

Z25-0034
1336 Craigwood Rd.

TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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DATE: November 6, 2025
REF: Z25-0034

TO: President Vanice S. Williams and Members of Council, City of Toledo

FROM: Toledo City Plan Commission, Lisa Cottrell, Secretary

SUBJECT: Zone Change from RS6 Single-Dwelling Residential to RD6 Duplex Residential at 1336 Craigwood Road

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, November 6, 2025 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request	-	Zone Change from RS6 Single-Dwelling Residential to RD6 Duplex Residential
Location	-	1336 Craigwood Road
Applicant/Owner	-	Dorit Yakuel Hudson for You, LLC 6 Kettlepond Road Jericho, NY 11753

Site Description

Zoning	-	RS6 / Single-Dwelling Residential
Area	-	± 0.076 Acres
Frontage	-	± 42.6' along Craigwood Road
Existing Use	-	Duplex
Proposed Use	-	Duplex

Area Description

North	-	Single-family homes / RS6
South	-	Single-family homes / RS6 and RD6
East	-	Single-family homes, duplex / RS6
West	-	Single-family homes / RS6

GENERAL INFORMATION (cont'd)

Parcel History

No parcel history on record.

Applicable Plans and Regulations

- Toledo Municipal Code Part Eleven: Planning and Zoning
- Forward Toledo Comprehensive Land Use Plan

STAFF ANALYSIS

The applicant is requesting a Zone Change from RS6 Single-Dwelling Residential to RD6 Duplex Residential for the property located at 1336 Craigwood Road. The ± 0.076 acre site is occupied by a duplex dwelling. The subject property is located on the north side of Craigwood Road and east of Ruxton Road in the Library Village neighborhood. The subject property is surrounded by single-family homes, with other duplexes scattered throughout the neighborhood. The subject property and surrounding properties are zoned RS6.

The applicant is requesting a Zone Change to RD6 Duplex Residential for financial purposes. Under the current RS6 zoning district, duplex dwellings are not permitted. The duplex is therefore considered a legal non-conforming use and would not be able to be rebuilt if destroyed beyond seventy-five percent (75%) of its fair market value per TMC§1114.0205(C). Legal non-conforming statuses can cause complications for home-insurance, home resale, and other financial considerations. The proposed RD6 Duplex Residential Zoning District also permits single-family dwellings for which most of the surrounding properties are used. Similar residentially developed properties fronting along Eleanor Avenue and to the south of Eleanor Avenue are zoned RD6. Approval of this request will correct a legal non-conforming use and will appropriately zone the property according to its historic land use.

Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Plan targets this site and the neighborhood in general for Neighborhood Residential (NR). The NR designation provides space for low- and medium-density housing demands while making best use of neighborhoods with constraints such as narrow lots. These areas are predominantly pedestrian-oriented and the majority of buildings are single- and two-unit homes. The proposed Zone Change request is consistent with the Forward Toledo Plan as both single- and two-unit homes are permitted in the RD6 zoning district.

Staff recommends approval of the Zone Change from RS6 Single-Dwelling Residential to RD6 Duplex Residential because the proposed Zone Change is consistent with the Forward Toledo Plan and with existing land uses in the surrounding neighborhood. Additionally, approval of this request will correct a legal non-conforming use and will appropriately zone the property according to its historic land use.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends **approval** of Z25-0034, a request for a Zone Change from RS6 Single-Dwelling Residential to RD6 Duplex Residential at 1336 Craigwood Road, to Toledo City Council for the following **three (3) reasons**:

1. The rezoning is compatible with the Forward Toledo Comprehensive Land Use Plan;
2. The rezoning is compatible with the existing land uses within the general vicinity of the subject property (TMC§1111.0606(B)); and
3. The rezoning will correct an issue of a non-conforming land use with an appropriate zoning classification.

Respectfully Submitted,



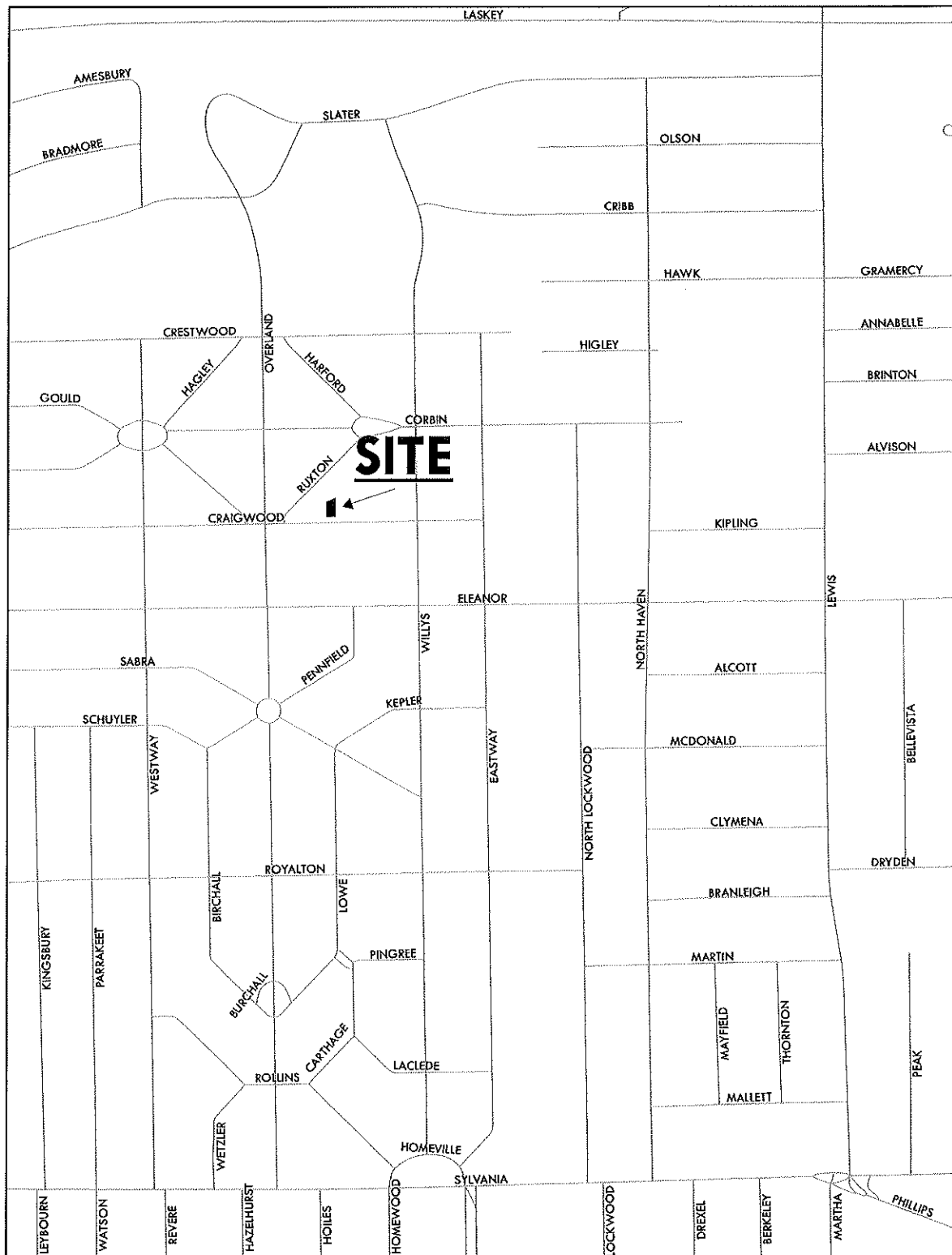
Lisa Cottrell
Secretary

LK
Two (2) sketches follow

CC: Dorit Yakuel, Hudson for You LLC, 6 Kettlepond Rd, Jericho, NY 11753
Lisa Karcher, Planner

GENERAL LOCATION

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ZONING & LAND USE

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