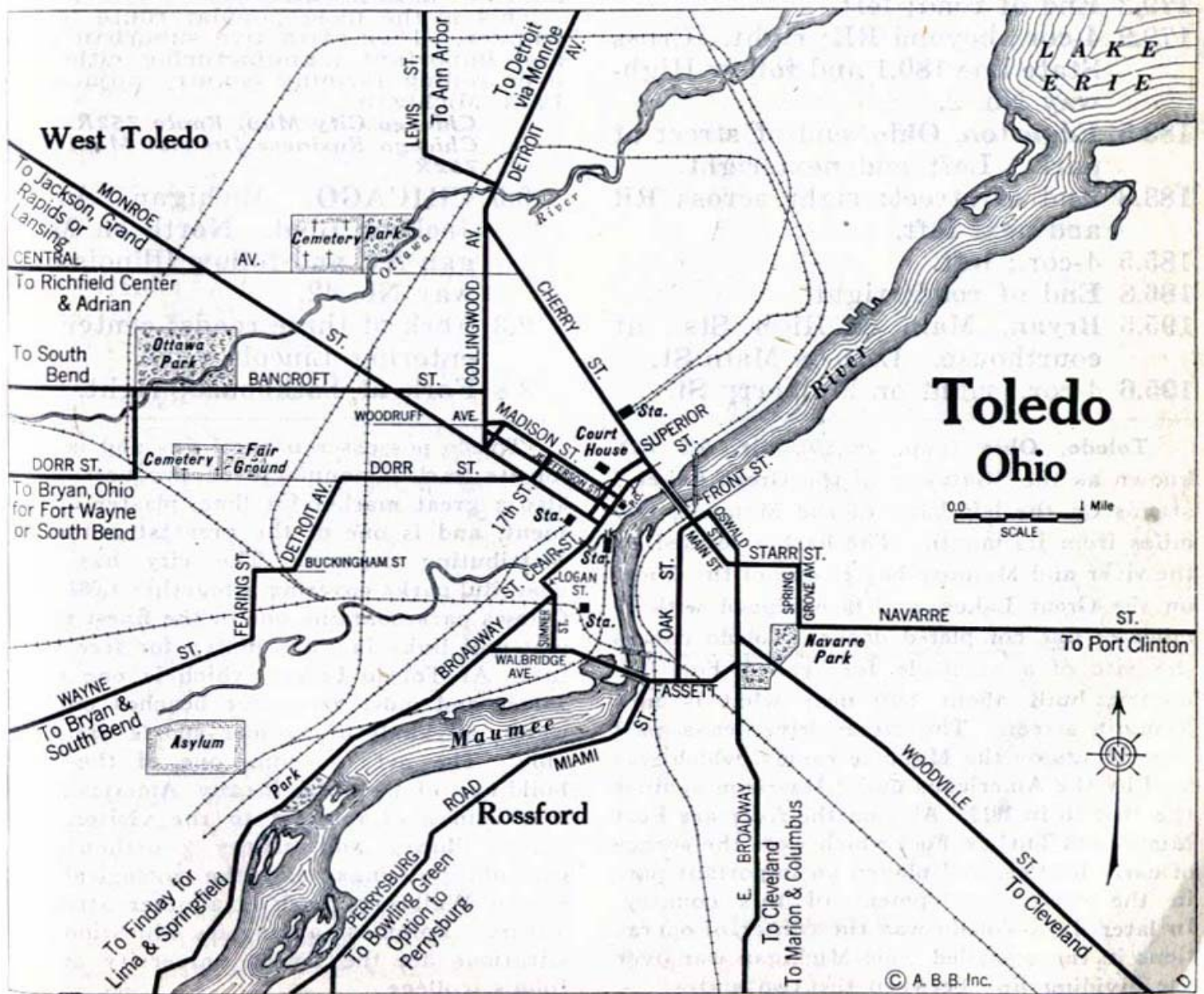




BOARD OF ZONING APPEALS

October 20, 2025

City of Toledo



ADMINISTRATIVE BOARD OF ZONING APPEALS (BZA)

MONDAY, SEPTEMBER 15, 2025 - 10:00 A.M.
CITY COUNCIL CHAMBERS, FIRST FLOOR
GOVERNMENT CENTER

BZA BOARD APPROVAL CASE ORDER

DOCKET #	BZA No	ADDRESS
1	BZA25-00038	1905 N Summit
2	BZA25-00042	440 Daniels Ave
3	BZA25-00043	205 Lancaster Ave
4	BZA25-00044	537 Woodville Rd
5	BZA25-00046	201 W Crawford Ave
6	BZA25-00047	4520 McKain Dr
7	BZA25-00048	120 E Laskey Rd

City of Toledo - Administrative Board of Zoning Appeals

BOARD MEMBER
NATHAN KNAPKE -
CHAIRMAN

ROBERT PASKER

DEVON OVERTON

CHRISTY SONCRANT

JULIA RANGLES

ATTENDANCE

x

x

BOARD MEMBER
CARRIE HARTMAN

ATTENDANCE

x

ERIC CRAIG

DOUG LALONDE -
SECRETARY
CARL COCHENOUR -
COMMISSIONER
ANNA RISHER - COURT
RECORDER

Minutes

Meeting: Monday, September 15, 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	BZA25-00011	Monday, September 15, 2025 - 10 A.M.	5439 Secor Rd	10-CN	Jesse Beatty	Applicant requests variance of 2.5 feet over required 3.5 foot fence height requirement in front yard setback, and 8 inches under required 18 inch setback.	1105.0301 C	Disapprove
2	BZA25-00033	Monday, September 15, 2025 - 10 A.M.	5457 Secor Rd	10-MX	Whirlwind Resource Properties LLC	Applicant requests to maintain sign as originally installed. (Note: applicant has not yet obtained Certificate of Occupancy for existing business.)	1111.2000 & 1113.0903	Deferred to November
3	BZA25-00034	Monday, September 15, 2025 - 10 A.M.	439 Eastern Ave	10-RD6	Rev. Monsignor Christopher Vasko	Applicant requests temporary variance to allow an unpaved (gravel) parking lot until such time as funds are raised to pave and purchase necessary tank.	1107.1906 ABC	Withdrawn
4	BZA25-00038	Monday, September 15, 2025 - 10 A.M.	1905 N Summit	10-RS6	Roshawn Jones	Applicant requests variance for setback and rear yard coverage in order to build a garage.	1105.0201 BC & 1105.0204 AB	Deferred to October
5	BZA25-00040	Monday, September 15, 2025 - 10 A.M.	3920 & 4004 Angola Rd & 0 S. Byrne Rd	IL/RS6/MX	Ed Moore	Applicant requests a vote to invalidate the original order received on July 16, 2025, which required they cease and desist mining activities.	1104.0100; 1115.0802 Emergency Request	Disapprove
6	BZA25-00041	Monday, September 15, 2025 - 10 A.M.	2438 Rosedale Ave	RS-6	Ronald McCance	Applicant requests a variance on the rear and front setbacks in order to construct a tiny house.	1106.0101	Admin Approved

Board of Zoning Appeals

October 20, 2025

Toledo Lucas County Plan Commissions Recommendations

1905 N. Summit St

Plan Commission recommends approval of the request. The applicant has demonstrated a unique hardship. The location of the house on the corner lot results in nearly no rear yard, making it difficult to meet any zoning regulations.

1111.1705 Approval Criteria.

Zoning variances shall only be approved when the Board of Zoning Appeals finds substantial evidence in the official record to support at least five of the following findings:

- A. Unnecessary hardships or practical difficulties apply to the subject land, buildings or uses which are not generally applicable to other land, buildings, structures, or uses in the same zoning district;
- B. The undue hardship or practical difficulties are not the result of the actions of the property owner or applicant, their agent, employee, or contractor;
- C. Granting the requested variance will not result in advantages or special privileges to the applicant or property owner that the Zoning Code denies to other land, structures, or uses in the same district, and that the variance is the minimum variance necessary to provide relief;
- D. The variance, if allowed, will not substantially interfere with or injure the rights of others whose property would be affected by allowance of the variance;
- E. The variance is not inconsistent with the stated purpose and intent of this Zoning Code (See Section 1101.0400);
- F. Granting this request will not change or alter the overall image and character of the neighborhood, or introduce new materials or colors that are incompatible with the neighborhood; and
- G. The variance is not an after-the-fact approval of an intentional violation.

205 Lancaster Ave

Plan Commission recommends disapproval of this request. The applicant has not demonstrated a unique hardship meeting at least five (5) of the approval criteria (A, B, C, D, & G). Although the adjacent property is unoccupied, the applicant has not shown a reason why the fencing requirement cannot be met.

440 Daniels Ave

The Plan Commission recommends disapproval of this request, as the applicant has not shown a unique hardship that meets at least five (5) of the required approval criteria (C, D, E, F, G). Staff

recommends disapproval of the request to allow a gravel driveway. However, staff supports a modified request to approve the carport due to lot constraints, conditioned on the installation of a paved driveway.

537 Woodville

Plan Commission recommends approval of this request. The applicant has demonstrated a unique hardship meeting at least five (5) of the approval criteria (A, B, C, D, E, F). The building's location on the corner lot results in nearly no area apart from the required setbacks, making it challenging to comply with zoning regulations. Staff therefore recommend granting the variance, with the condition that the dumpster enclosure be set back at least ten (10) feet from the property line. Approval of this variance brings the site closer into compliance.

203 W Crawford St

Plan Commission recommends disapproval of this request. The applicant has not demonstrated a unique hardship meeting at least five (5) of the approval criteria (A, B, C, D, E). The adjacent properties to the east and west are occupied. A code compliance request can be used to address any property nuisance in this situation.

40 E Laskey Rd

Plan Commission recommends disapproval of this request. The applicant has not demonstrated a unique hardship meeting at least five (5) of the approval criteria (A, B, C, E, F). Per the Toledo Municipal Code (TMC) 1113.0802, a sign is deemed abandoned if a property becomes vacant and unoccupied for a period of 6 months or more, or any sign that fails to meet the requirements of *Sec. 1113.0109 Maintenance* for a period of 6 months or more. Since the property was vacant for over six months before being transferred to the new owner, the sign is deemed abandoned and must be brought into compliance with the sign code.

A sign with two (2) or more faces is limited to 180 square feet. A high-profile sign is also restricted to a height of twelve (12) feet. The existing sign face area and height exceed this requirement. The applicant has stated they cannot lower the sign because it would be blocked by the existing fence. The site is large enough that there is sufficient room to relocate the fence behind the sign so that it can be lowered into compliance with the code. Staff does recommend approval of the sign area given the location of three nearby streets, but only on a solid base the full width of the sign face.

HEARING DATE: **Monday, September 15, 2025 - 10 A.M.**

BZA NO: **BZA25-00038 – deferred from August**

APPLICANT: **Roshawn Jones**

SITE LOCATION: **1905 N Summit**

ZONING DISTRICT: **10-RS6**

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

CODE DESCRIPTION: **1105.0201 BC & 1105.0204 AB**
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.

A. The total of all accessory buildings may not occupy more than 30 percent of the total rear yard in a Residential District.
B. The coverage of driveways, open air parking, detached garages and carports may not occupy more than 50 percent of the total rear yard in a Residential District.
(Ord. 170-04. Passed 3-23-04.)

ANALYSIS: **Applicant requests variance for setback and rear yard coverage in order to build a garage.**

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

VOTING RESULTS:

APPROVED _____ DISAPPROVED _____ DEFERRED _____ WITHDRAWN _____

CONDITIONS OF APPROVAL:

HEARING DATE: Monday, October 20, 2025

BZA NO: BZA25-00042

APPLICANT: Ronald Wiegand

SITE LOCATION: 440 Daniels Ave

ZONING DISTRICT: 10-RD6

SWO or NOL Issued: N/A

CODE DESCRIPTION: **1105.0201; 1107.1906 ABC**

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.

Surfacing and Drainage. Off-street parking and loading spaces, parking lots, maneuvering areas, aisles and driveways shall be surfaced with concrete, bituminous asphalt, or other dust-free material other than gravel or loose fill, and be graded to drain all surface water towards the interior of the parking lot or to a stormwater system subject to the regulations and approval of the Department of Public Utilities.

ANALYSIS: Applicant has installed and requests to maintain a dust material within the front and rear yards without putting in a permanent hard surface.

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

VOTING RESULTS:

APPROVED _____ DISAPPROVED _____ DEFERRED _____ WITHDRAWN _____

CONDITIONS OF APPROVAL:

HEARING DATE: Monday, October 20, 2025

BZA NO: BZA25-00043

APPLICANT: Wilfred L. Duquette

SITE LOCATION: 205 Lancaster Ave

ZONING DISTRICT: 10-RS6

SWO or NOL Issued: N/A

CODE DESCRIPTION: **1105.0301 A; 1108.0404 B**
Residential Districts. The following standards apply in all Residential districts: A. Fences or hedges shall not exceed 3½ feet in height in the front yard.
B. Fences. No fence shall be constructed of used or discarded materials in a state of disrepair, including but not limited to: pallets, doors, tires, corrugated metal, tree trunks, or other similar items. Materials not specifically manufactured for fencing shall not be used for, or in the construction of, a fence within residential zoning district. Fence posts must be structurally stable. The finished side of the fence must face the adjacent property, street, or place. Chain link fencing must not be used to meet buffers and screening requirements. Wood fence posts must be treated lumber.

ANALYSIS: Applicant has installed and requests to maintain a backwards-facing fence in the front yard setback.

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

VOTING RESULTS:

APPROVED _____ DISAPPROVED _____ DEFERRED _____ WITHDRAWN _____

CONDITIONS OF APPROVAL:

HEARING DATE: Monday, October 20, 2025

BZA NO: BZA25-00044

APPLICANT: Beatrice Thompson

SITE LOCATION: 537 Woodville Rd

ZONING DISTRICT: 10-CR

SWO or NOL Issued: N/A

CODE DESCRIPTION: **1105.0302 A1; 1108.0304 B1 & B5**
The following standards apply in all Commercial and Industrial districts: 1. Fences shall not exceed 3 ½ feet in height in the front yard.
B. Dumpsters and Trash Receptacle Screening. 1. Screening must be a minimum height of 6 feet. 5. Dumpsters may not be in any required setbacks or landscape buffer and shall be located as far away from residential areas as possible.

ANALYSIS: Applicant requests to install dumpster within front yard setbacks (lot and neighborhood).

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

VOTING RESULTS:

APPROVED _____ DISAPPROVED _____ DEFERRED _____ WITHDRAWN _____

CONDITIONS OF APPROVAL:

HEARING DATE: Monday, October 20, 2025

BZA NO: BZA25-00046

APPLICANT: Jeremy Hopkins

SITE LOCATION: 201 W Crawford Ave

ZONING DISTRICT: 10-RS6

SWO or NOL Issued: N/A

CODE DESCRIPTION: **1108.0404 B**
B. Fences. No fence shall be constructed of used or discarded materials in a state of disrepair, including but not limited to: pallets, doors, tires, corrugated metal, tree trunks, or other similar items. Materials not specifically manufactured for fencing shall not be used for, or in the construction of, a fence within residential zoning district. Fence posts must be structurally stable. The finished side of the fence must face the adjacent property, street, or place. Chain link fencing must not be used to meet buffers and screening requirements. Wood fence posts must be treated lumber.

ANALYSIS: Applicant requests a variance in order to install a fence with the "good side" facing inwards.

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

VOTING RESULTS:

APPROVED _____ DISAPPROVED _____ DEFERRED _____ WITHDRAWN _____

CONDITIONS OF APPROVAL:

HEARING DATE: Monday, October 20, 2025

BZA NO: BZA25-00047

APPLICANT: Jennifer Burnett

SITE LOCATION: 4520 McKain Dr

ZONING DISTRICT: 10-RS6

SWO or NOL Issued: N/A

CODE DESCRIPTION: **1106.0101 Table**
Unless otherwise expressly stated, all buildings in Residential (R) Districts must comply with the following standards, as well as all other applicable standards of this Zoning Code. (References Table)

ANALYSIS: Applicant requests a variance of 20 inches for the dimensions of side yard setback with reasonable accommodations.

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

VOTING RESULTS:

APPROVED _____ DISAPPROVED _____ DEFERRED _____ WITHDRAWN _____

CONDITIONS OF APPROVAL:

HEARING DATE: Monday, October 20, 2025
BZA NO: BZA25-00048
APPLICANT: Glass City Signs / 40 E Laskey LLC
SITE LOCATION: 120 E Laskey Rd
ZONING DISTRICT: 10-IG
SWO or NOL Issued: N/A

CODE DESCRIPTION: **1113.0406**
High Profile Ground Sign. The following requirements apply to high profile ground signs:
A. A Sign Permit is required. B. The maximum sign height is limited to 12 feet. C. The maximum sign face area is limited to 90 square feet. D. The maximum sign width is limited to 20 feet. E. The minimum setback from street curb is 18 feet.

ANALYSIS: Applicant requests to maintain existing sign, granting variance on sign height and structure.

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

VOTING RESULTS:

APPROVED _____ DISAPPROVED _____ DEFERRED _____ WITHDRAWN _____

CONDITIONS OF APPROVAL:
