

Pt. Inspection, BZA

CITY OF TOLEDO

Department of Economic and Business Development

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 1045 Matzinger Rd., Toledo, OH 43612 Zoning District TC Date 10/1/2025 Legal Description 8 9 18 NW 1/4 LOT 2 NE 2.71 AC PT N OF M ATZINGER RD & W & S OF RRS Applicant's Name (print) Wissam Markho Appeal (Dept. of Inspection ruling - Title Nine Sign Code) _____ Hardship Variance Exception XXX Appeal decision ADA Accommodation TMC § 1105.0302 (A)(1) Fences shall not exceed 3.5 feet in front yard - VACIANCE FOR C' NICH NO-CUMB WIRE PENACE Phone (419) 297-2538 Applicant Signature_ Applicant's Street Address 812 Matzinger Rd Fax Applicant's City, State, Zip Toledo, OH 43612 E-Mail samstravelcenter@gmail.com Applications must be accompanied with: Applicant: You should receive a written notice of 1. 3 photos - showing different views of the site the staff recommendation no later than 2. Letter explaining your zoning request with full and accurate information. Wednesday preceding the hearing date. Complete, clear site plan - recommended scale 1"=20' on 8-1/2" x 11" paper Please call (419) 245-1220 if you do not showing dimensions to all lot lines and the size of all structures on the premises. receive this notice. 4. Fee = \$200 Checks may be made payable to "City of Toledo." 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 1:30 p.m. in City Council Chambers. One Government Center, Toledo, OH 43604. The applicant or the applicant's representative must be present. Permit Tech Checklist: Application complete Photos Letter Proper Site Plan SWO N/A Copy Zoning Map http://local.live.com/ Transportation notified to check site distance hazard Code Enforcement notified if orders are being appealed. A Permit Tech's Initials __ Date______ Staff Recommendation TRANSPORTATION / TRA Date_ **Board Decision**

3/15/2022 kjr



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APPLICATION TO THE ADMINISTRATIVE BOARD OF ZONING APPEAL (BZA)

TMC Chapter 1112.0200

Site Location 1045 Matzinger Rd., Toledo, OH 43612	Zoning District Date 10/1/2025_
Legal Description 8 9 18 NW 1/4 LOT 2 NE 2.71 AC PT N OF M	ATZINGER RD & W & S OF RRS
Applicant's Name (print) Wissam Markho	
Appeal (Dept. of Inspection ruling – Title Nine Sign Code) Ha	ardship Variance
Exception XXX Appeal decision Appeal decision	ADA Accommodation
TMC § 1105.0302 (A)(1) Fences shall not exceed 3.5 feet in from	ntyard - variance for 6' high
NO-CLIMB WIRE FENCE	
	."
Applicant Signature	Phone (419) 297-2538
Applicant's Street Address 812 Matzinger Rd	Fax
Applicant's City, State, Zip Toledo, OH 43612	E-Mail samstravelcenter@gmail.com
Applications must be accompanied with: 1. 3 photos – showing different views of the site	Applicant: You should receive a written notice of
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Permit Tech Checklist: Application complete Photos	Letter Proper Site Plan SWO N/A
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 Date 15-9-25
Reviewed by Date Staff Recommendation_	•
Board Decision	Date
P. Inspection BZA	3/15/2022 kir

Wissam Markho

812 Matzinger Rd. Toledo, OH 43612

Phone: 419-297-2538

Email: samstravelcenter@gmail.com

October 6, 2025

Administrative Board of Zoning Appeals Division of Building Inspection One Government Center, Suite 1600 Toledo, OH 43604

Re:

Request for Zoning Exception – 1045 Matzinger Rd., Toledo, OH 43612 **TMC Code Reference:** 1105.0302 (A)(1) – Fence Height in Front Yard

Dear Members of the Board,

My name is **Wissam Markho**, and I am submitting this letter in support of my application for a zoning exception for the property located at 1045 Matzinger Road, Toledo, Ohio 43612. The legal description of the site is

8 9 18 NW 1/4 LOT 2 NE 2.71 AX PT N OF MATZINGER RD & W & S OF RRS.

Under TMC Code 1105.0302 (A)(1), fences in the front yard are limited to a height of 3.5 feet. We respectfully request an exception to allow the installation and retention of a 6-foot no-climb, green fence with a slide gate operator.

This request is based on **security concerns** that have affected our property and surrounding area. The site has experienced multiple incidents of **theft, vandalism, and trespassing**, resulting in significant property loss and safety concerns. The 6-foot fence was installed to prevent further incidents and to ensure the safety of our employees, customers, and property.

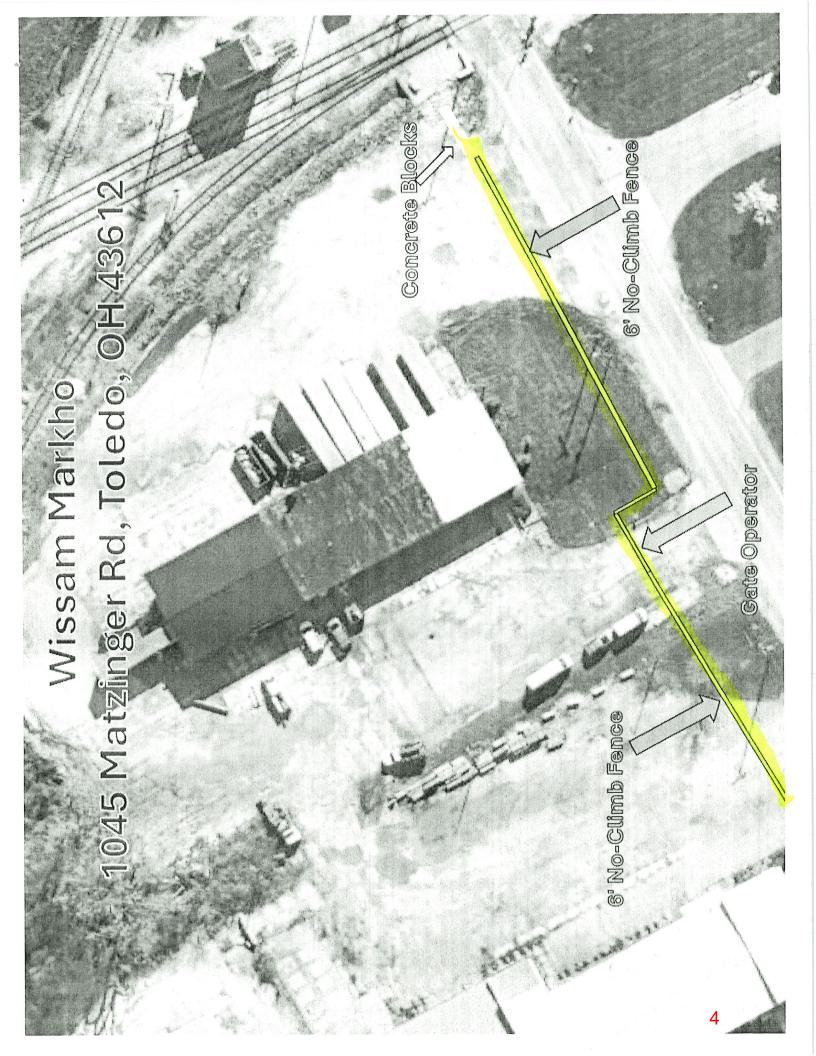
Additionally, **other nearby businesses along Matzinger Road** have installed **6-foot perimeter fences** for similar reasons. Granting this exception would therefore maintain consistency with the character and security measures of surrounding commercial properties, without negatively impacting the appearance of the area.

We believe the requested fence height is a **reasonable and necessary measure** to protect the property and support ongoing business operations while maintaining the community's visual standards.

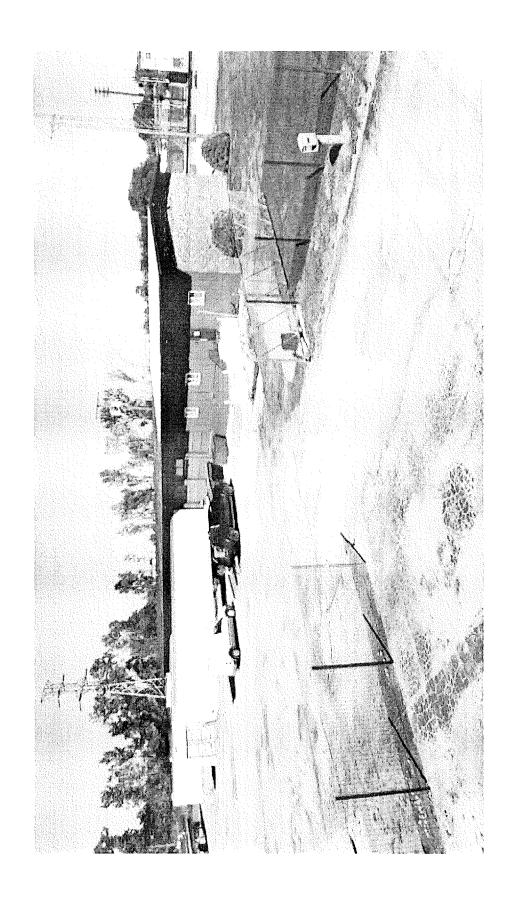
Thank you for your time and consideration of this request. Please feel free to contact me if you require any additional information or documentation.

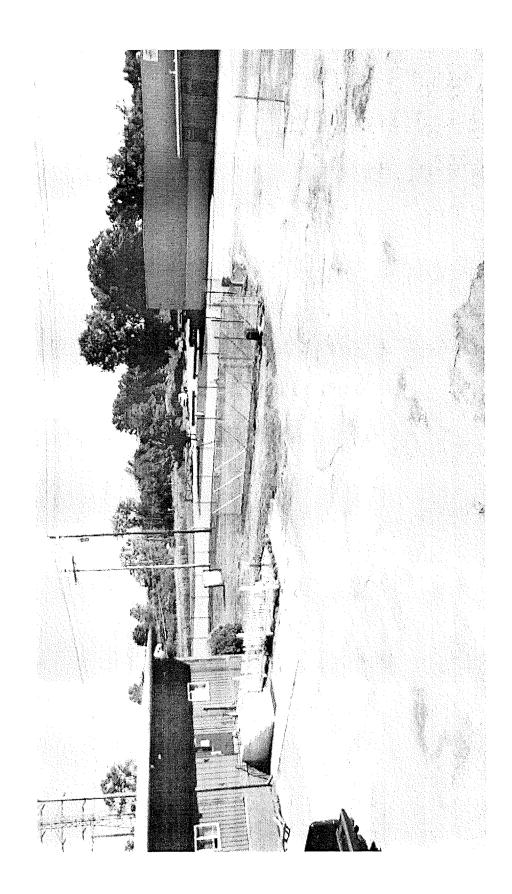
Sincerely,

Wissam Markho

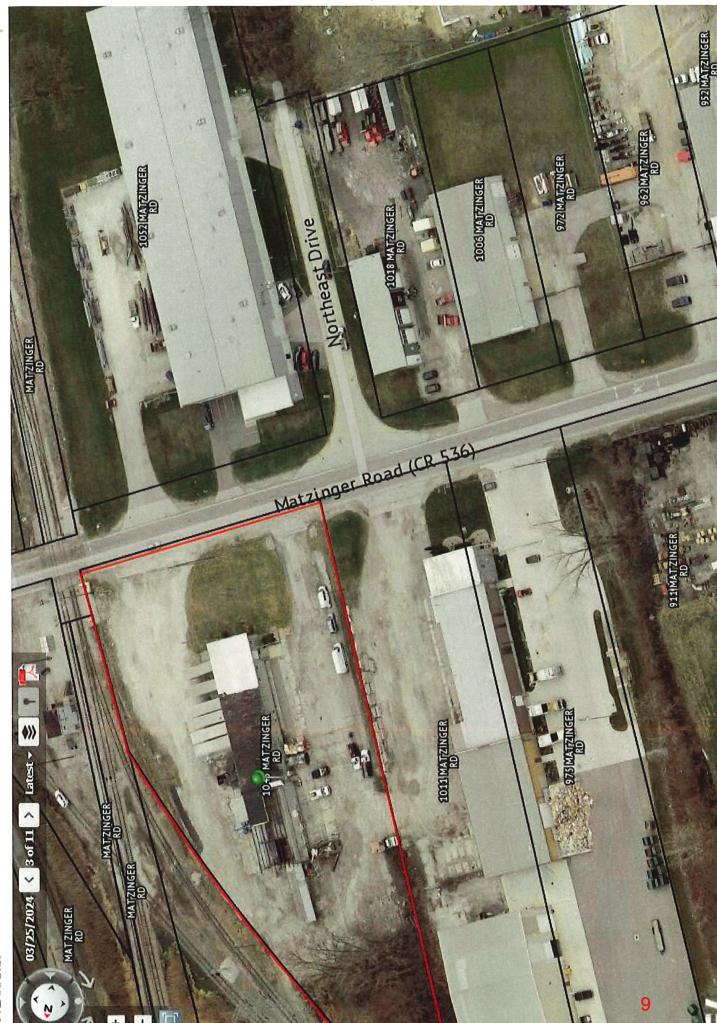












IARKET AREA: 5001C :CW PROPERTIES LLC AX YEAR: 2025