

CASE # BZA25-00057

**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 2255 Central Grove 43614 Zoning District RS9 Date 10/29/25

Legal Description Single Residential Dwelling

Applicant's Name (print) Howard Quinn

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

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

TMC § 1108-0404 "B"

1108.0203 4 & 6

Applicant Signature [Signature] Phone 419-382-5511

Applicant's Street Address 2255 Central Grv Fax \_\_\_\_\_

Applicant's City, State, Zip Toledo, OH. 43614 E-Mail hquinn@OLPHATOLEDO.NET

**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 [Signature] Date 11-7-25

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

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

P:, Inspection, BZA

3/15/2024 kjr



# *Our Lady of Perpetual Help*

olphtoledo.org

10/31/2025

To: Administrative Board of Zoning Appeal,

I am writing to request approval to install a 6' tall Stockade fence on our property. This fence will enclose our waste containers which will prevent unauthorized people from utilizing them. Our neighbors are often discarding large items in our waste containers which on occasion causes us to have them dumped more regularly. We have also had the waste containers vandalized with graffiti and children from the surrounding neighborhood play around them during the times we are not open and could cause injury to themselves.

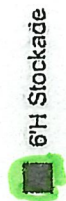
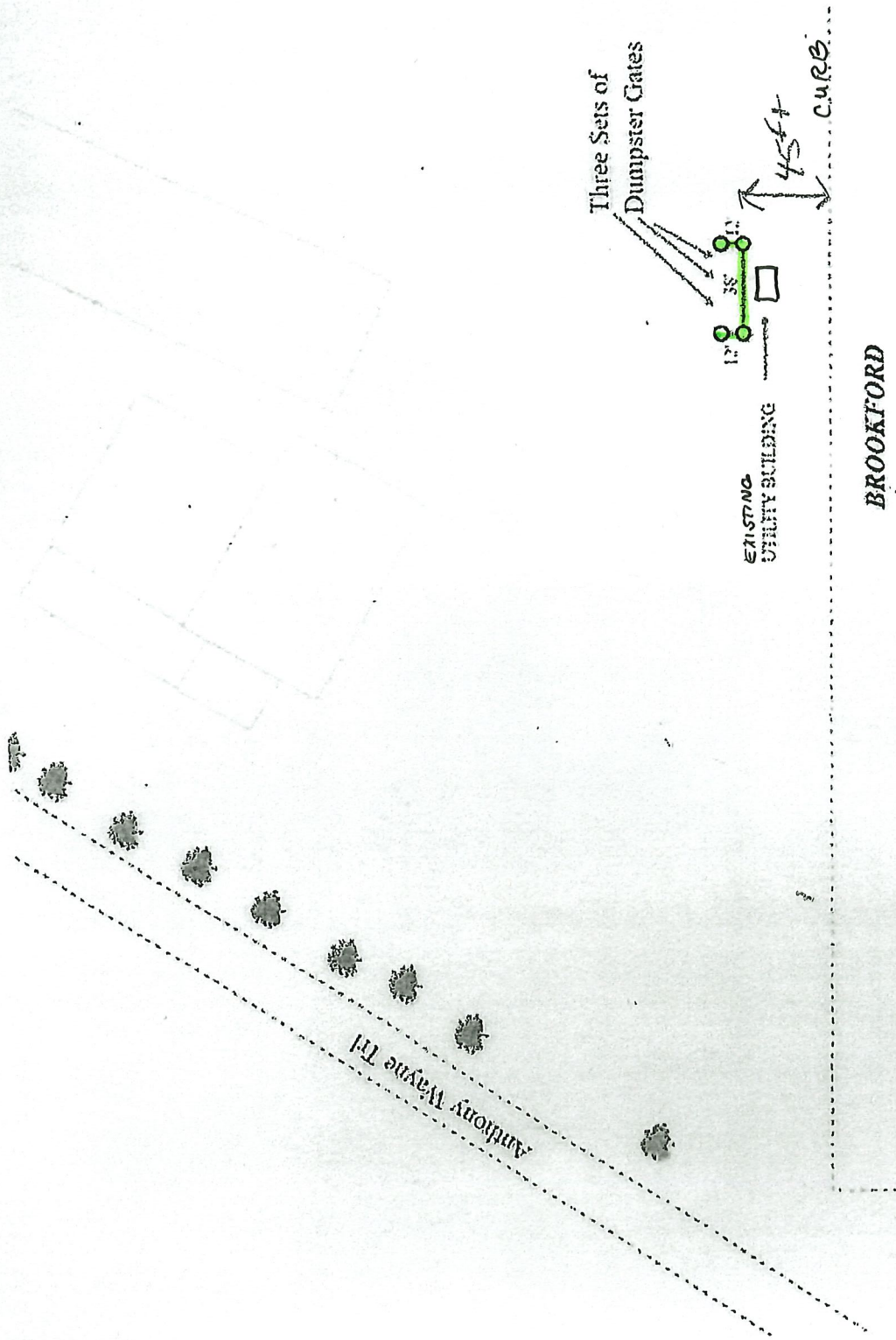
Currently, when the containers are switched out they are just dropped back down onto the asphalt without being lined up in a neat orderly fashion. This does not look very aesthetic. We have made a number of improvements to our property to make our building more appealing to the community.

The fence will be rectangular in shape and include 3 gates that will face our building. The fence is wood, but will be reinforced with steel posts. It will be 38' long and 12' wide and installed on the side of the utility building on-site. Each gate will be 12' wide and will remain locked when not in use. The fence will sit 15 yds back from Brookford Ave and will not affect the visibility of any drivers coming down the road.

Making our campus more appealing to the community is vital to our on-going operations as we operate a church and school. We are respectfully requesting the BZA approve this project which will allow us to beautify our property, stop unauthorized dumping, and make this area of our property safer for neighboring children.

Howard Quinn II  
Business Manager  
Our Lady of Perpetual Help Church & School (OLPH)  
[hquinn@olphtoledo.org](mailto:hquinn@olphtoledo.org)

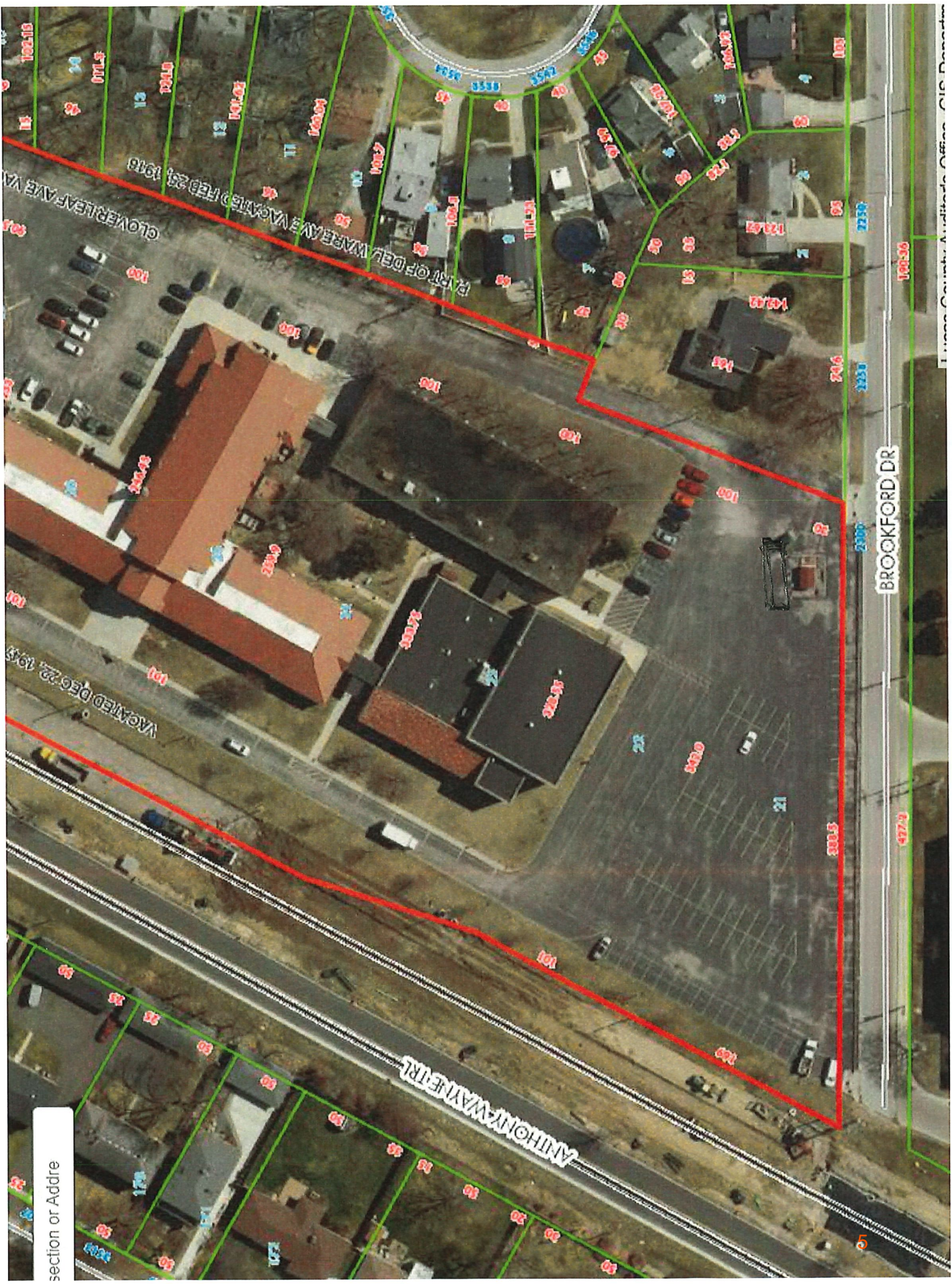












section or Address



















## Printable page

PARCEL ID: 0307917

MARKET AREA: 4002C

KUBACKI WILLIAM J, REVEREND MONSIGNOR,

TAX YEAR: 2025

ASSESSOR#: 06053016

ROLL: RP\_OH

2255 CENTRAL GROVE AVE

STATUS: Active

### Summary - General

Tax District	TOLEDO CITY - TOLEDO CSD
Class	EXEMPT
Land Use	685 : E - CHURCHES ETC PUBLIC WORSHIP
Special Use	469 - SCHOOLS
Market Area	4002C - <a href="#">Click here to view map</a>
Zoning Code	10-RS9 - <a href="#">Click here for zoning details</a>
Zoning Description	Single-Family Residence-9
Water and Sewer	CITY WATER / CITY SEWER
Traffic	NO DIRECT OUTLET
Street Type	CONCRETE OR BLACKTOP
Owner	KUBACKI WILLIAM J, REVEREND MONSIGNOR, TRUSTEE ET AL
Property Address	2255 CENTRAL GROVE AVE TOLEDO OH 43614
Mailing Address	2255 CENTRAL GROVE AVE TOLEDO OH 43614
Legal Desc.	CENTRAL GROVE LOTS 21 TO 27 INCL CENTRAL GROVE ALSO CENTRAL GROVE AVE ADJ VAC & VAC CLOVER L EAF AVE ADJ ALSO 5 FT OF R T 15 SE & ADJ EXC PT
Certified Delinquent Year	
Census Tract	45.01

### Additional Owners

Portion	Owner
	REVEREND MONSIGNOR WILLIAM J KUBACKI
	REVEREND MONTE J HOYLES TRUSTEE
	REVEREND DENNIS WALSH TRUSTEE

### Summary - Most Recent Sale

Prior Owner	BLAIR LEONARD PAUL, BISHOP OF THE ROMAN
Sale Amount	\$0
Deed	22202139
Sales Date	13-APR-2022

### Summary - Values

	35% Values	100% Values	35% Roll	100% Roll
Land	135,100	386,000	0	0
Building	1,505,460	4,301,300	0	0
Total	1,640,560	4,687,300	0	0

### Tax Credits

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

### Exemption Status

Exemption Type	EX (600 SERIES)
Exemption Status	APPROVED



2255 CENTRAL GROVE - OLPH  
PARISH (2nd)

R.T. 15

RM36

RS9

BROOKFORD

CENTRAL GROVE

WOODBINE

GROVE COURT

CENTRAL GROVE

ROYAL OAKS

POS

22.36

11







**1106.0100 Intensity and dimensional standards tables.****1106.0101 Residential Districts.**

Unless otherwise expressly stated, all buildings in Residential (R) Districts must comply with the following standards, as well as all other applicable standards of this Zoning Code.

(Ord. 170-04. Passed 3-23-04; Ord. 346-10. Passed 6-22-10; Ord. 229-13. Passed 4-30-13; Ord. 533-24. Passed 10-23-24.)

<b>Standard</b>	<b>RS 12</b>	<b>RS 9</b>	<b>RS 6</b>	<b>RD 6</b>	<b>RI</b>
<b>Standard</b>	<b>RS 12</b>	<b>RS 9</b>	<b>RS 6</b>	<b>RD 6</b>	
<b>Minimum Lot Area</b> (sq. ft. per unit)					
Detached House	12,000	9,000	6,000	6,000	
Attached House	NA	NA	NA	3,000	
Duplex	NA	NA	NA	3,000	
Multi-Dwelling [8]	NA	NA	NA	NA	
Manufactured Home [1]	NA	NA	NA	NA	
All Other Development	12,000	9,000	6,000	6,000	
<b>Maximum Density</b> (dwelling units per acre) [2]	3	4	6	6	
<b>Minimum Lot Width</b> (feet)	75	60	50	50	
<b>Minimum Setbacks</b> (feet)					
Front	35	30	25	25	
Side (one side/combined)	7.5/16	6/14[5]	5/12[5]	5/12[5]	
Rear	35	30	25	25	
<b>Maximum Height</b> (feet)	35	35	35	35	

NA = Not Applicable

**Table Notes**

[1] The standards apply to manufactured homes in manufactured housing parks.

[2] These density standards apply only to cluster housing, Sec. [1104.0500](#), and to Multiple Buildings on Lot, Sec. [1106.0300](#), unless otherwise expressly stated.

[3] Minimum lot width for attached house: 25 feet.

[4] Where a lot in a manufactured housing park abuts a dedicated place, the minimum front setback is 7 feet.

[5] Combined total setbacks for attached houses, detached houses and duplexes may be reduced to 10 feet to accommodate an attached garage or carport.

[6] Minimum side setback is increased to 10 feet when adjacent to RS or RD district.

[7] Where a lot in a manufactured housing park abuts the periphery of the development, the minimum rear setback is 25 feet. No structure in a manufactured housing park may be located in the required rear setback.

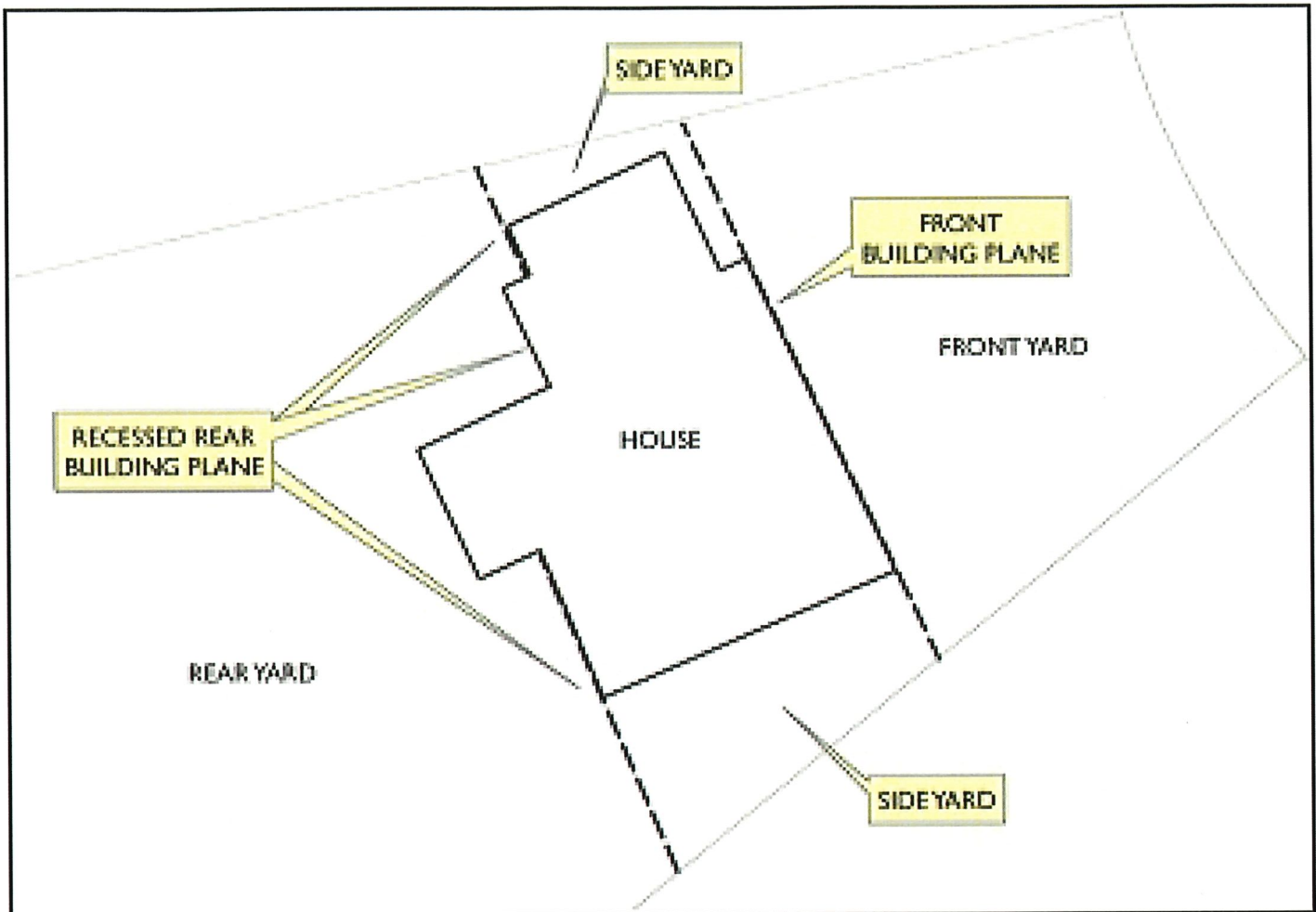
[8] These density standards apply to single buildings, for multiple buildings on a lot see Max. Density Row and Table Note [2].



### 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.

(Ord. 170-04. Passed 3-23-04; Ord. 402-11. Passed 8-23-11; Ord. 592-23. Passed 10-24-23.)

### 1108.0404 Walls, Fences or Berms.

A wall, fence, or berm, whether or not intended to satisfy the landscape and screening requirements of this chapter, must comply with the following standards.

- B. **Fences.** No fence shall be constructed of used or discarded materials in a state of disrepair, including but not limited to: pallets, doors, tires, corrugated metal, tree trunks, or other similar items. Materials not specifically manufactured for fencing shall not be used for, or in the construction of, a fence within residential zoning district. Fence posts must be structurally stable. The finished side of the fence must face the adjacent property, street, or place. Chain link fencing must not be used to meet buffers and screening requirements. Wood fence posts must be treated lumber.



1. **1108.0304 BUFFERS AND SCREENING.**

Toledo, OH **Toledo Municipal Code**

... **Dumpsters** and Trash Receptacle **Screening**. 1. **Screening** must be a minimum height of 6 feet. 2. All sides of the **dumpster** must be **screened**. 3. The **screen** should incorporate access to the **dumpster** by using a wooden fence or other opaque device to serve as a gate. 4. **Screening** materials can be any combination of evergreen plantings, fence or wall structure. 5.

2. **1108.0203 BUFFER AND SCREENING REQUIREMENTS.**

Toledo, OH **Toledo Municipal Code**

... **Dumpster**/Trash Receptacle **Screening**. 1. **Screening** must be a minimum height of 6 feet. 2. All four sides of the **dumpster** must be **screened**. 3. The **screen** should incorporate access to the **dumpster** by using a wooden fence or other opaque device to serve as a gate. 4. **Screening** materials can be any combination of evergreen plantings, fence or wall structure. 5.

3. **1103.1520 SUPPLEMENTAL STANDARDS FOR VISUAL SCREENS.**

Toledo, OH **Toledo Municipal Code**

... 1103.1520 Supplemental Standards **for Visual Screens**. Standards **for** Shrubs, Trees and Ground Cover. Shrubbery used as part of a visual **screen** must be sufficient to meet the height and opacity requirements by the end of the second growing season after planting. All shrubs and trees shall be selected from the list of approved plant material as adopted by the City of Toledo Division of Forestry.

4. **163.04. SCREENING PROCEDURE.**

Toledo, OH **Toledo Municipal Code**

... **Screening** procedure. (a) The decision to review appeals rests solely with the Board. The Board shall exercise its discretion after reviewing the Police Investigative Report. (b) If the subject matter of the complaint is under investigation by other City agencies/departments having jurisdiction, if it is the subject matter of established administrative review procedures of other City agencies/ departments having jurisdiction, or if it is the subject of pending criminal or civil judicial proceedings, the complaint may be deferred and the matter shall remain pending until such proceedings have reached a final disposition.



## Straub, Lori

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**From:** Straub, Lori on behalf of toledobi  
**Sent:** Friday, November 7, 2025 3:59 PM  
**To:** 'Howard Quinn'  
**Cc:** Risher, Anna  
**Subject:** RE: OLPH BZA Administrative Review - Fence location site measurements not clearly shown BZA25-00057

Ok, that's fine. Please email any additional site info to [anna.risher@toledo.oh.gov](mailto:anna.risher@toledo.oh.gov) with a copy as I'm not here next week. She handles the agenda for all the BZA cases after they are entered in our system.

Thank you.

**Lori Straub**  
Permit Technician  
City of Toledo - Division of Building Inspection  
One Government Center - Ste 1600  
Toledo, OH 43604  
419-245-1220 Office  
419-245-1329 Fax  
[toledobi@toledo.oh.gov](mailto:toledobi@toledo.oh.gov)

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**From:** Howard Quinn <[hquinn@olphtoledo.net](mailto:hquinn@olphtoledo.net)>  
**Sent:** Friday, November 7, 2025 1:02 PM  
**To:** toledobi <[toledobi@toledo.oh.gov](mailto:toledobi@toledo.oh.gov)>  
**Subject:** Re: OLPH BZA Administrative Review - Fence location not clearly shown on plan

Lori,  
I will get the actual measurements included on site map.

Respectfully,

Howard

On Fri, Nov 7, 2025, 12:34 PM toledobi <[toledobi@toledo.oh.gov](mailto:toledobi@toledo.oh.gov)> wrote:

Are the measurements close on the other site plan that was submitted on the 2<sup>nd</sup> email I sent?

Lori

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**From:** Howard Quinn <[hquinn@olphtoledo.net](mailto:hquinn@olphtoledo.net)>  
**Sent:** Friday, November 7, 2025 12:31 PM  
**To:** toledobi <[toledobi@toledo.oh.gov](mailto:toledobi@toledo.oh.gov)>  
**Subject:** Re: OLPH BZA Administrative Review - Fence location not clearly shown on plan

Lori,

Please see drawing attached! Thank you for providing the aerial photo. The fence gates will be wood panels.



Respectfully,

Howard

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On Fri, Nov 7, 2025 at 11:55 AM toledobi <[toledobi@toledo.oh.gov](mailto:toledobi@toledo.oh.gov)> wrote:

Did you look at the aerial photo that was attached that I needed you to mark more clearly where the fence enclosure would be going?

Your site plan was very small, and lines were barely noticeable. No measurements from the street or property line were shown on your submitted plan.

I attached what I sent for you to mark up from the previous email, and I also attached an aerial photo with assumed measurements from what you stated in your letter. Please review and make any changes as necessary, and return to me.

Are the gates that open also going to be the wood fence panels?

Thank you.

**Lori Straub**

Permit Technician

City of Toledo - Division of Building Inspection

One Government Center - Ste 1600

Toledo, OH 43604

419-245-1220 Office

419-245-1329 Fax

[toledobi@toledo.oh.gov](mailto:toledobi@toledo.oh.gov)

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**From:** Howard Quinn <[hquinn@olphtoledo.net](mailto:hquinn@olphtoledo.net)>

**Sent:** Friday, November 7, 2025 11:34 AM

**To:** toledobi <[toledobi@toledo.oh.gov](mailto:toledobi@toledo.oh.gov)>

**Subject:** Re: OLPH BZA Administrative Review - Payment required asap / fence location not clear

I just submitted the payment.

Respectfully,

Howard

On Fri, Nov 7, 2025 at 7:53 AM toledobi <[toledobi@toledo.oh.gov](mailto:toledobi@toledo.oh.gov)> wrote:

Mr Quinn,

The Zoning appeal for the fence is now ready for payment. **The permit number for payment is: BZA25-00057 Fee is \$200.**

**To pay online go to website:** [www.toledo.oh.gov/permits](http://www.toledo.oh.gov/permits)

**\*\*See attached for how to create an account and pay online unless you already have an account created under your email [hquinn@olphtoledo.net](mailto:hquinn@olphtoledo.net)**



PARCEL ID: 0307917

MARKET AREA: 4002C  
KUBACKI WILLIAM J, REVEREND MONSIGNOR,  
TAX YEAR: 2025



Q Enter an Intersection or Address

+  
-

342.0

RSA ZONING

PROPOSED  
WOOD FENCE  
6' HIGH  
W/ 3-12' GATES  
(TO ENCLOSE  
DUMPER)

100

30

42'

12'

32'

CH

33'

BROOKFORD DR

0 10 20ft

18

DO NOT  
USE. OWNER  
TO SUBMIT  
WITH HIS OWN  
MEASUREMENTS  
UNLESS HEEDS THIS.





Enter an Intersection or Address



Measurements

Measurement Result

33.9 Feet