

#### **Zoom Link:**

Join from PC, Mac, Linux, iOS or Android:

<https://toledo-oh-gov.zoom.us/j/86196937519?pwd=N3FvZDIEdTgzSE5mUzRNU2ppYXNpdz09>

Passcode: 960957

Or Telephone:

Dial:

Toll Free phone: 888-204-5987

Phone: 602-333-2017

Conference Code: 291916

You may also call the office of the Toledo City Plan Commission at 419-245-1200 or email any comments that you have to the planner at [joshua.lewandowski@toledo.oh.gov](mailto:joshua.lewandowski@toledo.oh.gov). We will ensure that your comments are incorporated as part of the public record.

**CITY OF TOLEDO, OHIO**

Clerk of Council  
One Government Center  
Toledo, Ohio 43604

Julie Gibbons  
Assistant Clerk of Council

Telephone  
419-245-1060

Date: January 29, 2021

Ref: SUP-12008-20

**NOTICE OF PUBLIC HEARING**

Wednesday, March 17, 2021

The Zoning and Planning Committee of Council, at a Zoom meeting to be held on Wednesday, March 17, 2021 at 4:00 p.m., will consider the following request:

**Special Use Permit for a Tobacco Shop at 1008 Nebraska Avenue**

When: March 17 2021 04:00 PM Eastern Time (US and Canada)

Topic: Toledo City Council Zoning & Planning Committee Meeting

Please click the link below to join the webinar:

<https://toledo-oh-gov.zoom.us/j/84938443246?pwd=bm5DVjVvNEtQcnJIN2ZIY2h5WVY0dz09>  
Passcode: 253123

Or Telephone:

Dial:

USA 602 333 2017 US Toll

USA 888 204 5987 US Toll-free

Conference code: 623767

Julie Gibbons  
Assistant Clerk of Council

**\*\*Failure of applicant to appear may result in a deferral or denial of your request.**

NOTICE PUBLISHED IN TOLEDO CITY JOURNAL

# Call Log: SUP-1 2008-20

1008 Nebraska Avenue

02-04-20:

- Diane Evans - 1018 Nebraska – Concerned about the type of business in a largely elderly neighborhood, traffic & nuisance impacts from customers coming from outside the neighborhood

02-05-20:

- Hilda Evans – 1024 Nebraska – Against the request. Large number of seniors in neighborhood who are used to peace and quiet and concerned about the type of activity that the use will bring.

Two (2) Calls: 2 calls against.

# PUBLIC HEARING

CASE NO. SUP-12008-20

REQUEST: Special Use Permit for a Tobacco Shop at 1008 Nebraska Avenue

\_\_\_\_\_

APPLICANT NAME: Shantal Hanna (248)-892-8020

ADDRESS: 1008 Nebraska, Toledo OH 43607

DATE: 2/11/21 TIME: 2:00pm

Contact Person: Shantal Hanna

Contact Person Phone Number: 248-892-8020

PLACE: Council Chamber, 1<sup>st</sup> Floor, One Government Center  
Jackson & Erie Streets, Toledo, OH

For Further Information, Contact  
The Toledo-Lucas County Plan Commissions

PHONE: (419) 245-1200

FAX: (419) 936-3730

TMC 1111.0304



# CITY OF TOLEDO

## SIGN POSTING REQUIREMENTS

### POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedure established by the City Zoning Code (TMC 1111.0304) are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of the public rights-of-way (if the way has been in use) also require signs.

The applicant is responsible for posting the required sign(s) and ensuring that the signs remain posted throughout the 15-day period prior to public hearing. **Failure to maintain the signs during this entire period may be cause for deferral or denial of the application.** Upon notification, the sign(s) is to be picked up at the Toledo-Lucas County Plan Commission office between the hours of 8:00 a.m. and 4:45 p.m.

#### 1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Plan Commission staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be two to seven feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign in order to read it.

#### 2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then in addition to a sign placed on the property a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

#### 3. PHYSICAL POSTING

- A. Sign(s) shall be mounted on a post, stake or building at the site.

#### 4. PERIOD OF POSTING

- A. Signs must be posted from (dates) 01/27/21 to 03/26/21.

#### 5. REMOVAL

- A. The sign shall not be removed before the final hearing on the request.
- B. The sign shall be removed between seven (7) and ten (10) days after the final hearing.

I hereby acknowledge that I have read the above Sign Posting Requirements and discussed them with the Plan Commission staff. I understand all the requirements and agree to comply with each of them. I acknowledge receiving a copy of these Sign Posting Requirements.

Williams  
\_\_\_\_\_

(Applicant or Agent)

Sean Willyng  
\_\_\_\_\_

(Print Name or Organization)

248-892-8020  
\_\_\_\_\_

(Telephone No.)

I issued 2 signs for this application 1/25/21  
\_\_\_\_\_ (Date)

Josh Lewandowski  
\_\_\_\_\_ (Staff Member)

Location of sign(s) Nebraska Ave  
\_\_\_\_\_

Hawley St  
\_\_\_\_\_

CASE NUMBER SUP-12008-20  
\_\_\_\_\_