

BOARD OF ZONING APPEALS

May 18, 2026

City of Toledo



ADMINISTRATIVE BOARD OF ZONING APPEALS (BZA)

MONDAY, MAY 18, 2026 - 10:00 A.M.

CITY COUNCIL CHAMBERS, FIRST FLOOR
GOVERNMENT CENTER

BZA BOARD APPROVAL CASE ORDER

DOCKET #	BZA No	ADDRESS
1	BZA26-00001	2509 Edgebrook Dr
2	BZA26-00011	1224 Joyce Lane
3	BZA26-00012	5330 Telegraph Rd aka 5334 Telegraph Rd
4	BZA26-00013	Ottawa River

Board of Zoning Appeals

May 18, 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

2509 Edgebrook Drive

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), Special Privilege/Advantage (C), Not the Minimum Variance Needed (D), Inconsistent with the Purpose of the Zoning Code (E), and Negative Impact on Neighborhood Aesthetics (F). The property is a corner lot with buildings needing to be setback on both Edgebrook Dr and Douglas Rd. The applicant has not demonstrated that the strict application of the front yard setback creates a practical difficulty unique to this parcel. The condition is not exceptional, nor does it differ significantly from other similarly situated properties. The surrounding area reflects a consistent pattern of development, with uniform building alignment along Douglas Rd. The request to waive the required front-yard setback constitutes a substantial deviation from the Code requirements, particularly given the building's visibility and prominence on a corner lot. Granting the variance would disrupt this established character and negatively impact pedestrian and motorist visibility. The applicant has sufficient space in the rear yard to accommodate the proposed expansion in compliance with setback requirements, should the pool in the backyard be removed. As such, the request is not the minimum necessary to afford relief or accommodation.

The existing structure is functional, and expansion can proceed with an alternative code-compliant design. The revised design (*Exhibit A*) provides the requested improvement in a less intrusive manner and is more consistent with zoning intent.

Furthermore, while requests for reasonable accommodation are evaluated to ensure compliance with fair housing principles, such accommodations must still be reasonable and necessary. In this case:

1. A compliant alternative exists within the rear yard.
2. The requested encroachment into the side setback is not the least intrusive means of providing accommodation.
3. Therefore, the request exceeds what is necessary to afford equal use and enjoyment of the property.

Finally, unlike accommodations for fencing or driveways that can be easily removed when a homeowner with a disability sells the property, removing an addition is much more difficult. As a result, the accommodation is likely to stay long after the current owner has moved on.

Exhibit A



1224 Joyce Ln

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 (D), Consistent with the Purpose of the Zoning Code (E), Minimal Impact on Neighborhood Aesthetics (F), and Not Retroactive Approval (G). The requested variance to permit the construction of an accessory structure on a corner lot is recommended for approval. The subject property is uniquely situated along the curve of an arc street, which was created by right-of-way (ROW) acquisition of land to the north for the Dorr Street interchange. This remanent parcel was purchased by the property owner, resulting in irregular lot geometry and limiting the applicant's ability to reasonably site the structure in full compliance with setback requirements. Additionally, the principal structure is positioned to the southern end of the lot, resulting in a concentration of unusable yard area near the curved frontage. This configuration further constrains placement options and supports the need for flexibility in siting the accessory structure. Given these site-specific conditions, the variance request is not the result of the applicant's actions but rather reflects the parcel's inherent characteristics and existing house placement. Approval of the variance will not substantially impair the intent of the zoning code, nor will it negatively impact adjacent properties, as there are just three (3) homes on that portion of Joyce Ln due to the ROW expansion. The proposed placement remains consistent with the overall character of development in the area.



Before Dorr Street Expansion



After Dorr Street Expansion

5330 Telegraph Rd

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), Not the Minimum Variance Needed (D), Special Privilege/Advantage (C), Inconsistent with the Purpose of the Zoning Code (E), and Negative Impact on Neighborhood Aesthetics (F), and Retroactive Approval. The property previously received approval for a 3.5-foot decorative fence within the front yard and a 6-foot decorative fence along the side yard. However, the structure on the property was demolished, changing the allowable height requirements. A 6-foot metal fence was installed within the front yard in direct conflict with the approved plans. In addition to exceeding the permitted height, the material used does not comply with zoning code requirements, which prohibit metal as a fencing material. The installation, therefore, represents both a height and a material violation.

The hardship presented is self-created, as the fence was installed inconsistent with the approved permit. Granting the variance would effectively legitimize work completed in violation of the code and prior approvals, undermining the intent and enforcement of the zoning regulations, and infer a special advantage on the property, as many parcels request taller fences in the front yard. The applicant has indicated that replacing the fence with a compliant wooden fence would be cost-prohibitive. However, financial considerations alone do not constitute a practical difficulty or hardship under the variance approval criteria and therefore cannot serve as a basis for approval.

Ultimately, approving the request would alter the established character of the streetscape, as the current fence shown in the submitted photos is already deteriorating. It could also set an undesirable precedent for similar noncompliant installations.

Ottawa River, River Mile 2.5

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), Not a Special Privilege/Advantage (C), Minimum Variance Needed (D), Consistent with the Purpose of the Zoning Code (E), and Not Retroactive Approval (G). ODNR has reviewed the H&H study and endorses its approval. However, due to the City of Toledo's higher standards for Flood Plain Management, ODNR strongly recommends following the appeal process. The recommendation for approval is based on the following:

1. The proposed shoal habitat will mostly be above water due to the low water datum along this stretch of the river, which will not significantly affect water levels.
2. The shoals are situated in the widest part of the river system, so they will not generate impacts or notable water level increases.

HEARING DATE: **Monday, May 18, 2026**

BZA NO: BZA26-00001

APPLICANT: Kenneth L. Brewer

SITE LOCATION: 2509 Edgebrook Dr

ZONING DISTRICT: 10-RS6

SWO or NOL Issued: N/A

CODE DESCRIPTION: **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. (Table Referenced re Minimum Front Setbacks)

ANALYSIS: Applicant requests a variance on the front yard setback in order to build an addition.

BOARD ACTION:

MOTION APPROVE/DISAPPROVE:	TO	1 ST /2 ND MOTIONS	1 ST /2 ND IF 2 ND 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:

HEARING DATE: **Monday, May 18, 2026**
 BZA NO: BZA26-00011
 APPLICANT: Wilson Capital Management LLC
 SITE LOCATION: 1224 Joyce Lane
 ZONING DISTRICT: 10-RS6
 SWO or NOL Issued: N/A
 CODE DESCRIPTION: **1105.0201 A, D, E; 1105.0601 A**

1105.0201 Setbacks.

A. No accessory building shall be located less than 60 feet from the primary front lot line.
 D. The secondary frontage for an accessory building on a double frontage lot is subject to front yard setback requirements per Sec. 1106.0101.

E. The secondary frontage for an accessory building on corner lot must be setback at least as far as the main structure.

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 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.

BOARD ACTION:

MOTION APPROVE/DISAPPROVE:	TO	1 ST /2 ND MOTIONS	1 ST /2 ND IF 2 ND 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:

HEARING DATE: **Monday, May 18, 2026**
 BZA NO: BZA26-00012
 APPLICANT: Wenninger Law Offices, on behalf of Fatme & Subhi Ismail and Mouna Akl
 SITE LOCATION: 5330 Telegraph Rd aka 5334 Telegraph Rd
 ZONING DISTRICT: 10-CR
 SWO or NOL Issued: N/A
 CODE DESCRIPTION: **1105.0302 (1, 2, & 4); 1108.0404 B**

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.
2. Fences shall not exceed 10 feet in any other location on a lot.
4. If the site does not have a primary structure, the area between the front property line and the required front setback listed in Sec. 1106.0100 is defined as the front yard.

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.

ANALYSIS: Applicant requests a variance in order to retain existing unapproved and unpermitted metal fence exceeding six feet in height in the front yard setback.

BOARD ACTION:

MOTION APPROVE/DISAPPROVE:	TO	1 ST /2 ND MOTIONS	1 ST /2 ND IF 2 ND 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:

HEARING DATE: **Monday, May 18, 2026**
 BZA NO: BZA26-00013
 APPLICANT: City of Toledo, Parks Division
 SITE LOCATION: Ottawa River
 ZONING DISTRICT: IG
 SWO or NOL Issued: N/A

CODE DESCRIPTION: **1110.0409 E**
1110.0409 Fill Activities.
 E. Fill shall not be placed in the designated Floodway.

ANALYSIS: Applicant requests a variance on fill restrictions in order to build shoals in existing floodway in order to provide natural habitats for native fauna.

BOARD ACTION:

MOTION APPROVE/DISAPPROVE:	TO	1 ST /2 ND MOTIONS	1 ST /2 ND IF 2 ND 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:



RECEIVED
JAN 09 2026
BY: [Signature]

CASE # BZ A26-00001

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 2509 Edgebrook drive Zoning District R5-6 Date Jan 9 2026

Legal Description Chesnut Estates PLT 1 Lot 8

Applicant's Name (print) Kenneth L. Brewer

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

Exception X Appeal decision _____ ADA Accommodation _____

TMC § 1106.0101 Residential Districts setback

Applicant Signature Kenneth L. Brewer Phone 419-708-0539

Applicant's Street Address 2509 Edgebrook Dr. Fax _____

Applicant's City, State, Zip Toledo, Ohio 43613 E-Mail BrewerKen802@6mail.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 BSS Date 1/12/26

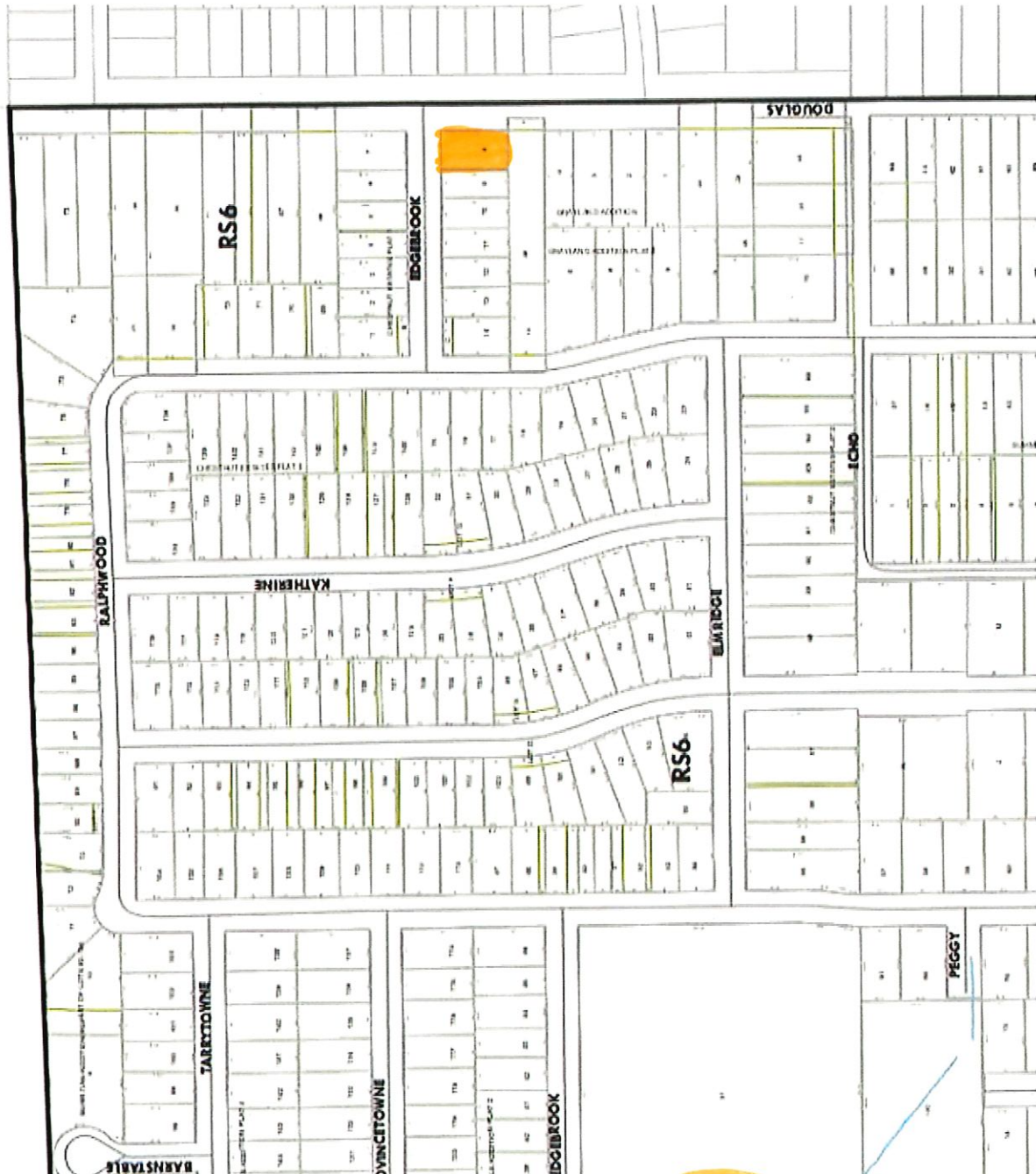
Reviewed by _____ Date _____ Staff Recommendation _____

Board Decision _____ Date _____

P:, Inspection, BZA

3/15/2022 kjr

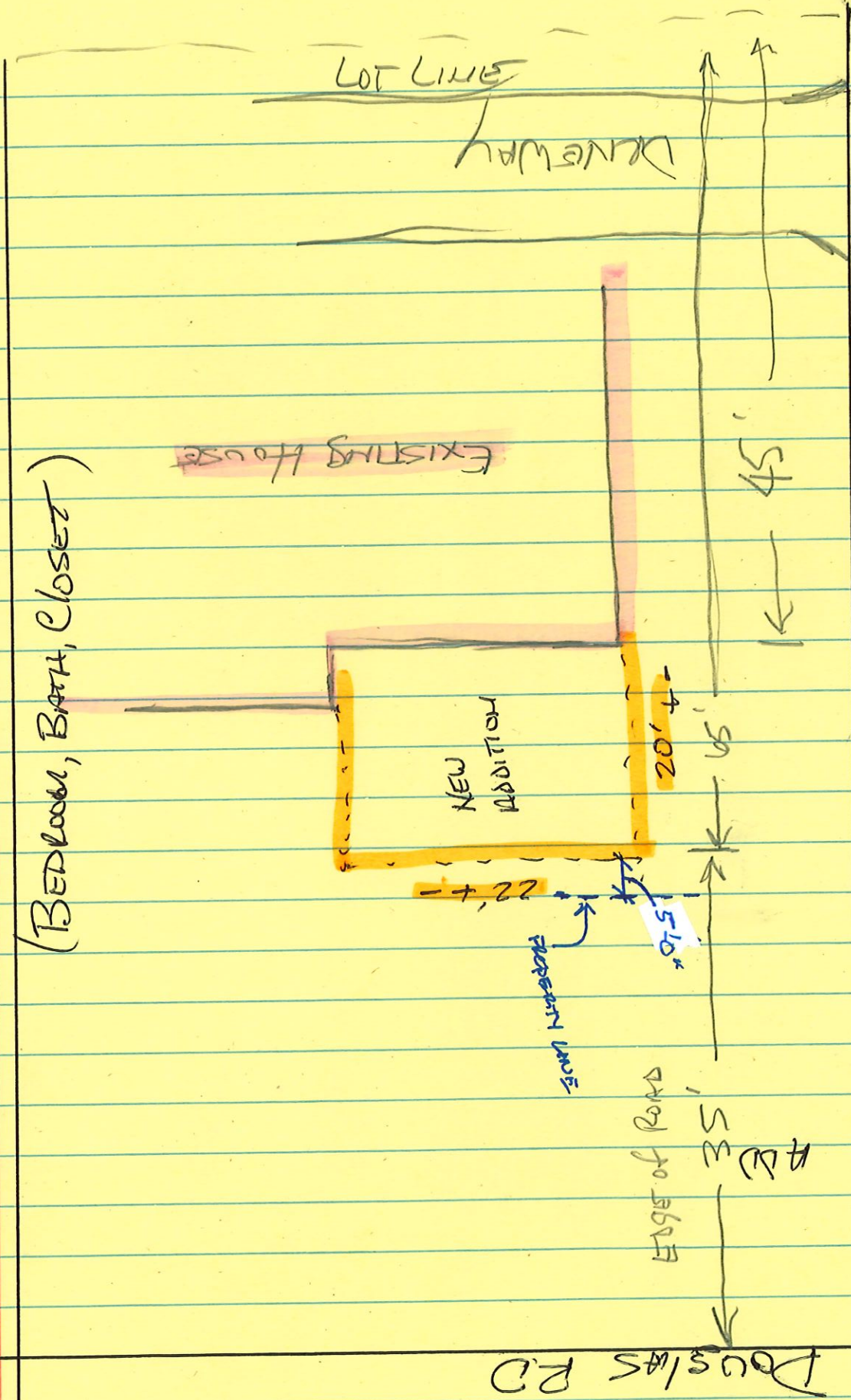




74

ADDING ON FOR MOTHER - 14-24W

(BEDROOM, BATH, CLOSET)



2509 EDGE BROOK

Douglas RD

Summary

Map

Pictometry

Transfers

Values

Residential Attributes

Commercial Attributes

Outbuildings

Land

Remarks & Splits

Parcel Projects

Current Taxes

Tax Distribution

By Fund

By Fund & Levy

Prior Taxes

Special Assessments

Payments

Levy Estimator

Prior Specials

Pro # Inquiry

CAUV

Agriculture

Forest

Mylar Tax Map

Photos

Sketch

Manufactured Home (MH_OH)

Manufactured Home (MH_EQ)

Rental Registration

BOR/Appeals

PARCEL ID: 2318024
MARKET AREA: 314R
BREWER KENNETH L & CYNTHIA S
TAX YEAR: 2026



↑ North



ADDING ONE MASTER BEDROOM, BATH, CLOSET
FOR MOTHER-IN-LAW 20'x22' (APPROXIMATELY)



Summary

Map

Pictometry

Transfers

Values

Residential Attributes

Commercial Attributes

Outbuildings

Land

Remarks & Splits

Parcel Projects

Current Taxes

Tax Distribution

By Fund

By Fund & Levy

Prior Taxes

Special Assessments

Payments

Levy Estimator

Prior Specials

Pro # Inquiry

CAUV

Agriculture

Forest

Mylar Tax Map

Photos

Sketch

Manufactured Home (MH_OH)

Manufactured Home (MH_EQ)

Rental Registration

BOR/Appeals

PARCEL ID: 2318024
MARKET AREA: 314R
BREWER KENNETH L & CYNTHIA S
TAX YEAR: 2026

ASSESSOR#: 03634068
ROLL: RP_OH
2509 EDGEBROOK DR
STATUS: Active

Record Navigator

1 of 1

[Return to Search Results](#)

Actions

- Market Area Sales
- Printable Summary
- Printable Version

Reports

- Mailing List ▲
- Property Attributes Export
- Lucas Composite
- Tax Bill
- Property Record Card ▼

Go

Summary - General

Tax District	TOLEDO CITY - WASHINGTON LSD
Class	RESIDENTIAL
Land Use	510 : R - SINGLE FAMILY DWELLING, PLATTED LOT
Special Use	510 - 1 FAMILY-PLAT
Market Area	314R - Click here to view map
Zoning Code	10-RS6 - Click here for zoning details
Zoning Description	Single-Family Residence-6
Water and Sewer	CITY WATER / CITY SEWER
Traffic	RESIDENTIAL SIDE STREET
Street Type	CONCRETE OR BLACKTOP

Owner BREWER KENNETH L & CYNTHIA S

Property Address 2509 EDGEBROOK DR

TOLEDO OH 43613

Mailing Address 2509 EDGEBROOK

TOLEDO OH 43613

Legal Desc. CHESTNUT ESTATES PLT 1 LOT 8

Certified Delinquent Year

Census Tract 59.01

Summary - Most Recent Sale

Prior Owner NORVIEL JOHN J & TINA J

Sale Amount \$92,500

Deed 96107720

Sales Date 12-SEP-1996

Summary - Values

	35% Values	100% Values	35% Roll	100% Roll
Land	9,980	28,500	9,980	28,500
Building	53,200	152,000	53,200	152,000
Total	63,180	180,500	63,180	180,500

Tax Credits

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

The property and tax information on this site represents data as of the current tax year.

Information provided is deemed a reliable point of reference but is not guaranteed and should be independently verified.

The boundary lines depicted in the map are for tax purposes only. They are not intended for conveyances, nor are they a Legal Survey.









Received

MAR 24 2026

CASE # BZA26-00011

Division of Building Inspection
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 1224 Joyce Lane Zoning District 10-RS6 Date 3/25/26

Legal Description Gardenland Lot 73 Sub 3

Applicant's Name (print) Wilson Capital Management, LLC, c/o Jason Wilson

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

Exception X Appeal decision _____ ADA Accommodation _____

TMC § 1105.0201(A), (D), and (E)

Applicant Signature [Signature] Phone 567-868-1994

Applicant's Street Address 7014 Wexford Hill Lane Fax N/A

Applicant's City, State, Zip Holland, OH 43528 E-Mail wilsonjason2000@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 _____

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 JSS Date 3/25/26

Reviewed by _____ Date _____ Staff Recommendation _____

Board Decision _____ Date _____

P:, Inspection, BZA

3/15/2024 kjr

DARCANGELO LAW

ATTORNEYS-AT-LAW

AN ASSOCIATION OF INDEPENDENT PRACTITIONERS

5800 MONROE STREET

SUITE B-1

SYLVANIA, OHIO 43560

PHONE: (419) 473-1346

FAX: (419) 540-1551

THOMAS R. FUREY-RETIRED

GERALD L. MILLS-RETIRED

WILLIAM G. KRONCKE

(1964-2021)

MICHAEL J. D'ARCANGELO

(1963-2021)

JOSEPH M. DARCANGELO, ESQ., LTD.*

Joe@darcangelolaw.com

BRADLEY M. D'ARCANGELO, ESQ., LTD.

Brad@darcangelolaw.com

JOHN CONNOR GAVIN, ESQ.*

Connor@darcangelolaw.com

*ADMITTED TO PRACTICE IN
OHIO AND MICHIGAN

Received

MAR 24 2026

Division of Building Inspection
City of Toledo

March 13, 2026

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

RE: 1224 Joyce Lane

Dear Sir or Madam:

On behalf of my client, Wilson Capital Management, LLC, and pertaining to the above-mentioned site location, this will serve to supplement the Application to the Administrative Board of Zoning Appeal providing an explanation of the zoning request. Pursuant to the site plan and photos provided, the proposed accessory building location may be in violation of Toledo Municipal Code §1105.0201(A), (D), and (E), as a result of the arc or curve of Joyce Lane. The distance between the accessory building and the front lot line will be affected by the arc in Joyce Lane. From the site plan, the accessory building is setback at least as far as the main structure from the primary front lot line; however, once you consider the arc in Joyce Lane, the setback distance is shortened. Due to the arc in Joyce Lane, the Applicant respectfully requests a variance or exception to Toledo Municipal Code §1105.0201(A), (D), and (E), as the distance between the front lot line and the accessory building is shortened due to the arced road.

Enclosed please find my client's completed and executed Application to the Administrative Board of Zoning Appeal, along with the site plan and five (5) photos providing different views of the site. Please process my client's Application and if you need any further information, do not hesitate to contact the undersigned. Thank you for your anticipated cooperation and assistance.

Sincerely,

BRADLEY M. D'ARCANGELO, ESQ., LTD.

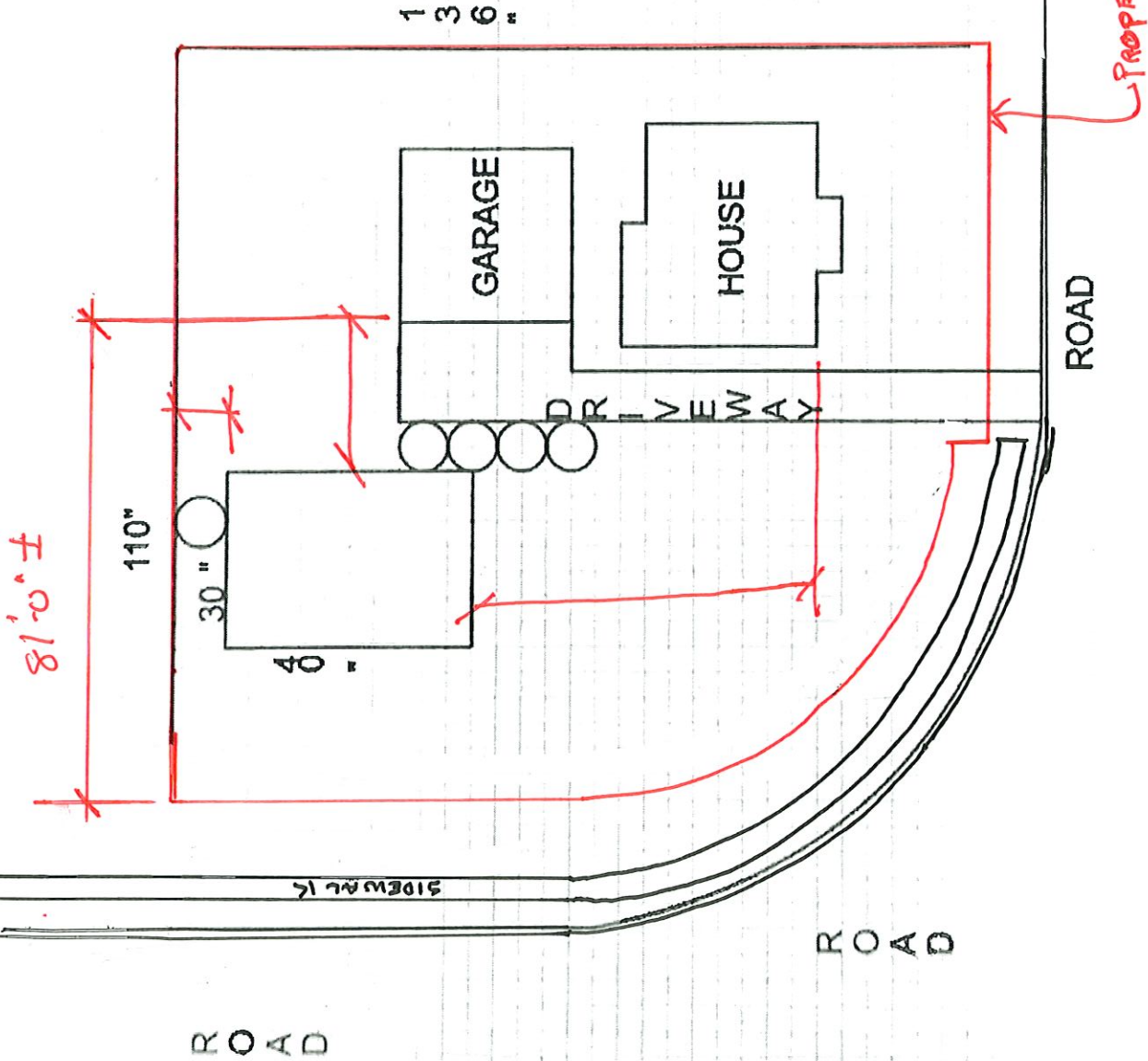
Bradley M. D'Arcangelo

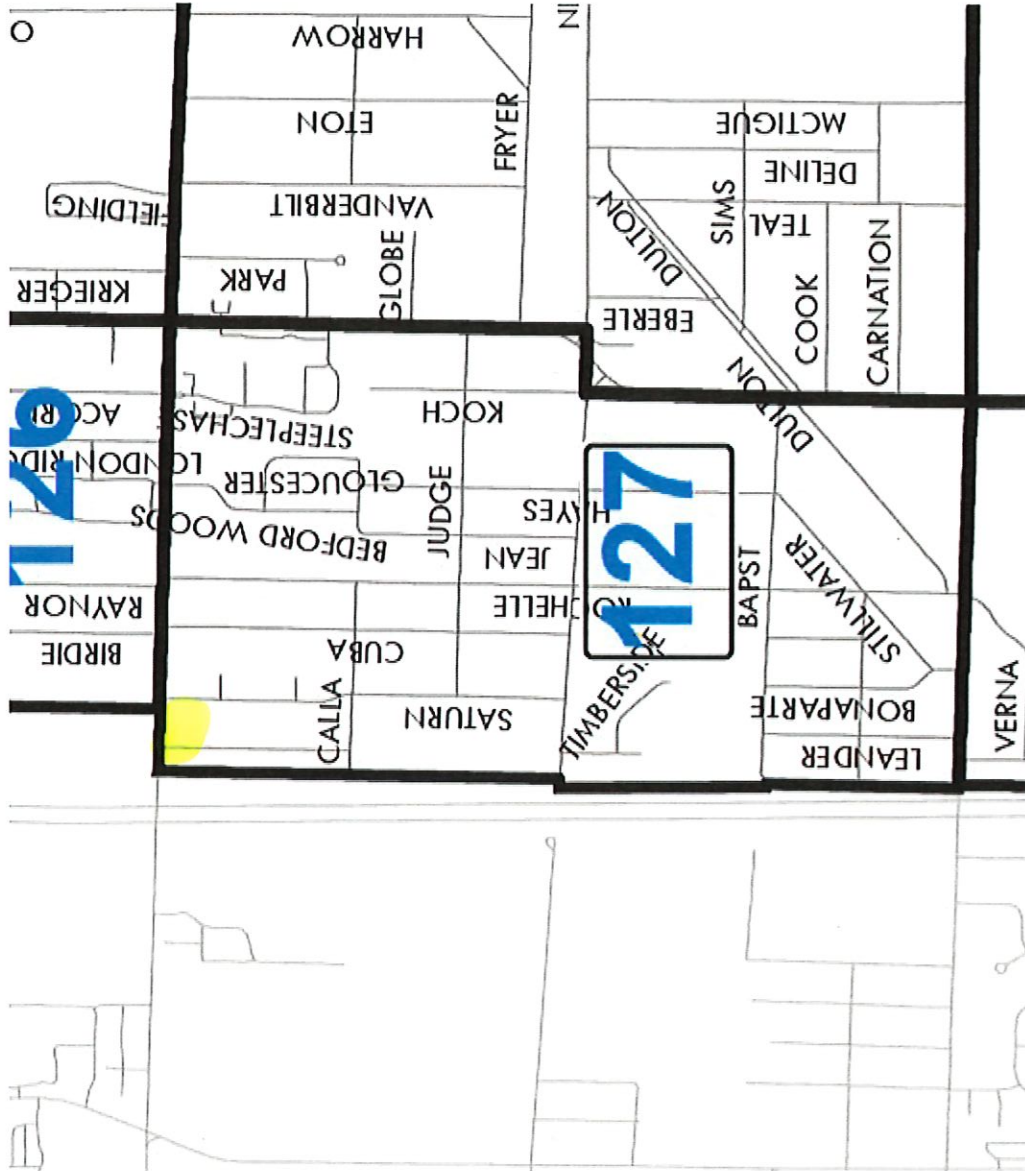
BMD/kc

Enclosures

Cc: Wilson Capital Management, LLC

□ = 4.15"





CUBA

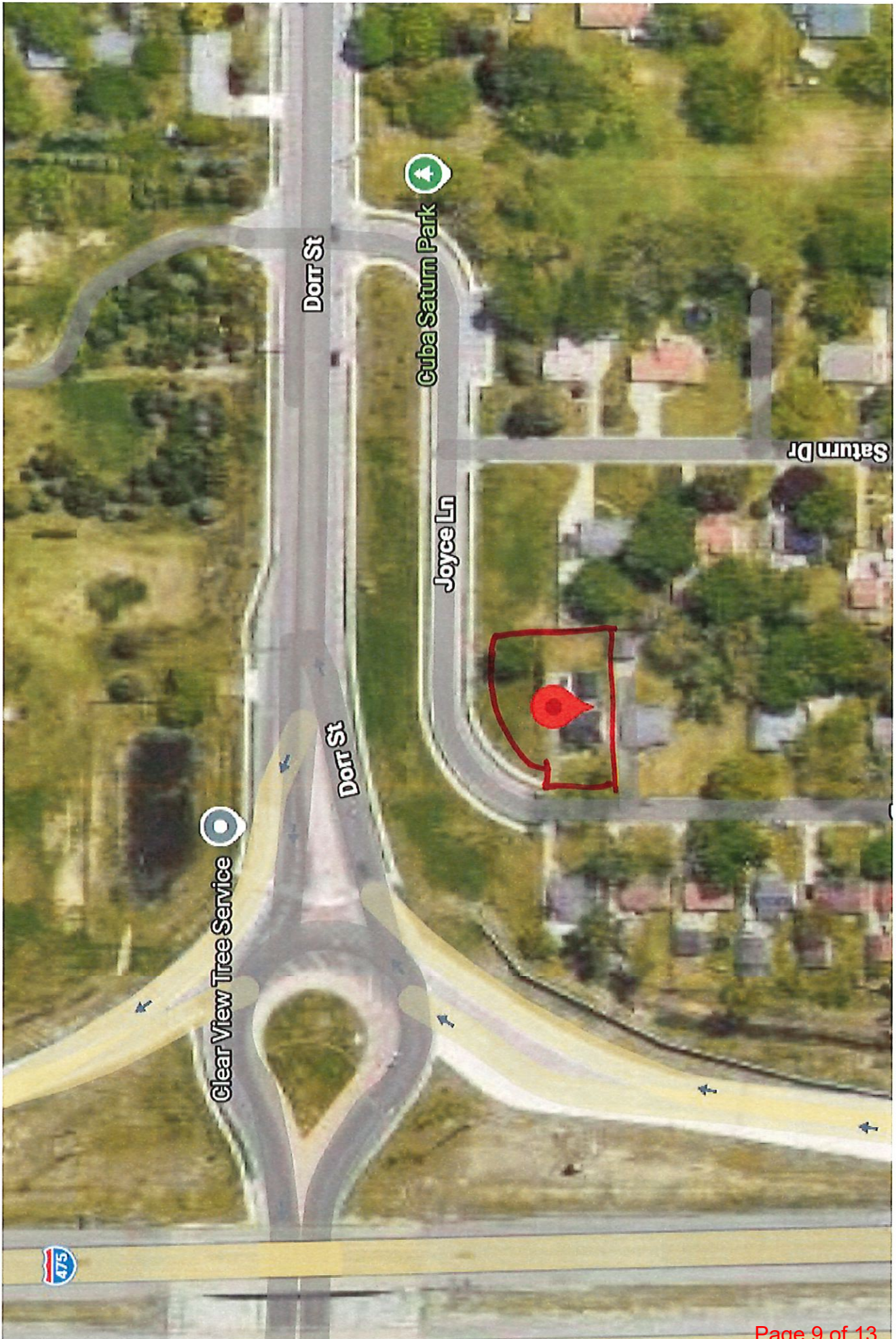
POS
GARDEN LAND

JOANNE

SATURN

JOYCE

GARDEN LANDS



3/11/26, 2:58 PM

Re: 1224 Joyce Shed Zoning - Brad D'Arcangelo - Outlook



3/11/26, 2:58 PM

Re: 1224 Joyce Shed Zoning - Brad D'Arcangelo - Outlook



3/11/26, 2:59 PM

Re: 1224 Joyce Shed Zoning - Brad D'Arcangelo - Outlook







RECEIVED
APR 01 2026
BY: YUO

CASE # BZA26-00012

CITY OF TOLEDO

Department of Building and Code Compliance

Division of Building Inspection

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APPLICATION TO THE ADMINISTRATIVE BOARD OF ZONING APPEAL (BZA)

TMC Chapter 1112.0200

Site Location 5330 Telegraph Road Zoning District CR Date 3/24/26

Legal Description Northgate Lot 144

Applicant's Name (print) Mouna Akl, Agent

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

Exception _____ Appeal decision _____ ADA Accommodation _____

TMC § 1105.0302-1 + 1108.0203

Applicant Signature [Signature] Phone 419-376-0779

Applicant's Street Address 6765 Whitford Center Road Fax 419-885-4519

Applicant's City, State, Zip Toledo, Ohio 43613 E-Mail mouna.aki58@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 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

LAW OFFICES OF KENNETH W. WENNINGER, LLC

5658 N. MAIN STREET, SUITE 101

SYLVANIA, OHIO 43560

www.wenningerlaw.com

Kenneth W. Wenninger
Ken@WenningerLaw.com

Phone:(419) 885-4514

Fax: (419) 885-4519

**Licensed in Ohio and Michigan*

April 1, 2026

City of Toledo
Department of Building and Code Compliance
One Government Center, Suite 1600
Toledo, Ohio 43604

**RE: My Client: Fatme & Subhi Ismail / Mouna Akl
Address: 5330 Telegraph Road, Toledo, Ohio 43612
APPLICATION FOR ZONING APPEAL**

Dear Code Compliance:

Please be advised this office represents Fatme & Subhi Ismail regarding the above referenced matter.

Enclosed, please find an Application to the Administrative Board of Zoning Appeal.

In 2020, a permit was pulled by Chris Cooper to install a fence around 5330 Telegraph Road, Toledo, Ohio in anticipation of opening an auto shop. The property was owned by Mouna LLC at the time. Evidently, a metal fence was constructed around the property.

The metal fence was more expensive than a wooden fence and would be cost-prohibitive to remove and replace the fence.

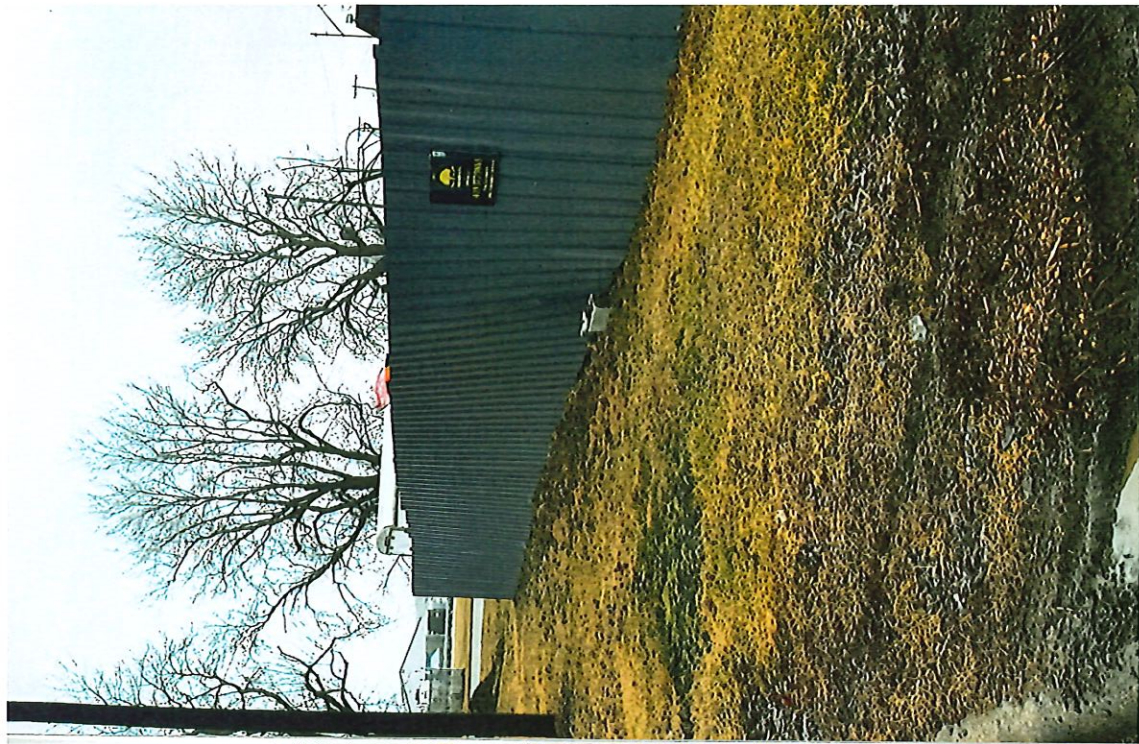
We are requesting a variance to allow the metal fence to remain. If you have any further questions or concerns, please do not hesitate to contact my office.

Sincerely,

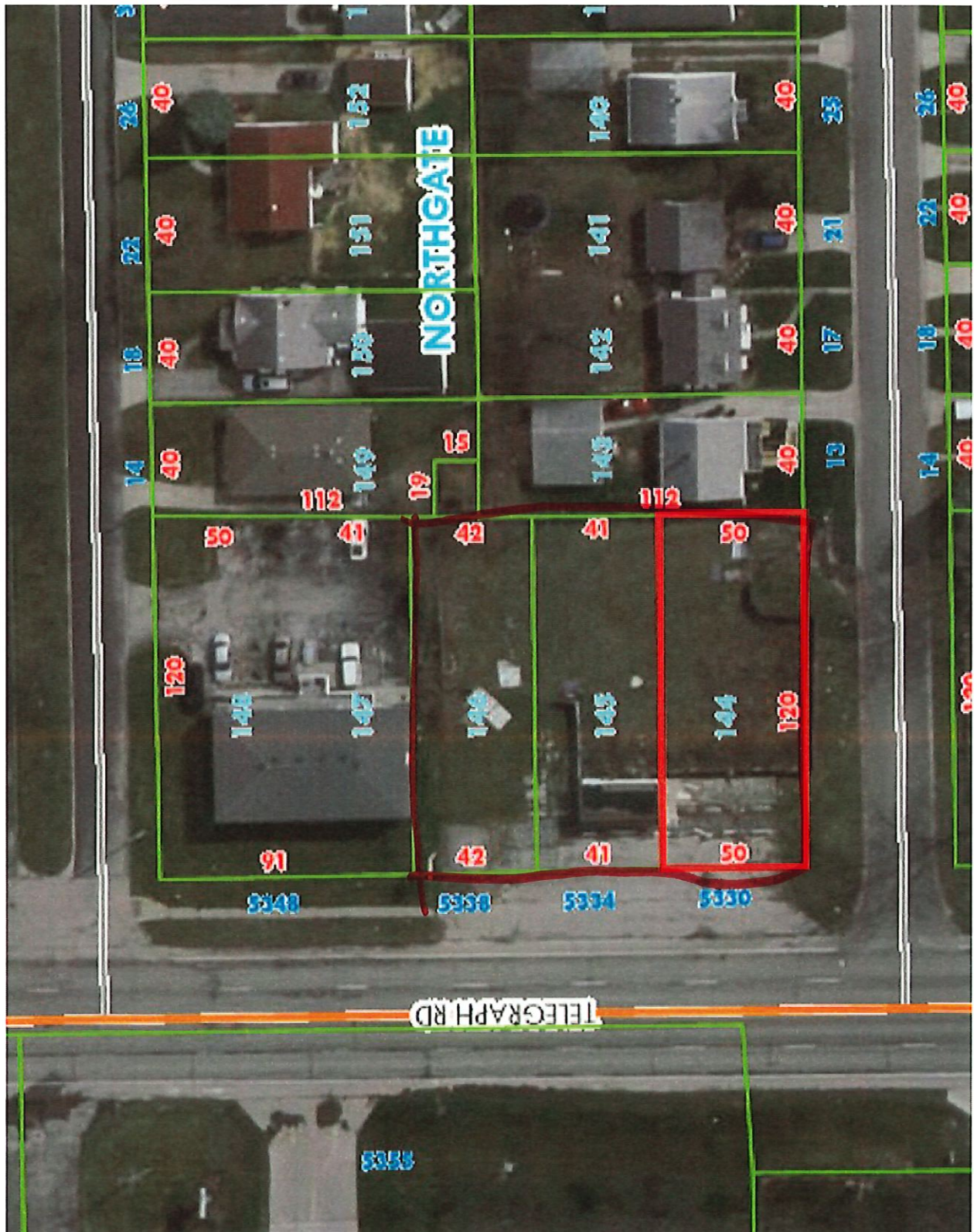
Law Offices of Kenneth W. Wenninger, LLC

Kenneth W. Wenninger

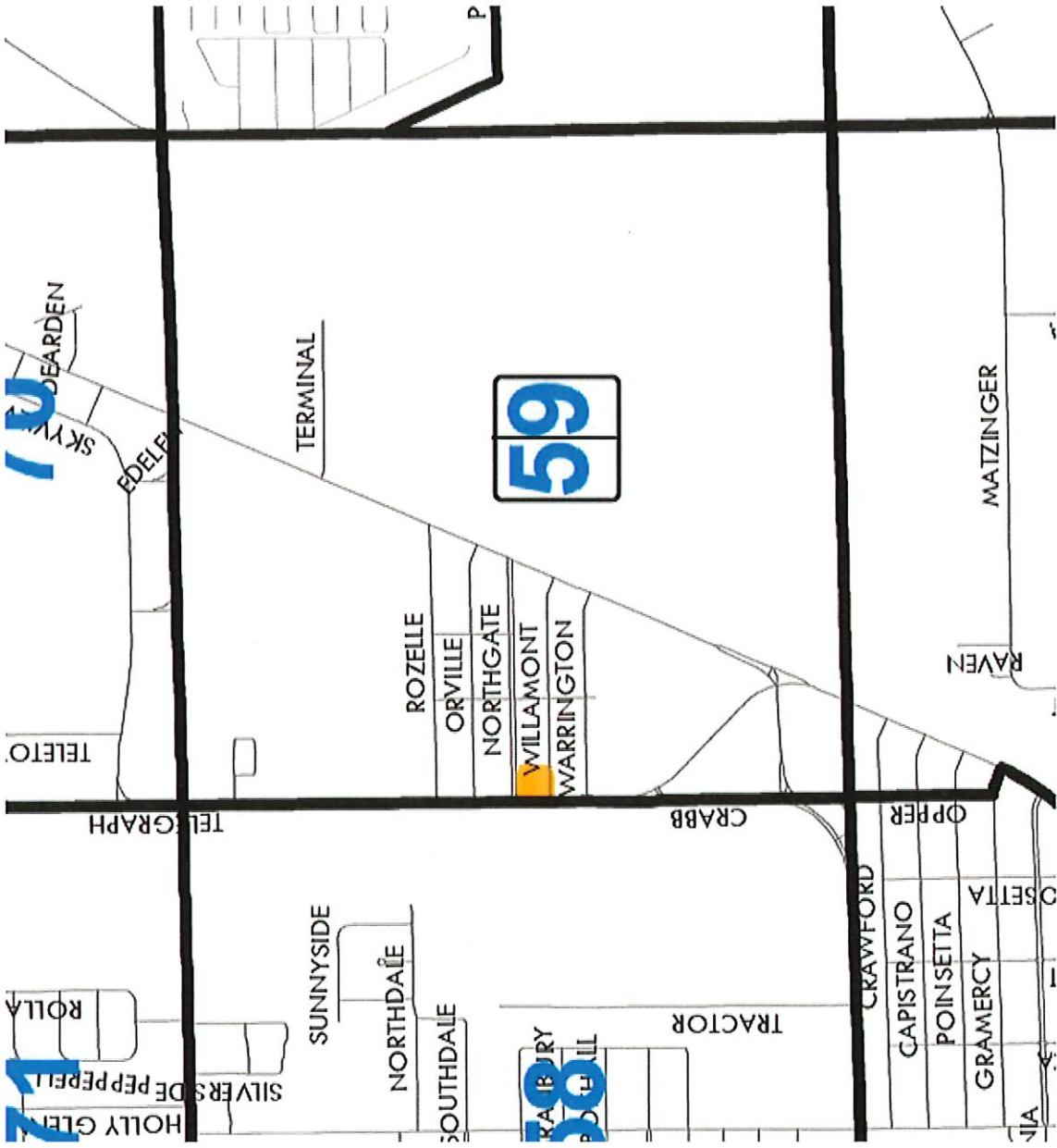
Attachments.

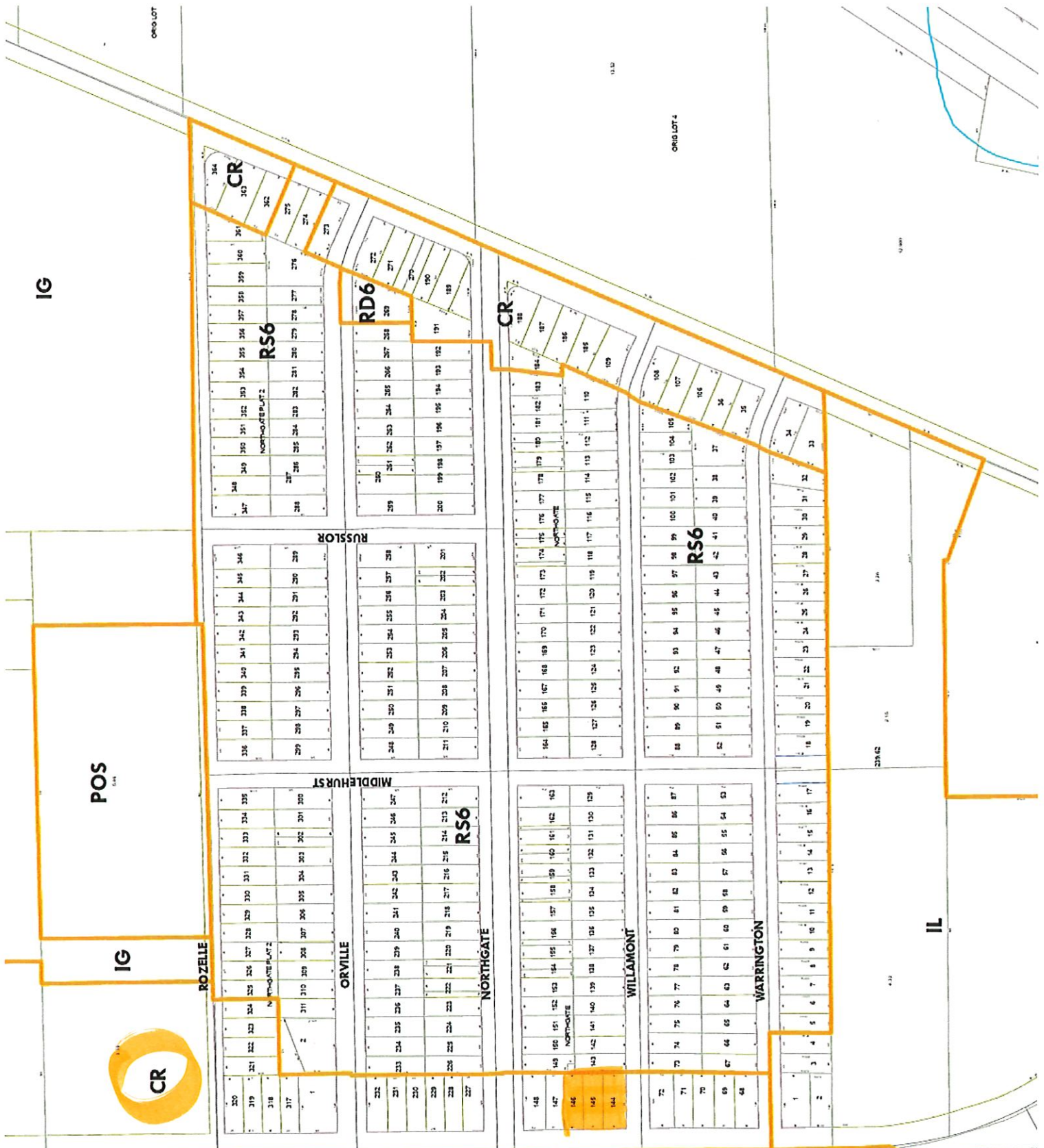












228	226	225	224	223	222	221	220	219	218
227									

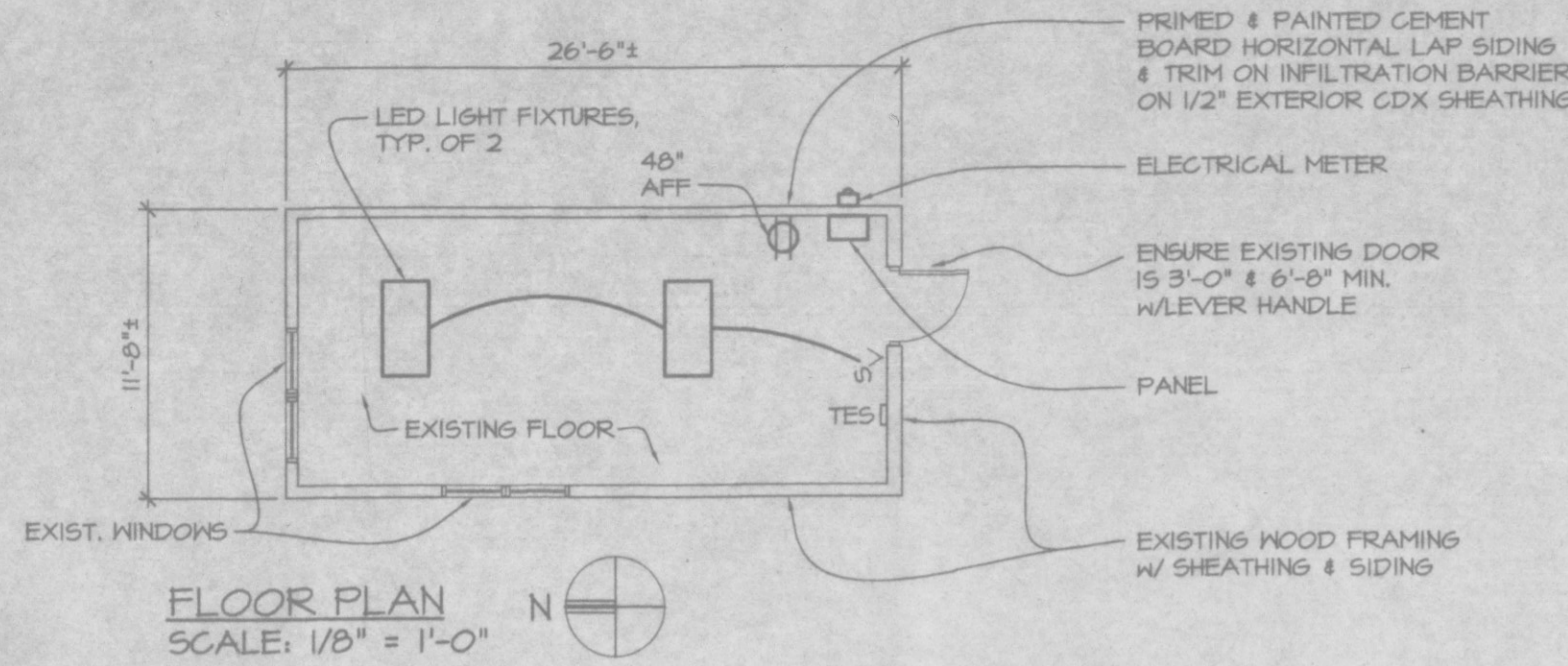
NORTHGATE

148	149	150	151	152	153	154	155	156	157	158
	143	142	141	140	139	138	137	136	135	134

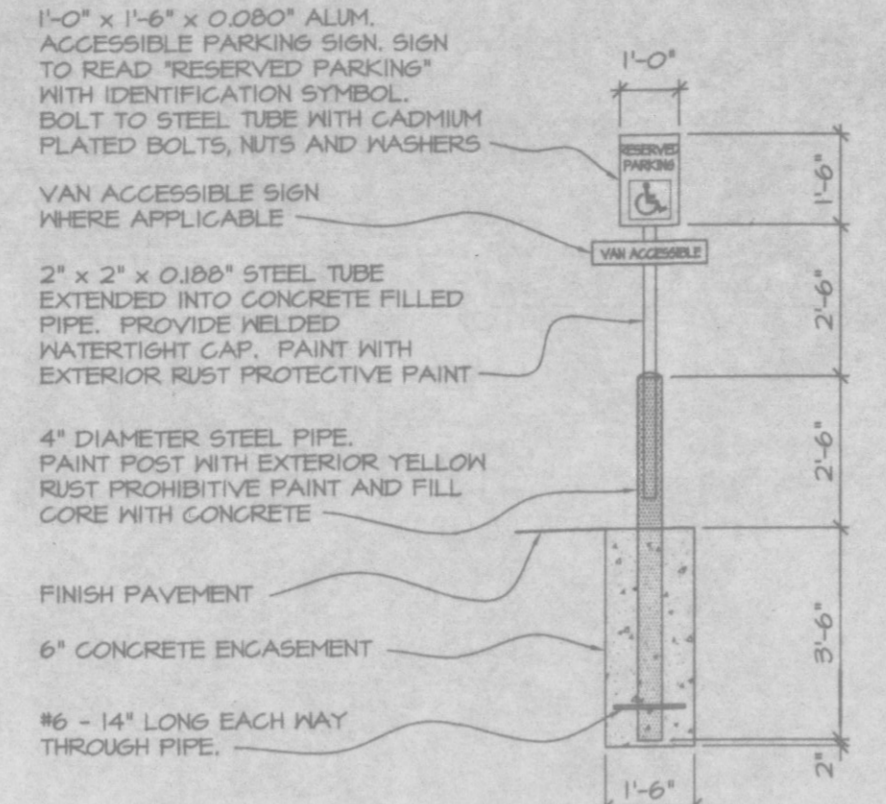
NORTHGATE

WILLAMONT

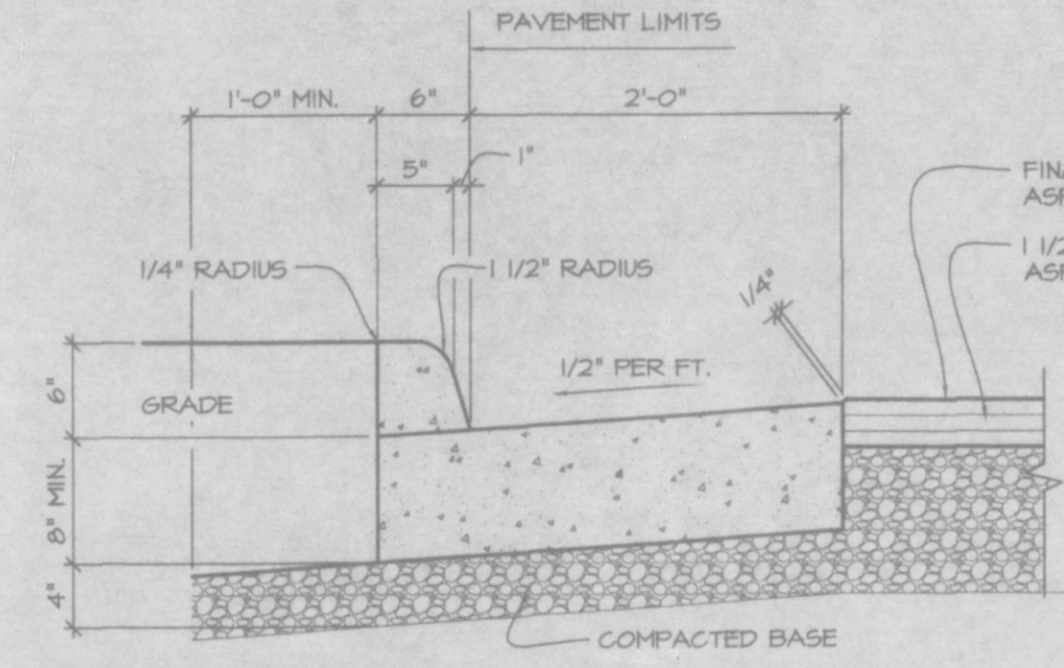
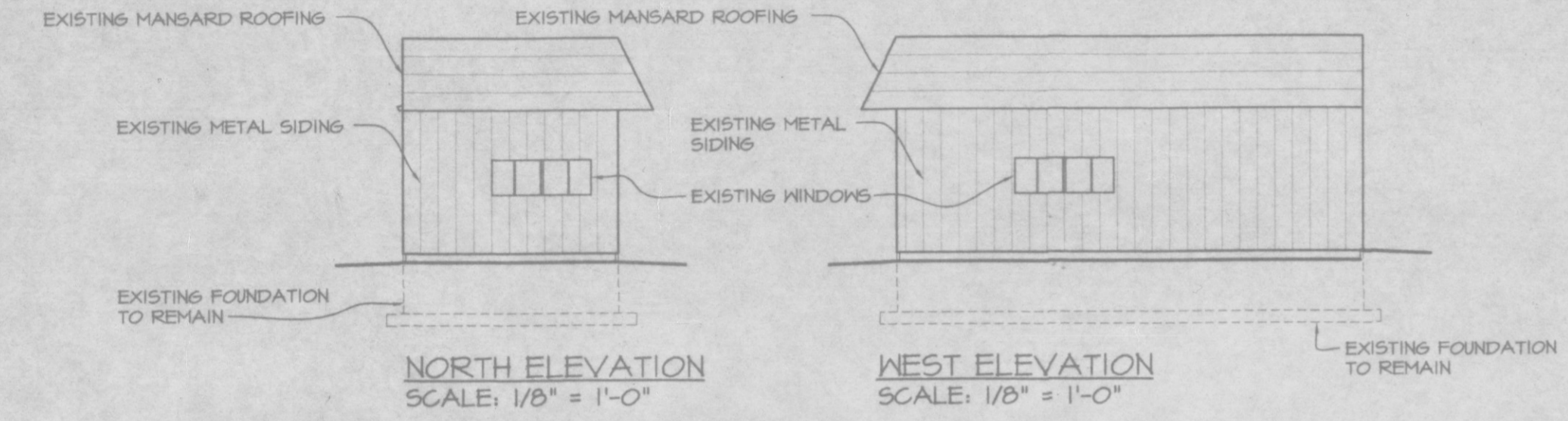
72	73	74	75	76	77	78	79	80	81	82
71										
70										



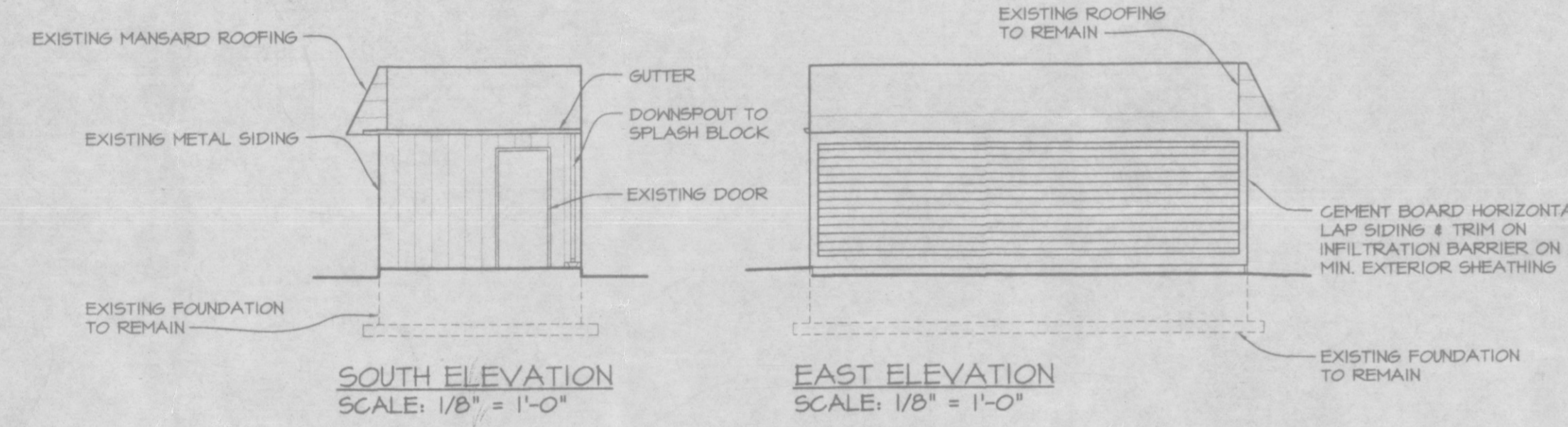
NOTE: TACTILE SIGNS SHALL CONFORM TO ANSI A117.1 AND INCLUDE THE FOLLOWING:
 TESS: TEXT OF EXIT BRAILLE OF EXIT
 SIGN (LATCH SIDE OF DOOR) (TES) EXIT



NOTE: FINE AMOUNT IS TO BE PLACED ON SIGN PER LOCAL GUIDELINES (MINIMUM FINE: \$250 AND MAXIMUM FINE \$500)



NOTES:
 1. PROVIDE A FINAL LIGHT BROOM FINISH.
 2. CURB PLACEMENT SHALL NOT VARY BY MORE THAN 1/2" / FT. FOR LINE AND GRADE IN 10 FT.



BUILDING CODE INFORMATION

ACTIVITY:
 PORTION OF EXISTING BUILDING WAS REMOVED, THE LAP OF THE REMOVED BUILDING TO BE SHEATHED AND SIDED.

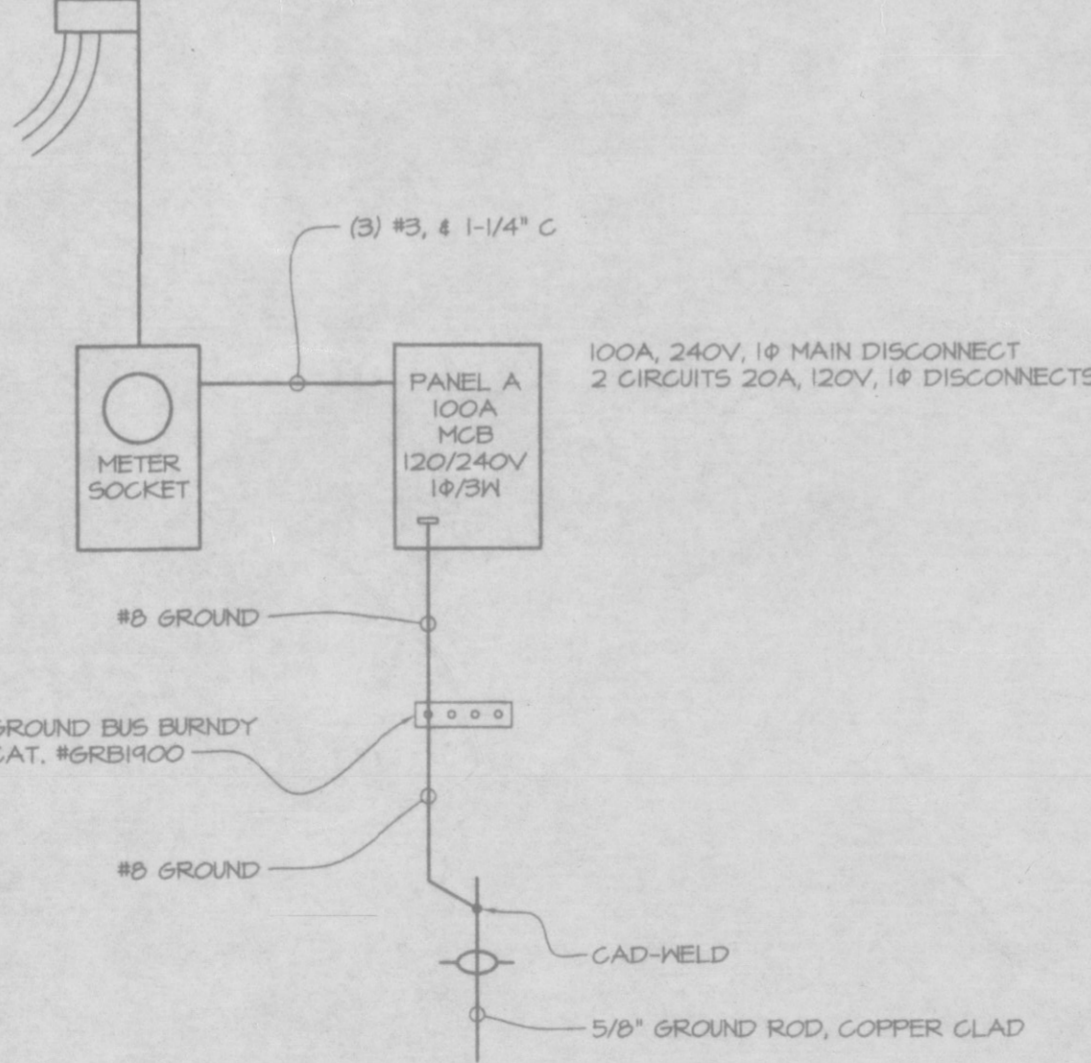
CODE: 2017 OBC
 USE GROUP: S-1 (STORAGE OF PERSONAL ITEMS)
 CONSTRUCTION TYPE: SB
 AREA: 226 SF
 OCCUPANCY:
 COLD STORAGE (NORMALLY UNOCCUPIED)
 1 OCCUPANT (1 PER 300)

SUBJECT PROPERTY INFORMATION

- (A) ZONED CR PARCEL: 2253471 ADDRESS: 5330 TELEGRAPH ROAD TOLEDO, OHIO 43612 OWNER: MOUNA LLC AN OHIO LIMITED LIABILITY COMPANY OWNER ADDRESS: 6165 WHITEFORD CENTER ROAD TOLEDO, OHIO 43613 LEGAL DESCRIPTION: NORTHGATE LOT 144
- (B) ZONED CR PARCEL: 2253461 ADDRESS: 5334 TELEGRAPH ROAD TOLEDO, OHIO 43612 OWNER: MOUNA LLC AN OHIO LIMITED LIABILITY COMPANY OWNER ADDRESS: 6165 WHITEFORD CENTER ROAD TOLEDO, OHIO 43613 LEGAL DESCRIPTION: NORTHGATE LOT 145
- (C) ZONED CR PARCEL: 2253484 ADDRESS: 5330 TELEGRAPH ROAD TOLEDO, OHIO 43612 OWNER: MOUNA LLC AN OHIO LIMITED LIABILITY COMPANY OWNER ADDRESS: 6165 WHITEFORD CENTER ROAD TOLEDO, OHIO 43613 LEGAL DESCRIPTION: NORTHGATE LOT 146

GENERAL ELECTRICAL NOTES

- FURNISH ALL LABOR, MATERIALS, TOOLS, ETC. TO PROVIDE A COMPLETE AND OPERABLE ELECTRICAL INSTALLATION AS SHOWN ON THE PLANS.
- ALL NECESSARY ELECTRICAL PERMITS SHALL BE OBTAINED BY THIS CONTRACTOR WITH COSTS INCLUDED IN PROPOSAL.
- ALL ELECTRICAL WORK SHALL BE INSPECTED AND APPROVED BY THE LOCAL INSPECTION AGENCY HAVING JURISDICTION. FEES FOR SAME TO BE INCLUDED IN THE CONTRACTOR'S PROPOSAL AND A FINAL CERTIFICATE OF INSPECTION AND APPROVAL FORWARDED TO THE OWNER AT THE COMPLETION OF THE PROJECT.
- ALL RACENAYS INSTALLED OUTDOORS SHALL BE RIGID GALVANIZED STEEL CONDUIT. CONDUITS BURIED IN EARTH OR CAST IN CONCRETE MAY BE PVC SCH. 40 CONDUIT WITH RIGID STEEL ELBOWS AND RISERS, 3/4" MIN. A GROUND WIRE SHALL BE ADDED IN PVC CONDUIT RUNS. RACENAYS INSTALLED INDOORS MAY BE EMT (16 mm MIN. THROUGH 103 mm MAX.) METAL-CLAD CABLE (MC), FLEXIBLE METAL CONDUIT (FMC), OR ROMEK, (IF ALLOWED BY LOCAL CODE). ALL EXPOSED WORK SHALL BE PROTECTED WITH CONDUIT, ELECTRICAL METALLIC TUBING, OR SCH. 80 PVC NON-METALLIC CONDUIT. NM CABLE SHALL NOT BE USED AS OPEN RUNS IN DROPPED OR SUSPENDED CEILING.
- CONDUCTORS SHALL BE AWG NO. 12 MINIMUM STRANDED COPPER CONDUCTORS 600 VOLT, WITH TYPE THHN/THWN INSULATION. MINIMUM OVERCURRENT PROTECTION AT PANEL SHALL BE 20 AMPS.
- SAFETY SWITCHES SHALL BE HEAVY DUTY, HP. RATED, QUICK-MAKE, QUICK-BREAK SQUARE D CO. HD. OR EQUAL.
- THIS CONTRACTOR SHALL CONTACT UTILITY COMPANIES INVOLVED ON THE PROJECT AND COORDINATE HIS WORK WITH THEIRS BEFORE PROCEEDING.
- ALL MATERIALS FURNISHED AND/OR INSTALLED UNDER THIS CONTRACT SHALL BE NEW UNLESS SPECIFICALLY NOTED OTHERWISE AND SHALL BE U.L. LISTED.
- THIS CONTRACTOR SHALL REMOVE DEBRIS CREATED BY THIS PORTION OF THE CONTRACT AND SHALL CLEAN ALL FIXTURES, PANELS, EQUIPMENT, ETC. AT THE COMPLETION OF THE PROJECT.

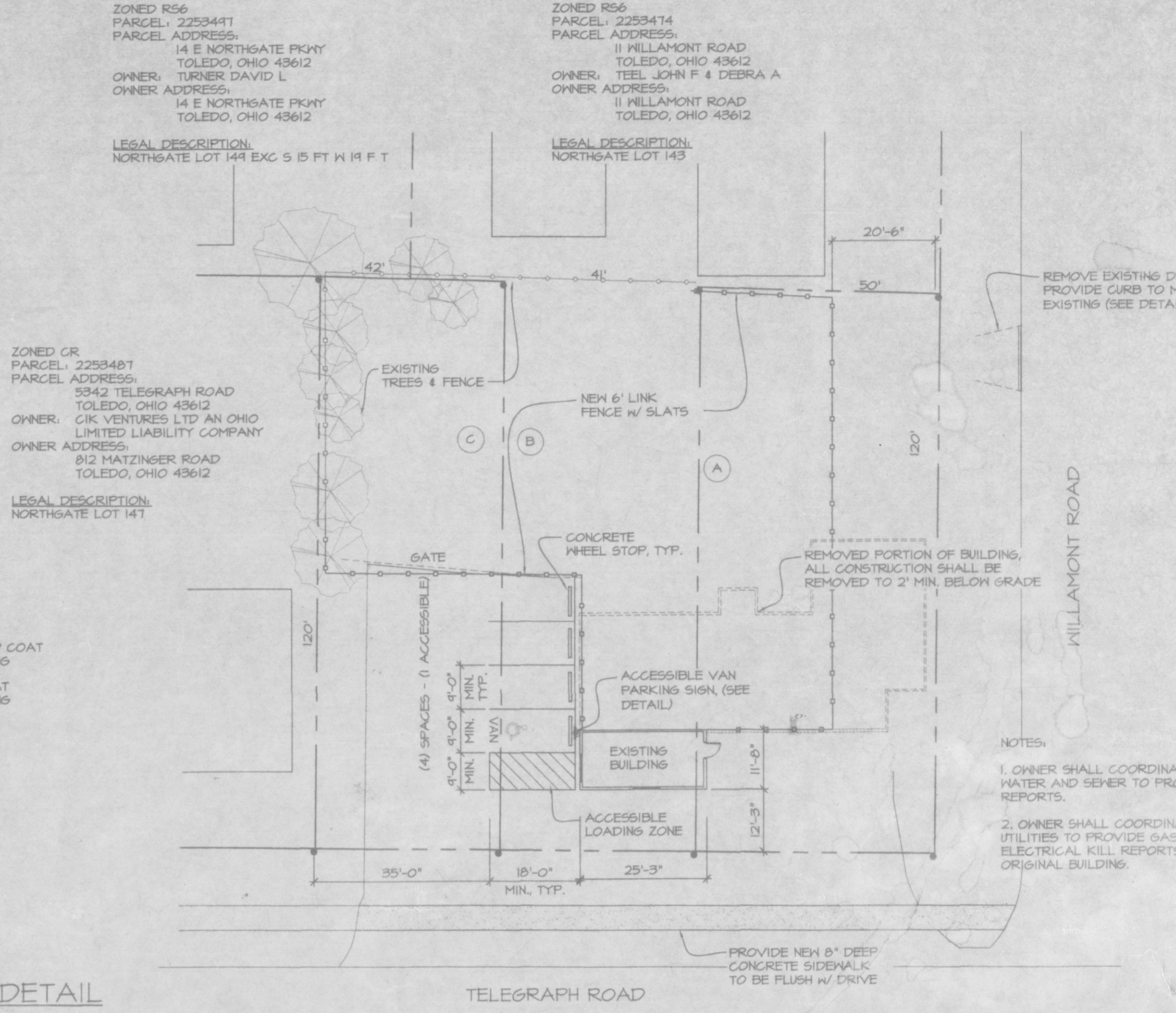


ELECTRICAL SYMBOL LEGEND

SYMBOL	DESCRIPTION
	DUPLEX RECEPTACLE - 20A 125V, 2 POLE, 3 WIRE, GROUNDING TYPE, 9FI
	VACANCY SENSOR SWITCH (DUAL TECHNOLOGY) (MANUAL ON / AUTO OFF (30 MINUTE MAX.) w/ MANUAL OFF CAPABILITIES) 20A 277VOLT. M.H.L.4'-0" TO OPERATION UNLESS NOTED
	LED LIGHT FIXTURE, TYP. OF 2

ACCESSIBLE WALKING SURFACE NOTES

- ACCESSIBLE PARKING AND WALKS SHALL BE CONSTRUCTED WITH STABLE, FIRM, SLIP RESISTANT MATERIALS SUCH AS CONCRETE OR ASPHALT.
- CHANGES IN HEIGHT OF WALKING SURFACE SHALL BE 1/4" MAX.
- OPENINGS IN WALKING SURFACE SHALL BE 1/2" MAX.
- WALKING SURFACE SHALL NOT BE STEEPER THAN 1:20 PITCH IN THE DIRECTION OF TRAVEL AND NOT STEEPER THAN 1:50 PITCH ACROSS THE PATH OF TRAVEL.
- LANDING AT DOOR SHALL NOT BE GREATER THAN 1:50 PITCH.



NOTES:
 1. OWNER SHALL COORDINATE W/ CITY WATER AND SEWER TO PROVIDE KILL REPORTS.
 2. OWNER SHALL COORDINATE W/ UTILITIES TO PROVIDE GAS AND ELECTRICAL KILL REPORTS FOR ORIGINAL BUILDING.

SITE PLAN AND NOTES
 INTERIOR ALTERATION FOR:
STORAGE UNIT
 5330 TELEGRAPH ROAD
 TOLEDO, OHIO

PROJECT NUMBER: 22144	DATE: 04/16/2022
DRAWN BY: R.S.R.	CHECKED BY: D.N.G.
DATE/REVISION: 01/11/2023 PERMIT	DATE/REVISION: 01/11/2023
© Architecture by Design, Ltd. 2023	
DRAWINGS 01 OF 07	

ZONING NOTES

MINI STORAGE (OWNER POSSESSIONS)
 ZONED REGIONAL COMMERCIAL (CR)
 FRONT SETBACK = 20 FEET
 SIDE (SR) = 0 FEET
 REAR (RS) = 15 FEET

ORDINANCE 1108.0202 FRONTAGE GREENBELT
 SITE COMPLIES FULLY WITH THIS ORDINANCE

ORDINANCE 1108.0203 BUFFER AND SCREENING
 NO SCREEN OR BUFFER REQUIRED BETWEEN TWO ADJUTING REGIONAL COMMERCIAL PROPERTIES. SINGLE-DWELLING DISTRICT TO THE EAST IS SCREENED BY AN EXISTING, CODE-COMPLIANT BUFFER. ADDITIONAL TREES AND EXTENSION OF FENCE SHALL BE PROVIDED TO SCREEN THE REMAINDER OF THE PROPERTY.

PARKING REQUIREMENTS
 MINI WAREHOUSE 4 SPACES MIN.

Architecture by Design, Ltd.
 5622 Mayberry Square, Sylvania, Ohio 43560
 (419) 824-3311 | architecturebydesign.net



Dwight Colliard, License #7338
 Expiration Date: 12/31/2023



RECEIVED
APR 09 2026
BY: KML

CASE # BZA26-00013

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

Ottawa River, river mile 2.5.

Site Location Lat: 41.713915°, Long: -83.487329° Zoning District IG Date 4/9/2026

Legal Description Section 09, Township 009S, Range 008E

Applicant's Name (print) City of Toledo- Parks Division

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

Exception X Appeal decision _____ ADA Accommodation _____

TMC § 1110.0409(E): Fill shall not be placed in the designated Floodway

Applicant Signature [Signature] Phone 419-936-3884

Applicant's Street Address 2201 Ottawa Dr. Fax _____

Applicant's City, State, Zip Toledo, OH, 43606 E-Mail joe.fausnaugh@toledo.oh.gov

- 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.
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+++++ 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 4/9/26

Reviewed by _____ Date _____ Staff Recommendation _____

Board Decision _____ Date _____

P:, Inspection, BZA

3/15/2024 kjr

Variance Request Letter

Date	April 9, 2026
To	City of Toledo Department of Building and Code Compliance
From	George Carleton, P.E., CFM – Verdantas
Subject	Variance Request – Flood Hazard Area Development Permit Application
Project	Lower Ottawa River Nearshore Aquatic Habitat Improvement

Introduction

The purpose of this memorandum is to provide support for an application to the City of Toledo's Administrative Board of Zoning Appeal (BZA) regarding a Flood Hazard Area Development Permit Application for the Lower Ottawa River Nearshore Aquatic Habitat Improvement (Project). The project site is situated along both the northern and southern banks of the Ottawa River in Toledo, Ohio, near river mile 2.5, with a center point at latitude 41.713915° and longitude -83.487329°. The project falls within a FEMA-designated Special Flood Hazard Area (SFHA), specifically in a regulated flood Zone AE with floodway. The entire project area is located within the floodway associated with the Ottawa River.

According to the City of Toledo's ordinance, any development within the floodway, either partially or entirely, must include a hydrologic and hydraulic (H&H) analysis to demonstrate that the proposed conditions will not cause an increase in flood elevation, a No-Rise scenario. Site photographs are provided in **Attachment 1**.

Proposed Development Description

The proposed project will involve the installation of instream habitat features, including rock shoals (also referred to as Biological and Environmental Enhancement Mounds: BEEMs), floating wetlands, and substrate enhancement, to improve aquatic habitat. Constructed shoals in nearshore areas will create high-quality habitat and provide hard substrate above the river bottom for aquatic organisms to colonize. In addition, the shoals are expected to help to protect the existing shoreline from erosive wind and wave action. The primary goal of the restoration is to increase habitat heterogeneity in nearshore areas to address three beneficial use impairments (BUIs): BUI 3a: fish populations, BUI 6: benthic populations, and BUI 14a: loss of fish habitat.

A typical cross section of the typical shoal is included in **Figure 1**. Note that the shoals consist of fill material, including stone and wetland fill materials. The tops of the shoals will not be above the Ordinary High Water Mark (OHWM) of the Lake Erie. The tops of the shoals may be exposed during periods of lower flow but will be completely submerged during higher flow. A Site Plan showing the location of the shoals is included in **Attachment 2**.

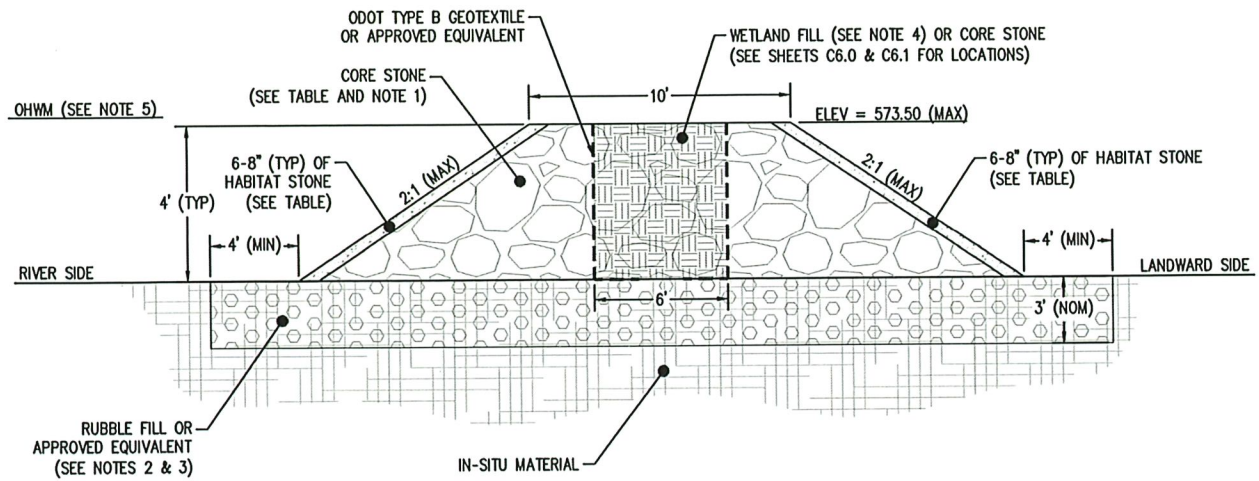


Figure 1: Typical Shoal Cross Section

Floodplain No-Rise Scenario Results

The effort to develop an Existing Conditions model and prepare a Proposed Conditions model to simulate hydraulics in the Ottawa River through the Project was successful. The Existing Conditions model was used to evaluate Proposed Conditions and demonstrate a No-Rise condition. The Proposed Conditions model results demonstrate that the proposed development does not result in the WSE rising by more than 0.00 feet. Verdantas prepared an Hydrology and Hydraulic (H&H) Technical Memorandum detailing the analysis and results.

City of Toledo Flood Control Regulations

The floodplain regulations for the City of Toledo are included in the Toledo Municipal Code, Chapter 1110 Flood Control Regulations. Section 1110.0409 Fill Activities lists the specifications and prohibitions surrounding fill material. Specifically, Section 1110.0409(E) States that “Fill shall not be placed in the designated Floodway.” This regulation is a higher standard than the FEMA’s National Flood Insurance Program (NFIP). The proposed shoals are composed of fill material and are wholly located within the Floodway.

Variance Request

Verdantas requests a variance to Section 1110.0409 (E). The floodplain analysis demonstrated that there will be a 0.00 foot rise to the water surface elevations during the 100-year flood. The shoals will help improve the aquatic habitat in along the Ottawa River.

**Attachment 1:
Site Photographs**



PHOTO 1: View of Ottawa River from Howard Pinkley Landing. Facing South towards Ottawa River.



PHOTO 2: View of Ottawa River from northern shoreline near Howard Pinkley Landing. Facing southwest.

	<p>Lower Ottawa River Nearshore Aquatic Habitat Improvement Project</p>	<p>April 2026</p>
	<p>Site Photographs</p> <p>City of Toledo Lucas County, Ohio</p>	<p>Project Number: 32951 Document Number: 32951.0013</p> <p style="color: red;">Page 5 of 9</p>



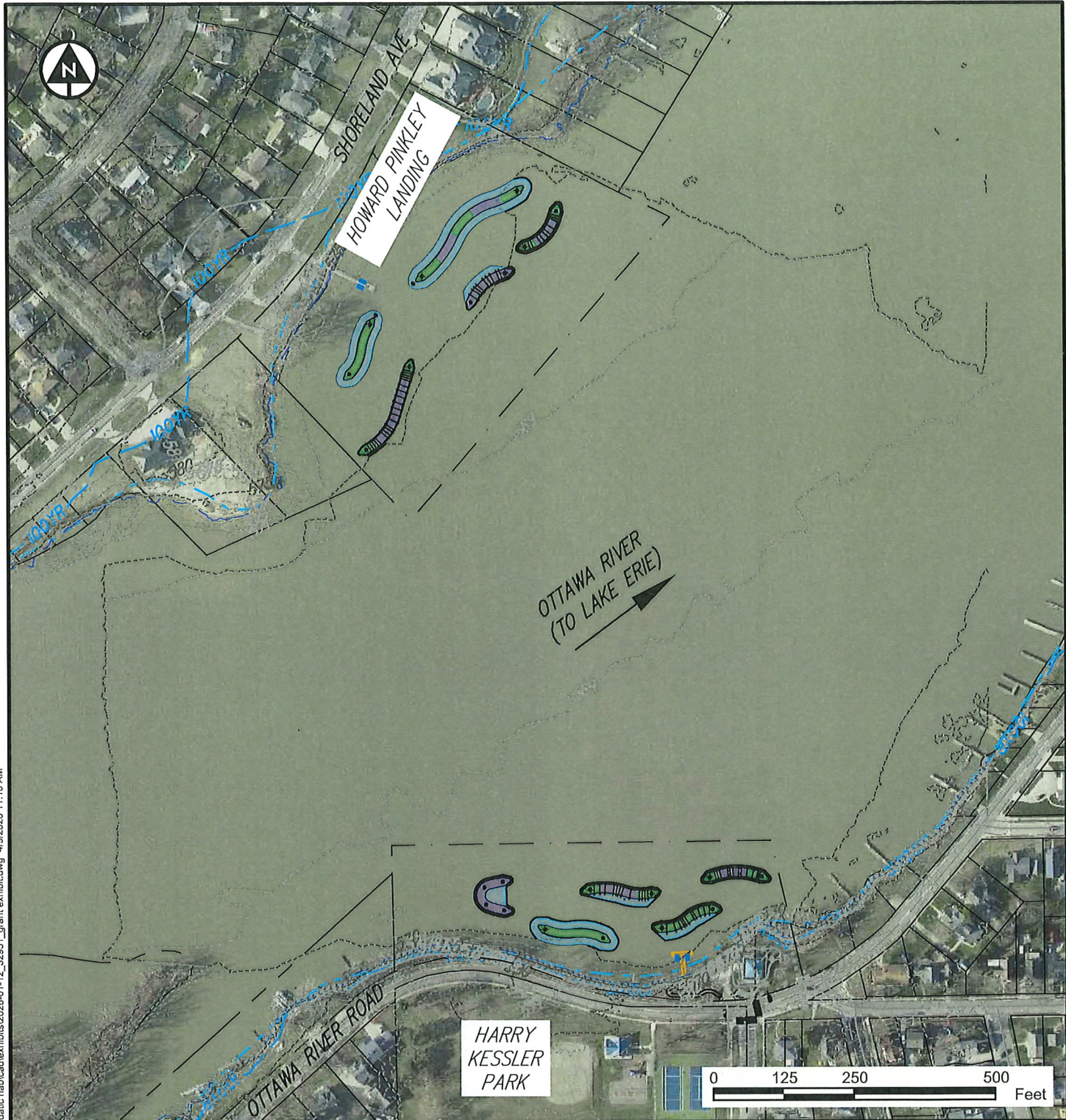
PHOTO 3: View of Ottawa River along Ottawa River Road. North towards Ottawa River.



PHOTO 4: View of Ottawa River from southern shoreline. Facing northwest.

	<p>Lower Ottawa River Nearshore Aquatic Habitat Improvement Project</p>	<p>April 2026</p>
	<p>Site Photographs</p> <p>City of Toledo Lucas County, Ohio</p>	<p>Project Number: 32951 Document Number: 32951.0013</p> <p style="color: red;">Page 6 of 9</p>

Attachment 2:
Site Plan



z:\project files\sa-tx\toledo\ch\32951 - lower ottawa river nearshore aquatic hab\ca\exhibits\2026-01-12_32951_grant exhibit.dwg 4/9/2026 11:10 AM

LEGEND

- PROPERTY/PROJECT AREA
- UNVEGETATED SHOAL
- VEGETATED SHOAL
- FISH SHELF
- FLOATING WETLAND
- ROOTWAD

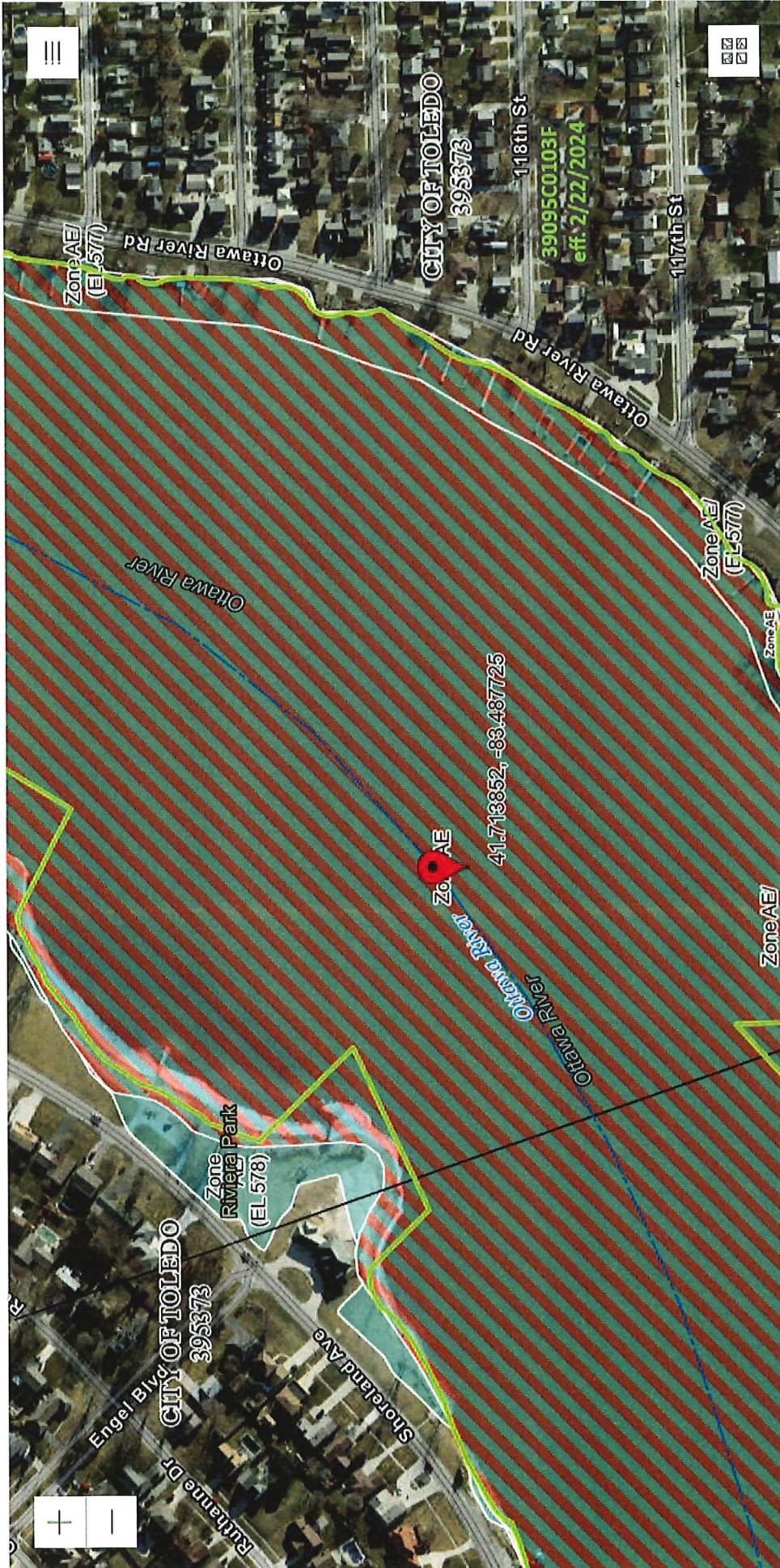


TOLEDO ~ LUCAS COUNTY ~ OHIO

**LOWER OTTAWA RIVER
NEARSHORE AQUATIC HABITAT
IMPROVEMENT PROJECT**

OVERALL CONCEPTUAL PLAN

Project Number	32951
Date	4/9/2026
Author	LMS
Scale	AS NOTED
Figure	



Woolpert, Vantor | Esri Community Maps Contributors, Province of Ontario, Ohio Rail Development Commission, © OpenStreetMap, Microsoft, Esri, TomTom... Powered by Esri

<p>PIN</p> <ul style="list-style-type: none"> Approximate location based on user input and does not represent an authoritative property/location 	<p>MAP PANELS</p> <ul style="list-style-type: none"> No SCREEN Area of Minimal Flood Hazard Zone X Effective LOMRS Area of Undetermined Flood Hazard Zone D Otherwise Protected Area Coastal Barrier Resource System Area 	<p>SPECIAL FLOOD HAZARD AREAS</p> <ul style="list-style-type: none"> Without Base Flood Elevation (BFE) Zone A, V, ADP With BFE or Depth Regulatory Floodway Zone AE, AD, AH, VE, AR 	<p>OTHER AREAS OF FLOOD HAZARD</p> <ul style="list-style-type: none"> 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 Future Conditions 1% Annual Chance Flood Hazard Zone X Area with Reduced Flood Risk due to Levee, See Notes, Zone X Area with Flood Risk due to Levee Zone D 	<p>OTHER FEATURES</p> <ul style="list-style-type: none"> Cross Sections with 1% Annual Chance Water Surface Elevation Coastal Transect Base Flood Elevation Line (BFE) Limit of Study Jurisdiction Boundary Coastal Transect Baseline Profile Baseline Hydrographic Feature 	<p>GENERAL STRUCTURES</p> <ul style="list-style-type: none"> Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall
---	--	---	---	--	--

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

Minutes

Meeting: Monday, April 20, 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	BZA26-00002	Monday, April 20, 2025 - 10 A.M.	4333 Jackman Rd	RD-6	David Cash	Applicant requests to maintain as installed an enlarged (over maximum permitted size) rear yard garage, encroaching on property line.	1105.0201; 1105.0204	Deferred due to lack of information
2	BZA26-00008	Monday, April 20, 2025 - 10 A.M.	3342 Central Ave	CR	Elizabeth Bradshaw	Applicant requests a building height variance of 9.8 feet over the maximum allowed height of 35 feet.	1109.0306	Approved
3	BZA26-00009	Monday, April 20, 2025 - 10 A.M.	2953 Elsie Ave	RS6	Tobias Papa	Applicant requests to maintain as installed a four foot extension to existing 12 foot wide driveway.	1107.0202 A1	Deferred due to lack of information
4	BZA26-00010	Monday, April 20, 2025 - 10 A.M.	1411 Broadway St	RD6	Linda Parra	Applicant requests to install a six foot fence in the front yard setback.	1105.0301	Denied