



Legislation Text

File #: O-244-20, **Version:** 1

Zoning & Planning Committee

Granting a Special Use Permit, for a Bed and Breakfast for a site located at 2335 Scottwood Avenue, in the City of Toledo, Lucas County, Ohio; subject to certain conditions; and declaring an emergency.

SUMMARY & BACKGROUND:

By application (SUP-2005-20) filed with the City of Toledo Central Permit Center, a request for a Special Use Permit for a Bed and Breakfast for a site located at 2335 Scottwood Avenue, in the City of Toledo, Lucas County, Ohio; was submitted to the Toledo City Plan Commission for its review and recommendation.

On May 14, 2020, the Toledo City Plan Commission recommended approval for the request for a Special Use Permit, for a Bed and Breakfast for a site located at 2335 Scottwood Avenue, in the City of Toledo, Lucas County, Ohio.

On June 17, 2020, Toledo City Council, Planning and Zoning Committee reviewed, and sent without recommendation a request for a Special Use Permit for a Bed and Breakfast for a site located at 2335 Scottwood Avenue, in the City of Toledo, Lucas County, Ohio; and all other things required by law to be done, have been done.

NOW, THEREFORE, Be it ordained by the Council of the City of Toledo:

SECTION 1. That a Special Use Permit for a Bed and Breakfast for a site located at 2335 Scottwood Avenue, in the City of Toledo, Lucas County, Ohio; be and the same is hereby approved, subject to the conditions contained in Section 2 hereof which must be complied with, as to the property more fully described as follows:

Lots numbers Seventeen (17) and Thirty-Eight (38) in Buck and Thomson's Laskey Place, an Addition in the City of Toledo, Lucas County, Ohio, same being recorded in Volume 12 Plats, Page 12.

The North Three and Seventy-Two Hundredths (3.72) feet, more or less, of Lots Numbers Twenty-Three (23), Twenty-Four (24) and Twenty-Five (25), and the North Three and Seventy-Two Hundredths (3.72) feet, more or less, of the West Thirty(30) feet of Lot Number Twenty-Two (22) in Genevieve Addition to the City of Toledo, Lucas County, Ohio, same being recorded in Volume 9 of Plats, Page 41.

T.D. & Parcel Nos. 02-30994, 02-31147 and 06-01547

Commonly Known as 2335 Scottwood Avenue, Toledo, Ohio, 43620

Subject to: zoning ordinances, easements and restrictions of record and taxes and assessments due and payable after delivery of this deed.

Prior instrument reference: Volume 98-0478, Page C09

SECTION 2. That the approval of the Special Use Permit for a Bed and Breakfast for a site located at 2335 Scottwood Avenue, in the City of Toledo, Lucas County, Ohio; shall be subject to compliance with the 5 conditions as follows:

The following five (5) conditions are listed by agency of origin. Applicants are encouraged to contact each of the agencies to address compliance with their conditions.

Plan Commission

1. Per TMC§1104.0402, a bed and breakfast use may not exceed four bedrooms for guests or a maximum of six guests per night. Acceptable as submitted.
2. All three parcels shall be combined in the Lucas County Auditor's office to create one parcel for the Special Use Permit.
3. Approval of the Special Use Permit will lapse after one year if the criteria listed in TMC 1111.0707 have not been met.
4. Minor adjustments to the site plan that do not violate the above conditions or the Toledo Municipal Code, may be reviewed and approved by the Director of the Toledo City Plan Commission.
5. No permits shall be issued until arrangements satisfactory to the Director of the City of Toledo Plan Commission have been made for compliance with the conditions as set forth above.

SECTION 3. That when the conditions contained herein above have been complied with, the Secretary of the Toledo City Plan Commission be and he is hereby directed to change the zoning maps to conform with the within Ordinance.

SECTION 4. That this Ordinance hereby is declared to be an emergency measure and shall be in force and effect from and after its passage. The reason for the emergency lies in the fact that same is necessary for the immediate preservation of the public peace, health, safety and property, and for the further reason that the Ordinance must be immediately effective in order to provide for the orderly regulation and use of the property and to protect the land value in the area.

Vote on emergency clause: yeas _____, nays _____.

Passed: _____, as an emergency measure: yeas _____, nays _____.

Attest: _____
Clerk of Council

President of Council

Approved: _____

Mayor