City of Toledo - Administrative Board of Zoning Appeals

| Case | BZA \# | HEARING DATE | CASE | Waiver Bldg \# | Applicant Name | WAIVER REQUEST | Zoning District | STAFF COMMENTS | $\begin{aligned} & \text { BOARD } \\ & \text { ACTION } \end{aligned}$ |
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| 1 | BZA19-0034 | September 16, 2019 | 19-36 |  <br> 1430 Idaho Street <br> Toledo, OH 43605 | Glass City <br> Academy, Inc., C/O <br> Eastman \& Smith <br> Ltd - Lane <br> Williamson | Applicant requests a variance from TMC 1111.0200 to appeal Plan Commission's ruling for denial of Certificate of Use as a high school. | RD6 | TMC 1111.0200 Zoning code allows Plan Commission to request public meetings if warranted. TMC 1114.0201 Zoning code allows for legal non-conforming uses to continue except when the nonconforming use is expanded (i.e. extending to 9 th grade). TMC 1116.0244 Defines high school as grades 9-12 (enrollment) . |  |
| 2 | BZA19-0036 | September 16, 2019 | 19-37 | 331 California Blvd <br> Toledo, OH 43612 | Catherine Paradysz | Applicant requests a variance from TMC 1105.0204 (B) to allow $97 \%$ of the rear yard to be covered over the $50 \%$ maximum allotted coverage. | RS6 | The Zoning code 1105.0204 (B) allows $50 \%$ max yard coverage including accessory structures. |  |
| 3 | BZA19-0037 | September 16, 2019 | 19-38 | [5315 308th St Toledo, OH 43611 SWO | Johnnie Browder, Jr | Applicant requests a variance from TMC 1105.0301 (A) to allow a 6 ' high fence to remain as installed within the front yard setbacks along 125th St and 327th St. | RD6 | TMC 11105.0301 (A) - The maximum fence height allowed within the front yard setback is 42 " or 3.5 ' high. Note: The property has a triple frontage due to building location, street layout, and parceling. |  |
| 4 | BZA19-0038 | September 16, 2019 | 19-39 | 2033 Lehman <br> Toledo, OH 43611 | Adam Kesselmayer | Applicant requests a variance from TMC 1107.1202 (A1) to install a concrete pad for a turn-around for safe entrance onto Lehman Ave within the front yard setback. | RS6 | TMC 1107.1202 (A1) - No parking space may be located within the <br> front yard setback except for parking on driveways. TMC <br> 1116.0130 - The request does not meet the definition of a driveway. |  |
| 5 | BZA19-0039 | September 16, 2019 | 19-40 | 2141 Mount Vernon Ave Toledo, OH 43607 | LaTresa Bumpus | Applicant requests a variance from TMC 1105.0301 (A) to install a 6 ' high fence within the secondary front yard setback along Bancroft St. | RS9 | TMC 11105.0301 (A) - The maximum fence height allowed within the front yard setback is $42^{\prime \prime}$ or 3.5 ' high. |  |
| 6 | BZA19-0040 | September 16, 2019 | 19-41 | 2429 S Reynolds Rd Toledo, OH 43614 | Genesis Village | Applicant requests a variance from TMC 1389.06 ( c) (1) (b) to allow an addition of an EMC cabinet to an existing sign that stands $25^{\prime}$. | CR | TMC 1389.06 ( c) (1) (B) states any EMC sign in a CR district be limited to $10^{\prime}$ in height. The proposed addition of an EMC cabinet to an existing sign that stands $25^{\prime}$ would stand $15^{\prime}$ above what is allowed. |  |
| 7 | BZA19-0042 | September 16, 2019 | 19-42 | 4025 Indian Rd | $\begin{aligned} & \text { Toledo Sign - Myra } \\ & \text { Gueli } \end{aligned}$ | Applicant requests a variance from TMC $1387.02(2) \& 1379.01$ (63) to allow applicant to add a crest (logo) to a low profile sign in a RS9 district. | RS9 | TMC $1387.02(2) \& 1379.01$ (63) states a low profile sign be allowed in a <br> $\begin{array}{l}\text { RS9 district,limited to oidentifying the name of the building or institution } \\ \text { on the premises. The applicant would like to add the schools crest (logo) to } \\ \text { the sign. }\end{array}$ |  |

City of Toledo - Administrative Board of Zoning Appeals $\begin{gathered}\text { Doug IAONDE- SECREARY } \\ \text { KNN FICHER - COMMSSIONER }\end{gathered}$

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| 1 | BZA19-0031 | August 19, 2019 | 19-33 | 337 Broadway <br> Toledo, OH 43604 | $\begin{aligned} & \text { Toledo Sign (Myra } \\ & \text { Gueli) } \end{aligned}$ | Applicant requests variance from TMC 1387.05 ( K$) 1$ to install an off premise sign 690 ' from another billboard. | CM | Sign must be 750 L.F. apart from another off premise sign from the same flow of traffic. The building is unoccupied and no building permit is filed for renovations. | Approved |
| 2 | BZA19-0032 | August 19, 2019 | 19-34 | 4855 292nd St Toledo, OH 43611 SWO | Chris \& Eryks Boes | Applicant requests variance from TMC 1105.0301 (B) to maintain a 6 ' high fence within the side yard setback. | RS6 | Fence has been installed 24 " over the max $48^{\prime \prime}$ height allowed within the side yard setback. | Disapproved |
| 3 | BZA19-0033 | August 19, 2019 | 19-35 | 653 Miami St <br> Toledo, Oh 43605 | Jesse Rodriguez | Applicant requests variance from TMC 1105.0302 (A)1 to install an $8^{\prime}$ high fence within the front yard setback with no barbed wire. | CO | The proposed fence is 54 " over the max $42^{\prime \prime}$ high fence permitted within the front yard setback. | Approved |
| 4 | BZA19-0024 | August 19, 2019 | 19-26 | 4216 Secor Rd Toledo, OH 43623 | Michael Cappellety | Applicant requests a variance from TMC 1106.0102 to install a new building 10.6 ' less than the required 15 ' side setback for a new auxiliary building. | CR | The proposed auxiliary building is 4.40 feet from the property line which violates the 15 side sestback from residential zoned property. Note: The 20 ' property setback from Vogel is a secondary frontage, it is required to be 20' which is ok for commercial zoned property. | Disapproved |
| 5 | BZA19-0015 | August 19, 2019 | 19-17 | 2210 Robinwood Toledo, OH 43620 Historical OWE-48-18 | Mathew Mishler | Applicant requests variance from TMC 1105.0301 (A) \& (B) to install a 7 ' high fence to be installed within the front yard and side yard setbacks. | RD6 | The fence is $42^{\prime \prime}$ over the max $42^{\prime \prime}$ allowed height for front yards. The fence is $36 "$ over the max 48 " allowed height for side yards. | Disapproved |

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SANDY SPANG - CITY COUNCIL
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KEN FISCHER - COMMISSIONER

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|  | BZA19-0024 | July 15, 2019 | 19-26 | OH 43623 <br> OH Recor Rd | Michael Cappellety | Applicant requests a variance from TMC 1106.0102 to install a new building 10.6 ' less than the required 15 ' side setback for a new auxiliary building. | CR | The proposed auxiliary building is 4.40 feet from the property line which violates the 15 ' side setback from residential zoned property. Note: The $20^{\prime}$ property setback from Vogel is a secondary frontage, it is required to be 20 ' which is ok for commercial zoned property. | Deferred |
| 2 | BZA19-0025 | July 15, 2019 | 19-27 | 4528 290th St <br> Toledo, OH 43611 | Kenneth Socie | Applicant requests a variance from TMC 1105.0301 B to install $16^{\prime}$ 'of $\mathrm{6}^{\prime}$ high fence along southerly side setback. | RS6 | Fence is 2 ' over max 4' height allowed within side yard setback. | Disapproved |
|  | BZA19-0026 | July 15, 2019 | 19-28 | 4855 296th St Toledo, OH 43611 | Roger Stuart (All <br>  <br> Garages) | Applicant requests a variance from TMC 1105.0204 A to install a 24 X 31 garage 56 square feet over the max square footage allowed. footage allowed. | RS6 | Applicant is 56 square feet over the 688 square footage allowed for rear yard. Note: This calculation includes the attached open porch area at the side. | Disapproved |
| 4 | BZA19-0027 | July 15, 2019 | 19-29 | 2250 Crossbough <br> Toledo, OH 43614 | George Wagner | Applicant requests a variance from TMC 1105.0301 (A \& B) to install 6 ' high fencing within front yard \& side yard setback. | RS12 | The proposed replacement fence is $2^{\prime}$ over the 4' max allowed along Crossbough. The proposed new fence is $2^{\prime} 6$ " over the max $3^{\prime} 6^{\prime \prime}$ allowed along Heatherbank. | Disapproved |
|  | BZA19-0028 | July 15, 2019 | 19-30 | 1015 Western <br> Toledo, OH 43609 <br> Nuisance Order \#550927 | Eva Rivera-Cruz | Applicant requests variance from TMC 1107.1202 (A1), TMC 1116.0130 Driveway (Definition), \& TMC 1107.1906 Surfacing \& Drainage to maintain a gravel parking lot within front yard setback of a residentially zoned property. | RM36 | Per TMC 1107.1202 (A1), parking is not permitted within front yard setbacks. Per TMC 1116.0130, gravel does not meet the definition/qualification of a hard surface. Per TMC 1107.1906, gravel is not considered a dust-free material. | Disapproved |
| 6 | 8ZA19-0029 | July 15, 2019 | 19-31 | 516 Winfield Rd <br> Tolecdo, OH 43610 <br> SWO | Walter Wells | Applicant requests a variance from TMC 1105.0301 A to maintain a 6 ' fence that was installed within the front yard setback. | MX | The fence is 2 ' 6 " over the $3^{\prime} 6$ " max height allowed within the front yard setback. | Approved |
|  | BZA19-0030 | July 15, 2019 | 19-32 | 117 Paine <br> Toledo, OH 43605 |  <br> Ethel Joyce Moore- <br> Upham \& Raymond <br> M. Upham | Applicant requests a variance from TMC 1105.0301 (A) (B) to install 6 ' high fence within front yard \& side yard setback along Genesee. | RD6 | The proposed fence is $2^{\prime} 6^{\prime \prime}$ over the $3^{\prime} 6^{\prime \prime}$ max height allowed along Genesee within the front setback. The fence is 2 ' over the 4 ' max height allowed along Genesee within the side yard setback. | Disapproved |

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|  | BZA19-0017 | June 17, 2019 | 19-19 | 2905 Gracewood Rc Toledo, OH 43613 SWO | Jane Helfer | Applicant requests a variance from TMC 1105.0301 (B) to allow a $6^{\prime}$ high fence to remain as installed over the $4^{\prime}$ maximum height allowance within the side yard setback. | RS6 | Applicant is $2^{\prime}$ over the maximum 4' side yard fence height allowance. | Approved |
| 2 | BZA19-0018 | June 17, 2019 | 19-20 | 4312 Imperial Dr Toledo, OH 43615 | Michael Kaminski | Applicant requests a variance from TMC 1105.0301 (B) to allow a 6 ' high fence to be installed over the 4' maximum height allowance within the side yard setback. | RS12 | Applicant is requesting 2' variance over the maximum 4' side yard fence height allowance. | Disapproved |
| , | BZA19-0019 | June 17, 2019 | 19-21 | 5960 Davida Dr Toledo, OH 43612 SWO | Nanette Kniffen | Applicant requests a variance from TMC 1105.0301 (A) to allow a $6^{\prime}$ high fence to remain as installed over the $3^{\prime} 6^{\prime \prime}$ maximum height allowance within the (secondary) front yard setback. | RS6 | Applicant is $2^{\prime} 6^{\prime \prime}$ over the maximum $3^{\prime} 6$ " front yard fence height allowance. | Disapproved |
| 4 | BZA19-0020 | June 17, 2019 | 19-22 | 1843 W. Bancroft Toledo, OH 43606 SWO | Delano Carter | Applicant requests variance from TMC 1106.0102 to allow a $23^{\prime} 2^{\prime \prime} \mathrm{X} 40^{\prime} 4$ " carport less than the $3^{\prime}$ minimum setback to remain as is. Applicant also requests variance from TMC 1116.0102 to allow the accessory structure to remain without an established principal building. | CR | The structure is short of the minimum setback to the south (rear). The accessory structure has no established principal building on the parcel. Applicant needs to have site plan review performed by Plan Commission per TMC 1108.0203 (A)-screening is required for this type of use along rear lot line. | Disapproved |
| 5 | BZA19-0021 | June 17, 2019 | 19-23 | $\begin{array}{\|l} \hline 2303 \text { Goddard Rd } \\ \text { Toledo, } \mathrm{OH} 43606 \end{array}$ | Nathan Kelper \& Lindsay Sutton | Applicant requests a variance from TMC 1105.0301 (A) to install a 6 ' high fence within the secondary frontage along Brantford Rd. | RS6 | The proposed fence is $2^{\prime} 6^{\prime \prime}$ over the $3^{\prime} 6^{\prime \prime}$ maximum within the secondary frontage. | Disapproved |
|  | 8ZA19-0022 | June 17, 2019 | 19-24 | 6004 Pickard Dr <br> Toledo, OH 43613 <br> 1998 BZA Case \#29-98. | Douglas Schmaus | Applicant requests a variance from TMC 1105.0201 (D) (E) to install a carport $18^{\prime}$ less than the required 25 ' setback along the secondary front. Applicant requests variance from TMC 1105.0203 ( A) to install a third structure beyond the maximum two allotted. Applicant also requests variance from 1107.1202 (2) to install 9 ' additional width of pavement over the maximum 24' width allowance | RS6 | The carport extends $18^{\prime}$ into required setback. Carport is the third accessory structure to be installed on the property. The drive width proposed is 9 ' over the max 24 ' allowed for a $33^{\prime}$ wide driveway. 1998 BZA case \#29-98 was approved conditionally for setback of secondary frontage of 14' variance of the required 21'. Now 25' for today's standard. | Disapproved |
|  | BZA19-023 | June 17, 2019 | 19-25 | 554 Gay St  <br> Toledo, OH 43613 SWO | Judy Gullikson | Applicant requests variance from TMC 1105.0201 (C) to allow 6 " variance for a detached garage to remain as installed on an existing foundation. | RS6 | Applicant is $2.8^{\prime}$ from side property line, which is less than the $3^{\prime}$ requirement. | Approved- upon installing firerated rear wall |

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|  | BZA18-0021 | June 18, 2018 | 18-26 | OH Hildebrand Ave Toledo, | Corey Allison | Applicant requests variance from TMC $1105.0301(\mathrm{~A})$ for a fence 30 " over the max 42" tall fence allowed within a front setback in rear yard abutting Collingwood and Belmont. | RS6 | Staff Recommendation-Approval <br> 1. Hardship proven 25 ' setback from property line. 2. Fence does not meet fencing height requirements of $3^{\prime} 6$ " max within front yards. (3 frontages - Collingwood, Belmont, Hildebrand) | Approved for decorative metal. |
| 2 | BZA18-0034 | August 20, 2018 | 18-39 | 403 Rochelle Rd Toledo, OH 43615 | Joshua Fry | 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 $2^{\prime}$ over the max $24^{\prime}$ wide parking allowance. | 10-RS6 | The expansion violates max parking allowance per TMC 1107.1202 $A(1 \& 2)$ for size and spacing. | Disapproved |
| 3 | BZA18-0037 | September 17, 2018 | 18-41 | $\begin{aligned} & 4923 \text { Harvest Ln Toledo, } \\ & \mathrm{OH} 43623 \end{aligned}$ | Paul Hochanadel | Applicant requests variance from TMC 1106.0101 [5] for a 1'-2" reduction of the 5' max side yard setback for an attached garage. | RS6 | Does not comply with the side setback of $7^{\prime}$ or total combined $12^{\prime}$ setback. | Approved |
| 4 | BZA1 -0044 | September 17, 2018 | $18-47$ | $4 \begin{aligned} & 4477 \text { Dunloe Ct Toledo, OH } \\ & 43615\end{aligned}$ | Ken Samoei | Applicant requests variance from TMC 1105.0301 (A) for 2'6" higher than the $3^{\prime} 6$ " maximum for a total of $6^{\prime}$ tall fence in the secondary front setback. | RS6 | 1. Fences may not exceed 3.5" within the front yard setback. 2.The owner is requesting 6 ' fence beyond the front yard setback of the structure on the secondary frontage. | Disapproved |
| 5 | BZA18-0046 | September 17, 2018 | 18-48 | 4539 W Sylvania Ave Toledo, OH 43623 | Jill Koehler | Applicant requests variance from TMC 1105.0301 (B) for a fence of 2' over the maximum 4' allowed along the side of the property lot 136 for a 6 ' fence. | RD6 | 1. Fences may not exceed 4' within side yard setback. Note: Prior approval obtained in 2013 by Plan Commission. Owner failed to construct fence within 1 year approval of 2013 . | Approved |
| 6 | BZA18-0048 | September 17, 2018 | 18-49 | 338 N St Clair St Toledo, OH | Matthew <br> VanKoughnet | Applicant requests variance from TMC 1387.05 (G1) for a 36" variance over the max allowed 3" for a projecting sign with additional signage. Applicant requests variance from TMC $1387.05(\mathrm{~K})(20)$ for an off-premise sign within the Downtown Overlay District. | N/A | 1. Does not comply with corner projection allotment and is not at a 45 degree angle on a corner to allow a $20 \%$ increase. 2. Does not comply with off-premise regulations in regards to being installed over an alley right-ofway within downtown overlay district. | Approved |
|  |  |  |  |  |  | Doug Lalonde |  |  |  |



## CITY OF TOLEDO

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\hline March 19, 2018 \& 18-07 \& 4108 S Detroit Ave \& 43614 \& |  |
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| Marrissa Gould | \& Applicant requests variance from TMC 1105.0301 (a) for 2 ' 6 " requirement for a 6 ' tall fence in the front yard setback for their Residential Property. \& RS6 \& Staff Recommendation Approval 1. Hardship recognized - Double frontage yard 2. Review from Transportation needed \& swo \& APPROVED <br>


\hline March 19, 2018 \& 18-08 \& 160 Islington St \& 43610 \& Thomas Jenkins \& Applicant requests variance from TMC 1105.0301 (b) for 2' over the allowed 4' high fence in the side setback for a total of 6 ' high fence in the side yard setback for their Residential Property. \& RS6 \& | Staff Recommendation Approval |
| :--- |
| 1. Hardship established - Security of the neighborhood | \& NOL \& APPROVED <br>


\hline March 19, 2018 \& 18-09 \& 608 Madison Ave \& 43604 \& Samuel Harden \& Applicant requests variance from TMC 1389.06 (a1) (b) (c2) for a total of four on premise EMC Fascia signs to be allowed in a CD Zoning District and within the Downtown Overlay District, where the code states EMC'S are not allowed at all and for three more than the one EMC that is allowed in a single tenant building for their Commercial Building. \& CD \& | Staff Recommendation Disapproval |
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| 1. No hardship shown |
| 2. Would set precedent | \& No \& | DISAPPROVED PER |
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| STAFF |
| RECOMMENDATION | <br>

\hline March 19, 2018 \& 18-10 \& 830 New York Ave \& 43611 \& John Reditt \& Applicant requests variance from TMC 1105.0302 (a) (1) for $2^{\prime} 6^{\prime \prime}$ over the $3^{\prime} 6^{\prime \prime}$ allowed height for a total of $6^{\prime}$ high chain link fence in a front yard setback for Great Lakes Removal. \& IG \& $$
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& \text { Staff Recommendation Deferral } \\
& \text { 1. Must meet with Planning Commission for comments } \\
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## CITY OF TOLEDO

MARY GLOWACK
AMES LEWIS - DPU
Stephen serchuk - vice chairman
SANDY SPANG - CITY COUNCIL
doug lalonde - SECRETARY
KEN FISCHER - COMMISSIONER
CITY COUNCIL CHAMBERS 1st Floor
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| February 26, 2018 <br> originally <br> January 22, 2018 | 18-01 | 802 |  | Forsythe | St | 43605 | Patricia | WEAVER | Applicant requests variance from TMC 115.31 (a) (b) for a 30 " over the maxim 42 " allowed for a 6 ' high fence in the front yard of their Residential Property. | RD6 | Staff Recommendation Disapproval <br> 1. Out of context of the neighborhood <br> 2. Transportation Review Required | APPROVED AS REQUESTED |
| February 26, 2018 then December 19, 2017 originally October 16, 2017 | 18-05 | 1605 |  | Jefferson |  | 43604 | Paul | Szymanski | Applicant requests variance from TMC 1105.0302 (A) (1) \& 1103.1615 for $7 \mathrm{ft} \tan \&$ vinyl fence within 20 ft front yard setback in a CR Zoning District where 42 inches is the maximum height allowed for the Catholic Club of Toledo. | CR | Staff Recommendation - Approval <br> 1. Upon review \& approval of UDARK | APPROVED WITH CONDITIONS OF: REVISED DRAWINGS \& UDARC DATED FEBRUARY 20, 2018 FOR WROUGHT IRON FENCE |
| February 26, 2018 | 18-06 | 2602 | w | Central |  |  | Allen <br> Industries $\mathrm{c} / \mathrm{o}$ Harmon Sign Division |  | Applicant requests variance from TMC 1389.06 to replace existing pole signage with a new Electronic Messaging Center (digital sign) in a CR Zoning District for Majestic Automotive. | CR | Staff Recommendation Disapproval <br> 1. EMC code states 42 " is the maximum height <br> 2. Creates line of sight \& embellishments | DISAPPROVED |
|  |  |  |  |  |  |  |  |  | Doug Lalonde <br> Doug Lalonde Secretary |  |  |  |

## CITY OF TOLEDO

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GOVERNMENT CENTER

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Jim Lewis
JAMES MOSSING
Minutes
STEPHEN SERCHUK－Vice Chairma
DOUG LALONDE－SECRETARY
Ken Fischer－COMMISSIONER

|  | RD6 | $\begin{array}{l}\text { Staff Recommendation Disapproval } \\ \text { 1．Out of context of the neighborhood }\end{array}$ | $\begin{array}{l}\text { Deferred to February } \\ 26,2018 \text { need the City }\end{array}$ |
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| Ianuary 22， 2018 | 18－01 | 802 |  | Forsythe |  | 43605 | Patricia | WEAVER | Applicant requests variance from TMC 115.31 （a）（b）for a 30＂over the maxim 42＂allowed for a 6＇high fence in the front yard of their Residential Property． | RD6 | Staff Recommendation Disapproval <br> 1．Out of context of the neighborhood <br> 2．Transportation Review Required | Deferred to February <br> 26，2018 need the City <br> of Toledo <br> Transportation <br> Department to review |
| January 22， 2018 | 18－02 | 123 | N | HOLLAND SYLVA | RD | 43615 | SEAN | LAKE | Applicant requests variance from TMC 1105.0201 （c）for 34 ＂of the maximum 36 ＂setback for an accessory building for their Residential Property | RS6 | Staff Recommendation Disapproval <br> 1．Out of context of the neighborhood <br> 2．No hardship <br> 3．Leaves no room for maintance <br> 4．Move within the required minimum setback | Denied |
| January 22， 2018 | 18－03 | 1835 | N | MICHIGAN | ST | 43611 | ROGER | STEWART | Applicant requests variance from TMC 1105.0204 （a）for 339 sqft over the maximum 261 sqft allowed based on $30 \%$ rear yard coverage for their Residential Property． | 10－RS6 | Staff Recommendation Approval 1．Hardship with smaller lot size | Approved |
| January 22， 2018 | 18－04 | 208 | W | WOODRUFF |  | 43620 | DAVID | WILSON | Applicant requests variance from TMC 1106.0102 for front yard setback to be $14.5^{\prime}$ over the minimum of $20^{\prime}$ allowed for the Thomas M Wernert Center． | CR | Staff Recommendation Approval <br> 1．Setback is not out of character of the neighborhood | Approved |

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| Ianuary 22， 2018 | 18－01 | 802 |  | Forsythe |  | 43605 | Patricia | WEAVER | Applicant requests variance from TMC 115.31 （a）（b）for a 30＂over the maxim 42＂allowed for a 6＇high fence in the front yard of their Residential Property． | RD6 | Staff Recommendation Disapproval <br> 1．Out of context of the neighborhood <br> 2．Transportation Review Required | Deferred to February <br> 26，2018 need the City <br> of Toledo <br> Transportation <br> Department to review |
| January 22， 2018 | 18－02 | 123 | N | HOLLAND SYLVA | RD | 43615 | SEAN | LAKE | Applicant requests variance from TMC 1105.0201 （c）for 34 ＂of the maximum 36 ＂setback for an accessory building for their Residential Property | RS6 | Staff Recommendation Disapproval <br> 1．Out of context of the neighborhood <br> 2．No hardship <br> 3．Leaves no room for maintance <br> 4．Move within the required minimum setback | Denied |
| January 22， 2018 | 18－03 | 1835 | N | MICHIGAN | ST | 43611 | ROGER | STEWART | Applicant requests variance from TMC 1105.0204 （a）for 339 sqft over the maximum 261 sqft allowed based on $30 \%$ rear yard coverage for their Residential Property． | 10－RS6 | Staff Recommendation Approval 1．Hardship with smaller lot size | Approved |
| January 22， 2018 | 18－04 | 208 | W | WOODRUFF |  | 43620 | DAVID | WILSON | Applicant requests variance from TMC 1106.0102 for front yard setback to be $14.5^{\prime}$ over the minimum of $20^{\prime}$ allowed for the Thomas M Wernert Center． | CR | Staff Recommendation Approval <br> 1．Setback is not out of character of the neighborhood | Approved |


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| Ianuary 22， 2018 | 18－01 | 802 |  | Forsythe |  | 43605 | Patricia | WEAVER | Applicant requests variance from TMC 115.31 （a）（b）for a 30＂over the maxim 42＂allowed for a 6＇high fence in the front yard of their Residential Property． | RD6 | Staff Recommendation Disapproval <br> 1．Out of context of the neighborhood <br> 2．Transportation Review Required | Deferred to February <br> 26，2018 need the City <br> of Toledo <br> Transportation <br> Department to review |
| January 22， 2018 | 18－02 | 123 | N | HOLLAND SYLVA | RD | 43615 | SEAN | LAKE | Applicant requests variance from TMC 1105.0201 （c）for 34 ＂of the maximum 36 ＂setback for an accessory building for their Residential Property | RS6 | Staff Recommendation Disapproval <br> 1．Out of context of the neighborhood <br> 2．No hardship <br> 3．Leaves no room for maintance <br> 4．Move within the required minimum setback | Denied |
| January 22， 2018 | 18－03 | 1835 | N | MICHIGAN | ST | 43611 | ROGER | STEWART | Applicant requests variance from TMC 1105.0204 （a）for 339 sqft over the maximum 261 sqft allowed based on $30 \%$ rear yard coverage for their Residential Property． | 10－RS6 | Staff Recommendation Approval 1．Hardship with smaller lot size | Approved |
| January 22， 2018 | 18－04 | 208 | W | WOODRUFF |  | 43620 | DAVID | WILSON | Applicant requests variance from TMC 1106.0102 for front yard setback to be $14.5^{\prime}$ over the minimum of $20^{\prime}$ allowed for the Thomas M Wernert Center． | CR | Staff Recommendation Approval <br> 1．Setback is not out of character of the neighborhood | Approved |


|  | $\begin{gathered} \text { 令 } \\ \text { 符 } \end{gathered}$ |  |  |  |  | $\begin{aligned} & \text { Ñ } \\ & 0 \\ & 0 . \\ & \text { O} \end{aligned}$ |  |  |  |  |  | $\begin{aligned} & \text { op } \\ & 0 \\ & 0 \\ & 0 \\ & \\ & \stackrel{\rightharpoonup}{\overline{0}} \end{aligned}$ |
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| Ianuary 22， 2018 | 18－01 | 802 |  | Forsythe |  | 43605 | Patricia | WEAVER | Applicant requests variance from TMC 115.31 （a）（b）for a 30＂over the maxim 42＂allowed for a 6＇high fence in the front yard of their Residential Property． | RD6 | Staff Recommendation Disapproval <br> 1．Out of context of the neighborhood <br> 2．Transportation Review Required | Deferred to February <br> 26，2018 need the City <br> of Toledo <br> Transportation <br> Department to review |
| January 22， 2018 | 18－02 | 123 | N | HOLLAND SYLVA | RD | 43615 | SEAN | LAKE | Applicant requests variance from TMC 1105.0201 （c）for 34 ＂of the maximum 36 ＂setback for an accessory building for their Residential Property | RS6 | Staff Recommendation Disapproval <br> 1．Out of context of the neighborhood <br> 2．No hardship <br> 3．Leaves no room for maintance <br> 4．Move within the required minimum setback | Denied |
| January 22， 2018 | 18－03 | 1835 | N | MICHIGAN | ST | 43611 | ROGER | STEWART | Applicant requests variance from TMC 1105.0204 （a）for 339 sqft over the maximum 261 sqft allowed based on $30 \%$ rear yard coverage for their Residential Property． | 10－RS6 | Staff Recommendation Approval 1．Hardship with smaller lot size | Approved |
| January 22， 2018 | 18－04 | 208 | W | WOODRUFF |  | 43620 | DAVID | WILSON | Applicant requests variance from TMC 1106.0102 for front yard setback to be $14.5^{\prime}$ over the minimum of $20^{\prime}$ allowed for the Thomas M Wernert Center． | CR | Staff Recommendation Approval <br> 1．Setback is not out of character of the neighborhood | Approved |

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| $\begin{array}{\|l} \hline \text { December 19, } 2017 \\ \text { originally } \\ \text { November 20, } 2017 \end{array}$ | 17881 | ${ }^{4356}$ | Beverly | ${ }^{43614}$ | Iason | Lewis | Applicant requests rariance fom TMC 107．102（a）（1）（4）to widen the driveway to match the exisining garage dor for their Residential Property． | RS6 | Staff Recommendation－Disapproval 1．Does not meet the overall context of the neighborhood | approved |
| $\begin{array}{\|l\|l} \begin{array}{l} \text { December } 19,2017 \\ \text { orignallaly } \\ \text { October } 16,2017 \end{array} \end{array}$ | 17.71 | ${ }^{605}$ | fferson $A$ | 3804 | aul | zzymansi | Applicant requests variance from TMC 1105.0302 （A）（1）\＆ 1103.1615 for $7 \mathrm{ft} \tan \&$ vinyl fence within 20 ft front yard setback in a CR Zoning District where 42 inches is the maximum height allowed for the Catholic Club of Toledo． | CR |  | Applicant asked to have the case <br> DEFERRED to February 2018 BZA <br> Hearing |
| $\begin{array}{\|l} \hline \text { December 19, } 2017 \\ \text { originally } \\ \text { October 16, } 2017 \end{array}$ | 1772 | 1983 | Ontario St | 43611 | Steve | filbert | Applicant requests variance from TMC $1105.0301(\mathrm{~A})$ for a $6 \mathrm{ft} \mathrm{high} \mathrm{metal} \mathrm{fence}$,a 6 ft high chain link gate \＆ 4 ft high bollards with metal guardrail between where maximum height of 42 inches is allowed in a RS6 Zoning District for their Commercial Garage． | R56 | Staff Recommendation－Approval 1．Cut down to $42^{\prime \prime}$ high or relocate inline with back of neighboring front house line | $\begin{array}{\|l\|} \text { Approved with conditions of staff } \\ \text { recommendation of front setback of } \\ \text { house or 22 } 1 \text { high } \end{array}$ |
| Secember 19，2017 | ${ }^{17.86}$ | 2852 | 105 st | 43611 | Emest | Inderson III | Applicant requests variance from TMC 1105.0301 （a）（b）for 30 inches over the allowed 42 inch heights for a 6 ft fence in the front yard and 24 inches over the allowed 48 inch height for a 6 foot fence in the side yard for their Residential roperty | RS6 | Staff Recommendation－Approval w／Conditions 1．Relocate to be inline with the front of the house 2 Don＇t meet context of neighborhood with original request | appro |
| Seember 19,2017 | 1787 | ${ }^{347}$ | 45 thst | 43611 |  | Cast |  | R56 |  | Approved |
| eember 19，2017 | 17－88 | ${ }^{1335}$ | Akron St | ${ }^{33605}$ | $\left\lvert\, \begin{gathered} \text { Nilliam } k e \\ \text { Lillian } \end{gathered}\right.$ | Fiilico | Applicant requests variance from TMC 1106.0205 （e）（4）for 5 ft more than the 10 ft projection allowed into 25 ft of the front setback for an enclosed porch with a new deck for their Residential Property | RD6 | Staff Recommendation－Disapproval <br> 1．Don＇t meet context of neighborhood <br> Neighbors have expectation of a view | Approved |
| Peember 19，2017 | 17－89 | 2602 | V Central Ave | ${ }^{13606}$ | $\begin{array}{\|l\|l} \hline \text { Allen } \\ \text { Industries c/o } \\ \text { Harmon Sign } \end{array}$ |  | Applicant requests variance from TMC 1389.06 to replace existing pole signage with a new Electronic Messagigng Center （digital sign）in a cR Zoning Distric for Majestic Automotive． | CR | Staff Recommendation－Approval w／Conditions 1．Low profile sign 2．Height of 42＂ | Disapproved |
| Seember 19，2017 | 17－90 | ${ }^{1155}$ | Larc Ln | 43609 |  |  |  | RS6 | Staff Recommendation－Approva <br> 1．Meets overall context of neighborhood <br> Minor site plan review required from Planning Commission | Approved |
| December 19，2017 | ${ }^{17.91}$ | 1991 | Rose Arbor | 43614 | Nidal | assine |  | R59 |  | Approved with conditions to remove <br> the $5 \times 12$ bumpout beyond 1.5 ft of the <br> sidewalk extension． |
| Seember 19，2017 | 17．92 | ${ }^{1414 / 148}$ | Star Ave | 38605 | Unison Health <br> c／o David <br> Moebius |  |  | CR | Staff Recommendation－Approval <br> 1．Adjacent to commercial property <br> 2．Zoned commercial | Approved |
| Seember 19，2017 | 17．93 | 1822 | Tray St | 43605 | Keith | Karcsak | Applicant requests variance from TMC 1105.0204 （b）\＆ 1105.0601 to allow two accessory buildings and driveway areas to be $20 \%$ over the $30 \%$ of rear yardage allowed for 601 sf and to allow two garages where only one garage is allowed for a new garage for their Residential Property． | RD6 | Staff Recommendation－Approval w／Conditions <br> 1．Remove shed <br> 2．Meets overall context of neighborhood | Approved with conditions of existing <br> shed staying as is． |
| December 1，2017 | 17．94 | 4207 | Willis Blvd | 43623 | Cristopher | Pull F | Applicant requests variance from TMC 1107.1906 \＆ 1107.1202 （a）to allow a gravel driveway where only asphalt or of their Residential Property． | RS6 | Staff Recommendation－Approval w／Conditions 1．Materials need to be concrete or asphalt 2．Stone drive does not meet code | Dispproved |
| Deeember 19，2017 | ${ }^{17.95}$ | ${ }^{1303}$ | Yondotast | 43605 | Edna | ${ }_{\text {reman }}$ | Applicant requests variance from TMC 1105.0301 （a）（b）for 6 ＂over the allowed 42 ＂for a 4 ft high fence in the front yard | ${ }^{\text {IG }}$ | Staff Recommendation－Approval w／Conditions <br> 1．Reduce front to $42^{\prime \prime}$ <br> 2．Proximity to IG neighbor | Approved |


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| November 20, 2017 originally August 21, 2017 | 17-53 | 3620 |  | Heatherdowns | Bivd | 43614 | Thomas | Yurysta | Applicant requests variance from TMC 1389.06 (a) to install an Electronic Messaging Center (EMC) in an MX Zoning District for the Church of Saint Andrew United Methodist. | RS9 | STAFF RECOMMENDATION - APPROVAL <br> 1. Monochrome Display Only <br> 2. Height to be $42^{\prime \prime}$ maximum | $\begin{aligned} & \text { Approved for } 13 \mathrm{ft} \text { wide } \\ & \text { revision } \end{aligned}$ |
| November 20, 2017 originally September 18, 2017 | $1{ }^{17-67}$ | 2507 |  | Middlesex | Dr | 43606 | DONALD \& DENSE | NISEETT JR | Applicant requests variance from TMC 1105.0301 (b) for A 8 ' fence in the front yard for their Residential Property. | 56 | Staff Recommendation - Approval 1. With stone columns \& cedar panels | ${ }_{4}^{\text {Approved with conditions of }}$ |
|  | 17-61 | ${ }^{701}$ |  | Cherry | St | 43604 | GLORIA | Shortridge | Applicant requests variance from TMC 1393.07 to adhere 10 separate sign decals to the sidewalk the size of $12^{\prime \prime} \times 18^{\prime \prime}$ for the Lucas County Health Department. | co | Staff Recommendation - Approval <br> 1. Civic in nature <br> 2. Non-slip materials being used <br> 3. Need transportation approval | \|l $\begin{aligned} & \text { Approved not to exceed } 2 \\ & \text { years from approval }\end{aligned}$ |
| November 20, 2017 | 17-76 | 3503 |  | Hilltop | Bivd | 43607 | 14 Development | c/o Mike Hatield | Applicant requests variance from TMC 1387.2 (2) for a marquee sign with company logo to be 23 inches over the 42 inch maximum height allowed for a total height of 65 inches for Hilltop Village Apartment Complex. | RD6 | Staff Recommendation - Approval <br> 1. Improving the appearance of the complex <br> 2. No negative effect on neighborhood | Approved |
| November 20, 2017 | 17-77 | 101 |  | Silverside | Dr | 43612 | $\sqrt{4}$ Development | c/o Mike Hatield | Applicant requests variance from TMC 1387.2 (2) for a marquee sign with company logo to be 23 inches over the 42 inch maximum height allowed for a total height of 65 inches for their Northtowne Village. | RD6 | Staff Recommendation - Approval 1. Improving the appearance of the complex 2. No negative effect on neighborhood | Approved |
| November 20, 2017 | 17-78 | $\sqrt{125}$ | E | Woodruff | Ave | 43620 | 14 Development | c/o Mike Hatield | Applicant requests variance from TMC 1387.2 (2) for a marquee sign with company logo to be 23 inches over the 42 inch maximum height allowed for a total height of 65 inches for Woodruff Village. | RD6 | Staff Recommendation - Approval <br> 1. Improving the appearance of the complex <br> 2. No negative effect on neighborhood | Approved |
| November 20, 2017 | 17-79 | 15334 |  | ${ }^{308 t h}$ | St | 43611 | Melissa | Mattox Turner | Applicant requests variance from TMC 1106.0101 (table) for an 8 ft variance of minimum requirement of 25 ft setback in <br> the rear yard for their legal non-conforming lot of their Residential Property. | RD6 | Staff Recommendation - Approval <br> 1. Odd shaped lot <br> 2. Meets context of neighborhood | ${ }^{\text {Approved }}$ |
| November 20, 2017 | 17-80 | 5322 | w | Bancroft | ${ }^{\text {st }}$ | 43615 | Keith | Tammarine | Applicant requests variance from TMC 1111.1800 (d) for minimum of $60 \%$ glass for enclosed front porch, they only have $36 \%$ open window area for the front porch of their Residential Property. | RS9 | Staff Recommendation - Approval <br> 1. Meets context of neighborhood <br> 2. Property setback 30 feet | Approved |
| November 20, 2017 | 17-81 | 4356 |  | Beverly | $\overline{\text { Dr }}$ | 43614 | Jason | Lewis | Applicant requests variance from TMC 1107.1202 (a) (1) (4) to widen the driveway to match the existing garage door for their Residential Property. | RS6 | Staff Recommendation - Disapproval <br> 1. Does not meet the overall context of the neighborhood | Deferred to December 2017 <br> BZA Hearing |
| November 20, 2017 | 17-82 | 1846 |  | Cass | Rd | 43614 | Rachael | Freeman | Applicant requests variance from TMC 1107.1202 (a) (2) for $7 \%$ over the $40 \%$ horizontal width allowed for a garage door area and for 2 ft less than the 4 ft allowed from the front of the building plane and to allow 12 fft over the 24 ft width to expand the driveway for their Residential Property. | RS12 | Staff Recommendation - Approval with modification 1. Garage must be inline with the face of the existing garage <br> 2. 13 ft 2 inch wide driveway tapering down to original drive <br> 3. Remove portion that is non-compliant | Approved |
| November 20, 2017 | 17-83 | 2012 |  | Chase | st | 43611 | Robert | Collins | Applicant requests variance from TMC 1105.0301 (a) (b) for fence to be 30 inches over the maximum 42 inch height allowed for a total of 72 inches in the front yard \& 24 inches over the maximum 42 inch height for a total of 66 inches in the side yard of their Residential Property. | CR | Staff Recommendation - Disapproval <br> 1. Blue fence covering does not meet zoning code requirements | Approved with conditions of <br> 72 in height chain link fence without fabric covering. |
| November 20, 2017 | 17-84 | 6146 |  | Meadowvale | Dr | 43613 | Christin | Bright | Applicant requests variance from TMC 11074.1202 (a) (4) for 9 ft wider than the 10 ft allowed for a single car garage for a total of 19 ft wide driveway for their Residential Property. | RS6 | Staff Recommendation - Disapproval <br> 1. Does not meet the overall context of the neighborhood | Dispproved |
| November 20, 2017 | 17-85 | 4938 |  | Rambo | $\stackrel{\text { Ln }}{ }$ | 43623 | Scott | Massari | Applicant requests variance from TMC 1105.0301 (a) for fence to be 30 inches over the maximum height of 42 inches allowed in the front yard for a total of 72 inch high fence for their Residential Property. | RS6 | Staff Recommendation - Approval <br> 1. Backs up to main road. <br> 2. Remove existing shrubs at Rambo Ln \& Laskey Rd due to visibility <br> 3. Transportation approval | Approved |


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| BZA17-0078 | December 19, 2017 | 17-86 | Applicant requests variance from TMC 1105.0301 (a) (b) for 30 inches |
| BZA17-0032 | July 17, 2017 | 42-17 | Applicant requests variance from TMC 1106.010 for a zero ft setback |
|  | January 23, 2017 | 01-17 | Applicant requests variance from TMC 1105.0301 (a) (b) for $2^{\prime} 6^{\prime \prime}$ over |
| BZA17-0077 | December 19, 2017 | 17-87 |  |
|  | November 20, 2017 | 17-79 | Applicant requests variance from TMC 1106.0101 (table) for an 8 ft |
| BZA17-0005 | April 17, 2017 | 22-17 | Application requests variance from TMC 1105.0204 (a) for 44 sf over |
| BZA17-0051 | September 18, 2017 | 17-60 | Applicant requests variance from TMC 1105.0302 (a) (1) for an 7' high |
| BZA17-0002 | February 27, 2017 | 15-17 |  |
| BZA17-0080 | December 19, 2017 | 17-88 | Applicant requests variance from TMC 1106.0205 (e) (4) for 5 ft more |
| BZA17-0014 | May 15, 2017 | 28-17 | Applicant requests variance from TMC 1107.1906 for a temporary |
|  | November 20, 2017 | 17-80 | Applicant requests variance from TMC 1111.1800 (d) for minimum of |
| BZA17-0021 | June 19, 2017 | 31-17 | Applicant requests variance from TMC 1107.1202 (1) \& TMC |
|  | December 19, 2017 originally <br> November 20, 2017 | 17-81 | Applicant requests variance from TMC 1107.1202 (a) (1) (4) to widen |
|  | November 20, 2017 | 17-81 | Applicant requests variance from TMC 1107.1202 (a) (1) (4) to widen |
| BZA17-0038 | August 21, 2017 | 51-17 | Applicant requests variance from TMC 1393.15 (a) (1) to use more than |
| BZA17-0009 | April 17, 2017 | 23-17 |  |
| BZA17-0064 | November 20, 2017 | 17-82 | Applicant requests variance from TMC 1107.1202 (a) (2) for $7 \%$ over |
|  | March 20, 2017 | 80-16 |  |
|  | February 27, 2017 | 80-16 | APPLICANT REQUESTS VARIANCE FROM TMC 1106-0102 |


| BZA17-0081 | December 19, 2017 | 17-89 | Applicant requests variance from TMC 1389.06 to replace existing pole |
| :---: | :---: | :---: | :---: |
| BZA17-0070 | November 20, 2017 | 17-83 | Applicant requests variance from TMC 1105.0301 (a) (b) for fence to be |
| BZA17-0055 | November 20, 2017 originally September 18, 2017 | 17-61 | Applicant requests variance from TMC 1393.07 to adhere 10 separate |
| BZA17-0055 | October 16, 2017 originally September 18, 2017 | 17-61 | Applicant requests variance from TMC 1393.07 to adhere 10 separate |
| BZA17-0055 | September 18, 2017 | 17-61 | Applicant requests variance from TMC 1393.07 to adhere 10 separate |
| BZA17-0034 | July 17, 2017 | 43-17 | Applicant requests variance from TMC 1105.0301 (b) for 2 ft over the |
| BZA17-0045 | September 18, 2017 | 17-62 | Applicant requests variance from TMC 1105.0301 (b) for a 6' high |
| BZA17-0054 | September 18, 2017 | 17-63 |  |
| BZA17-0060 | October 16, 2017 | 17-70 | Applicant requests variance from TMC 1105.0301 (B) for 2 ft over the |
|  | June 19, 2017 | 32-17 | FIX THIS |
|  | March 20, 2017 | 20-17 | Applicant requests variance from TMC 1105.0301 for 2' over the max |
|  | February 27, 2017 | 02-17 | Applicant requests variance from TMC 1387.04 (a) for a free standing |
|  | January 23, 2017 | 02-17 | FIX THIS |
| BZA17-0013 | May 15, 2017 | 29-17 | FIX THIS |
| BZA17-0040 | August 21, 2017 | 52-17 | Applicant requests variance from TMC 1389.05 to waive 30 sq ft |
| BZA17-0001 | February 27, 2017 | 16-17 | Applicant requests variance from TMC 1387.02 (3) FOR |
| BZA17-0049 | September 18, 2017 | 17-64 | Applicant requests variance from TMC 1105.0301 (b) for a 6 ' fence in |
| BZA17-0003 | February 27, 2017 | 17-17 | Applicant requests variance from TMC 1107.1201 \& TMC 1107.1906 |
| BZA17-0010 | April 17, 2017 | 24-17 | Applicant requests variance from TMC 1105.0302 (a) (1) to replace the |
|  | June 19, 2017 | 33-17 | Applicant requests variance from TMC 1105.0301 (b) for $2^{\prime}$ more to |
| BCZ17-0031 | July 17, 2017 | 44-17 | Applicant requests variance from TMC 1105.0301 (b) for 2 ft over the |
| BZA17-0036 | November 20, 2017 originally August 21, 2017 | 17-53 | Applicant requests variance from TMC 1389.06 (a) to install an |
| BZA17-0036 | August 21, 2017 | 53-17 | Applicant requests variance from TMC 1389.06 (a) to install an |

$\left.\begin{array}{|l|l|l|l|}\hline \text { BZA17-0027 } & \text { July 17, 2017 } & 45-17 & \begin{array}{l}\text { Applicant requests variance from } \\ \text { TMC 1389.06 (a) \& 1387.02 (1) to }\end{array} \\ \hline \text { BZA17-0067 } & \text { November 20, 2017 } & 17-76 & \begin{array}{l}\text { Applicant requests variance from } \\ \text { TMC 1387.2 (2) for a marquee sign }\end{array} \\ \hline & \text { January 23, 2017 } & 03-17 & \begin{array}{l}\text { Applicant requests variance from } \\ \text { TMC 1389.06 to replace fascia sign }\end{array} \\ \hline & \text { April 17, 2017 } & \mathbf{0 3 - 1 7} & \begin{array}{l}\text { Applicant requests variance from } \\ \text { TMC 1389.06 to replace fascia sign }\end{array} \\ \hline \text { BZA17-0059 } & \text { October 16, 2017 } & 17-71 & \begin{array}{l}\text { Applicant requests variance from } \\ \text { TMC 1105.0302 (A) (1) \& 1103.1615 }\end{array} \\ \hline \text { BZA17-0059 } & \begin{array}{l}\text { December 19, 2017 originally } \\ \text { October 16, 2017 }\end{array} & 17-71 & \begin{array}{l}\text { Applicant requests variance from } \\ \text { TMC 1105.0302 (A) (1) \& 1103.1615 }\end{array} \\ \hline \text { BZA17-0073 } & \text { December 19, 2017 } & \text { January 23, 2017 } & 17-90 \\ \hline \text { BZA17-0043 } & \text { August 21, 2017 } & \begin{array}{l}\text { Applicant requests variance from } \\ \text { TMC 1106.0101 for rear setback to be }\end{array} \\ \hline \text { Applicant requests variance from } \\ \text { TMC 1107.1200 \& 1107.1202 (a) (1) to }\end{array}\right\}$

| BZA17-0052 | September 18, 2017 | 17-67 | Applicant requests variance from TMC 1105.0301 (b) for a 8 ' fence in |
| :---: | :---: | :---: | :---: |
|  | January 23, 2017 | 07-17 | Applicant requests variance from <br> TMC 1393.08 (a) for installing flags |
| BZA17-0026 | July 17, 2017 | 46-17 | Applicant requests variance from TMC 1389.06 (a) to replace/install an |
| BZA17-0011 | April 17, 2017 | 25-17 | Applicant requests variance from <br> TMC 1387.05 (5) (6) to allow 364 sq |
| BZA17-0030 | July 17, 2017 | 47-17 | Applicant requests variance from TMC 1389.06 for an Animated |
| BZA17-0061 | October 16, 2017 | 17-72 | Applicant requests variance from TMC 1105.0301 (A) for a 6 ft high |
| BZA17-0061 | December 19, 2017 originally October 16, 2017 | 17-72 | Applicant requests variance from TMC 1105.0301 (A) for a 6 ft high |
| BZA17-0044 | September 18, 2017 | 17-50 | Applicant requests variance from TMC 1105.0301 for a 6 ' fence in the |
|  | November 20, 2017 | 17-85 | Applicant requests variance from TMC 1105.0301 (a) for fence to be 30 |
|  | May 15, 2017 | 21-17 | Applicant requests variance from TMC 1107.1200 (A) (1) , TMC |
|  | March 20, 2017 | 21-17 | Applicant requests variance from TMC 1107.1200 (A) (1) , TMC |
| BZA17-0012 | May 15, 2017 | 30-17 | Applicant requests variance from TMC 1107.1202 (a) (4) \& TMC |
| BZA17-0025 | August 21, 2017 | 56-17 | Applicant requests variance from TMC 1105.0301 (a) for 2.5 ft over the |
|  | July 17, 2017 | 40-17 |  |
|  | June 19, 2017 | 40-17 | Applicant requests variance from <br>  |
| BCZ17-0033 | July 17, 2017 | 48-17 | Applicant requests variance from TMC 1389.06 (a) to install an |
|  | June 19, 2017 | 36-17 | Applicant requests variance from TMC 1105.0601 (b) \& TMC |
| BZA17-0075 | December 19, 2017 | 17-91 | Applicant requests variance from TMC 1107.1202 (2) for 1 ft 5 inches |
| BZA17-0058 | October 16, 2017 | 17-73 | Applicant requests variance from TMC 1105.0301 (B) for 2 ft over the |
|  | June 19, 2017 | 37-17 | Applicant requests variance from TMC 1105.0204 (b) for 628.47 sq ft |
|  | July 17, 2017 | 37-17 | Applicant requests variance from TMC 1105.0204 (b) for 628.47 sq ft |
| BZA17-0041 | August 21, 2017 | 57-17 | Applicant requests variance from TMC 1105.0301 (b) for a side yard |
|  | January 23, 2017 | 08-17 | Applicant requests variance from TMC 1389.06 (a) for installing |


| BZA17-0068 | November 20, 2017 | 17-77 | Applicant requests variance from TMC 1387.2 (2) for a marquee sign |
| :---: | :---: | :---: | :---: |
|  | February 27, 2017 | 09-17 | Applicant requests variance from TMC 1389.06 (a) for installing |
|  | January 23, 2017 | 09-17 | Applicant requests variance from TMC 1389.06 (a) for installing |
|  | July 17, 2017 | 39-17 | Applicant requests variance from TMC 1395.01 (c), TMC 1387.05 (k1) |
|  | June 19, 2017 | 39-17 | Applicant requests variance from TMC 1395.01 (c), TMC 1387.05 (k1) |
| BZA17-0062 | October 16, 2017 | 17-74 |  |
|  | January 23, 2017 | 12-17 | Applicant requests variance from TMC 1387.05 (g) (1) (2) for 6 |
| BZA17-0050 | September 18, 2017 | 17-68 | Applicant requests variance from TMC 1389.05 © \& 1393.08 (b) for an |
|  | April 17, 2017 | 11-17 | Applicant requests variance from TMC 1389.06 for installing Electronic |
|  | January 23, 2017 | 10-17 | Applicant requests variance from TMC 1393.08 (b) for use of Portable |
|  | January 23, 2017 | 11-17 | Applicant requests variance from TMC 1389.06 for installing Electronic |
|  | February 27, 2017 | 10-17 | Applicant requests variance from TMC 1393.08 (b) for use of Portable |
|  | February 27, 2017 | 11-17 | Applicant requests variance from TMC 1389.06 for installing Electronic |
|  | April 17, 2017 | 10-17 | Applicant requests variance from TMC 1393.08 (b) for use of Portable |
| BZA17-0074 | December 19, 2017 | 17-92 | Applicant requests variance from TMC 1107.1202 (b) (3) for 15 ft |
|  | March 20, 2017 | 82-16 | APPLICANT REQUESTS VARIANCE FROM TMC 1106-0102 |
|  | February 27, 2017 | 82-16 | APPLICANT REQUESTS <br> VARIANCE FROM TMC 1106-0102 |
| BZA17-0039 | August 21, 2017 | 58-17 | Applicant requests variance from TMC 1395.01 for a non-conforming |
| BZA17-0008 | April 17, 2017 | 26-17 | Applicant requests variance from TMC 1187.02 (3) for fascia sign in |
| BZA17-0007 | April 17, 2017 | 27-17 | Applicant requests variance from TMC 1187.02 (3) for fascia sign in |
| BZA17-0056 | October 16, 2017 | 17-75 | Applicant requests variance from TMC 1107.1202 (A) (1) for an $18 \times 28$ |
| BZA17-0029 | July 17, 2017 | 49-17 | Applicant requests variance from TMC 1114.0305 (b) \& TMC |
| BZA17-0076 | December 19, 2017 | 17-93 | Applicant requests variance from TMC 1105.0204 (b) \& 1105.0601 to |


|  | January 23, 2017 | $13-17$ | Applicant requests variance from <br> TMC 1389.06 (a) for installing |
| :--- | :--- | :--- | :--- |
|  | June 19, 2017 | $41-17$ 83-16 | Applicant requests variance from <br> TMC 1105.0301 (A) for a 6' high |
| BZA17-0048 | September 18, 2017 | $17-69$ | Applicant requests variance from <br> TMC 1387.05 (d) for an on premise |
|  | June 19, 2017 | $38-17$ | Applicant requests variance from <br> TMC 1105.0301 (b) for 2' over the |
| BZA17-0082 | December 19, 2017 | $17-94$ | Applicant requests variance from <br> TMC 1107.1906 \& 1107.1202 (a) to |
| BZA17-0042 | August 21, 2017 | $59-17$ | Applicant requests variance from <br> TMC 1105.0302 (a) (1) for a front yard |
|  | January 23, 2017 | $14-17$ | Applicant requests variance from <br> TMC 1387.05 (g) (1) \& (2) for 4 |
| BZA17-0069 | November 20, 2017 | $17-78$ | Applicant requests variance from <br> TMC 1387.2 (2) for a marquee sign |
| BZA17-0079 | December 19, 2017 | $17-95$ | Applicant requests variance from <br> TMC 1105.0301 (a) (b) for 6" over the |


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|  |
| Ernest Anderson III |
| RENEE KENDZIERSKI |
| Kevin Weber |
| Richard \& Sandra Cast |
| Melissa Mattox Turner |
| Daniel Bielak II |
| BARBEE ADAMS |
| FATHER GREGORY L PEATEE |
| Roger Stuart |
| Roger Stuart |
| Jasfrey \& Lillian Flicko |
| Jason Lewis |
| Nancy Laubenthal |
| Keith Tammarine |


| Allen Industries c/o Harmon Sign Division |
| :--- |
| Robert Collins |
| GLORIA SHORTRIDGE |
| GLORIA SHORTRIDGE |
| GLORIA SHORTRIDGE |
| ROBERT SNYDER |
| DAVID BINGHAM |
| THERESA LARRYMORE |
| HERBERT SANDRIDGE |
| James T Saffran |
| Michael A Kosterman |
| Dana Fairchild |
| Dana Fairchild |
| Thomas Yurysta |
| Mark Wesley |
| Prent Lohmann |
| FATHENANIFER BUKOWSKI |
| DAVID SQUILLANTE |
| Donald Granger |


| DAVE LANG |
| :--- |
| J4 Development c/o Mike Hatfield |
| Brian Heil |
| Michael Tersigni/Educare Academy |
| Catholic Club of Toledo c/o Paul Szymanski |
| Paul Szymanski |
| Nicole Gilford/Lewandowski Engineers, LLC |
| Lucas County Commissioners/Lucas County Board of |
| Developmental Disabilities |
| Jennifer Janney |
| Jeffrey Kersher |
| Norman Eisen |
| Norman Eisen |
| Norman Eisen |
| Mary J Lucio |
| DRENT REEDING |
| Thomas Jackson/Jackson Industries |
| Thomas Jackson/Jackson Industries |
| Brian Heil |
| PATRICIA \& RICHARD |
| PATRICIA \& RICHARD REEDING |
| Christin Bright |


| DONALD \& DENISE NISBETT JR |
| :--- |
| Jerry Laplant/Excel Auto |
| BRIAN HEIL |
| Jennifer Janney |
| BRIAN CHASE |
| STEVE GILBERT |
| Steve Gilbert |
| PRIEST KING III |
| Scott Massari |
| Harold Lewis |
| Harold Lewis |
| Shara Williams |
| Frank \& Tammy Pegorch |
| Eco Sign Solutions |
| Eco Sign Solutions |
| BRIAN HEIL |
| Robeph Minnich Stuart/All Phase Building \& Garage |
| Tom \& Tamara Stoudinger |
| Nidal Yassine |
| HOLLY SIMPKINS |


| J4 Development c/o Mike Hatfield |
| :--- |
| Myra Gueli |
| Myra Gueli |
| Eco Sign Solutions |
| Eco Sign Solutions |
| PETE CHRIST |
| Myra Gueli |
| BRIAN HEIL |
| Michael Tersigni/Educare Academy |
| Michael Tersigni/Educare Academy |
| Michael Tersigni/Educare Academy |
| Michael Tersigni/Educare Academy |
| Michael Tersigni/Educare Academy |
| Michael Tersigni/Educare Academy |
| Keith Karcsak |
| Unison Health c/o David Moebius |
| Roger Stuart |
| Roger Stuart |
| Erica Emery |
| Matthew C Van Koughnet |
| Matthew C Van Koughnet |


| Debra Bodell |
| :--- |
| Teri Moschetti \& Evelyn Fields |
| KARRIE BROCK |
| Belinda Resto |
| Christopher Puhl Jr |
| David B Wilson |
| Myra Gueli |
| J4 Development c/o Mike Hatfield |
| Edna Furman |



| Central W Ave 2602 |
| :---: |
| Chase St 2012 |
| CHERRY 701 |
| CHERRY 701 |
| CHERRY 701 |
| CLOVER 5416 |
| COLLINGWOOD 2815 |
| COVE 1503 |
| DEARBORN 126 |
| DETROIT 1502 |
| DETROIT 337 |
| DORR 1441 |
| DORR 1441 |
| EGGEMAN 3811 |
| ERIE 14 |
| EVESHAM 719 |
| FAIRGREEN 5224 |
| FRONT 1506 |
| FRONT 335 |
| GODDARD 2344 |
| GREEN VALLEY 2545 |
| HEATHERDOWNS 3620 |
| HEATHERDOWNS 3620 |



| MIDDLESEX 2507 |
| :---: |
| MONROE 4705 |
| MONROE 4760 |
| MONROE 5329 |
| NEBRASKA 3319 |
| ONTAIRO 1983 |
| Ontario N St 1983 |
| PRESCOTT 130 |
| Rambo Ln 4938 |
| RAVENWOOD 3209 |
| RAVENWOOD 3209 |
| RAVENWOOD 3216 |
| RAVINE 1421 |
| REYNOLDS 503 |
| REYNOLDS 503 |
| REYNOLDS 717 |
| ROCKSBERRY 3204 |
| Rose Arbor 1991 |
| ROSEANN 2441 |
| RUSHLAND 3747 |
| RUSHLAND 3747 |
| SCOTTWOOD 2040 |
| SECOR 3945 |


| Silverside Dr 101 |
| :--- |
| SOUTH 2231 |
| SOUTH 2231 |
| SOUTH 3901 |
| SOUTH 3901 |
| SPIELBUSCH 1709 |
| STARR 1411 |
| STARR 1411 |
| STARR 806 |
| STARR 806 |
| STARR 806 |
| STARR 806 |
| STARR 806 |
| Tracy St 1822 |
| TRARR 806 |
| TAarr Ave 1414 1418 |
| TYLVANIA 1380 |
| TYLVANIA 1380 |
| SYLVANIA 3951 |
| TALMADGE 3839 |


| UPTON 3274 |
| :--- |
| VANESS 2248 |
| WASHINGTON 407 |
| WEBER 318 |
| Willis Blvd 4207 |
| WOODRUFF 208 |
| WOODRUFF 544 |
| Woodruff E Ave 125 |
| Yondota St 1303 |


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| :--- |
| 2852 105th St |
| 3053 137th St |
| 3546 145th St |
| 3470 145th St |
| 5434 308th St |
| 5713 313th St |
| 1018 ADAMS ST |
| 1842 AIRPORT HWY |
| 1435 Akron St |
| 2860 W CENTRAL AVE |
| 2855 W Alexis Rd |
| 5322 W Bancroft St |
| 2221 Barrington Dr |
| 4356 Beverly Dr |
| 4356 Beverly Dr |
| 28 BRAODWAY ST |
| 2340 Carriage Dr |
|  |


| 2602 W Central Ave |
| :---: |
| 2012 Chase St |
| 701 Cherry St |
| 701 CHERRY ST |
| 701 CHERRY ST |
| 5416 Clover Ln |
| 2815 COLLINGWOOD BLVD |
| 1503 S COVE BLVD |
| 126 DEARBORN AVE |
| 1502 S Detroit |
| 337 S Detroit Ave |
| 1441 Dorr St aka 1339 Dorr St |
| 1441 Dorr St aka 1339 Dorr St |
| 3811 Eggeman Ave |
| 14 N ERIE ST |
| 719 EVESHAM AVE |
| 5224 FAIRGREEN DR |
| 1506 FRONT ST AKA 1502 FRONT ST |
| 335 Front St aka 110 <br> Oak St  |
| 2344 Goddard Rd |
| 2545 Green Valley Dr |
| 3620 Heatherdowns Blvd |
| 3620 HEATHERDOWNS BLVD |



| 2507 MIDDLESEX DR |
| :--- |
| 4705 Monroe St |
| 4760 Monroe St <br> aka 4762 Monroe St |
| 5329 Monroe St |
| 3319 Nebraska Ave |
| 1983 N ONTARIO ST |
| 1983 N Ontario St |
| 130 PRESCOTT ST |
| 4938 Rambo Ln |
| 3209 Ravenwood Blvd |
| 3209 Ravenwood Blvd |
| 3216 Ravenwood |
| 1421 N RAVINE PKWY |
| 503 S Reynolds Rd |
| 3045 Secor Rd |
| 303 S Reynolds Rd |
| 717 S Reynolds |
| 3204 Rocksberry Ave |
| 1991 Rose Arbor |
| 2441 ROSEANN DR |
| 3747 Rushland Ave |
| 3747 Rushland Ave |
| 2040 SCOTTWOD AVE |


| 101 Silverside Dr |
| :--- |
| 2231 South Ave |
| 2231 South Ave |
| 3901 South Ave |
| 3901 South Ave |
| 1709 SPIELBUSCH ST |
| 1411 Starr Ave aka 1425 Starr Ave |
| 1411 STARR AVE |
| 806 Starr Ave |
| 806 Starr Ave |
| 806 Starr Ave |
| 806 Starr Ave |
| 806 Starr Ave |
| 806 Starr Ave |
| 1822 Tracy St |
| $1414 / 1418$ Starr Ave |
| 1380 W SYLVANIA |
| 1380 W SYLVANIA |
| 3951 W SYLVANIA AVE |
| 3839 Talmadge Rd |
| 3905 Talmadge Rd |
| 2741 TAMARACK DR |
| 163 Tracy |


| 3274 Upton Ave |
| :--- |
| 2248 VANESS DR |
| 407 WASHINGTON ST |
| 318 E Weber St |
| 4207 Willis Blvd |
| 208 W WOODRUFF AVE |
| 544 E Woodruff Ave |
| 125 E Woodruff Ave |
| 1303 Yondota St |


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|  |
| Approved |
| Approved with the following conditions: <br> 1. Zero ft setback for rear property |
| APPROVED |
| Approved |
| Approved |
| Approved w/Conditions: |
| Must pave in front of garage within one year as agreed |
| Approved for 7 ft fence |
| APPROVED WITH 42" HEIGHT PER REVISED |
| DESIGN |
| Approved |
| Approved with Conditions: |
| 1. Restore to existing condition at the end of |
| Approved |
| Disapproved |
| Approved |
| Deferred to December 2017 BZA Hearing |
| Approved with the following conditions: |
| 1. A 7' 9" x 36' 10" sign for the outside wall as stated |
| APPROVED WITH 42" HEIGHT PER REVISED |
| DESIGN |
| Approved |
| DPPRIGN |


| Disapproved |
| :--- |
| Approved with conditions of 72 in height chain link <br> fence without fabric covering. |
| Approved not to exceed 2 years from approval |
| Deferred until November 20, 2017 |
| Disapproved |
| APPROVED WITH 42" HEIGHT PER REVISED <br> DESIGN |
| Approved for 6 ft fence/gate in side yard |
| Approved for EMC with monochrome displace with <br> height limited to $61 / 2$ ft maximum. |
| Approved with conditions of staff recommendation: <br> 1. For a 6 ft fence, moving the corner back 4 ft to the |
| APPROVED WITH 42" HEIGHT PER REVISED <br> DESIGN |
| SIDE YARD APPROVED WITH GOOD SIDE <br> FACING OUTWARD |
| APPROVED |
| APPROVED WITH 42" HEIGHT PER REVISED <br> DESIGN |
| APPROVED WITH 42" HEIGHT PER REVISED <br> DESIGN |
| Approved with the following conditions: |
| 1. Temporary banners over the maximum 30 sq ft |
| APPROVED |
| Approved for 6 ft fence in side yard |
| Approved for 13 ft wide revision |
| Approved with the following conditions: <br> 1. Maximum height is 42" |
| Approved |
| Approved with the following conditions: <br> 1. Applicant agreed to provide a copy of the survey she |
| Disapproved |


| Approved with the following conditions: <br> 1. Maximum height is 42" |
| :--- |
| Approved |
| DISAPPROVED |
| Removed from docket per Case\# 11-17 as agreed by <br> Michael Tersigni. |
| Applicant asked 10/13/17 to have the case <br> DEFERRED to December 18, 2017 Hearing |
| Applicant asked to have the case DEFERRED to <br> February 2018 BZA Hearing |
| APPROVED |
| Approved |
| Approved with the following conditions: <br> 1. Maximum height is 60 " |
| Approved with the following conditions: <br> 1. Can leave building painted as is |
| Deferred until after the Planning Commission has <br> given approval. Next Board of Zoning Appeal |
| Deferred until after the Planning Commission has <br> given approval. Next Board of Zoning Appeal |
| Removed request to allow banners, flags \& trucks per <br> Planning Commission |
| APPROVED |
| Deferred until the next Board of Zoning Appeal <br> Hearing on July 17, 2017 the Board will seek the |
| Disapproved |
| Approved with conditions of 42 in front, 48 in pillar |
| Approved to replace former sign for The <br> Neighborhood Health Association with marquee sign. |
| Approved for 6 ft fence with 25 ft setback along Earl <br> Street. |
| Approved with conditions <br> 1. For a 6 ft fence, must be setback of neighboring |
| Disapproved |
| APPROVED |


| Deferred to November 20, 2017 |
| :--- |
| DISAPPROVED |
| Disapproved |
| Approved w/conditions: <br> Sign for Rick's City Diner will be removed when |
| Approved with the following conditions: <br> 1. Maximum height is 42" |
| Deferred until after the Planning Commission Hearing |
| Approved with conditions of staff recommendation: of <br> front setback of house or 42" high |
| Approved for 6 ft fence \& gate |
| Approved |
| Approved with Conditions: <br> Restore and angle new portion of drive with first panel |
| DISAPPROVED |
| Approved with Conditions: <br> The BZA Board is setting precedent for Ravenwood |
| Approved with the following conditions: <br> 1. 6' high fence in the secondary front setback |
| Approved with the following conditions: <br> 1. Decrese board size to 10' 6" x 22' |
| Deferred until the next Board of Zoning Appeal <br> Hearing on July 17, 2017 the Board asked for 30 days |
| Approved with the following conditions: <br> 1. EMC below existing stationary sign |
| Approved with the following conditions: <br> 1. Size of garage /addition is to be no larger than 20' x |
| Approved with conditions to remove the 5x12 bumpout <br> beyond 1.5 ft of the sidewalk extension. |
| Approved for a 6 ft fence height in the side yard <br> setback |
| Deferred until the next Board of Zoning Appeal <br> Hearing on July 17, 2017 the Board will seek a clear |
| Removed from the agenda, applicant will use pavers <br> that are approved without BZA Approval. Applicant |
| Disapproved: <br> Maintain heights per TMC Codes |
| DISAPPROVED |


| Approved |
| :--- |
| APPROVED WITH REMOVAL OF SIGNS ON <br> RESIDENTIAL SIDE OF BUILDING |
| DEFERRED TO FEBRUARY 27, 2017 |
| Approved with the following conditions: <br> 1. Decrese board size to 10' 6" x 22' |
| Deferred until the next Board of Zoning Appeal <br> Hearing on July 17, 2017 the Board asked for 30 days |
| Approved for Golf Cart Advertising |
| APPROVED FOR 6 |
| Disapproved |
| Approved w/conditions: <br> Agreed to withdraw application for 111 Indiana Ave |
| DEFERRED TO FEBRUARY 27, 2017 |
| DEFERRED TO FEBRUARY 27, 2017 |
| DISAPPROVED |
| DISAPPROVED |
| Removed from docket, heard and disapproved at <br> February 27, 2017 - BZA Hearing. |
| Approved |
| APPROVED |
| DEFERRED TO MARCH 20, 2017 |
| Disapproved: <br> replace/repair like for like <br> Approved with conditions of existing shed staying as <br> As. <br> Approved for fascia sign in RS12 zoning for logo <br> symbol for Children's Discovery Center <br> Approved for fascia sign in RS12 zoning for logo <br> symbol for Children's Discovery Center <br> Disapproved |

## APPROVED

Approved with the following conditions:

1. Option \#1 was agreed upon by applicant for a $6^{\prime}$

APPLICATION WITHDRAWN
Approved with the following conditions:

1. Applicant agrees to place/use evergreen hedging in

Disapproved
Approved with the following conditions:

1. 72 " front yard fence

APPROVED FOR 4
Approved
Approved

Doug
Lalonde


[^0]:    Doug Lalonde

