

**GENERAL INFORMATION**

Subject

- Request - Zone Change from IL-Limited Industrial to RS6-Single-Dwelling Residential
- Location - 538 W. Sylvania Avenue
- Applicant + Owner - Elias Zavala  
538 W. Sylvania Avenue  
Toledo, OH 43612

Site Description

- Zoning - IL / Limited Industrial
- Area - ± 0.10 Acres
- Frontage - ± 34' along W Sylvania Avenue
- Existing Use - Single-family Home
- Proposed Use - Single-family Home

Area Description

- North - RD6 / Single-family homes and duplexes
- South - IL, RD6 & RS6 / Single-family homes, duplexes, and auto repair
- East - IL / Offices, retail, and single-family homes
- West - IL / Medical office and single-family homes

Parcel History

None on file.

Applicable Plans and Regulations

- Toledo Municipal Code Part Eleven: Planning and Zoning
- Toledo 20/20 Comprehensive Plan

## STAFF ANALYSIS

The applicant is requesting a Zone Change from IL-Limited Industrial to RS6-Single-Dwelling Residential for the ± 0.10-acre site. The site is occupied by a single-family home built in 1911. The property is surrounded by single-family homes and duplexes to the north; offices, retail, and single-family homes to the east; single-family homes, duplexes, and auto repair to the south; and a medical office and single-family homes to the west. The applicant is requesting the Zone Change to better align the zoning of the site with the property in its current use. This zone change will allow the applicant to secure funding to carry out needed home repairs.

### Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets the site for Single-family Residential land uses. Single-family land uses typically include the development of single-dwelling units on individual lots and may also include libraries, schools, churches, and community centers that serve neighborhoods. The Single-family Residential district is intended to create, maintain and promote housing opportunities for individual households, although it may include nonresidential uses, duplexes, and planned unit developments that are typically compatible with residential neighborhoods.

Staff recommends approval of the Zone Change from IL-Limited Industrial to RS6-Single-Dwelling Residential because the physical suitability of the subject site and the uses permitted under the proposed Zone Change are compatible with uses in the proposed Zoning classification. The proposed Zone Change is also consistent with the Toledo 20/20 Comprehensive Plan and the stated purpose of the Zoning Code.

## STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of Z-4005-24, a request for Zone Change from IL-Limited Industrial to RS6-Single-Dwelling Residential at 538 W. Sylvania Avenue to Toledo City Council for the following **three (3) reasons:**

1. The rezoning is consistent with the Comprehensive Plan and the stated purpose of the Zoning Code (**TMC§1111.0606(A)**);
2. The physical suitability of the subject property is compatible with the uses permitted under the existing and proposed zoning classifications (**TMC§1111.0606(D)** – Review & Decision-Making Criteria).
3. The proposed Zone Change will align the zoning of the site with its current use.

REF: Z-4005-24 . . . June 13, 2024

ZONE CHANGE  
TOLEDO CITY PLAN COMMISSION  
REF: Z-4005-24  
DATE: June 13, 2024  
TIME: 2:00 P.M.

CITY COUNCIL  
ZONING AND PLANNING COMMITTEE  
DATE: July 16, 2024  
TIME: 4:00 P.M.

MJM  
Two (2) sketches follow

# GENERAL LOCATION

Z-2005-24  
ID 38



# ZONING & LAND USE

Z-2005-24  
ID 38

