

## BOARD OF ZONING APPEALS

**April 20, 2026**

# City of Toledo



## **ADMINISTRATIVE BOARD OF ZONING APPEALS (BZA)**

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

CITY COUNCIL CHAMBERS, FIRST FLOOR  
GOVERNMENT CENTER

### **BZA BOARD APPROVAL CASE ORDER**

| <b>DOCKET #</b> | <b>BZA No</b> | <b>ADDRESS</b>   |
|-----------------|---------------|------------------|
| 1               | BZA26-00002   | 4333 Jackman Rd  |
| 2               | BZA26-00008   | 3342 Central Ave |
| 3               | BZA26-00009   | 2953 Elsie Ave   |
| 4               | BZA26-00010   | 1411 Broadway St |

# Board of Zoning Appeals

April 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.

### **4333 Jackman Rd**

The Plan Commission recommends disapproval of this request. The applicant has not demonstrated a unique hardship meeting at least five (5) of the approval criteria: No Unique Condition (A), Special Privilege/Advantage (C), Inconsistent with the Purpose of the Zoning Code (E), Negative Impact on Neighborhood Aesthetics (F), and Retroactive Approval (G). There are no unique conditions with this lot, so approval of this request would result in special advantages not allowed for lots of similar sizes. The minimum variance is not being requested, as rear yard coverage is 46% (30% allowed). The zoning code establishes size and placement limits for accessory structures to maintain neighborhood character, ensure adequate open space, and prevent excessive accessory development on residential lots. This request is not compatible with those standards and would negatively impact aesthetics. It is also self-created and could have been avoided if permits had been filed before construction.

### **3342 Central Ave**

The Plan Commission recommends approval of this request. The applicant has demonstrated a unique hardship meeting at least five (5) of the approval criteria: No Advantages or Special Privilege (C), Minimum Variance Needed (D), Consistent with Purpose of Zoning Code (E), Impact on Neighborhood Aesthetics (F), Not a Retroactive Approval (G). The applicant is requesting a variance to permit a building height exceeding the maximum allowed by the zoning code within the designated commercial district. The property is located within a commercial corridor intended to support higher-intensity commercial development and promote reinvestment along major roadways. The applicant proposes a building that slightly exceeds the permitted height limit in order to accommodate architectural design features and functional building elements associated with the development. The proposed building height is generally consistent with the scale and character of other commercial buildings in the corridor and is not expected to negatively impact adjacent properties. The additional height allows the applicant to incorporate architectural elements and building features that enhance the structure's overall design and functionality. These elements enhance the area's visual quality.

### **2923 Elsie Ave**

The Plan Commission recommends disapproval of this request. The applicant has not demonstrated a unique hardship meeting at least five (5) of the approval criteria: No Unique Condition (A), Special Privilege/Advantage (C), Inconsistent with the Purpose of the Zoning Code (E), Negative Impact on Neighborhood Aesthetics (F), and Retroactive Approval (G). The zoning ordinance limits driveway width in residential districts to reduce excessive paving, maintain adequate green space in front yards, and preserve neighborhood character. The requested driveway width would result in a larger paved area than what is typically permitted. The driveway expansion was completed before the applicant obtained the required waiver or zoning approval. Undertaking work prior to receiving the necessary approvals does not constitute a hardship and cannot serve as justification for granting a variance.

### **1411 Broadway St**

The Plan Commission recommends disapproval of this request. The applicant has not demonstrated a unique hardship meeting at least five (5) of the approval criteria: No Unique Condition (A), Special Privilege/Advantage (C), Inconsistent with the Purpose of the Zoning Code (E), Negative Impact on Neighborhood Aesthetics (F). Front yard fence height restrictions are intended to maintain an open streetscape, ensure adequate visibility for pedestrians and motorists, and preserve neighborhood character. A six-foot fence in the front yard is inconsistent with these objectives. The request does not meet the minimum variance required for the property's reasonable use. Securing the property from unauthorized use can be achieved with a shorter fence that complies with the permitted front-yard height standards.

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

BZA NO: BZA26-00002

APPLICANT: David Cash

SITE LOCATION: 4333 Jackman Rd

ZONING DISTRICT: RD-6

SWO or NOL Issued: N/A

CODE DESCRIPTION: **1105.0201 B & C; 1105.0204 A & B**

1105.0201 Setbacks.

B. No accessory building shall be closer than 10 feet to the main building, except that an accessory building may not be nearer than 5 feet to the main building if no windows or doors are located in that portion of the wall of the main building that is directly opposite and parallel to a wall of the accessory building.

C. No accessory building shall be closer than 3 feet to any side or rear lot line.

1105.0204 Rear Yard Coverage.

Rear yard refers to the total area of a lot from the rear of a structure to the rear property line as that term is defined in Section 1116.0100.

A. The total of all accessory buildings may not occupy more than 30 percent of the total rear yard in a Residential District.

B. The coverage of driveways, open air parking, detached garages and carports may not occupy more than 50 percent of the total rear yard in a Residential District.

ANALYSIS: Applicant requests to maintain as installed an enlarged (over maximum permitted size) rear yard garage, encroaching on property line.

**BOARD ACTION:**

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

**VOTING RESULTS:**

APPROVED \_\_\_\_\_ DISAPPROVED \_\_\_\_\_ DEFERRED \_\_\_\_\_ WITHDRAWN \_\_\_\_\_

**CONDITIONS OF APPROVAL:**

\_\_\_\_\_  
\_\_\_\_\_

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

BZA NO: BZA26-00008

APPLICANT: Elizabeth Bradshaw

SITE LOCATION: 3342 Central Ave

ZONING DISTRICT: CR

SWO or NOL Issued: N/A

CODE DESCRIPTION: **1109.0306 E**  
1109.0306 Building Design.  
E. Building height shall not exceed 35 feet for a one-story building.

ANALYSIS: Applicant requests a building height variance of 9.8 feet over the maximum allowed height of 35 feet.

**BOARD ACTION:**

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

**VOTING RESULTS:**

APPROVED \_\_\_\_\_ DISAPPROVED \_\_\_\_\_ DEFERRED \_\_\_\_\_ WITHDRAWN \_\_\_\_\_

CONDITIONS OF APPROVAL:

\_\_\_\_\_  
\_\_\_\_\_

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

BZA NO: BZA26-00009

APPLICANT: Tobias Papa

SITE LOCATION: 2953 Elsie Ave

ZONING DISTRICT: RS6

SWO or NOL Issued: N/A

CODE DESCRIPTION: **1107.0202 A1**  
1107.0202 Central-City Special Parking District.

Within the Central-City Special Parking District, which includes all of Census Tracts 16, 21, 22, 23, 27, 28, 29, 30, 34 and 37, the maximum off-street parking requirement for multi-dwelling units created through rehabilitation or conversion of an existing structure will be one space per dwelling unit, plus one space per 10 dwelling units for visitor parking.

ANALYSIS: Applicant requests to maintain as installed a four foot extension to existing 12 foot wide driveway.

**BOARD ACTION:**

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

**VOTING RESULTS:**

APPROVED \_\_\_\_\_ DISAPPROVED \_\_\_\_\_ DEFERRED \_\_\_\_\_ WITHDRAWN \_\_\_\_\_

CONDITIONS OF APPROVAL:

\_\_\_\_\_  
\_\_\_\_\_

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

BZA NO: BZA26-00010

APPLICANT: Linda Parra

SITE LOCATION: 1411 Broadway St

ZONING DISTRICT: RD6

SWO or NOL Issued: N/A

CODE DESCRIPTION: **1105.0301**  
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.
- B. Fences shall not exceed 6 feet in height in the side yard or rear yard.

ANALYSIS: Applicant requests to install a six foot fence in the front yard setback.

**BOARD ACTION:**

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

**VOTING RESULTS:**

APPROVED \_\_\_\_\_ DISAPPROVED \_\_\_\_\_ DEFERRED \_\_\_\_\_ WITHDRAWN \_\_\_\_\_

CONDITIONS OF APPROVAL:

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CASE # BZ-26-00002

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 4333 Jackman Rd Toledo OH 43612 Zoning District RD-L Date 10-25-25

Legal Description Garden Park Lot 41

Applicant's Name (print) David Cash

Appeal (Dept. of Inspection ruling - Title Nine Sign Code) \_\_\_\_\_ Hardship Variance X 28'0" x 20'0" garage

Exception \_\_\_\_\_ Appeal decision \_\_\_\_\_ ADA Accommodation \_\_\_\_\_

TMC § \_\_\_\_\_

Applicant Signature David B Cash Phone 419-704-4996

Applicant's Street Address 4333 Jackman Rd Fax \_\_\_\_\_

Applicant's City, State, Zip Toledo OH 43612 E-Mail \_\_\_\_\_

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 DSS Date 11/2/26

Reviewed by \_\_\_\_\_ Date \_\_\_\_\_ Staff Recommendation \_\_\_\_\_

Board Decision \_\_\_\_\_ Date \_\_\_\_\_

P:, Inspection, BZA

3/15/2024 kjr

The reason for remodeling and adding on to my garage is that the roof was leaking and rotted and around the bottom of the walls at the seal plate were rotted out. Lots of critters getting in it. Garage roof had holes and trusses that were rotted garage leaning. The garage door was very hard to open because of it leaning. Was also a shed 6x12 on the property that was in just as bad shape they were both an eyesore. Not very functional. Did not know I needed a permit to remodel the garage and add on to it.

Donna Cash  
2-23-26

RECEIVED

FEB 23 2026

TOLEDO-LUCAS COUNTY  
PLAN COMMISSIONS

Variance of my Property. an addition to my garage.  
and remodel. at 4333 Jackman Rd. Toledo OH 43612

TO: Whom it may concern  
RE: Garage modifications  
LOC: 4333 Jackman Rd. Toledo, Oh

This note is to verify that  
X. Rosetta Lynch reside at  
4329 Jackman Rd., next door to  
Dave at above address. Dave has  
done some work on his garage  
and it has not caused any  
problems for me then and now.  
If you have any questions  
regarding this matter please  
feel free to contact me at:

419-787-4216

Thank you,  
*Rosetta Lynch*  
(Rosetta Lynch)

Sworn & signed  
In my presence  
27th day of Sept 25



*Debbie J. Durbin*  
Notary Public, State of Ohio  
My Commission Expires  
June 03, 2020

*at 1100*

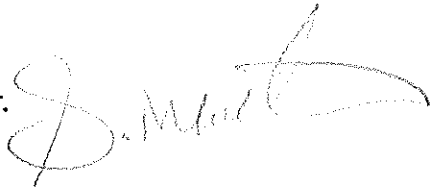
9/8/2025

To Whom It May Concern:

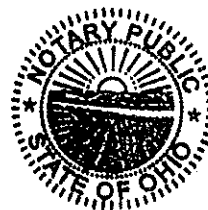
I'm writing to let you know that I fully support my neighbor, Dave Cash, and the garage addition to has built on his property at 4333 Jackman Rd. I understand that the garage may be larger than what is normally allowed, but I want you to know I have no objections to it.

Sincerely,

4330 Garden Park Dr.



Sworn to and Subscribed  
in my presence this 27th day  
of Sept 25.



DEBBIE J. DURBIN  
Notary Public, State of Ohio  
My Commission Expires  
June 03, 2029


9/7/25

To whom it may concern :

I am writing in support of my neighbor, Dave Cash, regarding the garage that he has built on his property at 4333 Jackman Rd. I understand that the structure may exceed the standard size limits for lots in our area.

I want to state clearly that I have no objection to the new garage. On the contrary, I believe it has improved the appearance of his property and, in turn, our neighborhood. The investment he has made enhances property values in the area, including my own.

Please consider this letter as my full support for the garage as it currently exists. Please feel free to reach out to me with any questions regarding this.

Thank you,  
Andrea Miller  




DEBBIE J. DURBIN  
Notary Public, State of Ohio  
My Commission Expires  
June 03, 2029

Subscribed

27th day of  
Sept 2025

owner of :

4337 Jackman Rd  
(419) 389-7376



WHAT IS THIS

Dim. ? →

WHAT IS THIS DIM. →

55

80.0

WHAT IS THIS DIM

26.0

41

101.14

101.07

35

3

433

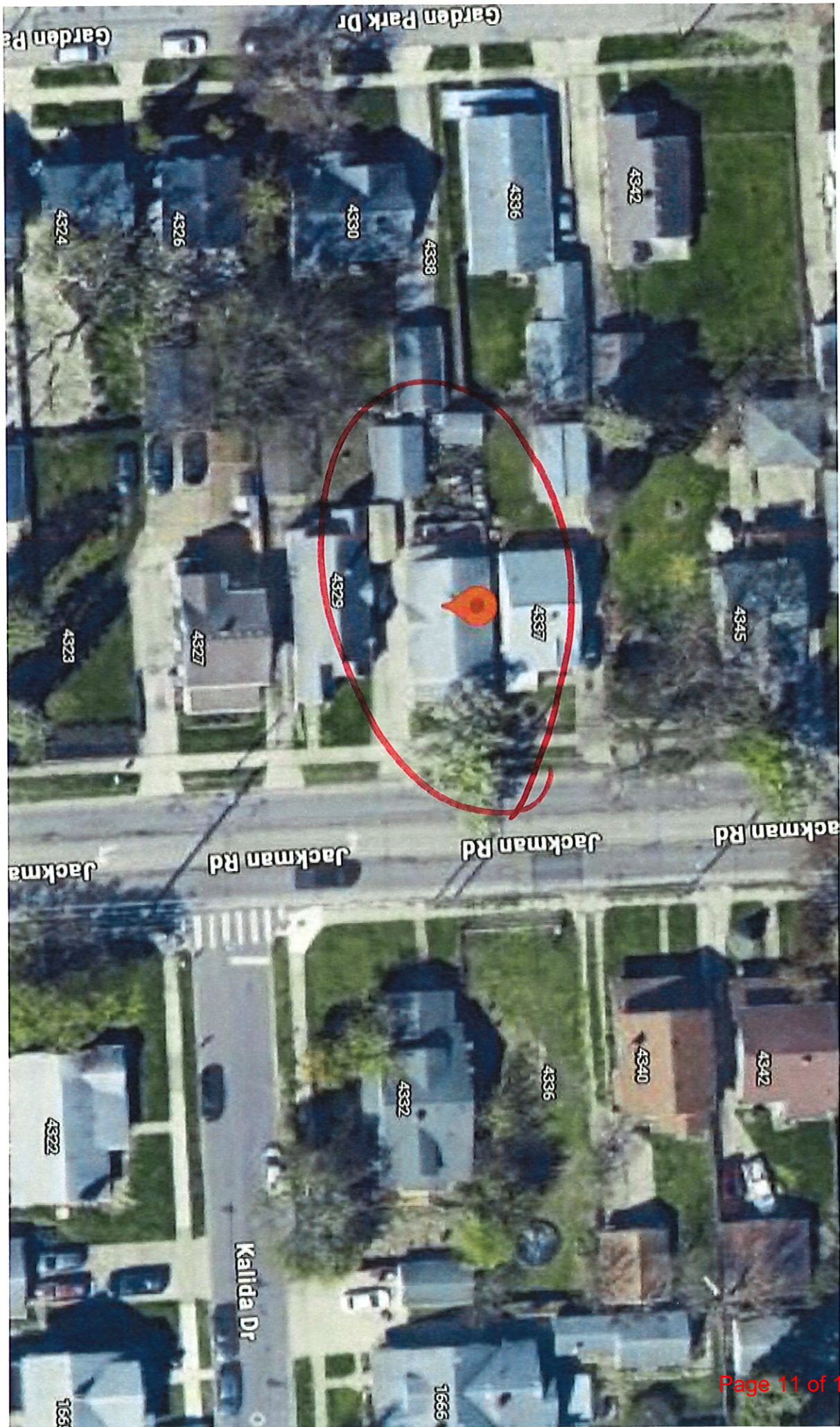
4333

JACKMAN RD















CASE # BZA26-00008

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 Westgate Village - 3342 Central Ave, Toledo, OH 43606 Zoning District CR Date 2/27/2026

Legal Description Attached

Applicant's Name (print) Elizabeth Bradshaw - Dicks Sporting Goods, LLC

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

Exception \_\_\_\_\_ Appeal decision \_\_\_\_\_ ADA Accommodation \_\_\_\_\_

TMC § 1109.0306 Building Design - Section E. - Building height shall not exceed 35 feet for a one-story building

Applicant Signature [Signature] Phone 724.273.5912

Applicant's Street Address 345 Court Street Fax \_\_\_\_\_

Applicant's City, State, Zip Coraopolis, PA 15108 E-Mail elizabeth.bradshaw@dcsbg.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 N/A

Code Enforcement notified if orders are being appealed. N/A Permit Tech's Initials [Signature] Date 3-3-26

Reviewed by \_\_\_\_\_ Date \_\_\_\_\_ Staff Recommendation \_\_\_\_\_

Board Decision \_\_\_\_\_ Date \_\_\_\_\_

P:, Inspection, BZA

3/15/2024 kjr

**EXHIBIT A-1**

**LEGAL DESCRIPTION OF SHOPPING CENTER**

The Land is described as follows:

**Parcel 1:**

**(Fee Simple)**

**The West eight (8) acres of that East eighteen (18) acres of the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section nineteen (19), Town nine (9) South, Range seven (7) East, City of Toledo, Lucas County, Ohio, excepting therefrom the North five hundred twenty-eight and eight tenths (528.8) feet thereof. Subject to legal highways.**

**(Easement):**

**Access Easement Agreement recorded May 24, 2016 in Official Record 20160524-0019652, Lucas County Records, described as follows:**

**That part of Section Nineteen (19), Town Nine (9) South, Range Seven (7) East, City of Toledo, Lucas County, Ohio, described as follows:**

**Beginning at a point on the South line of said Section Nineteen (19), that is Five hundred ninety-five and fifty hundredths (595.50) feet West of the Southeast corner of said Section Nineteen (19);**

**Thence Northerly along a line, making an interior angle of Eighty-nine (89) degrees, Forty (40) minutes with the South line of Section Nineteen (19), measured from West to North, said line being the East line of the West Twenty-two (22) acres of the Southeast One-quarter (1/4) of the Southeast One-quarter (1/4) of Section Nineteen (19), a distance of One thousand three hundred fifteen and sixty hundredths (1315.60) feet, more or less, to the North line of the Southeast One-quarter (1/4) of the Southeast One-quarter (1/4) of Section Nineteen (19);**

**Thence Westerly along the North line of the Southeast One-quarter (1/4) of the Southeast One-quarter (1/4) of Section Nineteen (19), a distance of One hundred twenty-one and twenty-nine hundredths (121.29) feet to a point;**

**Thence South along a straight line, to a point on the South line of Section Nineteen (19), that is Seven hundred sixteen and seventy-nine hundredths (716.39) feet West of the Southeast corner of Section Nineteen (19);**

**Thence Easterly along the South line of Section Nineteen (19), a distance of One hundred twenty-one and twenty-nine hundredths (121.29) feet to the place of beginning. Subject to legal highways.**

**Parcel No. 22-16641**

**Parcel 2:**

**Lot A in Westgate Village Plat Two, as recorded in Plat Volume 59, Page 25, City of Toledo, Lucas County, Ohio;**

**EXCEPTING therefrom said Lot A, that part thereof bounded and described as follows:**

**Beginning at the Northwest corner of said Lot A;**



2/27/26

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

**Re: Request for Variance – Building Height Limitation**

Members of the Board:

Thank you for the opportunity to present this request for a height variance for the project at **Westgate Village North**. We sincerely appreciate the Board's thoughtful review as we work to deliver a high-quality commercial development that enhances this corridor both functionally and visually. We respectfully request approval to allow a top-of-structure height of 44'-8" feet, rather than the ordinance's 35-foot limit per Toledo Municipal Code §1109.0306 — Building Design section E. This adjustment is small in scale but essential for achieving the tenant's national architectural standards and creating a visually cohesive development.

**Project Background**

Dicks Sporting Goods will be the lessee within the Abbel Associates owned Westgate Village on the corner of Secor Rd and Central Ave. Dicks Sporting Good will be a portion of the larger redevelopment of this area acting as the anchor tenant in the center. We plan to construct a combination of 2 of our store banners – Golf Galaxy Performance Center (single story building) and Dick's House of Sport (two story building) totaling in 120,000 SF of sporting goods retail. The two banners will sit side by side and share an interior pass through allowing customers to navigate internally between the complimentary retail and experience driven spaces. We intend to put our best foot forward as this will be the first combination store of it's kind and strive to present the brands in their best and most visually appealing manner.

**Hardship Explanation & Design Rationale**

**1. Inability to Achieve Required Brand Architecture**

Our tenant's national prototype design requires an architectural feature that reaches 44'-8". This is not a cosmetic preference; it is a core branding and visibility element that is consistently integrated across all new locations.

- The architectural form at this height is essential for tenant identification, customer wayfinding, and alignment with established corporate design standards.
- A reduced height would result in a noncompliant, off-brand condition that the tenant cannot accept, which would jeopardize the economic viability of the project.



## 2. Minimal Impact to Surrounding Properties

The site's conditions significantly lessen the visibility of the height variance:

- Section of tenants storefront will be over 900' away from Secor Rd separated by large parking fields and smaller out parcels
- The increased height is localized to a limited architectural element, not the full building mass.

To adjacent properties and passersby, the difference between 35' and 44'-8" is minimal and does not create visual bulk or shadow impacts.

## 3. The Height Improves Visual Continuity Across the Development

The project includes a mix of building heights, including a two-story structure adjacent to single-level tenant spaces.

The requested 46' architectural feature helps:

- **bridge the visual gap** between the taller and shorter buildings,
- **soften the transition** in massing, and
- **create a cohesive architectural rhythm** across the site.

Without the additional height, the anchor tenant's building appears disproportionately low relative to the two-story structure, creating a disjointed and unbalanced streetscape.

Allowing the height increase enhances the **overall aesthetic harmony** of the development, benefiting the surrounding area.

## 4. No Detriment to the Public Health, Safety, or Welfare

Allowing a 44'-8" height:

- Does **not** increase occupancy or intensity of use.
- Does **not** impede sight lines, traffic safety, or emergency access.
- Provides a cohesive, high-quality architectural presence consistent with other commercial structures in the area.

## Requested Relief

We respectfully request that the Board grant a variance to permit a **maximum height of 44'-8" feet (top of structure)** in lieu of the district's 35-foot limit.

This modest increase is necessary to satisfy brand architectural standards, achieve proper mechanical screening, and facilitate responsible development without creating adverse impacts on neighboring properties or the broader community.

## Conclusion

We appreciate your time and consideration of this request. Approval of this variance will allow us to deliver a well-designed, high-quality project that meets both the tenant's requirements and the municipality's development goals.

Please contact me at **724.273.5912** or [Elizabeth.bradshaw@dcsq.com](mailto:Elizabeth.bradshaw@dcsq.com) should you require additional information or wish to discuss the variance request further.

Sincerely,

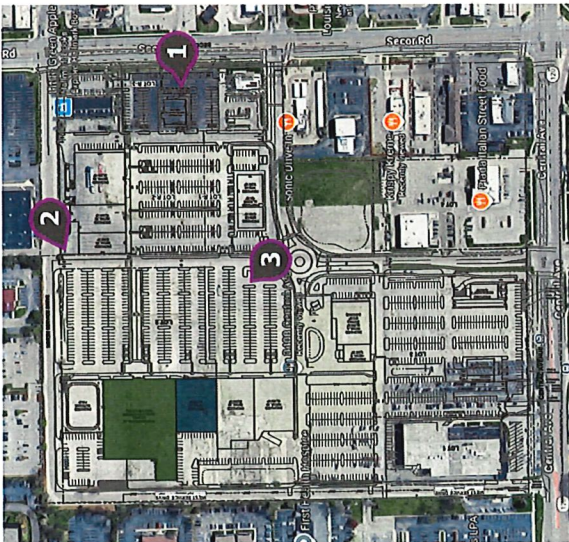
**Elizabeth Bradshaw**  
**Sr. Manager, Real Estate Development**  
**Dick's Sporting Goods**

**WESTGATE VILLAGE NORTH  
TOLEDO, OH  
SITE PHOTOS  
STORE #5207**

■ DSG - HOS PREMISES

■ GOLF GALAXY PERFORMANCE CENTER PREMISES

\*PLEASE NOTE - MASSING SHOWN IS APPROXIMATE



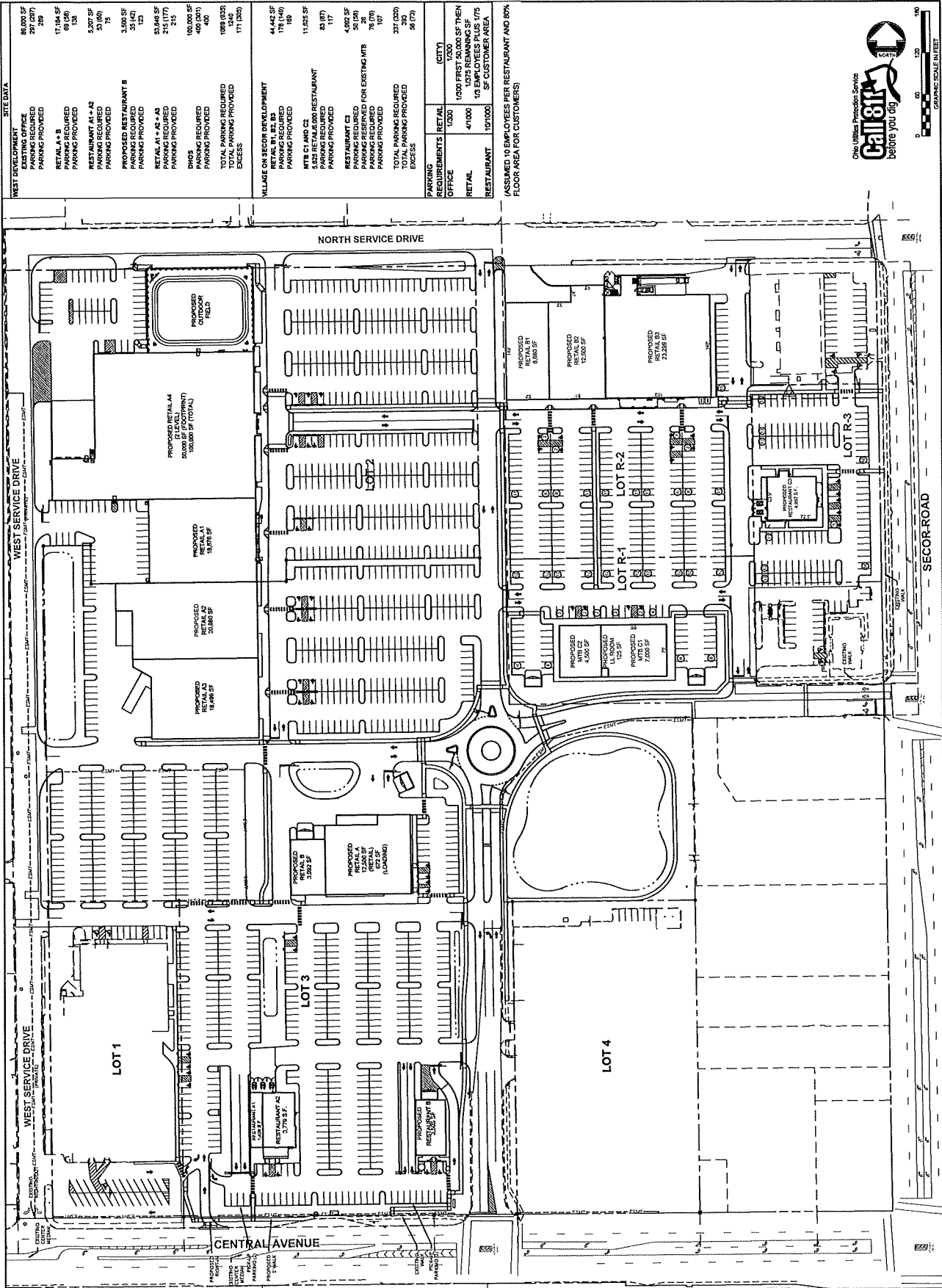
**VIEW FROM SECOR RD**



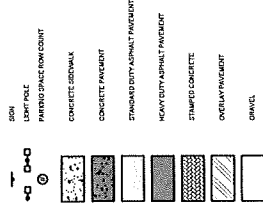
**VIEW FROM FUTURE ROUNDABOUT**



**VIEW FROM NORTH SERVICE DRIVE**



**LEGEND**  
 SEE SHEET C-201 FOR PAVEMENT SECTION DETAILS  
 POSITIVE LIMITS  
 DASHED LINE  
 DOTTED LINE  
 FINISHED GRADE  
 CONCRETE SIDEWALK  
 CONCRETE PAVEMENT  
 STANDARD CITY ASPHALT PAVEMENT  
 HEAVY CITY ASPHALT PAVEMENT  
 STAMPED CONCRETE  
 OVERLAY PAVEMENT  
 GRAVEL

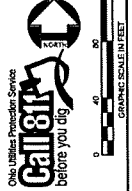


**KEYNOTES**

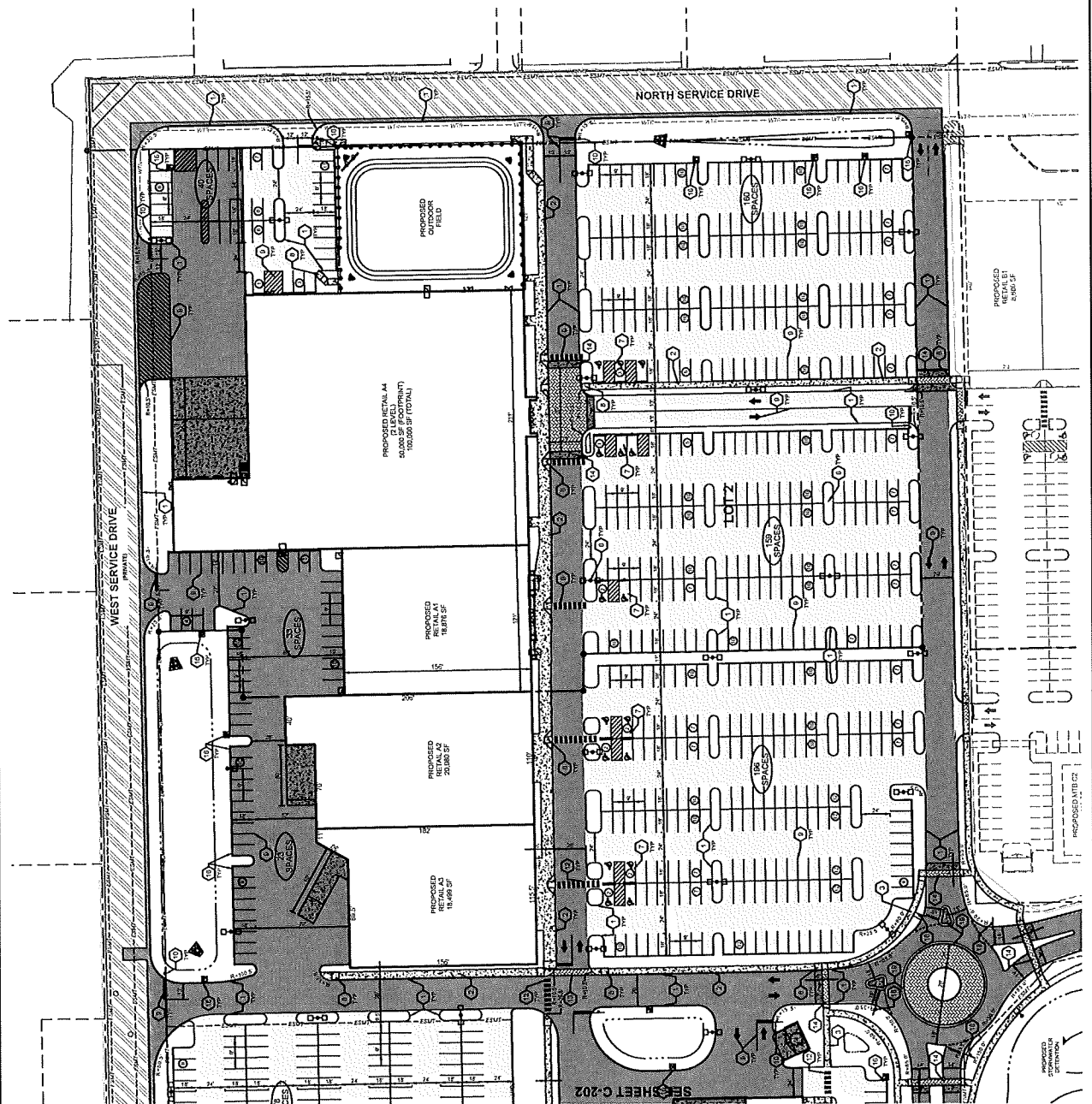
1. CURB, SEE CITY OF TOLEDO STANDARD DETAIL NUMBER 21
2. INTERIOR SIDEWALK AND DRIVE, SEE CITY OF TOLEDO STANDARD DETAIL NUMBER 23
3. SIDEWALK, SEE CITY OF TOLEDO STANDARD DETAIL NUMBER 22 AND 24
4. SEE SHEET C-201 FOR PAVEMENT SECTION DETAILS
5. SEE SHEET C-201 FOR PAVEMENT SECTION DETAILS
6. SEE SHEET C-201 FOR PAVEMENT SECTION DETAILS
7. MONUMENT IRON
8. LIGHT POLE
9. ADA PARKING SPACES, SEE SHEET C-201 FOR DETAILS
10. ADA CURB RAMP, SEE CITY OF TOLEDO STANDARD DETAIL NUMBER 24.5
11. ADA TRAMPOLINE, SEE CITY OF TOLEDO STANDARD DETAIL NUMBER 25
12. ADA TRAMPOLINE, SEE SHEET C-201 FOR DETAILS
13. CROSSWALK, TYPE 1, PAINT 2 INCH WHITE STRIPE AT 4' OC
14. CROSSWALK, TYPE 2, STAMPED CONCRETE
15. CROSSWALK, TYPE 3, STAMPED CONCRETE
16. CURB CUT, SEE DETAIL ON SHEET C-201
17. NOT USED
18. FINISHED GRADE
19. FINISHED GRADE AND OTHER, SEE CITY OF TOLEDO STANDARD DETAIL 22
20. 1" THICK CONCRETE AND 8" RC

**NOTES**

1. SEE SHEET C-201 FOR GENERAL NOTES.
2. CONTRACTOR SHALL VERIFY ALL UTILITIES AND COORDINATE WITH ALL OTHER PERMITS AND AGENCIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES AND TO PROTECT THEM THROUGHOUT THE PROJECT.
3. ALL DIMENSIONAL MEASUREMENTS ARE TO FACE UNLESS OTHERWISE SPECIFIED. ALL DIMENSIONS SHALL BE IN FEET AND INCHES UNLESS OTHERWISE SPECIFIED.



**BENCHMARK**  
 SET BENCHMARK IN TOP CORNER. SEE BENCHMARK LOCATION ON SHEET C-201. BENCHMARK SHALL BE SET BY SURVEYOR AND SHALL BE PROTECTED THROUGHOUT THE PROJECT.



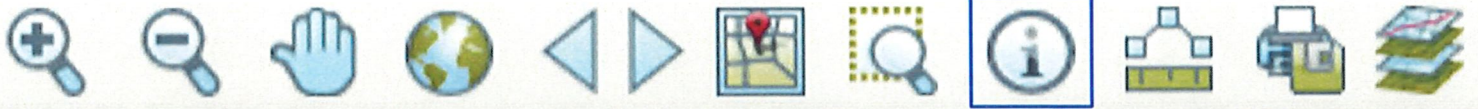


PARCEL ID: 2216674

MARKET AREA: 5004C

WESTGATE VILLAGE NORTH LLC

TAX YEAR: 2026



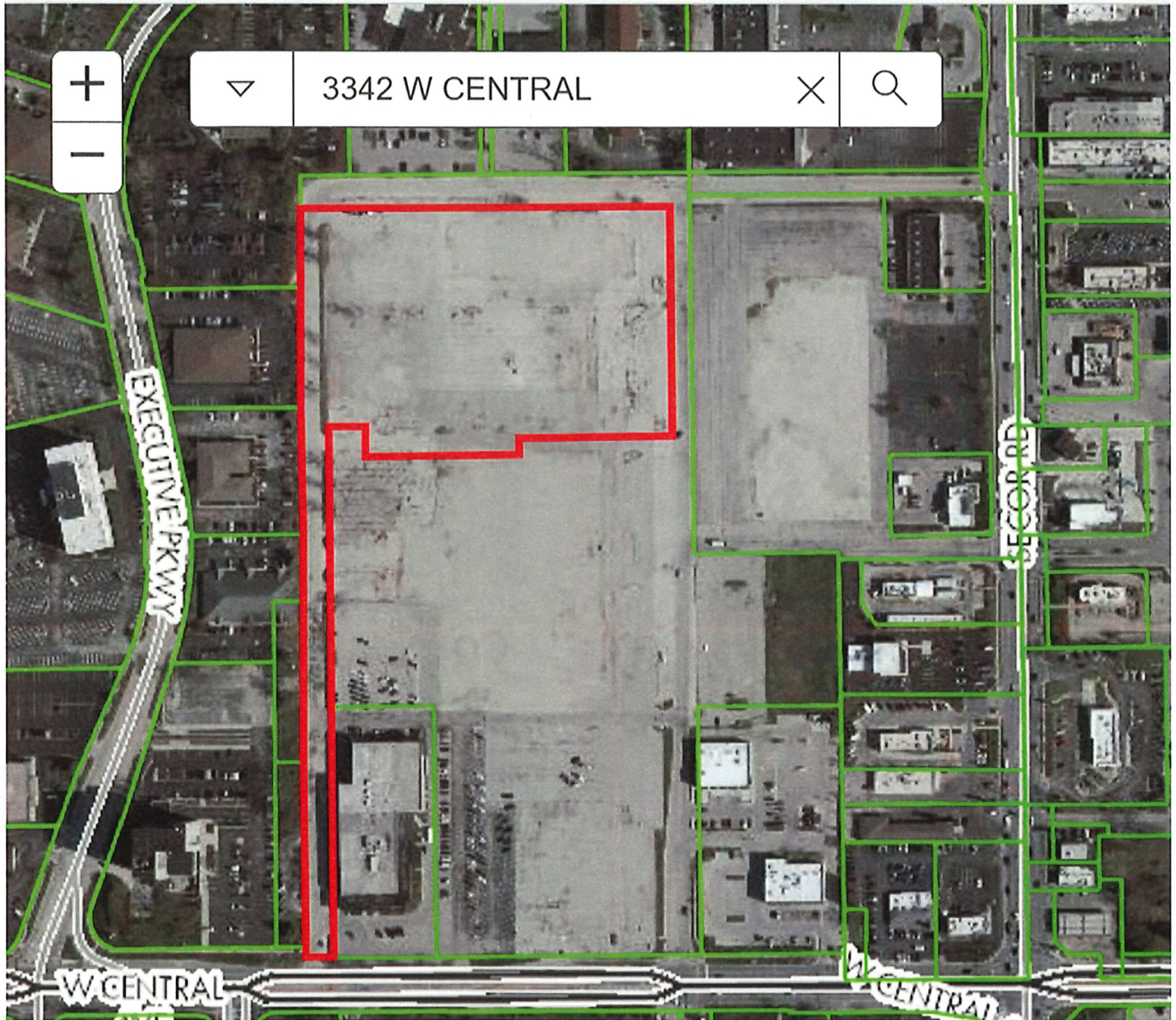
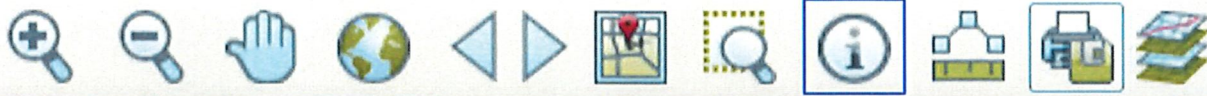
▼ Enter an Intersection or Address 🔍

**PARCEL ID: 2216673**

MARKET AREA: 5004C

WESTGATE VILLAGE NORTH LLC

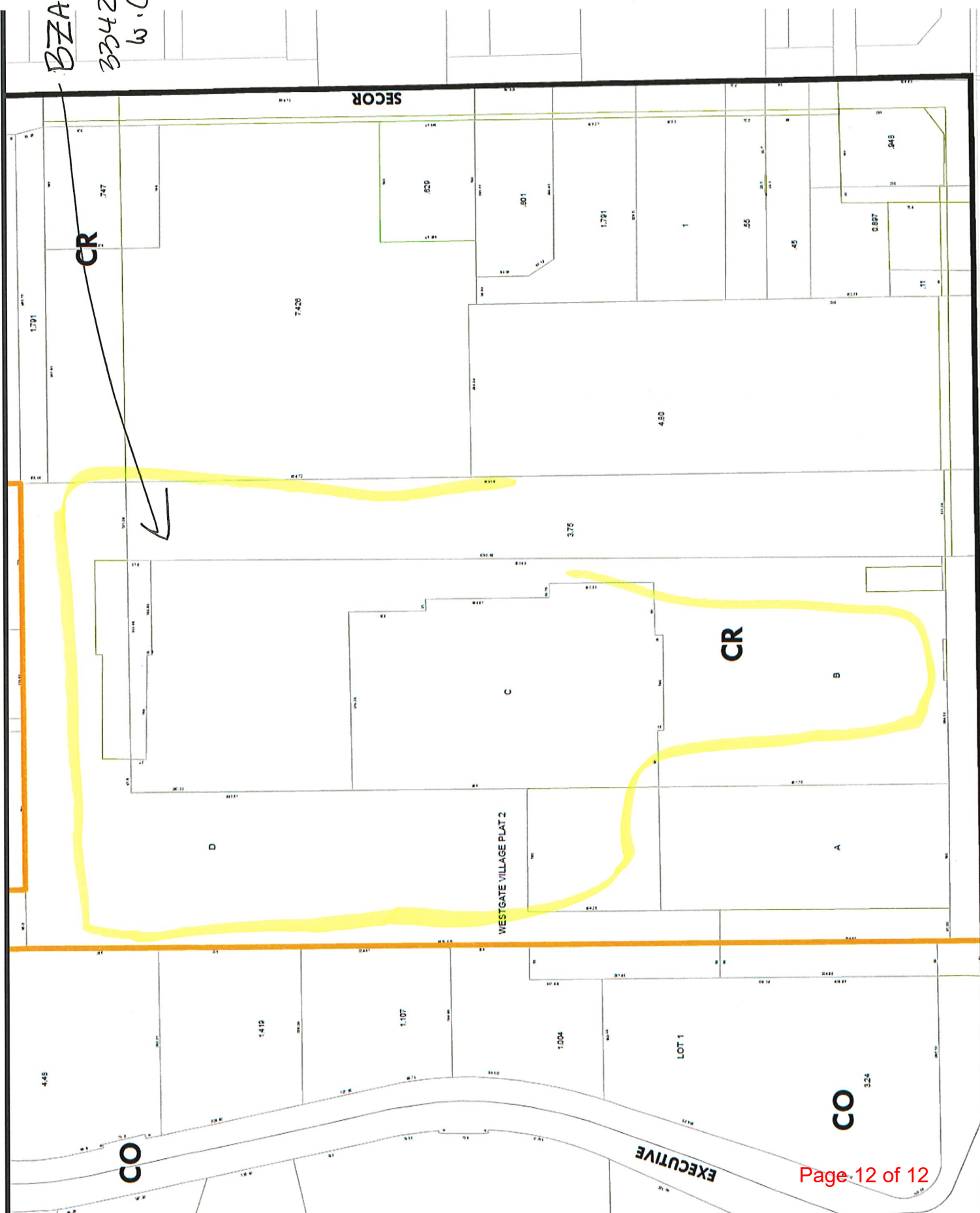
TAX YEAR: 2026



MARKET AREA: 5004C  
WESTGATE VILLAGE NORTH LLC  
TAX YEAR: 2026



BZA26-0008  
3342  
W. CENTRAL



CENTRAL AVE



**PAID**  
36-26 CK

BZA26-00009

CASE # ZC26-0050

**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 2953 ELSIE AVE Zoning District R56 Date 3/4/26

Legal Description ELMHURST PARK PLAT 6 LOT 243

Applicant's Name (print) TOBIAS PAPA

Appeal (Dept. of Inspection ruling - Title Nine Sign Code) \_\_\_\_\_ Hardship Variance \_\_\_\_\_

Exception X Appeal decision \_\_\_\_\_ ADA Accommodation \_\_\_\_\_

TMC § 1107.1202 setbacks A. 1. FOR 4' WIDE

EXPANSION TO WIDTH OF EXISTING 12' WIDE DRIVEWAY PAST  
SIDE WALL OF ATTACHED CARPORT

Applicant Signature [Signature] Phone (419)320-3179

Applicant's Street Address 2953 ELSIE AVE Fax \_\_\_\_\_

Applicant's City, State, Zip TOLEDO, OH 43613 E-Mail Pappytt@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 \_\_\_\_\_

Copy Zoning Map  <http://local.live.com/> Transportation notified to check site distance hazard N/A

Code Enforcement notified if orders are being appealed. \_\_\_\_\_ Permit Tech's Initials \_\_\_\_\_ Date \_\_\_\_\_

Reviewed by \_\_\_\_\_ Date \_\_\_\_\_ Staff Recommendation \_\_\_\_\_

Board Decision \_\_\_\_\_ Date \_\_\_\_\_

P:, Inspection, BZA

3/15/2022 kjr

**Printable page**

**PARCEL ID: 0466964**

MARKET AREA: 305R  
PAPA TOBIAS C & SARA RENEE (ORSURVTC)  
TAX YEAR: 2026

**ASSESSOR#: 03421010**

ROLL: RP\_OH  
2953 ELSIE AVE  
STATUS: Active

**Summary - General**

---

|                           |  |
|---------------------------|--|
| Tax District              | TOLEDO CITY - TOLEDO CSD                               |
| Class                     | RESIDENTIAL  |
| Land Use                  | 510 : R - SINGLE FAMILY DWELLING, PLATTED LOT          |
| Special Use               | 510 - 1 FAMILY-PLAT                                    |
| Market Area               | 305R - <a href="#">Click here to view map</a>          |
| Zoning Code               | 10-RS6 - <a href="#">Click here for zoning details</a> |
| Zoning Description        | Single-Family Residence-6                              |
| Water and Sewer           | CITY WATER / CITY SEWER                                |
| Traffic                   | RESIDENTIAL SIDE STREET                                |
| Street Type               | CONCRETE OR BLACKTOP                                   |
| Owner                     | PAPA TOBIAS C & SARA RENEE (ORSURVTC)                  |
| Property Address          | 2953 ELSIE AVE<br>TOLEDO OH 43613                      |
| Mailing Address           | 2953 ELSIE AVE<br>TOLEDO OH 43613                      |
| Legal Desc.               | ELMHURST PARK PLAT 6 LOT 243                           |
| Certified Delinquent Year |  |
| Census Tract              | 60   |

**Summary - Most Recent Sale**

---

|             |                           |
|-------------|---------------------------|
| Prior Owner | THE SHORTTOPP COMPANY LTD |
| Sale Amount | \$164,800                 |
| Deed        | 23108021                  |
| Sales Date  | 18-DEC-2023               |

**Summary - Values**

---

|          | 35% Values | 100% Values | 35% Roll | 100% Roll |
|----------|------------|-------------|----------|-----------|
| Land     | 9,140      | 26,100      | 9,140    | 26,100    |
| Building | 44,590     | 127,400     | 44,590   | 127,400   |
| Total    | 53,730     | 153,500     | 53,730   | 153,500   |

**Tax Credits**

---

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

Printed on Friday, March 6, 2026, at 12:03:03 PM EST

## Board of Zoning Appeals

To whom it may concern:

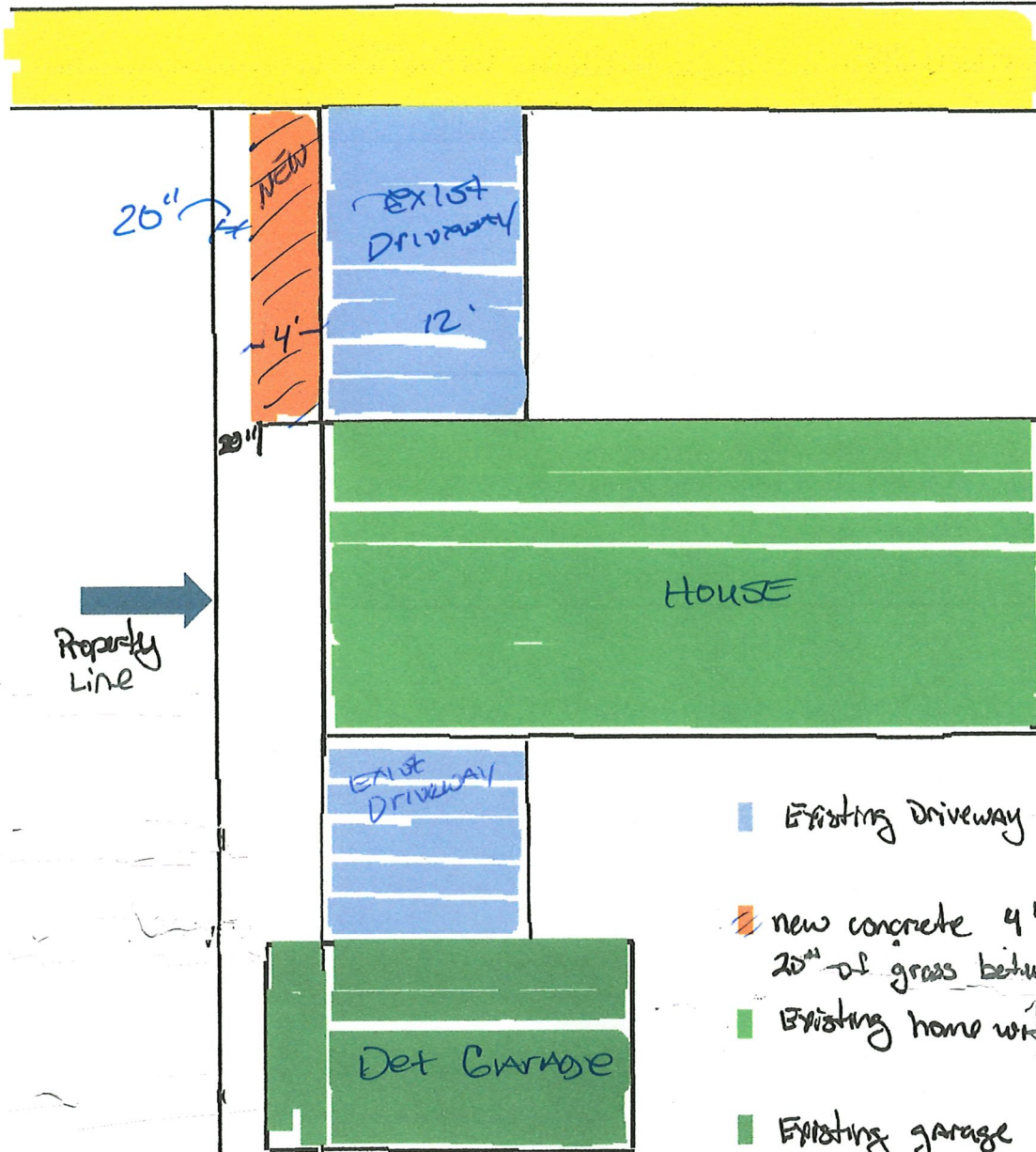
In 2024 I decided to make my driveway a little wider at one end at 2953 Elsie Ave. thought about making it wider for years only because when my wife or I got out of the car we would trample up on the grass which would turn to dirt then track in the house. In turn I measured the area, making sure I was away from neighbor's property lines by more than a foot. Then called Oops to verify nothing was underneath. Proceeded to dig the same amount as the existing driveway and shot in the elevations to make sure it would run away from both my neighbor's home and my home. Pour concrete, let it cure, put protection on it and make the appropriate cut /stress lines.

This all started as a driveway widening to make it easy to get out of vehicle and easement to back yard. This turned out to help also to park on the extra piece to have my wife get in and out of the driveway. Summertime my car shall be driven through my carport to place in the garage and then we can go back to using that extra piece for getting out of vehicle / easement to back yard and even my garbage cans.

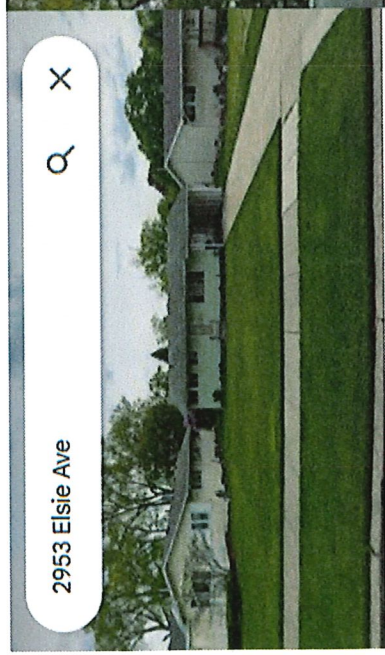
This was all done without my knowing that I needed a permit. I will gladly pay a fine if needed. Just wanted to make things easier and more aesthetic at our home that my grandparents owned since they moved here in 1955. If there are any more projects in the future, we will make sure we get the appropriate documents before any work to be accomplished.

Yours sincerely,

Tobias Papa and Family



- Existing Driveway 12' wide.
- new concrete 4' wide.  
20" of grass between line and New Concrete
- Existing home with carport
- Existing garage
- Existing side walk



### 2953 Elsie Ave

- Directions
- Save
- Nearby
- Share
- Send to phone

- 2953 Elsie Ave, Toledo, OH 43613
- Suggest an edit on 2953 Elsie Ave
- Add a missing place
- Add your business

### Photos



2956 Elsie Ave  
Toledo, Ohio  
Google Street View  
May 2019



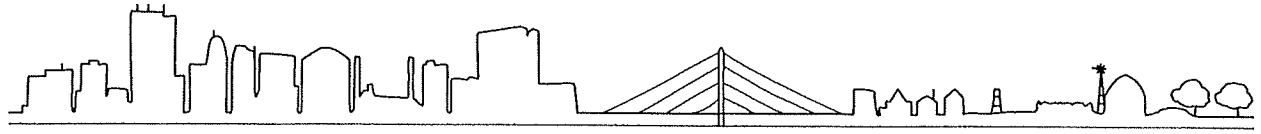
Google Maps

Navigation controls including a compass, a close button (X), and zoom in (+) and zoom out (-) buttons.

Share



2026.02.26



**TOLEDO - LUCAS COUNTY PLAN COMMISSIONS**

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

February 26, 2026

**NOTICE OF NON-COMPLIANCE**

(Initial Warning of Violation)

Papa Tobias & Sara Renee  
2953 Elsie  
Toledo, OH 43613

**RE: Notice of Zoning Violation at 2953 Elsie**  
**Case: ZC26-0050**

The above referenced location was visited on **02/26/2026** and found to be in violation of the following Toledo Municipal Code zoning regulations:

- **TMC 1115.0204** – Permits are required for driveway expansions through this office. Work without a permit is subject to a penalty of double permit fees and a fine per **TMC 1115.0507(C)**. Certificate of Zoning Permit fee is \$50.

You have thirty (30) days to correct the issue(s). Failure to do so would be considered a violation of the zoning code and subject to fines and/or legal action. Any issue(s) that are corrected and reoccur within one year from this letter are subject to immediate fines.

Please contact me at 419-245-1200 with any questions. Thank you for your cooperation in this matter.

Respectfully Submitted,

A handwritten signature in black ink that reads "C. Cordell".

C. Cordell  
Zoning Compliance Specialist

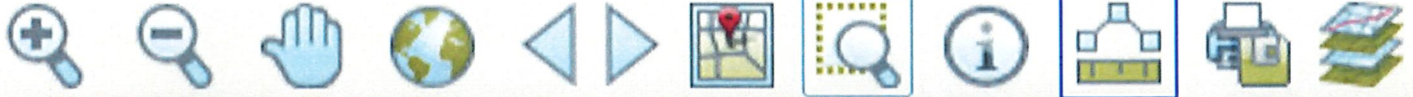
Cc: Josh Lewandowski, Zoning Compliance Manager

PARCEL ID: 0466964

MARKET AREA: 305R

PAPA TOBIAS C & SARA RENEE (ORSURVTC)

TAX YEAR: 2026



PARCEL ID: 0466964

MARKET AREA: 305R

PAPA TOBIAS C & SARA RENEE (ORSURVTC)

TAX YEAR: 2026



2953 EISE





RECEIVED  
MAR 05 2026  
BY: Decca

CASE # BZA26-00010

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 1411 Broadway Street Toledo, OH 43609 Zoning District RD6 Date \_\_\_\_\_

Legal Description Knowers Addition lot 155 N 5 FT & lots 156 to 161 & 162.

Applicant's Name (print) Linda Parra / Nuestra Gente Community Projects, Inc

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

Exception X Appeal decision \_\_\_\_\_ ADA Accommodation \_\_\_\_\_

TMC § 1105.0301 Residential Districts A for 6 ft tall fence  
in the front yard

Applicant Signature Linda Parra Phone \_\_\_\_\_

Applicant's Street Address 1411 Broadway Street Fax \_\_\_\_\_

Applicant's City, State, Zip Toledo, OH 43609 E-Mail LINDAPARRA@NUESTRAGENTEcommunityprojects.org

- 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 \_\_\_\_\_

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

3/15/2022 kjr



*To serve and develop a stronger community!*



To: City of Toledo  
Department of Economic and Business Development  
Division of Building Inspection.  
From: Nuestra Gente Community Projects, Inc.  
Date: March 4, 2026.  
Project: Parking Lot Safety and Security Future Fence.

Nuestra Gente Community Projects, Inc., is requesting development site plan approval for a surface parking lot. The church is located in the Old South End, 1411 Broadway Street. Toledo, Ohio 43609. The parking lot will be accessed from an alley located behind our building and from Walbridge Avenue.

This project outlines the installation of a perimeter security fence and access control gates for our Nuestra Gente Church's parking lot. The primary goal is to create a secure, defined, and safe environment for families, and staff by discouraging trespassers, preventing theft of property, and managing traffic flow.

Currently, many people are misusing the available space in our parking lot.

One of the many problems we've had is that every year, strangers come to celebrate the 4 of July in our parking lot without asking permission from our organization. These people play music, bring grills to prepare food, drink alcohol, and they set off modified fireworks, and conduct burnings in the parking lot, and near the building's entrance. They even fire fireworks directly at our building and the roof. These actions can generate serious security risks and potential property damage. We request your support in preventing this and many other incidents that could jeopardize the safety of our building, our families, and our staff.

Also, the installation of the fence in our parking lot, reduces liability by creating clear pedestrian pathways and preventing unauthorized trespassing.

Families and the elderly will feel safer attending evening programs when the perimeter is secured. We will use automated barrier gates to restrict entry and ensure the fence design maintains clear sight lines so our security cameras can monitor both sides.

We request the approval for the placement of the fence in our parking lot, subject to compliance with all applicable codes.

Sincerely,

Linda Parra  
Nuestra Gente Community Projects, Inc  
WVZC 96.5 FM



Summary

Map

Pictometry

Transfers

Values

Residential Attributes

Commercial Attributes

Outbuildings

Land

Remarks & Splits

Parcel Projects

Current Taxes

Tax Distribution

By Fund

By Fund & Levy

Prior Taxes

Special Assessments

Payments

Levy Estimator

Prior Specials

Pro # Inquiry

CAUV

Agriculture

Forest

Mylar Tax Map

Photos

Sketch

Manufactured Home (MH\_OH)

Manufactured Home (MH\_EQ)

Rental Registration

BOR/Appeals

**PARCEL ID: 0914295**  
MARKET AREA: 2008C  
NUESTRA GENTE COMMUNITY PROJECTS INC.  
TAX YEAR: 2026

**ASSESSOR#: 07253017**  
ROLL: RP\_OH  
1411 BROADWAY ST  
STATUS: Active

Record Navigator

1 of 1

Return to Search Results

Actions

- Market Area Sales
- Printable Summary
- Printable Version

Reports

- Mailing List ▲
- Property Attributes Export
- Lucas Composite
- Tax Bill
- Property Record Card ▼

Go

Summary - General

|                           |   |
|---------------------------|---|
| Tax District              | TOLEDO CITY - TOLEDO CSD  |
| Class                     | EXEMPT  |
| Land Use                  | 680 : E - CHARIT EXEMPT HOSP/NURSG HOMES                        |
| Special Use               | 468 - CHURCHES  |
| Market Area               | 2008C - <a href="#">Click here to view map</a>                  |
| Zoning Code               | 10-RD6 - <a href="#">Click here for zoning details</a>          |
| Zoning Description        | Duplex Residence  |
| Water and Sewer           |   |
| Traffic                   | MAIN - MAJOR ARTERY   |
| Street Type               |   |
| Owner                     | NUESTRA GENTE COMMUNITY PROJECTS INC.                           |
| Property Address          | 1411 BROADWAY ST<br>TOLEDO OH 43612                             |
| Mailing Address           | PO BOX 140661<br>TOLEDO OH 43614                                |
| Legal Desc.               | KNOWERS ADDITION LOT 155 N 5 FT & LOTS 156 TO 161 & 162 W 30 FT |
| Certified Delinquent Year | 2017  |
| Census Tract              | 42  |

Summary - Most Recent Sale

|             |                          |
|-------------|--------------------------|
| Prior Owner | MOAWAD BALL HOLDINGS LLC |
| Sale Amount | \$50,000                 |
| Deed        | 18105069                 |
| Sales Date  | 02-JUL-2018              |

Summary - Values

|          | 35% Values | 100% Values | 35% Roll | 100% Roll |
|----------|------------|-------------|----------|-----------|
| Land     | 10,820     | 30,900      | 0        | 0         |
| Building | 341,010    | 974,300     | 0        | 0         |
| Total    | 351,830    | 1,005,200   | 0        | 0         |

Tax Credits

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

Exemption Status

|                  |                 |
|------------------|-----------------|
| Exemption Type   | EX (600 SERIES) |
| Exemption Status | APPROVED        |

**\*\* We are experiencing issues with Maps right now, and are working to resolve them. \*\***

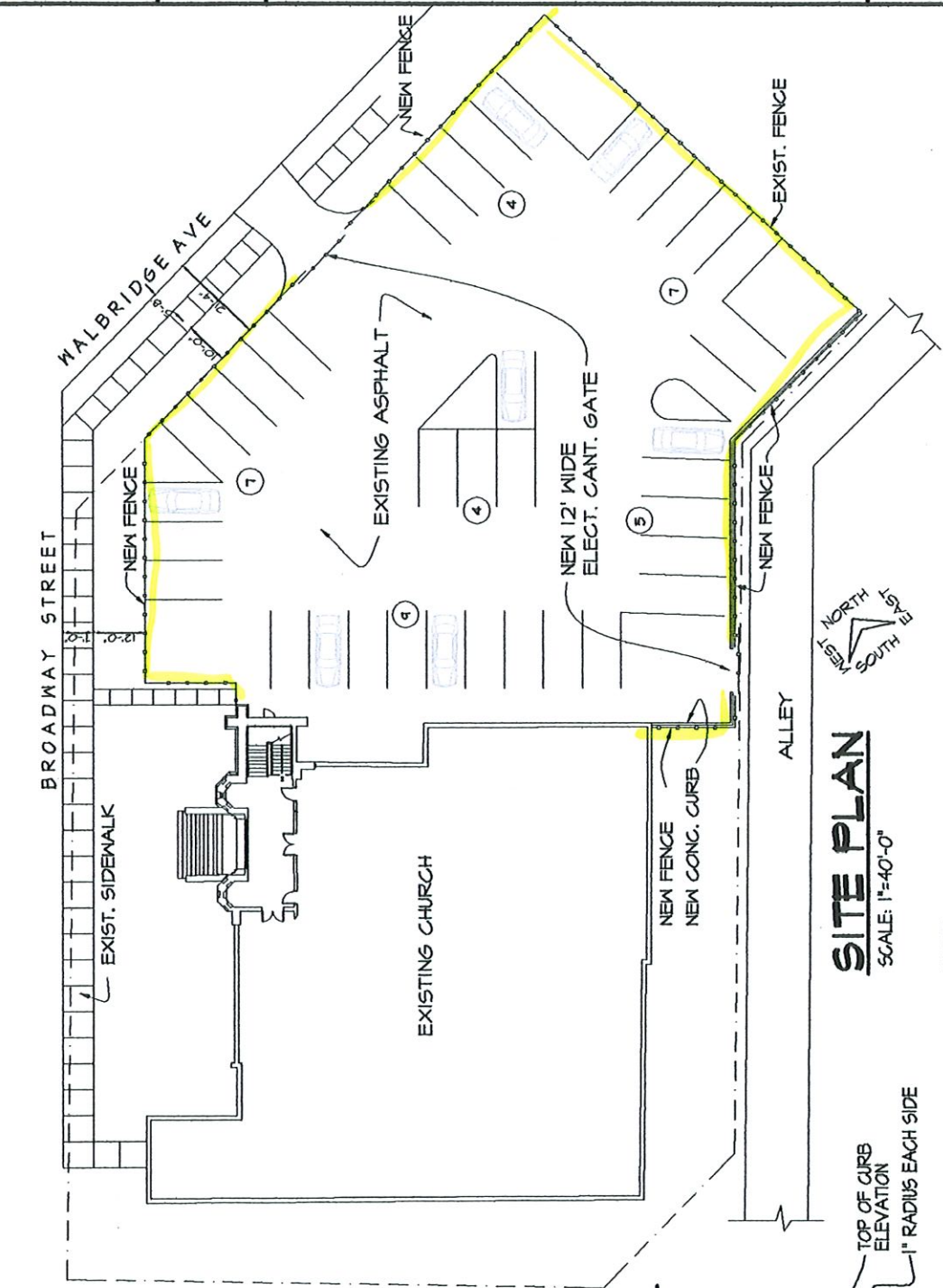
The property and tax information on this site represents data as of the current tax year.

Information provided is deemed a reliable point of reference but is not guaranteed and should be independently verified.

The boundary lines depicted in the map are for tax purposes only. They are not intended for conveyances, nor are they a Legal Survey.

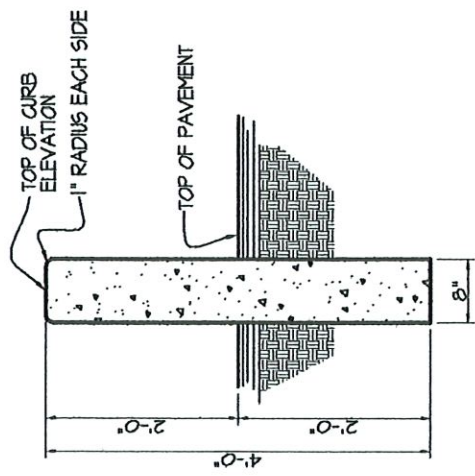
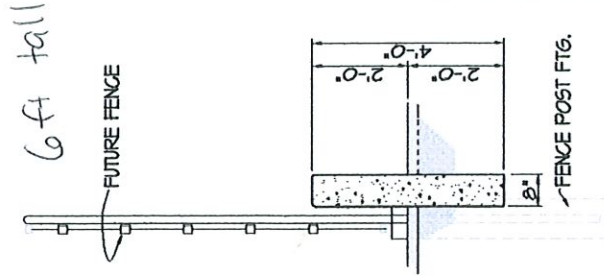
|                                      |             |
|--------------------------------------|-------------|
| DATE                                 | DESCRIPTION |
| 10-21-25                             | REVIEW      |
| 2-22-26                              | REVIEW      |
| 2-26-26                              | REVIEW      |
| EXISTING SITE PLAN                   |             |
| SCHEMATIC PARKING LOT DRAWING        |             |
| 1411 BROADWAY ST. TOLEDO, OHIO 43604 |             |

**JOHN CIAMPA ARCHITECT**  
 3502 Cedarbrook Dr. Toledo, Ohio 43615  
 TEL 419/410-5567 Email jca@bex.net



**SITE PLAN**  
SCALE: 1"=40'-0"

NOTE:  
THE OWNER WOULD LIKE TO INSTALL A NEW CURB AND NEW FENCING AS SHOWN TO DISCOURAGE UNWANTED VEHICLE ENTRANCE. THIS PLAN IS SCHEMATIC IN NATURE AND IS MENT TO CONVEY GENERAL AREA THAT IS TO BE SECURED. CONTRACTOR IS TO VERIFY ALL DIMENSIONS, PROPERTY LINES AND ALL RIGHT OF WAY REQUIREMENTS. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS BEFORE PROCEEDING WITH ANY CONSTRUCTION.



**OFF STREET PARKING REQUIREMENTS:**

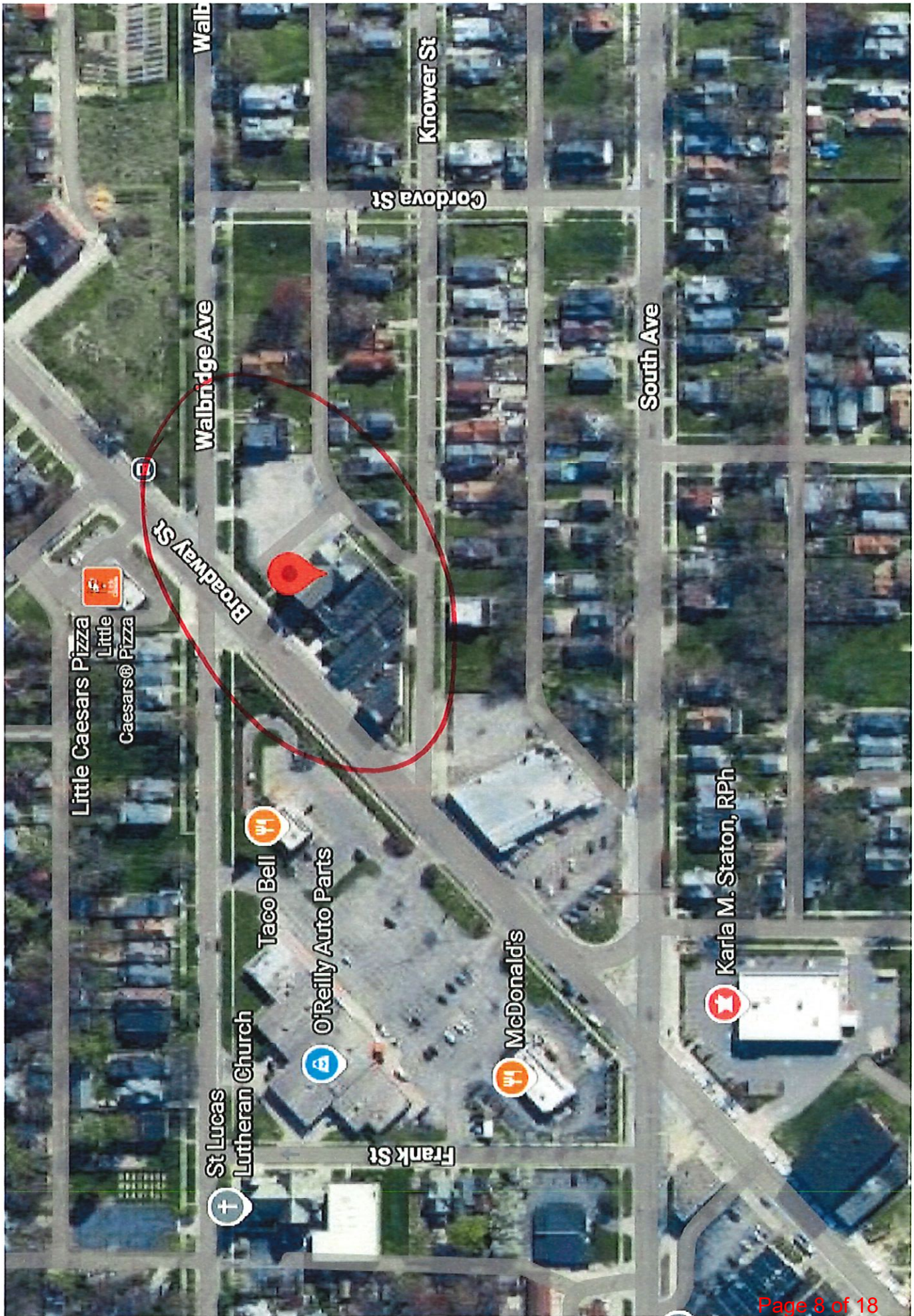
|   |               |
|---|---------------|
| REQUIRED PARKING SPACES   | EXIST. SPACES |
| RELIGIOUS FACILITY - 1 PER 6 SEATS OR 1 PER 100 SF OF SEATING AREA WHICHEVER IS GREATER.<br>154 SEATS / 6 = 27 SPACES | 36            |



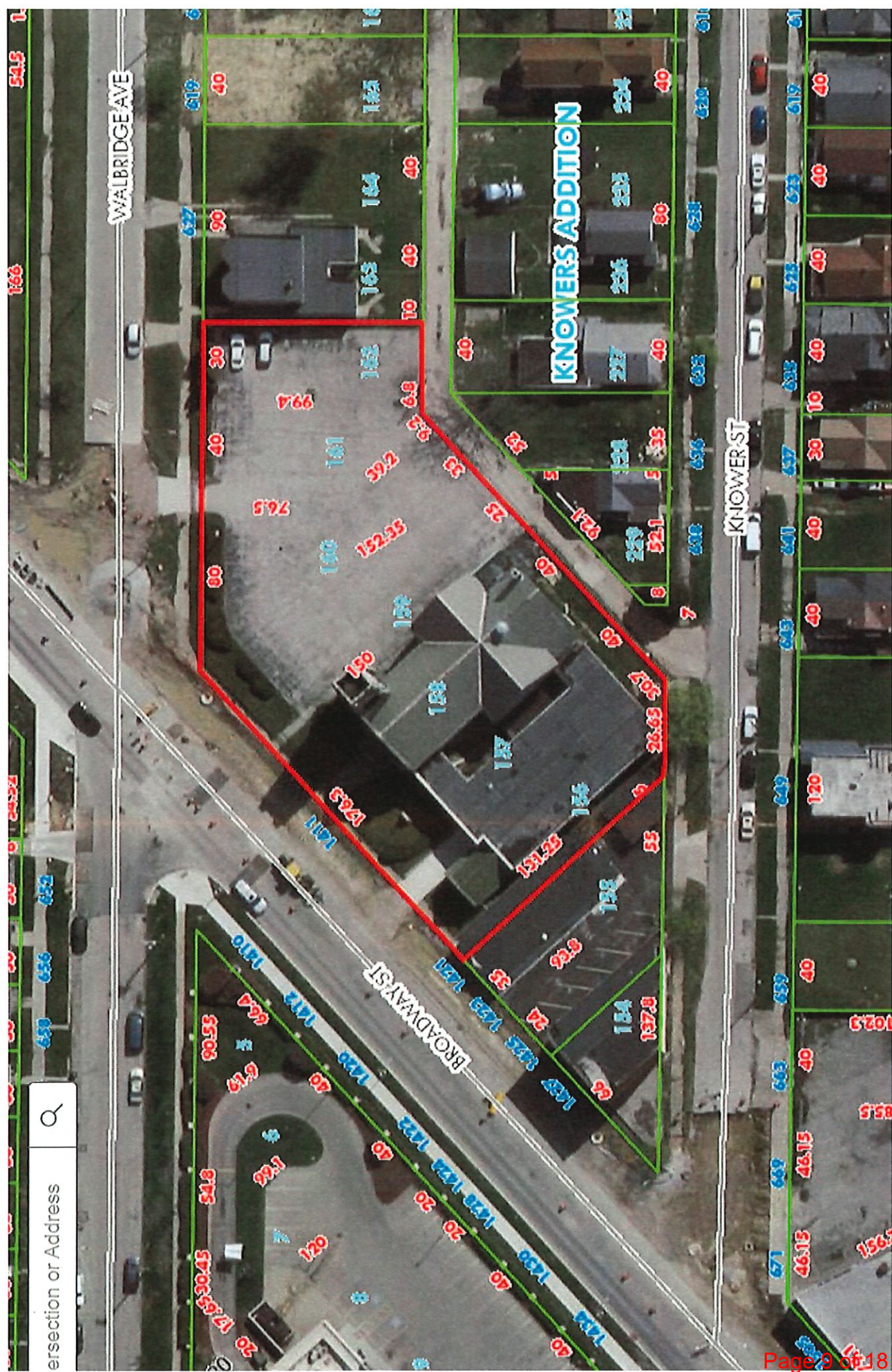


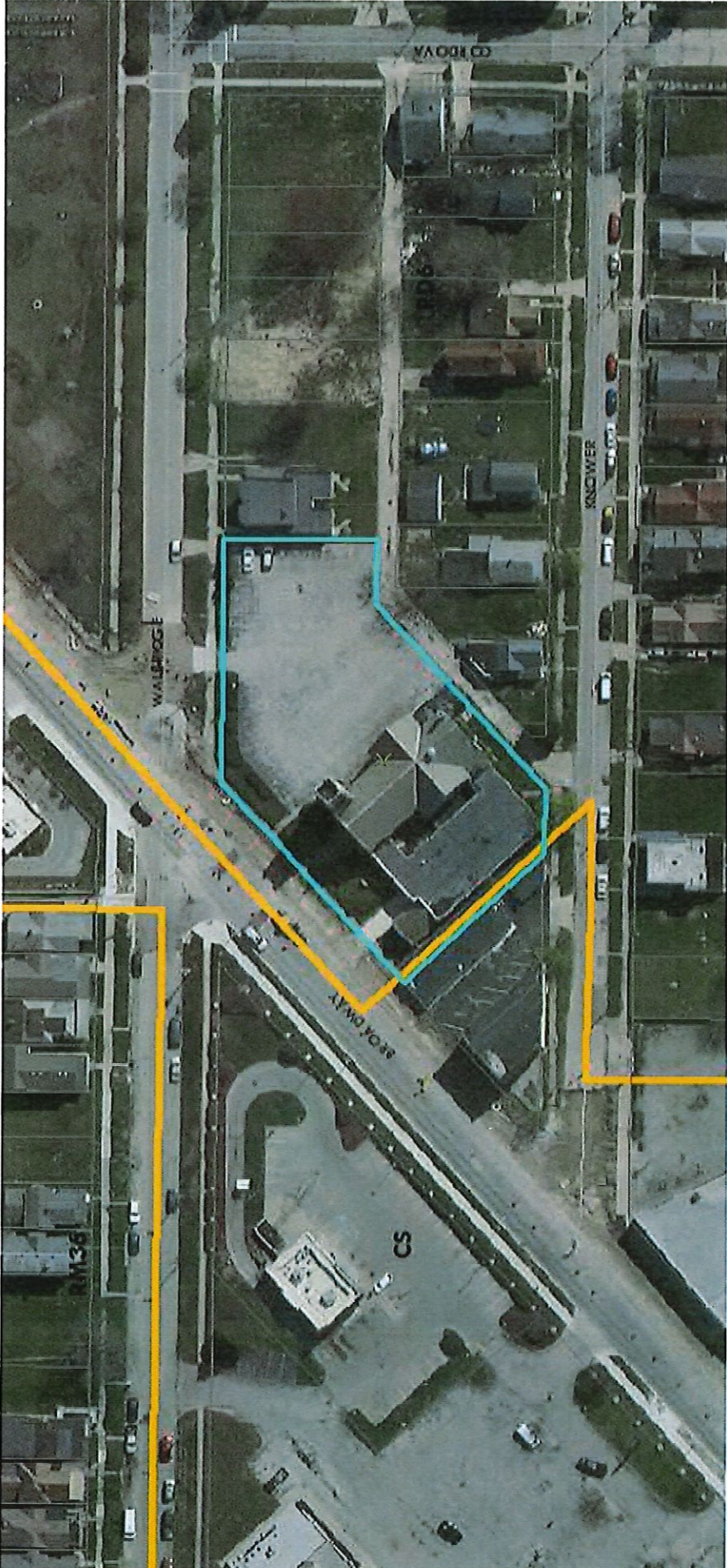
CRITTIENDEN





Intersection or Address



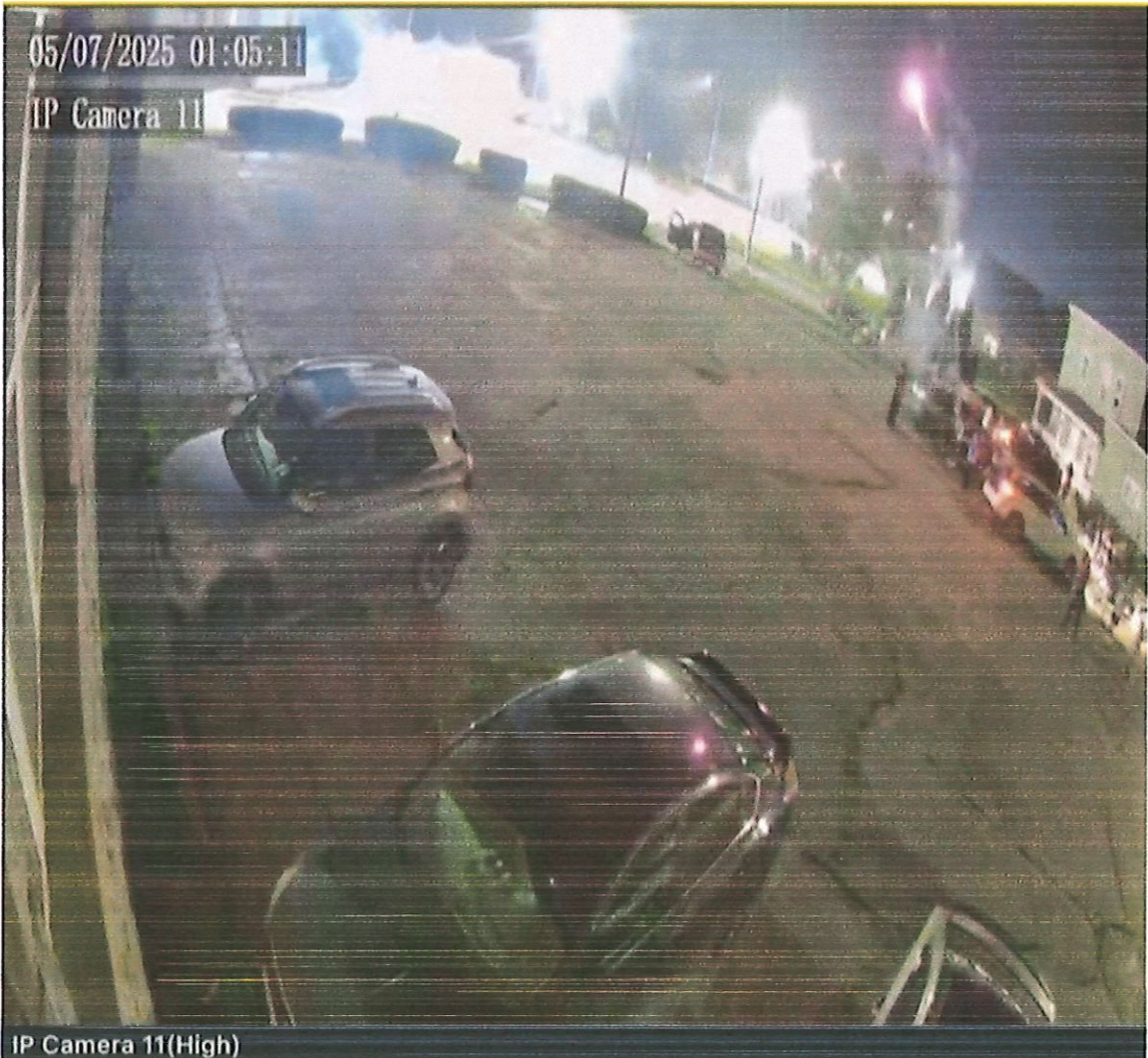


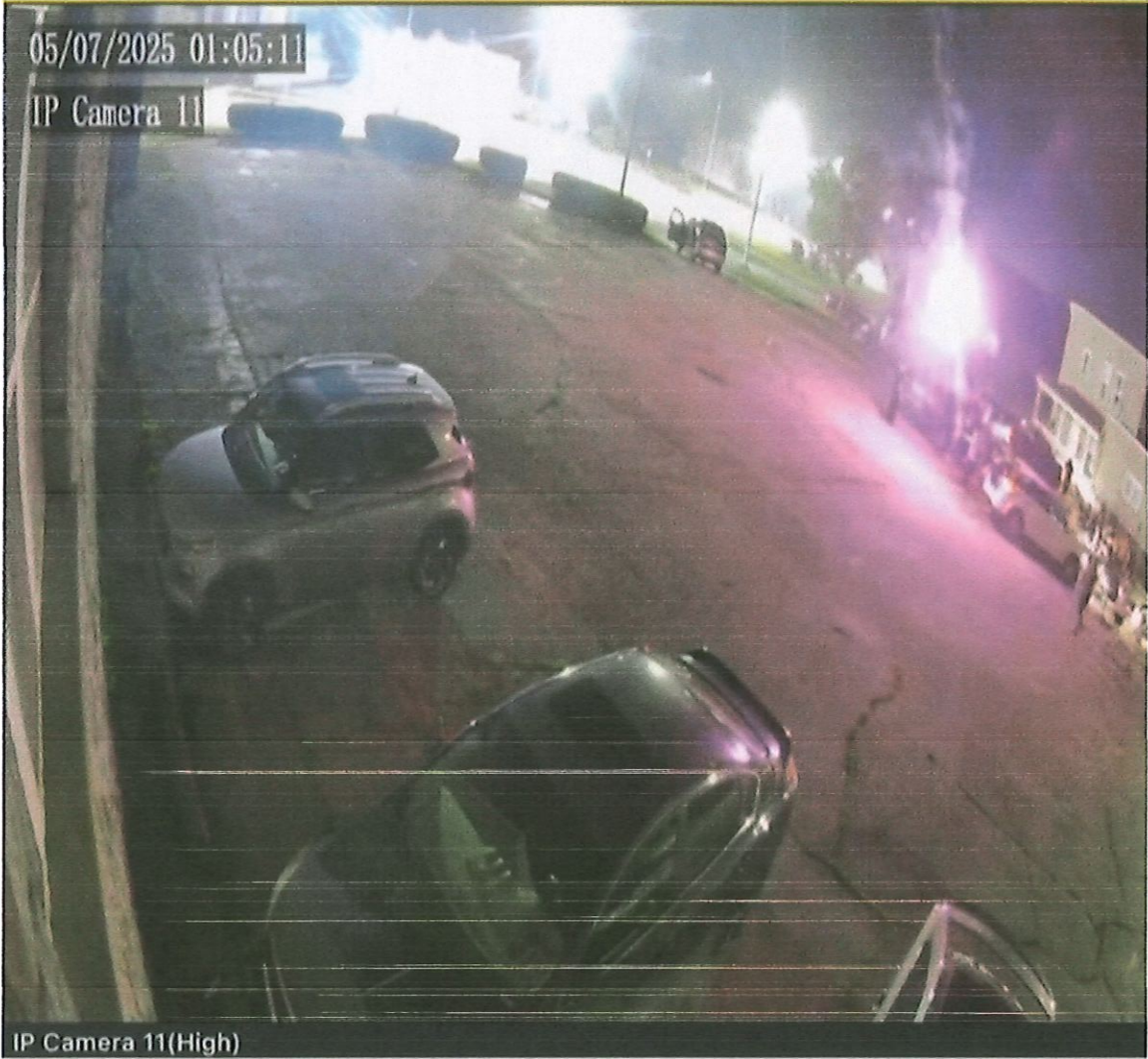
411 Broadway - RD6

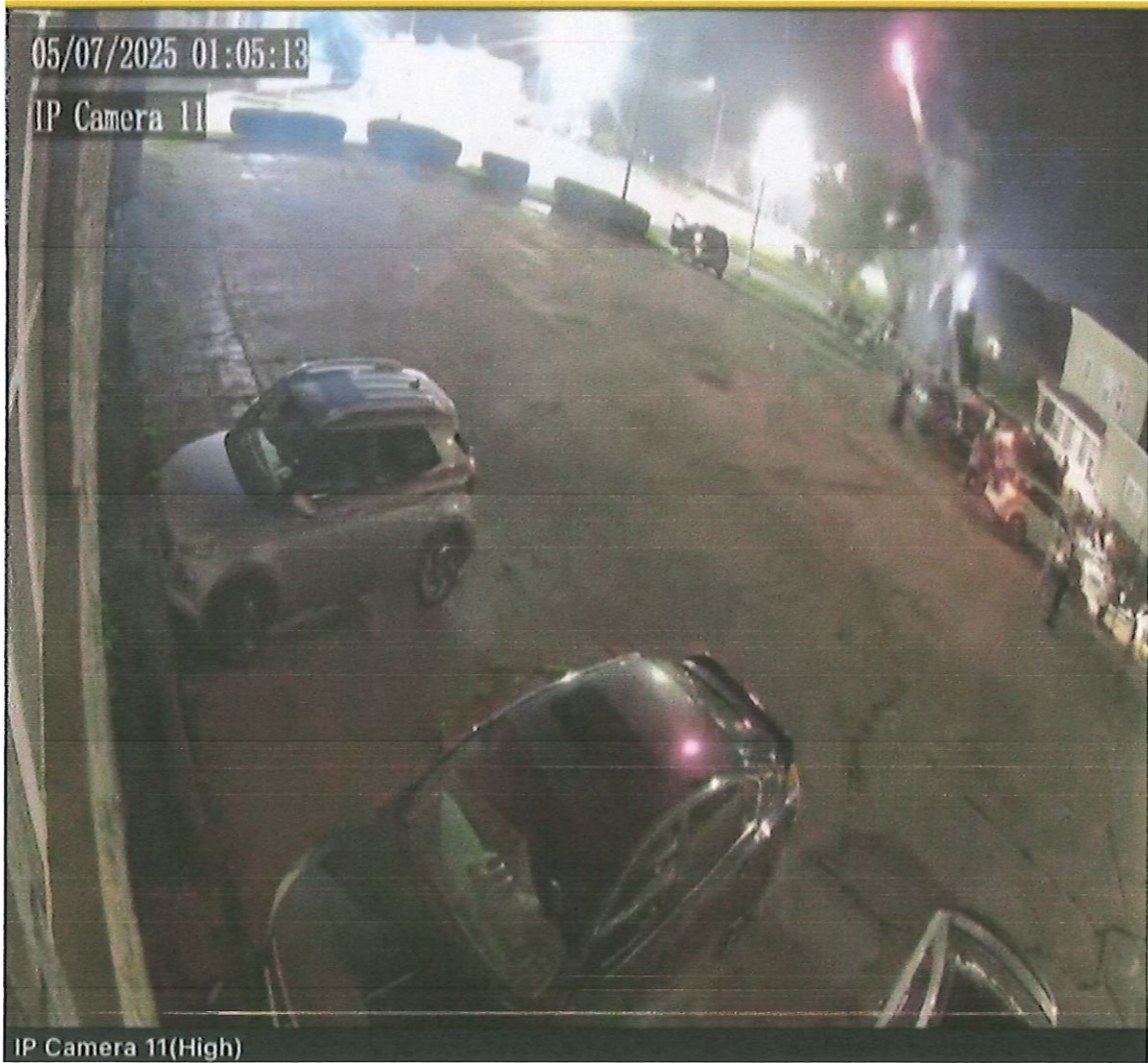
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IP Camera 11

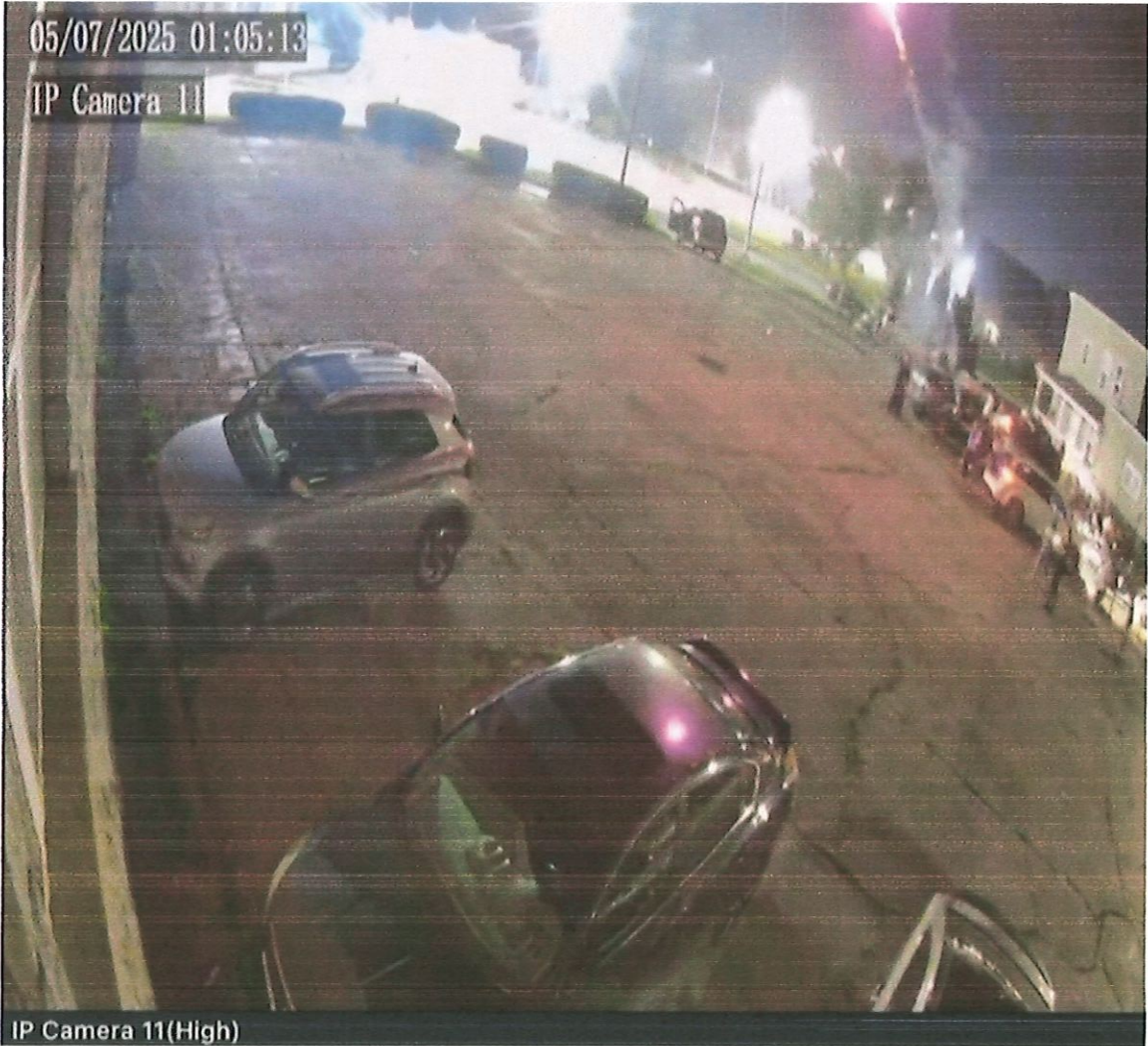








IP Camera 11(High)



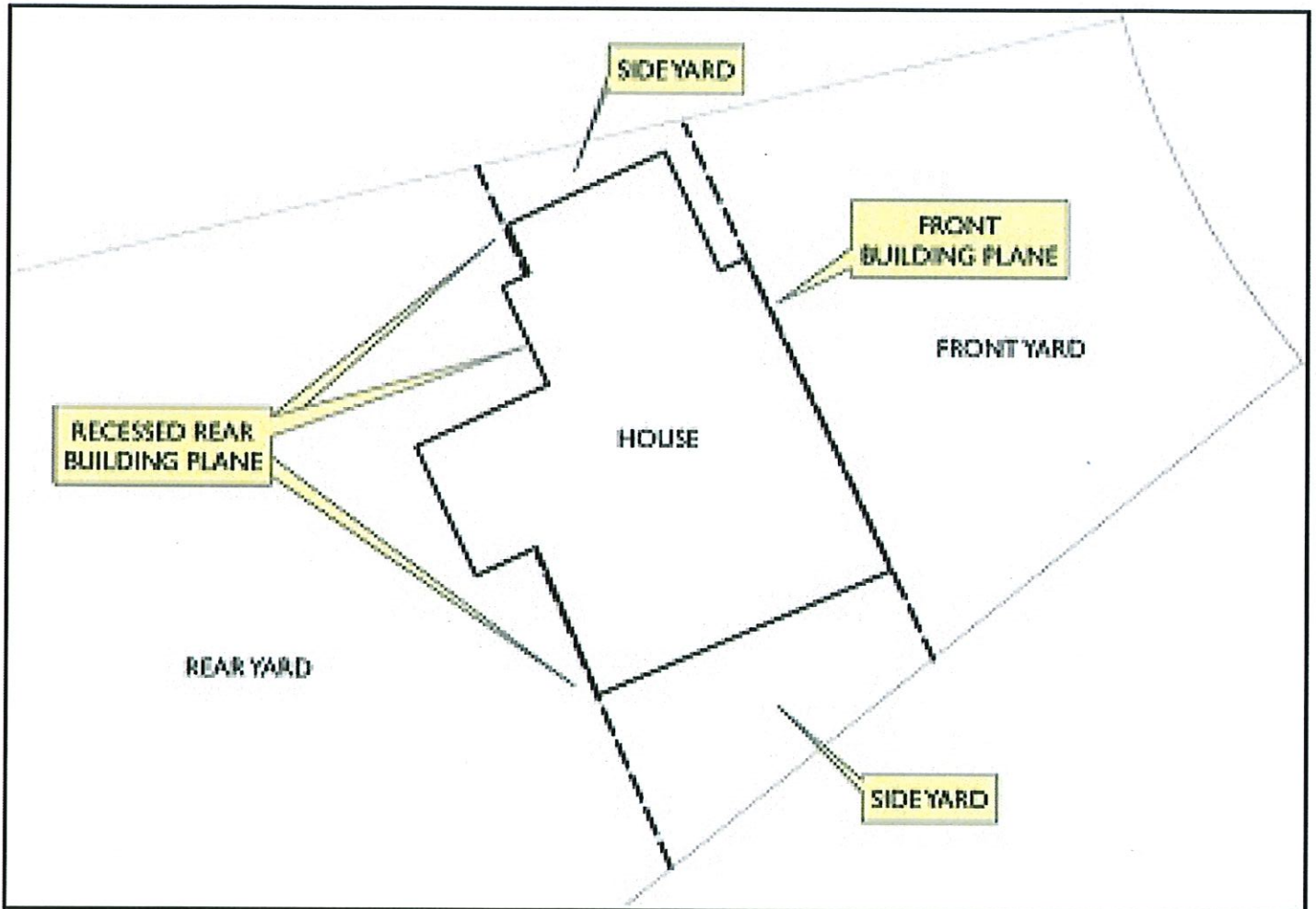


IP Camera 11(High)

**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.
- B. Fences shall not exceed 6 feet in height in the side yard or rear yard.
- C. If the site does not have a primary structure, the area between the front property line and the required front setback listed in Sec. 1106.0100 is defined as the front yard.



- D. No part of any fencing shall extend into the public right-of-way.

(Ord. 170-04. Passed 3-23-04; Ord. 402-11. Passed 8-23-11; Ord. 592-23. Passed 10-24-23.)

**1105.0304 Fencing Materials.**

See Section 1108.0404.

(Ord. 170-04. Passed 3-23-04.)

**1105.0305 Visibility Obstruction.**

See Section 1107.2000.

(Ord. 170-04. Passed 3-23-04.)

**1107.2000 Sight distance setback.**

No fence, sign structure or planting which obstructs visibility between 42 inches and 84 inches above grade shall be installed or maintained within 18 feet of the curb or pavement edge of any street.

(Ord. 170-04. Passed 3-23-04; Ord. 166-24. Passed 4-10-24.)

# City of Toledo - Administrative Board of Zoning Appeals

**BOARD MEMBER**  
 NATHAN KNAPKE -  
 CHAIRMAN  
 ROBERT PASKER  
 DEVON OVERTON  
 CHRISTY SONCRANT  
 JULIA RANGLES

**ATTENDANCE**  
 X  
 X

**BOARD MEMBER**  
 VANICE WILLIAMS  
 ERIC CRAIG  
 DOUG LALONDE -  
 SECRETARY  
 CARL COCHENOUR -  
 COMMISSIONER  
 ANNA RISHER - COURT  
 RECORDER

**ATTENDANCE**

## Minutes

Meeting: Monday, February 23, 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    | BZA26-00003 | Monday, February 23, 2025 - 10 A.M. | 1620 Oakdale Ave                           | IG              | Matt Hittle - Rudolph Libbe Inc.  | Applicant requests a variance on the front yard setback in order to extend an 8 foot barbed wire perimeter fence. | 1105.0302(A1);<br>1105.0303 | Approved, as a 6 foot fence         |
| 2    | BZA26-00005 | Monday, February 23, 2025 - 10 A.M. | 1501 S Detroit Ave aka<br>1502 Lombard Ave | CR              | Driven Brands, Inc.<br>dba Take 5 | Applicant requests variance on approach in order to install a baleout lane.                                       | 1107.1202(B3)               | Deferred due to lack of information |