



# TOLEDO-LUCAS COUNTY PLAN COMMISSIONS

ONE GOVERNMENT CENTER, SUITE 1620, TOLEDO, OHIO 43604    PHONE 419-245-1200    FAX 419-936-3730

THOMAS C. GIBBONS, DIRECTOR



DATE: October 12, 2018

REF: Z-8003-18

TO: President Matt Cherry and Members of Council, City of Toledo

FROM: Toledo City Plan Commission, Thomas C. Gibbons, Secretary

SUBJECT: Request for a Zone Change from CO Office Commercial to RD6 Duplex Residential at 2517 West Sylvania Avenue.

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, October 11, 2018 at 2:00 P.M.

## GENERAL INFORMATION

### Subject

Request - Zone Change from CO Office Commercial to RD6 Duplex Residential

Location - 2517 West Sylvania Avenue

Applicant - Gary Choi  
Blue Bay Properties LLC  
6528 Saddle Ridge Lane  
Toledo, OH 43615

### Site Description

Zoning - CO / Office Commercial

Area - ± 0.10 acres

Frontage - ± 40' along Sylvania Avenue

Existing Use - Duplex Residence

Proposed Use - Duplex Residence

### Area Description

North - Sylvania Avenue, Restaurant, Diner / CR

South - Single-family Residence / RD6

East - Commercial offices / CO

West - Single-family Residence / RD6

## **GENERAL INFORMATION (cont'd)**

### Parcel History

None on record.

### Applicable Plans and Regulations

- Toledo Municipal Code Part Eleven: Planning and Zoning
- Toledo 20/20 Comprehensive Plan

## **STAFF ANALYSIS**

The applicant is requesting a Zone Change from CO Office Commercial to RD6 Duplex Residential for a site located at 2517 West Sylvania Avenue. The ±0.10-acre site is zoned Office Commercial and is occupied by a duplex residence. Surrounding land uses include restaurants to the north across Sylvania Avenue; commercial offices to the east and single-family residential homes to the south and west of the subject site.

Duplexes are not permitted in the CO Office Commercial zoning district. The existing duplex residential home is considered legal non-conforming by the current Zoning Code. In this case, in the event the home was demolished or destroyed by 75% of the appraised value listed by the County Auditor's office, the duplex could not be rebuilt. The applicant is requesting the Zone Change in order to continue using the building as a duplex.

### Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this area for Office Commercial land uses. The site sits at the edge of a large single-family and duplex residential neighborhood. These land uses typically include predominantly small and medium scale commercial uses that serve neighborhoods although it may include small and medium scale office and mixed uses. Staff recommends approval of the Zone Change for this location because it is compatible with the zoning and land uses in the immediate area. Additionally, RD6 zoning is established to the immediate area west and south of the subject site. Finally, the proposed rezoning will correct an issue of a non-conforming land use in the proper zoning classification.

## **PLAN COMMISSION RECOMMENDATION**

The Toledo City Plan Commission recommends approval of Z-8003-17, a request for a Zone Change from CO Office Commercial to RD6 Duplex Residential for a site located at 2517 West Sylvania Avenue, to the Toledo City Council, for the following three (3) reasons:

1. The proposed zoning is similar to existing land uses within the general vicinity of the subject property (TMC§1111.0606(B) Review and Decision Making Criteria).

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**PLAN COMMISSION RECOMMENDATION (cont'd)**

2. The proposed RD6 Duplex Residential District zoning is compatible with the zoning districts within the general vicinity of the site (TMC§1111.0606(C) Review and Decision Making Criteria); and
3. The proposed zoning corrects an error or inconsistency in the Zoning Code or meets the challenge of a changing condition (TMC§1111.0606(F) Review and Decision Making Criteria).

Respectfully Submitted,

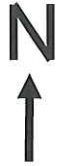


Thomas C. Gibbons  
Secretary

Two (2) sketches follow  
Cc: Lisa Cottrell, Administrator  
Ryne Sundvold, Planner

# GENERAL LOCATION

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# ZONING AND LAND USE

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