

CASE # BZA25-00022

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 1004 Stepienbush Drive Zoning District Local Date 4/20/2025
Toledo, OH 43615
Legal Description Garden View AcresApplicant's Name (print) Kimberly Clifford

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

Exception _____ Appeal decision ? ADA Accommodation _____TMC § 1105.0304 Fences and Hedges (A.)Applicant Signature K. Clifford Phone 419-376-1492Applicant's Street Address 1004 Stepienbush Dr. Fax N/AApplicant's City, State, Zip Toledo Ohio 43615 E-Mail Addymoo.KC@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 _____Code Enforcement notified if orders are being appealed. _____ Permit Tech's Initials JN Date 5/5/25

Reviewed by _____ Date _____ Staff Recommendation _____

Board Decision _____ Date _____

P., Inspection, BZA

3/15/2022 kjr

3-1

HEARING DATE: June 16, 2025

BZA NO: BZA25-00022

APPLICANT: Kimberly Clifford

SITE LOCATION: 1004 Steeplebush Dr

ZONING DISTRICT: 10-RS6

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 variance to install/replace existing fence with a 6' high solid fence within the front yard set-back.

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:

4/20/2025

Subject: Fencing

Division of Building Inspection/Board of Zoning Appeals,

I would like to request an approval to update my pre-existing fence from a split rail fence to a 6ft privacy fence situated at 1004 Steeplebush Drive Toledo, Ohio 43615. The main reasons for the fencing is for two reasons; first, we live on the corner and have a lot of foot and vehicle traffic, especially with new constructions in the neighborhood and two, because we have two dogs, and the neighbor kids/parents have not listened to our request to ask to pet the dogs prior to reaching over the fence or to not come onto our property at all. We are only asking again to modify the pre-existing fence in the back yard as to not impeded vision on the street, stop signs or cross walks.

Sincerely,

Resident of:

1004 Steeplebush Drive

Toledo, Ohio 43615

Kimberly Clifford

A handwritten signature in black ink, appearing to be 'K Clifford', with a long horizontal stroke extending to the right.

419-376-1492

Printable page**PARCEL ID: 0271955**MARKET AREA: 618R
CLIFFORD KIMBERLY D
TAX YEAR: 2025**ASSESSOR#: 06391019**ROLL: RP_OH
1004 STEEPLEBUSH
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	618R - Click here to view map
Zoning Code	10-RS6 - Click here for zoning details
Zoning Description	Single-Family Residence-6
Water and Sewer	CITY WATER / CITY SEWER
Traffic	RESIDENTIAL SIDE STREET
Street Type	CONCRETE OR BLACKTOP
Owner	CLIFFORD KIMBERLY D
Property Address	1004 STEEPLEBUSH DR TOLEDO OH 43615
Mailing Address	1004 STEEPLEBUSH DR TOLEDO OH 43615
Legal Desc.	GARDEN VIEW ACRES LOT 19
Certified Delinquent Year	
Census Tract	73.06

Summary - Most Recent Sale

Prior Owner	GARDEN VIEW ACRES L P AN OHIO LIMITED PA
Sale Amount	\$104,000
Deed	21105179
Sales Date	30-JUN-2021

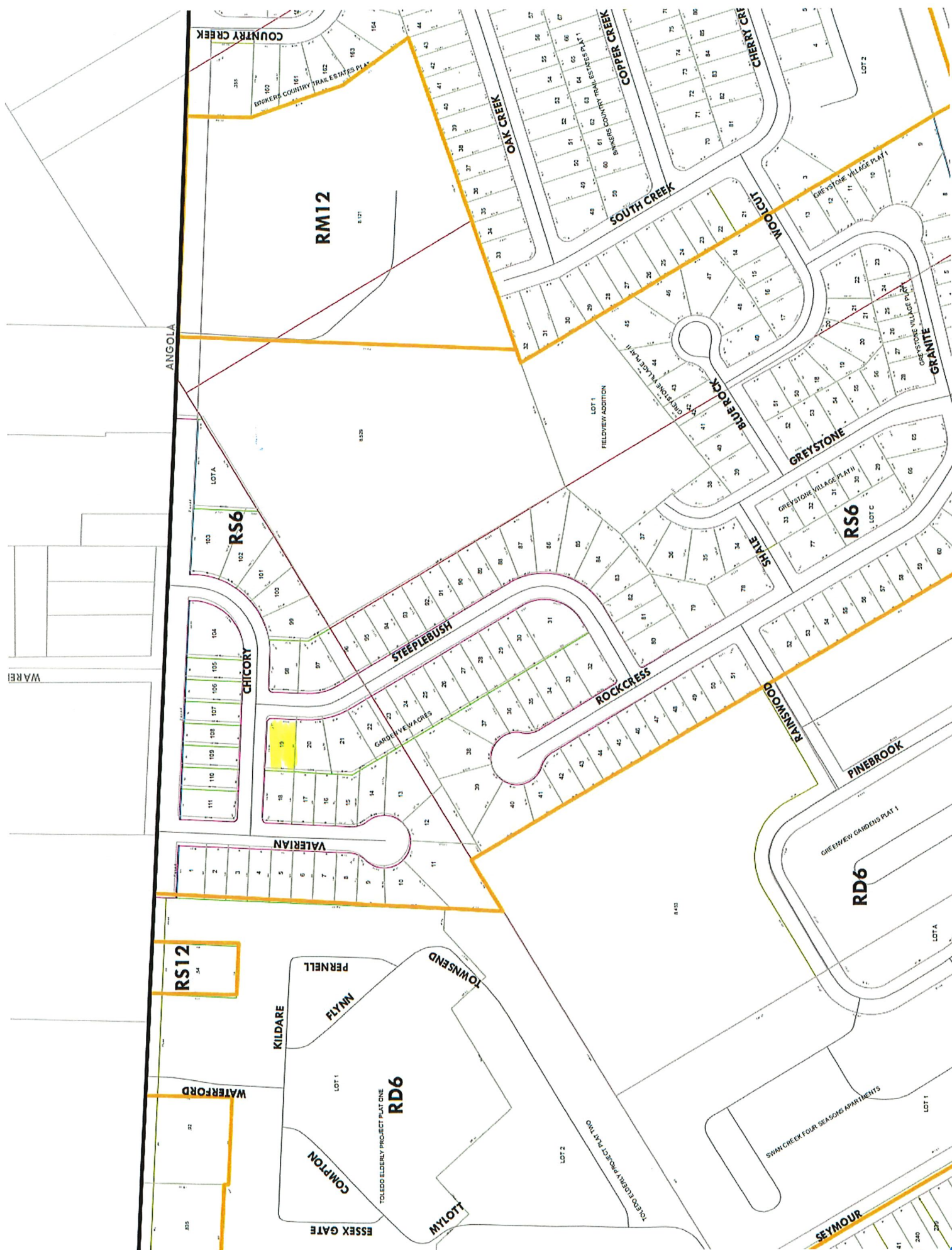
Summary - Values

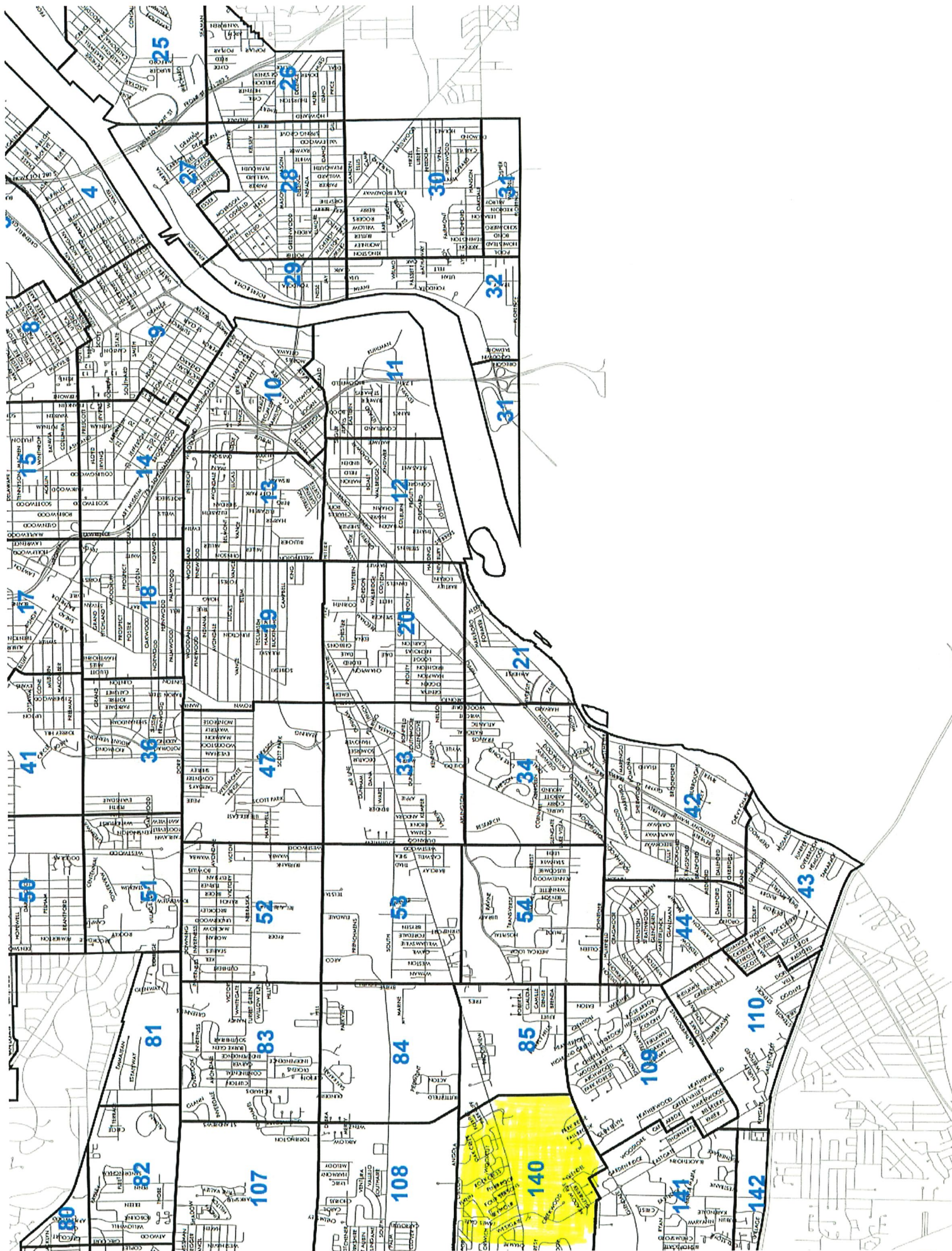
	35% Values	100% Values	35% Roll	100% Roll
Land	7,320	20,900	7,320	20,900
Building	15,020	42,900	15,020	42,900
Total	22,340	63,800	22,340	63,800

Tax Credits

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

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CLIFFORD KIMBERLY D
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Red-Property Lines
Black- Fence Measurements



Looking at house - Right Side
(chicoma side)



Looking at house - right side
(chicory side)



Back of Property



Looking at house - Left side