

CASE # BZA25-0051

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 IG Date 10/1/2025Legal Description 8.9 18 NW 1/4 LOT 2 NE 2.71 AC PT N OF MATZINGER RD & W & S OF RRSApplicant'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 - variance for 6' highNO-CUMB WIRE FENCEApplicant Signature [Signature] Phone (419) 297-2538Applicant'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
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 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 complete ☒ Photos ☒ Letter ☒ Proper Site Plan ☒ SWO N/ACopy Zoning Map ☒ http://local.live.com/ Transportation notified to check site distance hazard ☒Code Enforcement notified if orders are being appealed. N/A Permit Tech's Initials YS Date 10-9-25Reviewed by _____ Date _____ Staff Recommendation TRANSPORTATION / TRAFFICMANAGEMENT HAS NO ISSUES, Anna Jaramba 10-10-25

Board Decision _____ Date _____

P: Inspection, BZA

3/15/2022 kjr

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Reviewed by _____ Date _____ Staff Recommendation _____

Board Decision _____ Date _____

P: Inspection. BZA

3/15/2022 kjr

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**.

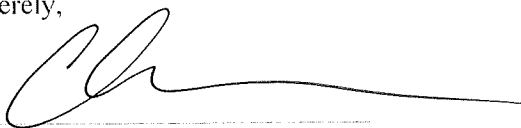
This request is based on **security concerns** that have affected our property and surrounding area. The site has experienced multiple incidents of **theft, vandalism, and trespassing**, resulting in significant property loss and safety concerns. The 6-foot fence was installed to prevent further incidents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

Wissam Markho
1045 Matzinger Rd, Toledo, OH 43612

Concrete Blocks

6' No-Climb Fence

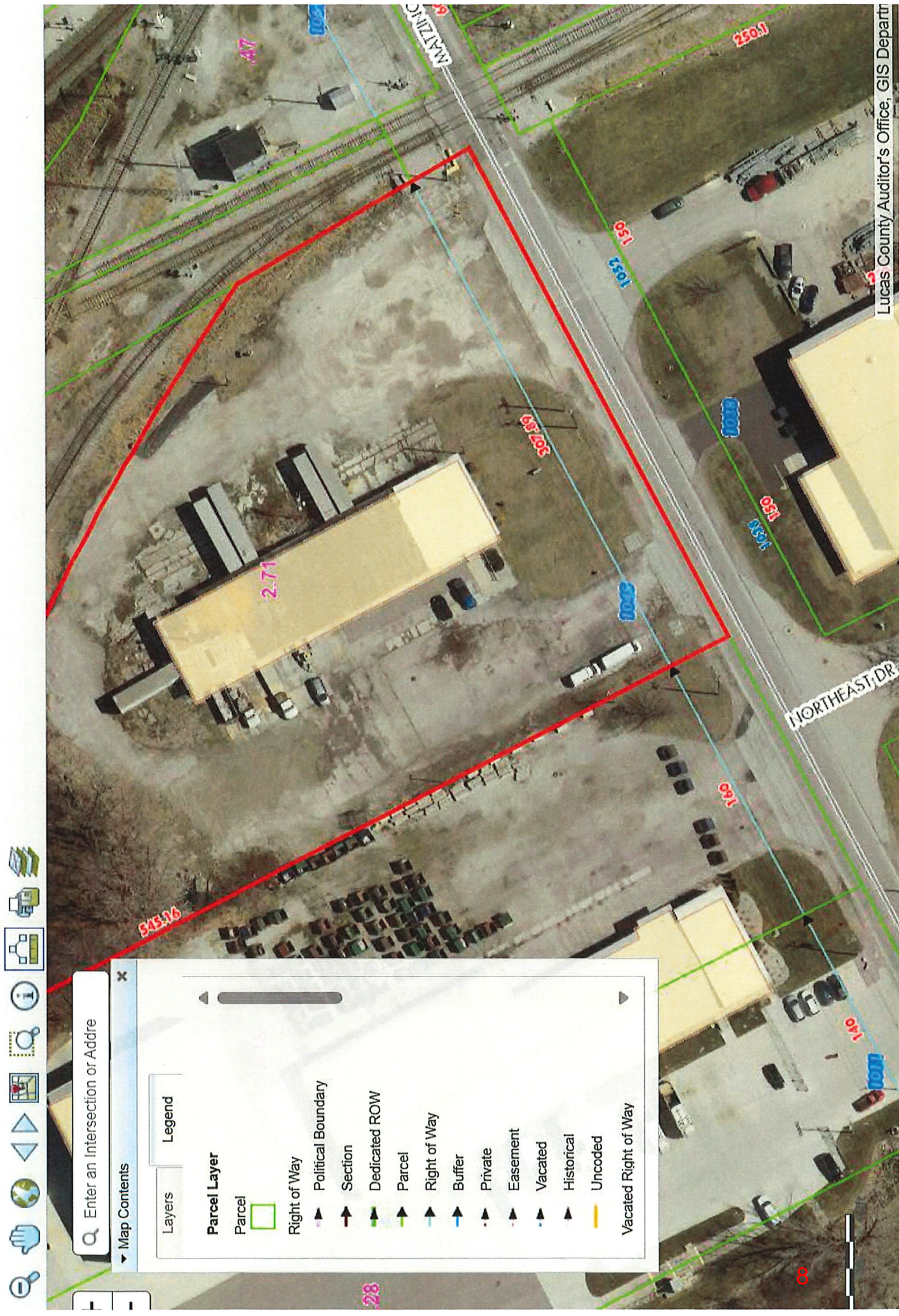
Gate Operator

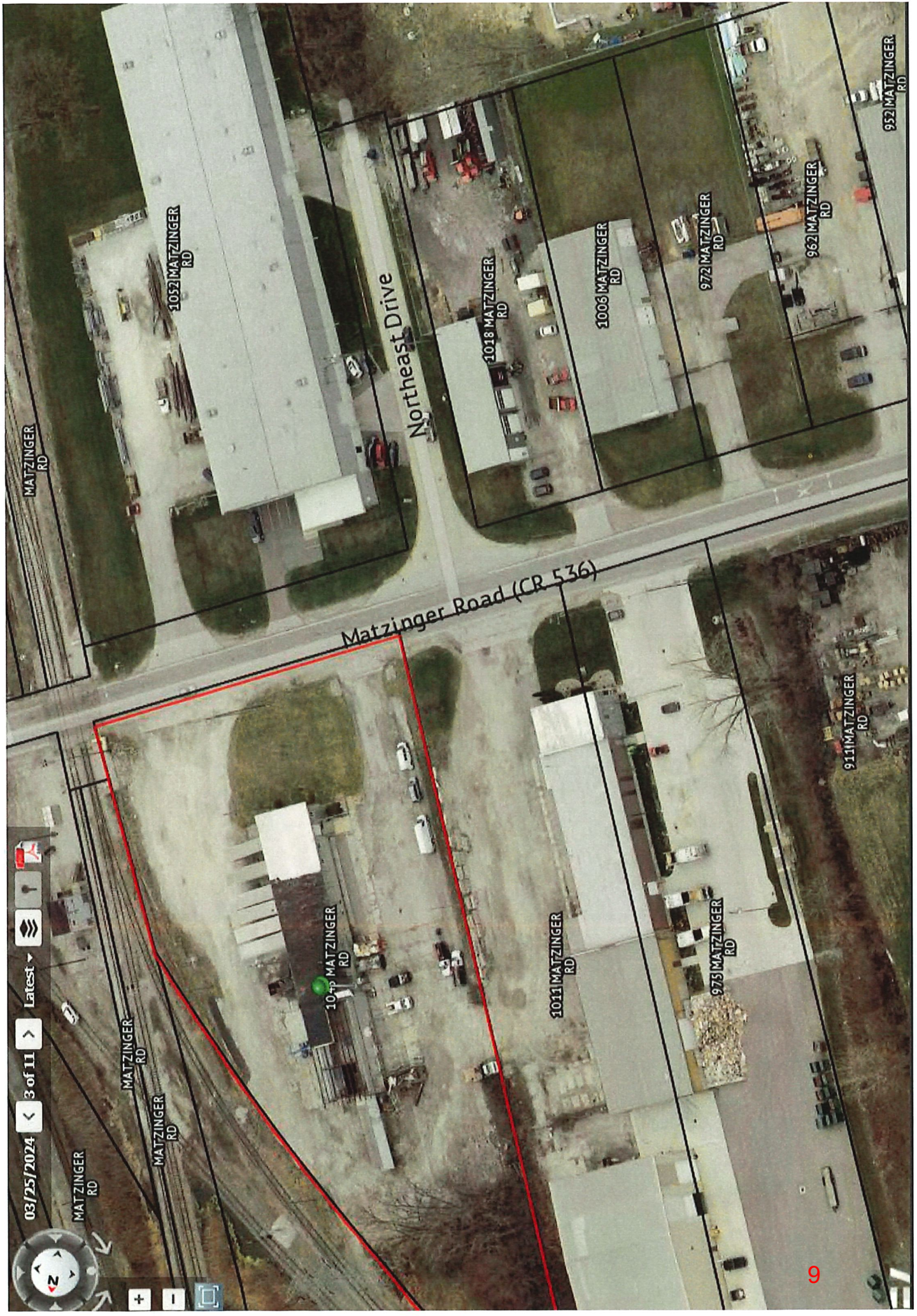
6' No-Climb Fence











1045 MATZINGER

