

City Council Zoning & Planning Committee

Theresa Morris, Chair

Adam Martinez, Vice Chair

Tuesday, October 15, 2024

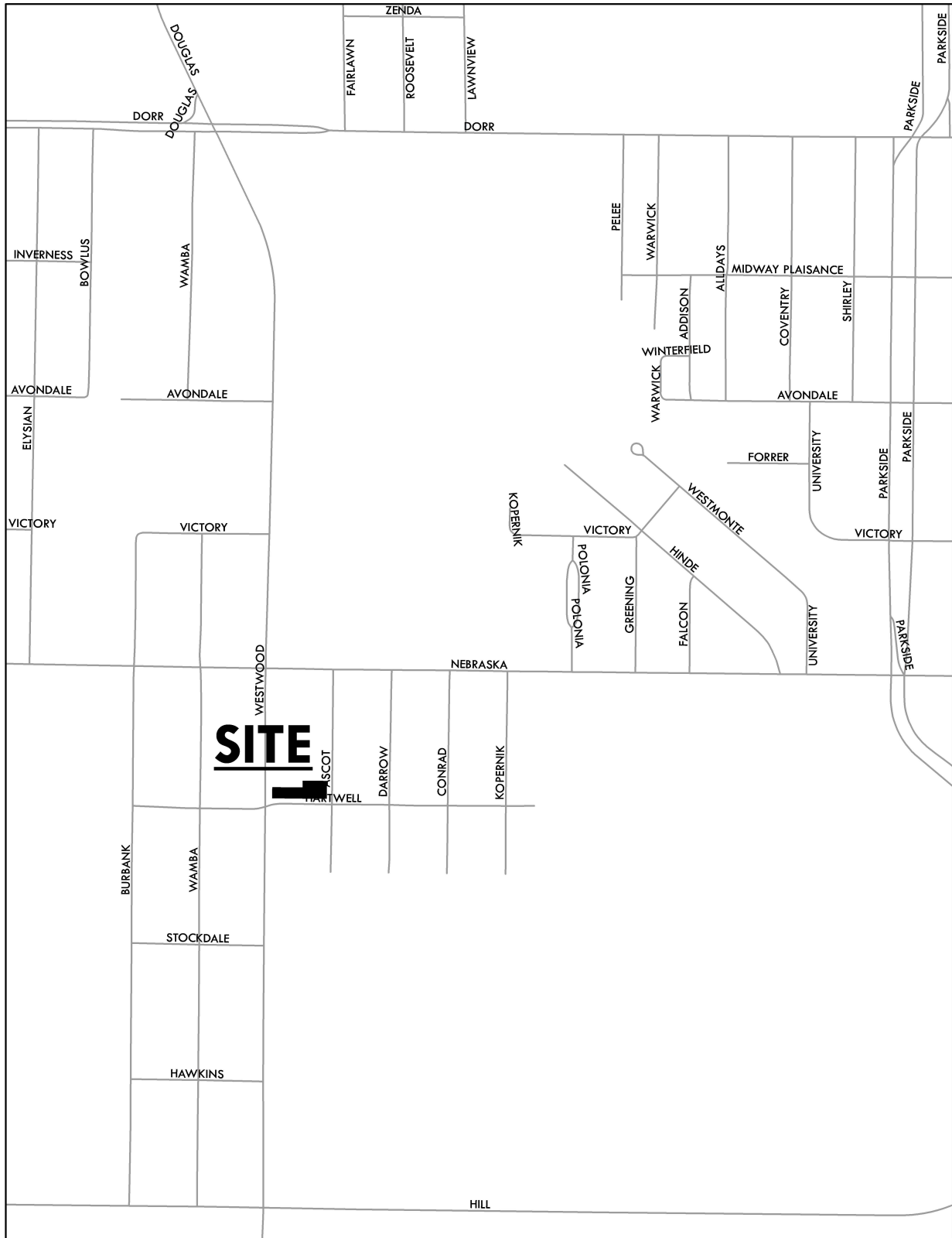
One Government Center 1st Floor 4:00 P.M.

1. Request for a zone change from RS6 Single Dwelling Residential to CN Neighborhood Commercial for the property located at 406 Westwood Avenue. (Z-7003-24).
The Plan Commission recommends approval.
(District 3)
2. Request for a zone change from CS Storefront Commercial to RD6 Duplex Residential for the property located at 3347 Lagrange Street. (Z-8002-24).
The Plan Commission recommends approval.
(District 4)
3. Request for a Special Use Permit for a tobacco shop for the property located at 135 S. Byrne Road (SUP-1019-24).
The Plan Commission recommends approval subject to 35 conditions.
(District 1)
4. Request for a review of SolSmart Text Amendment (M-4-24).
The Plan Commission recommends approval.
5. Proposed Ord. 410-24, Moratorium until January 31, 2025 on accepting plans for Tobacco Shops.

City Council's office supports the provisions of the Americans' with Disabilities Act. If you need special accommodations, please call 48 hours prior to meeting time at (419) 245-1065.

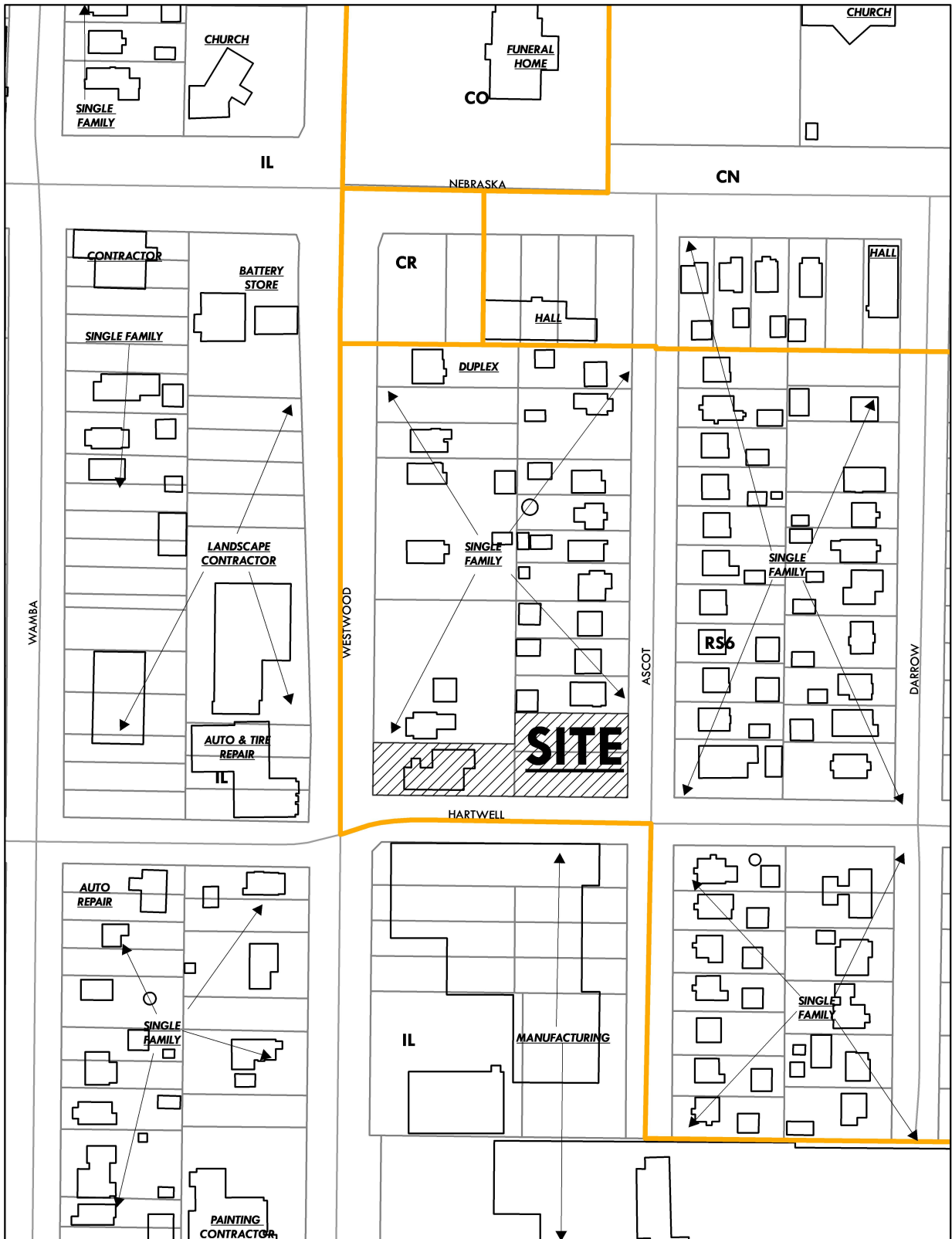
GENERAL LOCATION

Z-7003-24



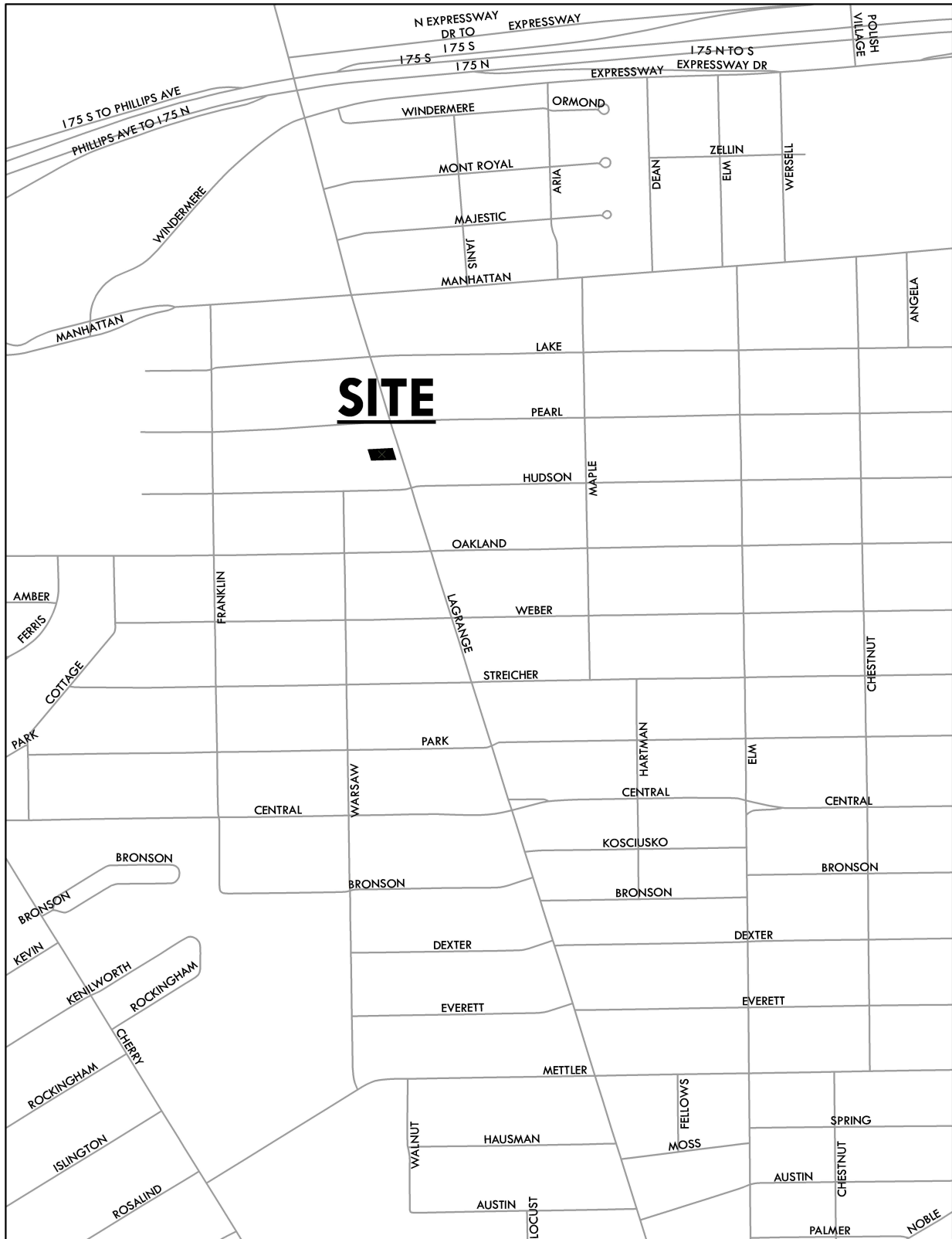
ZONING & LAND USE

Z-7003-24



GENERAL LOCATION

Z-8002-24



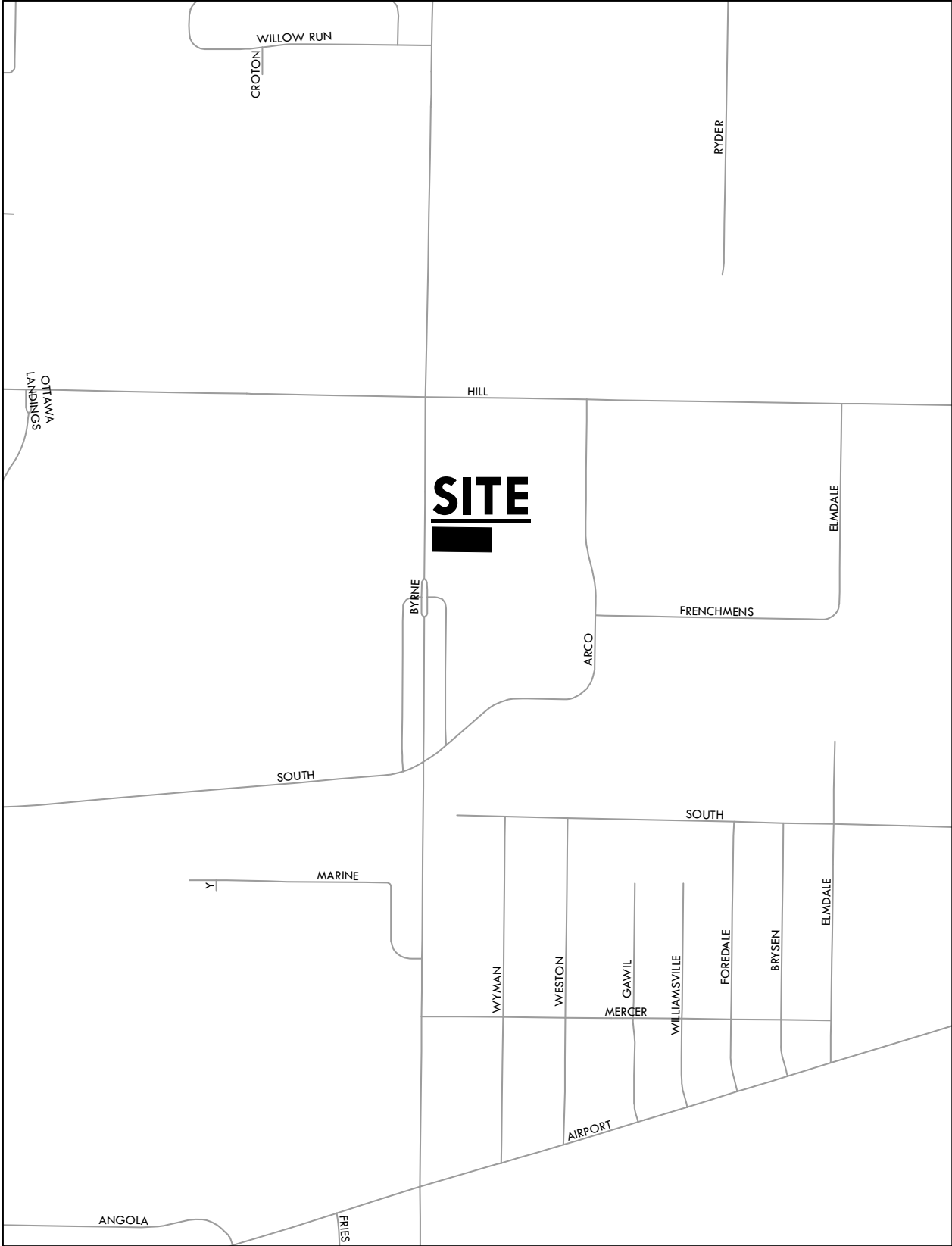
ZONING & LAND USE

Z-8002-24



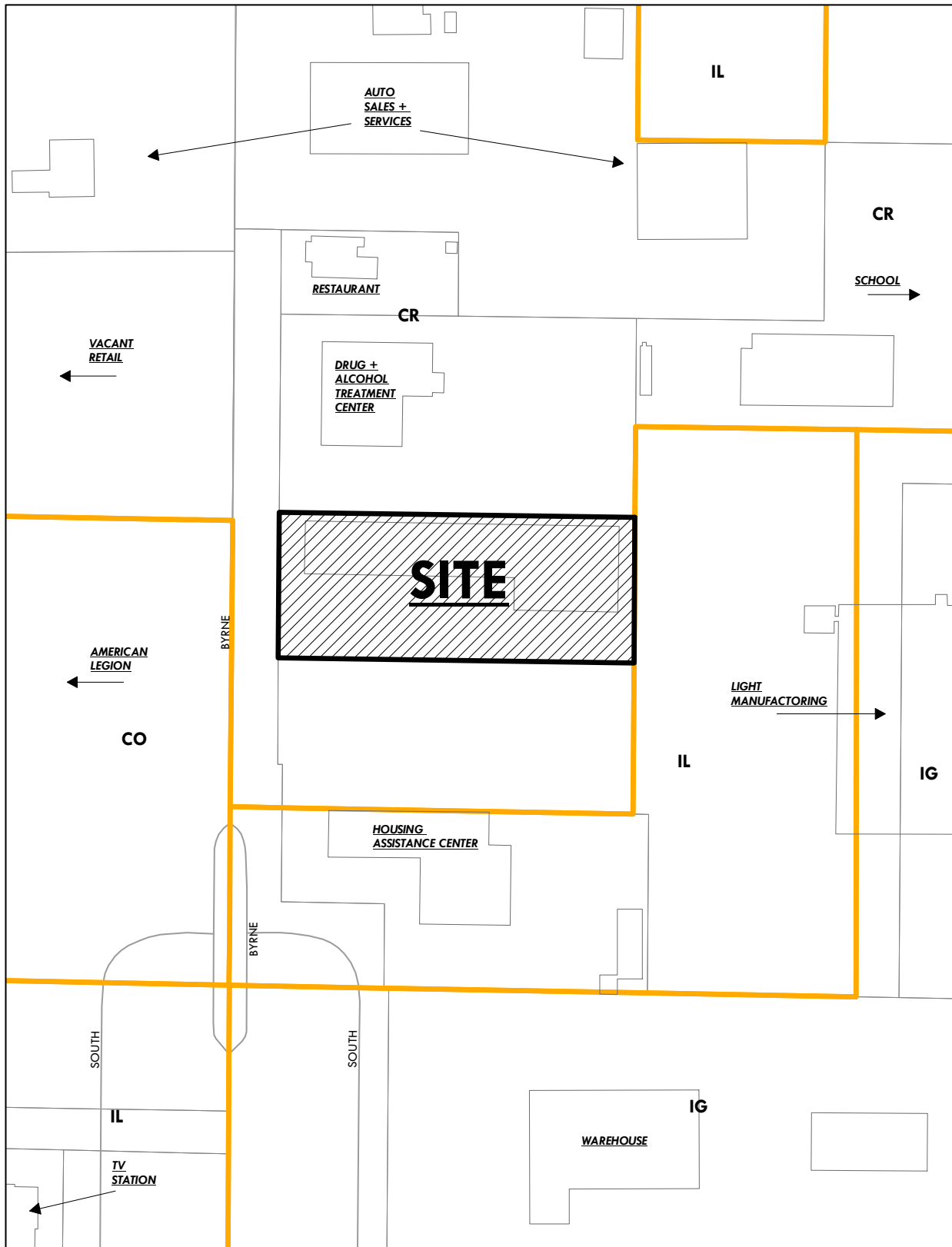
GENERAL LOCATION

SUP-1019-24
ID 53



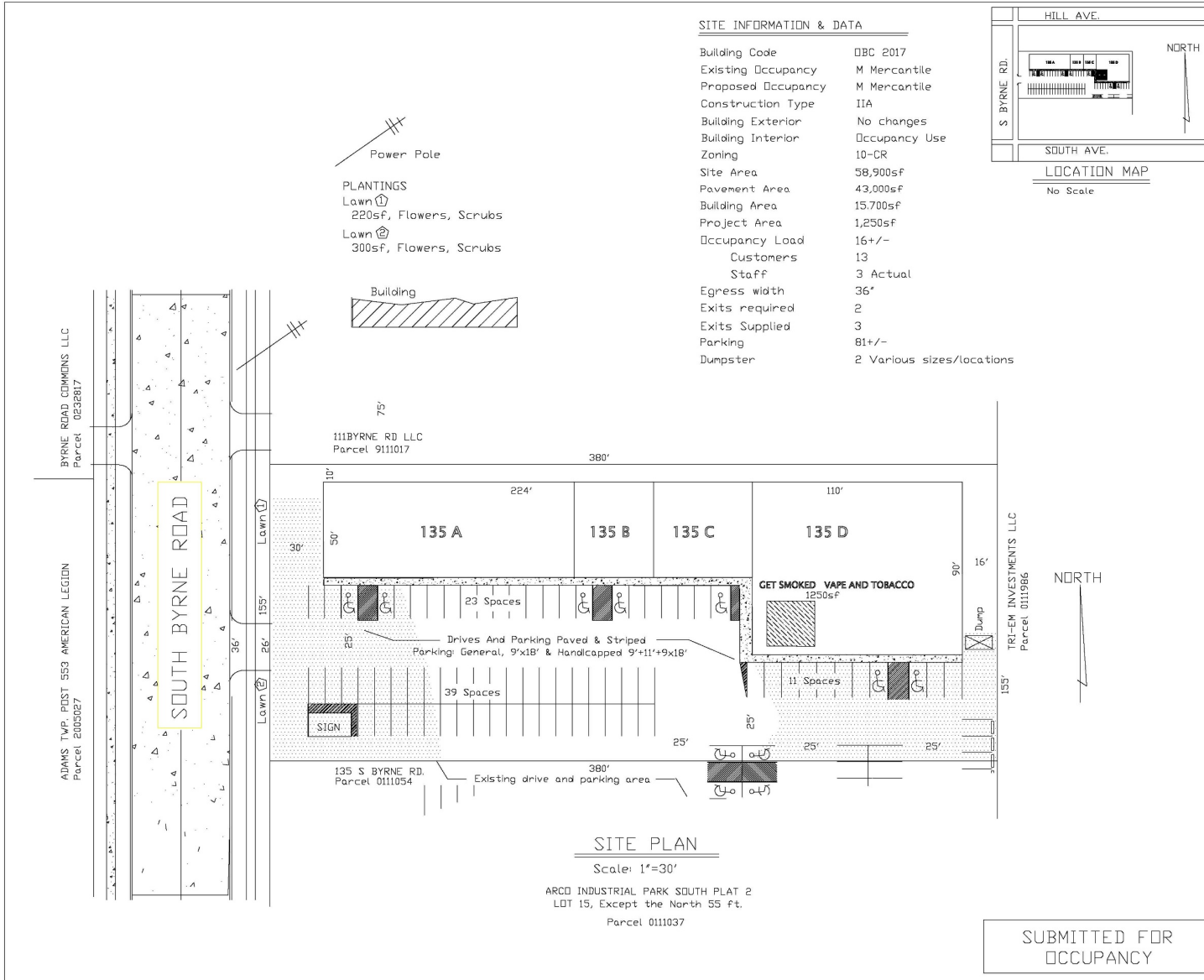
ZONING & LAND USE

SUP-1019-24
ID 53



SITE PLAN

SUP-1019-24
ID 53



SITE INFORMATION & DATA

Building Code	DBC 2017
Existing Occupancy	M Mercantile
Proposed Occupancy	M Mercantile
Construction Type	I1A
Building Exterior	No changes
Building Interior	Occupancy Use
Zoning	10-CR
Site Area	58,900sf
Pavement Area	43,000sf
Building Area	15,700sf
Project Area	1,250sf
Occupancy Load	16+/-
Customers	13
Staff	3 Actual
Egress width	36'
Exits required	2
Exits Supplied	2
Parking	81+/-
Dumpster	2 Various sizes/locations

SITE PLAN

Scale: 1"=30'

ARCO INDUSTRIAL PARK SOUTH PLAT 2
LOT 15, Except the North 55 ft.
Parcel 0111037

SUBMITTED FOR
OCCUPANCY



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OWNER/OPERATOR
Yogeesh Gaheri
419-499-8080
Yogaheri@aol.com

GET SMOKED VAPE AND TOBACCO
135 S BYRNE RD Unit 135 D
TOLEDO, OHIO

SITE PLAN, FLOOR PLAN & INFORMATION

REVISD
02/04/24
02/16/24

DRAWN BY **JAW**

DRAWING DATE
01/20/24

DRAWING
1 / 1

5-7