

CASE # BZA25-00023

## 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

PAID

Site Location 4105 Redondo Ave Zoning District R56 Date \_\_\_\_\_Legal Description meadowstream suburban lot 103Applicant's Name (print) Ramonn EdwardsAppeal (Dept. of Inspection ruling - Title Nine Sign Code) \_\_\_\_\_ Hardship Variance ☒

Exception \_\_\_\_\_ Appeal decision \_\_\_\_\_ ADA Accommodation \_\_\_\_\_

TMC § 1105.0301 (A) Residential Districts A. FOR 6' highFENCE IN FRONT YARD setback which allows  
MAX 42" heightApplicant Signature Ramonn Edwards Phone 419-771-0812Applicant's Street Address 4105 Redondo Ave Fax \_\_\_\_\_Applicant's City, State, Zip Toledo, OH 43607 E-Mail edwards-ramonn@yahoo.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 \_\_\_\_\_ Date \_\_\_\_\_

Reviewed by \_\_\_\_\_ Date \_\_\_\_\_ Staff Recommendation \_\_\_\_\_

Board Decision \_\_\_\_\_ Date \_\_\_\_\_

P:, Inspection, BZA

3/15/2022 kjr

4-1

HEARING DATE: June 16, 2025

BZA NO: BZA25-00023

APPLICANT: Ramonn Edwards

SITE LOCATION: 4105 Redondo Ave

ZONING DISTRICT: 10-RS6

SWO or NOL Issued: N/A

CODE DESCRIPTION: **1105.0301 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.**

ANALYSIS: Applicant requests variance to install/replace existing fence with a 6' high solid fence within the front yard set-back.

**BOARD ACTION:**

MOTION TO APPROVE/DISAPPROVE:	1 <sup>ST</sup> /2 <sup>ND</sup> MOTIONS	1 <sup>ST</sup> /2 <sup>ND</sup> IF 2 <sup>ND</sup> MOTION	YEA	NAY	ABSENT	RECUSE	LEFT BEFORE VOTE TAKEN
Devon Overton	_____	_____	_____	_____	_____	_____	_____
Julia Randles	_____	_____	_____	_____	_____	_____	_____
Eric Craig	_____	_____	_____	_____	_____	_____	_____
Christy Soncrant	_____	_____	_____	_____	_____	_____	_____
Carrie Hartman	_____	_____	_____	_____	_____	_____	_____
Robert Pasker	_____	_____	_____	_____	_____	_____	_____
Nathan Knapke	_____	_____	_____	_____	_____	_____	_____

**VOTING RESULTS:**

APPROVED \_\_\_\_\_ DISAPPROVED \_\_\_\_\_ DEFERRED \_\_\_\_\_ WITHDRAWN \_\_\_\_\_

CONDITIONS OF APPROVAL:

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To Whom It May Concern;

I, Ramonn Edwards, is requesting approval from the Administrative Board of zoning appeal to install 6 feet high, neighbor-friendly white Vinyl Privacy Fence around my corner lot residence. I'm requesting this, based off of several factors.

1. I have dogs at the residence (Jane Corso Mastiffs), Kids have been caught taunting the dogs on numerous occasions.

2. The city lawn crew damaged my rear fence.

The day of the incident (Jake) city employee confessed he wasn't paying attention. Told me his supervisor would be in contact with me. His supervisor stated he was never informed of the situation. Jake then denied his actions.

I was never compensated. The city attorney + Jake's supervisor refused to provide Jake's last name so that I couldn't take other legal matters. Therefore, I would like to utilize as much property as possible within my property line so that the city employee's won't have to trespass on my property.

3. Photo's submitted shows that a privacy fence in the desired location won't obstruct the view of oncoming traffic.

4. If approved the fence would not only provide privacy for the resident but will also be an eye appeal to the community.

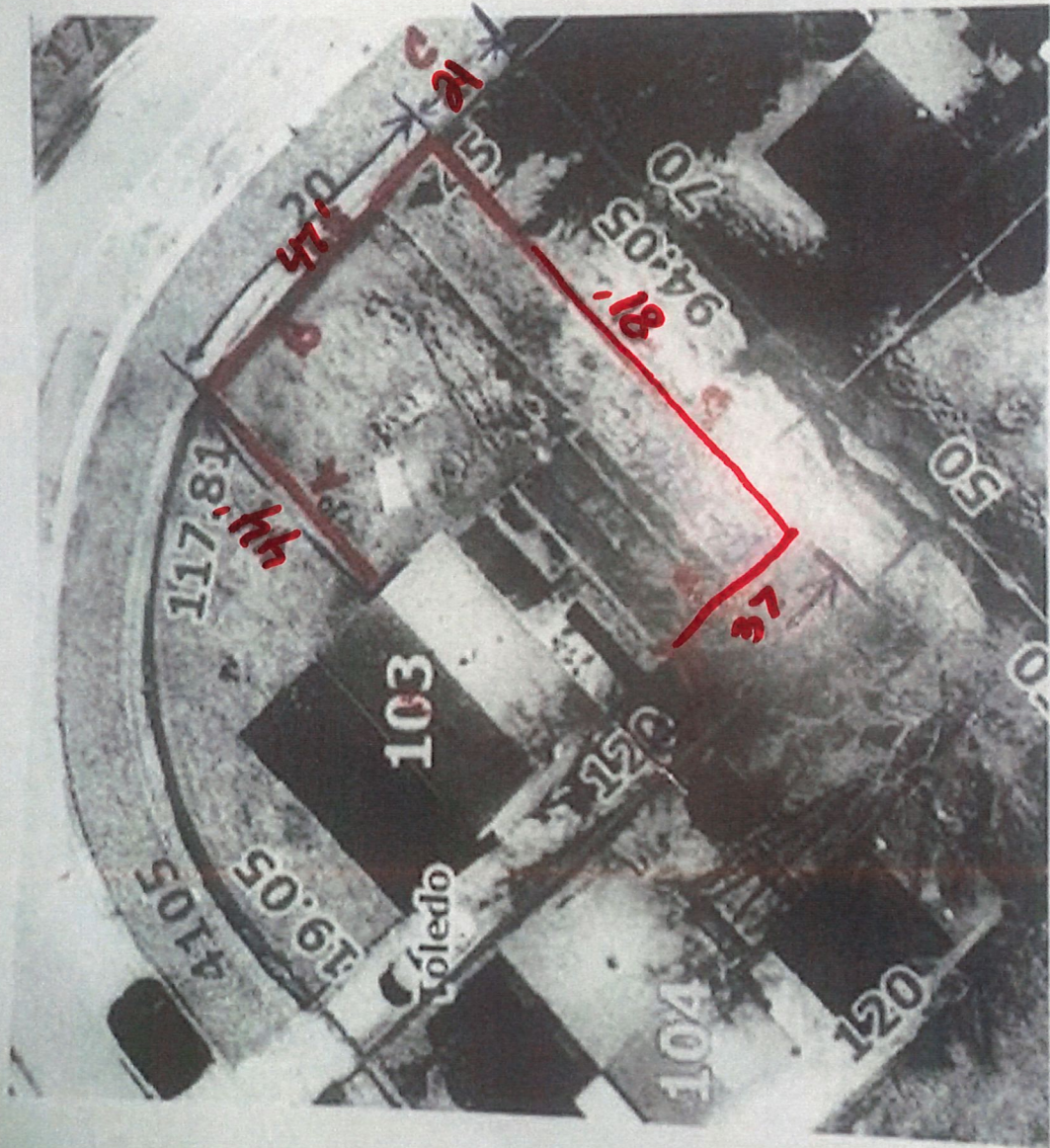
Ramonn Edwards



#1 option

A. 44.4ft  
 B. 47.5ft  
 C. 81.9ft  
 D. 81.9ft  
 E. 37.8ft

\*6' high  
 white vinyl  
 fence



Red outline (privacy fence) site Plan.  
 Extend rear fence 6-8 feet to utilize more of land.









6' high white Belmont fence — shows fencing type to be used

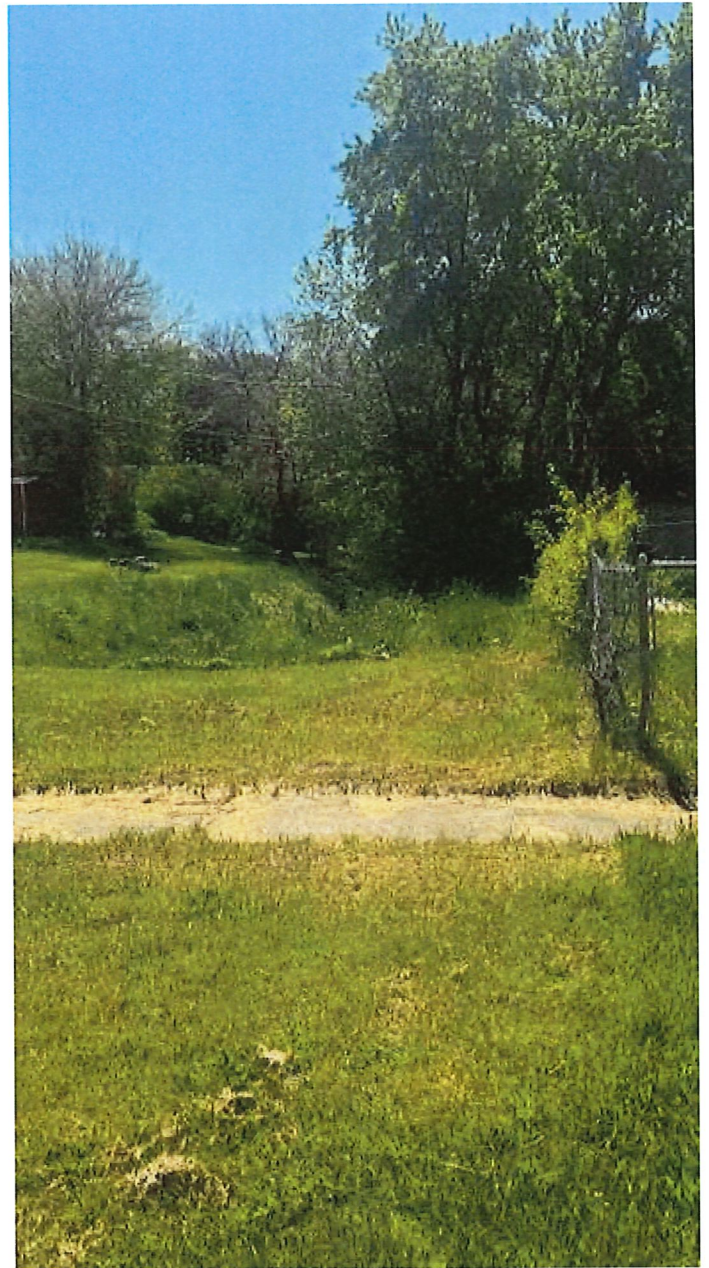














**Bloomfield Ave**  
ledo, Ohio

Google Street View

2023 See more dates







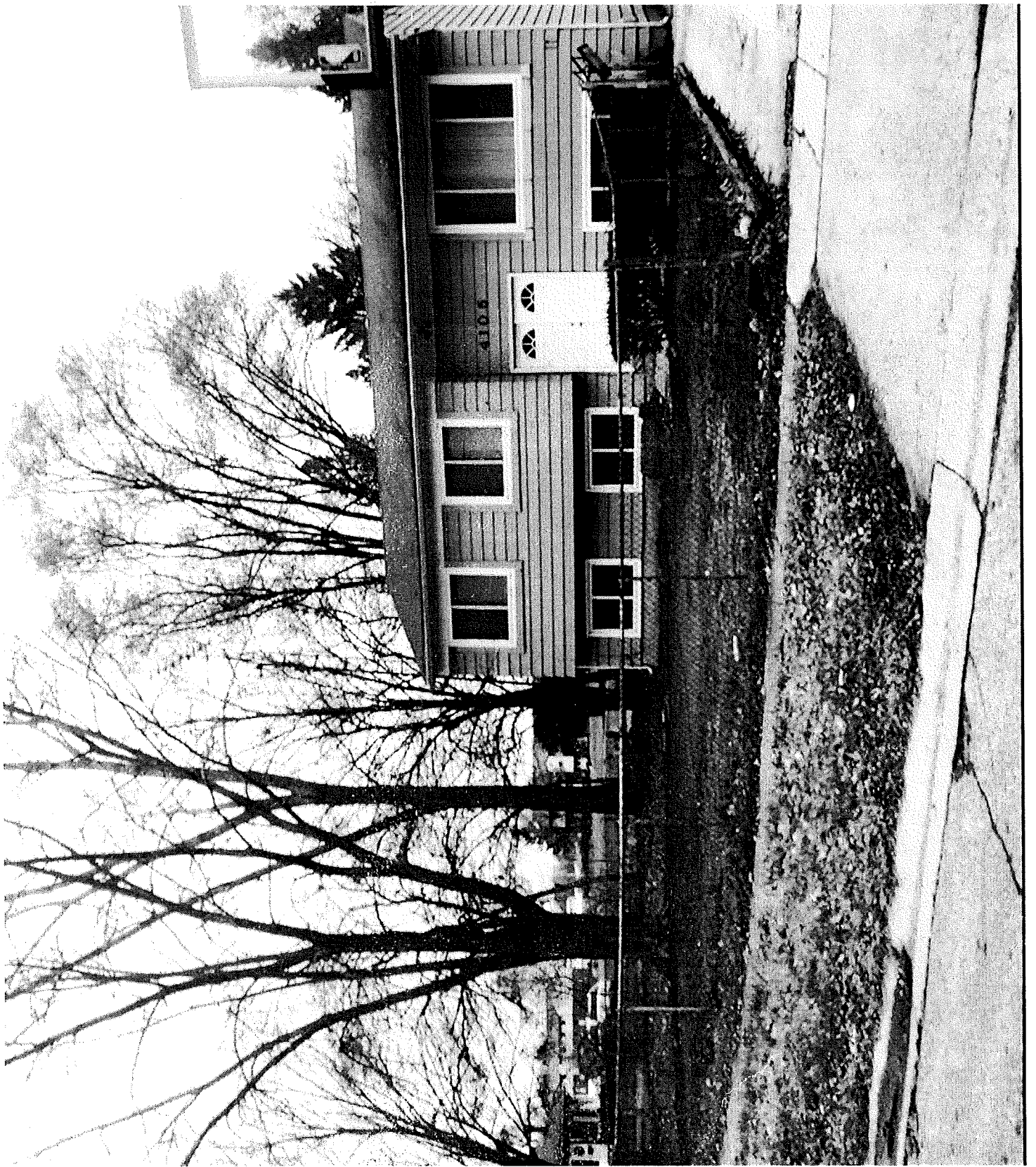
4-10





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PARCEL ID: 1028544

MARKET AREA: 1309R

EDWARDS RAMONN

TAX YEAR: 2025



17 BLOC

113









Auditor **Property Search** County Website Contact Us

Address Owner Parcel Number Assessor # Advanced County Map Multi-Year Search

Summary

Map

Pictometry

Transfers

Values

Residential Attributes

Commercial Attributes

Outbuildings

Land

Remarks & Splits

Parcel Projects

Current Taxes

Tax Distribution

By Fund

By Fund & Levy

Prior Taxes

Special Assessments

Payments

Levy Estimator

Prior Specials

Pro # Inquiry

CAUV

Agriculture

Forest

Mylar Tax Map

Photos

Sketch

Manufactured Home  
(MH\_OH)

Manufactured Home  
(MH\_EQ)

Rental Registration

BOR/Appeals

**PARCEL ID: 1028544**  
MARKET AREA: 1309R  
EDWARDS RAMONN  
TAX YEAR: 2025

**ASSESSOR#: 05563104**  
ROLL: RP\_OH  
4105 REDONDO AVE  
STATUS: Active

Record Navigator

1 of 1

Return to Search Results

Actions

- Market Area Sales
- Printable Summary
- Printable Version

Reports

- Mailing List
- Property Attributes Export
- Lucas Composite
- Tax Bill
- Property Record Card

Go

Summary - General

Tax District TOLEDO CITY - TOLEDO CSD  
Class RESIDENTIAL  
Land Use 510 : R - SINGLE FAMILY DWELLING, PLATTED LOT  
Special Use 510 - 1 FAMILY-PLAT  
Market Area 1309R - [Click here to view map](#)  
Zoning Code 10-RS6 - [Click here for zoning details](#)  
Zoning Description Single-Family Residence-6  
Water and Sewer CITY WATER / CITY SEWER  
Traffic RESIDENTIAL SIDE STREET  
Street Type CONCRETE OR BLACKTOP

Owner EDWARDS RAMONN

Property Address 4105 REDONDO AVE  
TOLEDO OH 43607

Mailing Address 4105 REDONDO AVE  
TOLEDO OH 43607

**Legal Desc. MEADOWSTREAM SUBDN LOT 103**

Certified Delinquent Year

Census Tract 73.02

Summary - Most Recent Sale

Prior Owner MUDVILLE ESTATES LLC  
Sale Amount \$0  
Deed 24203384  
Sales Date 18-JUL-2024

Summary - Values

	35% Values	100% Values	35% Roll	100% Roll
Land	9,140	26,100	9,140	26,100
Building	22,050	63,000	21,600	61,700
Total	31,190	89,100	30,740	87,800

Tax Credits

Homestead Exemption NO  
Owner Occupied Credit NO  
CAUV NO  
Agricultural District NO

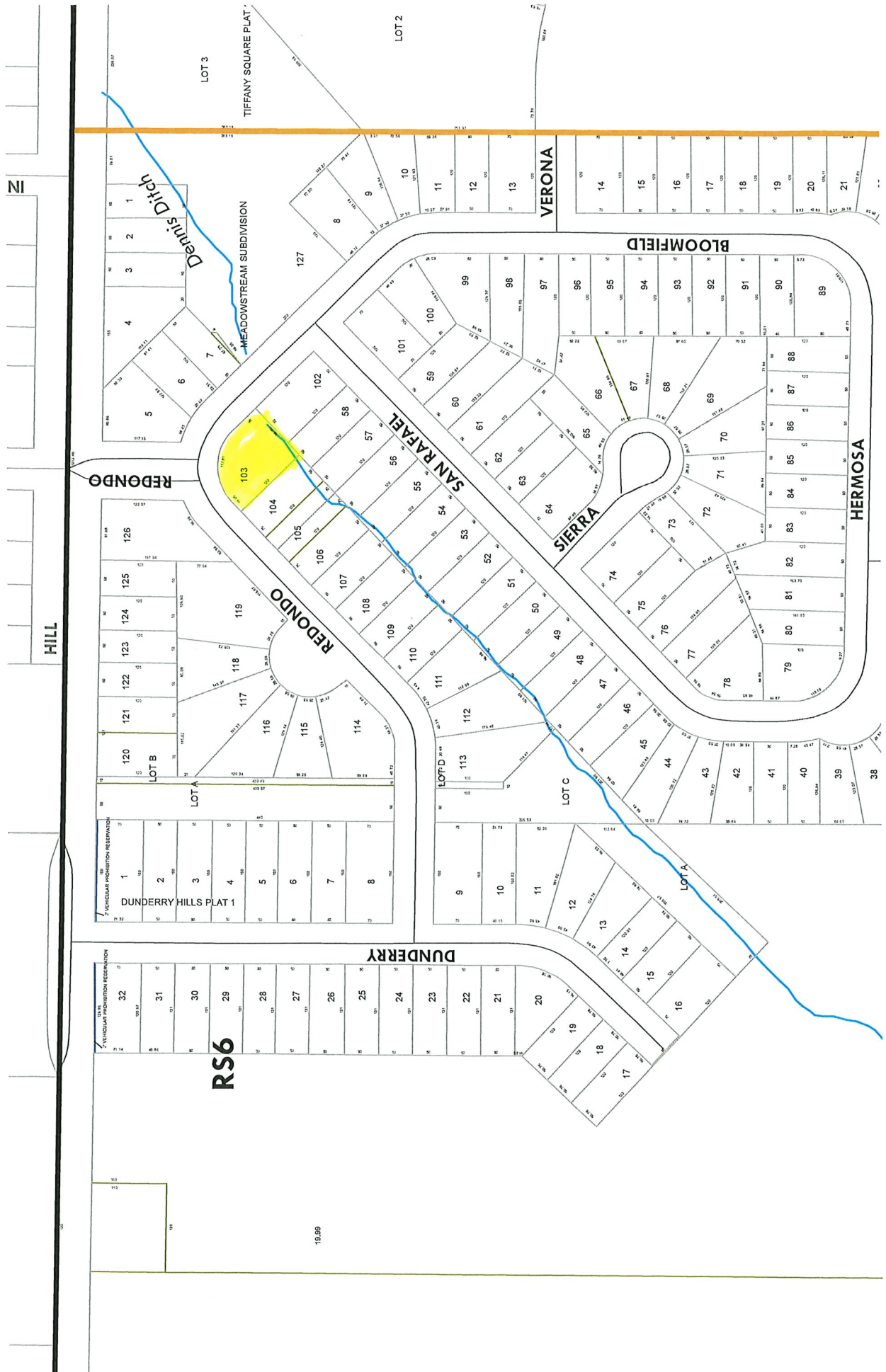
The property and tax information on this site represents data as of the current tax year.

Information provided is deemed a reliable point of reference but is not guaranteed and should be independently verified.

The boundary lines depicted in the map are for tax purposes only. They are not intended for conveyances, nor are they a Legal Survey.



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Printable page

PARCEL ID: 1028544  
MARKET AREA: 1309R  
EDWARDS RAMONN  
TAX YEAR: 2025

ASSESSOR#: 05563104  
ROLL: RP\_OH  
4105 REDONDO AVE  
STATUS: Active

Summary - General

Tax District	TOLEDO CITY - TOLEDO CSD
Class	RESIDENTIAL
Land Use	510 : R - SINGLE FAMILY DWELLING, PLATTED LOT
Special Use	510 - 1 FAMILY-PLAT
Market Area	1309R - <a href="#">Click here to view map</a>
Zoning Code	10-RS6 - <a href="#">Click here for zoning details</a>
Zoning Description	Single-Family Residence-6
Water and Sewer	CITY WATER / CITY SEWER
Traffic	RESIDENTIAL SIDE STREET
Street Type	CONCRETE OR BLACKTOP
Owner	EDWARDS RAMONN
Property Address	4105 REDONDO AVE TOLEDO OH 43607
Mailing Address	4105 REDONDO AVE TOLEDO OH 43607
Legal Desc.	MEADOWSTREAM SUBDN LOT 103
Certified Delinquent Year	
Census Tract	73.02

Summary - Most Recent Sale

Prior Owner	MUDVILLE ESTATES LLC
Sale Amount	\$0
Deed	24203384
Sales Date	18-JUL-2024

Summary - Values

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Building	22,050	63,000	21,600	61,700
Total	31,190	89,100	30,740	87,800

Tax Credits

Homestead Exemption	NO
Owner Occupied Credit	NO
CAUV	NO
Agricultural District	NO