CASE # B2A25-00034

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 439 Eastern Zoning District 10-RD6 Date _____Legal Description Daniels Addition Lots 197 to 200 & 264 EXC N 95FT & Lots 265 & 266Applicant's Name (print) Reverend Monsignor Christopher Vasko

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

Exception ☒ Appeal decision _____ ADA Accommodation _____TMC § 1107.1906 Access and ParkingApplicant Signature Re. Mgr. Christopher D. Vasko Phone 419-243-1829 Cell- 567-277-Applicant's Street Address 434 Western Ave. Fax 419-241-9642 6921Applicant's City, State, Zip Toledo, Ohio 43609 E-Mail Nicole@iccatdarby.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 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 JN Date 7/7/25

Reviewed by _____ Date _____ Staff Recommendation _____

Board Decision _____ Date _____

P:, Inspection, BZA

3/15/2024 kjr

Immaculate Conception Parish is asking for a temporary variance from the requirement that parking lots be paved with the understanding that such permissions are not unusual for churches, especially in the inner city.

The location of the lot is to the east of the current Immaculate Conception church. Approximately one-half of the area was paved (as can be seen in the photographs and extrapolated from the survey/site plan) until the rectory was removed and pavement was damaged by heavy equipment. We were advised at the time that our plan to pave the entire area was grandfathered in; however, somebody from the city then intervened to say we needed a site plan which we had done and submitted to the city at the time.

Because the current regulations require a holding tank for runoff water and that is an unfunded mandate we have the plans but not the necessary funds with which to undertake the project and do not anticipate any assistance from the government which requires the tank. We are asking that the city allow us to use the lot as we continue to raise the necessary funds with which to undertake what has become an immensely expensive, all the more so given the rate of inflation since we were asked to develop the site plan. The lot is used by a few cars on Saturday afternoon and Sunday morning, perhaps ten or twelve, so we believe that the risk of pollution accruing from its use is minimal and very little dust is raised by those using the lot.

Inner city parishes do not tend to have large reserves, so raising the money necessary for meeting the EPA requirement is not something we can easily accomplish and so far have been able to raise about a third of the anticipated 2018 estimate.. We believe that the temporary variance should be granted given the numerous stone parking lots along Broadway between Immaculate Conception and the downtown area, including one which belongs to the city.

LE PROJECT : 51434
CONTRACT : Q-6948

UTILITY SURVEY LEVEL

THE CLIENT SHALL INFORM LENDOWSKI ENGINEERS, LLC OF A HIGHER LEVEL OF UTILITY LOCATION IS REQUIRED.

BENCH MARK

THE CLIENT SHALL INFORM LENDOWSKI ENGINEERS, LLC OF A HIGHER LEVEL OF UTILITY LOCATION IS REQUIRED.

ZONING

THE CLIENT SHALL INFORM LENDOWSKI ENGINEERS, LLC OF A HIGHER LEVEL OF UTILITY LOCATION IS REQUIRED.

LEGEND

LEGEND

OUTLAYS RESPONSE

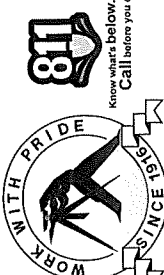
OUTLAYS RESPONSE

TITLE

TITLE

ENVIRONMENTAL STUDIES

ENVIRONMENTAL STUDIES



Call before you dig.

WARNING

WARNING

PRELIMINARY

STATE PLANE COORDS.
OHIO N. 3401 GRID
SCALE FACTOR: 1.000355473
ELLIPSOID: 495.17
ARC GIS: 10.3



GRAPHIC SCALE
1 inch = 20 ft.

NOTES

NOTES



LENDOWSKI ENGINEERS

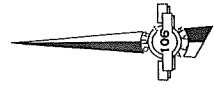
CIVIL ENGINEERS & SURVEYORS
THE CHIEF BLDG. 234 N. ERIE ST.
TOLEDO, OHIO 43604
LENDOWSKI ENGINEERS
OFFICE: 419.252.4111

DANIELS ADDITION
LOTS 197-200, 265-266 & PT. LOT 264
CITY OF TOLEDO, LUCAS COUNTY, OHIO

DATE: 08/14/2022
DRAWN: CEB
CHECKED: JEB
BOUNDARY: MDL
TDRS: CEB
CITY: MDL
SPS: NAD 83, GEOID-12A, OHIO N. 3401

LOTS 197-200, 265-266 & PT. LOT 264 IN DANIELS ADD.

NAD-83, GEOID 18US
STATE PLANE COORDS.
OHIO N. 3401 GRID
SCALE FACTOR: 1.0000355473
ELLIPSOID: 495.17
ARC GIS: 10.3

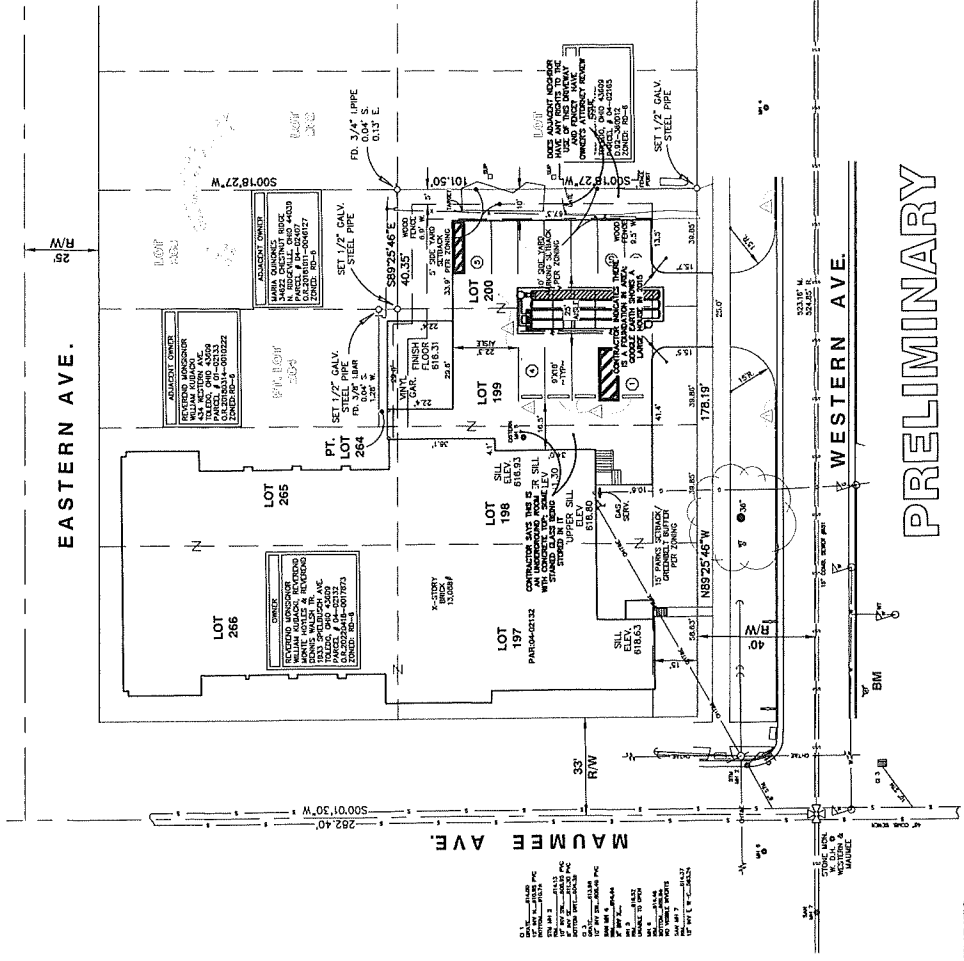


NOTES

CONTRACTOR SHALL RECONSTRUCT
MATCH EXISTING

STRIP PARKING AS SHOWN

CURB STOPS



PRELIMINARY

CIVIL ENGINEERS & SURVEYORS
THE CHIEF BLDG 234 N. ERIE ST.
TOLEDO, OHIO, 43604
LEWANDOWSKIENG.COM
OFFICE: 419.255.4111

DANIELS ADDITION
 SURVEY OF:
 LOTS 197-200, 265-266 & PT. LOT 264
 CITY OF TOLEDO, LUCAS COUNTY, OHIO

DATE: 06/14/2022
DRAWN: CJB
CHECKED: RPL
BOUNDARY: MDL
TOPO: CJB
UTILITIES: CJB
GPS: NAD '83, GED10-12A, OHIO N. 3401

LOTS 197-200, 265-266 & PT. LOT 264 IN DANIELS ADD.

UTILITY SURVEY LEVEL

- QUANTITY LEVEL 0 - INFORMATION DERIVED FROM EXISTING RECORDS OF REAL LOCATIONS.
- QUANTITY LEVEL 1 - INFORMATION DERIVED FROM SURVEYS AND MEASUREMENTS OF PHYSICAL UTILITIES AND BY USING PROFESSIONAL JUDGMENT IN CORRELATING THIS INFORMATION TO QUANTITY LEVEL 0.
- QUANTITY LEVEL 2 - INFORMATION DERIVED FROM THE ANALYSIS OF APPROPRIATE SPACE ECONOMICAL METHODS (TYPICALLY GROUND FOOTPRINTS AND RADIUS) OF EXISTING UTILITIES AND APPROPRIATE, REASONABLE, FUTURE OF SUBSURFACE UTILITIES.
- QUANTITY LEVEL 3 - A PRECISE HORIZONTAL AND VERTICAL LOCATION OF UTILITIES DERIVED FROM SURVEYING TECHNIQUES THAT INVOLVE THE USE OF SURFACE UTILITIES, USUALLY AT A SPECIFIC POINT.
- QUANTITY LEVEL 4 - A PRECISE HORIZONTAL AND VERTICAL LOCATION OF UTILITIES DERIVED FROM SURVEYING TECHNIQUES THAT INVOLVE THE USE OF SURFACE UTILITIES, USUALLY AT A SPECIFIC POINT.

[illegible][illegible]

ITEM 1
 NORTH EAST BOLT ON HYDRANT
 AT SOUTHEAST CORNER OF WESTERN
 AVENUE AND MAUMEE AVENUE
 ELEVATION 618.92 NAVD83

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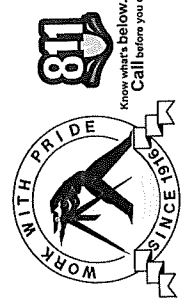
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AN ENVIRONMENTAL STUDY INCLUDING FLOODPLAIN DELINEATION, WETLAND DELINEATION, PHASE I ENVIRONMENTAL STUDY, AND/OR HISTORICAL REVIEW, IS NOT PART OF THIS WORK. THE CLIENT SHALL INFORM LEWANDOWSKI ENGINEERS, LLC, IF THIS WORK IS REQUIRED.

LEWANDOWSKI ENGINEERS HAS NOT BEEN PROVIDED A COPY OF ANY FLOODPLAIN DELINEATION FOR THIS SITE, NOR HAS IT BEEN PROVIDED ANY FIELD EVIDENCE TO SUPPORT THE FINDINGS OF THE STUDY. THE LIMITS OF ANY POTENTIAL WETLAND.

LIWANDOWSKI ENGINEERS HAS NOT BEEN PROVIDED A CURRENT TITLE COMMITMENT FOR THE SUBJECT LANDS AS SUCH, ANY CASSEMENTS, RIGHT-OF-WAYS, RESTRICTION OR OTHER TITLE MATTERS THAT MAY BE CONTAINED THEREIN ARE NOT SHOWN ON THIS SURVEY.

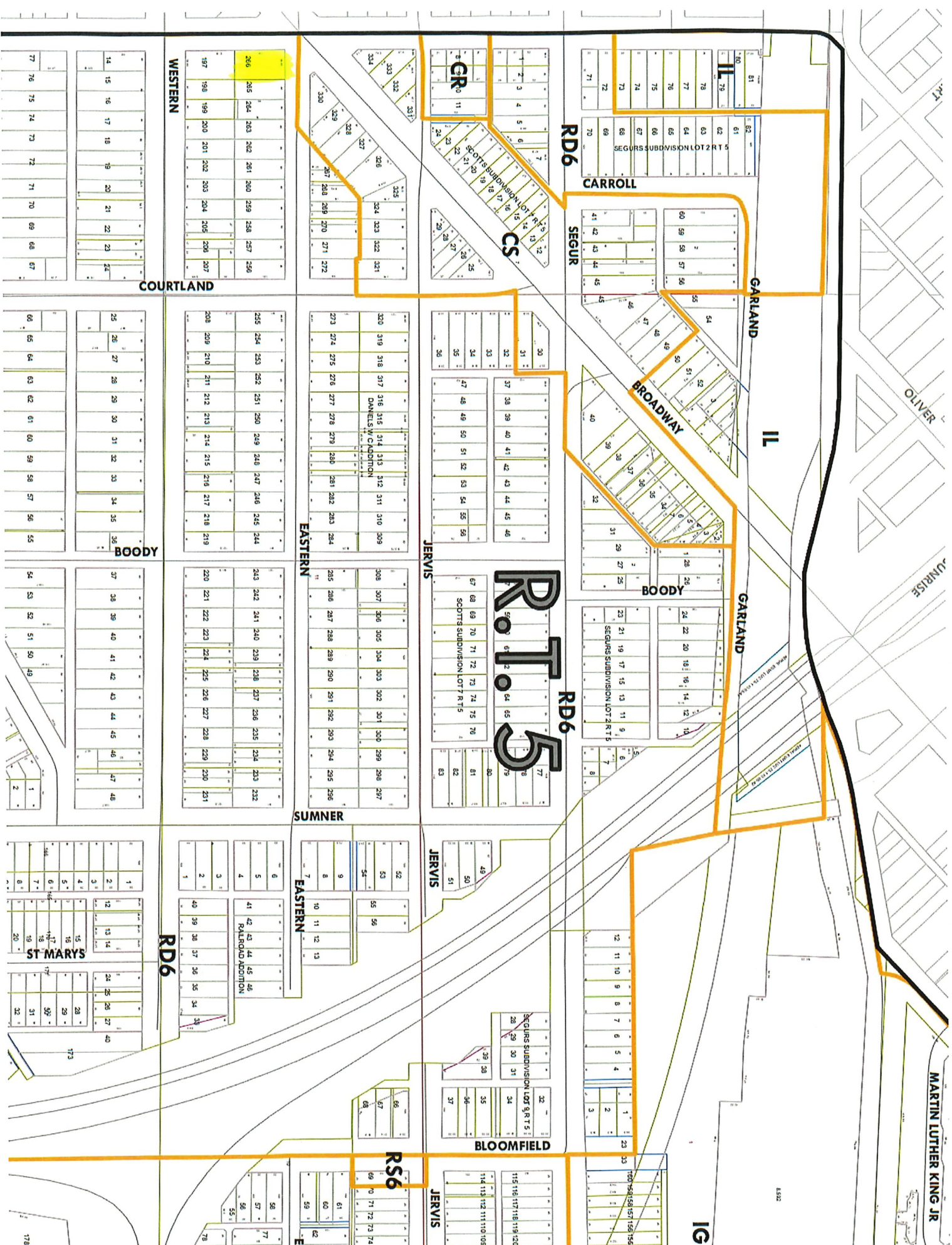
Know what's below.
Call before you dig.



UNDERGROUND CONDUITS IN AREA;
CONTACT THE OHIO UTILITIES
PROTECTION SERVICE (OUPS) TWO
WEEKS PRIOR TO ANY
EXCAVATION, REMOVAL OR
CONSTRUCTION. 1-800-362-2764
CONTRACTOR SHALL IDENTIFY AND
CONTACT ANY UTILITY COMPANIES
THAT DO NOT PARTICIPATE IN THE
OUPS SYSTEM.







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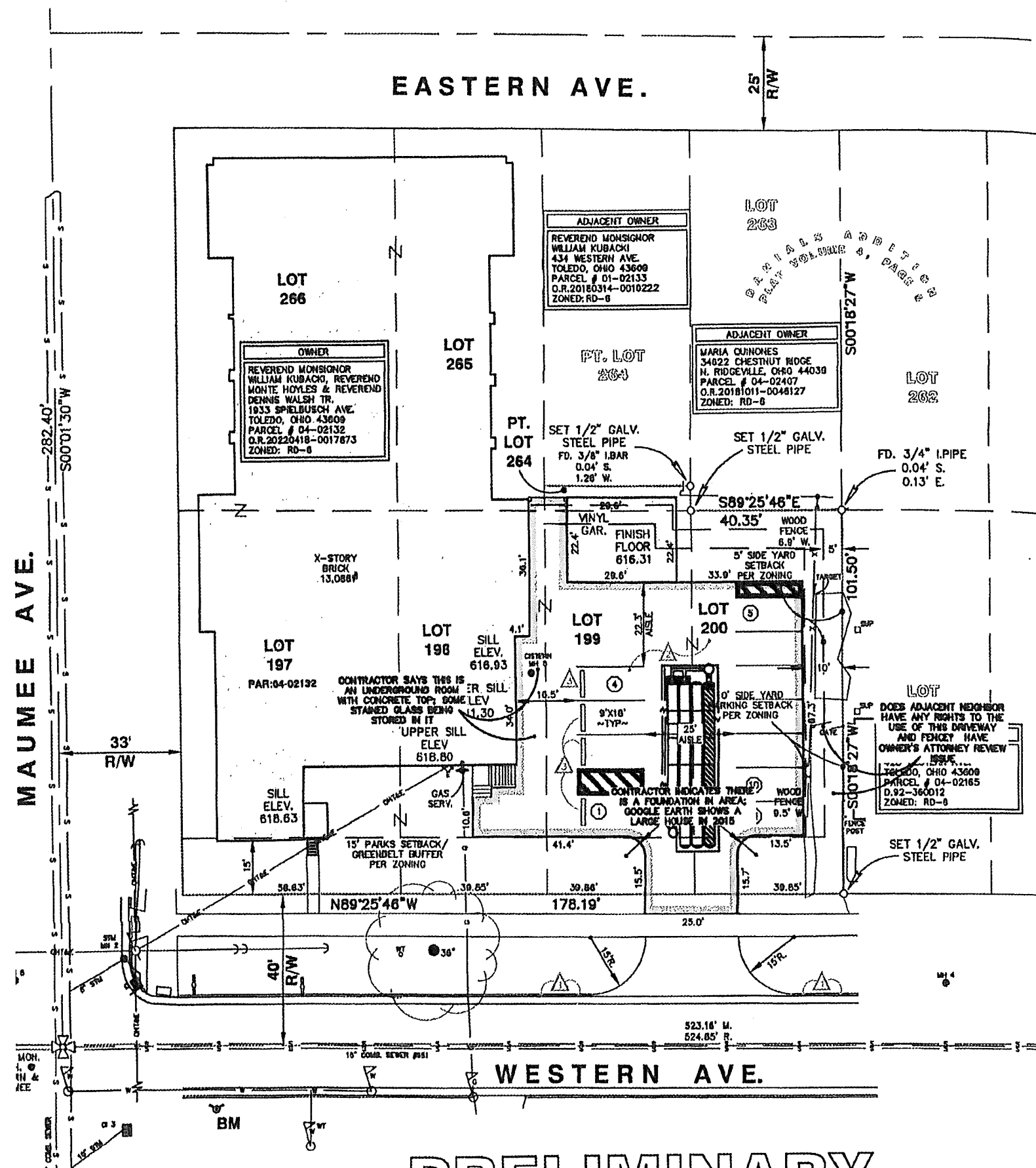
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UTILITY SURVEY LEVEL

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STATE PLANE COORDS.
OHIO N. 3401 GRID
SCALE FACTOR: 1.000355473
ELLIPSOID: 495.17
ARC GIS: 10.3

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BENCH MARK

WORTH EAST BOLT ON HYDRAUNT
AT SOUTHEAST CORNER OF WESTERN
AVENUE AND WALNUT AVENUE
ELEVATION 616.92 MANDER

ZONING

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PARKIN

FOR MAJOR USES
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10 SECT. OF SEABOARD AREA
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LEGEND

NOTE: LEADWORKING EXPERTS HAS NOT BEEN PROVIDED A COPY OF THE ZONING REPORT FOR THE SUBJECT PARCEL. ZONING INFORMATION SHOWN HEREON IS BASED UPON INFORMATION SUPPLIED BY THE LOCAL JURISDICTION AND SHALL BE SUBORDINATE TO THE ZONING REPORT.

O.U.P.S. RESPONSE

[illegible][illegible]

WARNING

UNDERGROUND CONDUITS IN AREAS CONTACT THE OHIO UTILITIES PROTECTION SERVICE (OUPS) TWO WORKING DAYS PRIOR TO ANY EDUCATION, DEMOLITION OR CONSTRUCTION. 1-800-363-2764

CONTRACTOR SHALL NOTIFY AND CONTACT ANY UTILITY COMPANIES THAT DO NOT PARTICIPATE IN THE OUPS SYSTEM.

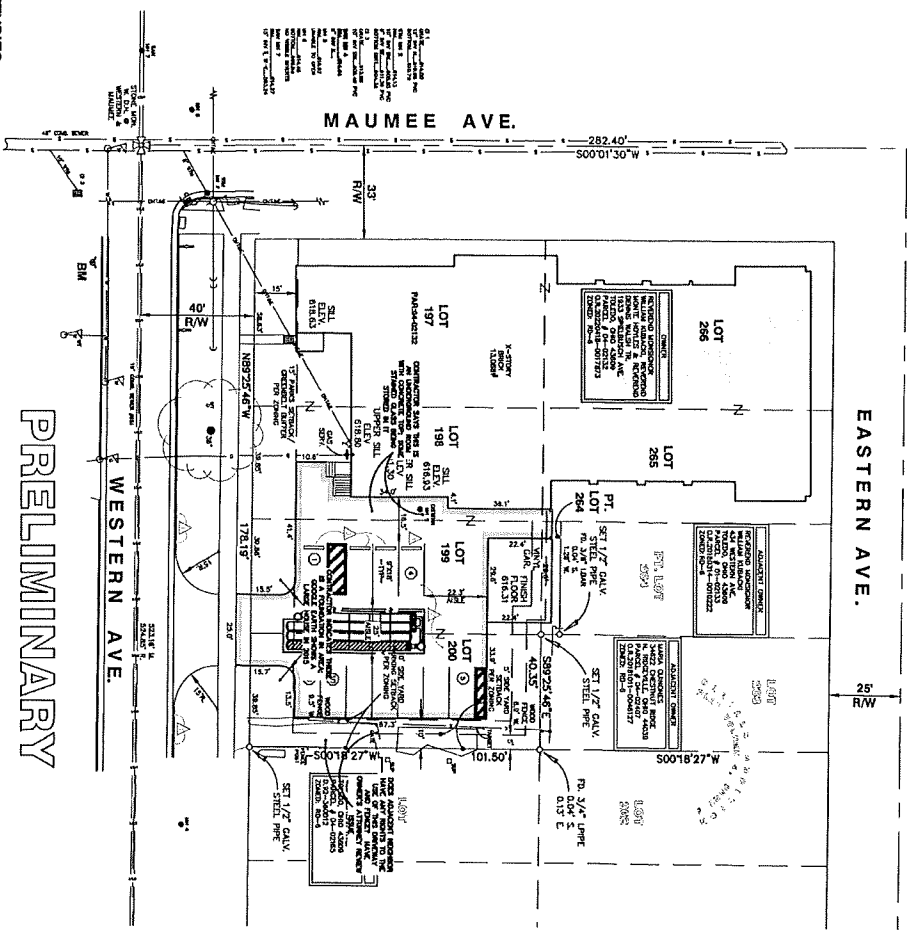


TITL E

LEWANDOWSKI ENGINEERS HAS NO RECORD PROVIDING A CURRENT TITLE COMMITMENT FOR THE SUBJECT LANDS. AS SUCH, ANY EASEMENTS, RIGHT-OF-WAY, RESTRICTION OR OTHER TITLE MATTERS THAT MAY BE CONTAINED THEREIN ARE NOT SHOWN ON THIS SURVEY.

ENVIRONMENTAL STUDIES

LEARNINGS DISBURSED HAS NOT BEEN PROVIDED A COPY OF A WRITTEN COLLECTORSHIP FOR THIS SITE NOR DO THE FIRM AND LEARNINGS DISBURSED HAVE ANY OTHER TYPE OF AGREEMENT, OR OTHER EVIDENCE OF WORKING AS A THIRD PARTY TO OBTAIN THE RESULTS OF ANY POTENTIAL REMEDIATION.



PRELIMINARY

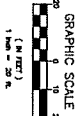
LOTS 197-200, 265-266 & PT. LOT 264 IN DANIEL'S ADD.

NOTES

CONTRACTOR SHALL RECONSTRUCT CURB TO MATCH EXISTING

△ STRIP PAVING AS SHOWN

△ CURED STRIPS

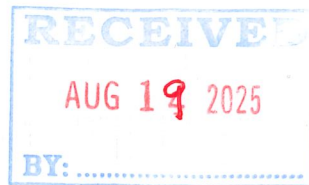


DANIELS ADDITION

SURVEY OF:
LOTS 197-200, 285-286 & T1, LOT 284
CITY OF TOLEDO, Lucas County, Ohio

DATE: 06/14/2022
DRAWN: CBJ
CHECKED: RPL
BOUNDARY: JDL
SPS: NAD 83 GEOID-12A
UNIT: USCS
SCALE: 1"=30'
DIN: # 51434
DR # 51434 A
DAVID NAVO BR GRS
NAVOSURV INC.
OHIO N. 3401

()



August 8, 2025.

City of Toledo
Adm board of zoning Appeals (Div. Of Building Inspection)
Notice of HEARING for August 18 @ 10;AM
One Govt. Center 1st floor, Council Chambers
Toledo Ohio. 43604

BZA No ----BZA25-00034

Waiver Location; 439 Eastern Ave---**NOTICE OF OPPOSITION FOR THE FOLLOWING REASONS;**

1. **THIS AND MANY A PROPERTIES WERE GIVEN TO THE CATHOLIC CHURCH. These have degraded and never kept to city and neighborhood standards.**
2. **THIS parking lot HAS BEEN NEGLECTED FOR OVER THE LAST 10 YEARS. In spite of several complaints.**
3. **THE CHURCH CLAIM THAT FUNDS ARE NOT AVAILABLE IS A LIE; since the church is spending millions in defending priests in sexual abuse of children all over the world.**
4. **This church has lied and made up false claims about HAZARDOUS CHEMICALS AND DANGEROUS MATERIALS TO CAUSE A RAID AND LOSS OF TOTAL INCOME TO A SMALL BUSINESS (just because they wanted that property for a parking).**
5. **Golden rule; what is good for the goose is also good for the gander.**
6. **This parking lot and several other properties that the church is owning can be auctioned to the public that will help City of Toledo.**
7. **The church is not above the law or rules that are being applied to others.**

1023 BROADWAY, TOLEDO OHIO. 43609

A handwritten signature in black ink, appearing to read "R. S. Shaker". The signature is written in a cursive, flowing style.