

City of Toledo



ADMINISTRATIVE BOARD OF ZONING APPEALS (BZA)

MONDAY, JUNE 16, 2025 - 10:00 A.M.
CITY COUNCIL CHAMBERS, FIRST FLOOR
GOVERNMENT CENTER

BZA BOARD APPROVAL CASE ORDER

DOCKET #	BZA No	ADDRESS
1	BZA25-00019	921 GALENA ST
2	BZA25-00021	1007 KINDER RD
3	BZA25-00022	1004 STEEPLEBUSH DR
4	BZA25-00023	4105 REDONDO AVE
5	BZA25-00024	1540 CHAMPLAIN ST
6	BZA25-00026	3043 118TH ST

City of Toledo - Administrative Board of Zoning Appeals

BOARD MEMBER
NATHAN KNAPKE -
CHAIRMAN
ROBERT PASKER
DEVON OVERTON
CHRISTY SONCRANT
JULIA RANDES

BOARD MEMBER
CARRIE HARTMAN
ERIC CRAIG
DOUG LALONDE -
SECRETARY
CARL COCHENOUR -
COMMISSIONER
LANIE BRACKETT - COURT
RECORDER

ATTENDANCE
Agenda

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	
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)	
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)	
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)	
5	BZA25-00024	Monday, June 16, 2025	1540 Champplain 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	
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, 1107.190 6	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)	



CASE # BZA25-00019

CITY OF TOLEDO

Department of Economic and Business Development

Division of Building Inspection

One Government Center, Suite 1600 • Toledo, OH 43604 • Phone (419) 246-1220 • Fax (419) 246-1320 • www.toledo.oh.gov

APPLICATION TO THE ADMINISTRATIVE BOARD OF ZONING APPEAL (BZA)

TMC Chapter 1112.0200

Site Location 921 Galena Street, Toledo Zoning District IL Date 4/10/25
 Legal Description Deed: 00-0179 B04, Parcel: 14-30142, Bery A 1.1025 (auditor) Acct Parcel
 Applicant's Name (print) Sarah Flores Part of lots 289 & 290, subdivided into 2 lots
 Appeal (Dept. of Inspection ruling - Title Note Sign Code) 1105.0302 Hardship Variance X
 Exception _____ Appeal decision _____ ADA Accommodation _____ TMC 1107.2000 SIGHT DISTANCE SETBACK ON CHAMPLAIN ST.
 TMC § 1105.0302(1) & 1105.0303 for 8' high fence
WITH 3 STRANDS OF BARB WIRE FOR 9' height in
front yard setback & BARB-wire within 50' of Residential district
 Applicant Signature Sarah Flores Phone 419-729-3955 ext. 217
 Applicant's Street Address 921 Galena St. Fax _____
 Applicant's City, State, Zip Toledo, Ohio 43611 E-Mail SFlores@hgsteel.com

*PAID
ON 4-15-25

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) 246-1220 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 _____

Copy Zoning Map _____ http://local.11ve.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 TRAFFIC MANAGEMENT HAS NO ISSUES. Aaron Galambos

Board Decision _____ Date _____
 P: Inspection, BZA 3/15/2022 kjr



RECEIVED

APR 11 2025

CASE # BZA25-00019

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 921 Galena Street, Toledo Zoning District IL Date 4/10/25

Legal Description Deed: 00-0179 B04, Parcel: 14-30142, Being A 1.1025 (auditor) Acre Parcel Part of lots 289 & 290, Sidney's Addition & Sublot 2, 11912

Applicant's Name (print) Sarah Flores

Appeal (Dept. of Inspection ruling - Title Nine Sign Code) 1105.0302 Hardship Variance X

Exception _____ Appeal decision _____ ADA Accommodation _____

TMC § 1105.0302(1) & 1105.0303 for 8' high fence

WITH 3 STRANDS OF BARB WIRE FOR 9' height in

front yard setback & BARB-wire within 50ft of Residential district

Applicant Signature Sarah Flores Phone 419-729-3955 ext. 217

Applicant's Street Address 921 Galena St. Fax _____

Applicant's City, State, Zip Toledo, Ohio 43611 E-Mail sflores@hgi-steel.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 [X] Photos [X] Letter [X] Proper Site Plan [X] SWO N/A

Copy Zoning Map [X] http://local.live.com/ Transportation notified to check site distance hazard YES

Code Enforcement notified if orders are being appealed. N/A Permit Tech's Initials JFS Date 4-15-25

Reviewed by _____ Date _____ Staff Recommendation _____

Board Decision _____ Date _____

P:, Inspection, BZA

3/15/2022 kjr

*PAID ON 4-15-25

HEARING DATE: June 16, 2025

BZA NO: BZA25-00019

APPLICANT: Sarah Flores

SITE LOCATION: 921 Galena St

ZONING DISTRICT: 10-IL

SWO or NOL Issued: N/A

CODE DESCRIPTION: **1105.0302 Commercial and Industrial Districts.**
The following standards apply in all Commercial and Industrial districts:
1. Fences shall not exceed 3 ½ feet in height in the front yard.
2. Fences shall not exceed 10 feet in any other location on a lot.
3. No part of any fencing or swing gate shall 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.

1105.0303 Barbed Wire and Electric Fences Prohibited.
The use of barbed wire, razor wire, concertina wire, electric fences as defined in Sec. [1116.0100](#), or the like shall not be permitted in any zoning district except the Industrial districts and then only in the side and rear yards when not within 50 feet of a Residential district, not in the front yard setback and not anywhere along a street right-of-way.

ANALYSIS: 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.

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
Devon Overton	_____	_____	_____	_____	_____	_____	_____
Julia Randles	_____	_____	_____	_____	_____	_____	_____
Eric Craig	_____	_____	_____	_____	_____	_____	_____
Christy Soncrant	_____	_____	_____	_____	_____	_____	_____
Carrie Hartman	_____	_____	_____	_____	_____	_____	_____
Robert Pasker	_____	_____	_____	_____	_____	_____	_____
Nathan Knapke	_____	_____	_____	_____	_____	_____	_____

VOTING RESULTS:

APPROVED _____ DISAPPROVED _____ DEFERRED _____ WITHDRAWN _____

CONDITIONS OF APPROVAL:



April 10th, 2025

To Whom it May Concern:

I am writing to appeal the decision to deny our fence permit to the height requested. We have a plan submitted to the city requesting 8' fence around our property. The denial stated that only 3.5' fencing is allowed on commercially zoned property. I would like to ask for a hardship due to the essential need of having an 8' fence for security reasons. We currently have 8' fencing around our entire property which is essential due to multiple break ins and thefts over the years. We have offices, tools, equipment and a fab shop that we need to keep secure. We are trying to get approval to build a new office, which is why the new fence is needed. If we can't build 8' fencing, we will not be able to build our new office as it would not be secure with only 3.5' fencing. As a business owner it is essential that we are able to protect our assets from theft, vandalism and break ins. I am asking you to reconsider your decision and approve this administratively so we can proceed with our fencing to ultimately build our new office.

Please call me (419) 729-3955 ext. 217 or email me at: sflores@hgisteel.com with any questions or concerns.

Thank You,

Sarah Flores
Henry Gurtzweiler, Inc.
Owner

Straub, Lori

From: Galambos, Aaron
Sent: Friday, April 25, 2025 9:30 AM
To: toledobi
Cc: Straub, Lori
Subject: 921 Galena - BZA for some fencing in frt yard setback
Attachments: 20250425094758693.pdf

Lori,

Please add TMC1107.2000 Sight Distance Setback on Champlain Street for BZA25-00019, 921 Galena Street. Also, please see attachment for BZA25-00019, 921 Galena Street. Thank you.

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



From: Straub, Lori <Lori.Straub@toledo.oh.gov> **On Behalf Of** toledobi
Sent: Thursday, April 24, 2025 1:56 PM
To: Galambos, Aaron <Aaron.Galambos@toledo.oh.gov>
Subject: 921 Galena - BZA for some fencing in frt yard setback

See attached for review and comment.

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

Apply for some permits online at <https://applyforpermits.toledo.oh.gov/portal>
Pay for any permit online at <https://applyforpermits.toledo.oh.gov/portal>
Visit us at toledo.oh.gov/services/building-inspection/



* SITE REZONED TO 'IL' ZONING PER
CASE # Z-4006-24

ZONING MAP

SCALE: N/A

921 GALENA

SECTION 9, TOWN 9 SOUTH, RANGE 8 EAST
CITY OF TOLLEDO, LUCAS COUNTY, STATE OF OHIO

INTERSTATE 280 RAMP

CHAMPLAIN STREET
(Relocated)

* **NEW FENCE**
8' High with 3 strands
of BARB WIRE
making it
9ft+ high

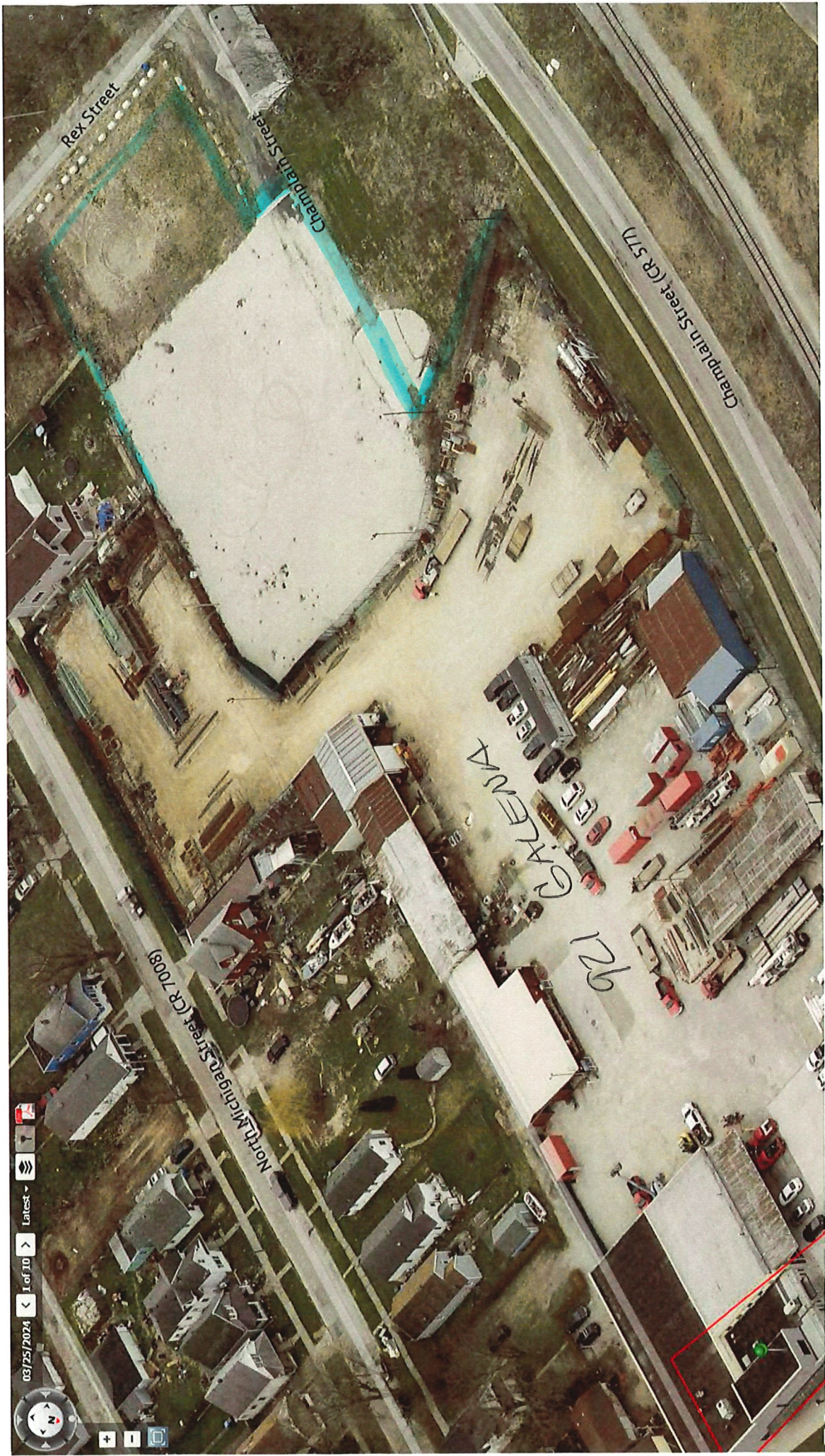
RECEIVED
APR 16 2025
BR:

Fence
setback to
match house
setback
on Rex St.

EXISTING FENCE

021 CALENA





921 GALENA

APR 16 2025

BY

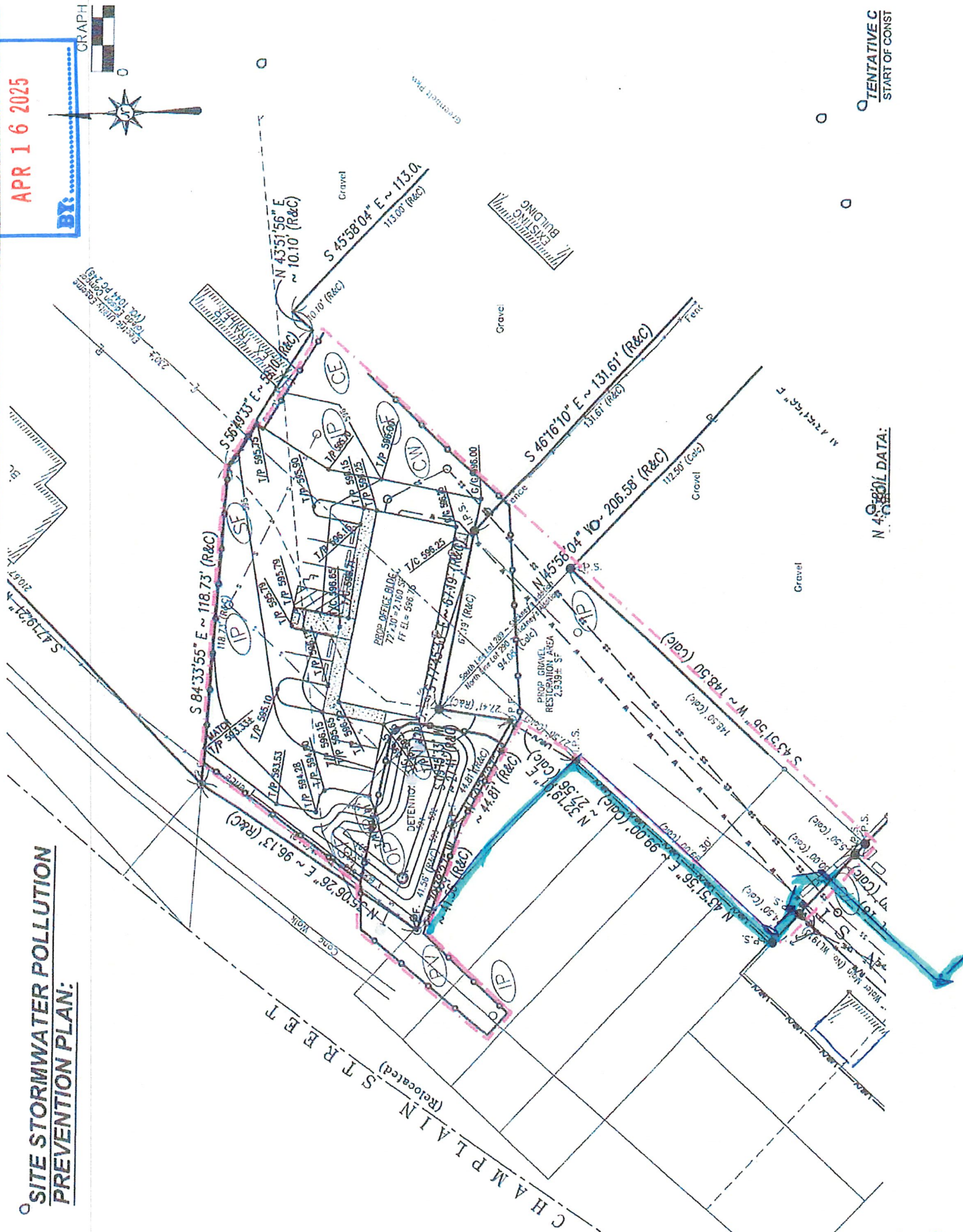
GRAPH

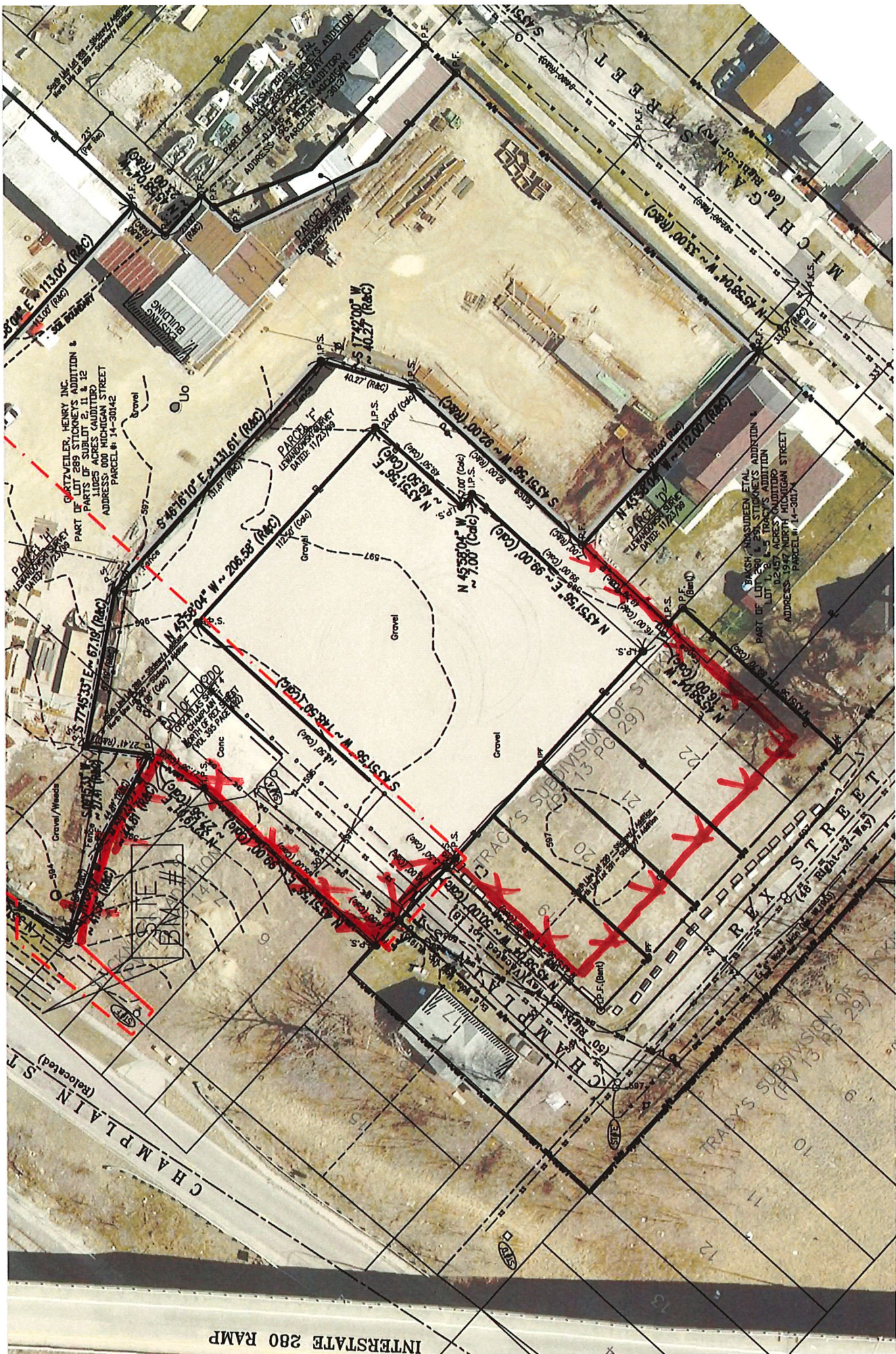
TENTATIVE C
START OF CONST

IN 4:00:00 DATA:

SITE STORMWATER POLLUTION PREVENTION PLAN:

Q21 GALENA

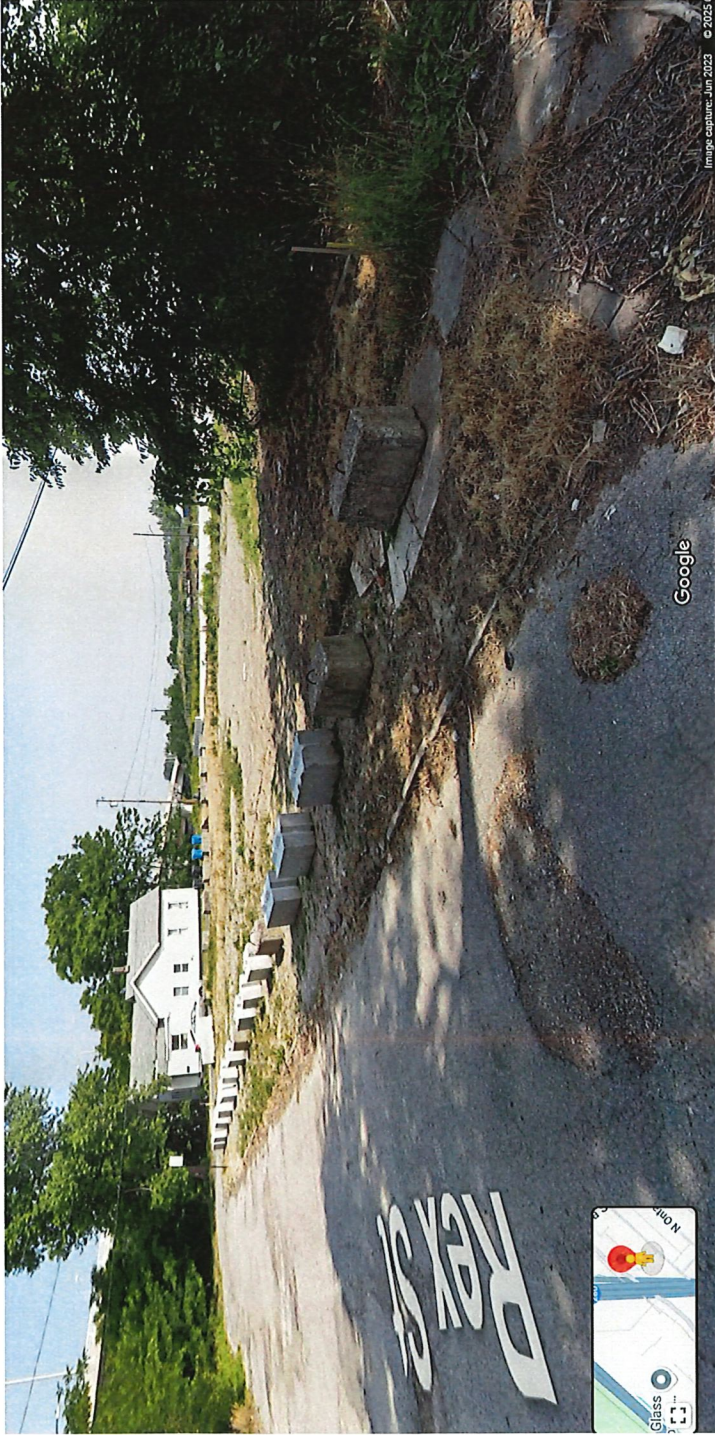






921 GALENA

921 CALENA



921 GALENA

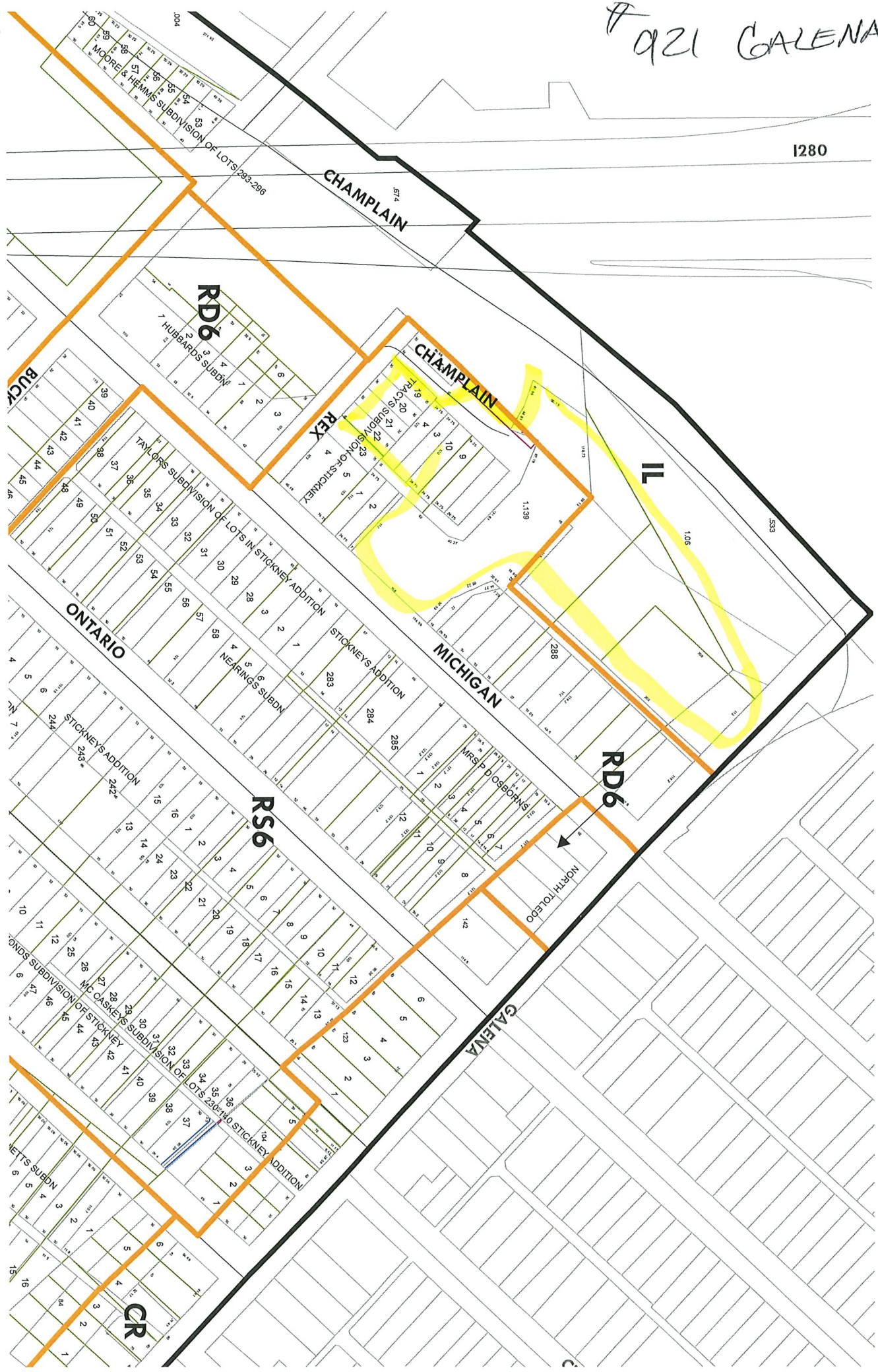




* SHOWS TYPE OF FENCING
ALONG REST OF PROPERTY

921 CALENA

1280



921 GALENA

ACTUAL
PARCEL# being used for proposed

Printable page

PARCEL ID: 1430142

MARKET AREA: 2001C

GURTZWEILER HENRY INC

TAX YEAR: 2025

ASSESSOR#: 09124051

ROLL: RP_OH

0 MICHIGAN ST

STATUS: Active

OFFICE
Bldg

Summary - General

Tax District	TOLEDO CITY - TOLEDO CSD
Class	COMMERCIAL
Land Use	480 : C - COMMERCIAL WAREHOUSES
Special Use	480 - WAREHOUSE
Market Area	2001C - Click here to view map
Zoning Code	10-MX - Click here for zoning details
Zoning Description	Mixed Zoned Parcel
Water and Sewer	CITY WATER / CITY SEWER
Traffic	SECONDARY ROAD
Street Type	CONCRETE OR BLACKTOP

Owner	GURTZWEILER HENRY INC
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Property Address	0 MICHIGAN ST — AKA 921 GALENA
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	TOLEDO OH 43611
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Mailing Address	921 GALENA ST
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	TOLEDO OH 43611
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Legal Desc.	STICKNEYS ADDITION LOT 289 & NE 49.5 FT LOT 2 90 EXC NE
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	185.5 FT SE 297 FT & NE 17.75 FT SUBLOT 11 & SUBLOT 12 OF
	SUBDN OF S W 1/2 NE 1/2 & NE 1/2 SW

Certified Delinquent Year	
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Census Tract	20
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Summary - Most Recent Sale

Prior Owner	TOLEDO CITY OF
Sale Amount	\$0
Deed	00201682
Sales Date	11-APR-2000

Summary - Values

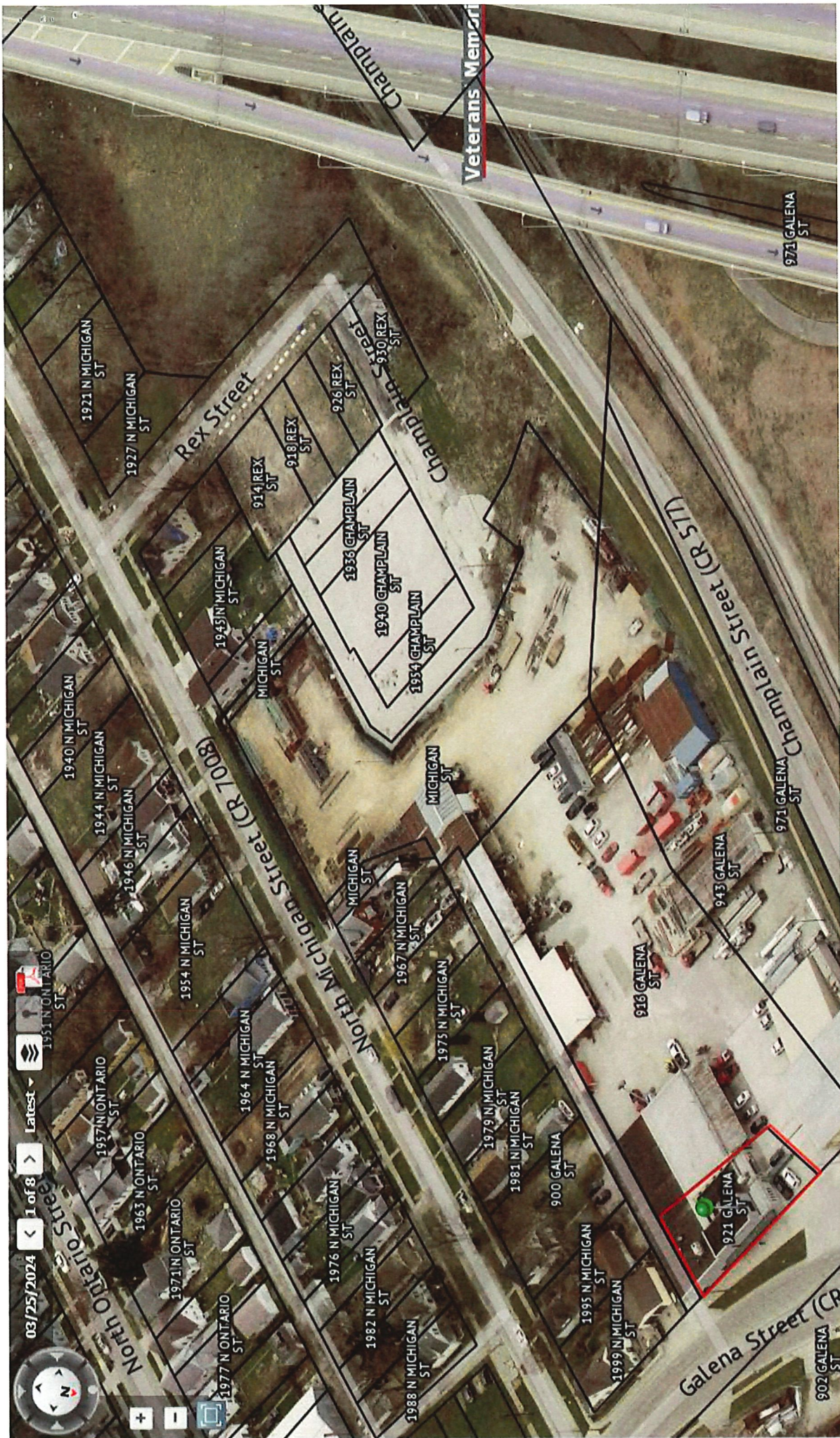
	35% Values	100% Values	35% Roll	100% Roll
Land	17,570	50,200	0	0
Building	1,510	4,300	0	0
Total	19,080	54,500	0	0

Tax Credits

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

Printed on Monday, April 14, 2025, at 11:34:00 AM EST

1-17



1105.0302 Commercial and Industrial Districts.

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- (Ord. 170-04. Passed 3-23-04; Ord. 592-23. Passed 10-24-23.)

1105.0303 Barbed Wire and Electric Fences Prohibited.

The use of barbed wire, razor wire, concertina wire, electric fences as defined in Sec. [1116.0100](#), or the like shall not be permitted in any zoning district except the Industrial districts and then only in the side and rear yards when not within 50 feet of a Residential district, not in the front yard setback and not anywhere along a street right-of-way.

(Ord. 170-04. Passed 3-23-04; Ord. 692-23. Passed 12-19-23.)