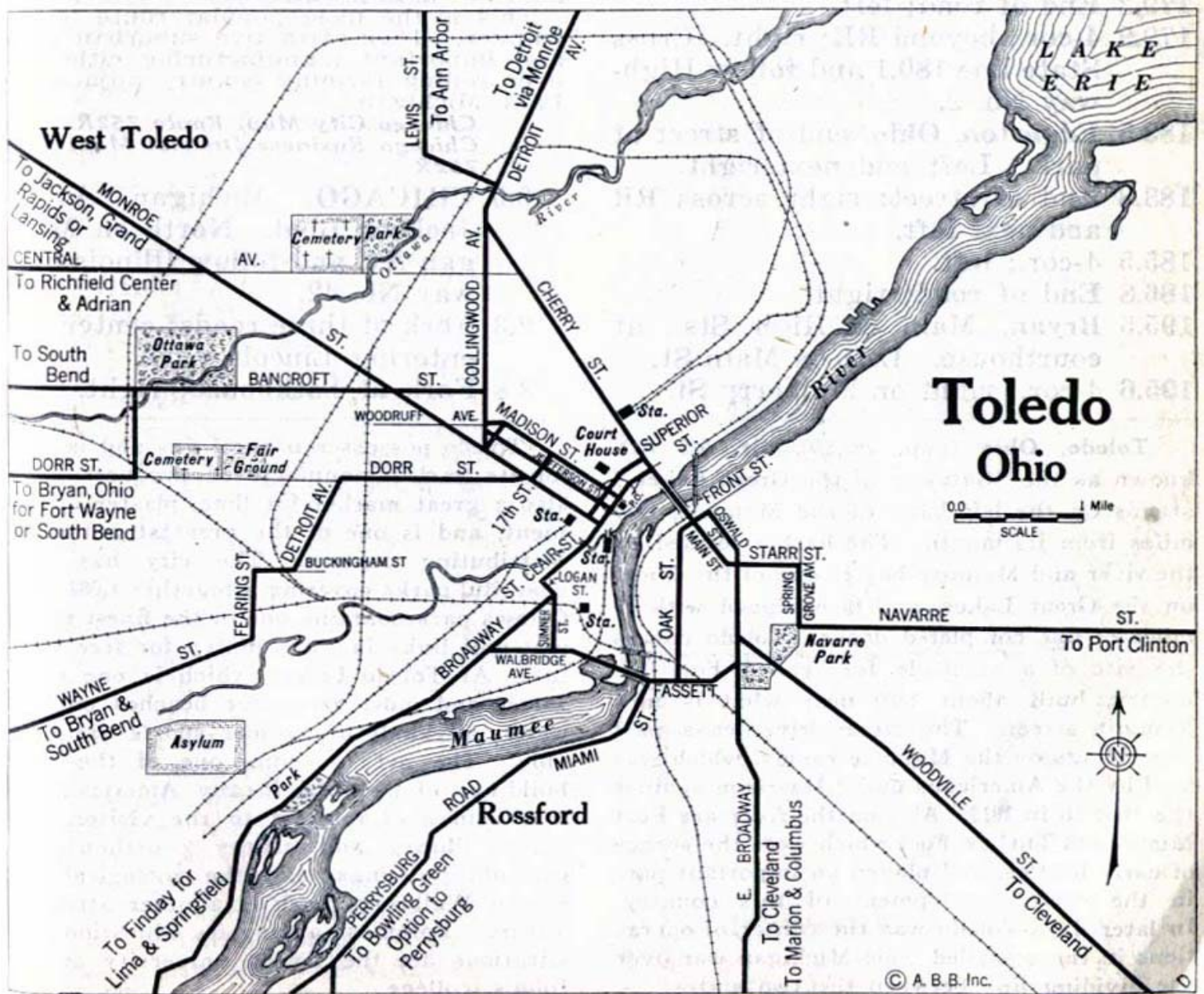




BOARD OF ZONING APPEALS

July 20, 2026

City of Toledo



ADMINISTRATIVE BOARD OF ZONING APPEALS (BZA)

MONDAY, JULY 20, 2026 - 10:00 A.M.

CITY COUNCIL CHAMBERS, FIRST FLOOR
GOVERNMENT CENTER

BZA BOARD APPROVAL CASE ORDER

DOCKET	BZA No	ADDRESS	DECISION
1	BZA26-00006	1271 Tecumseh St	
2	BZA26-00021	1624 Lombard Ave	
3	BZA26-00022	2007 Scottwood Ave	
4	BZA26-00023	3147 Goddard Rd	Administratively Approved
5	BZA26-00025	543 Lucas St	Administratively Approved
6	BZA26-00027	1702 & 1710 Oakdale Ave	

Board of Zoning Appeals

July 20, 2026

Toledo Lucas County Plan Commissions Recommendations

1111.1705 Approval Criteria.

Zoning variances shall only be approved when the Board of Zoning Appeals finds substantial evidence in the official record to support at least five of the following findings:

- A. Unnecessary hardships or practical difficulties apply to the subject land, buildings or uses which are not generally applicable to other land, buildings, structures, or uses in the same zoning district;
- B. The undue hardship or practical difficulties are not the result of the actions of the property owner or applicant, their agent, employee, or contractor;
- C. Granting the requested variance will not result in advantages or special privileges to the applicant or property owner that the Zoning Code denies to other land, structures, or uses in the same district, and that the variance is the minimum variance necessary to provide relief;
- D. The variance, if allowed, will not substantially interfere with or injure the rights of others whose property would be affected by allowance of the variance;
- E. The variance is not inconsistent with the stated purpose and intent of this Zoning Code (See Section 1101.0400);
- F. Granting this request will not change or alter the overall image and character of the neighborhood, or introduce new materials or colors that are incompatible with the neighborhood; and
- G. The variance is not an after-the-fact approval of an intentional violation

1271 Tecumseh

The Plan Commission recommends approval of this request. The applicant has demonstrated a unique hardship meeting at least five (5) of the approval criteria: Minimum Variance Needed (C), Not significantly harm the rights of others (D), Consistent with the Purpose of the Zoning Code (E), Minimal Impact on Neighborhood Aesthetics (F), and Not Retroactive Approval (G). The applicant is requesting the variance to permit a 4-foot fence within the required front yard to enclose a swimming pool. The proposed fence exceeds the maximum permitted front yard fence height by only 6 inches, representing a minimal deviation from the zoning requirements. The additional height is necessary to provide a safe and secure enclosure for the pool while maintaining visibility and compatibility with the surrounding neighborhood. Given the limited nature of the request, the variance will not adversely impact adjacent properties or alter the character of the area. Staff finds that the request is reasonable, preserves the intent of the zoning regulations, and satisfies the applicable variance criteria. Therefore, staff recommends approval of the requested variance.

1624 Lombard Avenue

The Plan Commission recommends approval of this request. The applicant has demonstrated a unique hardship meeting at least five (5) of the approval criteria: Unique Condition (A), Minimum Variance Needed (C), Consistent with the Purpose of the Zoning Code (E), Minimal Impact on Neighborhood Aesthetics (F), and Not Retroactive Approval (G). The subject property is a double-frontage lot, resulting in two street frontages and limiting the owner's ability to install a privacy fence that would otherwise be permitted in a typical rear yard. The proposed fence replaces an existing fence and will not introduce a new development pattern. Additionally, there are multiple fences of similar height along the same street, demonstrating that the request is consistent with the established character of the corridor. Approval of the variance will not adversely affect adjacent properties, impair visibility, or be contrary to the public interest, while allowing the property owner reasonable use and privacy consistent with surrounding development. Therefore, staff finds that the request meets the intent of the variance criteria and recommends approval.

1702 & 1710 Oakdale

The Plan Commission recommends approval of this request. The applicant has demonstrated a unique hardship that meets at least five (5) of the required approval criteria: Unique Condition (A), Minimum Variance Needed (C), Consistent with Purpose of Zoning Code (E), Minimal Impact on Neighborhood Aesthetics (F), and Not a Retroactive Approval (G). The subject property contains a proposed stormwater detention pond in the front yard that presents a potential safety hazard due to changes in water depth during storm events. A taller fence is necessary to prevent accidental entry and reduce the risk of injury. The proposed 6-foot barbed-wire fence enhances safety for residents and neighboring properties by restricting access to the stormwater area, thereby maintaining the intent of the zoning code to protect public health and welfare. The fence will be located to follow the stormwater feature and not obstruct visibility for pedestrian or vehicular traffic, with minimal impacts on adjacent properties, not beyond those typically associated with fencing. While the proposed fence exceeds the height and fencing material standards, the request is consistent with the purpose of the fence regulation and balances aesthetics with safety and functionality. The waiver addresses a unique site condition rather than a general preference. The applicant is also requesting the waiver before construction.

2007 Scottwood Avenue

The Plan Commission recommends approval of this request. The applicant has demonstrated a unique hardship that meets at least five (5) of the required approval criteria: Unique Condition (A), Minimum Variance Needed (C), Consistent with Purpose of Zoning Code (E), Minimal Impact on Neighborhood Aesthetics (F), and Not a Retroactive Approval (G). The additional height is requested to screen and protect the property from the adjacent fence, which contains barbed wire that overhangs onto the applicant's property. The neighboring property uses the area where the fence is located as parking for the apartment building. The proposed 1-foot height increase will provide an appropriate buffer, improve privacy, and help prevent contact with the overhanging barbed wire, without adversely affecting surrounding properties. Given the limited nature of the request and the unique conditions adjacent to the property, staff finds that the variance is reasonable, consistent with the intent of the zoning regulations, and will not substantially interfere with the rights of neighboring property owners.

HEARING DATE: **Monday, July 20, 2026**

BZA NO: BZA26-00006

APPLICANT: Eric Lyons (owner)

SITE LOCATION: 1271 Tecumseh St

ZONING DISTRICT: 10-RD6

SWO or NOL Issued: **N/A**

CODE DESCRIPTION: **1105.0301A**
1105.0301 Residential Districts.
The following standards apply in all Residential districts:
A. Fences or hedges shall not exceed 3½ feet in height in the front yard.

ANALYSIS: Applicant requests variance in order to install a four foot fence with nonstandard materials in front and side yards.

BOARD ACTION:

MOTION APPROVE/DISAPPROVE:	TO	1 ST /2 ND MOTIONS	1 ST /2 ND IF 2 ND MOTION	YEA	NAY	ABSENT	RECUSE	LEFT VOTE TAKEN	BEFORE
Christy Soncrant		_____	_____	_____	_____	_____	_____	_____	
Vanice Williams		_____	_____	_____	_____	_____	_____	_____	
Devon Overton		_____	_____	_____	_____	_____	_____	_____	
Eric Craig		_____	_____	_____	_____	_____	_____	_____	
Robert Pasker		_____	_____	_____	_____	_____	_____	_____	
Nathan Knapke		_____	_____	_____	_____	_____	_____	_____	

VOTING RESULTS:

APPROVED _____ DISAPPROVED _____ DEFERRED _____ WITHDRAWN _____

CONDITIONS OF APPROVAL:

CASE # BZA26-00006

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 1271 Tecumseh St Toledo, OH 43607 Zoning District RD6 Date 01/20/2026Legal Description Single family dwellingApplicant's Name (print) Eric LyonsAppeal (Dept. of Inspection ruling – Title Nine Sign Code) X Hardship Variance _____

Exception _____ Appeal decision _____ ADA Accommodation _____

TMC § Per the code, front yard fencing can only be up to 3.5 ft - seeking to appeal 110510301
to pursue proposed 4ft black aluminum picket style fenceApplicant Signature Eric Lyons Phone (313) 926-1608Applicant's Street Address 1271 Tecumseh St Fax _____Applicant's City, State, Zip Toledo, OH 43607 E-Mail aeres0808@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 _____ Date _____

Reviewed by _____ Date _____ Staff Recommendation _____

Board Decision _____ Date _____

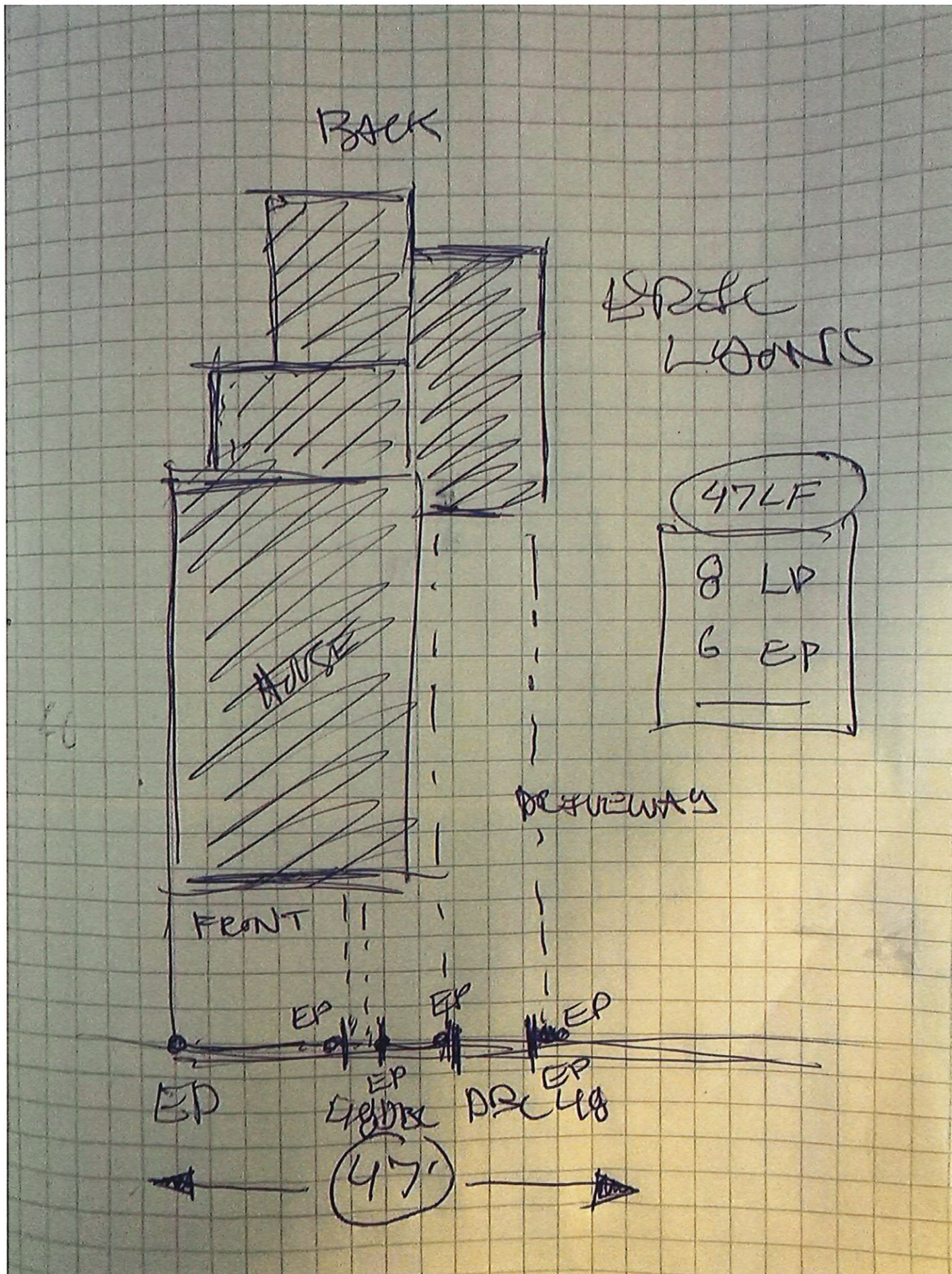
P:, Inspection, BZA

3/15/2024 kjr

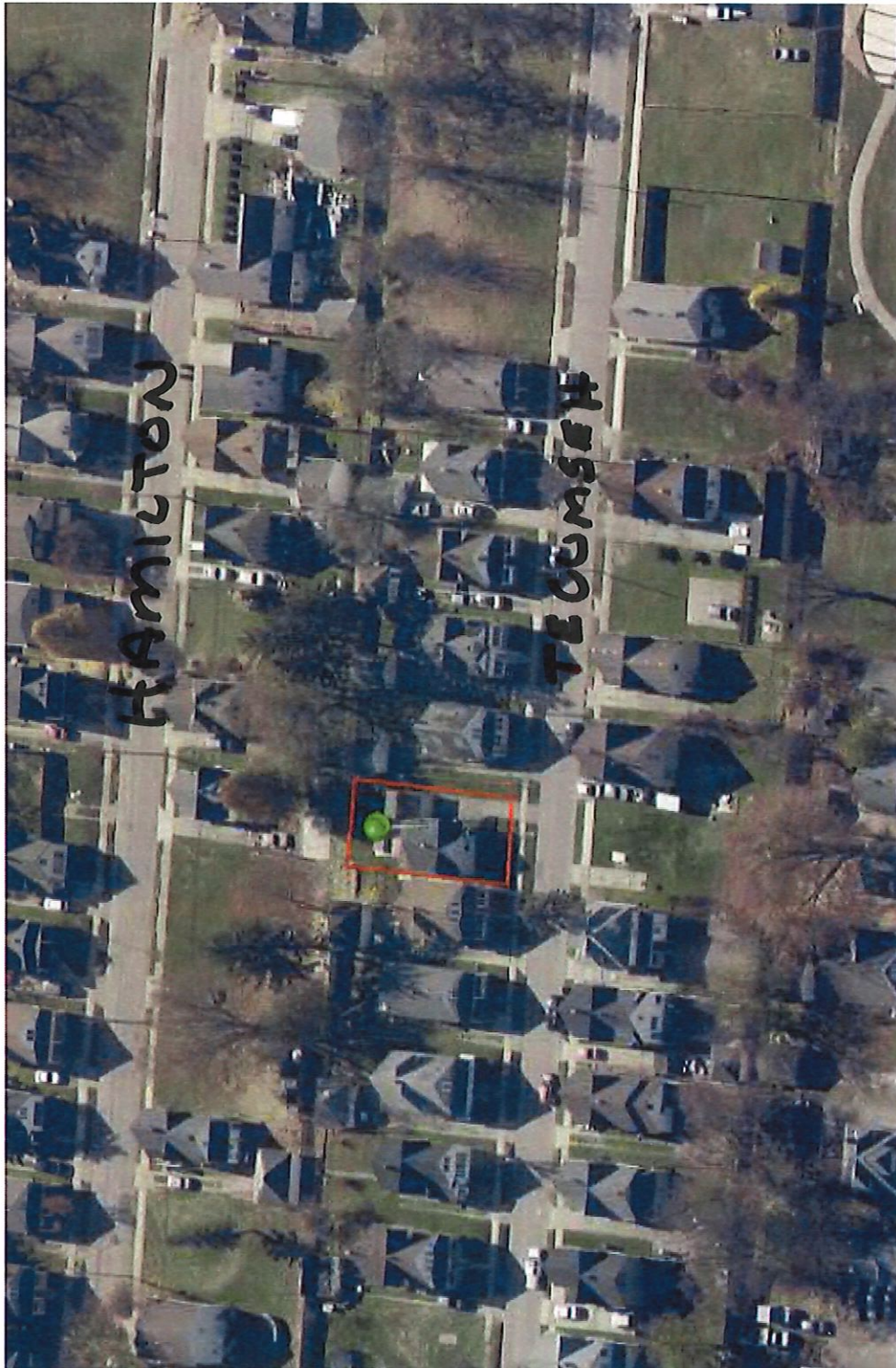
Eric Lyons
1271 Tecumseh St
Toledo Ohio 43607
313-926-1608

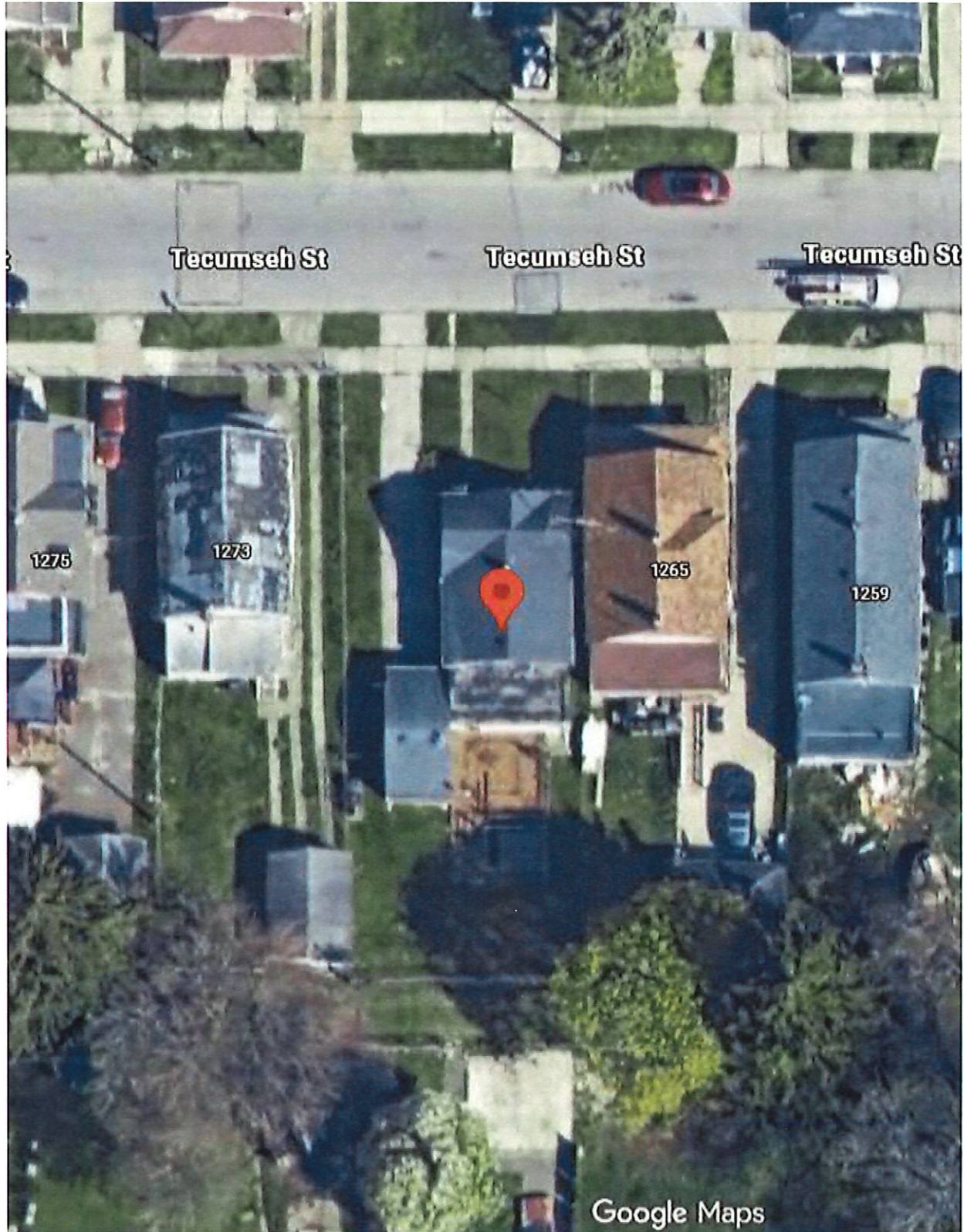
I ERIC LYONS would to install BLACK ALUMINUM
Fence, ~~Hot tub~~ SPA, separate from ALLEY WAY
Neighbors.

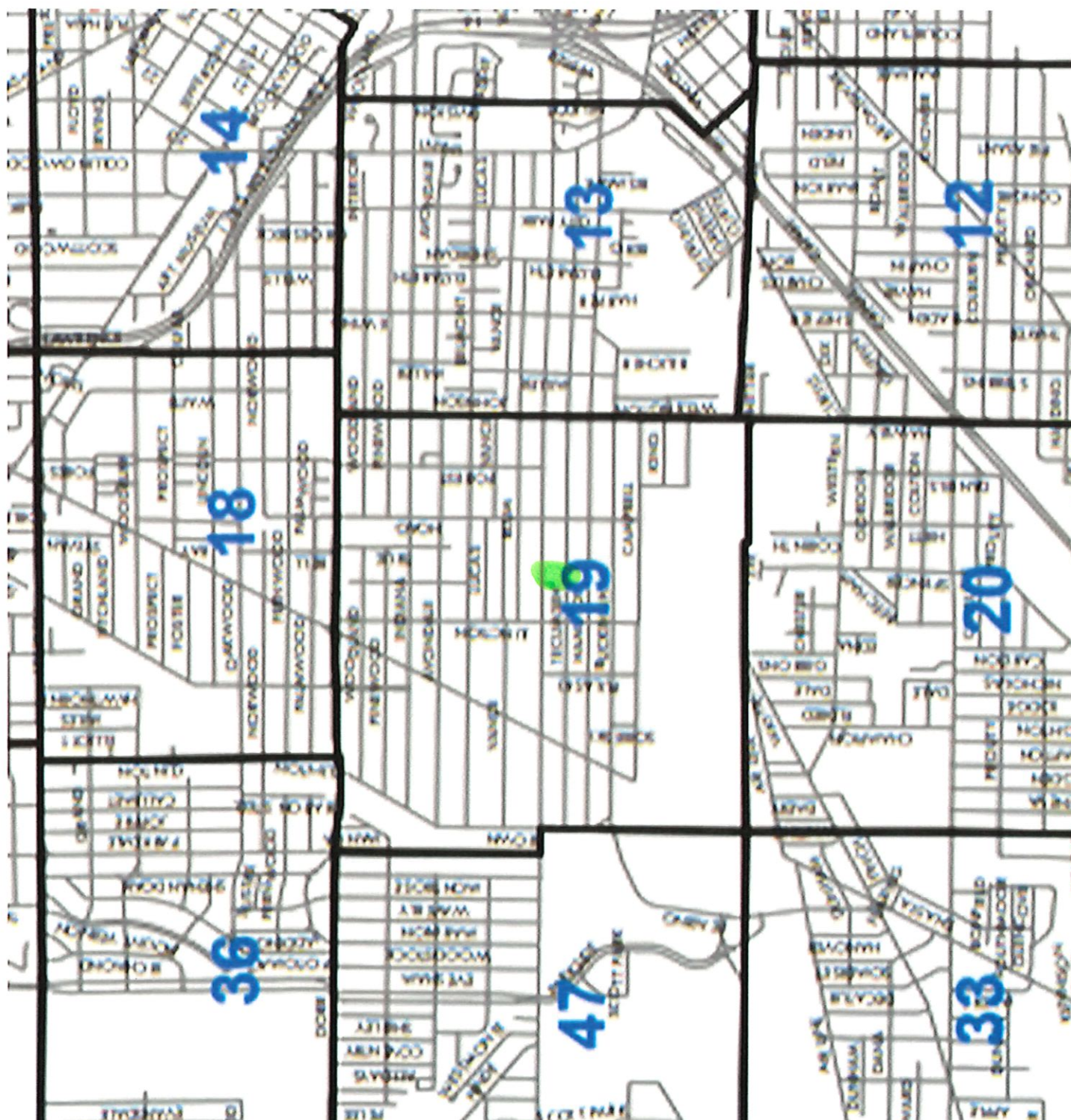
Eric Lyons















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WALBRIDGE IN ADDITION										RD6									
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Prepared for:

Eric Lyons
1271 Tecumseh St
Toledo, OH 43607
aeres0808@gmail.com
(313) 926-1608

October 21, 2025

No. 56189

Revamp Fence & Deck - Ft. Wayne | James Peterson
415 Ley Road, Ft. Wayne, IN 46825
P: (844) 209-9843 | james.peterson@revampfence.com
www.revampfence.com

Summary

As our valued customer, we want to be sure you have complete information about the installation of your fence, railing or deck and are in agreement with our installation methods and our right to access your property. Our goal is to avoid problems and provide a quick, quality installation service with great communication.

1. There are some underground items that only the homeowner can identify. The utility companies do not mark these and the installation professional is not responsible for damage to any unmarked items.
 - a. Underground Sprinkler Lines, Underground Water Lines, Underground Electric, French Drains or any electrical, water or cable locations where your utilities in your city do not provide marking services.
2. Homeowner is responsible for the location of the fence. If you cannot find the property line markers it is recommended that you have a survey done. We are not responsible for the costs of moving or removing fences where the property line has not been properly located.
3. Our install team will need access to an exterior electrical outlet and a water faucet. Please secure all pets prior to our installation teams arrival.
4. We do request that you be present at the start of the installation. Typically our crews arrive between 7am-9am.
5. Our company is not responsible for any damage or soiling to driveways, walkways, walls, gardens, fresh grading sod, shrubbery, patios, etc. resulting from gaining access or performing work in the same proximity.
6. While digging postholes of at least two feet we may encounter a hard dig condition. Hard dig is the use of a jackhammer or auger outside of our normal no dig system. There is a \$150 charge per hard dig hole.
7. Our company is not responsible for ground settling for any reason. Settling is commonly caused by high underground water tables, poor drainage, inadequate backfill at the time of construction, and loose non-compacted soil.
8. Payment Terms upon signing the contract are 40% down. The remaining balance of 60% is due the day of the installation.
9. Our company is not responsible for drilling into unknown unstable concrete during a railing, fence or deck installation.
10. See Gate Warranty
11. Home Owner agrees to allow before and after pictures for use of marketing purposes.
12. Call 844-4FENCENOW for any service related questions.
13. Customer understands that all deposits are non-refundable beyond the 3 day right of rescission due to fabrication and manufacture of the fence, deck, or railing beginning.
14. In the event any balance is referred to collections or an attorney who is not a full-time employee of the company, the customer agrees to pay the costs of the collection and/or reasonable attorney fees.

Black Aluminum Fencing



Black Aluminum Fencing

Quantity

1

Measurement

47 (Linear Ft)

Notes

Footage: 47
Color: black
Finance Company Used:
County/Township:

Msc Notes:

Plat Survey

A majority of fence permits will require a plat survey as well as a site plan. If you do not have a plat survey we can obtain a new survey for your property at a cost of \$995. Expect a permit and project delay if you do not have your plat survey at the time of sale.

Fence Color

Black Aluminum

Fence Height

4' FT

Gates

2

Gate #1 Size

Single 48"

Gate #2 Size

Double 48"

Gate #3 Size

None

Gate #4 Size

None

Estimated Start Date

30-60 days pending permit/survey

Estimated End Date

30-60 days pending permit/survey

Lot Type

Interior Lot

HOA Approval Required

No

Form of Payment

ACH/Check/Credit Card

Finance Company

N/A

001 - Fence Permit



Quantity

1

Fence Permit

002 - Aluminum Line Post



Quantity

8

Aluminum Line Post

004 - Aluminum End Post



Quantity
6

Aluminum End Post

005 - Aluminum Single Gate



Quantity
1

Aluminum Single Gate

Gate Size
Single 48"

006 - Aluminum Double Gate



Quantity
1

Aluminum Double Gate

Gate Size
Double 48"

Price: ~~\$6,324.00~~ \$4,744.00

Discounts

Variable Incentive



Discount

\$1580

Pricing

Subtotal:	\$6,324.00
Discount:	\$1,580.00
Grand Total:	\$4,744.00
Deposit Amount:	\$1,897.60
Balance Due:	\$2,846.40

All applicable discounts and promos have been applied.

Projects cancelled/rescheduled without a 14 day a will have a \$500 fee applied and will not be rescheduled until paid

No changes can be made to scope of work within 14 days of estimated install date.

Changes made to project inside 14 days of install will have a \$500 fee applied.

Non-Refundable Deposit due upon signing. Balance due upon completion

Please initial next to the following statements to indicate that you have read, understand, and agree to them:

The customer understands that they are responsible for any permitting required for a fence or deck project on their property. All municipalities are different and it is the customers responsibility to determine if they need one.

EL

All fences are custom built and cancellations beyond the normal 3 day right of recission will not be accepted. Furthermore all deposits are non-refundable and the customer will be responsible for up to 50% of the contracted cost of the project beyond the 3-day right of recession.

EL

I agree that the payment method used for my deposit payment may be securely kept on file to process the final payment for the remaining balance due immediately upon job completion. I understand that it is recommended that I, or someone else that I designate, be present at the job site upon completion to inspect and ensure everything is completed to my satisfaction. If nobody is present upon job completion, payment will still be processed for the remaining balance.

EL

We have the right to move/adjust the project up to 18.5" to 24.5" based on where the utility markings are as required by state law.

EL

Private utility lines on a homeowners property not owned and maintained by the utility companies will not be marked. Example of this would private gas lines to a grill or electricity to a detached garage." It is the home owners responsibility to mark any private utility lines. Revamp Companies Brands will not be responsible for the lines or any damage caused to them.

EL

If Revamp Fence & Deck is pulling the permit on behalf of the customer, the customer gives consent to Revamp Fence & Deck to sign on behalf of said customer for any permit application requirements.

EL

WARRANTY

The warranty of the project: Residential Limited Lifetime Warranty

The Revamp Companies Fence & Deck system warrants their rigid vinyl extrusions to be the finest quality available and to be superior for exterior fence and railing applications. Revamp warrants that their rigid vinyl extrusions will not chip, peel, blister, rot or corrode when used in accordance with Revamp fabrication, installation, care & maintenance instructions and guidelines.

Revamp does not warrant against normal weathering conditions. Normal weathering will cause any surface to gradually fade or darken. Normal weathering includes, but is not limited to, color change (uniform fading), impact reduction and shrinkage.

This warranty is for the lifetime of the product from the date of manufacture and is non-transferable. Should any defective material be found during the warranty period, Revamp will replace the defective material. Warranty does not apply to parts and accessories such as caps, hinges, latches, support posts.

Exclusions: Solar Lights

Solar Lights have a 1-year warranty from the original date of the contract. All other warranty or services on solar lights will need to be directed to LMT-MERCER GROUP. Please change the battery prior to calling for warranty service or purchasing a new one.

WI RESIDENTS NOTICE OF LIEN RIGHTS:

As required by the Wisconsin Construction Lien Law, claimant hereby notifies owner that persons or companies performing, furnishing, or procuring labor, services, materials, plans or specifications for the construction on owner's land may be lien rights on owner's land and buildings if not paid. Those entitled to lien rights, in addition to the undersigned claimant, are those who contract directly with the owner or those who give the owner notice within 60 days after they first perform, furnish, or procure labor, services, materials, plans or specifications for the construction. Accordingly, owner probably will receive notices from those who perform, furnish, or procure labor, services, materials, plans or specifications for the construction, and should give a copy of each notice received to the mortgage lender, if any. Claimant agrees to cooperate with the owner and the owner's lender, if any, to see that all potential lien claimants are duly paid.

IA RESIDENTS NOTICE OF LIEN RIGHTS:

Persons or companies furnishing labor or materials for the improvement of real property may enforce a lien upon the improved property if they are not paid for their contributions, even if the parties have no direct contractual relationship with the owner. The mechanics' notice and lien registry provides a listing of all persons or companies furnishing labor or materials who have posted a lien or who may post a lien upon the improved property.

The state construction registry can be found at: <https://sos.iowa.gov/mnlr/search/search.aspx>. The toll-free telephone number for the state construction registry is: 1-888-767-8683.

Applies to all Backyard Vinyl, Revamp Fence & Deck, and The Vinyl Outlet Locations

Eric Lyons

X

Eric Lyons

James Peterson

X

Company Authorized Signature

Document Details

Title Contract No. 56189
File Name Contract-56189-1560386.pdf
Document ID 1040369271c94b7a8cf4a4cff761a3b6
Fingerprint eda005f9875737a6e872b37050353e84
Status Completed

Document History

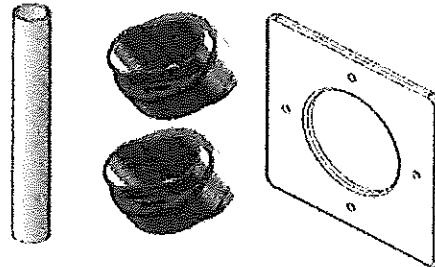
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Document Viewed	Document Viewed by Eric Lyons (aeres0808@gmail.com) IP: 146.75.128.212	Oct 21 2025 10:19PM UTC
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SLIP MOUNT SYSTEM™ DIGLESS FENCE INSTALLATION

#1 Rated professional vinyl fence installation system, using 2-3/8" pipe, Slip Mount post adjusters & Rail Locks

Safety Equipment & Tools Required:

Safety glasses, ear plugs, gloves, safety work shoes, manual or gas powered pipe driver, drill with 5/16" (#10) hex head driver bit, rubber mallet, tape measure, 4 Ft long level, string line, shovel, optional center set measuring jig.



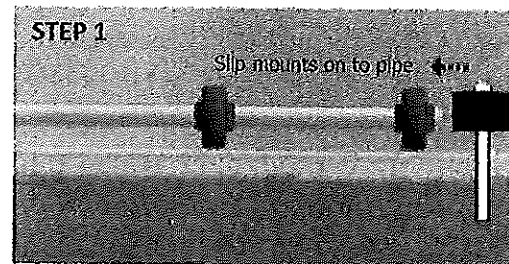
2-3/8" x 96" PIPE SLIP MOUNTS TOP RAIL LOCK



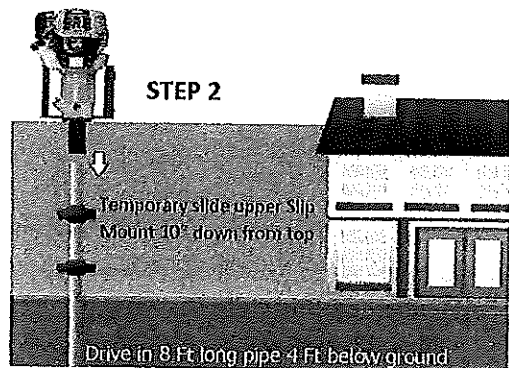
SAFETY 1st CALL
BEFORE YOU DIG!



Step 1: Slide on Slip Mounts. Slide (2) Slip Mounts on pipe, place so smooth surface and the SLIPMOUNT name is facing up when installed. Use a rubber mallet to assist when doing this. Temporarily slide the upper Slip Mount down pipe 10" from top, it will be repositioned in STEP 5.

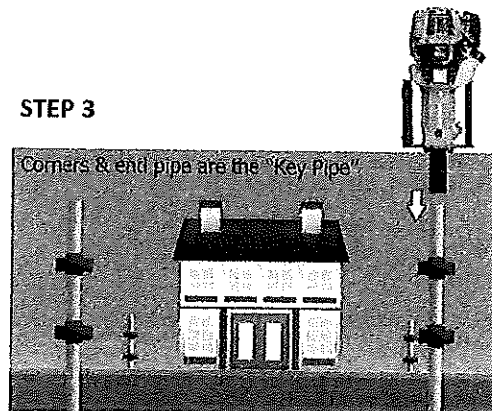


Step 2: Starting Point. Choose a starting point, property corner pin or ending post these pipe/posts are known as *Key Pipe*. Install the 1st pipe using a power pipe driver or manual post pounder, install the pipe to a depth of approximately 4ft below the ground, with the remaining 4 ft of pipe above.

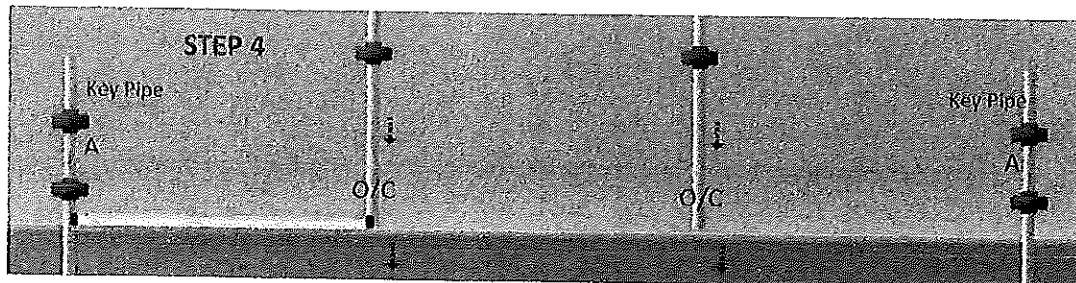


Step 3: Set the Key Pipe. Install all *Key Pipe* they are the pipe/posts that identify corners, ends, and gate areas and will set the overall fence layout. The *Key Pipe* will become the beginning points of all fence line/run during fence installation.

Note: If installing a privacy gate kit the gate hinge side post may require an internal post insert or this pipe may be recommended to cement into ground rather than power driven in. Please refer to your gate manufactures instruction guide for information on "Gate Hinge Side Post Install"

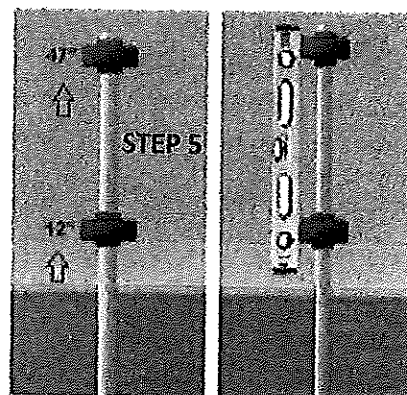


SLIP MOUNT SYSTEM™ (Continued)

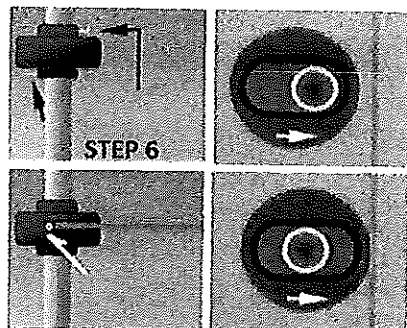


STEP 4: Run a string line 24" above ground, fasten only to the *Key Pipe* i.e. End/Corner see (A) determine the *On center* (O/C) measurements between. Use a tape measure or a *Center set Jig* to mark pipe placement. *Remember not to exceed the manufactures "On center post measurement"*

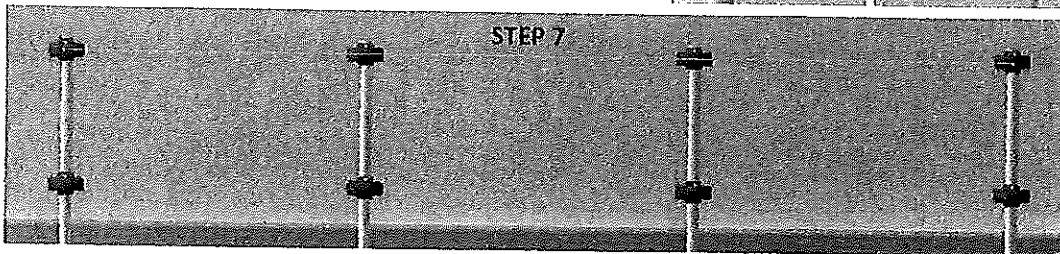
STEP 5: Adjusting height of Slip Mounts. 1st Starting at the *Key Pipes*, end/corner pipes reposition top Slip Mount to approximately 47" height, the lower Slip Mount at 12" above the ground. Using a 4 Ft long level plum and level the Slip Mounts, fasten with (2) screws.



STEP 6: Screw Locations. Using (2) #10 x 1" Self-tapping screws fasten (1) screw into the upper lip of the Slip Mount and (1) opposite side at the lower lip.



Step 7: Adjusting the in-line Slip Mounts. Relocate the string line, to the side of the upper Slip Mounts on only the *Key Pipes* end/ corners fasten using a screw to the side of Slip Mount. With all remaining in-line pipe Slip Mounts, slide the oval shape so it positions left to right, sliding towards or away from string line until string is just touching the side of the Slip Mount, repeat with the lower Slip Mounts. Re check with a level. Using (2) self-tap screws fasten each Slip Mount to pipe, once complete remove the string line and screw form side of the *Key pipe* Slip Mounts.



SLIP MOUNT SYSTEM™ (Continued)

A professional installation technique for privacy vinyl fence styles

STEP 1a: Sleeve vinyl posts over pipe. Place all vinyl posts over each pipe according to layout.

NOTE: The Slip Mount System requires shorter vinyl posts approximately only 2-3" of the lower vinyl post is buried in the ground. i.e. a 6 Ft privacy style requires 78" long 5" x 5" post.

STEP 2a: Measure and install bottom rails.

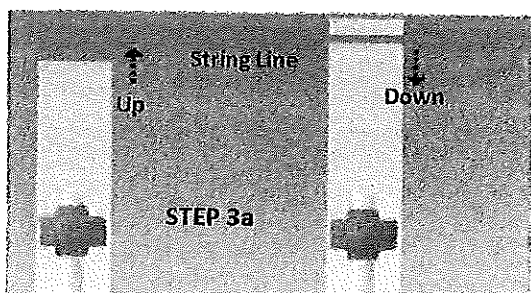
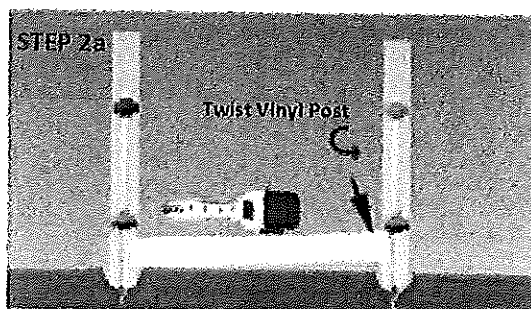
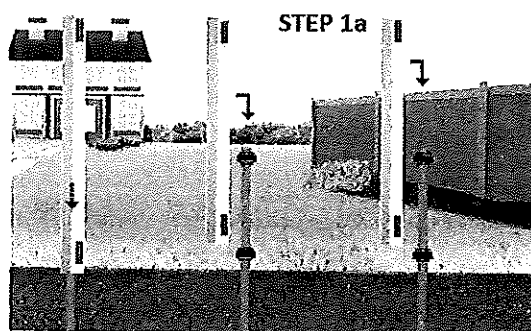
Choose a *Key Pipe Post* corner/end to start, using a tape measure insert the tip into the lower post hole cut-out, measure from pipe to pipe, subtract $\frac{1}{4}$ " less from this measurement. i.e. If between pipe measurement is 93-1/2" less $\frac{1}{4}$ " = 93-1/4" is the lower vinyl rail cut length. Now insert rail end into the lower starting *Key vinyl post* hole, at the opposite end using a twisting motion slip the rail end into the side of the open hole, twisting vinyl post back to realignment with using slight pressure on the rail end, rail will snap into the post hole as its twisted back into its in-line position.

STEP 3a: Set fence & post height & level. Starting at *Key Posts* corner/end attach string line to top.

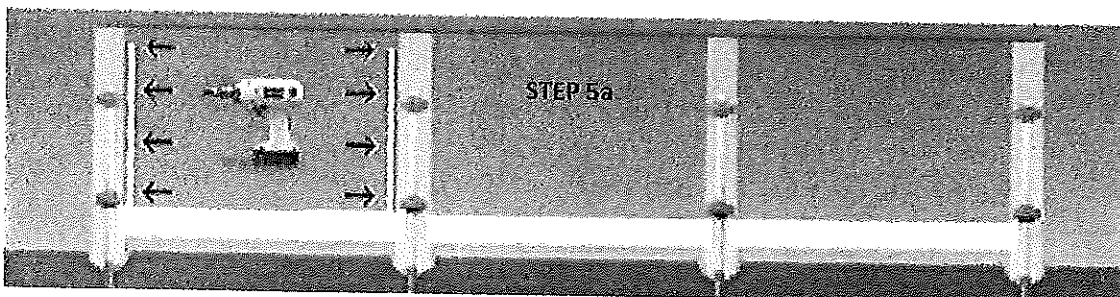
Note: Use a screw positioned in the top $\frac{1}{4}$ " area of vinyl *Key posts* end/corners when the post cap is installed this will cover the hole made, repeat at opposite end post attach and pull string line tight.

STEP 4a: Digging around base of posts. It may be necessary to dig a small hole (*Divot*) around base of pipe to allow for lowering the vinyl post height if the installation occurs on finished lawn surface.

Note: If working with non-level ground, to assist in post height adjustment of between inline post heights you may raise and lower the End/Corner *Key vinyl posts*, this will re adjust the top string line height to achieve the proper in-line vinyl post heights to the string line.

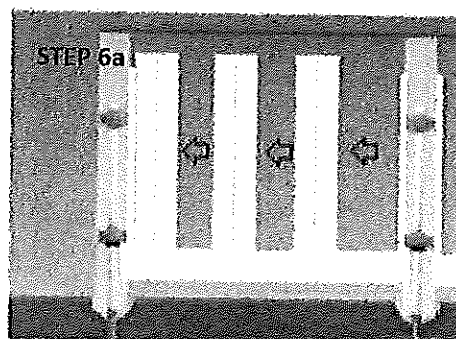


SLIP MOUNT SYSTEM™ (Continued)



STEP 5a: Fastening on U-Channels. Screw U-Channel to vinyl posts using (4) #10 x 1" screws.

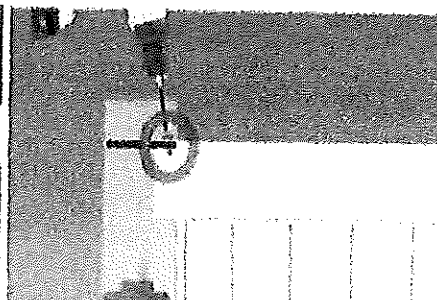
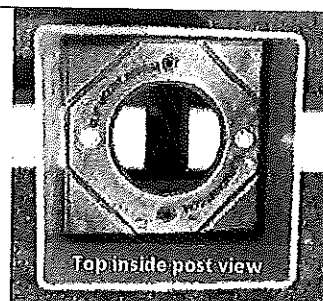
Very Important Note: (2) of the screws are placed at the *Slip Mount* locations, screw through the post wall and into Slip Mount. This will also secure the vinyl post to the internal pipe preventing any future vinyl post movement.



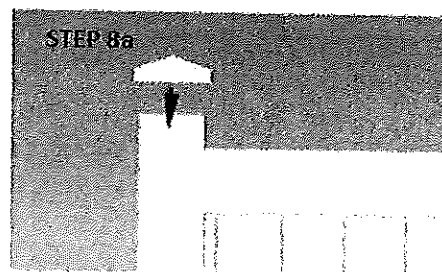
STEP 6a: Insert Vertical T&G Tongue & Groove Slats

Insert slats in bottom rail one at a time, use of a rubber mallet lightly tapping along the side of the T&G slat this will ensure a tight fit between each slat. The last T&G slat is cut to fit and between the U-Channel and the adjoining T&G vertical slat. Fitment of the last vertical slat should be just snug, if tightness occurs re-trim and insert.

STEP 7a: Insert Top Rail & Rail Locks. Measure and cut top rail, ensure minimum of 1-1/2" to 2" of top rail is inserted inside the vinyl post. Place "Rail Lock" into the top of the post and fasten with #10 x 1" screw(s) in pre-set hole.



STEP 8a: Using a small amount of silicone or PVC glue, apply to the Inside of cap, set caps on posts to complete.

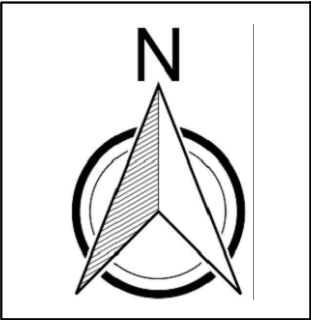


SLIP MOUNT  SYSTEM™

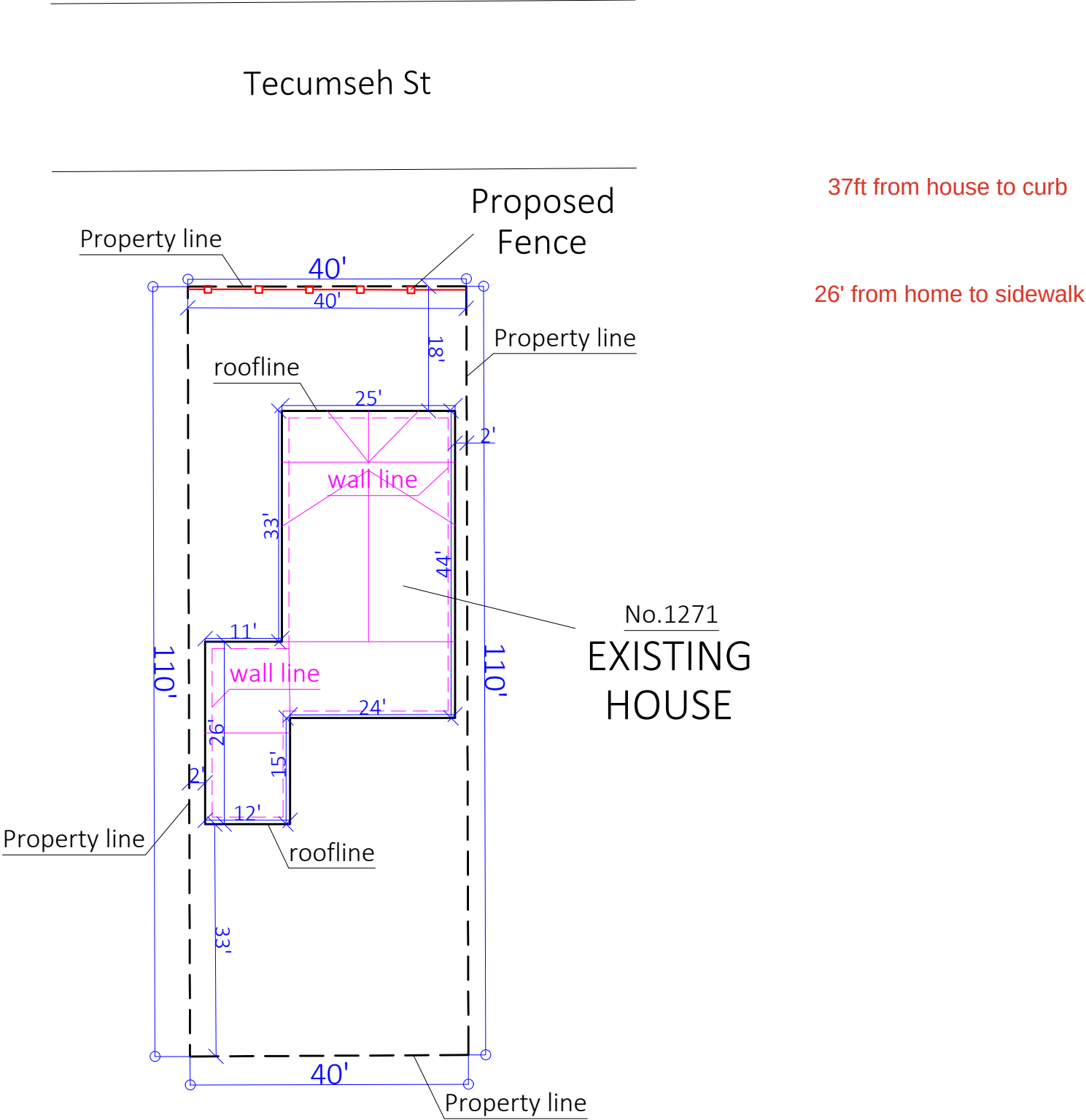
www.slipmount.com

Toll free help assistance line call 1.877.295.4530

S I T E P L A N
1271 Tecumseh St
Toledo, OH 43607
Parcel ID: 16-01547
Lot area: 0.09 Acres
Paper Size: 11"x17"



scale 1"=20'



Disclaimer

This is not a Legal Survey, nor is it intended to be or replace one.
These measurements are approximate and are for illustrative purposes only.
This work product represents only generalized location of features, objects or boundaries and should not be relied upon as being legally authoritative for the precise location of any features, objects or boundaries.

HEARING DATE: **Monday, July 20, 2026**

BZA NO: BZA26-00021

APPLICANT: 1624 Lombard LLC

SITE LOCATION: 1624 Lombard Ave

ZONING DISTRICT: RS6

SWO or NOL Issued: **N/A**

CODE DESCRIPTION: **1105.0301A**
1105.0301 Residential Districts.
The following standards apply in all Residential districts:
A. Fences or hedges shall not exceed 3½ feet in height in the front yard.

ANALYSIS: Applicant requests a variance in order to install a six foot fence in the front yard on a double frontage lot.

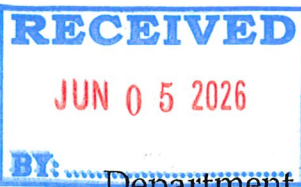
BOARD ACTION:

MOTION APPROVE/DISAPPROVE:	TO	1 ST /2 ND MOTIONS	1 ST /2 ND IF 2 ND MOTION	YEA	NAY	ABSENT	RECUSE	LEFT VOTE TAKEN	BEFORE
Christy Soncrant		_____	_____	_____	_____	_____	_____	_____	
Vanice Williams		_____	_____	_____	_____	_____	_____	_____	
Devon Overton		_____	_____	_____	_____	_____	_____	_____	
Eric Craig		_____	_____	_____	_____	_____	_____	_____	
Robert Pasker		_____	_____	_____	_____	_____	_____	_____	
Nathan Knapke		_____	_____	_____	_____	_____	_____	_____	

VOTING RESULTS:

APPROVED _____ DISAPPROVED _____ DEFERRED _____ WITHDRAWN _____

CONDITIONS OF APPROVAL:



PAID 6/5/26 CK

CASE # BZA26-00021

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 1624 Lombard Toledo, OH 43614 Zoning District RS6 Date 5-8-2026

Legal Description Glendale Place Lot 44

Applicant's Name (print) 1624 Lombard LLC

Appeal (Dept. of Inspection ruling - Title Nine Sign Code) _____ Hardship Variance X

Exception _____ Appeal decision _____ ADA Accommodation _____

TMC § 1105.0301 Residential Districts A. Fences or Hedges shall not exceed 3.5 feet in height in the front yard. for wood privacy fence 6 ft tall and 4 ft gate

Applicant Signature [Signature] Phone 419.349.1984

Applicant's Street Address 1624 Lombard Ave. Fax _____

Applicant's City, State, Zip Toledo, OH 43614 E-Mail admin@livinginroyalty.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 N/A

Copy 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 JS Date 6-5-26

Reviewed by _____ Date _____ Staff Recommendation _____

Board Decision _____ Date _____

P:, Inspection, BZA

3/15/2024 kjr

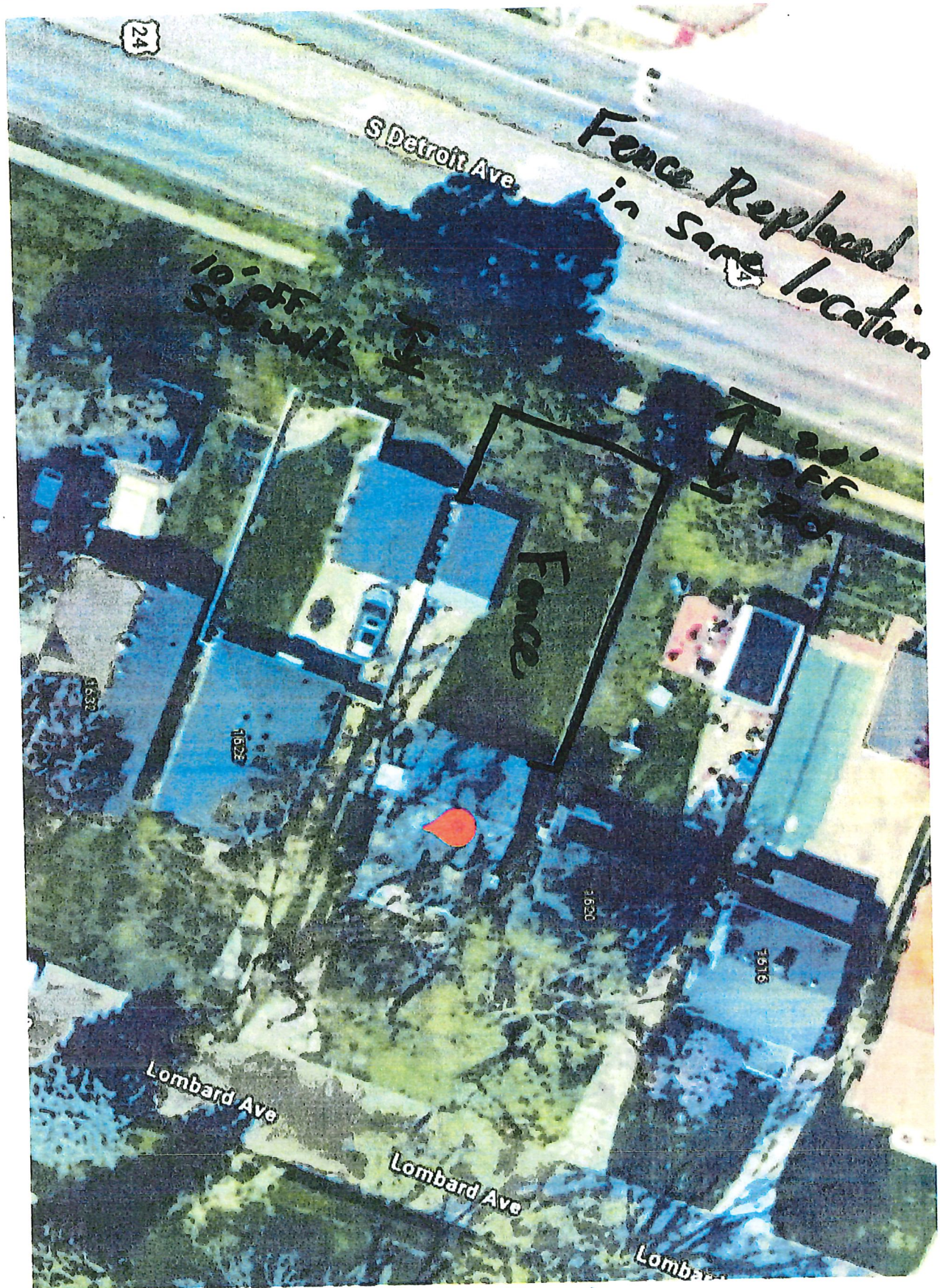
6/4/2026

To Whom It May Concern:

The replacement of the fence will be in the same location as it currently is. Due to the property having a road on the back side, there is no other place to have a back yard to keep kids and animals enclosed. The fence will not be extending any further towards South Detroit Avenue than any of the other fences that abut to the road. If you have any further questions, please contact me via phone at (419) 349-1954.

Thank you,

1624 Lombard LLC
Aralana Alexander,
Trustee of The Pioneer Capital Trust
U/A/D 4/17/24





TOLEDO FENCE & SUPPLY CO.
2525 HILL AVE. TOLEDO, OHIO 43607
(419) 535-6833

FAX: # (419) 535-5943
www.toledofence.com

SINCE 1920

5/20/2026

ORDER #:	DATE: 5/19/2026
NAME: 1624 Lombard LLC	JOB NAME:
STREET: 5660 Southwyck Blvd Suite 101	JOB LOCATION: 1624 Lombard Ave.
CITY/STATE: Toledo, OH 43614	Glendale / S. Detroit Ave.
ATTN: Aralana Alexander	(419) Cell: 349-1954 Business:

Style Treated Gauge Dog Height 6' Total Footage 138' plus gate
Solid board Type Pre-Assembled panel

2/ Line Posts 4x4x8' Treated

Gate

1 Gate 4' Single Gate

Gate

2/ End Posts Concrete All posts

Cor. Posts

Gate Posts

Complete Fence to Cost

M

L

Terms

1/2 DOWN WITH SIGNED COPY OF CONTRACT REFUNDED IF JOB IS CANCELED. BALANCE PAID TO CREW ON COMPLETION.

All accounts 30 days past due are subject to 1 1/2% per month FINANCE CHARGES (Equal to 18% per year) on unpaid balance.

Date Erected Applied For

REMARKS

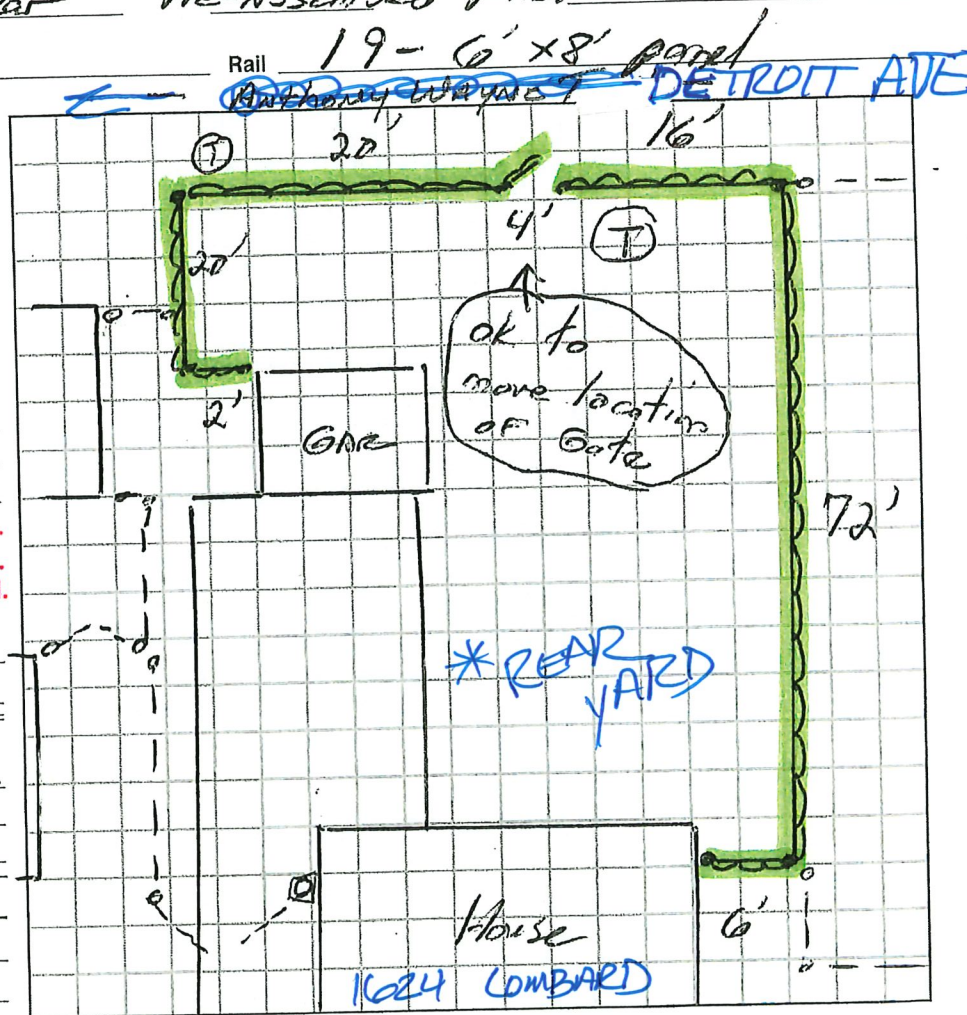
OUPS Reference No.: 26 139 03 332

Date Ready: 5/22/26 8am

County: Lucas City/Twp: Toledo

DATE	TIME	CREW

Remove & Haul 142'
Existing Stockade Privacy



WE ARE NOT RESPONSIBLE FOR BOUNDARY LINES, PRIVATE UNDER GROUND UTILITIES OR SPRINKLERS, WHICH MUST BE LOCATED BY THE PROPERTY OWNER. EXTRA CHARGE WILL BE MADE WHERE SHALE OR STONE IS ENCOUNTERED IN DIGGING POST HOLES.

The undersigned has read and agrees to provisions set forth on the reverse side hereof.

Customer Signature

TOLEDO FENCE & SUPPLY CO.

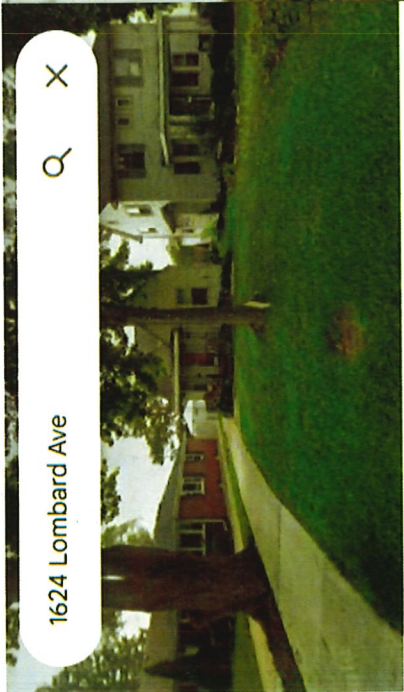
Down Payment: _____

Balance Due: _____

By

Steven Harrington

Page 4 of 12



1624 Lombard Ave

Building

- Directions
- Save
- Nearby
- Share

- 1624 Lombard Ave, Toledo, OH 43614
- Suggest an edit on 1624 Lombard Ave
- Add a missing place
- Add your business

Photos





Toledo, Ohio

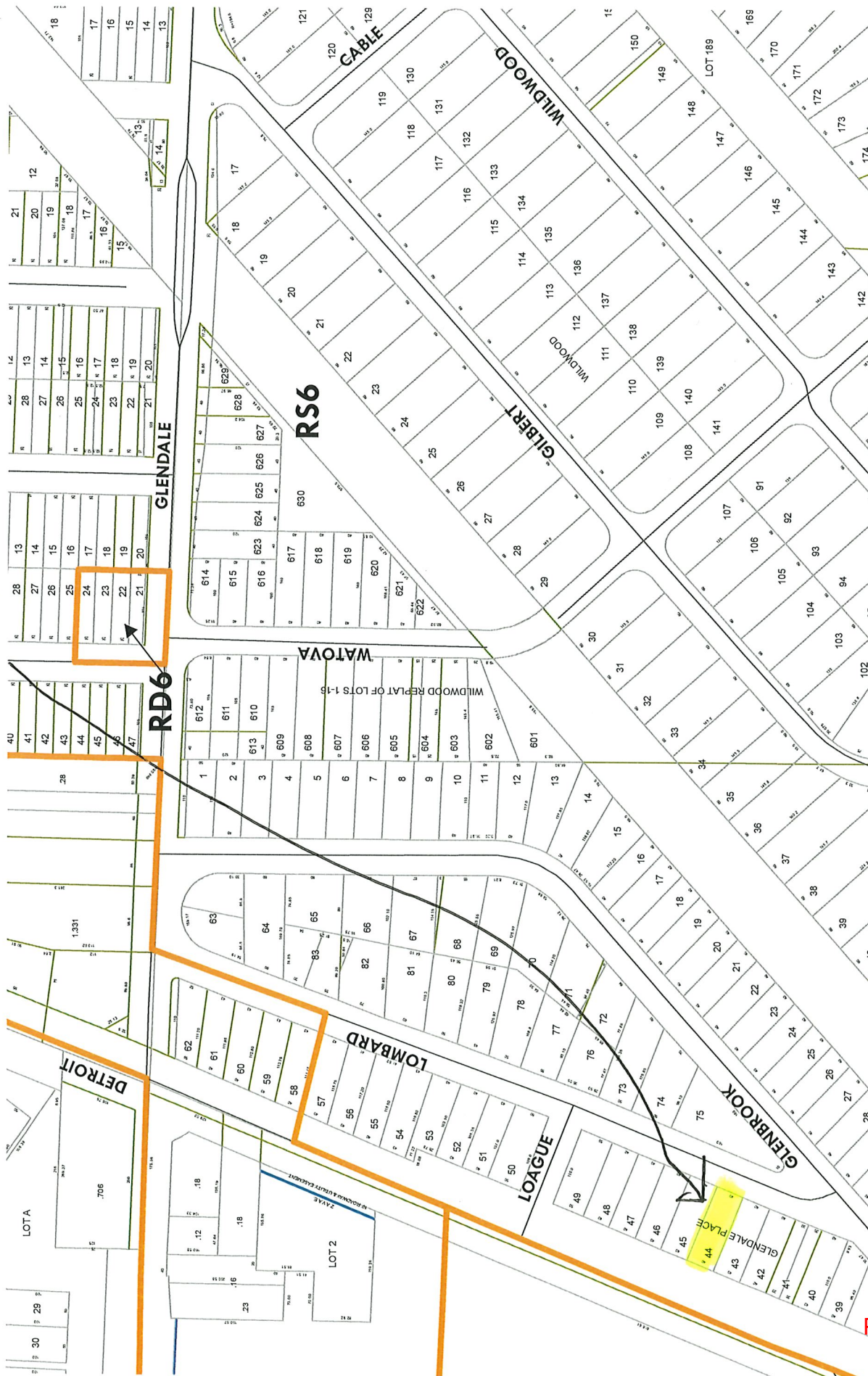
Google Street View

Sep 2024 [See more dates](#)

Image capture: Sep 2024 © 2026 Google

View from Detroit ave

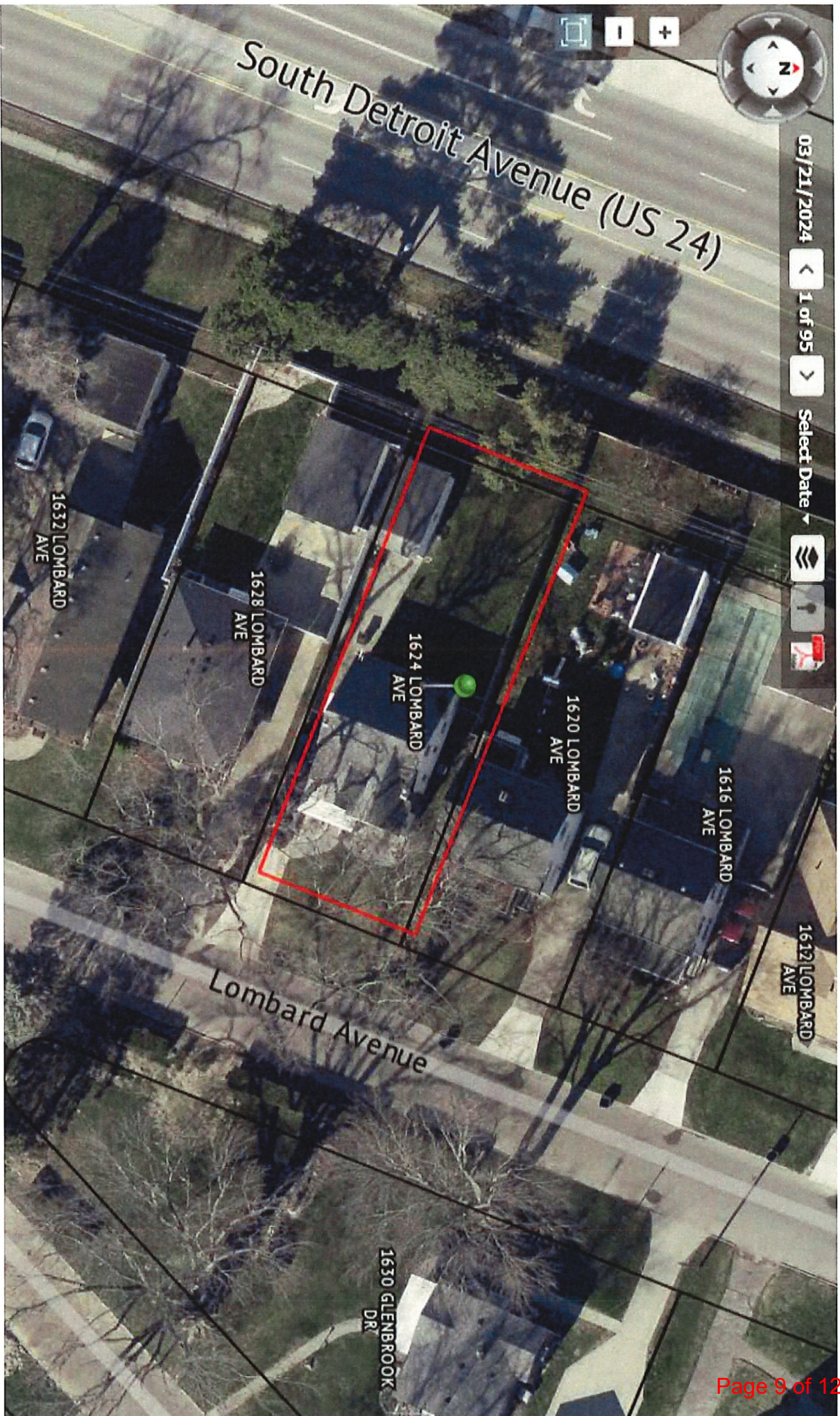
1624 LOMBARD





Google Maps

Image capture: Sep 2024 © 2026 Google United States Terms Privacy Report a





1624 Lombard Ave

Building



Directions



Save



Nearby



Send to
phone



Share



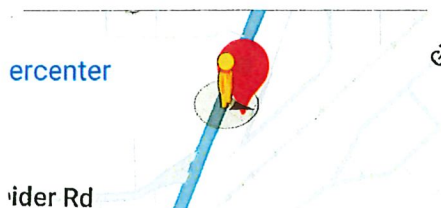
1624 Lombard Ave, Toledo, OH 43614

Photos



Get the most out of Google Maps

Sign in



Straub, Lori

From: Straub, Lori on behalf of toledobi
Sent: Friday, June 5, 2026 12:49 PM
To: Galambos, Aaron
Cc: Risher, Anna
Subject: 1624 Lombard - BZA26-00021 Case for Transportation Review & comments
Attachments: 1624 LOMBARD - BZA26-00021.pdf

Importance: High

Aaron,

Please return with your review and comments.

Thanks.

Lori Straub

Permit Technician
City of Toledo - Division of Building Inspection
One Government Center - Ste 1600
Toledo, OH 43604
419-245-1220 Office
419-245-1329 Fax

toledobi@toledo.oh.gov

Apply for some permits online at <https://applyforpermits.toledo.oh.gov/portal>

Pay for any permit online at <https://applyforpermits.toledo.oh.gov/portal>

Visit us at toledo.oh.gov/services/building-inspection/

ORIGIN ID: BKLA (216) 696-5647
SUZANNE ROMANIN
TUCKER ELLIS LLP
950 MAIN AVENUE
SUITE 1100
CLEVELAND, OH 44113
SHIP DATE: 08MAY26
ACTWGT: 0.50 LB
CAD: 109094219/NET4535
BILL SENDER

TO DIVISION OF BUILDING INSPECTION

CITY OF TOLEDO

ONE GOVERNMENT CENTER

SUITE 1600

TOLEDO OH 43604

REF: 019786-00003

INV: (419) 245-1220

PO:

DEPT: JOHN SLAGTER



J261026012001v

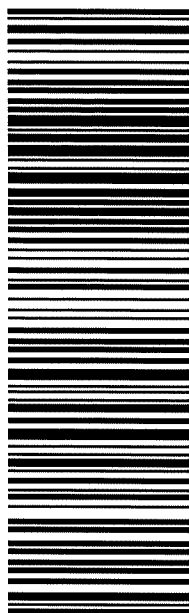
TRK# 8715 8824 6931
0201

MON - 11 MAY 12:00P
PRIORITY OVERNIGHT

RES 43604

XP TDZA

OH-US DTW



After printing this label:
CONSIGNEE COPY - PLEASE PLACE IN FRONT OF POUCH
1. Fold the printed page along the horizontal line.
2. Place label in shipping pouch and affix it to your shipment.

Use of this system constitutes your agreement to the service conditions in the current FedEx Service Guide, available on fedex.com. FedEx will not be responsible for any claim in excess of \$100 per package, whether the result of loss, damage, delay, non-delivery, misdelivery, or misinformation, unless you declare a higher value, pay an additional charge, document your actual loss and file a timely claim. Limitations found in the current FedEx Service Guide apply. Your right to recover from FedEx for any loss, including intrinsic value of the package, loss of sales, income interest, profit, attorney's fees, costs, and other forms of damage whether direct, incidental, consequential, or special is limited to the greater of \$100 or the authorized declared value. Recovery cannot exceed actual documented loss. Maximum for items of extraordinary value is \$1,000, e.g. jewelry, precious metals, negotiable instruments and other items listed in our Service Guide. Written claims must be filed within strict time limits, see current FedEx Service Guide.

HEARING DATE: **Monday, July 20, 2026**

BZA NO: BZA26-00022

APPLICANT: Michael Clark

SITE LOCATION: 2007 Scottwood Ave

ZONING DISTRICT: RM36

SWO or NOL Issued: **N/A**

CODE DESCRIPTION: **1105.0301B**

1105.0301 Residential Districts.

The following standards apply in all Residential districts:

B. Fences shall not exceed 6 feet in height in the side yard or rear yard.

ANALYSIS: Applicant requests a variance in order to install a seven foot tall privacy fence in the side yard setback.

BOARD ACTION:

MOTION APPROVE/DISAPPROVE:	TO	1 ST /2 ND MOTIONS	1 ST /2 ND IF 2 ND MOTION	YEA	NAY	ABSENT	RECUSE	LEFT VOTE TAKEN	BEFORE
Christy Soncrant		_____	_____	_____	_____	_____	_____	_____	
Vanice Williams		_____	_____	_____	_____	_____	_____	_____	
Devon Overton		_____	_____	_____	_____	_____	_____	_____	
Eric Craig		_____	_____	_____	_____	_____	_____	_____	
Robert Pasker		_____	_____	_____	_____	_____	_____	_____	
Nathan Knapke		_____	_____	_____	_____	_____	_____	_____	

VOTING RESULTS:

APPROVED _____ DISAPPROVED _____ DEFERRED _____ WITHDRAWN _____

CONDITIONS OF APPROVAL:



Received

CITY OF TOLEDO

PAID
6.11.26 CK

MAY 22 2026

Division of Building Inspection

JUN 11 2026

Division of Building Inspection
City of Toledo

B2A26-00022

APPLICATION TO THE ADMINISTRATIVE BOARD OF ZONING APPEAL (BZA)

One Government Center, Suite 1600 • Toledo, OH 43604 • Phone (419) 245-1220 • Fax (419) 245-1329 • www.toledo.oh.govSite Location 2007 SCOTTWOOD AVE. Zoning District 14th - 36 Date 5-18-26Legal Description SCOTTWOOD ADDITION LOT 148Applicant's Name (print) MICHAEL CLARK / AMERICAN FENCE + SUPPLYAppeal. (Dept. of Inspection ruling – Title Nine Sign Code) _____ Hardship Variance X

Exception _____ Appeal decision _____ ADA Accommodation _____

TMC § PART ELEVEN, CHAPTER 1105, 1105.0301 (fence height)Applicant Signature [Signature] STEVE CLARK Phone 419-343-3338Applicant's Street Address 2007 SCOTTWOOD Fax _____Applicant's City, State, Zip TOLEDO, OH 43604 E-Mail SHUFFMAN@NICEFENCE.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 = \$200.00. 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 at least 30 days 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 SN Date 6/9/26

Reviewed by _____ Date _____ Staff Comments: _____

Board Decision _____ Date _____



The American Fence And Supply Co.

May 18, 2026

City of Toledo Board of Zoning Appeals

Dear Sir or Madam:

We hope this letter finds you well. We are requesting permission to install a 7' tall wood privacy fence in the side and rear yard of 2007 Scottwood, on the left side/south side of the house. This request is because the neighboring property is a commercially zoned property with a 7' tall chain link fence with barbed wire. The barbed wire portion of the fence hangs over into the yard of 2007 Scottwood. A 7' tall wood privacy fence will block the view and prevent the hazzard of getting cut by this barbed wire fence.

Sincerely,

A handwritten signature in black ink, appearing to read 'Stevilyn Huffman', with a long horizontal flourish extending to the right.

Stevilyn Huffman
Office Manager

2007 Scottwood

A3 Landscape



FENCE ON THIS SIDE OF YARD.

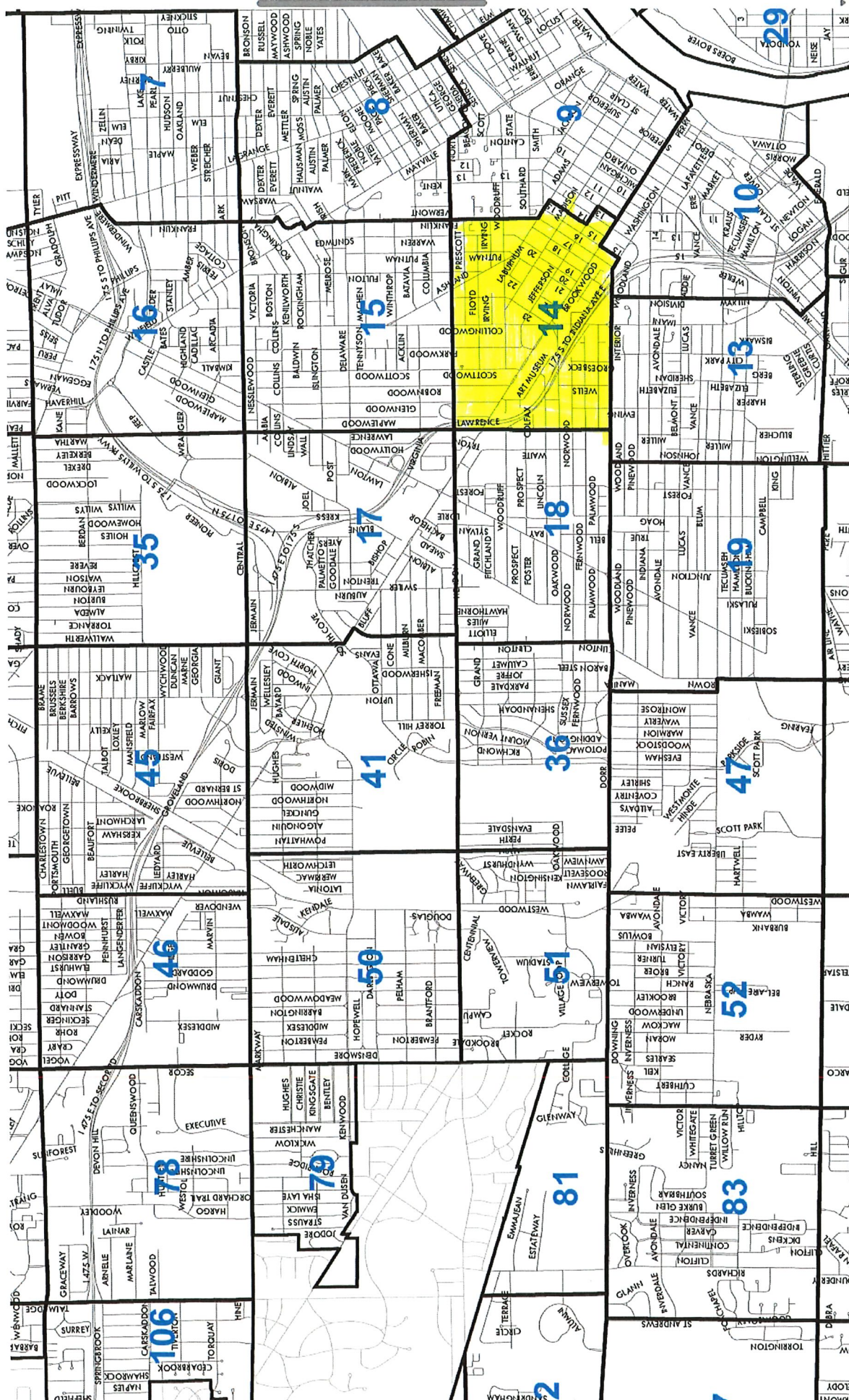


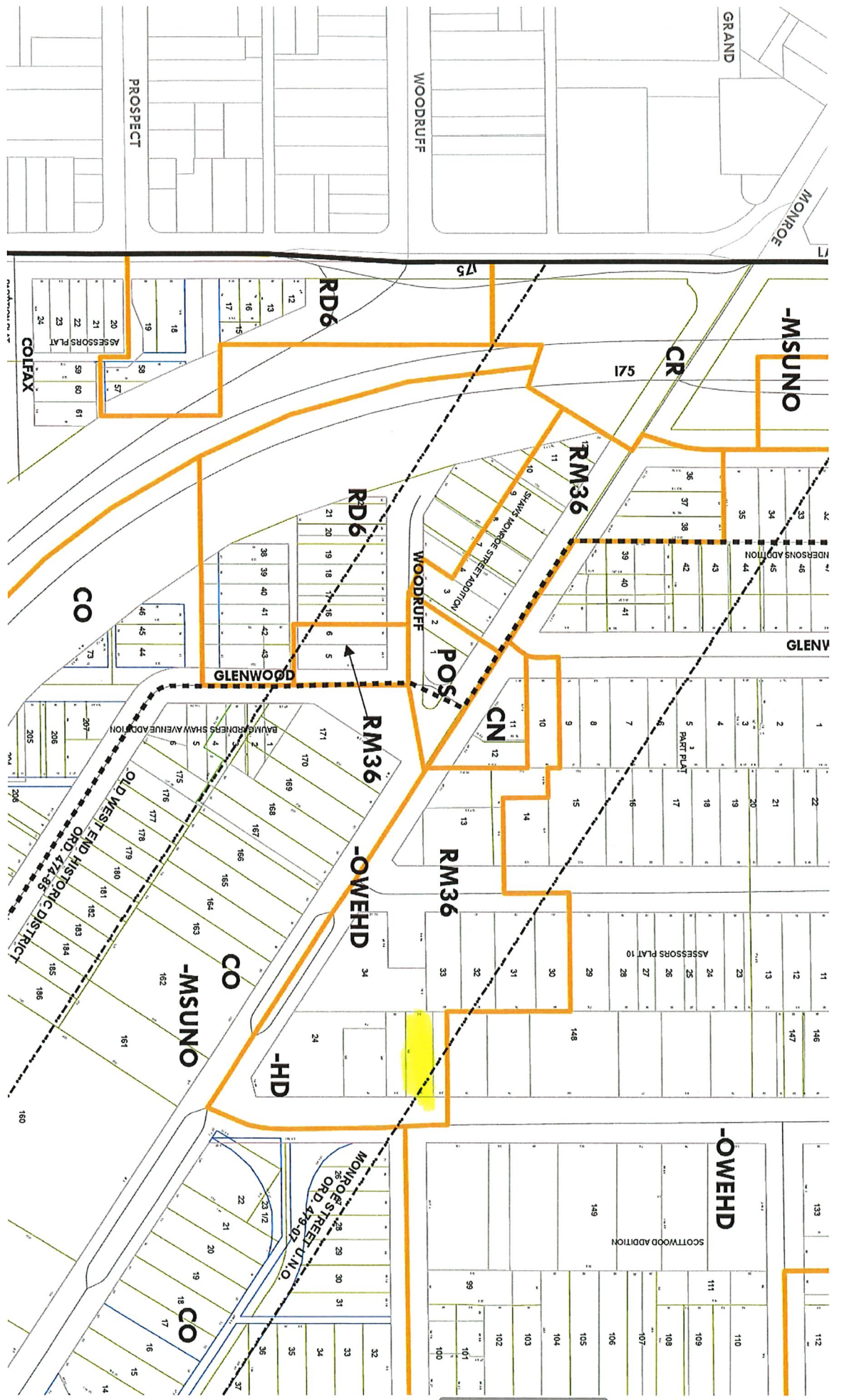
Scalwood ←

Neighboring property
w/ Barbed wire fence.



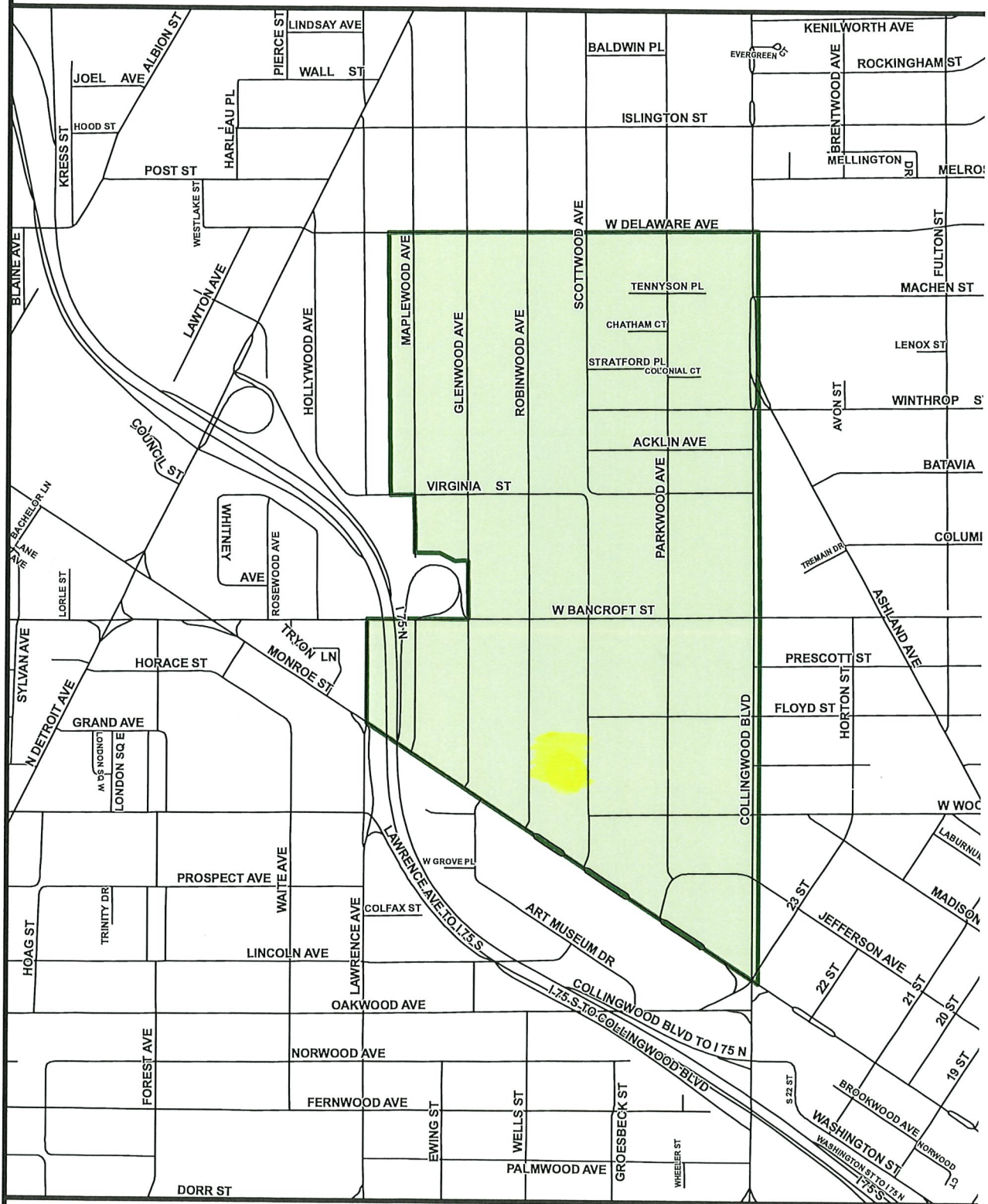
S
E + W
N







Lucas County Market Area 402



Key to Features

- Streets and Roads
- Market Area Boundary

TOLEDO HISTORIC DISTRICT COMMISSIONS
CERTIFICATE OF APPROPRIATENESS



Application No. OWE-9-26

Date Approved MARCH 4, 2026

Expiration Date MARCH 3, 2027

Property Owner
Or Applicant MICHEAL CLARK

Address of Environmental
Change 2007 SCOTTWOOD

Approved Change EXTEND WOOD PRIVACY FENCE 6' IN HEIGHT ALONG SOUTH SIDE

OF PROPERTY AS PROPOSED. APPLICANT SHALL OBTAIN ALL REQUIRED ZONING CERTIFICATES

OR PERMITS AS REQUIRED. -----

----- POST COA WHILE WORK IS BEING PERFORMED.

Don Kemp RL
Chairman Old West End ☒
Vistula ☐
Toledo City ☐

Lisa A. Cattell
Director - Toledo Plan Commissions

This Certificate Must Be Conspicuously Displayed With a Building Permit while Work is in Progress. Any deviation requires approval prior to starting the work. No work will be approved retroactively, and such work will result in the applicant being issued a stop work order by the City of Toledo. Anyone who fails to comply with this procedure will be subject to penalties as defined in Toledo Municipal Code 1115, (1105.99 old code), a minor a misdemeanor. Subsequent violations involving the same property and violator within a two-year period shall be subject to additional penalties, including a fourth degree misdemeanor. Any questions may be directed to the staff at the Toledo City Plan Commissions. (ph. 419-245-1200)

HEARING DATE: **Monday, July 20, 2026**

BZA NO: BZA26-00027

APPLICANT: Matt Hittle - Rudolph Libbe Inc.

SITE LOCATION: 1702 & 1710 Oakdale Ave

ZONING DISTRICT: IG

SWO or NOL Issued: N/A

CODE DESCRIPTION: **1105.0302 (1); 1105.0303**
 1105.0302 Commercial and Industrial Districts.
 The following standards apply in all Commercial and Industrial districts:
 1. Fences shall not exceed 3 ½ feet in height in the front yard.
 1105.0303 Barbed Wire and Electric Fences Prohibited.
 The use of barbed wire, razor wire, concertina wire, electric fences as defined in Sec. 1116.0100, or the like shall not be permitted in any zoning district except the Industrial districts and then only in the side and rear yards when not within 50 feet of a Residential district, not in the front yard setback and not anywhere along a street right-of-way.

ANALYSIS: Applicant requests a variance in order to install a six foot fence with one foot of barbed wire in the front yard setback within fifty feet of residential zoned property.

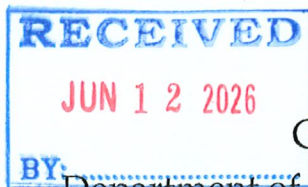
BOARD ACTION:

MOTION APPROVE/DISAPPROVE:	TO	1 ST /2 ND 1 ST /2 ND MOTIONS	1 ST /2 ND If 2 ND MOTION	YEA	NAY	ABSENT	RECUSE	LEFT BEFORE VOTE TAKEN
Christy Soncrant		_____	_____	_____	_____	_____	_____	_____
Vanice Williams		_____	_____	_____	_____	_____	_____	_____
Devon Overton		_____	_____	_____	_____	_____	_____	_____
Eric Craig		_____	_____	_____	_____	_____	_____	_____
Robert Pasker		_____	_____	_____	_____	_____	_____	_____
Nathan Knapke		_____	_____	_____	_____	_____	_____	_____

VOTING RESULTS:

APPROVED _____ DISAPPROVED _____ DEFERRED _____ WITHDRAWN _____

CONDITIONS OF APPROVAL:



CASE # BZA26-00027
PAID 6.12.26 CR

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 1702 & 1710 Oakdale Avenue Zoning District IG Date 6/12/26

Legal Description Attached.

Applicant's Name (print) Matt Hittle - Rudolph Libbe Inc.

Appeal (Dept. of Inspection ruling - Title Nine Sign Code) _____ Hardship Variance X

Exception _____ Appeal decision _____ ADA Accommodation _____

TMC § 1105.0302(1) Fences shall not exceed 3 1/2 feet in the front yard.

TMC 1105.0303 Barbed Wire and Electric Fences Prohibited.

Applicant Signature [Signature] Phone 419-601-9222

Applicant's Street Address 6494 Latcha Road Fax _____

Applicant's City, State, Zip Walbridge, OH 43465 E-Mail Matt.Hittle@RLGbuilds.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/A

Copy 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 JS Date 6-12-26

Reviewed by _____ Date _____ Staff Recommendation _____

Board Decision _____ Date _____

P:, Inspection, BZA

3/15/2022 kjr

06/12/2026

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

Re: Variance Request – 1702 and 1710 Oakdale Ave.

Dear Members of The Board of Zoning Appeals,

On behalf of the owner, Fiske Brothers Refining Company, we respectfully submit this request for variances from Toledo Municipal Code Sections 1105.0302(1) and 1105.0303 to permit the installation of a six-foot-high chain link fence with three strands of barb wire along the perimeter of the properties located at 1702 and 1710 Oakdale Avenue.

TMC1105.0302 Commercial and Industrial Districts – (1) Fences shall not exceed 3 ½ feet in height in the front yard.

TMC1105.0303 Barbed Wire and Electric Fences Prohibited – The use of barbed wire, razor wire, concertina wire, electric fences as defined in Sec. 1116-0100, or the like shall not be permitted in any zoning district except the Industrial districts and then only in the side and rear yards when not within 50 feet of a Residential district, not in the front yard setback and not anywhere along a street right-of-way.

Background and Long-Term Investment

Fiske Brothers Refining Company was established in 1870 in Newark, New Jersey and opened their first Toledo location in 1916 on Summit Street. They built their current plant at 1620 Oakdale Avenue in 1926 and have proudly been operating out of this facility since. Over more than a century they have invested substantially in the property to support operations, employee safety, and the surrounding community. Continuing that commitment, the facility is currently under construction for a building addition (BB25-04029) and various site improvements (SPR25-0058) with a planned completion in Q1 of 2027.

Project Purpose

The owner recently purchased the two subject properties and is proposing the fence installation to improve site security, clearly define the property boundaries, and provide a consistent perimeter enclosure for the overall site. The proposed fence is intended to serve as an extension of the existing fence located on the adjacent property that received a variance for similar fencing earlier this year (BZA26-00003). The proposed location of this fence is shown on the attached boundary survey.

Safety Measures and Aesthetics

We understand the intent of both TMC codes and share the Board's interest in aesthetics and safety standards. Considering this and given the proximity of a residential neighborhood, Fiske Brothers Refining Company will be investing in additional landscaping along the proposed fence. Landscape beds and plants will be installed in front of the fence along the Northern-most fence line to maintain a consistent streetscape with 1620 Oakdale Ave., and Green Giant Arborvitae will be installed behind the fence along the perimeter of the adjacent residential properties to soften the visual impact of the fence and provide privacy for the residence.

Request and Justification

In light of Fiske Brothers Refining Company's long-standing presence in the community, the operational and public-safety benefits of the proposed improvements, their commitment to additional aesthetic measures, and given the existing variance previously granted for the adjoining/related fence condition, we respectfully request that the Board grant variances on TMC1105.0302(1) and TMC1105.0303 to allow the proposed fence installation.

Thank you for your time and thoughtful consideration. We welcome the opportunity to discuss this request further and provide any additional information the Board may require.

Sincerely,

Rudolph Libbe Inc.



Matt Hittle
Account Manager

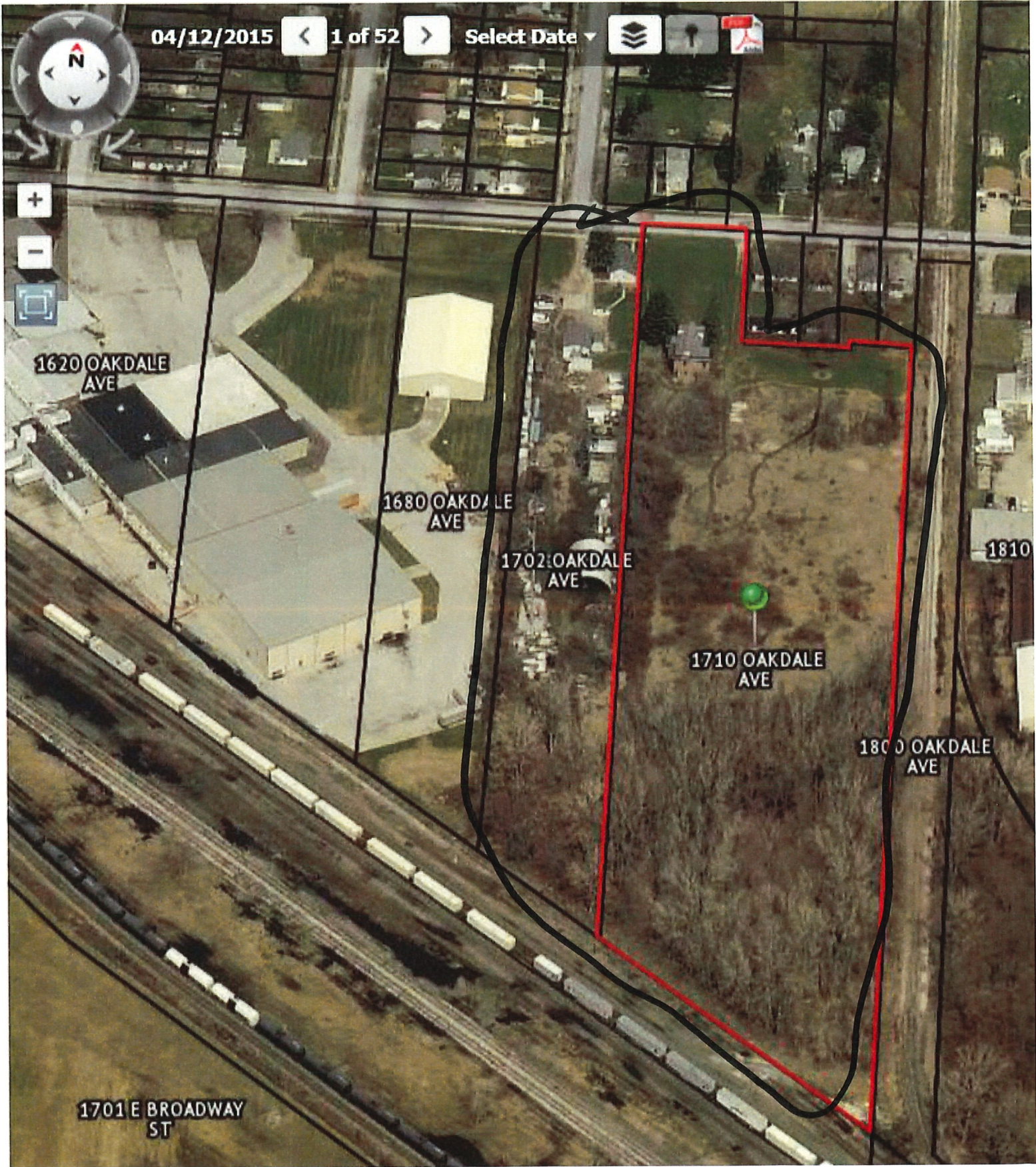
Matt.Hittle@RLGbuilds.com

PARCEL ID: 1869041

MARKET AREA: 1404R

OHIO REAL ESTATE PORTFOLIO GROUP LLC

TAX YEAR: 2026



1702 OAKDALE AVE

Google Maps

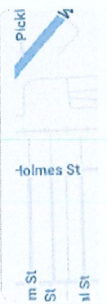
Toledo, Ohio
Google Street View
Jun 2024 See more dates



Google Maps

Image capture: Jun 2024 © 2026 Google

HOUSE DEMO'D
BD26-00026



1710 OAKDALE AVE

Google Maps



Google Maps

Image capture: Jun 2024 © 2025 Google

HOUSE DEMO'D
BD26-00025



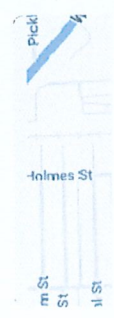
1718, 1720, 1724, & 1726 OAKDALE AVE

Google Maps

Toledo, Ohio
Google Street View
Jun 2024 See more dates



Image capture: Jun 2024 © 2026 Google

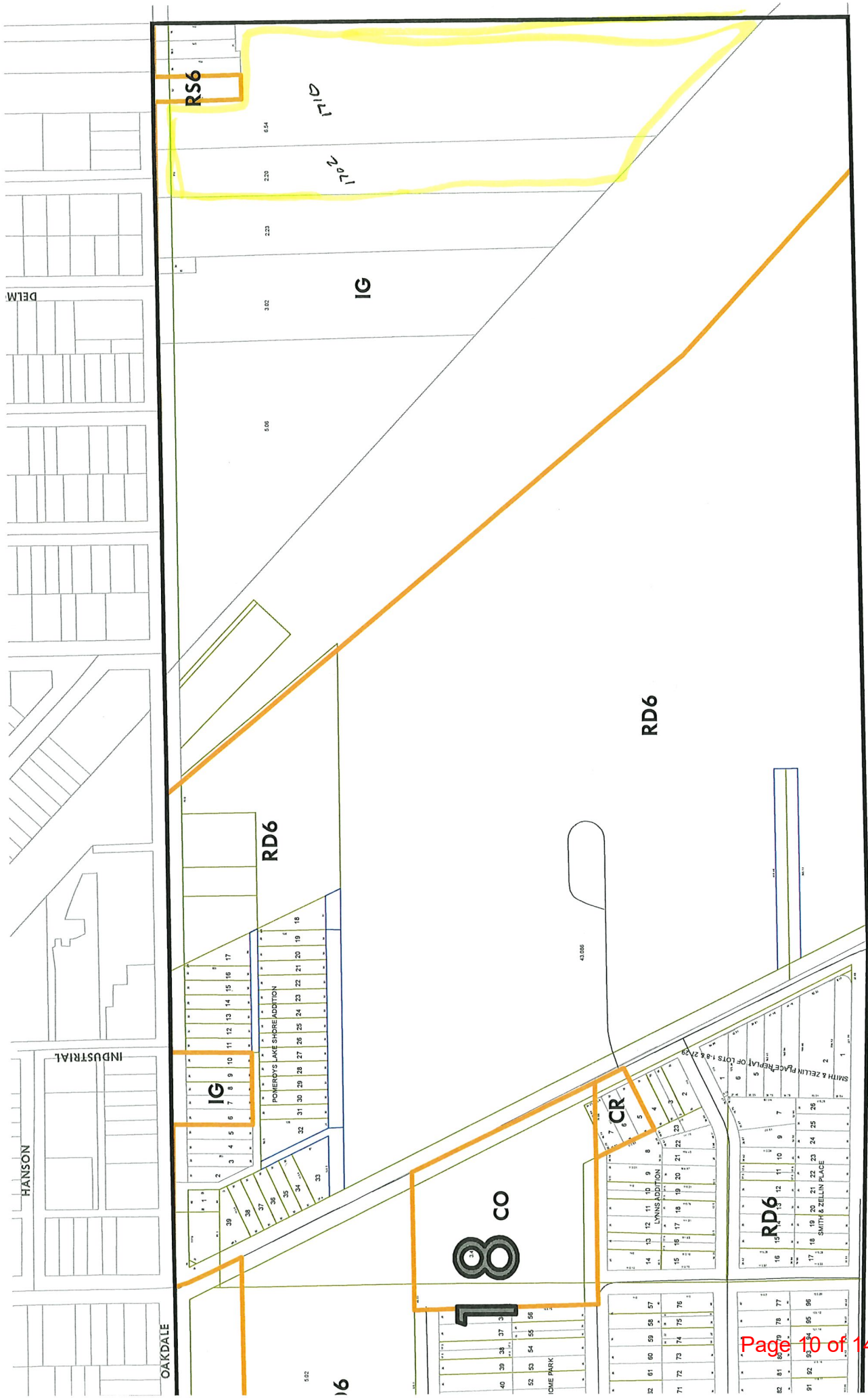


EXISTING FENCE ON
ADJACENT PROPERTY
(6' CHAIN LINK WITH 3
STRAND BARB WIRE)

HOUSE DEMO'D
BD26-00026

HOUSE DEMO'D
BD26-00025





DESCRIPTION - PARCEL 18-69131:

DESCRIPTION OF 2.155 ACRES±:

THE WEST 100 FEET IN WIDTH OF THE EAST 366 FEET IN WIDTH OF THAT PART OF THE EAST ONE-HALF (1/2) OF FRACTIONAL SECTION EIGHTEEN (18), TOWN TEN (10) SOUTH, RANGE EIGHT (8) EAST, IN THE CITY OF TOLEDO, LUCAS COUNTY, OHIO, LYING SOUTHERLY OF THE SOUTHERLY LINE OF OAKDALE AVENUE AND NORTHEASTERLY OF THE NORTHEASTERLY LINE OF THE RIGHT-OF-WAY OF THE NEW YORK CENTRAL RAILROAD SYSTEM, FORMERLY KNOWN AS THE LAKE SHORE AND MICHIGAN SOUTHERN RAILROAD.

DESCRIPTION - PARCEL 18-69041:

DESCRIPTION OF 6.247 ACRES±:

SITUATED IN THE EAST ONE-HALF (1/2) OF FRACTIONAL SECTION 18, TOWN 10 SOUTH, RANGE 8 EAST, CITY OF TOLEDO, LUCAS COUNTY, OHIO, LYING SOUTHERLY OF THE SOUTHERLY LINE OF OAKDALE AVENUE AND NORTHEASTERLY OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE NEW YORK CENTRAL RAILROAD, FORMERLY KNOWN AS THE LAKE SHORE AND MICHIGAN SOUTHERN RAILROAD, AND BEING PARCEL NO. 18-69041 (RECORDED IN WARRANTY DEED, DOC. NO. 20260227-0008000, LUCAS COUNTY RECORDER), MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID FRACTIONAL SECTION 18, MONUMENTED BY A CONCRETE MONUMENT WITH STEEL BAR FOUND IN A MONUMENT BOX; THENCE ALONG THE CENTERLINE OF OAKDALE AVENUE (60 FEET WIDE) SOUTH 89 DEGREES 24 MINUTES 36 SECONDS WEST 163.50 FEET; THENCE SOUTH 00 DEGREES 39 MINUTES 58 SECONDS EAST 30.00 FEET TO A 5/8 INCH CAPPED REBAR (#8151) SET FOR THE POINT OF BEGINNING (FOUND A 1/2 INCH PIPE 0.2 FEET NORTH AND 0.2 FEET EAST)

THENCE CONTINUING SOUTH 00 DEGREES 39 MINUTES 58 SECONDS EAST 150.00 FEET TO A SET 5/8 INCH CAPPED REBAR (#8151) (FOUND A 1/2 INCH IRON PIPE 0.7 FEET NORTH AND 0.3 FEET EAST);

THENCE NORTH 89 DEGREES 24 MINUTES 36 SECONDS EAST 103.50 FEET TO A POINT, (FOUND AN IRON ROD 0.2 FEET NORTH AND 0.1 FEET EAST);

THENCE NORTH 00 DEGREES 39 MINUTES 58 SECONDS WEST 10.00 FEET TO A REBAR FOUND;

THENCE NORTH 89 DEGREES 24 MINUTES 36 SECONDS EAST 60.00 FEET TO THE EAST LINE OF SAID FRACTIONAL SECTION 18 (FOUND A 1/2 INCH REBAR 0.2 FEET NORTH AND 0.1 FEET EAST);

THENCE ALONG SAID EAST LINE, SOUTH 00 DEGREES 39 MINUTES 58 SECONDS EAST 1037.21 FEET TO A POINT ON A NON-TANGENTIAL CURVE AND A FOUND MONUMENT LEANING SOUTH;

THENCE ALONG SAID CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 66.85, A RADIUS OF 421.39 FEET, A CENTRAL ANGLE OF 09 DEGREES 05 MINUTES 23 SECONDS, AND CHORD BEARING AND DISTANCE OF SOUTH 05 DEGREES 00 MINUTES 15 SECONDS EAST 66.78 FEET TO THE NORTH LINE OF THE PENNSYLVANIA LINES RAILROAD (FOUND A LEWANDOWSKI CAPPED REBAR 0.2 FEET NORTH);

THENCE ALONG SAID NORTH LINE, NORTH 47 DEGREES 05 MINUTES 12 SECONDS WEST 374.16 FEET TO THE EAST LINE OF PARCEL NO. 18-69131;

THENCE ALONG SAID EAST LINE, NORTH 00 DEGREES 39 MINUTES 58 SECONDS WEST 986.22 FEET TO THE SOUTH LINE OF OAKDALE DRIVE AND AN IRON PIPE FOUND;

THENCE ALONG SAID SOUTH LINE, NORTH 89 DEGREES 24 MINUTES 36 SECONDS EAST 102.50 FEET TO THE POINT OF BEGINNING; CONTAINS 6.247 ACRES, MORE OR LESS AND IS SUBJECT TO LEGAL HIGHWAYS, EASEMENTS AND RESTRICTIONS OF RECORD.

SURVEY WAS PERFORMED IN APRIL 2026, AND THE BASIS OF BEARING OF THE HEREIN DESCRIBED PARCEL IS BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, OHIO NORTH ZONE, NAD83 (2011), AND WAS ESTABLISHED WITH STATIC AND RTK GPS OBSERVATIONS.

COMBINATION DESCRIPTION:

DESCRIPTION OF 8.402 ACRES±:

SITUATED IN THE EAST ONE-HALF (1/2) OF FRACTIONAL SECTION 18, TOWN 10 SOUTH, RANGE 8 EAST, CITY OF TOLEDO, LUCAS COUNTY, OHIO, LYING SOUTHERLY OF THE SOUTHERLY LINE OF OAKDALE AVENUE AND NORTHEASTERLY OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE NEW YORK CENTRAL RAILROAD, FORMERLY KNOWN AS THE LAKE SHORE AND MICHIGAN SOUTHERN RAILROAD, AND BEING A COMBINATION OF PARCEL NO. 18-69041 (RECORDED IN WARRANTY DEED, DOC. NO. 20260227-0008000, LUCAS COUNTY RECORDER) AND PARCEL NO. 18-69131 (RECORDED IN WARRANTY DEED, DOC. NO. 20251212-0044633, LUCAS COUNTY RECORDER), MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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THENCE ALONG SAID NORTH LINE, NORTH 47 DEGREES 05 MINUTES 12 SECONDS WEST 512.20 FEET TO THE EAST LINE OF PARCEL NO. 18-69171 AND A 5/8 INCH CAPPED REBAR (#8151) SET;

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THENCE ALONG SAID SOUTH LINE, NORTH 89 DEGREES 24 MINUTES 36 SECONDS EAST 202.50 FEET TO THE POINT OF BEGINNING; CONTAINS 8.402 ACRES, MORE OR LESS AND IS SUBJECT TO LEGAL HIGHWAYS, EASEMENTS AND RESTRICTIONS OF RECORD.

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Printable page

PARCEL ID: 1869131

MARKET AREA: 1404R

FISKE BROTHERS REFINING COMPANY

TAX YEAR: 2026

ASSESSOR#: 07902065

ROLL: RP_OH

1702 OAKDALE AVE

STATUS: Active

Summary - General

Tax District	TOLEDO CITY - TOLEDO CSD
Class	RESIDENTIAL
Land Use	511 : R - SINGLE FAMILY, O-9.999 AC
Special Use	511 - 1 FAMILY<10AC
Market Area	1404R - Click here to view map
Zoning Code	10-IG - Click here for zoning details
Zoning Description	General Industrial
Water and Sewer	CITY WATER / CITY SEWER
Traffic	SECONDARY ROAD
Street Type	CONCRETE OR BLACKTOP
Owner	FISKE BROTHERS REFINING COMPANY
Property Address	1702 OAKDALE AVE TOLEDO OH 43605
Mailing Address	129 LOCKWOOD ST NEWARK NJ 07105
Legal Desc.	8 10 18 PT LAWRENCE LANDS E 1/2 W 100 FT E 366 FT PT NE OF RR
Certified Delinquent Year	
Census Tract	53

Summary - Most Recent Sale

Prior Owner	RYLAND RE LLC
Sale Amount	\$250,000
Deed	25107518
Sales Date	05-DEC-2025

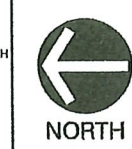
Summary - Values

	35% Values	100% Values	35% Roll	100% Roll
Land	11,310	32,300	8,680	24,800
Building	13,270	37,900	13,270	37,900
Total	24,580	70,200	21,950	62,700

Tax Credits

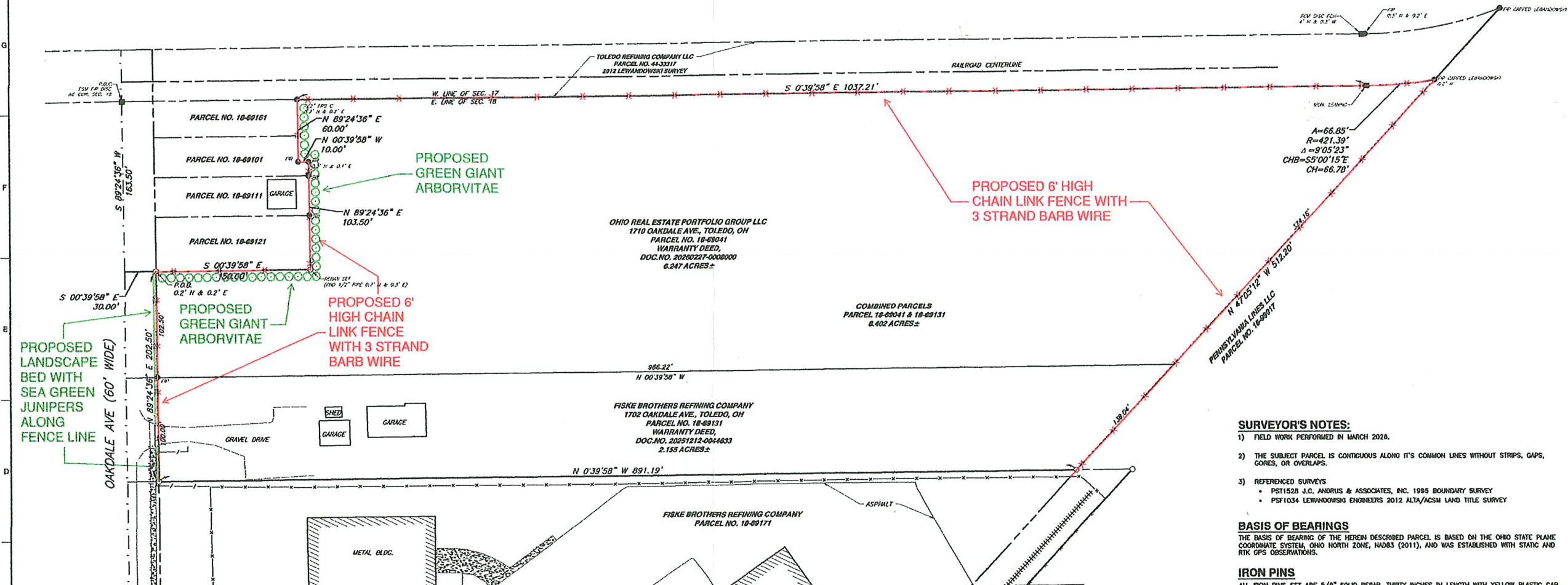
Homestead Exemption	NO
Owner Occupied Credit	NO
CAUV	NO
Agricultural District	NO

Printed on Friday, June 12, 2026, at 2:51:20 PM EST



BOUNDARY SURVEY

STATE OF OHIO, COUNTY OF LUCAS, CITY OF TOLEDO,
BEING THE EAST 1/2 OF FRACTIONAL SECTION 18, TOWNSHIP 10 SOUTH, RANGE 8 EAST.



DESCRIPTION - PARCEL 18-69041:

DESCRIPTION OF 6.247 ACRES±:

SITUATED IN THE EAST ONE-HALF (1/2) OF FRACTIONAL SECTION 18, TOWN 10 SOUTH, RANGE 8 EAST, CITY OF TOLEDO, LUCAS COUNTY, OHIO, LYING SOUTHERLY OF THE SOUTHERLY LINE OF OAKDALE AVENUE AND NORTHEASTERLY OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE NEW YORK CENTRAL RAILROAD, FORMERLY KNOWN AS THE LAKE SHORE AND MICHOIGAN SOUTHERN RAILROAD, AND BEING PARCEL NO. 18-69041 (RECORDED IN WARRANTY DEED, DOC. NO. 20260227-0008000, LUCAS COUNTY RECORDER), MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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SURVEY WAS PERFORMED IN APRIL 2026, AND THE BASIS OF BEARING OF THE HEREIN DESCRIBED PARCEL IS BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, OHIO NORTH ZONE, NAD83 (2011), AND WAS ESTABLISHED WITH STATIC AND RTK GPS OBSERVATIONS.

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SURVEY WAS PERFORMED IN APRIL 2026, AND THE BASIS OF BEARING OF THE HEREIN DESCRIBED PARCEL IS BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, OHIO NORTH ZONE, NAD83 (2011), AND WAS ESTABLISHED WITH STATIC AND RTK GPS OBSERVATIONS.

SURVEYOR'S NOTES:

- 1) FIELD WORK PERFORMED IN MARCH 2026.
- 2) THE SUBJECT PARCEL IS CONTIGUOUS ALONG ITS COMMON LINES WITHOUT STRIPS, GAPS, GORES, OR OVERLAPS.
- 3) REFERENCED SURVEYS
 - PST1528 J.C. ANDRUS & ASSOCIATES, INC. 1985 BOUNDARY SURVEY
 - PSF1034 LEVANDOWSKI ENGINEERS 2012 ALTA/ACSM LAND TITLE SURVEY

BASIS OF BEARINGS

THE BASIS OF BEARING OF THE HEREIN DESCRIBED PARCEL IS BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, OHIO NORTH ZONE, NAD83 (2011), AND WAS ESTABLISHED WITH STATIC AND RTK GPS OBSERVATIONS.

IRON PINS

ALL IRON PINS SET ARE 5/8" SOLID REBAR, THIRTY INCHES IN LENGTH WITH YELLOW PLASTIC CAP BEARING THE INITIALS "CEC INC. RPS NO. 8151"

EXISTING LEGEND:

- | | |
|-----|--|
| --- | SUBJECT BOUNDARY |
| --- | ADJACENT PROPERTY LINES |
| --- | CHAIN LINK FENCE |
| ● | FOUND 5/8" IRON ROD (UNLESS OTHERWISE DESCRIBED) |
| ○ | REBAR SET & CAP (SEE IRON PINS NOTE) |
| ■ | CONCRETE MONUMENT FOUND |
| ● | FOUND IRON PIPE (UNLESS OTHERWISE DESCRIBED) |

CERTIFICATION:

I HEREBY CERTIFY THAT THE FOREGOING BOUNDARY SURVEY WAS PREPARED FROM AN ACTUAL FIELD SURVEY PERFORMED BY OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH CHAPTER 4733-37 OHIO ADMINISTRATIVE CODE. THE SURVEY WAS PERFORMED IN APRIL, 2026.

DRAFT

DATE: 6/08/2026

SCOTT A. WARNE, P.S.
PROFESSIONAL SURVEYOR
OHIO REGISTRATION NO. 8151

DRAFT

SUBMITTAL RECORD	
NO.	DATE
1	6/08/2026

One SeaGate
Suite 2050
Toledo, OH 43604
Ph: 419.724.5281
www.cecinc.com



FISKE BROTHERS REFINING COMPANY
1702 & 1710 OAKDALE AVE
TOLEDO, OHIO 43605

BOUNDARY SURVEY

DWG

City of Toledo - Administrative Board of Zoning Appeals

NO QUORUM

BOARD MEMBER	ATTENDANCE	BOARD MEMBER	ATTENDANCE
NATHAN KNAPKE - CHAIRMAN		VANICE WILLIAMS	
ROBERT PASKER		ERIC CRAIG	X
DEVON OVERTON	X	DOUG LALONDE - SECRETARY	X
CHRISTY SONCRANT	X	CARL COCHENOUR - COMMISSIONER	
JULIA RANGLES	withdrew	ANNA RISHER - COURT RECORDER	

Minutes

Meeting: Monday, June 15, 2026 - 10 A.M.

Location: City Council Chambers 1st Floor

Case	BZA #	HEARING DATE	Address	Zoning District	Applicant Name	Waiver Request	TMC	BOARD ACTION
1	BZA26-00005	Monday, June 15, 2026 - 10 A.M.	1501 S Detroit Ave aka 1502 Lombard Ave	CR	Driven Brands, Inc. dba Take 5	Applicant requests variance on approach in order to install a baleout lane.	1107.1202 B3	Admin. Approval
2	BZA26-00015	Monday, June 15, 2026 - 10 A.M.	4606 Rambo Ln	10-RS6	Richard McGranahan, Jr.	Applicant requests a variance in order to install a six foot privacy fence in the secondary frontage on a dual frontage lot.	1105.0301	Admin. Disapproval
3	BZA26-00016	Monday, June 15, 2026 - 10 A.M.	1607 Hamilton St	10-RD6	Johnny L. Jones	Applicant requests a variance in order to build a detached garage in the front yard setback.	1105.0201 A	Admin. Approval
4	BZA26-00017	Monday, June 15, 2026 - 10 A.M.	2500 Collingwood Blvd	10-CN	Kevin J. Young (owned by William J. Kubacki, Rev Monsignor)	Applicant requests a variance in order to install a six foot wrought-iron fence in two frontages and a sign exceeding height restrictions.	1113.0406; 1105.0302	Admin. Approval
5	BZA26-00018	Monday, June 15, 2026 - 10 A.M.	3243 134th St	10-RD6	Kaleb Seger (owned by Karle Stange)	Applicant requests a variance in order to build a second garage above size limits in the front yard setback reaching a combined total of six car parking, over the maximum allowed four.	1105.0201; 1105.0600; 1105.0601 A	Admin. Approval
6	BZA26-00019	Monday, June 15, 2026 - 10 A.M.	406 N Westwood Ave	10-CN	Trayvone Mathis (owned by Ron Peterson LLC)	Applicant requests a variance in order to install a six foot privacy fence around exterior seating area within the front yard setback.	1105.0302	Admin. Disapproval