MEETING: October 21, 2019
10:00 A.M.

CITY COUNCIL CHAMBERS
1st Floor
GOVERNMENT CENTER

Agenda

BOARD MEMBERS
STEPHEN SERCHUK- CHAIRMAN
FANNY EFFLER
ROBERT PASKER
MARY GLOWACKI
PAUL RASMUSSON
JAMES MOSSING-VICE CHAIRMAN
SANDY SPANG - CITY COUNCIL
DOUG LALONDE - SECRETARY
KEN FISCHER - COMMISSIONER

ATTENDANCE

City of Toledo - Administrative Board of Zoning Appeals

Case	BZA #	HEARING DATE	CASE	Waiver Bldg #	Applicant Name	WAIVER REQUEST	Zoning District	STAFF COMMENTS	BOARD ACTION
1	BZA19-0043	October 21, 2019	19-43	2040 W. Central	The Toledo Hospital; Lewandowski Enginners	Applicant requests variances from TMC 1106.0102 & TMC 1107.1202(B) for a four story hotel 15' less than the required 20' minimum setback. Also requesting variance to install hotel with 12.5' less than the 15' minimum setback required	CR	The code requires 20' minimum front setback and the hotel is proposed at 5' minimum setback. The code requires 15' minimum of greenbelt setback and the hotel is proposed with 2.5' greenbelt setback.	
2	BZA19-0044	October 21, 2019	19-44	2433 Lambert	Father & Son Building & Remodeling (Roger Stuart)	Applicant requests a variance from TMC 1105.0201(c) to install a detached garage on an existing footing without the required minimum 3' side setback.	RS6	The existing structure has 0' setback from the side setback and the minimum is 3'.	
3	BZA19-0045	October 21, 2019	19-45	1202 E. Broadway **SWO**	Timothy McAninch	Applicant requests variance from TMC 1105.0302 (A1) to maintain a 6' high fence within the front yard setback as installed.	CN	The fence has already been installed 2.5' over the 3.5' maximum height allowed.	
4	BZA19-0046	October 21, 2019	19-46	26 W. Weber **SWO**	Barbara Thompson-Ford	Applicant requests variance from TMC 1105.0201 (c) to maintain a 25' wide X 27' long detached garage 9" less on right side and 5" less on the left side below the 3' minimum side & rear accessory building setback threshold as installed.	RS6	The installed detached garage is 2'-3" on the right side and 2'-7" on the left side. The minimum accessory setback is 3' for all detached garages.	
5	BZA19-0032	October 21, 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" height allowed within the side yard setback.	

MEETING: September 16, 2019
10:00 A.M.

CITY COUNCIL CHAMBERS
1st Floor
GOVERNMENT CENTER

Minutes

BOARD MEMBERS	ATTENDANCE
STEPHEN SERCHUK- CHAIRMAN	
FANNY EFFLER	
ROBERT PASKER	x
MARY GLOWACKI	
PAUL RASMUSSON	x
JAMES MOSSING-VICE CHAIRMAN	x
SANDY SPANG - CITY COUNCIL	x
DOUG LALONDE - SECRETARY	x
KEN FISCHER - COMMISSIONER	x

City of Toledo - Administrative Board of Zoning Appeals

Case	BZA #	HEARING DATE	CASE	Waiver Bldg #	Applicant Name	WAIVER REQUEST	Zoning District	STAFF COMMENTS	BOARD ACTION
1	BZA19-0034	September 16, 2019	19-36	1430 Idaho Street Toledo, OH 43605	Glass City Academy, Inc., C/O Eastman & Smith Ltd - Lane 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 non-conforming use is expanded (i.e. extending to 9th grade). TMC 1116.0244 Defines high school as grades 9-12 (enrollment) .	**Approved**
2	BZA19-0036	September 16, 2019	19-37	331 California Blvd 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.	**Disapproved**
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.	**Disapproved**
4	BZA19-0038	September 16, 2019	19-39	2033 Lehman 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 front yard setback except for parking on driveways. TMC 1116.0130 - The request does not meet the definition of a driveway.	**Disapproved**
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" or 3.5' high.	**Disapproved**
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'.	CR	TMC 1389.06(c) (1) (B) states any EMC sign in a CR district be limited to 10' in height. The proposed addition of an EMC cabinet to an existing sign that stands 25' would stand 15' above what is allowed.	**Approved**
7	BZA19-0042	September 16, 2019	19-42	4025 Indian Rd	Toledo Sign - Myra Gueli	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 RS9 district,limited to identifying the name of the building or institution on the premises. The applicant would like to add the schools crest (logo) to the sign.	**Approved**

MEETING: August 19, 2019
10:00 A.M.

CITY COUNCIL CHAMBERS
1st Floor
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Minutes

BOARD MEMBERS	ATTENDANCE
STEPHEN SERCHUK- CHAIRMAN	X
FANNY EFFLER	X
ROBERT PASKER	X
MARY GLOWACKI	X
PAUL RASMUSSON	X
JAMES MOSSING-VICE CHAIRMAN	
SANDY SPANG - CITY COUNCIL	X
DOUG LALONDE - SECRETARY	X
KEN FISCHER - COMMISSIONER	X

City of Toledo - Administrative Board of Zoning Appeals

Case	BZA #	HEARING DATE	CASE	Waiver Bldg #	Applicant Name	WAIVER REQUEST	Zoning District	STAFF COMMENTS	BOARD ACTION
1	BZA19-0031	August 19, 2019	19-33	337 Broadway Toledo, OH 43604	Toledo Sign (Myra Gueli)	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" height allowed within the side yard setback.	**Disapproved**
3	BZA19-0033	August 19, 2019	19-35	653 Miami St Toledo, Oh 43605	Jesse Rodriguez	Applicant requests variance from TMC 1105.0302 (A)1 to install an 8' high fence within the front yard setback with no barbed wire.	CO	The proposed fence is 54" over the max 42" high fence permitted within the front yard setback.	**Approved**
4	BZA19-0024	August 19, 2019	19-26	4216 Secor Rd Toledo, OH 43623	Michael Cappelletty	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' 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**	Matthew 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" over the max 42" allowed height for front yards. The fence is 36" over the max 48" allowed height for side yards.	**Disapproved**

MEETING: July 15, 2019
10:00 A.M.

CITY COUNCIL CHAMBERS
1st Floor
GOVERNMENT CENTER

Minutes

BOARD MEMBERS	ATTENDANCE
STEPHEN SERCHUK- CHAIRMAN	x
FANNY EFFLER	x
ROBERT PASKER	x
MARY GLOWACKI	
PAUL RASMUSSON	x
JAMES MOSSING-VICE CHAIRMAN	x
SANDY SPANG - CITY COUNCIL	x
DOUG LALONDE - SECRETARY	x
KEN FISCHER - COMMISSIONER	x

City of Toledo - Administrative Board of Zoning Appeals

Case	BZA #	HEARING DATE	CASE	Waiver Bldg #	Applicant Name	WAIVER REQUEST	Zoning District	STAFF COMMENTS	BOARD ACTION
1	BZA19-0024	July 15, 2019	19-26	4216 Secor Rd Toledo, OH 43623	Michael Cappelletty	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' 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 Toledo, OH 43611	Kenneth Socie	Applicant requests a variance from TMC 1105.0301 B to install 16' of 6' high fence along southerly side setback.	RS6	Fence is 2' over max 4' height allowed within side yard setback.	**Disapproved**
3	BZA19-0026	July 15, 2019	19-28	4855 296th St Toledo, OH 43611	Roger Stuart (All Phase Building & 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.	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 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' over the 4' max allowed along Crossbough. The proposed new fence is 2'6" over the max 3' 6" allowed along Heatherbank.	**Disapproved**
5	BZA19-0028	July 15, 2019	19-30	1015 Western Toledo, OH 43609 **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	BZA19-0029	July 15, 2019	19-31	516 Winfield Rd Toledo, OH 43610 **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' 6" max height allowed within the front yard setback.	**Approved**
7	BZA19-0030	July 15, 2019	19-32	117 Paine Toledo, OH 43605	Ethel Joyce Moore-Upham & Raymond 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' 6" over the 3' 6" 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**

MEETING: June 17, 2019
10:00 A.M.

CITY COUNCIL CHAMBERS
1st Floor
GOVERNMENT CENTER

Minutes

BOARD MEMBERS	ATTENDANCE
STEPHEN SERCHUK- CHAIRMAN	x
FANNY EFFLER	x
ROBERT PASKER	x
MARY GLOWACKI	x
PAUL RASMUSSON	x
JAMES MOSSING-VICE CHAIRMAN	x
SANDY SPANG - CITY COUNCIL	x
DOUG LALONDE - SECRETARY	x
KEN FISCHER - COMMISSIONER	x

City of Toledo - Administrative Board of Zoning Appeals

Case	BZA #	HEARING DATE	CASE	Waiver Bldg #	Applicant Name	WAIVER REQUEST	Zoning District	STAFF COMMENTS	BOARD ACTION
1	BZA19-0017	June 17, 2019	19-19	2905 Gracewood Rd Toledo, OH 43613 **SWO**	Jane Helfer	Applicant requests a variance from TMC 1105.0301 (B) to allow a 6' high fence to remain as installed over the 4' maximum height allowance within the side yard setback.	RS6	Applicant is 2' 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**
3	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' high fence to remain as installed over the 3'6" maximum height allowance within the (secondary) front yard setback.	RS6	Applicant is 2' 6" over the maximum 3' 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' 2" X 40' 4" carport less than the 3' 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	2303 Goddard Rd Toledo, OH 43606	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' 6" over the 3' 6" maximum within the secondary frontage.	**Disapproved**
6	BZA19-0022	June 17, 2019	19-24	6004 Pickard Dr Toledo, OH 43613 **Prior 1998 BZA Case #29-98.**	Douglas Schmaus	Applicant requests a variance from TMC 1105.0201 (D) (E) to install a carport 18' 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' 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' 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**
7	BZA19-0023	June 17, 2019	19-25	5554 Gay St 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' from side property line, which is less than the 3' requirement.	**Approved- upon installing fire-rated rear wall**

MEETING: May 20, 2019
10:00 A.M.

CITY COUNCIL CHAMBERS
1st Floor
GOVERNMENT CENTER

Minutes

BOARD MEMBERS	ATTENDANCE
STEPHEN SERCHUK- CHAIRMAN	x
FANNY EFFLER	x
ROBERT PASKER	x
MARY GLOWACKI	x
PAUL RASMUSSON	x
JAMES MOSSING-VICE CHAIRMAN	x
SANDY SPANG - CITY COUNCIL	x
DOUG LALONDE - SECRETARY	x
KEN FISCHER - COMMISSIONER	x

City of Toledo - Administrative Board of Zoning Appeals

Case	BZA #	HEARING DATE	CASE	Waiver Bldg #	Applicant Name	WAIVER REQUEST	Zoning District	STAFF COMMENTS	BOARD ACTION
1	BZA19-0011	May 20, 2019	19-13	5120 Secor Rd Toledo, OH 43623	Karrie Brock	Applicant requests variance from TMC 1387.02 (B)(2) to install 54" high sign with large logo and graphic lettering over 10" max letter height.	RM36	The sign is 12" over the max 42" height . The sign has a logo which is not permitted. The sign has letters over 10" max allowance.	**Disapproved: Request for variance from TMC 1387.02 (b)(2) to install sign above 42". Approved: Allowing logo and graphic lettering of phone number & website over 10" max allowance, in lieu of "For Leasing".**
2	BZA19-0012	May 20, 2019	19-14	2837 Meadowwood Dr Toledo, OH 43606 **SWO**	Meredith Decker	Applicant requests variance from TMC 1105.0301 (A) to allow a 6' high fence to remain as installed within the front yard setback along the secondary frontage.	RS6	The fence is 30" over the max 42" allowed height for front yards.	**Approved**
3	BZA19-0013	May 20, 2019	19-15	1420 Hirzel St Toledo, OH 43605 **SWO**	Taide Villegas	Applicant requests variance from TMC 1105.0301 (A) & (B) to allow a 6' high fence to remain as installed within the front yard and side yard setbacks.	RS6	The fence is 30" over the max 42" allowed height for front yards. The fence is 24" over the max 48" allowed height for side yards.	**Approved**
4	BZA19-0014	May 20, 2019	19-16	6023 White Oak Dr Toledo, OH 43615	Dylan Orwig	Applicant requests variance from TMC 1105.0301 (A) & (B) to allow a 6' high fence to be installed within the front yard and side yard setback along the secondary frontage.	RS6	The fence is 30" over the max 42" allowed height for front yards. The fence is 24" over the max 48" allowed height for side yards.	**Disapproved**
5	BZA19-0015	May 20, 2019	19-17	2210 Robinwood Toledo, OH 43620 **Historical OWE-48-18**	Matthew 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" over the max 42" allowed height for front yards. The fence is 36" over the max 48" allowed height for side yards.	**Deferred up to 90 days**
6	BZA19-0016	May 20, 2019	19-18	2511 Chase St Toledo, OH 43611 **SWO**	Lisa Crutchfield & Catherine Miller	Applicant requests variance from TMC 1105.0301 (A) to allow a 6' high fence to remain as installed within the front yard setback along the secondary frontage.	RM36	The fence is 30" over the max height allowed for front yard.	**Approved**

MEETING: April 15, 2019
10:00 A.M.

CITY COUNCIL CHAMBERS
1st Floor
GOVERNMENT CENTER

Minutes

BOARD MEMBERS	ATTENDANCE
STEPHEN SERCHUK- CHAIRMAN	x
FANNY EFFLER	x
ROBERT PASKER	x
MARY GLOWACKI	x
PAUL RASMUSSON	x
JAMES MOSSING-VICE CHAIRMAN	x
SANDY SPANG - CITY COUNCIL	x
DOUG LALONDE - SECRETARY	x
KEN FISCHER - COMMISSIONER	x

City of Toledo - Administrative Board of Zoning Appeals

Case	BZA #	HEARING DATE	CASE	Waiver Bldg #	Applicant Name	WAIVER REQUEST	Zoning District	STAFF COMMENTS	BOARD ACTION
1	BZA19-0006	April 15, 2019	19-10	2921 Kenwood Blvd Toledo, OH 43606	Justin H. Perkins	Applicant requests variance from TMC 1105.0301 for a 2-0' height variance to allow a 5'6" high fence within the front yard setback to remain.	RS6	Fences are allowed to have a max height of 42" in all front setbacks	**Approved**
2	BZA19-0007	April 15, 2019	19-11	3350 Collingwood Blvd Toledo, OH 43610	Allen Industries, Inc	Applicant requests variance from TMC 1379.01(63) to allow a low profile sign to have a logo pic & other wording besides "name of business" only.	RM36	TMC low profile definition prohibits any other graphics than "name of business" within a residential district	**Approved**
3	BZA19-0009	April 15, 2019	19-12	4954 Jackman Toledo, OH 43613	Glass City Signs	Applicant requests variance from TMC 1389.06 (C) (1B) to allow an EMC sign to be installed 16' high. 6' over the max 10' allowed.	CR	EMC signs are permitted to be 10' high max	**Disapproved**

MEETING: March 18, 2019
10:00 A.M.

CITY COUNCIL CHAMBERS
1st Floor
GOVERNMENT CENTER

MINUTES

BOARD MEMBERS	ATTENDANCE
STEPHEN SERCHUK- CHAIRMAN	X
FANNY EFFLER	X
ROBERT PASKER	X
MARY GLOWACKI	
PAUL RASMUSSON	X
JAMES MOSSING-VICE CHAIRMAN	X
SANDY SPANG - CITY COUNCIL	X
DOUG LALONDE - SECRETARY	X
KEN FISCHER - COMMISSIONER	X

City of Toledo - Administrative Board of Zoning Appeals

Case	BZA #	HEARING DATE	CASE	Waiver Bldg #	Applicant Name	WAIVER REQUEST	Zoning District	STAFF COMMENTS	BOARD ACTION
1	BZA19-0003	March 18, 2019	19-07	614 Adams St Toledo, OH 43604	Toledo Sign (Myra Guel)	Applicant requests variance from TMC 1387.05(G) to install a 40" Projecting non-illuminated sign.	CD	Sign is 37" over max allowed projection based of proposed location.	**Approved**
2	BZA19-0004	March 18, 2019	19-08	5847 Acoma Dr Toledo, OH 43623	Reginald Baugh	Applicant requests variance from TMC 1106.0101 to allow a 12X20 addition to remain as installed on south of main structure.	RS6	Violates the min 5' required side setback.	**Approved**
3	BZA19-0005	March 18, 2019	19-09	1930 Tremainsville Rd Toledo, OH 43613	Axalta Coating Systems LLC A Delaware LLC	Applicant requests variance of TMC 1105.0302 & 1105.0303 to install 6' high chain link fence with barb wire within front yard setback.	M-1	Commercial fences are not permitted over 3 1/2' within front yard setback. Barb wire is not permitted within the front yard.	**Approved**

MEETING: February 25, 2019
10:00 A.M.

CITY COUNCIL CHAMBERS
1st Floor
GOVERNMENT CENTER

Minutes

BOARD MEMBERS	ATTENDANCE
STEPHEN SERCHUK- CHAIRMAN	
FANNY EFFLER	x
ROBERT PASKER	
MARY GLOWACKI	x
PAUL RASMUSSON	x
JAMES MOSSING-VICE CHAIRMAN	x
SANDY SPANG - CITY COUNCIL	x
DOUG LALONDE - SECRETARY	x
KEN FISCHER - COMMISSIONER	x

City of Toledo - Administrative Board of Zoning Appeals

Case	BZA #	HEARING DATE	CASE	Waiver Bldg #	Applicant Name	WAIVER REQUEST	Zoning District	STAFF COMMENTS	BOARD ACTION
1	BZA19-0002	February 25, 2019	19-04	4543 Douglas Toledo, OH 43613	Glass City Signs	Applicant requests variance from TMC 1389.06 (A) & (2B) for acceptance to install an EMC on existing monument base within CN zoning.	CN	Existing sign if permitted will cause loss of legal non conforming status per TMC 1395.01 C(1). Need to address 2nd freestanding sign. If requested EMC is approved in regards to TMC 1389.06 2(B), maximum signage allowed.	**Approved**
2	BZA18-0053	February 25, 2019	19-05	2040 Scottwood Ave Toledo, OH 43620	Joseph Minnich	Applicant requests variance from TMC 1105.0301 (B). Fences may not exceed 4 ft in height in the required side setback adjacent to the main building and projected to the required front setback. Any recess in the rear building plane shall not be considered part of the required setback.	RD6	Violates 1105.0301 B by 1 ft for front plane of requested fence.	**Disapproved**
3	BZA19-0001	February 25, 2019	19-06	5103 Lewis Ave Toledo, OH 43612	George Cole	Applicant requests variance from TMC 1105.0302 (A1), (A2), & 1105.0303 to install 6' high fencing with outward swinging gates and barb wire within front setback on commercial zoning.	CR	Transportation has approved permanent encroachment request as proposed.	**Disapproved**

MEETING: January 28, 2019
10:00 A.M.

CITY COUNCIL CHAMBERS
1st Floor
GOVERNMENT CENTER

Minutes

BOARD MEMBERS	ATTENDANCE
STEPHEN SERCHUK- CHAIRMAN	X
FANNY EFFLER	X
ROBERT PASKER	X
MARY GLOWACKI	X
PAUL RASMUSSON	X
JAMES MOSSING-VICE CHAIRMAN	X
SANDY SPANG - CITY COUNCIL	X
DOUG LALONDE - SECRETARY	X
KEN FISCHER - COMMISSIONER	X

City of Toledo - Administrative Board of Zoning Appeals

Case	BZA #	HEARING DATE	CASE	Waiver Bldg #	Applicant Name	WAIVER REQUEST	Zoning District	STAFF COMMENTS	BOARD ACTION
1	BZA18-0066	January 28, 2019	19-01	1152 Yondota St Toledo, OH 43605	Laker Construction	Applicant requests variance from TMC 1105.0302A(1) to install an 8 ft high fence within the front yard setback on commercial property. Applicant requests variance from TMC 1105.0303 to allow barbed wire within the front yard setback on a commercial property.	I	The fence is not permissabel to be 8 ft high with barbed wire within front yard setback for industrial/commercial property	**Disapproved**
2	BZA18-0067	January 28, 2019	19-02	3931 Marlaine Toledo, OH 43406	Fauzet Mahmud	Applicant requests variance from TMC 1105.0201(B) to allow a shed to remain less than 5 ft from the main structure with windows. Applicant requests variance from TMC 1105.0201[C] for a shed to remain 2 ft, 6 inches less than the 3ft minimum setback from property line for accessory structures. Applicant requests variance from TMC 1107.1202(A) for a 12ft variance for additional parking over the 24 ft maximum allowed width for a total of 36ft wide to allow to remain as is.	RS9	The zoning code allows for 2 offstreet parking spaces. The 36 ft wide drive violates offstreet maximum area allowed. The shed is too close in proximity to property line and house, which violates accessory setbacks.	**Approved shed as long as it's up to code - 1 hour fire rating is required. Disapproved driveway. (Deadline to finish project is extended an additional 60 days per KF due to weather conditions.)**
3	BZA18-0068	January 28, 2019	19-03	2464 Country Squire Ln Toledo, OH 43615	Hannah Goyetche	Applicant requests variance from TMC 1105.0301(A) to allow 6ft vinyl fence within front yard setback.	10-RS9	The 6ft high fence including ornamentals is not permitted and violates the maximum height of 3 1/2 ft within the front yard setback.	**Disapproved**

Doug Lalonde
Secretary

MEETING: December 17, 2018
10:00 A.M.

CITY COUNCIL CHAMBERS
1st Floor
GOVERNMENT CENTER

Minutes

BOARD MEMBERS	ATTENDANCE
STEPHEN SERCHUK- CHAIRMAN	X
FANNY EFFLER	X
VACANT	
MARY GLOWACKI	X
PAUL RASMUSSON	X
JAMES MOSSING-VICE CHAIRMAN	X
SANDY SPANG - CITY COUNCIL	X
DOUG LALONDE - SECRETARY	X
KEN FISCHER - COMMISSIONER	X

City of Toledo - Administrative Board of Zoning Appeals

Case	BZA #	HEARING DATE	CASE	Waiver Bldg #	Applicant Name	WAIVER REQUEST	Zoning District	STAFF COMMENTS	BOARD ACTION
1	BZA18-0058	November 19, 2018	18-57	2512 Green Valley Dr Toledo, OH 43614	Roger Stuart	Applicant requests variance from TMC 1105.0201 (A) & (D) for a 60' minimum setback from the property line for a detached garage.	RS12	1. Violates minimum front yard setback for an accessory structure on the secondary frontage.	**Withdrawn**
2	BZA18-0064	December 17, 2018	18-61	5351 Nebraska Ave Toledo, OH 43615	Stanley W Young III, Columbus Sign Company	Applicant requests variance from 1387.02 B(2) for a request for a variance to have 2 logo symbols on a low profile sign and allow for additional lettering within RS6 zoning.	RS6	Sign violates low profile restrictions which limit the sign to business name only with maximum of 10" high lettering.	**Approved**
3	BZA18-0065	December 17, 2018	18-62	5329 Edgewater Dr Toledo, OH 43611	Brett Scott	APPLICANT REQUESTS VARIANCE FROM TMC 1105.0201 [C] & 1105.0204 [A] FOR ZERO SETBACK FOR RE-BUILD OF A DETACHED GARAGE AND FOR BEING 2' CLOSER THAN 10' SETBACK FROM HOUSE AND 110 SF OVER THE MAXIMUM 3090 REAR YARD COVERAGE.	RD6	N/A	**Approved administratively by Ken Fischer.**

Doug Lalonde
Secretary

MEETING: November 19, 2018
10:00 A.M.

CITY COUNCIL CHAMBERS
1st Floor
GOVERNMENT CENTER

Minutes

BOARD MEMBERS	ATTENDANCE
STEPHEN SERCHUK- CHAIRMAN	X
FANNY EFFLER	X
KEN FALLOWS	X
MARY GLOWACKI	X
PAUL RASMUSSON	X
JAMES MOSSING-VICE CHAIRMAN	X
SANDY SPANG - CITY COUNCIL	X
DOUG LALONDE - SECRETARY	X
KEN FISCHER - COMMISSIONER	X

City of Toledo - Administrative Board of Zoning Appeals

Case	BZA #	HEARING DATE	CASE	Waiver Bldg #	Applicant Name	WAIVER REQUEST	Zoning District	STAFF COMMENTS	BOARD ACTION
1	BZA18-0055	November 19, 2018	18-56	4182 Hurley Dr Toledo, OH 43614	Randy Crawford	Applicant requests variance from TMC 1107.1202 (A1) & (A2) for an expansion of a driveway for additional parking.	RS9	1. Violates max width allowed. 2. Violates parking area within front setback.	**Disapproved**
2	BZA18-0058	November 19, 2018	18-57	2512 Green Valley Dr Toledo, OH 43614	Roger Stuart	Applicant requests variance from TMC 1105.0201 (A) & (D) for a 60' minimum setback from the property line for a detached garage.	RS12	1. Violates minimum front yard setback for an accessory structure on the secondary frontage.	**Deferred - must submit plans for a driveway.**
3	BZA18-0059	November 19, 2018	18-58	3115 W Bancroft St Toledo, OH 43606	Myra Goeli	Applicant requests variance from TMC 1387.05 (G2) for a variance of 40" to allow for a 46" projecting sign.	CR	1. Maximum projection allowed is 6" per location & distance from corner.	**Approved**
4	BZA18-0060	November 19, 2018	18-59	4139 Lyman Rd Toledo, OH 43612	Cameron Neubert	Applicant requests variance for TMC 1105.0201 for a 2' variance of the required 3' minimum setback for a garage addition.	RD6	1. Accessory structures must meet 3' minimum setback from all property lines.	**Approved with Conditions - must comply by obtaining a permit for a fire rated rear wall and have it inspected.**
5	BZA18-0062	November 19, 2018	18-60	0 Advantage Dr Toledo, OH 43612	Michael Bryson	Applicant requests variance from TMC 1107.1906 for a variance to allow a stone parking area for truck storage and loading.	IG	All of the street parking & loading must be installed with dust free material.	**Disapproved**

Doug Lalonde
Secretary

MEETING: October 22, 2018
10:00 A.M.

CITY COUNCIL CHAMBERS
1st Floor
GOVERNMENT CENTER

Minutes

BOARD MEMBERS	ATTENDANCE
STEPHEN SERCHUK- CHAIRMAN	X
FANNY EFFLER	X
KEN FALLOWS	X
MARY GLOWACKI	X
PAUL RASMUSSON	X
JAMES MOSSING-VICE CHAIRMAN	Absent
SANDY SPANG - CITY COUNCIL	X
DOUG LALONDE - SECRETARY	X
KEN FISCHER - COMMISSIONER	X

City of Toledo - Administrative Board of Zoning Appeals

Case	BZA #	HEARING DATE	CASE	Waiver Bldg #	Applicant Name	WAIVER REQUEST	Zoning District	STAFF COMMENTS	BOARD ACTION
1	BZA18-0047	October 22, 2018	18-50	2802 Broadway St Toledo, OH 43614	Ben Salazar	Applicant requests variance from TMC1105.0301 (A) for various hedges over 42" high within 23' of curb that obstruct visibility.	RD6	Fences and hedges may not exceed 42" with front yard setback. Bushes violate required front setback height of 42' and should be trimmed to match hedges along Amherst.	**Disapproved**
2	BZA18-0049	October 22, 2018	18-51	438 Gramercy Ave Toledo, OH 43612	Rose Small	Applicant requests variance from TMC 1105.0201 [c] for 1' of the required 3' minimum side setback for a detached garage.	RS6	Foundation is required to have a 3' minimum side setback for accessory structures.	**Approved**
3	BZA18-0050	October 22, 2018	18-52	2047 Keen Ave Toledo, OH 43611	Karl Marshall	Applicant requests variance from TMC 1107.1202 (A)(1) to install parking pad within the front yard setback.	RS6	Parking can not be located within front yard setback. Hardship has been shown by shared drive with no access to rear yard.	**Disapproved**
4	BZA18-0051	October 22, 2018	18-53	1420 Kenyon Dr Toledo, OH 43614	Eric Perron	Applicant requests variance from TMC 1105.0201 [c] to install shared garage with 0' setback from 1416 Kenyon Dr.	RD6	0 lot line fire wall required for side and rear setbacks per ORC.	**Approved**
5	BZA18-0052	October 22, 2018	18-54	1416 Kenyon Dr Toledo, OH 43614	Cara Rearick	Applicant requests variance from TMC 1105.0201 [c] to install shared garage with 0' setback from 1420 Kenyon Dr.	RD6	0 lot line fire wall required for side and rear setbacks per ORC.	**Approved**
6	BZA18-0053	October 22, 2018	18-55	2040 Scottwood Ave Toledo, OH 43620	Joseph Minnich	Applicant requests variance from TMC 1105.0301 (B). Fences may not exceed 4 ft in height in the required side setback adjacent to the main building and projected to the required front setback. Any recess in the rear building plane shall not be considered part of the required setback.	RD6	Violates 1105.0301 B by 1 ft for front plane of requested fence.	**Approved for a 5' wrought iron fence to start at existing 42" wrought iron fence and terminate at front corner of house.**
7	BZA18-0002	October 22, 2018	18-10	830 New York Ave Toledo, OH 43611	John Reditt	Applicant requests variance from TMC 1105.0302 (a) (1) for 2' 6" over the 3' 6" allowed height for a total of 6' high chain link fence in a front yard setback for Great Lakes Removal.	IG	1. Must meet with Planning Commission for comments on SUP	**Approved - may add a screened fence but no razor wire.**

Doug Lalonde
Secretary

MEETING: September 17, 2018
10:00 A.M.

CITY COUNCIL CHAMBERS
1st Floor
GOVERNMENT CENTER

Minutes

BOARD MEMBERS	ATTENDANCE
STEPHEN SERCHUK- CHAIRMAN	X
FANNY EFFLER	X
KEN FALLOWS	X
MARY GLOWACKI	X
PAUL RASMUSSON	X
JAMES MOSSING-VICE CHAIRMAN	X
SANDY SPANG - CITY COUNCIL	X
DOUG LALONDE - SECRETARY	X
KEN FISCHER - COMMISSIONER	X

City of Toledo - Administrative Board of Zoning Appeals

Case	BZA #	HEARING DATE	CASE	Waiver Bldg #	Applicant Name	WAIVER REQUEST	Zoning District	STAFF COMMENTS	BOARD ACTION
1	BZA18-0021	June 18, 2018	18-26	803 Hildebrand Ave Toledo, OH 43602	Corey Allison	Applicant requests variance from TMC 1105.0301(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 1. Hardship proven 25' setback from property line. 2. Fence does not meet fencing height requirements of 3'6" 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' over the max 24' 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	4923 Harvest Ln Toledo, OH 43623	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' or total combined 12' setback.	**Approved**
4	BZA18-0044	September 17, 2018	18-47	4447 Dunloe Ct Toledo, OH 43615	Ken Samoei	Applicant requests variance from TMC 1105.0301 (A) for 2'6" higher than the 3'6" maximum for a total of 6' 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 43604	Matthew 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 (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-of-way within downtown overlay district.	**Approved**

Doug Lalonde
Secretary

CITY OF TOLEDO
ADMINISTRATIVE BOARD OF ZONING APPEALS

MEETING: **July 16, 2018**
10:00 A.M.

CITY COUNCIL CHAMBERS
1st Floor
GOVERNMENT CENTER

Minutes

BOARD MEMBERS	ATTENDANCE
STEPHEN SERCHUK- CHAIRMAN	X
FANNY EFFLER	X
KEN FALLOWS	
MARY GLOWACKI	X
PAUL RASMUSSON	X
JAMES MOSSING-VICE CHAIRMAN	X
SANDY SPANG - CITY COUNCIL	X
DOUG LALONDE - SECRETARY	X
KEN FISCHER - COMMISSIONER	X

Secretary	Case for this month	BZA #	HEARING DATE	CASE	Waiver Bldg #	Waiver Direction	Waiver Street Name	Waiver Street Type	ZIP CODE	Applicant 1st Name	Applicant Last Name	WAIVER REQUEST	ZONING DISTRICT	STAFF COMMENTS	BOARD ACTION
	1	BZA18-0021	June 18, 2018	18-26	803		Hildebrand	Ave	43602	Corey	Allison	Applicant requests variance from TMC 1105.0301(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 1. Hardship proven 25' setback from property line. 2. Fence does not meet fencing height requirements of 3'6" max within front yards. (3 frontages - Collingwood, Belmont, Hildebrand)	**Deferred to September 2018.**
	2	BZA18-0024	June 18, 2018	18-29	201		Belmont	Ave	43604	Lucas Metropolitan Housing Authority		Applicant requests variance from TMC 1387.02 (A) and (B)(2) for 10" lettering for "L" and logo symbol to replace the letter "A". The addresses for BZA: 930 S 13th, 240 21st, 3423 W Alexis, 2018 W Bancroft, 211 S Byrne, 615 Cherry, 2100 Consaul, 535 Elmdale, 601 Fasset, 704 Gawil, 3230 Glendale, 413 Nebraska, 3425 Nebraska, 1121 Palmwood, 55 Poplar, 5836 Southwyck, 406 Suder, 3201 N Summit.	N/A	Staff Recommendation-Disapproval 1. A & B(2) does not comply with height or setback requirements. A- The sign is not part of a fence and is not set back at least 50' from all abutting pavement. B- The sign exceeds 42" in height, the letters are larger than 10" and there is no logo allowed on the sign within residential district.	**Deferred to August 2018.**
	3	BZA18-0025	July 16, 2018	18-30	5427		Edgewater	Dr	43613	John	Pauwels	Applicant requests variance from TMC 1105.0301 (A) to appeal 42" max height to allow a 6' high fence within the front yard setback. Applicant requests variance from TMC 1105.0301 (B) to appeal 4' max height to allow a 6' high fence within the side yard setback.	RD6	Staff Comments: 1. Does not conform to required heights within requested setback areas. 2. SWO was issued May 7, 2018 because no permit was obtained.	**Disapproved**
	4	BZA18-0026	July 16, 2018	18-31	3205		Glendale	Ave	43614	Myra	Goeli	Applicant requests variance from TMC 1387.02 (3) for area identification letters to be larger than 10 inches. Applicant requests variance from TMC 1389.05 [a][c] to allow 120 sf banner to be installed over the maximum allowed 30 sf within a residential zoned district. Applicant requests variance from 1379.01 (S2) to have an "identification fascia sign" to allow a banner to be installed (refer to 1389.05 [a][c]).	RS6	Staff Comments: 1. Does not conform to area identification signage and is being requested as a banner.	**Deferred to August 2018.**
	5	BZA18-0027	July 16, 2018	18-32	1947		Princeton	Dr	43614	Julia	Schneider	Applicant requests variance from TMC 1105.0201 [c] to install 14x20 garage with 0' setback from side yard at the back of the property .	10-RD6	Staff Comments: 1. No violation of rear yard coverage. 2. Side yard setback must maintain 3' minimum from all sides of the garage.	**Approved**
	6	BZA18-0028	July 16, 2018	18-33	4341		Glendale	Ave	43614	Gary	Kahn	VOID - applicant may obtain permit without BZA meeting			**VOID**
	7	BZA18-0029	July 16, 2018	18-34	1020		Hawk	St	43613	Kenyatta	Tyson	Applicant requests variance from TMC 1111.1801 (D) to allow less than the minimum 60% glass enclosure.	RS6	Staff Comments: 1. SWO issued. 2. No permit for the porch was pulled.	**Approved**
	8	BZA18-0030	July 16, 2018	18-35	1236		Utah	St	43605	Ronald	Zacharias	Applicant requests variance from TMC 1105.0301 (A) to appeal 42" max height to allow 6' high fencing within secondary frontage along Hathaway St.	RS6	Staff Comments: 1. SWO issued May 30th. 2. The fence is 3'-6" over the 42" max height allowed within the secondary frontage.	**Approved**
	9	BZA18-0031	July 16, 2018	18-36	1362		Crestwood	Rd	43612	Timothy	Wood	Applicant requests variance from TMC 1105.0301 (A) to appeal and allow the installed fencing within secondary frontage along Overland Parkway.	RS6	Staff Comments: 1. SWO issued. 2. The fence is 3'-6" over the 42" max height allowed within secondary frontage along Overland Parkway.	**Approved**
	10	BZA18-0032	July 16, 2018	18-37	1447		Craigwood	Rd	43612	Katrina	Vaughn	Applicant requests variance from TMC 1105.0301 (A) to appeal 42" max height to allow a 6' high fence within secondary frontage along Westway Ave.	RS6	Staff Comments: 1. The fence is 3'-6" over the max 42" height allowed within the secondary frontage along Hathaway.	**Disapproved**
	11	BZA18-0035	July 16, 2018	18-38	700		Wrangler	Dr	43610	Jeff	Myers	Applicant requests variance from TMC 1105.0303 to allow barbed wire within the front yard setback and along the the street right of way. Applicant requests variance from TMC 1105.0302 (A1) for a variance of 2'6" over the max allowed 42" height for a 6' high fence within the front yard setback along Wrangler Dr. Applicant requests variance from TMC 1107.1202 (B)(1)(2) to install parking within the required landscape buffer at the rear of the building along Wrangler Dr.	IG	Staff Comments: 1. The requests are due to modifications of the original site plan approval to add a new addition to the building.	**Approved**

Doug Lalonde
Secretary

CITY OF TOLEDO
ADMINISTRATIVE BOARD OF ZONING APPEALS

MEETING: **June 18, 2018**
10:00 A.M.

CITY COUNCIL CHAMBERS
1st Floor
GOVERNMENT CENTER

Minutes

BOARD MEMBERS	**ATTENDANCE**
STEPHEN SERCHUK- CHAIRMAN	**X**
FANNY EFFLER	**X**
MARY GLOWACKI	**X**
PAUL RASMUSSON	**X**
JAMES MOSSING-VICE CHAIRMAN	**X**
SANDY SPANG - CITY COUNCIL	**X**
DOUG LALONDE - SECRETARY	**X**
KEN FISCHER - COMMISSIONER	**X**

BZA #	HEARING DATE	CASE	Waiver Bldg #	Waiver Direction	Waiver Street Name	Waiver Street Type	ZIP CODE	Applicant 1st Name	Applicant Last Name	WAIVER REQUEST	ZONING DISTRICT	STAFF COMMENTS	BOARD ACTION
BZA18-0020	June 18, 2018	18-25	2340		Lehman	Ave	43611	Joseph	Monette	Applicant requests variance from TMC 1105.0301(B) for a fence to be 2' over the max 4' allowed height within the side yard setback.	62-R2	Staff Recommendation-Approval Large lot and fence protects pool from neighbors. Fence does not meet fencing height requirement of 4' max within side yard.	**Approved**
BZA18-0021	June 18, 2018	18-26	803		Hildebrand	Ave	43602	Corey	Allison	Applicant requests variance from TMC 1105.0301(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 Hardship proven 25' setback from property line. Fence does not meet fencing height requirements of 3'6" max within front yards. (3 frontages - Collingwood, Belmont, Hildebrand)	**Deferred to July 16, 2018**
BZA18-0022	June 18, 2018	18-27	1548		Remington	St	43605	Brian	Hilding	Applicant requests variance from TMC 1105.0301(A)(1) for 30" over max allowed 42" fence within front yard setback, and (B) for 2' over the max allowed 4' fence height within side yard setback.	RD6	Staff Recommendation-Approval Meets front yard setback requirements and does not create site visibility issues. Fence does not meet fencing height requirements of 3'6" max within front yard. Fence does not meet fencing height requirement of 4' max within side yard.	**Denied**
BZA18-0023	June 18, 2018	18-28	1		Discovery	Way	43604	Lori	Hauser	Applicant requests variance from TMC 1389.05(c) over 30 sf by 422.6 sf for a total of 452.6 sf banner. 1393.08(A) Banners are not to be used on a permanent basis. (B) This banner is not a "Grand Opening" or new business.	9CD	Staff Recommendation-Approval Approval expires by November 30th, 2018 and banner must be removed. This is not a new business or grand opening. The sign is 422.6 over the 30 sf maximum. The sign is not made of wood, metal, or plastic.	**Denied**
BZA18-0024	June 18, 2018	18-29	201		Belmont	Ave	43604	Lucas Metropolitan Housing Authority		Applicant requests variance from TMC 1387.02 (A) and (B)(2) for 10" lettering for "L" and logo symbol to replace the letter "A". The addresses for BZA: 930 S 13th, 240 21st, 3423 W Alexis, 2018 W Bancroft, 211 S Byrne, 615 Cherry, 2100 Consaul, 535 Elmdale, 601 Fasset, 704 Gawil, 3230 Glendale, 413 Nebraska, 3425 Nebraska, 1121 Palmwood, 55 Poplar, 5836 Southwyck, 406 Suder, 3201 N Summit.	N/A	Staff Recommendation-Disapproval A & B(2) does not comply with height or setback requirements. A- The sign is not part of a fence and is not set back at least 50' from all abutting pavement. B- The sign exceeds 42" in height, the letters are larger than 10" and there is no logo allowed on the sign within residential district.	**Deferred to July 16, 2018**

Doug Lalonde
Secretary

CITY OF TOLEDO
ADMINISTRATIVE BOARD OF ZONING APPEALS

MEETING: **May 21, 2018**
10:00 A.M.

CITY COUNCIL CHAMBERS
1st Floor
GOVERNMENT CENTER

Minutes

BOARD MEMBERS	**ATTENDANCE**
KENNETH FALLOWS - CHAIRMAN	X
FANNY EFFLER	X
MARY GLOWACKI	X
JAMES LEWIS - DPU	
JAMES MOSSING	X
STEPHEN SERCHUK - VICE CHAIRMAN	X
SANDY SPANG - CITY COUNCIL	X
DOUG LALONDE - SECRETARY	X
KEN FISCHER - COMMISSIONER	X

Case for this month	BZA #	HEARING DATE	CASE	Waiver Bldg #	Waiver Direction	Waiver Street Name	Waiver Street Type	ZIP CODE	Applicant 1st Name	Applicant Last Name	WAIVER REQUEST	ZONING DISTRICT	STAFF COMMENTS	BOARD ACTION
1	BZA18-0013	May 21, 2018	18-18	3540		Glynn	Dr	43614	Roger	Stuart	Applicant requests variance from TMC 1105.0201 [c] to appeal to extend a new garage by 2' forward on same footprint of a 0' side setback when the minimum 3' is required.	RS9	Staff Recommendation - Disapproval 1. Must follow required setbacks for maintenance reasons.	**Approved**
2	BZA18-0014	May 21, 2018	18-19	1758		Meadowlark	Ave	43614	Roger	Stuart	Applicant requests variance from TMC 1105.0201 [a] for a detached garage to be 23' less than the 60' minimum front setback from the property line.	RS6	Staff Recommendation - Approval 1. Odd shaped lot and garage is set back 5' from the face of the house.	**Approved**
3	BZA18-0015	May 21, 2018	18-20	2056		Scottwood	Ave	43620	Scott	Michalak	Applicant requests variance from TMC 1105. 0301 [a] for a 1' 5" (18") variance in required front setback for a 5' wood fence where maximum height is 3'5" (42"). The property is located on a corner lot with two front yard set backs. The new fence will be a 2' (24") reduction to the existing 7' wood fence in place for 35 years.	RD6	Staff Recommendation - Disapproval 1. Must follow the TMC 2. No hardship presented 3. Historical area	**Approved**
4	BZA18-0016	May 21, 2018	18-21	151	S	St Clair	St	43602	Jim	McGowan	Applicant requests variance from TMC 1110.0900 for a 6' variance of the required 12' maintenance distance setback from the top of the stream bank.	CD	Staff Recommendation - Pending further comment from Sewer and drainage Department.	**Approved**
5	BZA18-0017	May 21, 2018	18-22	2722		Cheltenham	Rd	43606	Robert	Imel	Applicant requests variance from TMC 1105.0301 [c] for 1' over the maximum 7' fence height allowed in rear yard area for an 8' high fence.	RS6	Staff Recommendation - Disapproval 1. No hardship presented. Must follow legal 7' height per the TMC.	**Denied**
6	BZA18-0018	May 21, 2018	18-23	5930		Hagman	Rd	43612	Jim	Walling	Applicant requests variance TMC 1107.1906 to install a stoned parking/storage lot at rear of property.	1G	Staff Recommendation - Disapproval 1. Must follow the TMC. 2. Must use dust free material. 3. Increasing legal non-conformity.	**Approved**
7	BZA18-0019	May 21, 2018	18-24	517/521		Elm	St	43604	David	Mann	Applicant requests variance from TMC 1105.0301 [a] for a variance for 1' over the maximum 3 1/2 ft allowed for a 4 1/2 ft high fence within front setback.	RM36	Staff Recommendation - Disapproval 1. Exceeds TMC fence height. 2. Historical area	**Approved**

Doug Lalonde
Secretary

CITY OF TOLEDO
ADMINISTRATIVE BOARD OF ZONING APPEALS

MEETING: **April 16, 2018**
10:00 A.M.

CITY COUNCIL CHAMBERS
1st Floor
GOVERNMENT CENTER

Minutes

BOARD MEMBERS	**ATTENDANCE**
KENNETH FALLOWS - CHAIRMAN	x
FANNY EFFLER	x
MARY GLOWACKI	x
JAMES LEWIS - DPU	x
JAMES MOSSING	
STEPHEN SERCHUK - VICE CHAIRMAN	x
SANDY SPANG - CITY COUNCIL	x
DOUG LALONDE - SECRETARY	x
KEN FISCHER - COMMISSIONER	x

Case for this month	BZA #	HEARING DATE	CASE	Waiver Bldg #	Waiver Direction	Waiver Street Name	Waiver Street Type	ZIP CODE	Applicant 1st Name	Applicant Last Name	WAIVER REQUEST	ZONING DISTRICT	SWO OR NOL ISSUED?	STAFF COMMENTS	BOARD ACTION
1	BZA18-0010	April 16, 2018	18-11	2108		BIRKDALE	RD	43615	SHERRI	WILLHAUCK	Applicant requests variance of 19'6" from TMC 1106.0101 for minimum 25' rear setback within RS6 Zoning District to be reduced for a new addition connecting to the garage, for a total of 5' 6" rear setback for their **Residential Property.**	RS6	**SWO**	Staff Recommendation - Disapproval 1. No hardship given due to lot size and location.	**Approved**
2	BZA18-0011	April 16, 2018	18-12	5836		CARNATION	DR	43615	CODY	DANIELS	Applicant requests variance from TMC 1107.1906 for a stone driveway leading to the proposed barn within the rear setback for equipment storage for their **Residential Property.**	RS6	**N/A**	Staff Recommendation - Approval 1. Approval with pervious pavers.	**Approved with Conditions: Must use pervious pavers**
3	BZA18-0009	April 16, 2018	18-13	430 aka 428	N	ERIE	ST	43602	BRIAN	HEIL	Applicant requests variance from TMC 1387.04 to install a 3' wide x 20' high projecting permanent banner sign within a CO Zoning District, where banners are prohibited for **St Paul Lutheran Church.**	CO	**N/A**	Staff Recommendation - Disapproval 1. No hardship	**Denied**
4	BZA18-0007	April 16, 2018	18-14	2309		GODDARD	RD	43606	AMY	SUCHY	Applicant requests variance from TMC 1107.1803 (a) for parking a commercial crane that infringes on the residential character of a residential Zoning District for the purpose of removing a tree from the backyard of their **Residential Property.**	RS6	**NOL**	Staff Recommendation - Approval 1. Approved for 3 months from date of hearing. 2. Must be taken down or lowered at the end of each day.	**Approved with Conditions: Approved for 3 months from date of hearing (July 15th.)**
5	BZA18-0008	April 16, 2018	18-15	5902		JACKMAN	RD	43613	CAMERON	CASIDA	Applicant requests variance from TMC 1105.0301 (a) (b) for 30" over the maximum 42" allowed for a 6' fence within the front yard and for 2' increase over the maximum 4' height allowed for a 6' high fence within the side yard. Also requests variance for the rear fence at the property line with the good side facing inward for their **Residential Property.**	RS6	**N/A**	Staff Recommendation - Approval 1. Approve height with relocation in line with main house on Primrose. 2. Disapprove good side facing inward - precedent setting.	**Approved with Conditions: Must complete project within 1 year (April 16, 2019).**
6	BZA18-0006	April 16, 2018	18-16	4544		MONROE	ST	43613	PAUL	HOWEY	Applicant requests variance from TMC 1387.05 (k) (14) off premise signage for 15' increase over the maximum 30' height allowance for a total of 45' tall sign within a 100' setback of a RS6 zoning district.	CR	**N/A**	Staff Recommendation - Disapproval 1. Increasing non-conformity	**Approved**
7	BZA18-0005	April 16, 2018	18-17	5300		MONROE	ST	43613	GARY	HARRELL	Applicant requests variance from TMC 1389.06 (c) (1) (b) for an existing pedistal base sign which would require a full solid base with architectural elements. This would also require a height variance of 3'8" over the 10' height max allowable for a total height of 13'8" sign.	CR	**N/A**	Staff Recommendation - Disapproval 1. No hardship presented	**Approved with Condi**

Doug Lalonde
Secretary

CITY OF TOLEDO
ADMINISTRATIVE BOARD OF ZONING APPEALS

MEETING: **March 19, 2018**
10:00 A.M.

CITY COUNCIL CHAMBERS
1st Floor
GOVERNMENT CENTER

Minutes

BOARD MEMBERS	**ATTENDANCE**
KENNETH FALLOWS - CHAIRMAN	X
FANNY EFFLER	X
MARY GLOWACKI	X
JAMES LEWIS - DPU	X
JAMES MOSSING	X
STEPHEN SERCHUK - VICE CHAIRMAN	X
SANDY SPANG - CITY COUNCIL	X
DOUG LALONDE - SECRETARY	X
KEN FISCHER - COMMISSIONER	X

HEARING DATE	CASE	Waiver Bldg #	ZIP CODE	Applicant 1st Name	WAIVER REQUEST	ZONING DISTRICT	STAFF COMMENTS	SWO OR NOL ISSUED?	BOARD ACTION
March 19, 2018	**18-07**	4108 S Detroit Ave	43614	Nicholas & 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**
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**
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 1. No hardship shown 2. Would set precedent	**NO**	**DISAPPROVED PER STAFF RECOMMENDATION**
March 19, 2018	**18-10**	830 New York Ave	43611	John Reditt	Applicant requests variance from TMC 1105.0302 (a) (1) for 2' 6" over the 3' 6" allowed height for a total of 6' high chain link fence in a front yard setback for **Great Lakes Removal.**	**IG**	Staff Recommendation Deferral 1. Must meet with Planning Commission for comments on SUP	**NOL**	**DEFERRED UNTIL PLANNING COMMISSION IS ABLE TO REVIEW/COMMENT**

Doug Lalonde

Doug Lalonde
Secretary

CITY OF TOLEDO
ADMINISTRATIVE BOARD OF ZONING APPEALS

MEETING: **February 26, 2018**
10:00 A.M.

CITY COUNCIL CHAMBERS
1st Floor
GOVERNMENT CENTER

Minutes

BOARD MEMBERS	**ATTENDANCE**
KENNETH FALLOWS - CHAIRMAN	X
FANNY EFFLER	X
MARY GLOWACKI	X
JAMES LEWIS - DPU	X
JAMES MOSSING	X
STEPHEN SERCHUK - VICE CHAIRMAN	X
SANDY SPANG - CITY COUNCIL	X
DOUG LALONDE - SECRETARY	X
KEN FISCHER - COMMISSIONER	X

HEARING DATE	CASE	Waiver Bldg #	Waiver Direction	Waiver Street Name	Waiver Street Type	ZIP CODE	Applicant 1st Name	Applicant Last Name	WAIVER REQUEST	ZONING DISTRICT	STAFF COMMENTS	BOARD ACTION
February 26, 2018 originally 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 1. Out of context of the neighborhood 2. Transportation Review Required	**APPROVED AS REQUESTED**
February 26, 2018 then December 19, 2017 originally October 16, 2017	**18-05**	1605		Jefferson	Ave	43604	Paul	Szymanski	Applicant requests variance from TMC 1105.0302 (A) (1) & 1103.1615 for 7 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 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	Ave	43606	Allen Industries c/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 1. EMC code states 42" is the maximum height 2. Creates line of sight & embellishments	**DISAPPROVED**

Doug Lalonde

Doug Lalonde
Secretary

CITY OF TOLEDO
ADMINISTRATIVE BOARD OF ZONING APPEALS

MEETING: **January 22, 2018**
10:00 A.M.

CITY COUNCIL CHAMBERS
1st Floor
GOVERNMENT CENTER

Minutes

BOARD MEMBERS	**ATTENDANCE**
KENNETH FALLOWS - Chairman	**X**
TYRONE RILEY	**E**
FANNY EFFLER	**X**
MARY GLOWACKI	**X**
Jim Lewis	**X**
JAMES MOSSING	**X**
STEPHEN SERCHUK - Vice Chairman	**E**
DOUG LALONDE - SECRETARY	**X**
Ken Fischer - COMMISSIONER	**X**

HEARING DATE	CASE	Waiver Bldg #	Waiver Direction	Waiver Street Name	Waiver Street Type	ZIP CODE	Applicant 1st Name	Applicant Last Name	WAIVER REQUEST	ZONING DISTRICT	STAFF COMMENTS	BOARD ACTION
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 1. Out of context of the neighborhood 2. Transportation Review Required	**Deferred to February 26, 2018 need the City of Toledo Transportation 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 1. Out of context of the neighborhood 2. No hardship 3. Leaves no room for maintance 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	AVI	43620	DAVID	WILSON	Applicant requests variance from TMC 1106.0102 for front yard setback to be 14.5' over the minimum of 20' allowed for the Thomas M Wernert Center.	CR	Staff Recommendation Approval 1. Setback is not out of character of the neighborhood	**Approved**

Doug Lalonde

Doug Lalonde
Secretary

CITY OF TOLEDO
ADMINISTRATIVE BOARD OF ZONING APPEALS

MEETING: **December 19, 2017**
10:00 A.M.

CITY COUNCIL CHAMBERS
1st Floor
GOVERNMENT CENTER

Minutes

BOARD MEMBERS	**ATTENDANCE**
KENNETH FALLOWS - Chairman	x
TYRONE RILEY	x
FANNY EFFLER	x
MARY GLOWACKI	x
KEVIN MCCARTHY	x
JAMES MOSSING	x
STEPHEN SERCHUK - Vice Chairman	x
DOUG LALONDE - SECRETARY	x
JULIAN E HIGHSMITH - COMMISSIONER	x

HEARING DATE	CASE	Waiver Bldg #	Waiver Direction	Waiver Street Name	Waiver Street Type	ZIP CODE	Applicant 1st Name	Applicant Last Name	WAIVER REQUEST	ZONING DISTRICT	STAFF COMMENTS	BOARD ACTION
December 19, 2017 originally November 20, 2017	17-81	4356		Beverly	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 1. Does not meet the overall context of the neighborhood	**Approved**
December 19, 2017 originally October 16, 2017	17-71	1605		Jefferson Ave		43604	Paul	Szymanski	Applicant requests variance from TMC 1105.0302 (A) (1) & 1103.1615 for 7 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 1. Earthtone color 2. Cowering height 3. To provide security 4. Replacing existing fence	**Applicant asked to have the case DEFERRED to February 2018 BZA Hearing**
December 19, 2017 originally October 16, 2017	17-72	1983		N Ontario St		43611	Steve	Gilbert	Applicant requests variance from TMC 1105.0301 (A) for a 6 ft high metal 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.**	RS6	Staff Recommendation - Approval 1. Cut down to 42" high or relocate inline with back of neighboring front house line	**Approved with conditions of staff recommendation: of front setback of house or 42" high**
December 19, 2017	17-86	2852		105th St		43611	Ernest	Anderson 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 Property.**	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	**Approved**
December 19, 2017	17-87	3470		145th St		43611	Richard & Sandra	Cast	Applicant requests variance from TMC 1105.0201 (a), 1105.0204 (a) & 1114.0403 (a) for an accessory structure to be 9 ft less than the required 60 ft for the front setback required, for an accessory structure to take up more than the 30% of rear yardage allowed & for 1 ft less than the required 4 ft side yard setback required for an **Addition & Gazebo for their Residential Property.**	RS6	Staff Recommendation - Approval w/Conditions 1. Reduce gazebo size to 30% or less of yard coverage 2. Don't meet context of neighborhood 3. Addition approval as requested	**Approved**
December 19, 2017	17-88	1435		Akron St		43605	William & Lillian	Filicko	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 1. Don't meet context of neighborhood 2. Neighbors have expectation of a view	**Approved**
December 19, 2017	17-89	2602		W Central Ave		43606	Allen Industries c/o Harmon Sign		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 - Approval w/Conditions 1. Low profile sign 2. Height of 42"	**Disapproved**
December 19, 2017	17-90	1155		Larc Ln		43609	Lucas County Commissioners /Lucas County		Applicant requests variance from TMC 1107.1200 & 1107.1202 (a) (1) to allow off street & front yardage parking for **Lucas County Board of Developmental Disabilities.**	RS6	Staff Recommendation - Approval 1. Meets overall context of neighborhood 2. Minor site plan review required from Planning Commission	**Approved**
December 19, 2017	17-91	1991		Rose Arbor		43614	Nidal	Yassine	Applicant requests variance from TMC 1107.1202 (2) for 1 ft 5 inches over the maximum allowed width of 24 ft and one space per dwelling unit for the driveway for their **Residential Property.**	RS9	Staff Recommendation - Approval w/Conditions 1. Remove 5x12 bump-out 2. Don't meet context of neighborhood 3. Considered a parking space not a driveway	**Approved with conditions to remove the 5x12 bumpout beyond 1.5 ft of the sidewalk extension.**
December 19, 2017	17-92	1414/1418		Starr Ave		43605	Unison Health c/o David Moebius		Applicant requests variance from TMC 1107.1202 (b) (3) for 15 ft setback where 25 ft setback is required for a new parking lot for **Unison Health.**	CR	Staff Recommendation - Approval 1. Adjacent to commercial property 2. Zoned commercial	**Approved**
December 19, 2017	17-93	1822		Tracy 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 1. Remove shed 2. Meets overall context of neighborhood	**Approved with conditions of existing shed staying as is.**
December 19, 2017	17-94	4207		Willis Blvd		43623	Christopher	Puhl Jr	Applicant requests variance from TMC 1107.1906 & 1107.1202 (a) to allow a gravel driveway where only asphalt or concrete is allowed and to allow a parking space in the front yard where no parking spaces are allowed in the front yard 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	**Disapproved**
December 19, 2017	17-95	1303		Yondota St		43605	Edna	Furman	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 and for 24" over the 48" for a 6 ft high fence in the side yard of their **Residential Property.**	IG	Staff Recommendation - Approval w/Conditions 1. Reduce front to 42" 2. Proximity to IG neighbor	**Approved**

Doug Lalonde

Doug Lalonde
Secretary

CITY OF TOLEDO
ADMINISTRATIVE BOARD OF ZONING APPEALS

MEETING: **November 20, 017**
10:00 A.M.

CITY COUNCIL CHAMBERS
FIRST FLOOR
GOVERNMENT CENTER

Minutes

BOARD MEMBERS
KENNETH FALLOWS - Chairman
TYRONE RILEY
FANNY EFFLER
MARY GLOWACKI
KEVIN MCCARTHY
JAMES MOSSING
STEPHEN SERCHUK - Vice Chairman
DOUG LALONDE - SECRETARY
JULIAN E HIGHSMITH - COMMISSIONER

ATTENDANCE

HEARING DATE	CASE	Waiver Bldg #	Waiver Direction	Waiver Street Name	Waiver Street Type	ZIP CODE	Applicant 1st Name	Applicant Last Name	WAIVER REQUEST	ZONING DISTRICT	STAFF COMMENTS	BOARD ACTION
November 20, 2017 originally August 21, 2017	17-53	3620		Heatherdowns	Blvd	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 1. Monochrome Display Only 2. Height to be 42" maximum	**Approved for 13 ft wide revision**
November 20, 2017 originally September 18, 2017	17-67	2507		Middlesex	Dr	43606	DONALD & DENISE	NISBETT JR	Applicant requests variance from TMC 1105.0301 (b) for a 8' fence in the front yard for their **Residential Property.**	RS6	Staff Recommendation - Approval 1. With stone columns & cedar panels	**Approved with conditions of 42 in front, 48 in pillar**
November 20, 2017 originally September 18, 2017 & then October 16, 2017	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" x 18" for the **Lucas County Health Department.**	CO	Staff Recommendation - Approval 1. Civic in nature 2. Non-slip materials being used 3. Need transportation approval	**Approved not to exceed 2 years from approval**
November 20, 2017	17-76	3503		Hilltop	Blvd	43607	J4 Development	c/o Mike Hatfield	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 1. Improving the appearance of the complex 2. No negative effect on neighborhood	**Approved**
November 20, 2017	17-77	101		Silverside	Dr	43612	J4 Development	c/o Mike Hatfield	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	125	E	Woodruff	Ave	43620	J4 Development	c/o Mike Hatfield	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 1. Improving the appearance of the complex 2. No negative effect on neighborhood	**Approved**
November 20, 2017	17-79	5434		308th	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 the rear yard for their legal non-conforming lot of their **Residential Property.**	RD6	Staff Recommendation - Approval 1. Odd shaped lot 2. Meets context of neighborhood	**Approved**
November 20, 2017	17-80	5322	W	Bancroft	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 R**esidential Property.**	RS9	Staff Recommendation - Approval 1. Meets context of neighborhood 2. Property setback 30 feet	**Approved**
November 20, 2017	17-81	4356		Beverly	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 1. Does not meet the overall context of the neighborhood	**Deferred to December 2017 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 2ft less than the 4ft allowed from the front of the building plane and to allow 12ft over the 24ft 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 2. 13ft 2 inch wide driveway tapering down to original drive 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 1. Blue fence covering does not meet zoning code requirements	**Approved with conditions of 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 1. Does not meet the overall context of the neighborhood	**Disapproved**
November 20, 2017	17-85	4938		Rambo	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 1. Backs up to main road. 2. Remove existing shrubs at Rambo Ln & Laskey Rd due to visibility 3. Transportation approval	**Approved**

Doug Lalonde

Doug Lalonde
Secretary

BZA #	HEARING DATE	CASE	WAIVER REQUEST
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' 6" over
BZA17-0077	December 19, 2017	17-87	Applicant requests variance from TMC 1105.0201 (a), 1105.0204 (a) &
	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 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 2ft 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	Applicant requests variance from TMC 1389.06 (a) & (c) & (d) &
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' more to
BCZ17-0031	July 17, 2017	44-17	Applicant requests variance from **TMC 1105.0301 (b)** for 2ft 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

BZA17-0027	July 17, 2017	45-17	Applicant requests variance from **TMC 1389.06 (a) & 1387.02 (1)** to
BZA17-0067	November 20, 2017	17-76	Applicant requests variance from TMC 1387.2 (2) for a marquee sign
	January 23, 2017	03-17	Applicant requests variance from **TMC 1389.06** to replace fascia sign
	April 17, 2017	**03-17**	Applicant requests variance from **TMC 1389.06** to replace fascia sign
BZA17-0059	October 16, 2017	17-71	Applicant requests variance from TMC 1105.0302 (A) (1) & 1103.1615
BZA17-0059	December 19, 2017 originally October 16, 2017	17-71	Applicant requests variance from TMC 1105.0302 (A) (1) & 1103.1615
	January 23, 2017	04-17	Applicant requests variance from **TMC 1106.0101** for rear setback to be
BZA17-0073	December 19, 2017	17-90	Applicant requests variance from TMC 1107.1200 & 1107.1202 (a) (1) to
BZA17-0043	August 21, 2017	54-17	Applicant requests variance from TMC 1387.03 & TMC 1389.06 to
BZA17-0035	August 21, 2017	55-17	Applicant requests variance from TMC 1109.0502 for currently painted
BZA17-	July 17, 2017	34-17	Applicant requests variance from **TMC 1383.10 & TMC 1389.05** to
	June 19, 2017	34-17	Applicant requests variance from **TMC 1383.10 & TMC 1389.05** to
BZA17-	August 21, 2017	34-17	Applicant requests variance from **TMC 1383.10 & TMC 1389.05** to
	January 23, 2017	05-17	Applicant requests variance from **TMC 1107.1202 (a) (1) & 1116.0165**
	June 19, 2017	35-17	Deferred until the next Board of Zoning Appeal Hearing on July 17,
	July 17, 2017	35-17	Applicant requests variance from **TMC 1105.0300 (a)** for 42" over the
BZA16-0012	**April 17, 2017**	**44-16**	Applicant requests variance from **TMC 1116.0230, 1103.1313 &**
BZA17-0046	September 18, 2017	17-65	Applicant requests variance from TMC 1105.0301 (a) (b) for a 6' fence
BZA17-0046	October 16, 2017 originally September 18, 2017	17-65	Applicant requests variance from TMC 1105.0301 (a) (b) for a 6' fence
	November 20, 2017	17-84	Applicant requests variance from TMC 11074.1202 (a) (4) for 9 ft wider
	January 23, 2017	06-17	Applicant requests variance from **TMC 1105.0201** for 2' less than
BZA17-0047	September 18, 2017	17-66	Applicant requests variance from TMC 1107.1202 (1) & 1116.0130 for a
BZA17-0052	November 20, 2017 originally September 18, 2017	17-67	Applicant requests variance from TMC 1105.0301 (b) for a 8' fence in

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 **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 **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	Applicant requests variance from **TMC 1395.01, TMC 1387.05 (k1) &**
	June 19, 2017	40-17	Applicant requests variance from **TMC 1395.01, TMC 1387.05 (k1) &**
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	Applicant requests variance from TMC 1393.06, 1387.05 (K) (9) &
	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 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 x 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 **TMC 1389.06 (a)** for installing
	June 19, 2017	41-17 83-16	Applicant requests variance from **TMC 1105.0301 (A)** for a 6' high
BZA17-0048	September 18, 2017	17-69	Applicant requests variance from TMC 1387.05 (d) for an on premise
	June 19, 2017	38-17	Applicant requests variance from **TMC 1105.0301 (b)** for 2' over the
BZA17-0082	December 19, 2017	17-94	Applicant requests variance from TMC 1107.1906 & 1107.1202 (a) to
BZA17-0042	August 21, 2017	59-17	Applicant requests variance from TMC 1105.0302 (a) (1) for a front yard
	January 23, 2017	14-17	Applicant requests variance from **TMC 1387.05 (g) (1) & (2)** for 4
BZA17-0069	November 20, 2017	17-78	Applicant requests variance from TMC 1387.2 (2) for a marquee sign
BZA17-0079	December 19, 2017	17-95	Applicant requests variance from TMC 1105.0301 (a) (b) for 6" over the

Applicant Name
Ernest Anderson III
RENEE KENDZIERSKI
Kevin Weber
Richard & Sandra Cast
Melissa Mattox Turner
Daniel Bielak II
BARBEE ADAMS
FATHER GREGORY L PEATEE
William & Lillian Flicko
Nancy Laubenthal
Keith Tammarine
Jeffrey Marshal
Jason Lewis
Jason Lewis
Jonn Appold
Anjelica Chambers
Rachael Freeman
Roger Stuart
Roger Stuart

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
Mark Wesley
Brent Lohmann
FATHER GREGORY L PEATEE
JENNIFER BUKOWSKI
DAVID SQUILLANTE
Donald Granger
Patricia J Doherty
DANIEL THORNTON
THOMAS YURYSTA
Thomas Yurysta

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
Thomas Jackson/Jackson Industries
Thomas Jackson/Jackson Industries
Brian Heil
PATRICIA & RICHARD
PATRICIA & RICHARD REEDING
Christin Bright
Dan Smeltzer
BRENT REEDING
DONALD & DENISE NISBETT JR

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
Roger Stuart/All Phase Building & Garage
Nidal Yassine
HOLLY SIMPKINS
Tom & Tamara Stoudinger
Tom & Tamara Stoudinger
Joseph Minnich
Debra Bodell

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
Unison Health c/o David Moebius
Roger Stuart
Roger Stuart
Erica Emery
Matthew C Van Koughnet
Matthew C Van Koughnet
RAY PAULIN
BRUCE SCHOENBERGER
Keith Karcsak

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

Street
105th St 2852
137TH 3053
145TH 3546
145th St 3470
308th St 5434
313TH 5713
ADAMS 1018
AIRPORT 1842
Akron St 1435
ALEXIS 1455
Bancroft W St 5322
BARRINGTON 2221
Beverly Dr 4356
Beverly Dr 4356
BROADWAY 28
CARRIAGE 2340
Cass Rd 1846
CENTRAL 2860
CENTRAL 2860

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

HILL 6149
HILLTOP 3503
INDIANA 111
INDIANA 111
JEFFERSON 1605
Jefferson Ave 1605
LAGRANGE 2916
Larc Ln 1155
LASKEY 3416
LEWIS 5007
LEWIS 5860
LEWIS 5860
LEWIS 5860
LUDDINGTON 2417
MACOMBER 1446
MACOMBER 1446
MAIN 117
MCKINLEY 960
MCKINLEY 960
Meadowvale Dr 6146
MERRIMAC 2912
MIDDLESEX 2228
MIDDLESEX 2507

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
STARR 806
Starr Ave 1414 1418
SYLVANIA 1380
SYLVANIA 1380
SYLVANIA 3951
TALMADGE 3839
TALMADGE 3905
TAMARACK 2741
TRACY 1663
Tracy St 1822

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

Waiver Address
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
1455 W Alexis Rd
5322 W Bancroft St
2221 Barrington Dr
4356 Beverly Dr
4356 Beverly Dr
28 BRAODWAY ST
2340 Carriage Dr
1846 Cass Rd
2860 W CENTRAL AVE
2860 W CENTRAL AVE

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 Oak St
2344 Goddard Rd
2545 Green Valley Dr
3620 Heatherdowns Blvd
3620 HEATHERDOWNS BLVD

6149 Hill Ave
3503 Hilltop Blvd
111 Indiana Ave
111 Indiana Ave
1605 JEFFERSON AVE
1605 Jefferson Ave
2916 Lagrange St
1155 Larc Ln
3416 W LASKEY RD
5007 LEWIS AVE
5860 Lewis Ave
5860 Lewis Ave
5860 LEWIS AVE
2417 Luddington
1446 Macomber St
1446 Macomber St
117 Main St
960 MCKINLEY AVE
960 MCKINLEY AVE
6146 Meadowvale Dr
2912 Merrimac Blvd
2228 MIDDLESEX DR
2507 Middlesex Dr

2507 MIDDLESEX DR
4705 Monroe St
4760 Monroe St 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
503 S Reynolds Rd
717 S Reynolds
3204 Rocksberry Ave
1991 Rose Arbor
2441 ROSEANN DR
3747 Rushland Ave
3747 Rushland Ave
2040 SCOTTWOOD AVE
3945 Secor Rd

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
1414/1418 Starr Ave
1380 W SYLVANIA
1380 W SYLVANIA
3951 W SYLVANIA AVE
3839 Talmadge Rd
3905 Talmadge Rd
2741 TAMARACK DR
1663 Tracy St
1822 Tracy St

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

BOARD ACTION
Approved
Approved with the following conditions: 1. Zero ft setback for rear property
APPROVED
Approved
Approved
Approved w/Conditions: 1. 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
APPROVED WITH 42" HEIGHT PER REVISED DESIGN
DEFERRED TO MARCH 20, 2017

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

Approved with the following conditions: 1. Maximum height is 42" 2.
Approved
DISAPPROVED
Removed from docket per Case# 11-17 as agreed by Michael Tersigni.
Applicant asked 10/13/17 to have the case DEFERRED to December 18, 2017 Hearing
Applicant asked to have the case DEFERRED to February 2018 BZA Hearing
APPROVED
Approved
Approved with the following conditions: 1. Maximum height is 60"
Approved with the following conditions: 1. Can leave building painted as is
Deferred until after the Planning Commission has given approval. Next Board of Zoning Appeal
Deferred until after the Planning Commission has given approval. Next Board of Zoning Appeal
Removed request to allow banners, flags & trucks per Planning Commission
APPROVED
Deferred until the next Board of Zoning Appeal Hearing on July 17, 2017 the Board will seek the
Disapproved
Approved to replace former sign for The Neighborhood Health Association with marquee sign.
Approved for 6 ft fence with 25 ft setback along Earl Street.
Approved with conditions 1. For a 6 ft fence, must be setback of neighboring
Disapproved
APPROVED
Disapproved
Approved with conditions of 42 in front, 48 in pillar

Deferred to November 20, 2017
DISAPPROVED
Disapproved
Approved w/conditions: 1. Sign for Rick's City Diner will be removed when
Approved with the following conditions: 1. Maximum height is 42" 2.
Deferred until after the Planning Commission Hearing
Approved with conditions of staff recommendation: of front setback of house or 42" high
Approved for 6 ft fence & gate
Approved
Approved with Conditions: 1. Restore and angle new portion of drive with first panel
DISAPPROVED
Approved with Conditions: 1. The BZA Board is setting precedent for Ravenwood
Approved with the following conditions: 1. 6' high fence in the secondary front setback
Approved with the following conditions: 1. Decrese board size to 10' 6" x 22' 2.
Deferred until the next Board of Zoning Appeal Hearing on July 17, 2017 the Board asked for 30 days
Approved with the following conditions: 1. EMC below existing stationary sign
Approved with the following conditions: 1. Size of garage/addition is to be no larger than 20' x
Approved with conditions to remove the 5x12 bumpout beyond 1.5 ft of the sidewalk extension.
Approved for a 6 ft fence height in the side yard setback
Deferred until the next Board of Zoning Appeal Hearing on July 17, 2017 the Board will seek a clear
Removed from the agenda, applicant will use pavers that are approved without BZA Approval. Applicant
Disapproved: 1. Maintain heights per TMC Codes
DISAPPROVED

Approved
APPROVED WITH REMOVAL OF SIGNS ON RESIDENTIAL SIDE OF BUILDING
DEFERRED TO FEBRUARY 27, 2017
Approved with the following conditions: 1. Decrese board size to 10' 6" x 22' 2.
Deferred until the next Board of Zoning Appeal Hearing on July 17, 2017 the Board asked for 30 days
Approved for Golf Cart Advertising
APPROVED FOR 6
Disapproved
Approved w/conditions: 1. 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 February 27, 2017 - BZA Hearing.
Approved
APPROVED
DEFERRED TO MARCH 20, 2017
Disapproved: 1. Can replace/repair like for like
Approved for fascia sign in RS12 zoning for logo symbol for Children's Discovery Center
Approved for fascia sign in RS12 zoning for logo symbol for Children's Discovery Center
Disapproved
Approved as stated
Approved with conditions of existing shed staying as is.

APPROVED
Approved with the following conditions: **1. Option #1 was agreed upon by applicant for a 6'**
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