



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: May 10, 2019

REF: Z-3001-19

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

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

SUBJECT: Request for Zone Change from CO Office Commercial to RS6 Single-Dwelling Residential at 1807 West Bancroft Street.

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, May 9, 2019 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request	-	Zone Change from CO Office Commercial to RS6 Single-Dwelling Residential
Location	-	1807 West Bancroft Street
Applicant	-	Charles Brown 1807 West Bancroft Street Toledo, OH 43607

Site Description

Zoning	-	CO / Office Commercial
Area	-	± 0.19 acres
Frontage	-	± 60' along Bancroft Street ± 150' along Joffre Avenue
Existing Use	-	Single-Family Residence
Proposed Use	-	Single-Family Residence

Area Description

North	-	Bancroft St., vacant land, convenience store / CR & CO
South	-	Single-family Residence / RD6
East	-	Joffre Ave., single-family Residence / CO
West	-	Single-family Residence / CO

GENERAL INFORMATION (cont'd)

Parcel History

None on record.

Applicable Plans and Regulations

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

STAFF ANALYSIS

The applicant is requesting a Zone Change from CO Office Commercial to RS6 Single-Dwelling Residential for a site located at 1807 West Bancroft Street. The ±0.19-acre site is zoned Office Commercial and occupied by a single-family house. Surrounding land uses include vacant commercial land to the north across Bancroft Street, and single-family residential homes to the east, south and west of the subject site.

Single-family homes are not permitted in the CO Office Commercial zoning district. The existing single-family residential home is considered legal non-conforming by the current Zoning Code. In the event the home was demolished or destroyed by 75% of the appraised value listed by the County Auditor's office, the home could not be rebuilt. The applicant is requesting the Zone Change in order to bring the property into compliance with the current Zoning Code.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this site for Single Family Residential land uses. The Single Family Residential designation is intended to accommodate the development of single-dwelling units on individual lots. This land use designation may also include libraries, schools, churches, and community centers. The district is intended to create, maintain and promote housing opportunities for individual households, although it may include nonresidential uses, duplexes, and planned unit developments that are typically compatible with residential neighborhoods.

Staff recommends approval of the Zone Change for this location because it is compatible with the residential land uses in the surrounding area. Additionally, residential zoning is established to the immediate area south of the subject site. Finally, the proposed rezoning will correct an issue of a non-conforming land use in the proper zoning classification.

PLAN COMMISSION RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommends approval of Z-3001-19, a request for a Zone Change from CO Office Commercial to RS6 Single-Dwelling Residential at 1807 West Bancroft Street, to the Toledo City Council, for the following three (3) reasons:

1. The proposed zoning is similar to existing land uses within the general vicinity of the subject property (TMC§1111.0606(B) - *Review and Decision Making Criteria*).
2. The proposed RS6 Single-Dwelling Residential zoning is compatible with the zoning districts within the general vicinity of the site (TMC§1111.0606(C) - *Review and Decision Making Criteria*); and
3. The proposed zoning corrects an error or inconsistency in the Zoning Code or meets the challenge of a changing condition (TMC§1111.0606(F) - *Review and Decision Making Criteria*).

Respectfully Submitted,



Thomas C. Gibbons
Secretary

Two (2) sketches follow

Cc: Charles Brown; 1807 West Bancroft Street, Toledo, OH 43607
Lisa Cottrell, Administrator
Ryne Sundvold, Associate Planner

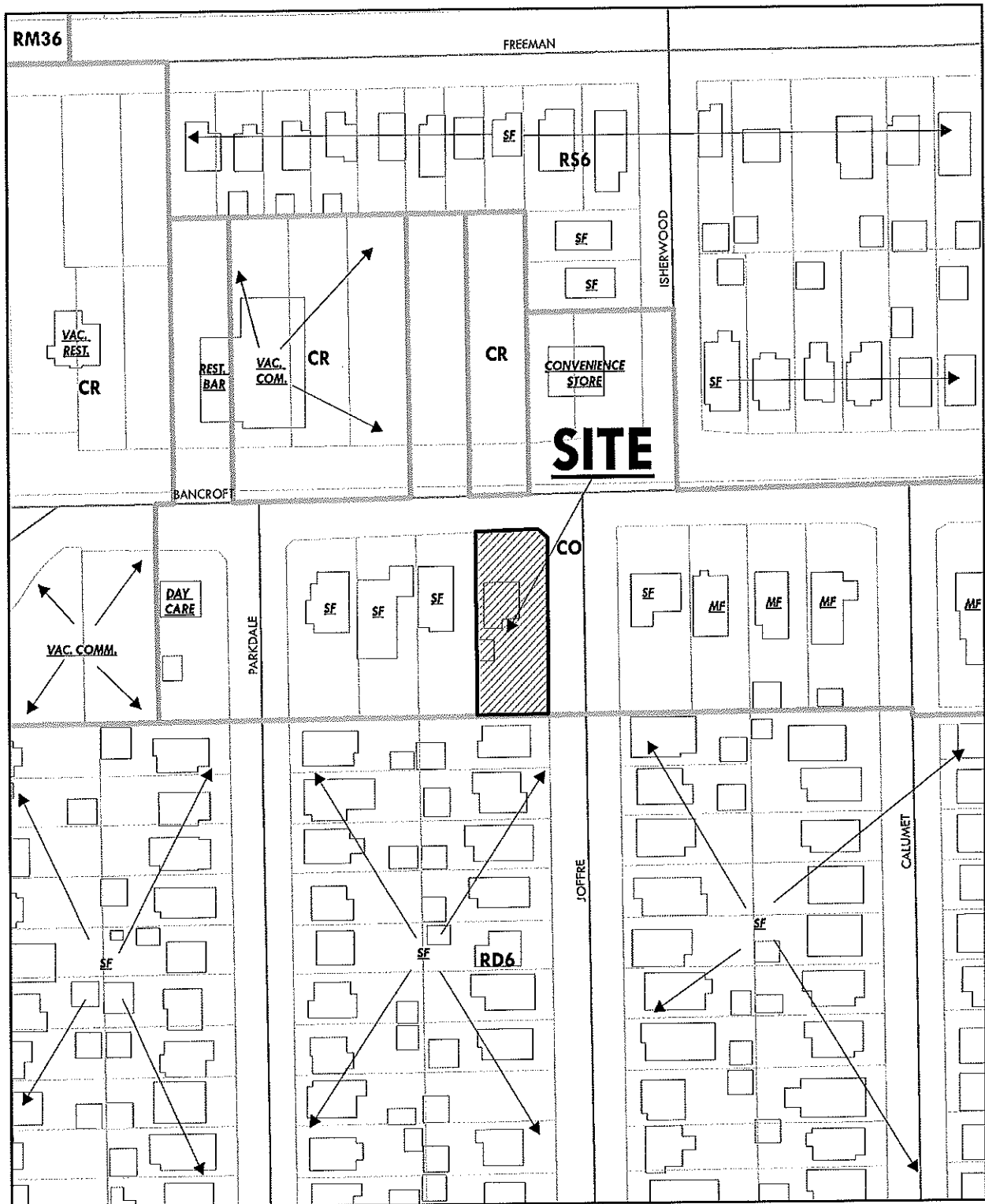
GENERAL LOCATION

Z-3001-19
ID 36



ZONING AND LAND USE

Z-3001-19
ID 36



3.18.19

Letter of Intent

To Whom it may Concern
my letter of intent is
to have my house zoning
Change from office com.
to residential zoning.

Thank
Charles B.

CHAS B B

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MAY 1 1919