CASE # BZA 25-00015

CITY OF TOLEDO

BY: Department of Economic and Business Development
Division of Building Inspection

3.3.25 OK

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 5745 & 5715 Angola Road, Toledo, OH 43615 Zoning District IG Date 2/26/2025Legal Description 26-11754: 2 14 NW 1/4 E 200 FT W 1754.6 FT OF TH T PT W 130 AC N OF RR
26-11774: 2 14 NW 1/4 E 170 FT W 1924.6 FT LYING N OF LS & MS RR
26-11771: 2 14 NW 1/4 E 180 FT TH T PT E 55 AC W 130 AC PT N OF RR EXC W 623 FTApplicant's Name (print) Tim Volchko - Civil & Environmental Consultants, Inc.

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

Exception X Appeal decision _____ ADA Accommodation _____TMC § 1105.0302, which prohibits fences from exceeding three and a half feet (3-1/2') in the front yardApplicant Signature Tim Volchko Phone (614) 330-9743Applicant's Street Address 250 Old Wilson Bridge Road, Ste 250 Fax _____Applicant's City, State, Zip Worthington, OH 43085 E-Mail tvolchko@cecinc.com

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.

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+++++ OFFICE USE +++++

Permit Tech Checklist: Application complete ✓ Photos ✓ Letter ✓ Proper Site Plan ✓ SWO N/ACopy 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 3/3/25

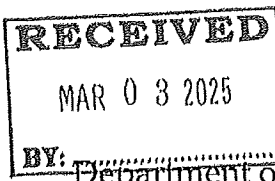
Reviewed by _____ Date _____ Staff Recommendation _____

Board Decision _____ Date _____

P:, Inspection, BZA

3/15/2022 kjr

2-1

CASE # BZA25-00015

CITY OF TOLEDO

BY: Department of Economic and Business Development

Division of Building Inspection

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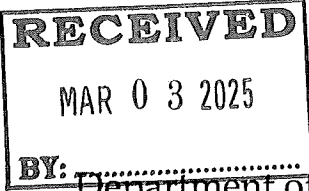
Code Enforcement notified if orders are being appealed. _____ Permit Tech's Initials _____ Date _____

Reviewed by _____ Date _____ Staff Recommendation TRANSPORTATION/TRAFFICMANAGEMENT HAS NO ISSUES. Aaron Palumbo 3-4-25

Board Decision _____ Date _____

P:, Inspection, BZA

3/15/2022 kjr

CASE # 132A25-00015

CITY OF TOLEDO

BY: _____
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

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Reviewed by _____ Date _____ Staff Recommendation _____

Board Decision _____ Date _____

P:, Inspection, BZA

3/15/2022 kjr



CITY OF TOLEDO BOARD OF ZONING APPEALS - MEETING NOTES

HEARING DATE: Monday, April 21, 2025	BZA NO: BZA25-00015	APPLICANT: Tim Volchko
SITE LOCATION: 5745 & 5715 Angola Rd	ZONING DISTRICT: 10-IG	SWO OR NOL ISSUED: N/A

TMC CODE:	1105.0302
CODE DESCRIPTION:	<p>The following standards apply in all Commercial and Industrial districts:</p> <ol style="list-style-type: none">1. Fences may not exceed 3½ feet in height in the required front setback.2. Fences may not exceed 10 feet in any other location on a lot.3. No part of any fencing or swing gate may extend into the public right-of-way.4. If the site does not have a primary structure, the area between the front property line and the required front setback listed in Sec. 1106.0100 is defined as the front yard. <p>B. See Sec. XX1108.0203HXX for required outdoor storage screening standards. C. See Sec. XX1104.1600 XX for storage of towaway vehicles screening standards</p>
ANALYSIS:	Applicant requests variance of 2 1/2' in height in front set-back.

BOARD MEMBERS	1ST/2ND MOTION	1ST/2ND IF 2ND MOTION	YEA	NAY	ABSENT	RECUSE	LEFT BEFORE VOTE TAKEN	
CHRISTY SONCRANT								
CARRIE HARTMAN								
DEVON OVERTON								
JULIA RANGLES								
ERIC CRAIG								
ROBERT PASKER								
NATHAN KNAPKE								

VOTING RESULTS:	APPROVED	DISAPPROVED	DEFERRED	WITHDRAWN
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CONDITIONS OF APPROVAL



February 26, 2025

City of Toledo
Board of Zoning Appeals
One Government Center, Suite 1600
Toledo, OH 43604

To Whom it May Concern:

Subject: Waiver Request – AIM Transportation Solutions
5715-5745 Angola Road
CEC Project 336-191

Civil & Environmental Consultants, Inc (CEC) respectfully requests for the Board of Zoning Appeals (BZA) to grant a variance regarding the proposed fence on this site. TMC§1105.0302 prohibits fences from exceeding three and a half feet (3½') in the front yard. Our client would like to install a six foot (6') tall fence along the front building setback line, which is located 30' from the right-of-way and 60' from the centerline of Angola Road.

The location of the proposed fence would be closer to compliance with the zoning code, as the existing fence is located much closer to the right-of-way. Sheetz, Inc. intends to lease a portion of these two parcels from AIM Transportation Solutions to be used as truck parking for Sheetz distribution fleet. As part of this agreement, Sheetz intends to make improvements to the site including the addition of a modular building, shed & fencing. These improvements will be submitted to the City for approval. As part of these improvements, Sheetz would like to install the above-mentioned fence to provide security and safety for the Sheetz operations.

Please see the attached exhibits showing the existing conditions and proposed conditions of the site.

Sincerely,

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.

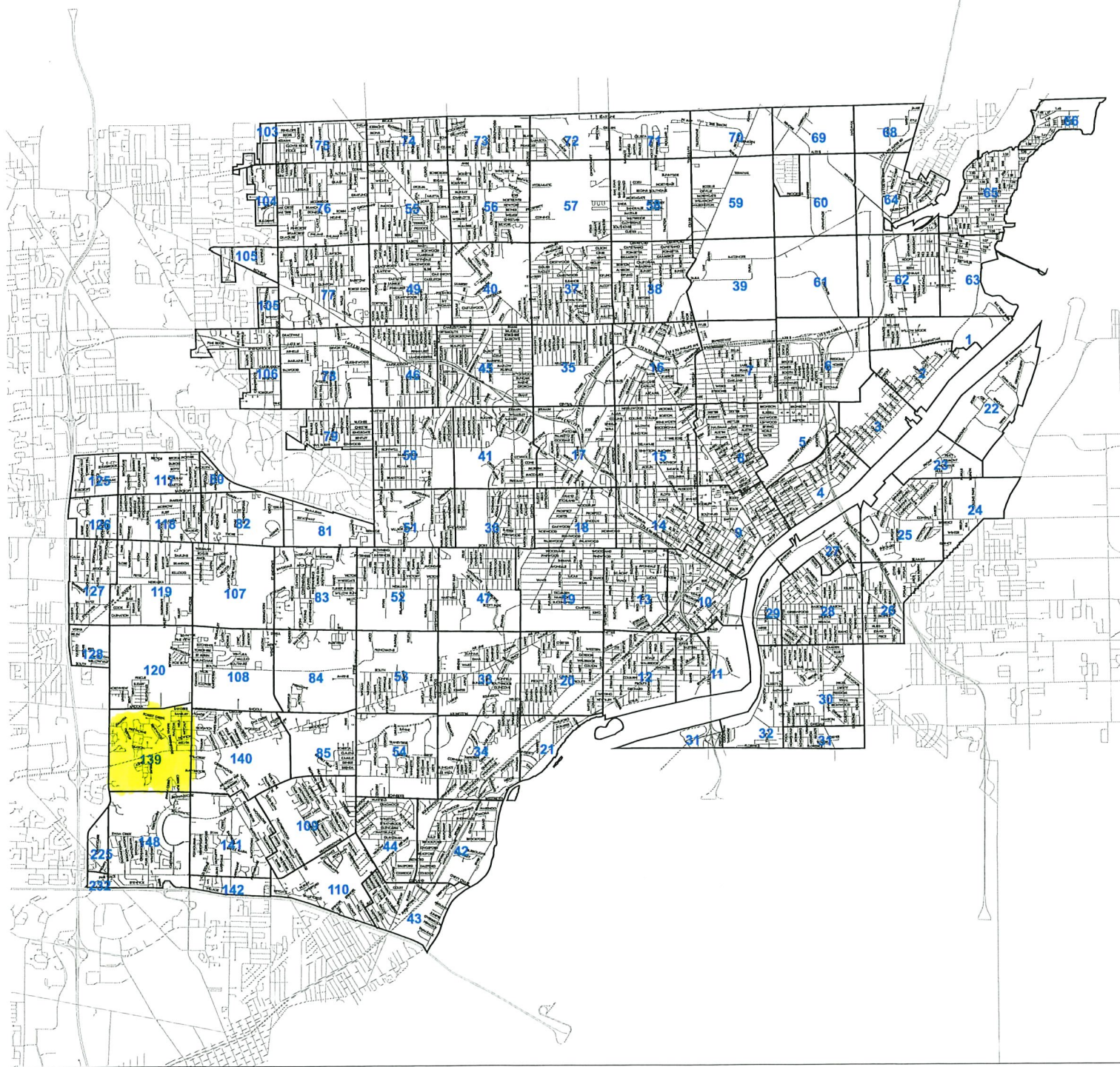
Tim Volchko, P.E.
Principal

Jon Hammond, P.E.
Project Manager

Enclosures: Existing Conditions (EX-04A)
Proposed Conditions (EX-04B)

TOLEDO

INDEX BOARDS



ANGOLA

1.43

RM12

TIBARON PLAT 5

2.10

1.20

2.50

1.75

1.37

1.30

12

11

10

7

9

4

3

23

24



NORTH

SUN HOMES SERVICES
PID 26-00424
5702 ANGOLA RD

EXISTING ACCESS
DRIVE TO REMAIN

EXISTING
CHAIN-LINK
FENCE

ANGOLA ROAD
(PUBLIC - R/W VARIES)

550.00'

BUSCH LEASING LLC
PID 26-11754
5745 ANGOLA RD
1.82 AC.

AREA OF
INTEREST

ORANGE CAT LLC
PID 26-11764
5645 ANGOLA RD
1.51 AC.

SUBJECT
PROPERTY LINE

SEAWAY PATTERN
MANUFACTURING INC
PID 26-11777
5649 ANGOLA RD
2.55 AC.

406.18'

562.16'

PENNSYLVANIA LINES LLC
PID 26-99001
HOLLAND SYLVANIA RD

JUSTIN & IVY GRIER
PID 26-80927
5690 GREENRIDGE DR
0.96 AC.

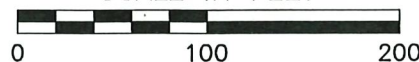
PARCEL OWNER INDEX

REFERENCES

- | | |
|---|--|
| 1 BUSCH LEASING LLC
PID 26-11774
5715 ANGOLA RD
1.37 AC. | 4 JANET S BARKER
PID 26-80934
5700 GREENRIDGE DR
0.36 AC. |
| 2 BUSCH LEASING LLC
PID 26-11771
5715 ANGOLA RD
1.32 AC. | 5 MICHELLE L HASTY
PID 26-80937
5708 GREENRIDGE DR
0.29 AC. |
| 3 PREFERRED PROPERTIES INC
PID 26-80931
5696 GREENIDGE DR
0.52 AC. | 6 MARSHALL J WOLF
PID 26-80941
5746 GREENRIDGE LN
0.29 AC. |

1. EXISTING BOUNDARY SHOWN PER BOUNDARY SURVEY COMPLETED BY CEC NOVEMBER 2023.
2. EXISTING BASE MAP INFORMATION SHOWN PER LUCAS COUNTY AUDITOR ACCESSED JULY 2023.
3. AERIAL PHOTOGRAPHY OBTAINED FROM OHIO GEOGRAPHICALLY REFERENCED INFORMATION PROGRAM ACCESSED MARCH 2024.

SCALE IN FEET



Civil & Environmental
Consultants, Inc.

250 W. Old Wilson Bridge Road
Suite 250
Worthington, OH 43085
Ph: 614.540.6633
www.cecinc.com

SHEETZ, INC.
AIM TRANSPORTATION SOLUTIONS
5715 ANGOLA ROAD
CITY OF TOLEDO, LUCAS COUNTY, OH

EXISTING CONDITIONS

DRAWN BY:	JJW	CHECKED BY:	TJV	APPROVED BY:	DRAFT	EXHIBIT:
DATE:	FEBRUARY 2025	DWG SCALE:	1"=100'	PROJECT NO:	336-191	EX-04A



NORTH

SUN HOMES SERVICES
PID 26-00424
5702 ANGOLA RD

EXISTING ACCESS
DRIVE TO REMAIN

ANGOLA ROAD
(PUBLIC - R/W VARIES)

EXISTING
CHAIN-LINK
FENCE

550.00'

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AREA OF
INTEREST

301.73'

ORANGE CAT LLC
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1.51 AC.

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406.18'

SEAWAY PATTERN
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DATE: FEBRUARY 2025	DWG SCALE: 1"=100'	PROJECT NO: 336-191	



SUN HOMES SERVICES
PID 26-00424
5702 ANGOLA RD

EXISTING ACCESS
DRIVE TO REMAIN

PROP. CHAIN-LINK FENCE
(TO MATCH EXISTING)

ANGOLA ROAD
(PUBLIC - R/W VARIES)

550.00'

MODULAR
BUILDING
(58'X27.59')

ORANGE CAT LLC
PID 26-11764
5645 ANGOLA RD
1.51 AC.

SHED
(12'X12')

TRUCK PARKING

SUBJECT
PROPERTY LINE

BUSCH LEASING LLC
PID 26-11754
5745 ANGOLA RD
1.82 AC.

AREA OF
INTEREST

CAR
PARKING
SPACES

PROP. 6'
CHAIN-LINK
FENCE

CHAIN LINK
FENCE

1

2

562.16'

PENNSYLVANIA LINES LLC
PID 26-99001
HOLLAND SYLVANIA RD

JUSTIN & IVY GRIER
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3

4

5

6

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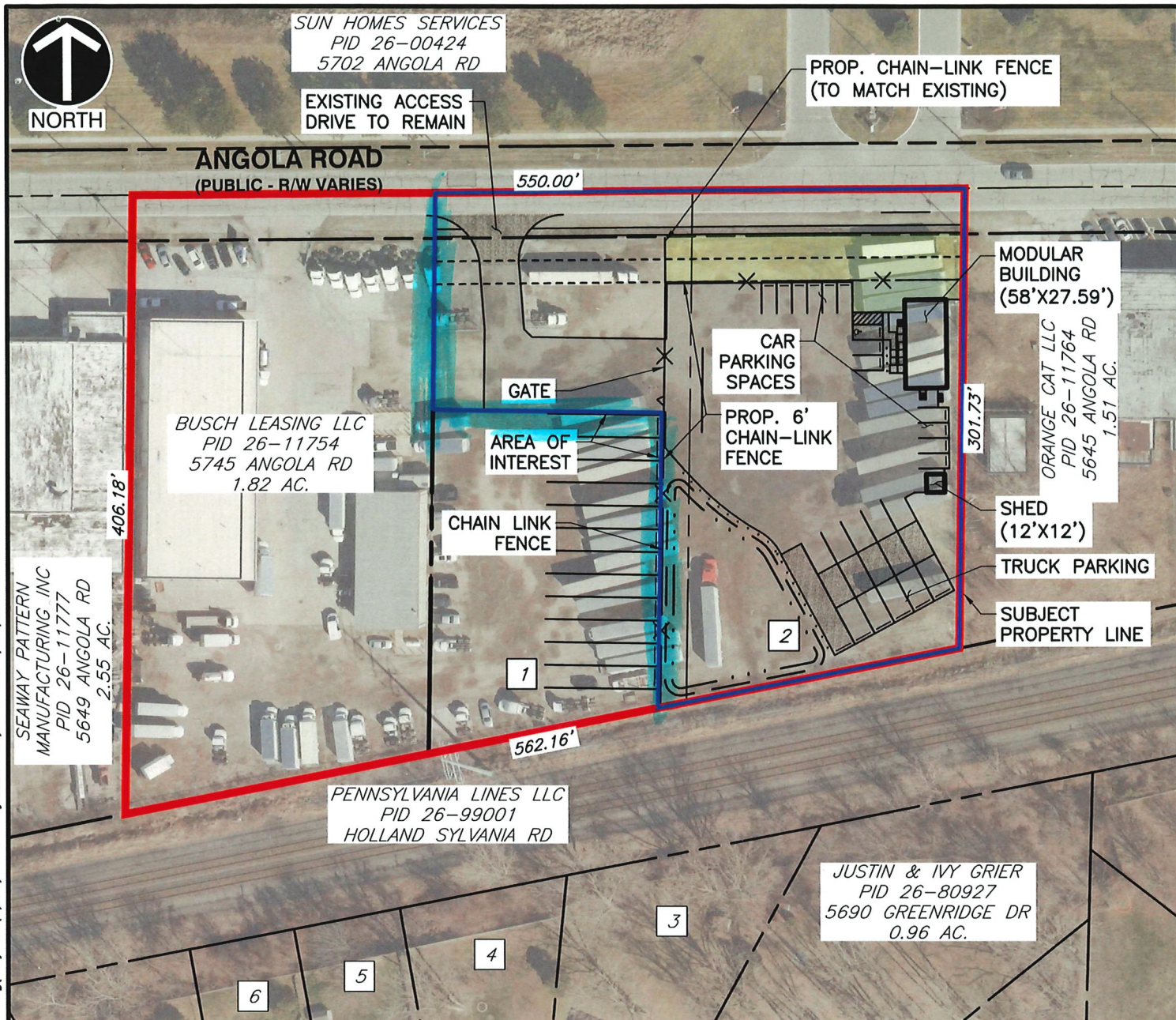
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PROPOSED CONDITIONS

DRAWN BY: JJW	CHECKED BY: TJV	APPROVED BY: DRAFT	EXHIBIT: EX-04B
DATE: FEBRUARY 2025	DWG SCALE: 1"=100'	PROJECT NO: 336-191	

P:\330-000\336-191-CADD\Draw\Exhibit\336191-EX04-Waiver Request Exhibits.dwg{4B} LS:(2/26/2025 5:07 PM) LP: 2/26/2025 5:07 PM

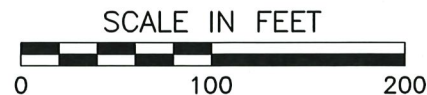


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DATE: FEBRUARY 2025	DWG SCALE: 1"=100'	PROJECT NO: 336-191	

2-10



CASE # BZA25-00016

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 4760 Glendale Avenue, Toledo, Ohio, Zoning District CR Date 2/7/25

Legal Description 2.24 NE 1/4 PT NW of Glendale being 66/4.75 ft In CEN Eastgate Rd & 870.3 FT In CEN Cass Rd/Exo F

Applicant's Name (print) Aaron Speegle

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

Exception ☒ Appeal decision _____ ADA Accommodation _____

TMC § 1113.0506 Electronic Message Center (EMC)

Applicant Signature Aaron Speegle Phone 419.450.2640
Applicant's Street Address 8825 Old Airport Highway Fax _____
Applicant's City, State, Zip Holland, Ohio, 43520 E-Mail aspeegle@lighthouse-innovation.com

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.
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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 5/16/25

Reviewed by _____ Date _____ Staff Recommendation TRANSPORTATION/TRAFFIC

MANAGEMENT HAS NO ISSUES. Aaron Valmhofer 3-7-25

Board Decision _____ Date _____

P., Inspection, BZA

3/15/2022 kjr

CASE # BZA25-00016

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 4760 Glendale Avenue, Toledo, Ohio, Zoning District CR Date 2/7/25Legal Description 2 24 NE 1/4 PT NW of Glendale being 66/4.75 ft in CEN Eastgate Rd & 878.3 FT in CEN Cass Rd/Exc FApplicant's Name (print) Aaron Speegle

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

Exception ☒ Appeal decision _____ ADA Accommodation _____

TMC § 1113.0506 Electronic Message Center (EMC)

Applicant Signature Aaron Speegle Phone 419.450.2640
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Applicant's City, State, Zip Holland, Ohio, 43528 E-Mail aspeegle@lighting-innovation.com

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+++++ OFFICE USE +++++

Permit Tech Checklist: Application complete ☒ Photos ☒ Letter ☒ Proper Site Plan ☒ SWO N/ACopy 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 5/6/25

Reviewed by _____ Date _____ Staff Recommendation _____

Board Decision _____ Date _____

P., Inspection, BZA

3/15/2022 kjr

3-2



CITY OF TOLEDO BOARD OF ZONING APPEALS - MEETING NOTES

HEARING DATE: Monday, April 21, 2025	BZA NO: BZA25-00016	APPLICANT: Aaron Speegle
SITE LOCATION: 4760 Glendale Ave	ZONING DISTRICT: 10-CN	SWO OR NOL ISSUED: N/A

TMC CODE:	1113.0506
CODE DESCRIPTION:	<p>1113.0506 Electronic Message Center (EMC).</p> <p>A. An Electronic Message Center is an electronically controlled message center or reader board where copy and graphics are shown on a screen or series of lamps or pixels.</p> <p>B. Prior to receipt of a sign permit to install a new EMC, all signage on the subject premises shall first be in conformance with all requirements of this Chapter.</p> <p>C. An EMC is only permitted as a part of a low profile, medium profile, or high profile ground sign, or a residential monument sign. An EMC is not permitted as any building sign, a shopping center ground sign, or another special sign type except for an internal sign.</p> <p>D. An EMC is only allowed on a parcel with CR, CR-SO, IL, IG, or IC zoning provided the parcel has frontage on a major street. An EMC is only allowed on a parcel with RS, RD, or RM zoning provided the parcel has frontage on a major street and the structure(s) exceeds 5,000 square feet of floor area. Additionally, EMCs are prohibited in certain overlays; see Chapter 1103, Overlay Zoning Districts.</p> <p>E. Regardless of the underlying zoning district, an EMC shall not be installed in any Historic Overlay District (-HO), the Downtown Overlay District (-DOD), the Warehouse District Overlay, or the Maumee Riverfront Overlay (-MRO).</p> <p>F. Only one (1) EMC shall be permitted per premises. For the purpose of this chapter, a ground sign with 2 identical sides, each with 1</p>
ANALYSIS:	Applicant requests variance of 2nd EMC sign.

BOARD MEMBERS	1ST/2ND MOTION	1ST/2ND IF 2ND MOTION	YEA	NAY	ABSENT	RECUSE	LEFT BEFORE VOTE TAKEN	
CHRISTY SONCRANT								
CARRIE HARTMAN								
DEVON OVERTON								
JULIA RANGLES								
ERIC CRAIG								
ROBERT PASKER								
NATHAN KNAPKE								

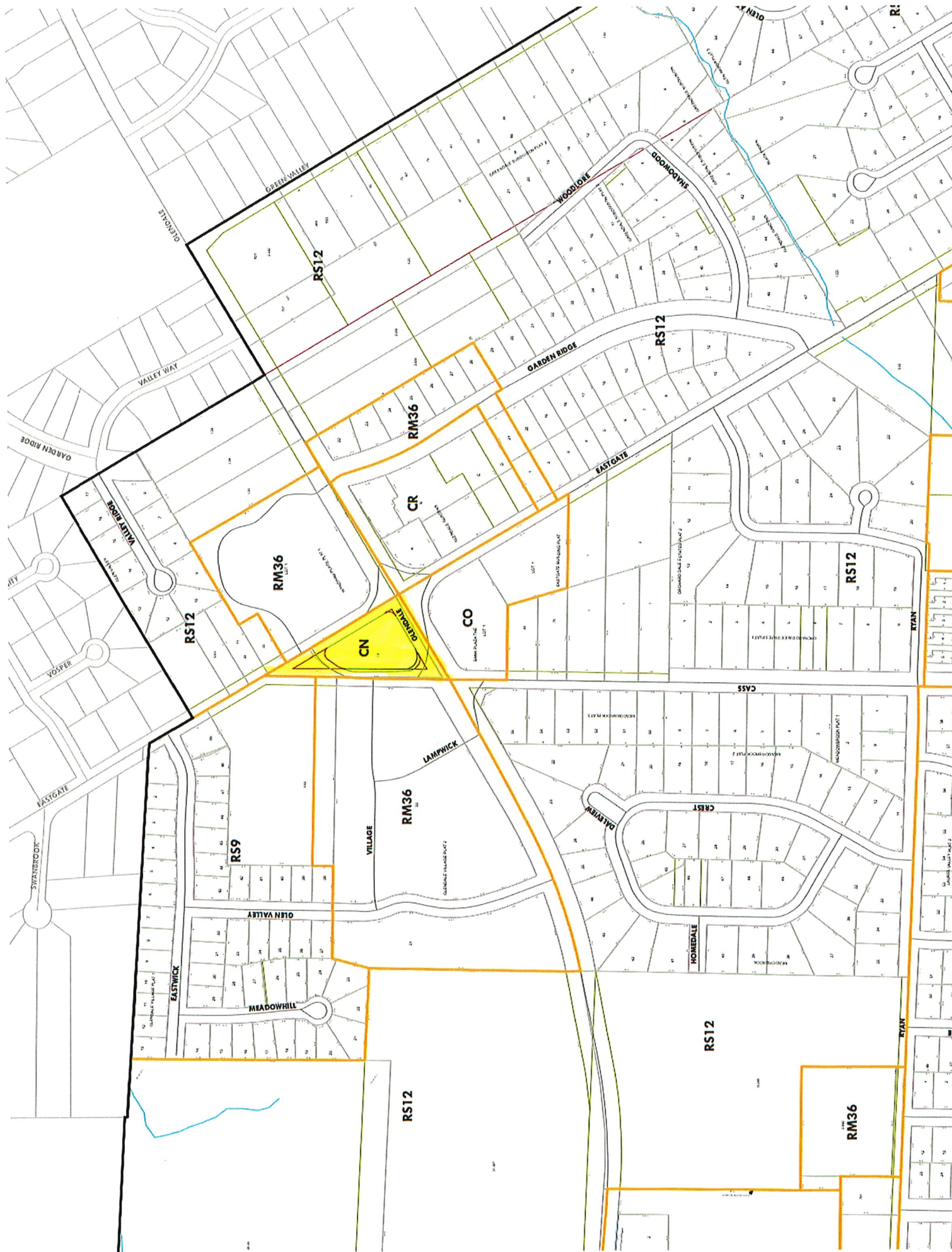
VOTING RESULTS:	APPROVED	DISAPPROVED	DEFERRED	WITHDRAWN
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CONDITIONS OF APPROVAL

To Whom it may concern,

Monnette's Market Glendale location would like an exception to TMC Code 1113.0506 (EMC) F. Only one (1) EMC shall be permitted per premises. For the purpose of this chapter, a ground sign with 2 identical sides, each with 1 identical EMC cabinet per side, shall be considered 1 EMC. Monnette's Market is a perishable food business and time is of the essence to be able to instantly update the immediate traffic viewing of the daily product pickup and sales. This allows us to move the product quickly before the expiration and waste of product. This location was purchased based on its ability to advertise to both busy street corners. If removal of the ability to communicate our daily changes to the public, at each location, this will severely harm the store and its long established marketing footprint. Monnette's Market prefers to keep the lollipop sign height, but we are happy to accommodate both signs to meet the size and height requirements at their perspective corners. This store's location meets all other requirements such as frontage and distance from the street at the current sign location. We ask to maintain the existing two sign locations while allowing an EMC for both.

Thank You



1107.2000 Sight Distance Setback

No fence, sign structure or planting which obstructs visibility between 42 inches and 84 inches above grade shall be maintained within 23 feet of the curb or pavement edge of any street.

1113.0506 Electronic Message Center (EMC)

A. An Electronic Message Center is an electronically controlled message center or reader board where copy and graphics are shown on a screen or series of lamps or pixels.

B. Prior to receipt of a sign permit to install a new EMC, all signage on the subject premises shall first be in conformance with all requirements of this Chapter.

C. An EMC is only permitted as a part of a low profile, medium profile, or high profile ground sign, or a residential monument sign. An EMC is not permitted as any building sign, a shopping center ground sign, or another special sign type except for an internal sign.

D. An EMC is only allowed on a parcel with CR, CR-SO, IL, IG, or IC zoning provided the parcel has frontage on a major street. An EMC is only allowed on a parcel with RS, RD, or RM zoning provided the parcel has frontage on a major street and the structure(s) exceeds 5,000 square feet of floor area. Additionally, EMCs are prohibited in certain overlays; see Chapter 1103, Overlay Zoning Districts.

E. Regardless of the underlying zoning district, an EMC shall not be installed in any Historic Overlay District (-HO), the Downtown Overlay District (-DOD), the Warehouse District Overlay, or the Maumee Riverfront Overlay (-MRO).

F. Only one (1) EMC shall be permitted per premises. For the purpose of this chapter, a ground sign with 2 identical sides, each with 1 identical EMC cabinet per side, shall be considered 1 EMC.

G. An EMC which only includes numerals and only one color, also known as a digital price board, is exempt from these requirements.

H. All EMCs shall conform to the following graphic standards:

1. EMCs located within one hundred (100) feet of a residentially zoned district or use must be turned off when the use is closed or between the hours of 10:00 p.m. and 6:00 a.m., whichever is more restrictive. Illumination shall be so arranged as to reflect light away from residential premises and in such a manner so as not to cast glare.

2. Displayed messages may change no more than one time every eight (8) seconds.

3. Movement including animation, flashing and scrolling is prohibited at all times. Only static text or images are permitted.

4. EMCs shall be designed and operated with automatic dimming features that adjust illumination from daylight to night time maximums and provide the owner/operator of the EMC the ability to reduce the illumination and/or brightness to adjust to background and ambient light conditions. These controls may include an auxiliary photocell on or near the sign.

5. The eye illuminance limit shall effectively be 0.0 foot-candles (fc); which

means that the increase above ambient levels of lighting caused by switching on the sign shall not exceed 0.3 fc measured at one-hundred (100) feet from the sign standing as near as perpendicular to the sign as possible, or at the edge of the pavement no more than one-hundred (100) feet from the sign using a foot-candle meter held five (5) feet above grade.

6. Brightness shall be verified with two measurements. The first is taken at least 30 minutes past sunset and records the ambient light while the sign is off or displaying all black copy, or with the sign's illumination blocked. The second reading is taken while the sign is on and not blocked. Measurements shall be taken at the same location, with the meter aimed toward the center of the sign.

7. If the difference between the measurements is equal to or less than 0.3 fcs, the brightness is properly adjusted; otherwise the sign must comply with the bright standards set forth above.

8. White, red, yellow or green lights may be used, unless in the opinion of the Director of Public Service and/or the Division of Transportation, such colors create a driving hazard.

12'

WE ARE



DAKTRONICS

**MONNETTES
MARKET**



10'



