

BOARD OF ZONING APPEALS

July 21, 2025

City of Toledo



ADMINISTRATIVE BOARD OF ZONING APPEALS (BZA)

MONDAY, JULY 21, 2025 - 10:00 A.M.
CITY COUNCIL CHAMBERS, FIRST FLOOR
GOVERNMENT CENTER

BZA BOARD APPROVAL CASE ORDER

DOCKET #	BZA No	ADDRESS
1	BZA25-00027	5068 WINONA RD
2	BZA25-00028	1701 STARR AVE
3	BZA25-00030	2946 117TH ST
4	BZA25-00031	736 RAYMER BLVD

City of Toledo - Administrative Board of Zoning Appeals

BOARD MEMBER
NATHAN KNAPKE -
CHAIRMAN

ROBERT PASKER

DEVON OVERTON

CHRISTY SONCRANT

JULIA RANGLES

ATTENDANCE

BOARD MEMBER
CARRIE HARTMAN

ATTENDANCE

ERIC CRAIG

DOUG LALONDE -
SECRETARY
CARL COCHENOUR -
COMMISSIONER
LANIE BRACKETT -
COURT RECORDER

Agenda

Meeting: Monday, July 21, 2025 - 10:00 A.M.

Location: City Council Chambers 1st Floor

Case	BZA #	HEARING DATE	Address	Zoning District	Applicant Name	Waiver Request	TMC	BOARD ACTION
1	BZA25-00027	Monday, July 21, 2025	5068 Winona Rd	10-RS6	Matthew J. & Jeanean Sue King	Applicant requests to maintain a 48-inch-high split rail fence as installed in the front yard set-back.	1105.0301 (A)	
2	BZA25-00028	Monday, July 21, 2025	1701 Starr Ave	10-IL	Ubaldo Palacios	Applicant requests to maintain a 7' high commercial chain-link fence as installed within the front yard set-back & waive violations.	1105.0302 (A1) & 1115.0204	
3	BZA25-00029	Monday, July 21, 2025	5135 Pickfair Dr	10-RS9	Greg Wright	Applicant supplied a letter of reasonable accommodation from a licensed health professional.	1107.1202	N/A*
4	BZA25-00030	Monday, July 21, 2025	2946 117th St	10-RS6	Thomas L. Hughes	Applicant requests to replace existing fence with a 6 'high solid board vinyl fence within the front yard set-back.	1105.0301 (A)	
5	BZA25-00031	Monday, July 21, 2025	736 Raymer Blvd	10-RD6	Bill Sparks	Applicant requests to install secondary accessory structure less than 60 'from the front property line and to install less than 3 'from the rear & side lot lines.	1105.0201 (A)(C)	
*	Applicant supplied a letter of reasonable accommodation.							

CASE # BZA25-00027

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 5068 WINONA RD. Zoning District RES Date _____Legal Description Elizabeth Park Plat 1 Lots 36-38Applicant's Name (print) Matthew T. AND JEANEAN Sue King

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

Exception ☒ Appeal decision _____ ADA Accommodation _____

TMC § 1105.0301(A) appeal for FRONT YARD Fence height to be 6" over the max. 42" height allowed for A 48" high Fence

Applicant Signature Matthew J and Jeanean S King Phone 419-340-9475Applicant's Street Address 5068 WINONA RD. Fax _____Applicant's City, State, Zip Toledo, Ohio 43613 E-Mail teamkingballers@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 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 N/ACopy Zoning Map ☒ http://local.live.com/ Transportation notified to check site distance hazard N/ACode Enforcement notified if orders are being appealed. N/A Permit Tech's Initials JS Date 6-4-25

Reviewed by _____ Date _____ Staff Recommendation _____

Board Decision _____ Date _____

P: Inspection, BZA

3/15/2022 kjr

From: Matthew & Jeanean King

5068 Winona

Toledo, Ohio 43613

6/3/2025

To: BZA

Re: Variance

To Whom It May Concern,

I am writing to request a Variance review for our split rail fence located in our front yard at 5068 Winona, Toledo, Ohio 43613. We kindly ask for approval of an additional six inches, (48" height) as this modification will enhance security and safety for our home.

Our primary reason for this request is to create a secure outdoor space for children to play, as we regularly babysit for family and friends. Additionally, we have four dogs—including a K9—who enjoy both the front and back yards, and the extra height will ensure a safer environment, preventing any potential incidents.

Beyond pet and child safety, the fence provides an important layer of security for our household. Mr. King works a third-shift schedule, and our son, Tyson, serves as a Toledo firefighter. Given their work hours, the fence offers extra protection for Mrs. King and our daughter, Tialyn, when they are home alone. Our neighborhood sees significant foot traffic throughout the day and night, and the fence serves as a deterrent to individuals cutting through our property, reducing safety concerns.

Furthermore, our fence does not obstruct visibility from any direction and, to the best of our knowledge, does not pose any issues for neighbors or passersby.

We appreciate your time and consideration of our request and look forward to your response.

Sincerely,

Matthew & Jeanean King

Auditor **Property Search** County Website Contact Us

Address Owner Parcel Number Assessor # Advanced County Map Multi-Year Search

Summary

Map

Pictometry

Transfers

Values

Residential Attributes

Commercial Attributes

Outbuildings

Land

Remarks & Splits

Parcel Projects

Current Taxes

Tax Distribution

By Fund

By Fund & Levy

Prior Taxes

Special Assessments

Payments

Levy Estimator

Prior Specials

Pro # Inquiry

CAUV

Agriculture

Forest

Mylar Tax Map

Photos

Sketch

Manufactured Home
(MH_OH)Manufactured Home
(MH_EQ)

Rental Registration

BOR/Appeals

PARCEL ID: 2324951MARKET AREA: 311R
KING JEANEAN SUE & MATTHEW J
TAX YEAR: 2025**ASSESSOR#: 03613046**ROLL: RP_OH
5068 WINONA RD
STATUS: Active

Summary - General

Tax District	TOLEDO CITY - WASHINGTON LSD
Class	RESIDENTIAL
Land Use	510 : R - SINGLE FAMILY DWELLING, PLATTED LOT
Special Use	510 - 1 FAMILY-PLAT
Market Area	311R - Click here to view map
Zoning Code	10-RS6 - Click here for zoning details
Zoning Description	Single-Family Residence-6
Water and Sewer	CITY WATER / CITY SEWER
Traffic	RESIDENTIAL SIDE STREET
Street Type	CONCRETE OR BLACKTOP
Owner	KING JEANEAN SUE & MATTHEW J
Property Address	ORSURVTC 5068 WINONA RD TOLEDO OH 43613
Mailing Address	5068 WINONA DR TOLEDO OH 43613
Legal Desc.	ELIZABETH PARK PLAT 1 LOTS 36 - 38
Certified Delinquent Year	
Census Tract	58.03

Summary - Most Recent Sale

Prior Owner	EWING RICHARD J
Sale Amount	\$85,000
Deed	20108301
Sales Date	09-NOV-2020

Summary - Values

	35% Values	100% Values	35% Roll	100% Roll
Land	10,120	28,900	10,120	28,900
Building	41,690	119,100	34,930	99,800
Total	51,810	148,000	45,050	128,700

Tax Credits

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

Record Navigator

1 of 1

[Return to Search Results](#)

Actions

- Market Area Sales
- Printable Summary
- Printable Version

Reports

- Mailing List
- Property Attributes Export
- Lucas Composite
- Tax Bill
- Property Record Card

Go

The property and tax information on this site represents data as of the current tax year.

Information provided is deemed a reliable point of reference but is not guaranteed and should be independently verified.

The boundary lines depicted in the map are for tax purposes only. They are not intended for conveyances, nor are they a Legal Survey.

Data Copyright Lucas County Auditor Office
Powered by [IasWorld Public Access](#). All Rights Reserved.













PARCEL ID: 2324951

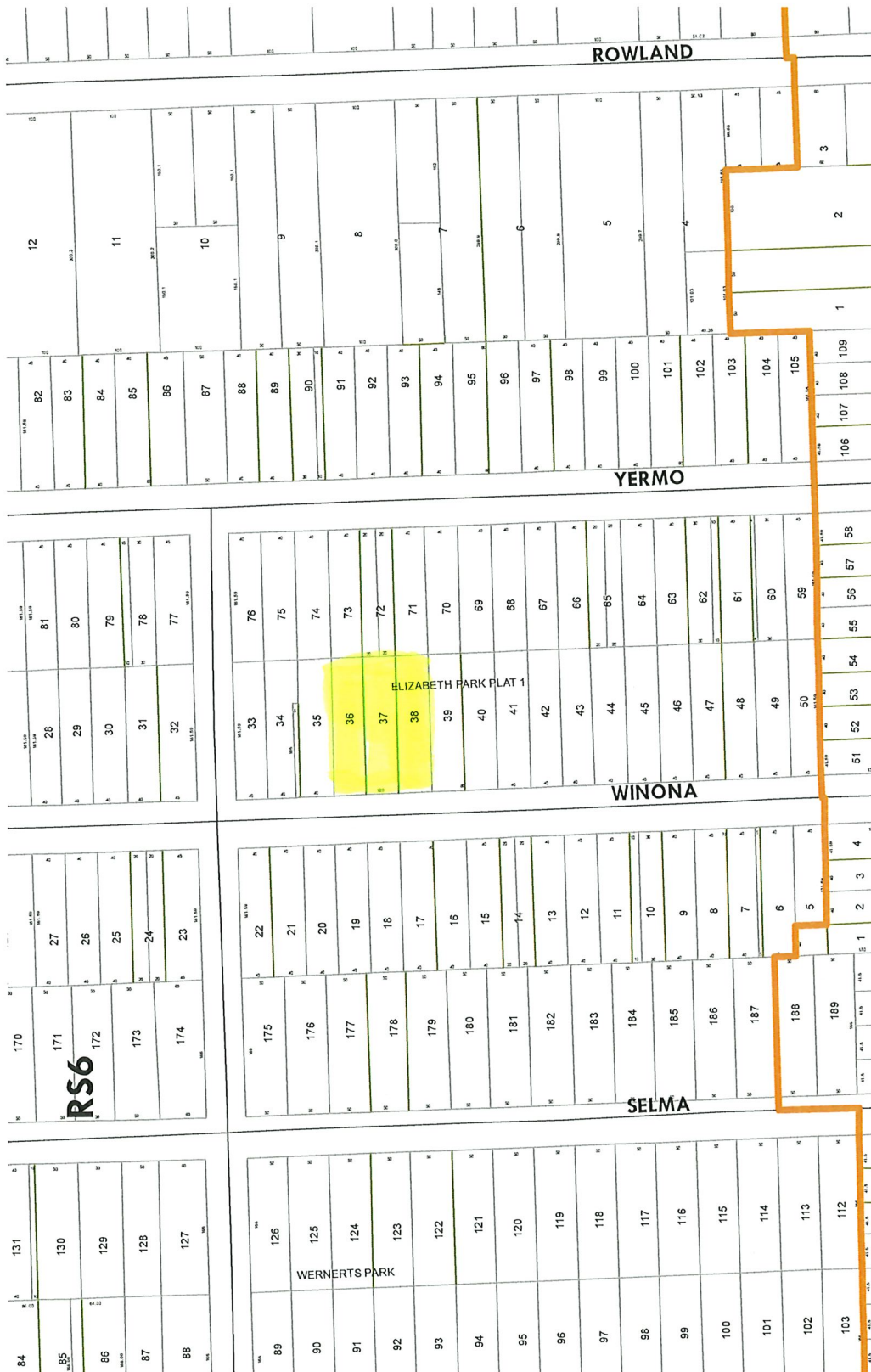
MARKET AREA: 311R

KING JEANEAN SUE & MATTHEW J

TAX YEAR: 2025



5068 WINONA



HEARING DATE: **July 21, 2025**
 BZA NO: **BZA25-00027**
 APPLICANT: **Matthew J. & Jeanean Sue King**
 SITE LOCATION: **5068 Winona Rd**
 ZONING DISTRICT: **10-RS6**
 SWO or NOL Issued: **N/A**
 CODE DESCRIPTION: **1105.0301 (A).**
Fences or hedges may not exceed 3½ feet in height in the required front setback.
 ANALYSIS: **Applicant requests to maintain a 48-inch-high split rail fence as installed in the front yard set-back.**

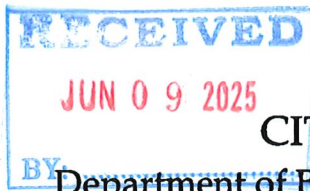
BOARD ACTION:

MOTION TO APPROVE/DISAPPROVE:	1 ST /2 ND MOTIONS	1 ST /2 ND If 2 ND MOTION	YEA	NAY	ABSENT	RECUSE	LEFT BEFORE VOTE TAKEN
Carrie Hartman	_____	_____	_____	_____	_____	_____	_____
Devon Overton	_____	_____	_____	_____	_____	_____	_____
Julia Randles	_____	_____	_____	_____	_____	_____	_____
Eric Craig	_____	_____	_____	_____	_____	_____	_____
Christy Soncrant	_____	_____	_____	_____	_____	_____	_____
Robert Pasker	_____	_____	_____	_____	_____	_____	_____
Nathan Knapke	_____	_____	_____	_____	_____	_____	_____

VOTING RESULTS:

APPROVED _____ DISAPPROVED _____ DEFERRED _____ WITHDRAWN _____

CONDITIONS OF APPROVAL:



PAID 6/11/25 CK

CASE # _____

BZA25-06028

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 1701 Starr Ave Zoning District 10-IL Date _____

Legal Description HICKS FARM ADDITION BLOCK 21 S 630 FT EXC W 85 FT N 100 FT & EXC N 15 FT E 43.89 FT W 128.89 FT & E XC E 128 FT S 300 FT

Applicant's Name (print) Ubaldo Palacios owner Lulos Logistres LLC

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

Exception X Appeal decision _____ ADA Accommodation _____

TMC § 1105.0302 Commercial and Industrial Districts: 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 define the front yard.

1115.0204-To engage in the use of a building or land, the use or installation of a sign, or any other activity requiring one or more permits or approvals under this Zoning Code without obtaining all such permits or approvals.

Applicant Signature [Signature] Phone 419-205-2496

Applicant's Street Address 1712 Mason St. Fax _____

Applicant's City, State, Zip Toledo, OH. 43605 E-Mail palacios.ubaldo@yahoo.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 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 X 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 _____ Date _____

Reviewed by _____ Date _____ Staff Recommendation _____

Board Decision _____ Date _____

P., Inspection, BZA

3/15/2024 kjr



Lalos Logistics
1712 Mason St
Toledo Oh, 43605

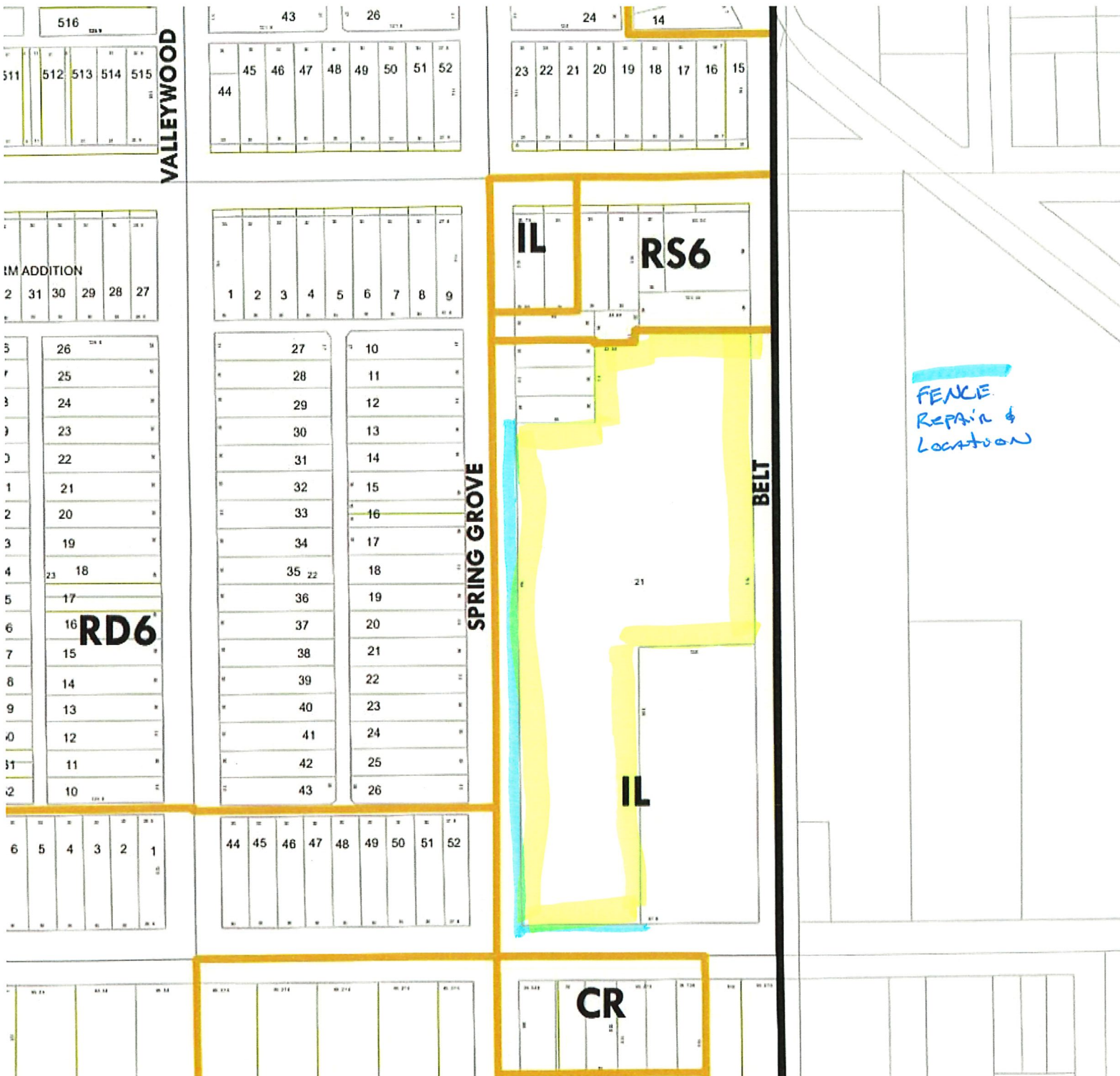
To whom it may concern:

This letter is addressed to the City of Toledo, department of Building and Code Compliance.

Recently, it was brought to my attention thru mail, that the property on 1701 Starr Ave, Toledo Oh, 43605 was under violation of zoning compliance due to a fence. The property was acquired last year by us, Lalos Logistics LLC. When the property was bought, it was just an empty lot, with some old fence tore down. Over the last few months the old fence was repaired and restored, which has brought the issue of the lot being under violation for zoning. Our intentions were never to violate any rules of zoning, nor city rules. Our only intention was to restore the fence and clean the lot, prevent trash from being thrown there, as well as from random vehicles being parked. We are only trying to keep the lot and the neighborhood clean. And maybe try to bring some business to our part of town. With this being said, we would like to ask for a zoning appeal. We are committed to do our part and help in whatever way possible to help the community and make the eastside of Toledo better. Hopefully this letter helps your decision and helps us a little. We would like to stay in business, especially in Toledo, which is our home and our beloved community. Thank you for your time, and we hope that our issues can be resolved.

Sincerely, Ubaldo Palacios owner and CEO of Lalos Logistics LLC

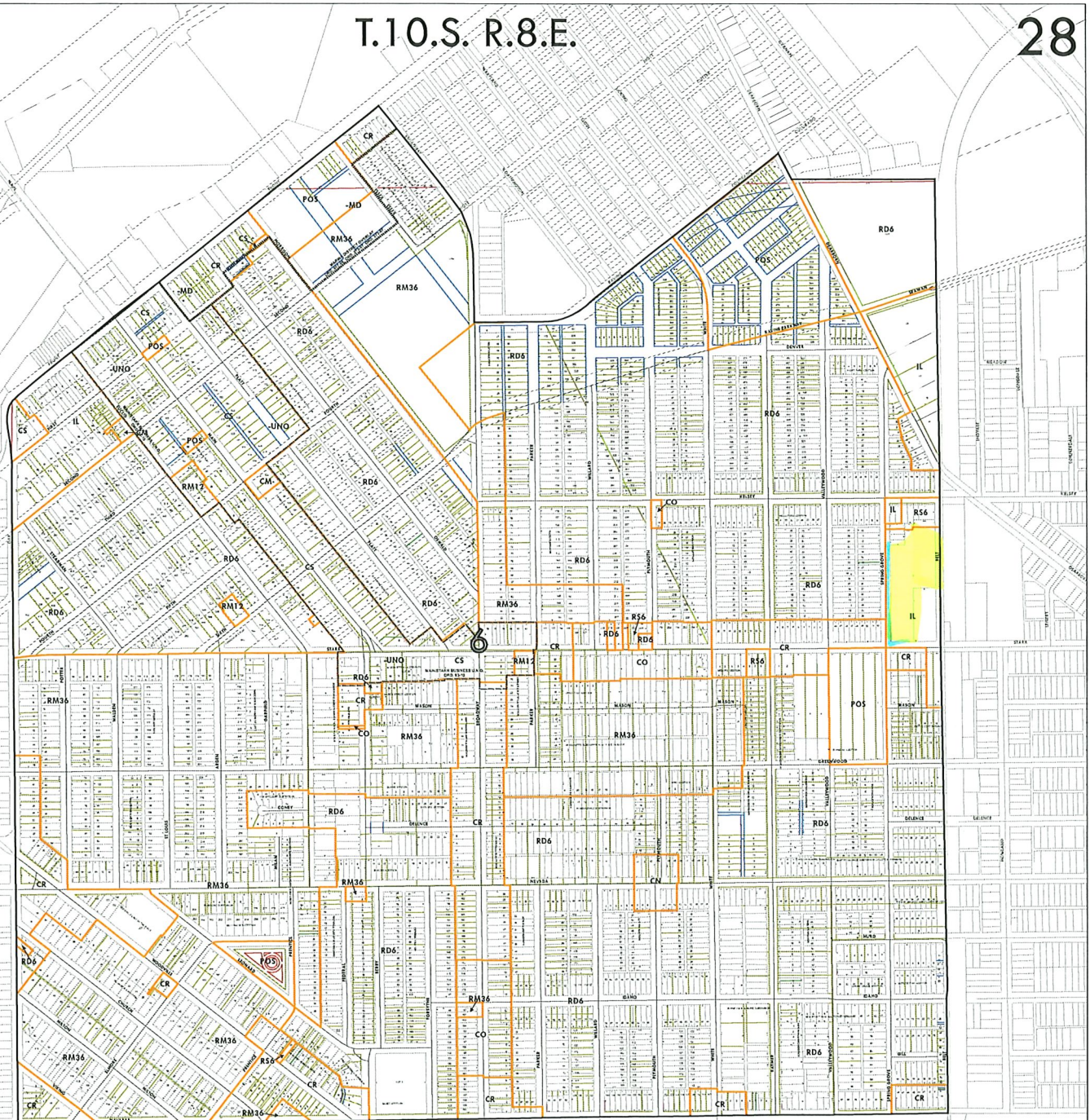
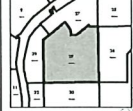
A handwritten signature in black ink, appearing to read 'Ubaldo Palacios', is written over a horizontal line.



TOLEDO

T.10.S. R.8.E.

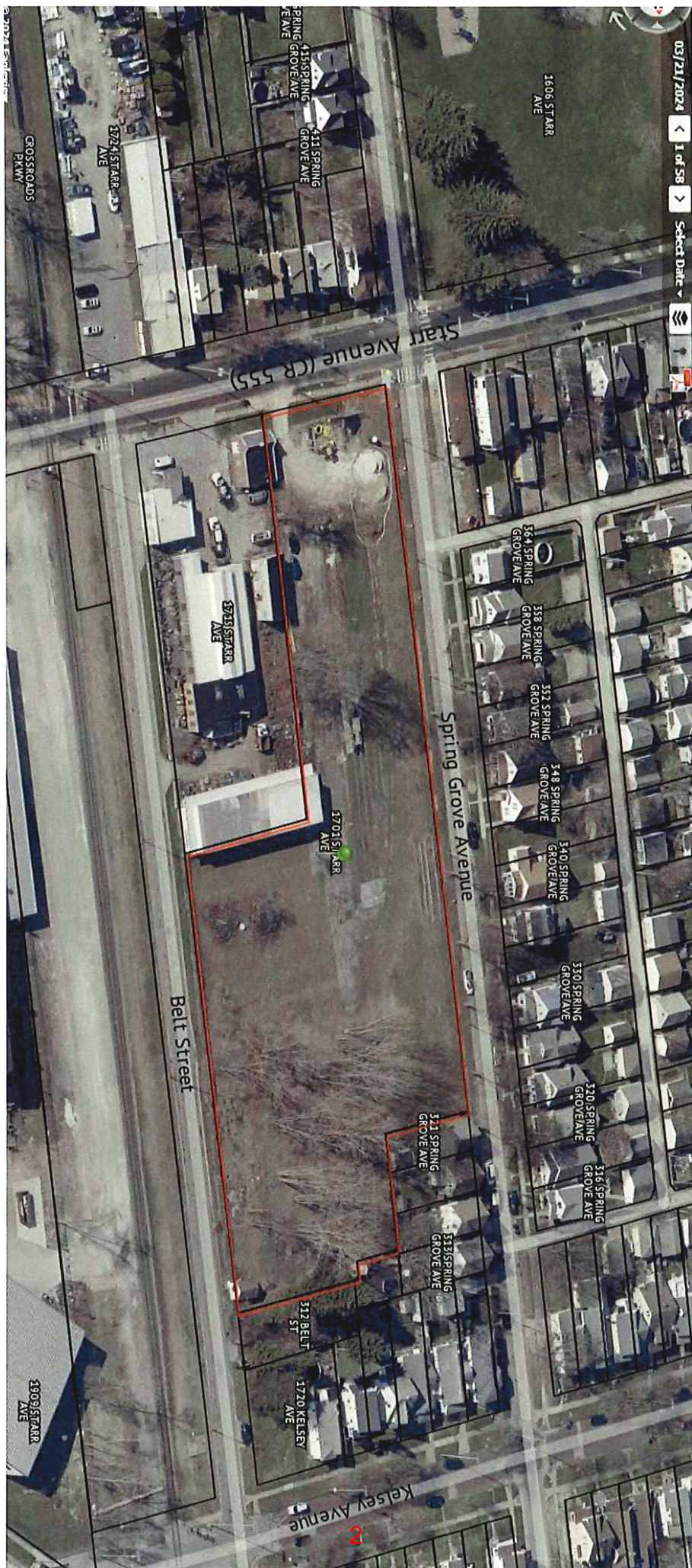
28

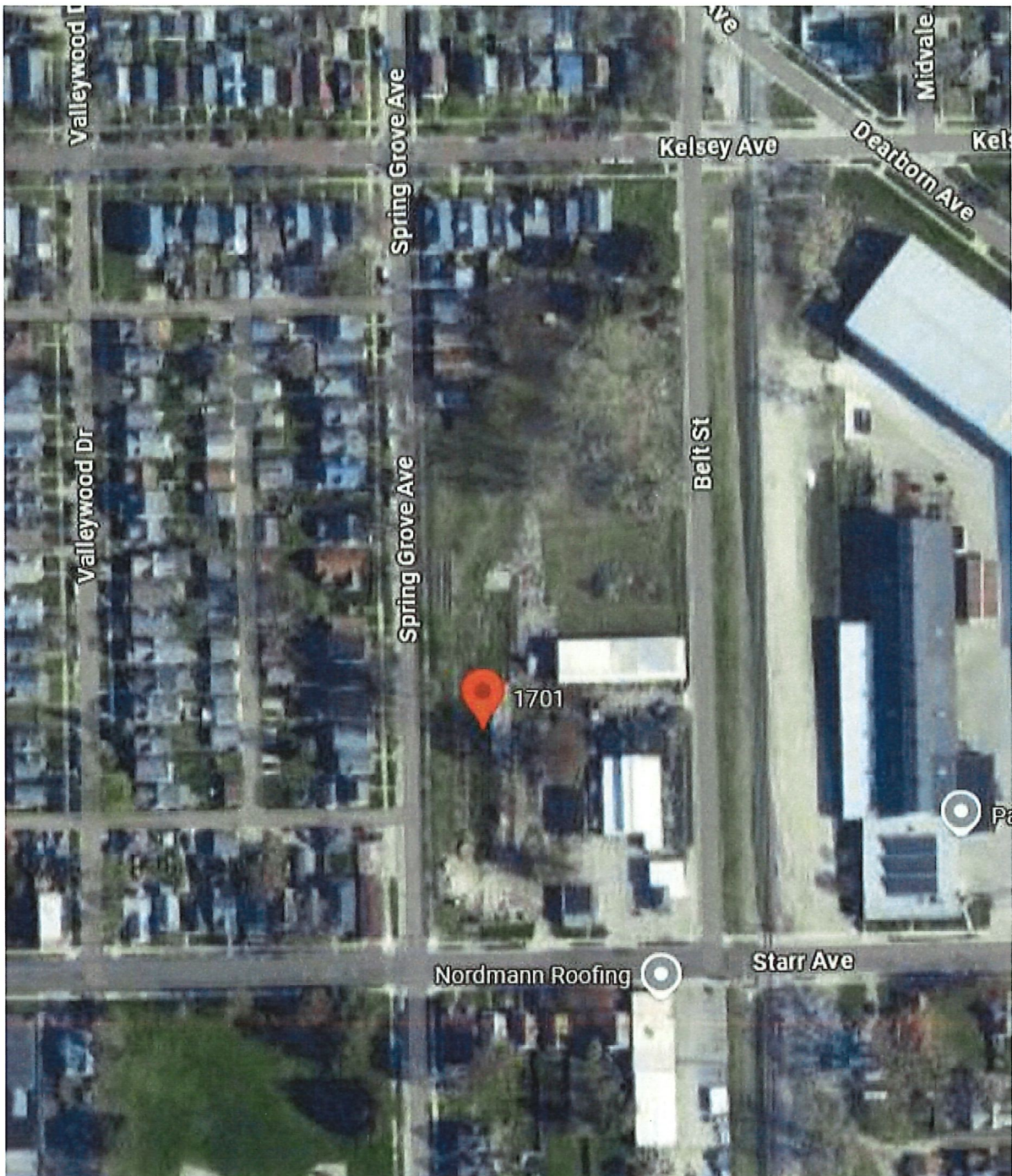


28

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: 11/17/2022







HEARING DATE: **July 21, 2025**
BZA NO: **BZA25-00028**
APPLICANT: **Ubaldo Palacios**
SITE LOCATION: **1701 Starr Ave**
ZONING DISTRICT: **10-IL**
SWO or NOL Issued: **N/A**

CODE DESCRIPTION: **1105.0302 (A1)**
A. The following standards apply in all Commercial and Industrial districts:
1. Fences may not exceed 3½ feet in height in the required front setback.

1115.0204
To engage in the use of a building or land, the use or installation of a sign, or any other activity requiring one or more permits or approvals under this Zoning Code without obtaining all such permits or approvals.

ANALYSIS: **Applicant requests to maintain a 7' high commercial chain-link fence as installed within the front yard set-back & waive violations.**

BOARD ACTION:

MOTION TO APPROVE/DISAPPROVE:	1 ST /2 ND MOTIONS	1 ST /2 ND If 2 ND MOTION	YEA	NAY	ABSENT	RECUSE	LEFT BEFORE VOTE TAKEN
Carrie Hartman	_____	_____	_____	_____	_____	_____	_____
Devon Overton	_____	_____	_____	_____	_____	_____	_____
Julia Randles	_____	_____	_____	_____	_____	_____	_____
Eric Craig	_____	_____	_____	_____	_____	_____	_____
Christy Soncrant	_____	_____	_____	_____	_____	_____	_____
Robert Pasker	_____	_____	_____	_____	_____	_____	_____
Nathan Knapke	_____	_____	_____	_____	_____	_____	_____

VOTING RESULTS:

APPROVED _____ DISAPPROVED _____ DEFERRED _____ WITHDRAWN _____

CONDITIONS OF APPROVAL:



Received

JUN 13 2025

CITY OF TOLEDO

CASE # BZA25-00030

Division of Building Inspection
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 2946 - 117TH Zoning District R56 Date 4/13/25

Legal Description PEASE ADDITION LOT 25

Applicant's Name (print) Thomas L. Hughes

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

Exception ☒ Appeal decision _____ ADA Accommodation _____

TMC § 1105.0301.A - REQUESTING TO HAVE 6' TALL PRIVATE FENCE IN
FRONT "SIDE" YARD OF CORNER LOT (5' FROM HOUSE) RPL
EXISTING CHAIN LINK.

Applicant Signature Thomas L. Hughes Phone 419-509-4887

Applicant's Street Address 2946 117th Street

Fax _____

Applicant's City, State, Zip Toledo, Ohio 43611

E-Mail gobucks7777@buckeye-express.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:

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+++++ 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 N/A

Code Enforcement notified if orders are being appealed. N/A Permit Tech's Initials MJC Date 6/18/25

Reviewed by _____ Date _____ Staff Recommendation _____

Board Decision _____ Date _____

P:, Inspection, BZA

3/15/2022 kjr

1105.0300 | Fences and Hedges

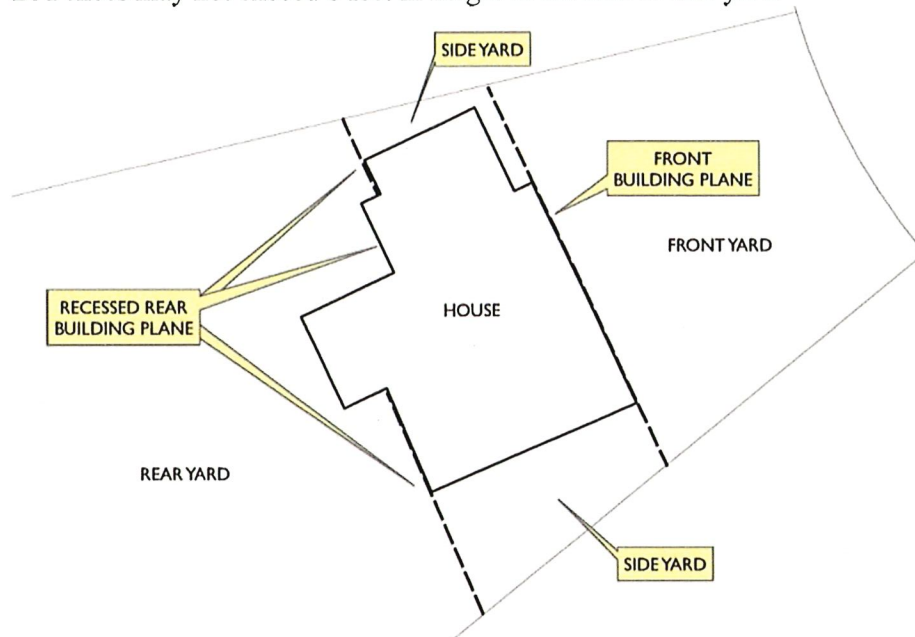
Fences and hedges shall be permitted in any required setback.

1105.0301 Residential Districts

The following standards apply in all Residential districts:

A. Fences or hedges may not exceed 3½ feet in height in the required front setback.

B. Fences may not exceed 6 feet in height in the side or rear yard.

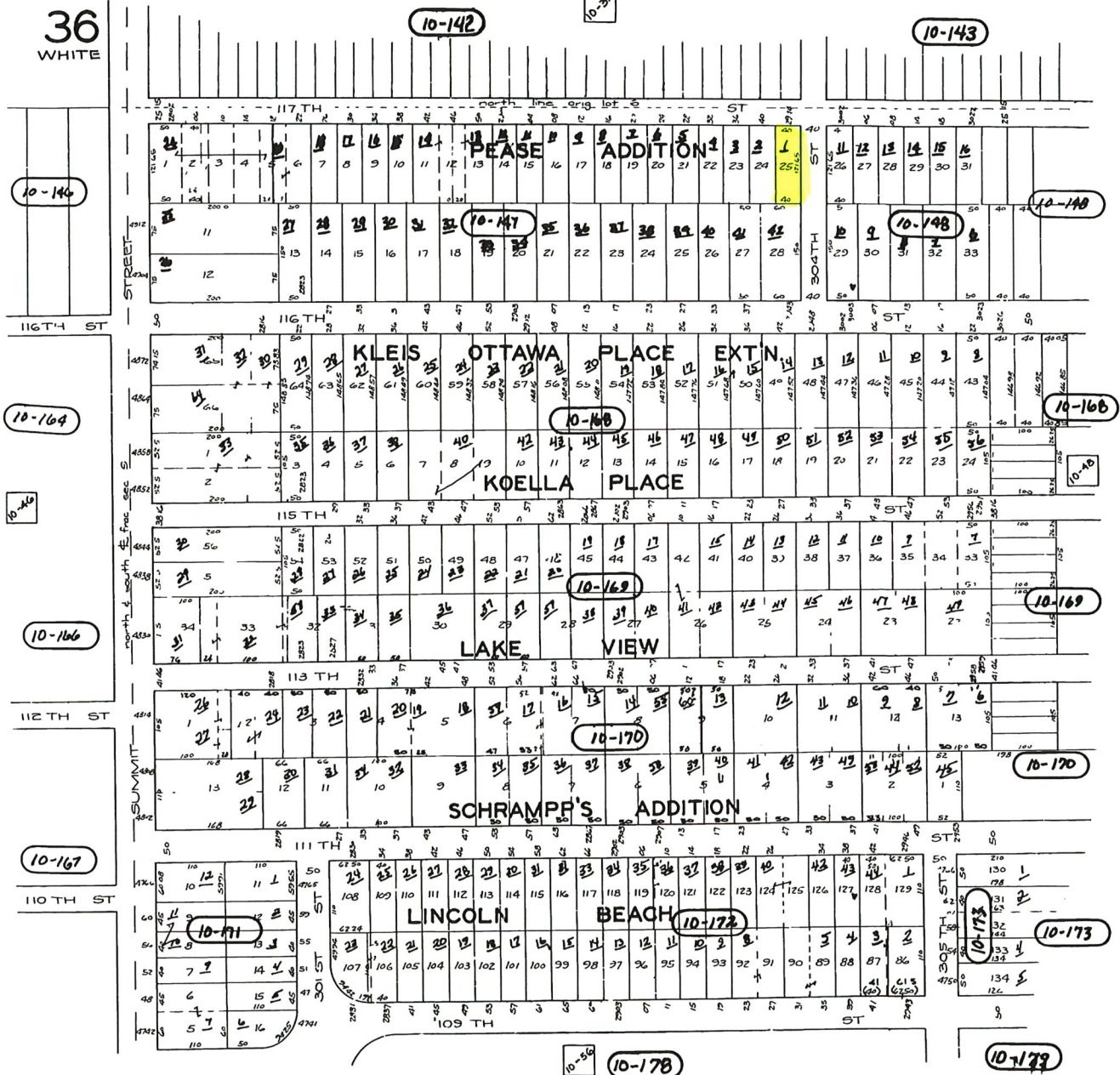


C. If the site does not have a primary structure, the area between the front property line and the required front setback listed in Sec. 1106.0100 is defined as the front yard.

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

(Ord. 402-11. Passed 8-23-11. Ord. 592-23. Passed 10-24-2023.)

10-47



1105.0300 | Fences and Hedges

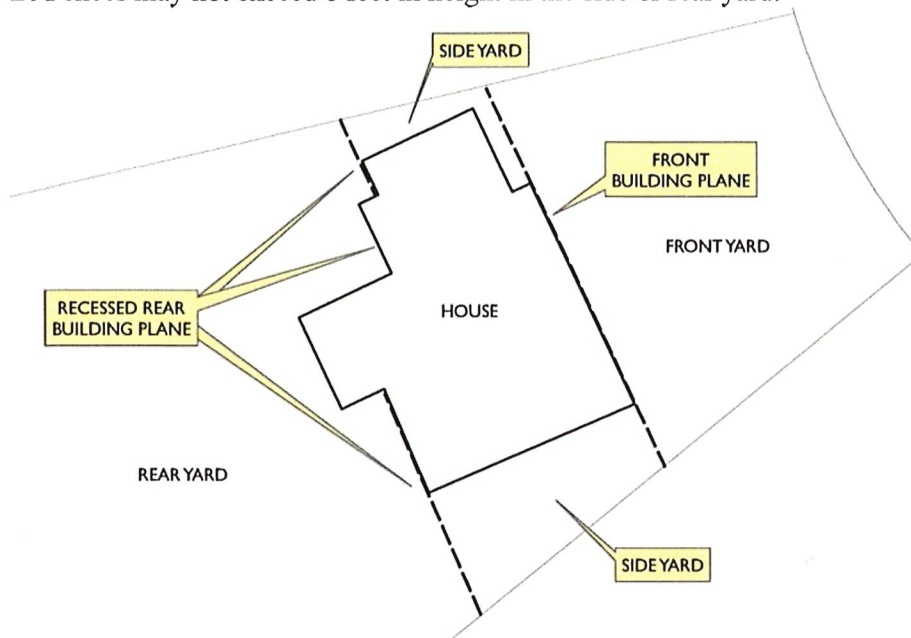
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1105.0301 Residential Districts

The following standards apply in all Residential districts:

A. Fences or hedges may not exceed 3½ feet in height in the required front setback.

B. Fences may not exceed 6 feet in height in the side or rear yard.



C. 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.

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

(Ord. 402-11. Passed 8-23-11. Ord. 592-23. Passed 10-24-2023.)







2946 117TH ST. PHOTOS FOR VARIANCE



North and West
sides



North and East
sides



South and East sides
Showing current fence



East side – showing
current fence

June 12, 2025

To whom it may concern:

Thomas L. and Darlene A. Hughes live at 2946 117th St., Toledo, Ohio, 43611. We are respectfully requesting a fence variance to put up a 6' privacy fence on the 304th side of our property.

The fence will extend towards 304th Street approximately 5' just to keep the Generac transfer switch guarded from tampering, to the north side of the front of the garage (approximately 37') then back toward the garage (approximately 8') with a 4' gate at the garage front. The variance will follow the current 42" chain link fence on the east side of the house (see photos).

The purpose of this privacy fence is 1) to prevent anyone from tampering with the Generac transfer switch (safety), 2) to keep the dog inside the fence and prevent her from barking at anything she sees especially at night or early morning (staying within the code of the city for noise from animals), and 3) safety and security for our 91 year old mother, who lives with us, when sitting on the back deck alone.

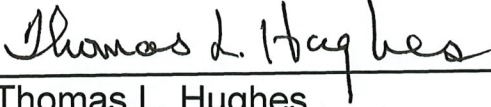
This fence (gray line) will stay within our property line (magenta line). We are also installing a gray privacy fence on the neighbor's side within our property line with a 4' gate in the front recessed back about 2' from the front of the house.

All references to the colored lines will be shown on the drawing behind this request.

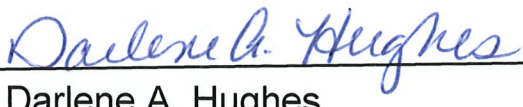
We have contacted all our neighbors and have their approval in writing in this publication.

We respectfully request you approve this variance.

Thank you,

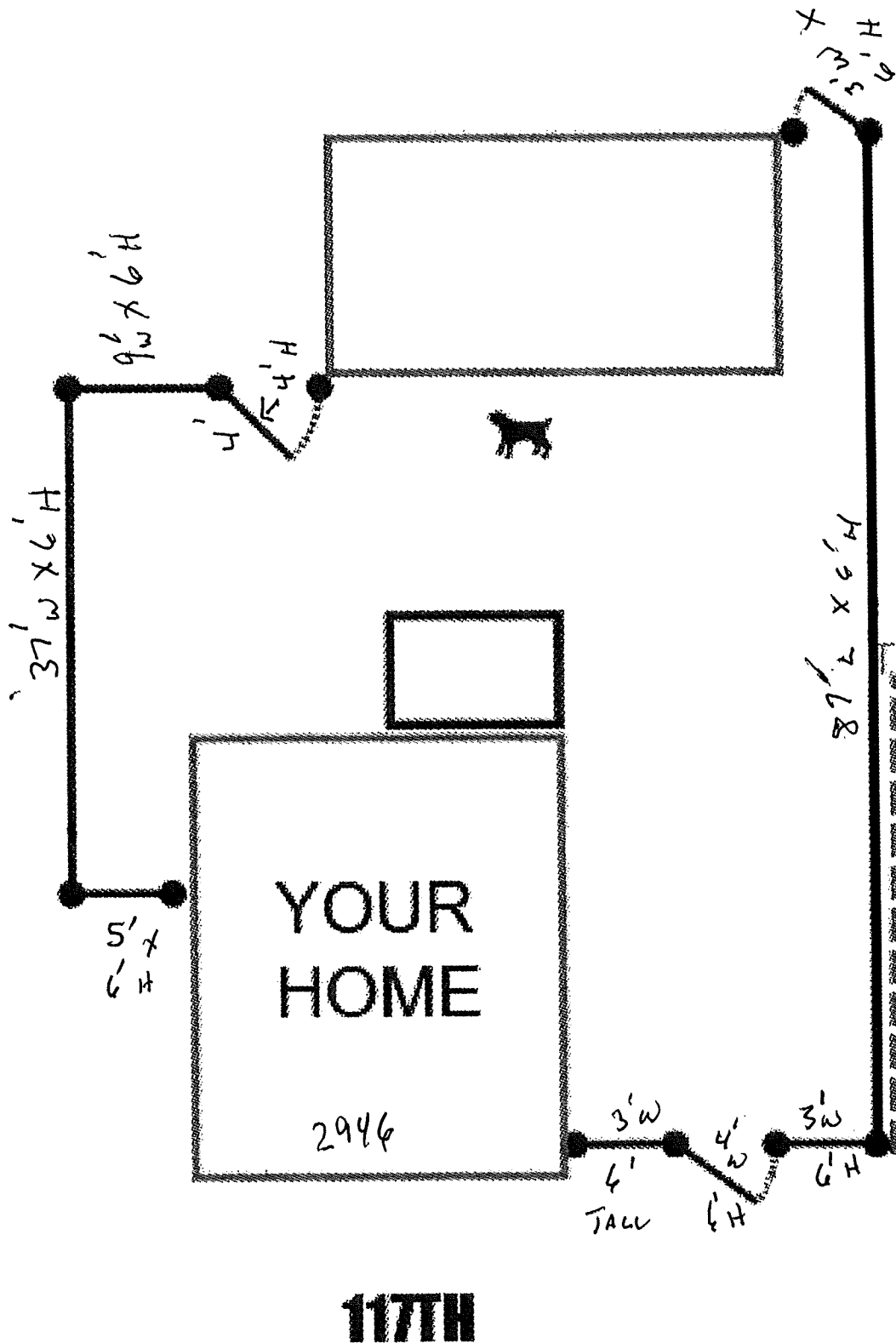

Thomas L. Hughes

2946 117th Street
Toledo, Ohio 43611
Phone: 419-509-4887
Email: gobucks7777@buckeye-express.com


Darlene A. Hughes

2946 117th Street
Toledo, Ohio 43611
Phone: 419-509-4917
Email: joy7777777@buckeye-express.com

304TH





2946 117TH ST
TOLEDO

FRONT PORCH

13'

6' - 11 1/2"

HOUSE
24"X29'
WITH AN
8'X10'
ADDITION
ON SOUTH
SIDE

BACK PORCH
23'-2"

SHED
8'x16'

GARAGE
25"X25'

304TH STREET

$$88' - 5\frac{9}{16}"$$

37'

$$7' - 10''$$

2943 116TH ST.
TOLEDO 3

To whom it may concern:

Darlene and Thomas Hughes located at 2946 117th St., Toledo, Ohio 43611 are planning on installing a privacy fence on their property. By signing this form we have no issues with the installation of the privacy fence of 6' high.

Name	Address	Date
Nora Sanford	3004 117th ST	6-10-25
Connie Steck	2943 117th	6/10/25
Janie Bork	3005-117th	6-10-25
Mark Matuszewski	2943 116th	6-10-25
(McCreight) Angie Beach	3001-116th St	6-10-25
Julie Clemons	2940 & 117th St	6-10-25
Sing Bocanegra	2941 117th St	6-11-25

Neighborhood fences over 5' tall (corner lots)





4494 288th



4603 285th



4603 286th



4703 Edgemont



3002 123rd



3004 118th



4467 283rd



4467 Seagull Lane

HEARING DATE: **July 21, 2025**
 BZA NO: **BZA25-00030**
 APPLICANT: **Thomas L. Hughes**
 SITE LOCATION: **2946 117th St**
 ZONING DISTRICT: **10-RS6**
 SWO or NOL Issued: **N/A**
 CODE DESCRIPTION: **1105.0301 (A)**
A. Fences or hedges may not exceed 3½ feet in height in the required front setback.
 ANALYSIS: **Applicant requests to replace existing fence with a 6 ‘high solid board vinyl fence within the front yard set-back.**

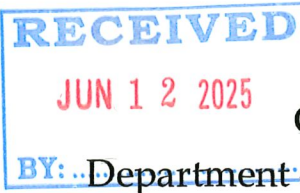
BOARD ACTION:

MOTION TO APPROVE/DISAPPROVE:	1 ST /2 ND MOTIONS	1 ST /2 ND If 2 ND MOTION	YEA	NAY	ABSENT	RECUSE	LEFT BEFORE VOTE TAKEN
Carrie Hartman	_____	_____	_____	_____	_____	_____	_____
Devon Overton	_____	_____	_____	_____	_____	_____	_____
Julia Randles	_____	_____	_____	_____	_____	_____	_____
Eric Craig	_____	_____	_____	_____	_____	_____	_____
Christy Soncrant	_____	_____	_____	_____	_____	_____	_____
Robert Pasker	_____	_____	_____	_____	_____	_____	_____
Nathan Knapke	_____	_____	_____	_____	_____	_____	_____

VOTING RESULTS:

APPROVED _____ DISAPPROVED _____ DEFERRED _____ WITHDRAWN _____

CONDITIONS OF APPROVAL:

CASE # BZA25-00031

CITY OF TOLEDO

BY: 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 736 RAYMER BLVD Zoning District _____ Date 6-8-25Legal Description SHEOL RAYMER & SKIDMORE SUBLOT 36S 32.62 FT E 1/2 EX CST & ETC ALLEYApplicant's Name (print) BILL SPARKS

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

Exception X Appeal decision _____ ADA Accommodation _____TMC § 1115.0201 SETBACK. I NEED 1.5' (FOR BOTH SIDE & REAR ACCESSORY SETBACKS)Applicant Signature [Signature] Phone 419-514-4810Applicant's Street Address 736 RAYMER BLVD Fax _____Applicant's City, State, Zip TOLEDO, OH, 43605 E-Mail SYLVESTER0546@MSN.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 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 ++++++ 20 JUN 10 AM 2025

Permit Tech Checklist: Application complete ✓ Photos ✓ Letter ✓ Proper Site Plan ✓ SWO ZC25-0151

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

Code Enforcement notified if orders are being appealed. PHIL Permit Tech's Initials MJC Date 6/13/25

Reviewed by _____ Date _____ Staff Recommendation _____

Board Decision _____ Date _____

WILLIAM SPARKS

I AM ASKING THE CITY OF TOLEDO
FOR ONE FOOT VARIANCE FOR MY SHED.
IT IS TWO FEET FROM MY LOT LINE.
WHEN MY SHED WAS BUILT I HAD NO
IDEA IT WOULD FALL SHORT OF MY LOT LINE.
THE SHED IS NOT NEAR ANY OTHER
USABLE STRUCTURE. IT IS AT THE FAR
REAR CORNER OF MY SMALL LOT.

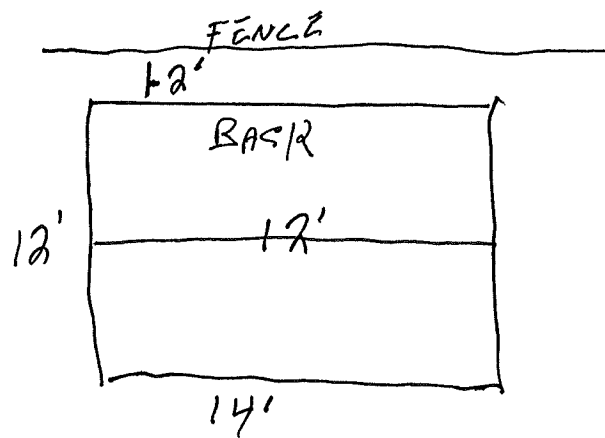
THANK YOU

WILLIAM

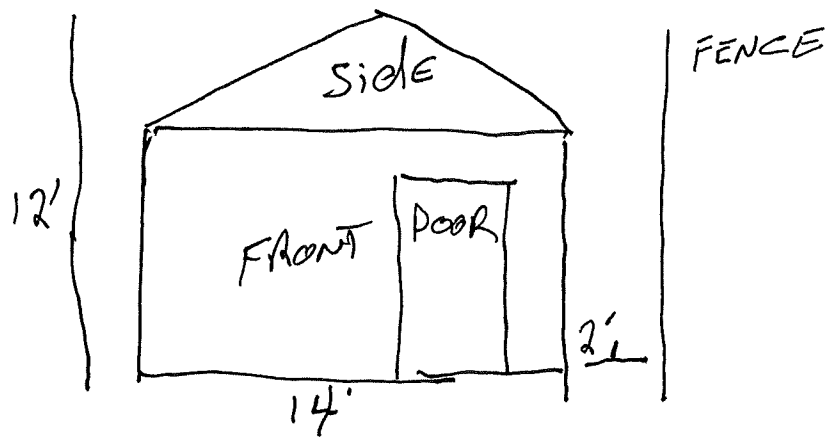




736 RAYMER



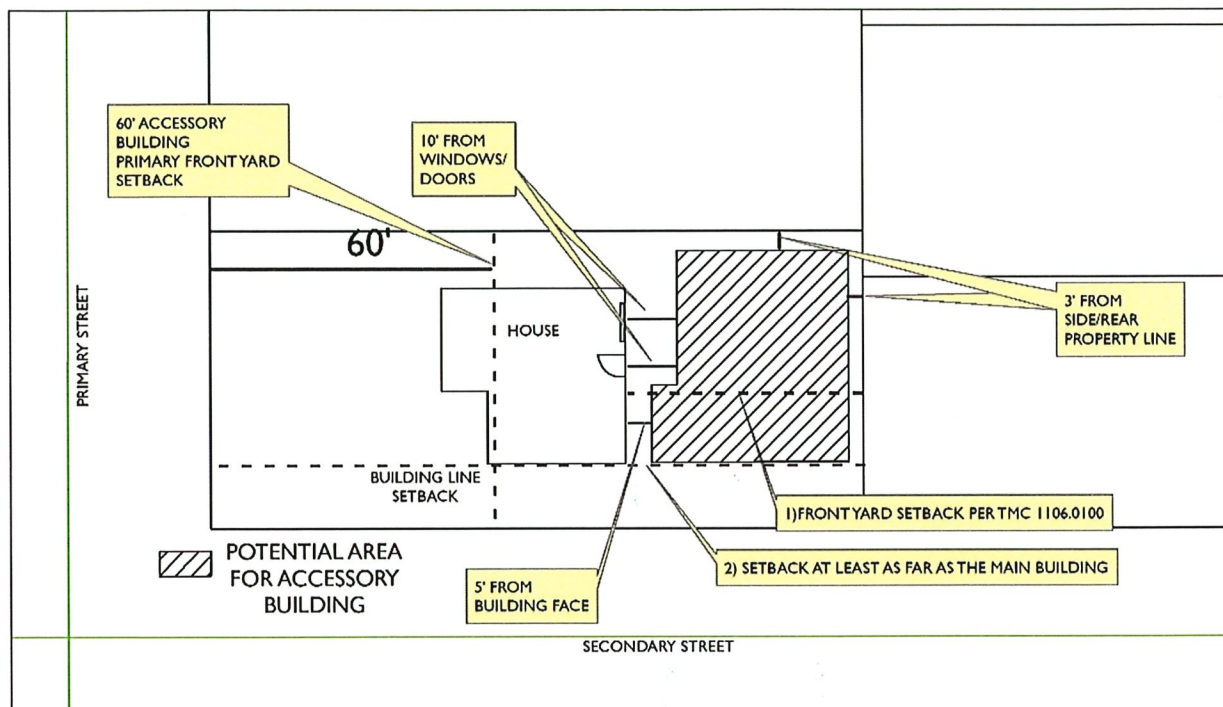
12' x 14 1/2' x 12' H



1105.0201 Setbacks

- 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.

(Ord. 670-10. Passed 12-21-10. Ord. 276-13. Passed 05-28-13.)



8-68

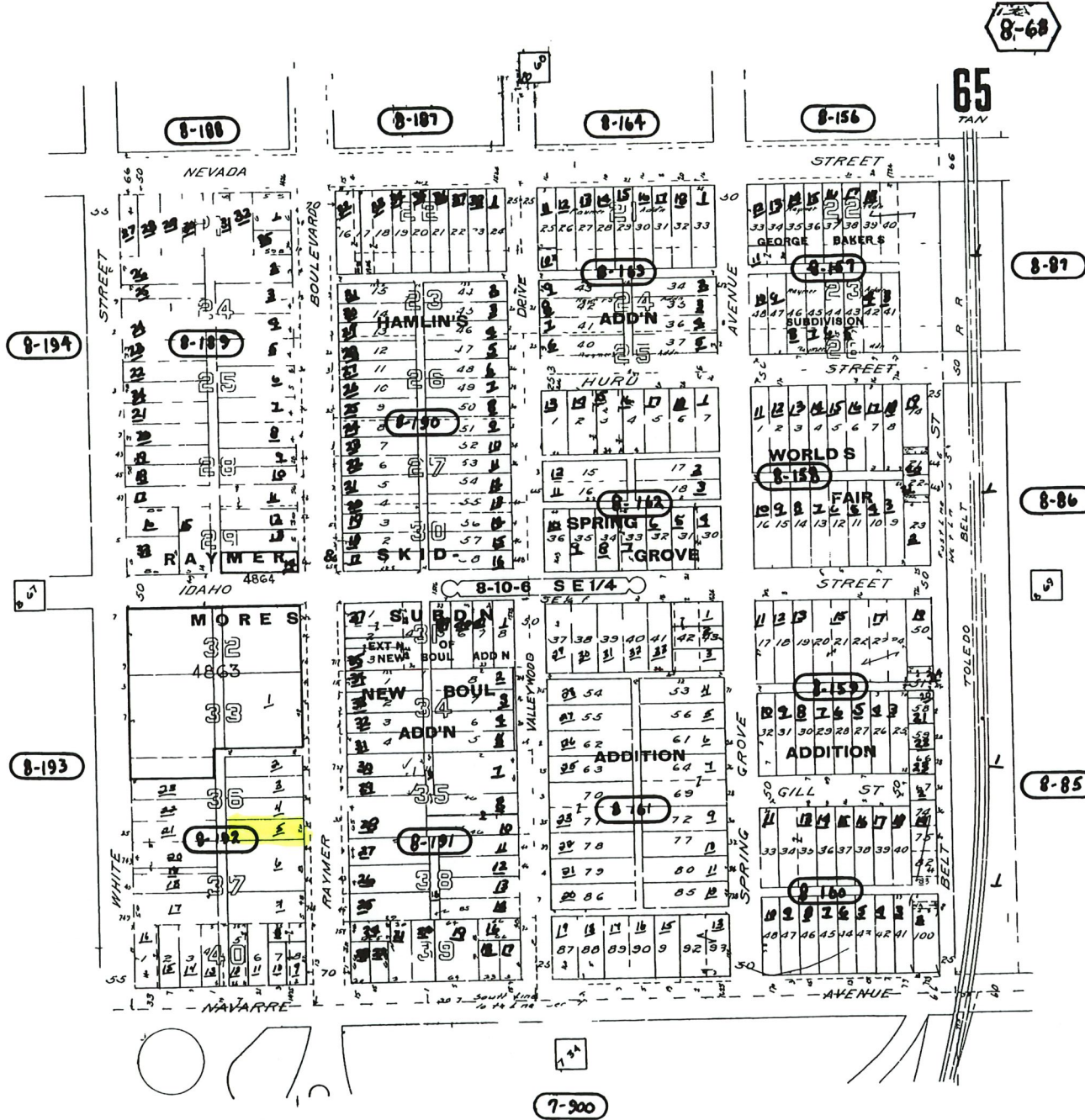
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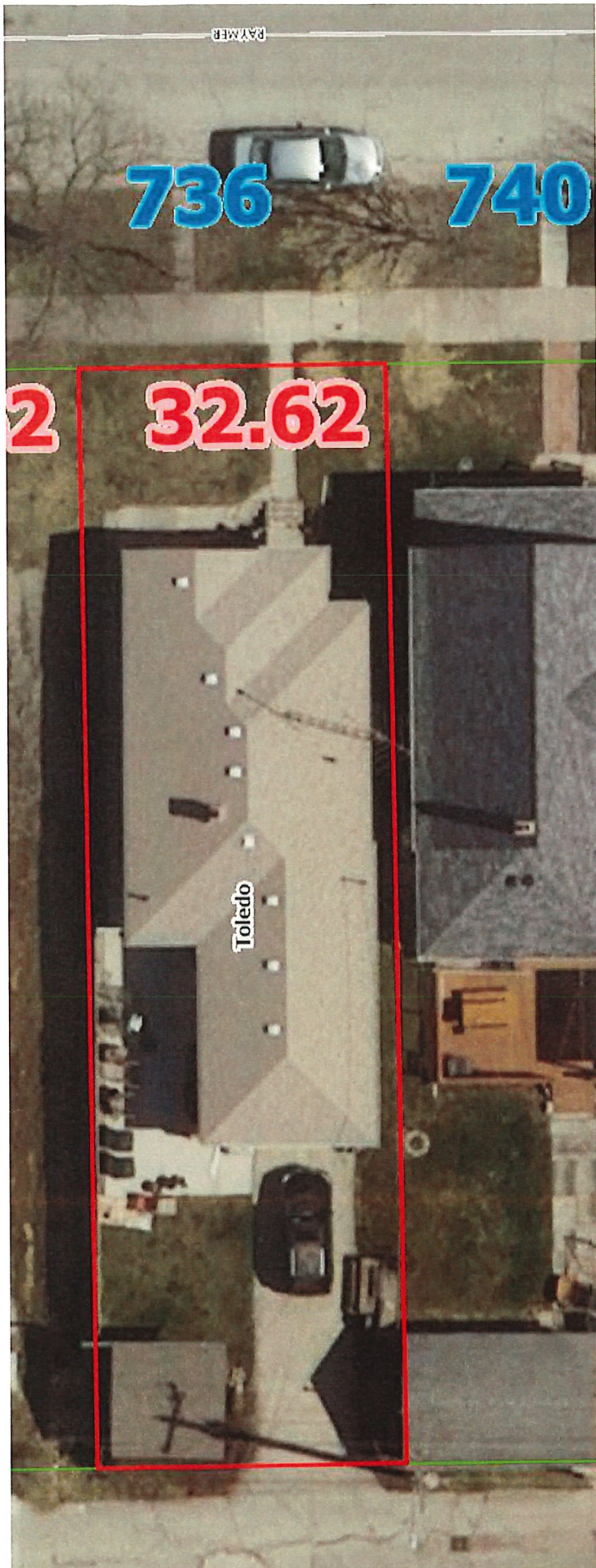
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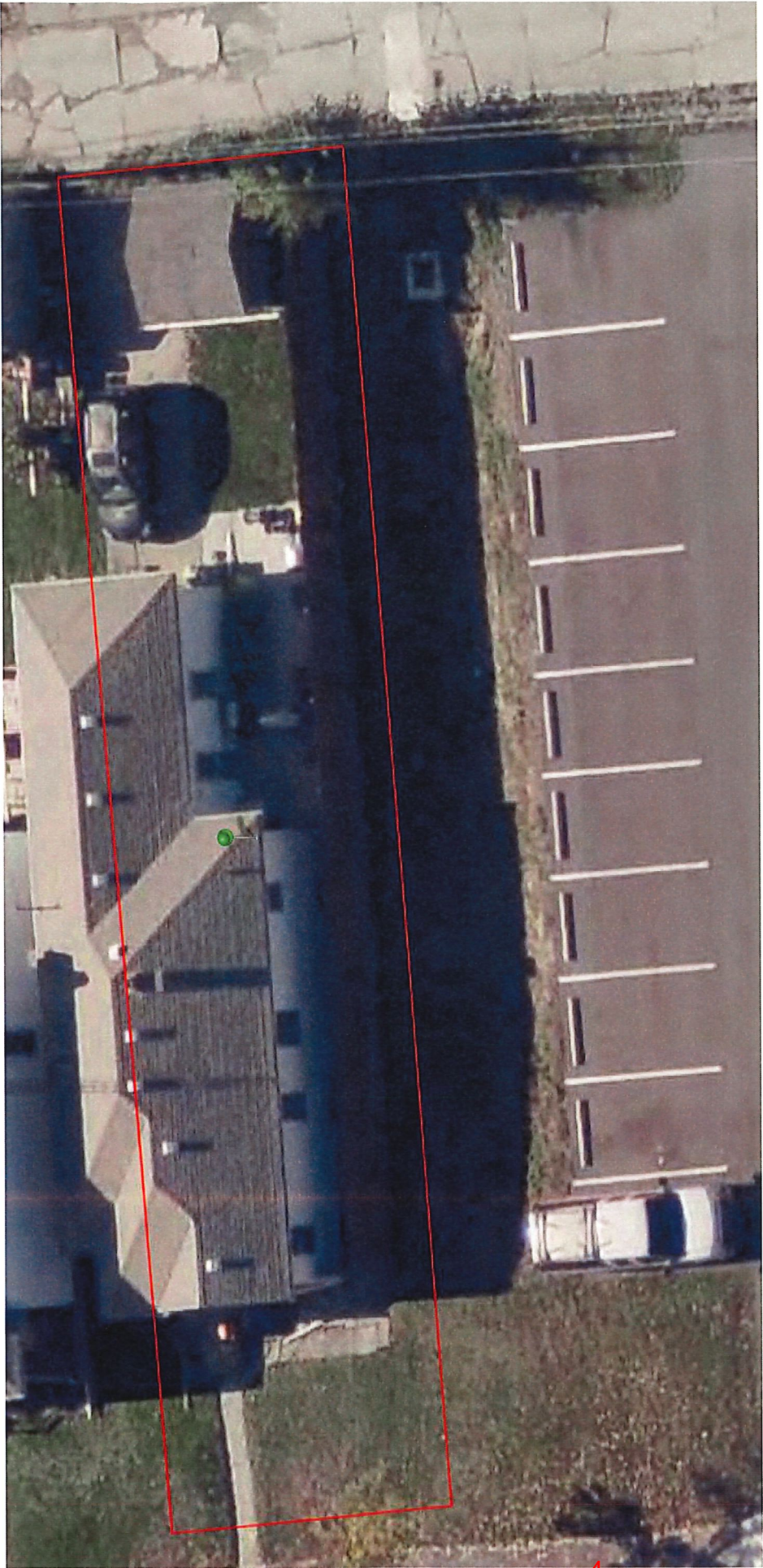
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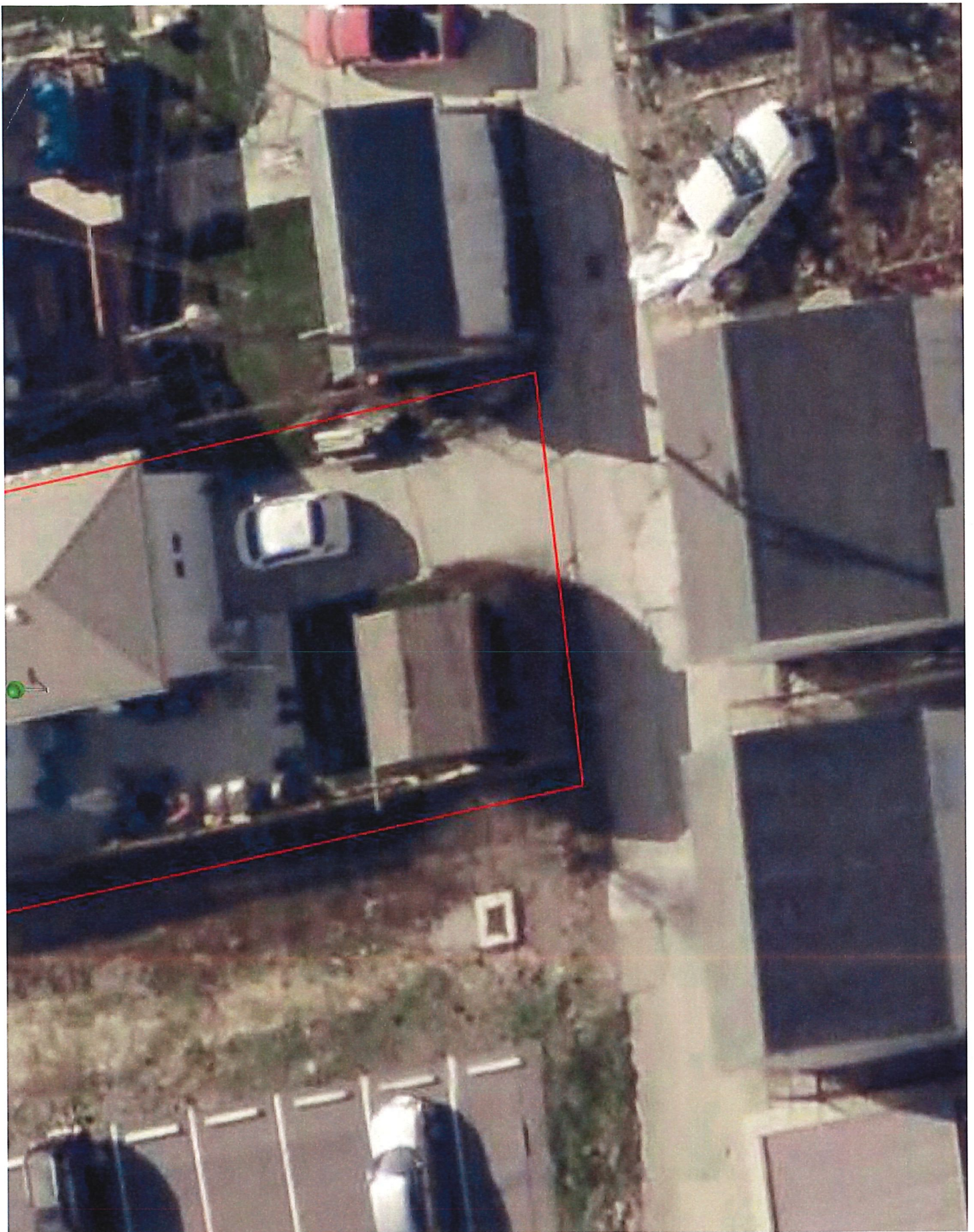
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HEARING DATE: **July 21, 2025**

BZA NO: **BZA25-00031**

APPLICANT: **Bill Sparks**

SITE LOCATION: **736 Raymer Blvd**

ZONING DISTRICT: **10-RD6**

SWO or NOL Issued: **N/A**

CODE DESCRIPTION: **1105.0201 (A)(C)**
A. No accessory building shall be located less than 60 feet from the primary front lot line.
C. No accessory building shall be closer than 3 feet to any side or rear lot line.

ANALYSIS: **Applicant requests to install secondary accessory structure less than 60 ‘from the front property line and to install less than 3 ‘from the rear & side lot lines.**

BOARD ACTION:

MOTION TO APPROVE/DISAPPROVE:	1 ST /2 ND MOTIONS	1 ST /2 ND If 2 ND MOTION	YEA	NAY	ABSENT	RECUSE	LEFT BEFORE VOTE TAKEN
Carrie Hartman	_____	_____	_____	_____	_____	_____	_____
Devon Overton	_____	_____	_____	_____	_____	_____	_____
Julia Randles	_____	_____	_____	_____	_____	_____	_____
Eric Craig	_____	_____	_____	_____	_____	_____	_____
Christy Soncrant	_____	_____	_____	_____	_____	_____	_____
Robert Pasker	_____	_____	_____	_____	_____	_____	_____
Nathan Knapke	_____	_____	_____	_____	_____	_____	_____

VOTING RESULTS:

APPROVED _____ DISAPPROVED _____ DEFERRED _____ WITHDRAWN _____

CONDITIONS OF APPROVAL:

City of Toledo - Administrative Board of Zoning Appeals

BOARD MEMBER
NATHAN KNAPKE -
CHAIRMAN

ROBERT PASKER

DEVON OVERTON

CHRISTY SONCRANT

JULIA RANGLES

ATTENDANCE

x

BOARD MEMBER
CARRIE HARTMAN

ERIC CRAIG

DOUG LALONDE -
SECRETARY
CARL COCHENOUR -
COMMISSIONER
LANIE BRACKETT - COURT
RECORDER

ATTENDANCE

x

x

Minutes

Meeting: Monday, June 16, 2025 - 10 A.M.

Location: City Council Chambers 1st Floor

Case	BZA #	HEARING DATE	Address	Zoning District	Applicant Name	Waiver Request	TMC	BOARD ACTION
1	BZA25-00019	Monday, June 16, 2025	921 Galena St	10-IL	Sarah Flores	Applicant requests variance to install an 8' fence in the front yard set-back and abutting RS6 zoning. Also requests to install barb wire within RS6 zoning.	1105.0302,1105.0303	Approved
2	BZA25-00021	Monday, June 16, 2025	1007 Kinder Rd	10-RS12	David Geissler	Applicant requests a 2 1/2' variance of the maximum 3 1/2' to allow a fence to maintain as installed.	1105.0301(A)	Disapproved
3	BZA25-00022	Monday, June 16, 2025	1004 Steeplebush Dr	10-RS6	Kimberly Clifford	Applicant requests variance to install/replace existing fence with a 6' high solid fence within the front yard set-back.	1105.0301(A)	Disapproved
4	BZA25-00023	Monday, June 16, 2025	4105 Redondo Ave	10-RS6	Ramonn Edwards	Applicant requests variance to install/replace existing fence with a 6' high solid fence within the front yard set-back.	1105.0301(A)	Approved, Planning Commision Option 2
5	BZA25-00024	Monday, June 16, 2025	1540 Champlain St	10-IL	Reginald Butz	Applicant requests to install an accessory structure less than 3' from the rear & side set-backs. Requests to install building within 10' of the main building. Requests to install building higher than 20' max. Will possibly need BBA as an additional waiver.	1105.0202, 1105.0201(B), 1105.0201 C	Approved
6	BZA25-00025	Monday, June 16, 2025	6286 American Rd	10-IG	Chris Strange	Applicant requests to install an additional 6' high fence in the front yard set-back with barbed wire. Also requests to increase gravel off street parking for compound expansion for utility use.	1105.0302 (A1),1105.0303,1107.19 06	Admin Approved
7	BZA25-00026	Monday, June 16, 2025	3043 118th St	10-RS6	Lori & Daniel Rysz	Applicant requests to install asphalt within the required front yard.	1107.1202(A1)	Approved

Board of Zoning Appeals

July 21, 2025

Toledo Lucas County Plan Commission Recommendations

5068 Winona Rd:

Plan commission recommends disapproval of the request. The applicant has not demonstrated a unique hardship. There are no fences of this height along Winona Rd, a 6' fence will visibly impact the aesthetics of the neighborhood.

1701 Starr Ave:

Plan Commission recommends disapproval of the request. The applicant has not demonstrated a unique hardship. The parcel is a vacant industrial lot; the owner will still be able to achieve the intent of the request if the fence is constructed per regulation. A 6' fence will noticeably change the look and feel of the neighborhood.

2946 117th St

Plan commission recommends disapproval of the request. The applicant has not demonstrated a unique hardship. There are no fences at this height along 304th street. Furthermore, a 6' fence will noticeably change the look and feel of the neighborhood.

736 Raymer Blvd

Plan Commission recommends approval of the request. The applicant has demonstrated a unique hardship. The shed is located in the rear yard facing an alley and ½' too close to the property line. The shed is also attached to poles in the ground that makes it difficult to move without damaging the structure.