



Z25-0026
1009 South Ave.

TOLEDO - LUCAS COUNTY PLAN COMMISSION

One Government Center, Suite 1620, Toledo, OH 43604 P: 419 245-1200 F: 419 936-3730

DATE: October 10, 2025

REF: Z25-0026

TO: Members of Council, City of Toledo

FROM: Toledo City Plan Commission, Lisa A. Cottrell, Secretary

SUBJECT: Zone Change CR (Regional Commercial) to RD6 (Duplex Residential) at 1009 South Avenue

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, October 9, 2025 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request	-	Zone Change from CR (Regional Commercial) to RD6 (Duplex Residential)
Location	-	1009 South Avenue
Applicant	-	Zalmen Meisels SYD Property L.L.C. 1009 South Avenue Toledo, OH 43609

Site Description

Current Zoning	-	CR (Regional Commercial)
Proposed Zoning	-	RD6 (Duplex Residential)
Area	-	±4,300 Square Feet
Frontage	-	±30' along South Avenue
Existing Use	-	Single Dwelling Home
Proposed Use	-	Single Dwelling Home

Area Description

North	-	IL / South Avenue, Vacant Land
South	-	RD6 / Duplexes and Single Dwelling Homes
East	-	CR / Single Dwelling Homes, Stebbins Street
West	-	CR / Single Dwelling Home, Residential over Commercial structure

GENERAL INFORMATION (cont'd)

Parcel History

Z-9006-07	-	Zone Change from IL (Limited Industrial) to CR (Regional Commercial) at 1005-1023 South Avenue (P.C. approved 12/6/07; Council approved 2/26/08, Ord. 123-08)
SUP-9007-07	-	Special Use Permit for Fuel Sales at 1005-1023 South Avenue (P.C. approved 12/6/07; Council approved 2/28/08, Ord. 124-08; not built)

Applicable Plans & Regulations

- Toledo Municipal Code (TMC), Part Eleven: Planning and Zoning Code
- Forward Toledo Comprehensive Land Use Plan
- Old South End Master Plan

STAFF ANALYSIS

The applicant is requesting a Zone Change from CR (Regional Commercial) to RD6 (Duplex Residential) for 1009 South Avenue. The ±0.09-acre parcel is currently occupied by a single-dwelling home. Single-dwelling homes are not permitted in CR (Regional Commercial) districts; however, the home was built in 1902 before zoning prohibited the use. The home is therefore legally nonconforming with the code. The applicant wishes to purchase the property to continue its single-dwelling residential use, but can not obtain financing without a resolution to the nonconformity. The applicant has therefore requested a zone change to RD6 (Duplex Residential) – the predominant residential district in the vicinity. To the north of the site is South Avenue and some vacant land. To the west is a commercial structure with residential above. To the south and east are Duplexes and Single-Dwelling Homes.

Old South End Master Plan

The Old South End Master Plan states that the “discrepancy between actual land use and the underlying zoning can make it difficult to get a mortgage loan, refinance a home and it introduces development that is inconsistent with surrounding uses.” The Plan later recommends a goal to stabilize and improve the quality of residential options in the Old South End by, among other strategies, rezoning properties to align with their residential use. The proposed zone change is compatible with the Old South End Master Plan.

STAFF ANALYSIS (cont'd)

Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Comprehensive Land Use Plan targets this site for Neighborhood Residential land uses. The Neighborhood Residential land use designation provides space for low- and medium-density housing demands in the city while making best use of neighborhoods with constraints such as narrow lots. The majority of buildings in this designation should be single- and two- unit houses, including attached homes. The proposed zone change is compatible with the Forward Toledo Plan as it fits within the future land use category targeted for this site and it preserves an existing residential structure consistent with the Plan's Building Preservation and Addressing Housing Affordability goals.

Staff recommends approval of the Zone Change from CR (Regional Commercial) to RD6 (Duplex Residential) at 1009 South Avenue because it is consistent with the Forward Toledo Comprehensive Land Use Plan and it is compatible with existing land uses within the general vicinity of the subject property.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of Z25-0026, a Zone Change from CR (Regional Commercial) to RD6 (Duplex Residential) at 1009 South Avenue, to Toledo City Council for the following **two (2)** reasons:

1. The proposed Zone Change is consistent with the Comprehensive Plan and the stated purpose of the Zoning Code (**TMC§1111.0606(A)**); and
2. The proposed Zone Change is compatible with existing land uses within the general vicinity of the subject property (**TMC§1111.0606(B)**).

Respectfully Submitted,



Lisa A. Cottrell
Secretary

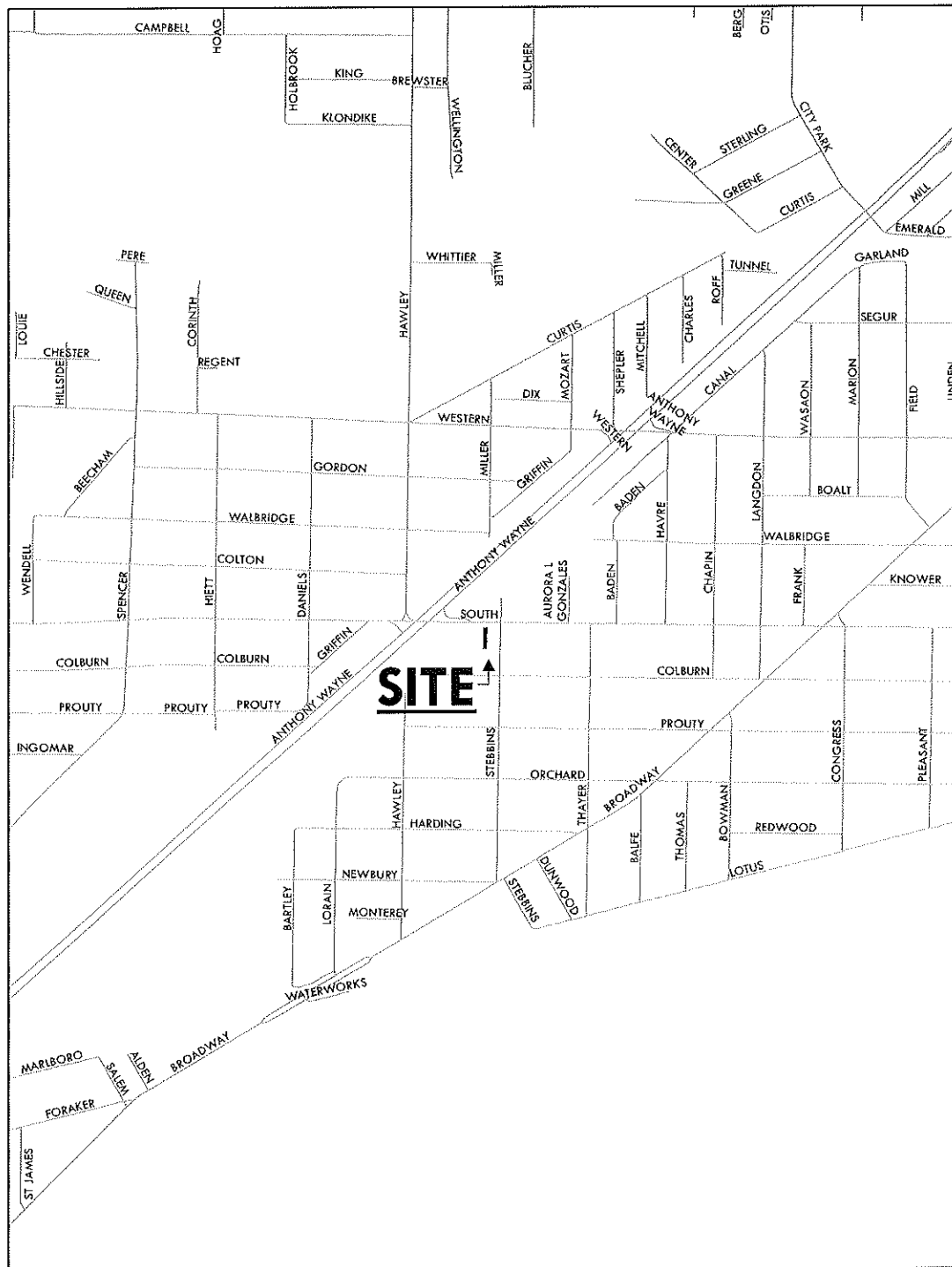
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Two (2) sketches follow

CC: Zalmen Meisels, SYD Property LLC, 1009 South Avenue, Toledo, OH 43609
Alex Schultz, Planner

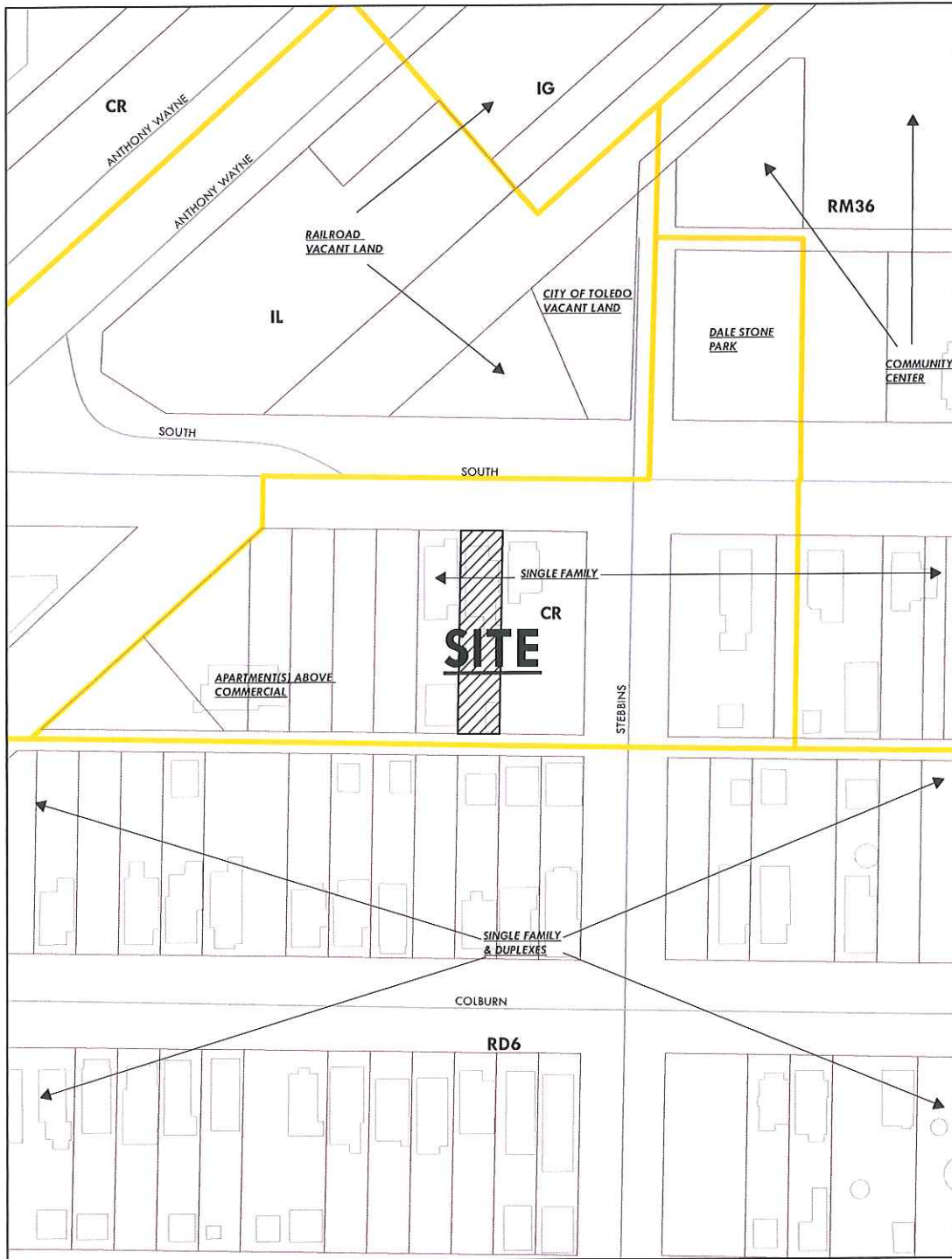
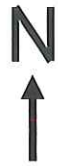
GENERAL LOCATION

Z25-0026
ID 12



ZONING & LAND USE

Z25-0026
ID 12



CITY OF TOLEDO

SIGN POSTING REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedure established by the City Zoning Code (TMC 1111.0304) are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of the public rights-of-way (if the way has been in use) also require signs.

The applicant is responsible for posting the required sign(s) and ensuring that the signs remain posted throughout the 15-day period prior to public hearing. **Failure to maintain the signs during this entire period may be cause for deferral or denial of the application.** Upon notification, the sign(s) is to be picked up at the Toledo-Lucas County Plan Commission office between the hours of 8:00 a.m. and 4:45 p.m.

1. LOCATION

- A. The sign shall be conspicuously located. **It shall be located within twenty feet of the public sidewalk** (or edge of public street). Plan Commission staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be two to seven feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign in order to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then in addition to a sign placed on the property a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. Sign(s) shall be mounted on a post, stake or building at the site.

4. PERIOD OF POSTING

- A. Signs must be posted from (dates) 09/24/2025 to 11/21/2025.

5. REMOVAL

- A. The sign shall not be removed before the final hearing on the request.
- B. The sign shall be removed between seven (7) and ten (10) days after the final hearing.

I hereby acknowledge that I have read the above Sign Posting Requirements and discussed them with the Plan Commission staff. I understand all the requirements and agree to comply with each of them. I acknowledge receiving a copy of these Sign Posting Requirements.

Rafiat Thomas
(Applicant or Agent)

Rafiat Thomas
(Print Name or Organization)

419.360.6096
(Telephone No.)

I issued 1 signs for this application 9/29/25
(Date)

UKB
(Staff Member) AS

Location of sign(s) One (1) on South Avenue

CASE NUMBER Z25-0026

PUBLIC HEARING

CASE NO. 225-0026

REQUEST: Zone Change from CR (Regional Commercial) to RD6 (Duplex Residential) at 1009 South

Avenue

APPLICANT NAME: SYD Property LLC

ADDRESS: 1009 South Avenue, Toledo, OH 43609

DATE: October 9, 2025 TIME: 2:00 P.M.

Contact Person: Zalmen Meisels

Contact Person Phone Number: 419-283-4153

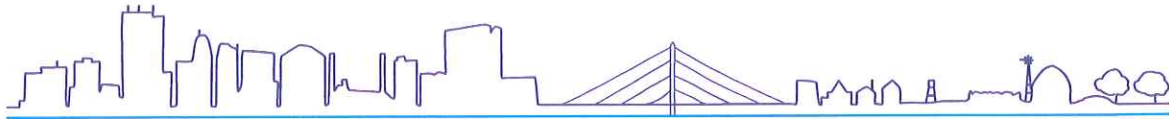
PLACE: Council Chamber, 1st Floor, One Government Center
Jackson & Erie Streets, Toledo, OH

For Further Information, Contact
The Toledo-Lucas County Plan Commissions

PHONE: (419) 245-1200

FAX: (419) 936-3730

TMC 1111.0304



TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

One Government Center, Suite 1620, Toledo, OH 43604 P: 419 245-1200 F: 419 936-3730

DATE: September 26, 2025

REF: Z25-0026

PLANNER: Schultz

Zalmen Meisels
SYD Property L.L.C.
1009 South Avenue
Toledo, OH 43609

PUBLIC HEARING DATE

Thursday, October 9, 2025

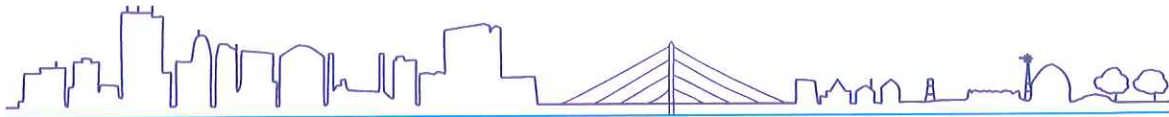
Please be advised that your request for a Zone Change from CR (Regional Commercial) to RD6 (Duplex Residential) at 1009 South Avenue has been scheduled for a public hearing before the Toledo City Plan Commission. This hearing will be held in the **City Council Chambers, One Government Center**, Jackson and Erie Streets, Toledo, Ohio on **Thursday, October 9, 2025 at 2:00 p.m.**

The purpose of the public hearing is to enable the Plan Commission to consider your request in an open and public forum. This allows you and the surrounding property owners an opportunity to offer any and all opinions and comments regarding the requests.

You or your representative should make every attempt to attend this hearing in order to respond to any questions or concerns which may arise. In the event you are unable to attend the public hearing, it is suggested that you notify the Plan Commission staff at 419-245-1200 prior to the meeting.

Please Note: **Failure to attend or be represented could result in the Plan Commission deferring action on your request.**

TOLEDO CITY PLAN COMMISSION



TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

One Government Center, Suite 1620, Toledo, OH 43604 P: 419 245-1200 F: 419 936-3730

DATE: September 26, 2025

REF: Z25-0026

PLANNER: Schultz

NOTICE OF PUBLIC HEARING

on

Date: Thursday, October 9, 2025

Request: Zone Change from CR (Regional Commercial) to RD6 (Duplex Residential)

Location: 1009 South Avenue

The complete legal description of the land in question is on file at the office of the Toledo City Plan Commission, located at One Government Center, Suite 1620, Toledo, Ohio 43604.

Notice of this hearing is mailed to the owners of property within and contiguous to and directly across the street from subject parcel or parcels at the addresses of such owners appearing on the County Auditor's current tax list. Please share this notice with neighbors that may lie beyond the range of this mailing. They may attend the public hearing and/or otherwise make their feelings known about this case.

The Toledo City Plan Commission will hold a hearing to consider this request at **2:00 p.m.** on **Thursday, October 9, 2025** at the ***Council Chambers, First Floor, One Government Center***, Jackson and Erie Streets, Toledo, Ohio, and would appreciate any information you or your neighbors can give to aid their decision. **It is not necessary for you to attend the meeting but you are welcome to do so if you wish.** You may write or phone before the meeting to give us information or to inquire about this request. The Planner handling this case is Alex Schultz. They may be contacted at 419-245-6283 or alex.schultz@toledo.oh.gov.

TOLEDO CITY PLAN COMMISSION

CITY OF TOLEDO, OHIO

Clerk of Council
One Government Center
Toledo, Ohio 43604

Julie Gibbons
Clerk of Council

Telephone
419-245-1060

Date: September 26, 2025
Ref: Z25-0026

NOTICE OF PUBLIC HEARING

Wednesday, November 13, 2025

The Zoning and Planning Committee of Council, at a meeting to be held in the Council Chambers, First Floor, One Government Center, Jackson & Erie Streets, Toledo, Ohio, on November 13, 2025 at 4:00 p.m., will consider the following request:

Zone Change from CR (Regional Commercial) to RD6 (Duplex Residential) at 1009 South Avenue (Z25-0026)

Julie Gibbons
Clerk of Council

****Failure of applicant to appear may result in a deferral or denial of the request.**

NOTICE PUBLISHED IN TOLEDO CITY JOURNAL

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ATLANTA GA 30308 1325

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1002 COLBURN ST
TOLEDO OH 43609

ONEILL RYAN
1008 COLBURN ST
TOLEDO OH 43609

JONES LAVEAL L
1871 N SUPERIOR
TOLEDO OH 43611

ABES PROPERTY AND INVESTMENTS
LLC
1023 SOUTH AVE
TOLEDO OH 43609

KNAPP PEGGY PATRICIA
1004 COLBURN ST
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