

HEARING DATE: February 24, 2025

BZA NO: BZA25-00005

APPLICANT: Adam Bonnell

SITE LOCATION: 3457 River Rd

ZONING DISTRICT: 10-RS9

SWO or NOL Issued: N/A

ANALYSIS: Applicant requests variance from TMC 1105.0201 (A). Setback's variance of 29' under the required 60' front setback for accessory building (garage). This will match this setback on the house.

STAFF COMMENTS: N/A

**BOARD ACTION:**

MOTION TO APPROVE/DISAPPROVE:	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
Robert Pasker	_____	_____	_____	_____	_____	_____	_____
Eric Craig	_____	_____	_____	_____	_____	_____	_____
Christy Soncrant	_____	_____	_____	_____	_____	_____	_____
Carrie Hartman	_____	_____	_____	_____	_____	_____	_____
Devon Overton	_____	_____	_____	_____	_____	_____	_____
Nathan Knapke	_____	_____	_____	_____	_____	_____	_____

**VOTING RESULTS:**

APPROVED \_\_\_\_\_ DISAPPROVED \_\_\_\_\_ DEFERRED \_\_\_\_\_ WITHDRAWN \_\_\_\_\_

CONDITIONS OF APPROVAL:

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#1



AGB

CASE # BZA 25-00005

JAN 15 2025

CITY OF TOLEDO

Department of Building and Code Compliance

Division of Building Inspection

One Government Center, Suite 1600 • Toledo, OH 43604 • Phone (419) 245-1220 • Fax (419) 245-1329 • www.toledo.oh.gov

APPLICATION TO THE ADMINISTRATIVE BOARD OF ZONING APPEAL (BZA)

TMC Chapter 1112.0200

Site Location 3457 River Rd, Toledo OH 43614 Zoning District RS9 Date 1/6/25

Legal Description Central Grove LOT 6 SLY 80 FT & LOT 7 N 5 FT Exc PT RD

Applicant's Name (print) Adam Bonnell

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

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

TMC § 1105.0201 A :

Applicant Signature [Signature] Phone 419 344 7943

Applicant's Street Address 3457 River Fax \_\_\_\_\_

Applicant's City, State, Zip Toledo, OH, 43614 E-Mail adam.bonnell7@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 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 6 weeks 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 MJC Date 1/16/25

Reviewed by \_\_\_\_\_ Date \_\_\_\_\_ Staff Recommendation \_\_\_\_\_

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

P:, Inspection, BZA

3/15/2024 kjr

3457 River Rd  
Toledo, OH 43614  
adambonnell7@gmail.com  
419-344-7943  
Jan 14, 2025

Dear Members of the Zoning Committee,

I am writing to respectfully request a variance from the current building code requirements for my property located at 3457 River Road. The unique topography of my lot presents significant challenges that necessitate this request.

The lot begins to slope downhill rapidly after approximately 25 feet from the property line, with a 13-foot change in grade over the next 20 feet. This steep incline substantially limits the buildable area on the property and poses difficulties in meeting the standard setback requirements outlined in the zoning regulations.

The variance I am requesting would allow for adjustments to the setback requirements to accommodate the slope of the land while ensuring that the structure remains safe, functional, and in harmony with the surrounding neighborhood. The proposed design would remain consistent with the current structures that are along River Road, including other garages on the road and the house on the property. The house currently sits 29 feet from the curb, which is the same measurement that we are requesting to build the garage.

I have attached detailed site plans and photographs to illustrate the unique challenges posed by the property's natural terrain. I believe that granting this variance is necessary to allow reasonable use of the property while adhering to the spirit and intent of the zoning regulations.

Thank you for considering my request.

Sincerely,

Adam Bonnell

## 1105.0201 Setbacks

- A.** No accessory building shall be located less than 60 feet from the primary front lot line.
  - B.** No accessory building shall be closer than 10 feet to the main building, except that an accessory building may not be nearer than 5 feet to the main building if no windows or doors are located in that portion of the wall of the main building that is directly opposite and parallel to a wall of the accessory building.
  - C.** No accessory building shall be closer than 3 feet to any side or rear lot line.
  - D.** The secondary frontage for an accessory building on a double frontage lot is subject to front yard setback requirements per Sec.1106.0100.
  - E.** The secondary frontage for an accessory building on a corner lot must be setback at least as far as the main structure.
- (Ord. 670-10. Passed 12-21-10. Ord. 276-13. Passed 05-28-13.)



**Printable page**

**PARCEL ID: 0307484**

MARKET AREA: 605R  
BONNELL ADAM G & KARI S (ORSURVTC)  
TAX YEAR: 2025

**ASSESSOR#: 06005010**

ROLL: RP\_OH  
3457 RIVER RD  
STATUS: Active

**Summary - General**

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Tax District	TOLEDO CITY - TOLEDO CSD
Class	RESIDENTIAL
Land Use	510 : R - SINGLE FAMILY DWELLING, PLATTED LOT
Special Use	510 - 1 FAMILY-PLAT
Market Area	605R - <a href="#">Click here to view map</a>
Zoning Code	10-RS9 - <a href="#">Click here for zoning details</a>
Zoning Description	Single-Family Residence-9
Water and Sewer	CITY WATER / CITY SEWER
Traffic	SECONDARY ROAD
Street Type	CONCRETE OR BLACKTOP
Owner	BONNELL ADAM G & KARI S (ORSURVTC)
Property Address	3457 RIVER RD TOLEDO OH 43614
Mailing Address	228 E 2ND ST PERRYSBURG OH 43551
Legal Desc.	CENTRAL GROVE LOT 6 SLY 80 FT & LOT 7 N 5 FT EXC PT RD
Certified Delinquent Year	
Census Tract	45.01

**Summary - Most Recent Sale**

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Prior Owner	MCMANUS ELLEN
Sale Amount	\$325,000
Deed	24102389
Sales Date	30-APR-2024

**Summary - Values**

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	35% Values	100% Values	35% Roll	100% Roll
Land	37,140	106,100	37,140	106,100
Building	50,440	144,100	49,880	142,500
Total	87,580	250,200	87,020	248,600

**Tax Credits**

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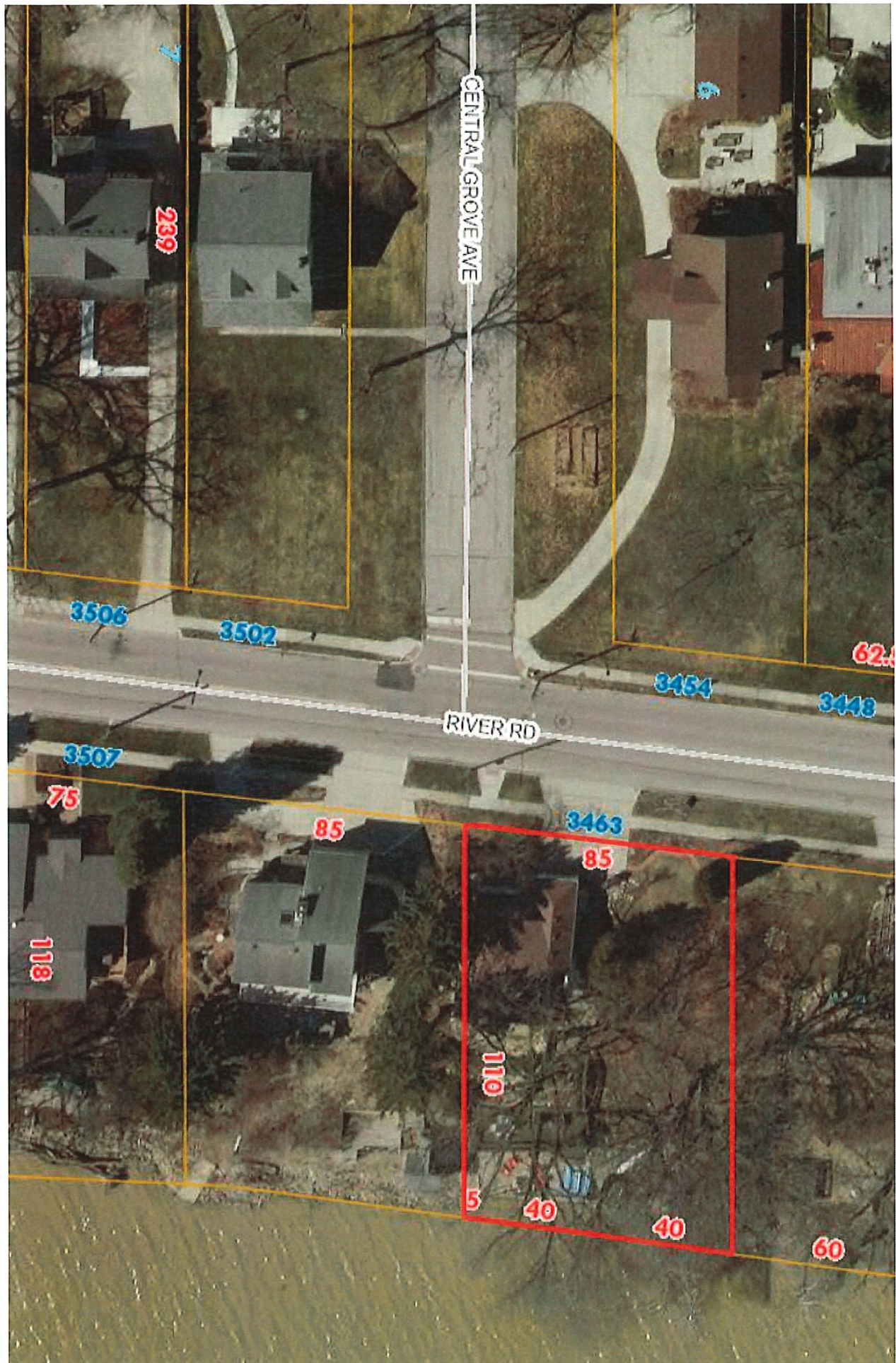
Homestead Exemption	NO
Owner Occupied Credit	NO
CAUV	NO
Agricultural District	NO

Printed on Thursday, January 16, 2025, at 6:58:03 AM EST

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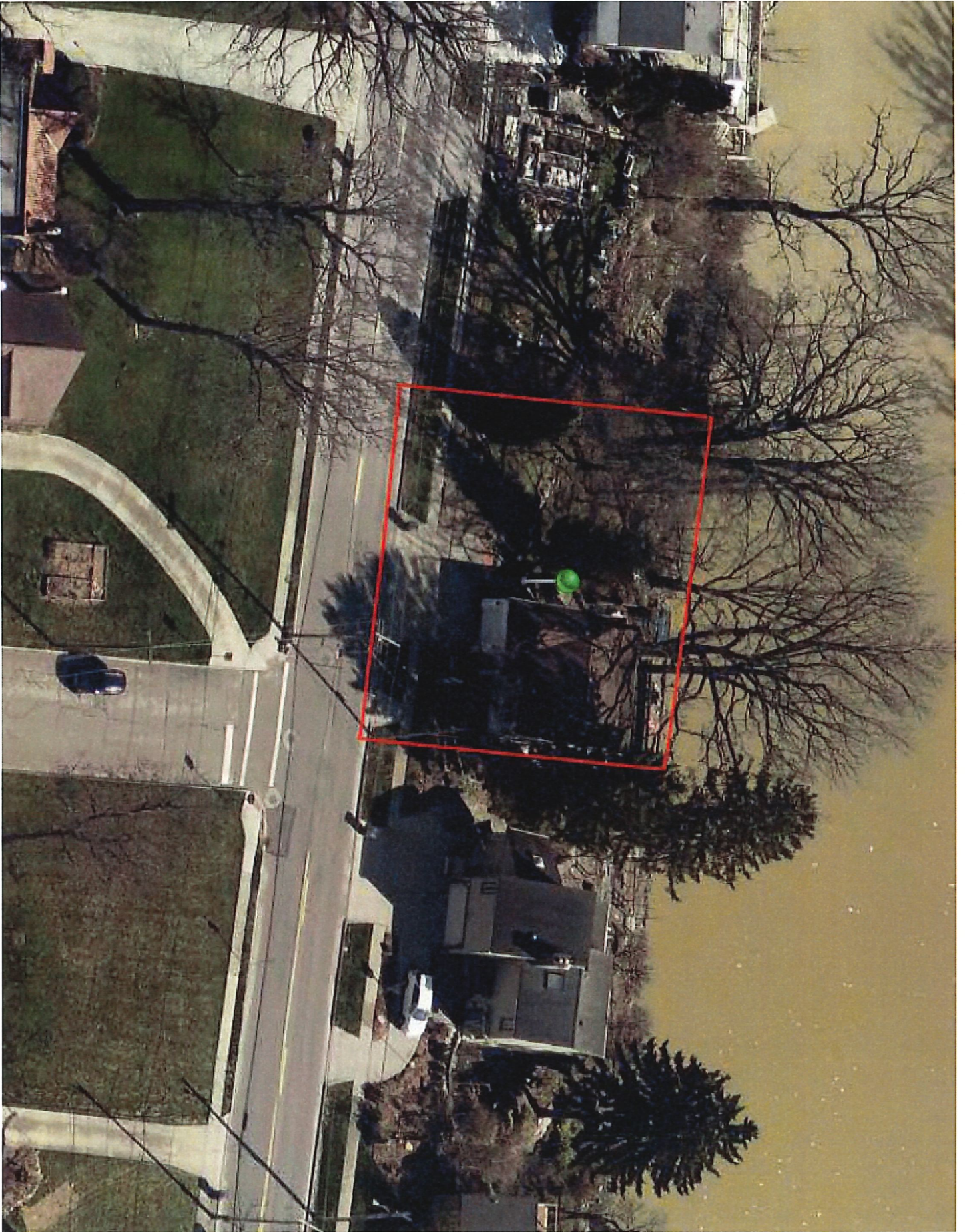




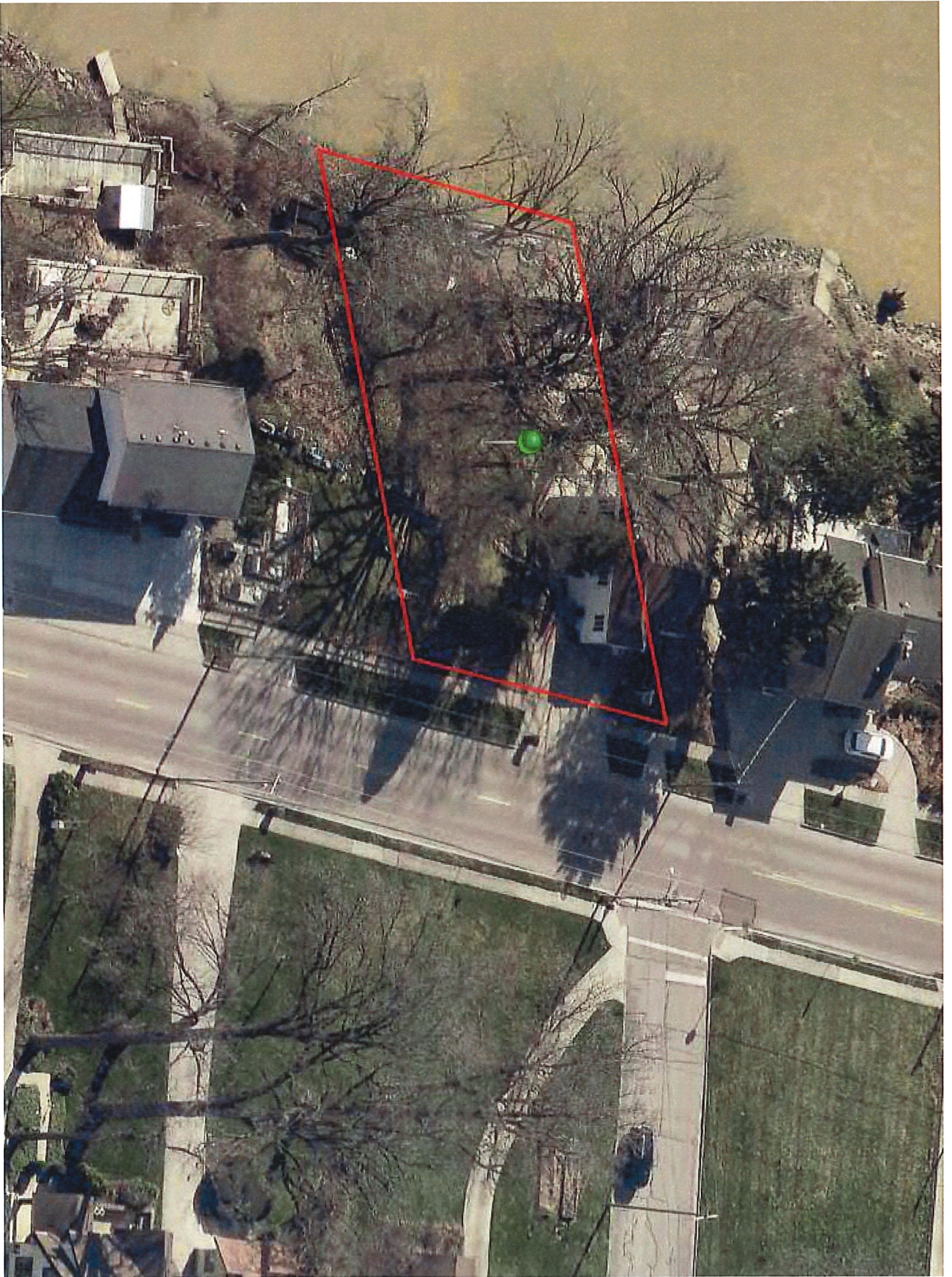


















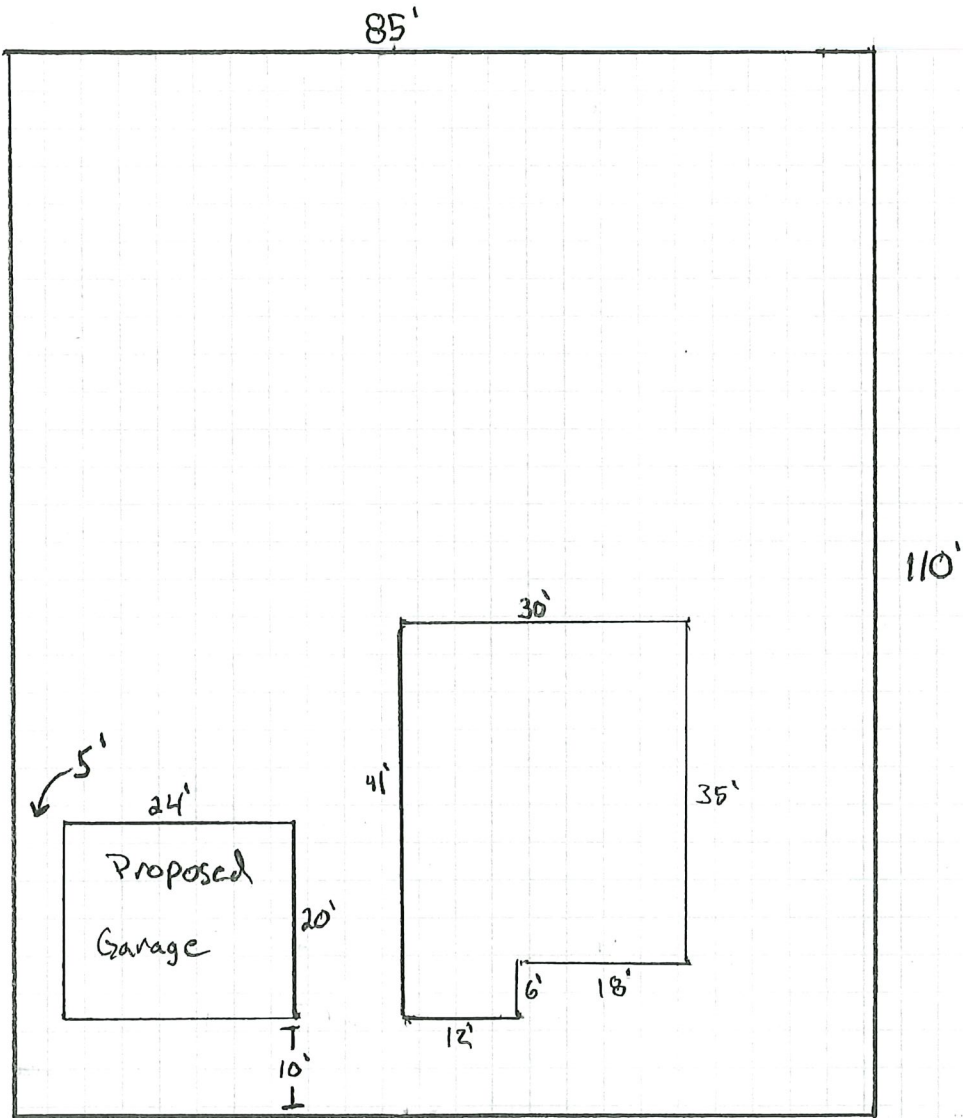






Subject 3457 RIVER RD

Date \_\_\_\_\_



Side Walk

Street Curb

1" = 20'

## Carney, Matthew

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**From:** Carney, Matthew  
**Sent:** Thursday, January 16, 2025 7:03 AM  
**To:** Galambos, Aaron  
**Subject:** 3457 River Rd (Appeal for reduced front setback for a garage); BZA25-00005

Aaron,

Please review this at your earliest convenience and return your approval to us.

Thank you,

*Matthew J Carney*

*Permit Technician  
Division of Building Inspections  
One Government Center, Suite 1600  
Toledo, Ohio 43604  
Office# 419-245-1220  
Fax# 419-245-1329*

[ToledoBI@toledo.oh.gov](mailto:ToledoBI@toledo.oh.gov)

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