



PAID 8/25/25

CASE # BZA25-00044

CITY OF TOLEDO

Department of Building and Code Compliance

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 537 Woodville Road, Toledo OH 43605 Zoning District _____ Date 8/19/25

Legal Description Proposing to install a 14x12ft fence (Trash Enclosure) around the Dumpster

Applicant's Name (print) Beatrice Thompson

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

Exception _____ Appeal decision _____ ADA Accommodation _____

TMC § We are requesting a BZA variance administratively reviewed, to address the installation of a Trash enclosure fence approval due to a requirement from the City to have the store be able to renew their retail license.

Applicant Signature Beatrice Thompson Phone 248-410-5457

Applicant's Street Address 30 West Silverdome Industrial Park Fax _____

Applicant's City, State, Zip Pontiac, MI, 48345 E-Mail projects@teammem.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 10:00 AM. 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 8/22/25

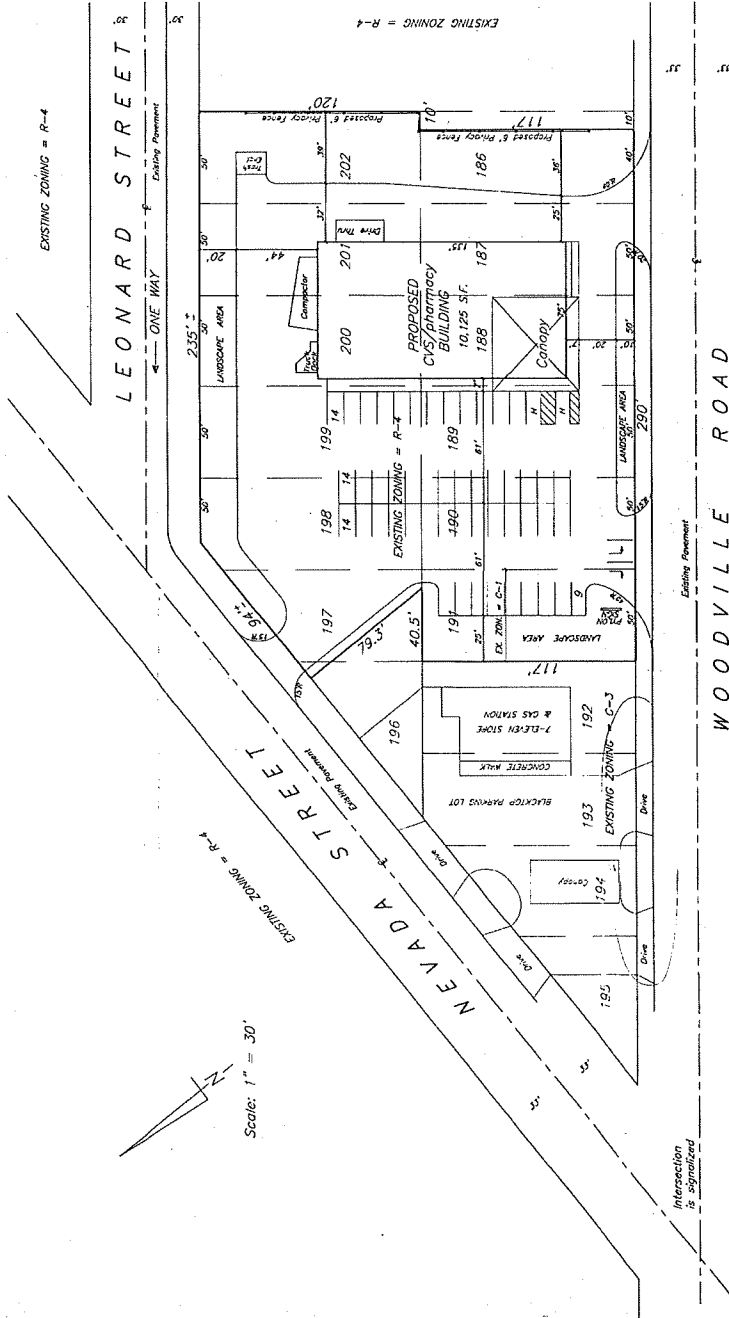
Reviewed by _____ Date _____ Staff Recommendation _____

Board Decision _____ Date _____

P:, Inspection, BZA

3/15/2024 kjr

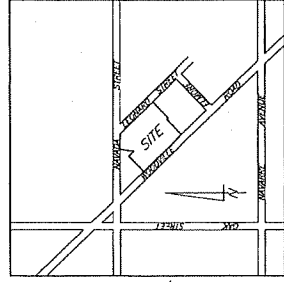
REQUEST FOR SITE PLAN REVIEW AND ZONING CHANGE FROM C-1 & R-4 TO C-3



LEGAL DESCRIPTION

The Northwest 40 feet of Lot 186, all of Lots 187, 188, 189, 190, 191, 198, 199, 200, 201 and 202 and that part of Lots 196 and 197 in W.S. Williams Addition to the City of Toledo, Lucas County, Ohio, bounded and described as follows:

BEGINNING at the Northeast corner of said Lot 197; thence West on the South line of Nevada Street, 75.0 feet; thence South on a line at right angles to Nevada Street 79.3 feet to the Southwest line of Lot 197; thence Southwesterly on said Southwest line of Lot 197, 118.5 feet to the Northwest corner of said Lot 197; thence Northwesterly 108.5 feet to the place of BEGINNING, except therefrom that part thereof lying within the line of Nevada Street.



DEVELOPER
Zyndorf/Serchuk Investment Co.
Four SeaGate, Suite 608
Toledo, Ohio, 43605-1520
Ph-419-249-7070
Mark Zyndorf

NOTES
Ex. Zoning=R-4 & C-1 (Lot 191)
Prop. Zoning=C-3
Area=1.545 Ac.
Proposed Building = 10,125 S.F.
Parking Required=51
Parking Proposed=51



R.C. TWINING & ASSOCIATES
5333 SECOR ROAD-SUITE TWO, TOLEDO, OHIO 43623
TEL: 419-249-7070 FAX: 419-249-7071
EMAIL: RTW@RCATW.COM
ENGINEERS & SURVEYORS

Robert C. Twining	Reg. Sur.	10576
1" = 30'	Sheet	22/28
	Scale	1/2" = 1' = 30'
	Date	1/2004

MATERIAL LIST

1. 30"-30" STREET BOX
2. SUBMERSIBLE PUMP RED JACKET "EXTRACTA" SERIES
1/2 HP MODEL # P-14-51
1/2 HP MODEL # P-15-51
3. LEAK DETECTOR, RED JACKET # 116-017
4. 2" BALL VALVE, APOLLO # 53-108
5. 1/2" MANHOLE, OPN # 104
6. 4" FILL CAP, OPN # 62-TT
7. 4"x4" FILL ADAPTOR, OPN # 61-145
8. 12"x4" CONCRETE BRACKET
9. 4" DRAIN TUBE, EMCO WHEATON # A-20-006
10. PRODUCT STORAGE TANKS, FIBERGLASS
11. 24"x24" STREET BOX
12. 4" MALE PIPE PLUG
13. 3" VAPOR RECOVERY CAP - OPN # 171-T
14. 3"x4" VAPOR RECOVERY ADAPTOR, OPN # 601-AYB
15. 4"x2" EXTRACTOR VENT VALVE, OPN # 233-50
16. 1/2" IMPACT CHECK VALVE - OPN # 10-RF
17. GILBARCO - HIGHLINE DUAL DISPENSER
18. GILBARCO - MULTI PRODUCT DISPENSER
19. CANOPY, MONITOR

NOTES:

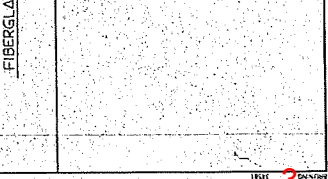
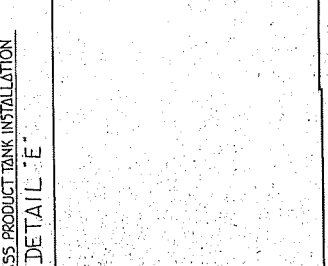
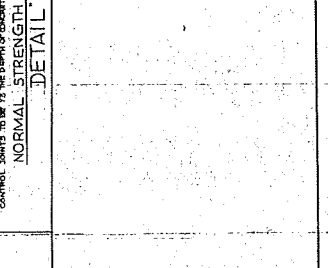
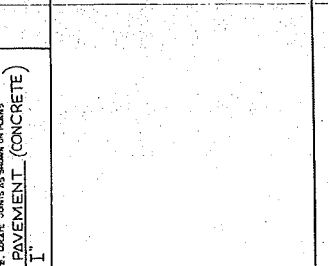
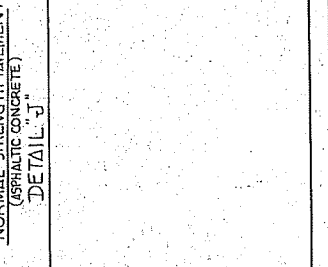
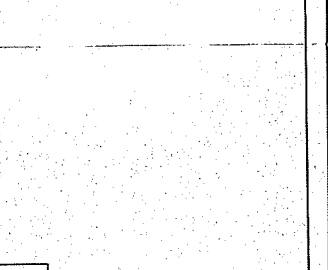
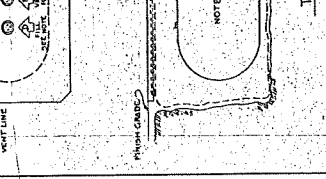
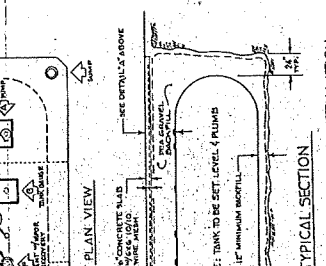
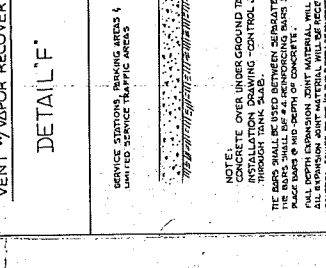
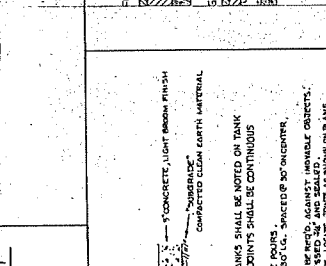
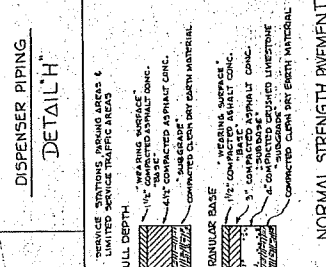
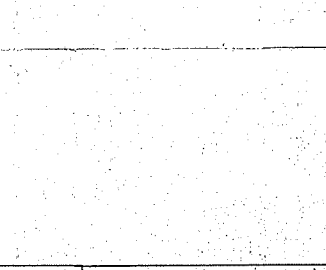
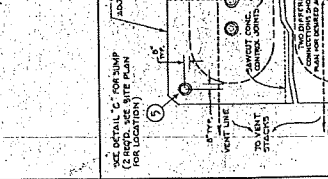
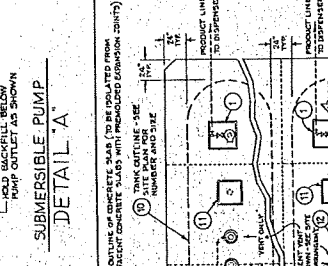
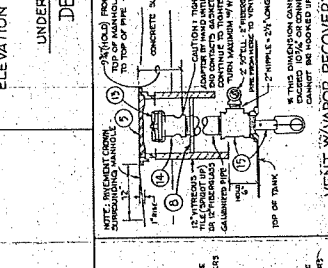
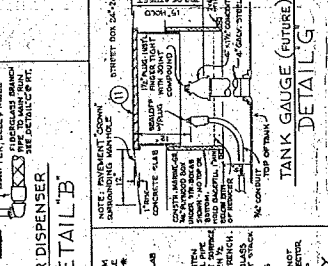
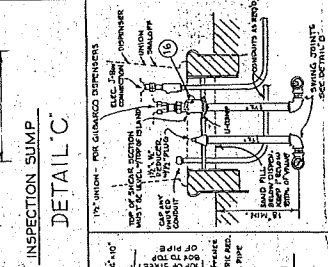
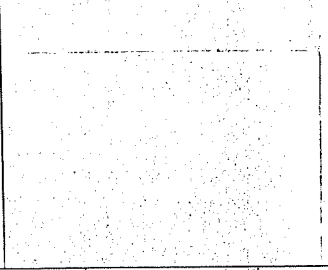
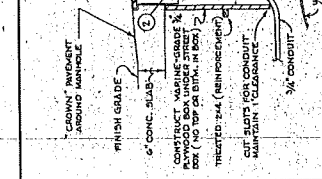
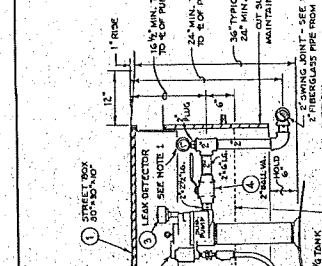
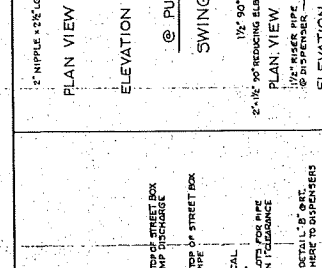
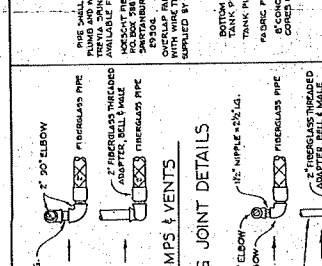
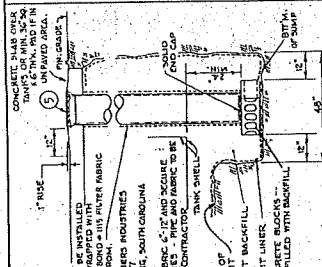
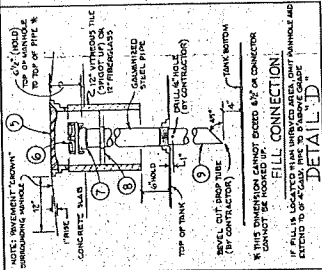
1. FOR USED FIBERGLASS TANKS INSTALLER SHALL VERIFY THAT METAL DEFLECTOR PLATES EXIST IN THE TANK BOTTOM DIRECTLY BELOW EACH 4" DRG. FILL PIPE INSTALLATIONS SHALL BE LIMITED TO THOSE OPENINGS HAVING SUCH METAL DEFLECTOR PLATES.
2. IF TANKS ARE LOCATED IN AREAS SUBJECT TO HIGH WATER TABLES, TANKS MAY BE REQUIRED.
3. ALL VENT LINES MUST HAVE A CONSTANT RISE OF 1/2" PER FT. FROM TOP OF TANK TO DISPENSER.
4. ALL PRODUCT LINES MUST SLOPE UP FROM TOP OF TANKS TO DISPENSER.
5. TEST ALL PIPING, USE 50 PSI PRESSURE CONTINUOUSLY DURING CONSTRUCTION UNTIL TIME OF TIGHT CONNECTIONS ARE MADE. ALL LEAKS MUST BE SHOWN ON PUMP DETAILS WILL BE REMOVED AND PLUGS INSTALLED.
6. TEST ALL TANKS, USE 5 PSI PRESSURE (NO LOWER THAN 5 PSI) (NOTES 516 ABOVE TO CONFORM TO ALL LOCAL BUILDING CODES)
7. ELECTRICAL CONDUITS WILL BE INSTALLED SO THAT NO UNDERGROUND RUNS COME INTO CONTACT WITH ANOTHER CONDUIT OR PIPE. NO BUCKING WILL BE PERMITTED BETWEEN CONDUITS OR PIPES.
8. WHERE TRANSITIONS FROM FIBERGLASS TO GALVANIZED PIPING OCCUR, A FIBERGLASS FIBERGLASS BELL AND GALE ADAPTER MUST BE USED. ONLY FIBERGLASS THRODS IN FEMALE METAL THRODS WILL BE PERMITTED.
9. PIPE SPECIFICATION - FIBERGLASS
 - a. APPROVED TYPE 3000/1 BY A.O. SMITH INLAND CORPORATION
 - b. APPROVED TYPE 3000/1 BY A.O. SMITH INLAND CORPORATION
 - c. APPROVED TYPE 3000/1 BY A.O. SMITH INLAND CORPORATION
 - d. APPROVED TYPE 3000/1 BY A.O. SMITH INLAND CORPORATION
10. FIBERGLASS PIPING WILL BE USED FOR PRODUCT LINES BETWEEN SWING JOINTS AT PUMPS AND DISPENSERS AND BETWEEN LINES BETWEEN SWING JOINTS AT TANK AND VENT RISERS.
11. A.O. SMITH PIPING WILL BE JOINED WITH INLAND AMERICA 4-10-104, DS-1024, OR DS-1069.
12. ALL PIPING WILL BE JOINTED WITH TWO PART EPOXY ADHESIVE # C-201.
13. FOR REPAIRS TO PIPES - SEE MANUFACTURER'S INSTRUCTIONS.
14. IF A LEAK IS FOUND AT A FITTING, THE FITTING MUST BE CUT OUT AND A NEW FITTING INSTALLED.

MAY 14 1986

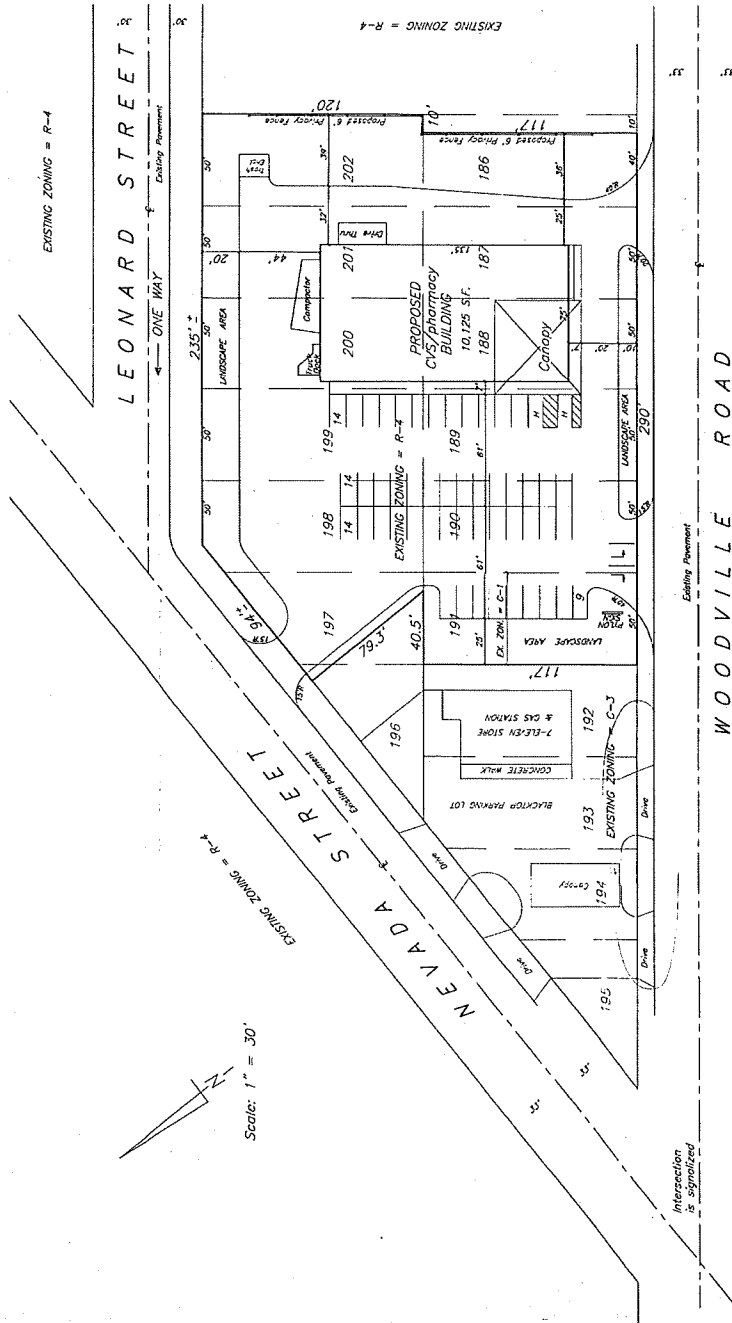
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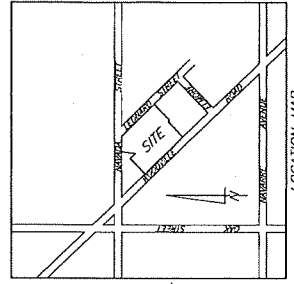
REQUEST FOR SITE PLAN REVIEW AND ZONING CHANGE FROM C-1 & R-4 TO C-3



LEGAL DESCRIPTION

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BEGINNING at the Northeast corner of said Lot 197; thence West on the South line of Nevada Street, 75.0 feet; thence South on a line at right angles to Nevada Street 79.3 feet to the Southwest line of Lot 197; thence Southeastly on said Southwest line, 9.5 feet to the most Southerly corner of said Lot 186; thence easterly 185 feet to the place of BEGINNING; and thence that part thereof lying within the line of Nevada Street.



NOTES
 Ex. Zoning=R-4 & C-1 (Lot 191)
 Prop. Zoning=C-3
 Area=1.545 Ac.
 Proposed Building = 10,125 S.F.
 Parking Required=51
 Parking Proposed=51

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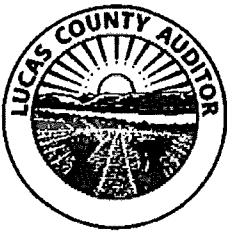


R.C. TWINING & ASSOCIATES
 3333 SECOR ROAD-SUITE 700, TOLEDO, OHIO 43623
 PH-419-249-7070 FAX PH-419-5059
 ENGINEERS & SURVEYORS

Robert C. Twining	Reg. No.	15576
1" = 30'	Scale	2/2/98
DATE	MONTH	YEAR
JUL	JUL	1998



where do fence go?
Fence.



Lucas County Auditor - Combine Form

Mail to: Lucas County Auditor
Real Estate Splits/Combines Department
1 Government Center, Suite 600
Toledo, OH 43604

Date: 08/06/2025

Please combine into one parcel the following described lots and/or parcels located in Lucas County, Ohio.

TD-Parcel #	Assessor #	Street Address	Short Legal Description
1627107	08271015	535 Woodville Rd	W S WILLIAMS ADDITION LOT 192
1627131	08271020	502 Nevada St	W S WILLIAMS ADDITION LOTS 196 & 197 WLY TRI 99.70 FT ON NEVADA ST AS WIDENED
1627111	08271016	529 Woodville Rd	W S WILLIAMS ADDITION LOT 193 EXC NEVADA ST
1627114	08271017	523 Woodville Rd	W S WILLIAMS ADDITION LOT 194 EXC NEVADA ST
1627121	08271018	517 Woodville Rd	W S WILLIAMS ADDITION LOT 195 SE 65 FT EXC NEVADA ST & EXC PT IN RD

*We cannot accept combine forms for the City of Oregon (taxing district 44). Contact the Oregon Planning Commission for approval of combine at (419) 698-7071

Owner Signature Ivan Maskey

Date 8/13/2025

Printed Name Ivan Maskey, Attorney-in-Fact for 7-Eleven, Inc., f/k/a The Southland Corporation

Phone Number _____

Date Worked (Office) _____ Tax Duplicate Year 2024 (payable 2026)

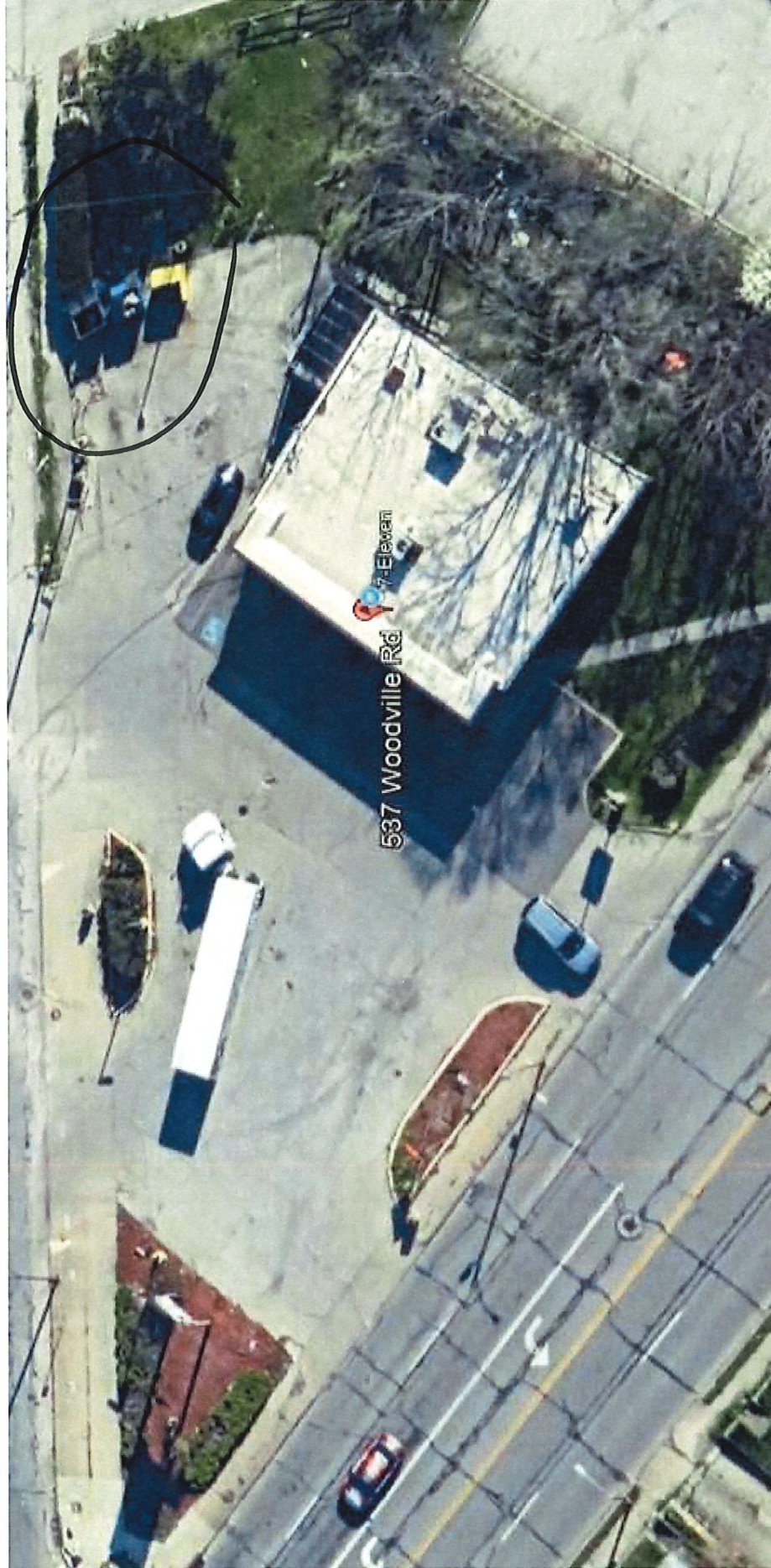


Lucas County Auditor - Combine Form

Answers to Commonly Asked Questions

1. The signature of only one owner is required on the form.
2. The Auditor's Office must receive the original signature. A copy or facsimile of the form will not be accepted.
3. Tax bills will not reflect the combination of parcels until the following year, 2024 (payable in 2025).
4. An approved combine for new construction purposes is effective on the date the request is received. If you require written verification, the Auditor's Office can provide said documentation upon request.
5. Any subsequent split of the combined parcel into smaller parcels may require Planning Commission approval. Also, it may make it difficult to sell or mortgage only a portion of the new parcel.
6. Parcels must be contiguous (adjoining) to be combined.
7. Parcels must be titled **exactly** the same. Pay special attention to "survivorship language." All parcels must either be in survivorship or all parcels must not be in survivorship for the parcels to be combined.
8. Combine forms from Oregon (taxing district 44) will not be accepted. Please contact the Oregon Planning Commission at (419) 698-7071 for combine requests.
9. If your parcel(s) are in Foreclosure or are involved in the Tax Lien Sale, the Auditor's office will not honor your request to combine parcels.
10. The TD-parcel number, assessor number, and the short legal description are available on AREIS Online at icare.co.lucas.oh.us/LucasCare
11. Parcels must be in the same jurisdiction and school district to be combined.
12. The Lucas County Auditor cannot combine two or more parcels with Residential structures.
13. For commercial combines, the parcel with the highest value is retained unless otherwise indicated by the applicant.
14. Please note: this form is a courtesy provided by the Lucas County Auditor to simplify yearly real estate property tax payments and/or for building permit purposes. It does not create a new legal document.

For additional questions or concerns, please contact the Lucas County Auditor's office by phone at (419) 213-4406 or email at outreach@co.lucas.oh.us





M.E.M Construction & Contracting, Inc.

30 West Silverdome Industrial Parkway, Pontiac MI 48342

(248) 858-8220

City of Toledo

Department of Building and Code Compliance
One Government Center, Suite 1600
Toledo, OH 43604

Re: Request for Variance – 7-Eleven Store #19776
537 Woodville Road, Toledo, OH 43605

To Whom It May Concern,

M.E.M. Construction & Contracting, Inc. has been contracted by 7-Eleven to install a trash enclosure fence around the existing dumpsters located on the property of 7-Eleven Store #19776 at 537 Woodville Road, Toledo, OH 43605. This installation is in response to a requirement from the City of Toledo in order for the store to maintain its retail license.

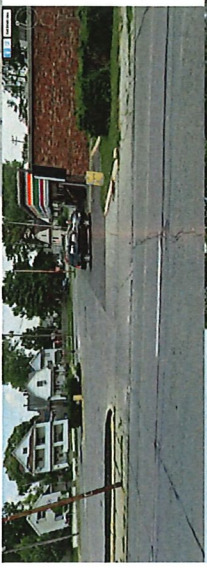
Our lead technician has assessed the site and recommended the installation of a 14 ft. by 12 ft. fence to properly enclose the dumpsters. However, based on guidance provided by Planning Technician Luke Fulop, the location of the trash receptacle is within the front yard of the property. As such, a variance is required before proceeding with the installation.

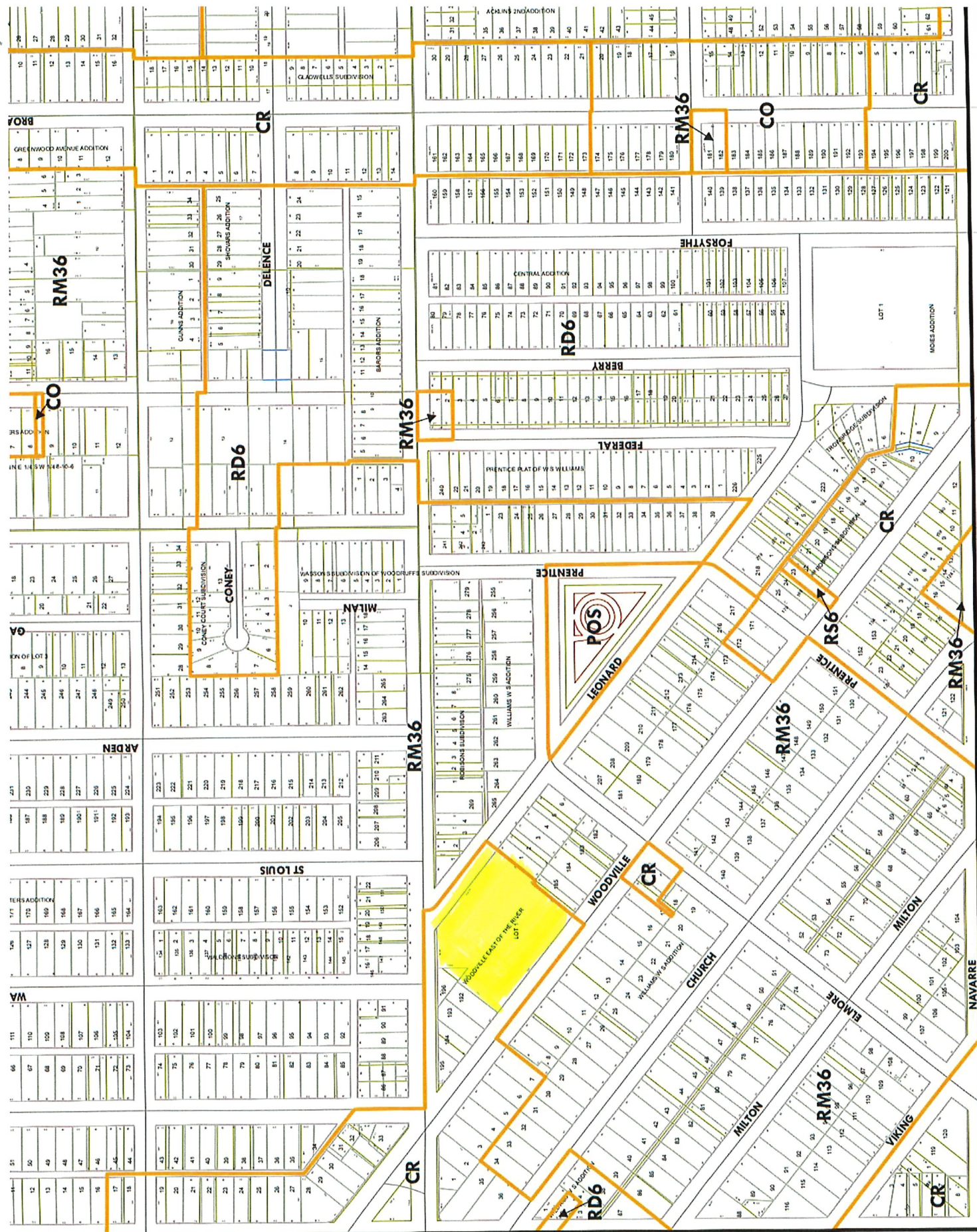
We respectfully submit this letter as a formal request for a Variance and for it to be Administrative reviewed to allow the installation of the trash enclosure fence in the specified location. We appreciate your consideration and look forward to your guidance on the next steps in this process.

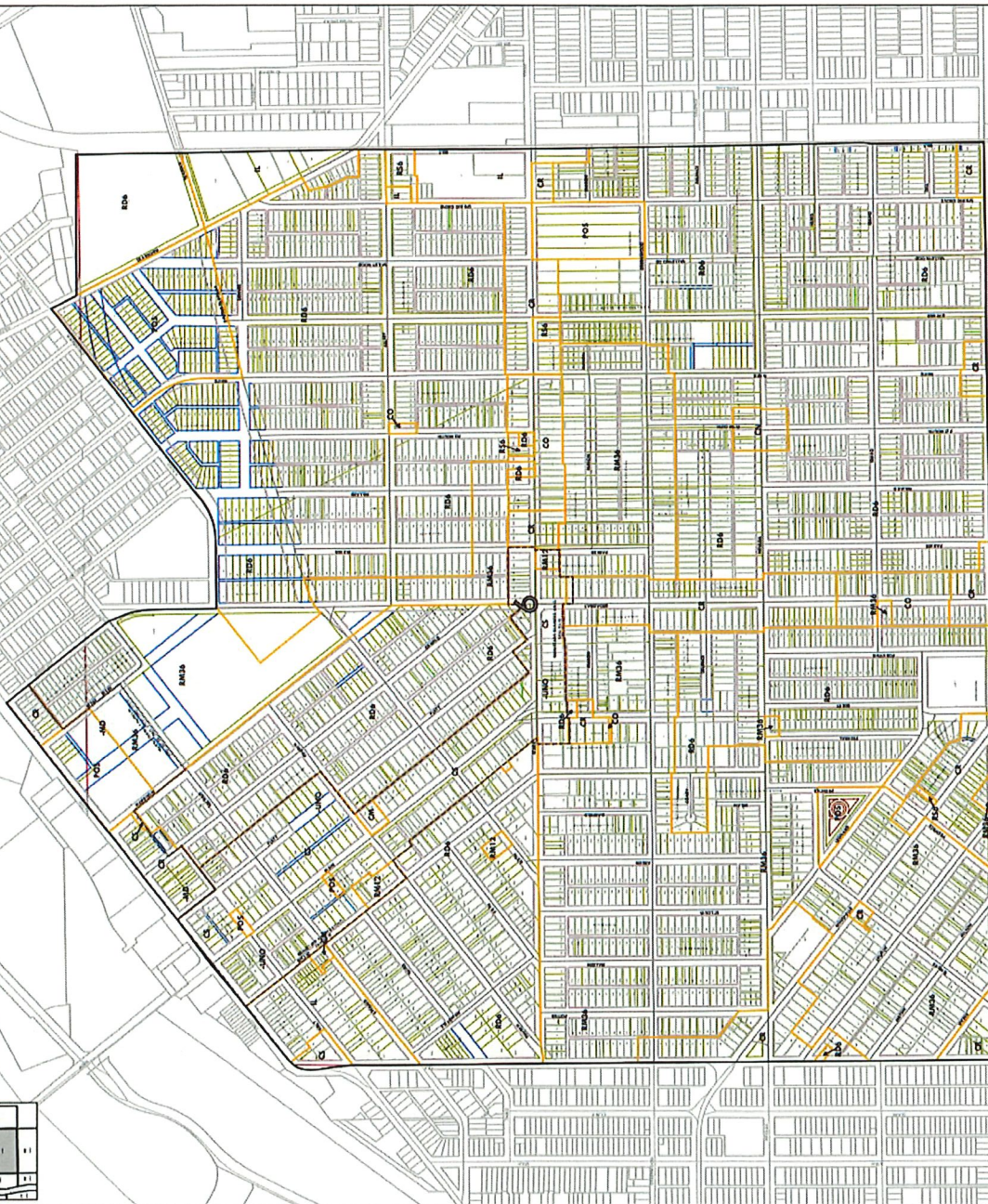
Sincerely,

Beatrice Thompson
Director of Operations

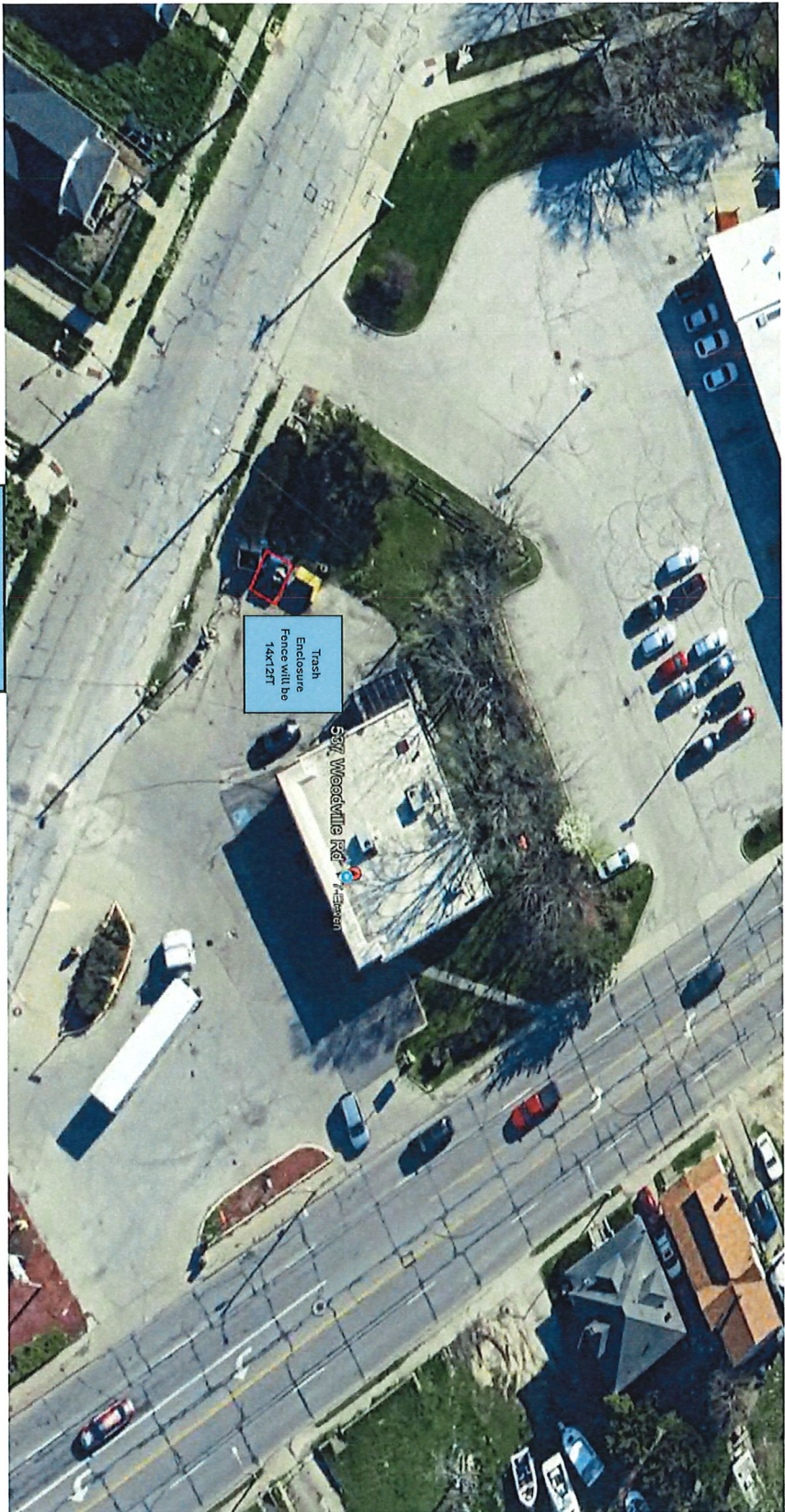
M.E.M. Construction & Contracting, Inc.
248-410-5457, beatrice@teammem.com







Date Printed: 11/17/2022



To Ensure the Trash Enclosure Fence is 18FT from side walk the 1st dumpster will need to be moved over. We will arrange for the Dumpster company to move it over.