

BOARD OF ZONING APPEALS

April 21, 2025

City of Toledo



ADMINISTRATIVE BOARD OF ZONING APPEALS (BZA)

MONDAY, APRIL 21, 2025 - 10:00 A.M.
CITY COUNCIL CHAMBERS, FIRST FLOOR
GOVERNMENT CENTER

BZA BOARD APPROVAL CASE ORDER

DOCKET #	BZA No	ADDRESS
1	BZA25-00014	740 RAYMER BLVD
2	BZA25-00015	5745 & 5715 ANGOLA RD
3	BZA25-00016	4760 GLENDALE AVE
4	BZA25-00017	1225 HARVARD BLVD
5	BZA25-00009	523 E PEARL ST
6	BZA24-00011	5439 SECOR RD

City of Toledo - Administrative Board of Zoning Appeals

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

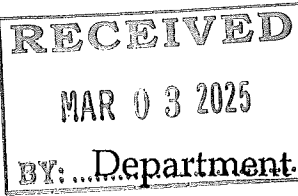
BOARD MEMBER
CARRIE HARTMAN
ERIC CRAIG
DOUG LALONDE -
SECRETARY
KEN FISCHER -
COMMISSIONER
LANIE BRACKETT -
COURT RECORDER

ATTENDANCE
Agenda

Meeting: Monday April 21, 2025

Location: City Council Chambers 1st Floor

Case	BZA #	HEARING DATE	Address	Zoning District	Applicant Name	Waiver Request	TMC	BOARD ACTION
1	BZA25-00014	Monday, April 21, 2025	740 Raymer Blvd	10-RD6	Christopher Thornberg	Applicant requests variance of 2 1/2' in height on set-back.	1105.0300	
2	BZA25-00015	Monday, April 21, 2025	5745 & 5715 Angola Rd	10-IG	Tim Volchko	Applicant requests variance of 2 1/2' in height in front set-back.	1105.0302	
3	BZA25-00016	Monday, April 21, 2025	4760 Glendale Ave	10-CN	Aaron Speegle	Applicant requests variance of 2nd EMC sign.	1113.0506	
4	BZA25-00017	Monday, April 21, 2025	1225 Harvard Blvd	10-RD6	Sam Margullos	Applicant requests variance of driveway.	1107.1202, 1116.0130	
5	BZA25-00009	Monday, April 21, 2025	523 E Pearl St	10-RD6	Efrain Nunez	Applicant requests variance of 4 % over the allowed 30 % rear yard coverage for accessory structure and a variance of 3' under the required 3' side lot line set back.	1105.0201, 1105.0204	
6	BZA25-00011	Monday, April 21, 2025	5439 Secor Rd	10-CN	Jesse Beatty	Applicant requests variance of 2 1/2' over required 3 1/2' height in front yard set-back. 8' under required 18 ' set-back.	1105.0302	
7								
8								
9								
10								



CASE # BZA25-00014

CITY OF TOLEDO

BY: ...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 740 Raymer Zoning District RD6 Date March 3, 2025
Legal Description Raymer & Skidmore sub lot 37 E 1/2 N 80 FT EXC A LLEY & EXC E 10 FT
Applicant's Name (print) Christopher Thornberg BLVD
Appeal (Dept. of Inspection ruling - Title Nine Sign Code) _____ Hardship Variance X
Exception X Appeal decision _____ ADA Accommodation _____
TMC § 1105.0300 Fences and Hedges B. 1108.0404 Fences and
Hedges B.

Applicant Signature [Signature] Phone 419-344-0863
Applicant's Street Address 740 Raymer Blvd Fax _____
Applicant's City, State, Zip Toledo Ohio 43605 E-Mail Thornberg740@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 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. _____ Permit Tech's Initials SU Date 3/3/25

Reviewed by _____ Date _____ Staff Recommendation _____

Board Decision _____ Date _____

P:, Inspection, BZA

3/15/2024 kjr

CASE # BZA25-00014

CITY OF TOLEDO

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Reviewed by _____ Date _____ Staff Recommendation _____

Board Decision _____ Date _____

P:, Inspection, BZA

3/15/2024 kjr



CITY OF TOLEDO BOARD OF ZONING APPEALS - MEETING NOTES

HEARING DATE: Monday, April 21, 2025	BZA NO: BZA25-00014	APPLICANT: Christopher Thornberg
SITE LOCATION: 740 Raymer Blvd	ZONING DISTRICT: 10-RD6	SWO OR NOL ISSUED: N/A

TMC CODE:	1105.0300
CODE DESCRIPTION:	Fences and hedges shall be permitted in any required setback
ANALYSIS:	Applicant requests variance of 2 1/2' in height on set-back.

BOARD MEMBERS	1ST/2ND MOTION	1ST/2ND IF 2ND MOTION	YEA	NAY	ABSENT	RECUSE	LEFT BEFORE VOTE TAKEN	
CHRISTY SONCRANT								
CARRIE HARTMAN								
DEVON OVERTON								
JULIA RANGLES								
ERIC CRAIG								
ROBERT PASKER								
NATHAN KNAPKE								

VOTING RESULTS:	APPROVED	DISAPPROVED	DEFERRED	WITHDRAWN
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CONDITIONS OF APPROVAL

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

Prior Specials

Pro # Inquiry

CAUV

Agriculture

Forest

Mylar Tax Map

Photos

Sketch

Manufactured Home
(MH_OH)

Manufactured Home
(MH_EQ)

Rental Registration

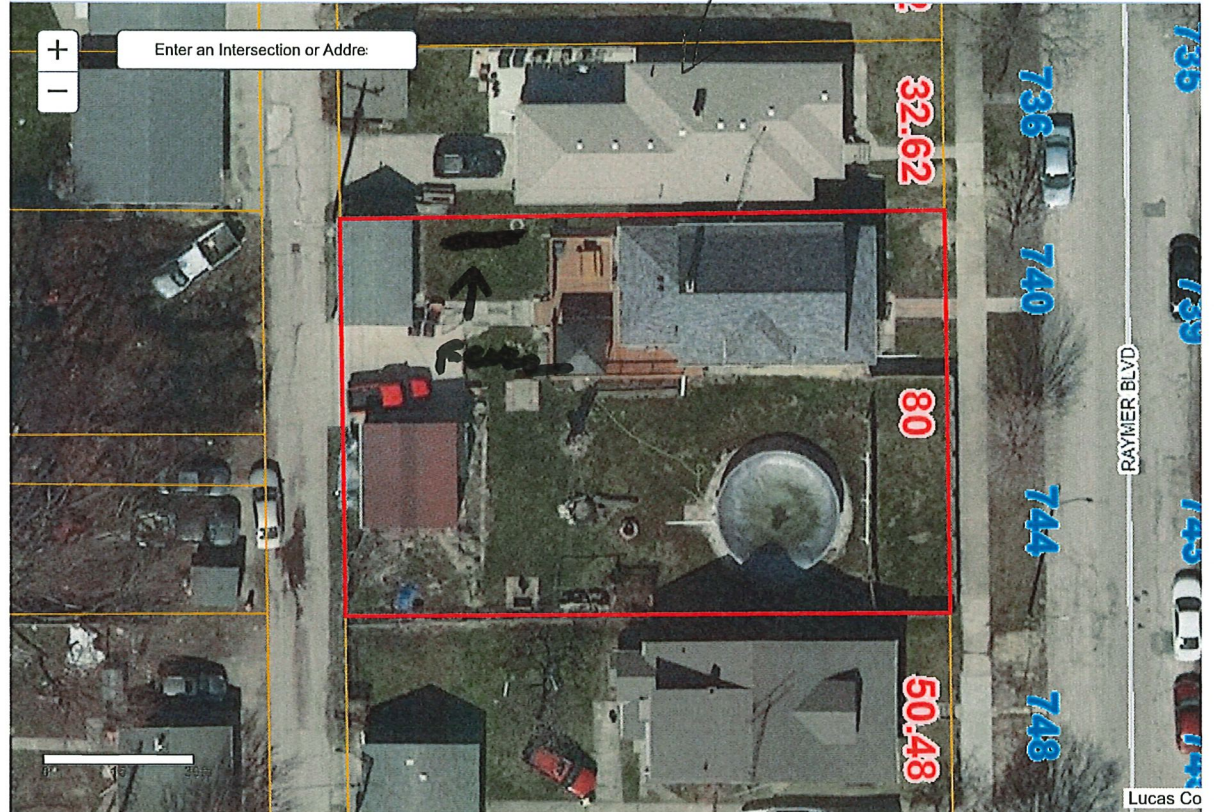
BOR/Appeals

PARCEL ID: 1320097

MARKET AREA: 802R

THORNBERG CHRISTOPHER R & JENNIFER A

TAX YEAR: 2025





Summary

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PARCEL ID: 1320097

MARKET AREA: 802R
THORNBERG CHRISTOPHER R & JENNIFER A
TAX YEAR: 2025

ASSESSOR#: 08192006

ROLL: RP_OH
740 RAYMER BLVD
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	RESIDENTIAL
Land Use	510 : R - SINGLE FAMILY DWELLING, PLATTED LOT
Special Use	510 - 1 FAMILY-PLAT
Market Area	802R - Click here to view map
Zoning Code	10-RD6 - Click here for zoning details
Zoning Description	Duplex Residence
Water and Sewer	CITY WATER / CITY SEWER
Traffic	RESIDENTIAL SIDE STREET
Street Type	CONCRETE OR BLACKTOP
Owner	THORNBERG CHRISTOPHER R & JENNIFER A
Property Address	740 RAYMER BLVD TOLEDO OH 43605
Mailing Address	740 RAYMER TOLEDO OH 43605
Legal Desc.	RAYMER & SKIDMORE SUB LOT 37 E 1/2 N 80 FT EXC ALLEY & EXC E 10 FT BLVD
Certified Delinquent Year	2017
Census Tract	49

Summary - Most Recent Sale

Prior Owner	THORNBERG CHRISTOPHER R ETAL
Sale Amount	\$0
Deed	01202384
Sales Date	07-MAY-2001

Summary - Values

	35% Values	100% Values	35% Roll	100% Roll
Land	5,040	14,400	5,040	14,400
Building	13,230	37,800	12,570	35,900
Total	18,270	52,200	17,610	50,300

Tax Credits

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

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.

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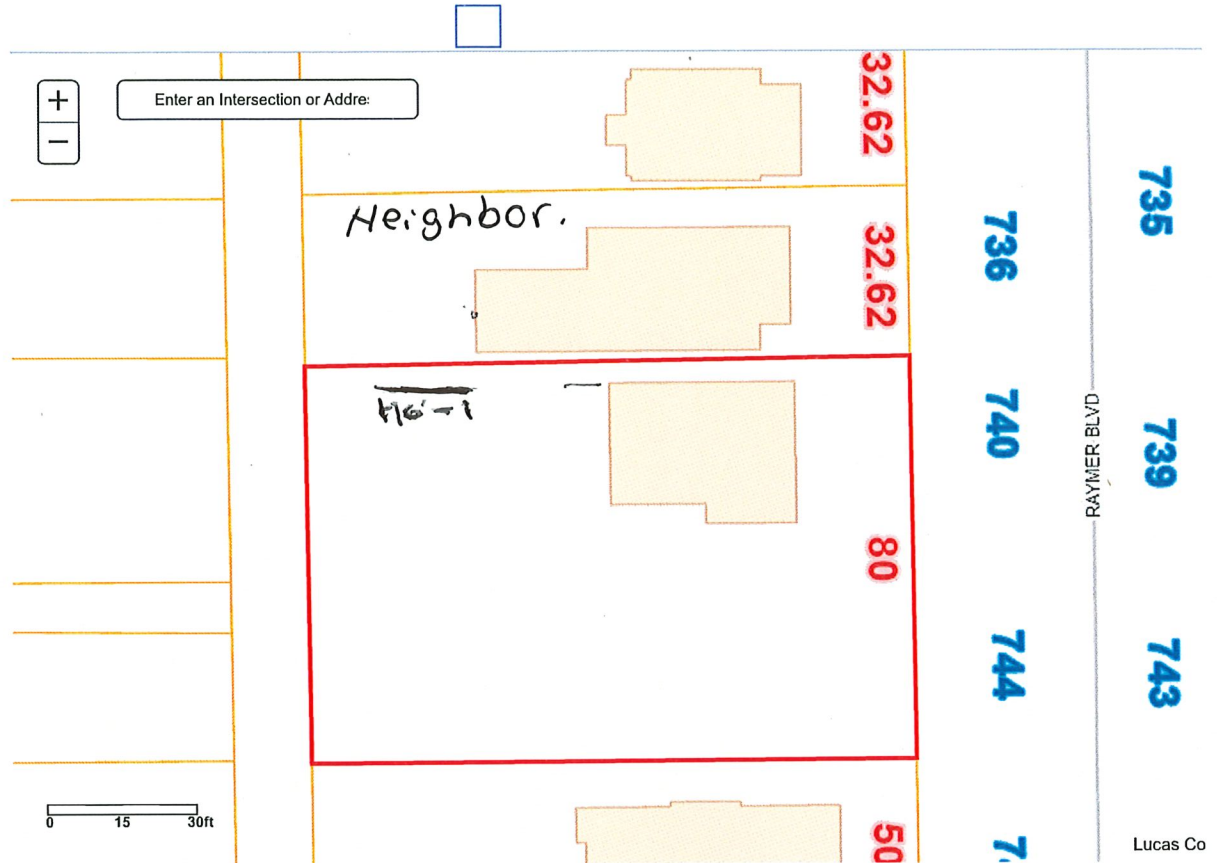
BOR/Appeals

PARCEL ID: 1320097

MARKET AREA: 802R

THORNBERG CHRISTOPHER R & JENNIFER A

TAX YEAR: 2025



16' Long 8' high
5' away from property line

To,
The Zoning Compliance Committee

We are writing to formally request permission to keep the 8-foot lattice privacy screen at our property, 740 Raymer Blvd, at its current height for several important reasons.

Our neighbor at 736 Raymer Blvd installed a security camera above his 7-foot tall garage door, positioning the camera lens approximately 7.5 to 8 feet above the ground and directed it straight into our backyard. This setup allows the camera to continuously monitor our property, including our comings and goings, which has made our family, friends, and neighbors feel uncomfortable due to the constant surveillance. Furthermore, our neighbor has used footage from this camera to make derogatory posts and comments on social media, which we learned about from numerous friends and family members.

This situation has been an ongoing dispute for us. We believe we should be able to enjoy our backyard with a reasonable degree of privacy and not have our personal matters discussed on social media or feel as if we are being constantly watched.

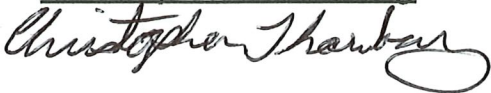
Since the installation of the lattice privacy screen, our neighbor has redirected his camera to face his own backyard and driveway instead of ours, which has provided some relief.

We have lived at 740 Raymer Blvd for 25 years without ever feeling the need for a privacy screen until our neighbor decided to point his camera toward our property. We firmly believe that we are entitled to our privacy, as well as that of our family, friends, and neighbors.

Thank you for considering our request.

Sincerely,

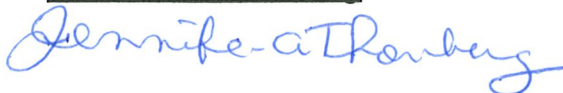
Christopher Thornberg



Ryan Thornberg



Jennifer Thornberg



Raechel Thornberg

