



City of Toledo
Board of Zoning Appeals
Formal Agenda

One Government Center
Toledo, OH 43604

Monday, August 20, 2018

10:00 AM

City Council Chambers

The purpose of this meeting is to discuss:

[BZA18-2004](#)

18-29 201 Belmont Ave 43604
Lucas Metropolitan Housing Authority
June 18, 2018

Body: Applicant requests variance from TMC 1387.02 (A) and (B) (2) for 10" lettering for "L" and logo symbol to replace the letter "A". The addresses for BZA: 930 S 13th, 240 21st, 3423 W Alexis, 2018 W Bancroft, 211 S Byrne, 615 Cherry, 2100 Consaul, 535 Elmdale, 601 Fasset, 704 Gawil, 3230 Glendale, 413 Nebraska, 3425 Nebraska, 1121 Palmwood, 55 Poplar, 5836 Southwyck, 406 Suder, 3201 N Summit.

Zoning District: None listed

Staff Recommendation-Disapproval

1. A & B(2) does not comply with height or setback requirements.
 - A. The sign is not part of a fence and is not set back at least 50' from all abutting pavement.
 - B. The sign exceeds 42" in height, the letters are larger than 10" and there is no logo allowed on the sign within residential district.

[BZA18-0026](#)

18-31 3205 Glendale Ave 43614 RS6
Myra Goeli
July 16, 2018

Body: Applicant requests variance from TMC 1387.02 (3) for area identification letters to be larger than 10 inches. Applicant requests variance from TMC 1389.05 [a][c] to allow 120 sf banner to be installed over the maximum allowed 30 sf within a residential zoned district. Applicant requests variance from 1379.01 (S2) to have an "identification fascia sign" to allow a banner to be installed (refer to 1389.05 [a][c]).

Zoning District: RS6

Staff Comments: 1. Does not conform to area identification signage and is being requested as a banner.

[BZA18-0034](#)

18-39 403 Rochelle Rd 43615 10-RS6

Joshua Fry

August 20, 2018

Body: Applicant requests variance from TMC 1107.1202 (A) (1) for extension of parking within the front yard setback over 2 spaces. Applicant requests variance from TMC 1107.1202 (A)(2) of 2' over the max 24' wide parking allowance.

Zoning District: 10-RS6

Staff Comments: The expansion violates max parking allowance per TMC 1107.1202 A(1&2) for size and spacing.

[BZA18-0036](#)

18-40 1633 Potomac Dr 43607 RD6

Roger Stuart

August 20, 2018

Body: Applicant requests variance from TMC 1105.0201 [c] for an appeal for an accessory building side setback to be 0' from the property line where 3' is the minimum.

Zoning District: RD6

The expansion does not allow for maintenance.

[BZA18-0038](#)

18-42 1051 Kinder Rd 43615 RS12

Wallace Young

August 20, 2018

Body: Applicant requests variance from TMC 1106.0101 for an appeal for a rear addition to be 3' less than the required setback for a total of 32' within the rear yard.

Zoning District: RS12

Staff Comments: The rear setback within RS12 zoning requires a 35' minimum setback.

[BZA18-0039](#)

18-43 5521 Pawnee Rd 43613 RS6

Stuart Burghardt

August 20, 2018

Body: Applicant requests variance from TMC 1105.0201 [b] to allow a garage structure to be 4' closer than the 10' minimum allowed to the main structure. Applicant requests variance from TMC 1105.0203 [a] to install a 22x30 garage over the max 2 accessory structures for a total of 3 accessory structures.

Zoning District: RS6

Staff Comments: The new garage violates setback requirements and max accessory structures allowed.

[BZA18-0040](#)

18-44 1707 Cherry St 43604 CR

Myra Goeli

August 20, 2018

Body: Applicant requests variance from TMC 1389.06 [c][b] for the sign to be 13'-8" higher than the 10' maximum height for a total of 23'-8" in overall height.

Zoning District: CR

Staff Comments: The variance violates the newly established EMC sign ordinance for height and sizing.:

[BZA18-0041](#)

18-45 1601 Jefferson Ave 43604 CR

Scott Smith

August 20, 2018

Body: Applicant requests variance from TMC 1387.05 [d][1]A Category 1 for a proposed sign that is larger than the maximum allowable square footage.

Zoning District: CR

Staff Comments: The sign is larger than the maximum allowable square footage. Proposed 875 sq ft, allowed 576 sq ft, allowed 45% of the wall on each side

[BZA18-0042](#)

18-46 2768 Front St IG

Daniel Elder

August 20, 2018

Body:

Applicant requests variance from TMC 1105.0302(A1) to install 8' high decorative vinyl sections within front yard setback over the maximum allowed 3.5'. Applicant requests variance from TMC 1107.1906 to install a gravel road which is prohibited. TMC 1111.1709 A(1) Applicant is requesting variance until project completion in 2020.

Zoning District: IG

Staff Comments: Requesting 8' height vinyl sections which exceeds maximum allowed height of 3.5'.

ADJOURNMENT