

City of Toledo



ADMINISTRATIVE BOARD OF ZONING APPEALS (BZA)

MONDAY AUGUST 17, 2020 - 10:00 A.M.
CITY COUNCIL CHAMBERS, FIRST FLOOR
GOVERNMENT CENTER

BZA BOARD APPROVAL CASE ORDER

DOCKET #	CASE NO	ADDRESS
1	20-10	2303 BROOKFORD DR
2	20-11	2210 ROBINWOOD AVE

August 17, 2020
10:00 A.M.

CITY COUNCIL CHAMBERS
1st Floor
GOVERNMENT CENTER

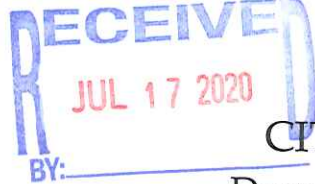
Agenda

BOARD MEMBERS
STEPHEN SERCHUK - CHAIRMAN
FANNY EFFLER
ROBERT PASKER
MARY GLOWACKI
PAUL RASMUSSEN
JAMES MOSSING-VICE CHAIRMAN
DOUG LALONDE - SECRETARY
KEN FISCHER - COMMISSIONER
MATT CHERRY

ATTENDANCE

City of Toledo - Administrative Board of Zoning Appeals

[illegible]



BZA20 - 0014

CASE # 20-10



CITY OF TOLEDO
Department of Inspection
Division of Building Inspection

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 2303 BROOKFORD DR. Zoning District R89 Date 7-15-2020

Legal Description RiverTract 16W 890.56 Ft on N line Pt N 1/2 E of Anthony Wayne Trail EXC N 45ft Also Pt Lot 1

Applicant's Name (print) BRIAN HEIL / TOLEDO SIGN CO. Burnley woods + Adj (See B-7465 for taxable)

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

TMC § 1387.02(3) FASCIA SIGN LETTERS NO LARGER THAN 10"

Applicant Signature Brian Heil Phone 419 244-4444

Applicant's Street Address 2021 ADAMS ST. Fax 419 244-6546

Applicant's City, State, Zip TOLEDO, OH 43604 E-Mail BRIAN@TOLEDOSIGN.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 = \$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.

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 _____ <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 _____

1-1

HEARING DATE: August 17, 2020

CASE NO: 20-10

APPLICANT: Brian Heil/Toledo Sign Co.

SITE LOCATION: 2303 Brookford Dr

ZONING DISTRICT: RS9

SWO or NOL Issued: SWO

ANALYSIS: Applicant requests variance from TMC 1387.02(3) to install 24" high letters on the fence on the face of the building within a residential district.

STAFF COMMENTS: 1. Letters are 14" over the max 10" height allowed. 2. Signage will face A.W. trail.

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:							
Paul Rasmusson	_____	_____	_____	_____	_____	_____	_____
Mary Glowacki	_____	_____	_____	_____	_____	_____	_____
Matt Cherry	_____	_____	_____	_____	_____	_____	_____
Fanny Effler	_____	_____	_____	_____	_____	_____	_____
Robert Pasker	_____	_____	_____	_____	_____	_____	_____
Jim Mossing	_____	_____	_____	_____	_____	_____	_____
Steve Serchuk	_____	_____	_____	_____	_____	_____	_____

VOTING RESULTS:

APPROVED _____ DISAPPROVED _____ DEFERRED _____ WITHDRAWN _____

CONDITIONS OF APPROVAL:



TOLEDO SIGN

We have the Experience to get you Noticed.

July 17, 2020

Administrative Board of Zoning Appeals
One Government Center
Toledo OH 43604

Dear Board Members,

Toledo Christian Schools is looking to replace the existing main identification sign. The existing sign totals 192 square feet. They would like to replace it with a set of lighted channel letters which would only total 51.2 square feet.

We feel the proposed sign is aesthetically pleasing and be an asset to the school as well as the surrounding area. It would also reduce the amount of signage by 141 square feet. Therefore we are hoping the board will grant this variance.

Brian Heil
Vice President
Toledo Sign Co

1-3

PROPOSED SIGN

Channel Letters

24" Face Lit Letters

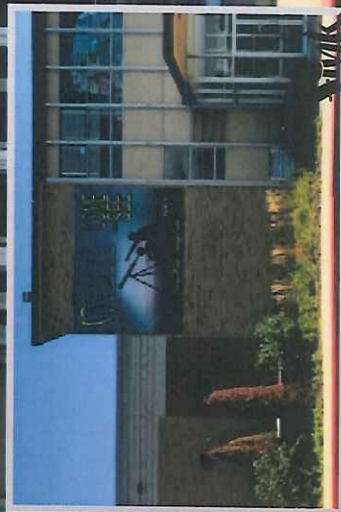
Trimcap & Returns Painted PMS 534

4'-11.375" x 14'-6.875" Overall

3/16" = 1'

TOLEDO CHRISTIAN

PMS 534
PMS 135
PMS 428
White



**TOLEDO
SIGN**
WWW.TOLEDOSIGN.COM

ALL SIGN DESIGNS AND CONCEPTS SHOWN HERE
ARE CONFIDENTIAL AND THE PROPERTY OF
TOLEDO SIGN COMPANY. NO USE OR DISCLOSURE
THEREOF MAY BE MADE WITHOUT OUR WRITTEN
PERMISSION. ALL COLORS AND IMAGES SEEN
HERE ARE REPRESENTATIVE AND MAY DIFFER
FROM THE FINISHED PRODUCT. TSC © 2013

PAGE: 2 OF 2 DATE: 09/18/2019
ID #: 028749- Ch Letters & Main Entrance
CLIENT: Toledo Christian
LOCATION: 2303 Brookford Dr.
SALES: Brian J. Hell

APPROVED BY:

SIGNATURE

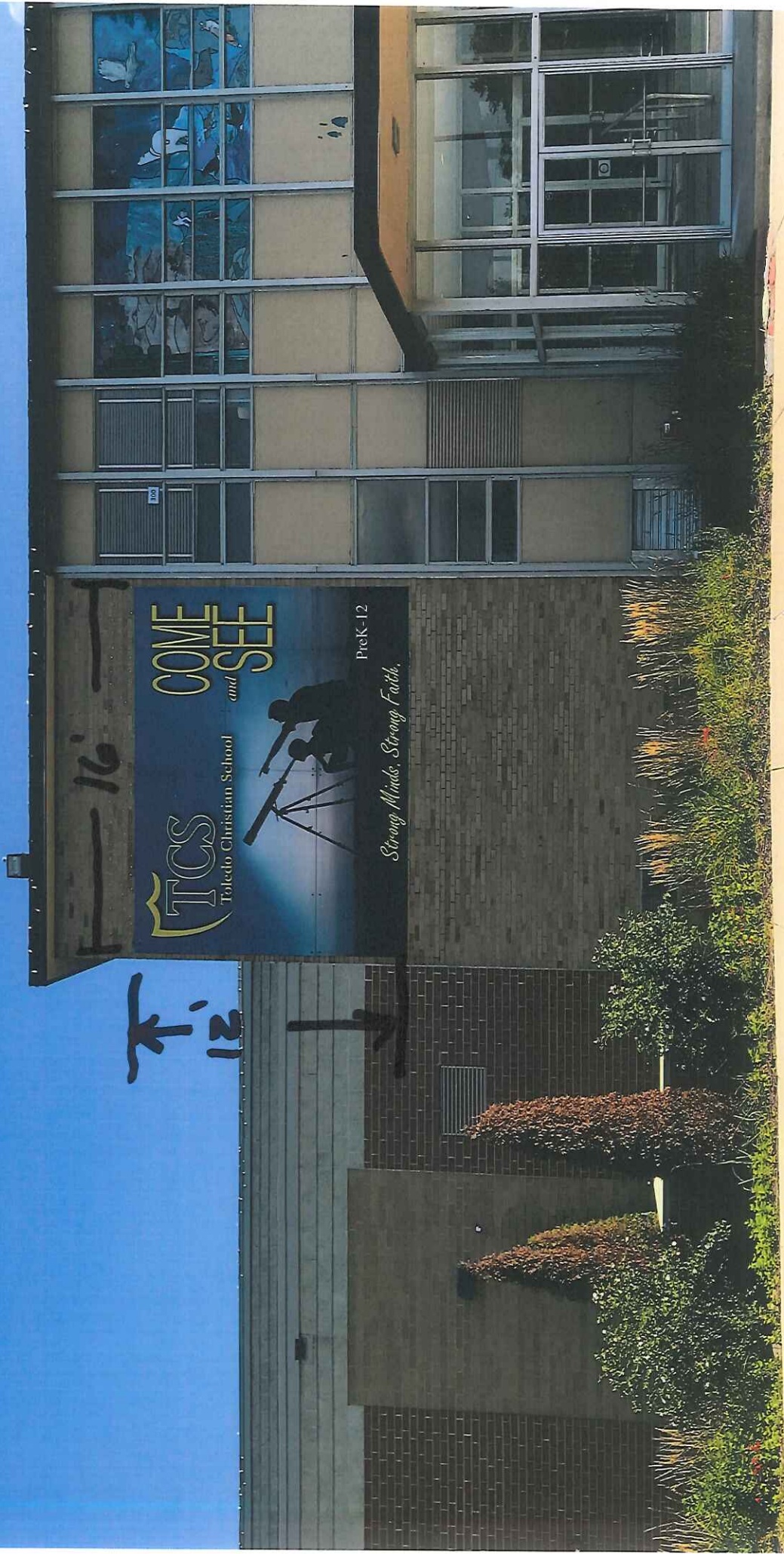
DATE

PRINT

PHONE: 419.244.4444 • FAX: 419.244.6546 • 2021 ADAMS STREET • TOLEDO, OH 43604

1-4

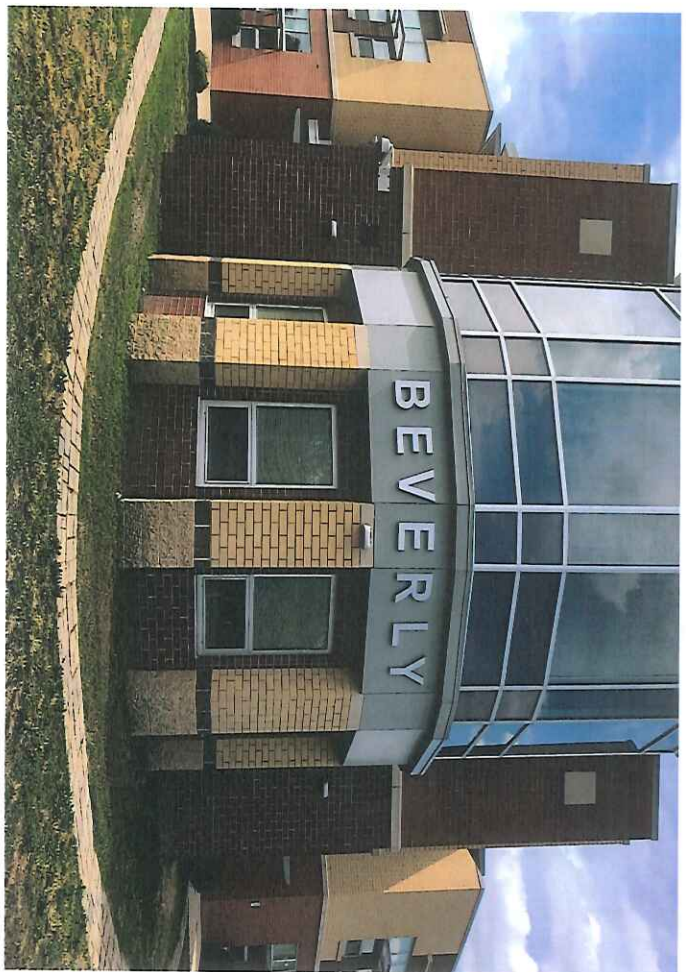
EXISTING SIGN







ILLEGAL - NEW CONFORMING SIGNS,



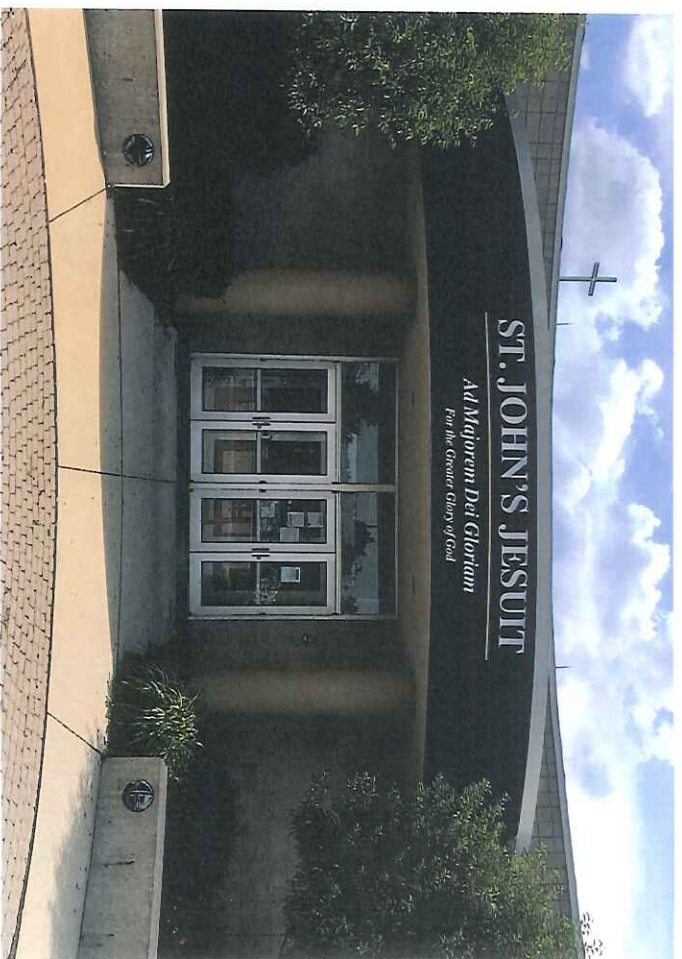
ALL LETTERING OVER 10" TALL

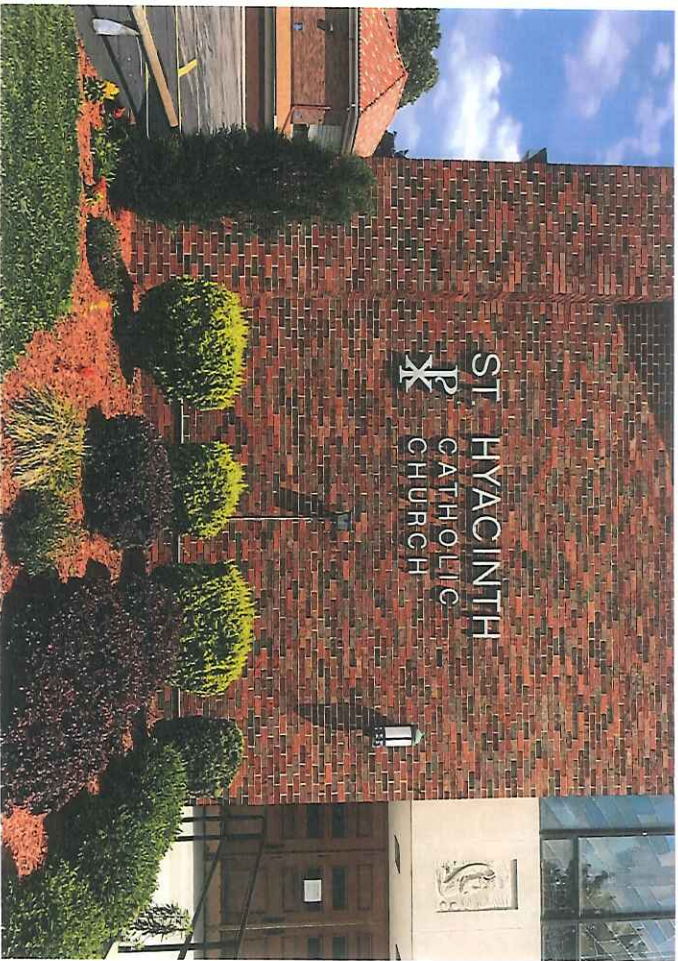
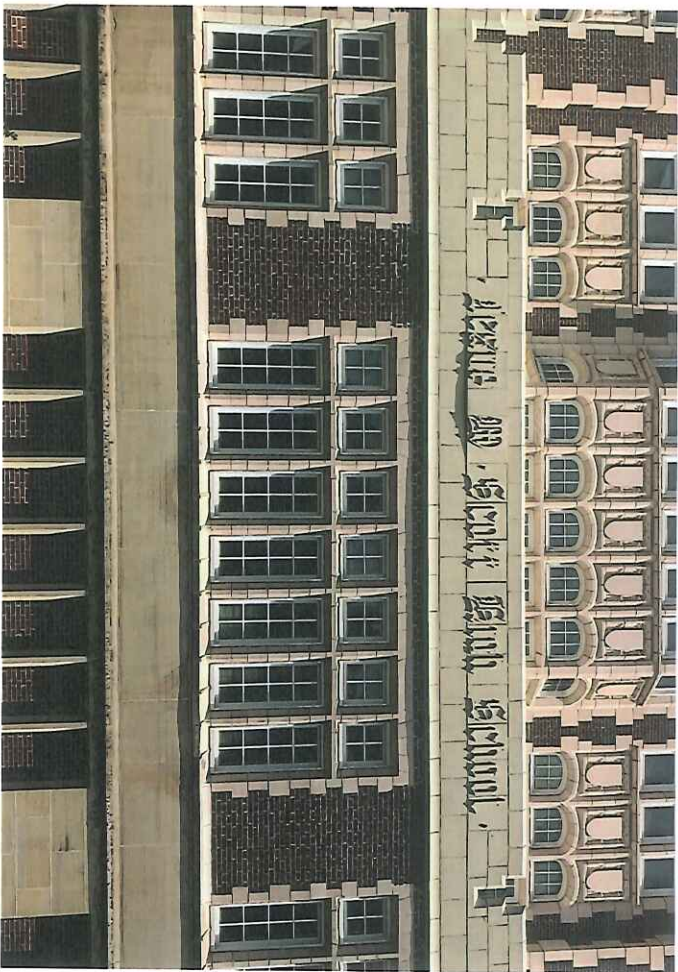


8-1









[Print](#)

Toledo Municipal Code

1387.02. Residential districts.

Within RS12, RS9, RS6, RD6, RM12, RM24, RM36 and RMH Residential Districts, signs are permitted as follows:

(a) **Area Identification Sign.** Area identification signs are permitted to identify a unique subdivision or development. The sign shall be located only at the intersection of streets of the subdivision with major streets of the City. The sign shall be a part of a wall or fence, decorative in nature. It shall contain only the name of the subdivision or development. No part of the wall or fence within fifty feet of the edge of the pavement shall be of greater height than forty-two inches. The letters of identification on the sign shall be no larger than ten inches in height.

(b) For permitted non-residential uses (institutions), not more than two of the following three signs are permitted unless the institution is located at the intersection of two major streets whereupon one additional low profile or identification facia sign is permitted:

(1) **Institutional bulletin board.** One shall be permitted in the front yard but set back no less than twenty feet from property line with an area of no more than thirty-two square feet per sign face. Maximum height of sign shall be six feet.

(2) **Low profile sign.** The top of the sign shall be no higher than forty-two inches from grade, with individual letters being no larger than ten inches in height, subject to an exception when the yard grade where the sign is located is more than eighteen inches higher than the street grade. When the yard grade where the sign is located, except for landscape mounds, is more than eighteen inches above street grade and the sign is set back at least twenty-three feet from the curb, or edge of pavement on an uncurbed street, then the height of the top of the sign may be measured from the yard grade provided the top of the sign shall be no more than sixty inches above street grade. Signs on landscape mounds shall maintain the maximum forty-two inches above street or curb grade to top of sign.

(3) **Identification facia sign.** The individual letters shall be no larger than ten inches in height.

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

1-12

PARCEL ID: 1874614
 MARKET AREA: 4002C
 TOLEDO CHRISTIAN SCHOOLSINC
 TAX YEAR: 2020

ASSESSOR#: 06022031
 ROLL: RP_OH
 2303 BROOKFORD DR
 STATUS: Active

Summary - General

Tax District	TOLEDO CITY - TOLEDO CSD
Class	EXEMPT
Land Use	685 : E - CHURCHES ETC PUBLIC WORSHIP
Market Area	4002C - Click here to view map
Zoning Code	10-RS9 - Click here for zoning details
Zoning Description	Single-Family Residence-9
Water and Sewer	CITY WATER / CITY SEWER
Traffic	NO DIRECT OUTLET
Street Type	CONCRETE OR BLACKTOP
Owner	TOLEDO CHRISTIAN SCHOOLSINC
Property Address	2303 BROOKFORD DR TOLEDO OH 43609
Mailing Address	2303 BROOKFORD DR TOLEDO OH 43609
Legal Desc.	RIVER TRACT 16 W 590.56 FT ON N LINE PT N 1/2 E OF ANTHONY WAYNE TRAIL EXC N 45 FT ALSO PT LOT 1 BURNLEY WOOD S & ADJ (SEE 18-74615 FOR TAXABLE)
Certified Delinquent Year	
Census Tract	45.04

Summary - Most Recent Sale

Prior Owner	MC AULEY HIGH SCHOOL
Sale Amount	\$1,500,000
Deed	88104641
Sales Date	22-JUN-88

Summary - Values

	35% Values	100% Values	35% Roll	100% Roll
Land	82,780	236,500	0	0
Building	2,222,540	6,350,100	0	0
Total	2,305,320	6,586,600	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	APPROVED

Printed on Friday, August 07, 2020, at 10:10:08 AM EST

1-13



CITY OF TOLEDO
Division of Building Inspection
PAID 7/21/20

RECEIVED
JUL 20 2020
BY: _____

BZA20-0015
CASE# 20-11

TO THE ADMINISTRATIVE BOARD OF ZONING APPEAL (BZA)

One Government Center, Suite 1600 • Toledo, OH 43604 • Phone (419) 245-1220 • Fax (419) 245-1329

Site Location 2210 Robinwood Toledo, OH Zoning District _____ Date 6/25/20

Legal Description Parkwood Place extn. lot 31 - also lots 1 & 2 Subs 12 & 3 580 FT Robinwood address

Applicant's Name (print) Matthew & Laura Mishler

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

Exception ☒ Appeal decision _____ ADA Accommodation _____

TMC § 1105.0301 Residential Districts A. Fences or hedges may not exceed 3½ feet in height in required front setback

Requesting Variance of 1105.0301 A to allow the install of 48" tall fence in the front yard setback, 6" taller than height Allowed by code.

Applicant Signature Laura Mishler Phone 419-754-7373

Applicant's Street Address 2210 Robinwood Fax _____

Applicant's City, State, Zip Toledo, OH 43620 E-Mail lauramishler6@gmail.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 IS <http://local.live.com/> Transportation notified to check site distance hazard ☒

Code Enforcement notified if orders are being appealed. _____ Permit Tech's Initials SM Date 7/21/2020

Reviewed by DL Date 7-27 Staff Comments: REVIEWED RCV OWE-102-20

Board Decision _____ Date _____

2-1

HEARING DATE: **August 17, 2020**

CASE NO: **20-11**

APPLICANT: **Matthew & Laura Mishler**

SITE LOCATION: **2210 Robinwood Ave**

ZONING DISTRICT: **RD6**

SWO or NOL Issued: **N/A**

ANALYSIS: **Applicant requests variance from TMC 1105.0301 (A) to install a 4' high fence within the front yard setback along Scottwood frontage.**

STAFF COMMENTS: **1. Fence is 6" over max height allowed within the front yard setback. 2. The Old West End has approved the new request.**

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:							
Paul Rasmusson	_____	_____	_____	_____	_____	_____	_____
Mary Glowacki	_____	_____	_____	_____	_____	_____	_____
Matt Cherry	_____	_____	_____	_____	_____	_____	_____
Fanny Effler	_____	_____	_____	_____	_____	_____	_____
Robert Pasker	_____	_____	_____	_____	_____	_____	_____
Jim Mossing	_____	_____	_____	_____	_____	_____	_____
Steve Serchuk	_____	_____	_____	_____	_____	_____	_____

VOTING RESULTS:

APPROVED _____ DISAPPROVED _____ DEFERRED _____ WITHDRAWN _____

CONDITIONS OF APPROVAL:

July 10, 2020

To Whom It May Concern:

We are requesting a zoning variance allowing our back yard fence to be 48 inches rather than 42 inches tall. Our home is on a corner lot so the area we would like the variance for is considered a front yard by the zoning board. We have a COA from the OWE Historic District Commission approving a 6 foot fence that is compliant for fences in the OWE. We would like the BZA to approve the additional height for these reasons:

1. We are trying to install an inground pool in our back yard which requires a 4 foot fence to be installed. Without the variance we would need to install a second taller fence around the pool area which would be less attractive than one 48 inch fence around the property.
2. A 48 inch fence would provide more security for our yard.

We are not putting a fence up around the house. It will not obstruct the view of the house or the garage. We are asking for the variance to fence in what is our rear yard with the same materials as most yards in this neighborhood.

The Transportation department concluded last year that there are no visibility issues for the intersection with a taller fence.

There are other corner lots in the neighborhood that have fences over 42 inches, including the property directly across the street on Scottwood.

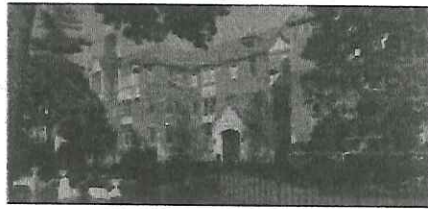
We have two abutting neighbors and they have no objections. Letters from them as well as our neighbors across the street are included.

A copy of our COA is included.

Matt & Laura Mishler

2-3

The Ann Manor Condominium Association



July 24, 2019

Toledo Plan Commission
1 Government Center – Suite 1620
Toledo, OH 43604

Re: Privacy fence at 2210 Robinwood Avenue

To Whom It May Concern:

We, the Board of Directors of the Ann Manor Condominium Association give our full support and approval of the installation of a privacy fence at the Mishler property located at 2210 Robinwood Avenue. Please note, we are not speaking on behalf of the entire Ann Manor community, but as the Board of Directors only.

We have spoken with Mr. Mishler and he has shared photos and plans of the fence he would like to install. From what he has shared, we do not find the fence to be obtrusive or esthetically unappealing to the neighborhood. We also understand his concerns for the safety and security of his property which is in an area of high pedestrian and automobile traffic.

Please give Mr. Mishler's permit request your most thoughtful consideration and approval.

Respectfully,

Ann Manor Board of Directors,
Rhonda Lott – President
Michael Katz – Treasurer
Olga Martinez - Secretary

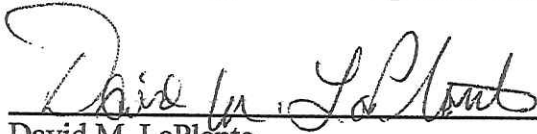
2200 Scottwood Avenue
Toledo, Ohio, 43620

2-4

City of Toledo
Variance Board
One Government Center
Toledo, Ohio

March 7, 2019

This is to certify that David M and Lynn K LaPlante, residing at 2211 Scottwood Ave., have no objections to a fence being erected on the property owned by Matthew and Laura Mishler, at 2210 Robinwood Ave., which is adjacent to the property owned by David M and Lynn K LaPlante, 2211 Scottwood Ave., provided all permits have been obtained.



David M. LaPlante

MAR. 7. 2019

Date



Lynn K. LaPlante

3-7-19

Date

To the City of Toledo Variance Board at One Government Center, Toledo,
Ohio.

I, Jason (Jay) Schneider, owner of 2220 Robinwood Ave. since 2008
would like to certify that I have no objection to and fully support my
neighbors Matthew and Laura Mishler's fencing proposal to be erected on
their adjacent property-residing at 2210 Robinwood Ave. I am truly lucky
to have such a helpful, friendly and considerate family next door, and I
appreciate all the hard work they have done to make the neighborhood a
better place. Thank you for your consideration.

Sincerely, Jason (Jay) Schneider

A handwritten signature in black ink, appearing to read 'J. Schneider', with a long horizontal flourish extending to the right.

2-7

Traynoff, Bryon

From: Galambos, Aaron
Sent: Friday, May 03, 2019 10:23 AM
To: One Stop Shop; Stookley, Gary
Cc: Traynoff, Bryon; Bartlett, Stephanie
Subject: RE: 2210 Robinwood - Fence in Front Setback- BZA
Attachments: 20190503102702073.pdf

Transportation does not have any issues. See attachment.

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

From: Traynoff, Bryon On Behalf Of One Stop Shop
Sent: Thursday, May 2, 2019 9:26 AM
To: Stookley, Gary; Galambos, Aaron
Subject: 2210 Robinwood - Fence in Front Setback- BZA

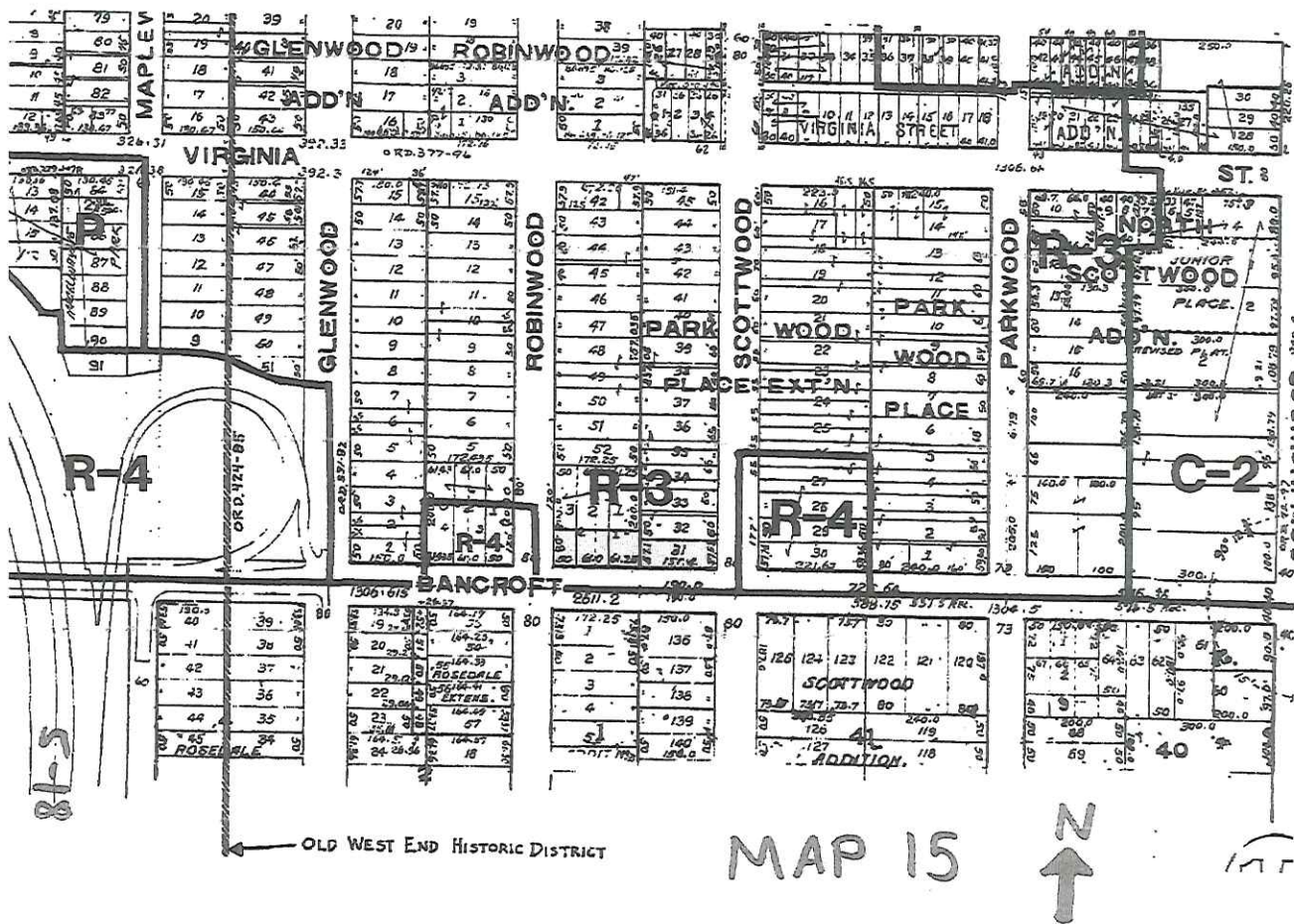
Hi Gary,

Could you review 2210 Robinwood for a BZA case for a 7' tall fence and sight restrictions. Please keep me informed on your results.

Sincerely,

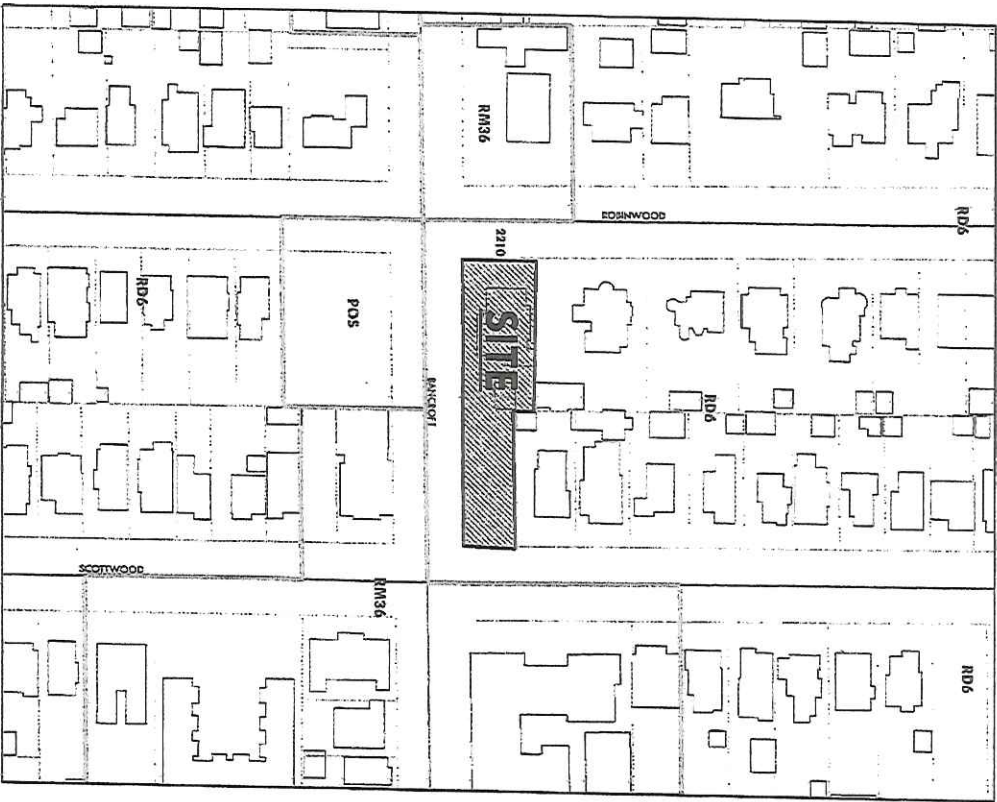
Bryon Traynoff
Permit Technician, Division of Building Inspection
City of Toledo
100 Government Center - Suite 1600
Toledo, OH 43604
419.245.1220 Office
419.245.1329 Fax
b.traynoff@toledo.oh.gov

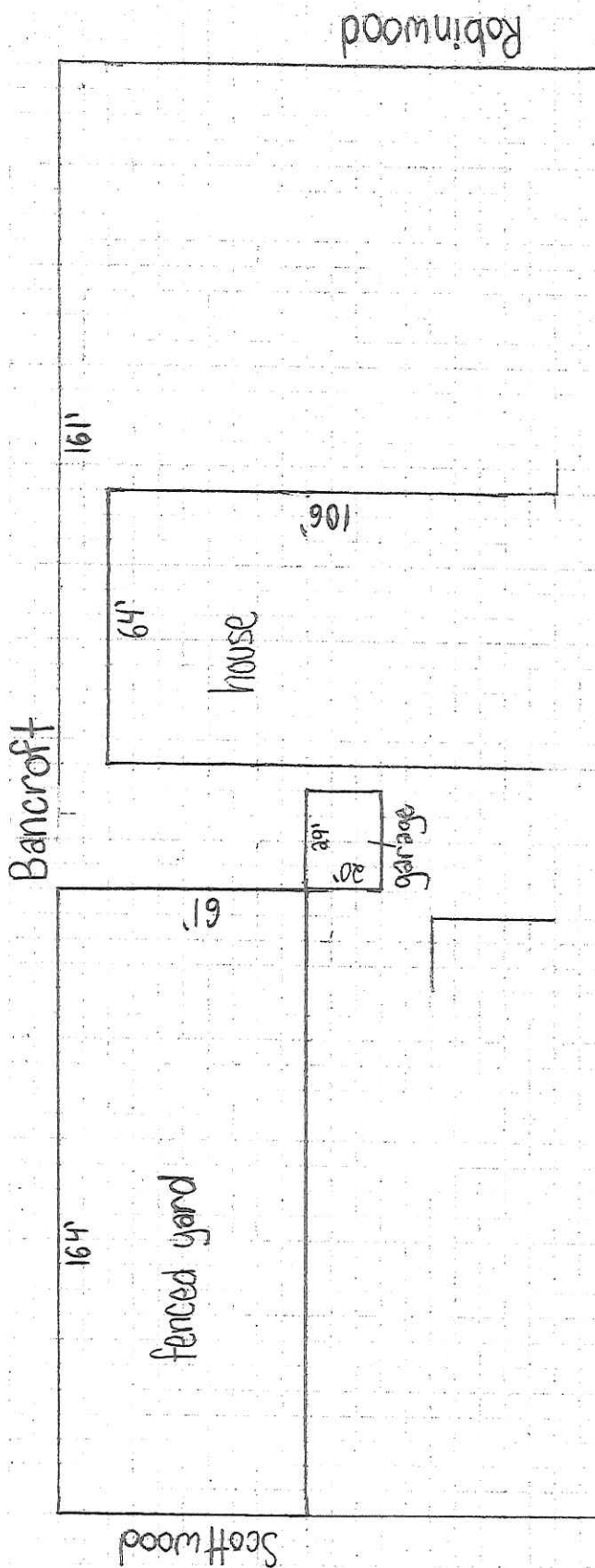
5-2



ZONING & LAND USE
2210 ROBINWOOD AVE.

OWE-48-18
ID 15





2-10

TOLEDO HISTORIC DISTRICT COMMISSIONS

CERTIFICATE OF APPROPRIATENESS



Application No. OWE-102-20

Date Approved 25 Jun 20

Expiration Date 26 Jun 21

Property Owner
Or Applicant Matthew & Laura Mishler

Address of Environmental
Change 2210 Robinwood Ave

Approved Change Install a wood fence in the front
& sideyard at the height of 5' 1/2" for front
or 6-7' in the Rear yard. Unless a BZA
Waiver is Obtained from Dir of Inspection Prior to Install.

Dr. David Kosmyna MM
Chairman
Old West End ☒
Vistula ☐
Toledo City ☐

Thomas C. Gibbons MM
Director - Toledo Plan Commissions

This Certificate Must Be Conspicuously Displayed With a Building Permit while Work is in Progress. Any deviation requires approval prior to starting the work. No work will be approved retroactively, and such work will result in the applicant being issued a stop work order by the City of Toledo. Anyone who fails to comply with this procedure will be subject to penalties as defined in Toledo Municipal Code 1115, (1105.99 old code), a minor a misdemeanor. Subsequent violations involving the same property and violator within a two-year period shall be subject to additional penalties, including a fourth degree misdemeanor. Any questions may be directed to the staff at the Toledo City Plan Commissions. (ph. 419-245-1200)

2-11

Proposed fence 48 inches



4309

2-12



2-13



Scotwood

S-14

Toledo, Ohio

Google

Street View - Aug 2018

Image capture: Aug 2018 © 2019 Google

B

<https://www.google.com/maps/place/2210+Robinwood+Ave,+Toledo,+OH+43620/@41.6638357,-83.5591601,3a,75y,307.38h,...> 4/16/2019

2-14



S-15

Toledo, Ohio

Google

Street View - Aug 2018

Image capture: Aug 2018 © 2019 Google



<https://www.google.com/maps/place/2210+Robinwood+Ave,+Toledo,+OH+43620/@41.6638233,-83.5601526,3a,75y,46.74h,1...> 4/16/2019

2-15

PROPOSED FENCE LOCATION
2210 ROBINWOOD AVE.

OWE-48-18
ID 15



2-16



5-16

Toledo, Ohio

image capture: Aug 2018 © 2019 Google

Google

Street View - Aug 2018



<https://www.google.com/maps/place/2210+Robinwood+Ave,+Toledo,+OH+43620/@41.6638176,-83.5604071,3a,75y,62.38h,1...> 4/16/2019

2-17

PROPOSED FENCE LOCATION
2210 ROBINWOOD AVE.

OWE-48-18
ID 15



These are photos of the property directly across the street from us on Bancroft. Although the OWE Commons borders the sidewalk, the privacy fence that separates that from the private home is clearly visible from Bancroft. We are asking to be permitted to put a fence up that will provide privacy for our home which is not a park or public property. Many homes in the OWE have such fences in their yards.



This is a picture of a home in West Moreland on Bancroft with a tall, wooden privacy fence. This is also in a neighborhood that is an historic district.



Another home in West Moreland on a corner lot with a privacy fence.



[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.)

2-21

PARCEL ID: 1207434

MARKET AREA: 402R

MISHLER MATTHEW L & LAURAA

TAX YEAR: 2020

ASSESSOR#: 01523014

ROLL: RP_OH

2210 ROBINWOOD AVE

STATUS: Active

Summary - General

Tax District	TOLEDO CITY - TOLEDO CSD
Class	RESIDENTIAL
Land Use	510 : R - SINGLE FAMILY DWELLING, PLATTED LOT
Market Area	402R - 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	MISHLER MATTHEW L & LAURAA
Property Address	2210 ROBINWOOD AVE TOLEDO OH 43620
Mailing Address	2210 ROBINWOOD AVE TOLEDO OH 43620 1019
Legal Desc.	PARKWOOD PLACE EXTN LOT 31 & ALSO LOTS 1 & 2 S UBS 1 2 & 3 S 80 FT ROBINWOOD ADDN
Certified Delinquent Year	
Census Tract	21

Summary - Most Recent Sale

Prior Owner	HARMON NANCY L
Sale Amount	\$270,000
Deed	15102577
Sales Date	13-MAY-15

Summary - Values

	35% Values	100% Values	35% Roll	100% Roll
Land	7,420	21,200	7,420	21,200
Building	87,190	249,100	87,190	249,100
Total	94,610	270,300	94,610	270,300

Tax Credits

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

Printed on Friday, August 07, 2020, at 10:10:30 AM EST

2-22

MEETING: July 20, 2020
10:00 A.M.

CITY COUNCIL CHAMBERS
1st Floor
GOVERNMENT CENTER

Minutes

BOARD MEMBERS	ATTENDANCE
STEPHEN SERCHUK - CHAIRMAN	
FANNY EFFLER	
ROBERT PASKER	A
MARY GLOWACKI	
PAUL RASMUSSEN	A
JAMES MOSSING-VICE CHAIRMAN	
DOUG LALONDE - SECRETARY	
KEN FISCHER - COMMISSIONER	
MAIT CHERRY	

City of Toledo - Administrative Board of Zoning Appeals

[illegible] $2-2^3$