

## BOARD OF ZONING APPEALS

**June 15, 2026**

# City of Toledo



## **ADMINISTRATIVE BOARD OF ZONING APPEALS (BZA)**

MONDAY, JUNE 15, 2026 - 10:00 A.M.

CITY COUNCIL CHAMBERS, FIRST FLOOR  
GOVERNMENT CENTER

### **BZA BOARD APPROVAL CASE ORDER**

<b>DOCKET #</b>	<b>BZA No</b>	<b>ADDRESS</b>
1	BZA26-00005	1501 S Detroit Ave aka 1502 Lombard Ave
2	BZA26-00015	4606 Rambo Ln
3	BZA26-00016	1607 Hamilton St
4	BZA26-00017	2500 Collingwood Blvd
5	BZA26-00018	3243 134th St
6	BZA26-00019	406 N Westwood Ave

# Board of Zoning Appeals

June 15, 2026

## *Toledo Lucas County Plan Commissions Recommendations*

### **1111.1705 Approval Criteria.**

Zoning variances shall only be approved when the Board of Zoning Appeals finds substantial evidence in the official record to support at least five of the following findings:

- A. Unnecessary hardships or practical difficulties apply to the subject land, buildings or uses which are not generally applicable to other land, buildings, structures, or uses in the same zoning district;
- B. The undue hardship or practical difficulties are not the result of the actions of the property owner or applicant, their agent, employee, or contractor;
- C. Granting the requested variance will not result in advantages or special privileges to the applicant or property owner that the Zoning Code denies to other land, structures, or uses in the same district, and that the variance is the minimum variance necessary to provide relief;
- D. The variance, if allowed, will not substantially interfere with or injure the rights of others whose property would be affected by allowance of the variance;
- E. The variance is not inconsistent with the stated purpose and intent of this Zoning Code (See Section 1101.0400);
- F. Granting this request will not change or alter the overall image and character of the neighborhood, or introduce new materials or colors that are incompatible with the neighborhood; and
- G. The variance is not an after-the-fact approval of an intentional violation

### **1501 S Detroit Ave/1502 Lombard Ave**

The Plan Commission recommends approval of this request. The applicant has demonstrated a unique hardship meeting at least five (5) of the approval criteria: Unique Condition (A), Minimum Variance Needed (C), Consistent with the Purpose of the Zoning Code (E), Minimal Impact on Neighborhood Aesthetics (F), and Not Retroactive Approval (G).

Staff find that practical difficulties exist due to the unique physical characteristics of the site. The property is uniquely situated with frontage along three public streets, which creates design and circulation constraints, making it difficult to meet the setback requirements while ensuring safe and efficient vehicle movement on-site. Furthermore, the maneuvering area subject to the variance is adjacent to a street that ends in a dead-end configuration, which significantly reduces traffic and limits visibility of the drive aisle from passing vehicles.

The proposed reduction will facilitate improved internal circulation and safer ingress and egress movements for customers utilizing the site. Staff further notes that the applicant proposes landscaping improvements and installation of a screening fence adjacent to the drive aisle area to minimize visual impacts and provide additional buffering from nearby residential properties.

### **1501 S Detroit Ave/1502 Lombard Ave cont'd**

These improvements help maintain compatibility with the surrounding area and further the intent of the Zoning Code's screening and setback provisions. Given the unique site configuration, reduced traffic impacts associated with the dead-end street frontage, and the incorporation of landscaping and screening measures, staff finds that the request will not negatively impact the public health, safety, or welfare nor substantially impair the intent and purpose of the Zoning Code.

Therefore, staff recommends approval of the variance to permit a fifteen (15) foot setback for the proposed vehicular drive aisle and maneuvering area associated with the oil change business.

### **4606 Rambo Ln**

The Plan Commission recommends disapproval of this request. The applicant has not demonstrated a unique hardship meeting at least five (5) of the approval criteria: No Unique Condition (A), Actions of the Property Owner (B), Special Privilege/Advantage (C), Inconsistent with the Purpose of the Zoning Code (E), and Negative Impact on Neighborhood Aesthetics (F). The property is a standard corner lot with no unusual shape, topography, or physical constraints that distinguish it from other corner lots in the city. Corner lots typically face challenges with rear-yard sizes because they are situated along two roadways and have two front yards. Approval of this request would grant a special privilege denied to many other corner lots. Also, there are no fences of this height in the general vicinity, except for the fence along Barstow, which lacks a permit on file.

Staff recognizes that shifting the fence inward to meet front-yard regulations would push the existing sidewalk outside the fenced zone and put the fence closer to the pool. However, the applicant can still install a six-foot fence in accordance with the Zoning Code and continue reasonable use of the property. The fact that this move would place the sidewalk outside the fenced area or might be less appealing to the applicant does not constitute a practical difficulty or hardship that justifies a variance. Staff finds that the applicant's preference to keep both the pool and the sidewalk within a single enclosed area is a matter of convenience rather than a hardship arising from the property's unique physical conditions.

Front yard regulations are intended to maintain open sight lines, preserve neighborhood character/aesthetics, and promote traffic safety, particularly on corner lots where visibility is critical. Granting this variance would undermine these objectives.

### **1607 Hamilton St**

The Plan Commission recommends approval of this request with conditions. The applicant has demonstrated a unique hardship that meets at least five (5) of the required approval criteria: Unique Condition (A), Minimum Variance Needed (C), Consistent with Purpose of Zoning Code (E), Minimal Impact on Neighborhood Aesthetics (F), and Not a Retroactive Approval (G). Staff supports approval of the requested variance due to practical difficulties arising from the property's physical characteristics. The rear yard contains several mature trees and established root systems that significantly limit the placement of the proposed garage.

### **1607 Hamilton St *cont'd***

Strict compliance with the sixty (60) foot setback requirement would likely require disturbance or removal of mature trees and root systems, creating additional site impacts and limiting reasonable placement options for the accessory structure. The requested variance will allow the applicant to maintain existing mature landscaping while accommodating a reasonably located accessory garage.

Additionally, the proposed garage remains generally consistent with the character of the surrounding neighborhood and will not adversely impact adjacent properties or public welfare. Staff finds that the request represents the minimum variance necessary to alleviate the practical difficulties created by the site constraints while still maintaining the overall intent of the setback requirements. The approval is contingent on the condition that a driveway is installed to meet zoning requirements, paved with concrete or asphalt, and a permit is obtained.

### **2108 Collingwood Blvd aka 2500 Collingwood Blvd**

The Plan Commission recommends approval of this request. The applicant has demonstrated a unique hardship that meets at least five (5) of the required approval criteria: Not a Special Privilege/Advantage (C), Not significantly harm the rights of others (D), Consistent with Purpose of Zoning Code (E), Minimal Impact on Neighborhood Aesthetics (F), and Not a Retroactive Approval (G). The subject property recently underwent a zoning map amendment to accommodate the proposed development and associated site improvements. As part of the overall development plan, the applicant seeks to install signage and a fence that is consistent with the branding, scale, and design of an existing development located directly across the street under the same ownership.

The requested variances will allow the applicant to maintain a cohesive, unified site design across the two properties. The existing sign across the street serves as an established visual feature and point of identification for the development. Matching the height and width of the existing sign will promote consistency, improve wayfinding, and create a coordinated appearance without introducing impacts beyond those already present in the area. Staff finds that the practical difficulties associated with the request are not self-created solely for convenience but are tied to the integration of the newly rezoned property with the applicant's existing development. The requested deviations are limited in scope and necessary to achieve a unified development pattern compatible with the surrounding corridor.

Furthermore, the proposed sign will not adversely affect neighboring properties, impair motorists' visibility, create public safety concerns, or alter the area's essential character. The request is consistent with the purpose of the sign regulations, which are intended to balance effective identification with community aesthetics.

Finally, staff recommends approval of the fence height waiver request. The subject property occupies a prominent corner location, resulting in two street frontages and a larger front yard along Melrose Ave than would typically occur on an interior lot. The proposed fence is decorative, featuring masonry-style columns and ornamental materials that enhance the site's overall appearance. The additional height of the columns serves an architectural function, providing visual interest rather than creating the appearance of a solid barrier. The fence design is consistent with the development's character and complements the quality of the property's improvements.

## 3242 134th St

The Plan Commission recommends disapproval of this request. The applicant has not demonstrated a unique hardship meeting at least five (5) of the approval criteria: No Unique Condition (A), Actions of the Property Owner (B), Special Privilege/Advantage (C), Inconsistent with the Purpose of the Zoning Code (E), and Negative Impact on Neighborhood Aesthetics (F). The subject property currently contains an existing two-car attached garage and a storage shed, both of which provide accessory storage and vehicle parking capacity. The proposed additional garage would significantly increase the amount of paved area in the rear yard, bringing the property close to, or beyond, the maximum rear-yard paving limitations established by the Zoning Code. The code limits paving and impervious surface coverage within the rear yard to fifty percent (50%) in order to maintain adequate open space, drainage, and neighborhood character.

Furthermore, staff finds that the requested variance is not the minimum necessary to afford reasonable use of the property. The existing two-car garage and shed already provide substantial accessory storage and parking opportunities, and the applicant has not demonstrated that denial of the request would deprive the property of a reasonable residential use.



Current Rear Yard Coverage is approximately 3,115 sq ft, exceeding the 50% maximum allowed.

## **406 N Westwood**

The Plan Commission recommends disapproval of this request. The applicant has not demonstrated a unique hardship meeting at least five (5) of the approval criteria: No Unique Condition (A), Significantly harm the rights of others (D), Special Privilege/Advantage (C), Inconsistent with the Purpose of the Zoning Code (E), and Negative Impact on Neighborhood Aesthetics (F). The subject property was recently rezoned to allow the continued operation of the bar as a permitted use. Prior to the rezoning, the establishment operated as a legal nonconforming use. During the rezoning process, neighboring residents expressed concerns about noise, parking, traffic, and the business's overall impact on the surrounding area. Approval of the variance could intensify the use of the outdoor seating area by creating a more enclosed gathering space adjacent to public streets and nearby residences. Given the concerns raised by residents during the recent rezoning process regarding noise and operational impacts, staff finds that approval of the variance would be contrary to neighborhood compatibility.

Additionally, the property is located on a corner lot, making the proposed fence highly visible from both Hartwell Ave and Westwood Ave. The requested six (6) foot fence would create a significant visual barrier and is contrary to the intent of the front yard fence regulations, which are intended to maintain openness, visibility, and compatibility with surrounding properties.

Staff further finds that the applicant has not demonstrated a practical difficulty arising from a unique physical characteristic of the property. The request is intended to facilitate the enclosure of an outdoor deck area rather than address a hardship related to the site itself. The property can continue to operate as a bar and utilize the outdoor seating area without the requested variance. Alternative fencing and screening options that comply with the Zoning Code remain available.

HEARING DATE: **Monday, June 15, 2026**  
 BZA NO: BZA26-00005  
 APPLICANT: Driven Brands, Inc. dba Take 5  
 SITE LOCATION: 1501 S Detroit Ave aka 1502 Lombard Ave  
 ZONING DISTRICT: CR  
 SWO or NOL Issued: N/A

CODE DESCRIPTION: **1107.1202 (B3) Setbacks.**  
 B. Commercial and Industrial Districts. Off-street parking facilities, including vehicular drives and maneuvering areas, in Commercial or Industrial Districts are prohibited within:  
 3. 25 feet for properties less than 5 acres and/or those with less than 500 feet of frontage of the street right-of-way when located within 50 feet of a Residential district that fronts on the same street as the lot containing the off-street parking area.

ANALYSIS: Applicant requests variance on approach in order to install a baleout lane.

**BOARD ACTION:**

MOTION APPROVE/DISAPPROVE:	TO	1 <sup>ST</sup> /2 <sup>ND</sup> MOTIONS	1 <sup>ST</sup> /2 <sup>ND</sup> IF 2 <sup>ND</sup> MOTION	YEA	NAY	ABSENT	RECUSE	LEFT BEFORE VOTE TAKEN
Christy Soncrant		_____	_____	_____	_____	_____	_____	_____
Vanice Williams		_____	_____	_____	_____	_____	_____	_____
Devon Overton		_____	_____	_____	_____	_____	_____	_____
Julia Randles		_____	_____	_____	_____	_____	_____	_____
Eric Craig		_____	_____	_____	_____	_____	_____	_____
Robert Pasker		_____	_____	_____	_____	_____	_____	_____
Nathan Knapke		_____	_____	_____	_____	_____	_____	_____

**VOTING RESULTS:**

APPROVED \_\_\_\_\_ DISAPPROVED \_\_\_\_\_ DEFERRED \_\_\_\_\_ WITHDRAWN \_\_\_\_\_

**CONDITIONS OF APPROVAL:**

\_\_\_\_\_  
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HEARING DATE: **Monday, June 15, 2026**

BZA NO: BZA26-00015

APPLICANT: Richard McGranahan, Jr.

SITE LOCATION: 4606 Rambo Ln

ZONING DISTRICT: 10-RS6

SWO or NOL Issued: N/A

CODE DESCRIPTION: **1105.0301 (A) Residential Districts.**

The following standards apply in all Residential districts:

A. Fences or hedges shall not exceed 3½ feet in height in the front yard.

ANALYSIS: Applicant requests a variance in order to install a six foot privacy fence in the secondary frontage on a dual frontage lot.

**BOARD ACTION:**

MOTION APPROVE/DISAPPROVE:	TO	1 <sup>ST</sup> /2 <sup>ND</sup> MOTIONS	1 <sup>ST</sup> /2 <sup>ND</sup> IF 2 <sup>ND</sup> MOTION	YEA	NAY	ABSENT	RECUSE	LEFT BEFORE VOTE TAKEN
Christy Soncrant		_____	_____	_____	_____	_____	_____	_____
Vanice Williams		_____	_____	_____	_____	_____	_____	_____
Devon Overton		_____	_____	_____	_____	_____	_____	_____
Julia Randles		_____	_____	_____	_____	_____	_____	_____
Eric Craig		_____	_____	_____	_____	_____	_____	_____
Robert Pasker		_____	_____	_____	_____	_____	_____	_____
Nathan Knapke		_____	_____	_____	_____	_____	_____	_____

**VOTING RESULTS:**

APPROVED \_\_\_\_\_ DISAPPROVED \_\_\_\_\_ DEFERRED \_\_\_\_\_ WITHDRAWN \_\_\_\_\_

CONDITIONS OF APPROVAL:

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\_\_\_\_\_

HEARING DATE: **Monday, June 15, 2026**

BZA NO: BZA26-00016

APPLICANT: Johnny L. Jones

SITE LOCATION: 1607 Hamilton St

ZONING DISTRICT: 10-RD6

SWO or NOL Issued: N/A

CODE DESCRIPTION: **1105.0201 (A) Setbacks.**  
A. No accessory building shall be located less than 60 feet from the primary front lot line.

ANALYSIS: Applicant requests a variance in order to build a detached garage in the front yard setback.

**BOARD ACTION:**

MOTION APPROVE/DISAPPROVE:	TO	1 <sup>ST</sup> /2 <sup>ND</sup> MOTIONS	1 <sup>ST</sup> /2 <sup>ND</sup> IF 2 <sup>ND</sup> MOTION	YEA	NAY	ABSENT	RECUSE	LEFT BEFORE VOTE TAKEN
Christy Soncrant		_____	_____	_____	_____	_____	_____	_____
Vanice Williams		_____	_____	_____	_____	_____	_____	_____
Devon Overton		_____	_____	_____	_____	_____	_____	_____
Julia Randles		_____	_____	_____	_____	_____	_____	_____
Eric Craig		_____	_____	_____	_____	_____	_____	_____
Robert Pasker		_____	_____	_____	_____	_____	_____	_____
Nathan Knapke		_____	_____	_____	_____	_____	_____	_____

**VOTING RESULTS:**

APPROVED \_\_\_\_\_ DISAPPROVED \_\_\_\_\_ DEFERRED \_\_\_\_\_ WITHDRAWN \_\_\_\_\_

CONDITIONS OF APPROVAL:

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HEARING DATE: **Monday, June 15, 2026**  
 BZA NO: BZA26-00017  
 APPLICANT: Kevin J. Young (owned by William J. Kubacki, Rev Monsignor)  
 SITE LOCATION: 2500 Collingwood Blvd  
 ZONING DISTRICT: 10-CN  
 SWO or NOL Issued: N/A

CODE DESCRIPTION: **1105.0302 (1); 1113.0406 (B, D)**  
**1105.0302 Commercial and Industrial Districts.**  
 The following standards apply in all Commercial and Industrial districts:  
 1. Fences shall not exceed 3 ½ feet in height in the front yard.  
**1113.0406 High Profile Ground Sign.**  
 The following requirements apply to high profile ground signs:  
 B. The maximum sign height is limited to 12 feet.  
 D. The maximum sign width is limited to 20 feet.

ANALYSIS: Applicant requests a variance in order to install a six foot wrought-iron fence in two frontages and a sign exceeding height restrictions.

**BOARD ACTION:**

MOTION APPROVE/DISAPPROVE:	TO	1 <sup>ST</sup> /2 <sup>ND</sup> MOTIONS	1 <sup>ST</sup> /2 <sup>ND</sup> IF 2 <sup>ND</sup> MOTION	YEA	NAY	ABSENT	RECUSE	LEFT BEFORE VOTE TAKEN
Christy Soncrant		_____	_____	_____	_____	_____	_____	_____
Vanice Williams		_____	_____	_____	_____	_____	_____	_____
Devon Overton		_____	_____	_____	_____	_____	_____	_____
Julia Randles		_____	_____	_____	_____	_____	_____	_____
Eric Craig		_____	_____	_____	_____	_____	_____	_____
Robert Pasker		_____	_____	_____	_____	_____	_____	_____
Nathan Knapke		_____	_____	_____	_____	_____	_____	_____

**VOTING RESULTS:**

APPROVED \_\_\_\_\_ DISAPPROVED \_\_\_\_\_ DEFERRED \_\_\_\_\_ WITHDRAWN \_\_\_\_\_

**CONDITIONS OF APPROVAL:**

\_\_\_\_\_  
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HEARING DATE: **Monday, June 15, 2026**  
 BZA NO: BZA26-00018  
 APPLICANT: Kaleb Seger (owned by Karle Stange)  
 SITE LOCATION: 3243 134th St  
 ZONING DISTRICT: 10-RD6  
 SWO or NOL Issued: N/A  
 CODE DESCRIPTION: **1105.0201 (BC); 1105.0601 (A)**

**1105.0201 Setbacks.**

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.

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

**1105.0601**

Each detached house, attached house, and duplex is limited to one garage for the use of the household or households within in the principal building. If the total land area associated with the dwelling is:

A. 12,000 square feet or more, this accessory building may be designed or used for storage of up to four vehicles.

ANALYSIS: Applicant requests a variance in order to build a second garage above size limits in the front yard setback reaching a combined total of six car parking, over the maximum allowed four.

**BOARD ACTION:**

MOTION APPROVE/DISAPPROVE:	TO	1 <sup>ST</sup> /2 <sup>ND</sup> MOTIONS	1 <sup>ST</sup> /2 <sup>ND</sup> IF 2 <sup>ND</sup> MOTION	YEA	NAY	ABSENT	RECUSE	LEFT BEFORE VOTE TAKEN
Christy Soncrant		_____	_____	_____	_____	_____	_____	_____
Vanice Williams		_____	_____	_____	_____	_____	_____	_____
Devon Overton		_____	_____	_____	_____	_____	_____	_____
Julia Randles		_____	_____	_____	_____	_____	_____	_____
Eric Craig		_____	_____	_____	_____	_____	_____	_____
Robert Pasker		_____	_____	_____	_____	_____	_____	_____
Nathan Knapke		_____	_____	_____	_____	_____	_____	_____

**VOTING RESULTS:**

APPROVED \_\_\_\_\_ DISAPPROVED \_\_\_\_\_ DEFERRED \_\_\_\_\_ WITHDRAWN \_\_\_\_\_

CONDITIONS OF APPROVAL:

\_\_\_\_\_  
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HEARING DATE: **Monday, June 15, 2026**  
 BZA NO: BZA26-00019  
 APPLICANT: Trayvone Mathis (owned by Ron Peterson LLC)  
 SITE LOCATION: 406 N Westwood Ave  
 ZONING DISTRICT: 10-CN  
 SWO or NOL Issued: N/A

CODE DESCRIPTION: **1105.0302 (1) Commercial and Industrial Districts.**  
 The following standards apply in all Commercial and Industrial districts:  
 1. Fences shall not exceed 3 ½ feet in height in the front yard.

ANALYSIS: Applicant requests a variance in order to install a six foot privacy fence around exterior seating area within the front yard setback.

**BOARD ACTION:**

MOTION APPROVE/DISAPPROVE:	TO	1 <sup>ST</sup> /2 <sup>ND</sup> MOTIONS	1 <sup>ST</sup> /2 <sup>ND</sup> IF 2 <sup>ND</sup> MOTION	YEA	NAY	ABSENT	RECUSE	LEFT BEFORE VOTE TAKEN
Christy Soncrant		_____	_____	_____	_____	_____	_____	_____
Vanice Williams		_____	_____	_____	_____	_____	_____	_____
Devon Overton		_____	_____	_____	_____	_____	_____	_____
Julia Randles		_____	_____	_____	_____	_____	_____	_____
Eric Craig		_____	_____	_____	_____	_____	_____	_____
Robert Pasker		_____	_____	_____	_____	_____	_____	_____
Nathan Knapke		_____	_____	_____	_____	_____	_____	_____

**VOTING RESULTS:**

APPROVED \_\_\_\_\_ DISAPPROVED \_\_\_\_\_ DEFERRED \_\_\_\_\_ WITHDRAWN \_\_\_\_\_

CONDITIONS OF APPROVAL:

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CASE # \_\_\_\_\_

**CITY OF TOLEDO**  
Department of Building and Code Compliance  
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 PPN 06-04951 (1501 S Detroit Ave, Toledo, OH 43614 also known as 1502 Lombard Ave) Zoning District CR Date 5/8/26

Legal Description See Exhibit C attached for Legal Description of Property

Applicant's Name (print) Driven Brands, Inc. dba Take 5

Appeal (Dept. of Inspection ruling – Title Nine Sign Code) \_\_\_\_\_ Hardship Variance 1107.1202(B)(3)

Exception \_\_\_\_\_ Appeal decision \_\_\_\_\_ ADA Accommodation \_\_\_\_\_

TMC § 1107.1202(B)(3) 25 feet for properties less than 5 acres and/or those with less than 500 feet of frontage of the street right-of-way when located within 50 feet of a Residential district that fronts on the same street as the lot containing the off-street parking area

Applicant Signature Driven Brands, Inc. By: Anthony Winchester, Vice President - Legal, Real Estate Anthony Winchester Phone 704-377-8855

Applicant's Street Address 440 S. Church Street, Suite 700 Fax \_\_\_\_\_

Applicant's City, State, Zip Charlotte, NC 28202 E-Mail PropertyManagement@drivenbrands.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 10:00 AM. 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

3/15/2024 kjr



# CITY OF TOLEDO

Division of Building Inspection

## Board of Zoning Appeals Application Instructions

One Government Center, Suite 1600 • Toledo, OH 43604 • Phone (419) 245-1220 • Fax (419) 245-1329 • [www.toledo.oh.gov](http://www.toledo.oh.gov)

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Instructions to Complete an Application For

### The BOARD OF ZONING APPEALS

All applications for waiver or variance requests submitted to the Board of Zoning Appeals shall be properly completed, accompanied by the appropriate fee of \$200 and the information below. The \$200 fee may be paid by check made payable to "City of Toledo" or by Visa or MasterCard. A credit card authorization form is attached .

- A letter explaining the hardship being created by not having a waiver (i.e. the lot is too narrow, maneuverability, etc.)
- Three color photographs of the site for which the application is filed.
- Complete and accurate site plans of the property for which the application is filed. Site plans shall include all dimensions of the property; all dimensions of any building or structure on the property to the property lines (not to the curb or centerline of the roadway, etc.) and to other buildings on the property; all accurate dimensions, such as length, height and width of the project for which a waiver or variance is being sought. Drawings shall be on 8-1/2 x 11" plain white paper or 1/4" graph paper. Drawings shall be neat and are to clearly represent the waiver request. Drawings should show the abutting properties and those addresses.
- The applicant is responsible for providing a complete and accurate legal description of the property where the variance is being applied for. You may obtain your legal description from the Real Estate Office by calling (419) 213-4406. The Division of Building Inspection will provide the Zoning Classification for the property if that is unknown by the applicant.

The requirements listed above apply to any application to the Board of Zoning Appeals. An application will not be processed if it is found to be deficient in the required information.

An Administrative Review, without appearance before the Board, may be requested for some minor variances provided the requirements shown previously are met along with the following:

- Notarized letters from all abutting and adjacent property owners.
- Appeals of front yard variances will not be decided administratively.

May 8, 2026

DIRECT DIAL 216.696.5863 | [john.slagter@tuckerellis.com](mailto:john.slagter@tuckerellis.com)

## VIA FEDEX AND EMAIL

City of Toledo  
Division of Building Inspection  
One Government Center  
Suite 1600  
Toledo, OH 43604

*Re: Driven Brands, Inc. dba Take 5 – Application to the Administrative Board of Zoning Appeal (BZA) Concerning the Property located at 1501 S Detroit Ave (also known as 1502 Lombard Ave, Lucas County permanent parcel number 06-04951)*

To Whom It May Concern

Please accept this letter and all documents included within this packet as Driven Brands, Inc. dba Take 5's ("Applicant") submission of an Application to the Administrative Board of Zoning Appeal for a proposed Take 5 Oil Change located at 1501 S Detroit Ave (also known as 1502 Lombard Ave, Toledo, OH 43614, Lucas County permanent parcel number 06-04951) ("Property"). Applicant is under contract to purchase the Property from the current owner. The Property is located in the Regional Commercial ("CR") district. Currently, one building exists on the Property; however, Applicant intends to demolish the building as it is unoccupied and is in dilapidated condition. (See **Exhibit A** – Existing Site Conditions; **Exhibit D** – Photos of Property.)

Included within this packet you will find Applicant's Application and supporting documents for an area variance for the proposed Take 5 Oil Change. The Applicant seeks relief from Section 1107.1202(B)(3) from the City of Toledo's ("City") Planning and Zoning Code ("Code") to allow a vehicular drive on the Property to exist within 13 feet (as opposed to the required 25 feet) of Lombard Ave, as shown in the attached **Exhibit B** – Site Plan Dated 4/30/26. This variance is necessary to accommodate a 20-foot-wide vehicular drive on the East side of the Property, which the City's Division of Transportation requested be a minimum of 20 feet in width to accommodate a bail-out lane.

Applicant's responses to Items A-G for the Application as required by Section 1111.1705 of the Code are as follows:

**A. Unnecessary hardships or practical difficulties apply to the subject land, buildings or uses which are not generally applicable to other land, buildings, structures, or uses in the same zoning district;**

Unnecessary hardships and practical difficulties both apply to the Property because without the variance, the Property is not economically viable. The Property is a uniquely shaped narrow corner lot that is located at the intersection of S Detroit Ave and Glendale Ave. The Property is also abutted by Lombard Ave, which is a dead-end street with no access onto Glendale Ave. Applicant has worked with its engineer and analyzed multiple design alternatives but the alternatives were not reasonable nor practical under the circumstances and unique conditions of the Property.

**B. The undue hardship or practical difficulties are not the result of the actions of the property owner or applicant, their agent, employee, or contractor;**

The undue hardship and practical difficulties are not the result of the actions of the Applicant but due to the narrowness of the Property and the fact that Lombard Ave exists as a dead-end street behind the Property. Applicant is currently under contract for the Property but will not proceed without approval of the requested variance. Without the variance, the site may not be usable and will likely remain vacant. Additionally, the City has requested access to the Property from Glendale Ave be closed, causing a maneuverability issue for cars turning into and out of the proposed Take 5 Oil Change. This variance is necessary to accommodate a 20-foot-wide vehicular drive on the East side of the Property, which the City's Division of Transportation requested be a minimum of 20 feet in width to accommodate a bail-out lane.

**C. Granting the requested variance will not result in advantages or special privileges to the applicant or property owner that the Zoning Code denies to other land, structures, or uses in the same district, and that the variance is the minimum variance necessary to provide relief;**

Granting the requested variance will not result in advantages or special privileges to the Applicant. The circumstances surrounding the necessity for the variance are unique to the Property. The variance is the minimum variance necessary to ensure safety for vehicles entering and exiting the proposed Take 5 Oil Change from S Detroit Ave. In fact, Applicant has reduced its proposed use from a typical 3-bay facility to a 2-bay facility due to the lot constraints which will even further reduce the intensity of the use.

**D. The variance, if allowed, will not substantially interfere with or injure the rights of others whose property would be affected by allowance of the variance;**

The variance will not substantially interfere with or injure the rights of others because the Property is buffered by a road that does not extend all the way through to Glendale Ave and as a practical matter, the existence of Lombard Ave creates a significant buffer and distance from existing uses. Applicant is agreeable to reasonable additional screening and landscaping. Additionally, the proposed use is much less intense than other uses authorized in the CR district. Additionally, traffic generation is not an issue because the use has very low traffic generation and typically is used by vehicles already traveling on the adjacent roadways. Finally, the services provided on site take some time to complete and are not required on a frequent basis, therefore, the anticipated traffic counts are low. See attached Take 5 traffic count data and service process data provided in **Exhibit F**.

**E. The variance is not inconsistent with the stated purpose and intent of this Zoning Code (Section 1101.0400);**

Section 1101.0400 refers to the City’s Comprehensive Plan (“Plan”). The variance is consistent with the stated purpose and intent of the Plan, and thus, the Code. Specifically, on page 164 of the Plan, it states that the CR district will become the General Commercial district which is intended to include the following uses: shopping centers, large residential apartments, office parks, and auto-oriented uses. Page 170 of the City’s Comprehensive Plan states that this district will be created for “[p]redominantly large-scale or automobile-oriented commercial uses such as shopping centers, drive-thru establishments, big-box retail, and gas stations.” Therefore, this variance, which allows for the proposed use, is consistent with the Plan.

**F. Granting this request will not change or alter the overall image and character of the neighborhood, or introduce new materials or colors that are incompatible with the neighborhood; and**

Granting this variance request will not change or alter the overall image and character of the neighborhood nor introduce new materials or colors that are incompatible with the neighborhood. One building currently exists on the Property but is vacant and in dilapidated condition. The Property is surrounded by the Toledo Fire and Rescue Station 21, Kroger, and a U-Haul Moving & Storage facility. (See **Exhibit E** – Overview Maps.) Further, the proposed use is an authorized use in the CR district and is a needed service in the community. The proposed Take 5 Oil Change will be a significant investment and become a productive asset to the City. More importantly, the variance request relates to the additional access drive and reduction in side buffer yard and does not relate to the use of the site, which is permitted as of right; therefore, the only material and relevant issue is the impact from the additional space needed for the drive which impact is minimal.

**G. The variance is not an after-the-fact approval of an intentional violation.**

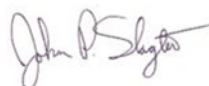
The variance is not an after-the-fact approval of an intentional violation but rather necessitated by the request of the City to close access to Glendale Ave and to ensure safety for vehicles entering and exiting the Take 5 Oil Change from S Detroit Ave.

With respect to the required fee, Applicant previously paid the \$200.00 fee via Check Number 340649, dated January 14, 2026. The City deposited this fee on January 29, 2026.

Thank you for your time and attention to this matter. We look forward to a full and fair review of our Application.

Sincerely,

TUCKER ELLIS LLP

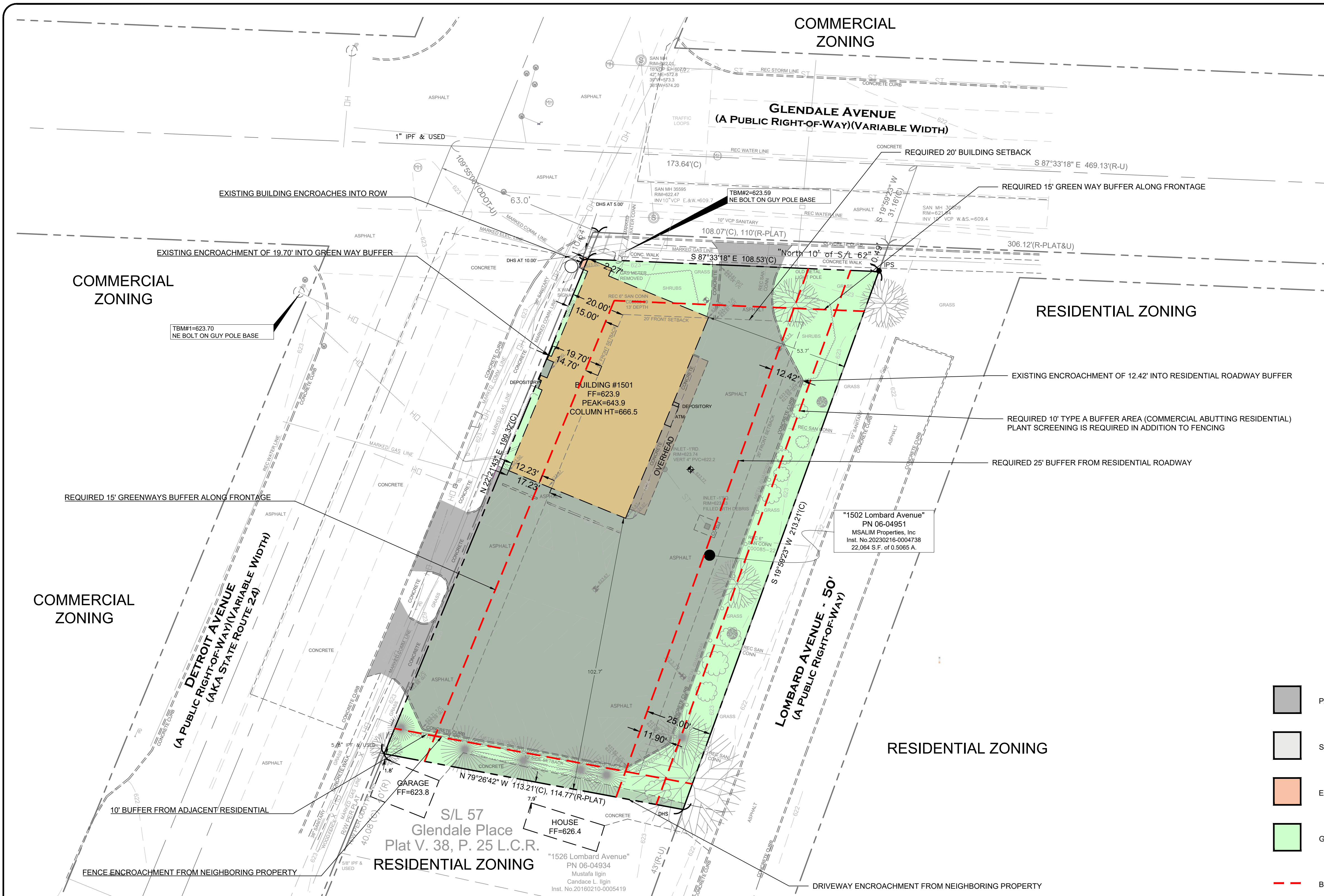


John P. Slagter

CC: Lisa Karcher, Planner, [lisa.karcher@toledo.oh.gov](mailto:lisa.karcher@toledo.oh.gov)

Enclosures:

- 1) Exhibit A – Existing Site Conditions dated 1/12/26
- 2) Exhibit B – Site Plan dated 4/30/26
- 3) Exhibit C - Legal Description of Property
- 4) Exhibit D – Photos of Property (3 photos (in color) – showing different views of the site)
- 5) Exhibit E – Overview Maps - GIS & Google Maps
- 6) Exhibit F - Traffic Count Data
- 7) Exhibit G – Driven Brands, Inc. Ohio Business License



EXISTING SITE DATA		PROPOSED SITE DATA	
STATISTIC	PROVIDED	STATISTIC	PROVIDED
TOTAL SITE AREA	+/- 0.51 AC	TOTAL SITE AREA	+/- 0.51 AC
EXISTING ZONING	CR	PROPOSED ZONING	CR
EXISTING USE	COMMERCIAL OFFICE	PROPOSED USE	OIL CHANGE
EXISTING IMPERVIOUS AREA	+/- 0.39 AC (+/- 16,778 SF)	PROPOSED IMPERVIOUS AREA	+/- 0.25 AC (+/- 10,880 SF)
EXISTING BUILDING SIZE (TO BE REMOVED)	+/- 3,906 SF	PROPOSED BUILDING SIZE (ALL NEW CONSTR.)	+/- 1,352 SF
EXISTING PARKING	28 SPACES 2 ADA	PROPOSED PARKING	5 SPACES 1 ADA
EXISTING STACKING	NO STACKING	PROPOSED STACKING	6 STACKING SPACES
TOTAL EXISTING GREEN SPACE	+/- 0.12 AC (+/- 5,286 SF)	TOTAL PROPOSED GREEN SPACE	+/- 0.26 AC (+/- 11,184 SF)

VARIANCES REQUESTED	
PROVISION OF ZONING ORD. FROM WHICH VARIANCE IS REQUESTED	SECTION 1107.1202 (B.3) OF THE TMC 25 FEET FOR PROPERTIES LESS THAN 5 ACRES AND/OR THOSE WITH LESS THAN 500 FEET OF FRONTAGE OF THE STREET RIGHT-OF-WAY WHEN LOCATED WITHIN 50 FEET OF A RESIDENTIAL DISTRICT THAT FRONTS ON THE SAME STREET AS THE LOT CONTAINING THE OFF-STREET PARKING AREA.
VARIANCE # 1	WE REQUEST A VARIANCE OF 8.0' FROM THE REQUIRED 25' INCOMPATIBLE LAND USE BUFFER BETWEEN THE SUBJECT PROPERTY AND THE ADJACENT RESIDENTIAL ROADWAY.

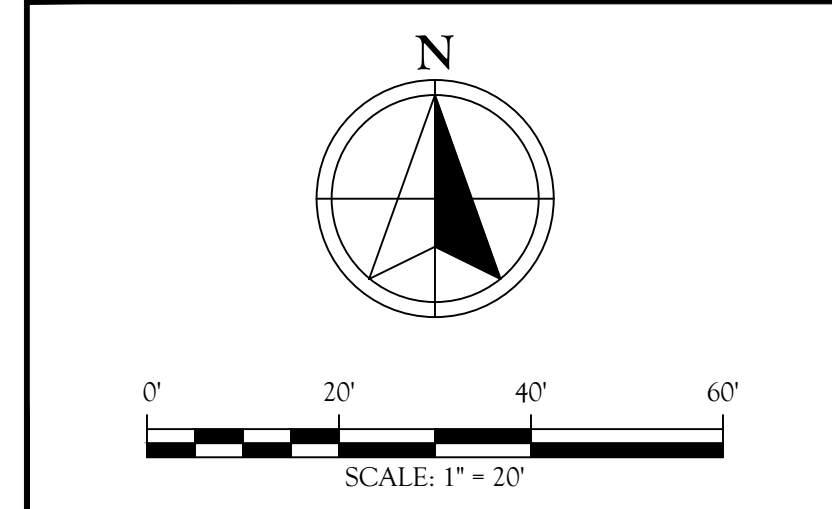
EASEMENTS & ENCROACHMENTS:	
<input checked="" type="checkbox"/> Y	ADJACENT PROPERTY (SOUTH) HAS A FENCE AND DRIVEWAY ENCROACH OVER 10' DOWN THE PROPERTY LINE
UTILITIES LOCATED AT PROPERTY LINE:	
<input checked="" type="checkbox"/> Y	WATER MAIN LOCATED IN GLENDALE AVE
<input checked="" type="checkbox"/> Y	ELECTRIC OH ELECTRIC ALONG EAST SIDE OF DETROIT AVE.
<input checked="" type="checkbox"/> Y	SEWER 36" MAIN LOCATED ON EAST SIDE OF DETROIT AVE 10' LINE RUNS WITH GLENDALE AVE AND DOWN LOMBARD AVE
<input checked="" type="checkbox"/> Y	GAS GAS LINE RUNS DOWN GLENDALE AVE & DETROIT AVE
<input checked="" type="checkbox"/> Y	TELECOM TELECOM ALONG EAST SIDE OF DETROIT AVE

**LEGEND**

	PAVEMENT
	SIDEWALK
	EXISTING STRUCTURE
	GREENSPACE
	BUFFER AREA

ARNOLD CONSULTING ENGINEERING SERVICES, INC.  
P.O. BOX 1338  
BOWLING GREEN, KY 42101  
PHONE (270) 780-9445

DATE: 01/12/2026  
SCALE: 1" = 20'  
DRAWN BY: B. McDANIEL  
CHECKED BY: B. McDANIEL



**TAKE 5 OIL CHANGE  
1501 S DETROIT AVE  
TOLEDO, OH 43614**

**VARIANCE EXHIBIT A**



EXISTING SITE DATA		PROPOSED SITE DATA	
STATISTIC	PROVIDED	STATISTIC	PROVIDED
TOTAL SITE AREA	+/- 0.51 AC	TOTAL SITE AREA	+/- 0.51 AC
EXISTING ZONING	CR	PROPOSED ZONING	CR
EXISTING USE	COMMERCIAL OFFICE	PROPOSED USE	OIL CHANGE
EXISTING IMPERVIOUS AREA	+/- 0.39 AC (+/- 16,778 SF)	PROPOSED IMPERVIOUS AREA	+/- 0.28 AC (+/- 12,197 SF)
EXISTING BUILDING SIZE (TO BE REMOVED)	+/- 3,906 SF	PROPOSED BUILDING SIZE (ALL NEW CONSTR.)	+/- 1,360 SF
EXISTING PARKING	28 SPACES 2 ADA	PROPOSED PARKING	5 SPACES 1 ADA
EXISTING STACKING	NO STACKING	PROPOSED STACKING	6 STACKING SPACES
TOTAL EXISTING GREEN SPACE	+/- 0.12 AC (+/- 5,286 SF)	TOTAL PROPOSED GREEN SPACE	+/- 0.23 AC (+/- 10,019 SF)

VARIANCES REQUESTED	
PROVISION OF ZONING ORD. FROM WHICH VARIANCE IS REQUESTED	SECTION 1107.1202 (B.3) OF THE TMC 25 FEET FOR PROPERTIES LESS THAN 5 ACRES AND/OR THOSE WITH LESS THAN 500 FEET OF FRONTAGE OF THE STREET RIGHT-OF-WAY WHEN LOCATED WITHIN 50 FEET OF A RESIDENTIAL DISTRICT THAT FRONTS ON THE SAME STREET AS THE LOT CONTAINING THE OFF-STREET PARKING AREA.
VARIANCE # 1	WE REQUEST A VARIANCE OF 12.0' FROM THE REQUIRED 25' INCOMPATIBLE LAND USE BUFFER BETWEEN THE SUBJECT PROPERTY AND THE ADJACENT RESIDENTIAL ROADWAY.

EASEMENTS & ENCROACHMENTS:	
<input checked="" type="checkbox"/>	ADJACENT PROPERTY (SOUTH) HAS A FENCE AND DRIVEWAY ENCROACH OVER 10' DOWN THE PROPERTY LINE
UTILITIES LOCATED AT PROPERTY LINE:	
<input checked="" type="checkbox"/>	WATER MAIN LOCATED IN GLENDALE AVE
<input checked="" type="checkbox"/>	ELECTRIC OH ELECTRIC ALONG EAST SIDE OF DETROIT AVE.
<input checked="" type="checkbox"/>	SEWER 36" MAIN LOCATED ON EAST SIDE OF DETROIT AVE 10' LINE RUNS WITH GLENDALE AVE AND DOWN LOMBARD AVE
<input checked="" type="checkbox"/>	GAS GAS LINE RUNS DOWN GLENDALE AVE & DETROIT AVE
<input checked="" type="checkbox"/>	TELECOM TELECOM ALONG EAST SIDE OF DETROIT AVE

ARNOLD CONSULTING ENGINEERING SERVICES, INC.  
P.O. BOX 1338  
BOWLING GREEN, KY 42101  
PHONE (270) 780-9445

DATE: 04/30/2026  
SCALE: 1" = 20'  
DRAWN BY: B. McDANIEL  
CHECKED BY: B. McDANIEL

SCALE: 1" = 20'

**TAKE 5 OIL CHANGE  
1501 S DETROIT AVE  
TOLEDO, OH 43614**

**VARIANCE EXHIBIT B**

## EXHIBIT C

Situated in the City of Toledo, County of Lucas and State of Ohio:

And known as being Lots Numbers Fifty-Eight (58), Fifty-Nine (59), Sixty (60), Sixty-One (61) and Sixty-Two (62), excepting therefrom the North ten (10) feet of Lots 62, in Glendale Place, an addition to the City of Toledo, Lucas County, Ohio, in accordance with Volume 38 of Plats, Page 25.

For Informational Purposes Only:

PPN: 06-04951

### AS SURVEYED LEGAL DESCRIPTION

Situated in the City of Toledo, Lucas County Ohio and being known as Sublot Numbers 58, 59, 60 and 61 and part of Sublot Number 62 all in Glendale Place an addition to the City of Toledo of part of the Southwest 1/4 of the Southwest 1/4 of Section 16, Town 3 of the 12 mile Reserve as recorded in Plat Volume 38, Page 25 of Lucas County Records. Further known as described as follows:

Commencing at a hex bolt found in a monument box marking the Northeasterly corner of the Southwest 1/4 of Section 16, Town 3 and being on the centerline of Glendale Avenue, variable width;

Thence along said centerline of Glendale Avenue, a distance of 469.13 feet to a point thereon;

Thence South 19d58'27" West, a distance of 41.65 feet to a 5/8" by 30" iron pin set and capped on the current Southerly right of way of said Glendale Avenue, being on the Westerly right of way of Lombard Avenue, 50 feet wide, and being the principal point of beginning of the parcel herein described;

Course No.1: Thence South 19d58'27" West along said Westerly right of way of Lombard Avenue, a distance of 213.25 feet to a drill hole set in concrete at the Northeasterly corner of Sublot Number 57 in Glendale Place an addition to the City of Toledo of part of the Southwest 1/4 of the Southwest 1/4 of Section 16, Town 3 of the 12 mile Reserve as recorded in Plat Volume 38, Page 25 of Lucas County Records;

Course No. 2: Thence North 79d26'42" West along a Northerly line of said Sublot Number 57, a distance of 113.18 feet to the Easterly right of way of Detroit Avenue, variable width, also known as State Route 24 and being witnessed by a 5/8" iron pin found North 79d26'42" West, a distance of 1.55' feet therefrom;

Course No. 3: Thence North 22d21'43" East along said Easterly right of way of Detroit Avenue, a distance of 199.32 feet to said Southerly right of way of said Glendale Avenue and being witnessed by a drillhole set in concrete North 22d21'43" East, a distance of 5.00 feet therefrom;

Course No. 4: Thence South 87d33'18" East along said Southerly right of way of Glendale Avenue, a distance of 108.59 feet to the point of beginning and containing 22,073 Square Feet or 0.5065 Acres of land, more or less, as surveyed and described by Scott J. Casey, P.S. 8219 in June of 2025 and being subject to all legal highways, easements, reservations, restrictions and rights of way of record.

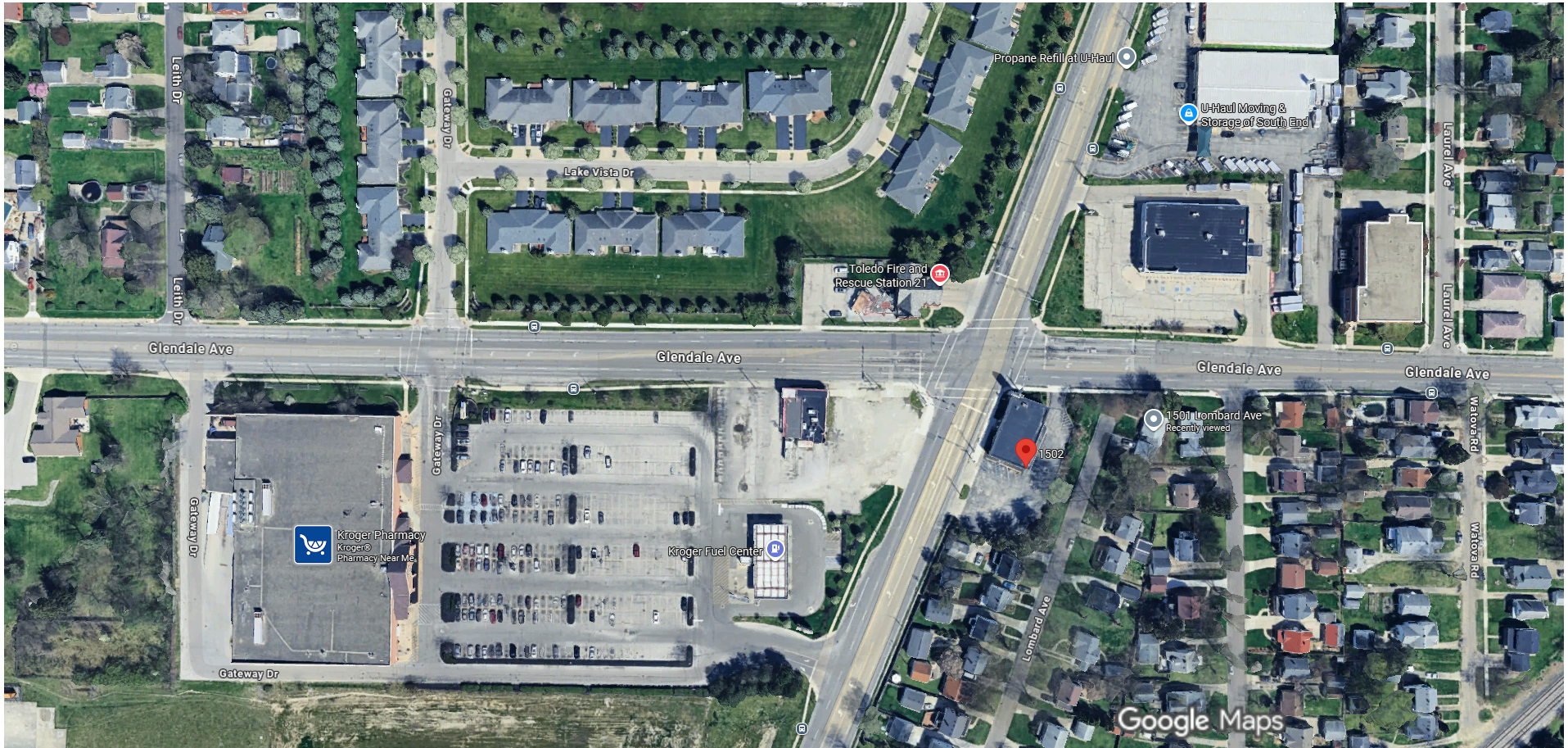
Exhibit D







# 1502 Lombard Ave



Imagery ©2026 Google, Imagery ©2026 Airbus, Maxar Technologies, USDA/FPAC/GEO, Map data ©2026 100 ft

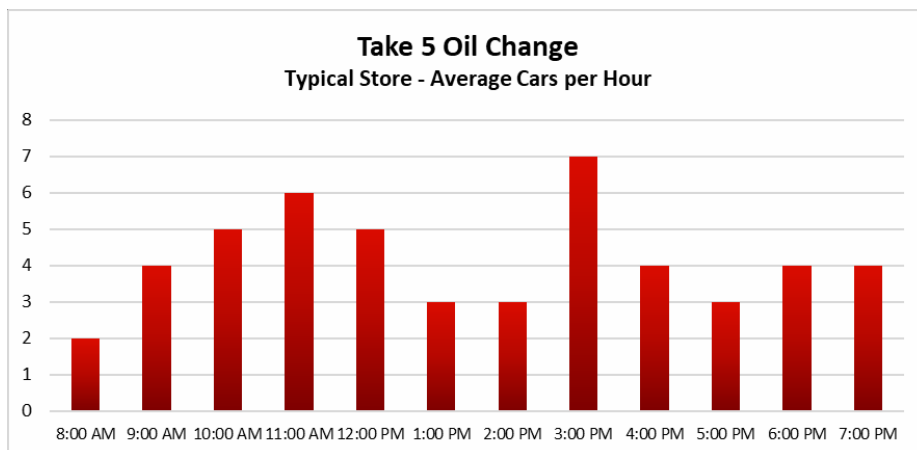


**RE: Proposed Site Development for Take 5 Oil Change**

Take 5 Oil Change has a unique business model that is focused exclusively on oil changes and the customer experience. Customers stay in their car during the entire service and average service times are approximately 10 minutes. Take 5 is able to serve its customers with this speed because we only perform oil changes and no other maintenance activities other than ancillary services such as windshield wiper and filter replacements. There are more than 700 Take 5 Oil Change locations across the country.

The average Take 5 Oil Change location services 50 cars a day, which is less than most any kind of retail establishment. Typical hours of operation are 7am – 8pm Monday thru Friday; 7am – 7pm Saturdays; and 9am – 5pm Sundays.

A typical Take 5 Oil Change location generates traffic in non-peak traffic hours. Based on common customer patterns, these facilities do not impact rush hour traffic. Below is a graph of a typical daily customer distribution.



Please let me know if you need any additional information at this time.

Henry Robert  
 Director of Franchise Construction  
 Driven Brands, Inc.



DATE	DOCUMENT ID	DESCRIPTION	FILING	EXPED	CERT	COPY
06/25/2025	202517503828	FOREIGN FOR PROFIT CORPORATION - LICENSE (FLF)	99.00	200.00	0.00	0.00

### Receipt

This is not a bill. Please do not remit payment.

NATIONAL SERVICE INFORMATION, INC.  
145 BAKER STREET  
MARION, OH 43302

# STATE OF OHIO CERTIFICATE

Ohio Secretary of State, Frank LaRose  
5429603

It is hereby certified that the Secretary of State of Ohio has custody of the business records for  
**DRIVEN BRANDS, INC.**

and, that said business records show the filing and recording of:

Document(s)

**FOREIGN FOR PROFIT CORPORATION - LICENSE**  
Effective Date: 06/24/2025

Document No(s):

**202517503828**

Authorization to transact business in Ohio is hereby given, until surrender, expiration or cancellation of this license.



United States of America  
State of Ohio  
Office of the Secretary of State

Witness my hand and the seal of the  
Secretary of State at Columbus, Ohio this  
25th day of June, A.D. 2025.

**Ohio Secretary of State**

Form 530A Prescribed by:

Date Electronically Filed: 6/24/2025



Toll Free: 877.767.3453 | Central Ohio: 614.466.3910

[OhioSoS.gov](http://OhioSoS.gov) | [business@OhioSoS.gov](mailto:business@OhioSoS.gov)

File online or for more information: [OhioBusinessCentral.gov](http://OhioBusinessCentral.gov)

## Foreign For-Profit Corporation Application For License

**Filing Fee: \$99**

**(151-FLF)**

**Form Must Be Typed**

This application is made to procure a:  Permanent License  Temporary License (valid for six months)

**Attach Certificate of Good Standing from the jurisdiction of formation (see instructions)**

Name of Corporation

(Name must match the name on the Certificate of Good Standing)

Assumed name under which the corporation will do business, if its corporate name is not available in Ohio (Must attach "Resolution of Foreign Corporation to Qualify Under An Assumed Name" Form 591)

Under the Laws of the Jurisdiction of (Jurisdiction of Formation)

<input type="text" value="DE"/>	<input type="text" value="USA"/>
State	Country

Date of Incorporation in Jurisdiction of Formation

<input type="text" value="6/18/2003"/>
Date of Incorporation

The location of the principal office is:

Mailing Address

<input type="text" value="CHARLOTTE"/>	<input type="text" value="NC"/>	<input type="text" value="USA"/>	<input type="text" value="28202"/>
City	State	Country	ZIP Code

If the principal office is located outside Ohio, provide a location in Ohio, if one exists.

Mailing Address

<input type="text"/>	<input type="text"/>	<input type="text"/>
City	State	ZIP Code

A brief summary of the corporate purpose(s) to be exercised within Ohio

## Appointment of Agent

The corporation hereby appoints the following as its statutory agent upon whom process against the corporation may be served in Ohio.

CORPORATION SERVICE COMPANY

Agent Name

1160 DUBLIN ROAD, SUITE 400

Mailing Address

COLUMBUS

City

OH

State

43215

ZIP Code

The entity above irrevocably consents to service of process on the agent listed above as long as the authority of the agent continues, and to service of process upon the Ohio Secretary of State if:

- A. an agent is not appointed, or**
- B. an agent is appointed but the authority of that agent has been revoked, or**
- C. the agent cannot be found or served after the exercise of reasonable diligence.**

Pursuant to Ohio Revised Code 1703.29(A), a foreign corporation may be required to pay an additional \$250 fee if the application is being made to enable the corporation to prosecute or defend a legal action. Please see the Ohio Revised Code or Instructions for more information.

- No, the corporation is not filing for this purpose and an additional fee is not included.
- Yes, the application is being filed for this purpose and the additional \$250 fee is included with the filing fee.

**If yes then:**

Pursuant to Ohio Revised Code 1703.29 (B), a foreign corporation that began transacting business in Ohio **prior to 2009** without a license may be required to provide a certificate from the tax commissioner which states that the corporation has paid all franchise taxes which it should have paid had it qualified to do business in this state.

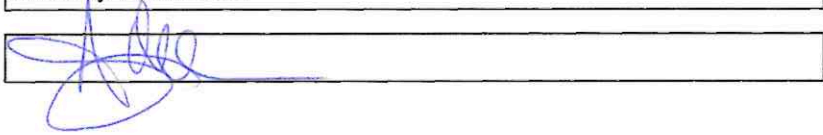
**Did the corporation begin transacting business in Ohio prior to 2009 without obtaining a license?**

- Yes, the Certificate of Tax Clearance from the tax commissioner is attached.
- No, the corporation began transacting business in 2009 or later, therefore, a Certificate of Tax Clearance is not required.

Anthony Winchester, being first duly sworn, deposes and says that he/she is the  
Name of Officer

Vice President - Legal, Real Estate of Driven Brands, Inc.  
Officer Title Corporation

the corporation described in the foregoing application, and that the statements contained in said application are true and correct to best of my knowledge and belief.

Name Anthony Winchester  
Signature 


State of North Carolina  
County of Mecklenburg

Sworn to or affirmed and subscribed before me by Anthony Winchester  
Name of person making oath or affirmation

on this date 06/24/2025  
Today's Date (MM/DD/YYYY)

NOTARY SEAL

CHERYL GOTTMANN  
NOTARY PUBLIC  
Mecklenburg County  
North Carolina  
My Commission Expires March 17, 2030

  
Notary Public's Signature

03/17/2030  
Expiration Date of Notary's Commission (MM/DD/YYYY)

# Delaware

The First State

*I, CHARUNI PATIBANDA-SANCHEZ, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY "DRIVEN BRANDS, INC." IS DULY INCORPORATED UNDER THE LAWS OF THE STATE OF DELAWARE AND IS IN GOOD STANDING AND HAS A LEGAL CORPORATE EXISTENCE SO FAR AS THE RECORDS OF THIS OFFICE SHOW, AS OF THE TWENTY-THIRD DAY OF JUNE, A.D. 2025.*

*AND I DO HEREBY FURTHER CERTIFY THAT THE ANNUAL REPORTS HAVE BEEN FILED TO DATE.*

*AND I DO HEREBY FURTHER CERTIFY THAT THE SAID "DRIVEN BRANDS, INC." WAS INCORPORATED ON THE EIGHTEENTH DAY OF JUNE, A.D. 2003.*

*AND I DO HEREBY FURTHER CERTIFY THAT THE FRANCHISE TAXES HAVE BEEN PAID TO DATE.*



A handwritten signature in black ink that reads "C. P. Sanchez".

Charuni Patibanda-Sanchez, Secretary of State

Authentication: 204015295

Date: 06-23-25

3671407 8300

SR# 20253153352

You may verify this certificate online at [corp.delaware.gov/authver.shtml](http://corp.delaware.gov/authver.shtml)



RECEIVED  
APR 17 2026  
BY: R.M.

PAID  
429.26

CASE # BZA26-00015

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 4606 Rambol Lane Zoning District A Date 3-20-26

Legal Description To put a 6 foot privacy fence

Applicant's Name (print) Richard McGranahan Jr.

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

Exception \_\_\_\_\_ Appeal decision \_\_\_\_\_ ADA Accommodation \_\_\_\_\_

TMC § 1105.0301 - 6 Foot Fence in Front yard, which Exceeds 3 1/2 Feet permitted

Applicant Signature Richard McGranahan Jr. Phone 567-377-5080

Applicant's Street Address 4606 Ramb Ln Fax \_\_\_\_\_

Applicant's City, State, Zip Toledo Ohio 43623 E-Mail colleenmmcgran@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 +++++

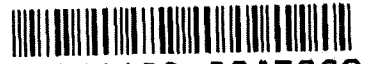
Permit Tech Checklist: Application complete  Photos  Letter  Proper Site Plan  SWO \_\_\_\_\_

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 DSS Date 4/17/26

Reviewed by \_\_\_\_\_ Date \_\_\_\_\_ Staff Recommendation \_\_\_\_\_

Board Decision \_\_\_\_\_ Date \_\_\_\_\_



20141103-0045068

Pages: 2 Fee: \$28.00  
11/03/2014 03:20:14 PM  
T20140039745  
Phil Copeland  
Lucas County Recorder DEED

11/03/2014  
TRANSFERRED BY: DLW \$0.50  
IN COMPLIANCE WITH SEC. 319.202 R.C.  
ANITA LOPEZ, AUDITOR  
LUCAS COUNTY, OHIO  
FEE: \$424.00 EX: MULTI:  
PARCEL: 22-19051 COUNT: 1  
TRANS. #: 14-106661

WARRANTY DEED - (Statutory Form)  
Rev. Code §§5302.05 & 5302.06

**KNOW ALL MEN BY THESE PRESENTS:**

GREATER METROPOLITAN TITLE, INC., f/k/a GREATER METROPOLITAN TITLE, LLC, TRUSTEE, for valuable consideration paid, grants with general warranty covenants to RICHARD J. MCGRANAHAN, JR., whose tax-mailing address is 4606 Rambo Ln, Toledo OH 43623, the following real property:

Lot Number sixteen (16) in Forest Grove, Plat 2, a Subdivision in the City of Toledo, Lucas County, Ohio, same being recorded in Plat 51-38.

T.D. & Parcel No. 22-19051

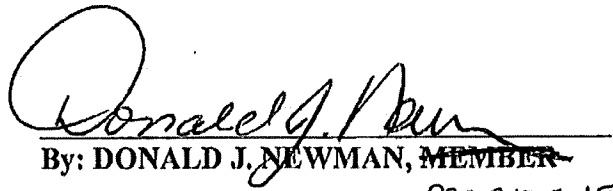
and commonly known as 4606 Rambo Lane, Toledo, Ohio 43623

Subject to: zoning ordinances, easements and restrictions of record and taxes and assessments due and payable after delivery of this deed.

Prior instrument reference: 201405040021049

Executed this 31<sup>st</sup> day of October, 2014.

GREATER METROPOLITAN TITLE, INC.,  
f/k/a GREATER METROPOLITAN TITLE,  
LLC, TRUSTEE

  
By: DONALD J. NEWMAN, ~~MEMBER~~  
PRESIDENT

STATE OF OHIO; COUNTY OF LUCAS; SS:

The foregoing instrument was acknowledged before me this <sup>31<sup>st</sup></sup> day of October, 2014, by **DONALD J. NEWMAN, MEMBER of GREATER METROPOLITAN TITLE, INC., f/k/a GREATER METROPOLITAN TITLE, LLC, TRUSTEE.**



**PATRICIA J. TAKATS**  
Notary Public, State of Ohio  
My Commission Expires 1-30-15

*Patricia J. Takats*  
\_\_\_\_\_  
Notary Public

**THIS INSTRUMENT PREPARED BY:**

C. Craig Covrett, Attorney-at-Law  
Covrett, Graeff & Wittenberg, Ltd.  
2727 N. Holland-Sylvania Rd., Suite E.  
Toledo, Ohio 43615-1800  
(419) 535-1840

**SEE ENV**

**AFTER RECORDING MAIL TO:**

Grantee **Richard Mc Granahan**  
*4606 Rembo Ln*  
*Toledo, OH 43623*

File 2014523

To whom it may concern , for the property of 4606 Rambo In I would like to have a 6 foot privacy fence , because we have a pool and live close to a park and there is a lot of passers by and we have lots of activities with the family and want our privacy we have no interactions with our neighbors what so ever and would feel a lot safer because we live on a corner lot.

Sincerely yours

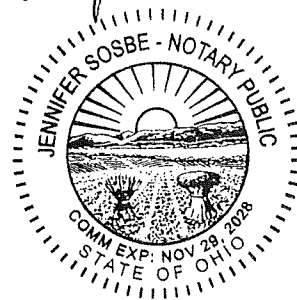
*Richard McGranahan Jr.*

Richard McGranahan Jr.

State of Ohio  
County of Lucas

The foregoing instrument was acknowledged before me by Richard McGranahan Jr. this 16th day of April 2026.

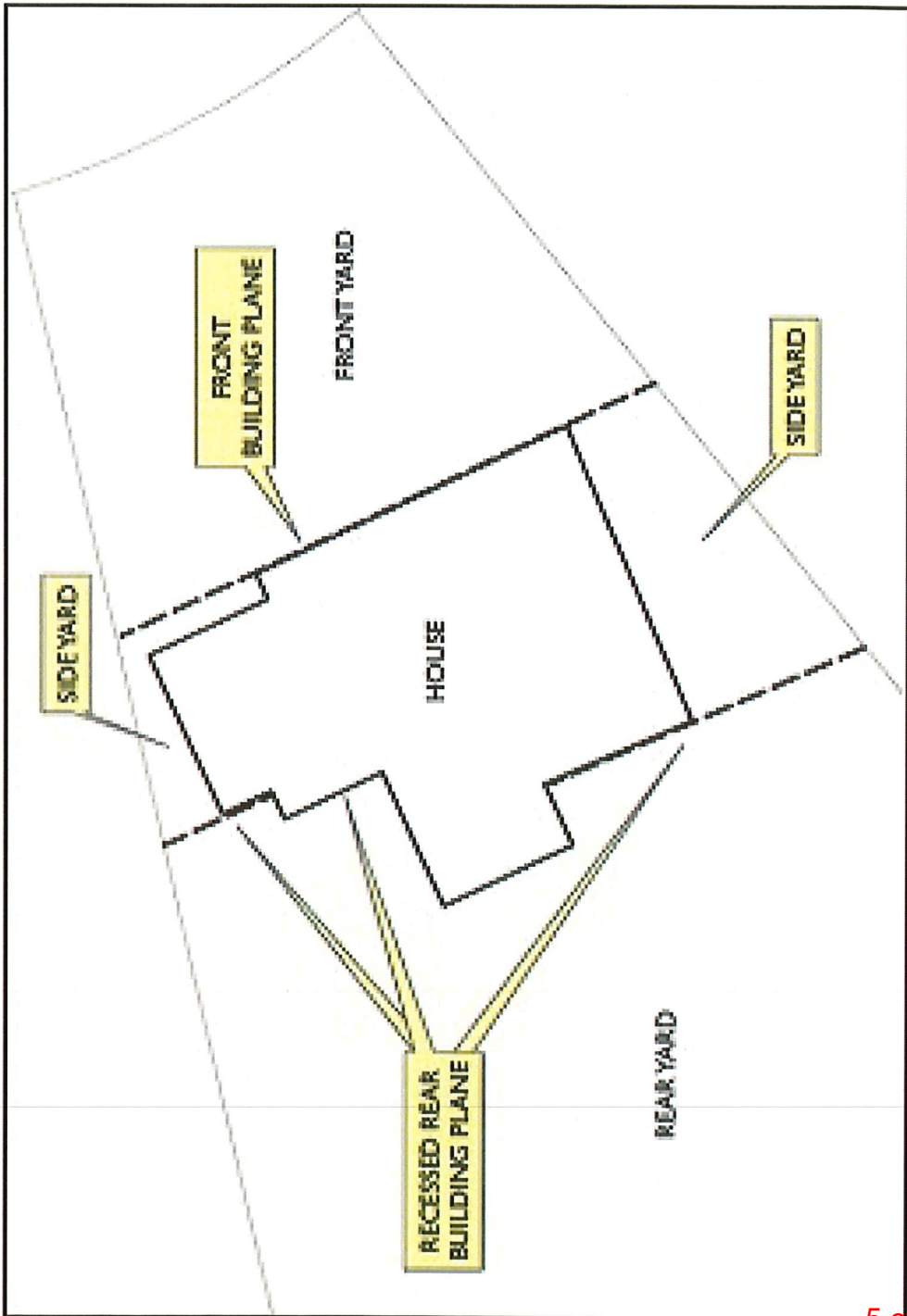
*Jennifer Sosbe*



**1105.0301 Residential Districts.**

The following standards apply in all Residential districts:

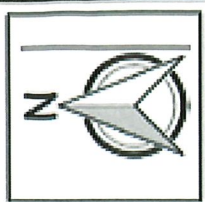
- A. Fences or hedges shall not exceed 3½ feet in height in the front yard.
- B. Fences shall not exceed 6 feet in height in the side yard or rear yard.
- C. If the site does not have a primary structure, the area between the front property line and the required front setback listed in Sec. 1106.0100 is defined as the front yard.



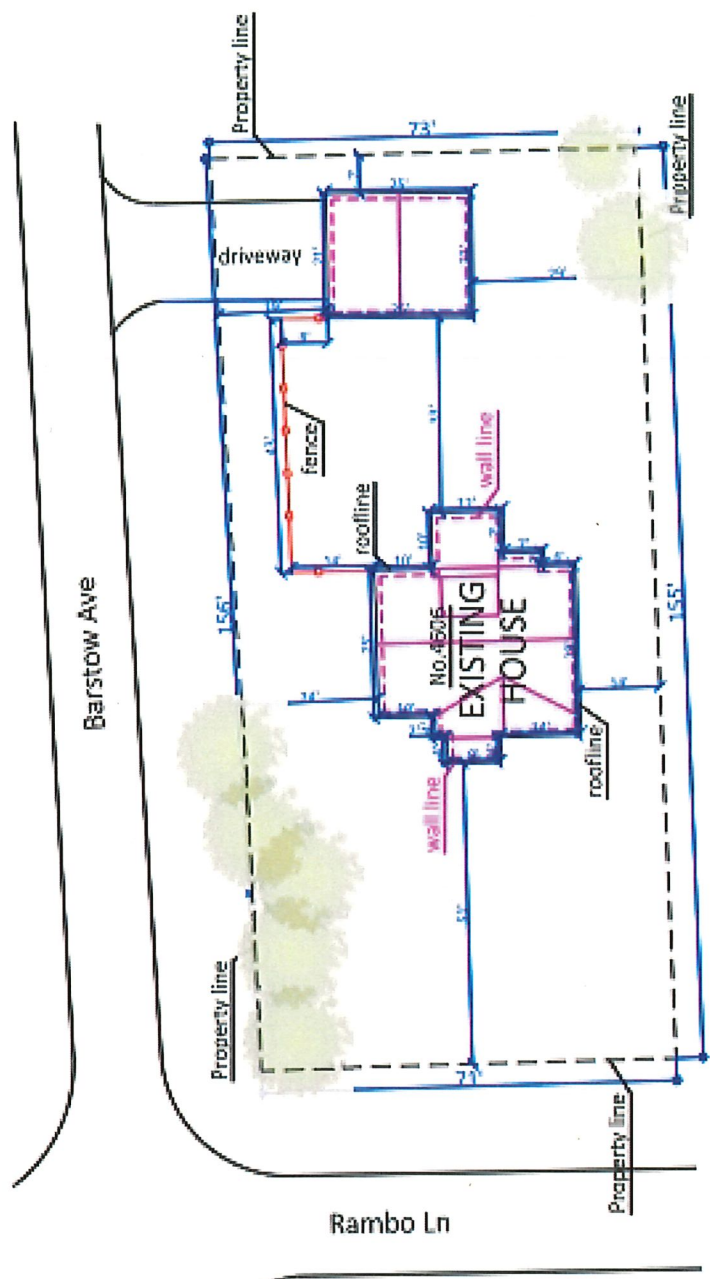
- D. No part of any fencing shall extend into the public right-of-way.

**SITE PLAN**

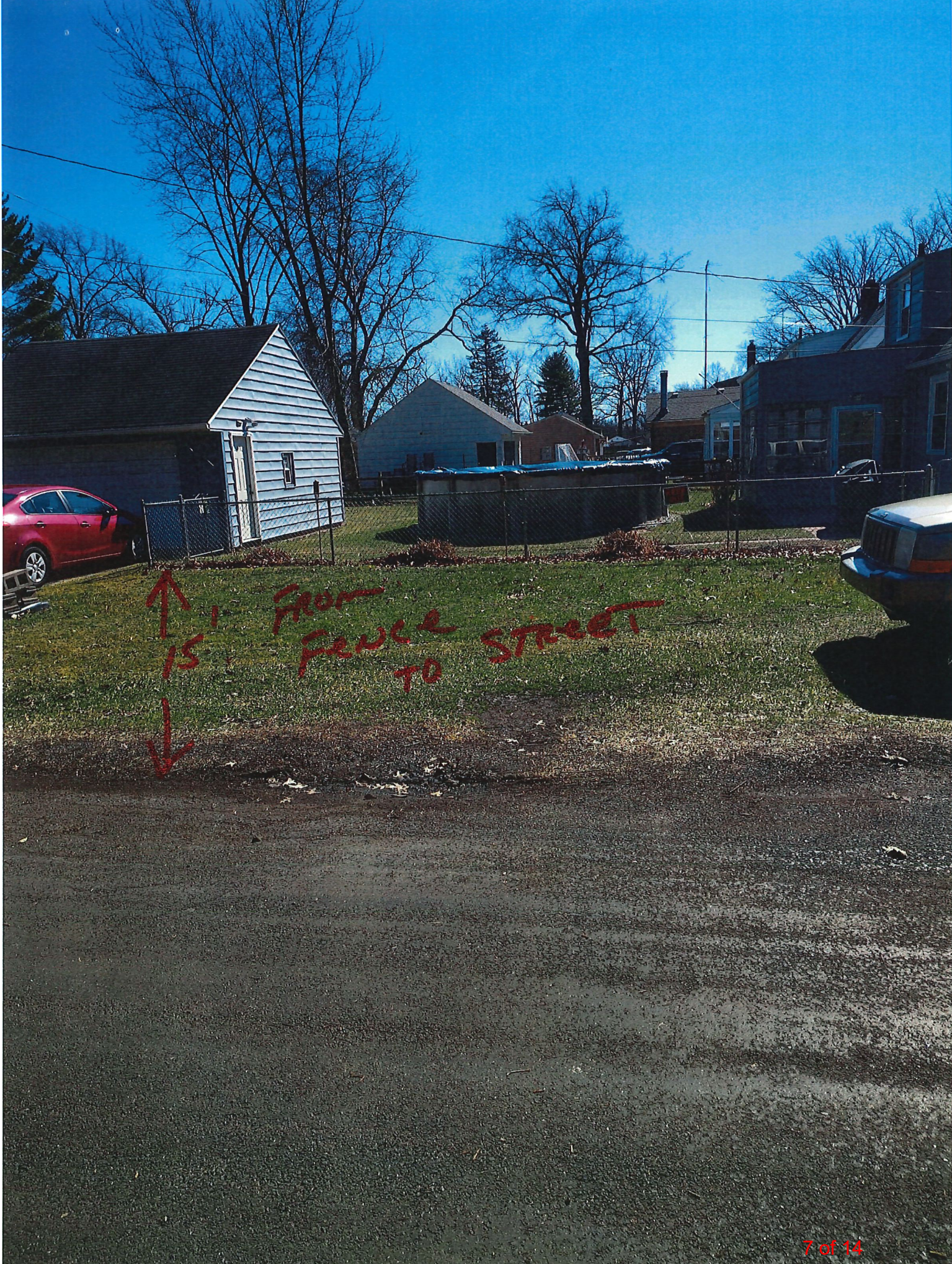
**4606 Rambo Ln  
Toledo, Oh 43623  
Parcel ID: 22-19051  
Lot area: 0.25 Acres  
Paper Size: 11"x17"**



scale 1"=20'

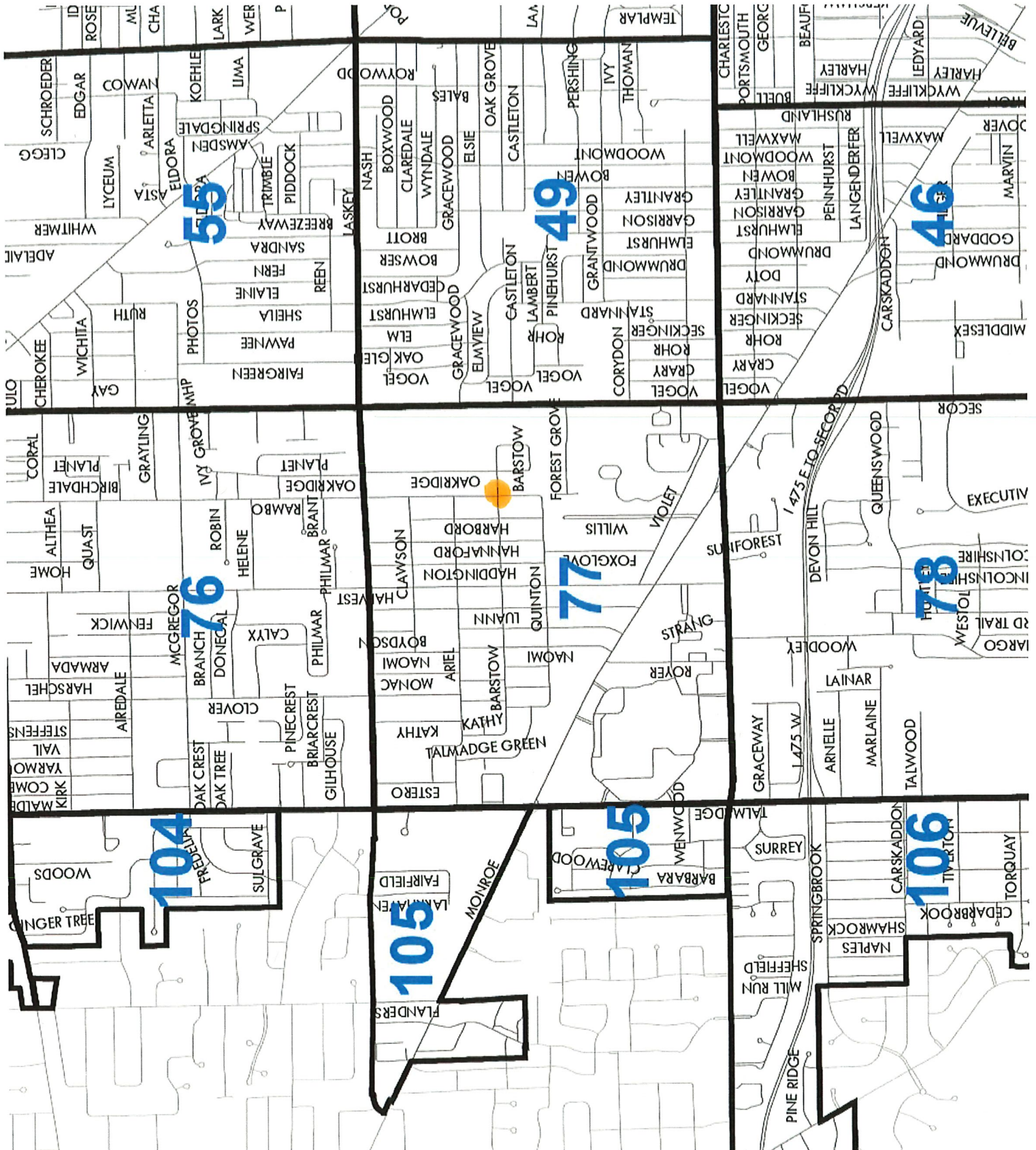


**Disclaimer**  
This is a conceptual drawing and is not intended to be a final plan. It is subject to change without notice. The user of this drawing is responsible for obtaining all necessary permits and approvals from the appropriate authorities. The user of this drawing is also responsible for obtaining all necessary information from the appropriate authorities.









55

49

46

76

77

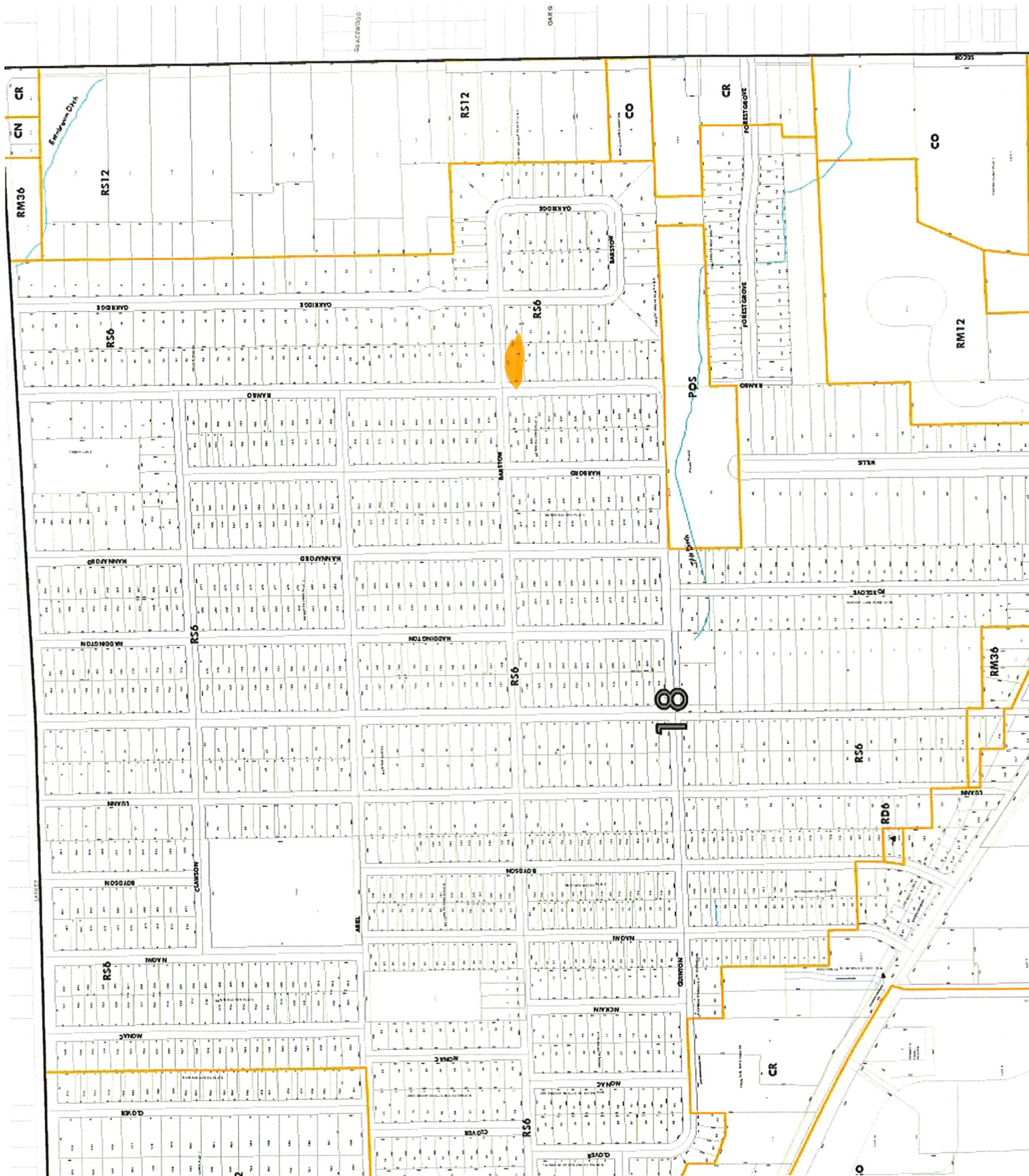
78

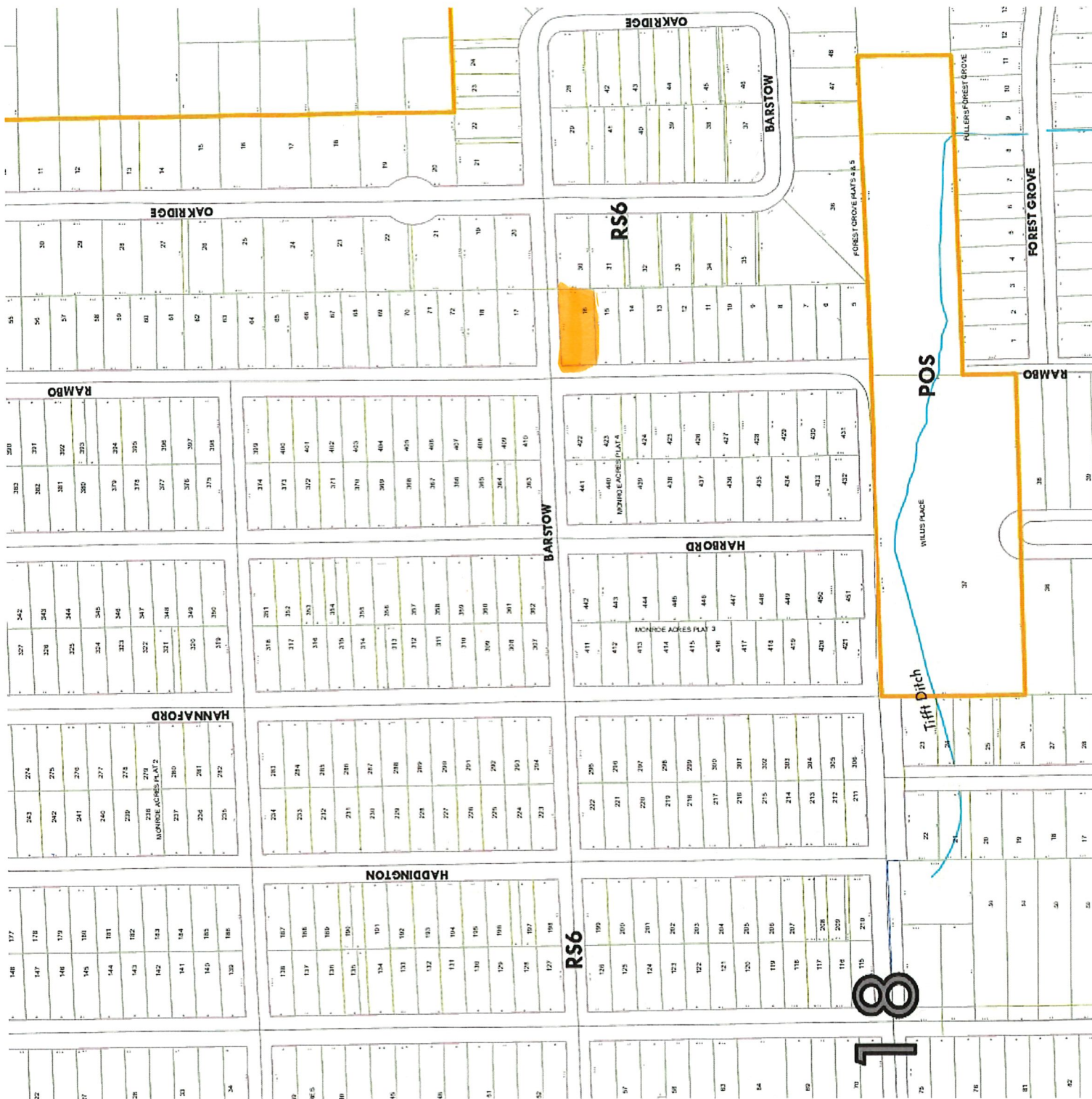
104

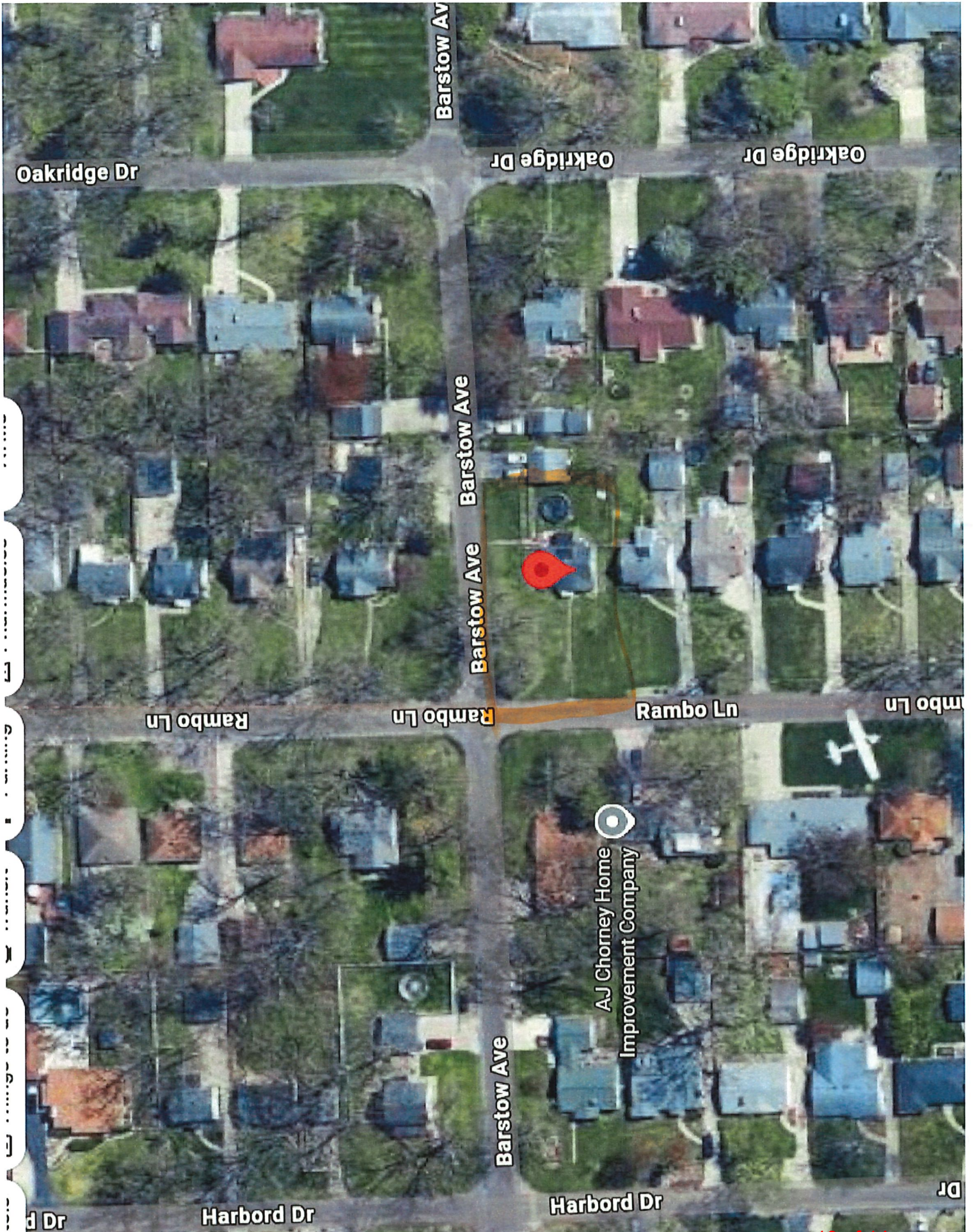
105

105

106











RECEIVED  
APR 27 2026

CASE # BZA26-00016  
PAID 4-29-26 CK

CITY OF TOLEDO

Department of Building and Code Compliance

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 1607 Hamilton St., Toledo, OH 43607 Zoning District RD-6 Date 4/27/26

Legal Description Junction Ave Addition Lot 270

Applicant's Name (print) Johnny L. Jones

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

Exception \_\_\_\_\_ Appeal decision \_\_\_\_\_ ADA Accommodation \_\_\_\_\_

TMC § 1105.0201 (A) FORZ Det. GARAGE TO ~~DO~~ HAVE A  
FRONT SETBACK AT 40' WHICH IS 20' LESS THAN  
THE REQ'D 60' FRONT SETBACK

Applicant Signature Johnny Jones Phone (419) 290-6745

Applicant's Street Address 1607 Hamilton St. Fax \_\_\_\_\_

Applicant's City, State, Zip Toledo, OH 43607 E-Mail JonesJohnny836@yahoo.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 10:00 AM. 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 N/A

Copy Zoning Map  http://local.live.com/ Transportation notified to check site distance hazard N/A

Code Enforcement notified if orders are being appealed. N/A Permit Tech's Initials JS Date 4-28-26

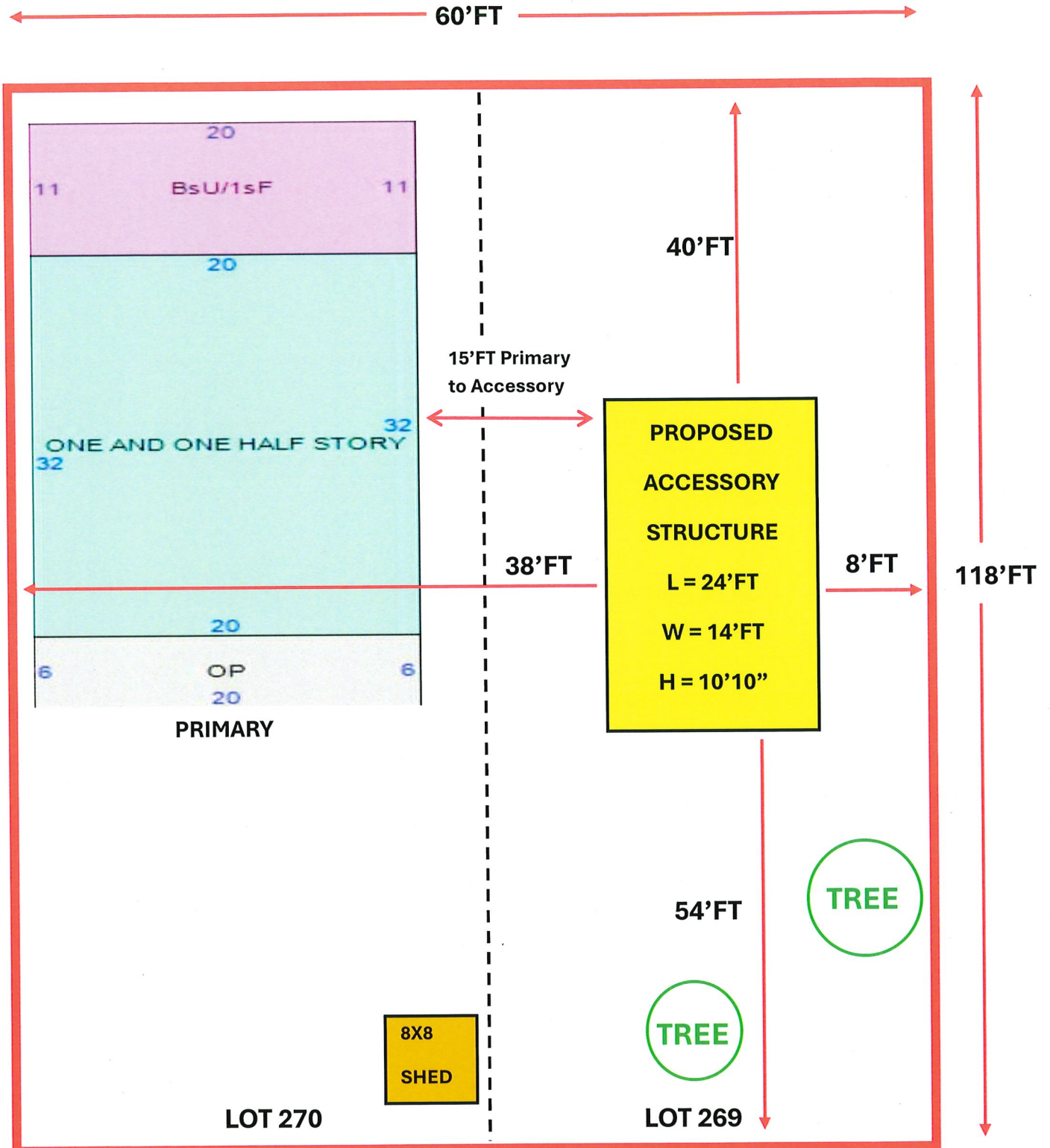
Reviewed by \_\_\_\_\_ Date \_\_\_\_\_ Staff Recommendation \_\_\_\_\_

Board Decision \_\_\_\_\_ Date \_\_\_\_\_

P:, Inspection, BZA

3/15/2024 kjr

# SITE PLAN: 1607 HAMILTON ST., TOLEDO, OH 43606



PROPOSED SETBACKS: LEFT = 38', RIGHT = 8'FT, FRONT = 40'FT, REAR = 54'FT

15'FT FROM PRIMARY STRUCTURE

**Property Address & Legal Description:**

1607 Hamilton St., Toledo, OH 43607

JUNCTION AVE ADDITION LOT 270

---

**Property Owner:**

Johnny L. Jones

**To:** Zoning Board of Appeals  
City of Toledo

**Re:** Variance Request – 1607 Hamilton St., Toledo, OH 43607  
Property: Junction Ave Addition Lots 269 and 270

Dear Members of the Board,

My name is Johnny L. Jones, and I am the owner of the property located at 1607 Hamilton Street in Toledo, Ohio, which encompasses both Lots 269 and 270. I am writing to respectfully request a variance to allow the construction of a detached garage on my property.

I am proposing to build a 14-foot by 24-foot detached garage with a height of approximately 10 feet 10 inches. The structure is proposed to be located on the portion of my property that includes Lot 269, adjacent to my home, which is situated on Lot 270. I am requesting relief from the required 60-foot front setback for accessory structures under Section 1105.0201(A), and instead seeking approval for a 40-foot setback.

There are practical difficulties with strictly meeting the 60-foot setback requirement due to the existing conditions of the property. If I were to place the structure at the required setback, the rear portion of the proposed garage would fall directly within the area of (2) large, mature trees and their root systems. Because this structure requires a concrete foundation to comply with applicable building requirements, building in that location would create long-term structural issues for the concrete foundation, the garage itself, and possibly force me to damage the tree's roots in the process. I am also concerned about excessive maintenance of the tree's branches to prevent future roof damage of this proposed structure.

I have carefully considered other placement options, including shifting the building to different areas of the lot. However, the root systems extend beyond what is visible above ground - and avoiding it entirely while still meeting the 60-foot setback is not realistic. I also considered placing the garage behind my home on Lot 270, but due to the limited width and close spacing typical of the neighborhood, access and maneuverability for vehicles would be extremely difficult and would significantly limit the intended use of the garage.

I am not seeking to eliminate the setback requirement altogether. Rather, I am respectfully requesting a reduced setback of 40 feet, which still maintains a substantial distance from the front lot line while allowing the structure to be placed on stable ground and preserving the mature trees that contribute to the character of the property.

The surrounding area also supports this request. The neighboring lots to the east, Lots 268 and 267, are currently vacant and do not contain any homes or structures. As a result, the proposed garage will not negatively affect neighboring properties or create any issue related to light, air, privacy, or congestion.

In addition, the garage is being designed to aesthetically match the recently updated exterior of my home. I believe this improvement will enhance the appearance of my property and contribute positively to the overall look of the neighborhood.

The conditions giving rise to this request are not self-created, but instead are a result of the existing layout of the property and the presence of the mature trees and their extensive root systems. I am simply seeking reasonable use of my property while preserving its natural features and maintaining neighborhood character.

I respectfully ask for your consideration in approving this variance request.

Thank you for your time.

Sincerely,  
Johnny L. Jones

**Contact info:**

[jonesjohnny836@yahoo.com](mailto:jonesjohnny836@yahoo.com)

[\(419\) 290-6745](tel:(419)290-6745)

1607 HAMILTON

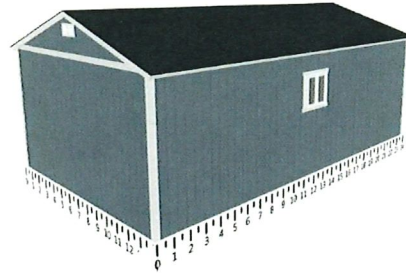
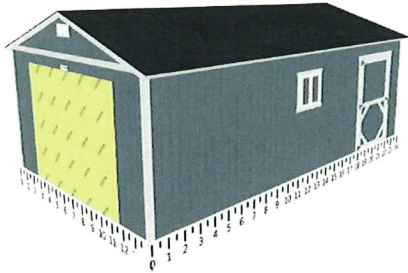


1607 HAMILTON



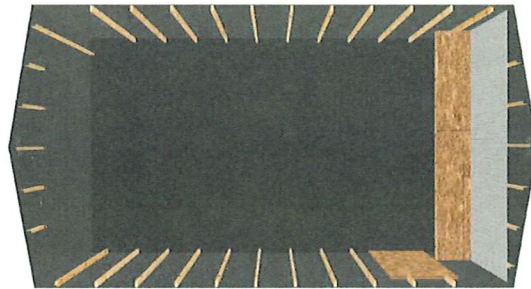
1607 HAMILTON





Wall D

Wall A



Wall C

Wall B

### Base Details/Permit Details

#### **Building Size & Style**

Premier Tall Ranch - 14' wide by 24' long

#### **Door**

4' x 6'7" Single Shed Door, Left Hinge Placement, Diamond, Keyless Handle Upgrade

#### **Paint Selection**

Base: Sheffield Gray, Trim: Delicate White

#### **Roof Selection**

Charcoal Natural Shadow Shingle

#### **Drip Edge**

White

#### **Is a permit required for this job?**

Yes

#### **Who is pulling the permit?**

Tuff Shed

### Optional Details

#### **Doors**

9' wide x 7' high roll up canister door w/ trim

#### **Windows**

2 2'x2' Insulated Horizontal Sliding Window

#### **Floor and Foundation**

336 Sq Ft No Floor

#### **Interior**

14 Lin Ft 24" Workbench  
 62 Sq Ft Pegboard  
 Pegboard Hooks (pkg)  
 Shed Light

#### **Vents**

2 Ea 16"x8" Wall Vent - White

#### **Custom Services**

9'ft wide x 7'ft tall cutout (wall A) for special order overhead canister door

#### **Concrete Foundation**

Concrete Partner: Tuff Shed  
 Footer Type: Monolithic  
 Footer Depth: 12"  
 Conduit: 0

### Jobsite/Installer Details

**Do you plan to insulate this building after Tuff Shed installs it?**

No

**Is there a power outlet within 100 feet of installation location?**

Yes

**The building location must be level to properly install the building. How level is the install location?**

Slab provided by customer will be within 1/2" tolerance on square, level, exterior dimensions to match the building size (per customer agreement).

**Will there be 18" of unobstructed workspace around the perimeter of all four walls?**

Yes

**Can the installers park their pickup truck & trailer within approximately 200' of your installation site?**

Yes

**Substrate Shed will be installed on?**

Concrete without Shed Floor

HAMILTON ST

1609

1607

1603

1601

30

60

30

30

271

270

269

268

267

15

15

PARCEL ID: 0854007  
MARKET AREA: 502R  
JONES JOHNNY L  
TAX YEAR: 2026



1607 HAMILTON

37	468	469	470	471	472	473	474	475	476	477	478	479	480	481	482	483	484	485	486	487	488	489	490
491	492	493	494	495	496	497	498	499	500	501	502	503	504	505	506	507	508	509	510	511	512	513	514

TECUMSEH

158	457	456	455	454	453	452	451	450	449	448	447	446	445	444	443	442	441	440	439	438	437	436	435
434	433	432	431	430	429	428	427	426	425	424	423	422	421	420	419	418	417	416	415	414	413	412	411

HAMILTON

334	333	332	331	330	329	328	327	326	325	324	323	322	321	320	319	318	317	316	315	314	313	312	311	310	309	308	307	306	305	304	303	302	301	300	299	298	297	296	295	294	293	292	291	290	289	288	287	286	285	284	283	282	281	280	279	278	277
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RD6

RD6

JUNCTION AVENUE ADDITION

385	384	383	382	381	380	379	378	377	376	375	374	373	372	371	370	369	368	367	366	365	364	363	362	361	360	359	358	357	356	355	354	353	352	351	350	349	348	347	346	345	344	343	342	341	340	339	338											
335	334	333	332	331	330	329	328	327	326	325	324	323	322	321	320	319	318	317	316	315	314	313	312	311	310	309	308	307	306	305	304	303	302	301	300	299	298	297	296	295	294	293	292	291	290	289	288	287	286	285	284	283	282	281	280	279	278	277

IL

RS6

SOBESKI

CAMPBELL'S 2ND ADDITION

**Printable page**

**PARCEL ID: 0854007**

MARKET AREA: 502R

JONES JOHNNY L

TAX YEAR: 2026

**ASSESSOR#: 05162052**

ROLL: RP\_OH

1607 HAMILTON ST

STATUS: Active

**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	502R - <a href="#">Click here to view map</a>
Zoning Code	10-RD6 - <a href="#">Click here for zoning details</a>
Zoning Description	Duplex Residence
Water and Sewer	CITY WATER / CITY SEWER
Traffic	RESIDENTIAL SIDE STREET
Street Type	CONCRETE OR BLACKTOP

Owner	JONES JOHNNY L
Property Address	1607 HAMILTON ST TOLEDO OH 43607
Mailing Address	1607 HAMILTON ST TOLEDO OH 43607 4336
Legal Desc.	JUNCTION AVE ADDITION LOT 270
Certified Delinquent Year	
Census Tract	35

**Summary - Most Recent Sale**

---

Prior Owner	JONES WILLIE DOSS
Sale Amount	\$0
Deed	12205911
Sales Date	25-SEP-2012

**Summary - Values**

---

	35% Values	100% Values	35% Roll	100% Roll
Land	1,750	5,000	1,750	5,000
Building	7,600	21,700	7,420	21,200
Total	9,350	26,700	9,170	26,200

**Tax Credits**

---

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

Printed on Monday, April 27, 2026, at 3:02:45 PM EST





RECEIVED  
APR 29 2026  
BY: KJY

CASE # BZA26-00017

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 Corners of Collingwood Blvd./Delaware & Collingwood Blvd/Melrose Zoning District CQ <sup>CN</sup> Date 4.25.2026

Legal Description See attached

Applicant's Name (print) Kevin J. Young, AIA - Munger Munger + Associates Architects Inc.

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

Exception  Appeal decision \_\_\_\_\_ ADA Accommodation \_\_\_\_\_

TMC § 1113.0406 High Profile Ground Sign states that this sign type is limited to the following:  
A maximum height of 12 feet - The peak of the proposed sign is 15 feet - 1 inches high.  
A maximum width of 20 feet - The width of the proposed sign is 20'-4".  
1105.0302 Fences in a commercial district are limited to 3 1/2 feet when in a front yard (corner lot). The proposed piers and fencing are 8 feet 11 inches and 6 feet 3 inches respectively.

Applicant Signature [Signature] Phone 419.243.8141

Applicant's Street Address 225 N. Michigan Fax 419.243.9727

Applicant's City, State, Zip Toledo, OH 43604 E-Mail kjy@mungermunger.com

- Applications must be accompanied with:
- 3 photos – showing different views of the site
  - Letter explaining your zoning request with full and accurate information.
  - 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.
  - 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 DSS Date 5/4/26

Reviewed by \_\_\_\_\_ Date \_\_\_\_\_ Staff Recommendation \_\_\_\_\_

Board Decision \_\_\_\_\_ Date \_\_\_\_\_

P:, Inspection, BZA 3/15/2022 kjr



April 28, 2026

Mr. Ken Fischer, Commissioner  
City of Toledo Building Inspection  
One Government Center, Suite 1600  
Toledo, Ohio 43604

Re: Variance Request Letter  
New Pastoral Center  
Diocese of Toledo  
2500 Collingwood Blvd.  
Toledo, Ohio 43610

Dear Mr. Fischer:

The Plan Commission and City Council Zoning & Planning Committee recently approved the request for a zoning change at 2500 Collingwood Boulevard from CN (Neighborhood Commercial) to CO (Commercial Office). The reason for this request was due to the CN zoning district not allowing "High Profile" type ground signs where the CO zoning district does.

The appeal is being submitted requesting a variance for a new monumental sign to be constructed at the northwest corner of the site (southeast corner of the Collingwood Boulevard and Melrose Avenue intersection) that will match the existing monumental sign located on the northwest corner of Collingwood Boulevard and W. Delaware Avenue intersection. The existing sign that the Owner is wanting to match is taller (15 feet 1 inch) and longer (20 feet 4 inches) than allowed by Section 1113.0406 of the current zoning code (12 feet and 20 feet respectively).

The appeal also includes a request to allow new brick/stone piers to be constructed along Melrose Avenue that match the existing ones along Collingwood Boulevard and the ones across the street. The existing brick/stone piers and fencing are taller (8 feet -11 3/8 inches and 6 feet - 3 inches respectively) than allowed by Section 1105.0302 of the current zoning code (Item 1 height of 3 1/2 feet in height applies because the parcel has two frontages - corner lot).

The Owner is wanting the appearance of the new Pastoral Center site features to be consistent with the existing Rosary Cathedral and School features across the street in order to create a uniform campus- like setting, which would be able to be achieved by approval of this zoning appeal.

Sincerely,  
**MUNGER MUNGER + ASSOCIATES**  
**ARCHITECTS INC.**



Kevin J. Young, AIA, LEEDAP

Munger Munger + Associates Architects Inc.

225 North Michigan Avenue  
Toledo, Ohio 43604.5613  
t 419.243.8141 f 419.243.9727  
mungermunger.com

April 29, 2026

Mr. Ken Fischer, Commissioner  
City of Toledo Building Inspection  
One Government Center, Suite 1600  
Toledo, Ohio 43604

Re: Application for Administrative Board of Zoning Appeal  
New Pastoral Center  
Diocese of Toledo  
2500 Collingwood Blvd.  
Toledo, Ohio 43610

Dear Mr. Fischer:

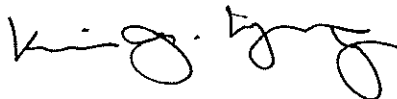
Enclosed are the following items for the Application for Administrative Board of Zoning Appeal for the New Pastoral Center – Diocese of Toledo. This is being submitted today for the June 15<sup>th</sup> (third Monday of the month) meeting of the BZA and is before the submittal deadline of May 8<sup>th</sup> for the June meeting.

1. Application to the Administrative Board of Zoning Appeals.
2. Legal Descriptions of all parcels.
3. Three (3) photos for each of the waivers
4. Letter explaining the hardship created by not having a waiver.
5. Site plans for the waivers at 1/16" = 1'-0" scale on 24" x 36" sheets

The \$200 filing fee is also included with this submittal.

If you have any questions or comments, please call me at any time.

Sincerely,  
**MUNGER MUNGER + ASSOCIATES**  
**ARCHITECTS INC.**



Kevin J. Young, AIA, LEED AP

Cc: Thomas Antonini, General Counsel & Dir. of Risk Management – The Diocese of Toledo Management Corporation  
Hal P. Munger, FAIA – MM+AA

## **LEGAL DESCRIPTIONS**

### **2500 Collingwood Blvd.**

Parcel 10-06727, #01442026

That part of Lots 62 and 63: the Southerly 114.50 feet of the East ½ of that part lying Easterly of the Westerly 140 feet, all in Machen's Second Addition, as recorded in Plat Volume 3, page 74, City of Toledo, Lucas County, Ohio

and

The South 50 feet of the West 140 feet of lot 62 in Machen's Second Addition, and also that part East of the West 140 feet of Lots 62 and 63, excepting the South 114.50 feet of the East ½ of that part of Lots 62 and 63 in Machen's Second Addition, as recorded in Plat Volume 3, page 74, City of Toledo, Lucas County, Ohio

### **2508 Collingwood Blvd.**

Parcel 10-06747, #01442027

The Northerly 25 feet of the Westerly 140 feet of Lot number 62 and the Southerly 22.65 feet of the Westerly 140 feet of Lot 63 in Machen's Second Addition to Toledo, Lucas County, Ohio, EXCEPTING THEREFROM that part thereof lying within the lines of Collingwood Boulevard.

### **2510 Collingwood Blvd.**

Parcel 10-06751, #01442028

The North 46 feet of the West 140 feet of Lot 63 in Machen's Second Addition to Toledo, Lucas County, Ohio, EXCEPTING THEREFROM that part thereof lying within the lines of Collingwood Boulevard, vacant lot adjacent to 2508 Collingwood Boulevard.

### **425 Melrose Ave.**

Parcel 09-07041, #01442031

The East 10 feet of Lot 151 and the West 30 feet of Lot 150 in Kensington, as recorded in Plat Volume 13, page 36, City of Toledo, Lucas County, Ohio.

### **431 Melrose Ave.**

Parcel 09-07044, #01442030

The West 40 feet of Lot 151 in Kensington, as recorded in Plat Volume 13, page 36, City of Toledo, Lucas County, Ohio

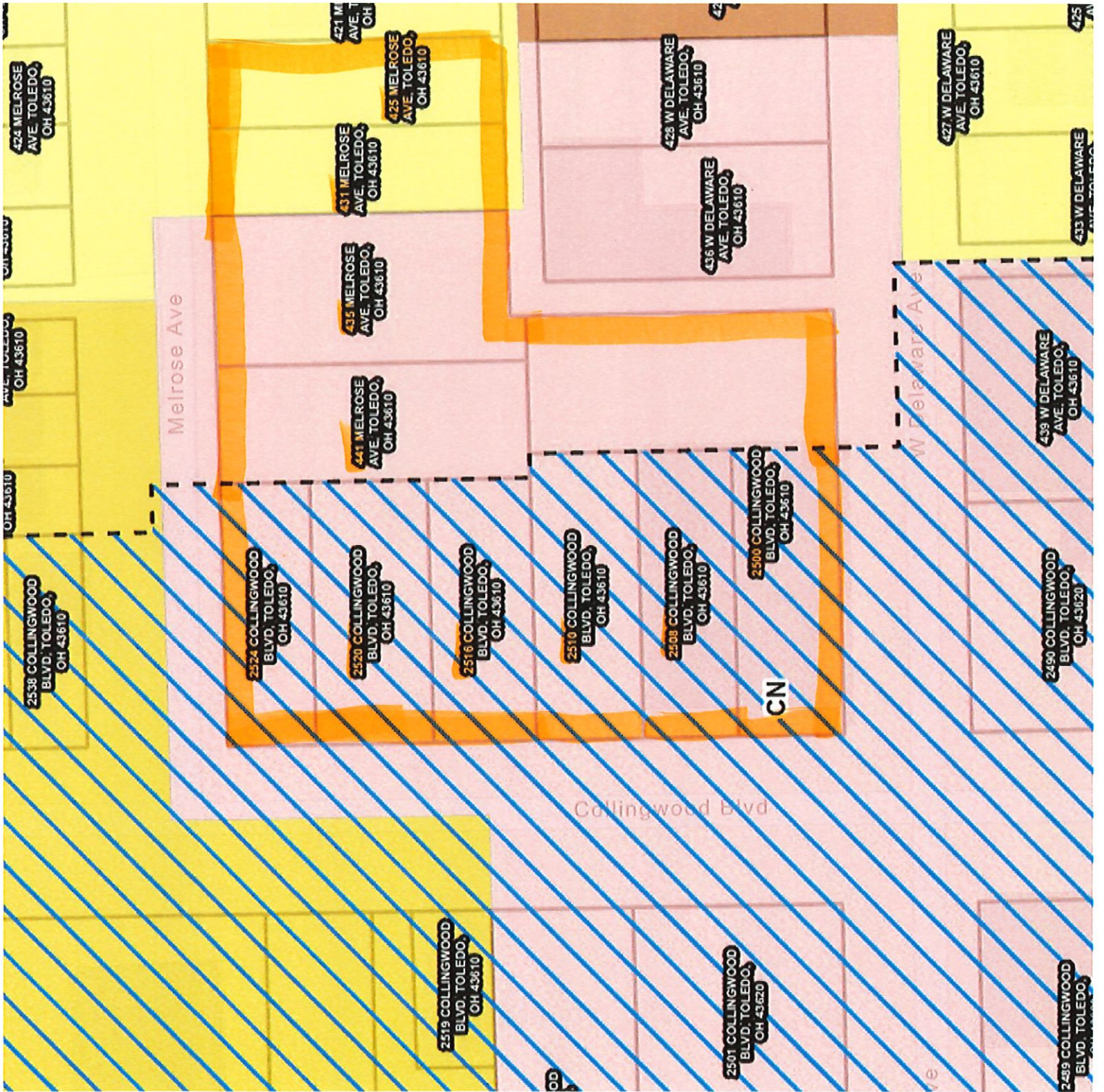
### **2516, 2520, 2524 Collingwood Blvd., 435 and 441 Melrose Ave.**

Parcels 09-07067 (#01442050), 09-07061 (#01442049), 09-07054 (#01442048), 09-07051(#01442051)

and 09-07047 (#01442029)

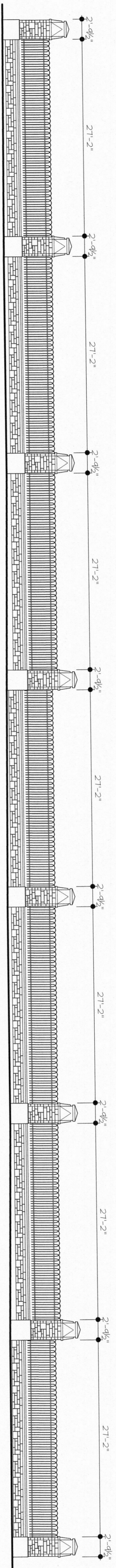
Lots 152, 153, 154 and 155 in Kensington, as recorded in Plat Volume 13, page 36, City of Toledo, Lucas County, Ohio



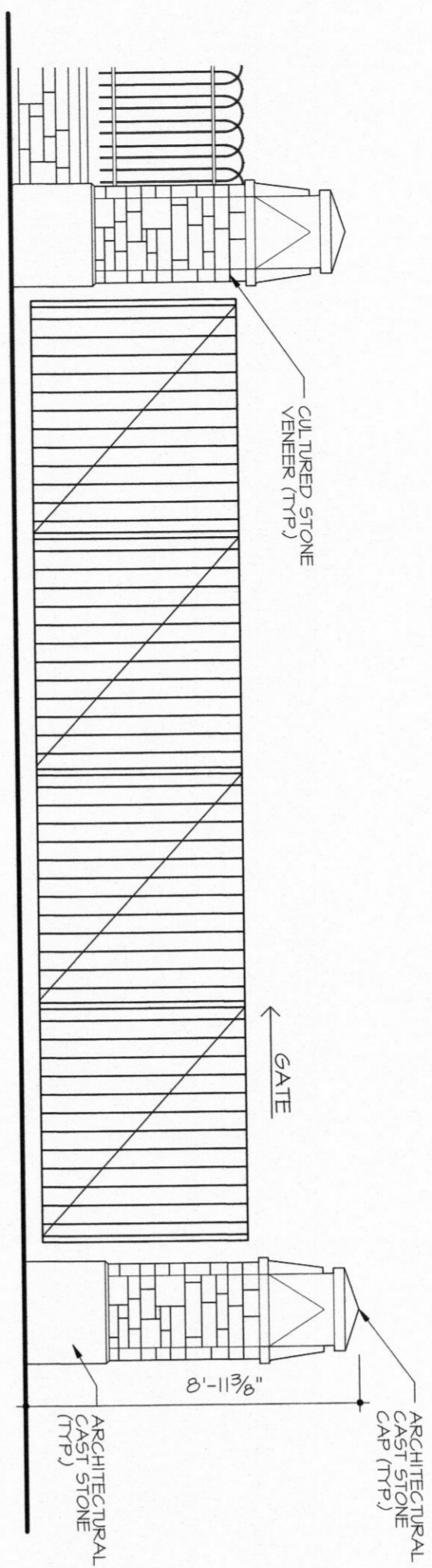




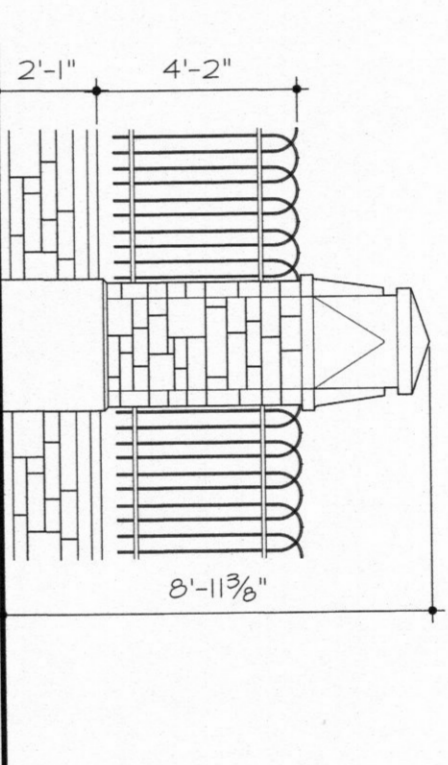




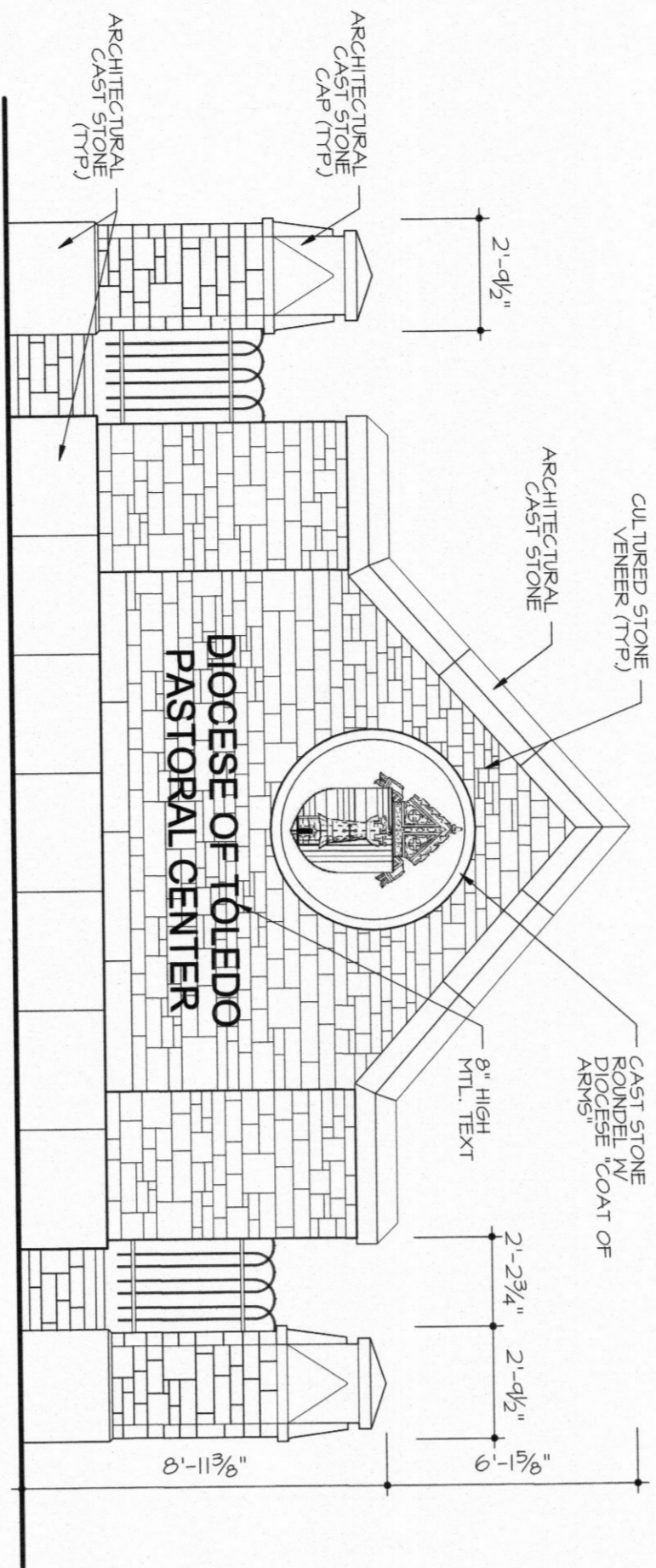
**NORTH PARKING SITE WALL ELEVATION**  
SCALE: 1/8" = 1'-0"



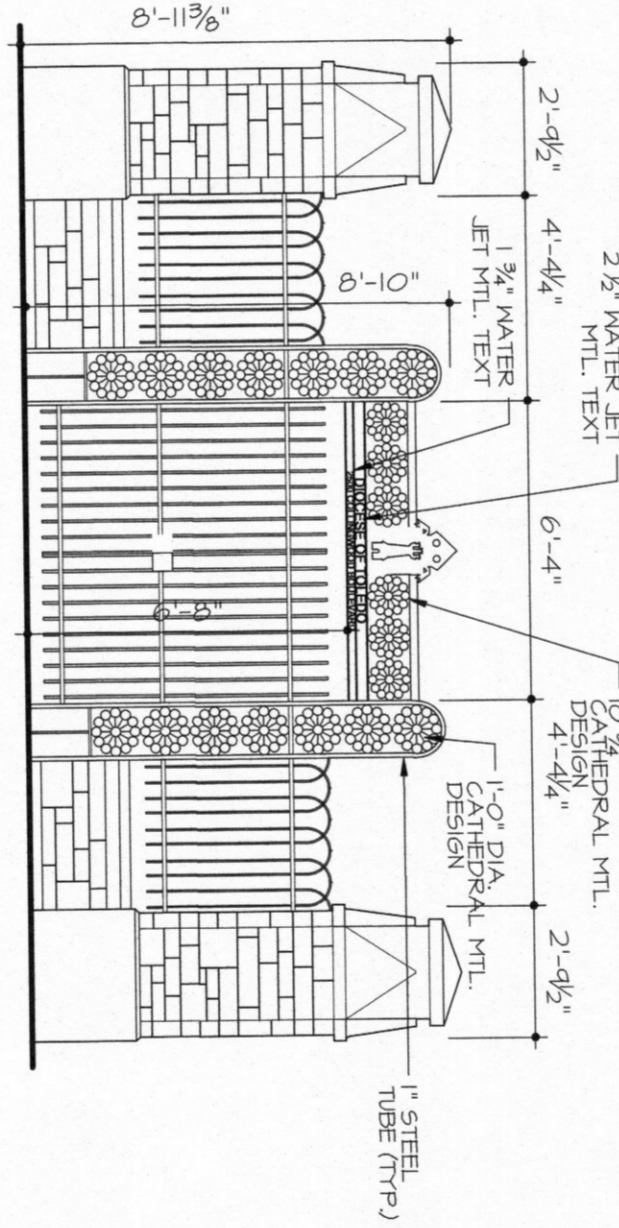
**NORTH GATE ELEVATION**  
SCALE: 1/4" = 1'-0"



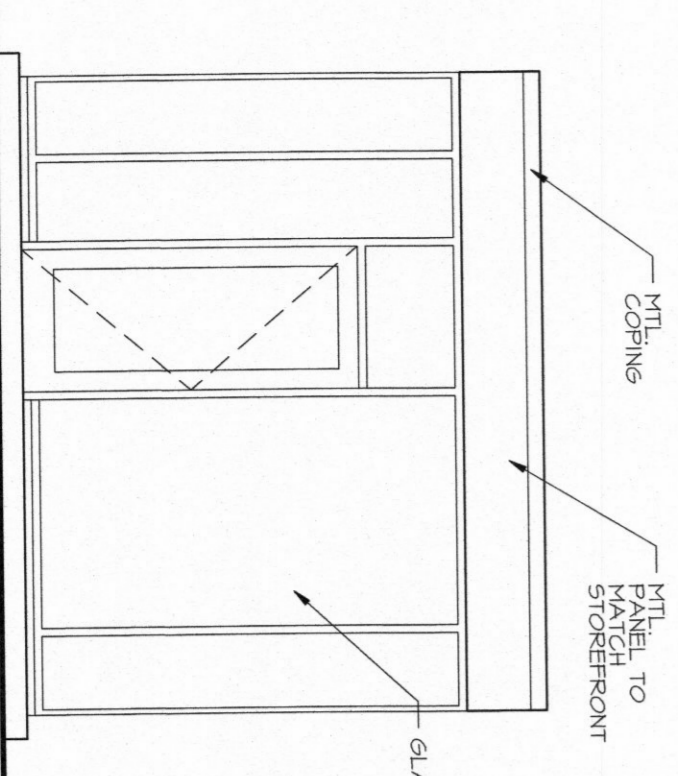
**TYPICAL SITE WALL PIER**  
SCALE: 1/4" = 1'-0"



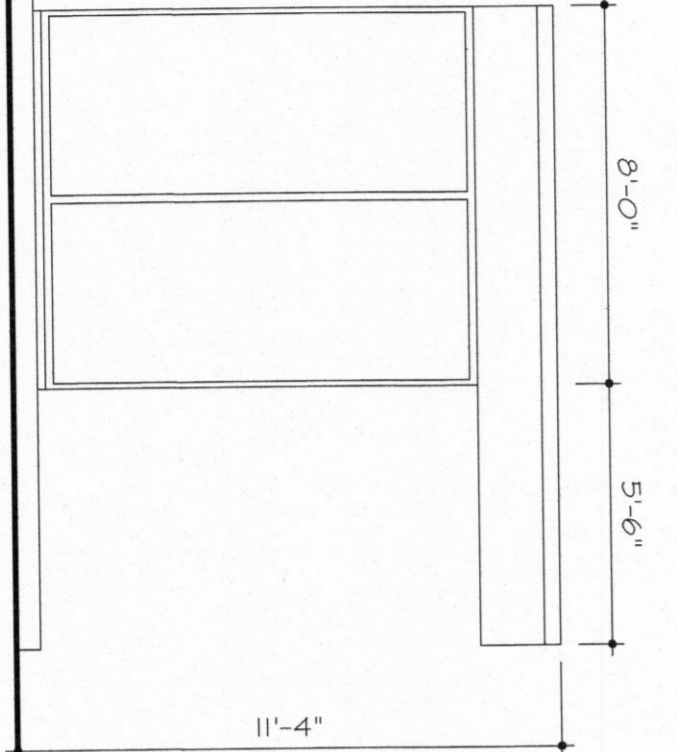
**MONUMENTAL STONE SIGN ELEVATION (CORNER OF COLLINGWOOD & MELROSE)**  
SCALE: 1/4" = 1'-0"



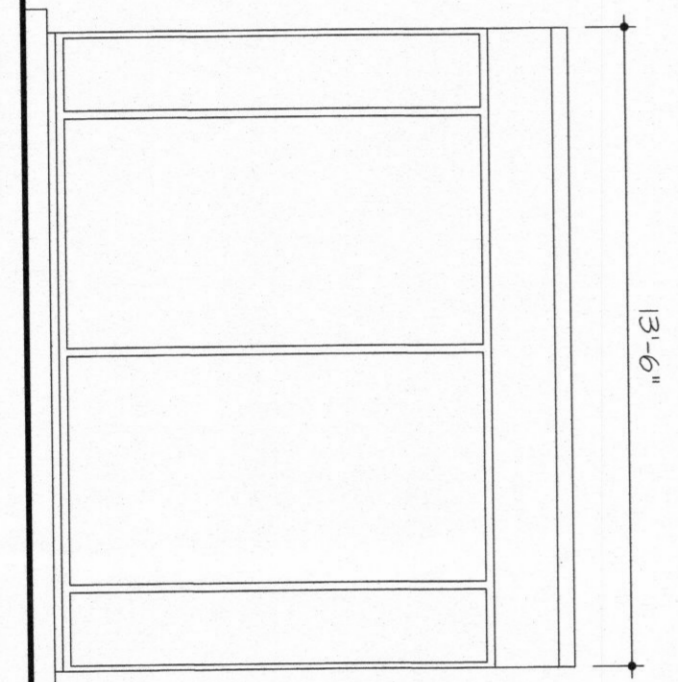
**PROPOSED GATE ELEVATION AT WEST**  
SCALE: 1/4" = 1'-0"



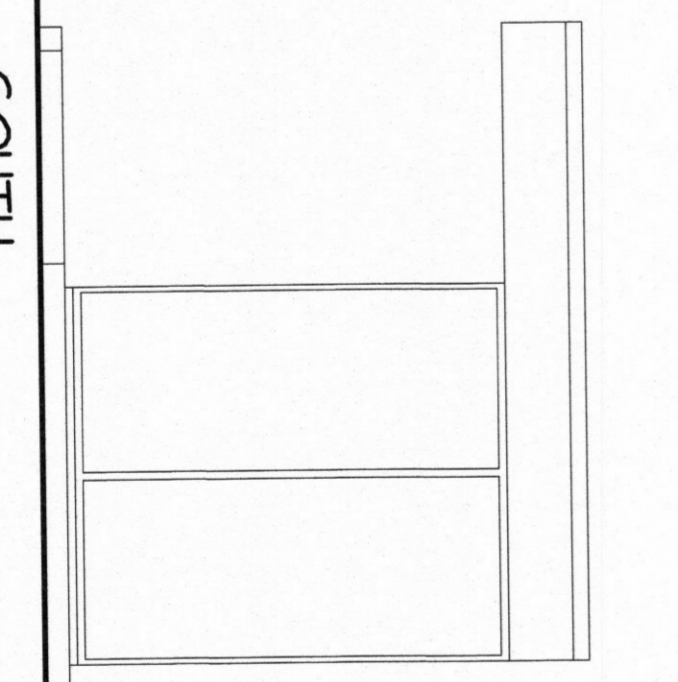
**WEST**



**NORTH**

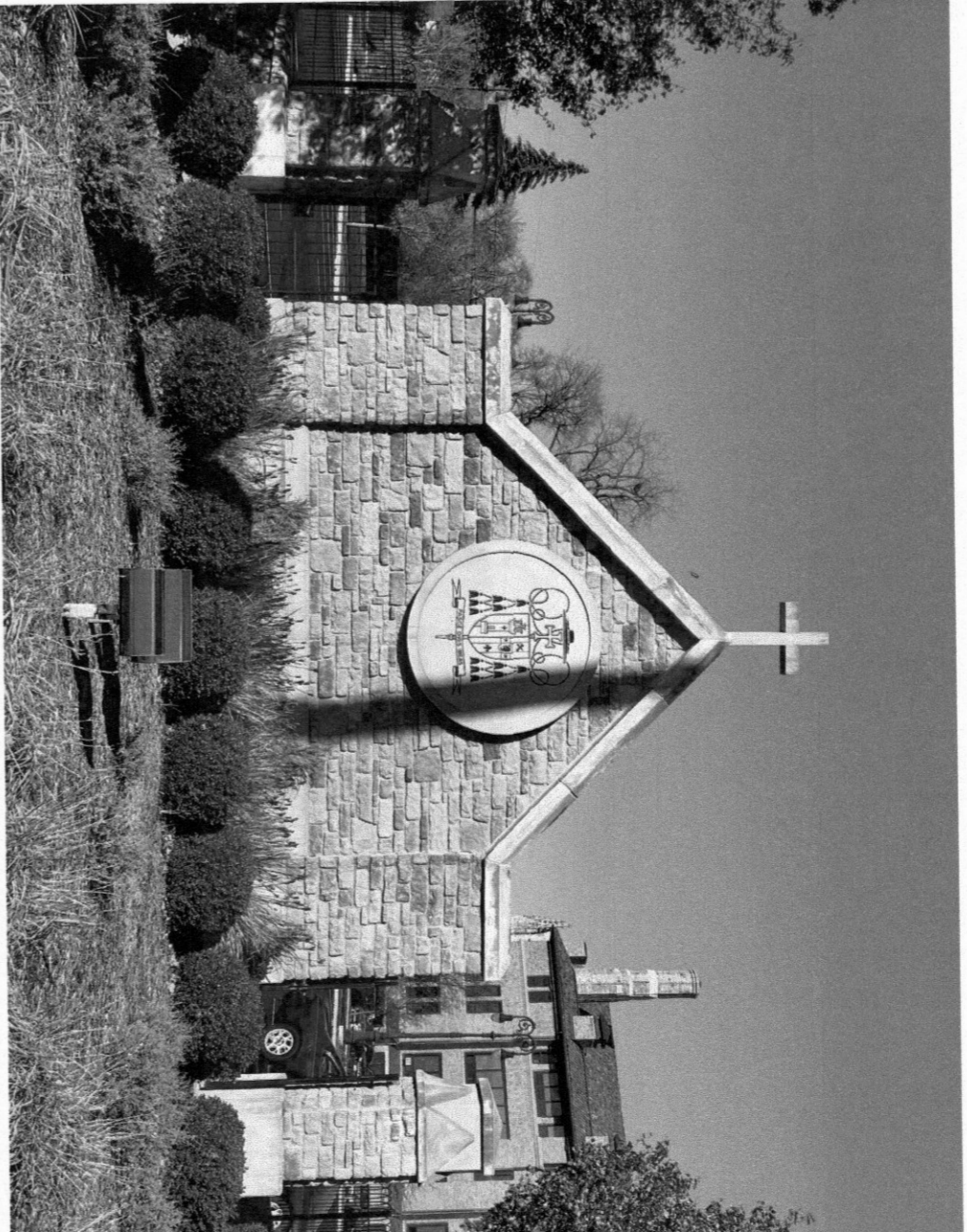


**EAST**

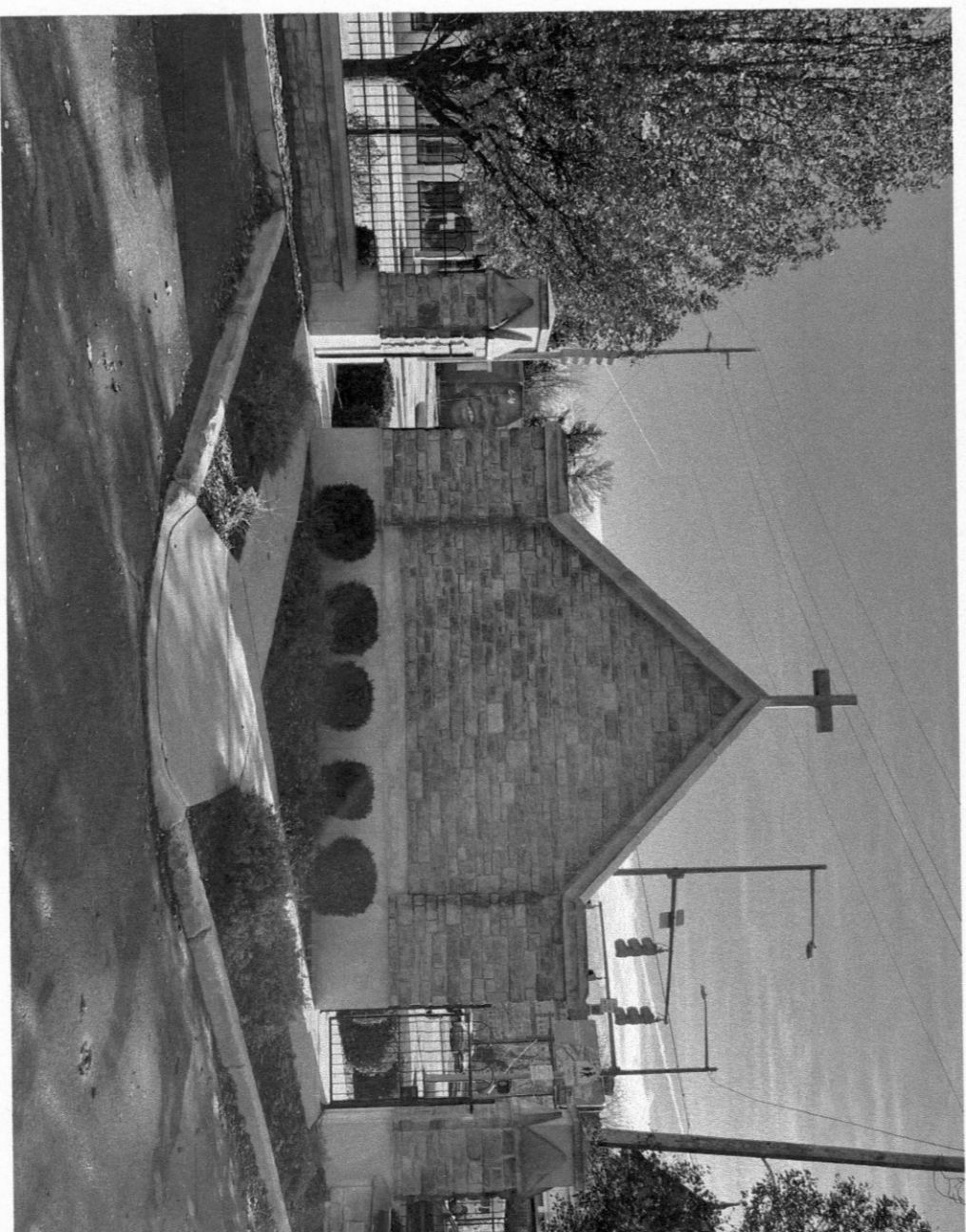


**SOUTH**

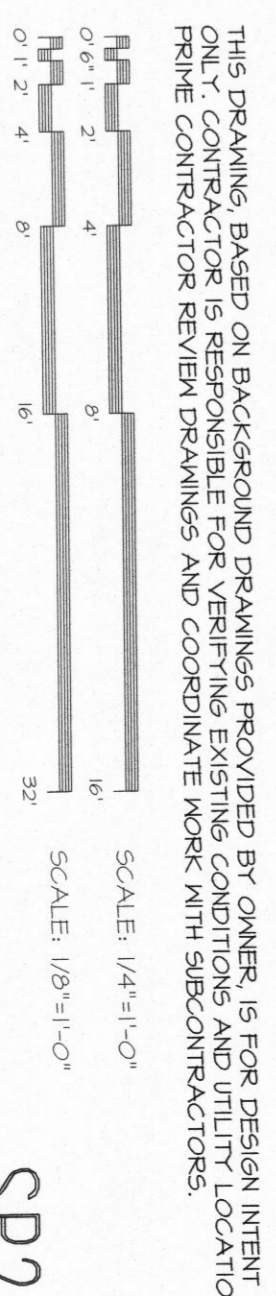
**SECURITY GATE HOUSE ELEVATIONS**  
SCALE: 1/4" = 1'-0"



**EXISTING PHOTO**  
NTS



**EXISTING PHOTO**  
NTS



**DIocese OF TOLEDO PASTORAL CENTER**  
2500 COLLINGWOOD BLVD.  
TOLEDO, OHIO 43610

THIS DRAWING BASED ON BACKGROUND DRAWINGS PROVIDED BY OWNER. IS FOR DESIGN INTENT. NOT TO BE USED FOR VERIFYING EXISTING CONDITIONS AND UTILITY LOCATIONS. PRIME CONTRACTOR REVIEW DRAWINGS AND COORDINATE WORK WITH SUBCONTRACTORS.

PREPARED FOR: DIocese OF TOLEDO PASTORAL CENTER  
PROJECT NO: 2022-010  
DESIGNED BY: MUNGGER MUNGER + ASSOCIATES ARCHITECTS, INC.  
DRAWN BY: MUNGGER MUNGER + ASSOCIATES ARCHITECTS, INC.  
DATE: 4/22/2025





RECEIVED  
MAY 07 2026  
BY: .....

CASE # BZA26-00018

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 3243 134th street Zoning District RDG <sup>-MRO</sup> Date May 1 2026

Legal Description Bay Park subd 60 E 4FT & lots 61 + 62

Applicant's Name (print) Kaleb Seger

Appeal (Dept. of Inspection ruling - Title Nine Sign Code) \_\_\_\_\_ Hardship Variance X

Exception \_\_\_\_\_ Appeal decision \_\_\_\_\_ ADA Accommodation \_\_\_\_\_

TMC § 1105.0201 Setbacks A. "No accessory building shall be located less than 60 feet from the primary front lot line" for a new detached garage to be within 60 feet of the primary front lot line. 1105.0601 Each detached house, attached house, and duplex is limited to one garage for the use of the household or households within the principal building. - This proposed structure would be the second detached garage on the property.

Applicant Signature Kaleb Seger Phone 419-304-3620

Applicant's Street Address 1234 Erie Rd Fax \_\_\_\_\_

Applicant's City, State, Zip Erie MI 48133 E-Mail Ksegerconstruction@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 DSS Date 5/8/26

Reviewed by \_\_\_\_\_ Date \_\_\_\_\_ Staff Recommendation \_\_\_\_\_

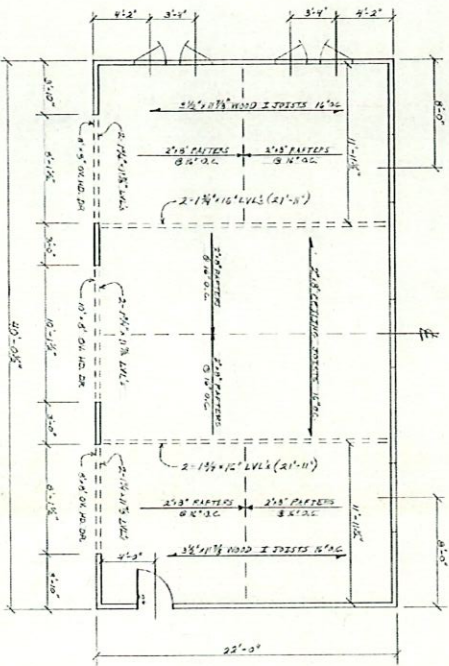
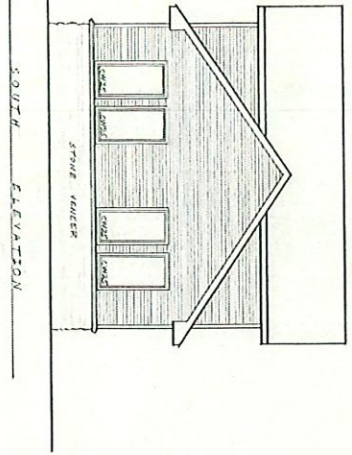
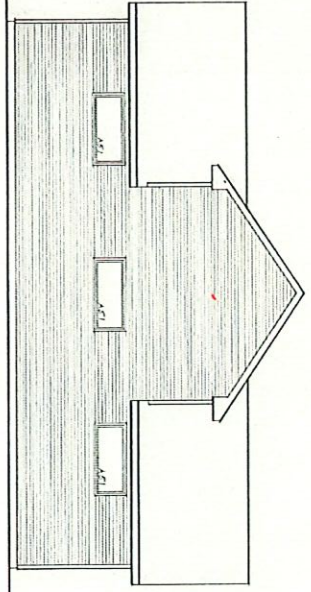
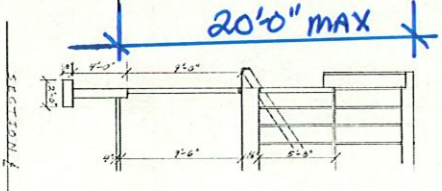
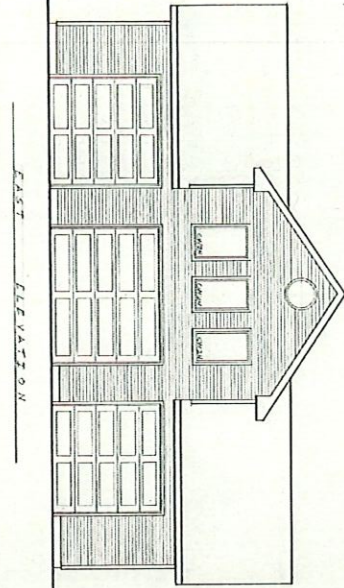
Board Decision \_\_\_\_\_ Date \_\_\_\_\_

P: Inspection, BZA

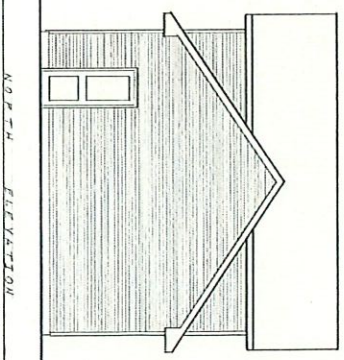
3/15/2022 kjr



ADD AIR ATTIC w/ Pull Down STAIRS



PROPOSED GARAGE FOR KAYLE & AMY



TED HOEFLINGER  
(419) 551-2849



Karle E. Stange  
3243 134<sup>th</sup> St., Toledo, OH, 43611  
5/4/2026  
Board of Zoning and Appeals  
One Government Center, Suite 1600, Toledo, OH, 43604

**Subject: Variance Request for 3243 134<sup>th</sup> St, Toledo OH –  
Parcel ID# 0200138 (BAY PARK SUBD LOT 62) and #0209141 (BAY PARK SUBD 60E  
4ft & LOTS 61 & 62)**

Dear Members of the Board,

I am requesting a variance from Section 1105.0201 A of the Zoning Ordinance, which requires a *Setback of 60 feet from primary front lot line* for the property located at 3243 134<sup>th</sup> St. I am requesting a 36-foot variance to allow for *new 3 car detached garage*. Literal enforcement of this ordinance creates unnecessary hardship because the property possesses unique physical characteristics, namely a smaller garage at the back of the property *that the new garage needs to be 5 feet away, according to section 1105.020, that would prevent reasonable development of the structure*. There is also attached Garage to the new house that the new structure would need to stay away from also as you will see in the site plan.

Granting this variance will not alter the essential character of the neighborhood. The new structure will look the same as the newer house that is at 3243 134<sup>th</sup> St and enhance the property value. It also will not detrimentally impact adjacent property owners, as I also own the adjacent property to this structure. Also, please note that this is the last property on the north side of a dead-end street that sits on Maumee Bay. This is the minimum variance we require to allow for reasonable use of this parcel.

Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink that reads "Karle E. Stange". The signature is fluid and cursive, with a long horizontal stroke at the end.

*Karle E. Stange*

*3243 134<sup>th</sup> St., Toledo, OH, 43611*

*5/7/2026*

*Board of Zoning and Appeals Plate, E-Stop Cable Mounting*

*One Government Center, Suite 1600, Toledo, OH, 43604*

**Subject: Variance Request for 3243 134<sup>th</sup> St, Toledo OH –  
Parcel ID# 0200138 (BAY PARK SUBD LOT 62) and #0209141 (BAY PARK SUBD 60E  
4ft & LOTS 61 & 62)**

Dear Members of the Board,

I am writing to you to let you know that Kaleb Seger of Seger Construction represents me, Karle Stange, in the building of this project.

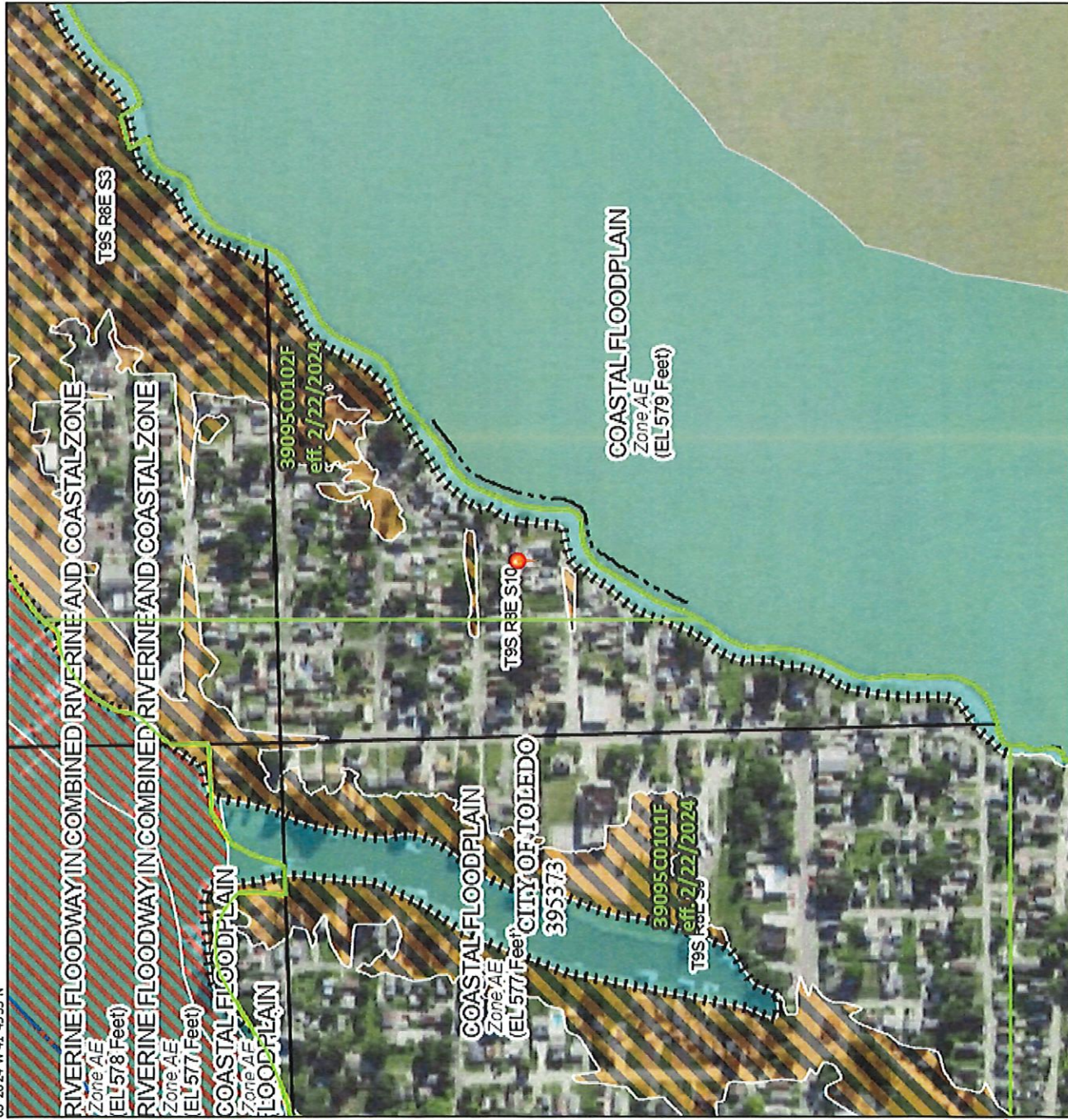
Sincerely,



# National Flood Hazard Layer FIRMette



83°28'4"W 41°43'33"N



83°27'47"W 41°43'5"N



Basemap Imagery Source: USGS National Map 2023

## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

<p><b>SPECIAL FLOOD HAZARD AREAS</b></p> <ul style="list-style-type: none"> <li>Without Base Flood Elevation (BFE) Zone A, V, A99</li> <li>With BFE or Depth Zone AE, AO, AH, VE, AR</li> <li>Regulatory Floodway</li> </ul>	<p><b>OTHER AREAS OF FLOOD HAZARD</b></p> <ul style="list-style-type: none"> <li>0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X</li> <li>Future Conditions 1% Annual Chance Flood Hazard Zone X</li> <li>Area with Reduced Flood Risk due to Levee. See Notes. Zone X</li> <li>Area with Flood Risk due to Levee Zone D</li> </ul>	<p><b>OTHER AREAS</b></p> <ul style="list-style-type: none"> <li>NO SCREEN</li> <li>Area of Minimal Flood Hazard Zone X</li> <li>Effective LOMRs</li> <li>Area of Undetermined Flood Hazard Zone D</li> </ul>	<p><b>GENERAL STRUCTURES</b></p> <ul style="list-style-type: none"> <li>Channel, Culvert, or Storm Sewer</li> <li>Levee, Dike, or Floodwall</li> </ul>	<p><b>CROSS SECTIONS WITH 1% ANNUAL CHANCE WATER SURFACE ELEVATION</b></p> <ul style="list-style-type: none"> <li>Coastal Transect</li> <li>Base Flood Elevation Line (BFE)</li> <li>Limit of Study</li> <li>Jurisdiction Boundary</li> <li>Coastal Transect Baseline</li> <li>Profile Baseline</li> <li>Hydrographic Feature</li> </ul>	<p><b>OTHER FEATURES</b></p> <ul style="list-style-type: none"> <li>Digital Data Available</li> <li>No Digital Data Available</li> <li>Unmapped</li> </ul>	<p><b>MAP PANELS</b></p> <ul style="list-style-type: none"> <li>Digital Data Available</li> <li>No Digital Data Available</li> <li>Unmapped</li> </ul>
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The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

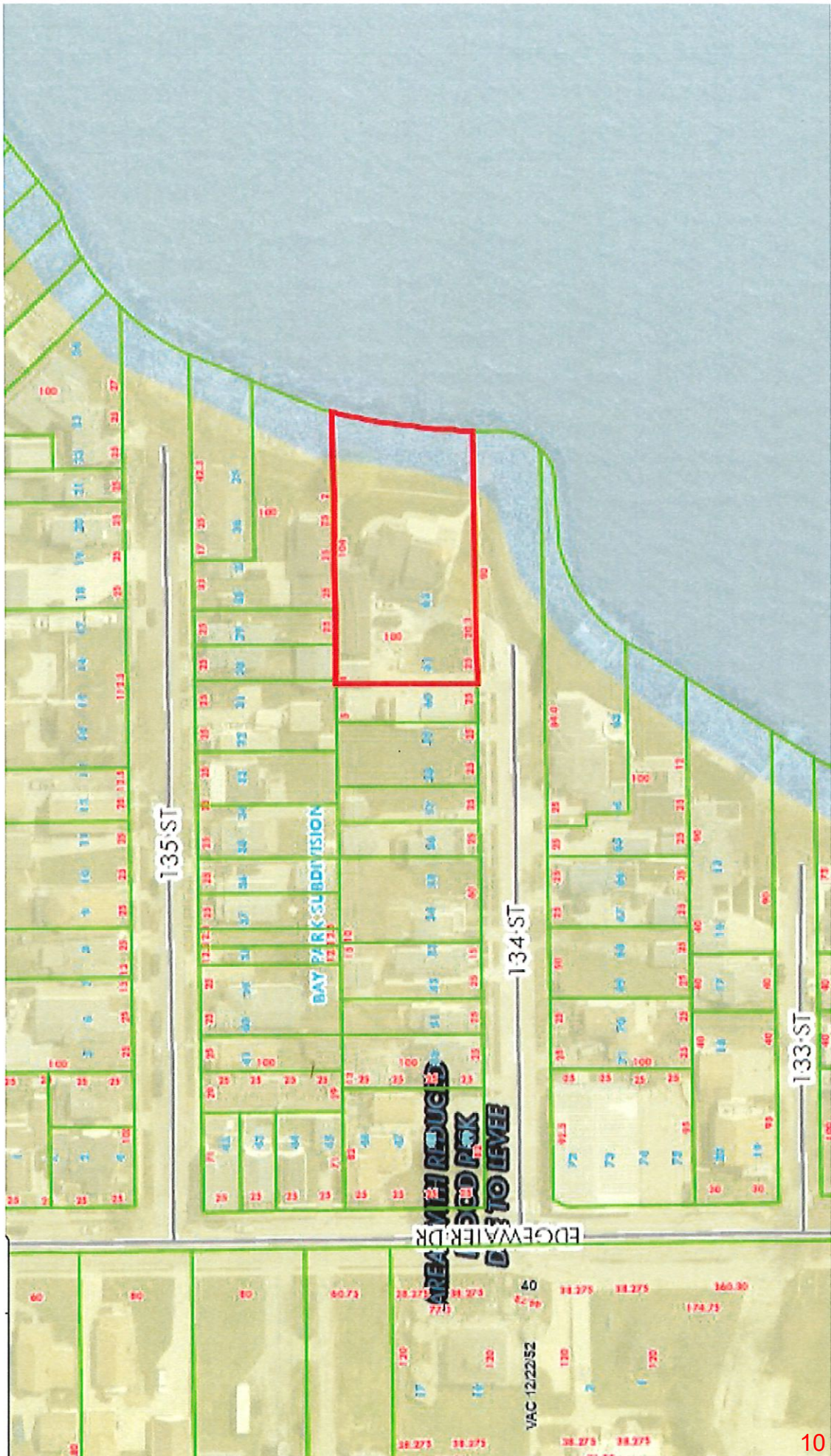
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/2026 at 11:08 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

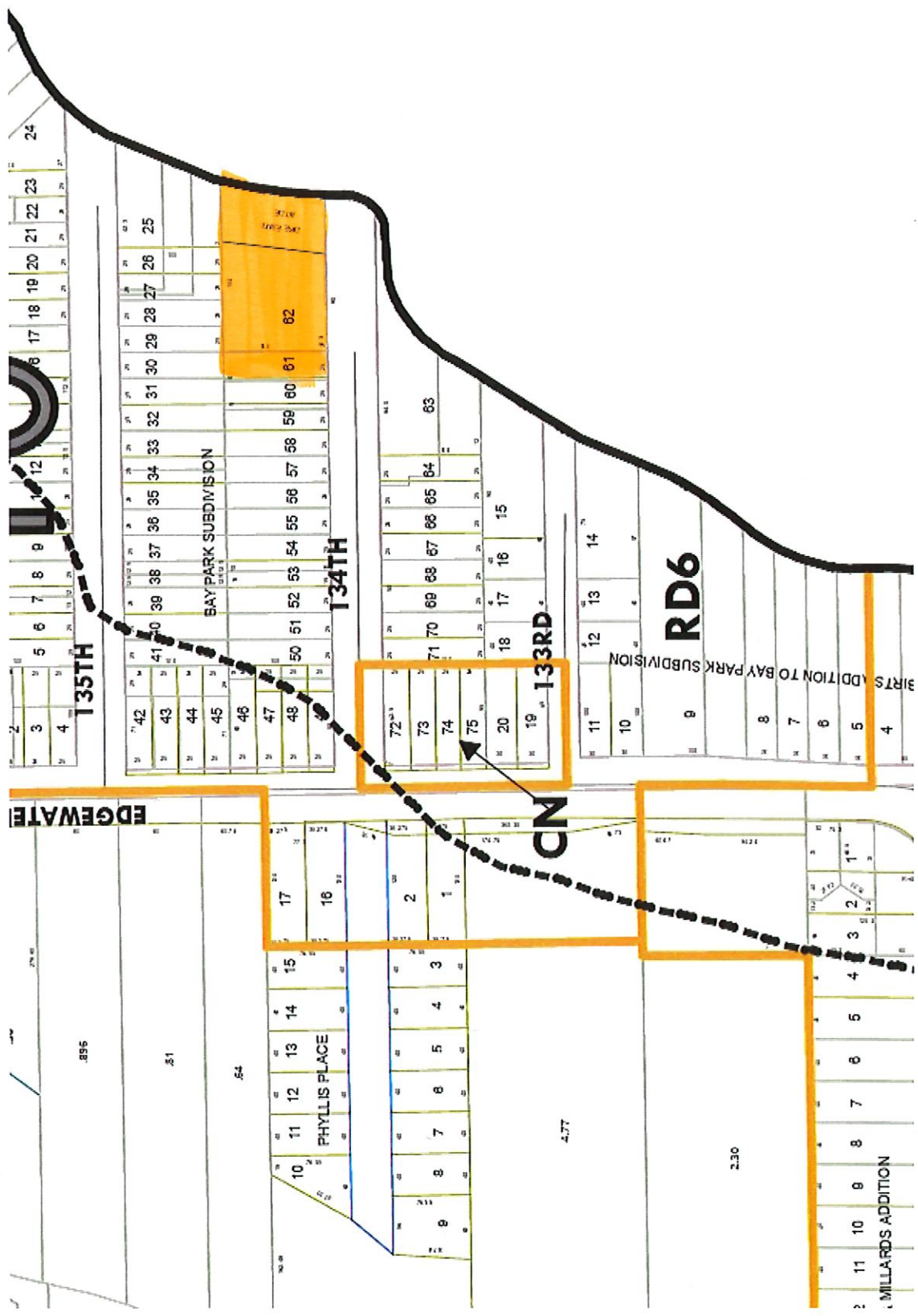
























RECEIVED  
MAY 07 2026  
BY: .....

CASE # BZ A26-00619  
**PAID** 5-8-26 CR

CITY OF TOLEDO

Department of Building and Code Compliance

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 406 N. Westwood Toledo, OH 43607 Zoning District CN Date 5/7/2024

Legal Description \_\_\_\_\_

Applicant's Name (print) Trayvone Mathis

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

Exception \_\_\_\_\_ Appeal decision \_\_\_\_\_ ADA Accommodation \_\_\_\_\_

TMC § 1105.0302

Applicant Signature Trayvone Mathis Phone 419-250-9797

Applicant's Street Address 3550 Executive Parkway #7229 Fax \_\_\_\_\_

Applicant's City, State, Zip Toledo, OH 43607 E-Mail tmathis@scwayn.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 10:00 AM. 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 3/15/2024 kjr

To Whom It May Concern,

I, Ron Peterson, owner of AJ's Bar and Grill, hereby authorize Sav'Ayn, along with the following representatives of Sav'Ayn:

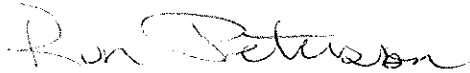
- Trayvone Mathis
- Cyerra Copeland

to act as owner agents on my behalf regarding matters related to the Board of Zoning Appeals (BZA) and hardship variance applications for the property located at 406 N. Westwood Ave., Toledo, Ohio 43607.

These individuals are authorized to prepare, submit, sign, and communicate regarding any necessary BZA applications, hardship variance requests, supporting documentation, and related proceedings connected to this property on my behalf as the property owner.

This authorization shall remain in effect unless revoked by me in writing.

Sincerely,



Ron Peterson  
Owner, AJ's Bar and Grill

Date: 5-8-2024



March 30th, 2026

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

Re: Hardship Letter for Variance  
Location: 406 N. Westwood Parcel No. 0550927  
Zoning Designation: CN-Neighborhood Commercial

We are seeking relief from the requirements of TMC 1105.0302, which limits front-yard fences to a maximum height of 3½ feet. We propose to include a 6-foot fence around a new outdoor deck at AJ's Bar and Grill to improve compatibility with adjacent single-family residences.

The proposed fence will provide meaningful noise attenuation, privacy, and visual buffering between the outdoor seating area and neighboring homes. A fence limited to 3½ feet would not adequately mitigate these impacts, given the active use of the deck and its proximity to nearby residences. This creates a practical difficulty unique to the site.

Granting this variance represents the minimum relief necessary and will not alter the character of the neighborhood. Instead, the fence will help reduce potential conflicts, protect nearby residential uses, and better align the property with the intent of the zoning code. We respectfully request approval of this variance.

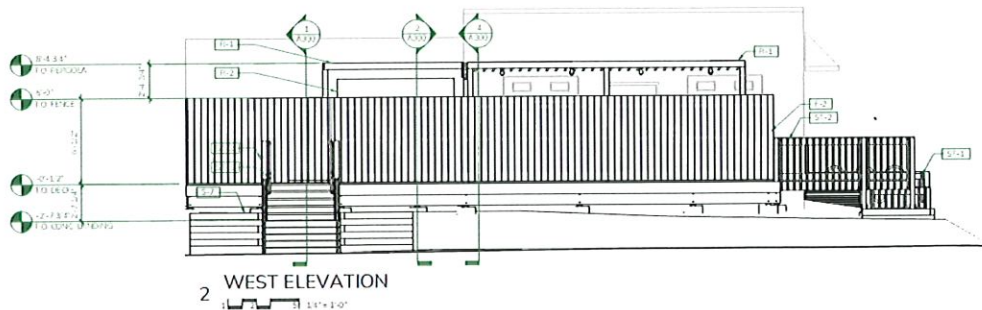


Figure 1 An elevation of the proposed front yard fence



102	97
103	96
104	95
105	94
106	93
107	92
108	91
109	90
110	89
111	88

**DARROW**

**HARTWELL**

126	121
127	120
128	119
129	118
130	117
131	116
132	115
133	114
134	113
135	112

**ASCOT**

**RS6**

**CN**

17	32
18	31
19	30
20	29
21	28
22	27
23	26
24	25

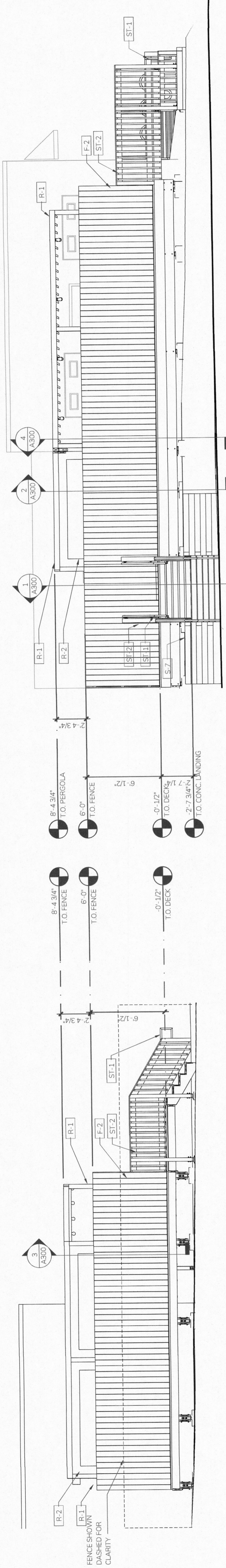
1	16
2	15
3	14
4	13
5	12
6	11
7	10
8	9





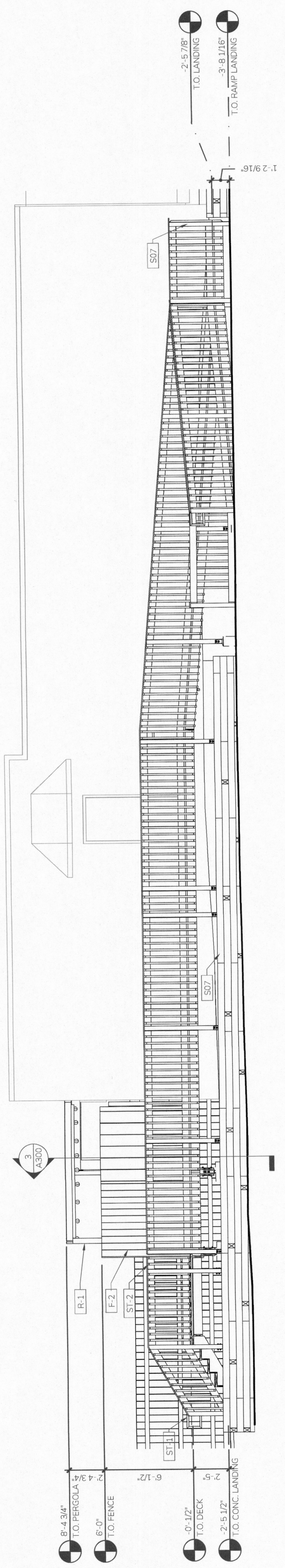






3 NORTH ELEVATION  
 1 2 3 4 5 1/4" = 1'-0"

2 WEST ELEVATION  
 1 2 3 4 5 1/4" = 1'-0"



1 SOUTH ELEVATION  
 1 2 3 4 5 1/4" = 1'-0"

## Stewart, Don

---

**From:** Galambos, Aaron  
**Sent:** Thursday, May 14, 2026 9:46 AM  
**To:** Stewart, Don  
**Cc:** toledobi; Stookey, Gary  
**Subject:** 406 N Westwood - BZA26-00019, Comments given.  
**Attachments:** 20260514101431060.pdf

Don,

Transportation/ Traffic Management approves the BZA waiver of TMC 1105.0302 & 1107.2000 but does not approve the gravel parking shown on drawings. Please make sure 1107.2000 Sight distance setback is applied for the new ramp because it will be within 18' of curb. Please see attachment.

**Aaron Galambos**  
**Engineering Associate**  
Department of Transportation  
Division of Traffic Management  
[aaron.galambos@toledo.oh.gov](mailto:aaron.galambos@toledo.oh.gov)  
**office 419-245-1300**  
→ [toledo.oh.gov](http://toledo.oh.gov)



---

**From:** Stewart, Don <Don.Stewart@toledo.oh.gov>  
**Sent:** Thursday, May 14, 2026 6:47 AM  
**To:** Galambos, Aaron <Aaron.Galambos@toledo.oh.gov>  
**Subject:** 406 N Westwood - BZA26-00019

Hello,  
I needed to send this to you and got sidetracked the other day I do apologize.  
Let me know if you have any remarks for the BZA board.  
Thanks,

## Donald Stewart

Permit Technician  
City of Toledo - Division of Building Inspection  
One Government Center – Suite 1600  
Toledo, Ohio 43604  
Office 419-245-1246  
Fax 419-245-1329  
[Don.Stewart@toledo.oh.gov](mailto:Don.Stewart@toledo.oh.gov)

→ [toledo.oh.gov](http://toledo.oh.gov)



# City of Toledo - Administrative Board of Zoning Appeals

**BOARD MEMBER**  
 NATHAN KNAPKE -  
 CHAIRMAN  
 ROBERT PASKER  
 DEVON OVERTON  
 CHRISTY SONCRANT  
 JULIA RANGLES

**ATTENDANCE**  
  
 x  
  
 x

**BOARD MEMBER**  
 VANICE WILLIAMS  
 ERIC CRAIG  
 DOUG LALONDE -  
 SECRETARY  
 CARL COCHENOUR -  
 COMMISSIONER  
 ANNA RISHER - COURT  
 RECORDER

**ATTENDANCE**  
 x

Minutes

Meeting: Monday, May 18, 2026 - 10 A.M.

Location: City Council Chambers 1st Floor

Case	BZA #	HEARING DATE	Address	Zoning District	Applicant Name	Waiver Request	TMC	BOARD ACTION
1	BZA26-00001	Monday, May 18, 2026 - 10 A.M.	2509 Edgebrook Dr	10-RS6	Kenneth L. Brewer	Applicant requests a variance on the front yard setback in order to build an addition.	1106.0101	Approved
2	BZA26-00011	Monday, May 18, 2026 - 10 A.M.	1224 Joyce Lane	10-RS6	Wilson Capital Management LLC	Applicant requests variances on the front yard setback and total number of garage/accessory structures allowable in order to build a second garage located in both frontages on a double frontage lot.	1105.0201 A, D, E; 1105.0601 A	Approved
3	BZA26-00012	Monday, May 18, 2026 - 10 A.M.	5330 Telegraph Rd aka 5334 Telegraph Rd	10-CR	Wenninger Law Offices, on behalf of Fatme & Subhi Ismail and Mouna Akl	Applicant requests a variance in order to retain existing unapproved and unpermitted metal fence exceeding six feet in height in the front yard setback.	1105.0302 (1, 2, & 4); 1108.0404 B	Denied
4	BZA26-00013	Monday, May 18, 2026 - 10 A.M.	Ottawa River	IG	City of Toledo, Parks Division	Applicant requests a variance on fill restrictions in order to build shoals in existing floodway in order to provide natural habitats for native fauna.	1110.0409 E	Approved