



TOLEDO-LUCAS COUNTY PLAN COMMISSIONS

ONE GOVERNMENT CENTER, SUITE 1620, TOLEDO, OHIO 43604

PHONE 419-245-1200 FAX 419-936-3730

THOMAS C. GIBBONS, DIRECTOR



DATE: February 15, 2019

REF: SUP-10006-18

TO: President Matt Cherry and Members of Council, City of Toledo

FROM: Toledo City Plan Commission, Thomas C. Gibbons, Secretary

SUBJECT: Request for a Special Use Permit for Used Auto Sales at 1108 Holland-Sylvania Road.

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, February 14, 2019 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request	-	Special Use Permit for Used Auto Sales
Location	-	1108 Holland-Sylvania Road
Applicant	-	Sullmier Beseiso 2405 St. James Wood Boulevard Toledo, Ohio 43617
Engineer	-	John Weithman, P.E. P.O. Box 184 Waterville, Ohio 43566

Site Description

Zoning	-	CR / Regional Commercial
Area	-	± 0.53 acres
Frontage	-	± 115' along Holland-Sylvania Road
Existing Use	-	Warehouse/storage facility
Proposed Use	-	Used Auto Sales
Required Parking	-	21 parking spaces
Proposed Parking	-	5 parking spaces
Neighborhood Org.	-	None
Overlay	-	None

GENERAL INFORMATION (cont'd)

Area Description

North	-	Commercial flooring, single-family house / CR
South	-	Commercial warehouse / CR
East	-	Single-family homes / RS6
West	-	Holland-Sylvania Road, apartment complex / CR

Parcel History

Z-39-66	-	Zone Change from R-2 to R-5 for a property located on the east side of Holland-Sylvania Road, south of Dorr Street (PC disapproved on 3/24/1966).
Z-55-76	-	Zone Change from NE. corner Holland-Sylvania Rd. & Southern Lane Change in zoning maps, Ch. 9 (PC approved on 3/25/1976, CC approved on 5/19/1976 by Ord. 457-76).
SPR-12-13	-	Minor Site Plan Review for new driveway for storage facility at 1108 Holland-Sylvania Road (PC admin. approved on 4/10/2013).

Applicable Regulations

- Toledo Municipal Code, Part Eleven: Planning and Zoning
- Toledo 20/20 Comprehensive Plan

STAFF ANALYSIS

This case was deferred from the January 10, 2019 Plan Commission hearing in order for the applicant to address conditions of approval. The applicant has submitted a revised site plan in efforts to satisfy landscaping requirements for the site. The applicant is requesting a Special Use Permit for Used Auto Sales at 1108 Holland-Sylvania Road. The ±0.53-acre site is currently occupied by a warehouse structure the applicant intends to operate as Used Auto Sales. Surrounding land uses include single-family homes to the north and east, commercial businesses to the north and south, and a multi-dwelling apartment complex across Holland Sylvania Road to the west.

STAFF ANALYSIS (cont'd)

Used Auto Regulations

TMC§1104.0300 – *Auto and RV Sales, Used Only* outlines site design criteria for used auto sales facilities, including criteria governing the minimum lot size and frontage. Used auto sales facilities shall be located on a lot with no less than one-half (1/2) acre and have a minimum average width of 150 feet along the main road frontage. The site plan submitted is in compliance with the minimum lot size. However, the site plan does not meet the minimum frontage requirements. As a result, the applicant shall obtain a waiver for a thirty-five foot (35') reduction to the 150' frontage requirement to allow 115' of frontage and listed as a condition.

Site plans for Used Automobile and Recreational Vehicle Sales shall be delineated, with dimensions, parking areas and drive aisles for the outdoor display area and customer/employee parking area. Used vehicle inventory shall only be displayed, parked or located within designated parking spaces approved and defined on the plan. Required customer/employee parking may not be used for used vehicle inventory (TMC§1104.0308). The site plan submitted does delineate the outdoor display areas with customer parking and therefore in compliance with this regulation.

Parking and Circulation

Pursuant to TMC§1107.0304 – *Parking, Loading, and Access*: Schedule A, a Used Auto and Recreational Vehicle Sales/Rental facility is required to have one (1) parking space per every 5,000 square feet of open sales area, plus one (1) parking space per every 500 square feet of enclosed sales area, plus one and one half (1.5) spaces per every service bay. The site plan depicts a total 36,220 square feet of open sales area, requiring eight (8) customer parking spaces on the site. Calculations using the square footage of enclosed sales (1 per 500 sq. ft.) and two (2) service bays would require an additional thirteen (13) customer spaces. The total number of minimum off-street parking spaces required for the site is twenty-one (21) customer parking spaces. The revised site plan submitted depicts a total of five (5) customer parking spaces which is not in compliance with the minimum off-street parking requirements. As a condition of approval, an Alternative Access and Parking Plan shall be submitted accounting for the parking reduction or the applicant shall seek a waiver to TMC§1107.0304

Comments from the Division of Transportation have identified several issues with the submitted site plan. First, car and van accessible parking spaces including a van accessible 8' loading area and a 5' loading area for cars must be shown based on number of spaces per TMC 1107. Second, accessible parking signs are required at each accessible parking spot per TMC 1107. If approved, a revised site plan shall be submitted addressing the Division of Transportation comments listed as conditions.

STAFF ANALYSIS (cont'd)

Landscaping

Per TMC§1108.0202 – Frontage Greenbelts, a greenbelt is required along all frontages that abut public right-of-ways. The frontage greenbelt shall be a minimum of fifteen-feet (15') wide measured perpendicular from the street or place right-of-way abutting the property. The frontage greenbelt shall include at least one (1) tree for every thirty-feet (30') of lot frontage. Additionally, the frontage greenbelt is required to include a solid evergreen hedge in order to screen the parking lot and ensure that headlights do not project onto the public street. With 115' of frontage along Holland-Sylvania Road, a total of four (4) trees are required to be installed in the greenbelt area. The revised site plan submitted depicts four (4) trees with shrubs in the greenbelt area which complies with the minimum greenbelt requirements.

A Type A landscape buffer shall be required along the entire eastern property line of the site that abuts the residential zoning district. Said screen and buffer shall consist of a solid six-foot (6') to eight-foot (8') tall privacy fence with ten-feet (10') of landscaping with four (4) canopy trees and fifteen (15) shrubs for every 100 linear feet. A total of five (5) trees and seventeen (17) shrubs shall be installed in the Type A landscape buffer. The revised site plan submitted depicts the Type A landscape buffer along the eastern property line and complies with the applicable landscaping standards.

Additionally, per TMC§1108.0204(9)(a), a minimum ten-foot (10') perimeter landscaping buffer is required at any location where the parking lot abuts a property line. The revised site plan submitted depicts the perimeter landscaping between the parking lot and the abutting properties along the north and south property lines which complies with the applicable landscaping standards.

Building Design

Pursuant to TMC§1109.0500 – *Building Façade Materials and Color*, predominate exterior building materials shall be high-quality materials. For facades visible from the public right-of-way, predominate materials must comprise at least seventy-five percent (75%) of the total wall area of the façade. Exterior building materials shall not include concrete blocks, concrete panels or wood sheet goods as a predominant material.

The site plan submitted depicts a building addition located on the front of the existing building. The revised building elevations submitted depict the building façade material as stucco which conforms with the Design Standards of TMC§1109.0500.

STAFF ANALYSIS (cont'd)

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this area for neighborhood commercial land uses. The intent of the neighborhood commercial future land use designation is to encourage predominantly small and medium scale commercial uses to serve the nearby neighborhoods. The proposed use does not comply with the future land use designation identified in the 20/20 Comprehensive Plan.

Staff recommends disapproval of the Special Use Permit since it does not comply with the minimum frontage requirements for Used Auto Sales. Additionally, staff recommends disapproval since the proposed use does not comply with future land use designation and all applicable provisions of the Zoning Code. Finally, staff recommends disapproval because the proposed use is not compatible with adjacent uses in terms of scale, site design, and operating characteristics.

PLAN COMMISSION RECOMMENDATION

The staff recommended that the Toledo City Plan Commission recommends disapproval of SUP-10006-18, a request for a Special Use Permit for Used Auto Sales at 1108 Holland-Sylvania Road, to Toledo City Council for the following three (3) reasons:

1. The proposed use does not comply with the regulation for used auto sales, which requires a minimum average width of 150 feet along the main road frontage (TMC§1104.0306(B)).
2. The proposed use does not comply with all applicable provisions of the Zoning Code (TMC 1111.0706(B) – *Review & Decision-Making Criteria*); and
3. The proposed use is not compatible with adjacent uses in terms of scale, site design, and operating characteristics (hours of operation, traffic generation, lighting, noise, odor, dust, and other impacts associated with the use's operation) (TMC§1111.0706(C) – *Review & Decision-Making Criteria*).

However, the Toledo City Plan Commission recommends approval of SUP-10006-18, a request for a Special Use Permit for Used Auto Sales at 1108 Holland-Sylvania Road, to Toledo City Council.

PLAN COMMISSION RECOMMENDATION (cont'd)

The Toledo City Plan Commission make the following recommendations to the Toledo City Council on the waivers requested for the Used Auto Sales at 1108 Holland-Sylvania Road:

Chapter 1104 Use Regulations

Sec. 1104.0306 Auto and RV Sales, Used Only – Lot Size (B)

Each lot shall have a minimum average width of 150 feet along the main road frontage. Lot Width shall be measured as outlined in Sec. 1106.0204.

Approve a waiver for a 35' reduction of the required 150' minimum average width of the lot.

Chapter 1107 Parking, Loading, and Access

Sec. 1107.0304 Off-Street Parking Schedule "A"

Auto and RV Sales/Rental are required to provide a minimum number of off-street parking spaces equal to 1 parking space per 5,000 square feet of open sales area, plus 1 parking space per 500 square feet of enclosed sales area, plus 1.5 parking spaces per service bay.

Approve a waiver for a reduction of seventeen (17) parking spaces from the required minimum off-street parking spaces to allow only five (5) customer parking spaces.

The Toledo City Plan Commission further recommends approval of SUP-10006-18, a request for a Special Use Permit for Used Auto Sales at 1108 Holland-Sylvania Road, to Toledo City Council subject to the following **forty (40)** conditions:

The conditions of approval are as follows and are listed by agency of origin. Applicants are encouraged to contact each of the agencies to address compliance with their conditions

Division of Engineering Services

1. A pre-submittal meeting is not required, however one may be requested. Contact information is as follows:

Division of Engineering Services: ph. 419-245-1315, fax 419-936-2850

Right-of-Way and Inspection: Joe Warnka 419-245-1341

Roadway: Tim Grosjean 419-245-1344

Water: Andrea Kroma 419-936-2163

Stormwater Drainage: Lorie Haslinger 419-245-3221; Andy Stepnick 419-245-1338

Sanitary Sewers: Mike Elling 419-936-2276

Division of Engineering Services (cont'd)

2. All **proposed** sidewalk, drive approaches, curb, and pedestrian curb ramps within the public right-of-way shall be constructed in accordance with the City of Toledo Construction Standards, Specifications, Toledo Municipal Code, and Americans with Disabilities Act guidelines.
3. All commercial drive approaches, (along with the sidewalk through the drive) shall be constructed with 8" thick concrete per City of Toledo Construction Standards and Specifications. No curb shall be permitted in the right-of-way along either side of a drive approach. **No horizontal curb cutting will be permitted to create a curb drop/opening.** Existing drive approaches, including the curb drop, that will no longer be utilized shall be removed and restored with curb to match the adjacent curb.
4. Required permits for all approved work in the public right-of-way shall be obtained, before work begins, from One Stop Shop, (419) 245-1220.

Contact Joe Warnka at (419) 245-1341 for inspection of above mentioned items.

5. Water service is available subject to the Rules and Regulations of the Department of Public Utilities.
6. Plans for new water service or modifications to the existing water service shall be submitted to the Division of Engineering Services for review and approval.
7. Plans for new water meter or modifications to the existing water meter shall be submitted to the Division of Water Distribution for review and approval.
8. All commercial properties are required to have approved backflow protection devices installed on the domestic water service and fire protection lines. Installation of the devices must be verified by the Division of Water Distribution and all devices must be registered with BSIonlinetracking.com @ 800-414-4990. Contact the Division of Water Distribution (419-936-2839) to verify the backflow prevention requirements for this site.
9. All storm drainage must be internal and not run off onto adjacent properties (unable to verify on current proposal. No contours, grading, or internal drainage system are shown)
10. Stormwater must be managed with flood control detention and water quality best management practices (BMPs) (unable to verify on current proposal. No footprint is reserved for a land based BMP and no underground system is noted.)

Division of Engineering Services (cont'd)

11. No construction work, including any earth disturbing work will be permitted without approved plans. Submit permit drawings to Engineering Services for stormwater approval, in compliance with the latest version of the City of Toledo's Infrastructure Design and Construction Requirements <http://toledo.oh.gov/services/public-utilities/engineering-services/plan-review-process/>. Include the following:
 - Detailed site grading plan and utility plan.
 - Plans and calculations for stormwater management.
 - A Stormwater Pollution Prevention Plan (SWP3)
 - Long term maintenance plan and maintenance agreement for Detention and Post-Construction BMP's, which shall be maintained into perpetuity.
12. Sanitary sewer service for this development is available subject to the Rules and Regulations of the Department of Public Utilities.
13. A single sanitary sewer tap from this site shall be allowed into the public sanitary sewer system. Developer shall use existing sanitary tap, when available.

Sewer & Drainage Services

14. All private sewer lines that are not being removed or properly abandoned (both storm & sanitary) be cleaned and inspected.
15. Private sanitary lines (after they have been cleaned) that are not being removed or properly abandoned be televised from the building (or private cleanout) to where they connect with the public sewer system if this has not been done in the past (2) two years. An electronic copy (DVD/memory stick) shall be provided to Sewer & Drainage Services demonstrating the lines cleaning and integrity.

Fire Prevention

No comments or concerns.

Division of Environmental Services

16. Applicant shall maintain compliance with the City of Toledo's Stormwater regulations as specified in the Toledo Municipal Code.
17. Applicant shall maintain compliance with Ohio EPA's General Stormwater NPDES permit programs.
18. Any green infrastructure measures that can be included to minimize runoff and increase infiltration are highly advisable.

Division of Environmental Services (cont'd)

19. Applicant shall maintain compliance with the City of Toledo's stormwater regulations as specified in the Toledo Municipal Code. Special attention must be paid to all potential stormwater impacts from the modification, including but not limited to long-term operation and maintenance of existing structural and non-structural Best Management Practices.
20. Any effort made to plant non-invasive trees, shrubs and perennials is highly encouraged.
http://ohiodnr.gov/portals/0/pdfs/invasives/Alternatives_to_Ohio_Invasive_Plant_Species.pdf
21. Applicant shall maintain compliance with the City of Toledo and State of Ohio's Air Quality Regulations applicable in the Toledo Municipal Code and the Ohio Administrative Code including, but not limited to the Anti-Noise Laws and Asbestos Abatement.

Division of Transportation

22. Car and van accessible parking spaces including a Van Accessible 8' loading area and 5' loading area for cars to be shown based on number of spaces per TMC 1107.
23. Accessible parking sign required at each accessible parking spot per TMC 1107.

Plan Commission

24. Applicant shall obtain a waiver of **TMC§1104.0306(B)**, for a thirty-five foot (35') reduction of the required one-hundred fifty foot (150') minimum average lot width to allow a one-hundred fifteen foot (115') minimum average lot width.
25. Applicant shall submit an Alternative Access and Parking Plan in accordance with **TMC§1107.1400** or comply fully with **TMC§1107.0304**; unless a waiver is obtained for a reduction of the required minimum number of off-street parking spaces to allow five (5) parking spaces.
26. Dumpster location(s) shall be clearly defined, have a concrete pad and be surrounded by a solid wooden fence or a masonry screen enclosure with landscaping and shall not be located in any required setbacks or the public right-of-way as stated in TMC§1361.10(b)(10) of the Building Code; **if applicable**.

Plan Commission (cont'd)

27. Elevated displays lifts or metal structures used in conjunction with the display of motor vehicles shall be permitted only within those areas specifically designated upon the Site Plan and shall not be allowed in any required front yard (TMC§1104.0302(A)); **if applicable.**
28. The Special Use Permit may be reviewed for compliance with the conditions of approval, negative secondary effects, and adherence to all requirements of the Toledo Municipal Code. If outstanding issues are found and not addressed the Special Use Permit may be considered for revocation.
29. All vehicles on display must be parked in striped parking spaces that shall be designated on an approved Site Plan. Vehicle parking that deviates from the approved Site Plan shall not be permitted. **No vehicle display/sales areas are allowed within the 5,100 square foot enclosed building.**
30. Repairs and services of vehicles shall be conducted wholly within an enclosed building permanently located on the site.
31. Whenever a parking lot extends to a property line, sidewalk, planting strip, or building, a wheel stop device consisting of a concrete stop, a permanent concrete curb, an expanded sidewalk or other suitable restraint as approved by the Planning Director must be installed to prevent any part of a parked motor vehicle from extending beyond the property line, overhanging a pedestrian walkway or sidewalk, or damaging any structure or landscaping (TMC§1107.1907(A)).
32. Off-street parking and loading spaces, parking lots, maneuvering areas, aisles and driveways must be surfaced with concrete, bituminous asphalt, or other dust-free material other than gravel or loose fill, and be graded to drain all surface water towards the interior of the parking lot.
33. The building design shall meet the requirements of TMC§1109.0500 *Building Façade Materials and Color*. For facades visible from the public right-of-way, predominant materials must comprise at least seventy-five percent (75%) of the total wall area of the façade. Exterior building materials shall not include concrete blocks, concrete panels or wood sheet goods as a predominant material. **Acceptable as depicted (stucco) on revised elevations received 2/1/2019.**
34. Façade colors shall be low-reflectance, subtle, neutral or earth tone colors. Building trim and accent areas may feature brighter colors, including primary colors subject to the approval of the Planning Director.

Plan Commission (cont'd)

35. No free-standing signs greater than forty-two inches from grade are permitted – proposed signage must meet the requirements of low-profile signs per *Toledo Municipal Code Title Nine – Sign Code*.
36. A detailed site, lighting, fencing and four (4) copies of a landscaping plan (separate from building & site plans) shall be submitted to the Plan Director for review and approval. Such plan shall include:
 - a. A fifteen-foot (15') greenbelt is required along Holland-Sylvania Road, and shall include one (1) tree per every thirty-feet (30') of frontage. Trees are not required to be evenly spaced and may be clustered. The frontage greenbelt shall also include a solid evergreen hedge planting to screen the parking lot so that no headlights of any vehicles can be seen from the public street. Shrubs must be a minimum height of eighteen inches (18") and maintained no greater than forty-two inches (42") along the street right-of-way. Four (4) trees with a solid hedge row is required in the frontage greenbelt; **acceptable as depicted on revised site plan received 2/1/2019.**
 - b. A Type A Landscape Buffer is required along the rear of the property where the site abuts residential zoning. This buffer shall include ten-feet (10') of landscaping, include four (4) canopy trees and fifteen (15) shrubs for every 100 linear feet, and a solid wood, board on board fence; **acceptable as depicted on revised site plan received 2/1/2019.**
 - c. Foundation plantings for the full street-facing building elevation; and landscape areas at major building entrances; **shall be noted on revised landscaping plan.**
 - d. All parking spaces must be within 100 linear feet of a landscaped area; **acceptable as depicted on site plan.**
 - e. Topsoil must be back filled to provide positive drainage of the landscape area.
 - f. Landscaped areas may not contain bare soil, aggregated stone or decorative rock. Any ground area must be covered with hardwood mulch, grass or other vegetative ground coverage.
 - g. Two canopy trees and six shrubs are required to be installed in interior landscape areas for each 10 parking spaces within the parking lot (existing trees may be used for credits); **shall be noted on revised landscaping plan.**

Plan Commission (cont'd)

- h. Perimeter landscaping must be installed along any parking lot area adjacent to a street, place or driveway, or which is visible from an adjacent property, and shall be ten feet (10') in width; **acceptable as depicted on revised site plan received 2/1/2019.**
 - i. The location, number, height, diameter and species of any materials to be planted and maintained, as well as the location and number of any existing trees to be retained, trees, shrubs, and landscape materials shall meet the standards included in TMC 1108.0400 Landscape Materials Standards.
 - j. If site is ½ acre or larger, landscaped areas must be irrigated as necessary to maintain required plant materials in good and healthy condition. Irrigation plans must be submitted with development plans and must contain all construction details.
 - k. The location, height and materials for any fencing to be installed and maintained. **Pursuant to TMC§1105.0302(A)(1), fences may not exceed 3½ feet (42") in height in the required front (20') setback;** and
 - l. The location and direction of any proposed lighting (lights are to be directed away from adjacent residential properties).
37. A Bond of Performance or suitable assurance acceptable to the Division of Inspection valid for a period of two (2) years shall be posted with the Commissioner of Inspection providing for the installation of required landscaping within one (1) year. **Landscaping shall be installed and maintained indefinitely.**
38. Approval of the Special Use Permit will lapse after one (1) year if the criteria listed in TMC§1111.0707 have not been met.
39. Minor adjustments to the Site Plan that do not violate the above conditions, or the Toledo Municipal Code, may be reviewed and approved by the Director of the Toledo City Plan Commission.
40. No permits shall be issued until arrangements satisfactory to the Director of the City of Toledo Plan Commission have been made for compliance with the conditions as set forth above.

TO: President Cherry and Members of Council
February 15, 2019
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Respectfully Submitted,

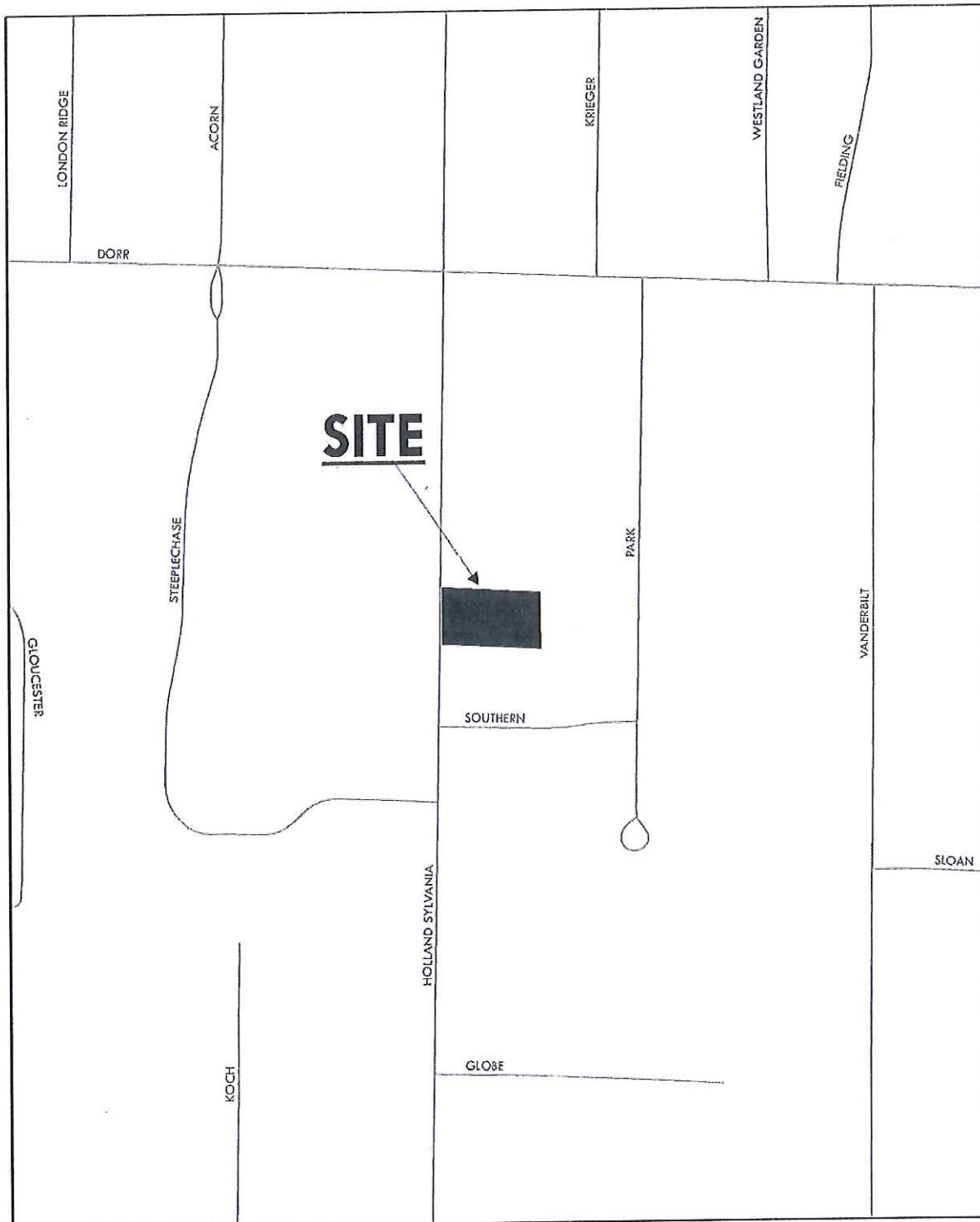
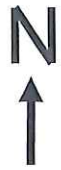
A handwritten signature in cursive script that reads "Thomas C. Gibbons".

Thomas C. Gibbons
Secretary

Four (4) sketches follow
Cc: Lisa Cottrell, Administrator
Ryne Sundvold, Planner

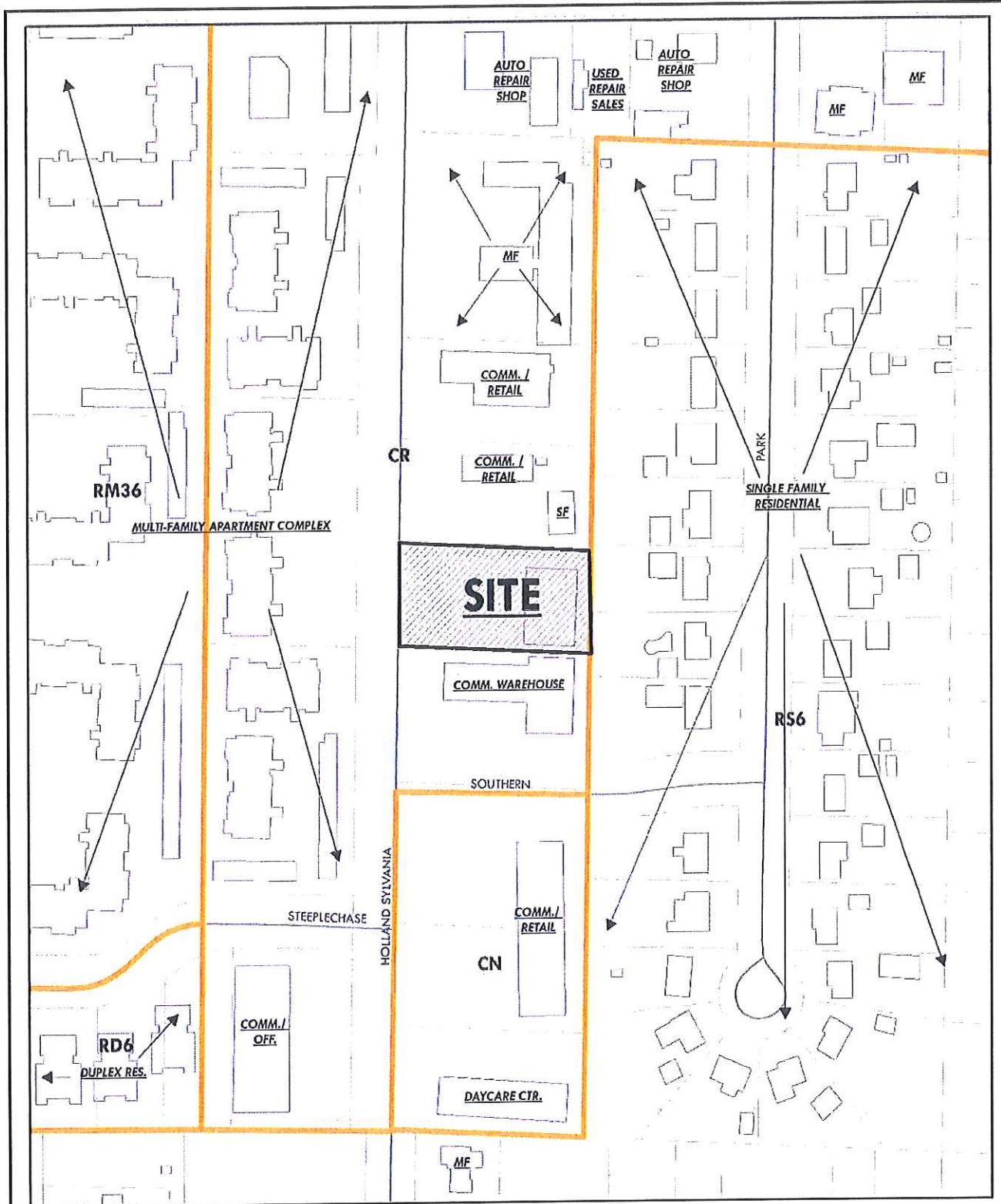
GENERAL LOCATION

SUP-10006-18
ID 119



ZONING AND LAND USE

SUP-10006-18
ID 119

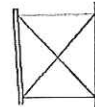
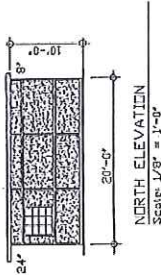
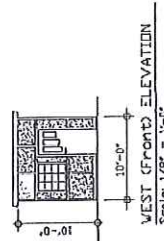
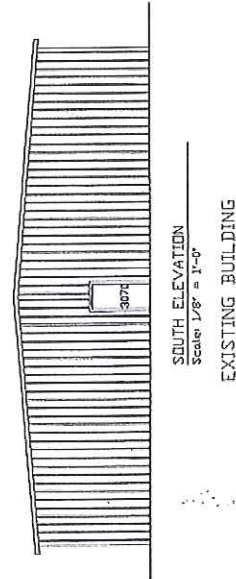
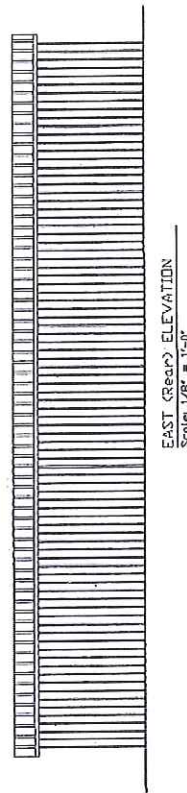
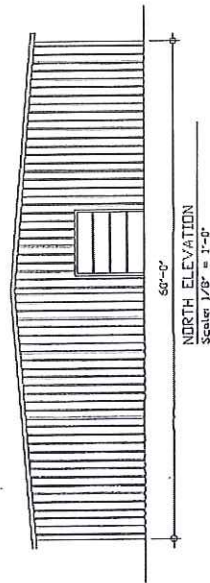
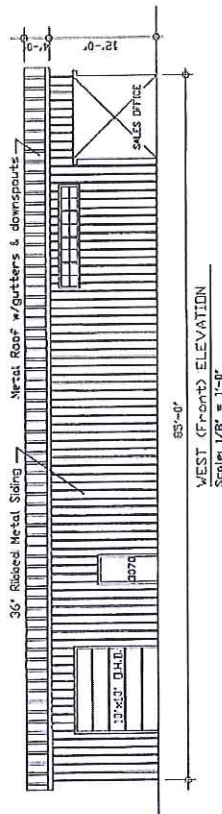


SUP-10006-18
ID 119

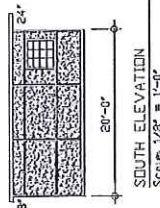


REVISED ELEVATIONS

SUP-100006-18
ID 119



East (Rear) Elevation
Scale: 1/8" = 1'-0"



PROPOSED SALES OFFICE

SALES OFFICE-GENERAL NOTES
Building shall be 10'x20' pre-constructed, attach to main building.
Foundation 8" wide, 4" cast-in-place floor.
Interior drywall, 6" ceiling, 2x4 studs.
Toilet, electric, electric heat, AC in wall.
Water, sewer, gas, venting, etc.
New 4" sanitary into existing line.

		JOHN A. WEITHMAN, P.E. P.O. BOX 184 WATERVILLE, OHIO 43566 ENGINEERING SURVEYING PA 419-868-7778 Fax 419-868-7774 johna@weithman.com	OWNER/OPERATOR SULLMEIER RESEISM	BUILDING ELEVATIONS 1108 N HOLLAND-SYLVANIA RD TOLEDO, OHIO
REVISIONS		DATE 01/28/19		
2 of 2		2 of 2		



SUP-10006-18

JOHN A. WEITHMAN, P.E.
P. O. Box 216
GENOA, OHIO 43430

Toledo Lucas County Plan Commission
One Government Center
Toledo, Ohio 43604

January 08, 2019
Faxed to: 419-936-3730

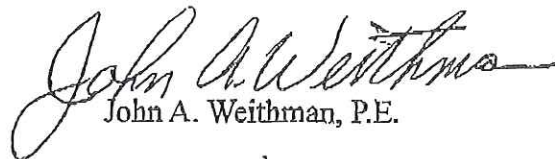
Re: SUP-10006-18 1108 S. Holland Sylvania Rd.

Gentlemen,

My client, Mr Sullmier Beseiso and I herewith request a deferral of the above referenced project for 60 days. We have reviewed the letter of review, received yesterday, and find that there is not sufficient time to properly address the issues before January 10. It is our intention to correct all issues of concern leaving only that of the frontage deficiency remaining.

If you have any questions, please contact me.

Respectfully submitted,


John A. Weithman, P.E.

David Wolf
1126 N. Holland-Sylvania Rd.
Toledo, OH 43615

Toledo-Lucas County Plan Commission
One Government Center
Suite 1620
Toledo, OH 43604

REF: SUP-10006-18

February 13, 2019

Dear Ryan Sundvold and Planning Commission:

I purchased 1126 N. Holland-Sylvania Road less than one year ago. I have spent the last 8+ months trying to beautify what had been a complete neighborhood eyesore.

Chain link fence, outdoor make-shift dog houses, giant slabs of granite made the property look like a junk yard. The chain link fence was removed and ten 30-yard commercial dumpsters were filled. All granite was moved indoors for disposition. The building received a fresh paint job, decorative shutters were installed, new landscaping put in place, and a new decorative PVC fence was erected at the rear of the property. Commercial neighbors such as Shay's Carpeting as well as private residents behind my property and in the adjacent apartment complex expressed their gratitude for the beautification efforts. I even received a fruit basket from one neighbor who was so happy about the transformation.

I'm not trying to brag here, just trying to show that appearances matter and are important to people. As I understand it, the Special Use Permit will allow the property owner to park dozens outside of his building. The thought of a chain link fence returning to the street along with used car feather banners scattered about is very disconcerting. This is a move in the opposite direction of the beautification of the street and Toledo.

My building is for my personal use. I have over a dozen collector cars acquired over the years and I've always wanted a place to consolidate them versus scattered in various storage locations. At some point, I may consider creating a business out of my hobby but one thing is very certain. If I did it would be completely an indoor business. Never would I turn this now attractive property and street into a used car lot.

I strongly feel and recommend the Special Use Permit not be granted. Thank-you for allowing me to express my opinion.

Respectfully,


David Wolf