



CITY OF TOLEDO

Division of Building Inspection

BZA21-0028



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 1707 ALBERT Zoning District B56 Date 7-29-21

Legal Description Coates Kellastone HTS Lots 7 & 56 & W 34 FT Lot 57

Applicant's Name (print) JOSHUA SNEYD & ALL PHASE 3006 AND 600

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

TMC § 1106.0101 - To allow 12' Less than the 25' min required for the front setback.

Applicant Signature [Signature] Phone 419-472-5853

Applicant's Street Address 5352 JACKMAN, RD Fax 419-471-1195

Applicant's City, State, Zip TOLEDO, OH, 43613 E-Mail _____

Applications must be accompanied with:

1. 3 photos - showing different views of the site
2. Letter explaining your zoning request with full and accurate information.
3. Complete, clear site plan - recommended scale 1"=20' on 8-1/2" x 11" paper showing dimensions to all lot lines and the size of all structures on the premises.
4. Fee = \$200. Checks may be made payable to "City of Toledo."

Applicant:

You should receive a written notice of the staff recommendation no later than Wednesday preceding the hearing date. Please call (419) 245-1220 if you do not receive this notice.

Return the application documents by mail to: Division of Building Inspection, One Government Center, Suite 1600, Toledo, OH 43604; or in person with the application documents and fee. Applications are due at least 30 days before the Board of Zoning Appeals' meeting to allow proper notification of neighbors. Meetings are typically held the third Monday of every month at 1:30 p.m. in City Council Chambers, One Government Center, Toledo, OH 43604. The applicant or the applicant's representative must be present.

***** OFFICE USE *****

Permit Tech Checklist: Application properly completed ☒ Photos ☒ Letter ☒ Proper Site Plan ☒

Copy Zoning Map 30 <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 8/24/21

Reviewed by _____ Date _____ Staff Recommendation TRANSPORTATION DOES NOT HAVE ANY ISSUES. Aaron Halamboz 8-24-21

Board Decision _____ Date _____



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Reviewed by _____ Date _____ Staff Recommendation _____

Board Decision _____ Date _____

HEARING DATE: September 20, 2021

BZA NO: BZA21-0028

APPLICANT: Roger Stuart

SITE LOCATION: 1707 Albert St

ZONING DISTRICT: RS6

SWO or NOL Issued: N/A

ANALYSIS: Applicant requests variance from TMC 1106.0101 for a 12' variance of required 25' minimum for a detached garage within secondary front along Holmes.

STAFF COMMENTS: No staff comments

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

VOTING RESULTS:

APPROVED _____ DISAPPROVED _____ DEFERRED _____ WITHDRAWN _____

CONDITIONS OF APPROVAL:

BZA BOARD

7-29-21

I WOULD LIKE TO HAVE A GARAGE ON MY
PROPERTY. ALL 3 LOTS HAVE BEEN COMBINED. I
NEED MY CARS PROTECTED ALONG WITH MISC. EQUIPMENT
THAT'S OUTSIDE. I'M NOT GOING FURTHER TO THE
STREET THAN ANYONE ELSE ~~AND~~ MY PROPERTY IS ON
3-STRASSES

Joshua N. Sneyd

WORKSHEET

DATE 07-30-2021

NAME JOSH SNEYD

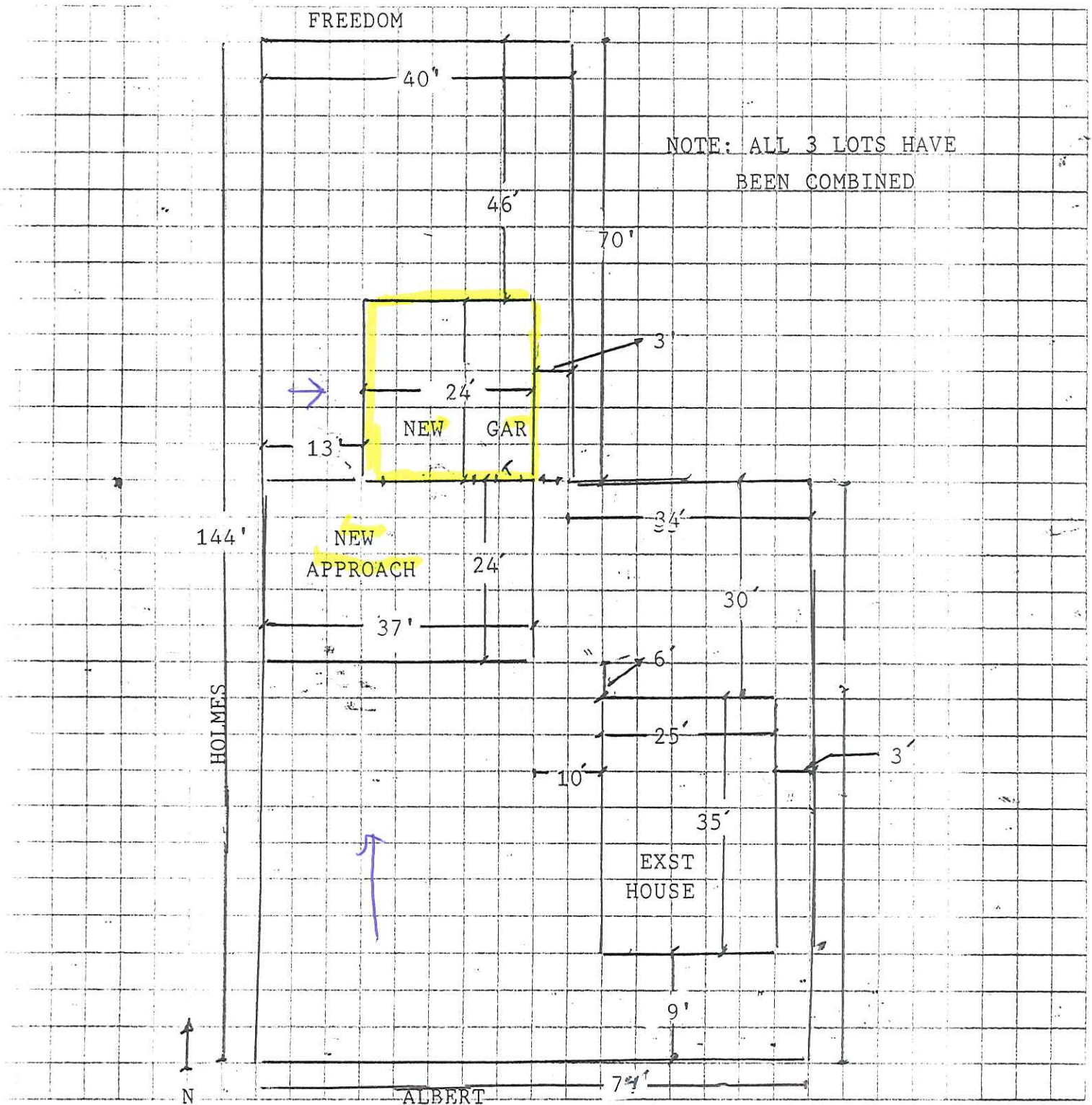
Sq. Ft. 576

ADDRESS 1707 ALBERT

Lin. Ft. 96

CITY TOLEDO, OHIO, 43615

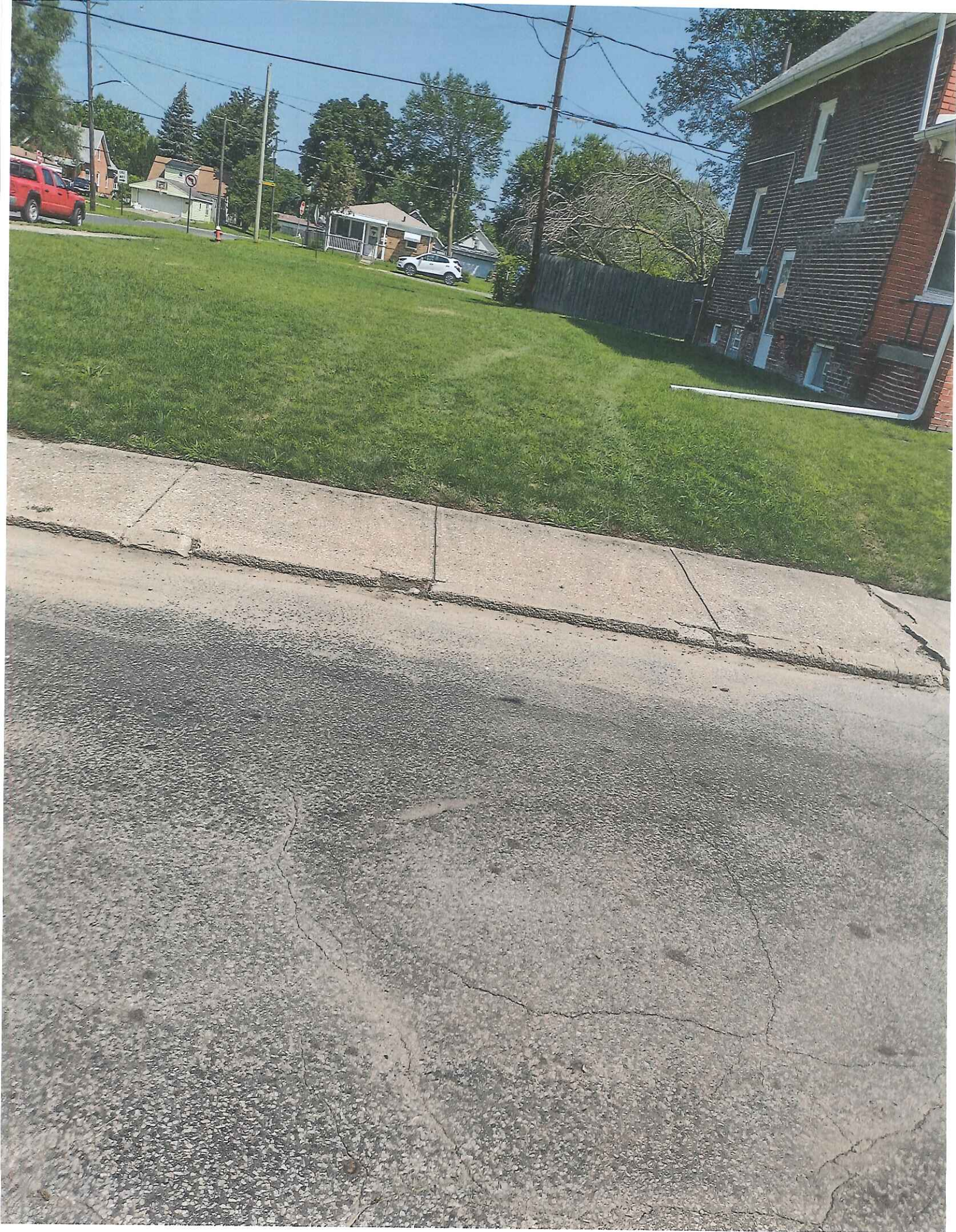
Phone 419-490-8268

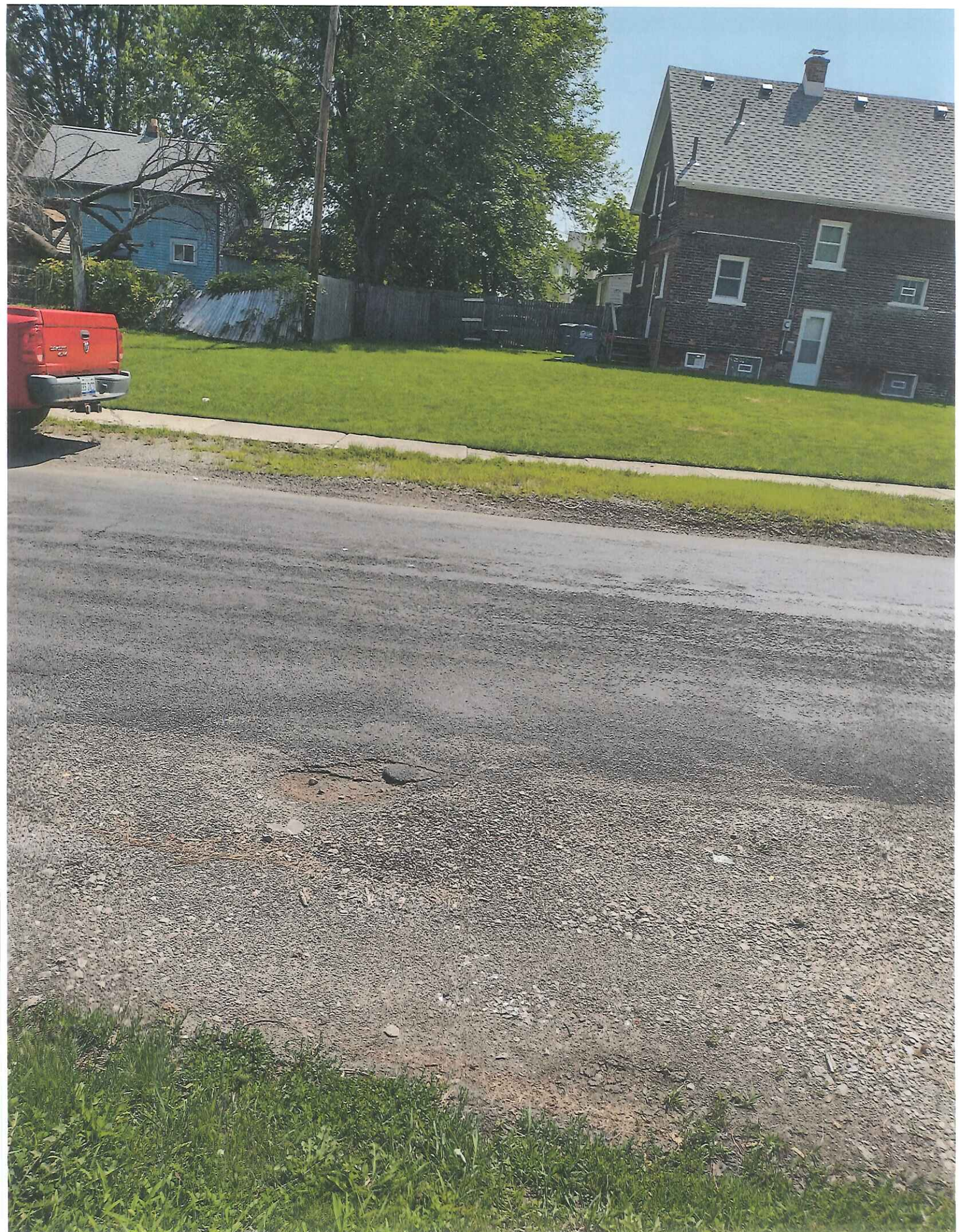


NO VERBAL AGREEMENTS RECOGNIZED

By _____ Purchaser _____

By _____ Co-Purchaser _____

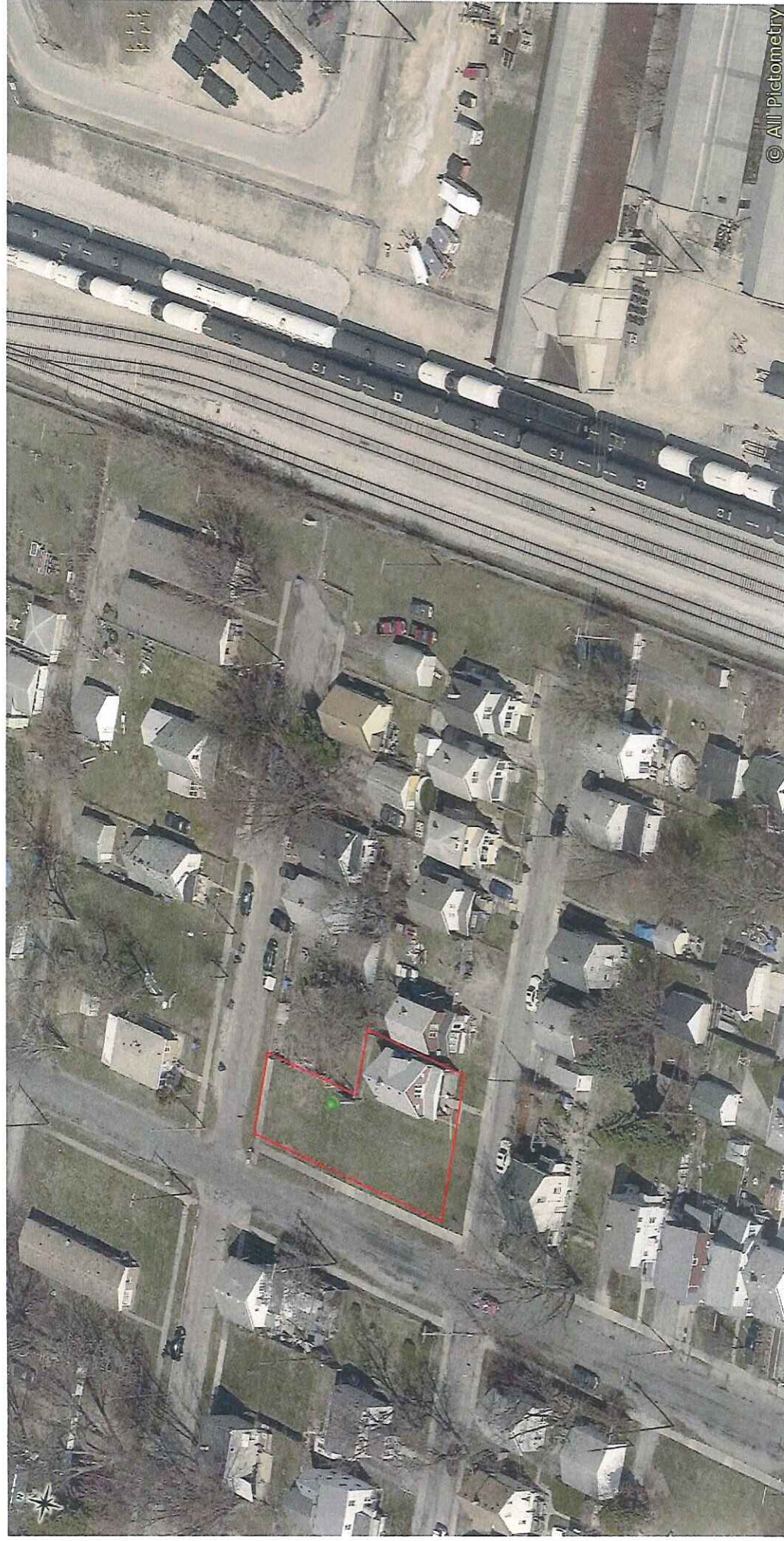






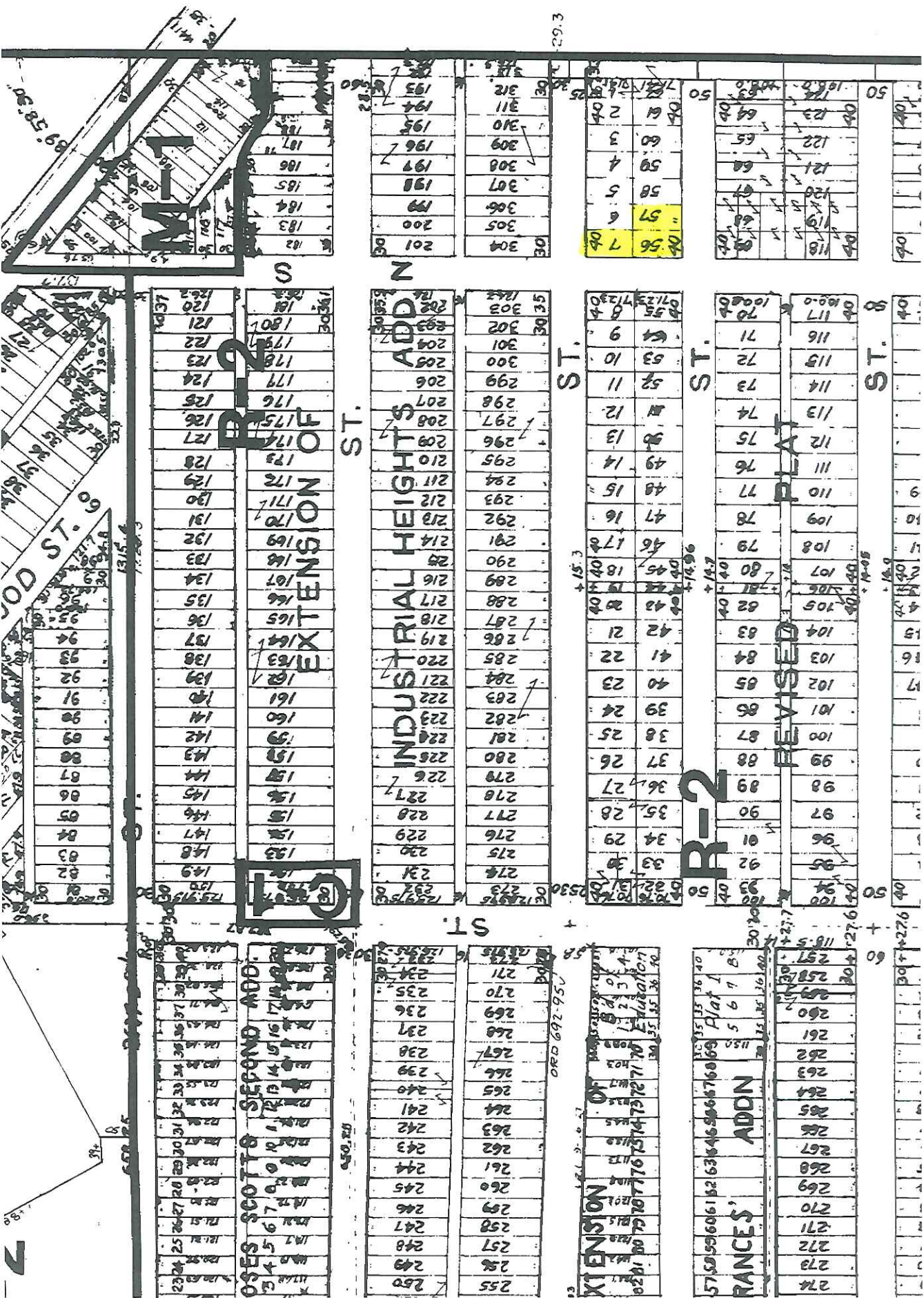


1707 ALBERT



03/17/2021

CITY BOUNDARY ESTABL



MAP #30

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].

PARCEL ID: 0314961
 MARKET AREA: 1405R
 SNEYD JOSHUA M
 TAX YEAR: 2021

ASSESSOR#: 07003008
 ROLL: RP_OH
 1707 ALBERT ST
 STATUS: Active

Summary - General

Tax District	TOLEDO CITY - TOLEDO CSD
Class	RESIDENTIAL
Land Use	510 : R - SINGLE FAMILY DWELLING, PLATTED LOT
Market Area	1405R - 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	SNEYD JOSHUA M
Property Address	1707 ALBERT ST TOLEDO OH 43605
Mailing Address	1707 ALBERT TOLEDO OH 43605
Legal Desc.	COATES KELLASTONE HTS LOTS 7 & 56 & W 34 FT LOT 57
Certified Delinquent Year	
Census Tract	53

Summary - Most Recent Sale

Prior Owner	STERLING MICHAEL
Sale Amount	\$6,000
Deed	12107657
Sales Date	16-NOV-12

Summary - Values

	35% Values	100% Values	35% Roll	100% Roll
Land	2,730	7,800	2,730	7,800
Building	6,060	17,300	6,060	17,300
Total	8,790	25,100	8,790	25,100

Tax Credits

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

Printed on Tuesday, August 24, 2021, at 8:21:52 AM EST

MEETING: August 16, 2021
10:00 A.M.

CITY COUNCIL CHAMBERS
1st Floor

BOARD MEMBERS

STEPHEN SERCHUK- CHAIRMAN
NATHAN KNAPKE
ROBERT PASKER

ATTENDANCE

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

A

City of Toledo - Administrative Board of Zoning Appeals

Minutes

Case	BZA #	HEARING DATE	Address	Applicant Name	WAIVER REQUEST	Zoning District	STAFF COMMENTS	BOARD ACTION
1	BZA21-0011	August 16, 2021	1446 Macomber St Toledo, OH 43606	Jackson Industries Corp.	Applicant requests variance from TMC 1105.0301 (A) to install 7' high fence within front yard setback.	RD6	1. Residential zoned property without primary structure. 2. Disapproved BZA Case 35-17 (July 2017)	Approved
2	BZA21-0023	August 16, 2021	120 W Poinsetta Ave Toledo, OH 43612	Brian V Thompson	Applicant requests variance from TMC 1105.0301 (B) & 1108.0404 to maintain a 6' high fence that is 2' over the max 4' height allowed. Applicant is also requesting the good side of the fence face inward along side property line.	RS6	1. Fence is 2' over the 4' maximum and is facing the wrong direction along side property line.	Disapproved
3	BZA21-0024	August 16, 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.	Deferred to September's meeting
4	BZA21-0025	August 16, 2021	1430 W Bancroft St Toledo, OH 43606	Bethlehem Baptist Church	Applicant requests variance from TMC 1105.0302 (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.	Deferred to September's meeting