

## BOARD OF ZONING APPEALS

December 16, 2019

# City of Toledo



## ADMINISTRATIVE BOARD OF ZONING APPEALS (BZA)

MONDAY DECEMBER 16, 2019 - 10:00 A.M.  
CITY COUNCIL CHAMBERS, FIRST FLOOR  
GOVERNMENT CENTER

### BZA BOARD APPROVAL CASE ORDER

DOCKET #	CASE NO	ADDRESS
1	19-50	3044 JEEP PKWY
2	19-51	4140 W LASKEY RD
3	19-52	247 KENILWORTH AVE





**CITY OF TOLEDO**  
Division of Building Inspection

BZA19-0050

**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](http://www.toledo.oh.gov)

Site Location Overland Industrial Park 3044 Jeep Parkway Zoning District IG Date 10-28-19

Legal Description Dana Site: Lot 1 of Overland Industrial Park, Plat 1, Tax Parcel 1887714. Dana West Parking: Lot 4 of Overland Industrial Park, Plat 2, Tax Parcel Number 1887719

Applicant's Name (print) Jeff Myers

Appeal. (Dept. of Inspection ruling – Title Nine Sign Code) \_\_\_\_\_ Hardship Variance \_\_\_\_\_

Exception \_\_\_\_\_ Appeal decision X ADA Accommodation \_\_\_\_\_

TMC § 1105.0302(A)(1) Proposed decorative fence within the 30' front yard setback  
6' height - per code, no fence may exceed 3 1/2' in height in the required front setback

**PAID**  
10/29/19

Applicant Signature Jeff S. Myers Phone 419-340-0621

Applicant's Street Address 1800 Indian Wood Circle Fax 419-891-1595

Applicant's City, State, Zip Maumee, Ohio 43537 E-Mail jmyers@manniksmithgroup.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.
3. 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.
4. Fee = \$200.00. 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 10:00 AM. 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 35 <http://local.live.com/> Transportation notified to check site distance hazard yes

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

Reviewed by \_\_\_\_\_ Date \_\_\_\_\_ Staff Comments: \_\_\_\_\_

Board Decision \_\_\_\_\_ Date \_\_\_\_\_

HEARING DATE: December 16, 2019

CASE NO: 19-50

APPLICANT: Dana Corporation (Jeff Myers)

SITE LOCATION: 3044 Jeep Pkwy

ZONING DISTRICT: IG

SWO or NOL Issued: N/A

ANALYSIS: Applicant requests variance from TMC 1105.0302 (A1) for variance of 20' to install a 6' high fence within 10' of the property line.

STAFF COMMENTS: Applicant is requesting to reduce 30' minimum fence setback to 10' for a 6' high decorative fence.

### BOARD ACTION:

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

### VOTING RESULTS:

APPROVED \_\_\_\_\_ DISAPPROVED \_\_\_\_\_ DEFERRED \_\_\_\_\_ WITHDRAWN \_\_\_\_\_

### CONDITIONS OF APPROVAL:

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October 28, 2019

**City of Toledo,**  
**Division of Building Inspection**  
One Government Center, Suite 1600  
Toledo, Ohio 43604

Re: Overland Industrial Park  
Dana Parking Expansion  
Board of Zoning Appeal  
Decorative Fence in 30' Front Yard Setback

To whom it may concern:

On behalf of the Toledo Lucas County Port Authority and Dana, please accept the submittal to the Board of Zoning Appeal for construction of a Decorative Fence in the 30' Front Yard Setback.

Along Jeep Parkway, there is a 30' Front Yard Setback. The fence is proposed as a 6' aluminum, decorative fence as detailed on the plans, matching the existing fence that is already constructed on the Dana site. The fence will be located in the setback on the Dana site approximately 1.5' along Jeep Parkway, 20' along Central Ave. The fence on the opposite side of the street from Dana will be in the setback approximately 8'. (See attached Site Plan.) Note the location along Central Ave. is at an elevated grade. The Site Plan has been approved by the City of Toledo Plan Commission at the October 10, 2019 meeting.

Construction is expected to begin immediately upon approvals and receipt of building permits. The North building addition is tentatively scheduled to be completed in February.

Please let us know if you have any questions or require any additional information.

Sincerely,

A handwritten signature in black ink that reads "Jeff S. Myers".

Jeff S. Myers  
Sr. Project Manager

Cc: Ken Andres, Dana  
Brian Perz, Toledo-Lucas County Port Authority

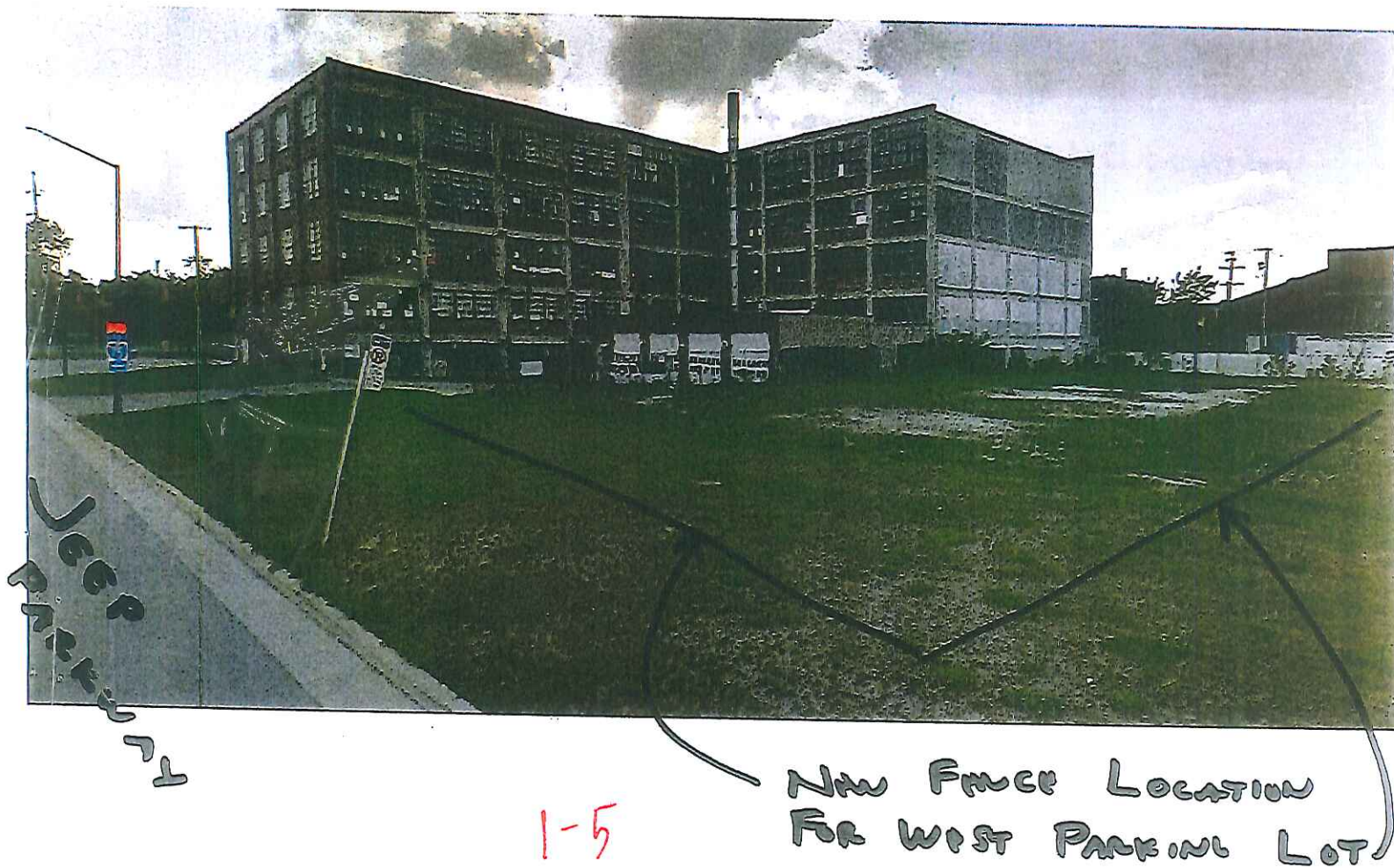
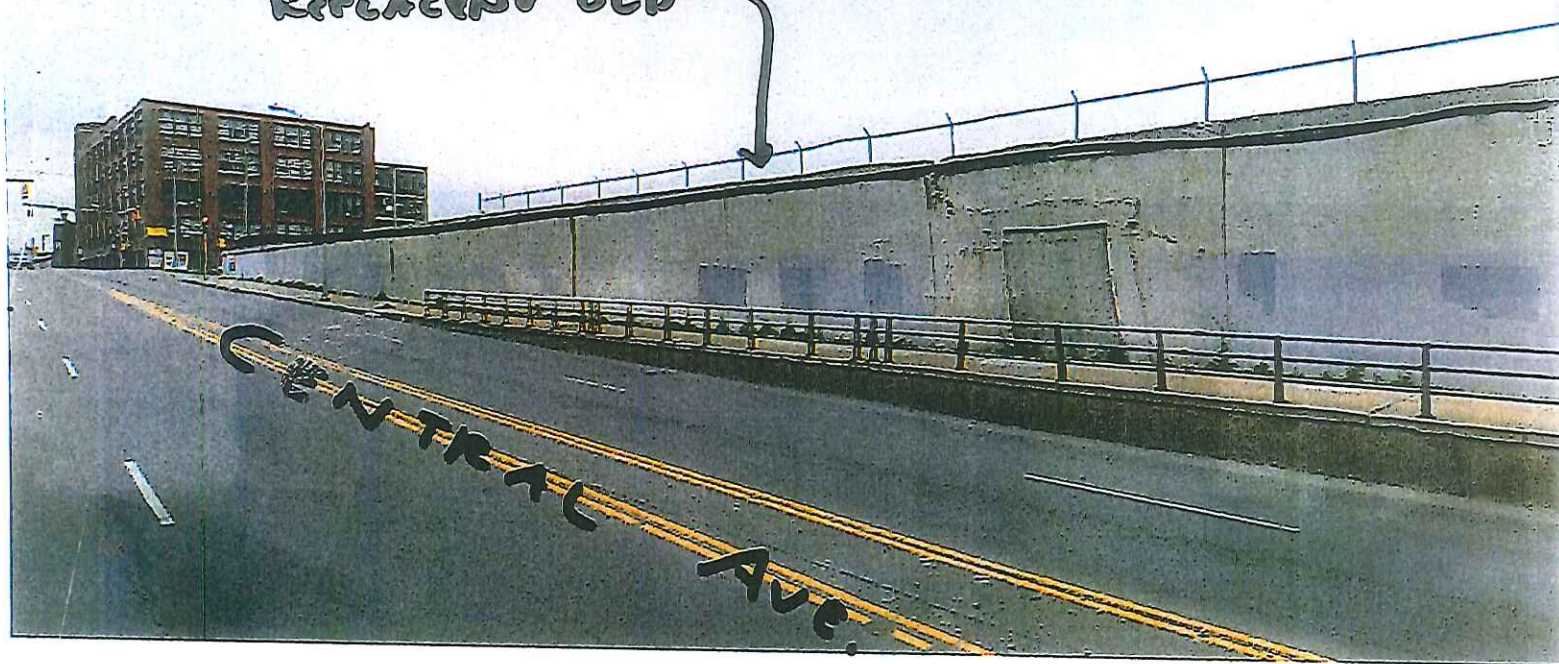
TECHNICAL SKILL.  
CREATIVE SPIRIT.







NEW FENCE  
REPLACING OLD

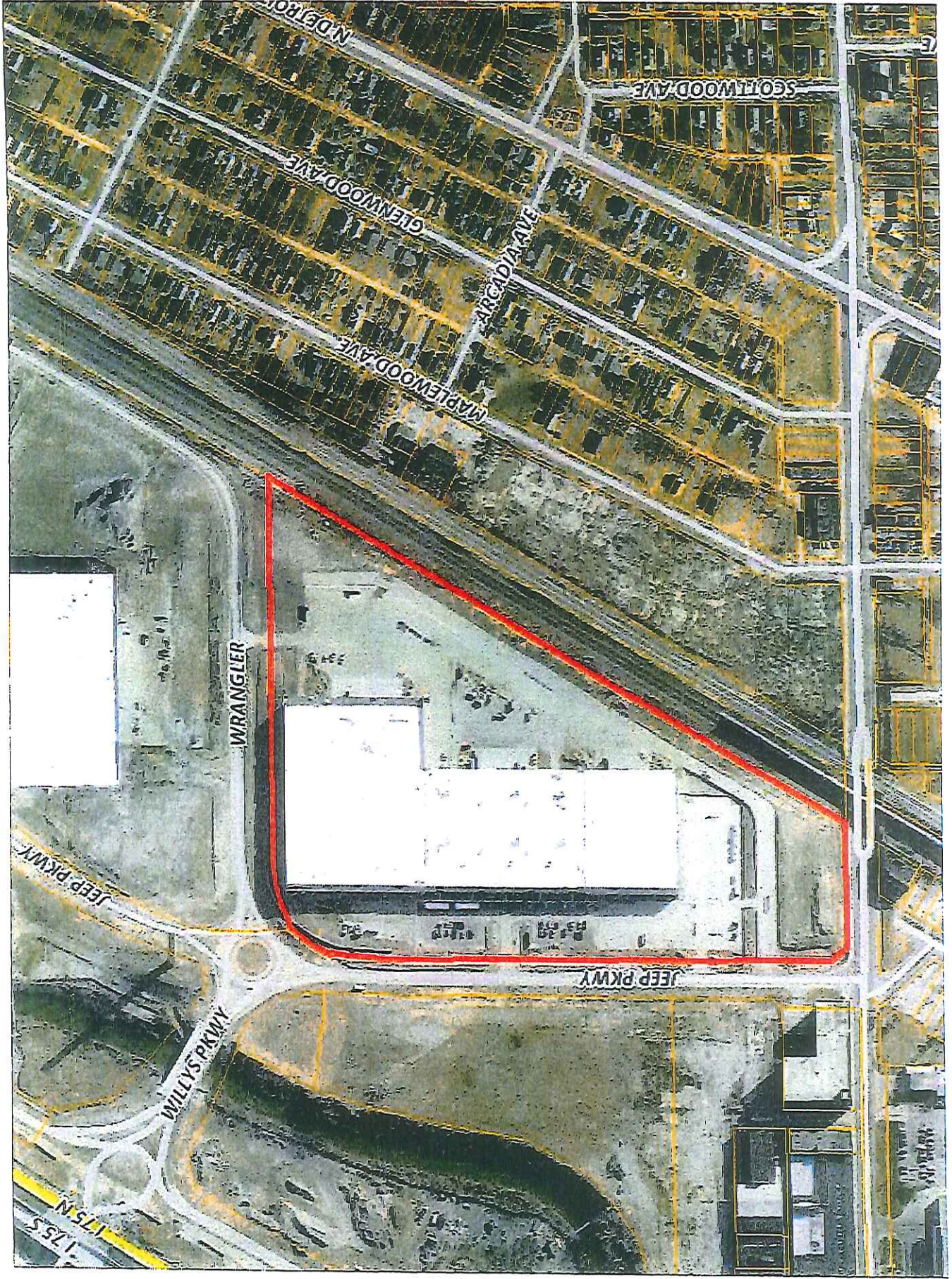


NEW FENCE LOCATION  
FOR WEST PARKING LOT

1-5

DEEP  
PARKING LOT





1-6



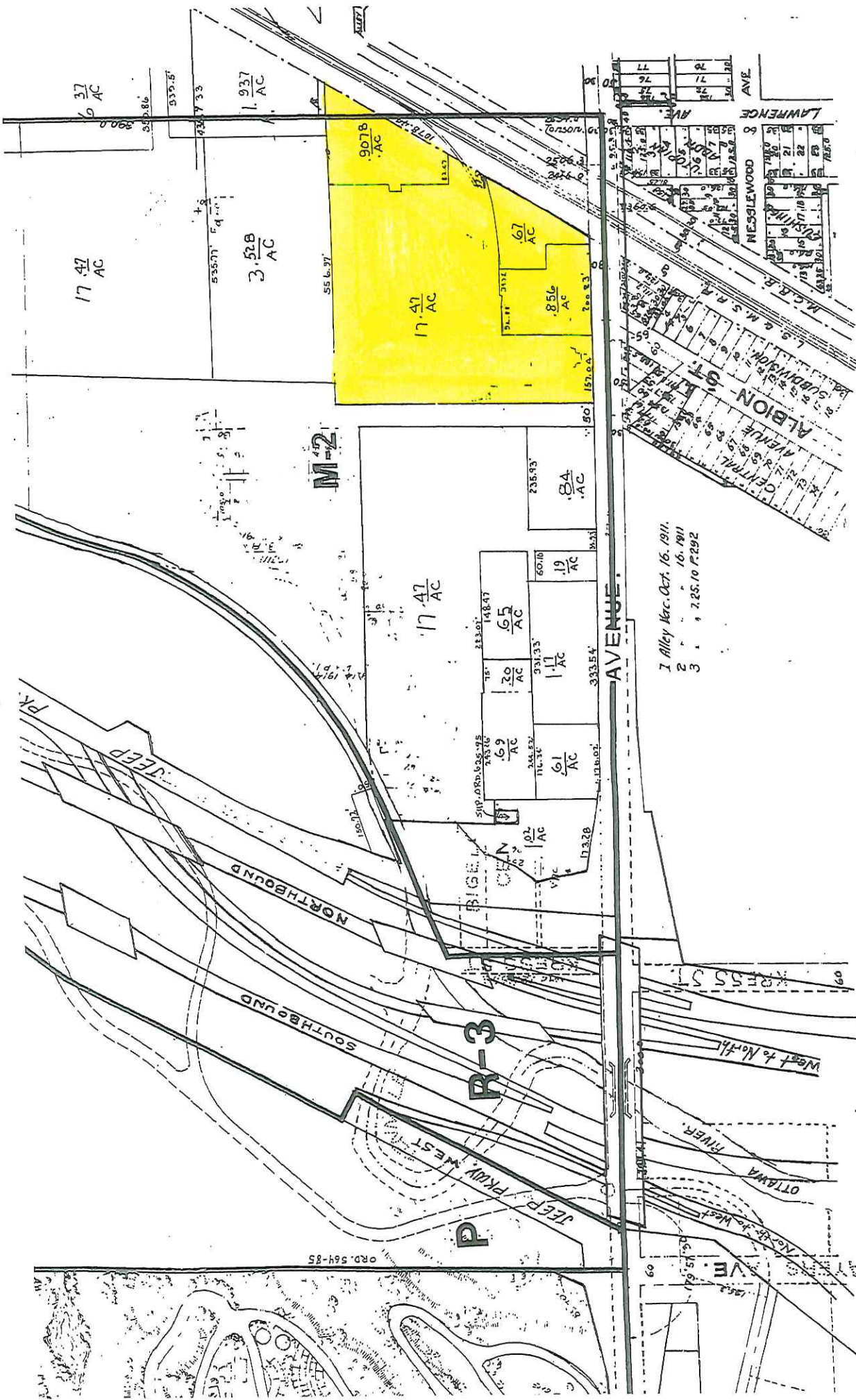
3044 JEEP



1-7

1/18/2016





MAP # 35

17

1-8



Butler, Jake

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From: Galambos, Aaron  
Sent: Thursday, November 21, 2019 1:12 PM  
To: Butler, Jake  
Cc: One Stop Shop; Stookey, Gary; Bartlett, Stephanie  
Subject: BZA19-0050, Overland Industrial Park, 3044 Jeep Parkway  
Attachments: 20191121131915744.pdf

FYI,

After doing a site inspection, Transportation does not have an issue with BZA19-0050. Please see attachment.

Aaron Galambos  
City of Toledo  
Department of Public Service  
Division of Transportation  
Engineering Associate  
P:419-245-1314



**PARCEL ID: 1800030**

MARKET AREA: 2003C

TOLEDO-LUCAS COUNTY PORT AUTHORITY

TAX YEAR: 2019

**ASSESSOR#: 02937001**

ROLL: RP\_OH

3044 JEEP PKWY #2

STATUS: Active

**Summary - General**

Tax District	TOLEDO CITY - TOLEDO CSD
Class	EXEMPT
Land Use	710 : E - COMMUNITY RE-INVESTMENT AREAS
Market Area	2003C - <a href="#">Click here to view map</a>
Zoning Code	10-IG - <a href="#">Click here for zoning details</a>
Zoning Description	General Industrial
Water and Sewer	CITY WATER / CITY SEWER
Traffic	MAIN - MAJOR ARTERY
Street Type	CONCRETE OR BLACKTOP
Owner	TOLEDO-LUCAS COUNTY PORT AUTHORITY
Property Address	3044 JEEP PKWY
Mailing Address	TOLEDO OH 43657
Legal Desc.	27870 CABOT DR
Certified Delinquent Year	NOVI MI 48377
Census Tract	OVERLAND INDUSTRIAL PARK P LAT 1 LOT 2 (SEE 18-87714 FOR TAXABLE PORTION)
	8

**Summary - Most Recent Sale**

Prior Owner
Sale Amount
Deed
Sales Date

**Summary - Values**

	35% Values	100% Values	35% Roll	100% Roll
Land	0	0	0	0
Building	1,282,120	3,663,200	0	0
Total	1,282,120	3,663,200	0	0

**Tax Credits**

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

**Exemption Status**

Exemption Type	CRA
Exemption Status	ACTIVE

Printed on Wednesday, November 13, 2019, at 7:54:41 AM EST

1-13



# CITY OF TOLEDO

Division of Building Inspection

BZA19-0051

## 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](http://www.toledo.oh.gov)

Site Location 4140 West Laskey Zoning District CO Date 11-8-19  
Legal Description Replat of Lot 173 in Ketchikan Sub Place Lot 3  
Applicant's Name (print) Glass City Signs  
Appeal (Dept. of Inspection ruling - Title Nine Sign Code) X Hardship Variance      Exception      Appeal decision       
TMC § 1329.06(a) to allow an EMC in CO zoning

Applicant Signature Detroit Bodell Phone 734-731-3515  
Applicant's Street Address 3035 Jemansville Rd Fax       
Applicant's City, State, Zip Toledo, Oh. 43613 E-Mail glasscitysigns@gmail

### 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.
3. 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.
4. 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 JS Date 11-8-19

Reviewed by      Date      Staff Recommendation     

Board Decision      Date     

2-1



HEARING DATE: December 16, 2019

CASE NO: 19-51

APPLICANT: Glass City Signs (Debra Bodell)

SITE LOCATION: 4140 W Laskey Rd

ZONING DISTRICT: CO

SWO or NOL Issued: N/A

ANALYSIS: Applicant requests variance from TMC 1389.06 to install an electronic message center within CO zoning district.

STAFF COMMENTS: EMC's are not approved for use within CO zoning.

**BOARD ACTION:**

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

**VOTING RESULTS:**

APPROVED \_\_\_\_\_ DISAPPROVED \_\_\_\_\_ DEFERRED \_\_\_\_\_ WITHDRAWN \_\_\_\_\_

**CONDITIONS OF APPROVAL:**

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November 8, 2019

Toledo Sign Variance

Champion Credit Union

4140 West Laskey

Toledo, OH 43613

Sign Variance Request

To Whom it may concern,

Below outlines the reasons why Champion Credit Union is requesting a variance for an LED sign at their premises.

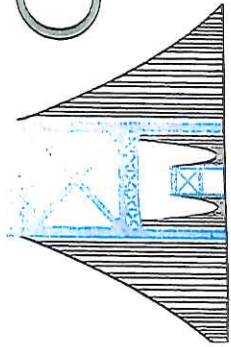
1. Two existing LED signs in the area that are more than 42" in height for their monument sign.
  - a. Emanuel Church, 4207 West Laskey & Jon Frankel DDS at 5012 Talmadge road (corner of Laskey).
2. There are no homes in the area that the LED sign would be facing. Homes are behind the building so no excessive light would be showing to neighbors from the sign.
3. This is an existing sign in which we are retro-fitting the LED and new face.
4. I did a survey in the area and the surrounding businesses welcome an LED sign for the credit union. This included Emanuel Church, Jon Frankel DDS, Newcomer, and several neighbors.

Enclosed are several documents showing the size of the sign(s). The proposed LED sign will retrofit into existing monument sign and will be in the lower position. We will also be doing a new face for the existing sign. Also attached is a site plan (topical view) with the dimensions of the building, parking lot, etc. In addition, there are several pictures showing the position of the sign and business that clearly shows that the surrounding area is primarily businesses and that the homes are behind the business.

The house to the right of the business has a row of pine trees that will block the view of the LED sign.

2-3





# Glass City Signs

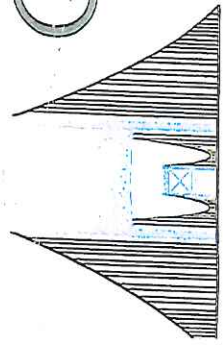
3037 Tremainsville Rd  
Toledo Ohio 43613  
734-731-3515 cell  
419-450-2767 office  
glasscitysigns@gmail.com



2-4



# Glass City Signs



3037 Tremainsville Rd  
Toledo Ohio 43613  
734-731-3515 cell  
419-450-2767 office  
glasscitysigns@gmail.com

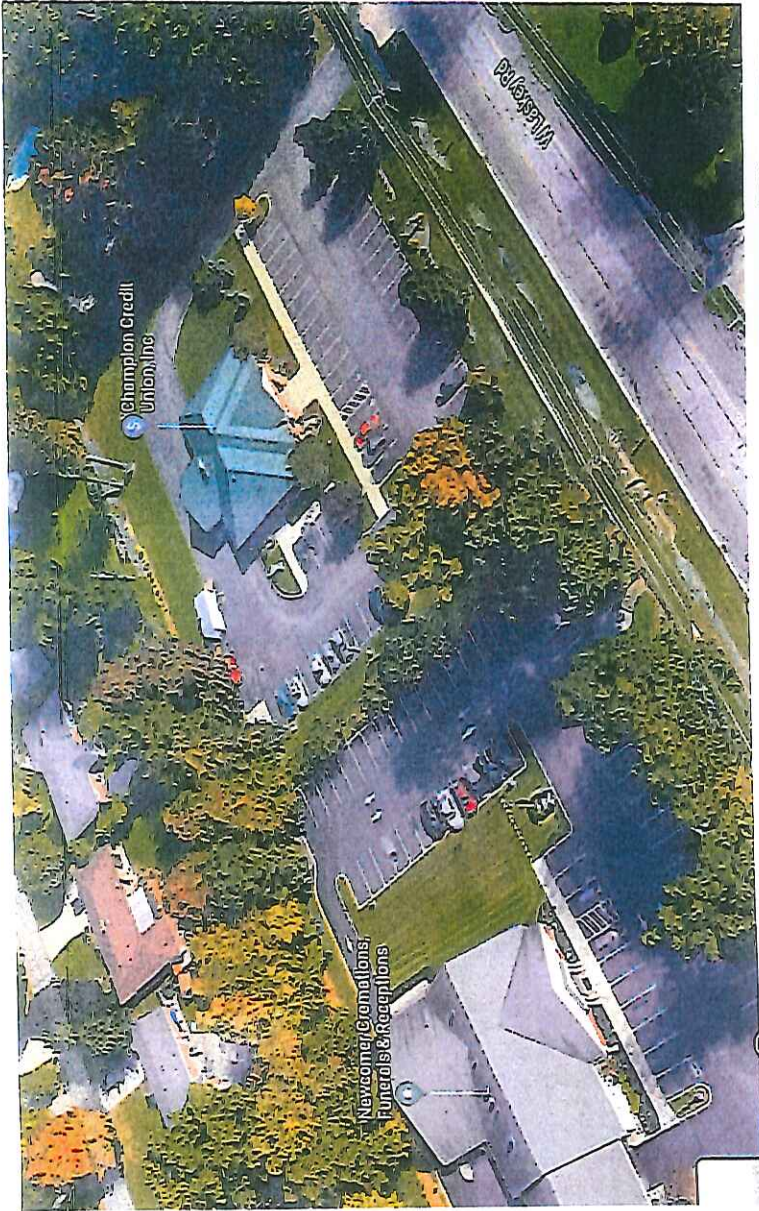
4140 W Laskey



ALL SIGNS AND/OR CONCEPTS HERE ARE CONFIDENTIAL AND THE PROPERTY OF GLASS CITY SIGNS. ALL SIGNS ARE PROPERTY OF GLASS CITY SIGNS UNTIL PAID IN FULL  
NO USE OR DISCLOSURE THEREOF MAY BE MADE WITHOUT OUR WRITTEN PERMISSION. PRICE DOES NOT INCLUDE TAX OR PERMITS.  
HALF DOWN REQUIRED TO START JOB/ LED 65%, THE REMAINDER DUE ON DAY OF COMPLETION. NO REFUNDS AFTER PROJECT IS STARTED OR 3 DAYS  
EMC REQUIRE 30 AMP SERVICE, AND MUST BE ON OWN OR SEPARATE CIRCUIT



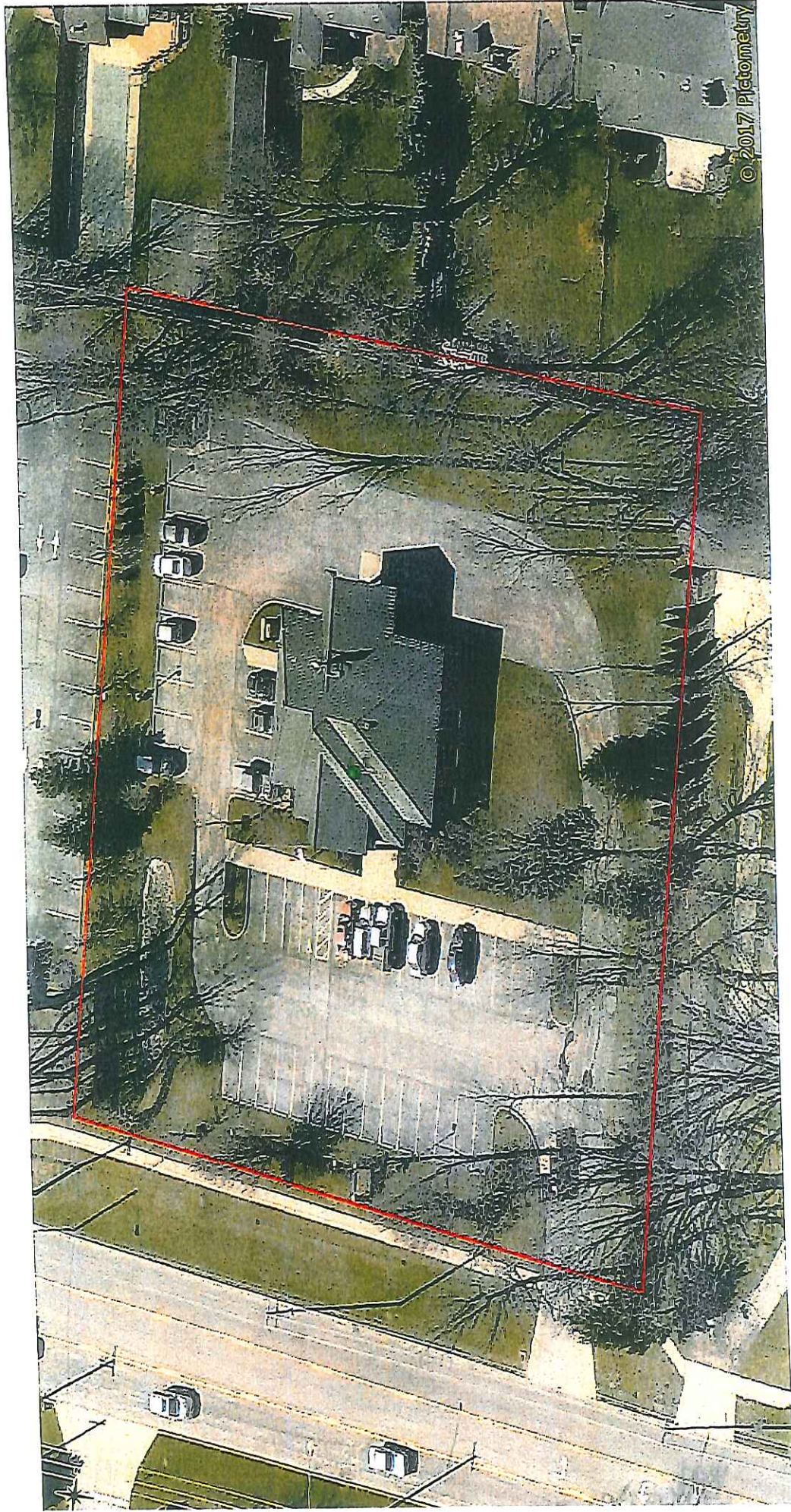
4140 W LASKEY



2-6



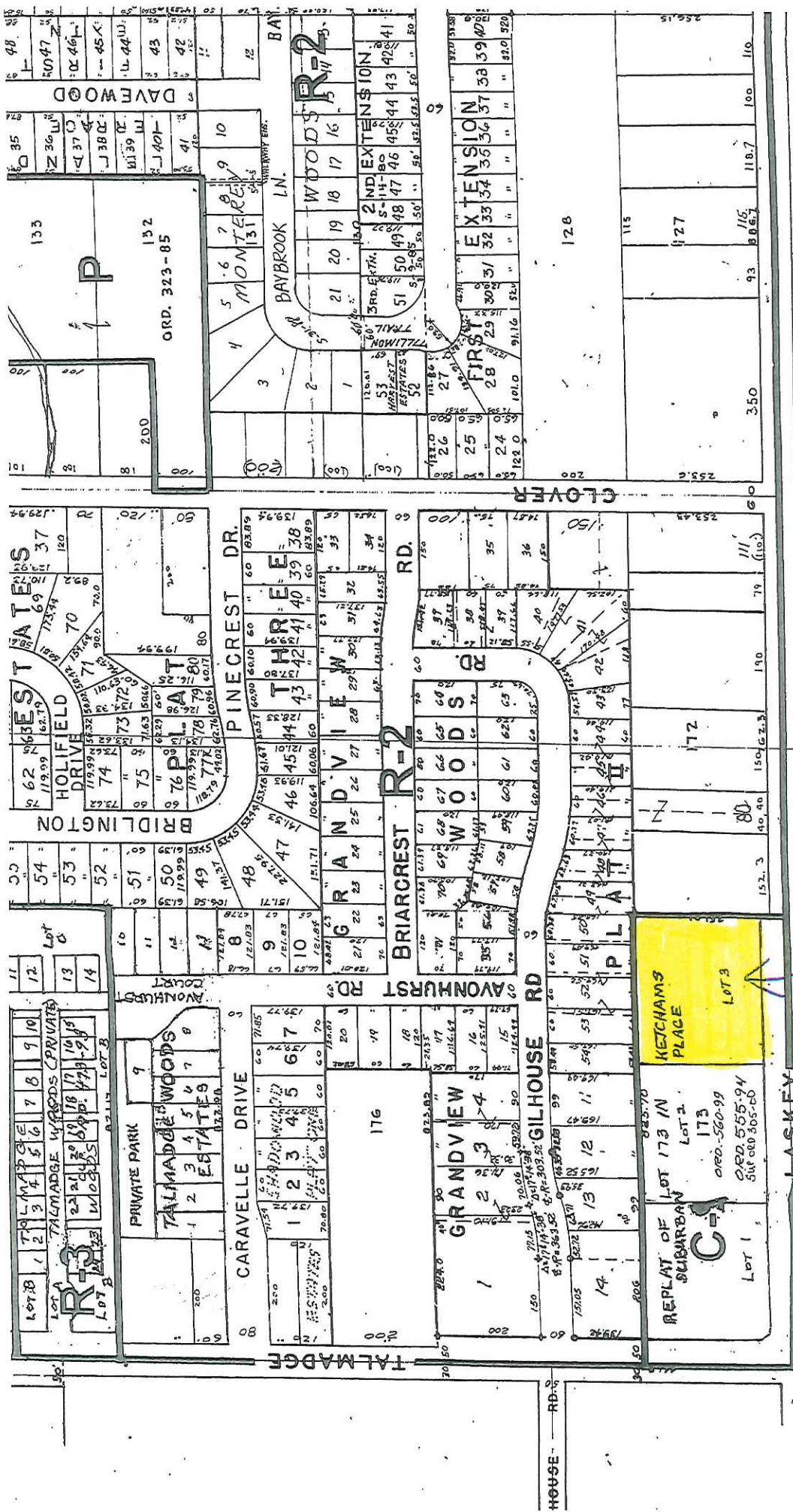
4140 W LASKEY



2-7

04/07/2017





4140 W. Casket

2-9



\* NEARBY LOCATION WITH EMD  
4207 W LASKY

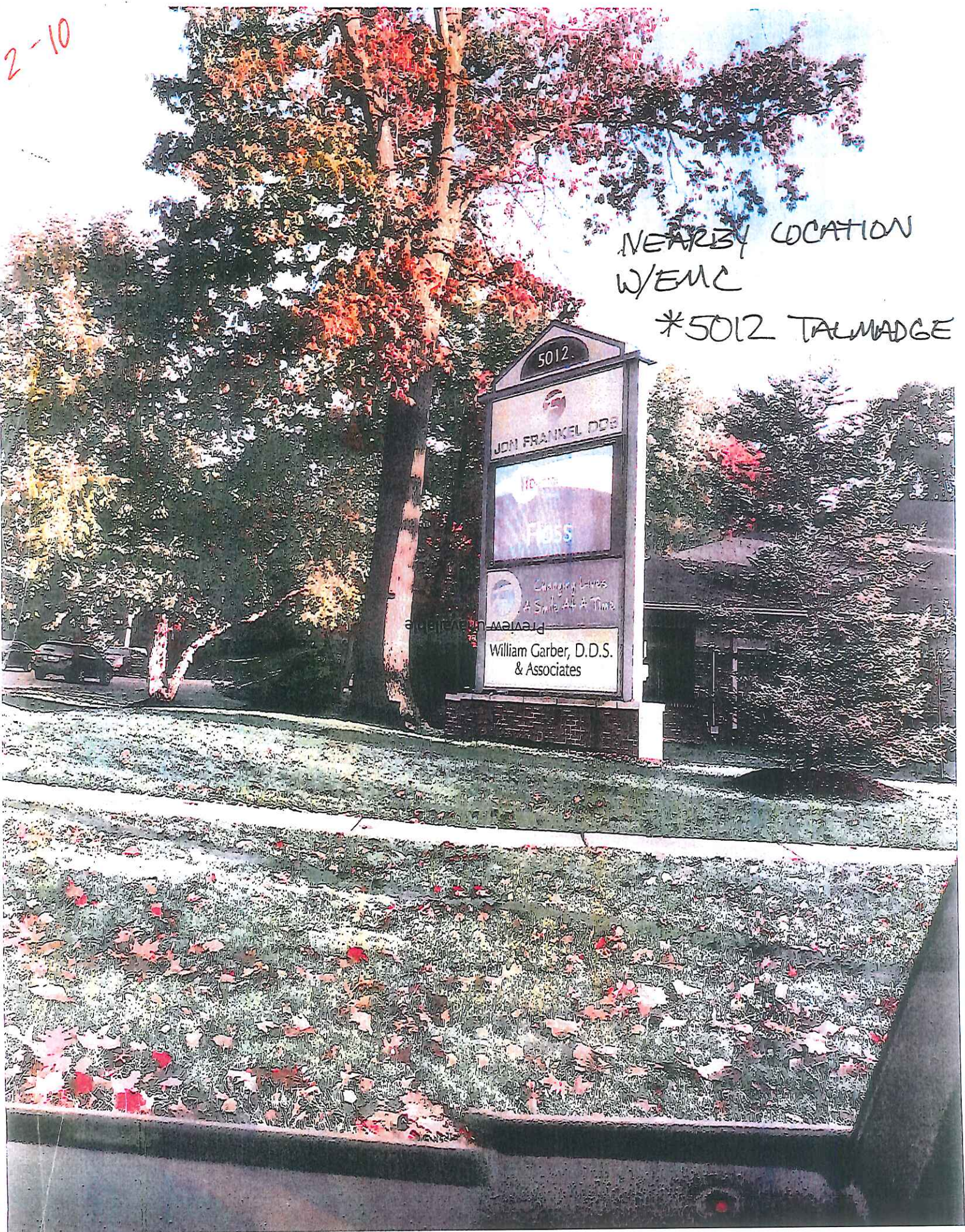




2-10

NEARBY LOCATION  
W/EMC

\*5012 TALMADGE





**PARCEL ID: 2374141**

MARKET AREA: 5002C  
 CHAMPION CREDIT UNION, INC AN OH CORP  
 TAX YEAR: 2019

**ASSESSOR#: 03925003**

ROLL: RP\_OH  
 4140 W LASKEY RD  
 STATUS: Active

**Summary - General**

Tax District	TOLEDO CITY - WASHINGTON LSD
Class	COMMERCIAL
Land Use	444 : C - FULL SERVICE BANKS
Market Area	5002C - <a href="#">Click here to view map</a>
Zoning Code	10-CO - <a href="#">Click here for zoning details</a>
Zoning Description	Office Commercial
Water and Sewer	CITY WATER / CITY SEWER
Traffic	MAIN - MAJOR ARTERY
Street Type	CONCRETE OR BLACKTOP
Owner	CHAMPION CREDIT UNION, INC AN OH CORP
Property Address	4140 W LASKEY RD
Mailing Address	TOLEDO OH 43623 4140 W LASKEY TOLEDO OH 43623
Legal Desc.	REPLAT OF LOT 173 IN KETCH AMS SUBURBAN PLACE LOT 3
Certified Delinquent Year	
Census Tract	79.02

**Summary - Most Recent Sale**

Prior Owner	LUCAS METRO HSG AUTH
Sale Amount	\$0
Deed	99203903
Sales Date	31-AUG-99

**Summary - Values**

	35% Values	100% Values	35% Roll	100% Roll
Land	104,790	299,400	0	0
Building	51,030	145,800	0	0
Total	155,820	445,200	0	0

**Tax Credits**

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

Printed on Wednesday, November 13, 2019, at 9:08:50 AM EST

2-11

PARCEL ID: 2374141

MARKET AREA: 5002C

CHAMPION CREDIT UNION, INC AN OH CORP

TAX YEAR: 2019

ASSESSOR#: 03925003

ROLL: RP\_OH

4140 W LASKEY RD

STATUS: Active

## Land Information

Line	Land Class	Land Type	Land Code	Square Feet	Acres	Rate
1	-	S-SQUARE FOOT	PRIMARY	64,793	1.4874	

## Land Totals

Total Calculated Square Feet	64,793
Total Calculated Acres	1.4874

## Land Line Details

Line #	1
Land Type	S-SQUARE FOOT
Land Code	01C - PRIMARY
Square Feet	64,793
Acres	1.4874
Land Units	
Actual Frontage	
Effective Frontage	262.0
Override Size	
Actual Depth	230
Table Rate	2.10
Override Rate	
Depth Factor	1
Influence Factor	
Influence Reason	1-NONE
Nbhd Factor	1
Notes	
Roll Pct	

Printed on Wednesday, November 13, 2019, at 9:21:27 AM EST

2-12