



## **City Council Zoning & Planning Committee**

**Theresa Morris, Chair**

**Adam Martinez, Vice Chair**

**Tuesday, July 16, 2024**

**One Government Center 1st Floor 4:00 P.M.**

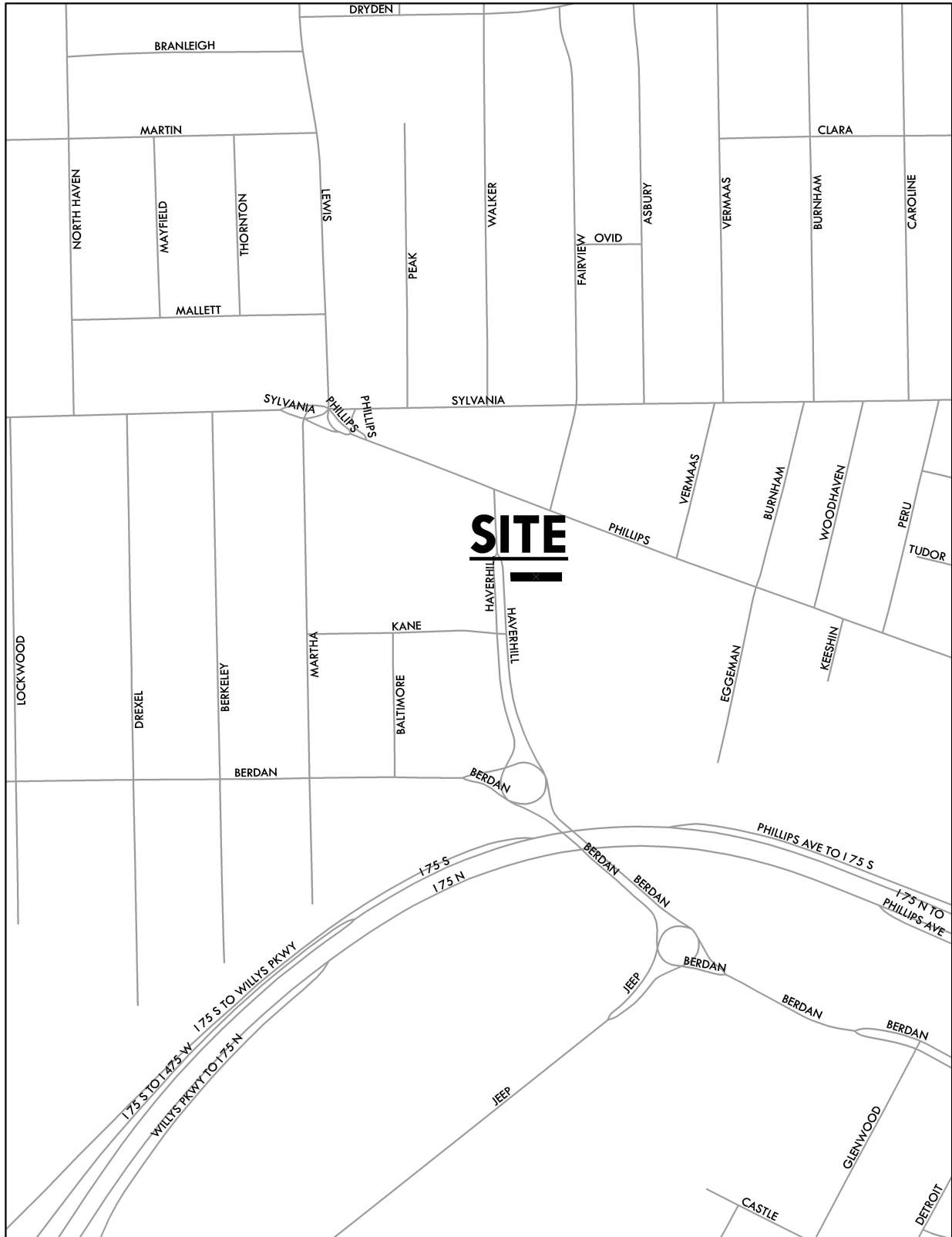
1. Request for a zone change from CR Regional Commercial to IL Limited Industrial for the property located at 3922 Haverhill Drive (Z-4006-24).  
The Plan Commission recommends approval. (6)
2. Request for a zone change from RS6 Single-family Residential & IL Limited Industrial to IL Limited Industrial for the property located at 0 N. Michigan Street, 1934-1945 Champlain Street, 914-926 Rex Street & proposed vacated alley (Z-4009-24).  
The Plan Commission recommends approval. (4)
3. Request for a vacation of a portion of Champlain Street and abutting alley, located west of Michigan Street, north of Rex Street (V-244-24).  
The Plan Commission recommends approval subject to 8 conditions. (4)
4. Request for a vacation of a 12-foot wide alley, located between the 100 blocks of Eastern Avenue and Western Avenue (V-254-23).  
The Plan Commission recommends approval subject to 5 conditions. (3)
5. Request for a zone change from IL Limited Industrial to RS6 Single-dwelling Residential for the property located at 538 W. Sylvania Avenue (Z-4005-24).  
The Plan Commission recommends approval. (6)
6. Request for a zone change from CS Storefront Commercial to CM Mixed Commercial-Residential for the property located at 3101, 3111, 3113 and 3115 Lagrange Street (Z-4007-24).  
The Plan Commission recommends approval. (4)
7. Request for a Special Use Permit for a school for the property located at 1501 N. Ontario Street (SUP-4001-24).  
The Plan Commission recommends approval subject to 34 conditions. (4)

8. Request for a Special Use Permit for a tobacco shop for the property located at 4103 Monroe Street (SUP-1018-24).  
The Plan Commission recommends approval subject to 28 conditions. (5)
9. Request for a Text Amendment removing detention/retention ponds and swales from front yards (M-3-19).  
The Plan Commission recommends approval.
10. Request for a study of UpTown District Boundary amendment to include those parcels abutting Monroe Street, east of Collingwood Boulevard (M-1-22).  
The Plan Commission recommends approval.
11. Request for a Minor Site Plan Review for the property located at 4505 N. Summit Street (SPR-23-24)  
The Plan Commission recommends disapproval. (6)

**City Council's office supports the provisions of the Americans' with Disabilities Act. If you need special accommodations, please call 48 hours prior to meeting time at (419) 245-1065.**

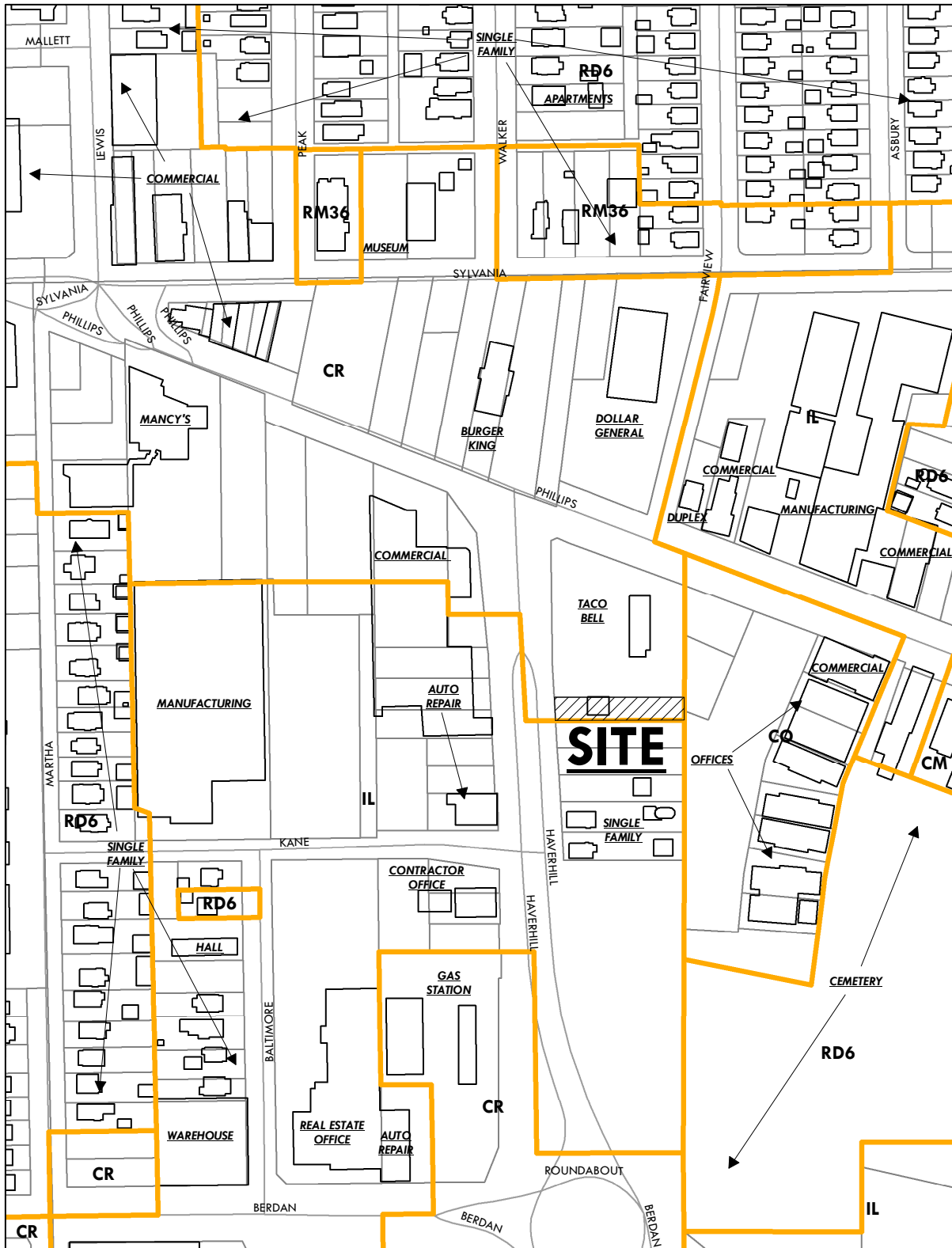
# GENERAL LOCATION

Z-4006-24



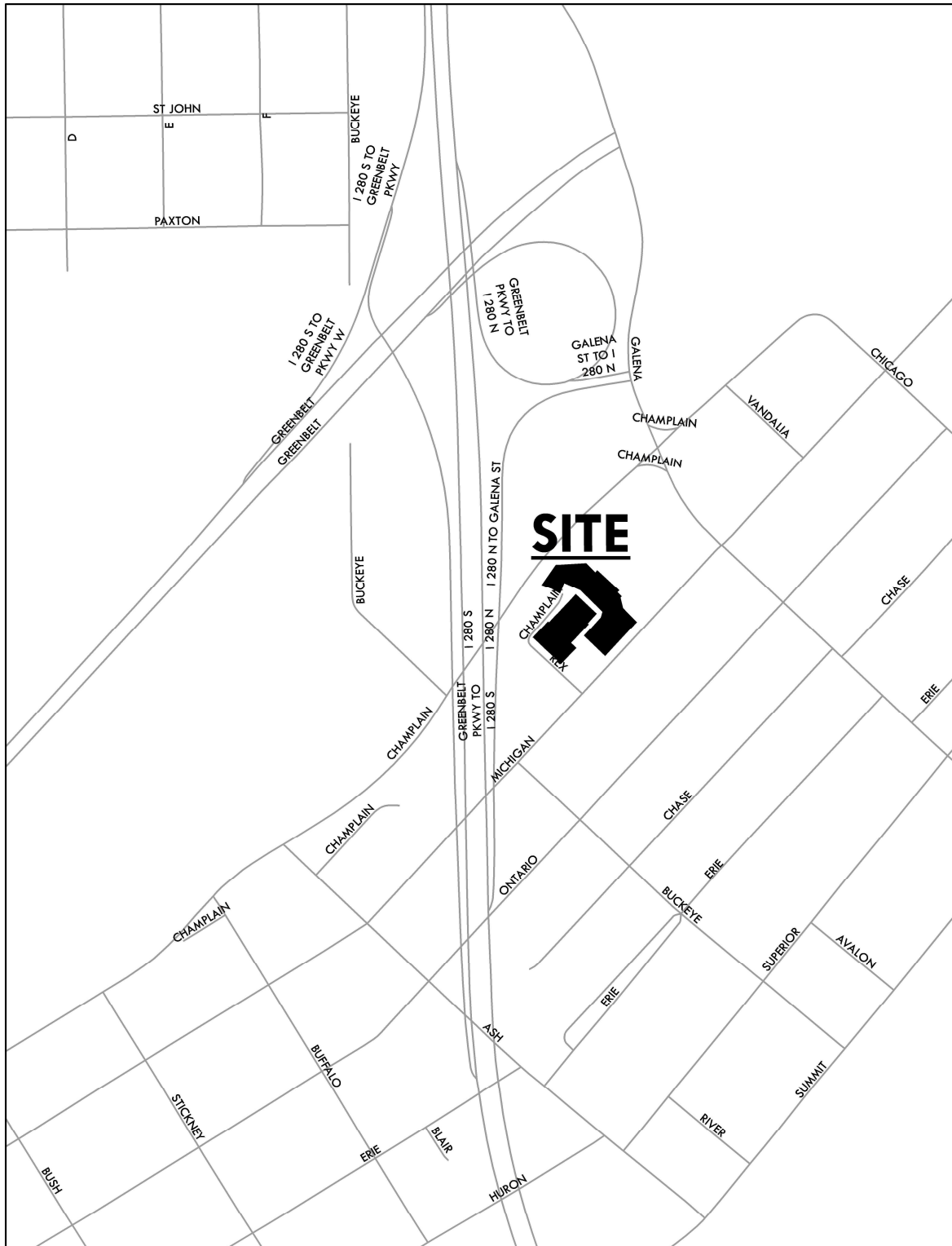
# ZONING & LAND USE

Z-4006-24



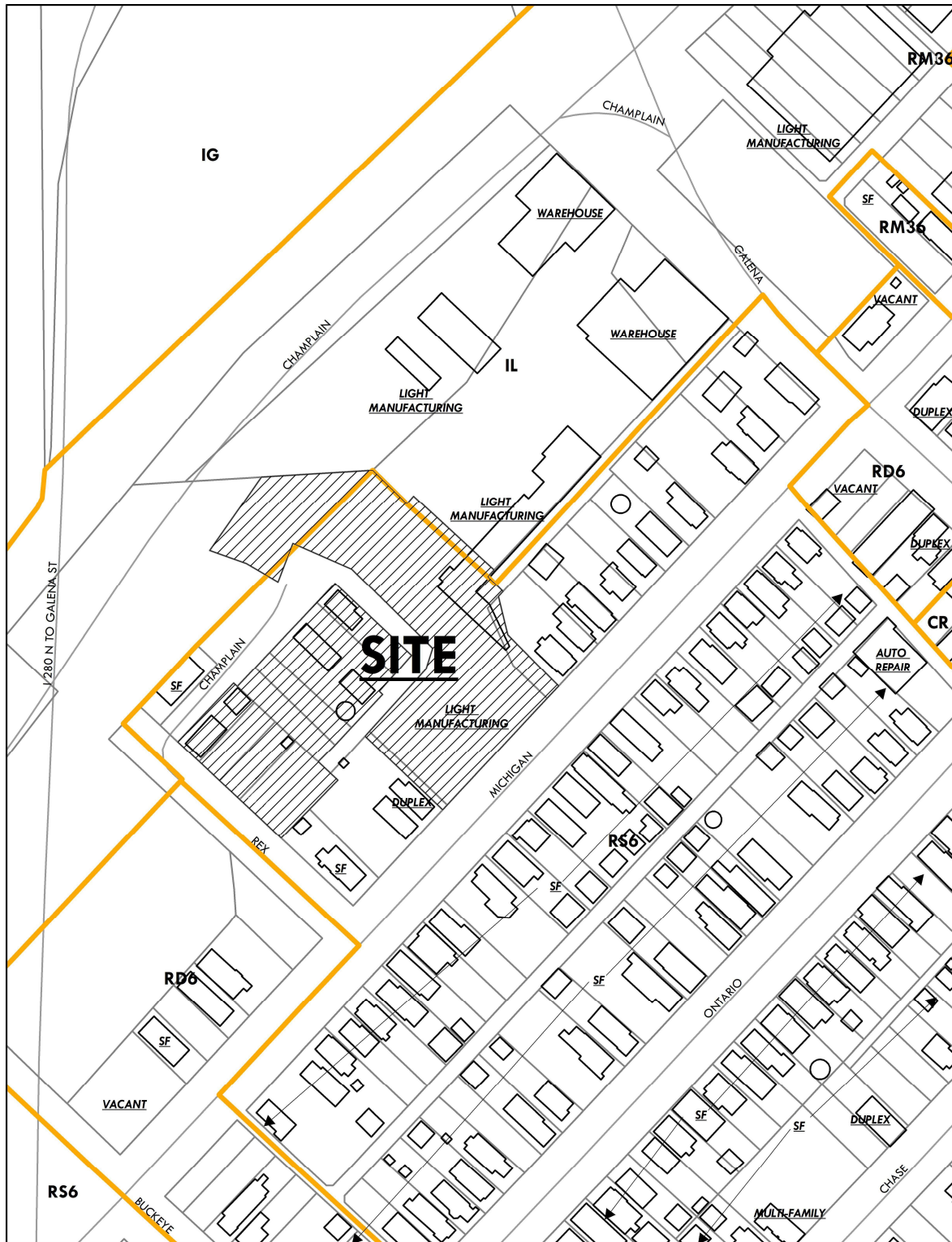
# GENERAL LOCATION

Z-4009-24



# ZONING & LAND USE

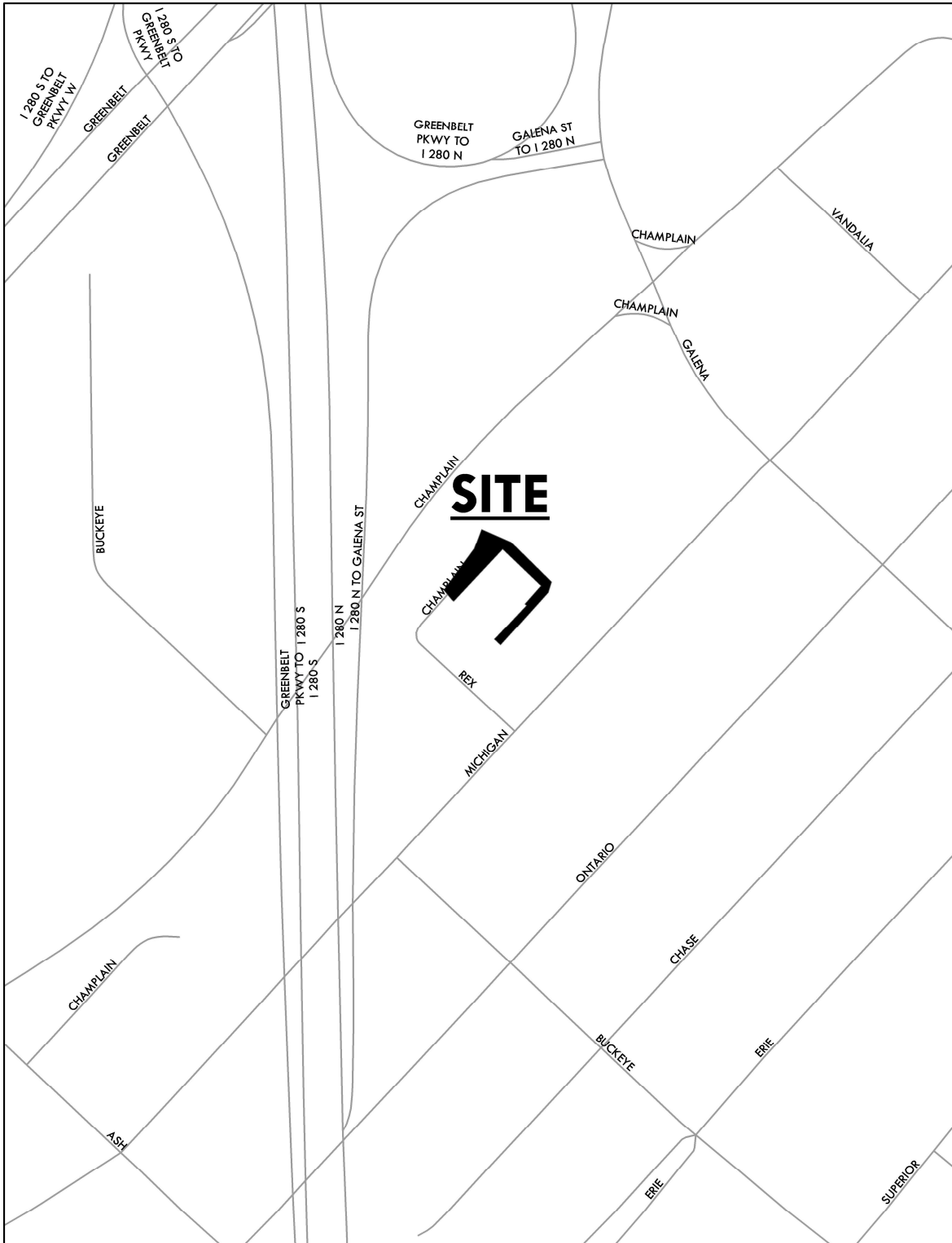
Z-4009-24





# GENERAL LOCATION

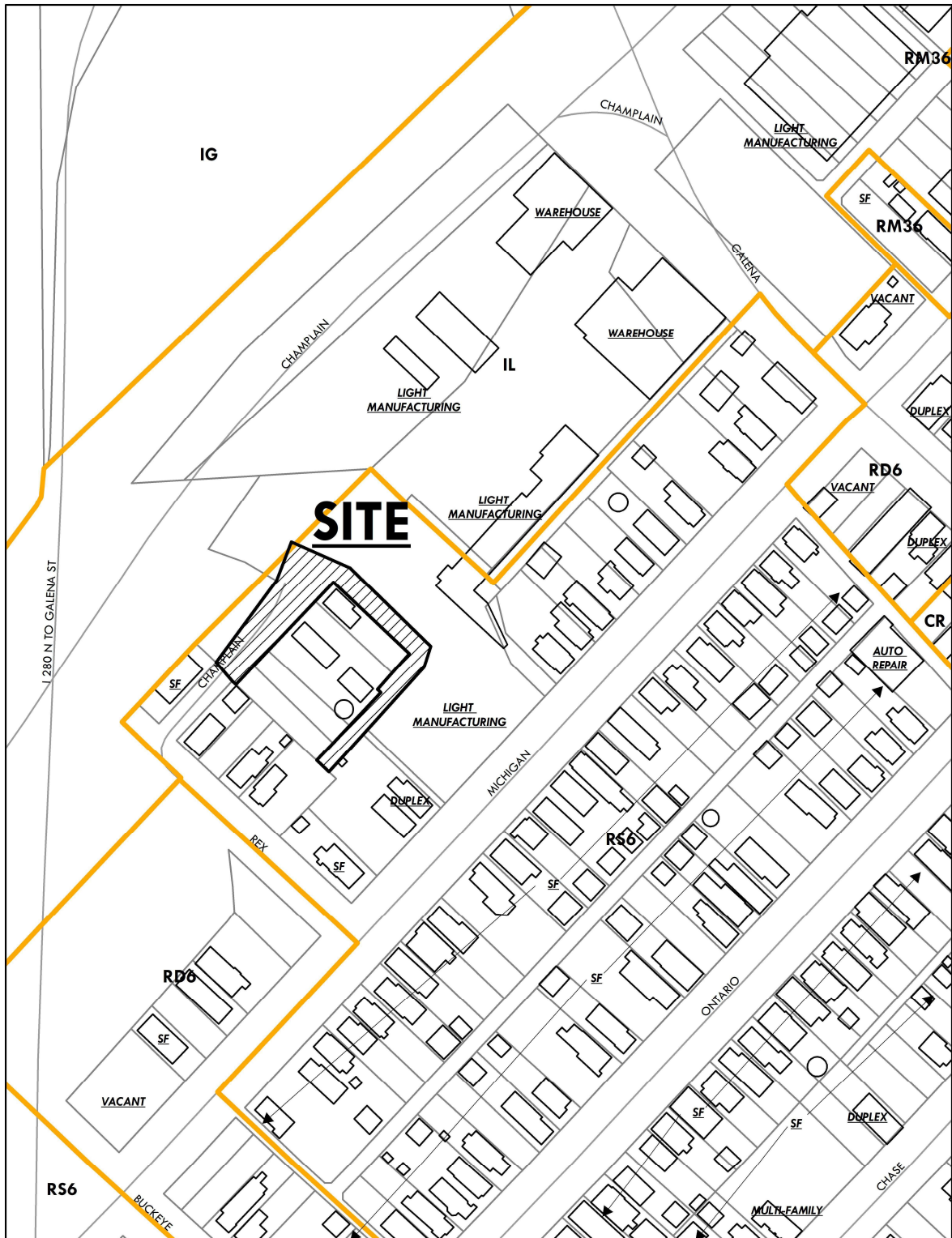
V-244-24





# ZONING & LAND USE

V-244-24





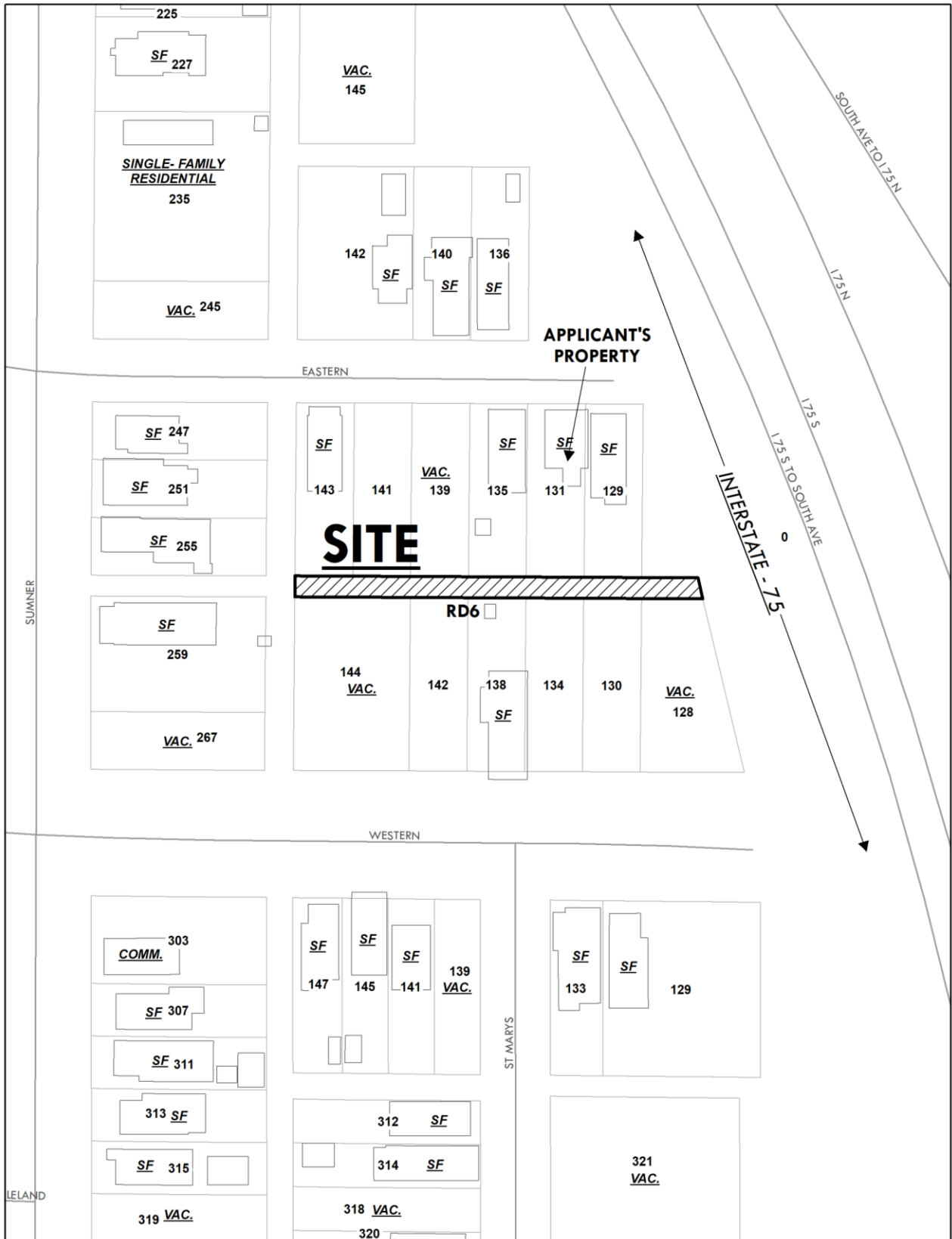
# GENERAL LOCATION

V-254-23  
ID 126



# ZONING & LAND USE

V-254-23  
ID 126



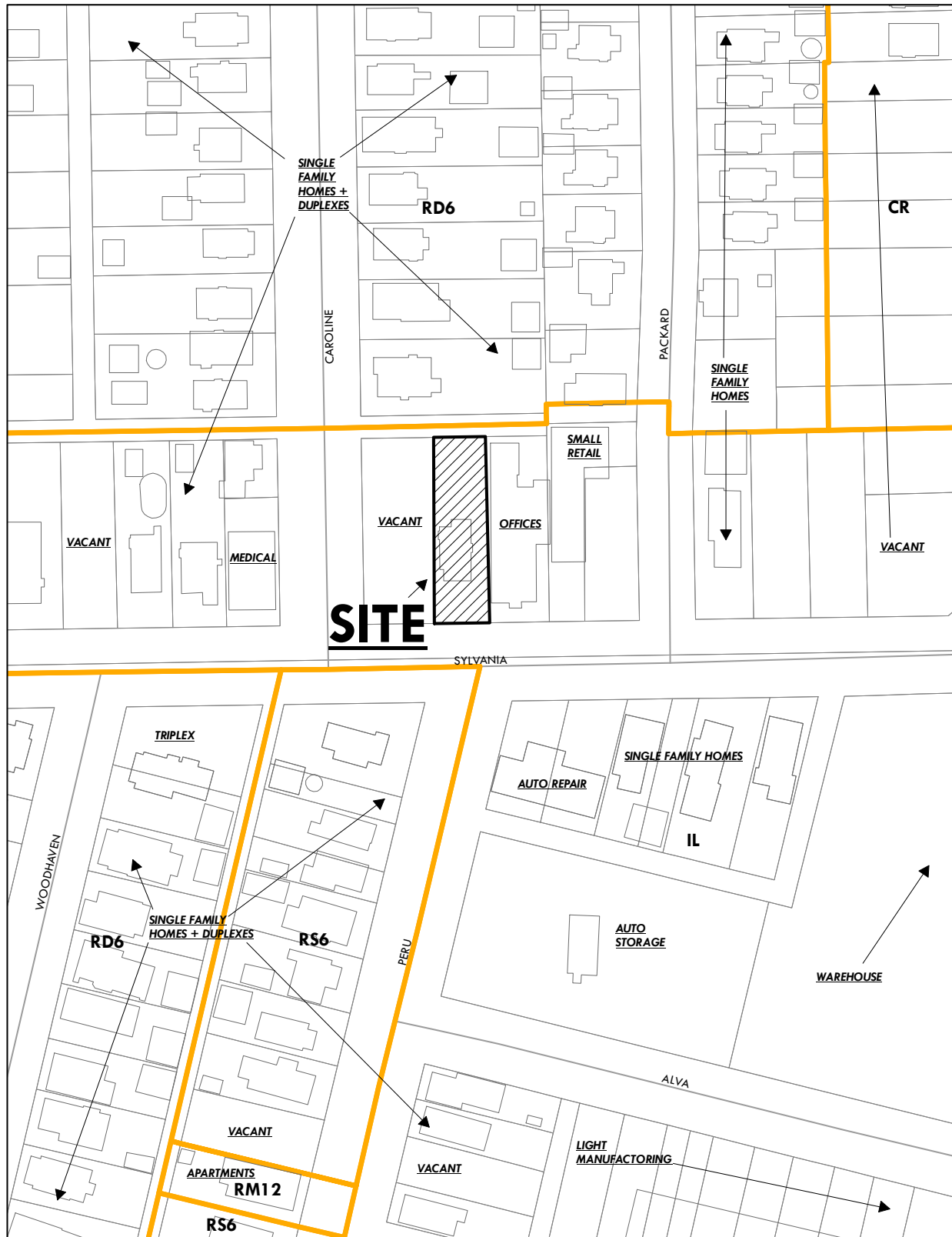
# GENERAL LOCATION

Z-2005-24  
ID 38



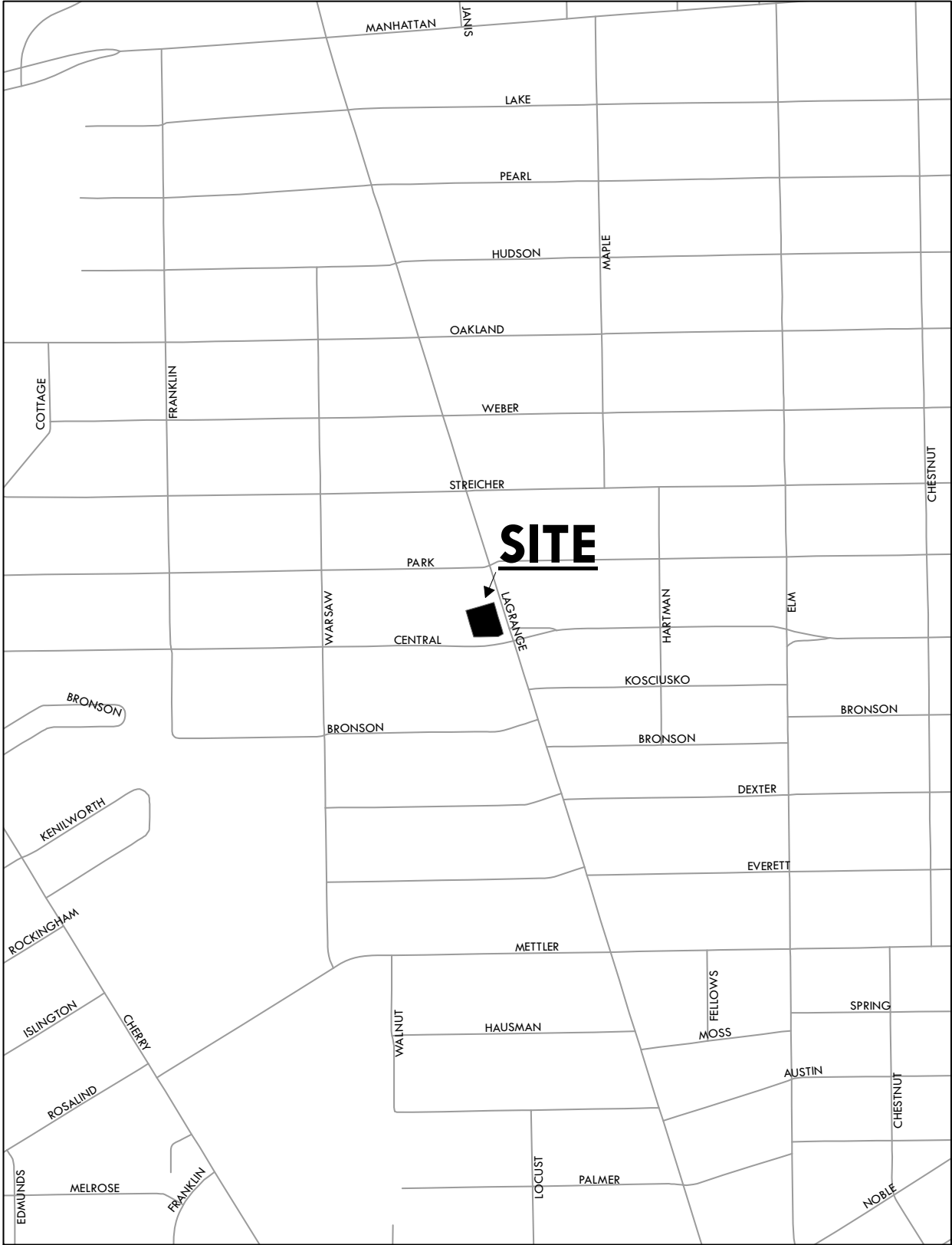
# ZONING & LAND USE

Z-2005-24  
ID 38



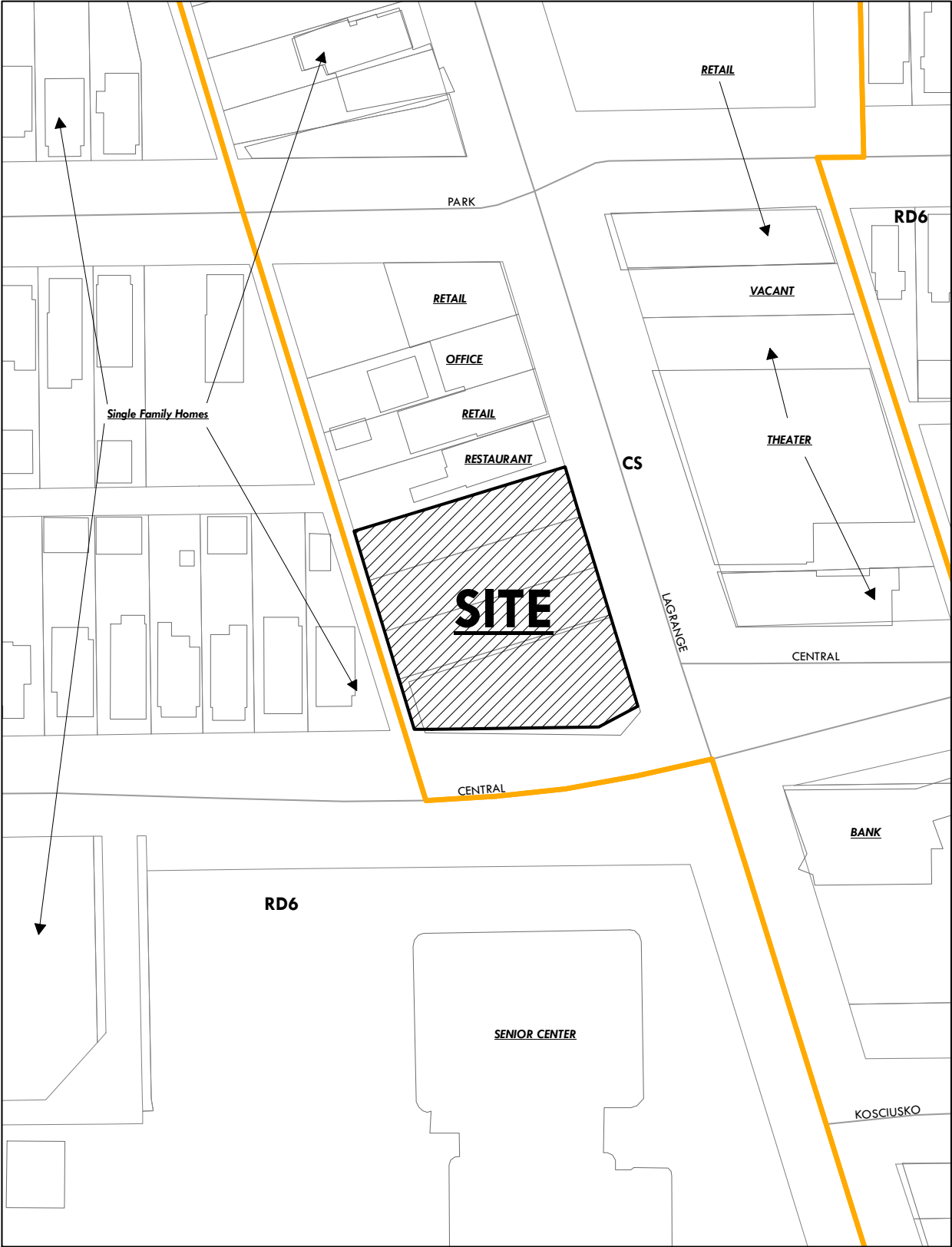
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Z-4007-24  
ID 7



# ZONING & LAND USE

Z-4007-24  
ID 7

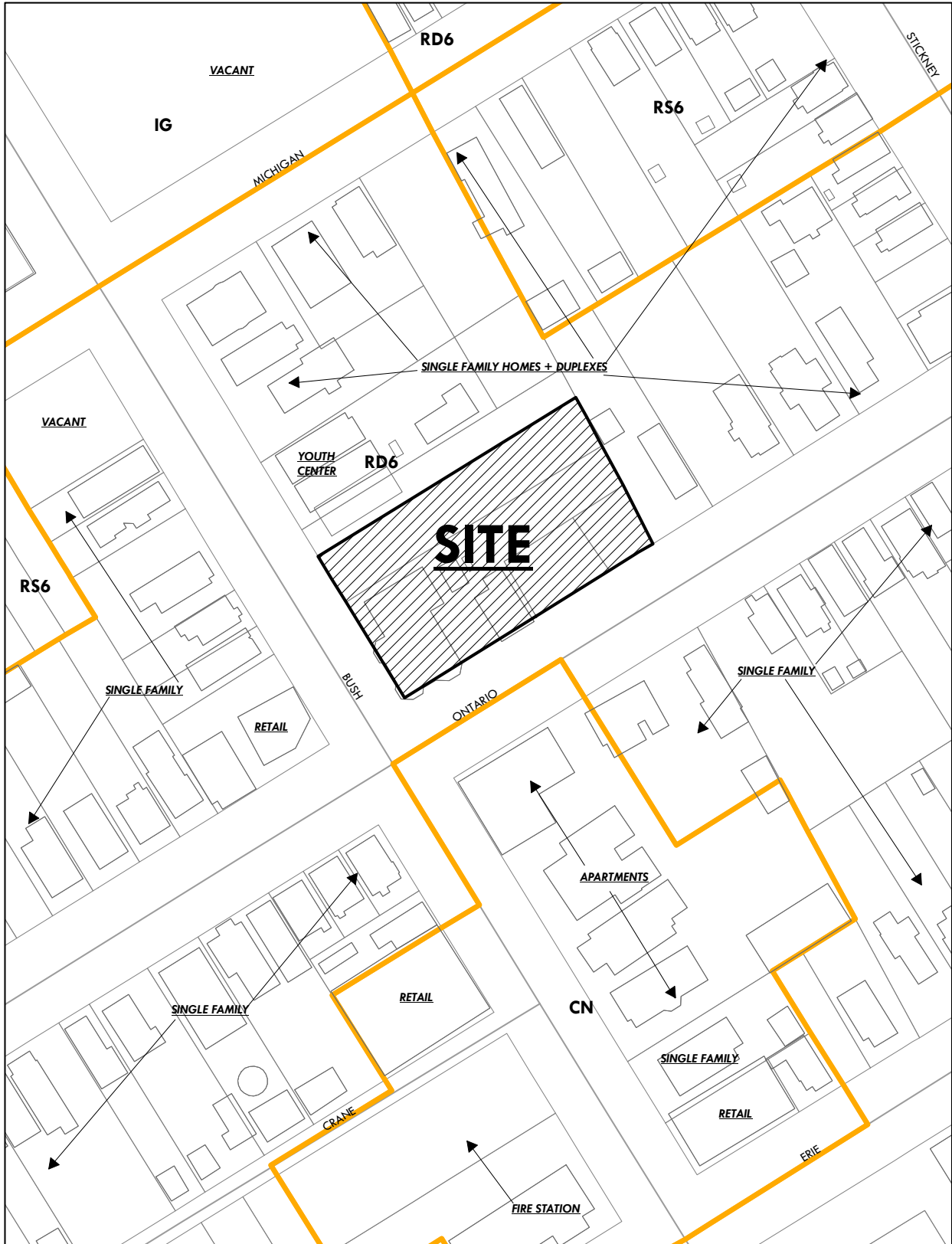






# ZONING & LAND USE

SUP-4001-24  
ID 4

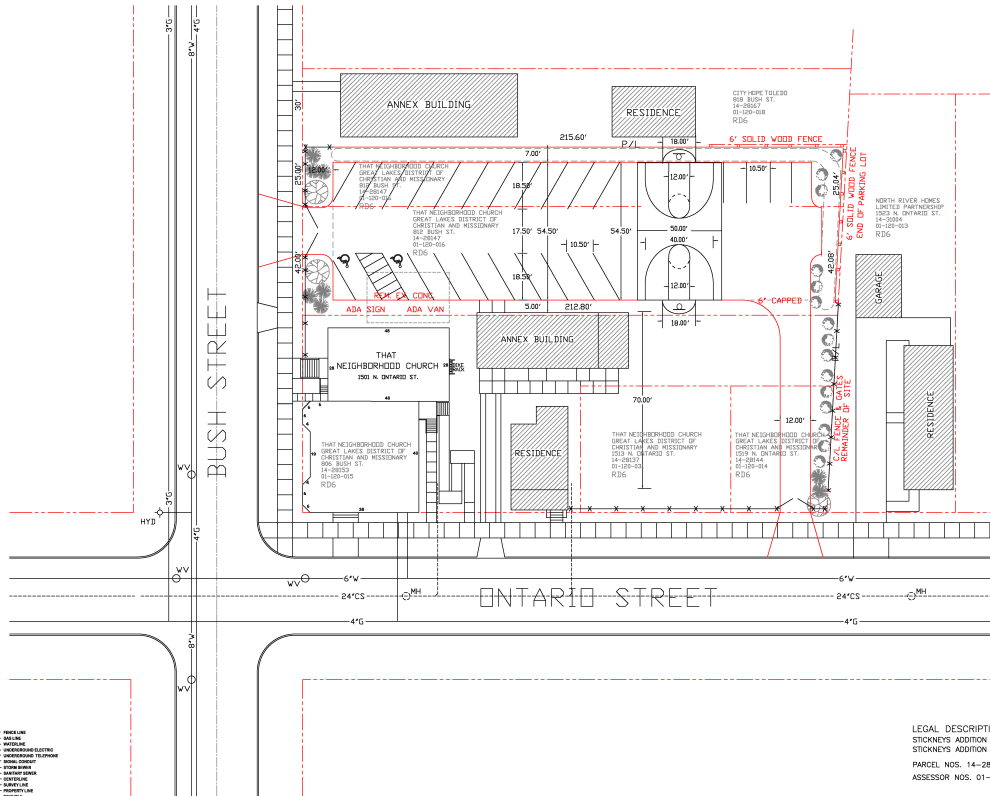


# SITE PLAN

SUP-4001-24  
ID 4



## THE NEIGHBORHOOD CHURCH 1501 N. ONTARIO ST. SPECIAL USE PERMIT



LOCATION MAP

**LEGEND**

1	Asphalt
2	Concrete
3	Grass
4	Impervious Surface
5	Permeable Surface
6	Water
7	Tree
8	Shrub
9	Plant
10	Light Pole
11	Sign
12	ADA Sign
13	ADA Van
14	Garage
15	Residence
16	Annex Building
17	Church Building
18	Utility Line
19	Property Line
20	Setback Line
21	Right of Way
22	Street
23	Intersection
24	Corner
25	Driveway
26	Walkway
27	Staircase
28	Elevator
29	Door
30	Window
31	Roof
32	Foundation
33	Foundation
34	Foundation
35	Foundation
36	Foundation
37	Foundation
38	Foundation
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41	Foundation
42	Foundation
43	Foundation
44	Foundation
45	Foundation
46	Foundation
47	Foundation
48	Foundation
49	Foundation
50	Foundation

LEGAL DESCRIPTION :  
STICKNEY'S ADDITION LOT 113 NW 1/2 SE 1/2  
STICKNEY'S ADDITION LOT 112 NW 1/2 FT & SE 25 FT LOT 113  
PARCEL NOS. 14-28164 & 14-28147  
ASSESSOR NOS. 01-120-017 & 01-120-016

ENGINEER : MICHAEL CAPPELLETY, P.E.  
6145 DOUGLAS RD.  
TOLEDO, OHIO 43613  
PHONE/FAX (419) 475-8200

General Notes

No.	Revision/Issue	Date

Site Name and Address

**CAPPELLETY**  
ENGINEERING-CONSTRUCTION  
6145 DOUGLAS RD. TOLEDO, OHIO 43613  
PHONE AND FAX NO. (419) 475-8200

Project Name and Address

**SITE PLAN**

Project	Sheet
Date	1
Scale	OF 2
1"=20'	



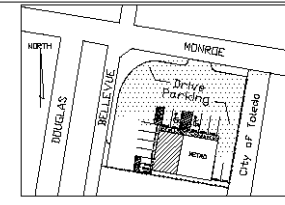
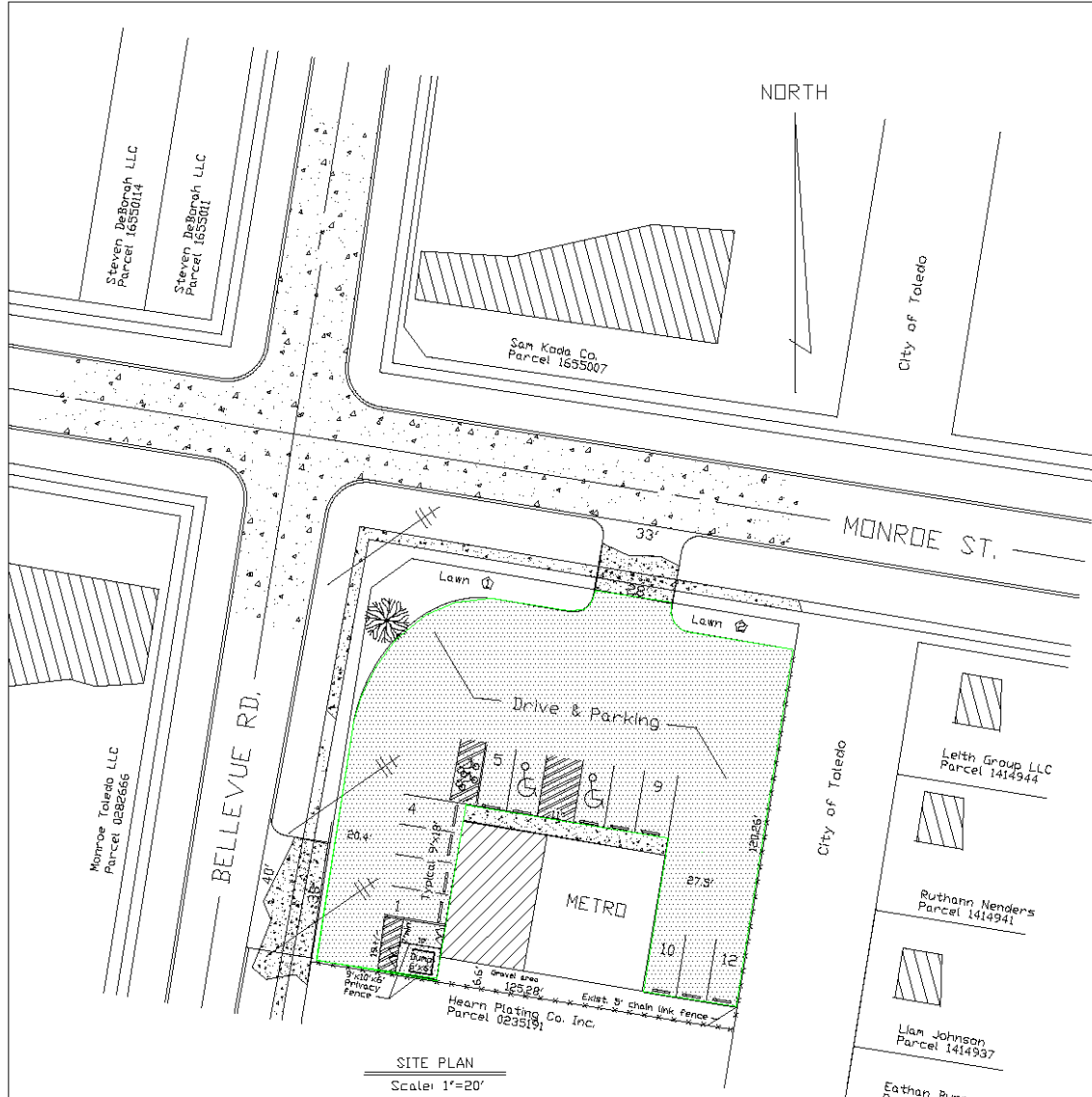
# ZONING & LAND USE

SUP-1018-24



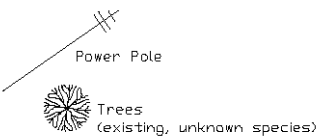
# SITE PLAN

# SUP-1018-24



### SITE INFORMATION & DATA

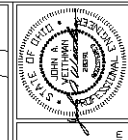
Building Code	OBC 2017
Proposed Occupancy	M Mercantile
Construction Type	IIB
Building Exterior	No changes
Building Interior	Occupancy Use
Zoning	10-CR
Site Area	15,070
Building Area	2,400sf
Project Area	1,000sf
Pavement Area	8,050sf
Parking	11
Bicycle Racks	2
Dumpster	1
Occupancy Load	16+/-
Customers	13
Staff	3 Actual
Egress width	36' & Dia 36"
Exits required	2
Exits Supplied	2
Unisex Toilet	1-WC, 1-Lav



- PLANTINGS**
- Lawn (1) 175sf, Flowers, Shrubs
  - Lawn (2) 85sf, Flowers, Shrubs

### PROPERTY DATA

Owner 5745-39W HOLDINGS LLC  
Parcel 0235001



**JOHN A. WEITHMAN, P.E.**  
P.O. BOX 216  
CANON, OHIO 43030  
ENGINEERING - SURVEYING  
PH 419-966-9853  
email: john.weithman@toledo@gmail.com

**OWNER/OPERATOR**  
Yazeed Basmal  
419-490-8080  
Yqasmal@aol.com

**GET SMOKED VAPE AND TOBACCO**  
4103 MONROE ST.  
TOLEDO, OHIO

REVISION	03/07/24
DRAWN BY	JAW
DRAWING DATE	01/20/24
DRAWING	1 / 1

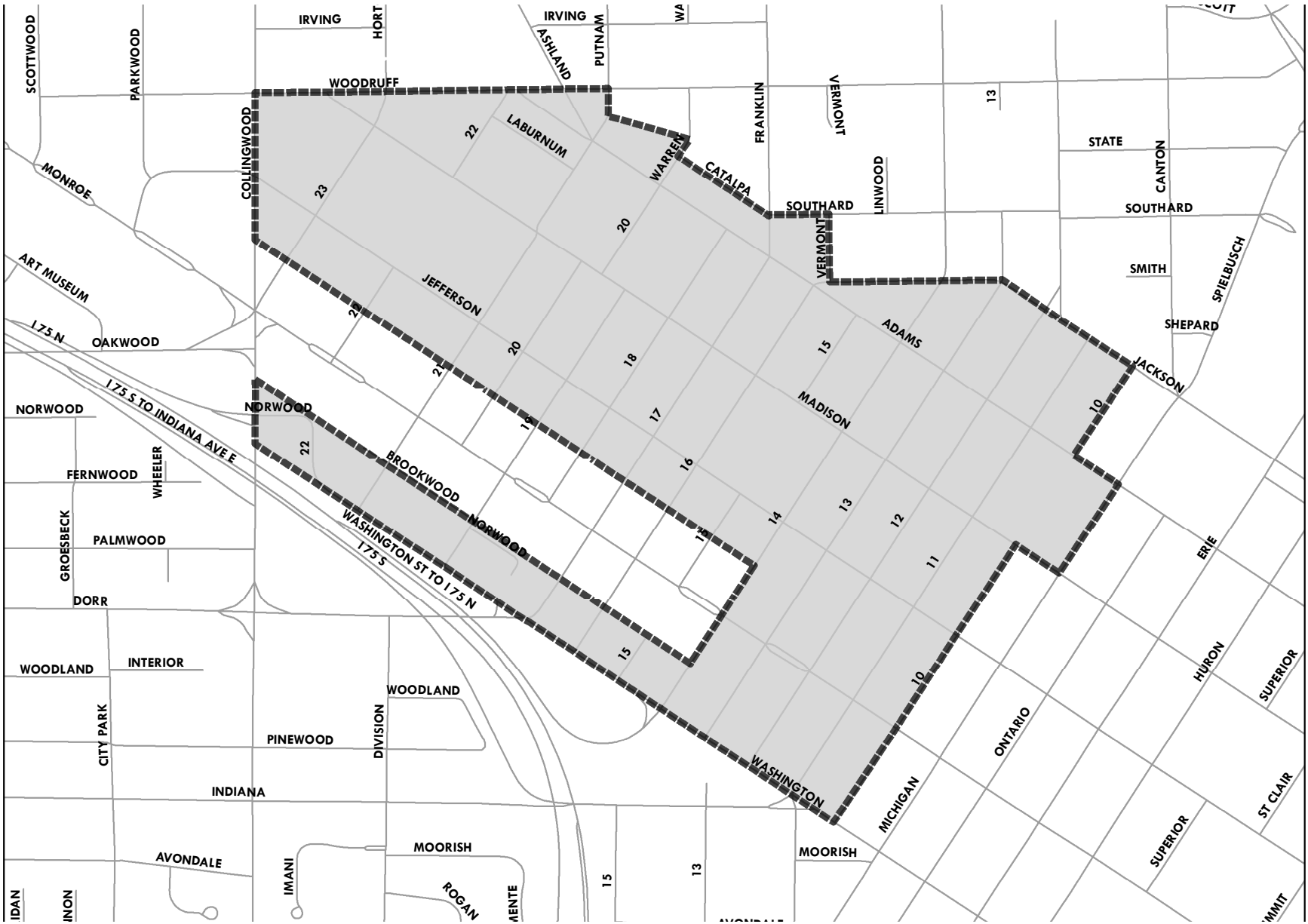
SUBMITTED FOR  
OCCUPANCY

11-11

SITE PLAN  
Scale: 1"=20'

# UPTOWN UNO DISTRICT BOUNDARIES - EXISTING

M-1-22

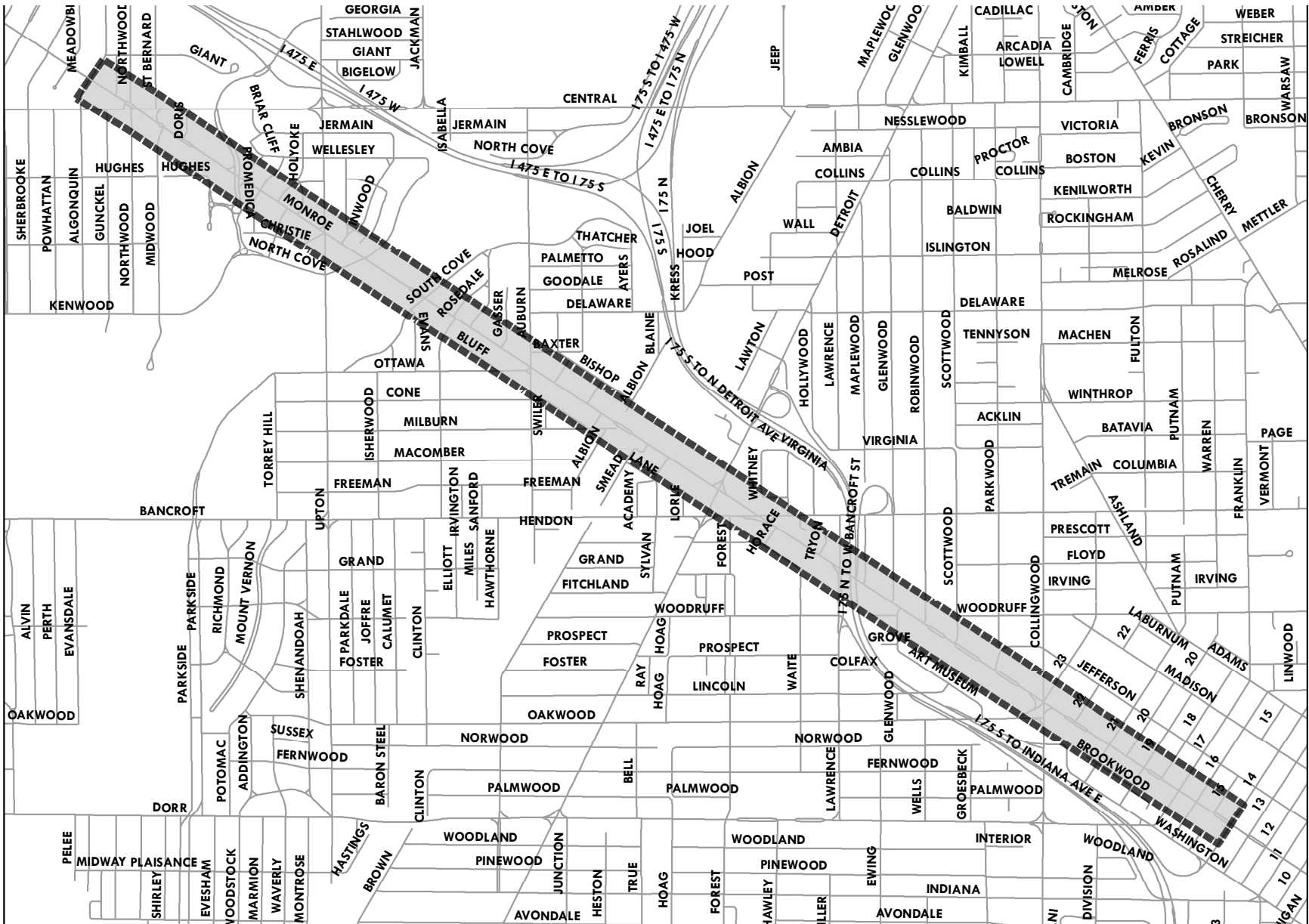






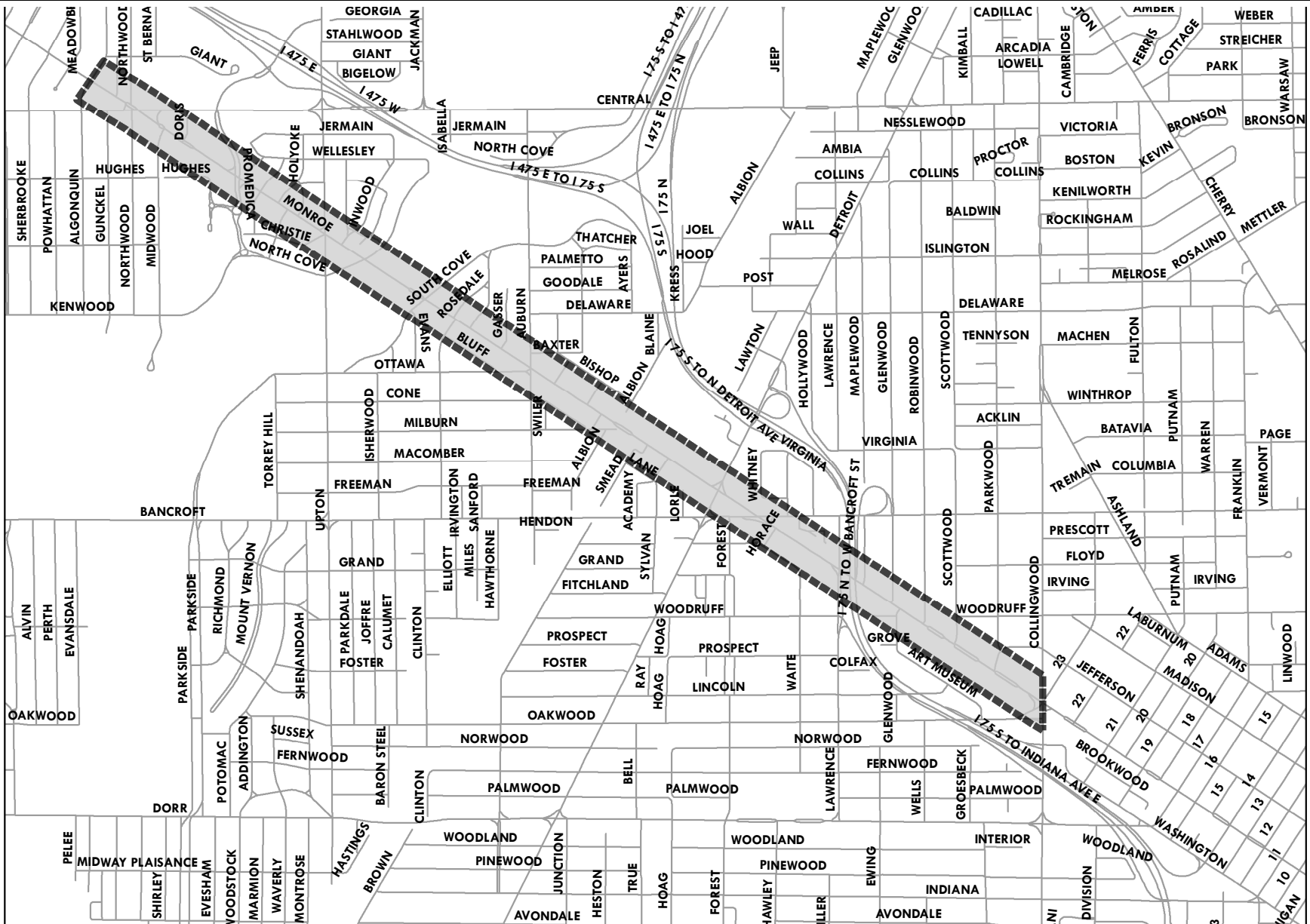
# MONROE STREET CORRIDOR UNO BOUNDARIES - EXISTING

M-1-22



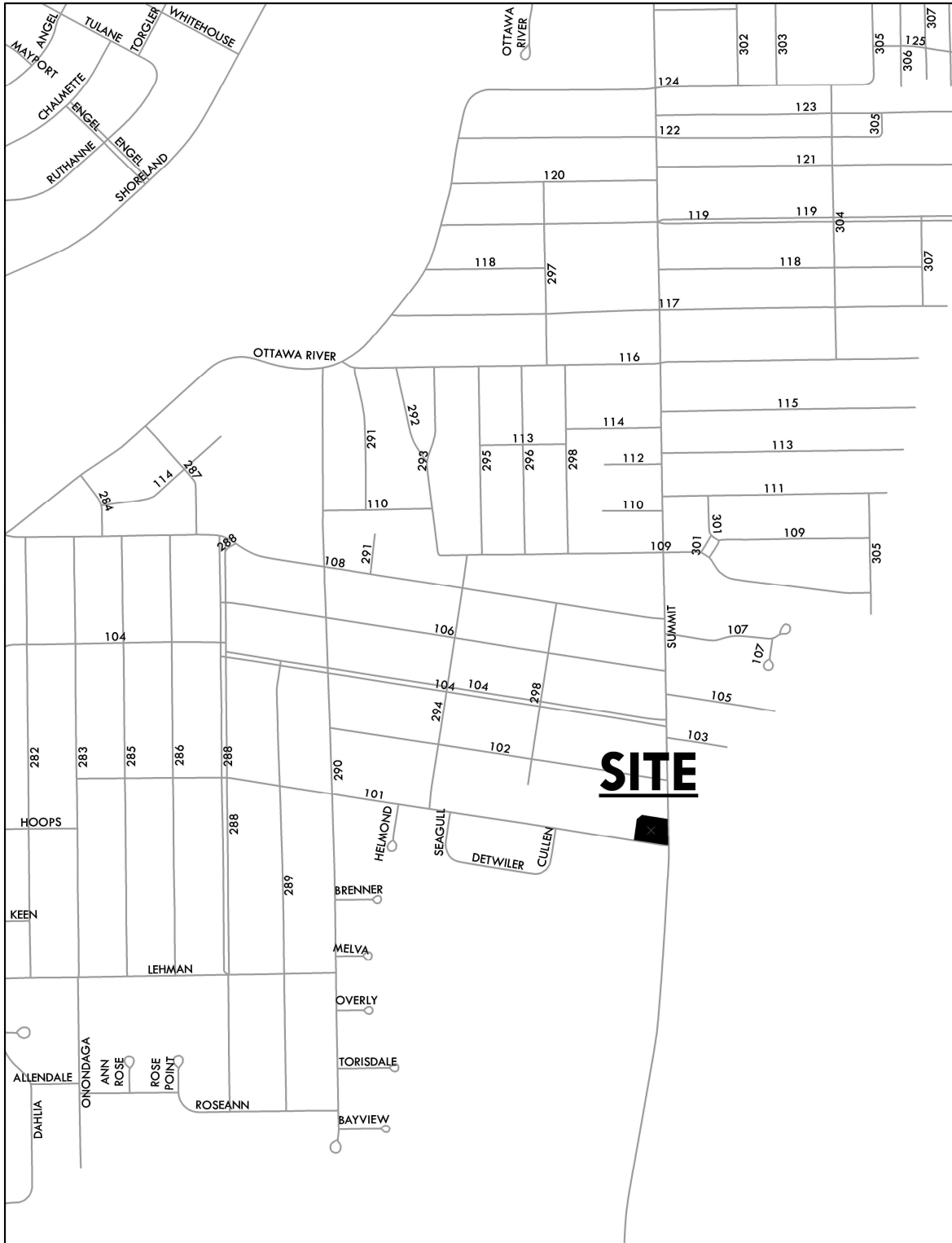
# MONROE STREET CORRIDOR UNO BOUNDARIES - PROPOSED

M-1-22



# GENERAL LOCATION

# SPR-23-24



# ZONING & LAND USE

SPR-23-24

