

Z25-0029
4015 Roanoke Rd.

TOLEDO - LUCAS COUNTY PLAN COMMISSION
One Government Center, Suite 1620, Toledo, OH 43604 P: 419 245-1200 F: 419 936-3730

REF: Z25-0029
DATE: October 10, 2025

TO: Members of Council, City of Toledo

FROM: Toledo City Plan Commission, Lisa Cottrell, Secretary

SUBJECT: Request for a Zone change from CO (Office Commercial) to RD6 (Duplex Residential) at 4015 Roanoke Road.

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, October 9th, 2025 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request	-	CO (Office Commercial) to RD6 (Duplex Residential)
Location	-	4015 Roanoke Road
Applicant/Owner	-	Tyler Tresize Tresize Holdings LLC 6927 Regents Park Blvd Toledo, OH 43617

Site Description

Zoning	-	CO / Office Commercial
Area	-	± .1148 acres
Frontage	-	± 40' along Roanoke Road
Existing Use	-	Duplex
Proposed Use	-	Duplex

Area Description

North	-	RS6 / Single-Dwellings
South	-	CO, RD6 / Sylvania Ave., Single-Dwellings, Duplexes
East	-	RM36 / Roanoke Rd., Single-Dwellings, Duplexes, Apartments
West	-	CO. CR / Day Care, Toledo Police Station, Single-Dwelling, Auto Repair, Offices.

GENERAL INFORMATION (cont'd)

Parcel History

- | | | |
|----------|---|--|
| Z-171-41 | - | Zone change from A to B-E at N. Sylvania West of Roanoke. (PC denied 08/12/1941). |
| Z-60-42 | - | Zone change from A to B at Sylvania between Roanoke and Douglas. (PC approved 05/27/1942). |

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 CO (Office Commercial) to RD6 (Duplex Residential) at 4015 Roanoke Road. The subject site is $\pm$ 5,000 square feet (.1148 acres) and is occupied by a duplex. The applicant is in process of selling the duplex however, new buyers are unable to secure residential loans due to the current zoning classification. Duplexes are not permitted within the CO (Office Commercial) zoning district. Staff recommended RD6 (Duplex Residential) due to adjacent RD6 zoning and the district permits duplexes.

Surrounding land uses of the subject site include single-dwellings to the north, a mix of duplexes and single-dwellings to the south across Sylvania Ave., east of the site across Roanoke Road are duplexes, single-dwellings, and apartments, to the west of the site is a day care, Toledo Police station, auto repair facilities, a single-dwelling, and offices.

Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Future Land Use Map targets this site as Neighborhood Mixed-Use (NM). The Neighborhood Mixed-Use land use designation is intended to preserve and promote pedestrian-oriented commercial and mixed-use areas through a high density of commercial and housing opportunities. Typical land uses of the NM designation include pedestrian-oriented commercial, mixed-use residential and commercial, middle- and high- density residential, institutional, and public uses. The Duplex Residential (RD6) zoning classification meets the intent of the Neighborhood Mixed-Use (NM) land use designation. The Forward Toledo Comprehensive Land Use Plan supports the rezoning of 4015 Roanoke from Office Commercial (CO) to Duplex Residential (RD6).

TO: President Hartman and Members of Council
October 10th, 2025

REF: Z25-0029

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of Z25-0029, a request for Zone Change from CO (Office Commercial) to RD6 (Duplex Residential) at 4015 Roanoke Road to Toledo City Council for the following **two (2) reasons**:

1. The proposed rezoning is consistent with the Comprehensive Plan and the stated purpose of the Zoning Code (TMC§1111.0606(A)); and
2. The proposed rezoning is compatible with the existing zoning classifications of properties within the general vicinity of the subject property (TMC§1111.0606(C)).

Respectfully Submitted,

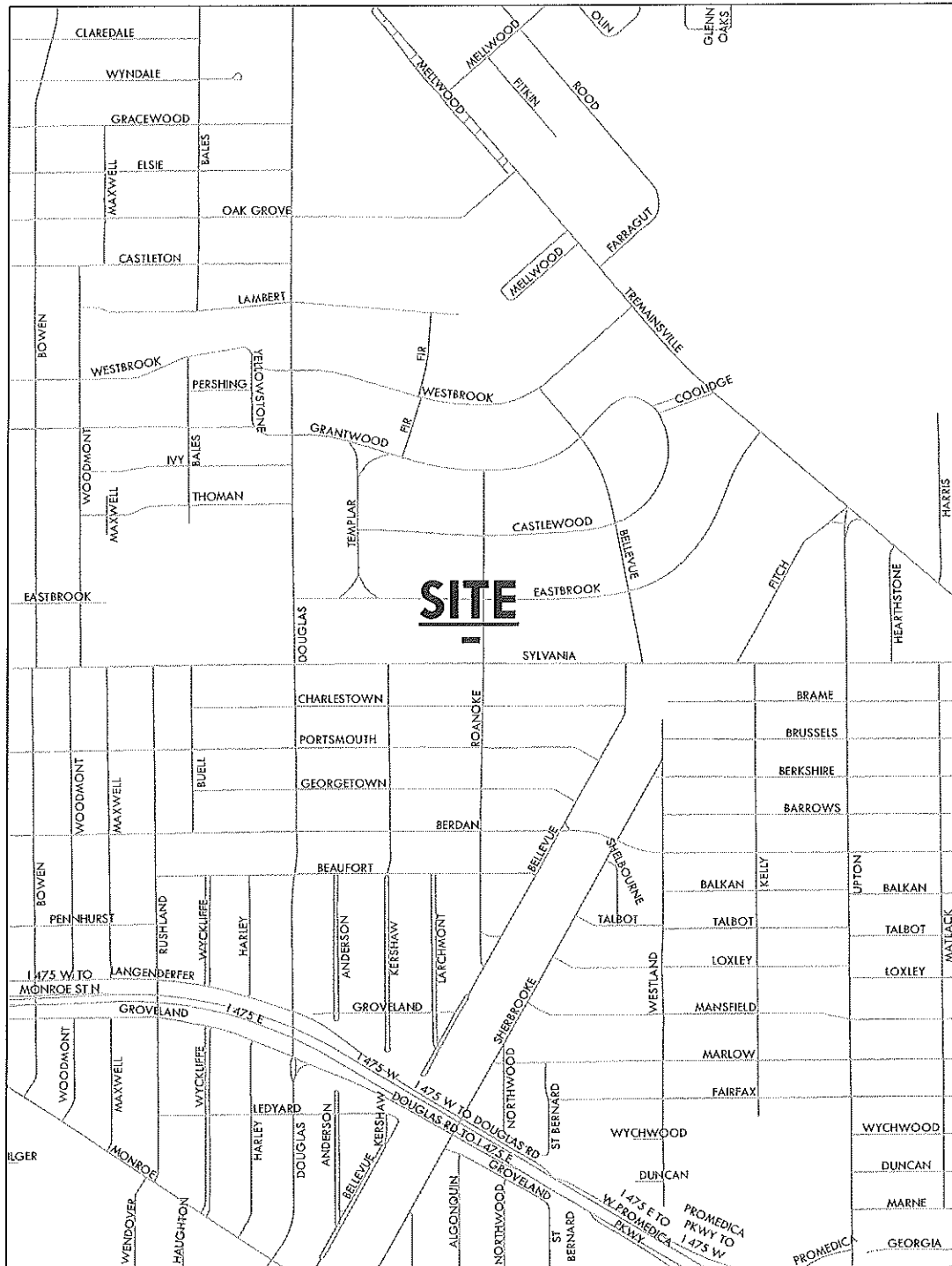
A handwritten signature in black ink, appearing to read "Lisa Cottrell", written in a cursive style.

Lisa Cottrell
Secretary

AV
Two (2) sketches follow
Cc: Tyler Tresize, 6927 Regents Park Blvd Toledo, OH 43617

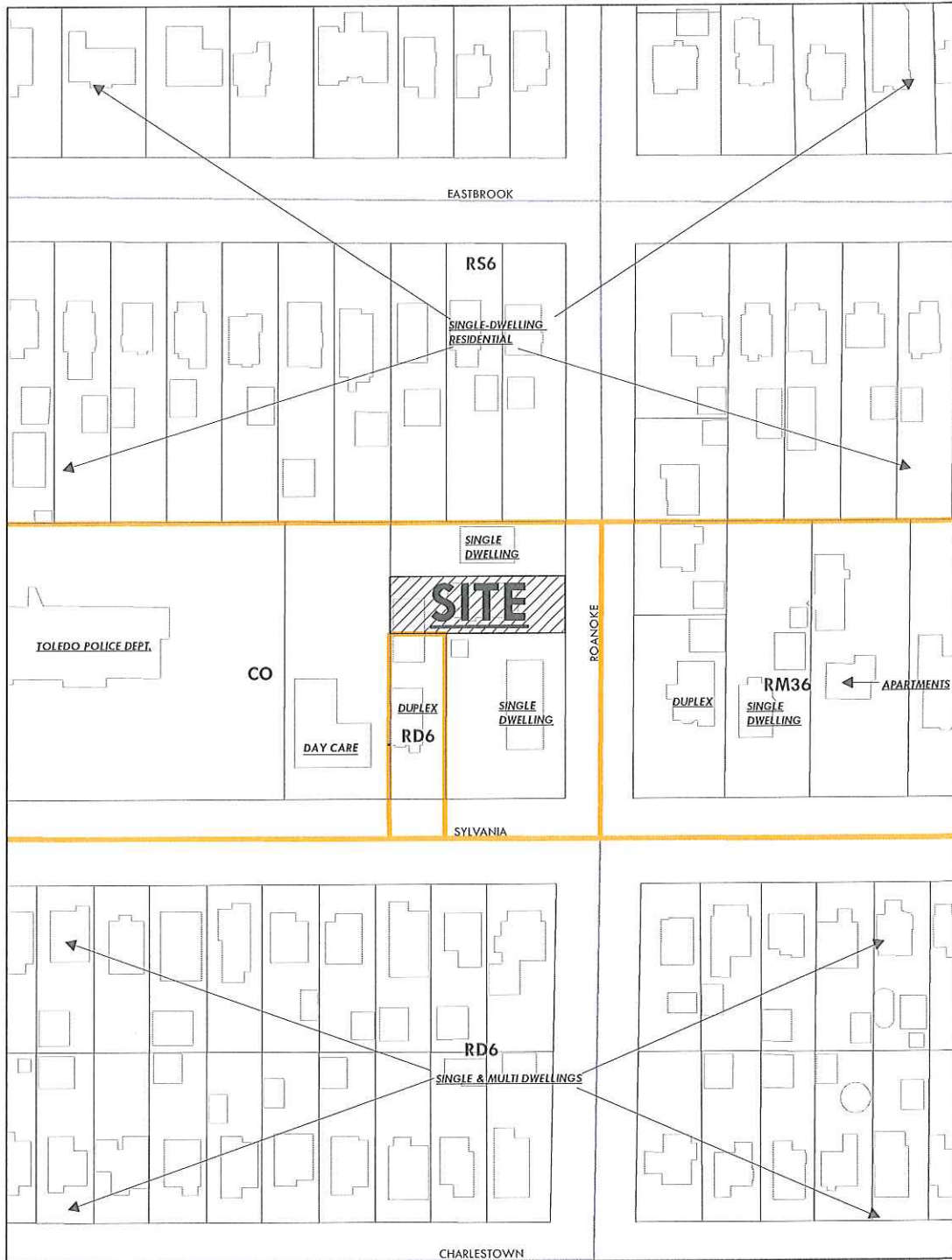
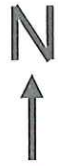
GENERAL LOCATION

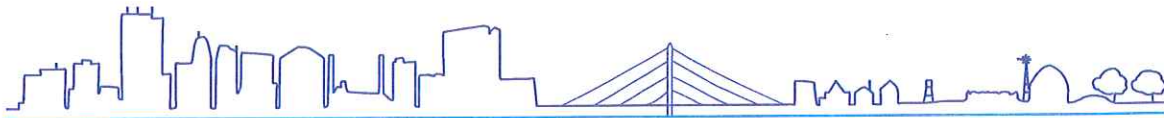
Z25-0029
ID 40



ZONING & LAND USE

Z25-0029
ID 40





TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

One Government Center, Suite 1620, Toledo, OH 43604 P: 419 245-1200 F: 419 936-3730

DATE: September 26, 2025

REF: Z25-0029

PLANNER: Vachon

Tyler Tresize
Tresize Holdings LLC
6927 Regents Park Blvd
Toledo, OH 43617

PUBLIC HEARING DATE

Thursday, October 9, 2025

Please be advised that your request for a Zone change from CO (Office Commercial) to RD6 (Duplex Residential) at 4015 Roanoke Rd, has been scheduled for public hearing before the Toledo City Plan Commission. This hearing will be held in the **City Council Chambers, One Government Center**, Jackson and Erie Streets, Toledo, Ohio on **Thursday, October 9, 2025** at **2:00 p.m.**

The purpose of the public hearing is to enable the Plan Commissions to consider your request in an open and public forum. This allows you and the surrounding property owners an opportunity to offer any and all opinions and comments regarding the request.

You or your representative should make every attempt to attend this hearing in order to respond to any questions or concerns which may arise. In the event you are unable to attend the public hearing, it is suggested that you notify the Plan Commission staff at 419-936-2128 prior to the meeting.

Please Note: **Failure to attend or be represented could result in the Plan Commission deferring action on your request.**

TOLEDO CITY PLAN COMMISSION



DATE: September 26, 2025
REF: Z25-0029
PLANNER: Vachon

NOTICE OF PUBLIC HEARING

on

Date: Thursday, October 9, 2025

Request: Zone change from CO (Office Commercial) to RD6 (Duplex Residential).

Location: 4015 Roanoke Road

The complete legal description of the land in question is on file at the office of the Toledo City Plan Commission, located at One Government Center, Suite 1620, Toledo, Ohio 43604.

Notice of this hearing is mailed to the owners of property within and contiguous to and directly across the street from subject parcel or parcels at the addresses of such owners appearing on the County Auditor's current tax list. Please share this notice with neighbors that may lie beyond the range of this mailing. They may attend the public hearing and/or otherwise make their feelings known about this case.

The Toledo City Plan Commission will hold a hearing to consider this request at **2:00 p.m.** on **Thursday, October 9, 2025** at the ***Council Chambers, First Floor, One Government Center***, Jackson and Erie Streets, Toledo, Ohio, and would appreciate any information you or your neighbors can give to aid their decision. **It is not necessary for you to attend the meeting but you are welcome to do so if you wish.** You may write or phone before the meeting to give us information or to inquire about this request. The Planner handling this case is Alaya Vachon; she may be contacted at 419-936-2128 or alaya.vachon@toledo.oh.gov

TOLEDO CITY PLAN COMMISSION

Clerk of Council
One Government Center
Toledo, Ohio 43604

Date: September 26, 2025

Julie Gibbons
Clerk of Council
Tel: 419-245-1060

Ref: Z25-0029

NOTICE OF PUBLIC HEARING

Wednesday, November 13, 2025

The Zoning and Planning Committee of Council, at a meeting to be held in the Council Chambers, First Floor, One Government Center, Jackson & Erie Streets, Toledo, Ohio, on Wednesday, November 13, 2025 at 4:00 p.m., will consider the following request:

Zone change from CO (Office Commercial) to RD6 (Duplex Residential) at 4015 Roanoke Road.

Julie Gibbons
Clerk of Council

****Failure of applicant to appear may result in a deferral or denial of your request.**

NOTICE PUBLISHED IN TOLEDO CITY JOURNAL

ARMON TOWERS LLC
5014 16TH AVE # 542
BROOKLYN NY 11204

DE NIES SUSAN M & WILLIAMJ
2303 EASTBROOK DR
TOLEDO OH 43613 3924

EIGHINGER HAYDEN J & EMMA J
(ORSURVTC)
2327 EASTBROOK DR
TOLEDO OH 43613

HUGHES JILL A ETAL
2305 EASTBROOK DR
TOLEDO OH 43613 3924

HUNTER MARK C ETAL
2258 W SYLVANIA AVE
TOLEDO OH 43613

JAGOS JOHN D & LYNN M
2317 EASTBROOK DR
TOLEDO OH 43613 3924

KILLION M A & J
2252 SYLVANIA AVE
TOLEDO OH 43613

LICHTENBERG BARBARA A
2304 SYLVANIA AVE
TOLEDO OH 43613

LOGAN LYND SAY M
4026 ROANOKE RD
TOLEDO OH 43613 3929

LOSH KIRSTEN
2309 EASTBROOK DR
TOLEDO OH 43613

MC LAUGHLIN S E & C R
2303 SYLVANIA AVE
TOLEDO OH 43613

MUNJA PERRY
2315 EASTBROOK
TOLEDO OH 43613

MUNN DAVID E
3450 HERR RD
SYLVANIA OH 43560 9777

NG INVESTMENTS LTD LLC
7821 GLENHILL DR
SYLVANIA OH 43560

NOUSIAS CHLOE
4019 ROANOKE RD
TOLEDO OH 43613

OLD ORCHARD PROPERTY GROUP LLC
8954 SYCAMORE TRL
SYLVANIA OH 43560

SAIBROOKS PROPERTIES LLC
85 E BACK BAY RD
BOWLING GREEN OH 43402

SHADE SAMUEL T
2249 EASTBROOK DR
TOLEDO OH 43613

TRESIZE HOLDINGS LLC
6927 REGENTS PARK BLVD
TOLEDO OH 43617

WELCH HV JR, DDS, LLC
3471 SHAKESPEARE LN
TOLEDO OH 43615

ZIGRAY THOMAS & CONNIE J
2307 W SYLVANIA AVE
TOLEDO OH 43613 4428

CITY OF TOLEDO

SIGN POSTING REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedure established by the City Zoning Code (TMC 1111.0304) are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of the public rights-of-way (if the way has been in use) also require signs.

The applicant is responsible for posting the required sign(s) and ensuring that the signs remain posted throughout the 15-day period prior to public hearing. **Failure to maintain the signs during this entire period may be cause for deferral or denial of the application.** Upon notification, the sign(s) is to be picked up at the Toledo-Lucas County Plan Commission office between the hours of 8:00 a.m. and 4:45 p.m.

1. LOCATION

- A. The sign shall be conspicuously located. **It shall be located within twenty feet of the public sidewalk** (or edge of public street). Plan Commission staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be two to seven feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign in order to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then in addition to a sign placed on the property a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. Sign(s) shall be mounted on a post, stake or building at the site.

4. PERIOD OF POSTING

- A. Signs must be posted from (dates) 09/24/2025 to 11/21/2025.

5. REMOVAL

- A. The sign shall not be removed before the final hearing on the request.
- B. The sign shall be removed between seven (7) and ten (10) days after the final hearing.

I hereby acknowledge that I have read the above Sign Posting Requirements and discussed them with the Plan Commission staff. I understand all the requirements and agree to comply with each of them. I acknowledge receiving a copy of these Sign Posting Requirements.

Dillon Black
(Applicant or Agent)

Black
(Print Name or Organization)

4143517323
(Telephone No.)

I issued 1 signs for this application 9/22/25
(Date)

CM
(Staff Member)

Location of sign(s) Along Roanoke Rd.

CASE NUMBER Z25-0029

PUBLIC HEARING

CASE NO. Z25-0029

REQUEST: Zone change request from CO (Office Commercial) to RD6 (Duplex Residential)
at 4015 Roanoke Road.

APPLICANT NAME: Tyler Tresize

ADDRESS: 6927 Regents Park Blvd Toledo, OH 43617

DATE: 10/09/2025 TIME: 2:00 PM

Contact Person: Tyler Tresize

Contact Person Phone Number: 419-601-8737

PLACE: Council Chamber, 1st Floor, One Government Center
Jackson & Erie Streets, Toledo, OH

For Further Information, Contact
The Toledo-Lucas County Plan Commissions

PHONE: (419) 245-1200 FAX: (419) 936-3730

TMC 1111.0304

AN