

## BOARD OF ZONING APPEALS

April 15, 2024

# City of Toledo



## ADMINISTRATIVE BOARD OF ZONING APPEALS (BZA)

MONDAY, APRIL 15, 2024 - 10:00 A.M.  
CITY COUNCIL CHAMBERS, FIRST FLOOR  
GOVERNMENT CENTER

### BZA BOARD APPROVAL CASE ORDER

DOCKET #	BZA NO	ADDRESS
1	BZA24-0006	3750 JACKMAN RD
2	BZA24-0007	518 W SYLVANIA AVE

City of Toledo - Administrative Board of Zoning Appeals

RECOMMENDED: KEN FURCHER - COMMISSIONER  
KYLE ROWLSON - COURT RECORDER

STAFF COMMENTS:

Applicant has no principal use on property. Transportation is not recommending.

Recommend installing 6' high fence corner of house to include drive bungalow. Neighborhood has the same fence height. Neighborhood has the same fence height.

RECEIVED  
JAN 30 2024

PAID  
2-12-24



CASE # BZA24-0006

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.toledobi.com](http://www.toledobi.com)

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

TMC Chapter 1112.0200

Site Location 3750 Jackman Rd Zoning District CR Date 1/19/24  
Legal Description REED WALLS PARK LOT 156 EXC PT IN RD

Applicant's Name (print) Roger Moore

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

Exception X Appeal decision \_\_\_\_\_ ADA Accommodation \_\_\_\_\_

TMC § 1105.0302(A)(1) - For FENCE 6' high - 20' over the 42" MAX height in front setback. & 1108.0404(B) & 1108.0203(H)(1)

Applicant Signature R Phone 419 410 2177

Applicant's Street Address 1052 Elm st. Fax \_\_\_\_\_

Applicant's City, State, Zip Perrysburg, OH 43551 E-Mail oaklandautosales@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 complete ✓ Photos ✓ Letter ✓ Proper Site Plan ✓ SWO N/A

Copy Zoning Map ✓ <http://local.live.com> ✓ Transportation notified to check site distance hazard ✓

Code Enforcement notified if orders are being appealed. N/A Permit Tech's Initials JS Date 2-12-24

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

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

HEARING DATE: **April 15, 2024**  
BZA NO: **BZA24-0006**  
APPLICANT: **Roger Moore**  
SITE LOCATION: **3750 Jackman Rd**  
ZONING DISTRICT: **CR**  
SWO or NOL Issued: **N/A**  
ANALYSIS: **Applicant requests variance from TMC 1105.0302 (A1) and 1105.0100 to install a 6' high fence within front setback on primary and secondary frontage.**  
STAFF COMMENTS: **N/A**

### **BOARD ACTION:**

MOTION TO APPROVE/DISAPPROVE:	1 <sup>ST</sup> /2 <sup>ND</sup> MOTIONS	1 <sup>ST</sup> /2 <sup>ND</sup> If 2nd Motion	YEA	NAY	ABSENT	RECUSE	LEFT BEFORE VOTE TAKEN
DeVon Overton	_____	_____	_____	_____	_____	_____	_____
Carrie Hartman	_____	_____	_____	_____	_____	_____	_____
Robert Pasker	_____	_____	_____	_____	_____	_____	_____
Christy Soncrant	_____	_____	_____	_____	_____	_____	_____
Nathan Knapke	_____	_____	_____	_____	_____	_____	_____
Steve Serchuk	_____	_____	_____	_____	_____	_____	_____

### **VOTING RESULTS:**

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

### **CONDITIONS OF APPROVAL:**

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*\* SENT TO TRANSPORTATION*

Straub, Lori

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**From:** Straub, Lori on behalf of toledobi  
**Sent:** Monday, February 12, 2024 11:03 AM  
**To:** Galambos, Aaron  
**Cc:** Hollo, Amy  
**Subject:** RE: 3750 Jackman - BZA FOR FENCE REVIEW  
**Attachments:** 3750 Jackman - BZA24-0006 Fence in front setback.pdf  
  
**Importance:** High

Aaron,

Could you please review and give your thoughts on approval or disapproval of the proposed site plan for a 6' high fence on a commercial zoned corner lot? The lot is to be used as a flow over lot for vehicle storage for the existing business across the street at 3802 Berdan.

Thanks.

Lori Straub  
Permit Technician  
City of Toledo - Division of Building Inspection One Government Center - Ste 1600 Toledo, OH 43604  
419-245-1220 Office  
419-245-1329 Fax  
toledobi@toledo.oh.gov

**Straub, Lori**

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**From:** Galambos, Aaron  
**Sent:** Monday, February 12, 2024 3:09 PM  
**To:** toledobi  
**Cc:** Straub, Lori  
**Subject:** RE: 3750 Jackman - BZA FOR FENCE REVIEW  
**Attachments:** 3750 Jackman - BZA24-0006 Fence in front setback.pdf

Lori,

Transportation/ Traffic Management is not approving the BZA for a privacy fence at 3750 Jackman Road, BZA24-0006. It creates a line of sight issue and violates TMC 1107.2000 Sight Distance Setback. Please see attachment.

Aaron Galambos  
Engineering Associate  
Department of Transportation  
Division of Traffic Management  
aaron.galambos@toledo.oh.gov  
office 419-245-1300  
→ toledo.oh.gov

-----Original Message-----

From: Straub, Lori <Lori.Straub@toledo.oh.gov> On Behalf Of toledobi  
Sent: Monday, February 12, 2024 11:03 AM  
To: Galambos, Aaron <Aaron.Galambos@toledo.oh.gov>  
Cc: Hollo, Amy <Amy.Hollo@toledo.oh.gov>  
Subject: RE: 3750 Jackman - BZA FOR FENCE REVIEW  
Importance: High

Aaron,

Could you please review and give your thoughts on approval or disapproval of the proposed site plan for a 6' high fence on a commercial zoned corner lot? The lot is to be used as a flow over lot for vehicle storage for the existing business across the street at 3802 Berdan.

Thanks.

Lori Straub  
Permit Technician  
City of Toledo - Division of Building Inspection One Government Center - Ste 1600 Toledo, OH 43604  
419-245-1220 Office  
419-245-1329 Fax  
toledobi@toledo.oh.gov

\*RESPONSE FROM TRANSPORTATION

-SEE NOTES

JAN 30 2024

PAID  
2/12/24

CASE # BZA24-0006



CITY OF TOLEDO

Department of Economic and Business Development

Division of Building Inspection

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APPLICATION TO THE ADMINISTRATIVE BOARD OF ZONING APPEAL (BZA)

TMC Chapter 1112.0200

Site Location 3750 Jackson Rd Zoning District CR Date 1/19/24

Legal Description 1052 Wallis Park Lot 156 (Exc PT IN RD)

Applicant's Name (print) Roger Moore

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

Exception X Appeal decision ADA Accommodation

TMC § 1105.0302(A)(1) - For FENCE 6' high - 20' over the 42" MAX height in front setback, § 1108.0404(B) & 1108.0203(H)(1)

Applicant Signature RM Phone 419 410 2177

Applicant's Street Address 1052 Elm st. Fax

Applicant's City, State, Zip Kingsburg, OH 43551 E-Mail ogkondaokautosales@gmail.com

Applications must be accompanied with:

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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.
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\*\*\*\*\* OFFICE USE \*\*\*\*\*

Permit Tech Checklist: Application complete  Photos  Letter  Propri Site Plan  SWO N/A

Copy Zoning Map  <http://locallive.com> Transportation notified to check site distance hazard

Code Enforcement notified if orders are being appealed. N/A Permit Tech's Initials JK Date 2-12-24

Reviewed by  Date  Staff Recommendation TRANSPORTATION/TRAFFIC MANAGEMENT  
DOES NOT GIVE APPROVAL FOR THIS NEW PRIVACY FENCE.

Board Decision  Date

THE FENCE HEIGHT AND LOCATION VIOLATES TMC 1107.2000 SIGHT DISTANCE SETBACK. IT CREATES A SIGHT DISTANCE PROBLEM. Aaron Palumbo 2-12-24

To: The Administrative Board of Zoning Appeal,

January 18<sup>th</sup> 2024

We are requesting a variance by the Board of Zoning Appeal for site location 3750 Jackman Road. We are requesting approval on one of two variances.

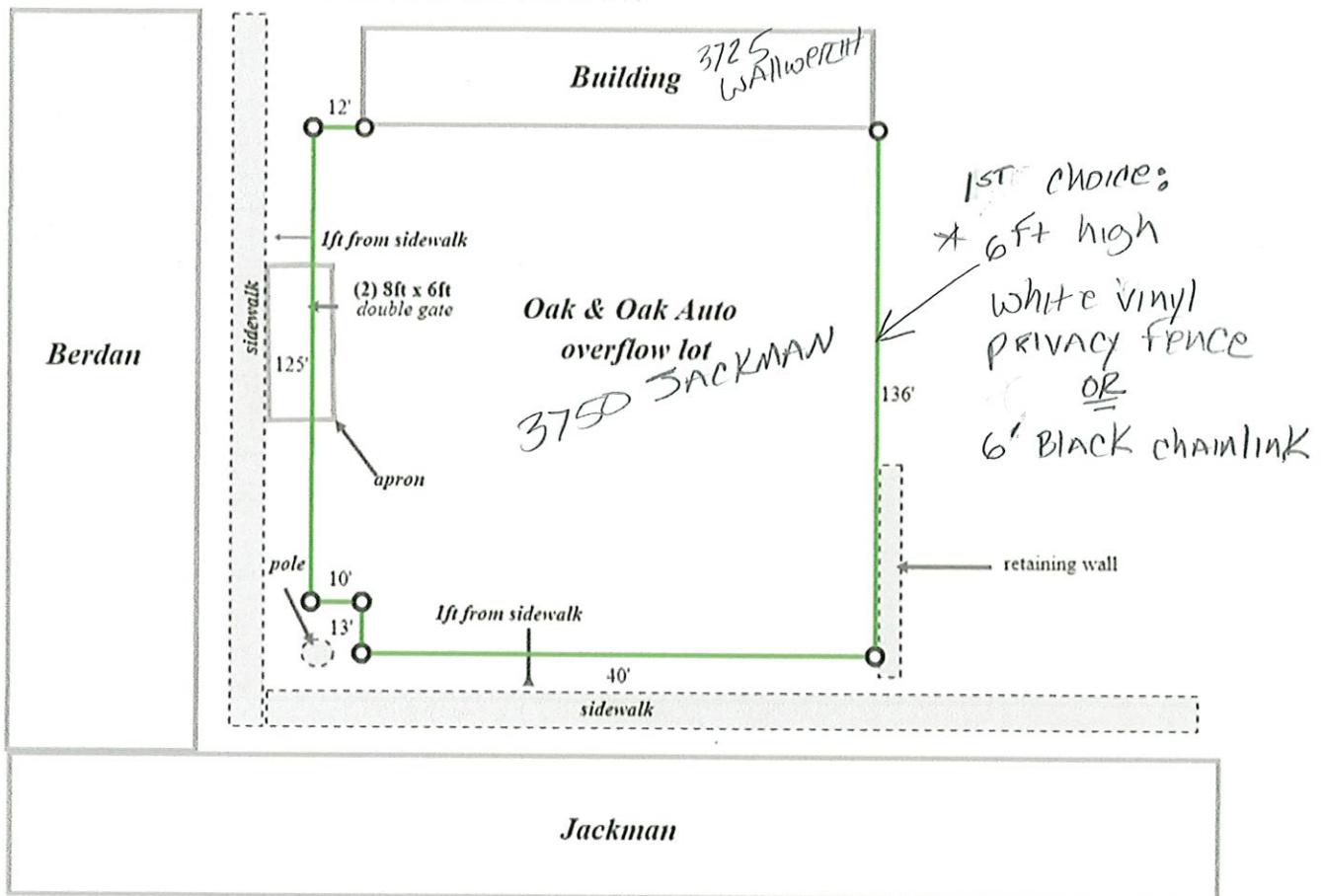
- A. Preferred- to install and maintain a 6' height white vinyl "Hamilton style" fence around the entire lot to include both street fronts of Jackman and Berdan. This fence will include a double gate 16'Wx6'H made of chain-link to include white privacy slats across its entirety. The purpose of the fence will serve as two-fold. One to beautify, brighten and enrich the intersection of Jackman and Berdan. Two, to provide a safe boundary between Oak & Oak Autos vehicles and the public and at the same time enhance security for the business front. The two gates will allow Oak & Oak Auto to service the lot with tow truck and vehicles as needed.
- B. 2<sup>nd</sup> Choice- to install and maintain a 6' height black chain-link fence around the entire lot to include both street fronts of Jackman and Berdan. This fence will include a double gate 16'Wx6'H made of chain-link. The purpose of the fence is to provide a safe boundary between Oak & Oak Autos vehicles and the public and at the same time enhance security for the business front.

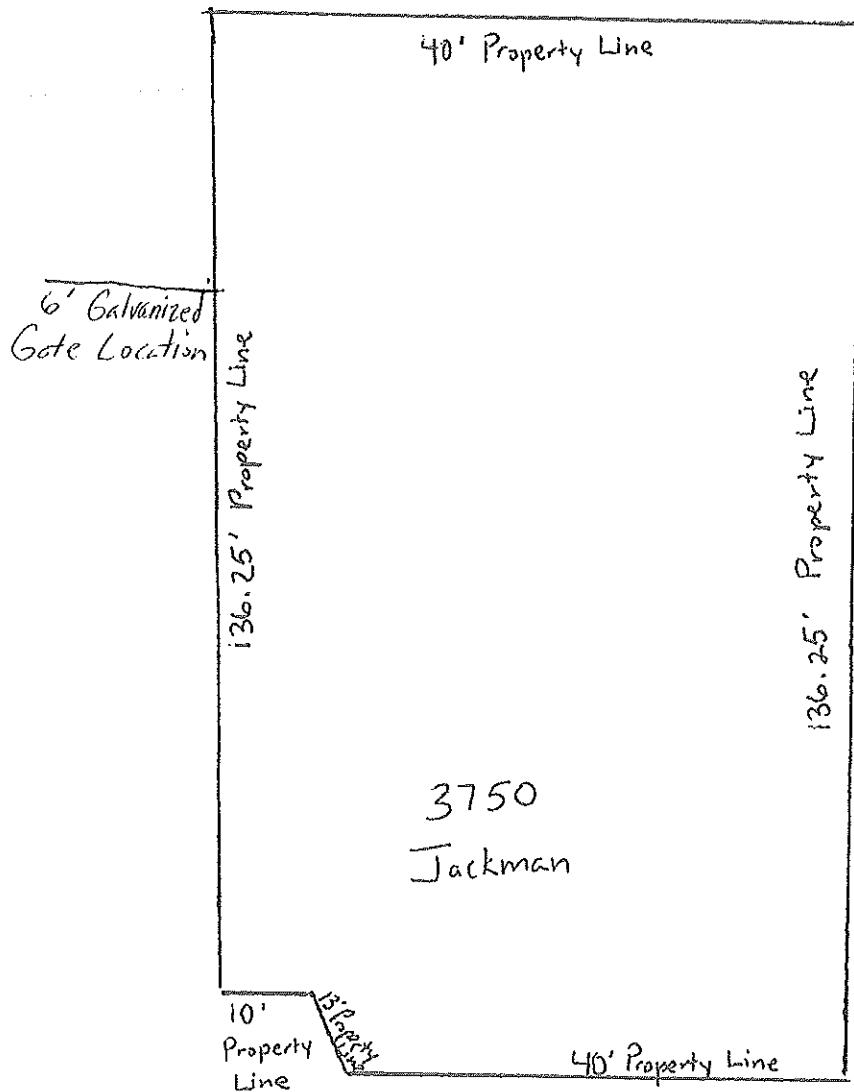
Security is critical to all businesses and this lot will contain tens of thousands of dollars' worth of inventory. The current allowed 42" fence will not provide any functional security. The two gates will allow Oak & Oak Auto to service the lot with tow trucks and vehicles as needed. Prior to this request this corner was completely blocked by a decades old taller and much more obstructive brick building. We are respectfully requesting to replace it with something that will provide safety security and enhance and enrich the neighborhood.

Thank you for your consideration,

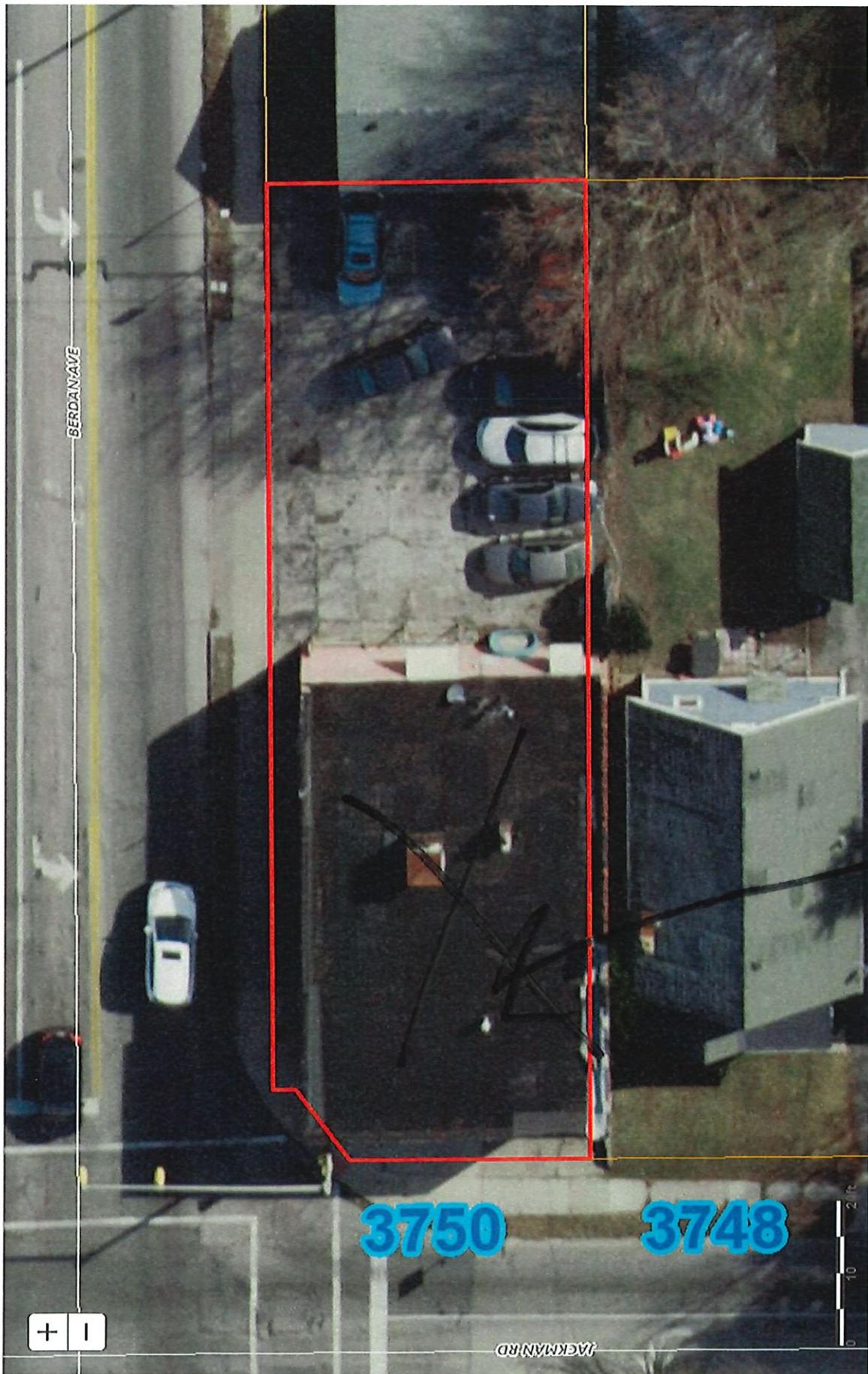
Oak & Oak Auto

## FENCE DIAGRAM





Fence will be installed 2 feet off property lines the length of the property. Fence that is being installed is a 6 foot high vinyl/privacy fence. Gate will be a 6 foot high galvanized chain link gate. The gate will include white privacy slats. The total footage of the fence will be 336 feet.



3750 JACKMAN



3750 JACKMAN

(view from JACKMAN Rd)

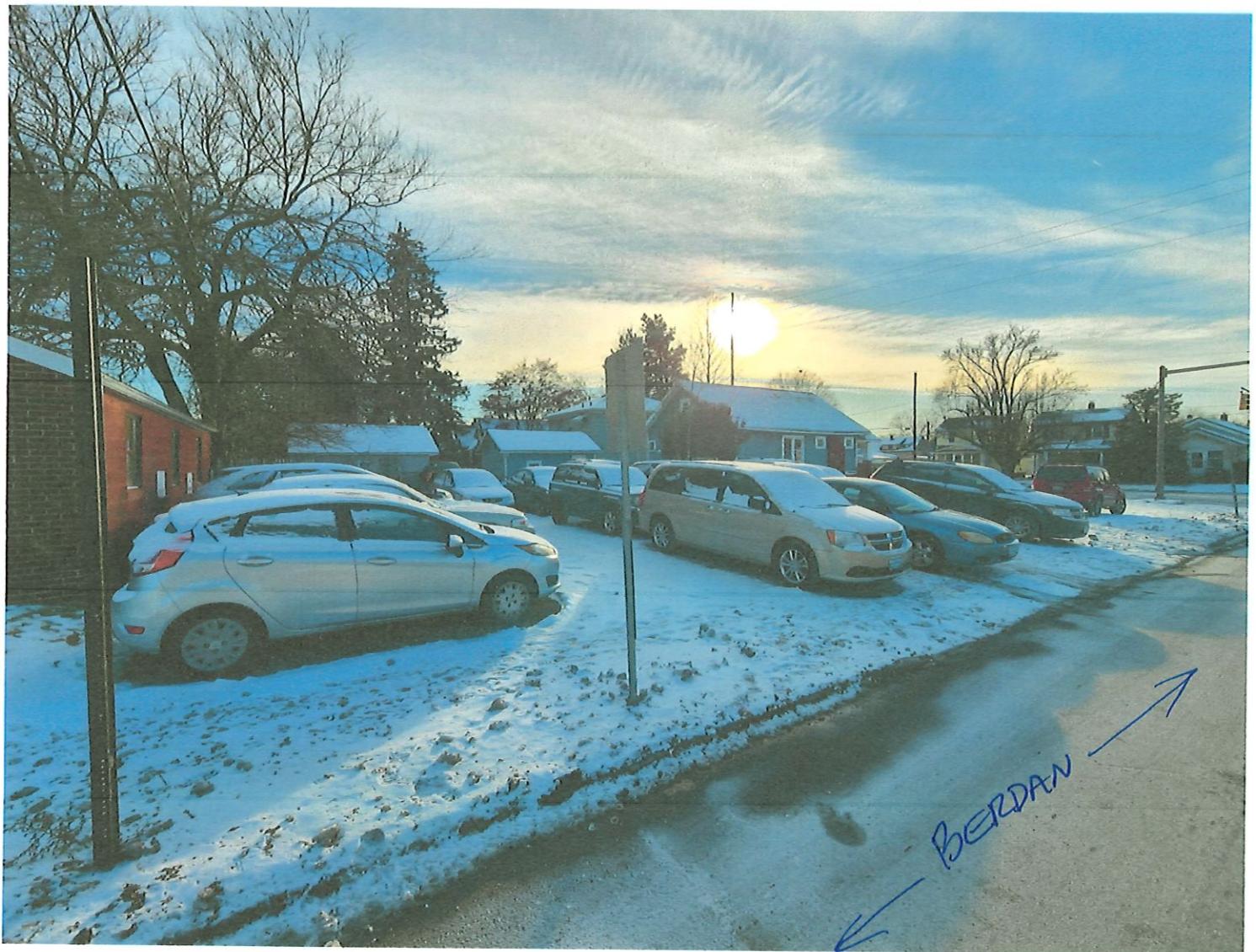
\* <sup>AFTER</sup>  
Bldg WAS DEMOLISHED

1-10



3750 JACKMAN

1-11



1-12

3750 JACKMAN

20	30	40	50	60	70	80	90	100
30	40	50	60	70	80	90	100	110
40	50	60	70	80	90	100	110	120
50	60	70	80	90	100	110	120	130
60	70	80	90	100	110	120	130	140

CR

BERDAN

34	33	32	31	30	29	28	27	26
40	41	42	43	44	45	46	47	48
114.52	114.57	114.62	114.67	114.72	114.77	114.82	114.87	114.92
34	33	32	31	30	29	28	27	26
40	41	42	43	44	45	46	47	48

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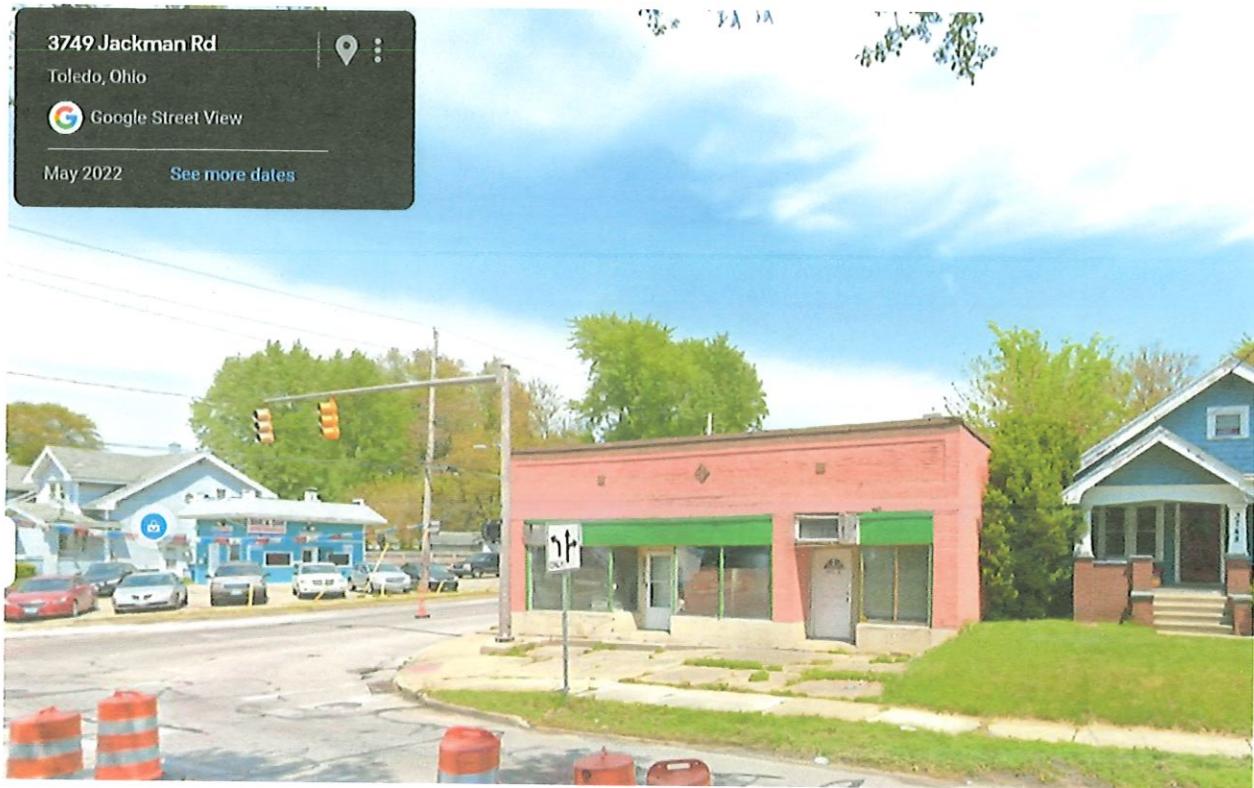
VINYL FENCE STYLES    WHITE HAMILTON

## White Hamilton



1-14

3750 JACKMAN



Before Building was demolished



3750 JACKMAN

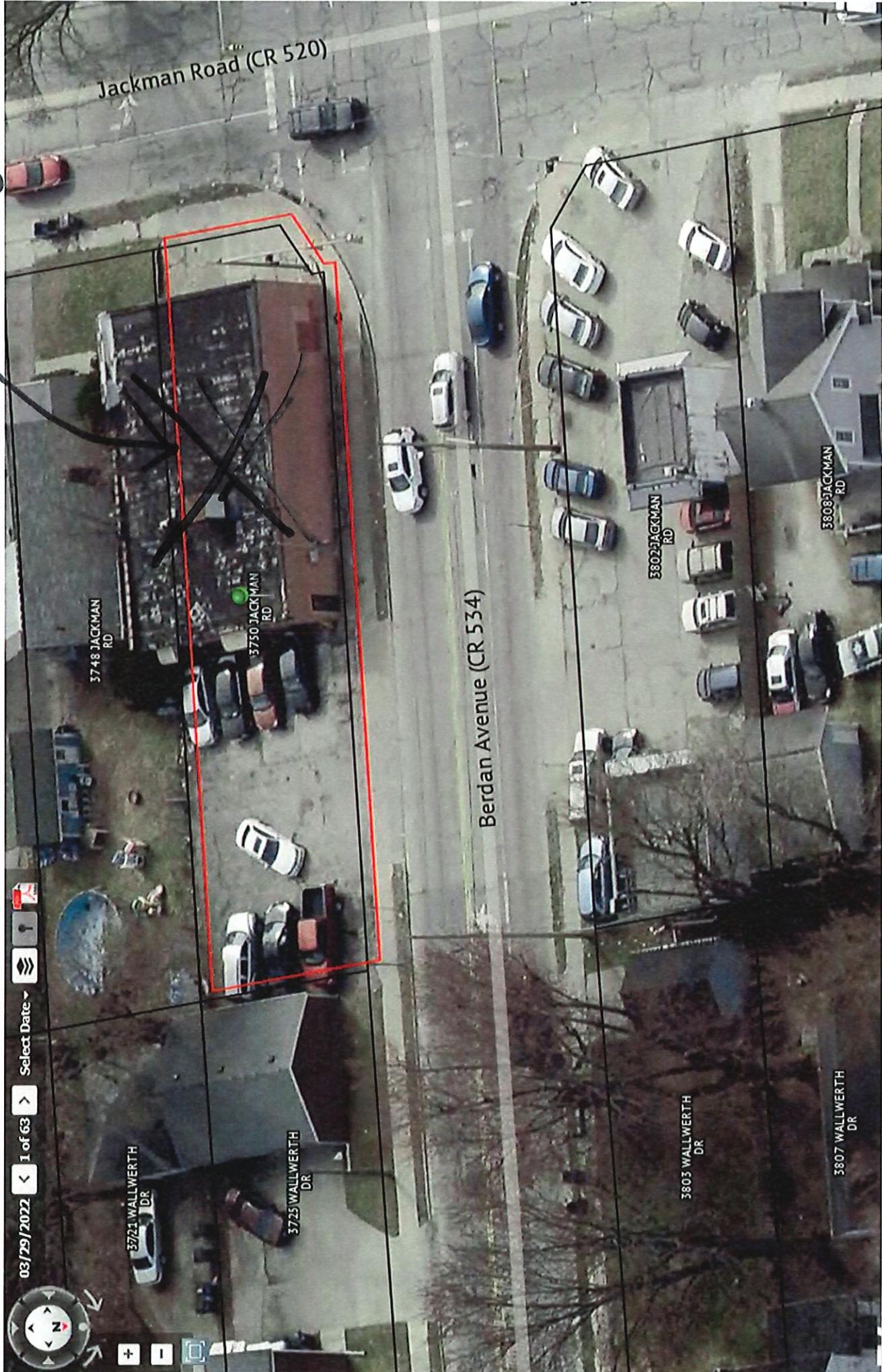
**PARCEL ID: 1603511** MARKET AREA: 5002C  
OAK & OAK AUTO SALES LLC  
TAX YEAR: 2024

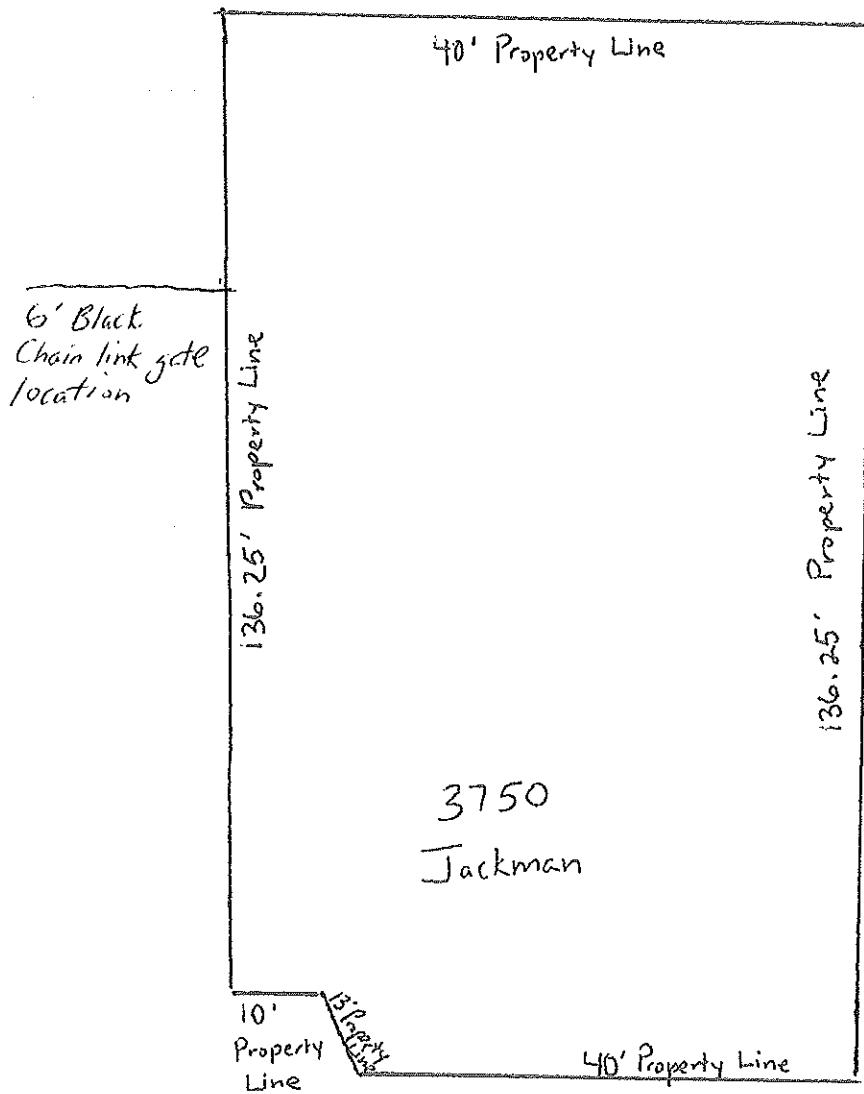


1-16

Parcel 15  
Budde's  
Budde's

3750 JACKMAN





Fence will be installed 2 feet off property lines the length of the property. Fence that is being installed is a 6 foot high black chain link fence. Gate will be a 6 foot high black chain link gate. The total footage of the fence will be 336 feet.

PARCEL ID: 1603511  
MARKET AREA: 5002C  
OAK & OAK AUTO SALES LLC  
TAX YEAR: 2024

ASSESSOR#: 03165064  
ROLL: RP\_OH  
3750 JACKMAN RD  
STATUS: Active

#### Summary - General

Tax District	TOLEDO CITY - TOLEDO CSD
Class	COMMERCIAL
Land Use	425 : C - NEIGHBORHOOD SHOPPING CENTER
Special Use	425 - NEIGHBORHOOD SHOPPING CENTER
Market Area	5002C - <a href="#">Click here to view map</a>
Zoning Code	10-CR - <a href="#">Click here for zoning details</a>
Zoning Description	Regional Commercial-CR
Water and Sewer	CITY WATER / CITY SEWER
Traffic	MAIN - MAJOR ARTERY
Street Type	CONCRETE OR BLACKTOP
Owner	OAK & OAK AUTO SALES LLC
Property Address	3750 JACKMAN RD
Mailing Address	TOLEDO OH 43612 3802 JACKMAN RD TOLEDO OH 43612
Legal Desc.	WALLS PARK LOT 156 EXC PT IN RD
Certified Delinquent Year	
Census Tract	6.01

#### Summary - Most Recent Sale

Prior Owner	MOURAD RAGAH
Sale Amount	\$0
Deed	19206087
Sales Date	06-SEP-2019

#### Summary - Values

	35% Values	100% Values	35% Roll	100% Roll
Land	1,610	4,600	0	0
Building	11,380	32,500	0	0
Total	12,990	37,100	0	0

#### Tax Credits

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

Printed on Monday, February 12, 2024, at 8:37:02 AM EST



PAID  
3/15/24

CASE # BZA24-0007

## 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

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

TMC Chapter 1112.0200

Site Location 518 w. SYlavia AVE Toledo 43612 Zoning District IL Date 3-15-24

Legal Description JH weavers Subl lots 75&50 w 19' 70 abd

Applicant's Name (print) Robert C. Hannigan II

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

Exception ✓ Appeal decision \_\_\_\_\_ ADA Accommodation \_\_\_\_\_

TMC § 1105.0302 A1 Fences and hedges: ~~all~~ Fences Shall not exceed 3½ feet in height in the front yard etc.

1107.2000 - No fence, sign str, or planting without obstructs visibility....

Applicant Signature R. C. Hannigan Phone (567)225-8527

Applicant's Street Address 518 w SYlavia AVE Fax \_\_\_\_\_

Applicant's City, State, Zip Toledo OH 43612 E-Mail hanniganauto@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.
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\*\*\*\*\* OFFICE USE \*\*\*\*\*

Permit Tech Checklist: Application complete X Photos X Letter X Proper Site Plan X SWO N/A

Copy Zoning Map X 130 <http://local.live.com/> Transportation notified to check site distance hazard \_\_\_\_\_

Code Enforcement notified if orders are being appealed. N/A Permit Tech's Initials WJ Date 3/20/24

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

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

P: Inspection, BZA

3/15/2024 kjr

2-1



CASH // BZA21-0007

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](http://www.toledo.oh.gov)

**APPLICATION TO THE ADMINISTRATIVE BOARD OF ZONING APPEAL (BZA)**  
TMC Chapter 1112.0200

Site Location 518 W. SYLVANIA AVE Toledo 43612 Zoning District IL Date 3-15-24

Legal Description JH weavers Subd lots 75&50 w 19' 70 adj

Applicant's Name (print) Robert C. Hannigan II

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

Exception ✓ Appeal decision \_\_\_\_\_ ADA Accommodation \_\_\_\_\_

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Applicant Signature R. C. Hannigan Phone (567)225-8527

Applicant's Street Address 518 W SYLVANIA AVE Fax \_\_\_\_\_

Applicant's City, State, Zip Toledo OH 43612 E-Mail hanniganauto@gmail.com

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\*\*\*\*\* OFFICE USE \*\*\*\*\*

Permit Tech Checklist: Application complete ✓ Photos ✗ Letter ✗ Proper Site Plan ✗ SWO N/A

Copy Zoning Map ✗ \$30 <http://local.live.com/> Transportation notified to check site distance hazard \_\_\_\_\_

Code Enforcement notified if orders are being appealed. N/A Permit Tech's Initials WJL Date 3/24/24

Reviewed by \_\_\_\_\_ Date \_\_\_\_\_ Staff Recommendation TRANSPORTATION/TRAFFIC MANAGEMENT APPROVES NEW DRAWINGS PROVIDED WITH THE UNDERSTANDING THAT THE FENCE MUST BE LOCATED INSIDE OWNERS PROPERTY. aaron salambao 3-25-24 \*

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

Pl. Inspection, BZA

3/15/2024 kjr

2-2

HEARING DATE: **April 15, 2024**  
BZA NO: **BZA24-0007**  
APPLICANT: **Robert Hannigan II**  
SITE LOCATION: **518 W Sylvania Ave**  
ZONING DISTRICT: **IL**  
SWO or NOL Issued: **N/A**  
ANALYSIS: **Applicant requests variance from TMC 1105.0300 B & C and 1107.2000 to install a 6' high fence within the secondary frontage and a 4' high fence within primary frontage.**  
STAFF COMMENTS: **N/A**

### **BOARD ACTION:**

MOTION TO APPROVE/DISAPPROVE:	1 <sup>ST/2ND</sup> MOTIONS	1 <sup>ST/2ND</sup> IF 2ND MOTION	YEA	NAY	ABSENT	RECUSE	LEFT BEFORE VOTE TAKEN
DeVon Overton	_____	_____	_____	_____	_____	_____	_____
Carrie Hartman	_____	_____	_____	_____	_____	_____	_____
Robert Pasker	_____	_____	_____	_____	_____	_____	_____
Christy Soncrant	_____	_____	_____	_____	_____	_____	_____
Nathan Knapke	_____	_____	_____	_____	_____	_____	_____
Steve Serchuk	_____	_____	_____	_____	_____	_____	_____

### **VOTING RESULTS:**

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

### **CONDITIONS OF APPROVAL:**

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I am requesting to install a 6 foot chain link fence on my property at 518 W Sylvania Ave. Toledo, Ohio 43612, Parcel #: 1608221. Please see accompanying site plan for specific placement of proposed fence. I live on a corner lot and understand that by code my fence needs to be shorter, however I have large dogs that can easily jump over a 4 foot fence. It is my responsibility as a dog owner to keep my dogs in my yard and the only way I can do this is by having a 6 foot fence.

I also need to have a safe place for my children to play and a 6 foot fence will help ensure they stay safely in my yard and other people stay out.

Lastly, I have had a previous problem with my neighbors letting their dogs run around and relieve themselves in my yard and a 6 foot fence would help keep this from occurring. It would also prevent people from dumping their garbage in my yard. It would help keep the peace between my neighbors and me.

Thank You,  
Robert Hannigan II  
(567)225-8527



A 6 ft Chain link fence to be placed where I have indicated in yellow on the site plan. From corner of house to sidewalk, along sidewalk to back of property, along property line in rear and along property line in between house and parking lot next to my property.

A 4 ft chain link fence to be place where I have indicated in red on the site plan. Around the front yard of the property.



2-6







2-9



2-10

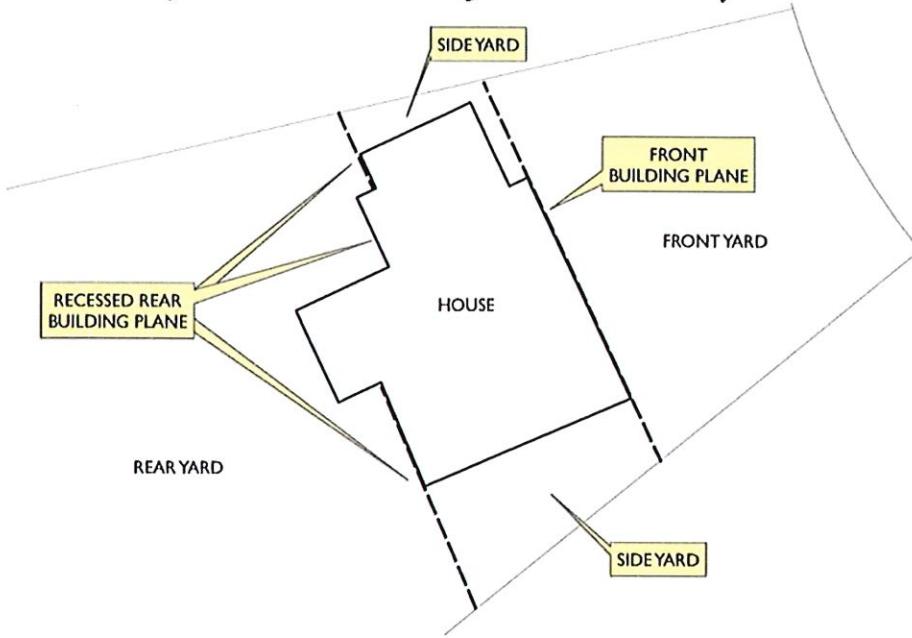
## 1105.0300 | Fences and Hedges

Fences and hedges shall be permitted in any required setback.

### 1105.0301 Residential Districts

The following standards apply in all Residential districts:

- B.** Fences or hedges may not exceed 3½ feet in height in the required front setback.
- C.** Fences may not exceed 6 feet in height in the side or rear yard.



- D.** If the site does not have a primary structure, the area between the front property line and the required front setback listed in Sec. 1106.0100 is defined as the front yard.

- E.** No part of any fencing may extend into the public right-of-way.

(Ord. 592-23. Passed 10-24-2023.)

### 1105.0302 Commercial and Industrial Districts

- F.** The following standards apply in all Commercial and Industrial districts:

1. Fences may not exceed 3½ feet in height in the required front setback.
2. Fences may not exceed 10 feet in any other location on a lot.
3. No part of any fencing or swing gate may extend into the public right-of-way.
4. If the site does not have a primary structure, the area between the front property line and the required front setback listed in Sec. 1106.0100 is defined as the front yard.

- B.** See Sec. 1108.0203H for required outdoor storage screening standards.

- C.** See Sec. 1104.1600 for storage of towaway vehicles screening standards.

### 1107.2000 Sight Distance Setback

No fence, sign structure or planting which obstructs visibility between 42 inches and 84 inches above grade shall be maintained within 23 feet of the curb or pavement edge of any street.

$$a^{-1/2}$$

**PARCEL ID: 1608221**

MARKET AREA: 206R  
 HANNIGAN ROBERT C II  
 TAX YEAR: 2024

**ASSESSOR#: 02172026**

ROLL: RP\_OH  
 518 W SYLVANIA AVE  
 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	206R - <a href="#">Click here to view map</a>
Zoning Code	10-IL - <a href="#">Click here for zoning details</a>
Zoning Description	Limited Industrial
Water and Sewer	CITY WATER / CITY SEWER
Traffic	SECONDARY ROAD
Street Type	CONCRETE OR BLACKTOP
Owner	HANNIGAN ROBERT C II
Property Address	518 W SYLVANIA AVE TOLEDO OH 43612
Mailing Address	518 W SYLVANIA AVE TOLEDO OH 43612
Legal Desc.	J H WEAVERS SUBD LOTS 75 & 80 W 19 FT 70 ADJ
Certified Delinquent Year	2012
Census Tract	4

**Summary - Most Recent Sale**

Prior Owner	HANNIGAN KATHLEEN A & FREDRICK J
Sale Amount	\$100
Deed	23100810
Sales Date	15-FEB-2023

**Summary - Values**

	35% Values	100% Values	35% Roll	100% Roll
Land	2,940	8,400	2,940	8,400
Building	14,420	41,200	14,420	41,200
Total	17,360	49,600	17,360	49,600

**Tax Credits**

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

Printed on Monday, April 1, 2024, at 8:18:01 AM EST

2-13

<b>MEETING:</b>	March 18, 2024 10:00 A.M.	<b>CITY COUNCIL C</b> 1st Floor
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## ATTENDANCE

**BOARD MEMBERS**  
STEPHEN SERCHUK - CHAIRMAN  
NATHAN KNAPKE - VICE CHAIRMAN  
ROBERT PASKER  
DEVON OVERTON  
CHRISTY SONCRANT  
CARRIE HARTMAN  
DOUG LALOND - SECRETARY  
KEN FISCHER - COMMISSIONER

City of Toledo - Administrative Board of Zoning Appeals

WANTED READER