



CITY OF TOLEDO

Division of Building Inspection

BZA19-0052

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 247 Kenilworth Ave Zoning District RDL Date 10-25-19Legal Description WEBSTER PLACE LOT 29 SW 17.5 FT & LOT 30 & LOT 31 NE 22.5 FTApplicant's Name (print) Theressa McClemonAppeal (Dept. of Inspection ruling - Title Nine Sign Code) _____ Hardship Variance _____ Exception X Appeal decision _____TMC'S APPLICANT REQUESTING VARIANCE TO ALLOW2 SEPERATE ADDITIONS TO REMAIN AS CONSTRUCTED ALSO TO ALLOW A DETACHED GARAGE TO REMAIN AS CONSTRUCTEDApplicant Signature _____ Phone 419-699-4455Applicant's Street Address 247 Kenilworth Fax _____Applicant's City, State, Zip TOLEDO OH 43610 E-Mail _____PAID
11/1/19

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/ACode Enforcement notified if orders are being appealed N/A Permit Tech's Initials _____ Date _____

Reviewed by _____ Date _____ Staff Recommendation _____

Board Decision _____ Date _____

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HEARING DATE: December 16, 2019
CASE NO: 19-52
APPLICANT: Theresa McClenton
SITE LOCATION: 247 Kenilworth Ave
ZONING DISTRICT: RD6
SWO or NOL Issued: SWO

ANALYSIS: Applicant requests variance from TMC 1106.0101 for variance to allow rear addition to remain as installed 1' from the westerly side property line. Applicant requests variance from TMC 1105.0201 (B) for variance of 6'-2" between detached garage and house to be approved as installed. Applicant requests variance from TMC 1105.0201 (A) for variance of 32' to allow detached garage to remain as installed 28' less than the required 60'.

STAFF COMMENTS: The westerly addition is 4' short of the main required 5' side setback for westerly addition. The detached garage is too close to the primary structure and 32' too close to the front property line. Both additions and garage were erected without proper approvals.

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:							
Jim Mossing	_____	_____	_____	_____	_____	_____	_____
Robert Pasker	_____	_____	_____	_____	_____	_____	_____
Paul Rasmusson	_____	_____	_____	_____	_____	_____	_____
Sandy Spang	_____	_____	_____	_____	_____	_____	_____
Fanny Effler	_____	_____	_____	_____	_____	_____	_____
Mary Glowacki	_____	_____	_____	_____	_____	_____	_____
Steve Serchuk	_____	_____	_____	_____	_____	_____	_____

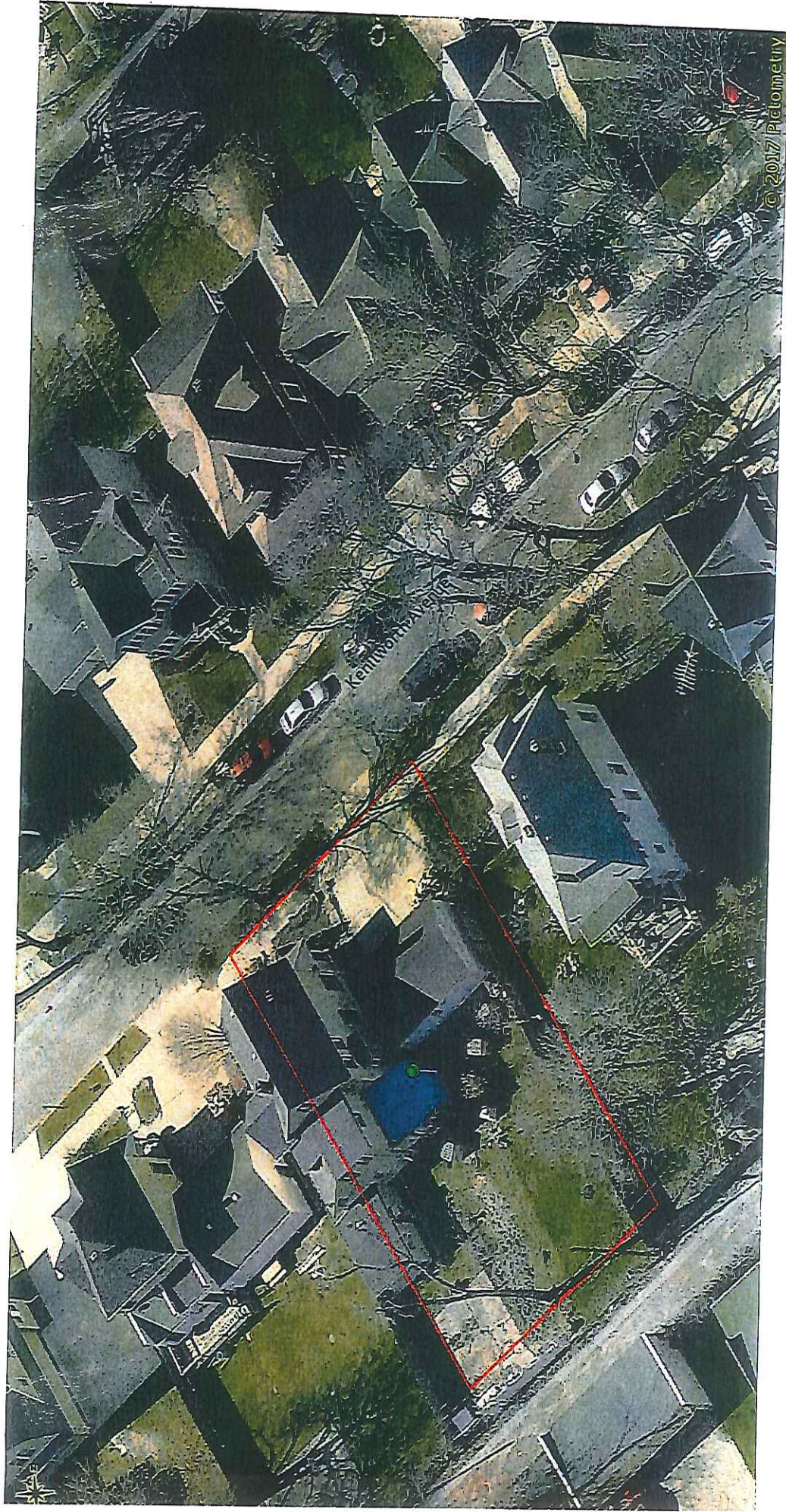
VOTING RESULTS:

APPROVED _____ DISAPPROVED _____ DEFERRED _____ WITHDRAWN _____

CONDITIONS OF APPROVAL:



247 KENILWORTH



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07/2017

247 KENILWORTH



3-5.

4/07/2017

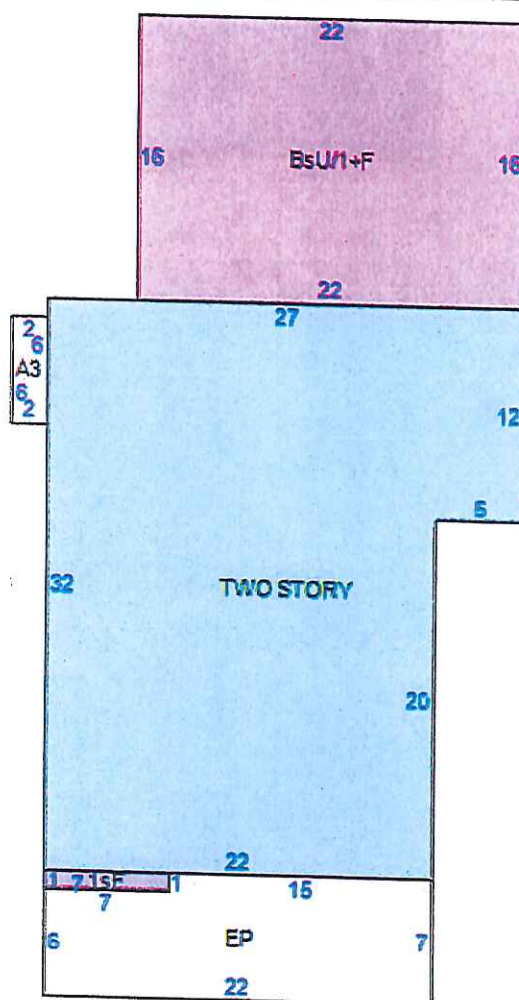


247 Kenilworth

PARCEL ID: 1608514
 MARKET AREA: 104R
 MCCLENDON THERESSA M
 TAX YEAR: 2019

ASSESSOR#: 01430031

ROLL: RP_OH
 247 KENILWORTH AVE
 STATUS: Active



Item	Area
TWO STORY	764
BsU/1+F - 52/12:BSMT-Unfin/1.5 Story Frame	352
EP - 32:Enclosed Porch	147
1sF - 11:1 Story Frame	12
1sF - 11:1 Story Frame	7

Printed on Tuesday, November 12, 2019, at 8:44:57 AM EST

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This is a detailed street map of a residential area in Victoria, British Columbia. The map shows a grid of streets including Bronson Ave, Birchhead Place, Webster Place, and various residential zones (R-2, R-3, C-3). The map includes lot numbers, street names, and a highlighted yellow area on Webster Place. The map is oriented with North at the top.

Streets shown include:

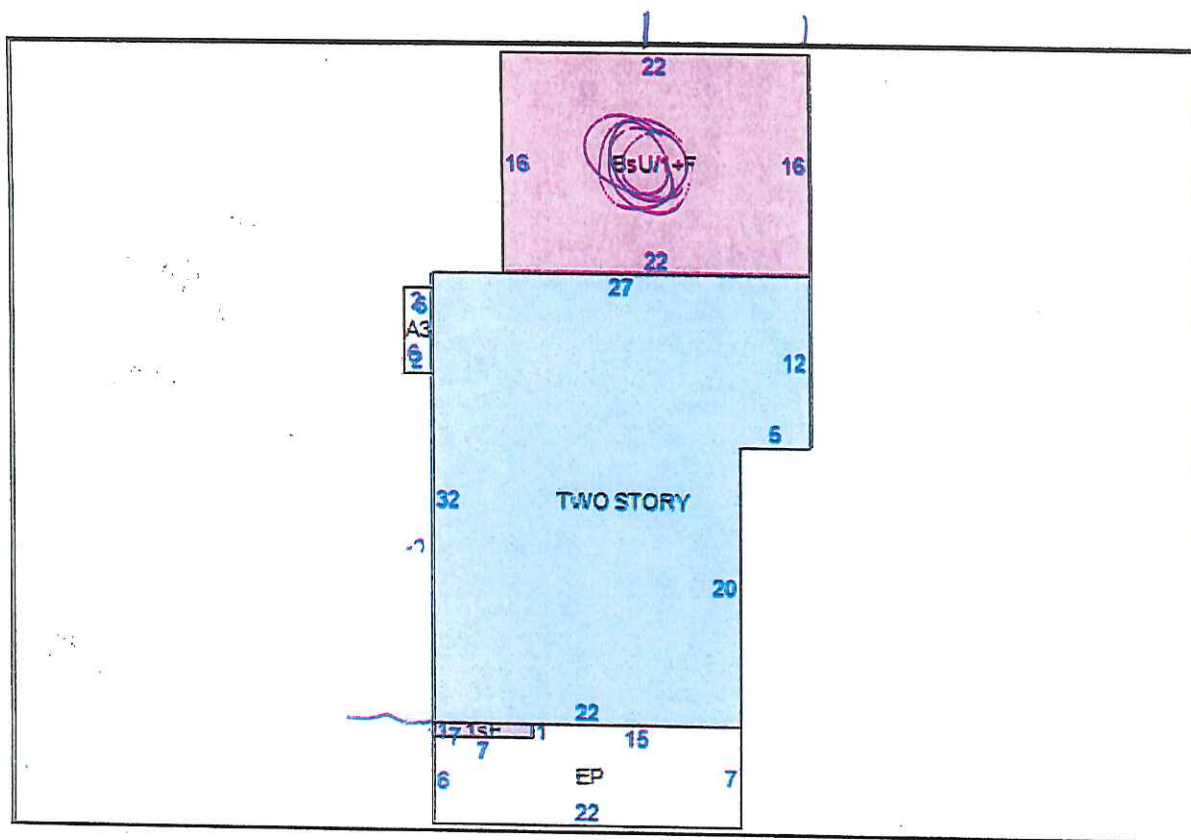
- Bronson Ave
- Birchhead Place
- Webster Place
- Cherry St
- Overland St
- Beck St
- Wheeler St
- Collins Ave
- Adams Ave
- Clayton St
- Cherry St
- Overland St
- Beck St
- Wheeler St
- Collins Ave
- Adams Ave
- Clayton St

Residential zones shown include:

- R-2
- R-3
- C-3

Other features include lot numbers, street names, and a highlighted yellow area on Webster Place.





3-10

Lalonde, Doug

From: Theresa McClendon [theressa1014@yahoo.com]
Sent: Thursday, October 24, 2019 6:42 PM
To: Lalonde, Doug
Subject: 247 Kenilworth

Follow Up Flag: Follow up
Flag Status: Flagged

October 24, 2019

Good evening Doug, this is Theresa McClendon who owns property at 247 Kenilworth. We spoke earlier this afternoon and came up with the drawings of the new addition that I put on the property. This addition was put on for my elderly mom who I do not wish to put into a nursing home. She can no longer walk very far and at this time cannot go up and down any stairs. I also take care of my deaf sister, who needs to be on the same floor as my mother. I lost my job last year, so I was not able to do any more work on the property. Since then I'm now back employed and will start covering things up, like siding put on, getting a new roof for the back of the property, putting a deck on the back side of the new addition so that my mom can go outside and sit in the back area and getting doors for the garage. I am a single working woman doing this all by myself. My mother is 81 and my sister is 59 and I just want the best for them both. Thank you so much for reaching out to me today with your help on the drawings, I had no clue what I would have done without you. One more thing I have a court date for November 12, do I still need to attend because I am trying not to miss no more time off work if that is possible.

I can have the \$200.00 cash to the office tomorrow, or would you like for me to try and do the credit card payment online tonight.

The dimension that you ask for are as follows:

Property line from my back fence at the alley to the new addition in the back of the house is 40.83 ft.

Property line from the house to the garage is 5ft. 2in.

Property line from the back of the garage to the new side addition is 3ft. 10in.

Property line from the other side of the garage to neighbor's fence is 3ft. 3in.

I believe that is all, but if not please feel free to call me on my cell at 419-699-4455, and again thank you for all you've done.

Blessings,

Theressa McClendon

Theressa Marion Elizabeth McClendon, M.ED
Intervention Specialist
Girls Basketball Coach
58.tmcclendon@nhaschools.com
Winterfield Venture Academy
305 Wenz Rd.

PARCEL ID: 1608514MARKET AREA: 104R
MCCLENDON THERESSA M
TAX YEAR: 2019**ASSESSOR#: 01430031**ROLL: RP_OH
247 KENILWORTH AVE
STATUS: Active**Summary - General**

Tax District	TOLEDO CITY - TOLEDO CSD
Class	RESIDENTIAL
Land Use	520 : R - TWO FAMILY DWELLING, PLATTED LOT
Market Area	104R - Click here to view map
Zoning Code	10-RD6 - Click here for zoning details
Zoning Description	Duplex Residence
Water and Sewer	CITY WATER / CITY SEWER
Traffic	RESIDENTIAL SIDE STREET
Street Type	CONCRETE OR BLACKTOP
Owner	MCCLENDON THERESSA M
Property Address	247 KENILWORTH AVE TOLEDO OH 43610
Mailing Address	247 KENILWORTH AVE TOLEDO OH 43610 1559
Legal Desc.	WEBSTER PLACE LOT 29 SW 17.5 FT & LOT 30 & LOT 31 NE 22.5 FT
Certified Delinquent Year	2019
Census Tract	16

Summary - Most Recent Sale

Prior Owner	GRIER JOSEPH SR & THERESSAM
Sale Amount	\$0
Deed	02204037
Sales Date	13-AUG-02

Summary - Values

	35% Values	100% Values	35% Roll	100% Roll
Land	1,960	5,600	1,960	5,600
Building	8,720	24,900	4,380	12,500
Total	10,680	30,500	6,340	18,100

Tax Credits

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

Printed on Tuesday, November 12, 2019, at 8:16:04 AM EST

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