CASE # BZA 25-00038

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 1905 Summit Zoning District R5G Date _____Legal Description Stickneys Addition Lot 171 SE 148 FTApplicant's Name (print) Roshawn Jones

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

Exception P Appeal decision _____ ADA Accommodation _____TMC § 1105.0201 Setbacks B. C.1105.0204 Rear Yard Coverage A. B.Applicant Signature [Signature] Phone 313-720-7800Applicant's Street Address 1905 Summit Fax _____Applicant's City, State, Zip Toledo, OH 43604 E-Mail TUBBSLER@toledo.oh.govCall
when
IN
System

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 _____ Date _____

Reviewed by _____ Date _____ Staff Recommendation _____

Board Decision _____ Date _____

P:, Inspection, BZA

3/15/2022 kjr

4:07



5G 11%

< Back



billpay@paymentus.com

4:02 PM

To: Roshawn Jones >

Reply To: Billpay@paymentus.com >

Payment Information for City of Toledo

Dear RANDY DAVID ,

We are pleased to confirm your payment with City of Toledo. Below is the summary of transaction. Your payment has been received and will be posted to your account. Thank you for your relationship with City of Toledo.

Confirmation number:	1960020565
Payment Date:	Jul 10, 2025, 4:02:01 PM
Payment amount:	\$200.00
Processing Fee:	\$5.90
Total amount charged:	\$205.90

Payment status:	ACCEPTED
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Contact Information

First name:	Randy
Last name:	David
ZIP code:	43605
Daytime phone number:	(313) 720-7800
Email address:	tubbsllc@yahoo.com

Account Information

Payment type:	Building Inspection
Account number:	BZA25-00038
Payment method:	Credit Card

Payment Method Information

Card type:	Visa
Card number:	*****2670
Card holder name:	RoShawn jones





Summary

Map

Pictometry

Transfers

Values

Residential Attributes

Commercial Attributes

Outbuildings

Land

Remarks & Splits

Parcel Projects

Current Taxes

Tax Distribution

By Fund

By Fund & Levy

Prior Taxes

Special Assessments

Payments

Levy Estimator

Prior Specials

Pro # Inquiry

CAUV

Agriculture

Forest

Mylar Tax Map

Photos

Sketch

Manufactured Home
(MH_OH)

Manufactured Home
(MH_EQ)

Rental Registration

BOR/Appeals

PARCEL ID: 1429114

MARKET AREA: 903R
JONES ROSHAWN
TAX YEAR: 2025

ASSESSOR#: 09014003

ROLL: RP_OH
1905 N SUMMIT ST
STATUS: Active

Record Navigator

1 of 1

[Return to Search Results](#)

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	903R - 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	SECONDARY ROAD
Street Type	CONCRETE OR BLACKTOP

Owner	JONES ROSHAWN
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Property Address	1905 N SUMMIT ST
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Mailing Address	TOLEDO OH 43611
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	1676 NEBRASKA
--	---------------

	TOLEDO OH 43607
--	-----------------

Legal Desc.	STICKNEYS ADDITION LOT 171 SE 148 FT
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Certified Delinquent Year	
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Census Tract	20
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Summary - Most Recent Sale

Prior Owner	TODAK STEVEN
Sale Amount	\$0
Deed	24201833
Sales Date	23-APR-2024

Summary - Values

	35% Values	100% Values	35% Roll	100% Roll
Land	5,290	15,100	5,290	15,100
Building	20,830	59,500	20,510	58,600
Total	26,120	74,600	25,800	73,700

Tax Credits

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

Actions

[Market Area Sales](#)

[Printable Summary](#)

[Printable Version](#)

Reports

[Mailing List](#)

[Property Attributes Export](#)

[Lucas Composite](#)

[Tax Bill](#)

[Property Record Card](#)

Go

The property and tax information on this site represents data as of the current tax year.

Information provided is deemed a reliable point of reference but is not guaranteed and should be independently verified.

The boundary lines depicted in the map are for tax purposes only. They are not intended for conveyances, nor are they a Legal Survey.

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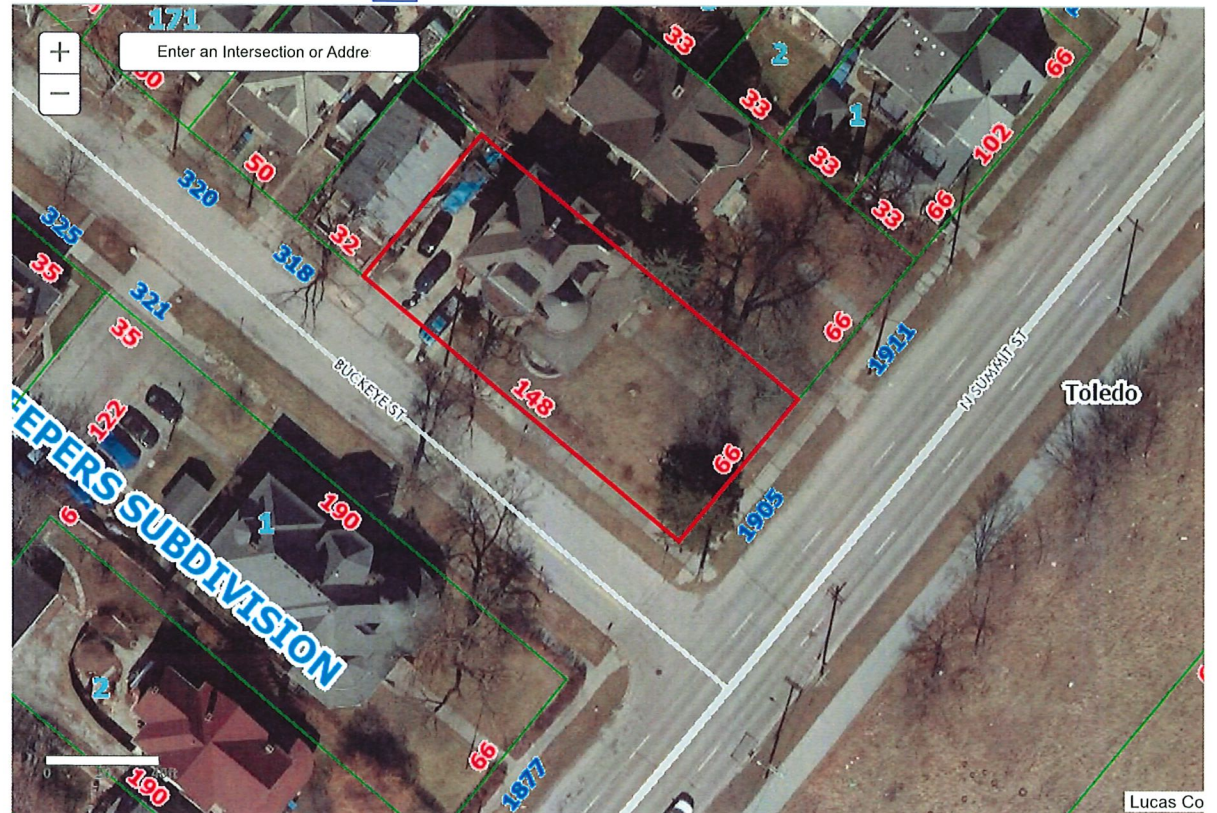
BOR/Appeals

PARCEL ID: 1429114

MARKET AREA: 903R

JONES ROSHAWN

TAX YEAR: 2025









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

From:
Roshawn Jones
1905 North Summit
Toledo, OH 43611
Phone: 313-720-7800
Email: tubbsllc@yahoo.com

Date: July 7, 2025

Subject: Request for Variance – Construction of Accessory Garage at 1905 N. Summit, Toledo, OH 43611

Dear Board Members,

I am writing to respectfully request a zoning variance for the construction of a garage on my property located at 1905 North Summit, Toledo, OH 43611, as indicated in my recent Certificate of Zoning Compliance application. The intent of the garage is to safely secure tools, equipment, and materials for property maintenance and residential operations, and to improve the overall organization and aesthetic of the property.

Hardship Justification

Due to the lack of adequate enclosed storage, it is difficult to protect important materials and equipment from theft, vandalism, and weather-related damage. The addition of a garage is necessary to preserve the safety, security, and value of the property. Without this structure, I will continue to experience safety risks and property degradation, which could also affect neighboring property values.

Proposed Garage Description

The proposed garage will be compliant in appearance and construction and will maintain the character of the surrounding neighborhood. I am requesting a variance due to the following considerations:

1. Setback Requirement Adjustment Request

According to TMC 1105.0201.B, accessory structures must be located at least 10 feet from the main building. Due to the dimensions of my lot and the size of the garage (approximately 9 feet in width), I respectfully request that this requirement be considered for adjustment if allowable. If

adjustment is not permitted under zoning regulations, I will fully comply with the 10-foot setback requirement.

2. Rear Yard Coverage Adjustment Request

Per TMC 1105.0204.A and B, accessory buildings may not exceed 30% of total rear yard area, and the combination of detached garages, open-air parking, and driveways may not exceed 50% coverage. I understand these requirements and am seeking clarity and flexibility if my proposed layout exceeds these percentages slightly. If an adjustment is not available or not permissible, I will adjust the design accordingly to remain within the allowed coverage.

Zoning Code References:

- 1105.0201 – Setbacks: Requesting review for possible adjustment on 10 ft distance from the main building.
- 1105.0202 – Height: Will not exceed 20 ft and will remain single-story.
- 1105.0203 – Number of Structures: This will be the only accessory structure on the residential property.
- 1105.0204 – Rear Yard Coverage: Requesting review for flexibility if rear yard usage slightly exceeds 30% or 50% guidelines.
- 1105.0205 – Business Use: No business activity will take place in the garage. It is strictly for residential use.

Request for Approval

I respectfully ask that the Board of Zoning Appeals approve this request and allow me to construct the garage as outlined. I am committed to working closely with city staff to ensure all plans are within safe, legal, and community-compliant standards.

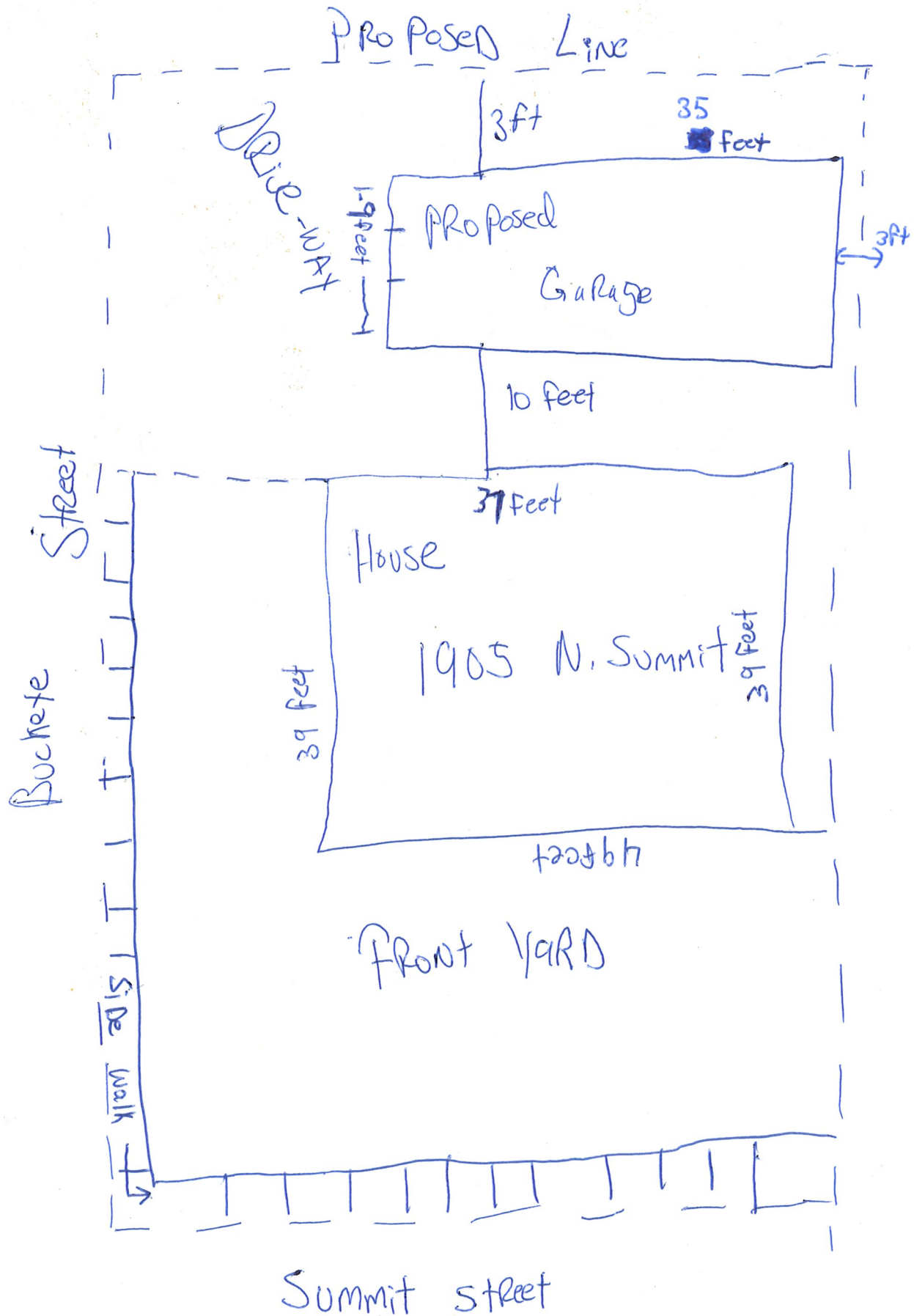
Enclosed are the following:

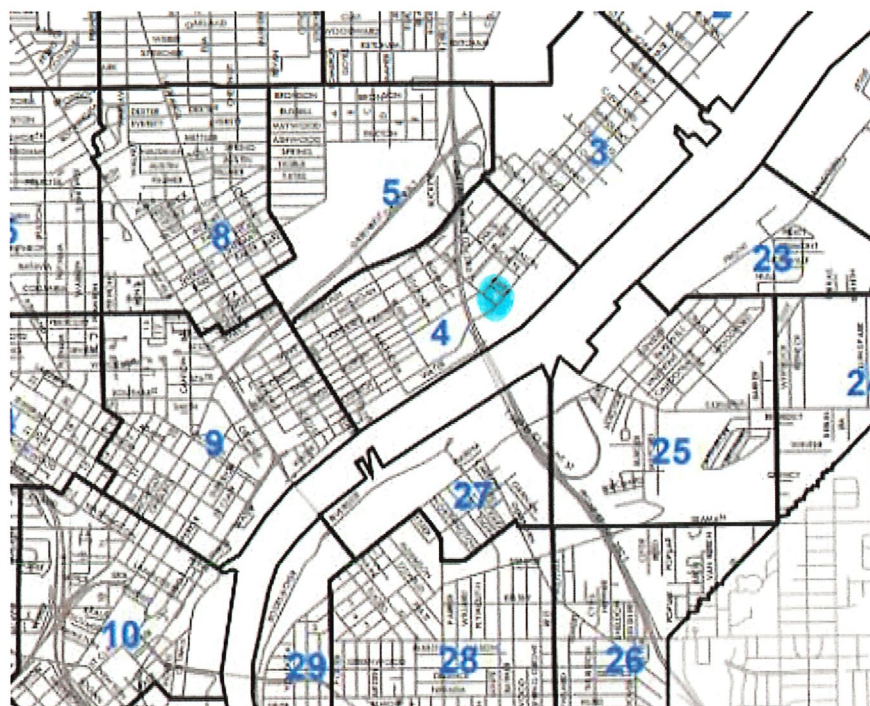
- Three color photographs of the property
- Site plans and proposed garage layout
- Legal property description
- Zoning Compliance Certificate (dated July 7, 2025)

Thank you for your time and consideration. I am available for questions or inspections and will adjust plans as necessary to remain compliant with city guidelines.

Sincerely,

Roshawn Jones
Applicant
1905 N. Summit, Toledo, OH 43611
Phone: 313-720-7800
Email: tubbsllc@yahoo.com





TOLEDO



T.9.S. R.8.E.

4

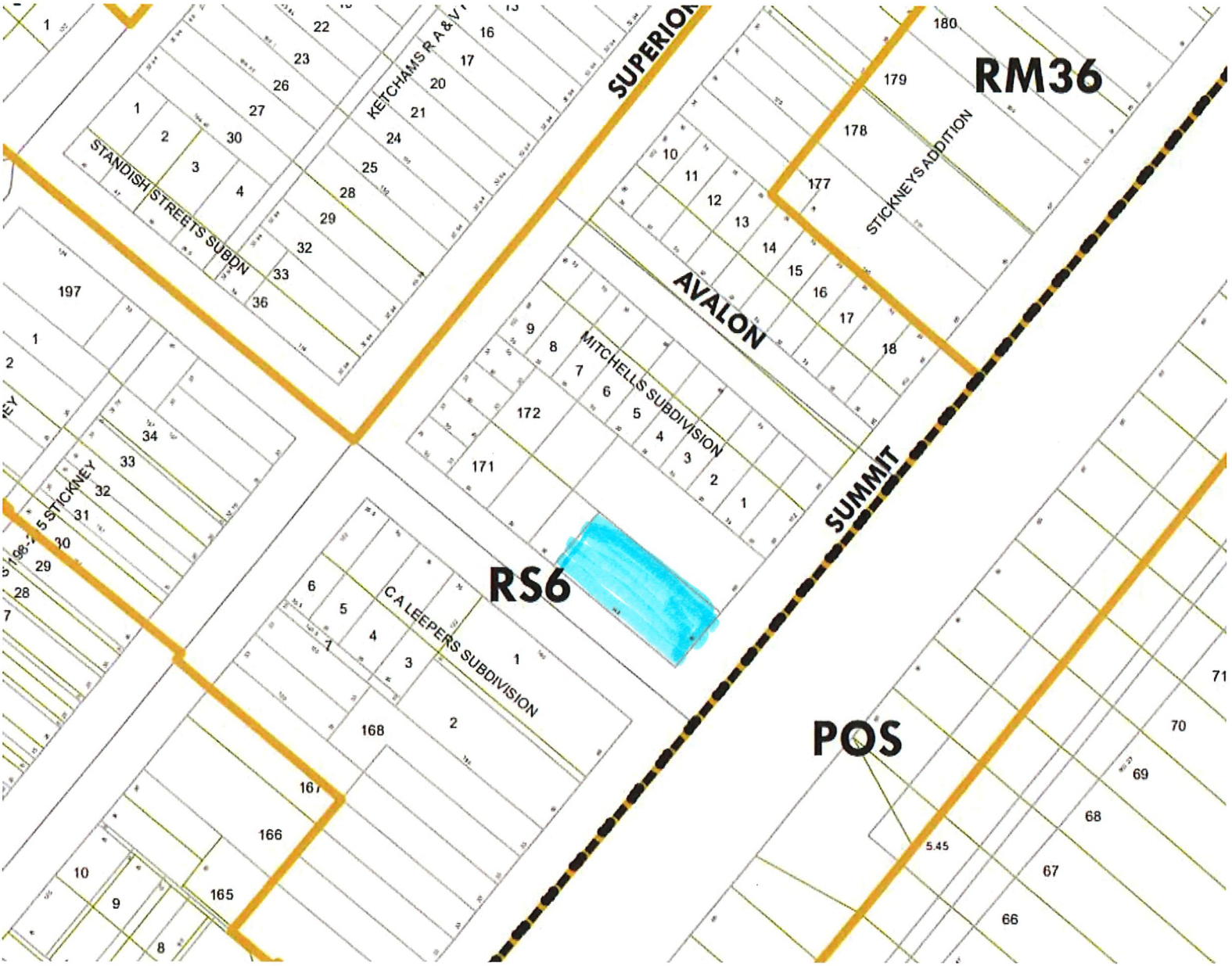


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Zoning information on this map is for general reference purposes only. For official zoning determinations please contact the Toledo-Lucas County Plan Commissions. Note: These maps do not include historical Community Unit Plans (CUPs).

Date Printed: 7/17/2024





HEARING DATE: **Monday, August 18, 2025**

BZA NO: **BZA25-00038**

APPLICANT: **Roshawn Jones**

SITE LOCATION: **1905 N Summit**

ZONING DISTRICT: **10-RS6**

SWO or NOL Issued: **N/A**

CODE DESCRIPTION: **1105.0201 (B)(C) & 1105.0204 (A)(B)**
No accessory building shall be closer than 10 feet to the main building, except that an accessory building may not be nearer than 5 feet to the main building if no windows or doors are located in that portion of the wall of the main building that is directly opposite and parallel to a wall of the accessory building.

No accessory building shall be closer than 3 feet to any side or rear lot line.

The total of all accessory buildings may not occupy more than 30 percent of the total rear yard in a Residential district.

The coverage of driveways, open air parking, detached garages and carports may not occupy more than 50 percent of the total rear yard in a Residential district.

ANALYSIS: **Applicant requests variance for setback and rear yard coverage in order to build a garage.**

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

VOTING RESULTS:

APPROVED _____ DISAPPROVED _____ DEFERRED _____ WITHDRAWN _____

CONDITIONS OF APPROVAL:
