



**TOLEDO - LUCAS COUNTY PLAN COMMISSIONS**

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

REF: Z25-0037

DATE: January 16, 2026

TO: President Vanice Williams and Members of Council, City of Toledo

FROM: Toledo City Plan Commission, Lisa Cottrell, Secretary

SUBJECT: Request for a Zone Change from CO-Office Commercial to RD6-Duplex Residential at 1839 Tremainsville Road (4123 Hearthstone Place)

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, January 15, 2026 at 2:00 P.M.

**GENERAL INFORMATION**

Subject

- Request - Zone Change from CO-Office Commercial to RD6-Duplex Residential
- Location - 1839 Tremainsville (4123 Hearthstone Place)
- Applicant + Owner - Janet Flood  
1839 Tremainsville Road  
Toledo OH 43613

Site Description

- Zoning - CO-Office Commercial
- Area - ± 0.23 acres
- Frontage - ± 38' along Tremainsville Road  
± 90' along Hearthstone Place
- Existing Use - Multifamily dwelling
- Proposed Use - Single-family dwelling

Area Description

- North - Vacant industrial / IG
- South - Single-family residences / RD6
- East - Daycare, single family residences / CO & RD6
- West - Single-family residences / IL

**GENERAL INFORMATION (cont'd)**

Parcel History

- Z-595-07 - Zone change from CO-Office Commercial to RD6-Duplex Residential (downzoning) for various parcels at Tremainsville and Hearthstone. (PC approved 12/6/2007. CC approved 1/9/2008. Ord. 62-08 passed 1/29/2008). *Subject parcel omitted from staff report and final ordinance at owner's request.*

Applicable Plans & Regulations

- Toledo Municipal Code (TMC), Part Eleven: Planning and Zoning Code
- Forward Toledo Comprehensive Land Use Plan

**STAFF ANALYSIS**

The applicant is requesting a Zone Change from CO-Office Commercial to RD6-Duplex Residential at 1839 Tremainsville Road (4123 Hearthstone Place). The site consists of a residential structure and an off-street parking area. Surrounding land uses include vacant industrial land (formerly Dupont Chemical) to the north, single-family residences to the south, a daycare and single-family homes to the east, and single-family homes to the west.

The applicant is requesting a Zone Change to use the property as a single-family dwelling. Under the current CO-Office Commercial Zoning District, single-family dwellings are not permitted. The home is considered legal non-conforming and would not be able to be rebuilt if destroyed beyond seventy-five percent (75%) of its fair market value per TMC§1114.0205(C). Legal non-conforming statuses can cause complications for home-insurance, home resale, and other financial considerations. The vast majority of commercial uses are not appropriate for this location due to the limited lot width and secondary frontage on a low-density residential road.

There is an existing, legal nonconforming off-street parking area on the property. It shall be noted that the parking area can continue to exist and be maintained, as per TMC§1114.0600. However, it may not be expanded and it shall only be used for off-street parking for residents who reside in the structure.

Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Plan targets this site for Neighborhood Mixed-Use land uses. Neighborhood Mixed-Use is intended to preserve and promote pedestrian-oriented commercial and mixed-use areas. Residential uses are ideally medium to high-density, with duplexes, triplexes, or apartments located near pedestrian-oriented commercial uses. Staff supports a Zone Change for the subject property as it would allow medium density housing.

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**STAFF ANALYSIS (cont'd)**

Staff recommends approval of the proposed rezoning because it is consistent with the Comprehensive Plan and the stated purpose of the Zoning Code.

**PLAN COMMISSION RECOMMENDATION**

The Toledo City Plan Commission recommends approval of Z25-0037, a request for a Zone Change from CO-Office Commercial to RD6-Duplex Residential for 1839 Tremainsville Road (4123 Hearthstone Place), to the Toledo City Council for the following reason:

1. The proposed zone change is consistent with the Comprehensive Plan and the stated purpose of this Zoning Code (TMC§1111.0606(A) – Review & Decision-Making Criteria).

Respectfully Submitted,



Lisa Cottrell  
Secretary

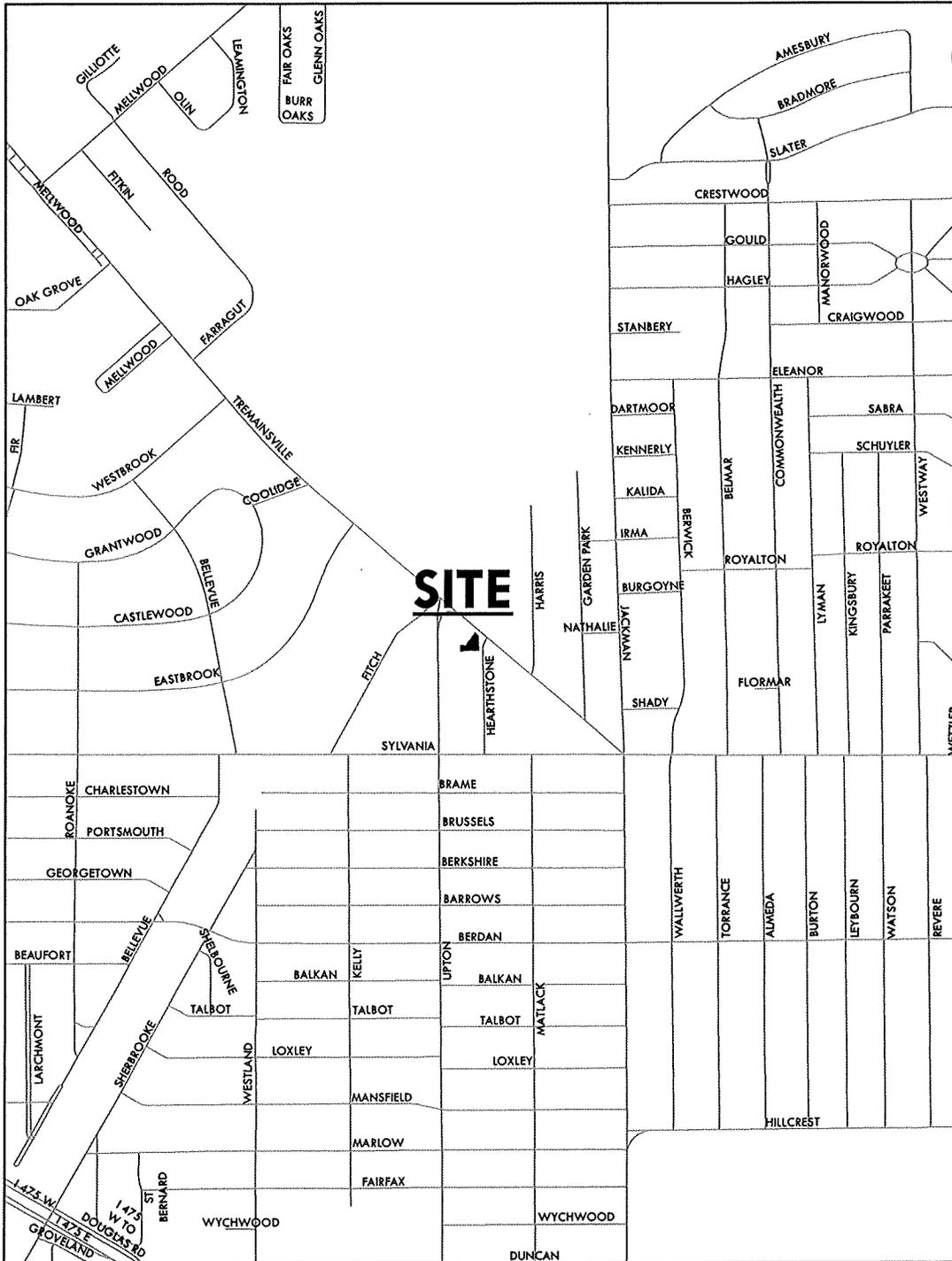
DR

Two (2) sketches follow

Cc: Janet Flood, 1839 Tremainsville Road, Toledo OH 43613

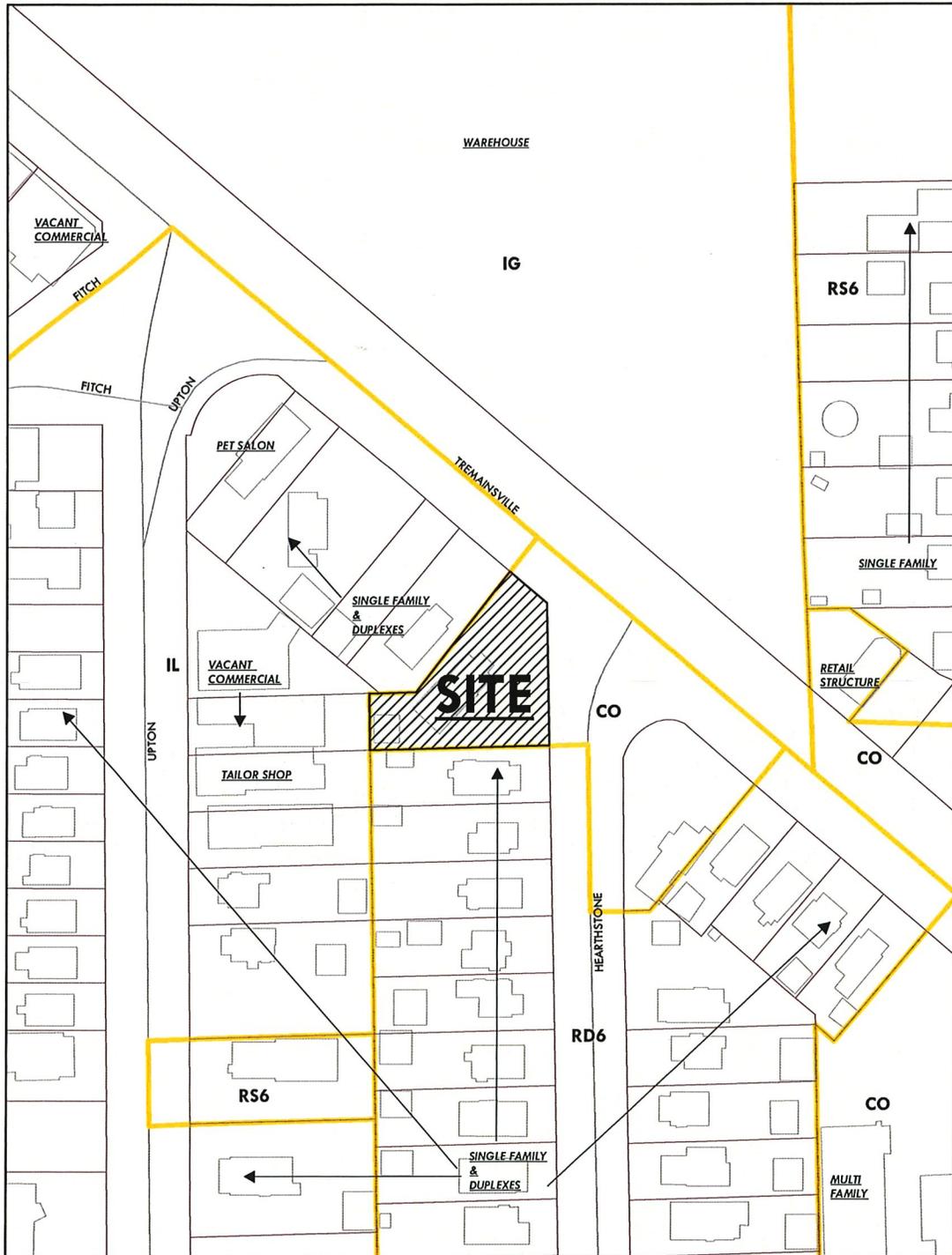
# GENERAL LOCATION

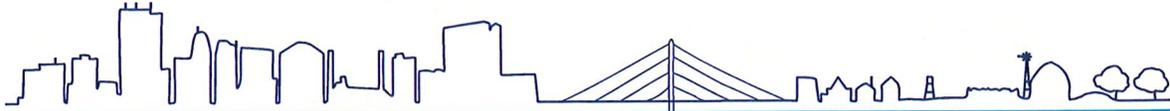
Z25-0037  
ID 40



# ZONING & LAND USE

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ID 40





## TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

DATE: January 2, 2026

REF: Z25-0037

PLANNER: Reising

Janet Flood  
1839 Tremainsville Road  
Toledo OH 43613

### **PUBLIC HEARING DATE**

**Thursday, January 15, 2026**

Please be advised that your request for a Zone Change from CO-Office Commercial to RD6- Duplex Residential at 1839 Tremainsville has been scheduled for public hearing before the Toledo City Plan Commission. This hearing will be held in the **City Council Chambers, One Government Center**, Jackson and Erie Streets, Toledo, Ohio on **Thursday, January 15, 2026** at **2:00 p.m.**

The purpose of the public hearing is to enable the Plan Commissions to consider your request in an open and public forum. This allows you and the surrounding property owners an opportunity to offer any and all opinions and comments regarding the request.

You or your representative should make every attempt to attend this hearing in order to respond to any questions or concerns which may arise. In the event you are unable to attend the public hearing, it is suggested that you notify the Plan Commission staff at 419-245-1200 prior to the meeting.

Please Note: **Failure to attend or be represented could result in the Plan Commission deferring action on your request.**

**TOLEDO CITY PLAN COMMISSION**



## TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

DATE: January 2, 2026

REF: Z25-0037

PLANNER: Reising

### **NOTICE OF PUBLIC HEARING**

on

Date: **Thursday, January 15, 2026**

Request: Zone Change from CO-Office Commercial to RD6-Duplex Residential

Location: 1839 Tremainsville

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 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, January 15, 2026** at the ***Council Chambers, First Floor, One Government Center***, Jackson and Erie Streets, Toledo, Ohio, and would appreciate any information you or your neighbors can give to aid their decision. **It is not necessary for you to attend the meeting but you are welcome to do so if you wish.** You may write or phone before the meeting to give us information or to inquire about this request. The Planner handling this case is Dana Reising; she may be contacted at 419-245-6287 or [dana.reising@toledo.oh.gov](mailto:dana.reising@toledo.oh.gov).

**TOLEDO CITY PLAN COMMISSION**

Clerk of Council  
One Government Center  
Toledo, Ohio 43604

Date: January 2, 2026

Julie Gibbons  
Clerk of Council  
Tel: 419-245-1060

Ref: Z25-0037

**NOTICE OF PUBLIC HEARING**

Wednesday, February 18, 2026

The Zoning and Planning Committee of Council, at a meeting to be held in the Council Chambers, First Floor, One Government Center, Jackson & Erie Streets, Toledo, Ohio, on Wednesday, February 18, 2026 at 4:00 p.m., will consider the following request:

Zone Change from CO-Office Commercial to RD6-Duplex Residential at 1839 Tremainsville

Julie Gibbons  
Clerk of Council

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

NOTICE PUBLISHED IN TOLEDO CITY JOURNAL

11930 TREMAINSVILLE LLC  
P O BOX 221  
BLOOMFIELD HILLS MI 48303

AHRENS KINSEY  
8241 DOW CIRCLE W  
STRONGSVILLE OH 44136

SHARON ECHOLS-ANDERSON  
1209 GORDON ST  
TOLEDO OH 43609 2227

ASIA INVESTMENT LLC  
23788 CLAREWOOD ST  
MACOMB MI 48042 4828

B & O TOLEDO LLC  
4126 UPTON AVE  
TOLEDO OH 43613

BOLARINWA SUAIBU & IYANUOLUWA  
2543 ROSEDALE AVE  
TOLEDO OH 43606

D & R PROPERTY MANAGEMENT LLC  
PO BOX 532  
SWANTON OH 43558

DECLERCQ LESLIE J JR  
5412 BENNETT RD  
TOLEDO OH 43612

DJS HOLDINGS LLC  
3851 TIMBER VALLEY DR  
MAUMEE OH 43537 8895

JANET FLOOD  
1839 TREMAINSVILLE RD  
TOLEDO OH 43613

GARZONY ANTHONY R  
4519 BENNETT  
TOLEDO OH 43612

HAWK ROGER W  
2271 W LASKEY RD  
TOLEDO OH 43613

HURLEY ANNA  
1811 TREMAINSVILLE RD  
TOLEDO OH 43613

LEONARD ALBERTO & JENNIFER  
104 NEW YORK AVE  
BERGENFIELD NJ 07621

MAVERICK CONSTRUCTION GROUP LLC  
4122 UPTON AVE  
TOLEDO OH 43613

MEARA PROPERTIES  
6953 HEATHER COVE PL  
MAUMEE OH 43537

METZGER TIMOTHY J & DIANNE M  
4118 UPTON AVE  
TOLEDO OH 43612

MICHALSKI LEANN M  
1861 TREMAINSVILLE  
TOLEDO OH 43613

STAPLES LATASHIA D  
1827 TREMAINSVILLE RD  
TOLEDO OH 43613

SWANBECK STEPHEN M SR  
4102 HEARTHSTONE PL  
TOLEDO OH 43613

UPSILON REAL ESTATE HOLDINGS LLC  
PO BOX 353190  
TOLEDO OH 43635

JOHN HOBBS III



# 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) 12/31 to 2/25.

#### 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.

  
\_\_\_\_\_  
(Applicant or Agent)

Heather D Rohman  
\_\_\_\_\_  
(Print Name or Organization)

I issued 1 signs for this application 12/30  
\_\_\_\_\_  
(Date)

\_\_\_\_\_  
(Telephone No.)  
Dana Reising  
\_\_\_\_\_  
(Staff Member) DR

Location of sign(s) Tremainsville  
\_\_\_\_\_

CASE NUMBER 225-0037