

Board of Zoning Appeals

June 16th, 2025

Toledo Lucas County Plan Commissions Recommendations

3043 118th:

Planning staff recommends approval of this request. The location of the house on the far west side of the property creates a hardship to comply with the full driveway regulations.

921 Galena:

Planning staff recommends approval of the request. The subject property was approved for industrial zoning in 2024 for a warehouse expansion given the industrial nature of the area. There was also no neighborhood opposition. The residential housing on this side of the block has mostly been demolished and two of the three remaining houses are delinquent on taxes. The fencing as proposed will have a minimum impact on the adjacent neighborhood.

1007 Kinder:

Planning staff recommends disapproval of the request. The applicant has not demonstrated a unique hardship, there are no other fences at this height along Mardone, and this fence noticeably impacts the aesthetics of the neighborhood. If the fence is relocated adjacent to the house (i.e. the legal location), the owner will still have a backyard that is larger than most on Kinder, provided a fence permit is secured (see below).

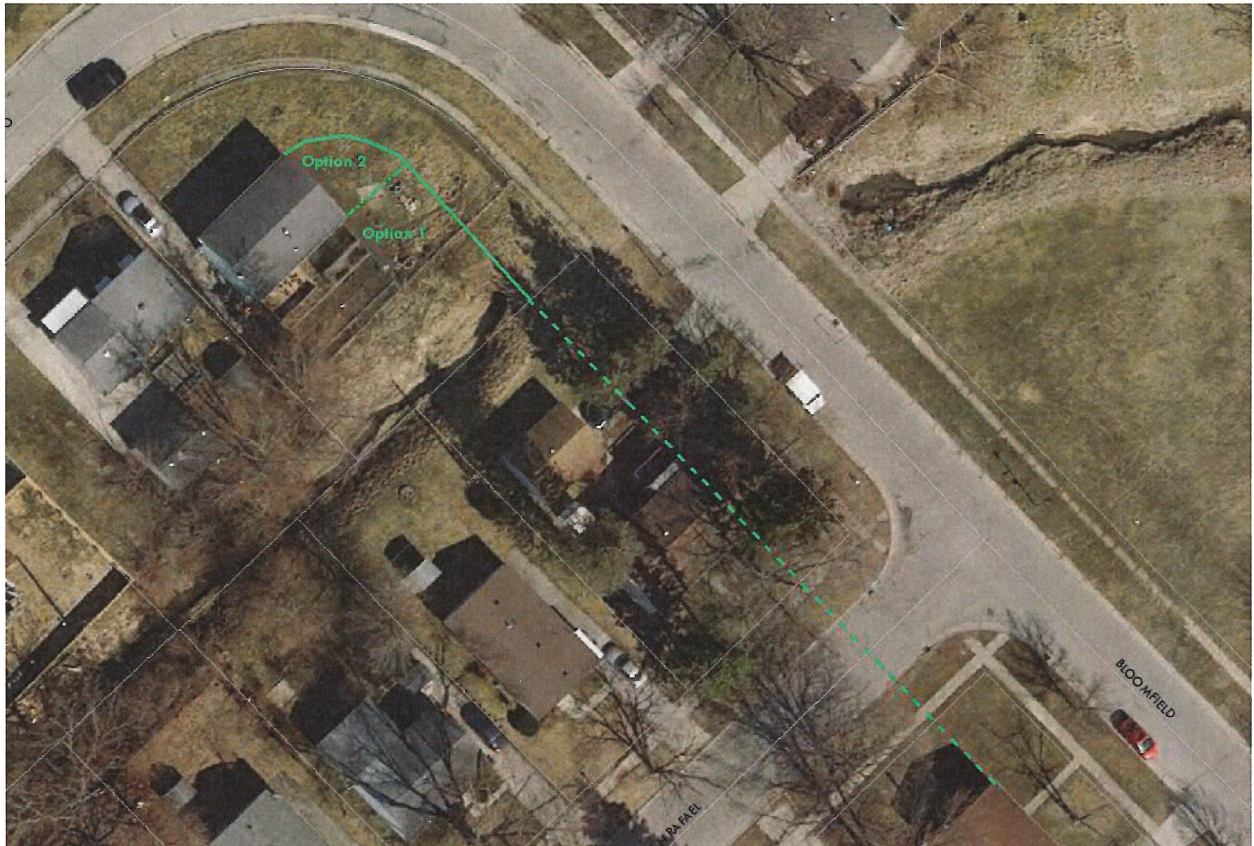


1004 Steeplebush:

Planning staff recommends disapproval of the request. The applicant has not demonstrated a unique hardship and the 6' fencing will noticeably change the look and feel of the neighborhood.

4105 Redando:

Planning staff recommends disapproval of the request, but supports a modified variance request. The location of the house to the far west of the property limits fencing for the rear yard. The proposal as shown would noticeably change the look and feel of the neighborhood as the only fence of that height in the front yard. However, staff would support a modified variance request, bringing the 6' fence in line with the furthest most extension of houses on Bloomfield. Action is needed by the BZA as this area is still considered the front yard per the zoning code and limited to 3 ½'.

**1540 Champlain:**

Planning staff recommends approval of the height request, but disapproval of the setback request. The height is only slightly above the maximum 20' height for accessory structures. However, the applicant has not demonstrated a unique hardship for why the setbacks cannot be maintained given the size of the property.