



**October 19, 2020**

# City of Toledo



## ADMINISTRATIVE BOARD OF ZONING APPEALS (BZA)

MONDAY OCTOBER 19, 2020 - 10:00 A.M.  
CITY COUNCIL CHAMBERS, FIRST FLOOR  
GOVERNMENT CENTER

### BZA BOARD APPROVAL CASE ORDER

DOCKET #	CASE NO	ADDRESS
1	20-12	4837 N DETROIT AVE
2	20-15	1020 NEW YORK AVE

October 19, 2020  
10:00 A.M.

CITY COUNCIL CHAMBERS  
1st Floor  
GOVERNMENT CENTER

## Agenda

**BOARD MEMBERS**  
STEPHEN SERCH  
FANNY EFFLER  
ROBERT PASKER  
MARY GLOWACKI  
PAUL RASMUSSEN  
JAMES MOSSING  
DOUG LALONDE  
KEN FISCHER - CHAIR  
MATT CHERRY

## ATTENDANCE

## City of Toledo - Administrative Board of Zoning Appeals

[illegible]





RECEIVED  
JAN 17 2020

# CITY OF TOLEDO

Division of Building Inspection

BZA 20 - 0018

CASE # 20-12

PAID  
8/21/20

## 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 4837 N. Detroit Zoning District 10-CR Date 8/12/20

Legal Description North Collingwood PK 1st lot 805 SW 50 FT exc St

Applicant's Name (print) Allen Industries - Rebekah Bresler

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

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

TMC § 1387.05 K4 Off premise sign shall be separated from property of residentially zoned district of which the primary purpose is residential use by the following distance - distance from rear or side yard of property not fronting on street to which a sign is directed 65'

Applicant Signature Rebekah Bresler Phone 567.408.7517

Applicant's Street Address 7844 W. Central Fax \_\_\_\_\_

Applicant's City, State, Zip Toledo, OH 43617 E-Mail rebekah.bresler@allenindustries.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 \_\_\_\_\_ <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 8/21/20

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

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

1-1

HEARING DATE: **October 19, 2020**

CASE NO: **20-12**

APPLICANT: **Allen Industries – Rebekah Bresler**

SITE LOCATION: **4837 N Detroit Ave**

ZONING DISTRICT: **CR**

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

ANALYSIS: **Applicant requests variance from TMC 1387.05 (K4) and TMC 1395.01 {C} for a 5' variance for a sign with a minimum 65' setback to be installed on existing pylons.**

STAFF COMMENTS: **1. The sign base is not legal non-conforming and is only 60' from residential area. 2. Steel columns are existing from 3 years ago when old board was removed.**

**BOARD ACTION:**

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

**VOTING RESULTS:**

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

CONDITIONS OF APPROVAL:

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

RE: 4837 N. Detroit – Trot N Charlies

Please accept this resubmittal for a variance for the ground sign/billboard located at 4837 N. Detroit.

The owner is requesting to install a new billboard/message center on the existing poles for off premise advertising. This location had a permitted working billboard for many years that was owned by Lamar, and it was removed about 1 ½ years ago due to the poor condition of the sign.

The current code allows for off premise advertising with an EMC however, the current sign sits approximately 60' from the neighboring residential property which is 5' short of the requirements of the code. We are asking that the shorter distance be granted allowing the new billboard/message center to be installed on the existing poles.

The current location allows for optimal visibility for the traffic on N. Detroit from both directions, and we feel moving the location of the signage is not advisable due to the limited frontage of the property.

Thank you for your time and consideration for this variance request.

Sincerely,

**Rebekah Bresler**

*Senior Project Manager*

7844 W. Central Ave. | Toledo, OH 43617  
Office: 567-408-7517 | 1-800-338-9773 x3617  
Mobile: +1 4193494815

[Rebekah.Bresler@allenindustries.com](mailto:Rebekah.Bresler@allenindustries.com)  
[www.allenindustries.com](http://www.allenindustries.com)



**Corporate Headquarters**

6434 Burnt Poplar Road, Greensboro, NC 27409  
Phone 800-967-2553 336-668-2791 Fax 336-668-7875  
[www.allenindustries.com](http://www.allenindustries.com)

**YOUR BRAND AT ITS BEST**



Site Plan Elevation



Elevation

Scale: 1"= 20"

Client Review Status		Declaration		Date / Description		Notes		Project Information	
Allen Industries, Inc. requires a "Review" drawing to be submitted for review and approval by Allen Industries, Inc. before any construction begins.		Copyright © 2019 Allen Industries, Inc.		06/13/20		KW		Client: Trot N Charlles	
<input type="checkbox"/> Approved		This is an approved drawing created by Allen Industries, Inc. This drawing is not to be used for any other project without the written consent of Allen Industries, Inc. Any use of this drawing without the written consent of Allen Industries, Inc. is strictly prohibited.		-		-		4837 N. Detroit Ave., Toledo OH 43612	
<input type="checkbox"/> Disapproved		If disapproved, the drawing must be resubmitted for review and approval by Allen Industries, Inc. before any construction begins.		-		-		File: OHIO-C-913 Toledo OH 200	
Name: _____		Title: _____		-		-		3303 JJ Design KW	
				-		-		Pitt RB	

South Side Elevation



Elevation  
Scale: 1"= 20"

Client Review Status		Declaration		Date / Description		Notes		Project Information	
Allen Industries, Inc. requires that you:		Copyright © 2019 Allen Industries, Inc.		06/13/20		KW		Client: Trot N Charlles	
<input type="checkbox"/> Approved		This is a signed and sealed drawing created by Allen Industries, Inc. This drawing is the property of Allen Industries, Inc. and is not to be shown to anyone outside your company without the written consent of Allen Industries, Inc. Any unauthorized use or reproduction of this drawing is strictly prohibited. The drawing shown on this drawing board is not intended for use in any other way.		-		-		4837 N. Detroit Ave., Toledo, OH 43612	
<input type="checkbox"/> Approved as Noted		<input type="checkbox"/> Revised & Resubmit		-		-		File: OHIO-C.913 Toledo, OH 200	
Name _____		Title _____		-		-		Drawn: JJ	
				-		-		Design: KW	
				-		-		PK: RB	





HEARING DATE: September 21, 2020

CASE NO: 20-12

APPLICANT: Allen Industries – Rebekah Bresler

SITE LOCATION: 4837 N Detroit Ave

ZONING DISTRICT: CR

SWO or NOL Issued: N/A

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STAFF COMMENTS: 1. The sign base is not legal non-conforming and is only 60' from residential area. 2. Steel columns are existing from 3 years ago when old board was removed.

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

### VOTING RESULTS:

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

### CONDITIONS OF APPROVAL:

\* need clarifications of on-premise or off - premise

\* re-submitting cover letter for October meeting



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

RE: 4837 N. Detroit – Trot N Charlies

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The current location allows for optimal visibility for the traffic on N. Detroit and points away from the residences behind the property. Moving the location of the signage is not advisable due to the limited frontage of the property and also adhering to other code restrictions

Thank you for your time and consideration for this variance request.

Sincerely,

**Rebekah Bresler**  
*Senior Project Manager*

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**YOUR BRAND AT ITS BEST**

1-3



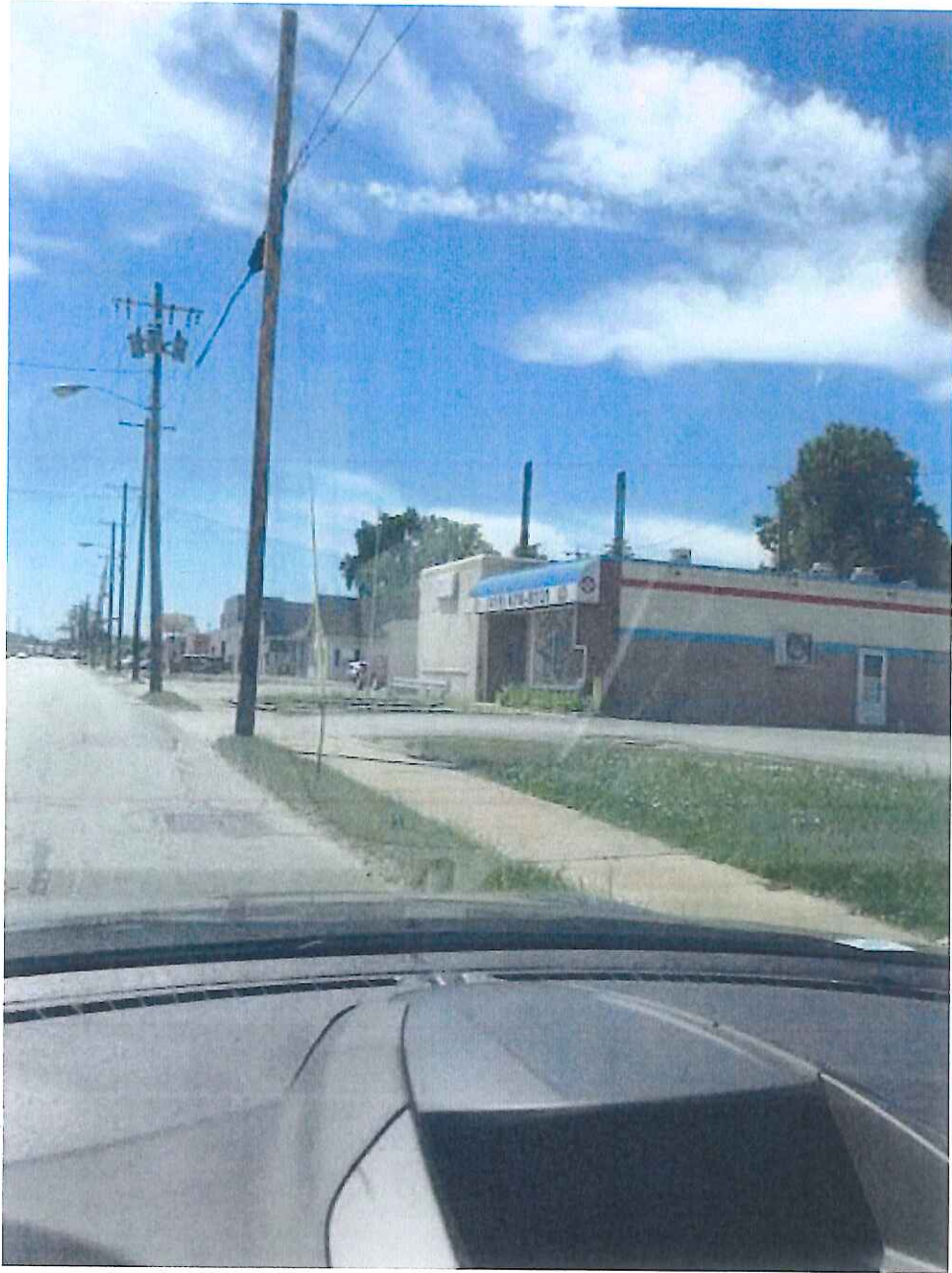






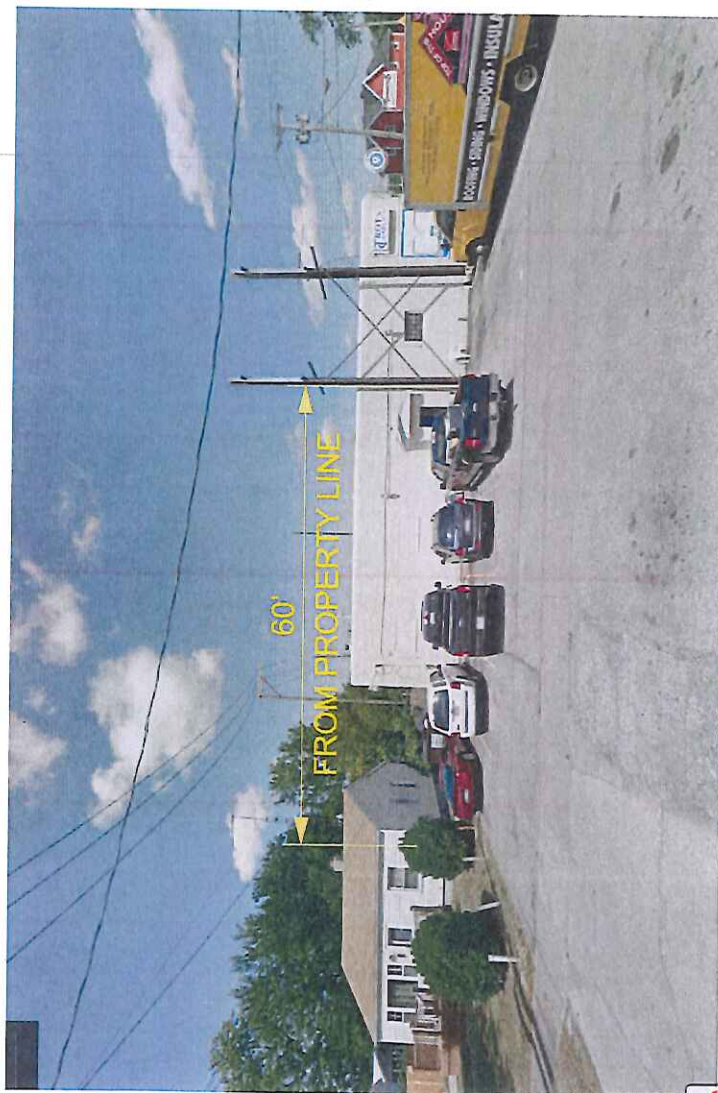






1-7

# South Side Elevation



## Elevation

Scale: 1" = 20"

Client Review Status		Declaration	Date / Description		Notes	
Allen Industries, Inc. requires that an "Approver" drawing be obtained from the client prior to any production release or production release revision. <input type="checkbox"/> Approved <input type="checkbox"/> Approved as Noted <input type="checkbox"/> Revises & Resubmits		Copyright © 2019 Allen Industries, Inc. This is an original or related drawing created by Allen Industries, Inc. The drawing is submitted to you for review only. It is not to be reproduced, copied, or used in any way without the written permission of Allen Industries, Inc. All rights reserved.	06/13/20		KW	
Name _____						
Title _____						

Project Information	
Client: Trot N Charlles	
4837 N. Detroit Ave., Toledo, OH 43612	
File: OHIO-C.913 Toledo, OH 200	
Sheet: JJ	
Drawn: KW	
PM: RB	



# Daktronics GS6 EMC

Mounted between existing I beam posts

Use (14) 1/2" diam. bolts@24" O/C thru steel tube, top and bottom of EMC

2 Daktronics GS6 EMC back to back

5"x5"x3/16" steel tube supports between I beams

Existing 7"x16"x1/2" I Beam

1/8" aluminum filler panel on each end

12 3/4" approximate filler panel to inside of web

172" to center of web at top

146 9/16"

172" to center of web at top

13 3/4" approximate filler panel to inside of web

175" to center of web at bottom

7" I Beam

118 1/8"

16" I Beam

5" I Beam

3/16" I Beam

Top View

Scale: 3/8" = 1'

16" I Beam

5" I Beam

3/16" I Beam

Top View

Scale: 3/8" = 1'

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Top View

Scale: 3/8" = 1'

16" I Beam

5" I Beam

3/16" I Beam

Top View

Scale: 3/8" = 1'

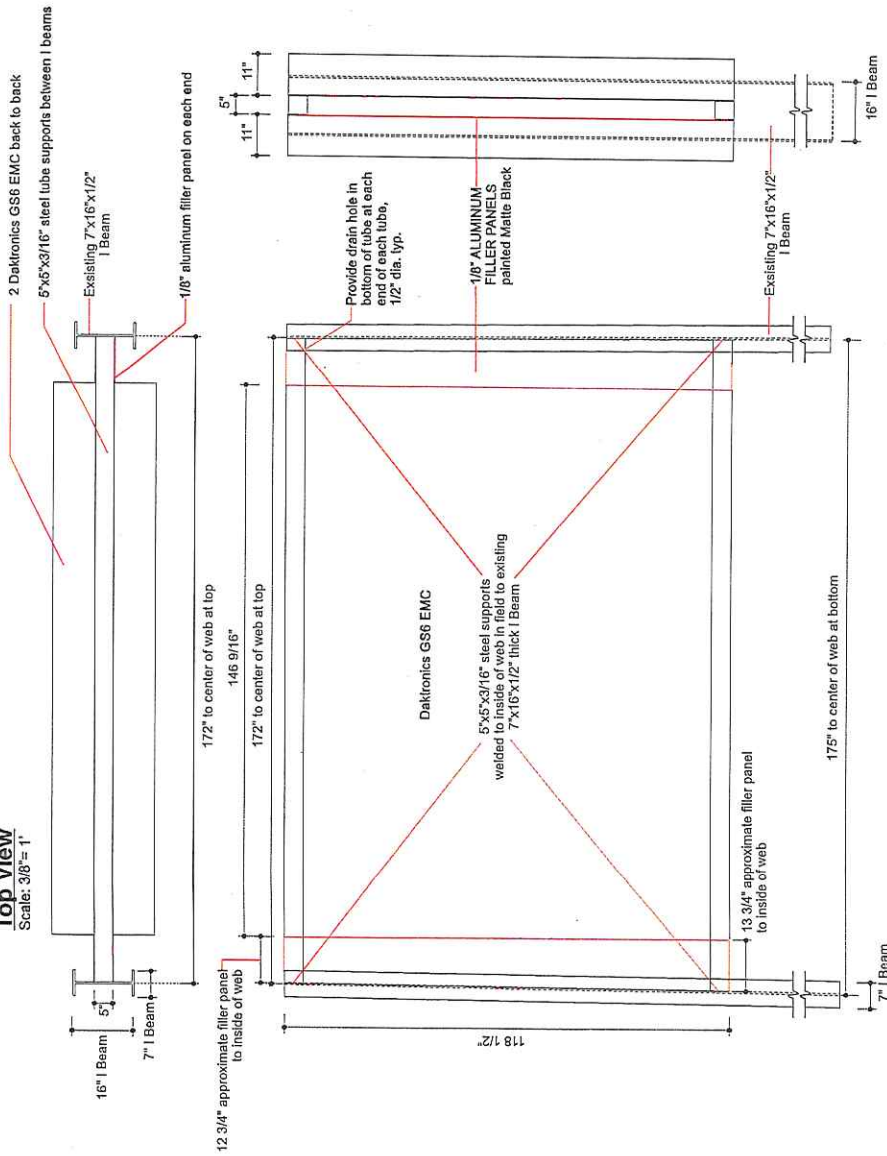
16" I Beam

5" I Beam



# Top View

Scale: 3/8" = 1"



**Daktronics GS6 EMC**  
Mounted between existing I beam posts  
Page 2



## Client Review Status

Allen Industries, Inc. requires that an "Approved" drawing be obtained from the client prior to any production release or production release revision.

☐ Approved ☐ Approved as Noted ☐ Revised & Resubmit

Name \_\_\_\_\_ Date \_\_\_\_\_

## Declaration

Copyright © 2019 Allen Industries, Inc.

This is a reproduction of a drawing created by Allen Industries, Inc. This drawing is intended to be used for production release or production release revision. It is not to be reproduced or copied for any other purpose. The organization has used, reproduced, copied or exhibited in any fashion whatsoever. The drawing is the property of Allen Industries, Inc.

## Date / Description

06/25/20 Issue Date KW

06/30/20 Made filler panels same height as stem KW

07/30/20 added engineering notes KW

## Project Information

Client: Trot N Charlies

4837 N. Detroit Ave., Toledo, OH 43612

File: OHIO-C.913 Toledo, OH 302

Sheet: JJ Design: KW PH: KB

01-10

**PARCEL ID: 2285274**  
 MARKET AREA: 5002C  
 WILLIAMS MICHAEL R  
 TAX YEAR: 2020

**ASSESSOR#: 02355006**  
 ROLL: RP\_OH  
 4837 N DETROIT AVE  
 STATUS: Active

### Summary - General

Tax District	TOLEDO CITY - WASHINGTON LSD
Class	COMMERCIAL
Land Use	430 : C - RESTURANT, CAFETERIA, AND/OR BAR
Market Area	5002C - <a href="#">Click here to view map</a>
Zoning Code	10-CR - <a href="#">Click here for zoning details</a>
Zoning Description	Regional Commercial-CR
Water and Sewer	CITY WATER / CITY SEWER
Traffic	MAIN - MAJOR ARTERY
Street Type	CONCRETE OR BLACKTOP
Owner	WILLIAMS MICHAEL R
Property Address	4837 N DETROIT AVE TOLEDO OH 43612
Mailing Address	4837 N DETROIT AVE TOLEDO OH 43612 2648
Legal Desc.	NORTH COLLINGWOOD PK 1ST LOT 805 SW 50 FT EXC ST
Certified Delinquent Year	
Census Tract	57.03

### Summary - Most Recent Sale

Prior Owner	WILLIAMS MICHAEL R
Sale Amount	\$0
Deed	19204936
Sales Date	30-JUL-19

### Summary - Values

	35% Values	100% Values	35% Roll	100% Roll
Land	1,120	3,200	0	0
Building	18,060	51,600	0	0
Total	19,180	54,800	0	0

### Tax Credits

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

Printed on Tuesday, September 01, 2020, at 12:17:22 PM EST

1-11



**CITY OF TOLEDO**  
Division of Building Inspection

10/11/20

Case # 20-15

BZA 20-0021  
(200.00)

**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 1020 New York Ave, Toledo, OH, 43611 Zoning District IG Date 09/

Legal Description North Toledo 183 & 184 & 197 & 209 TH T PT NELY OF A LINE 67 FT E OF CEN MAIN TRACK  
ANN ARBOR RR & WLY OF NLY EXTN MAIN TRACK ALSO THE PT VAC

Applicant's Name (print) WILLIAM J. DELANEY

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

TMC § TMC 1105.0302 A1 & 1105.0303

APPLICANT REQUESTING TO RELOCATE 9' HIGH CHAINLINK WITHIN FRONT SETBACK  
WITH BARB WIRE

Applicant Signature William J. Delaney Phone cell: (330) 603-8478

Applicant's Street Address 211 WOODLAWN AVE Fax fax: (419) 660-4542

Applicant's City, State, Zip NORWALK OHIO 44857 E-Mail Billy.Delaney@NHBCO.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. Checks may be made payable to "City of Toledo."

**Applicant:**

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\*\*\*\*\* 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 \_\_\_\_\_

2-1



HEARING DATE: **October 19, 2020**  
CASE NO: **20-15**  
APPLICANT: **William J Delaney**  
SITE LOCATION: **1020 New York Ave**  
ZONING DISTRICT: **IG**  
SWO or NOL Issued: **N/A**

ANALYSIS: **Applicant requests variance from TMC 1105.0302 (A1) & TMC 1105.0303 to relocate existing fence line within the front setback and with barbed wire.**

STAFF COMMENTS: **1. The fence is 6 1/2' over the maximum height within the front setback. 2. The existing fence is installed with barbed wire. 3. Zoning letter issue in 2015 did not address legal non-conforming 9' high barbed wire 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:							
Fanny Effler	_____	_____	_____	_____	_____	_____	_____
Robert Pasker	_____	_____	_____	_____	_____	_____	_____
Paul Rasmusson	_____	_____	_____	_____	_____	_____	_____
Maru Glowacki	_____	_____	_____	_____	_____	_____	_____
Matt Cherry	_____	_____	_____	_____	_____	_____	_____
Jim Mossing	_____	_____	_____	_____	_____	_____	_____
Steve Serchuk	_____	_____	_____	_____	_____	_____	_____

### VOTING RESULTS:

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

CONDITIONS OF APPROVAL:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

# METRACO

Transportation Company



211 Woodlawn Ave  
Norwalk OH 44857  
800-247-2867 or 419-660-4015

Date: Wednesday September 9th 2020  
Re: New Horizons Baking Toledo Warehouse

To whom it may concern:

In an effort to be as safe and efficient as possible arriving and departing the New Horizons Baking Warehouse at 1015 New York Ave Toledo OH 43611 we would ask the City of Toledo OH to consider granting the variance request of New Horizons Baking concerning the repositioning of the fence along the perimeter of their property.

The current fence line and gate location does not allow for our drivers and driver partners to fully exit New York Ave at arrival to the facility and also does not allow for a safe line of sight for the driver when departing the facility.

Granting the variance request for New Horizons Baking would allow for our drivers to turn in and out of the facility at a right angle allowing for optimal sight in both directions of New York Ave.

Thank you for your consideration of this very important matter for our drivers, New Horizons Baking and the citizens of Toledo OH who use New York Ave on a daily basis.

Jim Lewis  
Director of Transportation  
Metraco Transportation Company  
419-660-4015

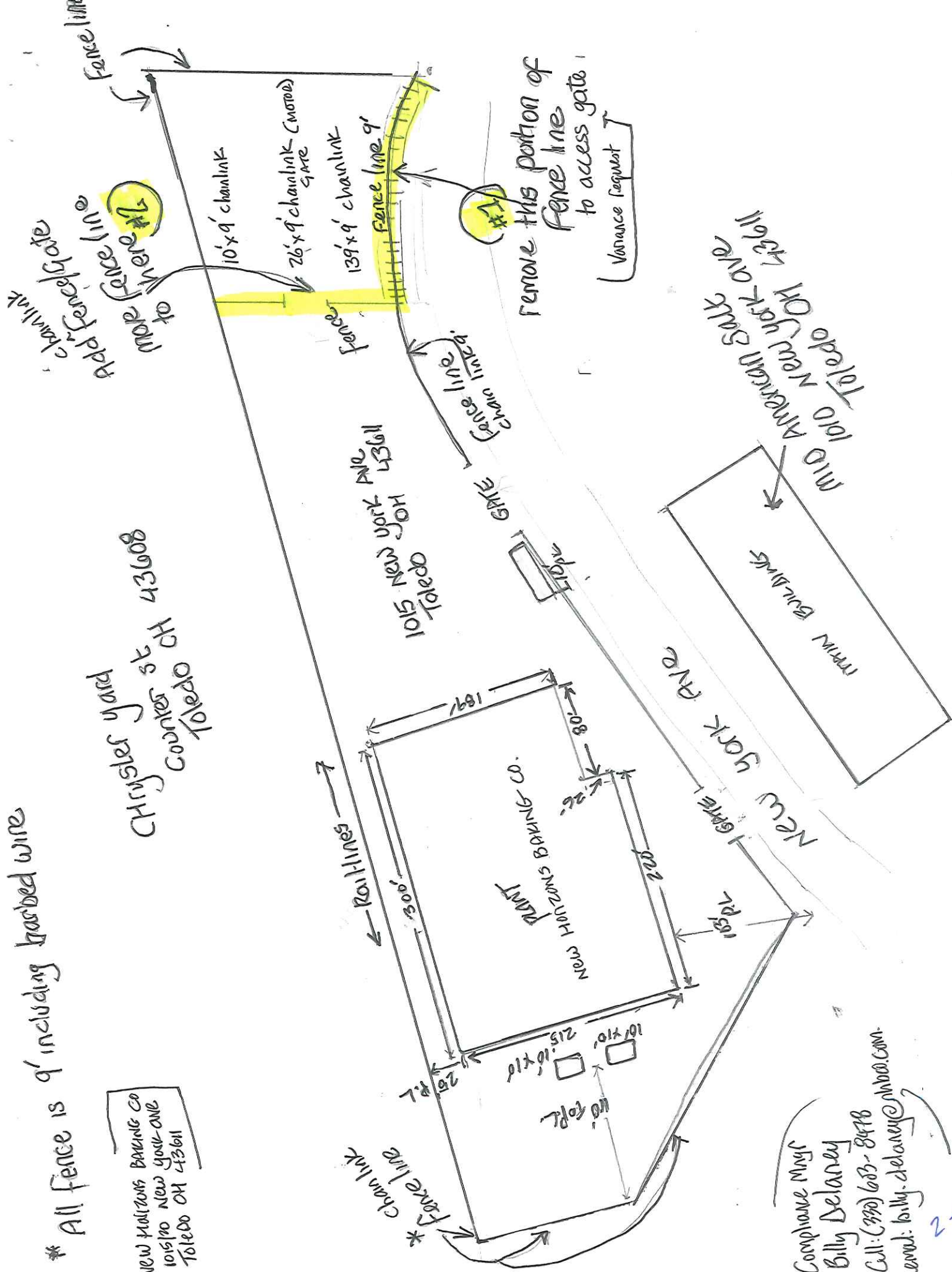
2-3



\* All Fence is 9' including barbed wire

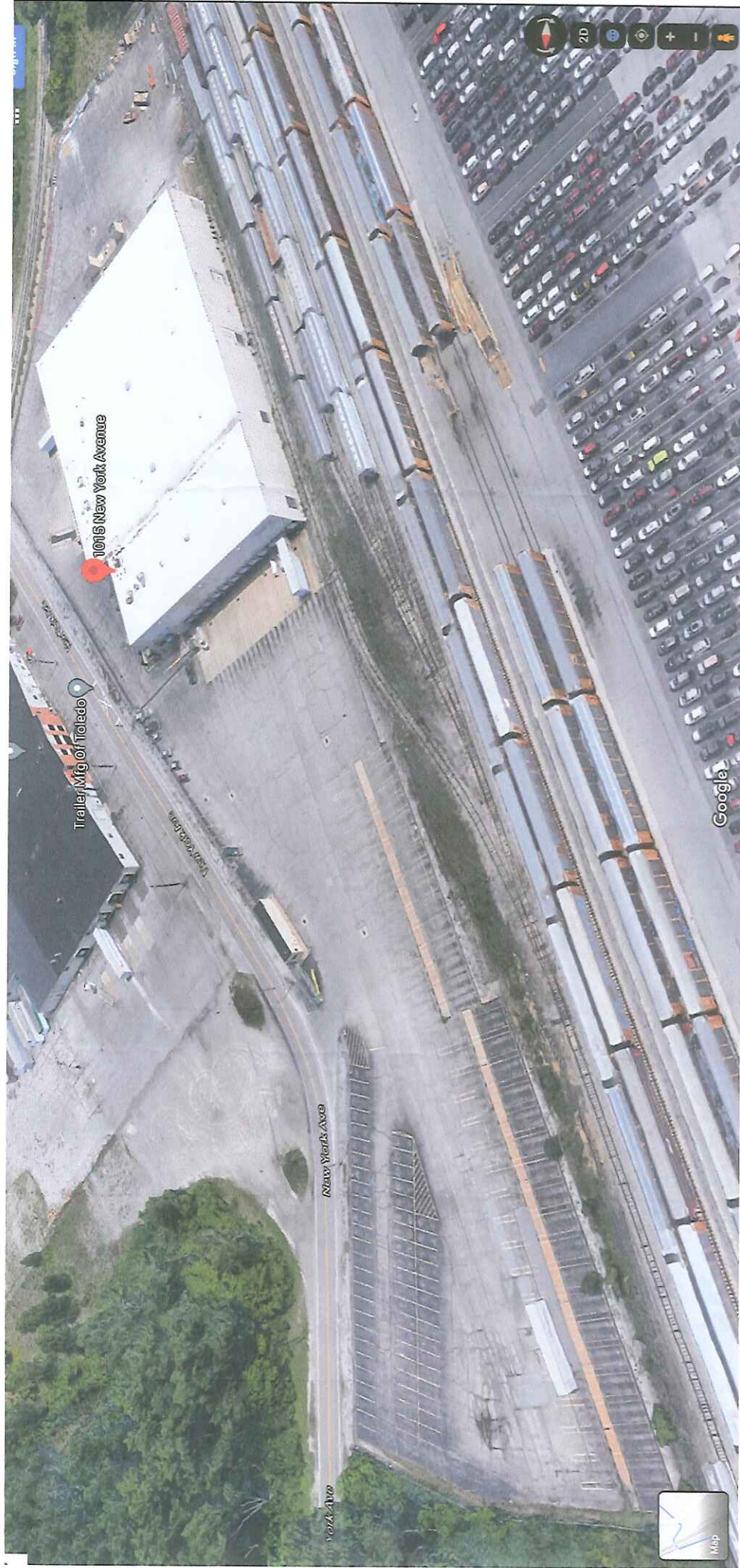
NEW HORIZONS BAKING CO  
101510 NEW YORK AVE  
TOLEDO OH 43611

CHRISTOPHER J. YARD  
COURTESY ST OH 43608  
TOLEDO OH 43611



Compliance Mgr  
Billy Delaney  
Call: (330) 683-8478  
email: billy.delaney@nhbco.com

psl. New Horizons Baking Company  
1015 New York Ave  
Toledo  
Ohio  
43601



Compliance Manager  
Billy Delaney  
Cell: (330) 603 8478  
email: Billy.Delaney@nhbco.com



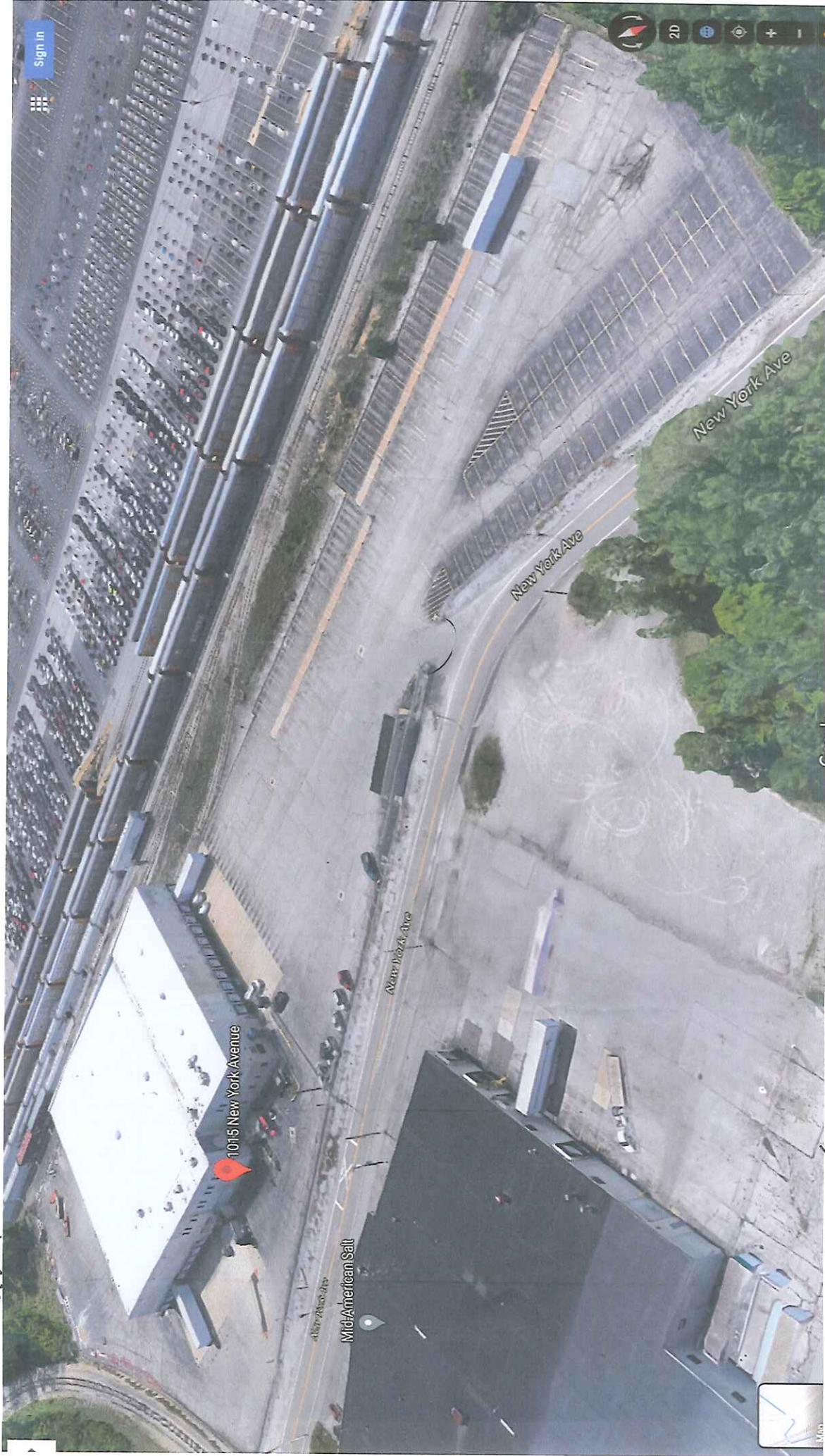
P2. NEW HORIZONS BAKING COMPANY  
1015/20 NEW YORK AVE  
Toledo  
OHIO  
43661



Compliance Manager  
Billy Delaney  
Cell: (330) 603-8978  
email: Billy.Delaney@nhbco.com



P3. New Horizons Baking Company  
1015/20 New York Ave  
Toledo  
OHIO 43661



Compliance Manager  
Billy Delaney  
2-7  
Cell: (330) 603-8478  
email: Billy.Delaney@nhbco.com



# City of Toledo

Department of Economic and  
Business Development

Matthew A. Sapara  
Director



D. Michael Collins  
Mayor

Division of Building Inspection

Chris J. Zervos  
Commissioner of Building Inspection  
David M. Golis, P.E. Chief Building Official

April 15, 2015

Lorene Girand  
Ulmer & Berne LLP  
1660 West 2<sup>nd</sup> Street, Suite 1100  
Cleveland, Ohio 44113-1448

Re: 1020 New York Ave., Tax Parcel 11-19391; 3063 New York Ave. Tax Parcel 18-77676;  
2826 Champlain St. Tax Parcel 11-19387; 2815 Champlain St. Tax Parcel 11-18571;  
2923 Champlain St. Tax Parcel 11-16431; and Zoning Letter #BCZ15-0112

Ms Girand:

This letter responds to your inquiry on the subject properties. City of Toledo employees, trained to research such information, gathered supporting documents from public records. Any further questions may be directed to Chris J. Zervos, (419-245-1229) Commissioner of the Division of Building Inspection, who drafted this letter.

1. The current zoning is IG General Industrial defined in Toledo Municipal Code (TMC) §1102 Base Zoning Districts, a copy of which is attached as **Exhibit A**. The property's use as a light manufacturing plant and warehouse are permitted uses in the IG zoning district, by right, shown in TMC §1104 Use Regulations, included as **Exhibit B**. The properties are considered to be legal and conforming to their underlying zoning and use.
2. As such, if a catastrophic casualty destroyed the property in any percentage, in whole or in part, the structures may be rebuilt in their original footprint, size and configuration and their use returned.
3. The abutting properties on the north, south, east and west are all IG General Industrial.
4. The subject property is not part of a planned development or a community unit plan.
5. The property is not in a special use, restrictive, or overlay district.
6. The property was developed without a formal site plan approval as its construction preceded such requirement.
7. Our records show no unresolved and/or active building code violations attached to this property.
8. Our records show that permits were issued, final inspections made and a Certificate of Occupancy issue to the property. No copy of the original Certificate of Occupancy could be located, not uncommon for properties of this vintage. For certificates of occupancy not found, the absence of

a certificate of occupancy for the specific project will give rise to no current enforcement actions affecting the entire property.

Certificates of Occupancy are issued to a building at a specific address, not to an owner. A new purchaser of a property is not required to obtain either a new certificate of occupancy or an amendment to an existing certificate of occupancy in order to own, use, and occupy the structure in the same manner in which it is presently being used by the current owner(s) and their tenants.

A Certificate of Occupancy is issued to:

- the building upon its exterior and interior completion, in a single-tenant building;
- both the shell of a multiple-tenant commercial building and the interior space improvements which establish the use of that space;
- the individual building(s) defined by their separate street addresses in an apartment complex;
- each building with a separate street address in a shopping center.

The circumstances which necessitate issuing a new Certificate of Occupancy are:

- A change of use in the building or the property;
  - Tenant improvements to the building, such as interior build-outs; and
  - Remodeling the building(s) requiring building permits and inspections.
9. The City of Toledo Division of Building Inspection has maintained hard copy (paper) "street files" of every property in the City of Toledo since the early 1920's. It has maintained electronic files of construction activities since 1996 with data entered from the mid-1980's. Construction drawings were maintained by microfilm between 1978 and 1993.
  10. The City of Toledo Division of Building Inspection does not make annual inspections; however Toledo Fire Protection Services makes annual inspections of commercial buildings, including multi-family buildings with occupancies greater than three-families.
  11. There are no planned, threatened or possible public improvement projects, condemnation actions, or zoning changes that would adversely affect the subject property.

If you have any questions, please feel free to direct them to me personally.

Sincerely,



Chris J. Zervos  
Commissioner of Building Inspection  
Division of Building Inspection  
Department of Economic & Business Development  
One Government Center, Suite 1600  
Toledo, Ohio 43604  
(419) 245-1229 Office  
(419) 245-1329 Fax  
[chris.zervos@toledo.oh.gov](mailto:chris.zervos@toledo.oh.gov)

[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.)

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[Print](#)

## Toledo Municipal Code

**1105.0303 Barbed Wire Prohibited.**

The use of barbed wire, razor wire, concertina wire or the like shall not be permitted in any zoning district except the Industrial Districts and then only in the side and rear yards when not within 50 feet of a Residential District, not in the front yard setback and not anywhere along a street right-of-way.

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

2-11

**PARCEL ID: 1119391**MARKET AREA: 2001C  
NEW HORIZONS BAKING COMPANY  
TAX YEAR: 2020**ASSESSOR#: 09910030**ROLL: RP\_OH  
1020 NEW YORK AVE  
STATUS: Active**Summary - General**

Tax District	TOLEDO CITY - TOLEDO CSD
Class	COMMERCIAL
Land Use	480 : C - COMMERCIAL WAREHOUSES
Market Area	2001C - <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	RESIDENTIAL SIDE STREET
Street Type	CONCRETE OR BLACKTOP
Owner	NEW HORIZONS BAKING COMPANY
Property Address	1020 NEW YORK AVE TOLEDO OH 43611
Mailing Address	211 WOODLAWN AVE NORWALK OH 44857 0348
Legal Desc.	NORTH TOLEDO 183 & 184 & 197 & 209...TH T PT NELY OF A LINE 67 FT E OF CEN MAIN TRACK ANN A RBOR RR & WLY OF NLY EXTN MAIN TRACK ALSO THT PT VAC
Certified Delinquent Year	
Census Tract	12.02

**Summary - Most Recent Sale**

Prior Owner	TBRJ HOLDINGS LLC AN OHIO LLC
Sale Amount	\$0
Deed	19202936
Sales Date	07-MAY-19

**Summary - Values**

	35% Values	100% Values	35% Roll	100% Roll
Land	26,460	75,600	0	0
Building	338,420	966,900	0	0
Total	364,880	1,042,500	0	0

**Tax Credits**

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

Printed on Monday, October 05, 2020, at 9:23:44 AM EST

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[illegible]

**CITY COUNCIL CHAMBERS**  
**1st Floor**  
**GOVERNMENT CENTER**

## City of Toledo - Administrative Board of Zoning Appeals

[illegible]