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BY: Department of Economic and Business Development

CASE # BZA-00012

CITY OF TOLEDO

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 27-29 N Huron St, Toledo, OH 43604 Zoning District 10-CP Date 02/07/2025

Legal Description PORT LAWRENCE LOT 270 SW 31.50 FT & NE 1 & 1/3 FT LOT 271

Applicant's Name (print) Julia Randles, Principle at Crane Development

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

Exception _____ Appeal decision _____ ADA Accommodation _____

TMC § 1107.1906 SURFACING AND DRAINAGE

To continue using gravel at parking areas in the proposed redevelopment of 27-29 N Huron St.

Applicant Signature [Signature] Phone 419-708-0530

Applicant's Street Address 701 Jefferson Ave, STE 302 Fax _____

Applicant's City, State, Zip Toledo, OH 43604 E-Mail jrandles@cranedevelopment.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/A

Copy Zoning Map http://local.live.com/ Transportation notified to check site distance hazard enriched AQ on

Code Enforcement notified if orders are being appealed. Permit Tech's Initials JU Date 2/10/27

Reviewed by _____ Date _____ Staff Recommendation _____

Board Decision _____ Date _____

P; Inspection, BZA

3/15/2022 kjr



CITY OF TOLEDO BOARD OF ZONING APPEALS - MEETING NOTES

| | | |
|--------------------------------------|------------------------|--------------------------|
| HEARING DATE: Monday, March 17, 2025 | BZA NO: BZA25-00012 | APPLICANT: Julia Randles |
| SITE LOCATION: 27-29 N Huron St | ZONING DISTRICT: 10-CD | SWO OR NOL ISSUED: N/A |

| | |
|-------------------|---|
| TMC CODE: | 1107.1906 |
| CODE DESCRIPTION: | <p>Off-street parking and loading spaces, parking lots, maneuvering areas, aisles and driveways must 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.</p> <p>A. An internal storm drainage system must be provided and connected to the nearest outlet, subject to the regulations and approval of the Department of Public Utilities.</p> <p>B. All off-street parking, loading and other vehicle circulation areas must be graded and continuously maintained and designed to preclude free flow of stormwater across or onto adjacent lots, properties, or streets.</p> <p>C. Concrete curbs may also be required as part of the overall drainage design for all or part of the parking lot or driveway perimeter.</p> <p>D. The Planning Director may authorize all or a portion of required off-street parking spaces (not to include drive aisles) to be provided on permeable/porous surfaces. A permeable/porous parking area shall be maintained by the property owner for its intended function for the duration of its life.</p> |
| ANALYSIS: | Continue using gravel for parking areas. |

| BOARD MEMBERS | 1ST/2ND MOTION | 1ST/2ND IF 2ND MOTION | YEA | NAY | ABSENT | RECUSE | LEFT BEFORE VOTE TAKEN | |
|------------------|----------------|-----------------------|-----|-----|--------|--------|------------------------|--|
| ROBERT PASKER | | | | | | | | |
| CHRISTY SONCRANT | | | | | | | | |
| CARRIE HARTMAN | | | | | | | | |
| DEVON OVERTON | | | | | | | | |
| NATHAN KNAPKE | | | | | | | | |
| JULIA RANGLES | | | | | | | | |
| ERIC CRAIG | | | | | | | | |

| VOTING RESULTS: | APPROVED | DISAPPROVED | DEFERRED | WITHDRAWN |
|-----------------|----------|-------------|----------|-----------|
|-----------------|----------|-------------|----------|-----------|

CONDITIONS OF APPROVAL

Waiver Request:

To continue using gravel at parking areas in the proposed redevelopment of 27-29 N Huron St. We make this request due to the cost prohibitive nature of underground detention or the exclusive use of permeable pavers.

Existing Condition:

The property at 27-29 N Huron St in Toledo, OH, features a gravel parking lot and a six-bay loading dock. Built in 1974, the loading dock originally connected the Okun Produce Building to the Moreton Storage Building, streamlining loading, unloading and parking operations for the Okun Produce Company. The company ceased operations at this location in August 2024, and the gravel lot is now used exclusively for vehicular parking.

The loading dock is built on a concrete slab and enclosed by 2x4 wood framing with plywood sheathing and overhead roll-up doors. The roof consists of wood joists, plywood decking, and a membrane covering, and the structure is unconditioned.

Over time, the condition of the structure has significantly deteriorated, compromising its integrity. The materials used in its construction are unsuitable for this application and fail to provide adequate weather protection.

Historical Significance:

The loading dock was built after 1941 and is not considered historically significant according to the Warehouse District Plan (09/05/2012).

Proposed Plan:

The redevelopment of this property is part of a comprehensive development plan for three historically significant buildings within the Warehouse District:

1. Okun Produce Building
2. 28 N. Erie
3. Moreton Storage Building

27-29 N. Huron will transform the site into a community-focused space, improving connectivity between buildings and enhancing the pedestrian experience. The property will serve as a key corridor, channeling foot traffic from Mud Hens Stadium to surrounding retail businesses and outdoor beer garden during special events.

The plan for this property includes demolishing the loading dock, resurfacing the drive aisle with pervious pavement, and creating outdoor entertainment areas featuring open-air and covered seating, a walk-up bar, and lawn games. Additionally, surface parking will be reduced by nearly 60%, leaving ten (10) designated spaces for residents, four (4) flex spaces for food trucks or visiting patrons, and one (1) handicap-accessible space.

1107.1906 Surfacing and Drainage

Off-street parking and loading spaces, parking lots, maneuvering areas, aisles and driveways must 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.

- A.** An internal storm drainage system must be provided and connected to the nearest outlet, subject to the regulations and approval of the Department of Public Utilities.
- B.** All off-street parking, loading and other vehicle circulation areas must be graded and continuously maintained and designed to preclude free flow of stormwater across or onto adjacent lots, properties, or streets.
- C.** Concrete curbs may also be required as part of the overall drainage design for all or part of the parking lot or driveway perimeter.
- D.** The Planning Director may authorize all or a portion of required off-street parking spaces (not to include drive aisles) to be provided on permeable/porous surfaces. A permeable/porous parking area shall be maintained by the property owner for its intended function for the duration of its life.

(Ord. 253-09. Passed 4-28-09; Ord. 155-16. Passed 04-26-16.)



CASE # BZA-000102²⁵

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Reviewed by _____ Date _____ Staff Recommendation TRAFFIC MANAGEMENT OBJECTS TO THE WAIVING OF TMC 1107.1906 SURFACING AND DRAINAGE SECTION OF THE TMC.

Board Decision _____ Date _____
P: Inspection, BZA arion Galambos 2-11-25 ^{3/15/2022 kjr}

GREEN

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1-51

CONVENTION CENTER lot 1













