

CASE # BZA25-00650

CITY OF TOLEDO

PAID
9-29-25 CR

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 1609 W. Bancroft, Toledo Ohio 43604 Zoning District 10CR Date _____Legal Description Upton & Milers Milton Heights ADDN Lots 7-9Applicant's Name (print) Brandon BanteyAppeal (Dept. of Inspection ruling - Title Nine Sign Code) _____ Hardship Variance ☒Exception ☒ Appeal decision _____ ADA Accommodation _____TMC § 1105.0302 Commercial & Industrial District 1Applicant Signature [Signature] Phone 419-509-6784Applicant's Street Address 3706 Sherbrooke RD Fax _____Applicant's City, State, Zip Toledo, Ohio 43613 E-Mail BrandonB0419@gmail.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.

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 DBS Date 9/29/2025

Reviewed by _____ Date _____ Staff Recommendation _____

Board Decision _____ Date _____

P:, Inspection, BZA

3/15/2022 kjr

Brandon Banton (Owner)

Parcel # 1525241

1609 W Bancroft

Toledo, Ohio 43606

9-17-25

To whom it may concern,

I am the property owner of 1609 W Bancroft St. also known as "Irie Lounge". I am asking for special consideration for a fence height variance. Specifically, I am requesting permission to install a 6ft tall fence on the corner of the building parallel to Hawthorne Street. The intent is to provide a safe and controlled fenced in area for guest to go outside and smoke. With the 6ft fence guest will not have to stand in the front or side of the building. I believe this would be a safer and more private alternative for guest, and something residents of the neighborhood will appreciate. Currently our patrons gather in the front or go to the side of the building to smoke. With this installation our guest will be able to go outside and smoke in a safe controlled inconspicuous location and not disturb residents who may pass by.

Without this special consideration I believe the image of patron gathering outside in un-enclosed areas creates a negative perception to the public and may be deemed as a nuisance in the future.

Respectfully, I am asking you to grant this special request and allow us to install an enclosed fenced area Parallel to Hawthorne Street from edge of the building to the exterior entry door. The exact dimensions of the fenced area is 22x15x6ft





new fence location in red.
22'x15'x6' tall. fence will be
roughly 6' from sidewalk.

SPEED
LIMIT
25

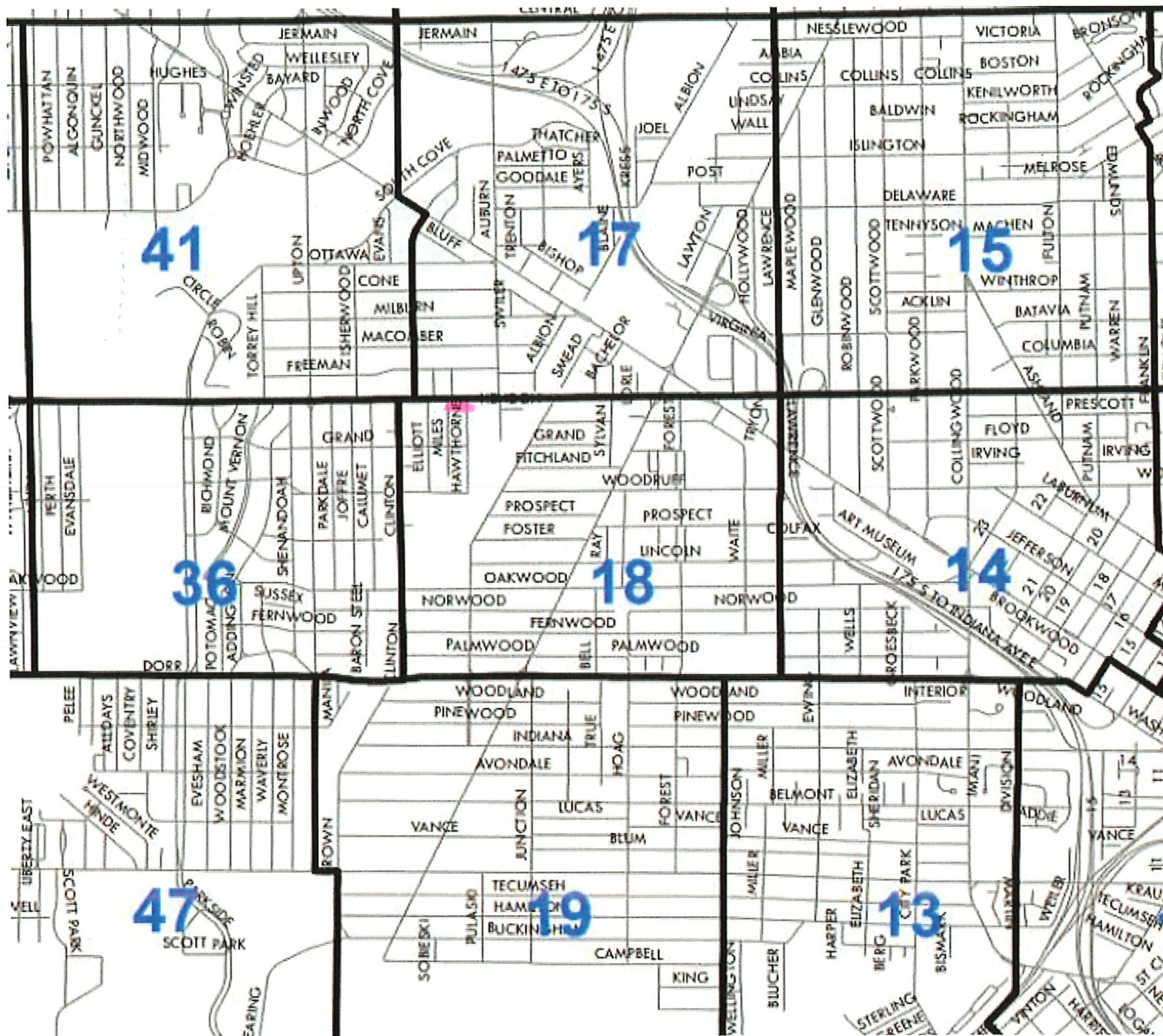
15'

6'

22'



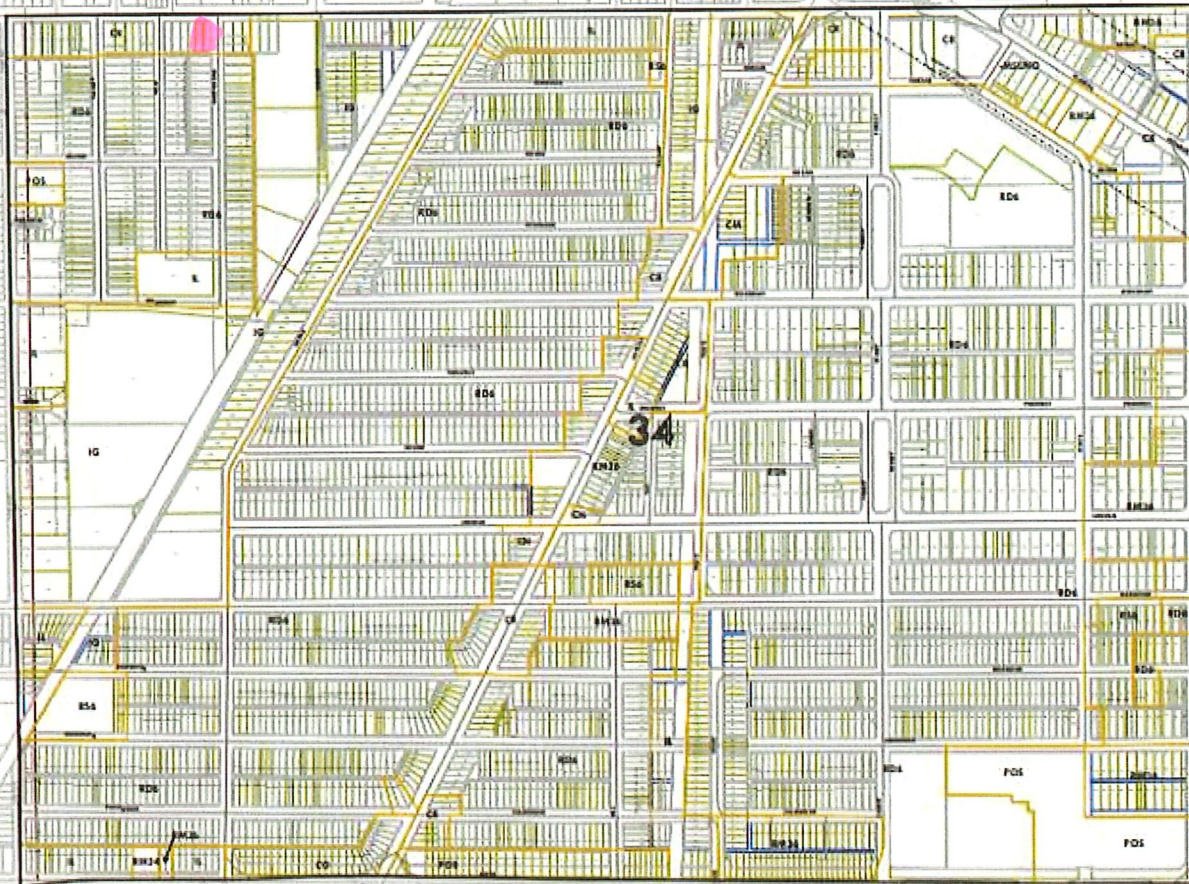




TOLEDO

T.9.S. R.7.E.

18



18

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: 6/12/2023



PARCEL ID: 1525241

ASSESSOR#: 04156030

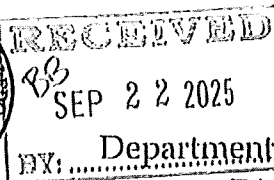
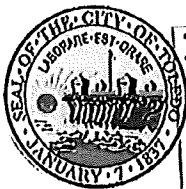
MARKET AREA: 2003C
BANTON BRANDON L
TAX YEAR: 2025

ROLL: RP_OH
1609 W BANCROFT ST
STATUS: Active

Summary - General

Tax District	TOLEDO CITY - TOLEDO CSD
Class	COMMERCIAL
Land Use	440 : C - DRY CLEANING PLANTS & LAUNDRIES
Special Use	440 - DRY CLEAN/LAUNDRY
Market Area	2003C - Click here to view map
Zoning Code	10-CR - Click here for zoning details
Zoning Description	Regional Commercial-CR
Water and Sewer	CITY WATER / CITY SEWER
Traffic	SECONDARY ROAD
Street Type	CONCRETE OR BLACKTOP
Owner	BANTON BRANDON L
Property Address	1609 W BANCROFT ST TOLEDO OH 43606
Mailing Address	1609 W BANCROFT ST TOLEDO OH 43606
Legal Desc.	UPTON & MILLERS MILTON HEI GHTS ADDN LOTS 7-9
Certified Delinquent Year	2019
Census Tract	24.02

Summary - Most Recent Sale

CASH # BZA25-00650

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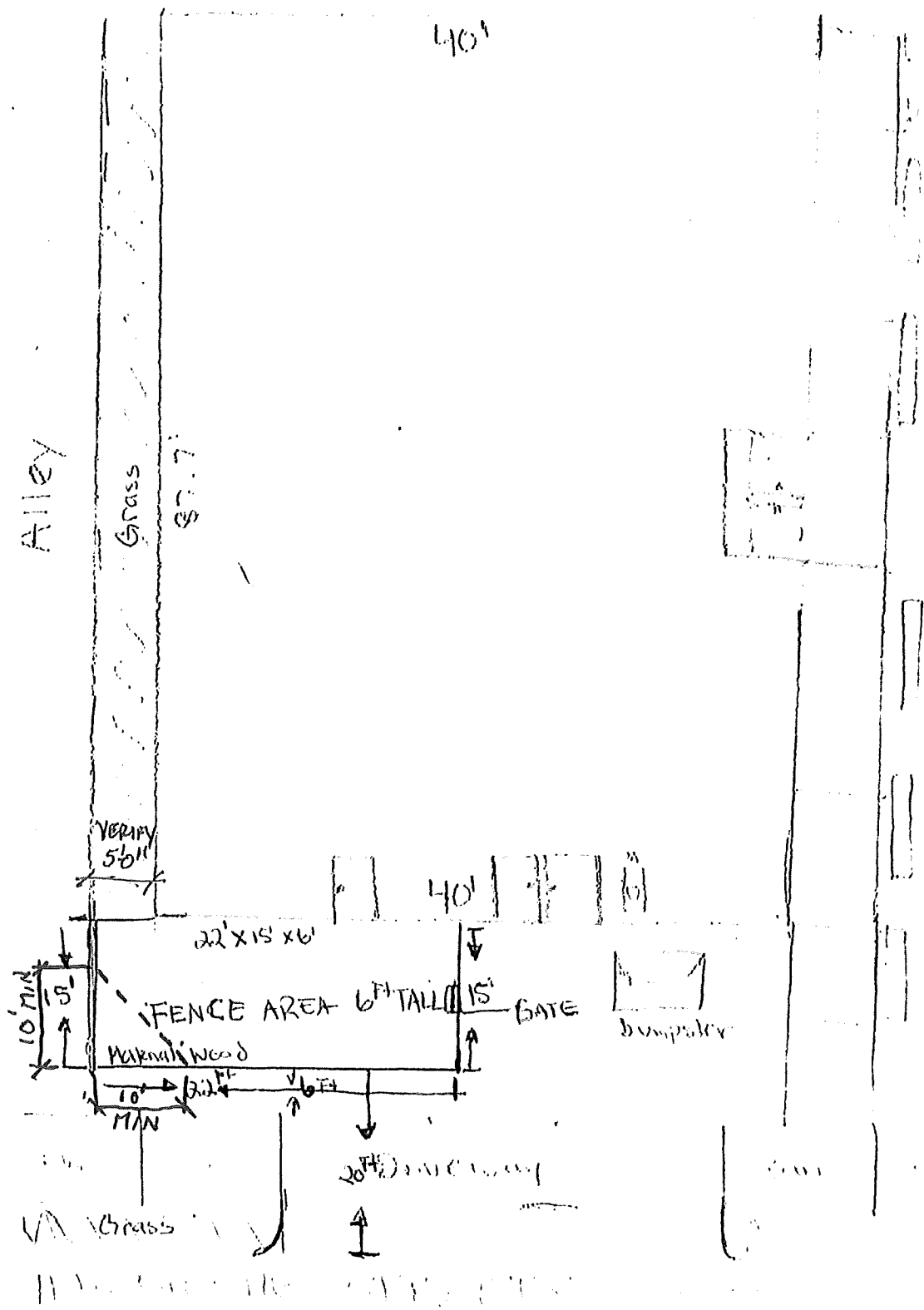
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THE FENCE BE CHAMFERED 10' AT THE ALLEY AND HAWTHORNE ST. TO ALLOW A LINE OF SIGHT FOR TRAFFIC FROM THE ALLEY TO HAWTHORNE ST.

Board Decision _____ Date _____

P: Inspection, BZA

SEE ATTACHED MARKED UP DRAWING. Aaron Yalumbo 3/15/2022 kjr 9-29-25



Block 100 200 300 400 500 600 700 800 900 1000