

**TOL**  
City of Toledo

## BOARD OF ZONING APPEALS

September 20, 2021

# City of Toledo



## ADMINISTRATIVE BOARD OF ZONING APPEALS (BZA)

MONDAY, SEPTEMBER 20, 2021 - 10:00 A.M.  
CITY COUNCIL CHAMBERS, FIRST FLOOR  
GOVERNMENT CENTER

### BZA BOARD APPROVAL CASE ORDER

DOCKET #	BZA No	ADDRESS
1	BZA21-0024	95 MAIN ST
2	BZA21-0025	1430 W BANCROFT ST
3	BZA21-0026	3053 CYNABARE CT
4	BZA21-0027	1901 DORR ST
5	BZA21-0028	1707 ALBERT ST

MEETING: September 20, 2021  
10:00 A.M.

CITY COUNCIL CHAMBERS  
1st Floor

Agenda

ATTENDANCE

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

## City of Toledo - Administrative Board of Zoning Appeals

Case	BZA #	HEARING DATE	Address	Applicant Name	WAIVER REQUEST	Zoning District	STAFF COMMENTS	BOARD ACTION
1	BZA21-0024	September 20, 2021	95 Main St Toledo, OH 43605	Gus Cook	Applicant requests variance from TMC 1107.2000 of 4.8' to install a low profile tenant panel sign less than the required 23' setback.	CR	1. Sign to be installed 18.2' from curb.	
2	BZA21-0025	September 20, 2021	1430 W Bancroft St Toledo, OH 43606	Bethlehem Baptist Church	Applicant requests variance from TMC1105.0302 (A)1 for a 30" variance to install a fence within the front yard setback along Auburn, Freeman & Bancroft.	MX	1. 6' high fence will enclose 3 frontages & 30" over the max 42" allowed within front setbacks.	
3	BZA21-0026	September 20, 2021	3053 Cynabare Ct Toledo, OH 43611	Lorene Mixon	Applicant requests variance from TMC 1105.0301 (A&B) for a 1.5' variance within the front yard setback and a 1' variance within the side yard setback.	RS6	1. Applicant is requesting a 5' high fence within the front and side yard setbacks.	
4	BZA21-0027	September 20, 2021	1901 Dorr St Toledo, OH 43607	Zaremba Group, LLC	Applicant requests variance from TMC 1106.0102 due to lot size and setbacks of 9' from Montrose and 4' from Dorr St for building setbacks for a new building. Applicant requests variance from TMC 1105.0302 for a 6' high fence within the front setback along Montrose and Upton along the alley.	CN	No staff comments	
5	BZA21-0028	September 20, 2021	1707 Albert St Toledo, OH 43605	Roger Stuart	Applicant requests variance from TMC 1106.0101 for a 12' variance of required 25' minimum for a detached garage within secondary front along Holmes.	RS6	No staff comments	





PAID  
7/21/21

CITY OF TOLEDO  
Division of Building Inspection

BZA21-0024  
(\$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 95 Main Street Zoning District CR Date 7/16/21

Legal Description Lots 7 and 8 in Marina District Deux, in the City of Toledo, Lucas County, Ohio.

Applicant's Name (print) Gus Cook

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

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

TMC § 1107.200 - Sight Distance Setback

Applicant Signature [Signature] Phone (614) 221-1800

Applicant's Street Address 150 East Broad Street, Suite 200 Fax \_\_\_\_\_

Applicant's City, State, Zip Columbus, OH 43215 E-Mail gcook@continental-realestate.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 7/20/21

Reviewed by \_\_\_\_\_ Date \_\_\_\_\_ Staff Comments: TRANSPORTATION DOES NOT HAVE ANY ISSUES. Aaron Halambos 7-28-21

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





**PAID**  
7/21/21

## CITY OF TOLEDO

Division of Building Inspection

BZA21-0024  
(\$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 95 Main Street Zoning District CR Date 7/16/21

Legal Description Lots 7 and 8 in Marina District Deux, in the City of Toledo, Lucas County, Ohio.

Applicant's Name (print) Gus Cook

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

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

TMC § 1107.200 - Sight Distance Setback

Applicant Signature [Signature] Phone (614) 221-1800

Applicant's Street Address 150 East Broad Street, Suite 200 Fax \_\_\_\_\_

Applicant's City, State, Zip Columbus, OH 43215 E-Mail gcook@continental-realestate.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.
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#### Applicant:

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+++++ 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 7/20/21

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

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

3-2

HEARING DATE: September 20, 2021

BZA NO: BZA21-0024

APPLICANT: Gus Cook

SITE LOCATION: 95 Main St

ZONING DISTRICT: CR

SWO or NOL Issued: N/A

ANALYSIS: Applicant requests variance from TMC 1107.2000 of 4.8' to install a low profile tenant panel sign less than the required 23' setback.

STAFF COMMENTS: 1. Sign to be installed 18.2' from curb.

### 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:							
Nathan Knapke	_____	_____	_____	_____	_____	_____	_____
Rob Pasker	_____	_____	_____	_____	_____	_____	_____
Paul Rasmusson	_____	_____	_____	_____	_____	_____	_____
Mary Glowacki	_____	_____	_____	_____	_____	_____	_____
Matt Cherry	_____	_____	_____	_____	_____	_____	_____
Jim Mossing	_____	_____	_____	_____	_____	_____	_____
Steve Serchuk	_____	_____	_____	_____	_____	_____	_____

### VOTING RESULTS:

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

CONDITIONS OF APPROVAL:

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HEARING DATE: August 16, 2021

BZA NO: BZA21-0024

APPLICANT: Gus Cook

SITE LOCATION: 95 Main St

ZONING DISTRICT: CR

SWO or NOL Issued: N/A

ANALYSIS: Applicant requests variance from TMC 1107.200 of 4.8' to install a low profile tenant panel sign less than the required 23' setback.

STAFF COMMENTS: 1. Sign to be installed 18.2' from curb.

### 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	1st	_____	_____	_____	_____	_____	_____
Nathan Knapke	2ND	_____	_____	_____	_____	_____	_____
Jim Mossing	_____	_____	_____	_____	_____	_____	_____
Steve Serchuk	_____	_____	_____	_____	_____	_____	_____

### VOTING RESULTS:

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

CONDITIONS OF APPROVAL:

applicant NO SHOW

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LEWANDOWSKI  
ENGINEERS



Civil Engineers & Surveyors  
234 North Erie Street  
Toledo, OH 43604  
419-255-4111 fax 255-4112

*established 1916*  
Matthew D. Lewandowski P.L.S.  
John R. Lewandowski P.E., P.L.S., 1922-1995  
Louis Lewandowski P.E., P.L.S., 1894-1983

July 16, 2021

City of Toledo  
Division of Building Inspection  
Administrative Board of Zoning Appeal  
One Government Center, Suite 1600  
Toledo, Ohio 43604

Re: Sign Setback Waiver - 95 Main Street

A monument sign is proposed for a commercial development at 95 Main Street in the Marina District Overlay. The proposed sign is 72 inches tall and 18.2 feet from the curb. Per TMC§1107.2000, a sign of this height cannot be maintained within 23 feet of the curb. Lewandowski Engineers, on behalf of Marina Lofts Acquisitions, LLC, requests this requirement be waived for this development as the sign will not have a negative impact on sight distance since the proposed building adjacent to the sign will be closer to the road than the monument sign. The monument sign has received approval from the Marina District Architectural Review Committee and they support this waiver request (see attached).

If you have any questions or need further information please feel free to contact me at 419-255-4111 or e-mail at GLS@LewandowskiEng.com.

Sincerely,

Gregory L. Spiess, P.E.  
Senior Project Engineer  
State of Ohio P.E. #85935

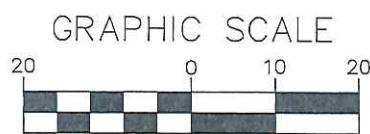
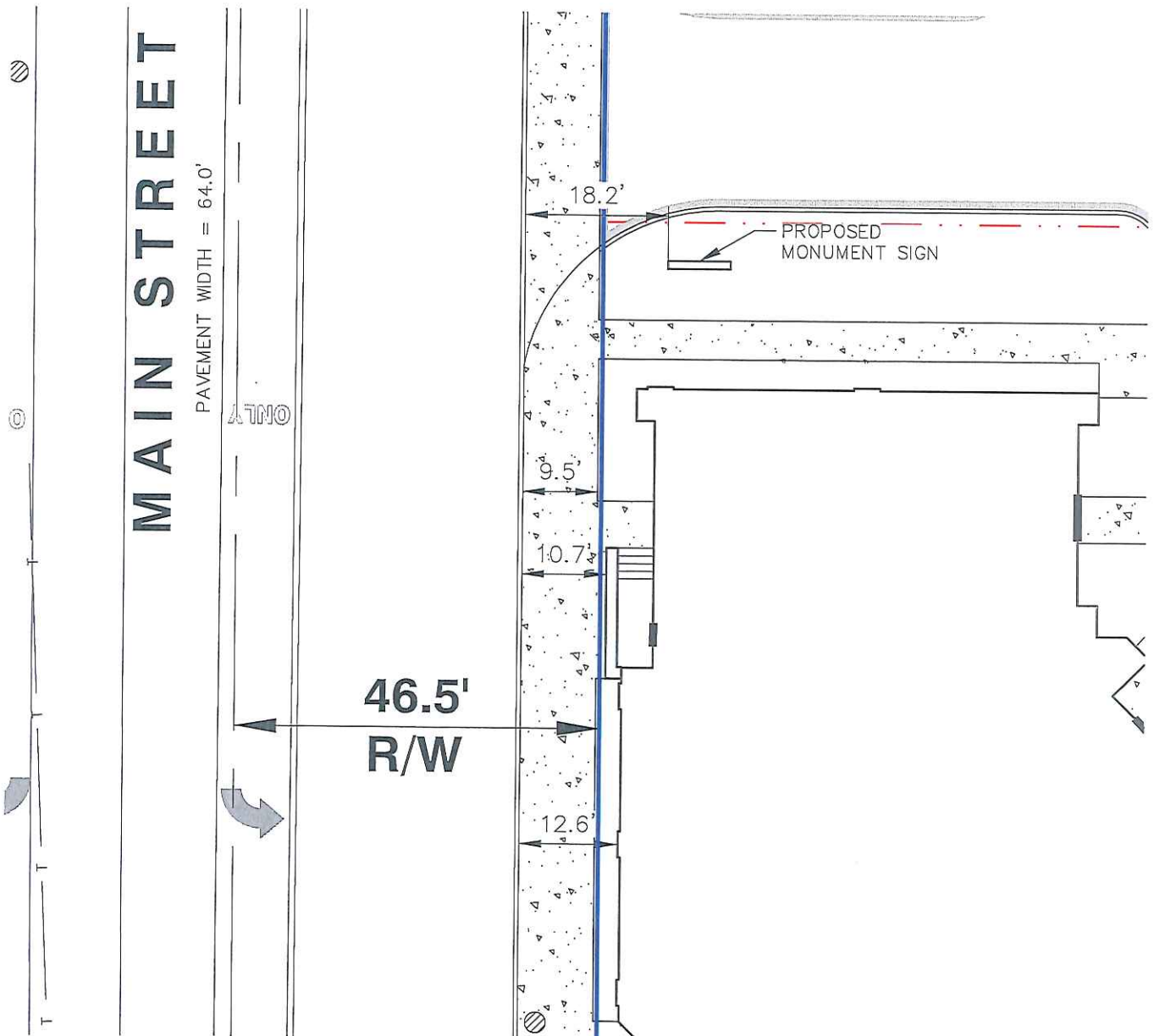
Attachments:

Application to the Administrative Board of Zoning Appeal  
95 Main Street – Sign Exhibit  
Monument Sign Renderings  
Marina District Architectural Review Committee Approval Letter

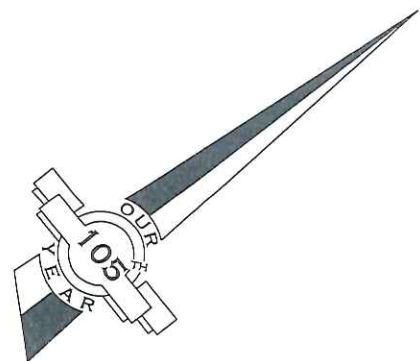
site development  
wetland delineation  
sewage treatment  
storm drainage  
pavements  
geotechnical design  
construction supervision  
surveys

3-A

# MONUMENT SIGN EXHIBIT

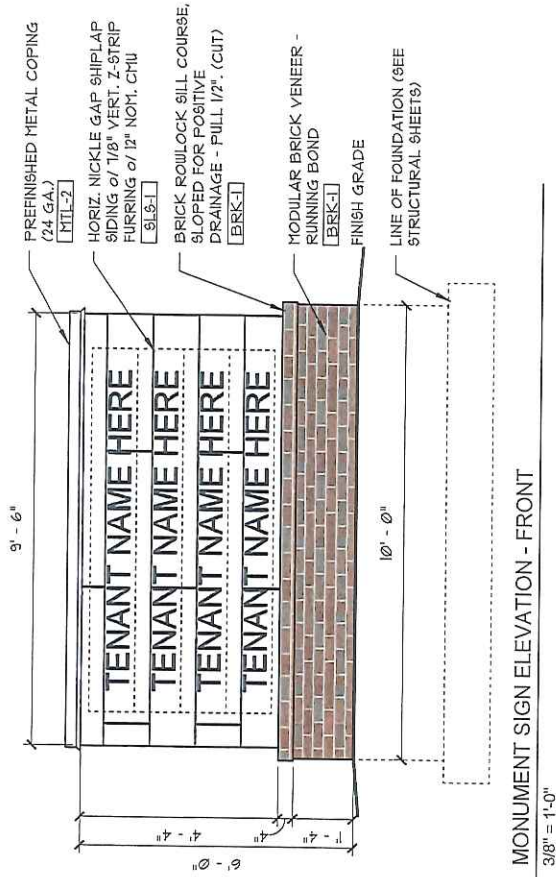


( IN FEET )  
1 inch = 20 ft.

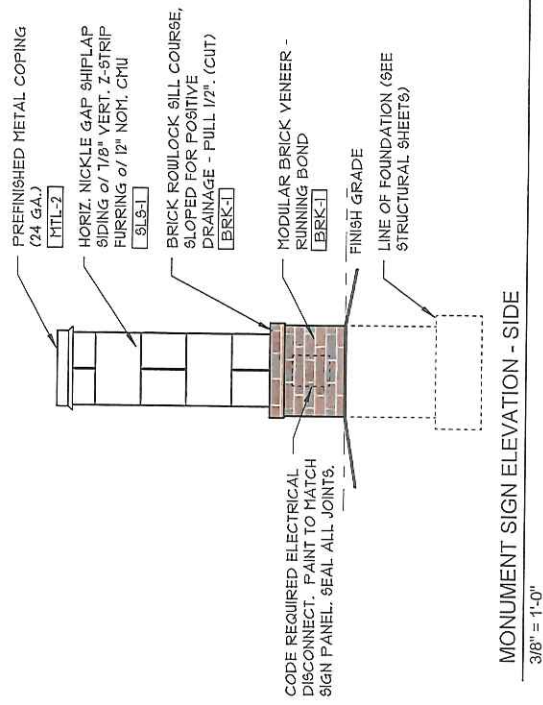




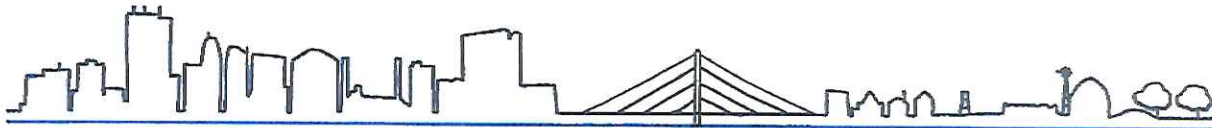
FRONT STREET MONUMENT SIGN



MAIN STREET MONUMENT SIGN







## TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

One Government Center, Suite 1620, Toledo, OH 43604 P: 419 245-1200 F: 419 936-3730

July 14, 2021

Gus Cook  
Marina Lofts Acquisitions LLC  
150 East Broad Street, Suite 200  
Columbus, OH 43215

Greg Spiess  
Lewandowski Engineers  
234 N Erie Street  
Toledo, OH 43604

**RE: Marina District Overlay Review – review of new signs at the NE corner of Front & Main Streets**  
**PC File: MDO-6-21**

Mr. Cook,

The Marina District Architectural Review Committee approved an administrative review of the above referenced request by Plan Commission staff. Signage is permitted as shown on the sign plan dated June 14, 2021 subject to the following **two (2)** conditions:

The conditions of approval are as follows and are listed by agency of origin. Applicants are encouraged to contact each of the agencies to address compliance with their conditions.

### Plan Commission

1. The proposed monument sign fronting on Main Street is proposed to be 18.2' from the street pavement. TMC§1107.2000 states no fence, sign structure or planting which obstructs visibility between 42 inches and 84 inches above grade shall be maintained within 23 feet of the curb or pavement edge of any street. A Board of Zoning Appeals waiver is required to waive the 23-foot sight distance setback requirement. Plan Commission supports the waiver as the building adjacent to the proposed sign is closer than 18.2' from street pavement and the sign will not obstruct views any more than the building does.
2. Permits are required for signage and shall be filed with Building Inspection prior to installation.

TO: Mr. Cook  
July 14, 2021  
Page 2

REF: MDO-6-21

Sincerely,

A handwritten signature in black ink, appearing to read "Thomas C. Gibbons". The signature is fluid and cursive, with the first name "Thomas" being the most prominent.

Thomas C. Gibbons  
Director

Cc: Lisa Cottrell, Administrator  
Dana Reising, Planner  
Stavros Moraitis, Sign Inspector

**1107.2000 Sight distance setback.**

No fence, sign structure or planting which obstructs visibility between 42 inches and 84 inches above grade shall be maintained within 23 feet of the curb or pavement edge of any street.

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

3-9





RECEIVED

JUN 22 2021

B.M.

CITY OF TOLEDO

Division of Building Inspection

BZA21-0025

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 1430 W. BANCROFT ST. Zoning District MX Date 6/21/21

Legal Description AUBURNDALE LOTS 127-135 + LOTS 140-143 + VAC ALLEYS ADJ

Applicant's Name (print) BETHLEHEM BAPTIST CHURCH

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

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

TMC § FOR 6' HIGH FENCING THAT IS 60" OVER THE 42" NEIGHBORLY LOT IN FRONT YARD SETBACK

Applicant Signature [Signature] DEACON/ASSISTANT (OFFICE) 419-241-9360 (MOBILE) 419-460-0337

Applicant's Street Address 1430 W. BANCROFT ST. Fax (419) 242-9965

Applicant's City, State, Zip TOLEDO OHIO 43608 E-Mail BBLTOLEDO.ORG

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.
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Applicant:

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PAID 7/20/21

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+++++ 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, N/A Permit Tech's Initials [Signature] Date 7-26-21

Reviewed by \_\_\_\_\_ Date \_\_\_\_\_ Staff Comments: TRANSPORTATION APPROVES PLACEMENT OFFENCE

WHERE SHOWN. NOTE: WHERE TWO-WAY TRAFFIC IS BEING MAINTAINED, A 25' WIDE GATE OPENING IS REQ'D. PER TMC 1107.1910. ADAR Columbus 7-28-21

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

4-1





RECEIVED

JUN 22 2021

B.i.

## CITY OF TOLEDO

Division of Building Inspection

BZA21-0025

## 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 1430 W. BANCROFT ST. Zoning District MX Date 6/21/21Legal Description AUBURNDALE LOTS 122-135 + LOTS 140-143 + VAC ALLEYS ADJApplicant's Name (print) BETHLEHEM BAPTIST CHURCHAppeal. (Dept. of Inspection ruling - Title Nine Sign Code) \_\_\_\_\_ Hardship Variance ☒Exception \_\_\_\_\_ Appeal decision α ADA Accommodation \_\_\_\_\_TMC § For 6' high Fencing that is 30" over the42" height allowed in front yard setbackApplicant Signature [Signature] DEACON/ASSISTANT TREASURER Phone (OFFICE) 419-241-9360 (MOBILE) 419-466-0337Applicant's Street Address 1430 W. BANCROFT ST. Fax (419) 242-9965Applicant's City, State, Zip TOLEDO OHIO 43608 E-Mail BBCTOLEDO.ORG

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- ✓2. Letter explaining your zoning request with full and accurate information.
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PAID  
7/26/21

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+++++ 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 [Signature] Date 7-26-21

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

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

A-2

HEARING DATE: September 20, 2021

BZA NO: BZA21-0025

APPLICANT: Bethlehem Baptist Church

SITE LOCATION: 1430 W Bancroft St

ZONING DISTRICT: MX

SWO or NOL Issued: N/A

ANALYSIS: Applicant requests variance from TMC1105.0302 (A)1 for a 30" variance to install a fence within the front yard setback along Auburn, Freeman & Bancroft.

STAFF COMMENTS: 1. 6' high fence will enclose 3 frontages & 30" over the max 42" allowed within front setbacks.

### 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:							
Nathan Knapke	_____	_____	_____	_____	_____	_____	_____
Rob Pasker	_____	_____	_____	_____	_____	_____	_____
Paul Rasmusson	_____	_____	_____	_____	_____	_____	_____
Mary Glowacki	_____	_____	_____	_____	_____	_____	_____
Matt Cherry	_____	_____	_____	_____	_____	_____	_____
Jim Mossing	_____	_____	_____	_____	_____	_____	_____
Steve Serchuk	_____	_____	_____	_____	_____	_____	_____

### VOTING RESULTS:

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

CONDITIONS OF APPROVAL:

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HEARING DATE: August 16, 2021

BZA NO: BZA21-0025

APPLICANT: Bethlehem Baptist Church

SITE LOCATION: 1430 W Bancroft St

ZONING DISTRICT: MX

SWO or NOL Issued: N/A

ANALYSIS: Applicant requests variance from TMC1105.0302 (A)1 for a 30" variance to install a fence within the front yard setback along Auburn, Freeman & Bancroft.

STAFF COMMENTS: 1. 6' high fence will enclose 3 frontages & 30" over the max 42" allowed within front setbacks.

### 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	1 <sup>st</sup>	_____	_____	_____	_____	_____	_____
Nathan Knapke	2 <sup>nd</sup>	_____	_____	_____	_____	_____	_____
Jim Mossing	_____	_____	_____	_____	_____	_____	_____
Steve Serchuk	_____	_____	_____	_____	_____	_____	_____

### VOTING RESULTS:

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

CONDITIONS OF APPROVAL:

applicant NO SHOW

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_





# Bethlehem Baptist Church

1430 West Bancroft St. Toledo, Ohio 43606

June 21, 2021

City of Toledo  
Division of Building Inspection  
Board of Zoning Appeal  
One Government Center, Suite 1600  
Toledo Ohio 43604

Re: Bethlehem Baptist Church

To whom it may concern;

Bethlehem Baptist Church located at 1430 W. Bancroft St. is desirous of installing new decorative security fencing around the property of our Sanctuary and New Life Center. We are appealing to the Zoning Board to allow us to place the new security fence in the same location that our existing fence is located and locate new sections of fence at eighteen feet (18') (see attached site plan) from the edge/curb of the street to maintain consistency with the current location of our fence portions. The purpose of the installation of new fencing is three-fold. First, we are attempting to secure the church property from trespassing when church activities are not in progress. Secondly, the new fence will be more appealing and a beautiful accessory to improve the curb appeal and overall visual effect of the neighborhood. Thirdly, to eliminate unauthorized parking of cars (see attached photo) and discarding debris on the church grounds.

We are humbly appealing to this Zoning Board to consider and approve our request to install decorative security fencing at eighteen feet (18') from the edge/curb of the street to eliminate or at least mitigate trespassing, littering on church grounds and unauthorized or potentially illegal parking on our property and beautify the neighborhood.

If you should have any questions and or require additional information, please do not hesitate to contact us.

Respectfully Submitted,  
Bethlehem Baptist Church

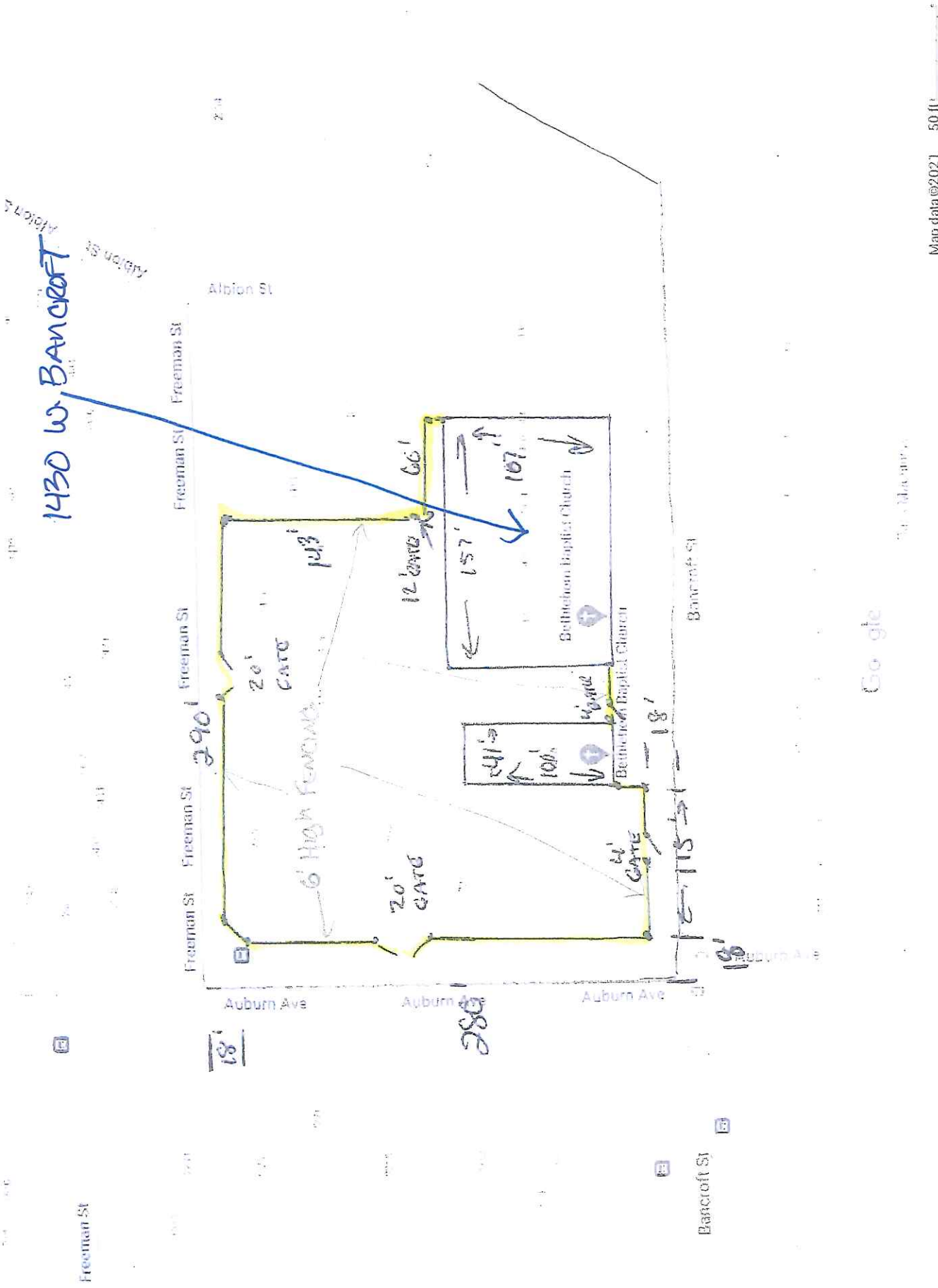
*Erik C. Johnson*

Deacon/Assistant Treasurer  
Bethlehem Baptist Church  
1430 W. Bancroft St.  
Toledo, Ohio 43606  
Office | 419-241-9360  
Mobile | 419-466-0337  
Email | [erik@idallc.net](mailto:erik@idallc.net)

"Go therefore, make disciples of all nations, baptizing them in the name of the Father, Son and Holy Ghost." – Matt. 28:19

Phone: (419) 241-9360 - Fax: (419) 242-9965 - Email: [bbctoledo@buckeye-express.com](mailto:bbctoledo@buckeye-express.com)

A-A







ALBION ST

2221-2223

FREEMAN ST

AUBURN AVE

VAC 11-13-2001

VAC 11-13-2001

+ -

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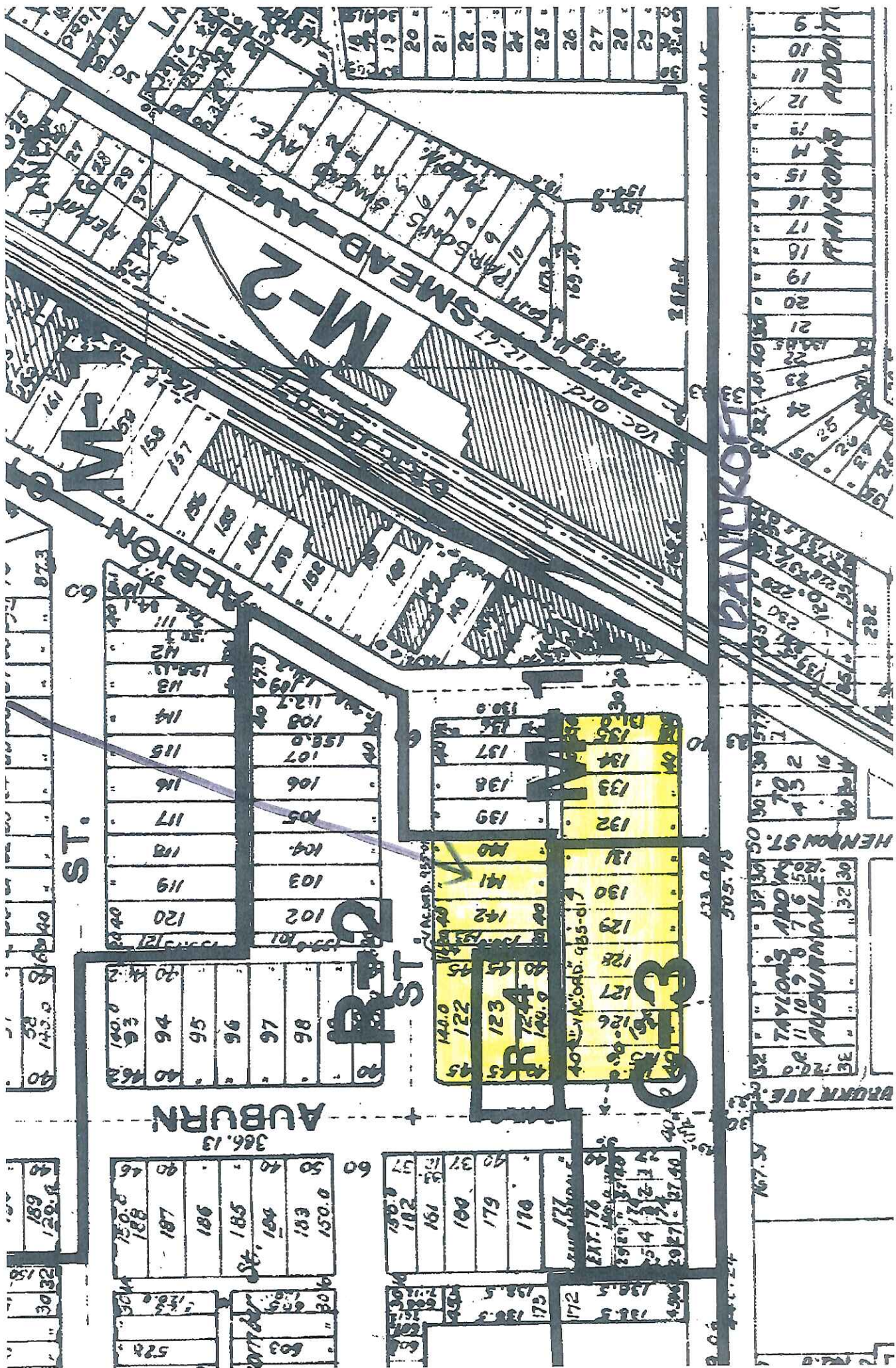
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1430 W. BANCROFT







1430 W - BANCROFT

LAUREN



1430 W BANCROFT

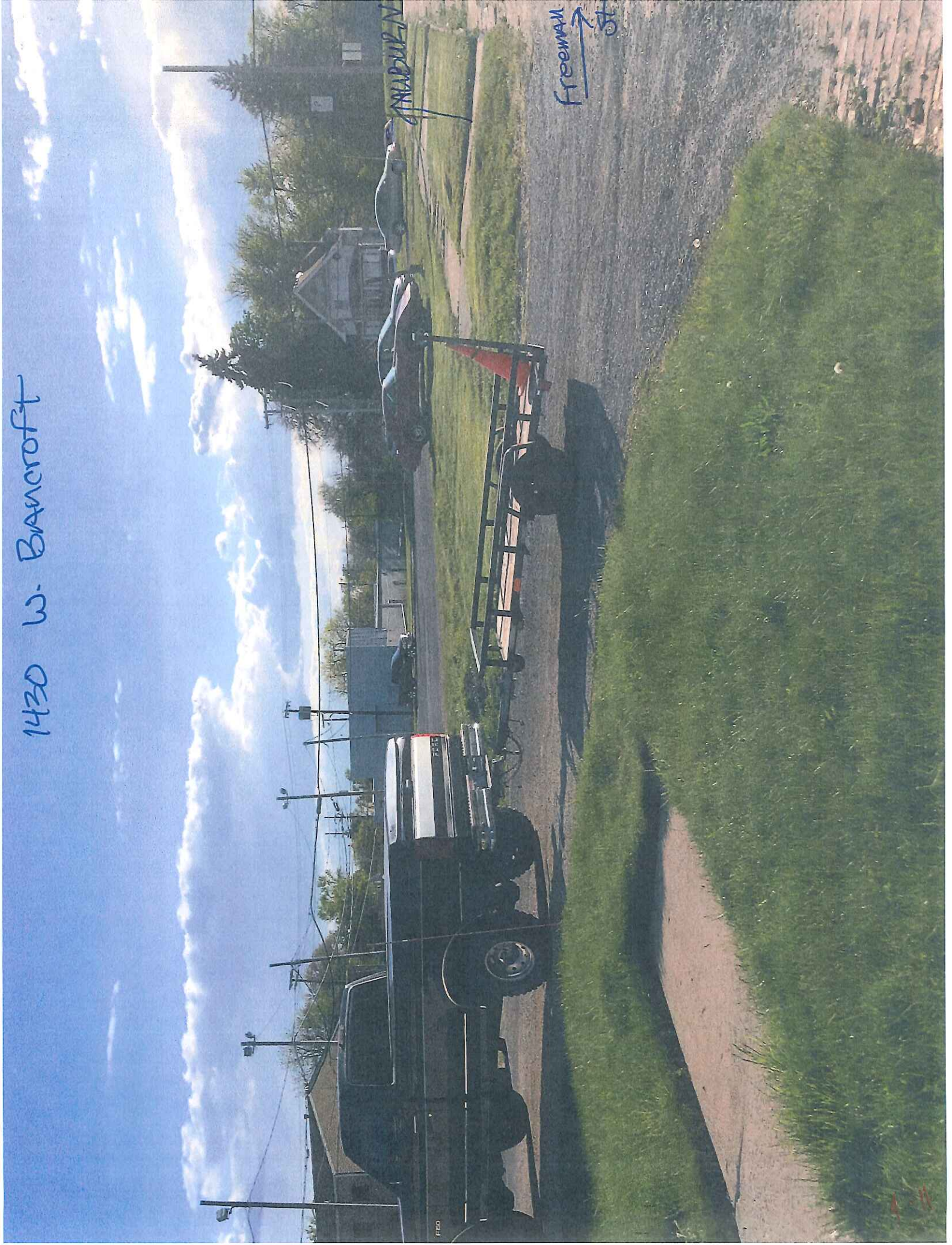


Freeman St

4-10



1430 W. Bancroft



Freemantle

Freemantle

4-11



1430 W BANCROFT



9-12



1430 W-BARNROFT





1430 W Bancroft



4-19





Google



## Eclipse™ Privacy Fencing

Our line of low-maintenance, high-quality ornamental aluminum picket fencing is a great alternative to traditional wrought-iron fence. Ultra Aluminum Fencing offers a complete line of handsome, durable, easy-care styles in Residential, Commercial, Pool Fencing, and Industrial grades, as well as a three different styles of Privacy Fence. Visit [www.ultrafence.com](http://www.ultrafence.com) for the complete story.



**UAF 200 FLAT TOP**  
3-Rail aluminum fence with flat top rail.



**UAF 250 FLAT TOP W/SPEAR**  
3-Rail fence with spear top pickets between mid and top rail.



**UAF 201 FLAT TOP**  
With 1-5/8" Spacing Residential and 1-1/2" Spacing Commercial.



**UAB 200 FLAT TOP FLUSH**  
4\"/>



**UAF 200 FLUSH**  
4\"/>



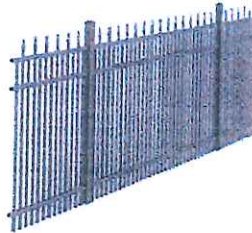
**UAL 100 LOOP TOP**  
5-Rail fence with spear top pickets inside looped pickets.



**UAS 100 SPEAR TOP**  
3-Rail fence with spear top pickets above top rail.



**UAS 150 STAGGERED SPEAR**  
3-Rail fence with staggered-height spear top pickets above top rail.



**UAS 101 SPEAR TOP**  
With 1-5/8" Spacing Residential and 1-1/2" Spacing Commercial.



**UAS 300 CONCAVE SPEAR TOP**  
3-Rail fence with spear top pickets in concave formation above top rail.



**UAS 350 CONVEX SPEAR TOP**  
3-Rail fence with spear top pickets in convex formation above top rail.



**UAD 100 DEFENDER SPEAR TOP**  
Defender security fence with angled spear top pickets.

## Gloss or Textured Finishes

Our advanced Powercoat™ finish allows us to produce a high-quality, long-lasting finish, which is also environmentally friendly. Powercoat is twice the thickness and hardness of a typical baked enamel finish, and meets AAMA 2604 standards for the ultimate in durability and UV Protection.



## Materials

All Ultra Aluminum™ railing components are extruded from Ultrum™ 6005-T5 alloy, with a minimum ultimate strength of 35,000 psi. Ultra Aluminum posts come in a variety of thicknesses, and are also Powercoat™ finished.



## Environmentally Responsible

Ultra Aluminum™ is proud to use recycled aluminum in our products. Aluminum is the most commonly recycled metal in the world.



Our Powercoat coating process is environmentally friendly and virtually pollution-free.

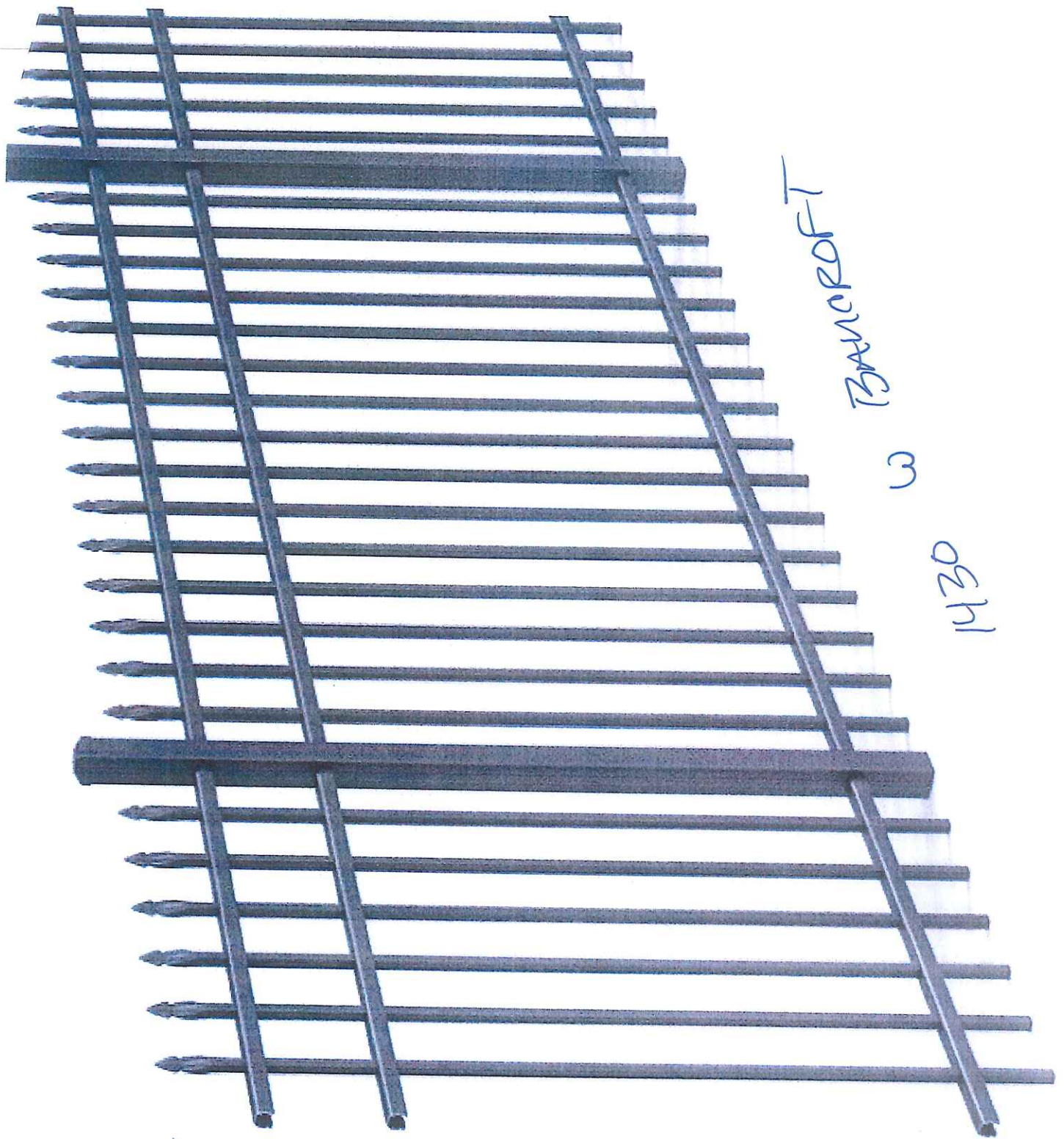
## Ultra Lifetime Warranty

Ultra Aluminum™ railing products are guaranteed for life against defects in workmanship and/or materials. The Powercoat™ finish is guaranteed for life against cracking, peeling or chipping.



1430 W BANCROFT





BRANDT

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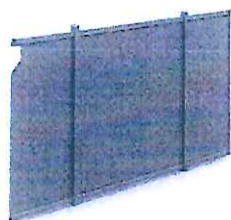


# Ultra Eclipse™ Privacy Fencing Styles

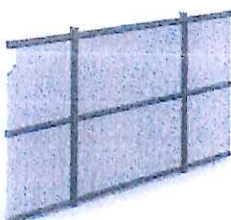
Eclipse™ Privacy Fence is an all-aluminum heavy-duty, low-maintenance privacy and security fence.

Eclipse VP™ combines the strength of extruded aluminum rails and posts engineered to accept tongue and groove vinyl panel inserts. (T&G vinyl inserts are not included.)

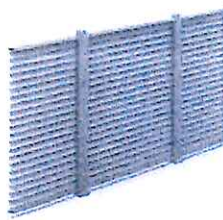
Eclipse Air™ offers privacy with the strength of aluminum posts, rails and welded louvers, along with a nice breeze.



**ULTRA ECLIPSE™**  
**ALL ALUMINUM PRIVACY**  
6' wide x 4', 5' and 6' High Sections



**ULTRA ECLIPSE VP™**  
**PRIVACY ALUMINUM-VINYL**  
Aluminum Frame for Tongue and Groove Vinyl Inserts



**ECLIPSE AIR™**  
**ALUMINUM LOUVERED PRIVACY**  
Aluminum Frame and Louvers

## Ultra Fence™ Designer Accessories



Tri-Finial



Ball Cap



Quad-Finial



Butterflies



Circles



Large Scrolls

Components	Residential Series	Commercial Series	Industrial Series
<b>Pickets</b>	5/8" sq. x .050	3/4" sq. x .055	1" sq. x .062
<b>Light Commercial Picket</b>	1" x 5/8" x .050		
<b>Rails</b> Top Wall	1 1/8" x .062	1 1/4" x .065	1 1/2" x .070
Side Wall	1" x .080	1 1/4" x .088	1 1/2" x .100
<b>Standard Posts</b>	2" sq. x .060	2" sq. x .080	2 1/4" sq. x .100
	2" sq. x .080	2" sq. x .125	3" sq. x .125
	2" sq. x .125	2 1/2" sq. x .100	
	2 1/2" sq. x .100	3" sq. x .125	
<b>Gate Posts</b>	2" sq. x .125	3" sq. x .125	3" sq. x .125
	2 1/2" sq. x .100	4" sq. x .125	4" sq. x .125
<b>Picket Spacing</b>	3 3/4"	3 3/4"	3 3/4"
	1 5/8" optional	1 1/2" optional	1 1/2" optional
<b>Post Spacing</b>	72 1/4" on center	72 1/4" on center	72 1/4" on center
			8' wide optional
<b>Heights Available</b>	36" 42" 48"	36" 42" 48"	36" 48" 60" 72"
	54" 60" 72"	54" 60" 72"	84" 96" 108" 120"

### Colors

Our special Ultra Powercoat™ finish is resistant to harsh weather and heat.

Gloss Black	BL
Textured Black	TB
Gloss Bronze	BR
Textured Bronze	TZ
Gloss Beige	BE
Textured Beige	TK
Gloss White	WH
Textured White	TW
Gloss Green	GR
Textured Green	ST

Colors shown represent an approximate comparison and may vary slightly from actual product color.



UA Fence Specs 3-19

Manufactured by Ultra Aluminum Mfg., Inc.

ULTRAFENCE.COM

800-656-4420



**ULTRA**  
FENCING • RAILING

Ultra and the picket caps logo is a registered trademark of Ultra Aluminum Manufacturing Inc.



**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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