

HEARING DATE: February 24, 2025
 BZA NO: BZA25-00006
 APPLICANT: Matt Hittle
 SITE LOCATION: 2000 Cassandra Dr
 ZONING DISTRICT: 10-IL
 SWO or NOL Issued: N/A
 ANALYSIS: Applicant requests variance from TMC 1107.1906. Surfacing and drainage variance to expand the current gravel parking lot.
 STAFF COMMENTS: N/A

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
Robert Pasker	_____	_____	_____	_____	_____	_____	_____
Eric Craig	_____	_____	_____	_____	_____	_____	_____
Christy Soncrant	_____	_____	_____	_____	_____	_____	_____
Carrie Hartman	_____	_____	_____	_____	_____	_____	_____
Devon Overton	_____	_____	_____	_____	_____	_____	_____
Nathan Knapke	_____	_____	_____	_____	_____	_____	_____

VOTING RESULTS:

APPROVED _____ DISAPPROVED _____ DEFERRED _____ WITHDRAWN _____

CONDITIONS OF APPROVAL:



BZA-00006
CASE # SPR24-0010

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 2000 Cassandra Drive Zoning District IL Date 01/16/25

Legal Description See attached description

Applicant's Name (print) Matt Hittle - Rudolph Libbe Inc.

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

Exception _____ Appeal decision _____ ADA Accommodation _____

TMC § 1107.1906 Surfacing and Drainage

Applicant Signature [Signature] Phone (419) 601-9222

Applicant's Street Address 6494 Latcha Road Fax _____

Applicant's City, State, Zip Walbridge, OH 43465 E-Mail Matt.Hittle@RLGbuilds.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 ✓

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 [Signature] Date 1-16-25

Reviewed by _____ Date _____ Staff Recommendation _____

Board Decision _____ Date _____

EXHIBIT "A"
Legal Description

Lot Number 10 in North-Cross Plat Two, a Subdivision in the City of Toledo, Lucas County, Ohio, same being recorded in Plats 144-40.

Excepting therefrom the following described parcel of land as conveyed in Volume 99-386, Page B09:

Being part of Lot 10 in North-Cross Plat Two, City of Toledo, Lucas County, Ohio, bounded and described as follows:

Commencing at a monument found at Southwest corner of Lot 9 in North-Cross Plat One, Volume 142, Pages 53-54, Lucas County Book of Plats.

Thence North 89°38'36" West a distance of 360.89 feet to a 1/2 inch galvanized steel pipe set, said point being the true point of beginning.

Thence continuing North 89°38'36" West a distance of 360.89 feet to a 1/2 inch galvanized steel pipe previously set by Lewandowski Engineers on the Easterly right-of-way of Jason Street, so-called.

Thence North 00°21'24" East along the Easterly right-of-way of Jason Street a distance of 451.51 feet to a 1/2 inch galvanized steel pipe previously set by Lewandowski Engineers.

Thence traversing an arc to the right, said arc having a radius of 48.50 feet, an arc length of 76.18 feet, a tangent of 48.50 feet, a chord length of 68.59 feet, a chord bearing of North 45°21'24" East, and a central angle of 90°00'00" to a 1/2 inch galvanized steel pipe previously set by Lewandowski Engineers on the Southerly right-of-way of Cassandra Drive, so-called.

Thence South 89°38'36" East along the Southerly right-of-way of Cassandra Drive a distance of 312.39 feet to a set 1/2 inch galvanized steel pipe.

Thence South 00°21'24" West a distance of 500.01 feet to the true point of beginning.

Bearings used hereon are based upon an assumed meridian and are for the express purpose of showing angular measurement.

Containing 179,944.20 square feet or 4.131 acres of land, more or less.

Subject to all easements and legal highways.

Parcel No. 22-88905

01/16/2025

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

Dear Members of The Board of Zoning Appeals,

I am writing this letter in response to the Conditional Approval letter related to Case Number SPR24-0010. On behalf of the owner, Linde Gas & Equipment, we would like to request a waiver on condition #2 which states the following:

*Condition #2: Per TMC1107.1906 Surfacing and Drainage – Off-street parking and loading spaces, parking lots, maneuvering areas, aisles and driveways must be surfaced with concrete, bituminous asphalt, or other dust-free material other than gravel or loose fill, and be graded to drain all surface water towards the interior of the parking lot, or to a stormwater system subject to the regulations and approval of the Department of Public Utilities. **The applicant shall obtain a variance from the Board of Zoning Appeals (BZA) for the expansion of the gravel parking lot.** Staff is supportive of this waiver.*

Linde Gas & Equipment purchased this building and property in November 2023. At the time of purchase, the stone lot in the rear of the property was already present. They would like to extend this stone lot an average of 25'-0" along the rear (South) property line for a total of 10,223 SF. This extension is necessary to accommodate storage and operational space required for Linde Gas & Equipment. The stone lot extension will be graded to ensure proper drainage.

The proposed modifications were presented to North-Cross Industrial Park's Architectural Review Committee for approval in October 2024. A copy of the approval is attached to this letter.

Thank you for your consideration. We look forward to your feedback and are available to discuss any questions or concerns you may have.

Sincerely,

Rudolph Libbe Inc.

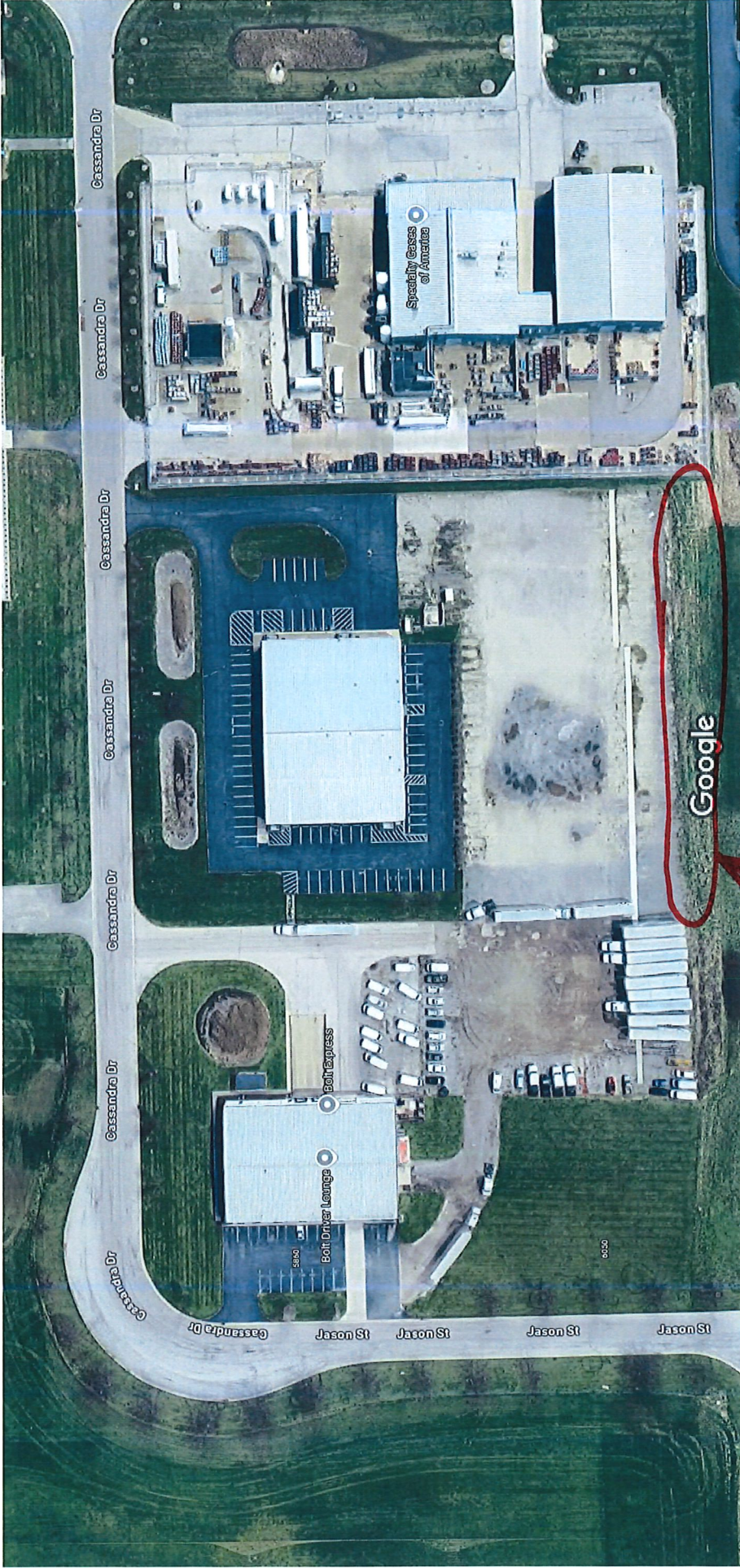


Matt Hittle
Account Manager
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419.241.5000
6494 Latcha Road
Walbridge, OH 43465

RLGBUILDS.COM

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Hittle, Matt

From: Steve Wurth <Steve.wurth@wurtec.com>
Sent: Thursday, October 31, 2024 11:06 AM
To: Hittle, Matt
Cc: Ruch, Jeff; Sarah Penner; dan.ball@toledo.oh.gov; Phillip Kauffman
Subject: RE: Linde/Praxair Renovations - 2000 Cassandra Drive

Matt,

I have heard from all of the members of the Architectural Review Committee for North Cross and no one has any issues with the plans you submitted to us. This email is your notice of our approval.

As you progress into the other phases of your modifications please include our review in your timeline.

Best of luck with the project,

Steve

STEVE WURTH

CEO

wurtec

Phone 419.726.1066 | Toll-Free 800.837.1066
6200 Brent Drive | Toledo, OH 43611



From: Hittle, Matt <Matt.Hittle@rlgbuilds.com>
Sent: Thursday, October 24, 2024 3:46 PM
To: Steve Wurth <Steve.wurth@wurtec.com>
Cc: Ruch, Jeff <jruch@cecinc.com>; Sarah Penner <spenner@thejdigroup.com>; dan.ball@toledo.oh.gov; Phillip Kauffman <Phillip.Kauffman@linde.com>
Subject: RE: Linde/Praxair Renovations - 2000 Cassandra Drive

Good afternoon Steve,

Thank you for taking the time to meet with us this morning. Attached is the drawing with the proposed changes we discussed in our meeting. All proposed changes are on one drawing but were color coded and put in a legend for ease of reference.

- Proposed fence location – we confirmed the bylaws do not say anything about a setback for fencing.
- Detention pond modifications – max slope of 3:1 so it can be mowed

- Site lighting
- Bulk tank potential locations and heights

Please let me know if you have any questions or need anything further from us.

Thanks again,

Matt Hittle

Account Manager | Rudolph Libbe Inc

D: 419.725.3031

M: 419.601.9222

Matt.Hittle@rlgbuilds.com

6494 Latcha Rd, Walbridge, OH 43465

Learn more at RLGbuilds.com



RUDOLPH LIBBE INC | GEM INC | GEM ENERGY | LEHMAN DAMAN | RUDOLPH LIBBE PROPERTIES

From: Steve Wurth <Steve.wurth@wurtec.com>

Sent: Tuesday, October 22, 2024 12:57 PM

To: Hittle, Matt <Matt.Hittle@rlgbuilds.com>

Cc: Ruch, Jeff <jruch@cecinc.com>; Sarah Penner <spenner@theidigroup.com>; dan.ball@toledo.oh.gov; Phillip Kauffman <Phillip.Kauffman@linde.com>

Subject: RE: Linde/Praxair Renovations - 2000 Cassandra Drive

Matt,

I could be available this week per below:

Wednesday – after 3:00

Thursday – 10-2:00

Friday – 10 – 3:00

Steve

STEVE WURTH
CEO

6-7

wurtec

Phone 419.726.1066 | Toll-Free 800.837.1066
6200 Brent Drive | Toledo, OH 43611



From: Hittle, Matt <Matt.Hittle@rlgbuilds.com>
Sent: Tuesday, October 22, 2024 12:08 PM
To: Steve Wurth <Steve.wurth@wurtec.com>
Cc: Ruch, Jeff <jruch@cecinc.com>; Sarah Penner <spenner@thejdigroup.com>; dan.ball@toledo.oh.gov; Phillip Kauffman <Phillip.Kauffman@linde.com>
Subject: RE: Linde/Praxair Renovations - 2000 Cassandra Drive

Hi Steve,

Would you happen to have any availability this week? Our contact at Linde/Praxair, Phil Kauffman, is out of town next week and I think it may help if he is on the Teams call.

Here is my current availability:

Wednesday – any time after 11:00a

Thursday – All day

Friday – any time before 3:00p

Phil – let us know if there are any specific time slots that won't work for you.

Thanks,

Matt Hittle

Account Manager | Rudolph Libbe Inc

D: 419.725.3031

M: 419.601.9222

Matt.Hittle@rlgbuilds.com

6494 Latcha Rd, Walbridge, OH 43465

Learn more at RLGbuilds.com



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From: Steve Wurth <Steve.wurth@wurtec.com>
Sent: Monday, October 21, 2024 1:23 PM

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To: Hittle, Matt <Matt.Hittle@rlgbuilds.com>

Cc: Ruch, Jeff <jruch@cecinc.com>; Sarah Penner <spenner@theidigroup.com>; dan.ball@toledo.oh.gov

Subject: RE: Linde/Praxair Renovations - 2000 Cassandra Drive

Matt,

The North Cross Architectural Review Committee has broad powers as implied by our bylaws but we take a very limited view of those powers. This might be a very easy step to get through given the detail you have provided. So I can be sure I understand your changes would you mind joining me for a Team call where you can do a quick presentation of the proposal? If you could propose a few times, I'll try to make myself available.

All the best,
Steve

STEVE WURTH

CEO

wurtec

Phone 419.726.1066 | Toll-Free 800.837.1066
6200 Brent Drive | Toledo, OH 43611



From: Hittle, Matt <Matt.Hittle@rlgbuilds.com>

Sent: Saturday, October 19, 2024 1:21 PM

To: Steve Wirth <Steve.wurth@wurtec.com>; Steve Wirth <Steve.wurth@wurtec.com>

Cc: Ruch, Jeff <jruch@cecinc.com>; Sarah Penner <spenner@theidigroup.com>; dan.ball@toledo.oh.gov

Subject: Linde/Praxair Renovations - 2000 Cassandra Drive

Good Afternoon Steve,

We are working with Linde/Praxair in the design stages of a project at the property they recently purchased at 2000 Cassandra Drive. We received the attached Association Bylaws from Linde and understand we need to go through an architectural review process with your committee.

Linde's project will be completed in a phased approach. The concept drawing provided by Linde of the total project is attached titled "August 21, 2024 REV. 1 Option D Future..."

What we are currently contracted and working on design for is in regard to an interior renovation (drawings attached titled "Linde Bldg Reno - IFR 30% 2024.1002...") and site improvements including a stone lot extension and fencing (drawings attached titled "337-885 Praxair Site Plan..."). In addition to what is shown on those site plans, it appears the original detention basin design calculations were incorrect, and the current basins are undersized. We are still investigating this, but a concept sketch of an appropriately sized detention basin is attached.

Could you please review and let us know what this review process looks like moving forward?

Thanks in advance,

Matt Hittle

Account Manager | Rudolph Libbe Inc

D: 419.725.3031

M: 419.601.9222

Matt.Hittle@rlgbuilds.com

6494 Latcha Rd, Walbridge, OH 43465

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6-10







PARCEL ID: 2288905

MARKET AREA: 5001C
LINDE GAS & EQUIPMENT INC
TAX YEAR: 2025



Enter an Intersection or Address

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2000 CASSANDRA

