

CASE # BZAS-00021

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 1007 KINDER RD Zoning District R512 Date 4-21-25Legal Description RANCAH PLACE LOT 124 W 25 FT & LOTS 125 & 126Applicant's Name (print) DAVID GEISSLER

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

Exception ☒ Appeal decision _____ ADA Accommodation _____TMC § 1105.0301Applicant Signature David Geissler Phone 304-670-1023Applicant's Street Address 1007 KINDER RD Fax _____Applicant's City, State, Zip TOLEDO OHIO 43615 E-Mail DWGEISSLER@ICLOUD.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 NOCopy 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 4-21-25

Reviewed by _____ Date _____ Staff Recommendation _____

Board Decision _____ Date _____

P:, Inspection, BZA

3/15/2022 kjr

CASE # BZA25-00021

CITY OF TOLEDO

Department of Economic and Business Development

Division of Building Inspection

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P., Inspection, BZA

3/15/2022 kjr

HEARING DATE: June 16, 2025

BZA NO: BZA25-00021

APPLICANT: David Geissler

SITE LOCATION: 1007 Kinder Rd

ZONING DISTRICT: 10-RS12

SWO or NOL Issued: N/A

CODE DESCRIPTION: **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.

ANALYSIS: Applicant requests a 2 1/2' variance of the maximum 3 1/2' to allow a fence to maintain as installed.

BOARD ACTION:

MOTION TO APPROVE/DISAPPROVE:	1 ST /2 ND MOTIONS	1 ST /2 ND IF 2 ND MOTION	YEA	NAY	ABSENT	RECUSE	LEFT BEFORE VOTE TAKEN
Devon Overton	_____	_____	_____	_____	_____	_____	_____
Julia Randles	_____	_____	_____	_____	_____	_____	_____
Eric Craig	_____	_____	_____	_____	_____	_____	_____
Christy Soncrant	_____	_____	_____	_____	_____	_____	_____
Carrie Hartman	_____	_____	_____	_____	_____	_____	_____
Robert Pasker	_____	_____	_____	_____	_____	_____	_____
Nathan Knapke	_____	_____	_____	_____	_____	_____	_____

VOTING RESULTS:

APPROVED _____ DISAPPROVED _____ DEFERRED _____ WITHDRAWN _____

CONDITIONS OF APPROVAL:

April 21, 2025

To Whom It May Concern,

My name is David Geissler, and I am the current owner of the residence located at 1007 Kinder Road, Toledo, OH 43615. I am writing to formally appeal the zoning compliance decision regarding the height of the backyard fence located on my property. I respectfully request your reconsideration based on the following points:

1. The date of the original complaint or review by the Planning Commission occurred prior to when I took possession of the property on February 3, 2025.
2. No issues related to the fence were ever disclosed by the previous owner, nor were any concerns noted by the home inspector, appraiser, or underwriter at any point during the homebuying process.
3. The installation of the fence predates my ownership, and I am not the party responsible for its construction.
4. The fence does not obstruct the view of any drivers traveling on either Mardone or Kinder Road, as it sits a sufficient distance back from the roadway 30 ft from Mardone and 51 ft from Kinder.
5. One of the key reasons I purchased this home was the privacy afforded by the existing fence.

6. On a personal note, I regularly babysit my grandchildren, and the fence provides a safe, enclosed area for them to play, offering peace of mind and an added layer of protection.

I respectfully ask that you take these factors into consideration as part of my appeal.

Thank you for your time and attention to this matter.

Sincerely,

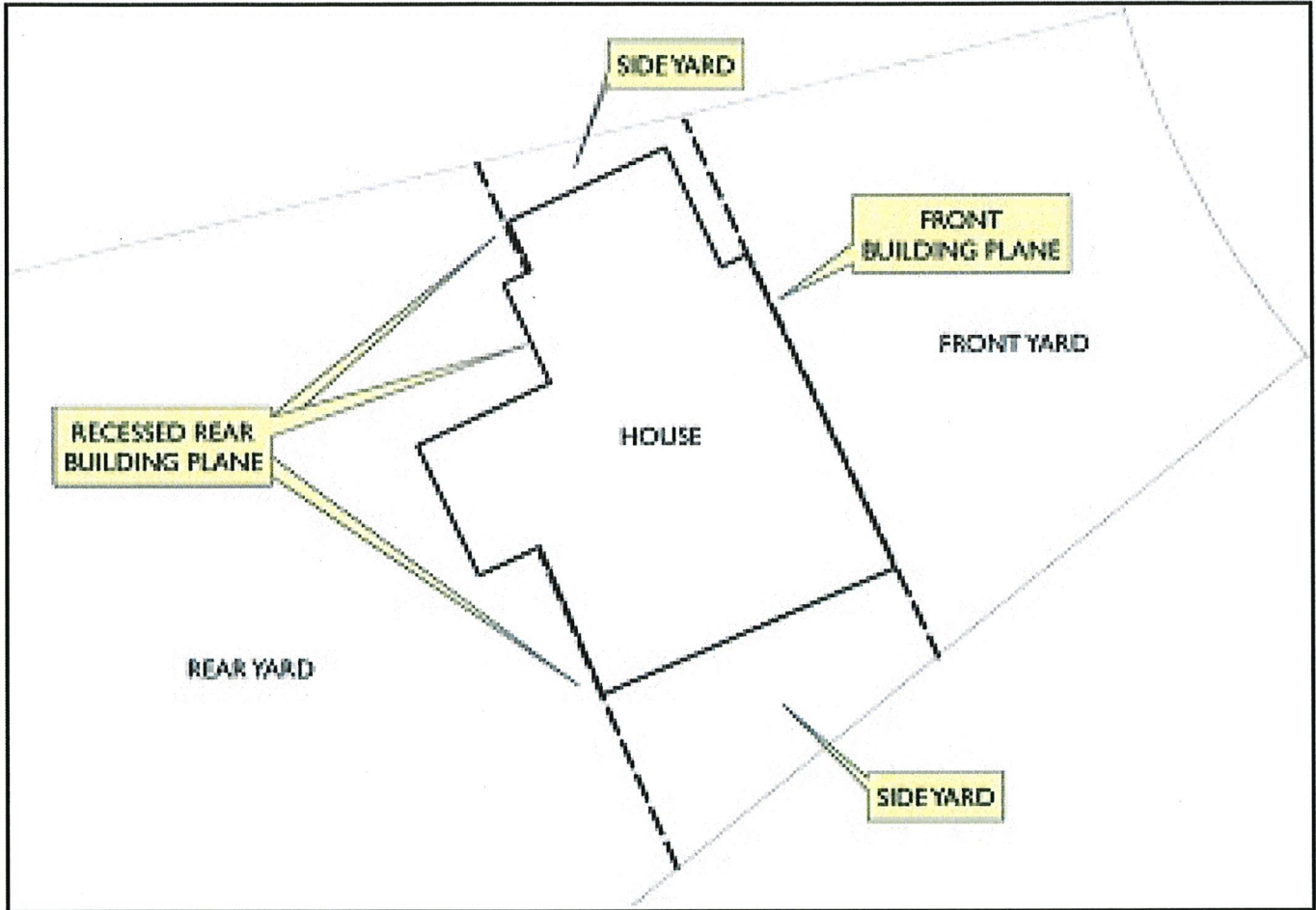
A handwritten signature in cursive script that reads "David Geissler". The signature is written in black ink and is positioned to the right of the word "Sincerely,".

David Geissler

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.)



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: 2064371

MARKET AREA: 619R
GEISSLER DANIELA & DAVID (ORSURVTC)
TAX YEAR: 2025

ASSESSOR#: 06285043

ROLL: RP_OH
1007 KINDER RD
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 619R - [Click here to view map](#)
Zoning Code 10-RS12 - [Click here for zoning details](#)
Zoning Description Single-Family Residence-12
Water and Sewer CITY WATER / CITY SEWER
Traffic RESIDENTIAL SIDE STREET
Street Type CONCRETE OR BLACKTOP

Owner GEISSLER DANIELA & DAVID (ORSURVTC)

Property Address 1007 KINDER RD
TOLEDO OH 43615

Mailing Address 102 OAKWOOD DR
FOLLANSBEE WV 26037
Legal Desc. RANCAMP PLACE LOT 124 W 25 FT & LOTS 125 & 126

Certified Delinquent Year
Census Tract 73.04

Summary - Most Recent Sale

Prior Owner JENS LOVELY LEASES LLC
Sale Amount \$250,000
Deed 25100800
Sales Date 10-FEB-2025

Summary - Values

	35% Values	100% Values	35% Roll	100% Roll
Land	10,120	28,900	10,120	28,900
Building	34,720	99,200	34,720	99,200
Total	44,840	128,100	44,840	128,100

Tax Credits

Homestead Exemption NO
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.

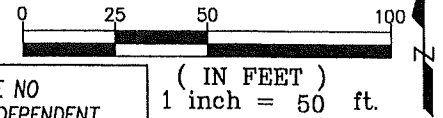
Information provided is deemed a reliable point of reference but is not guaranteed and should be independently verified.

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

MONUMENT LEGEND

MONUMENT	DESCRIPTION
⊙	N/A FOUND ROADWAY MONUMENT, 1" IRON PIN IN 6" CONC.
⊠	N/A FOUND ROADWAY MONUMENT PER PLAT, 1" IRON PIN IN MON. BOX.
✱	N/A FOUND PLAT MONUMENT, 1" IRON PIN IN CONC.
⊙	N/A FOUND RAILROAD SPIKE
⊙PKF	N/A FOUND PK NAIL
⊙HPF	N/A FOUND 5/8" IRON PIPE
⊙IPF	A-C FOUND 5/8" IRON PIN
⊙IPS	D SET 5/8" IRON PIN W/ CAP STAMPED "BRYAN D. ELLIS 8292"
⊙MAGS	N/A SET MAG NAIL
⊠ LATH	N/A 4' TALL WOOD LATH SET ON PROPERTY LINE

GRAPHIC SCALE

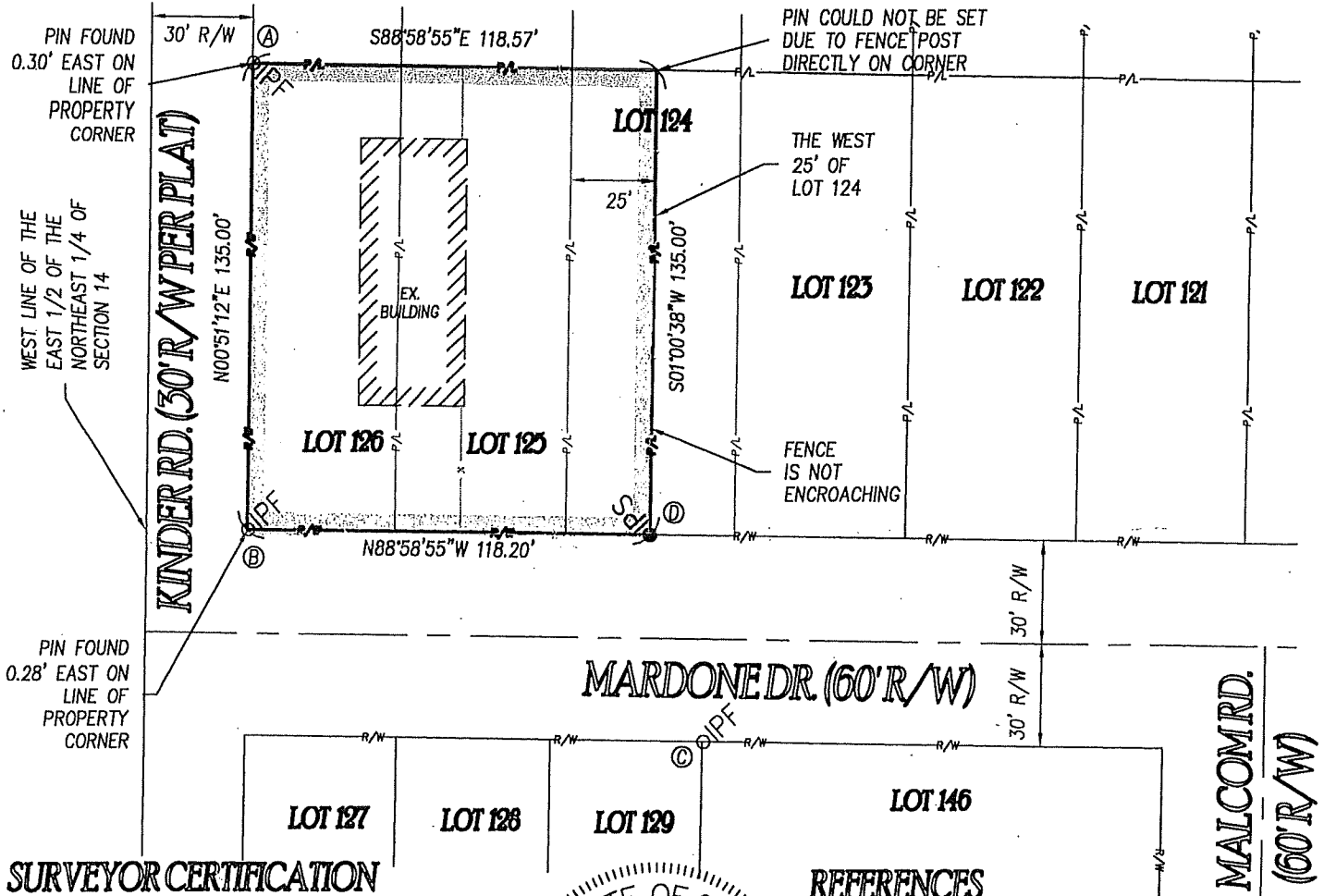


SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENT OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

HATCH LEGEND

SUBJECT PARCEL OUTLINE

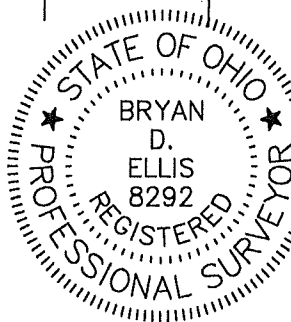
BEARINGS ARE FOR THE EXPRESS PURPOSE OF SHOWING ANGULAR MEASUREMENTS ONLY



SURVEYOR CERTIFICATION

This is to certify to TONYA CANALE that this plat of survey 7/8/21 was made in accordance with "Minimum Standards for Boundary Surveys in the State of Ohio" as adopted 5-1-80 of the Administrative Code, Chapter 4733-37. Local governing requirements, if more stringent, shall be adhered to.

BRYAN D. ELLIS, P.L.S.
REGISTERED SURVEYOR NO. 8292



REFERENCES

- 1.) PLAT OF RANCAMP PLACE
- 2.) PREVIOUS SURVEY BY GLASS CITY ENGINEERING & SURVEYING, LLC JOB # 20-5718
- 3.) DEED INSTRUMENT # 20180628-0028040 AS RECORDED IN THE LUCAS COUNTY RECORDERS OFFICE

LINE LEGEND

EX. PROPERTY LINE P/L
EX. RIGHT-OF-WAY R/W
EX. CENTERLINE OF R/W

GLASS CITY
ENGINEERING & SURVEYING, LLC
2001 RIVER RD., MAUMEE, OHIO, 43537
(419) 893-3327, Fax (419) 794-9391

BOUNDARY SURVEY FOR
TONYA CANALE
1007 KINDER ROAD
LOTS 125 & 126 AND THE WEST 25' OF LOT
124, PLAT OF RANCAMP PLACE, CITY OF
TOLEDO, LUCAS COUNTY, OHIO

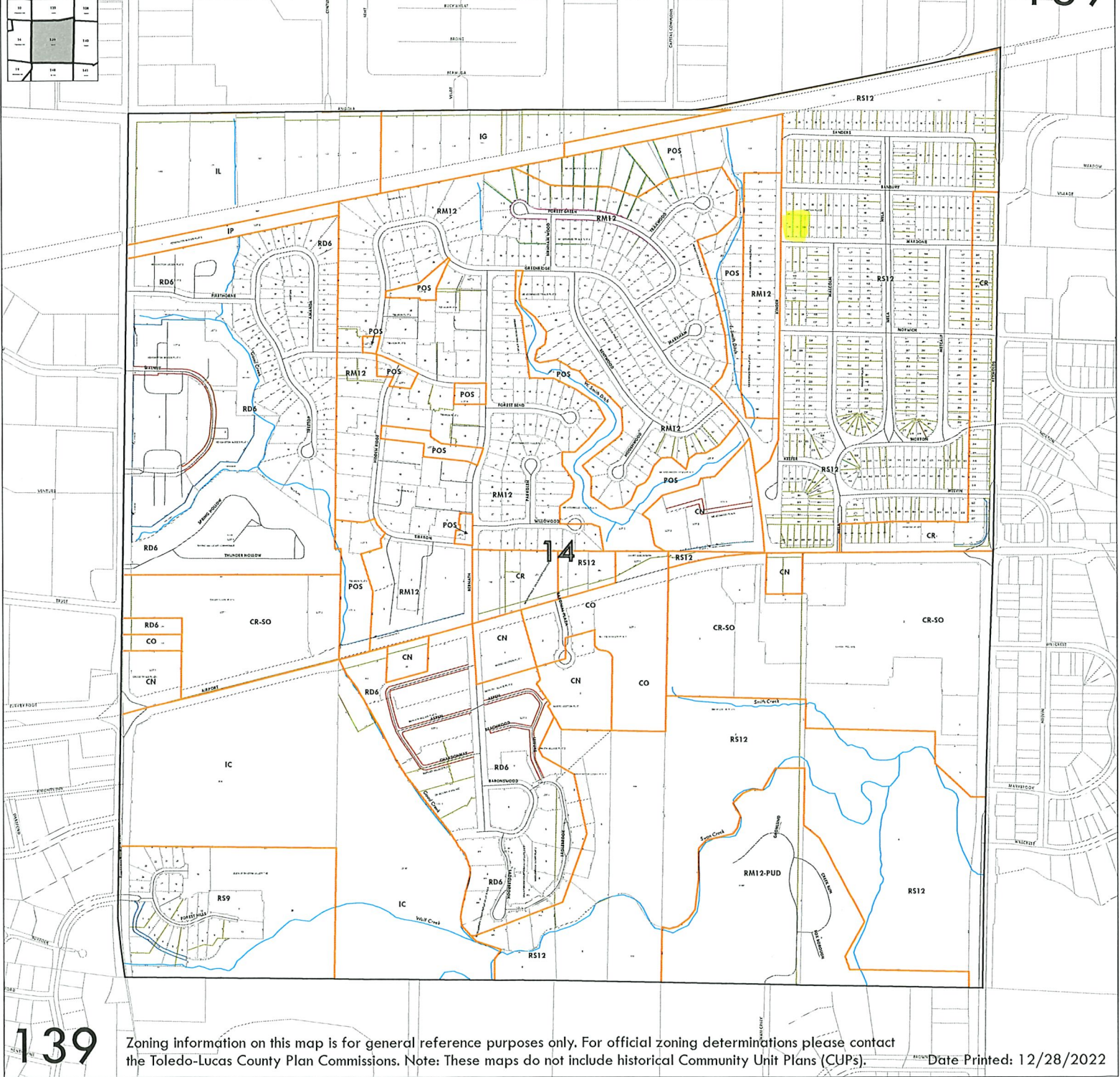
ORDER NO.
21-5392
REF. JOB #
20-5718
TRACING 6179

SCALE 50
DATE 7-8-21
DRAWN CAK
CHECKED BDE

BRYAN.ELLIS@GCENGINEERINGANDSURVEYING.COM

SHEET 1 OF 1

2-7



Zoning information on this map is for general reference purposes only. For official zoning determinations please contact the Toledo-Lucas County Plan Commissions. Note: These maps do not include historical Community Unit Plans (CUPs).

Date Printed: 12/28/2022

6-2

BANBURY

77	78	79	80	81	82	83	84	85	86	87	88
126	125	124	123	122	121	120	119	118	115	116	117

NELA

89	90	91	92	93
112	113	114	111	110

MARDONE

MEADOWOOD TRAILS PLAT 5

POS

RM12

KINDER

127	128	129	146
130	131	132	133
143	142	141	140
134	135	136	137

MALCOLM

147	148	149	166	165	164
150	151	152	153	154	155
156	157	158	159	160	161

RS12

NELA

167	168	169	170	171	172	173	174	175	176	177
178	179	180	181	182	183	184	185	186	187	188







Google Street View

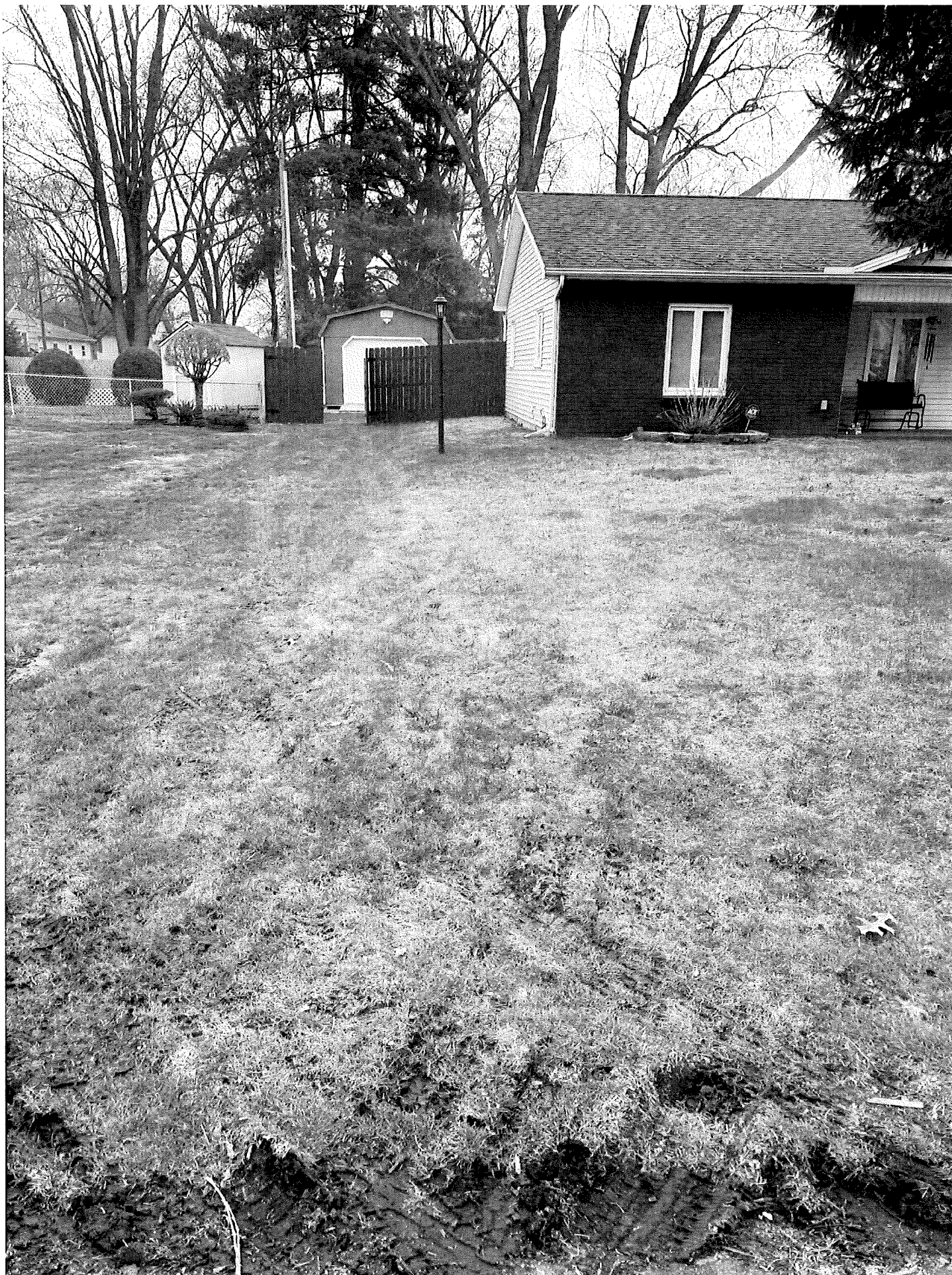
2/22 See more dates

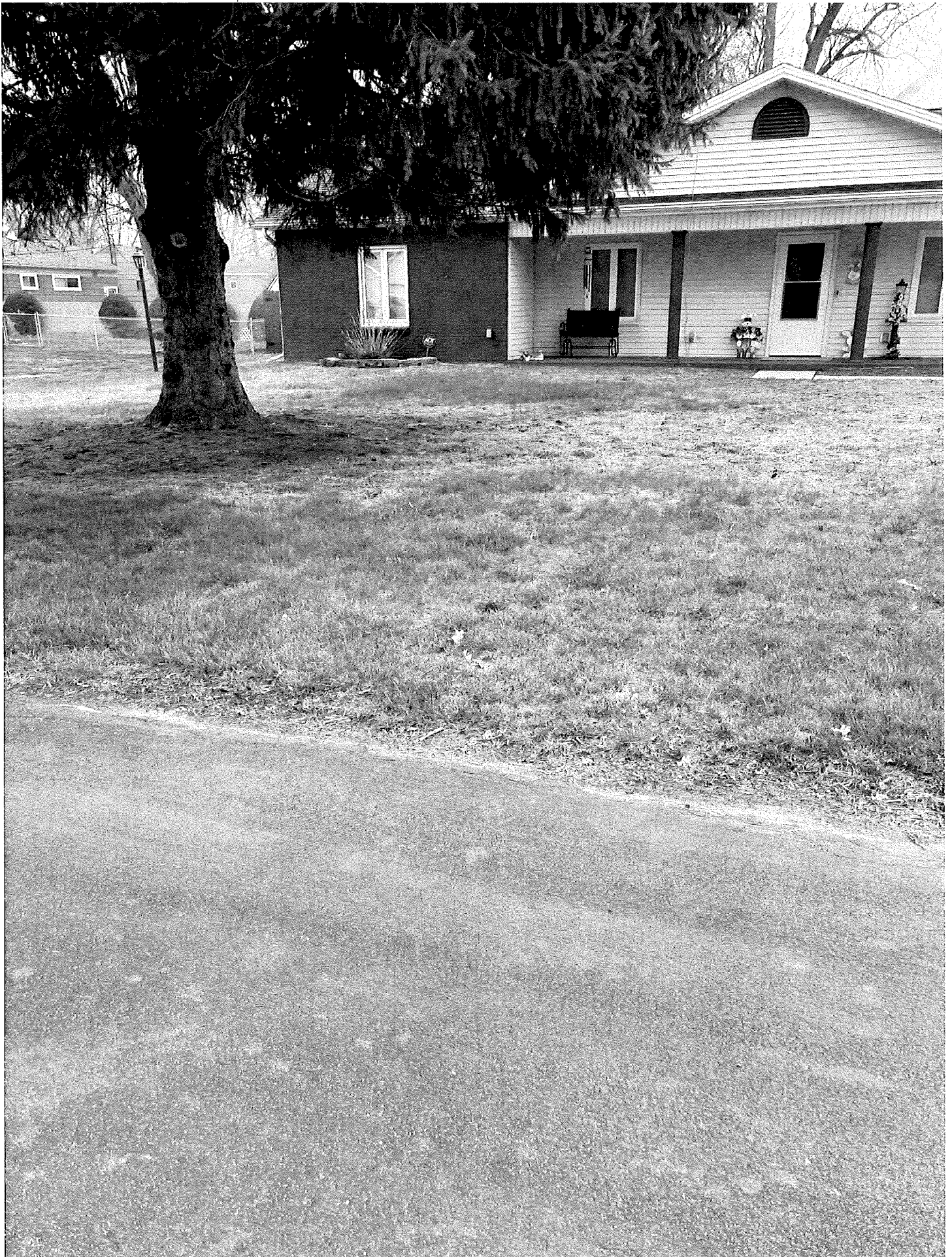




2-14









2-18