



**City of Toledo**  
**Zoning & Planning Committee**  
**Formal Agenda**

One Government Center  
Toledo, OH 43604

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Wednesday, September 29, 2021

4:00 PM

City Council Chambers

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**Special Zoning Meeting: Warren Commons**

The purpose of the meeting is to discuss:

[ZPC202010929](#)

Appeal of Warren Commons

**Attachments:**

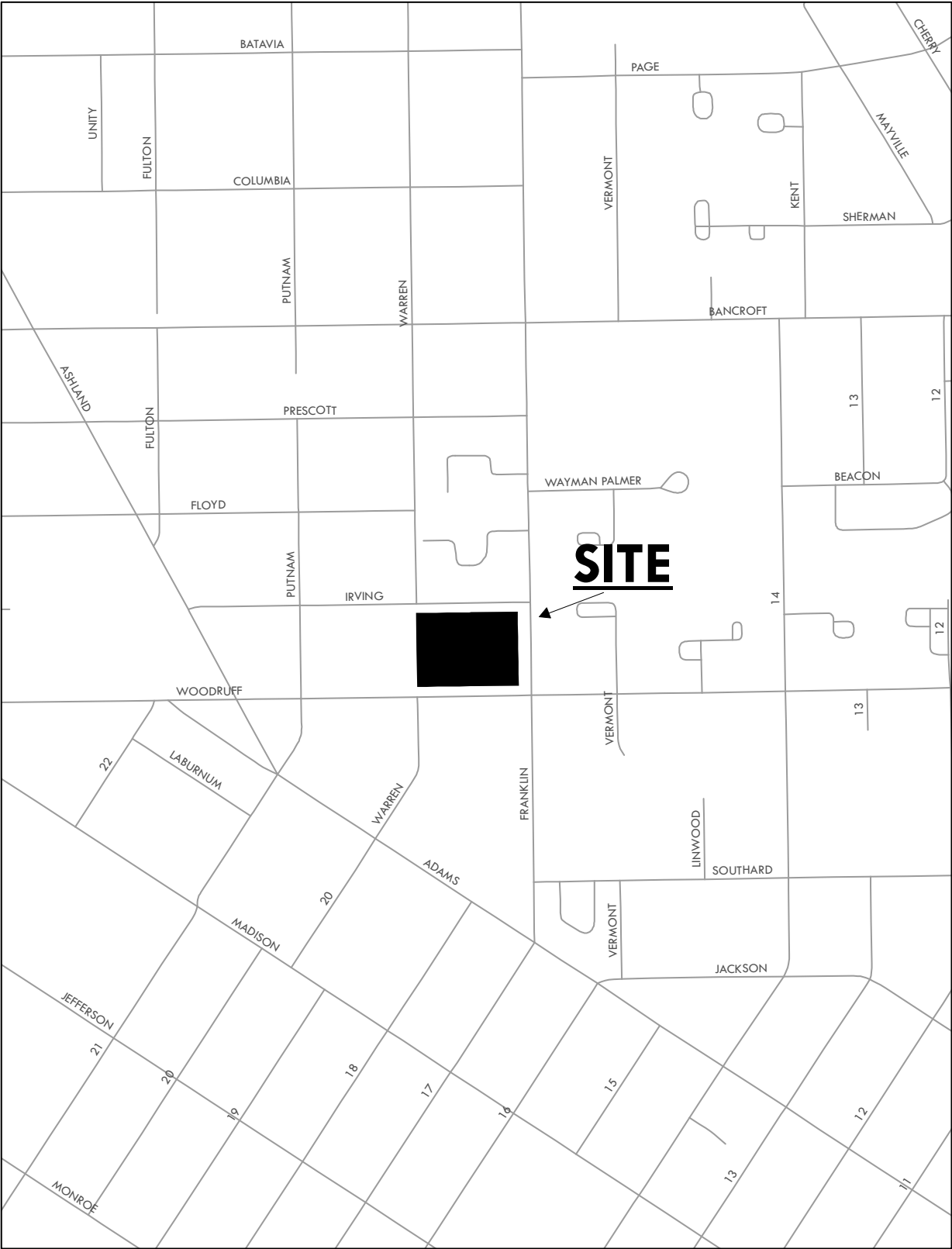
[Appeal of Warren commons](#)

**Any other matter that may properly come before the Committee**

**The Clerk of Council's Office supports the provisions of the Americans' with Disabilities Act. If you need special accommodations, please call 48 hours prior to meeting time at 419-245-1060 for arrangements.**

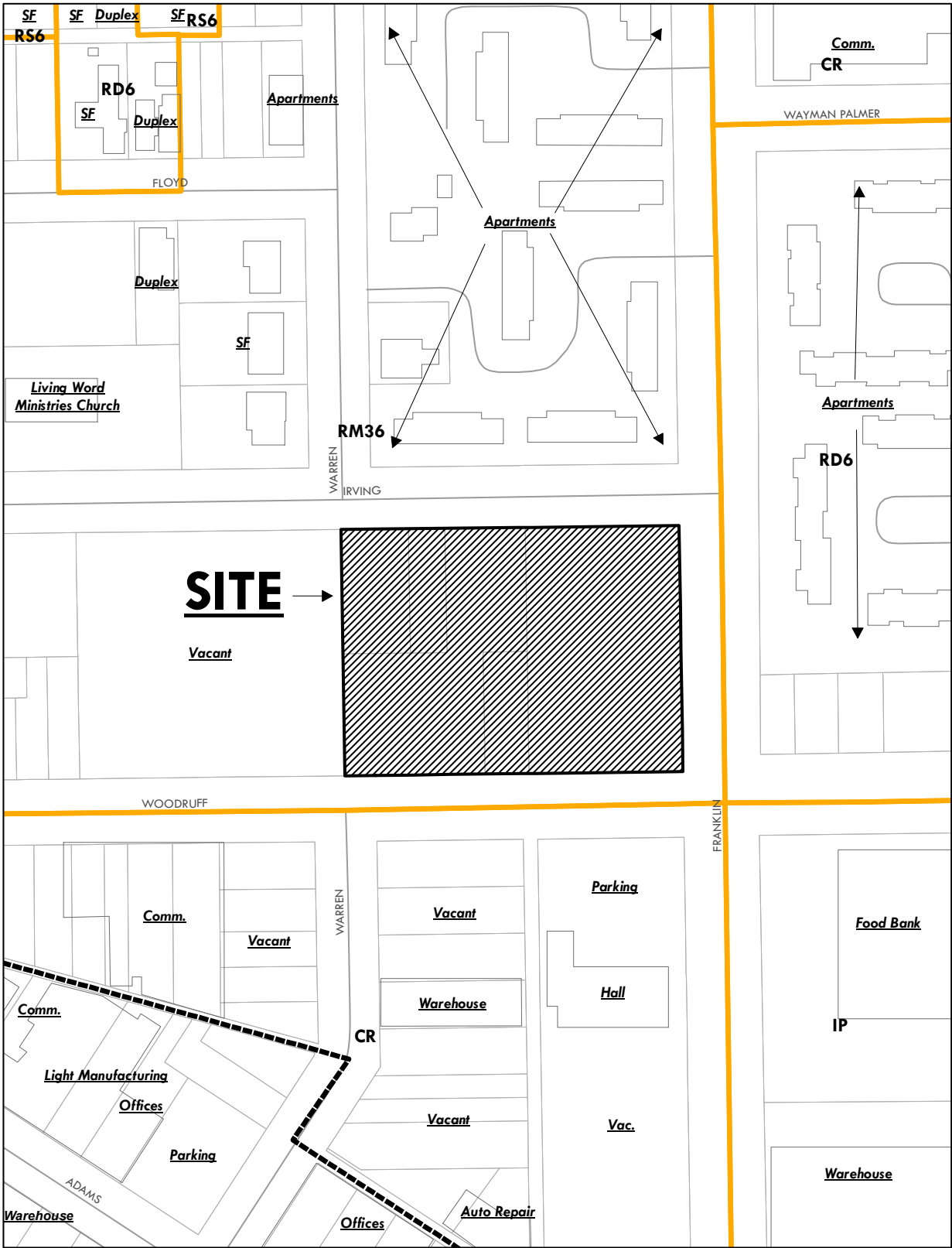
# GENERAL LOCATION

SPR-33-21  
ID 14



# ZONING & LAND USE

SPR-33-21  
ID 14



N  
↑

**SITE MAP**  
NOT TO SCALE

NOT TO SCALE

GRAPHIC SCALE



( IN FEET )  
1 inch = 30 ft.

DATE: 06/26/2021 SCALE: 1"=30'  
DRAWN: TMB DWG #: 50513-PC  
CHECKED: MOL DIR #: 50513-PC  
BOUNDARY: RPL DATUM NAVD 86 GPS  
TOPD: NJG CIVIL 30 2014  
UTILITIES: NJG CHS: ARCWEL 10.3  
CRS: NAD 83 GROUND-124 CHD: N. 360'

LOTS 1-6, 33-38 INCLUSIVE, ADJ. VACATED ALLEYS, EASTERLY HALF OF VACATED WARREN STREET

N  
↑

## SITE MAP

LEGEND

FASIMOUNT WITH: 35.7"	CABLE	CON
	ELECTRIC	—
	FIBER OPTIC	FC
	FEED	—
	SANITARY	—
	WATER	—
	PLASTIC	—
	STORM	W
	TELEPHONE	—
	ELECTRIC	ONE
	OVERHEAD	—
	OVERHEAD	—
	TELEPHONE	—
	CLIMATE	—
	MANHOLE	—
	HYDRANT	—
	VALVE	—
	POWER POLE	—
	DAY MARK	—
	YARD LIGHT	—
DYNAMIC POLE	—	
STREET LIGHT	—	
TRAFFIC SIGNAL	—	
FEED-OPTIC MARKER	—	
UTILITY MARKER	—	
SON	—	
TREE — CONIFEROUS	—	
TREE — DECIDUOUS	—	
END OF UTILITY MARKING	—	
MOMENTUM, FOUND	—	
SURVEY MARKER (FOUND/SET)	—	
CALCULATED	—	
DATA	—	
RECORD	—	

FRANKLIN AVENUE

LEWANDOWSKI  
ENGINEERS

**CIVIL ENGINEERS & SURVEYORS**  
THE CHIEF BLDG 234 N. ERIE ST.  
TOLEDO, OHIO, 43604  
E-MAIL: [IEWANDOWSKI@ENG.COM](mailto:IEWANDOWSKI@ENG.COM)  
OFFICE: 419.255.4111

**WARREN COMMONS**  
HILLS ADDITION LOTS 10, 32, 36, INCLUSIVE  
ADJ. VACATED ALLEYS & EASTERLY HALF OF  
VACATED WARREN STREET  
CITY OF TOLEDO, Lucas County, Ohio

DATE: 06/28/2021  
DRAWN: NJG  
CHECKED: MDL  
BOUNDARY: RPL  
TOPO: NJG  
UTILITIES: NJG  
GPS: NAD '83, GEO

SCALE: 1"=30'  
DWG #: 50513-LANDSCAPE  
DIR #: 50513-PC  
DATUM NAVD 88 GPS  
CIVIL 3D 2014  
GIS: ARCVIEW 10.3  
2A, OHIO N. 3401

## WARNING

UNDERGROUND CONDUITS IN AREA;  
CONTACT THE OHIO UTILITIES  
PROTECTION SERVICE (OUPS) TWO  
WORKING DAYS PRIOR TO ANY  
EXCAVATION, DEMOLITION OR  
CONSTRUCTION.....1-800-362-276

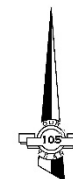
CONTRACTOR SHALL IDENTIFY AND  
CONTACT ANY UTILITY COMPANIES  
THAT DO NOT PARTICIPATE IN THE  
OUPS SYSTEM

### BENCH MARK

DN  
WEST BOLT OF HYDRANT AT THE  
SOUTHEAST CORNER OF THE  
INTERSECTION OF IRVING STREET AND  
WARREN STREET  
ELEVATION.....514.21 NAVD88  
LE FB 50513



Know what's below.  
**Call** before you dig



GRAPHIC SCALE  
30 0 15  
( IN FEET )  
1 inch = 30 ft

LOTS 1-6, 33-38, INCLUSIVE, ADJ. VACATED ALLEYS & EASTERLY HALF OF VACATED WARREN STREET



# CONCEPT RENDER

**SPR-33-21**  
ID 14



EXTERIOR PERSPECTIVE

**COMMUNITY  
HOUSING  
NETWORK**

## WARREN COMMONS

2011 Franklin Ave, Toledo, OH 43624  
06/25/2021

**06**

**BERARDI+**

ARCHITECTURE | INTERIOR DESIGN | ENGINEERING  
1396 GOODALE BOULEVARD, COLUMBUS, OHIO 43212  
P 614.221.1110 [berardipartners.com](http://berardipartners.com)  
PROJECT NUMBER: 21109

ZPC202010929

# EAST & NORTH ELEVATIONS

**SPR-33-21**  
ID 14



**EAST ELEVATION** 1" = 20'-0"

BRICK 64.04%  
VINYL 13.71%  
GLASS 21.63%  
METAL 0.63%



**NORTH ELEVATION** 1" = 20'-0"

BRICK 62.33%  
VINYL 13.73%  
GLASS 23.94%  
METAL 0.00%



## MATERIAL LEGEND

AS-X	ASPHALT SHINGLE ROOF	BR-X	BRICK
	AS-1: ASPHALT SHINGLE COLOR: DARK GRAY		BR-1: BRICK COLOR: BROWN
VS-X	VINYL SIDING		
	VS-1: VINYL SIDING - SHAKE COLOR: BEIGE		
	VS-2: VINYL SIDING COLOR: GRAY		

## BUILDING ENVELOPE FEATURES

- BUILDING ENVELOPE FEATURES:**
- DURABLE MATERIALS: WILL MEET THE OHFA PERMISSIBLE MATERIALS LIST OR HAVE 30 YEAR WARRANTY.
  - THE FOLLOWING IS A LIST OF PROJECT ELEMENTS:

### FOUNDATIONS:

- PROVIDE VAPOR BARRIER AT ALL NEW SLAB ON GRADE.
- ALL GRADING TO BE SLOPED AWAY AT 4% FROM FOUNDATION AND GUARANTEED FOR ONE YEAR.
- INSTALL PASSIVE RADON MITIGATION PIPING WHERE REQUIRED - PROVIDE POWER FOR FUTURE EXHAUST FAN HOOK-UP.

### INSULATION:

- ALL NEW INSULATION SHOULD BE INSTALLED AGAINST THE CONDITIONED SURFACE (FACE STAPLE ALL BATTS).
- ENCLOSE ALL WALL INSULATION ON SIX SIDES - PROTECT FROM AIR WASH.
- WALL CAVITY VAPOR BARRIER AT NEW CONSTRUCTION (USE KRAFT FACE BATTS OR BREATHABLE MEMBRANE OVER INSULATION).
- ATTIC BLOW-IN INSULATION DEPTH: TO BE GUARANTEED FOR 1-YEAR AFTER OCCUPANCY.

### WALLS:

- PROVIDE COMMERCIAL HOUSE WRAP TAPED AT ALL SEAMS PER MANUFACTURER.
- INSTALLATION INSTRUCTIONS; FLASHED AT ALL OPENINGS.
- PROVIDE FULL PERIMETER FLASHING AT ALL WINDOWS AND DOORS.
- WALL INSULATION: 5 1/2" THICK R-21 HD BATT INSULATION AT ALL EXTERIOR WALLS.
- GRADE FLOOR INTERIOR WALL SHEATHING TO BE HELD 1/2" ABOVE SLAB ON GRADE FOR MOISTURE CONTROL - PROVIDE CONTINUOUS BACKER ROD AND SEALANT.
- BOTTOM PLATES AT ALL WALLS TO BE SET IN CONTINUOUS (LOW/NO VOC) SEALANT.
- CONTINUOUS, SEALED EXTERIOR SHEATHING AT ALL JOINTS, TOP AND BOTTOM EDGES.

### ROOFS - NEW CONSTRUCTION:

- PROVIDE ICE GUARD 24" INSIDE THE INTERIOR FACE OF THE INTERIOR WALL AT ALL SLOPED ROOFS.
- PROVIDE PRE-FINISHED METAL Drip Edges and Coping at ALL ROOF and PARAPET CAP EDGES.
- ATTIC INSULATION: R-44 MINIMUM.

### STRUCTURE/MATERIALS:

- GUTTERS AND DOWNSPOUTS WILL EMPTY ONTO CONCRETE SPLASH BLOCKS WITH A POSITIVE SLOPE AWAY FROM THE BUILDING OR WILL BE PIPED TO AN APPROPRIATE LOCATION.
- ENTIRE NEW BUILDING VENEER TO BE CONSTRUCTED OF DURABLE MATERIALS INCLUDING MASONRY AND VINYL SIDING.
- MAIN ENTRIES SHALL HAVE A ROOF OR AWNING OVER ENTRY AREA.

**COMMUNITY  
HOUSING  
NETWORK**

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06/25/2021

**07**

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P 614.221.1110 [berardipartners.com](http://berardipartners.com)  
PROJECT NUMBER: 21100

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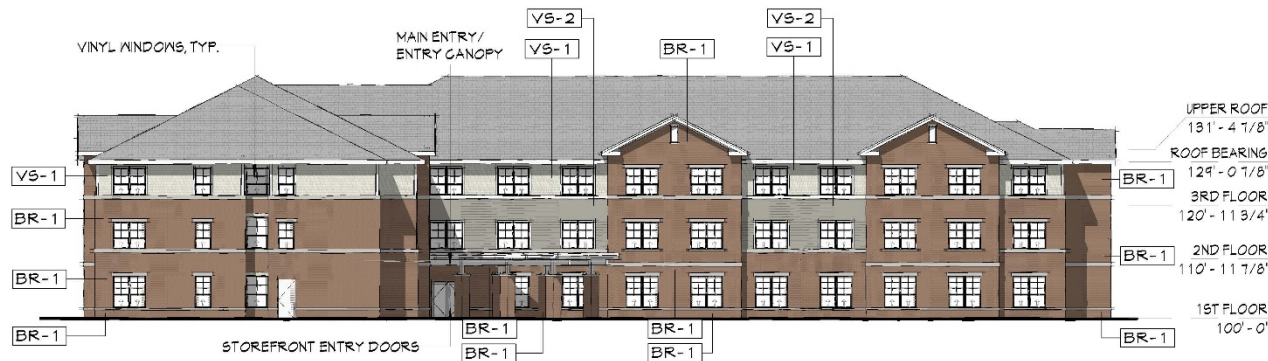
# SOUTH & WEST ELEVATIONS

**SPR-33-21**  
ID 14



**SOUTH ELEVATION** 1" = 20'-0"

BRICK 71.72%  
VINYL 12.30%  
GLASS 14.99%  
METAL 1.00%



**WEST ELEVATION** 1" = 20'-0"

BRICK 62.18%  
VINYL 17.68%  
GLASS 19.16%  
METAL 0.99%



## MATERIAL LEGEND

AS-X	ASPHALT SHINGLE ROOF	BR-X	BRICK
VS-X	VINYL SIDING	BR-1	BRICK, COLOR: BROWN
VS-1	VINYL SIDING - SHAKE COLOR: BEIGE		
VS-2	VINYL SIDING COLOR: GRAY		

## BUILDING ENVELOPE FEATURES

### BUILDING ENVELOPE FEATURES:

- DURABLE MATERIALS: WILL MEET THE CHFA PERMISSIBLE MATERIALS LIST OR HAVE 30 YEAR WARRANTY.
- THE FOLLOWING IS A LIST OF PROJECT ELEMENTS:

### FOUNDATIONS:

- PROVIDE VAPOR BARRIER AT ALL NEW SLAB ON GRADE.
- ALL GRADING TO BE SLOPED AWAY AT 4% FROM FOUNDATION AND GUARANTEED FOR ONE YEAR.
- INSTALL PASSIVE RADON MITIGATION PIPING WHERE REQUIRED - PROVIDE POWER FOR FUTURE EXHAUST FAN/HOOK-UP.

### INSULATION:

- ALL NEW INSULATION SHOULD BE INSTALLED AGAINST THE CONDITIONED SURFACE (FACE STAPLE ALL BATTS).
- ENCLOSE ALL WALL INSULATION ON SIX SIDES - PROTECT FROM AIR WASH.
- WALL CAVITY VAPOR BARRIER AT NEW CONSTRUCTION (USE KRAFT FACE BATTS OR BREATHABLE MEMBRANE OVER INSULATION).
- ATTIC BLOW-IN INSULATION DEPTH: TO BE GUARANTEED FOR 1-YEAR AFTER OCCUPANCY.

### WALLS:

- PROVIDE COMMERCIAL HOUSE WRAP TAPED AT ALL SEAMS PER MANUFACTURER.
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- CONTINUOUS SEALED EXTERIOR SHEATHING AT ALL JOINTS, TOP AND BOTTOM EDGES.

### ROOFS - NEW CONSTRUCTION:

- PROVIDE ICE GUARD 24" INSIDE THE INTERIOR FACE OF THE INTERIOR WALL AT ALL SLOPED ROOFS.
- PROVIDE PRE-FINISHED METAL Drip EDGES AND COPING AT ALL ROOF AND PARAPET CAP EDGES.
- ATTIC INSULATION: R-49 MINIMUM.

### STRUCTURE/MATERIALS:

- GUTTERS AND DOWNSPOUTS: WILL EMPTY ONTO CONCRETE SPLASH BLOCKS WITH A POSITIVE SLOPE AWAY FROM THE BUILDING OR WILL BE Piped TO AN APPROPRIATE LOCATION.
- ENTIRE NEW BUILDING VENEER TO BE CONSTRUCTED OF DURABLE MATERIALS INCLUDING MASONRY AND VINYL SIDING.
- MAIN ENTRIES SHALL HAVE A ROOF OR AWNING OVER ENTRY AREA.

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06/25/2021

**08**

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PROJECT NUMBER: 21100

ZPC202010929



# EXHIBIT "A"

## PARKING PLAN

SPR-33-21  
ID 14

**Subject:** Parking Reduction

**Date:** Thu, 10 Jun 2021 12:02:01 +0000

**From:** Laurie A. Sutherland <[lsutherland@chninc.org](mailto:lsutherland@chninc.org)>

**To:** Matthew D. Lewandowski <[MDL@lewandowskieng.com](mailto:MDL@lewandowskieng.com)>

**CC:** Chris Bruzzese (<[cbuzzese@berardipartners.com](mailto:cbuzzese@berardipartners.com)> <[cbuzzese@berardipartners.com](mailto:cbuzzese@berardipartners.com)>)

Community Housing Network, Inc. (CHN) owns and manages over 1,200 affordable apartment units. Our housing is a source of stability for individuals and families who have experienced the challenges of having a mental illness or have been homeless. It is CHN's experience that few of the residents at our properties own cars due to costs associated with maintaining vehicles and our residents' limited financial resources (average annual income is \$8,110). CHN has requested that property managers' monitor the parking lot occupancy and these surveys have concluded that approximately 1 in 3 residents will own their own car and for all properties parking lots did not exceed a need for 0.5 spaces per unit during the week-long survey. This means that even with staff, visitors, and residents, Warren Commons parking lot will be appropriately sized with 23 parking spots.

Most residents utilize public transit or rely on family and friends for transportation. In some situations, our residents receive transportation from a service provider.

In addition, there are multiple sustainability reasons for reducing parking, including:

- Reduced heat island effects;
- Reduced storm water runoff; and
- Allowing for more landscaping.

Warren Commons' apartments are one-bedroom units and the residents will be individuals of modest means. Based on thirty three years of managing permanent supportive housing, CHN is certain that the proposed number of parking spaces is adequate for residents, staff, and visitors.

**Laurie A. Sutherland**

Sr. Development Project Manager

Community Housing Network  
1680 Watermark Drive  
Columbus, OH 43215

[lsutherland@chninc.org](mailto:lsutherland@chninc.org)

o 614.487.6757

c 614.906-3418