

CASE # BZA25-00052

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 2969 113th St, Toledo, OH 43611 Zoning District RS6 Date Oct 9, 2025Legal Description LAKE VIEW LOT 18 EXC W 50 FT & S 1/2 PARK LYING E & ADJApplicant's Name (print) Logan KeilAppeal (Dept. of Inspection ruling - Title Nine Sign Code) _____ Hardship Variance Yes

Exception _____ Appeal decision _____ ADA Accommodation _____

TMC § 1105.0201 Setbacks A. B. C. & 1105.0204 Rear Yard Coverage A. B.1106.0101 Residential DistrictsApplicant Signature [Signature]Phone 419-438-4519Applicant's Street Address 2969 113th St

Fax _____

Applicant's City, State, Zip Toledo, OH 43611E-Mail keil_logan@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 JN Date 10/9/25

Reviewed by _____ Date _____ Staff Recommendation _____

Board Decision _____ Date _____

P:, Inspection, BZA

3/15/2022 kjr

Letter of Intent / Hardship Statement

To:

City of Toledo Board of Zoning Appeals
One Government Center
Toledo, OH 43604

Subject: Hardship Variance Request – Carport Installation

Property Address: 2969 113th Street, Toledo, OH 43611

Dear Members of the Board,

I am submitting this letter in support of my application for a hardship variance to install a small carport at my residence. My property presents unique physical limitations that make compliance with the current zoning requirements impractical without relief from the Board.

The primary hardship is that my lot is unusually narrow and does not allow adequate space for any enclosed building or attached structure, such as a traditional garage, while maintaining the required setbacks. The limited width of the property creates a practical difficulty that prevents me from adding any form of covered parking or storage under the existing code.

As a result, there is currently no off-street parking available on the property, which forces me to rely on street parking. Street parking is often limited or unavailable, especially during times when nearby residents' vehicles occupy the spaces. In addition, my property lacks any enclosed or protected area for storing lawn equipment and outdoor tools, which currently must be kept exposed to the weather.

The proposed carport would provide necessary coverage and utility while maintaining a modest footprint and minimal visual impact on the surrounding neighborhood. This improvement would help preserve the use and value of my property without altering the character of the area.

I respectfully request approval of this hardship variance so that I may proceed with the installation of the carport.

Thank you for your time and consideration.

Sincerely,

Logan Keil

2969 113th Street

Toledo, OH 43611

419-438-4519

keil_logan@yahoo.com















