

HEARING DATE: February 24, 2025  
 BZA NO: BZA24-00048  
 APPLICANT: Alethea Easterly  
 SITE LOCATION: 1336 & 1338 Indiana Ave  
 ZONING DISTRICT: 10-CR  
 SWO or NOL Issued: N/A

ANALYSIS: Applicant requests variance from TMC 1107.1202 (B)(3) of 20' under the required front setback along Indiana Ave and 15' under the required front setback along Junction Ave for parking facilities.  
 Applicant requests variance from TMC 1105.0302 (F)(1) of 2 1/2' over the required 3 1/2' fence height in the front yard.

STAFF COMMENTS: N/A

**BOARD ACTION:**

MOTION TO APPROVE/DISAPPROVE:	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
Robert Pasker	_____	_____	_____	_____	_____	_____	_____
Eric Craig	_____	_____	_____	_____	_____	_____	_____
Christy Soncrant	_____	_____	_____	_____	_____	_____	_____
Carrie Hartman	_____	_____	_____	_____	_____	_____	_____
Devon Overton	_____	_____	_____	_____	_____	_____	_____
Nathan Knapke	_____	_____	_____	_____	_____	_____	_____

**VOTING RESULTS:**

APPROVED \_\_\_\_\_ DISAPPROVED \_\_\_\_\_ DEFERRED \_\_\_\_\_ WITHDRAWN \_\_\_\_\_

CONDITIONS OF APPROVAL:

---



---



---

HEARING DATE: **January 27, 2025**  
 BZA NO: **BZA24-00048**  
 APPLICANT: **Alethea Easterly**  
 SITE LOCATION: **1336 & 1338 Indiana Ave**  
 ZONING DISTRICT: **10-CR**  
 SWO or NOL Issued: **N/A**  
 ANALYSIS: **Applicant requests variance from TMC 1107.1202 (B)(3) of 20' under the required front setback along Indiana Ave and 15' under the required front setback along Junction Ave for parking facilities.**  
**Applicant requests variance from TMC 1105.0302 (F)(1) of 2 1/2' over the required 3 1/2' fence height in the front yard.**  
 STAFF COMMENTS: **N/A**

**BOARD ACTION:**

MOTION TO APPROVE/DISAPPROVE:	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
Devon Overton	_____	_____	_____	_____	_____	_____	_____
Robert Pasker	_____	_____	_____	_____	_____	_____	_____
Eric Craig	_____	_____	_____	_____	_____	_____	_____
Christy Soncrant	_____	_____	_____	_____	_____	_____	_____
Carrie Hartman	_____	_____	_____	_____	_____	_____	_____
Nathan Knapke	_____	_____	_____	_____	_____	_____	_____

**VOTING RESULTS:**

APPROVED \_\_\_\_\_ DISAPPROVED \_\_\_\_\_ DEFERRED \_\_\_\_\_ WITHDRAWN \_\_\_\_\_

CONDITIONS OF APPROVAL:

*Meeting Deferred.*

---



---



---



---



CASE # BZA24-00048

# 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 1338 Indiana Avenue & 1336 Indiana Avenue Zoning District 10-CR Date 12/02/2024

1338 Indiana Avenue - Woodland Addition Lot 104 & W 15 ft Lot 105

Legal Description 1336 Indiana Avenue - Woodland Addition Lot 105 E 15 ft & 106

Applicant's Name (print) Alethea Easterly

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

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 Alethea Easterly Phone 419-810-1747

Applicant's Street Address 2401 Royce Road Fax \_\_\_\_\_

Applicant's City, State, Zip Toledo, OH 43615 E-Mail albrasquatime@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 AS Date 12-4-24

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

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

P:, Inspection, BZA

3/15/2024 kjr



**Architecture By Design, Ltd.**

5622 Mayberry Square  
Sylvania, Ohio 43560  
p 419 824 3311 | f 419 824 3322

architecturebydesign@bex.net  
www.architecturebydesign.net

December 2, 2024

Department of Building Inspection  
One Government Center, Suite 1620  
Toledo, Ohio 43604

RE: BZA Application for:  
Off-Street Parking Lot  
Community / Event Center  
1402 Indiana Avenue  
Toledo, Ohio 43607  
ABD #24183

Department of Building Inspection:

On behalf of our client Ms. Alethea Easterly, we are requesting variances from the BZA for a proposed off-street parking lot for the Community / Event Center located at 1402 Indiana Avenue, Toledo, Ohio.

We are requesting the following variances:

1. A variance of 20'-0" along Indiana Avenue from the required 25'-0" setback for frontage landscaping due to existing lot constraints.
2. A variance of 15'-0" along Junction Avenue from the required 25'-0" setback for frontage landscaping due to existing lot constraints.

We will provide a decorative fence along both frontages. The plan will maintain a Type 'A' buffer to the adjacent residential use, which could not be maintained if the 25'-0" setback is enforced.

We have been in discussions with Planning and Zoning staff and the Planning Director has indicated that the staff will be able to apply TMC Section 1108.0300 Urban Landscape standards to the site and will recommend approval of the revised site plan based on this criteria. This will enable us to provide a 5'-0" buffer along Indiana Avenue, and a 10'-0" buffer along Junction Avenue, with a 32" – 48" high decorative fence in lieu of the required 25'-0" frontage belt.

In addition, Ms. Easterly intends to submit an application and documentation to the City Auditor to have the two lots combined.

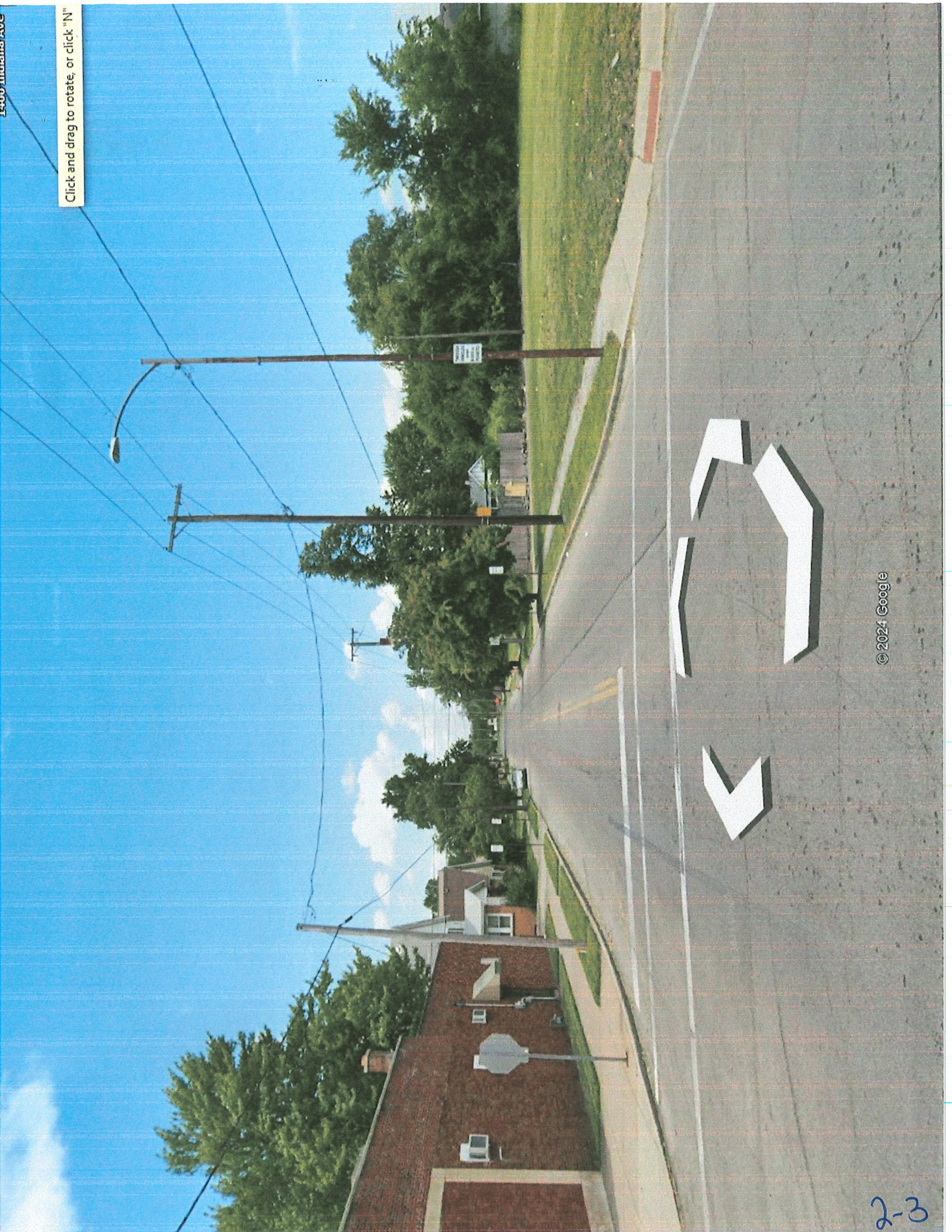
If there are any questions in regards to this project, please contact our office. We look forward to hearing from you after your review.

Respectfully,  
Architecture By Design, Ltd.

*Angela Holm*

Angela Holm, Assoc. AIA, LEED AP  
Project Manager

Cc: Ms. Alethea Easterly  
File: 24183.Community Center.pdf



Click and drag to rotate, or click "N"

© 2024 Google



© 2024, Google

2-4



© 2024 Google

2-5





PARCEL ID: 1629291

MARKET AREA: 502R

EC FAMILY EVENT LLC

TAX YEAR: 2024



2-7

PARCEL ID: 1629291

MARKET AREA: 502R

EC FAMILY EVENT LLC

TAX YEAR: 2024



1338 & 1336 I N D I A N A 6-2

