

BOARD OF ZONING APPEALS

October 21, 2019

City of Toledo



ADMINISTRATIVE BOARD OF ZONING APPEALS (BZA)

MONDAY OCTOBER 21ST, 2019 - 10:00 A.M.
CITY COUNCIL CHAMBERS, FIRST FLOOR
GOVERNMENT CENTER

BZA BOARD APPROVAL CASE ORDER

DOCKET #	CASE NO	ADDRESS
1	19-43	2040 W. CENTRAL
2	19-44	2433 LAMBERT
3	19-45	1202 E. BROADWAY
4	19-46	26 W. WEBER
5	19-34	4855 292 ND ST



CITY OF TOLEDO
Division of Building Inspection

BZA19-0043

APPLICATION TO THE ADMINISTRATIVE BOARD OF ZONING APPEAL (BZA)

One Government Center, Suite 1600 • Toledo, OH 43604 • Phone (419) 245-1220 • Fax (419) 245-1329 • www.toledo.oh.gov

Site Location 2040 W Central Zoning District CR Date 9.09.05
Includes 2020, 2022, 2026, 2044, 2046 W Central

Legal Description to Kelly Ave

Applicant's Name (print) THE TOLEDO HOSPITAL / Lewandowski Engineers

Appeal (Dept. of Inspection ruling - Title Nine Sign Code) _____ Hardship Variance _____ Exception (MATT) Appeal decision _____

TMC § 1106.0102 VARIANCE FOR 15' LESS THAN THE MIN. 20' FRONT SETBACK REQ'D

1/2 TMC 1107.1212(B) VARIANCE FOR 12.5' LESS THAN THE MIN 15' FRONT GREENBELT SETBACK REQ'D

Applicant Signature [Signature] Phone 419-255-4111

Applicant's Street Address 234 N. Erie Fax _____

Applicant's City, State, Zip Toledo OH 43604 E-Mail MAL@LEWANDOWSKI.ENG.COM

Applications must be accompanied with:

- 3 photos - showing different views of the site
- Letter explaining your zoning request with full and accurate information.
- Complete, clear site plan - recommended scale 1"=20' on 8-1/2" x 11" paper showing dimensions to all lot lines and the size of all structures on the premises.
- Fee = \$200. Checks may be made payable to "City of Toledo."

Applicant:

You should receive a written notice of the staff recommendation no later than Wednesday preceding the hearing date. Please call (419) 245-1220 if you do not receive this notice.

Return the application documents by mail to: Division of Building Inspection, One Government Center, Suite 1600, Toledo, OH 43604; or in person with the application documents and fee. Applications are due at least 30 days before the Board of Zoning Appeals' meeting to allow proper notification of neighbors. Meetings are typically held the third Monday of every month at 1:30 p.m. in City Council Chambers, One Government Center, Toledo, OH 43604. The applicant or the applicant's representative must be present.

+++++ OFFICE USE +++++

Permit Tech Checklist: Application properly completed Photos Letter Proper Site Plan

Copy Zoning Map <http://local.live.com/> Transportation notified to check site distance hazard N/A

Code Enforcement notified if orders are being appealed, N/A Permit Tech's Initials [Signature] Date 9-18-19

Reviewed by _____ Date _____ Staff Recommendation _____

Board Decision _____ Date _____

#MAD

PAID 9/15/19

HEARING DATE: **October 21st, 2019**
CASE NO: **19-43**
APPLICANT: **The Toledo Hospital; Lewandowski Enginners**
SITE LOCATION: **2040 W. Central**
ZONING DISTRICT: **CR**
SWO or NOL Issued: **N/A**

ANALYSIS: **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**

STAFF COMMENTS: **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.**

BOARD ACTION:

	1 ST /2 ND MOTIONS	1 ST /2 ND If 2 ND MOTION	YEA	NAY	ABSENT	RECUSE	LEFT BEFORE VOTE TAKEN
MOTION TO APPROVE/DISAPPROVE:							
Robert Pasker	_____	_____	_____	_____	_____	_____	_____
Paul Rasmusson	_____	_____	_____	_____	_____	_____	_____
Sandy Spang	_____	_____	_____	_____	_____	_____	_____
Fanny Effler	_____	_____	_____	_____	_____	_____	_____
Mary Glowacki	_____	_____	_____	_____	_____	_____	_____
Jim Mossing	_____	_____	_____	_____	_____	_____	_____
Steve Serchuk	_____	_____	_____	_____	_____	_____	_____

VOTING RESULTS:

APPROVED _____ DISAPPROVED _____ DEFERRED _____ WITHDRAWN _____

CONDITIONS OF APPROVAL:

LE LEWANDOWSKI
ENGINEERS

Civil Engineers & Surveyors
234 North Erie Street
Toledo, OH 43604
419-255-4111 fax 255-4112

established 1916
Matthew D. Lewandowski P.L.S.
John R. Lewandowski P.E., P.L.S., 1922-1995
Louis Lewandowski P.E., P.L.S., 1894-1983

RE: 2040 W Central including 2020, 2022, 2030, 2044 & 2046 W Central
& O Kelly Ave

Lewandowski Engineers, as agent for Toledo Hospital, is requesting two variances per the attached site plan. Variance one: waiver on the required 20' front yard setback required along W. Central Avenue (1106.0102). Variance two: 12.5' waiver of the required 15' greenbelt frontage setback along W. Central Avenue (1107.1212[B]). The goal of this site is to erect a proposed four-story hotel. Please contact my office with any further questions.

Justin Heil

1-3

site development
wetland delineation
sewage treatment
storm drainage
pavements
geotechnical design
construction supervision
surveys

Print

Toledo Municipal Code

1106.0102 Commercial Districts.

Unless otherwise expressly stated, all buildings in Commercial (C) zoning districts must comply with the standards of the following table.

(Ord. 170-04. Passed 3-23-04.)

Standard	CN	CO	CM	CS	CR	CD
Minimum Lot Area (sq. ft.)						
Detached House	6,000	NA	NA	NA	NA	NA
Duplex/Attached House (per unit)	3,000	NA	1,400	NA	NA	1,400
Multi-Dwelling (per unit)	4,200	1,800	1,400 [1]	1,800	1,800	500 [1]
All Other Development	None	None	None	None	None	None
Maximum Floor Area Ratio (FAR)	0.75	2.5	1	3	2.5	12
Minimum Setbacks (feet)						
Front	20	20	0	0	20[2]	0
Side/Rear abutting other C or I Districts	0	0	0	0	0	0
Side/Rear abutting R Districts	[3]	[3]	[3]	[3]	[3]	[3]
Maximum Front Setback (feet)	35	35	10[4]	10[4]	None	10[4]
Maximum Height (feet)	35	65	120	45	65	None
Maximum Building Coverage (% of site)	85	85	100	100	85	100

NA = Not Applicable

Table Notes

[1] See Section 1106.0400 on minimum lot area reductions in CM and CD Districts.

[2] Minimum Front Setback is increased to 30 feet for properties over 5 acres and/or with over 500 feet of frontage.

[3] Minimum side and rear setbacks from Residential zoning districts:

1-4

Height of Accessory or	Setback Abutting Side Lot Line of R- Zoned Lot (feet)	Setback Abutting Rear Lot Line of R- Zoned Lot (feet)

Principal Building (feet)		
0-20	10	15
21+	10 + 1 per 2 feet of building height above 20 feet. Setback is not required to exceed 50 feet	15 + 1 per 4 feet of building height above 20 feet. Setback is not required to exceed 50 feet.

[4] At least 50 percent of the length of the ground level building must be located within 10 feet of the front lot line. For sites with three or more lot frontages, this standard applies to only two of the street facing walls. The Plan Commission is authorized to waive maximum front setback standards in the -DO district to accommodate plazas or other pedestrian amenities.

(Ord. 170-04. Passed 3-23-04.)

1107.1202 Setbacks.

A. Residential Districts. In Residential Districts:

1. No parking space may be located within the front yard, except that parking spaces for detached houses, attached houses, and duplexes may be located on a driveway;
2. The paved area of driveways serving detached houses, attached houses, or duplexes may not cover more than 40 percent of the front yard up to a maximum driveway width of 24 feet;
3. Off-street parking spaces are prohibited within required landscape buffers;
4. Off-street parking areas serving multi-dwelling and nonresidential uses must be set back at least 10 feet from all RS and RD Zoning Districts. See Chapter 1108 for applicable landscaping and screening requirements; and
5. See also Section 1105.0204, Rear Yard Coverage in Residential Districts, and Section 1105.0600. Residential Garages.

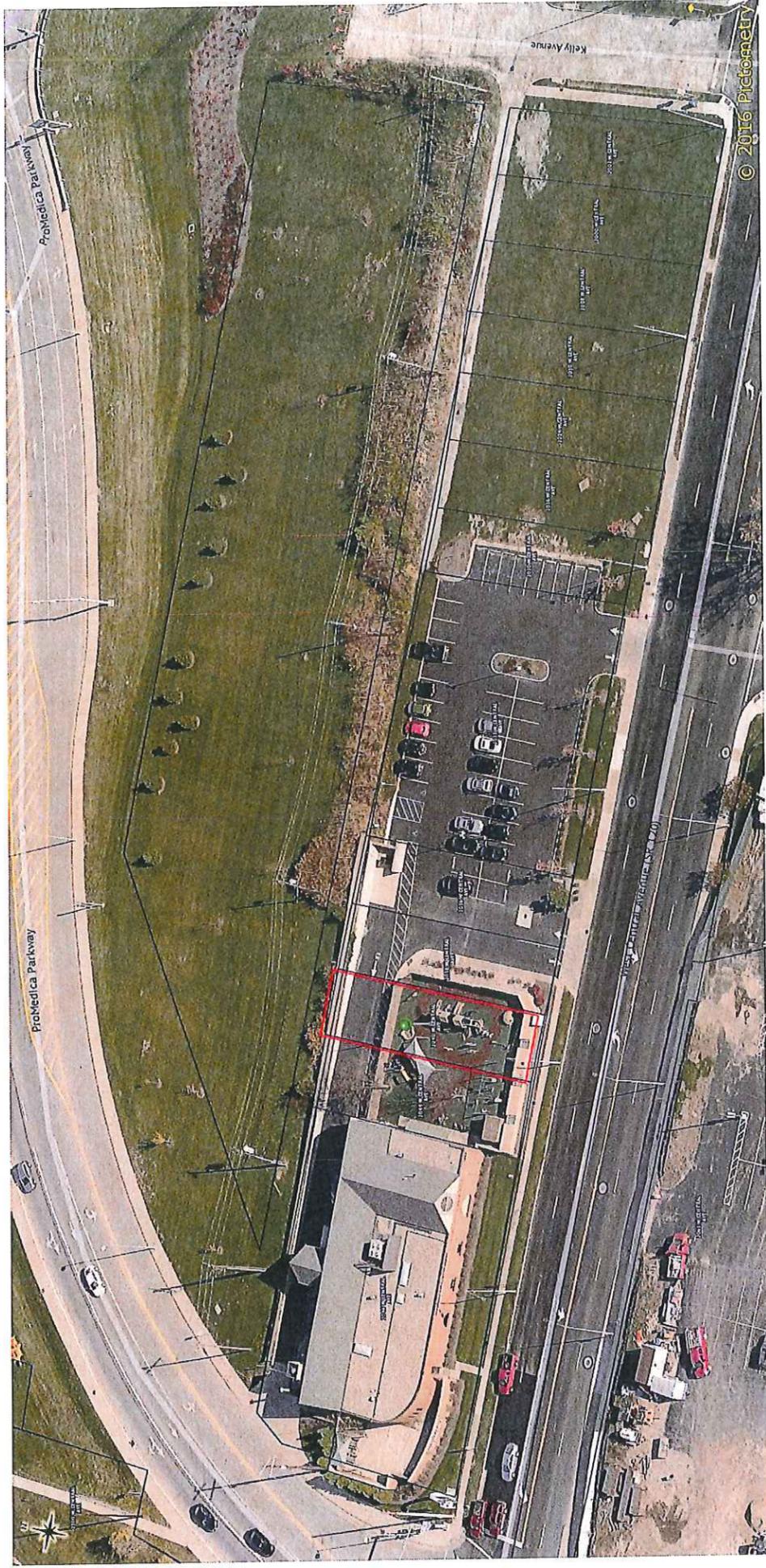
B. Commercial and Industrial Districts. Off-street parking facilities, including vehicular drives and maneuvering areas, in Commercial or Industrial Districts are prohibited within:

1. Required landscape buffers (see Chapter 1108);
2. 15 feet, and for properties over 5 acres and/or those with over 500 feet of frontage 30 feet, of street rights-of-way, except for approved driveways from streets;
3. 25 feet for properties less than 5 acres and/or those with less than 500 feet of frontage of the street right-of-way when located within 50 feet of a Residential district that fronts on the same street as the lot containing the off-street parking area; and
4. 10 feet from all RS and RD Districts.

1-5

(Ord. 170-04. Passed 3-23-04.)

2040 w central & 5 other parcels - site for 4 story hotel



1-6

11/18/2016

2040 W CENTRAL

NORTH AERIAL VIEW OF BUILDING TO BE DEMOLISHED



EAST STREET VIEW OF BUILDING TO BE DEMOLISHED



NORTH STREET VIEW OF BUILDING TO BE DEMOLISHED



1-7

2040 W Central

LE PROJECT : 50701
CONTRACT : I-17674

WARNING

UNDERGROUND CONDUITS IN AREA;
CONTACT THE OHIO UTILITIES
PROTECTION SERVICE (OUPS) TWO
WORKING DAYS PRIOR TO ANY
EXCAVATION, DEMOLITION OR
CONSTRUCTION.....1-800-362-2764



Know what's below.
Call before you dig.



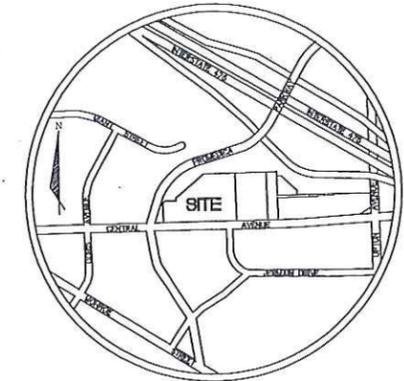
MAJOR SITE PLAN, VARIANCE REQUEST AND ZONE CHANGE FOR:

THE COLONY NORTH

ALL OF LOTS 27-35 & 39-44, PT. OF LOTS 36-38 & ADJ VACATED ALLEYS
PT LOTS 279-281, 286, ALL OF LOTS 282-285 & ADJ VACATED ALLEYS IN FAIRFAX EXTENSION
CITY OF TOLEDO, LUCAS COUNTY, OHIO

VARIANCE REQUESTS

1. 15' WAIVER OF THE REQUIRED 20' FRONT YARD SETBACK ALONG W. CENTRAL AVENUE (1106.0102)
2. 12.5' WAIVER OF THE REQUIRED 15' GREENBELT FRONTAGE SETBACK ALONG W. CENTRAL AVENUE (1107.1212(B))



SITE MAP

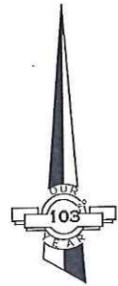
NOT TO SCALE

ADDRESSES

2020, 2022, 2036, 2038, 2040, 2044, 2046
W CENTRAL AVENUE
0 KELLY AVE
TOLEDO OHIO 43605
PARCEL No's: 05-00087, 05-00091, 05-00104,
05-00107, 05-00111, 05-00114, 05-00489,
05-00911

FLOOD PLAIN

ZONE X--OUTSIDE THE 100 YEAR
FLOOD PLAIN
MAP # 3505000087E
EFFECTIVE 08/16/2011



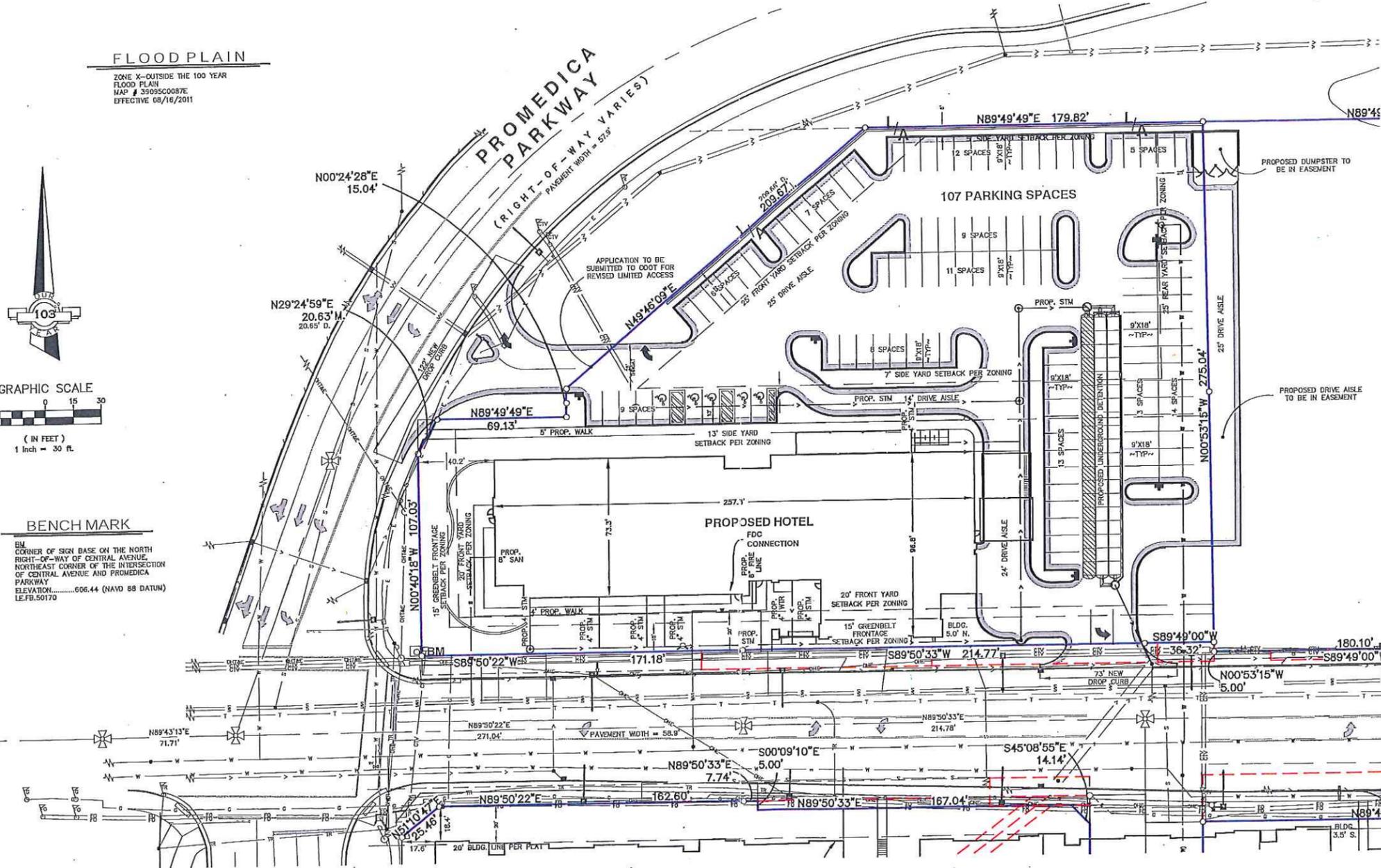
GRAPHIC SCALE
0 15 30
(IN FEET)
1 inch = 30 ft.

LEGEND

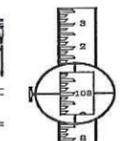
- CABLE --- C
- ELECTRIC --- E
- GAS --- G
- SANITARY --- S
- STORM --- T
- TELEPHONE --- TR
- TRAFFIC --- TR
- WATER --- W
- FENCE --- X
- OVERHEAD ELECTRIC --- OE
- OVERHEAD TELEPHONE & ELECTRIC --- OTE
- CATCH BASIN --- CB
- CURB INLET --- CI
- MANHOLE --- MH
- YARD BASIN --- YB
- HYDRANT --- H
- VALVE --- V
- POWER POLE --- PP
- GUY WIRE --- GW
- YARD LIGHT --- YL
- STREET LIGHT --- SL
- TRAFFIC SIGNAL --- TS
- BOLLARD --- B
- METER --- M
- SIGN --- S
- FENCE POST --- FP
- UTILITY ENDMARK --- UE
- DENOTES PARKING SPACES --- PS
- MONUMENT, FOUND --- MF
- SURVEY MARKER (FOUND/SET) --- SM
- CALCULATED --- C
- DEED --- D
- RECORD --- R
- MEASURED --- M
- DENOTES SCHEDULE "B" ITEMS --- B

BENCHMARK

BM
CORNER OF SIGN BASE ON THE NORTH
RIGHT-OF-WAY OF CENTRAL AVENUE,
NORTHEAST CORNER OF THE INTERSECTION
OF CENTRAL AVENUE AND PROMEDICA
PARKWAY
ELEVATION.....606.44 (NAVD 88 DATUM)
LE.FB.50170



I-8



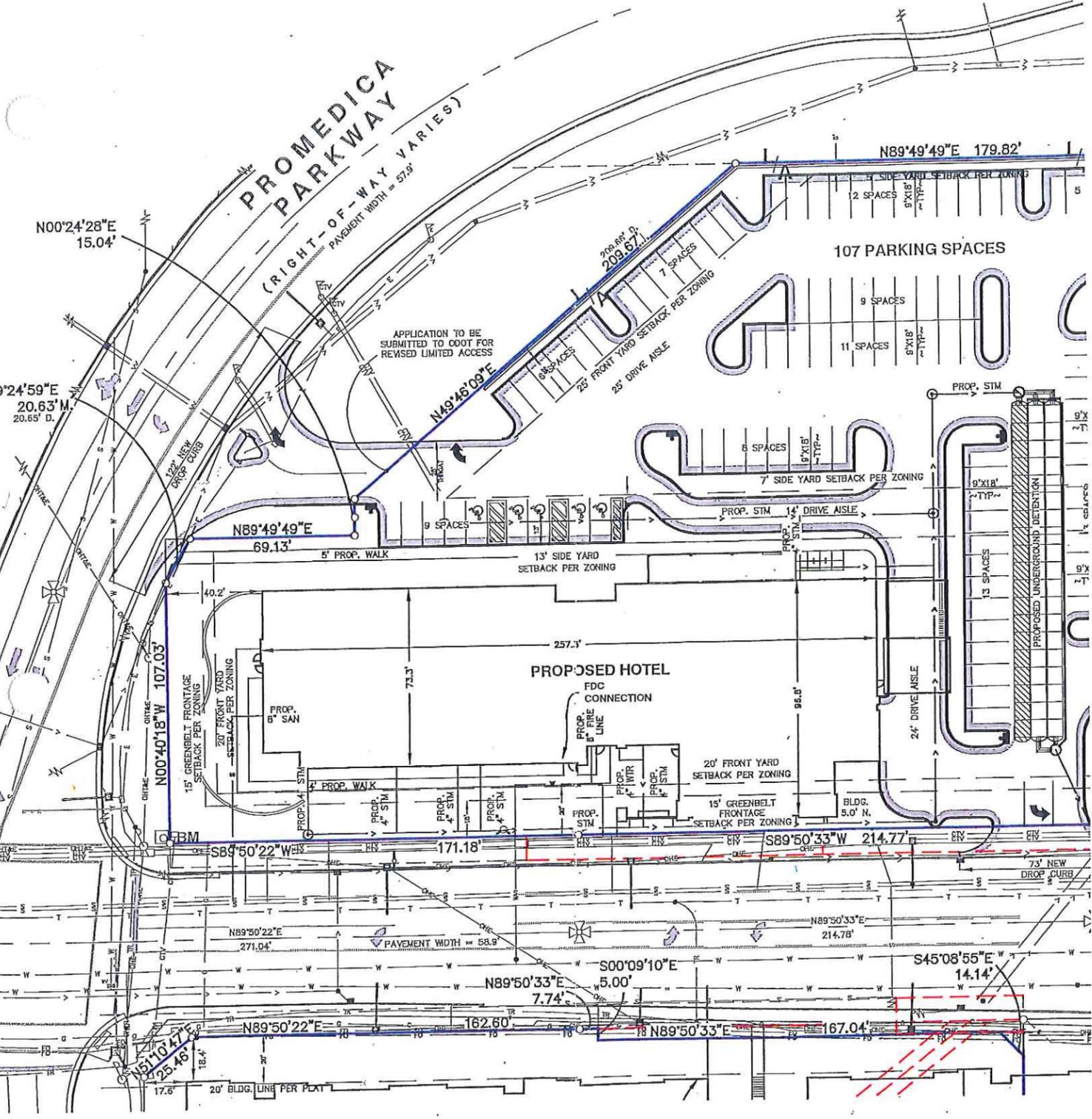
LEWANDOWSKI ENGINEERS

CIVIL ENGINEERS & SURVEYORS
THE CHIEF BLDG 234 N. ERIE ST.
TOLEDO, OHIO, 43604
LEWANDOWSKIENG.COM
OFFICE: 419.255.4111

MAJOR SITE PLAN, VARIANCE AND ZONE CHANGE:
THE COLONY NORTH
FAIRFAX EXTENSION & WEST CENTRAL STORES
CITY OF TOLEDO, LUCAS COUNTY, OHIO

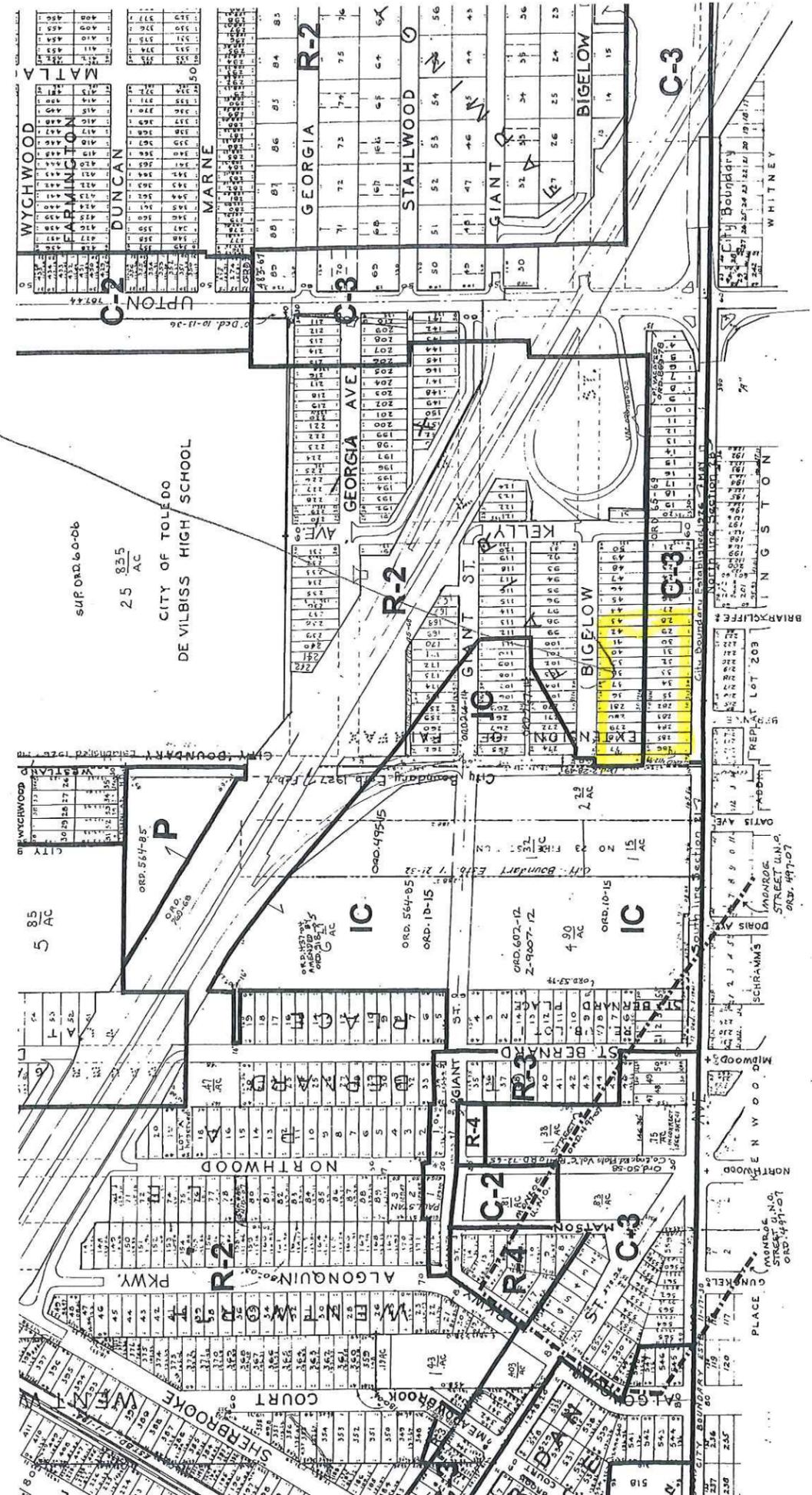
DATE: 08/26/2019 SCALE: 1"=30'
DRAWN: NJG DWG #: 50701-PLAN COMM
CHECKED: MDL DIR #: 50701
BOUNDARY: RPL DATUM NAVD 88 GPS
TOPO: NJG CIVIL 3D 2014
UTILITIES: NJG GIS: ARCVIEW 9.2
GPS: NAD '83, GEOID-12A, OHIO N. 3401

PROMEDICA
PARKWAY
(RIGHT-OF-WAY VARIES)



1-9

2440 W Central + ADDITIONAL PARCELS



41

1-1

PARCEL ID: 0500111

MARKET AREA: 5006C
TOLEDO HOSPITAL AN OHIONOT-FOR-PROFIT CO
TAX YEAR: 2019

ASSESSOR#: 03216015

ROLL: RP_OH
2040 W CENTRAL AVE
STATUS: Active

Summary - General

Tax District	TOLEDO CITY - TOLEDO CSD
Class	COMMERCIAL
Land Use	420 : C - SMALL (UNDER 10,000SF) DETACH RETAI
Market Area	5006C - Click here to view map
Zoning Code	10-CR - Click here for zoning details
Zoning Description	Regional Commercial-CR
Water and Sewer	CITY WATER / CITY SEWER
Traffic	HEAVY MAIN
Street Type	CONCRETE OR BLACKTOP
Owner	TOLEDO HOSPITAL AN OHIONOT-FOR-PROFIT CO RP
Property Address	2040 W CENTRAL AVE TOLEDO OH 43606
Mailing Address	MSC-S29779 100 MADISON AVE TOLEDO OH 43604
Legal Desc.	FAIRFAX LOT 34 EXC PT IN SR 120
Certified Delinquent Year	
Census Tract	7

Summary - Most Recent Sale

Prior Owner
Sale Amount
Deed
Sales Date

Summary - Values

	35% Values	100% Values	35% Roll	100% Roll
Land	4,100	11,700	0	0
Building	141,230	403,500	0	0
Total	145,330	415,200	0	0

Tax Credits

Homestead Exemption	NO
Owner Occupied Credit	NO
CAUV	NO
Agricultural District	NO

Exemption Status

Exemption Type	EX (600 SERIES)
Exemption Status	PENDING

1-12



CITY OF TOLEDO

Division of Building Inspection

BZA19-0044

APPLICATION TO THE ADMINISTRATIVE BOARD OF ZONING APPEAL (BZA)

One Government Center, Suite 1600 • Toledo, OH 43604 • Phone (419) 245-1220 • Fax (419) 245-1329 • www.toledo.oh.gov

Site Location 2433 LAMBERT Zoning District R5C Date 9-11-19

Legal Description Homes Acres 2nd lot 52

Applicant's Name (print) FAYSON & SON BLDG. AND RM.

Appeal. (Dept. of Inspection ruling - Title Nine Sign Code) _____ Hardship Variance Exception _____ Appeal decision _____

TMC § 1105.0201 (c) Appeal for Detatch Garage that was Damaged by a tree. Need To Rebuild garage USING Existing foundation with new five wall at the zero lot line.

Applicant Signature [Signature] Phone 419-471-1171

Applicant's Street Address 5352 JACKSON, RD Fax 419-471-1195

Applicant's City, State, Zip TOLEDO, OHIO, 43613 E-Mail _____

Applications must be accompanied with:

- 3 photos - showing different views of the site
- Letter explaining your zoning request with full and accurate information.
- Complete, clear site plan - recommended scale 1"=20' on 8-1/2" x 11" paper showing dimensions to all lot lines and the size of all structures on the premises.
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Applicant:

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Return the application documents by mail to: Division of Building Inspection, One Government Center, Suite 1600, Toledo, OH 43604; or in person with the application documents and fee. Applications are due at least 30 days before the Board of Zoning Appeals' meeting to allow proper notification of neighbors. Meetings are typically held the third Monday of every month at 1:30 p.m. in City Council Chambers, One Government Center, Toledo, OH 43604. The applicant or the applicant's representative must be present.

+++++ OFFICE USE +++++

Permit Tech Checklist: Application properly completed Photos Letter Proper Site Plan

Copy Zoning Map 40 <http://local.live.com/> Transportation notified to check site distance hazard _____

Code Enforcement notified if orders are being appealed. _____ Permit Tech's Initials BJ Date 9/13/19

Reviewed by _____ Date _____ Staff Recommendation _____

Board Decision _____ Date _____

2-1
Rev 2/1/2019
PAID
9/13/19

HEARING DATE: **October 21st, 2019**
CASE NO: **19-44**
APPLICANT: **Father & Son Building & Remodeling (Roger Stuart)**
SITE LOCATION: **2433 Lambert**
ZONING DISTRICT: **RS6**
SWO or NOL Issued: **N/A**
ANALYSIS: **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.**
STAFF COMMENTS: **The existing structure has 0' setback from the side setback and the minimum is 3'.**

BOARD ACTION:

	1 ST /2 ND MOTIONS	1 ST /2 ND IF 2 ND MOTION	YEA	NAY	ABSENT	RECUSE	LEFT BEFORE VOTE TAKEN
MOTION TO APPROVE/DISAPPROVE:							
Robert Pasker	_____	_____	_____	_____	_____	_____	_____
Paul Rasmusson	_____	_____	_____	_____	_____	_____	_____
Sandy Spang	_____	_____	_____	_____	_____	_____	_____
Fanny Effler	_____	_____	_____	_____	_____	_____	_____
Mary Glowacki	_____	_____	_____	_____	_____	_____	_____
Jim Mossing	_____	_____	_____	_____	_____	_____	_____
Steve Serchuk	_____	_____	_____	_____	_____	_____	_____

VOTING RESULTS:

APPROVED _____ DISAPPROVED _____ DEFERRED _____ WITHDRAWN _____

CONDITIONS OF APPROVAL:

2-2

B2A BOARD

2-11-19

WE WANT TO REPLACE OUR EXISTING 10'x20' BOARDS
THAT IS DAMAGED BEYOND REPAIR BY OUR MISMANAGERS
WITH A NEW ONE IN THE SAME LOCATION

THANK YOU

Michael Williams

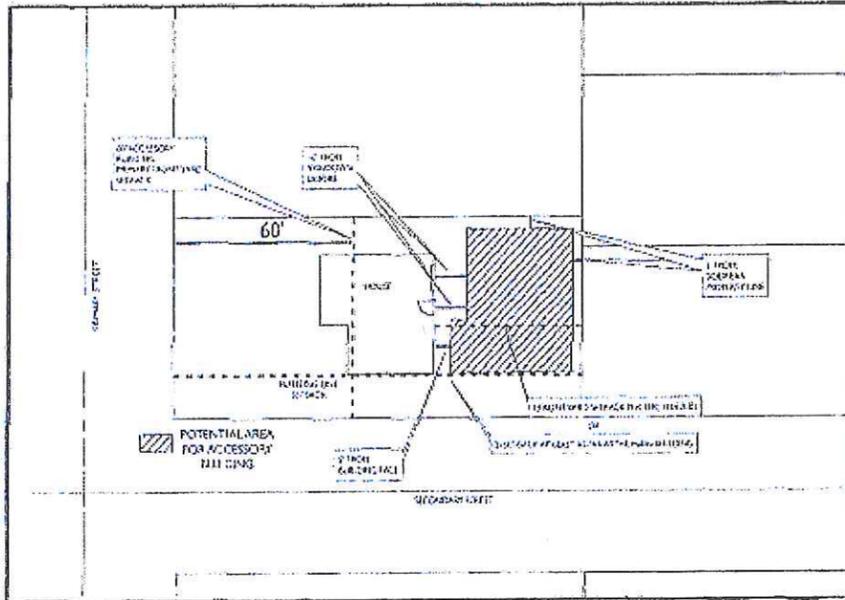
2-3

Print

Toledo Municipal Code

1105.0201 Setbacks.

- A. No accessory building shall be located less than 60 feet from the primary front lot line.
- B. No accessory building shall be closer than 10 feet to the main building, except that an accessory building may not be nearer than 5 feet to the main building if no windows or doors are located in that portion of the wall of the main building that is directly opposite and parallel to a wall of the accessory building.
- C. No accessory building shall be closer than 3 feet to any side or rear lot line.
- D. The secondary frontage for an accessory building on a double frontage lot is subject to front yard setback requirements per Sec. 1106.0101.

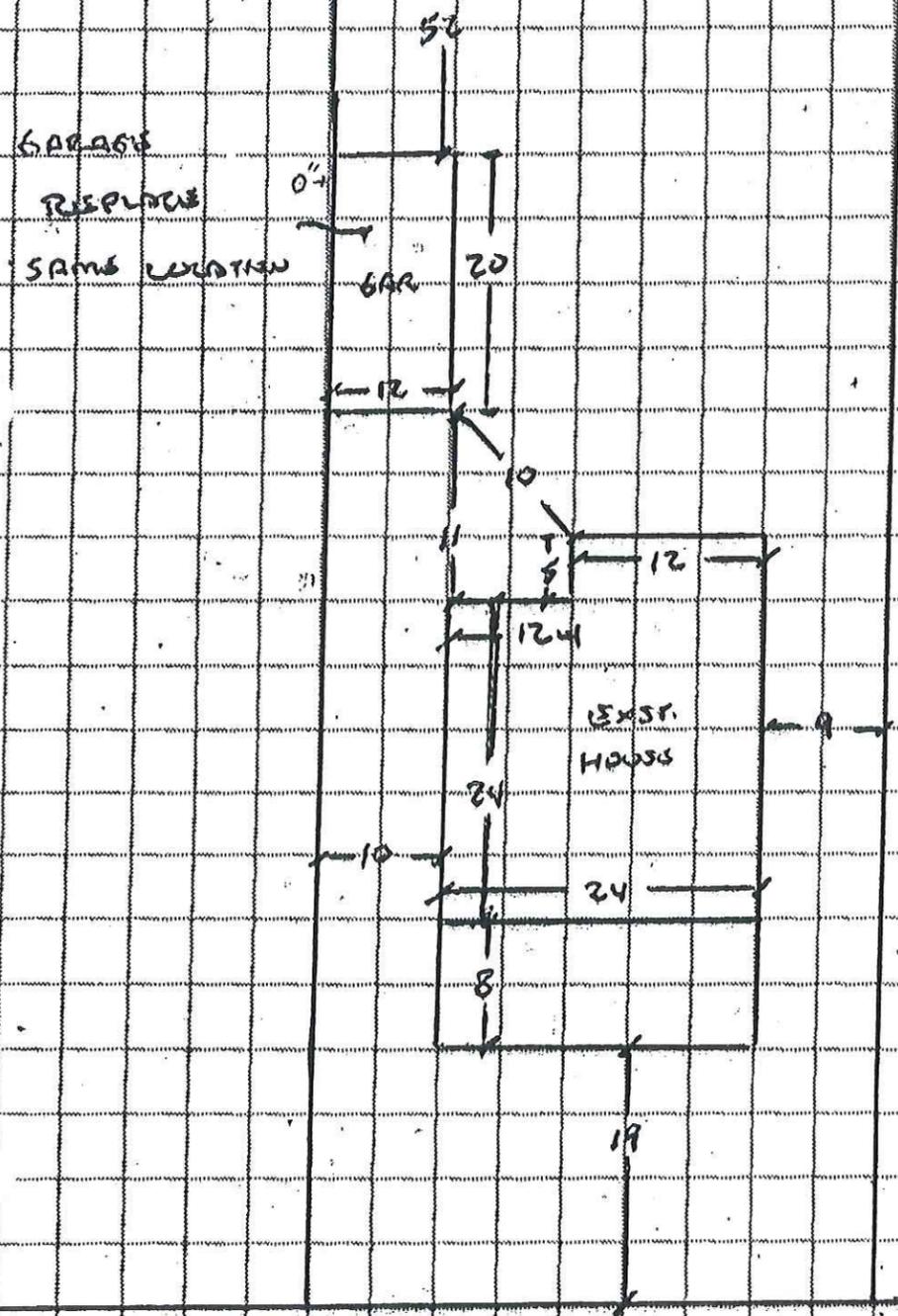


- E. The secondary frontage for an accessory building on corner lot must be setback at least as far as the main structure.

(Ord. 170-04. Passed 3-23-04; Ord. 670-10. Passed 12-21-10; Ord. 276-13. Passed 5-28-13.)

24

NICOLE WILLIAMS
2433 LAMBERT
TOWNSHIP, OHIO, 43013
419-376-3633



1 sq = 5'
2-5



2-6



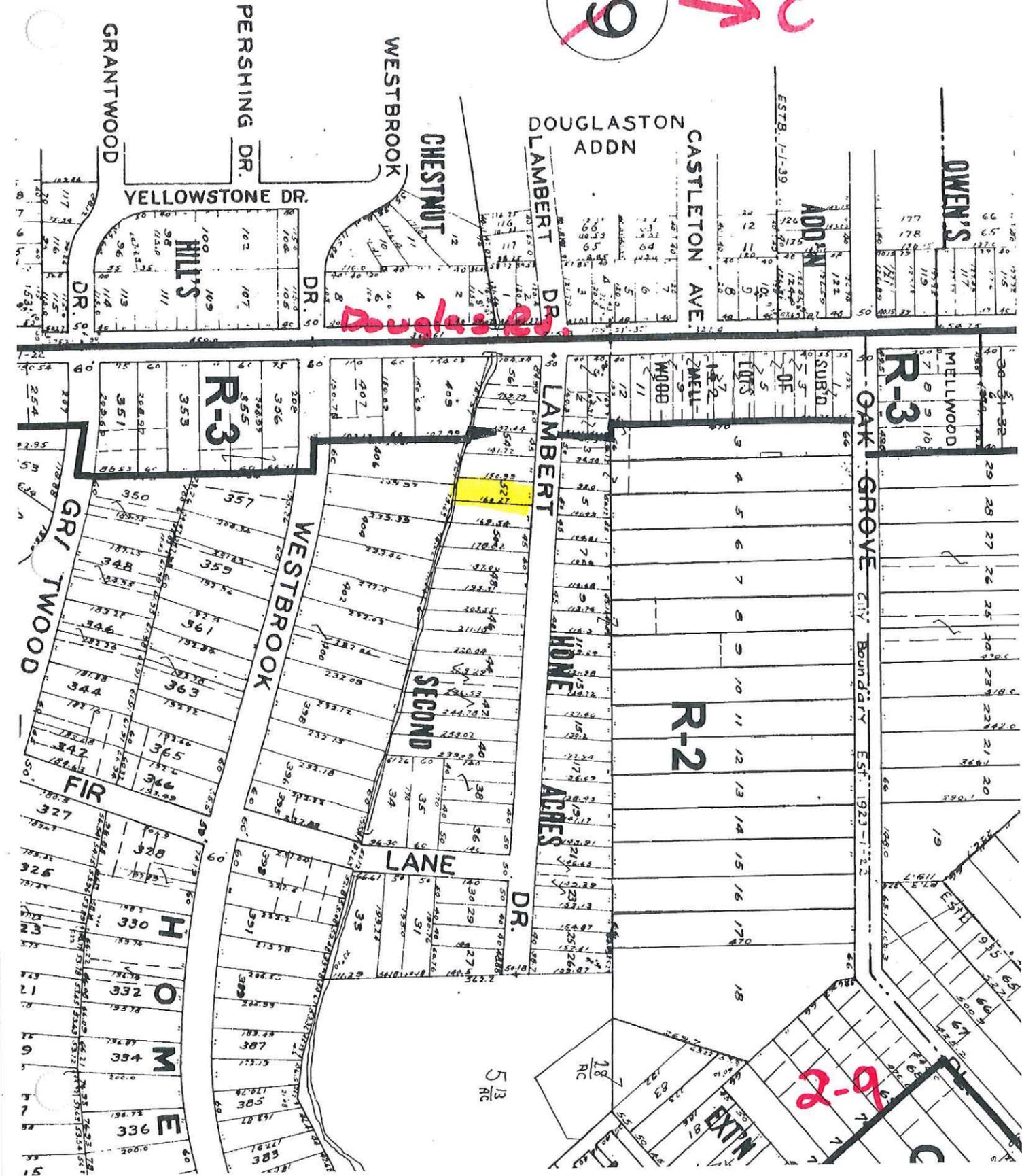
2-7



2-8

NAR
40

~~49~~





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[Address](#) [Owner](#) [Parcel Number](#) [Assessor #](#) [Advanced](#) [County Map](#) [Multi-Year Search](#)

- Summary
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- Pictometry
- Transfers
- Values
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- Commercial Attributes
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- Permits
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- Tax Distribution
 - By Fund
 - By Fund & Levy
- Prior Taxes
- Special Assessments
- Payments
- Levy Estimator
- Prior Specials
- Pro # Inquiry
- CAUV
- Agriculture
- Forest
- Mylar Tax Map
- Photos
- Sketch
- Manufactured Home (MH_OH)
- Manufactured Home (MH_EQ)
- Hearing Tracking

PARCEL ID: 0729057
 MARKET AREA: 307R
 WILLIAMS NICHOLE C
 TAX YEAR: 2019

ASSESSOR#: 03127026
 ROLL: RP_OH
 2433 LAMBERT DR
 STATUS: Active

1 of 1
[Return to Search Results](#)

Summary - General

Tax District	TOLEDO CITY - TOLEDO CSD
Class	RESIDENTIAL
Land Use	510 : R - SINGLE FAMILY DWELLING, PLATTED LOT
Market Area	307R - Click here to view map
Zoning Code	10-RS6 - Click here for zoning details
Zoning Description	Single-Family Residence-6
Water and Sewer	CITY WATER / CITY SEWER
Traffic	RESIDENTIAL SIDE STREET
Street Type	CONCRETE OR BLACKTOP
Owner	WILLIAMS NICHOLE C
Property Address	2433 LAMBERT DR TOLEDO OH 43613
Mailing Address	2433 LAMBERT DR TOLEDO OH 43613 3405
Legal Desc.	HOME ACRES 2ND LOT 52
Certified Delinquent Year	
Census Tract	62

Actions

- [Market Area Sales](#)
- [Printable Summary](#)
- [Printable Version](#)

Reports

- [Property Attributes Export](#)
- [Mailing List](#)
- [Lucas Composite](#)
- [Tax Bill](#)
- [Property Record Card](#)

[Go](#)

Summary - Most Recent Sale

Prior Owner	CRAWFORD NATALIE
Sale Amount	\$88,500
Deed	16101633
Sales Date	28-MAR-16

Summary - Values

	35% Values	100% Values	35% Roll	100% Roll
Land	4,170	11,900	4,170	11,900
Building	25,240	72,100	25,240	72,100
Total	29,410	84,000	29,410	84,000

Tax Credits

Homestead Exemption	NO
Owner Occupied Credit	NO
CAUV	NO
Agricultural District	NO

The property and tax information on this site represents data as of the current tax year. Information provided is deemed a reliable point of reference but is not guaranteed and should be independently verified.

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2-10



CITY OF TOLEDO **BZA19-0045**
 Division of Building Inspection

APPLICATION TO THE ADMINISTRATIVE BOARD OF ZONING APPEAL (BZA)

One Government Center, Suite 1600 • Toledo, OH 43604 • Phone (419) 245-1220 • Fax (419) 245-1329 • www.toledo.oh.gov

Site Location 1202 E. Broadway. Zoning District CN Date 9/13/19

Legal Description MyHe ADD 1 to 4 & 86 & 87 N 120' FRT By 67 & 50H Rear ETC.

Applicant's Name (print) Timothy McAninch

Appeal (Dept. of Inspection ruling - Title Nine Sign Code) Hardship Variance Exception Appeal decision

TMC § 1105.0302 (A.1) To allow for 2.5' over the allowed 3.5' fence height in front setback of a commercial property.

Applicant Signature Timothy McAninch Phone 567-3286222

Applicant's Street Address 1202 East Broadway Fax _____

Applicant's City, State, Zip Toledo OH 43605 E-Mail Tim McAninch 4444@G.MAIL.COM

Applications must be accompanied with:

1. 3 photos - showing different views of the site
2. Letter explaining your zoning request with full and accurate information.
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Applicant:

You should receive a written notice of the staff recommendation no later than Wednesday preceding the hearing date. Please call (419) 245-1220 if you do not receive this notice.

Return the application documents by mail to: Division of Building Inspection, One Government Center, Suite 1600, Toledo, OH 43604; or in person with the application documents and fee. Applications are due at least 30 days before the Board of Zoning Appeals' meeting to allow proper notification of neighbors. Meetings are typically held the third Monday of every month at 1:30 p.m. in City Council Chambers, One Government Center, Toledo, OH 43604. The applicant or the applicant's representative must be present.

+++++ OFFICE USE +++++

Permit Tech Checklist: Application properly completed Photos Letter Proper Site Plan

Copy Zoning Map 30 <http://local.live.com/> Transportation notified to check site distance hazard _____

Code Enforcement notified if orders are being appealed, _____ Permit Tech's Initials JB Date 9/16/19

Reviewed by _____ Date _____ Staff Recommendation _____

Board Decision _____ Date 3-1

PAID
9/13/19

HEARING DATE: October 21st, 2019

CASE NO: 19-45

APPLICANT: Timothy McAninch

SITE LOCATION: 1202 E. Broadway

ZONING DISTRICT: CN

SWO or NOL Issued: SWO

ANALYSIS: Applicant requests variance from TMC 1105.0302 (A1) to maintain a 6' high fence within the front yard setback as installed.

STAFF COMMENTS: The fence has already been installed 2.5' over the 3.5' maximum height allowed.

BOARD ACTION:

	1 ST /2 ND MOTIONS	1 ST /2 ND IF 2 ND MOTION	YEA	NAY	ABSENT	RECUSE	LEFT BEFORE VOTE TAKEN
MOTION TO APPROVE/DISAPPROVE:							
Robert Pasker	_____	_____	_____	_____	_____	_____	_____
Paul Rasmusson	_____	_____	_____	_____	_____	_____	_____
Sandy Spang	_____	_____	_____	_____	_____	_____	_____
Fanny Effler	_____	_____	_____	_____	_____	_____	_____
Mary Glowacki	_____	_____	_____	_____	_____	_____	_____
Jim Mossing	_____	_____	_____	_____	_____	_____	_____
Steve Serchuk	_____	_____	_____	_____	_____	_____	_____

VOTING RESULTS:

APPROVED _____ DISAPPROVED _____ DEFERRED _____ WITHDRAWN _____

CONDITIONS OF APPROVAL:

I am writing this letter requesting permission to finish fencing my Business yard in. I apologize for any inconveniences we caused. I thought because there was already a fence it wouldn't be a problem. I hope you can help me resolve this. I'm in the process of opening the shop up to the public, but I need to be able to secure their property. I have had several break ins and stolen property issues. I feel the left fence would help stop these issues from occurring. Thank you for your time.

Print

Toledo Municipal Code

1105.0302 Commercial and Industrial Districts.

A. The following standards apply in all Commercial and Industrial Districts:

1. Fences may not exceed 3½ feet in height in the required front setback.
2. Fences may not exceed 10 feet in any other location on a lot.
3. No part of any fencing or swing gate may extend into the public right-of-way.

B. See Section 1108.0203H for required outdoor storage screening standards.

C. See Section 1104.1600 for storage of towaway vehicles screening standards.

(Ord. 170-04. Passed 3-23-04.)

3-4

32.7' from tracks



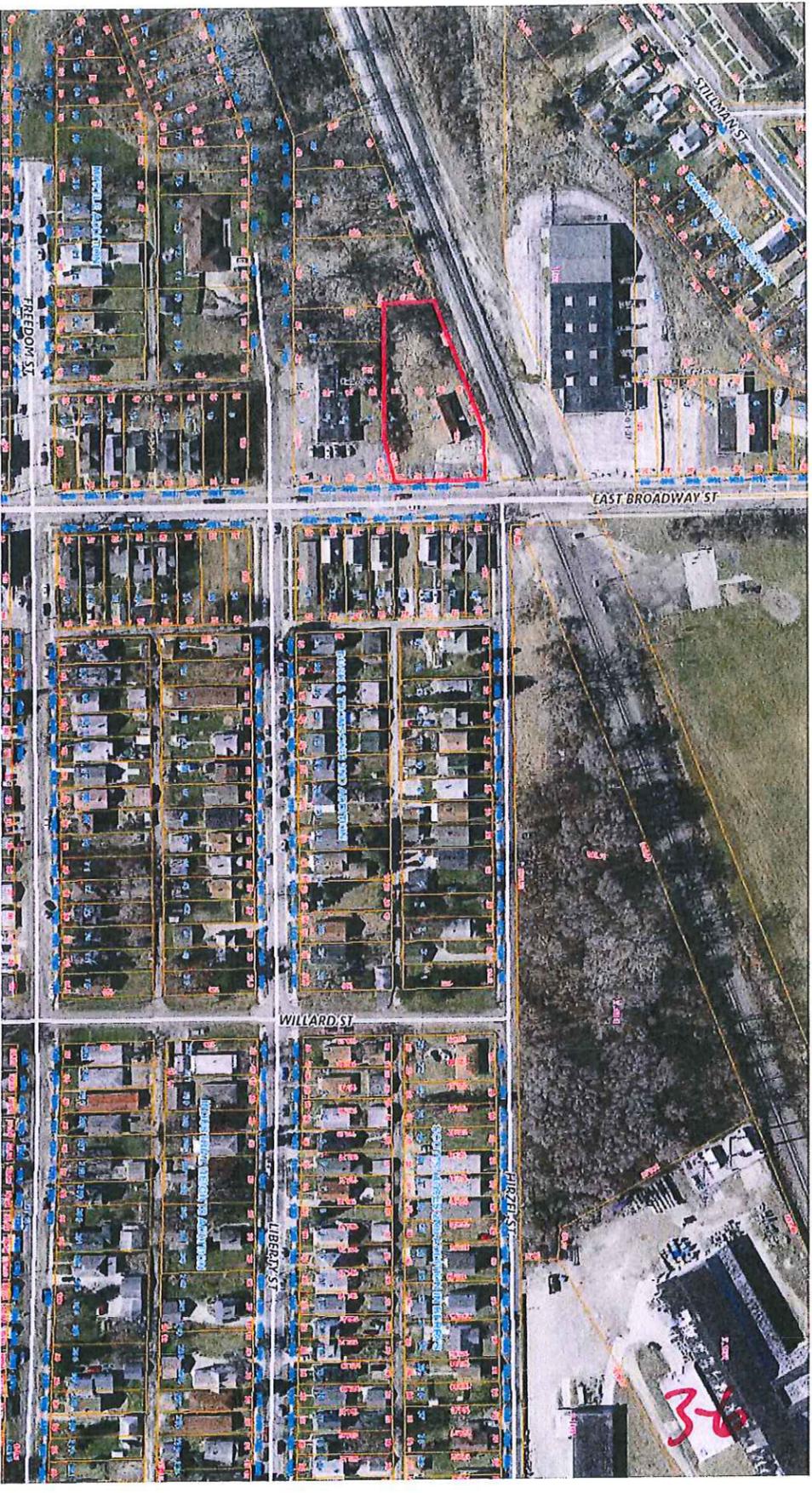
3-5

EAST BROADWAY

35ft

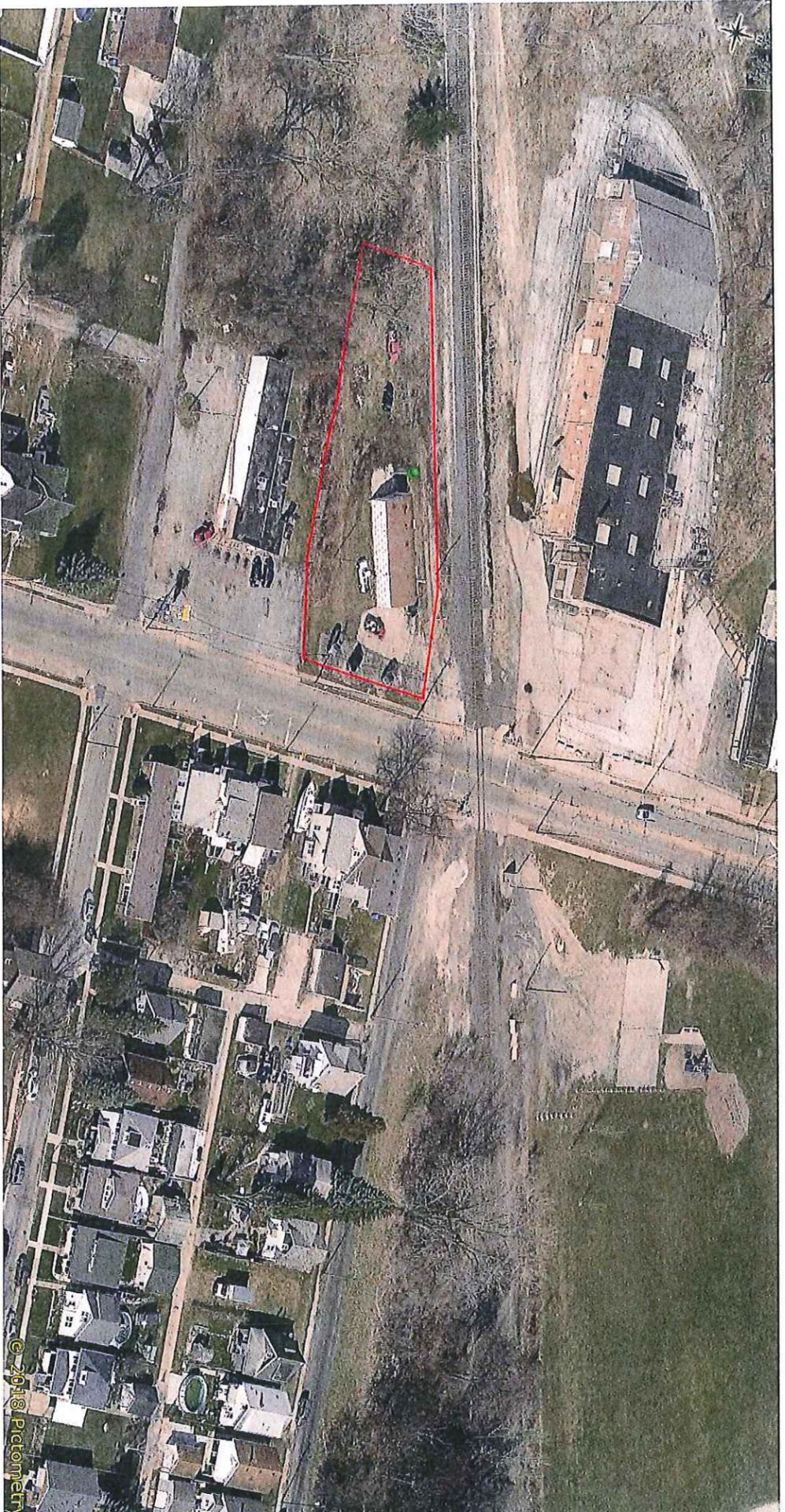
© 2017 Pictoma

04/07/2017



1202 E BROADWAY

3-7



© 2018 Pictometry

04/13/2018



3-8



3-9



3-10

PARCEL ID: 1027311
MARKET AREA: 1001C
TALA BEY INVESTMENT LLC
TAX YEAR: 2019

ASSESSOR#: 07065001
ROLL: RP_OH
1202 E BROADWAY ST
STATUS: Active

Summary - General

Tax District	TOLEDO CITY - TOLEDO CSD
Class	COMMERCIAL
Land Use	499 : C - OTHER COMMERCIAL STRUCTURES
Market Area	1001C - Click here to view map
Zoning Code	10-CN - Click here for zoning details
Zoning Description	Neighborhood Commercial
Water and Sewer	CITY WATER / CITY SEWER
Traffic	SECONDARY ROAD
Street Type	CONCRETE OR BLACKTOP
Owner	TALA BEY INVESTMENT LLC
Property Address	1202 E BROADWAY ST TOLEDO OH 43605
Mailing Address	1226 E BROADWAY ST TOLEDO OH 43605 3210
Legal Desc.	MYRTLE ADDITION 1 TO 4 & 86 & 87 N 120 FT FRT BY 67 AND 50H REAR ETC
Certified Delinquent Year	
Census Tract	52

Summary - Most Recent Sale

Prior Owner	BOYER MICHAEL L & ROXANE H
Sale Amount	\$45,000
Deed	08100498
Sales Date	29-JAN-08

Summary - Values

	35% Values	100% Values	35% Roll	100% Roll
Land	5,460	15,600	0	0
Building	10,290	29,400	0	0
Total	15,750	45,000	0	0

Tax Credits

Homestead Exemption	NO
Owner Occupied Credit	NO
CAUV	NO
Agricultural District	NO

Printed on Friday, September 13, 2019, at 11:37:35 AM EST

3-12



CITY OF TOLEDO
Division of Building Inspection

BZA19-0046
\$200

APPLICATION TO THE ADMINISTRATIVE BOARD OF ZONING APPEAL (BZA)

One Government Center, Suite 1600 • Toledo, OH 43604 • Phone (419) 245-1220 • Fax (419) 245-1329 • www.toledo.oh.gov

Site Location 216 West Weber St Zoning District B56 Date 9-10-19

Legal Description Cottage Park Lot 90W 20FT E 10 FT L DT 91

Applicant's Name (print) Barbara Thompson Ford

Appeal. (Dept. of Inspection ruling - Title Nine Sign Code) _____ Hardship Variance Exception _____ Appeal decision _____

TMC § 1105.0201(e) FOR ACCESSORY BLDG SIDE SETBACKS TO BE 9" LESS ON R. SIDE & 5" LESS OF L. SIDE THAN THE 3' MIN SIDE SETBACK REQ'D

Applicant Signature [Signature] Phone 419-509-5976

Applicant's Street Address 216 West Weber St Fax 419-

Applicant's City, State, Zip Toledo, OH 43608 E-Mail bjthompson@bex.net

Applications must be accompanied with:

- 3 photos - showing different views of the site
- Letter explaining your zoning request with full and accurate information.
- Complete, clear site plan - recommended scale 1"=20' on 8-1/2" x 11" paper showing dimensions to all lot lines and the size of all structures on the premises.
- Fee = \$200. Checks may be made payable to "City of Toledo."

Applicant:

You should receive a written notice of the staff recommendation no later than Wednesday preceding the hearing date. Please call (419) 245-1220 if you do not receive this notice.

Return the application documents by mail to: Division of Building Inspection, One Government Center, Suite 1600, Toledo, OH 43604; or in person with the application documents and fee. Applications are due at least 30 days before the Board of Zoning Appeals' meeting to allow proper notification of neighbors. Meetings are typically held the third Monday of every month at 1:30 p.m. in City Council Chambers, One Government Center, Toledo, OH 43604. The applicant or the applicant's representative must be present.

+++++ OFFICE USE +++++

Permit Tech Checklist: Application properly completed _____ Photos _____ Letter _____ Proper Site Plan _____

Copy Zoning Map _____ <http://local.live.com/> Transportation notified to check site distance hazard _____

Code Enforcement notified if orders are being appealed. _____ Permit Tech's Initials _____ Date _____

Reviewed by _____ Date _____ Staff Recommendation _____

Board Decision _____ Date _____

PAID
9/13/19
4-1

HEARING DATE: **October 21st, 2019**

CASE NO: **19-46**

APPLICANT: **Barbara Thompson-Ford**

SITE LOCATION: **26 W. Weber**

ZONING DISTRICT: **RS6**

SWO or NOL Issued: **SWO**

ANALYSIS: **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.**

STAFF COMMENTS: **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.**

BOARD ACTION:

	¹ ST/2ND MOTIONS	¹ ST/2ND IF 2ND MOTION	YEA	NAY	ABSENT	RECUSE	LEFT BEFORE VOTE TAKEN
MOTION TO APPROVE/DISAPPROVE:							
Robert Pasker	_____	_____	_____	_____	_____	_____	_____
Paul Rasmusson	_____	_____	_____	_____	_____	_____	_____
Sandy Spang	_____	_____	_____	_____	_____	_____	_____
Fanny Effler	_____	_____	_____	_____	_____	_____	_____
Mary Glowacki	_____	_____	_____	_____	_____	_____	_____
Jim Mossing	_____	_____	_____	_____	_____	_____	_____
Steve Serchuk	_____	_____	_____	_____	_____	_____	_____

VOTING RESULTS:

APPROVED _____ DISAPPROVED _____ DEFERRED _____ WITHDRAWN _____

CONDITIONS OF APPROVAL:

4-2

September 10, 2019

Dear Zoning Committee,

My name is Barbara Thompson-Ford, I am requesting a waiver of variance for my property at 26 W Weber St. I have started the construction of a new garage. My new measurements are 25' wide X 27' long. I built my garage smaller in size believing I was in compliance. When I went to apply for my building permit, I was informed that my garage is over the footage of my legal description to my neighbor's property at 30 W Weber. 50% of the new construction is already in place as the pictures will show. It is my hopes that you will take this information into consideration and grant me a wavier to continue building my garage.

Thank you in advance for your time and consideration.



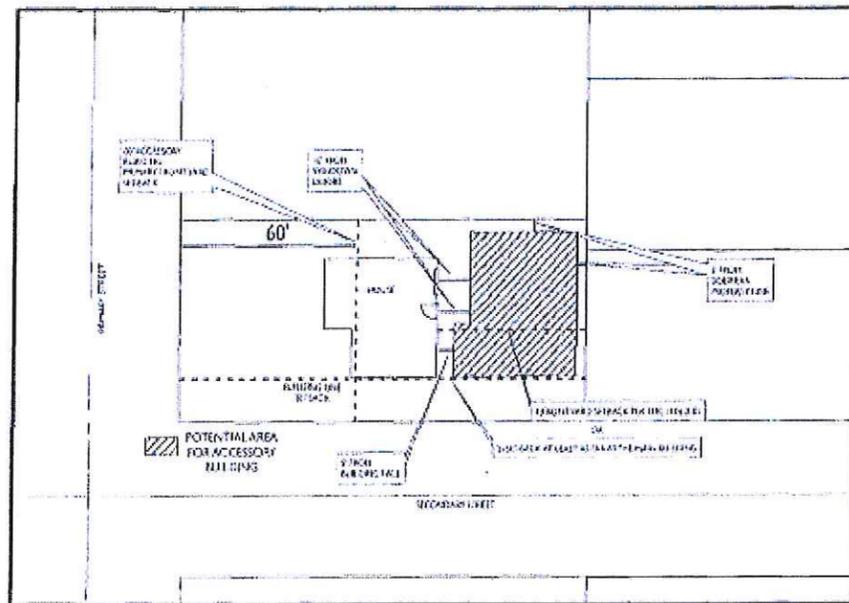
4-3

Print

Toledo Municipal Code

1105.0201 Setbacks.

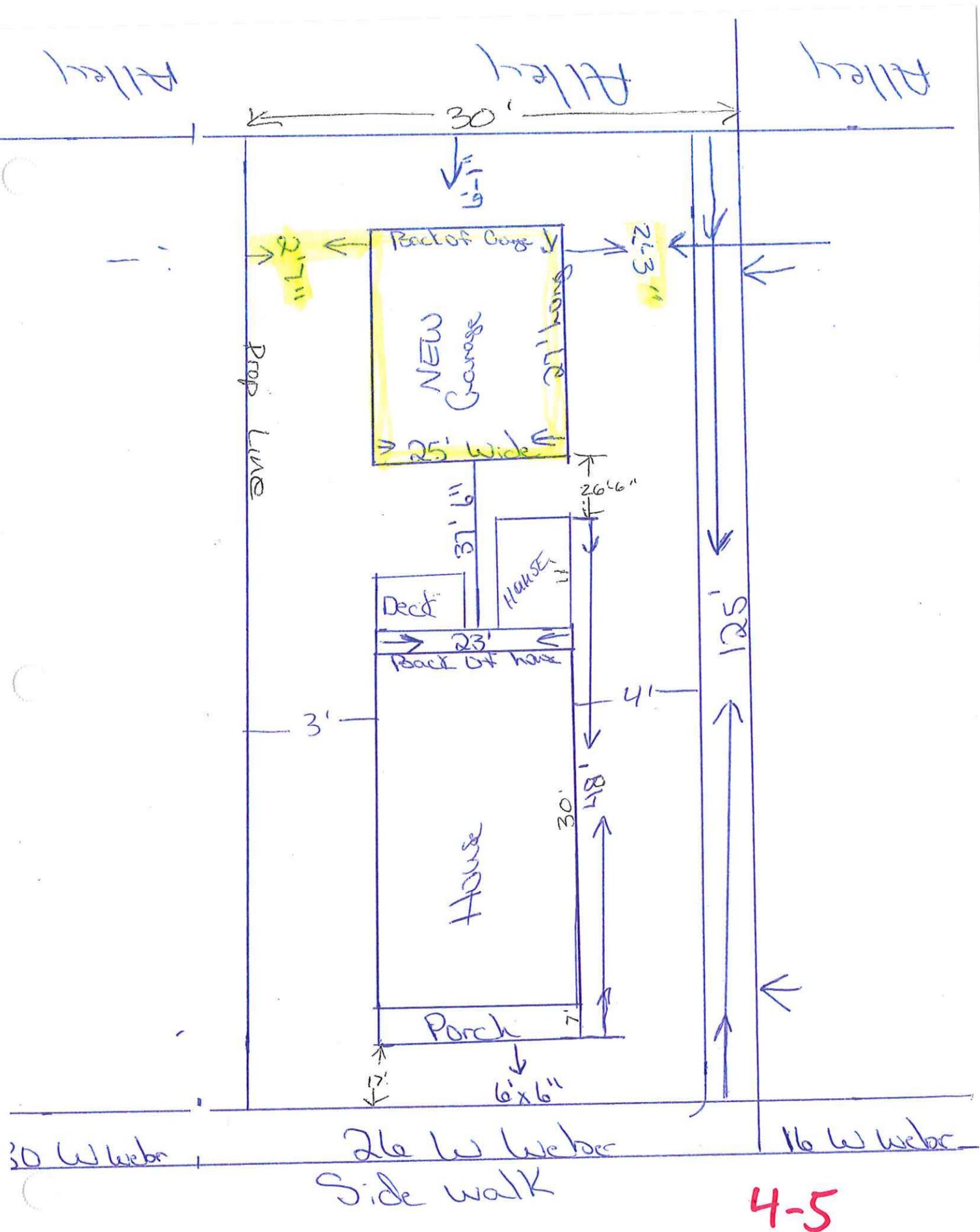
- A. No accessory building shall be located less than 60 feet from the primary front lot line.
- B. No accessory building shall be closer than 10 feet to the main building, except that an accessory building may not be nearer than 5 feet to the main building if no windows or doors are located in that portion of the wall of the main building that is directly opposite and parallel to a wall of the accessory building.
- C. No accessory building shall be closer than 3 feet to any side or rear lot line.
- D. The secondary frontage for an accessory building on a double frontage lot is subject to front yard setback requirements per Sec. 1106.0101.



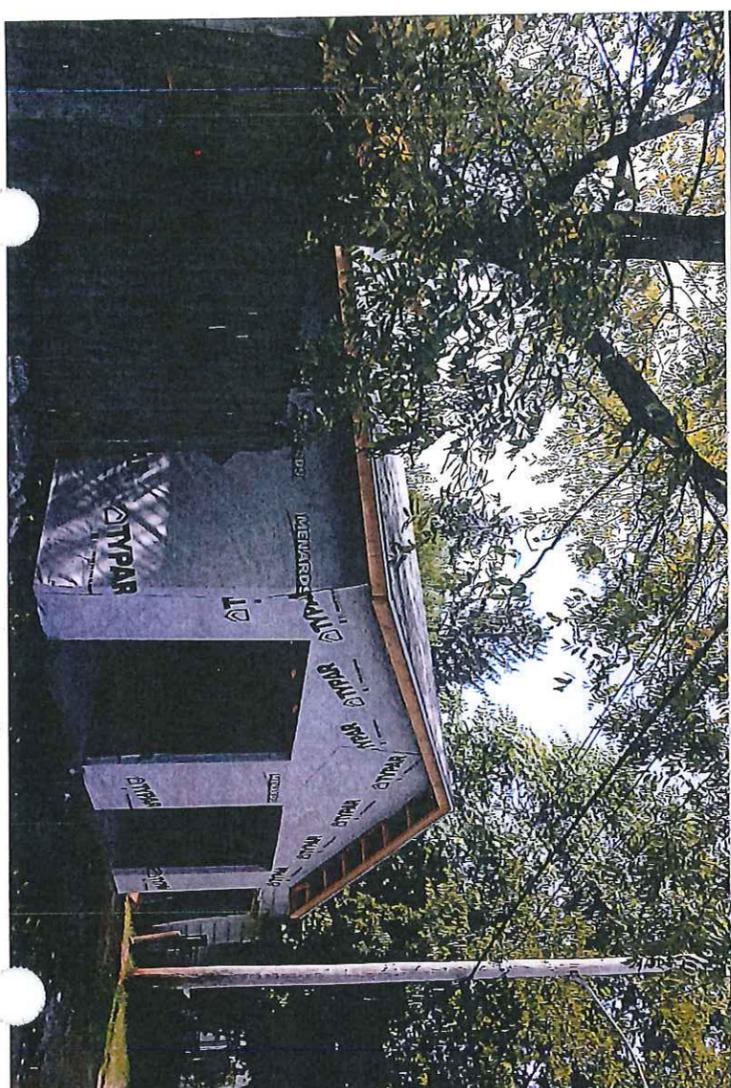
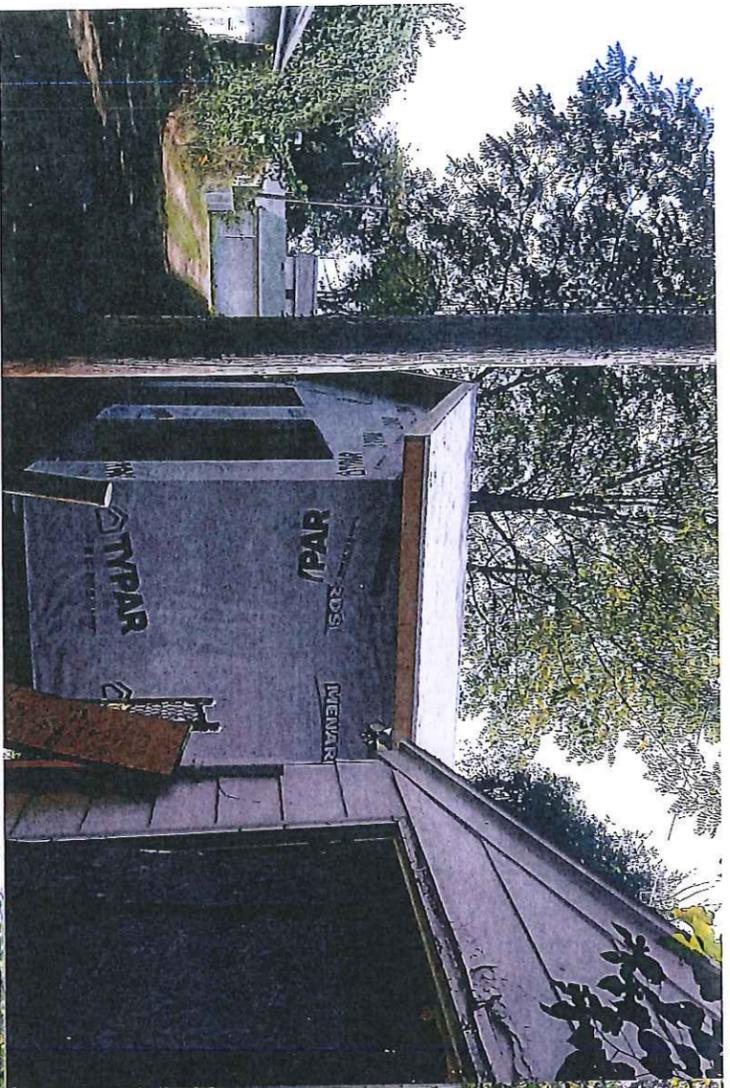
- E. The secondary frontage for an accessory building on corner lot must be setback at least as far as the main structure.

(Ord. 170-04. Passed 3-23-04; Ord. 670-10. Passed 12-21-10; Ord. 276-13. Passed 5-28-13.)

4-4



4-5





4-7

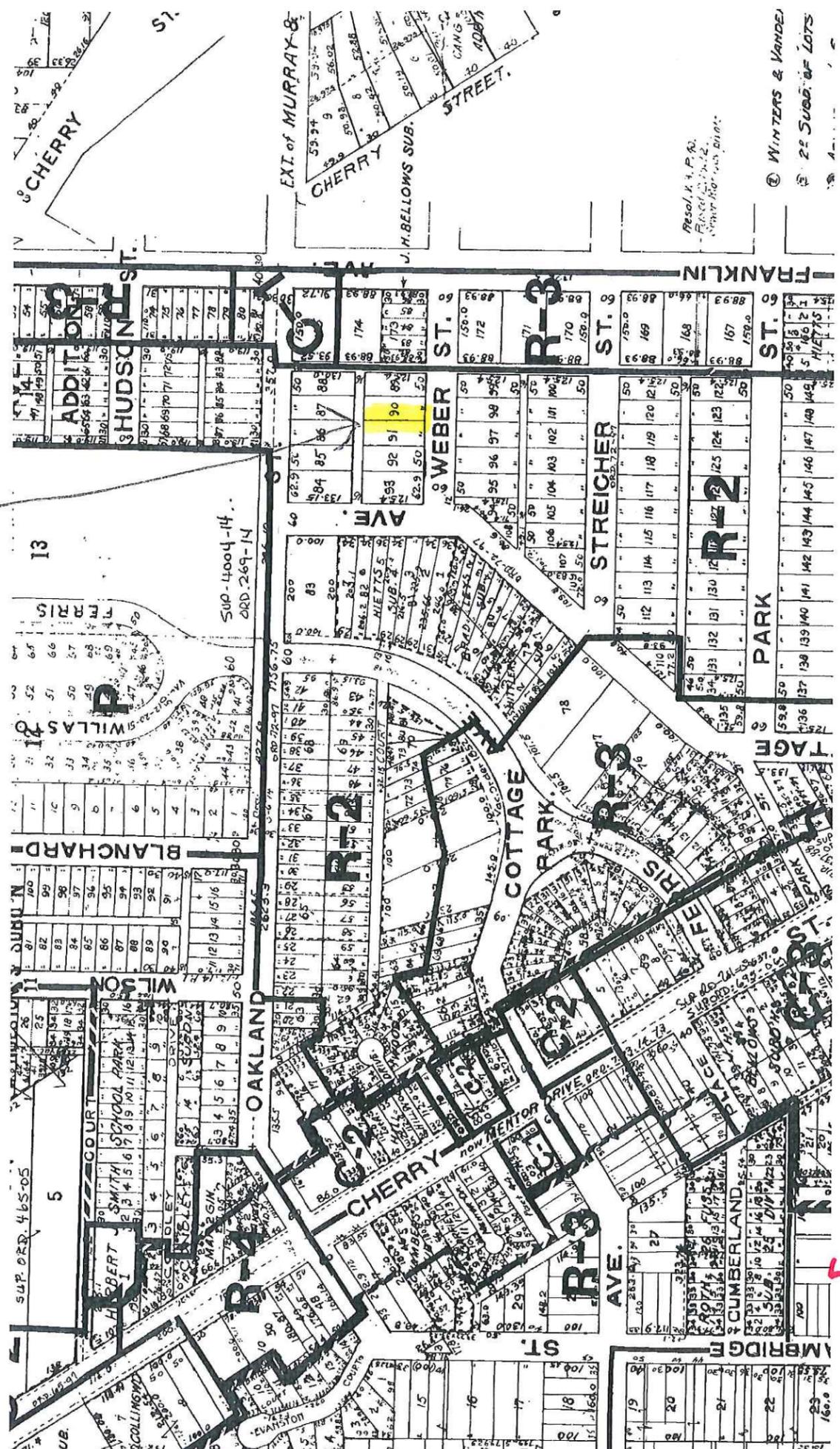
26 w weber



4-8

04/07/2017

46 W. WEBER



4-10

Resol. N. 1, P. 83
 - Passed 10/12/12
 - Mayor: Rick Warren, 1st Term

© WINTERS & VANDE
 2nd SUBD. OF LOTS

PARCEL ID: 0325591
 MARKET AREA: 107R
 THOMPSON BARBARA J
 TAX YEAR: 2019

ASSESSOR#: 02219013
 ROLL: RP_OH
 26 W WEBER ST
 STATUS: Active

Summary - General

Tax District	TOLEDO CITY - TOLEDO CSD
Class	RESIDENTIAL
Land Use	510 : R - SINGLE FAMILY DWELLING, PLATTED LOT
Market Area	107R - Click here to view map
Zoning Code	10-RS6 - Click here for zoning details
Zoning Description	Single-Family Residence-6
Water and Sewer	CITY WATER / CITY SEWER
Traffic	RESIDENTIAL SIDE STREET
Street Type	CONCRETE OR BLACKTOP
Owner	THOMPSON BARBARA J
Property Address	26 W WEBER ST TOLEDO OH 43608
Mailing Address	26 W WEBER ST TOLEDO OH 43608 1706
Legal Desc.	COTTAGE PARK LOT 90 W 20 FT & E 10 FT L OT 91
Certified Delinquent Year	
Census Tract	9

Summary - Most Recent Sale

Prior Owner	ANGEL ESTEBAN A & ANA
Sale Amount	\$29,900
Deed	95106839
Sales Date	06-SEP-95

Summary - Values

	35% Values	100% Values	35% Roll	100% Roll
Land	1,540	4,400	1,540	4,400
Building	8,190	23,400	8,190	23,400
Total	9,730	27,800	9,730	27,800

Tax Credits

Homestead Exemption	NO
Owner Occupied Credit	YES
CAUV	NO
Agricultural District	NO

Printed on Wednesday, September 18, 2019, at 4:58:10 PM EST

4-11



CITY OF TOLEDO
 Department of Inspection
 Division of Building Inspection

BZ A19-0032

One Government Center, Suite 1600 • Toledo, OH 43604 • Phone (419) 245-1220 • Fax (419) 245-1329 • onestopshop@toledo.oh.gov

APPLICATION TO THE ADMINISTRATIVE BOARD OF ZONING APPEAL (BZA)

TMC Chapter 1112.0200

Site Location 4855 292nd St Zoning District R56 Date July 17, 2019

Legal Description Rosemary Place lots 8 & 9

Applicant's Name (print) Christopher & Erkys Boes

Appeal (Dept. of Inspection ruling - Title Nine Sign Code) _____ Hardship Variance Exception _____ Appeal decision _____

TMC § Variance for 1105.0301 (B) For side yard 24" over the 48" maximum height for a total of 6' Tall Fence in side yard

Applicant Signature Chris & Erkys Boes Phone 419 460-7585

Applicant's Street Address 4855 292nd St Fax _____

Applicant's City, State, Zip Toledo Oh 43611 E-Mail erkysboes@gmail.com

- Applications must be accompanied with:
- 3 photos - showing different views of the site
 - Letter explaining your zoning request with full and accurate information.
 - Complete, clear site plan - recommended scale 1"=20' on 8-1/2" x 11" paper showing dimensions to all lot lines and the size of all structures on the premises.
 - ~~Fee = \$150.~~ Checks may be made payable to "City of Toledo."

Applicant:
 You should receive a written notice of the staff recommendation no later than Wednesday preceding the hearing date. Please call (419) 245-1220 if you do not receive this notice.

\$200-

Return the application documents by mail to: Division of Building Inspection, One Government Center, Suite 1600, Toledo, OH 43604; or in person with the application documents and fee. Applications are due at least 30 days before the Board of Zoning Appeals' meeting to allow proper notification of neighbors. Meetings are typically held the third Monday of every month at 1:30 p.m. in City Council Chambers, One Government Center, Toledo, OH 43604. The applicant or the applicant's representative must be present.

+++++ OFFICE USE +++++

Permit Tech Checklist: Application complete Photos Letter Proper Site Plan _____ SWO

Copy Zoning Map Ce5 <http://local.live.com/> Transportation notified to check site distance hazard _____

Code Enforcement notified if orders are being appealed. _____ Permit Tech's Initials BT Date 7/17/2019

Reviewed by _____ Date _____ Staff Recommendation 5-1

Board Decision _____ Date _____

PAID 7/17/19 Rev. 10-11-13. CJZ

HEARING DATE: **October 21st , 2019**

CASE NO: **19-34**

APPLICANT: **Chris & Eryks Boes**

SITE LOCATION: **4855 292nd St**

ZONING DISTRICT: **RS6**

SWO or NOL Issued: **SWO**

ANALYSIS: **Applicant requests variance from TMC 1105.0301 (B) to maintain a 6' high fence within the side yard setback.**

STAFF COMMENTS: **Fence has been installed 24" over the max 48" height allowed within the side yard setback.**

BOARD ACTION:

	1 ST /2 ND MOTIONS	1 ST /2 ND IF 2 ND MOTION	YEA	NAY	ABSENT	RECUSE	LEFT BEFORE VOTE TAKEN
MOTION TO APPROVE/DISAPPROVE:							
Robert Pasker	_____	_____	_____	_____	_____	_____	_____
Paul Rasmusson	_____	_____	_____	_____	_____	_____	_____
Sandy Spang	_____	_____	_____	_____	_____	_____	_____
Fanny Effler	_____	_____	_____	_____	_____	_____	_____
Mary Glowacki	_____	_____	_____	_____	_____	_____	_____
Jim Mossing	_____	_____	_____	_____	_____	_____	_____
Steve Serchuk	_____	_____	_____	_____	_____	_____	_____

VOTING RESULTS:

APPROVED _____ DISAPPROVED _____ DEFERRED _____ WITHDRAWN _____

CONDITIONS OF APPROVAL:

5-2

Print

Toledo Municipal Code

1105.0301 Residential Districts.

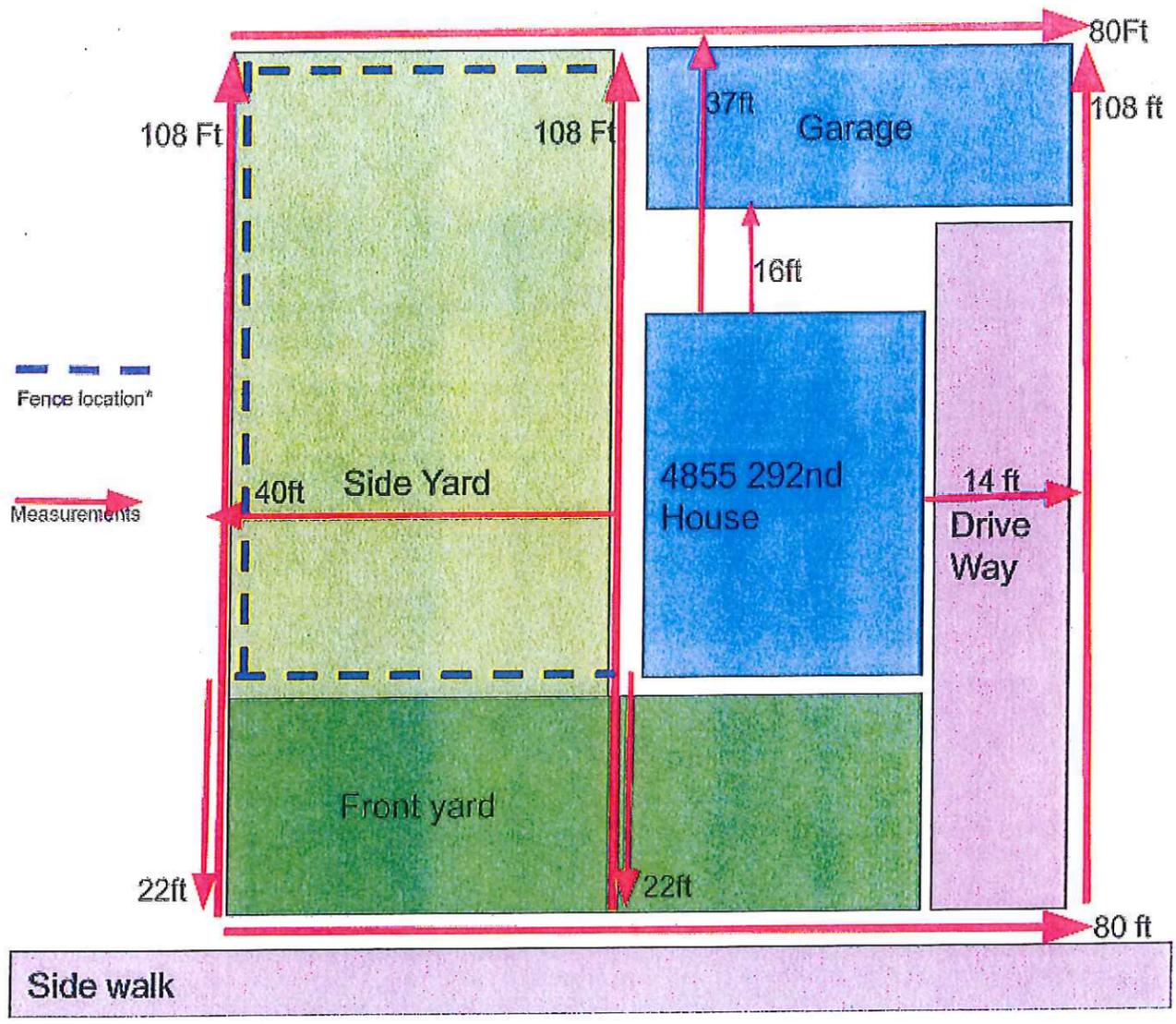
The following standards apply in all Residential Districts:

- A. Fences or hedges may not exceed 3½ feet in height in the required front setback.
- B. Fences may not exceed 4 feet 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.
- C. Fences may not exceed 7 feet in height in any other location on a lot.
- D. No part of any fencing may extend into the public right-of-way.

(Ord. 170-04. Passed 3-23-04; Ord. 402-11. Passed 8-23-11.)

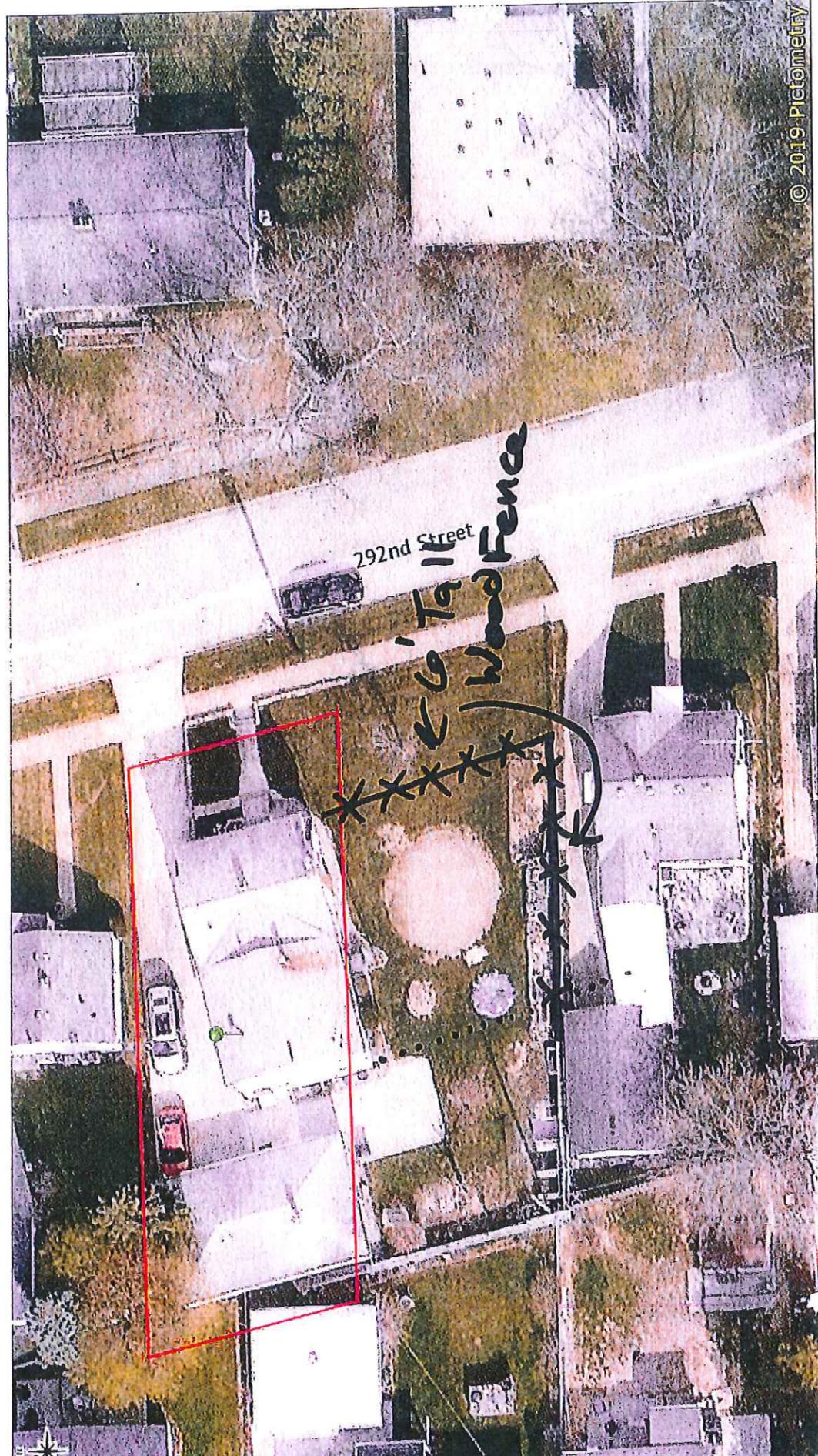
5-7

Site Plan
4855 292nd st
Toledo Ohio 43611
Chris & Erkys Boes



5-8

4855 292nd st



5.9

04/22/2019

Helen's home

Fence in question

4855 292nd



5-10

View From Helen side

4855 292nd



5-11

Driveway → 4855 292nd



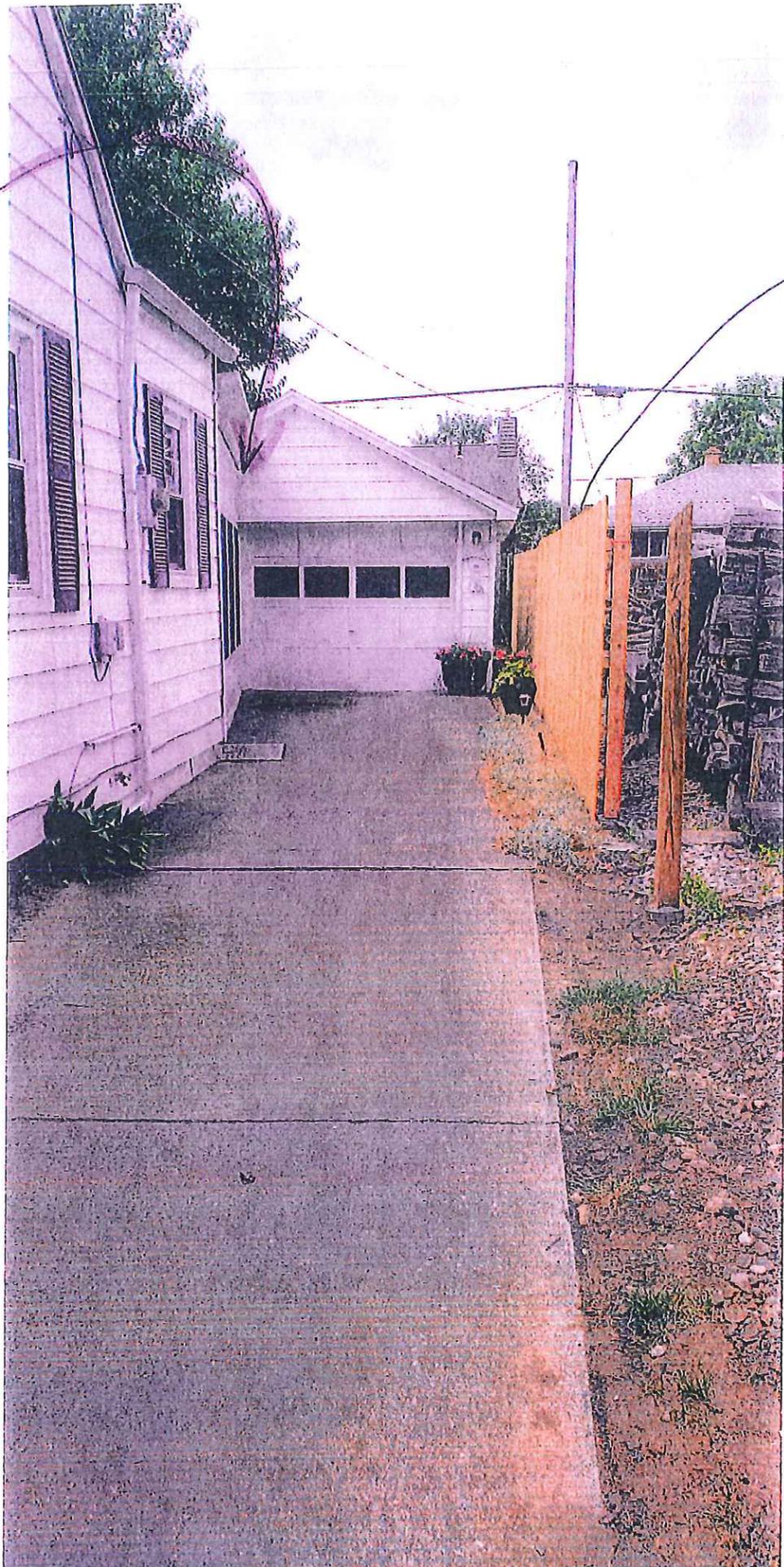
5-12

"Backyard" → 4855 292nd



5-13

Helen's
Sun Room/
Living Area



Fence
in question

4847
292nd
Helen's
Driveway

5-14

Helen's Property
4847 292nd

Helen's
Sunroom - living
area



5-15

our yard
4855 292nd



ANITA LOPEZ
LUCAS COUNTY AUDITOR

One Government Center, Suite 600
Toledo, OH 43404-2255
www.co.lucas.oh.us/Auditor

E-mail: alopez@co.lucas.oh.us
Phone: (419) 213-4406
Fax: (419) 213-4888

To Whom it May Concern,

This letter is to state that parcel numbers 13-30437 and 13-30434 have been combined. Though they will not be taxable as one entity until tax year 2020, payable 2021, the Auditor considers them combined for any other purposes.

If you have an additional questions, please contact me directly by phone at 419-213-4154, by e-mail at cdeeter@co.lucas.oh.us.

Thank you,

A handwritten signature in black ink, appearing to read "Curtis Deeter".

Curtis Deeter

Tax Accounting Manager

Office of Anita Lopez, Esq. Lucas County Auditor
One Government Center Suite 600
Toledo, OH 43604

5-17

[Auditor](#) [Property Search](#) [County Website](#) [Contact Us](#)

[Address](#) [Owner](#) [Parcel Number](#) [Assessor #](#) [Advanced](#) [County Map](#) [Multi-Year Search](#)

- Summary
- Map
- Pictometry
- Transfers
- Values
- Residential Attributes
- Commercial Attributes
- Land
- Remarks & Splits
- Permits
- Current Taxes
- Tax Distribution
 - By Fund
 - By Fund & Levy
- Prior Taxes
- Special Assessments
- Payments
- Levy Estimator
- Prior Specials
- Pro # Inquiry
- CAUV
- Agriculture
- Forest
- Mylar Tax Map
- Photos
- Sketch
- Manufactured Home (MH_OH)
- Manufactured Home (MH_EQ)
- Hearing Tracking

PARCEL ID: 1330434
 MARKET AREA: 1004R
 BOES CHRISTOPHER J
 TAX YEAR: 2019

ASSESSOR#: 10157008
 ROLL: RP_OH
 4855 292ND ST
 STATUS: Active

1 of 1
[Return to Search Results](#)

Summary - General

Tax District	TOLEDO CITY - TOLEDO CSD
Class	RESIDENTIAL
Land Use	510 : R - SINGLE FAMILY DWELLING, PLATTED LOT
Market Area	1004R - Click here to view map
Zoning Code	10-RS8 - Click here for zoning details
Zoning Description	Single-Family Residence-6
Water and Sewer	CITY WATER / CITY SEWER
Traffic	RESIDENTIAL SIDE STREET
Street Type	CONCRETE OR BLACKTOP
Owner	BOES CHRISTOPHER J
Property Address	4855 292ND ST TOLEDO OH 43611
Mailing Address	4855 292ND ST TOLEDO OH 43611
Legal Desc.	ROSEMARY PLACE LOT 8
Certified Delinquent Year	
Census Tract	55.02

Actions

- [Market Area Sales](#)
- [Printable Summary](#)
- [Printable Version](#)

Reports

- [Property Attributes Export](#)
- [Mailing List](#)
- [Lucas Composite](#)
- [Tax Bill](#)
- [Property Record Card](#)

[Go](#)

Summary - Most Recent Sale

Prior Owner	CHESKO R C JR & R J
Sale Amount	\$115,000
Deed	17108544
Sales Date	03-NOV-17

Summary - Values

	35% Values	100% Values	35% Roll	100% Roll
Land	5,430	15,500	5,430	15,500
Building	29,020	82,900	27,720	79,200
Total	34,450	98,400	33,150	94,700

Tax Credits

Homestead Exemption	NO
Owner Occupied Credit	YES
CAUV	NO
Agricultural District	NO

The property and tax information on this site represents data as of the current tax year. Information provided is deemed a reliable point of reference but is not guaranteed and should be independently verified.

5-18



[Auditor](#) [Property Search](#) [County Website](#) [Contact Us](#)

[Address](#) [Owner](#) [Parcel Number](#) [Assessor #](#) [Advanced](#) [County Map](#) [Multi-Year Search](#)

- Summary
- Map
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- Transfers
- Values
- Residential Attributes
- Commercial Attributes
- Outbuildings
- Land
- Remarks & Splits
- Permits
- Current Taxes
- Tax Distribution
 - By Fund
 - By Fund & Levy
- Prior Taxes
- Special Assessments
- Payments
- Levy Estimator
- Prior Specials
- Pro # Inquiry
- CAUV
- Agriculture
- Forest
- Mylar Tax Map
- Photos
- Sketch
- Manufactured Home (MH_OH)
- Manufactured Home (MH_EQ)
- Hearing Tracking

PARCEL ID: 1330437
 MARKET AREA: 1004R
 BOES CHRISTOPHER J
 TAX YEAR: 2019

ASSESSOR#: 10157009
 ROLL: RP_OH
 4851 292ND ST
 STATUS: Active

1 of 1
[Return to Search Results](#)

Summary - General

Tax District TOLEDO CITY - TOLEDO CSD
 Class RESIDENTIAL
 Land Use 500 : R - RESIDENTIAL, VACANT LAND, LOT
 Market Area 1004R - [Click here to view map](#)
 Zoning Code 10-RS8 - [Click here for zoning details](#)
 Zoning Description Single-Family Residence-8
 Water and Sewer CITY WATER / CITY SEWER
 Traffic RESIDENTIAL SIDE STREET
 Street Type CONCRETE OR BLACKTOP

Owner BOES CHRISTOPHER J
 Property Address 4851 292ND ST
 TOLEDO OH 43811
 Mailing Address 4855 292ND ST
 TOLEDO OH 43811
 Legal Desc. ROSEMARY PLACE LOT 9
 Certified Delinquent Year
 Census Tract 55.02

Summary - Most Recent Sale

Prior Owner CHESKO R C JR & R J
 Sale Amount \$115,000
 Deed 17108544
 Sales Date 03-NOV-17

Summary - Values

	35% Values	100% Values	35% Roll	100% Roll
Land	420	1,200	420	1,200
Building	0	0	0	0
Total	420	1,200	420	1,200

Tax Credits

Homestead Exemption NO
 Owner Occupied Credit YES
 CAUV NO
 Agricultural District NO

- Actions
- [Market Area Sales](#)
 - [Printable Summary](#)
 - [Printable Version](#)

- Reports
- [Property Attributes Export](#)
 - [Mailing List](#)
 - [Lucas Composite](#)
 - [Tax Bill](#)
 - [Property Record Card](#)

Go

The property and tax information on this site represents data as of the current tax year. Information provided is deemed a reliable point of reference but is not guaranteed and should be independently verified.

5-19

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

CITY COUNCIL CHAMBERS
1st Floor
GOVERNMENT CENTER

Minutes

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

ATTENDANCE

x
x
x
x
x
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
	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