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MAR 13 2025

CASH # BZA25-00017

BY: 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) 245-1320 • www.toledo.oh.gov

APPLICATION TO THE ADMINISTRATIVE BOARD OF ZONING APPEAL (BZA)

TMC Chapter 1112.0200

Site Location 1225 Harvard Blvd, Toledo OH 43614 Zoning District RD6 Date 2/12/25

Legal Description Detached House Parcel 0706477

Applicant's Name (print) Sam Margullos

Appeal (Type of inspection ruling - Title Nine Sign Code) Hardship Variance

Exception ☒ Appeal decision ADA Accommodation

TMC § 1116.0130 1107.1202A 1115.0204

911.16 1107.1407 301.30

Applicant Signature *Sam Margullos* Phone 516-209-8446

Applicant's Street Address 5014 16th Ave Fax

Applicant's City, State, Zip Brooklyn NY 11204 E-Mail Klmanagement23@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 ☒ SWOCopy Zoning Map ☒ <http://mapplive.com/> Transportation notified to check site distance hazard ☒Code Enforcement notified if orders are being appealed, Permit Tech's Initials *JSS* Date 3/20/25

Reviewed by Date Staff Recommendation THE 20' ROADWAY WIDTH ALLOWS FOR

8' ON STREET PARKING AND A 12' DRIVE LANE. *Approved 3-24-25*

Board Decision Date

P, Inspection, BZA

3/15/2022 kjr



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TMC Chapter 1112.0200

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

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Reviewed by _____ Date _____ Staff Recommendation _____

Board Decision _____ Date _____

P: Inspection, BZA

3/15/2022 kjr

Sam Margulies
5014 16th Ave Brooklyn NY 11204
516-209-8446

Request for Exception for Front Yard Driveway

Dear Members of the Zoning Board,

I am writing to formally request an exception to allow a driveway in the front yard of my property located at **1225 Harvard Blvd, Toledo, OH 43614**. While I understand that front yard driveways are not the usual practice, I believe that in this particular case, an exception is warranted due to unique circumstances.

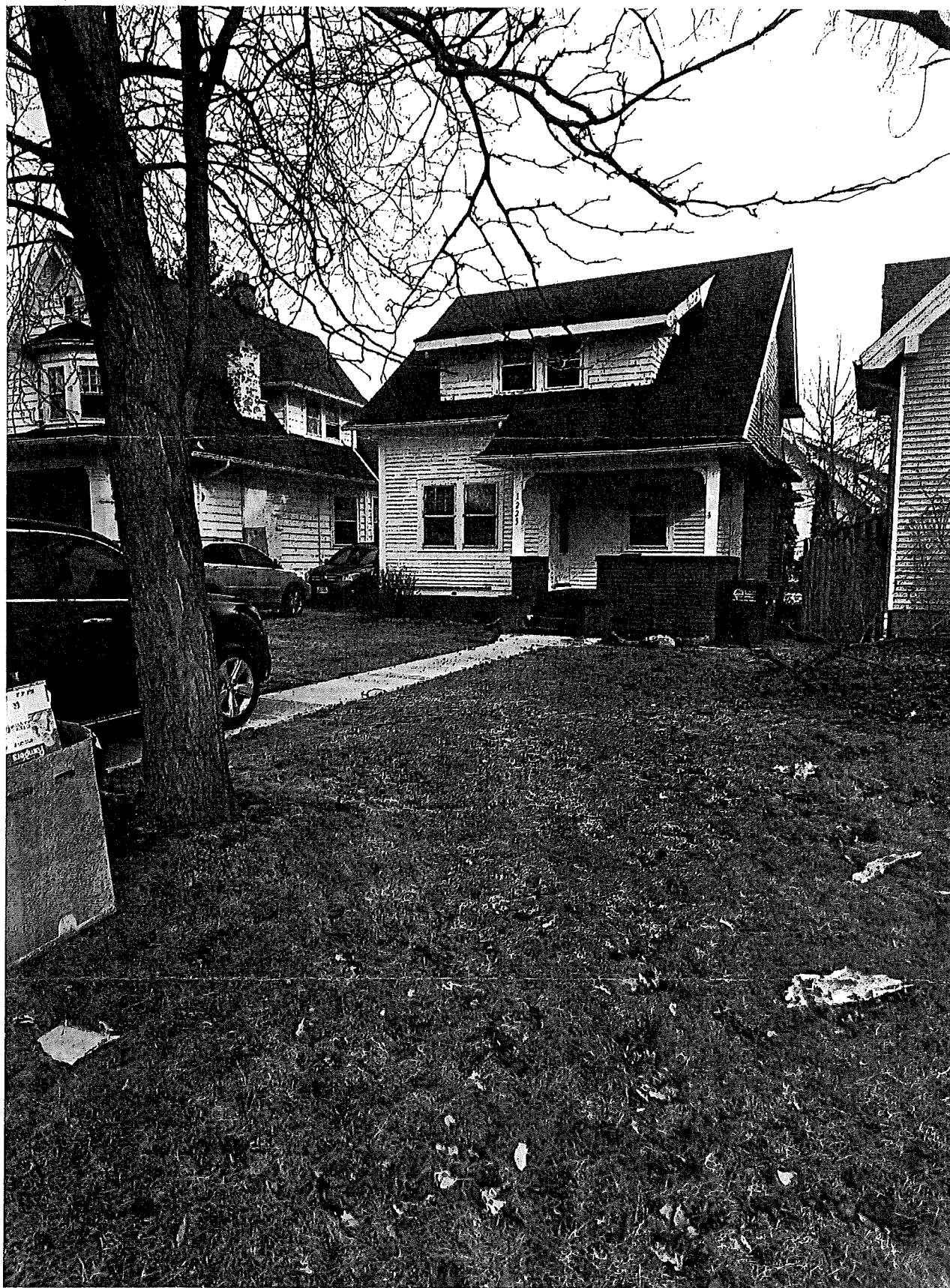
Unlike the neighboring homes on this block, my property does not have a designated driveway, leaving me without a proper parking solution. Street parking is not a practical option because the street is narrow and has a large grass median in the middle. Given the limited roadway width, leaving a car parked overnight further restricts the flow of traffic and creates an obstruction that is less than ideal for residents and emergency vehicles.

The driveway that was built in the front yard provides a practical solution to this issue. There is ample space for a vehicle to be parked comfortably without obstructing pedestrian pathways or impacting the aesthetics of the neighborhood. The driveway has been designed to ensure safety, convenience, and minimal disruption to the surrounding area.

Given these factors, I respectfully request that the zoning board grant an exception to allow the driveway to remain in place. I appreciate your time and consideration and am happy to provide any additional information or answer any questions you may have.

Sincerely,

Sam Margulies





1116.0130 Driveway.

A permanent hard-surfaced way that provides access to a garage, carport, unsheltered parking space, or parking lot from a street or place.

1107.1202 Setbacks.**A. Residential Districts.** In Residential Districts:

1. No parking space may be located within the front yard, except that parking spaces for detached houses, attached houses, and duplexes may be located on a driveway;
2. The paved area of driveways serving detached houses, attached houses, or duplexes may not cover more than 40 percent of the front yard up to a maximum driveway width of 24 feet;
3. Off-street parking spaces are prohibited within required landscape buffers;
4. Off-street parking areas serving multi-dwelling and nonresidential uses must be set back at least 10 feet from all RS and RD Zoning Districts. See [Chapter 1108](#) for applicable landscaping and screening requirements; and
5. See also Section [1105.0204](#), Rear Yard Coverage in Residential Districts, and Section [1105.0600](#). Residential Garages.

1115.0204 To engage in the use of a building or land, the use or installation of a sign, or any other activity requiring one or more permits or approvals under this Zoning Code without obtaining all such permits or approvals.

911.16. Walks or driveway constructed or reconstructed.

No walks or driveways shall be constructed or reconstructed until an inspection has been made, and line and levels are authorized and given by the Commissioner. Notice shall be given to the Division of Engineering Services not less than twenty-four (24) hours prior to starting the work upon any driveway.

1107.1407 Eligible Alternatives.

A. General. The Planning Director is authorized to approve off-street parking spaces in excess of allowed maximums or any of the parking reductions and access alternatives in this subsection if the applicant demonstrates to the satisfaction of the Planning Director that the proposed plan:

1. Will not adversely affect surrounding neighborhoods;
2. Will not adversely affect traffic congestion and circulation; and
3. Will have a positive effect on the economic viability or appearance of the project or on the environment.

301.30. Parking space.

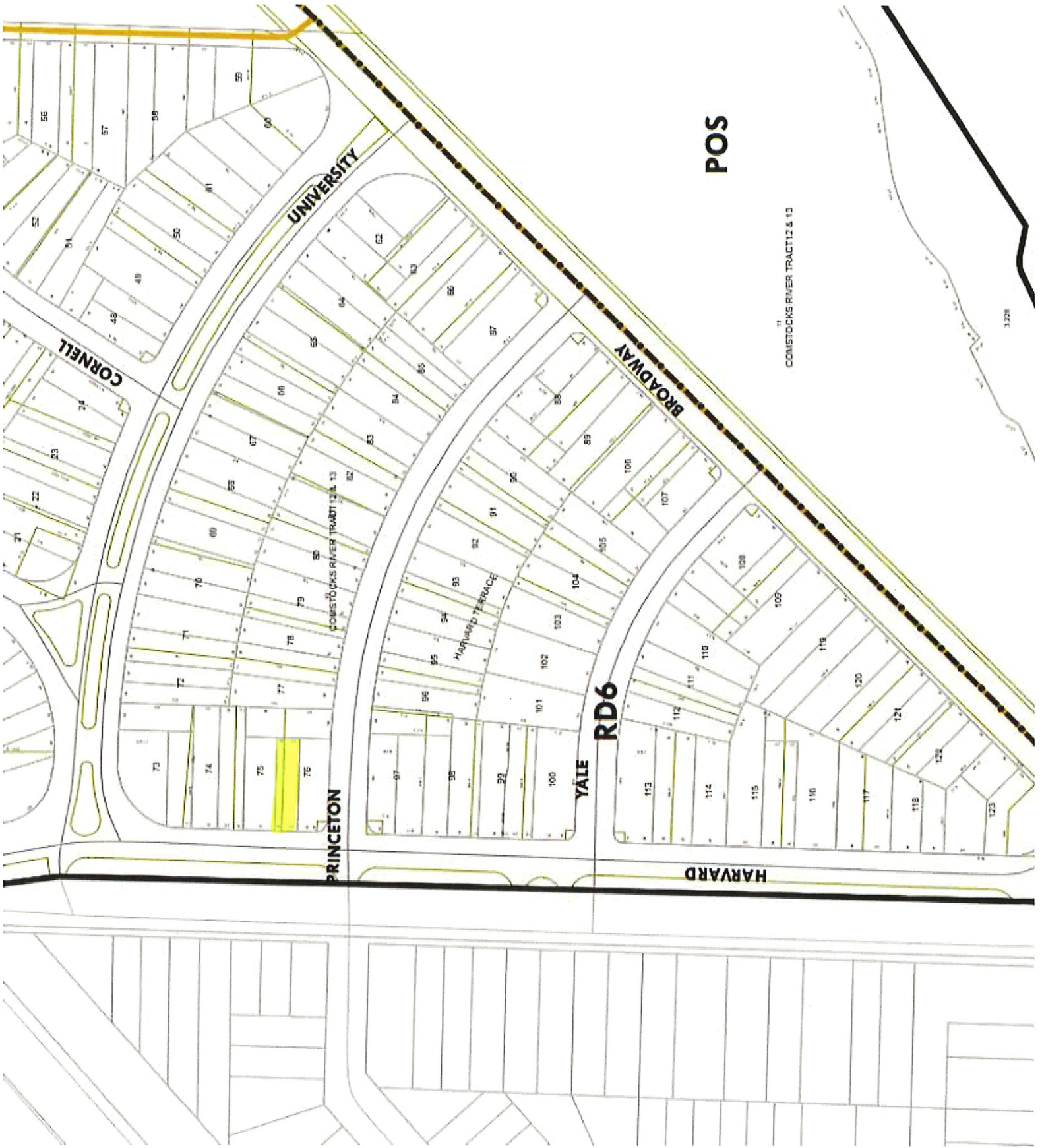
"Parking space" means an area which:

(a) Is located where parking is lawfully permitted, either along a roadway edge or in an off-street facility;

(b) Is sized to adequately store one passenger car, except as may be otherwise posted and/or marked;

(c) May be designated by placement of a parking meter and/or pavement markings.





POS

COMSTOCK'S RIVER TRACT 12 & 13

3.228





PAID 2.6.25 OK

CASE # BZA25-00009

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APPLICATION TO THE ADMINISTRATIVE BOARD OF ZONING APPEAL (BZA)

TMC Chapter 1112.0200

Site Location 523 East Pearl St Zoning District RD6 Date 2-6-25
Legal Description John L Gorney ADDN Lot 132 & W 1/2 Lot 133 & 1/2 Alley ADDN VAC
Applicant's Name (print) Efrain Nunez

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

Exception ☒ Appeal decision _____ ADA Accommodation _____

TMC § 1105.0201(c) FOR SIDE SETBACK ON R. SIDE AT OFF
WHERE 3ft IS MIN. ^{SIDE SETBACK} REQUIRED FOR ACCESSORY Bldg & 1105.0204(A)
FOR ACCESSORY Bldg OVER 30% REAR YARD COVERAGE BY 9.80F

Applicant Signature Efrain Nunez Phone (419) 460-4647

Applicant's Street Address 523 East Pearl St Fax _____

Applicant's City, State, Zip Toledo, OH 43608 E-Mail Eric42falcon@glyphac

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1. 3 photos - showing different views of the site
2. Letter explaining your zoning request with full and accurate information.
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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 N/A

Code Enforcement notified if orders are being appealed. N/A Permit Tech's Initials JS Date 2-6-25

Reviewed by _____ Date _____ Staff Recommendation _____

Board Decision _____ Date _____



CITY OF TOLEDO BOARD OF ZONING APPEALS - MEETING NOTES

HEARING DATE: Monday, March 17, 2025	BZA NO: BZA25-00009	APPLICANT: Efrain Nunez
SITE LOCATION: 523 E Pearl St	ZONING DISTRICT: RD-6	SWO OR NOL ISSUED: N/A

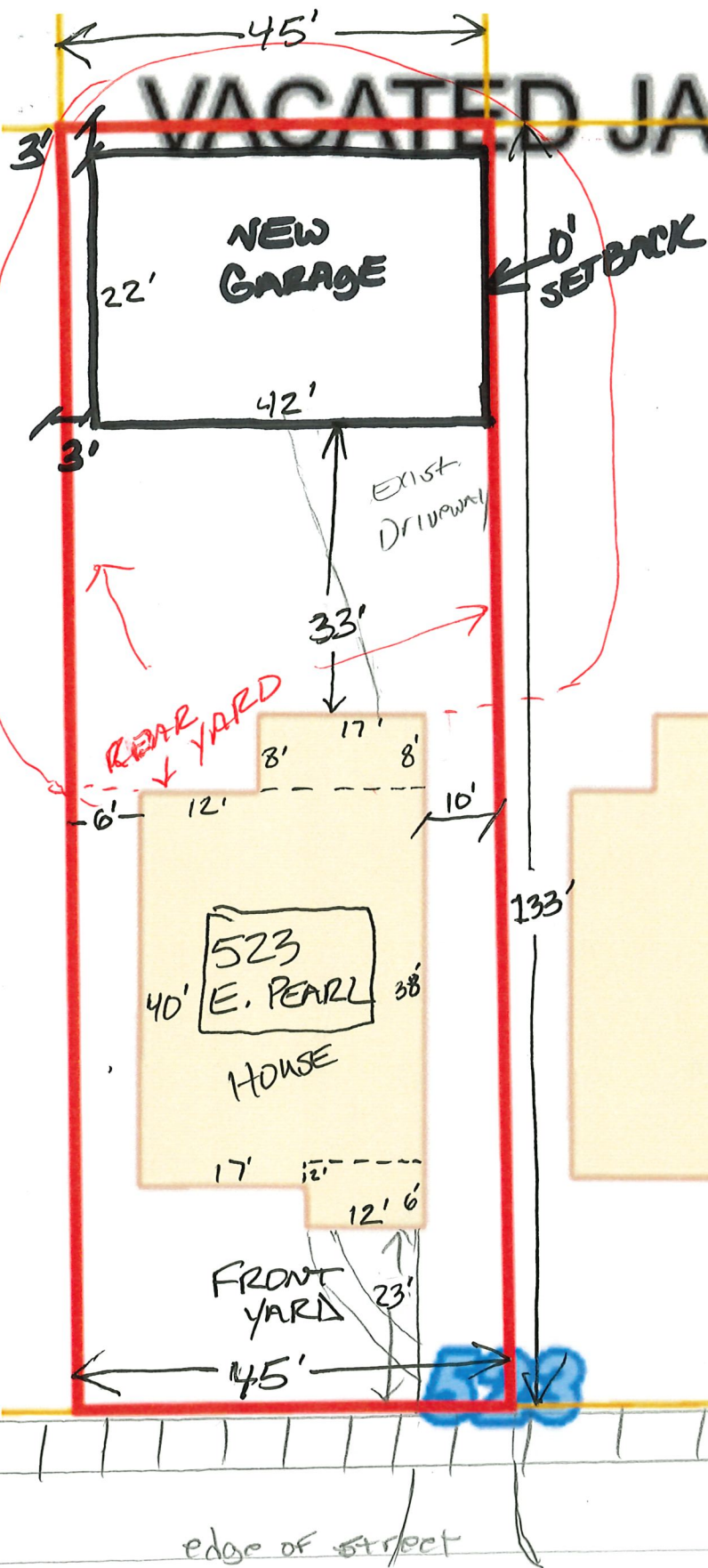
TMC CODE:	1105.0201, 1105.0204
CODE DESCRIPTION:	<p>1105.0201</p> <p>A. No accessory building shall be located less than 60 feet from the primary front lot line.</p> <p>B. No accessory building shall be closer than 10 feet to the main building, except that an accessory building may not be nearer than 5 feet to the main building if no windows or doors are located in that portion of the wall of the main building that is directly opposite and parallel to a wall of the accessory building.</p> <p>C. No accessory building shall be closer than 3 feet to any side or rear lot line.</p> <p>D. The secondary frontage for an accessory building on a double frontage lot is subject to front yard setback requirements per Sec.1106.0100.</p> <p>E. The secondary frontage for an accessory building on a corner lot must be setback at least as far as the main structure.</p> <p>1105.0204</p> <p>Rear yard refers to the total area of a lot from the rear of a structure to the rear property line as that term is defined in Sec. 1116.0100.</p> <p>A. The total of all accessory buildings may not occupy more than 30 percent of the total rear yard in a Residential district.</p> <p>B. The coverage of driveways, open air parking, detached garages and carports may not occupy more than 50 percent of the total rear yard in a Residential district.</p>
ANALYSIS:	Applicant request variance of 4 % over the allowed 30 % rear yard coverage for accessory structure and a variance of 3' under the required 3'side lot line set back.

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

VOTING RESULTS:	APPROVED	DISAPPROVED	DEFERRED X	WITHDRAWN
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CONDITIONS OF APPROVAL
Re-submit.

VACATED JAN 15, 1917



REAR YARD AREA

$$\begin{aligned}
 18 \times 8 &= 144 \\
 58 \times 45 &= 2610 \\
 \hline
 2754 &\text{ - TOTAL REAR YARD} \\
 \times .3096 & \\
 \hline
 826 \text{ SF} &\text{ MAX. Bldg. SIZE}
 \end{aligned}$$

$$\begin{aligned}
 \text{BDD is } 22 \times 42 &= 924 \text{ SF} \\
 - 826 & \\
 \hline
 98 \text{ SF OVER } 3096 &\text{ Allowed}
 \end{aligned}$$

TAX YEAR: 2025



O' side setback

