



CASE # B2A25-00048

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 40 East Laskey Toledo, OH 43612 Zoning District 10-IG Date 09/08/2025

Legal Description 7 9 12 LOT 6 PT S OF E LASKEY RD & W OF DET AVE AS WIDENED EXC W 350 FT

Applicant's Name (print) Glass City Signs - Agent on behalf of Mustapha Hassan Habballah

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

Exception _____ Appeal decision _____ ADA Accommodation _____

TMC § 1113.0406 High Profile Ground Sign B. and C.

Applicant Signature Delra G. Boddell (Glass City Signs Owner) Phone 419-450-2767

Applicant's Street Address 3037 Tremainsville Rd Fax _____

Applicant's City, State, Zip Toledo, OH 43613 E-Mail glasscitysigns@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 _____

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 JN Date 9/10/25

Reviewed by _____ Date _____ Staff Recommendation _____

Board Decision _____ Date _____

P: Inspection, BZA

3/15/2022 kjr

Printable page

PARCEL ID: 2206867

MARKET AREA: 5002C

40 E LASKEY LLC

TAX YEAR: 2025

ASSESSOR#: 02913003

ROLL: RP_OH

120 E LASKEY RD

STATUS: Active

Summary - General

Tax District	TOLEDO CITY - WASHINGTON LSD
Class	INDUSTRIAL
Land Use	360 : I - INDUSTRIAL TRUCK TERMINALS
Special Use	360 - TRUCK TERMINAL
Market Area	5002C - Click here to view map
Zoning Code	10-IG - Click here for zoning details
Zoning Description	General Industrial
Water and Sewer	CITY WATER / CITY SEWER
Traffic	SECONDARY ROAD
Street Type	CONCRETE OR BLACKTOP
Owner	40 E LASKEY LLC
Property Address	120 E LASKEY RD
Mailing Address	TOLEDO OH 43612
Legal Desc.	5801 APPOLINE ST
Certified Delinquent Year	DEARBORN MI 48126
Census Tract	7 9 12 LOT 6 PT S OF E LASKEY RD & W OF DET AVE AS WIDENED EXC W 350 FT
	57.05

Summary - Most Recent Sale

Prior Owner	918-920 WOODVILLE RD LTD
Sale Amount	\$575,000
Deed	25102336
Sales Date	28-APR-2025

Summary - Values

Land	35% Values	100% Values	35% Roll	100% Roll
	48,690	139,100	0	0



3037 Tremainsville Road
Toledo, OH 43613
(419)450-2767

glasscitysigns@gmail.com

September 8, 2025

To Whom it may concern,

This hardship letter is in regard to the sign located at 40 East Laskey for 4YouAuto company. We are writing to you on behalf of the owner Mustapha Hassan Habballah.

He is hoping to leave the sign at its existing location. This means that we are asking for a variance for the overall height and sign face size.

The reasons for the request for this variance are;

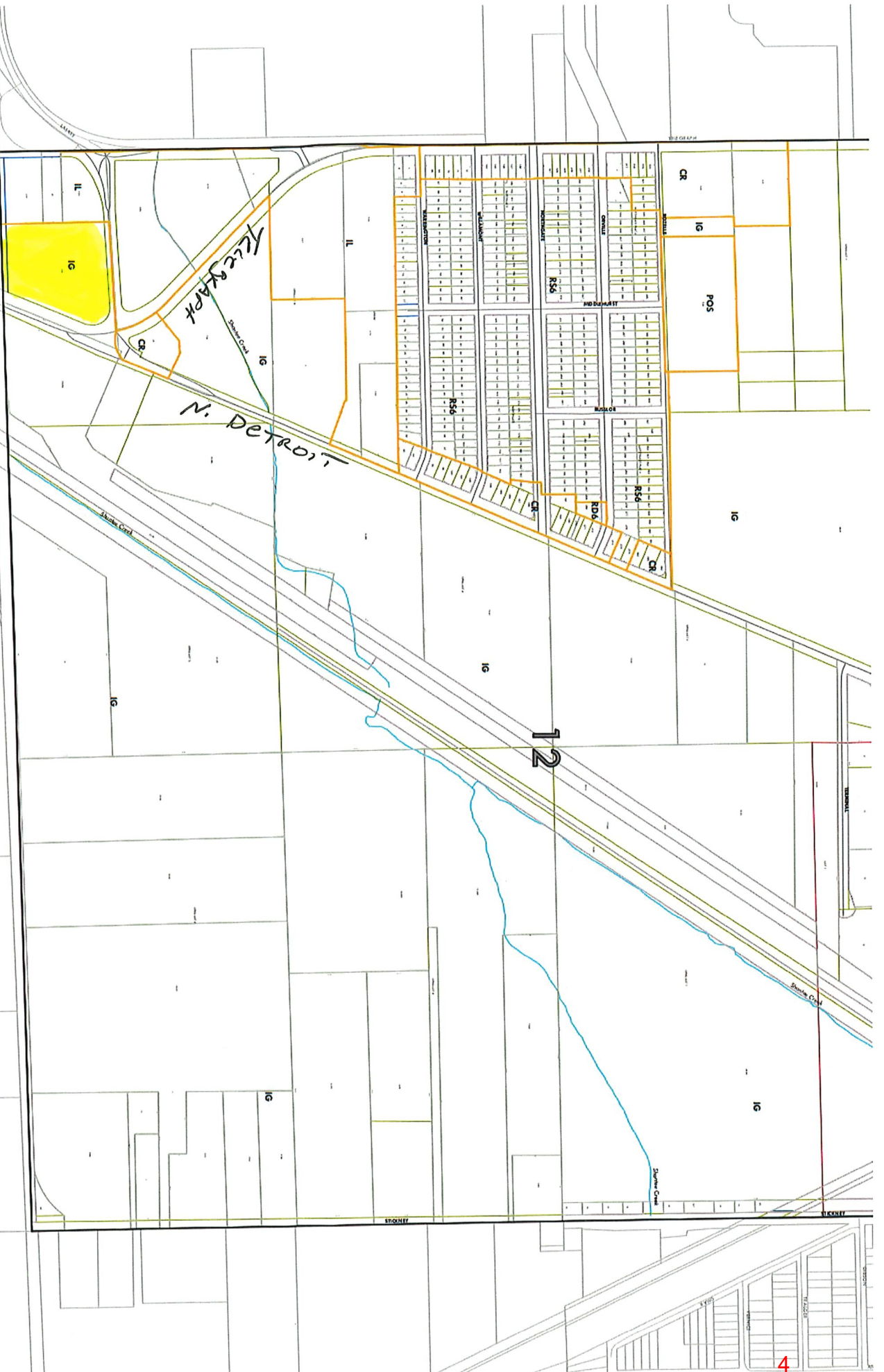
1. Dropping the sign height to be compliant with the ordinance means that the sign would be covered by the existing fence and customers would not see the sign.
2. Moving the fence behind the sign puts a financial burden on the business. The customer has already invested a significant amount of money in the business, and this additional cost will put a hardship on the business' finances.
3. Moving the actual location of the sign to the front of the fence is the same financial burden as mentioned above.
4. The customer would like to maintain the existing sign structure, which is a triangular shape. This allows traffic on both Laskey and Telegraph to see the sign in either direction.

The existing sign pole will be skirted in per the sign ordinance.

Allowing this customer to maintain the existing location, height and sign face area will help them operate efficiently without the burden of excess costs that will put a financial burden on their business.

Thank you for your consideration on this matter

Glass City Signs
Debra J Bodell (Owner)

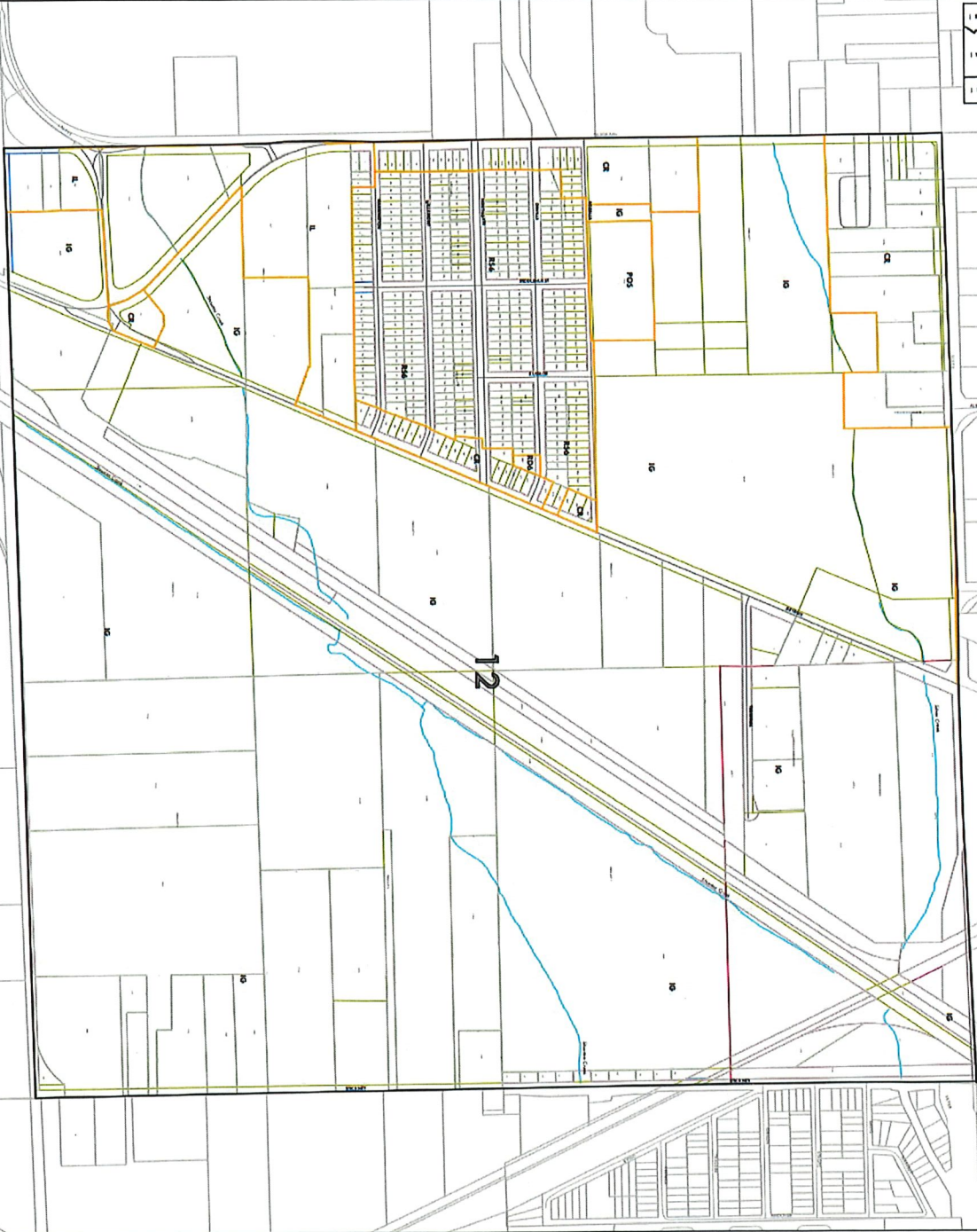


1.1	1.2	1.3	1.4
1.5	1.6	1.7	1.8
1.9	1.10	1.11	1.12
1.13	1.14	1.15	1.16

TOLEDO

T.9.S. R.7.E.

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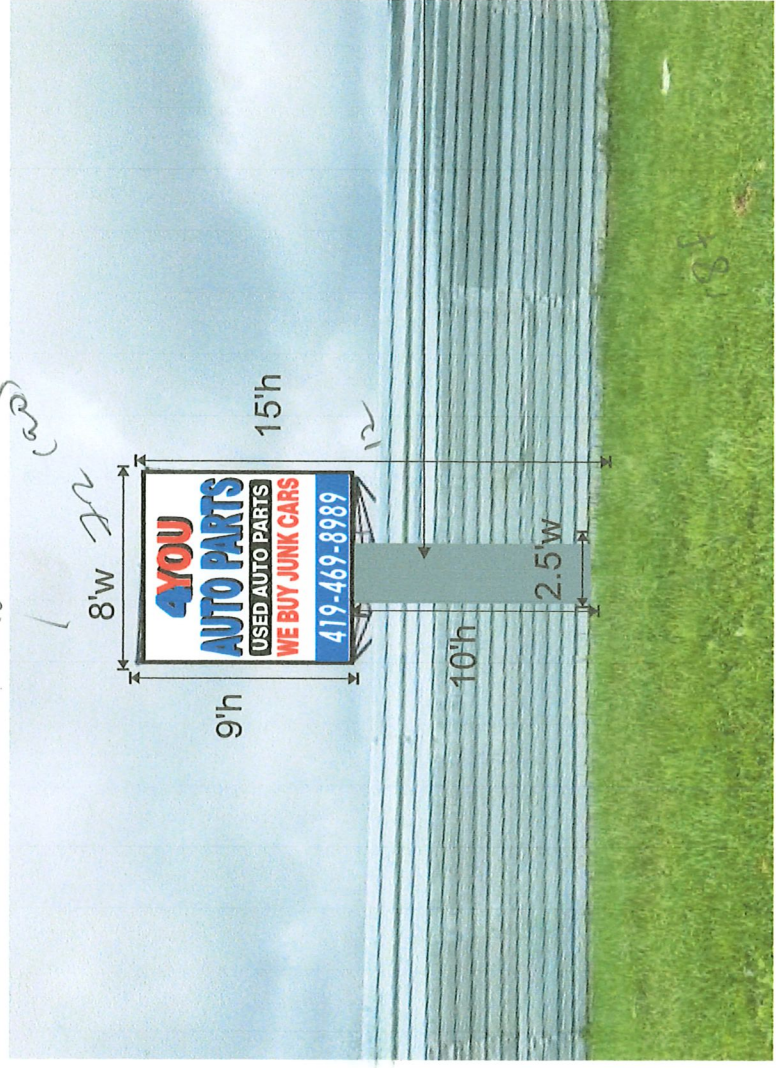


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Zoning information on this map is for general reference purposes only. For official zoning determinations please contact the Toledo-Lucas County Plan Commissions. Note: These maps do not include historical Community Unit Plans (CUPs).

Date Printed: 3/25/2021

Proposed



Sign is approximately 23 - 25 feet from the curb and 15' in height.
We were unable to get our trucks close enough to get an accurate measurement due to the fence (on this side) and due to used cars on the other side of the fence.

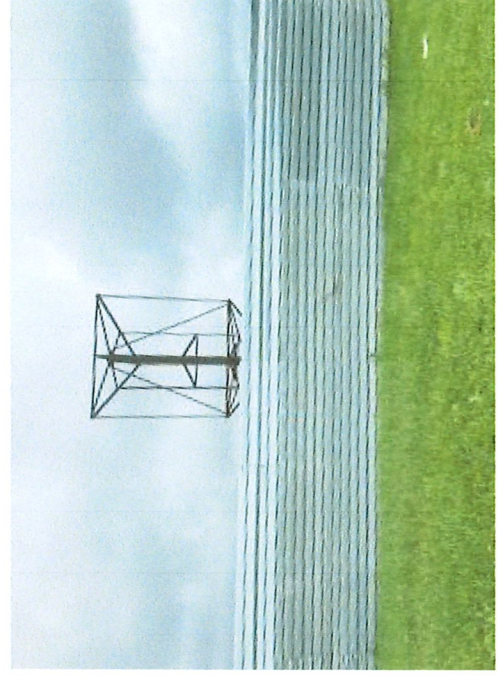
Proposal

Maintain existing height and sign face size.
Add skirting to cover pole (2.5'w x 10'h)

Due to the height of the fence, this is the best option for the customer to be able to display the information and for customers to see the sign.

Skirting is behind the fence but pictured in front so that you can see the proposed size

Current



Customer Name	4You Auto Parts	Contact Name	Mustapha Habballah	Phone #	313-979-9998
Address	40 E. Laskey Toledo, OH 43612	email	bigsamautoparts@gmail.com		



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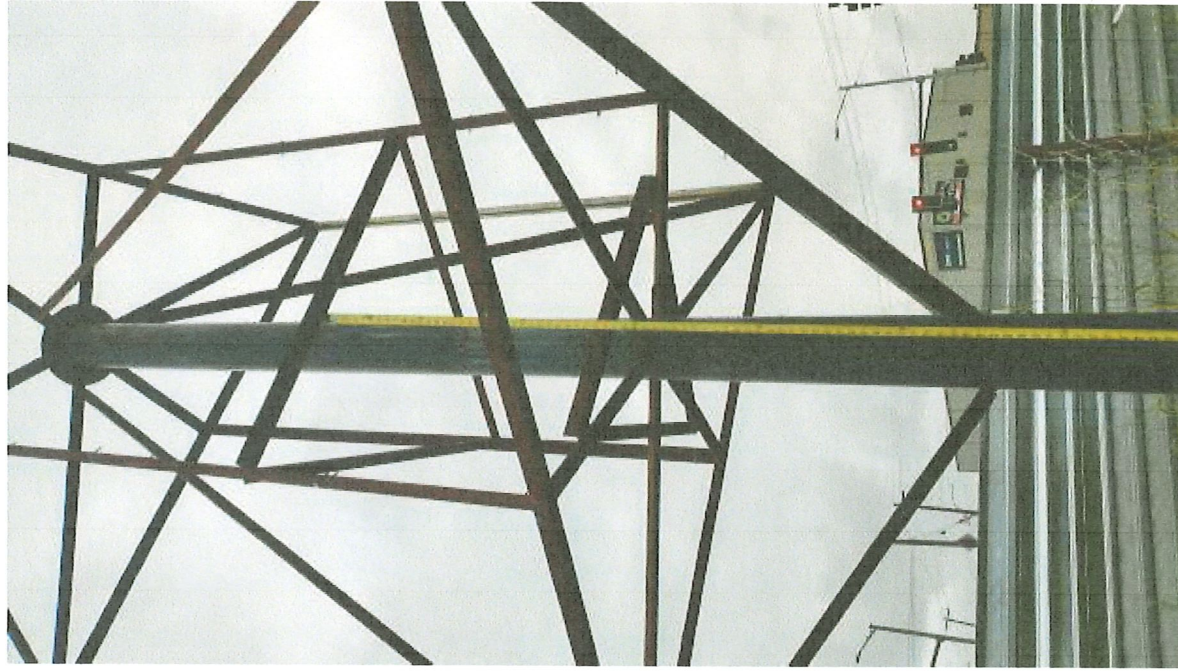
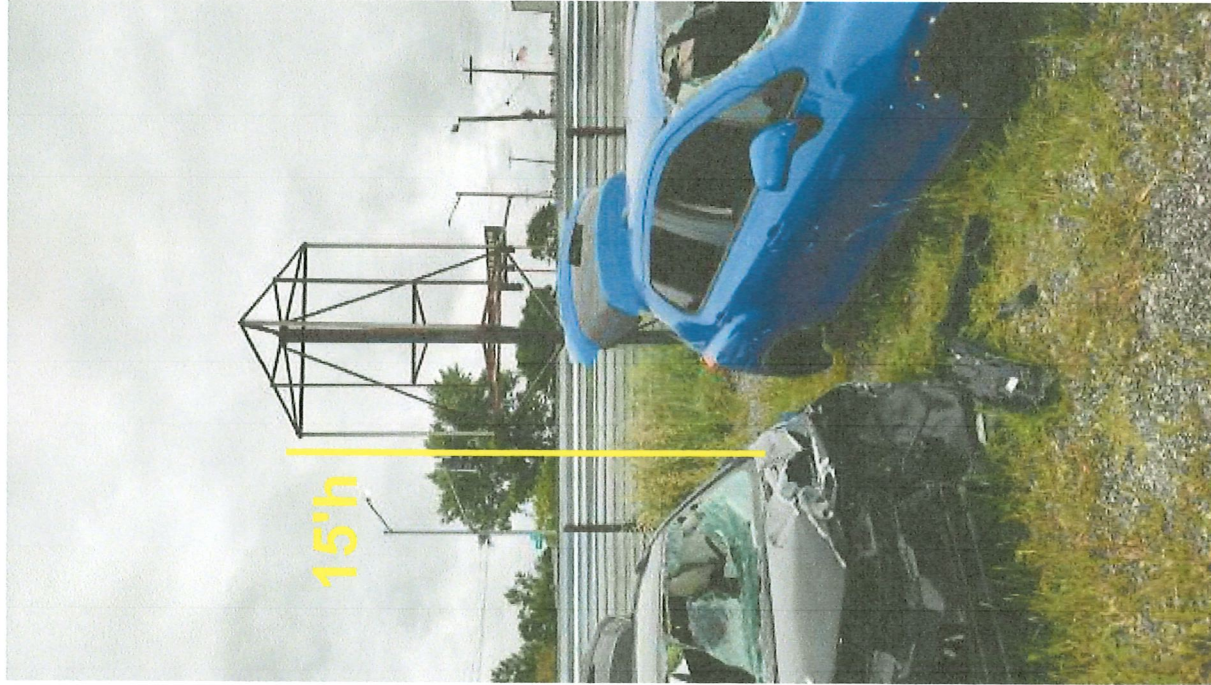


Aluminum composite panels. Proposed color of gray or brushed silver to tie into the fence.



18' from the curb is where the gentleman is standing. This is a few feet in front of the fence and the sign post is still another several feet past the fence.

Customer Name	4You Auto Parts 40 E. Laskey Toledo, OH 43612	Contact Name	Mustapha Habballah bigsamautoparts@gmail.com	Phone #	313-979-9998
Address		email			



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