



RECEIVED

MAY 13 2021

BY: Bin

CITY OF TOLEDO

Division of Building Inspection

BZA21-0014

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.govSite Location 3608 Shamrock Dr. Zoning District ?RS1? Date 5-10-21Legal Description Talmadge Gardens 1st 121Applicant's Name (print) Barbara MioduszevskiAppeal. (Dept. of Inspection ruling – Title Nine Sign Code) _____ Hardship Variance ☒

Exception _____ Appeal decision _____ ADA Accommodation _____

TMC § 1105.0301(A) SEEKS VARIANCE FOR FRONT YARD FENCE
to be 30" OVER the max. 42" FRONT YARD FENCE heightApplicant Signature Barbara Mioduszevski Phone 561-311-3082Applicant's Street Address 3608 Shamrock Dr. Fax _____Applicant's City, State, Zip Toledo, OH 43615 E-Mail miodb@aol.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.

PAID
5/14/21

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 N/ACopy Zoning Map ☒ <http://local.live.com/> Transportation notified to check site distance hazard _____Code Enforcement notified if orders are being appealed. N/A Permit Tech's Initials JS Date 5-14-21

Reviewed by _____ Date _____ Staff Comments: _____

Board Decision _____ Date _____

3-1

HEARING DATE: **June 21, 2021**
 BZA NO: **BZA21-0014**
 APPLICANT: **Barbara Mioduszewski**
 SITE LOCATION: **3608 Shamrock Dr**
 ZONING DISTRICT: **RS12**
 SWO or NOL Issued: **N/A**
 ANALYSIS: **Applicant requests variance from TMC 1105.0301 (A) to install a 6' high fence within the secondary frontage along Carskaddon Ave.**
 STAFF COMMENTS: **1. Maximum height allowed within any front yard setback is 3.5' (42").**

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

VOTING RESULTS:

APPROVED _____ DISAPPROVED _____ DEFERRED _____ WITHDRAWN _____

CONDITIONS OF APPROVAL:

Barbara Mioduszewski

3608 Shamrock Dr
Toledo, OH 43615
567-377-3092
Miodb@aol.com

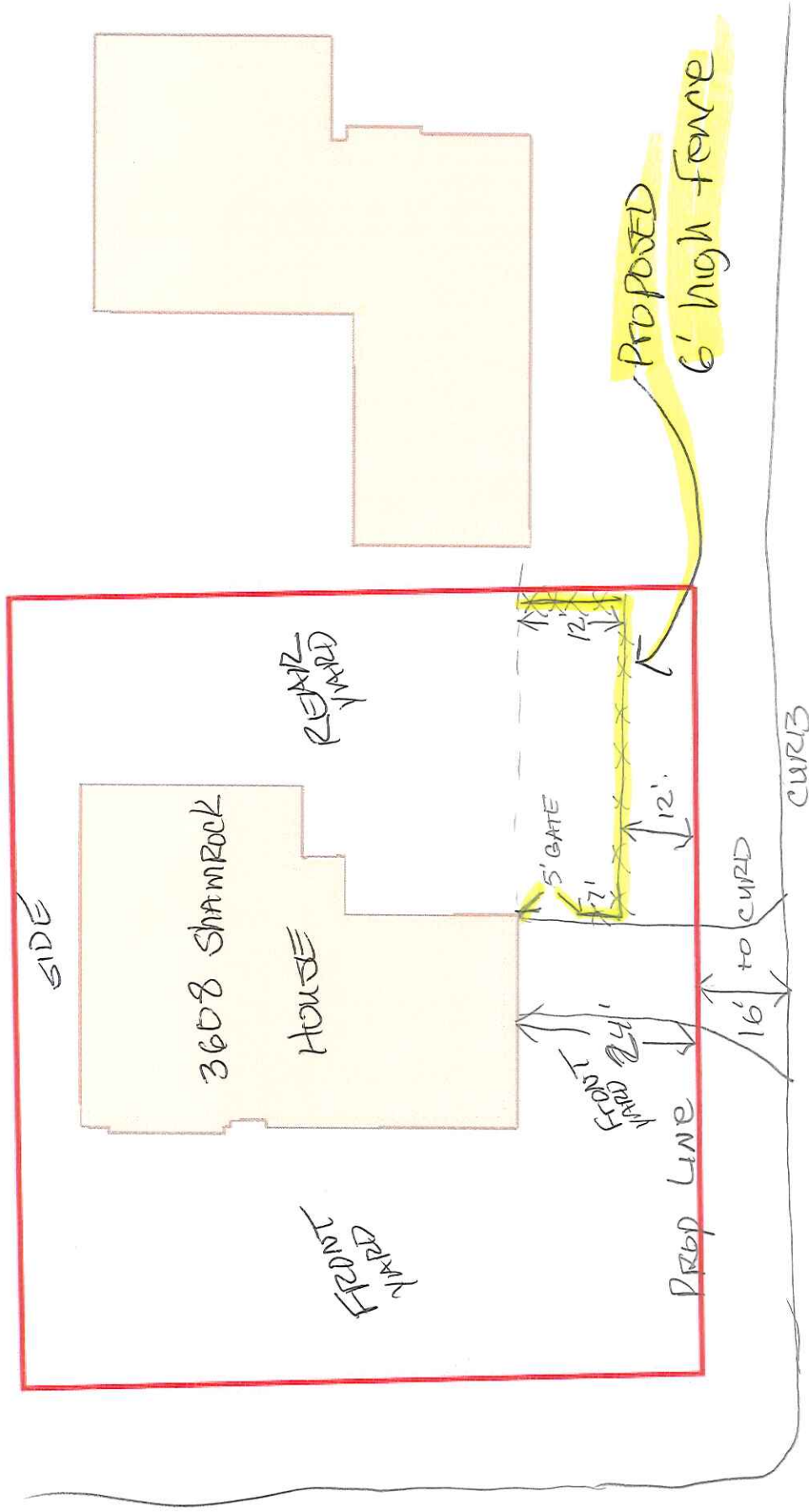
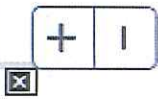
May 10, 2021

To Whom it may concern,

I'm applying for a waiver to TMC 1105.0301, maximum 42 in. front yard fence height. The above property is a corner lot and I would like to replace the existing 4ft fence with a 6ft privacy fence on the Carskaddon street side. The existing fence is due to be replaced. I have 2 dogs and they could jump a 42in fence. I would like to enjoy some privacy while relaxing and or working in my backyard. The current fence position does not interfere with traffic's ability to see clearly from either cross road.

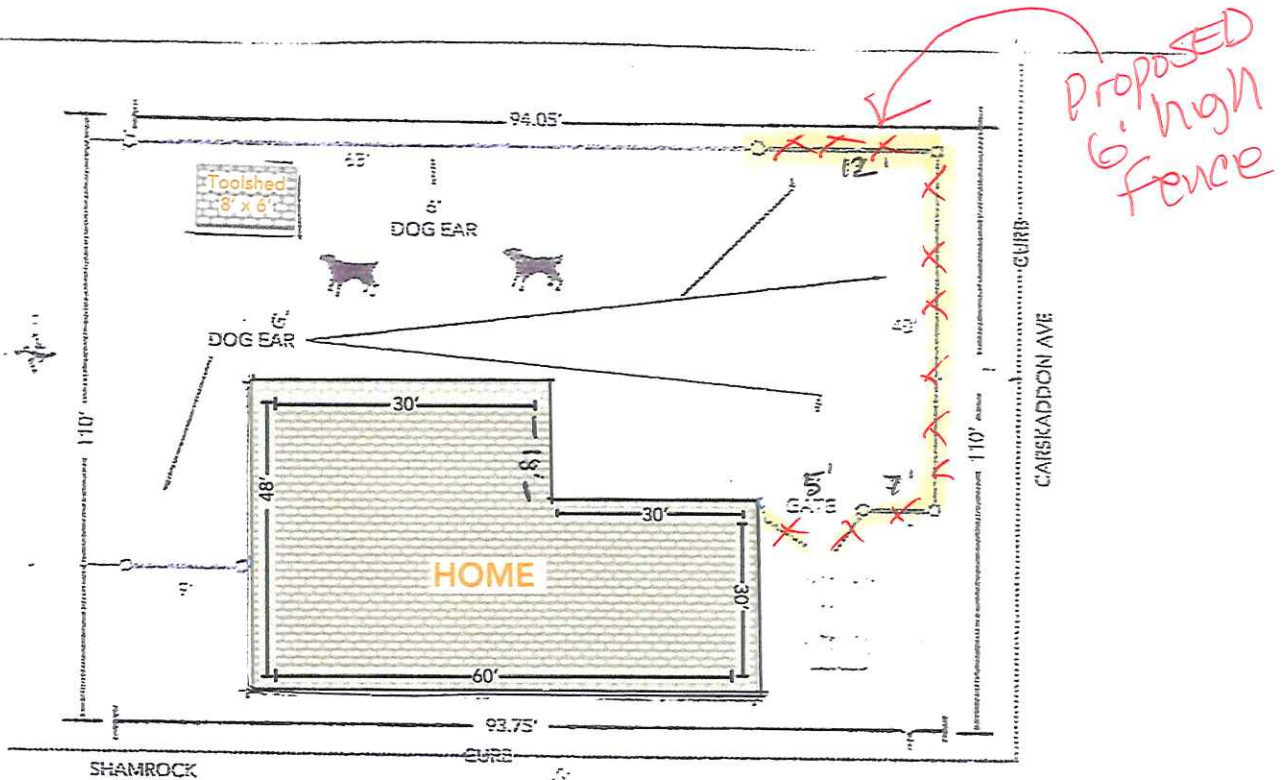
Sincerely Yours,


Barbara Mioduszewski



Barbara Mioduszewski

3608 Shamrock Dr
Toledo, OH 43615
567-377-3092
Miodb@aol.com



x Waiver for highlighted lines.



AREIS Online

Auditor's Real Estate Information System



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

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)

BOR/Appeals

PARCEL ID: 2443401

MARKET AREA: 1110R
MIODUSZEWSKI BARBARA J
TAX YEAR: 2021

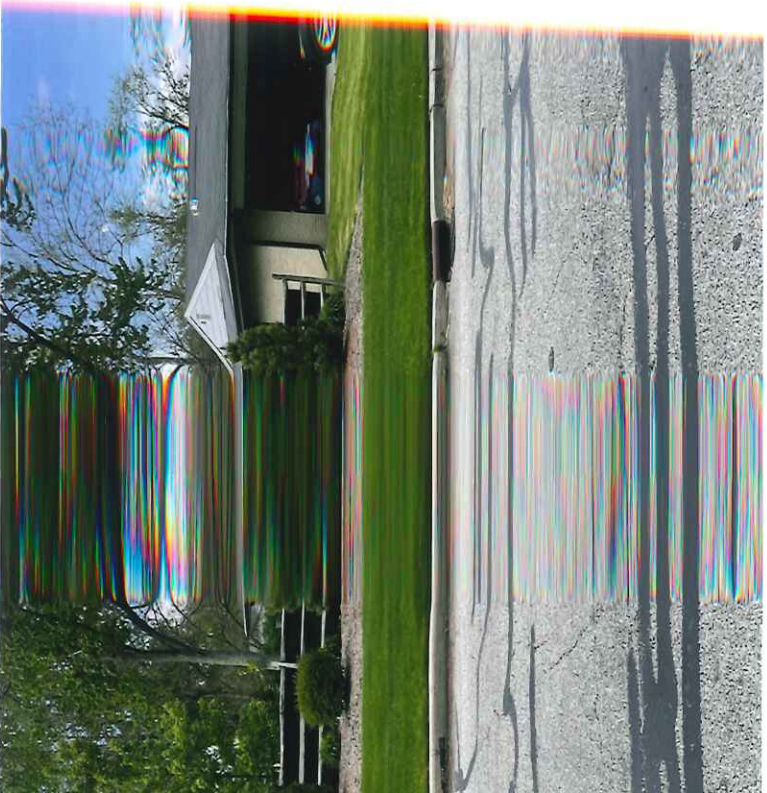
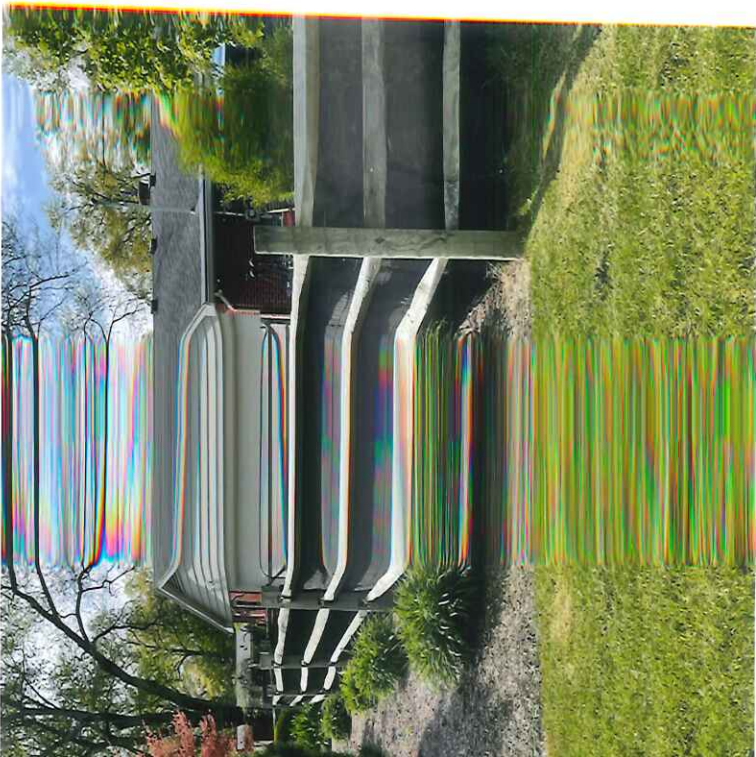
ASSESSOR#: 03722012

ROLL: RP_OH
3608 SHAMROCK DR
STATUS: Active



3608 Shamrock

3-6



3608 SHAMROCK



3-9

3608 Shamrock



Stack

139	200	201	202	203	204	205	206	207	208	209	210	110	120	130	140	150	160	170	180	190	200	210	220	230	240	250	260	270	280	290	300	310	320	330	340	350	360	370	380	390	400	410	420	430	440	450	460	470	480	490	500	510	520	530	540	550	560	570	580	590	600	610	620	630	640	650	660	670	680	690	700	710	720	730	740	750	760	770	780	790	800	810	820	830	840	850	860	870	880	890	900	910	920	930	940	950	960	970	980	990	1000
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139	200	201	202	203	204	205	206																																																																																														

[illegible]

3-10

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.)



MAY 14 2021

Bin

CITY OF TOLEDO

Division of Building Inspection

BZA21-0015

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.govSite Location 2101 Dundee St.Zoning District RS-6 Date 5/14/21Legal Description Hietts 3rd sub of lots in Highland Park Lot 65 N 115 FTApplicant's Name (print) Richard Osborn

Appeal. (Dept. of Inspection ruling – Title Nine Sign Code) _____

Hardship Variance _____

Exception _____

Appeal decision _____

ADA Accommodation _____

TMC § 1105.0301(A) To allow 2' over the allowed 4' max height in the side setback.Applicant Signature Richard OsbornPhone (419) 469-0581Applicant's Street Address 2101 Dundee St

Fax _____

Applicant's City, State, Zip Toledo, OH. 43609E-Mail Osborn825@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 X Photos X Letter X Proper Site Plan X SWO _____Copy Zoning Map 33 <http://local.live.com/> Transportation notified to check site distance hazard _____Code Enforcement notified if orders are being appealed. _____ Permit Tech's Initials STB Date 5/18/21

Reviewed by _____ Date _____ Staff Comments: _____

Board Decision _____

Date _____

4-1

HEARING DATE: **June 21, 2021**
 BZA NO: **BZA21-0015**
 APPLICANT: **Richard Osborn**
 SITE LOCATION: **2101 Dundee St**
 ZONING DISTRICT: **RS6**
 SWO or NOL Issued: **N/A**
 ANALYSIS: **Applicant requests variance from TMC 1105.0301 (A) to replace a 6' high fence within secondary frontage along Myers St.**
 STAFF COMMENTS: **1. Maximum height allowed within any front yard setback is 3.5' (42"). 2. Owner is replacing existing fence with same height and location.**

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

VOTING RESULTS:

APPROVED _____ DISAPPROVED _____ DEFERRED _____ WITHDRAWN _____

CONDITIONS OF APPROVAL:



Date: May 12, 2021

Attn: Board of Zoning Appeals,

In September of 2009 I decided to purchase my home due to the fact that the neighborhood was well kept, and the neighbors seemed to be responsible. That has not changed.

I had every intention of improving on my purchase, to enhance the look, and value of the neighborhood. My house, being at the top of a hill, and with a corner lot, I feel is the cornerstone of what has been a wonderful neighborhood.

I have, since purchase, made several interior improvements, and recently updated the exterior of the property. To include a new roof in 2017, and new siding, porch, and gutters in the fall of 2020.

I strive to continue these improvements with replacing a dilapidated 6 ft. privacy fence bordering the backyard. This fence is in desperate need of replacement, and is needed to keep my dog in the yard, and to keep the neighborhood high school kids out of the yard.

I feel that this fence replacement would almost complete my desire to improve the look, purpose, and value of not only my property, but of the neighborhood.

I appreciate your consideration of my proposal for zoning appeal. I am confident that I am doing this for all the right reasons.

Thank you,

Richard Osborn
2101 Dundee St.
Toledo, OH 43609
osborn825@gmail.com
(419) 469-0581

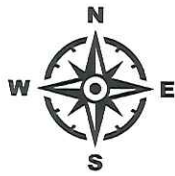
Richard Osborn
2101 Dundee





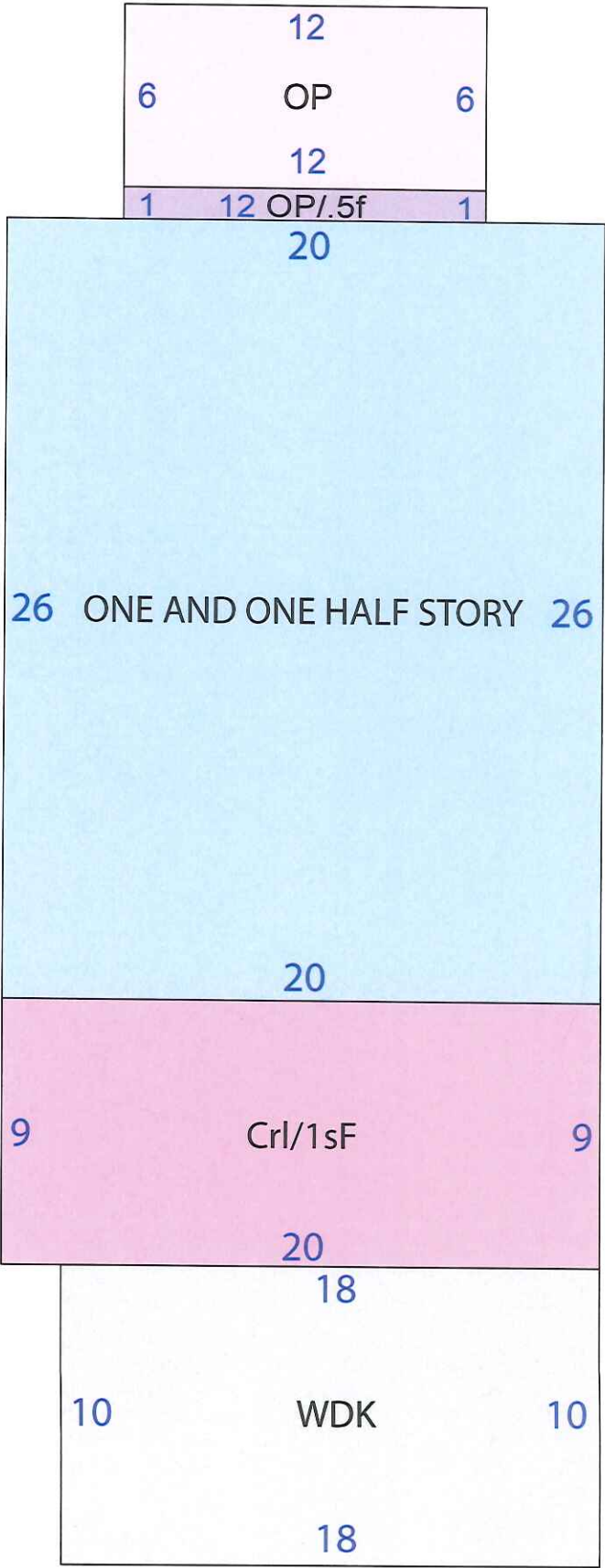
Richard Osborn
2101 Dundee





- Fence
- Adjacent Properties





Richard Osborn
2101 Dundee

- Blue line indicates fence
- Green line indicates fence dimensions
- Yellow line indicates distance from sidewalk
- Purple indicates distance from street curb



A-9



BEFORE
(2009)

&



AFTER
(2020)



2101 DUNDEE AVE





MAP # 33

A-12

1105.0301 Residential Districts.

The following standards apply in all Residential Districts:

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

4-13

PARCEL ID: 0721381
 MARKET AREA: 1313R
 OSBORN RICHARD A
 TAX YEAR: 2021

ASSESSOR#: 05355001
 ROLL: RP_OH
 2101 DUNDEE AVE
 STATUS: Active

Summary - General

Tax District	TOLEDO CITY - TOLEDO CSD
Class	RESIDENTIAL
Land Use	510 : R - SINGLE FAMILY DWELLING, PLATTED LOT
Market Area	1313R - 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	OSBORN RICHARD A
Property Address	2101 DUNDEE AVE TOLEDO OH 43609
Mailing Address	2101 DUNDEE AVE TOLEDO OH 43609
Legal Desc.	HIIETTS 3RD SUB OF LOTS IN HIGHLAND PARK LOT 65 N 115 FT
Certified Delinquent Year	
Census Tract	39

Summary - Most Recent Sale

Prior Owner	BELCH AMANDA J
Sale Amount	\$45,900
Deed	09106184
Sales Date	29-SEP-09

Summary - Values

	35% Values	100% Values	35% Roll	100% Roll
Land	3,640	10,400	3,640	10,400
Building	10,470	29,900	10,470	29,900
Total	14,110	40,300	14,110	40,300

Tax Credits

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

Printed on Tuesday, May 18, 2021, at 9:44:47 AM EST

A-19



CITY OF TOLEDO

Division of Building Inspection

BZA21-0016

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 2868 107th St. Toledo OH Zoning District R56 Date April 30, 2021

Legal Description Funks Point Place Addition Lot 11

Applicant's Name (print) Arnold J and Carol K Discher

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

Exception _____ Appeal decision _____ ADA Accommodation _____

TMC § 1106.0101, To allow 9'-8" Extension into the required 25' min. Front Setback.

Applicant Signature _____ Phone 419-386-1481

Applicant's Street Address 2868 107th St.

Fax _____

Applicant's City, State, Zip Toledo, OH 43611

E-Mail cadischer@aol.com

Applications must be accompanied with:

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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 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 X Photos X Letter X Proper Site Plan X SWO _____

Copy Zoning Map 63 <http://local.live.com/> Transportation notified to check site distance hazard _____

Code Enforcement notified if orders are being appealed. _____ Permit Tech's Initials STB Date 5/18/21

Reviewed by _____ Date _____ Staff Comments: _____

Board Decision _____ Date _____

HEARING DATE: **June 21, 2021**

BZA NO: **BZA21-0016**

APPLICANT: **Arnold J and Carol K Discher**

SITE LOCATION: **2868 107th St**

ZONING DISTRICT: **RS6**

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

ANALYSIS: **Applicant requests variance from TMC 1106.0101 to construct a 9'-8" addition within the front yard setback.**

STAFF COMMENTS: **1. Minimum required front setback is 25'. 2. Applicant's property has an irregular shaped property line due to radius of cul de sac.**

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

VOTING RESULTS:

APPROVED _____ DISAPPROVED _____ DEFERRED _____ WITHDRAWN _____

CONDITIONS OF APPROVAL:

Arnold J and Carol K Discher
2868 107th Street/Toledo OH 43611

Funk's Point Place Addition
Lot 11
City of Toledo, Lucas County, Ohio

O.R. 20120716-003333
PAR: 05-60634

Abutting properties:
South: Sandlin/2858 107th
North: Drozik/2972 107th

Setback/building line measurement from existing structure (moving Left/North to Right/South of owner property): 28' 4"; 31' 4"; 40' 10"

Request: Allow 38 x 22 garage expansion to be square to existing structure.

Enclosures:

- Board of Zoning Appeals Application
- Letter explaining hardship
- Color Photographs
- Site Plans (survey including drawing of garage expansion)
- Payment

2868 107th
Toledo, OH 43611
May 11, 2021

City of Toledo Division of Building Inspection
Board of Zoning Appeals
One Government Center, Ste 1600
Toledo, OH 43604

To Whom it May Concern,

Please accept the enclosed documents as our formal request for a setback/building line waiver. The property (2868 107th Street/Funk's Point Place Addition Lot 11/City of Toledo, Lucas County, Ohio) was surveyed by Lewandowski Engineers in March 2021.

We would like to extend our current garage in hopes of creating a workshop area and room for 2 cars, a tractor, and a golf cart. Our plan is for a 38 x 22 addition.

The setback/building line on said property meanders as it follows the cul-de-sac. The odd shape of the front property line creates a hardship in building an addition that is 'square to the street.' Without the requested variance, the WEST wall of the garage addition would need to be built at an angle (38' on the RIGHT/SOUTH side to 28' 4" on the LEFT/NORTH. This would be both architecturally displeasing to the eye and troublesome for the roof line. It also creates a hard-to-use triangular space within the NORTH/WEST corner of garage.

The variance we are seeking is as follows:

- 9 feet 8 inches additional feet to the setback/building line located in front of the porch and on the North side of the driveway. It currently measures NORTH to SOUTH from 28' 4" (front of the porch) to 31' 4" (at LEFT side of driveway) to 40' 10" (at RIGHT side of driveway).
- an additional 6 ft. 8 inches at the LEFT/NORTH of driveway (31' 4" to 38'); and
- no additional feet at RIGHT/SOUTH side of driveway as the plans fall with the 40' 10" setback/building line.

If the setback/building line variance is awarded, our next step is to submit a building plan and apply for a building permit. Please find the following enclosures as requested: Application, Three Color Photographs, Site Plans (survey, drawing of garage expansion), Payment.

If you need additional information or clarification, please let us know.

Sincerely,



Arnold J and Carol K Discher

SURVEY OF:

FUNK'S POINT PLACE ADDITION

LOT 11
CITY OF TOLEDO, LUCAS COUNTY, OHIO

NAD-83, GEOID G18US
STATE PLANE COORDS.
OHIO N. 3401 GRID
SCALE FACTOR: 1.0000210718
ELLIPSOID: 471.11



GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

CERTIFICATION

WE HEREBY CERTIFY THAT WE HAVE MADE A SURVEY OF THE PREMISES SHOWN HEREON AS RECORDED IN LUCAS COUNTY OFFICIAL RECORD 20120716-0033333 AND THAT THIS DRAWING IS A CORRECT PLOT THEREOF.

ALL 1/2" GALVANIZED STEEL PIPE SET BY
LEWANDOWSKI ENGINEERS ARE CAPPED WITH THE
COMPANY NAME AND P.L.S. No. 7476.

COPY

REGISTERED SURVEYOR STATE OF OHIO 071276



**LEWANDOWSKI
ENGINEERS**

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

SURVEY OF:
FUNK'S POINT PLACE ADD.
LOT 11
CITY OF TOLEDO, LUCAS COUNTY, OHIO

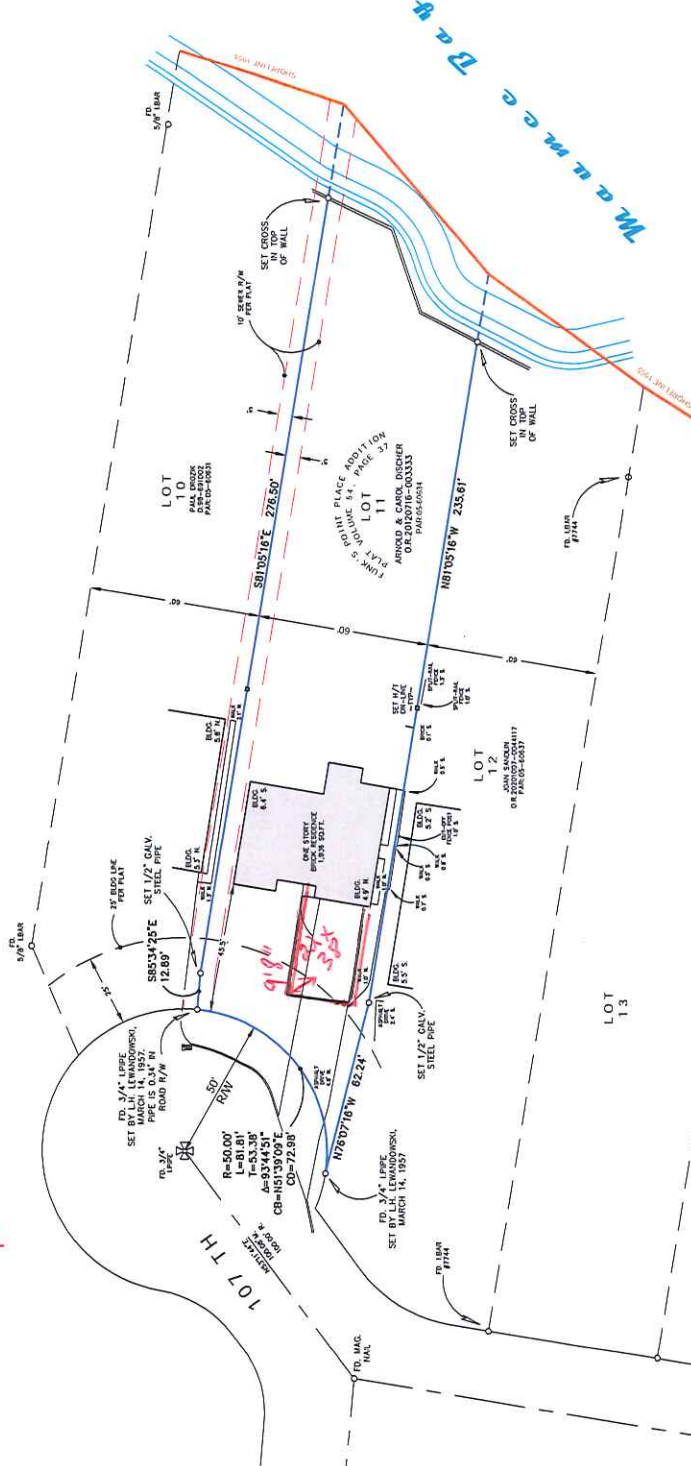
DATE: 03/16/2021
DRAWN: CJB
CHECKED: RPL
BOUNDARY: MDL
TOPO: N/A
UTILITIES: N/A
GPS: NAD 83, CEOD-12A, OHIO N. 3401

SCALE: 1"=20'
DWG #: 51804
DR #: 51804
DATUM: NAD 83
CIVIL 3D 2014
GPS: ARCVIEW 9.2

1/1

LOT 11 IN FUNK'S POINT PLACE ADDITION

REQUEST FOR 9' 8"
VARIANCE OF SET-BACK
PROPOSED - 22 x 38 GARAGE (LEFT DRAWING ON SURVEY)



WAY A PRINTING

WARNING
UNDERGROUND COCAINTS IN AREA;
CONTACT THE CPO UTILITIES
PROTECTION SERVICE (CUPS) TWO
WEEKS BEFORE ANY
EXCAVATION, DEMOLITION OR
CONSTRUCTION. 1-800-312-2766
CONTRACTOR SHALL IDENTIFY AND
CONTACT ANY UTILITY COMPANIES
THAT DO NOT PARTICIPATE IN THE
CUPS SYSTEM.

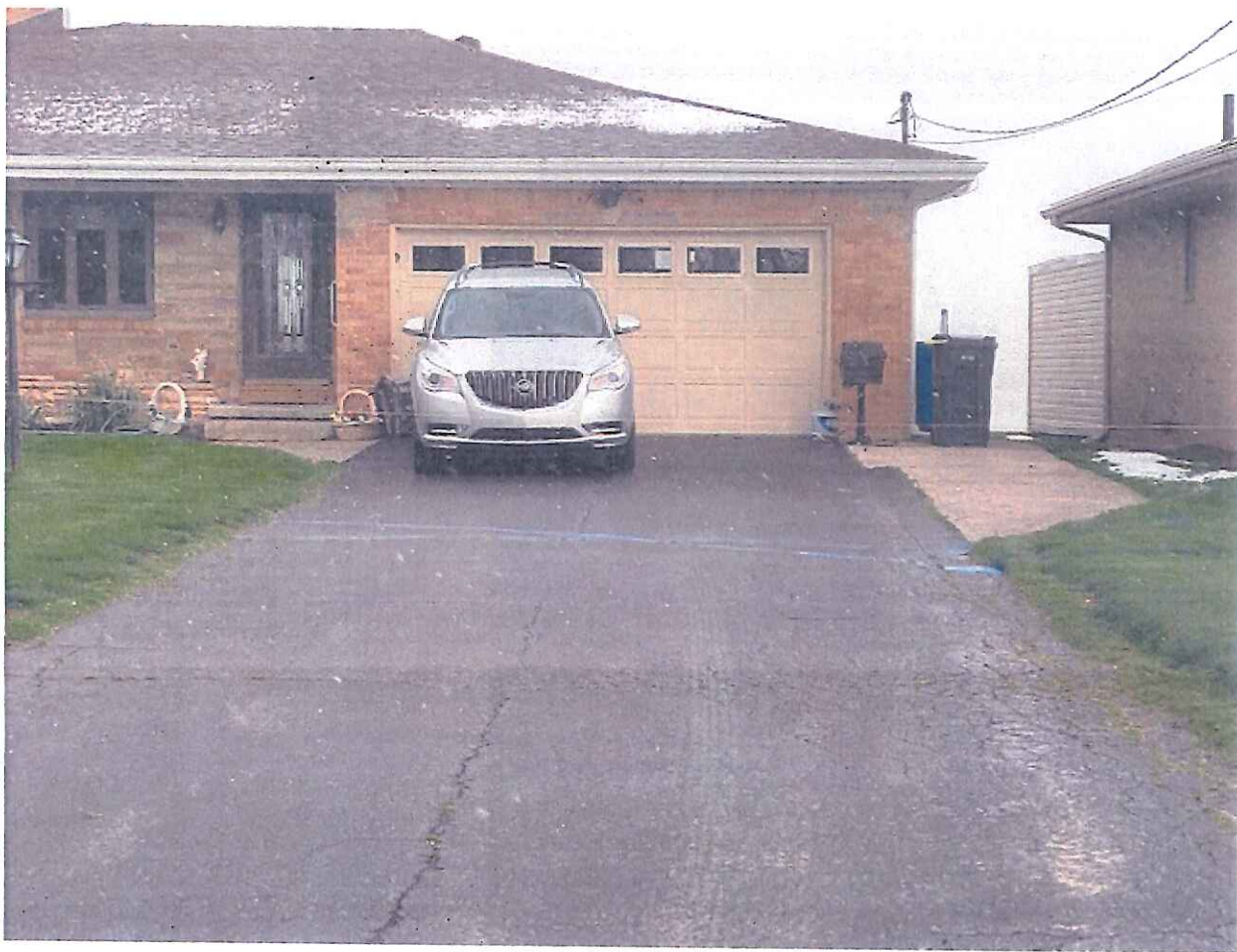


Know what's below.
Call before you dig.



Pink flags (circled in blue) mark the current set back

Picture taken from neighbor's drive to show the set-back line per survey.
From right side of owner's driveway (40 ft 10 inch from current structure to left side of owner's driveway (31 ft. 4 in) to proposed north side of addition 28'4")



Picture from front of property showing set back line LEFT (31' 4") to RIGHT (40' 10")



Picture from neighbor's house showing sight line of the setback (blue painted line)

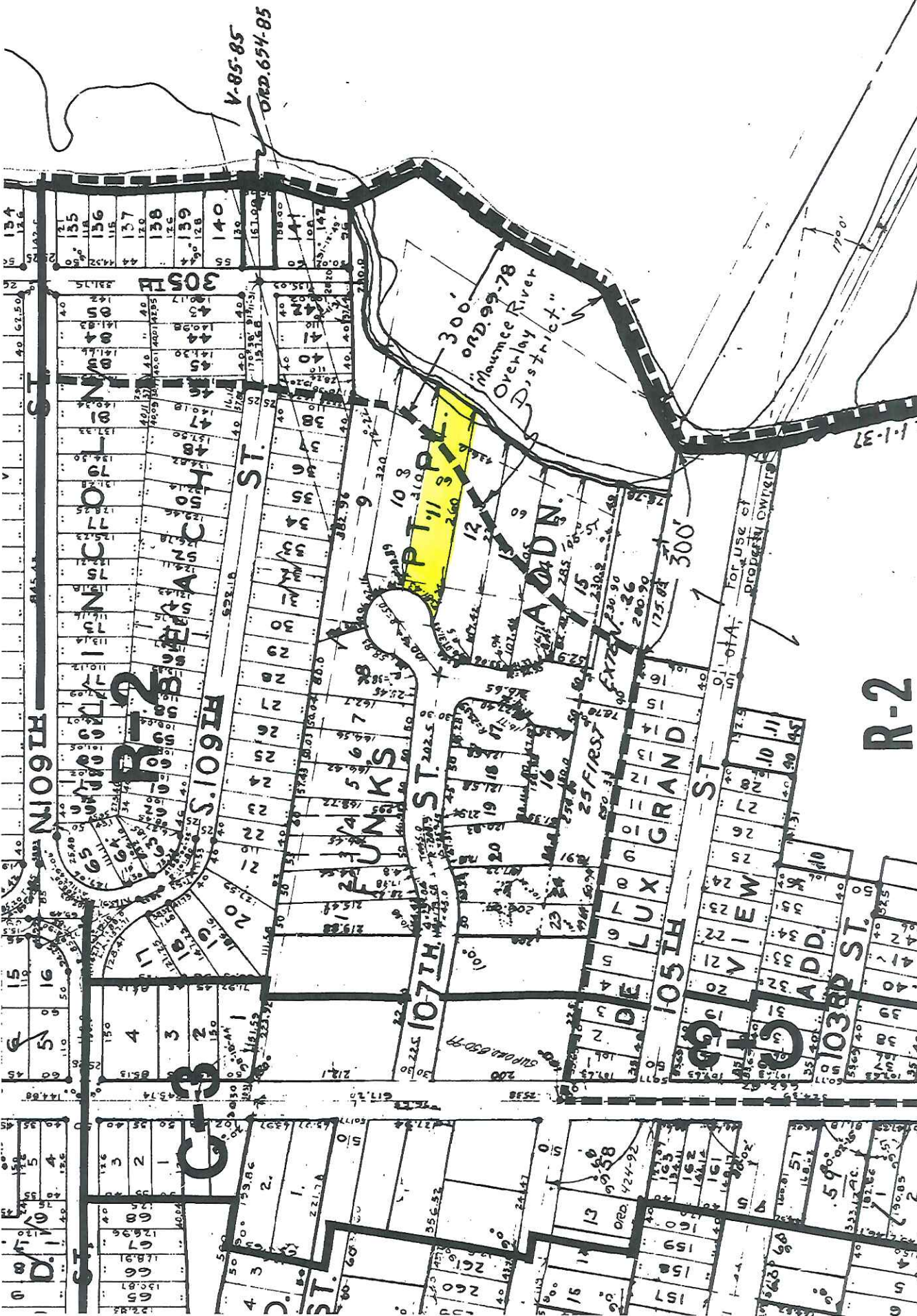


2868 107TH ST



11/09/2020

5-10



MAP #63

1106.0101 Residential Districts.

Unless otherwise expressly stated, all buildings in Residential (R) Districts must comply with the following standards, as well as all other applicable standards of this Zoning Code.

(Ord. 170-04. Passed 3-23-04; Ord. 346-10. Passed 6-22-10; Ord. 229-13. Passed 4-30-13.)

Standard	RS 12	RS 9	RS 6	RD 6	RM 12	RM 24	RM 36	RMH
Minimum Lot Area (sq. ft. per unit)								
Detached House	12,000	9,000	6,000	6,000	6,000	6,000	6,000	NA
Attached House	NA	NA	NA	3,000	3,000	3,000	3,000	NA
Duplex	NA	NA	NA	3,000	3,000	3,000	3,000	NA
Multi-Dwelling [8]	NA	NA	NA	NA	3,600	1,800	1,200	NA
Manufactured Home [1]	NA	NA	NA	NA	NA	NA	NA	3,600
All Other Development	12,000	9,000	6,000	6,000	6,000	6,000	6,000	NA
Maximum Density (dwelling units per acre) [2]	3	4	6	6	10	20	30	10
Minimum Lot Width (feet)	75	60	50	50	50[3]	50[3]	50[3]	40
Minimum Setbacks (feet)								
Front	35	30	25	25	25	25	25	25[4]
Side (one side/combined)	7.5/16	6/14 [5]	5/12 [5]	5/12 [5]	10/20 [5]	5/12 [5][6]	5/12 [5][6]	10/20
Rear	35	30	25	25	25	25	25	12[7]
Maximum Height (feet)	35	35	35	35	35	35	50	20

NA = Not Applicable

Table Notes

[1] The standards apply to manufactured homes in manufactured housing parks.

[2] These density standards apply only to cluster housing, Section 1104.0500, and to Multiple Buildings on Lot, Section 1106.0300, unless otherwise expressly stated.

[3] Minimum lot width for attached house: 25 feet.

[4] Where a lot in a manufactured housing park abuts a dedicated place, the minimum front setback is 7 feet.

- [5] Combined total setbacks for attached houses, detached houses and duplexes may be reduced to 10 feet to accommodate an attached garage or carport.
- [6] Minimum side setback is increased to 10 feet when adjacent to RS or RD District.
- [7] Where a lot in a manufactured housing park abuts the periphery of the development, the minimum rear setback is 25 feet. No structure in a manufactured housing park may be located in the required rear setback.
- [8] These density standards apply to single buildings, For multiple buildings on a lot see Max. Density Row and Table Note [2].

5-13

PARCEL ID: 0560634

MARKET AREA: 1003R

DISCHER ARNOLD J & CAROL K

TAX YEAR: 2021

ASSESSOR#: 10207011

ROLL: RP_OH

2868 107TH ST

STATUS: Active

Summary - General

Tax District	TOLEDO CITY - TOLEDO CSD
Class	RESIDENTIAL
Land Use	510 : R - SINGLE FAMILY DWELLING, PLATTED LOT
Market Area	1003R - 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	NO DIRECT OUTLET
Street Type	CONCRETE OR BLACKTOP
Owner	DISCHER ARNOLD J & CAROL K
Property Address	2868 107TH ST TOLEDO OH 43611
Mailing Address	2868 107TH ST TOLEDO OH 43611 2805
Legal Desc.	FUNKS POINT PL ADDN LOT 11
Certified Delinquent Year	
Census Tract	55.02

Summary - Most Recent Sale

Prior Owner	MESTELLER ROBERT A & DIANE L
Sale Amount	\$170,000
Deed	12104352
Sales Date	16-JUL-12

Summary - Values

	35% Values	100% Values	35% Roll	100% Roll
Land	18,590	53,100	18,590	53,100
Building	29,400	84,000	29,400	84,000
Total	47,990	137,100	47,990	137,100

Tax Credits

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

Printed on Tuesday, May 18, 2021, at 10:24:14 AM EST

MEETING: May 17, 2021
1000 A.M.

CITY COUNCIL CHAMBERS
1st floor

Minutes

BOARD MEMBERS
STEPHEN SERCHUK- CHAIRMAN
FANNY EFFLER
ROBERT PASKER

MARY GLOWACKI
PAUL RASMUSSEN
JAMES MOSSING-VICE CHAIRMAN
DOUG LALONDE - SECRETARY
KEN FISCHER - COMMISSIONER
MATI CHERRY

ATTENDANCE

A

City of Toledo - Administrative Board of Zoning Appeals

Case	BZA #	HEARING DATE	Address	Applicant Name	WAIVER REQUEST	Zoning District	STAFF COMMENTS	BOARD ACTION
1	BZA21-0007	May 17, 2021	5404 Clover Ln Toledo, OH 43623	Sydney Dziczek	Applicant requests variance from TMC 1107.1202 (A1) & 1107.1906 to maintain additional parking spot within the front yard setback with installation of asphalt grindings.	RS6	1. Parking is within front yard and installed with gravel dust material.	Approved
2	BZA21-0009	May 17, 2021	1415 Lincoln Ave Toledo, OH 43607	Jeff Ragland	Applicant requests variance from TMC 1105.0201 [C] to install a garage addition 11" less than the 3' minimum rear setback and 14" less than the 3' minimum side setback.	RD6	1. The applicant will need to install rated protection on the east and south wall.	Approved