



PAID
10/10/25 CH

CASE # BZA25-00054

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 5516 Edgewater Dr. Zoning District RDL Date 10-9-25

Legal Description Parcel #1103074

Applicant's Name (print) Heather McCurdy + Jim Motte

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

Exception _____ Appeal decision _____ ADA Accommodation _____

TMC § 1107.1202 setbacks, Residential Driveways

Applicant Signature Heather McCurdy Phone 740-225-1844

Applicant's Street Address 1850 Marion Mt. Gilard Rd. Fax _____

Applicant's City, State, Zip Marion, OH 43302 E-Mail hdmccurdy@hotmail.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 JN Date _____

Reviewed by _____ Date _____ Staff Recommendation _____

Board Decision _____ Date _____

P:, Inspection, BZA

3/15/2022 kjr

Thank you for your time and consideration of our variance request.

Mr. Motter's intentions were never ill intended as his concern was for his safety. With how busy Edgewater Drive is, he was not comfortable backing out onto the road with the limited visibility. He invested in the property with good intentions and is very apologetic for the error. The additional driveway allowed for a "turn around" area to allow him to pull out of the driveway. We are happy to obtain any additional permits as required and can provide engineering reports, pictures etc as needed. He would be very grateful to be allowed to keep this additional concrete area moving forward if the board will allow.

Clayton Homes obtained the original zoning permit on Mr. Motter's behalf but was not under contract to pour the concrete driveway. I am happy to assist Mr. Motter through this process as he is truly one of the nicest customers I have ever had the opportunity to work with in my 30 year career.

Thank you again for your assistance. We are happy to provide any additional information.

Sincerely,



Heather McCurdy

Site Coordinator

Clayton Homes

740-225-1844

07/11/2019
TRANSFERRED BY: SDAVIS \$1.00
IN COMPLIANCE WITH SEC. 319.202 R.C.
ANITA LOPEZ, AUDITOR
LUCAS COUNTY, OHIO

FEE: \$272.00 EX: MULTI: X
PARCEL: 11-03074 COUNT: 2
TRANS#: 19-105052



20190711-0026661

7/11/2019 11:36 AM
Pages: 3 Fee: \$36.00
T20190018250
Phil Copeland
Lucas County Recorder
DEED

AREA BOX

WARRANTY DEED

Area # 63169

KNOW ALL MEN BY THESE PRESENTS, THAT, David L. Frick and Jennifer L. Frick, husband and wife, the Grantors, who claim title by or through instrument recorded in _____, Page _____, Lucas County Recorder's Office, for the consideration of One and no/100 Dollars (\$1.00) and other good and valuable consideration received to its full satisfaction of James L. Motter, unmarried, Grantee, whose TAX MAILING ADDRESS will be 244 Heffner Street, Toledo, Ohio 43605, do GIVE, GRANT, BARGAIN, SELL and CONVEY unto the said Grantee, his heirs and assigns, the following described premises, situated in the City of Toledo, County of Lucas, and State of Ohio:

Lots Numbers 7 and 8 in Newbirt's Addition to Bay Park Subdivision of Original lot Numbers 1 and 2 of Section 10, Town 9 South, Range 8 East, in the City of Toledo, Lucas County, Ohio. Except part in Edgewater Drive, as deeded to the City of Toledo, Ohio by Volume 2213 of Deeds, page 70.

Parcel Numbers: 11-03074 and 11-03077
Address: 5516 Edgewater Drive, Toledo, Ohio 43611
Prior Instrument No: 20110128-0004077

The above-described premise is being conveyed subject to all legal highways, easements, right-of-ways, restrictions, reservations, covenants, set-back lines, platting and zoning regulations and conditions of record or in use on said premises.

The above-described premises, including, but not limited to, any and all improvements thereon and therein, are being conveyed by Grantors and accepted by Grantee in its present physical condition "AS IS" and "WHERE IS", and no warranties of any nature, express, implied or otherwise, are given by Grantors to Grantee with respect to the above-described premises, its condition, value, character, use, size or any other matters, except as otherwise set forth in this Deed.

It is agreed by and between Grantors and Grantee that all real property taxes, assessments and charges with respect to the above-described premises which come due after closing shall be the responsibility of the Grantee and Grantee herein assumes and agrees to pay all real property taxes, assessments and charges thereafter with respect to the above-described premises.

TO HAVE AND TO HOLD the above granted and bargained premises, with the appurtenances thereof, unto the said Grantee, his heirs and assigns forever. And, we, the said Grantors, does for ourselves and our executors and administrators, covenant with the said Grantee, his heirs and assigns, that at and until the ensealing of these presents, we were well seized of the above-described premises, as a good and indefeasible estate in **FEE SIMPLE**, and have good right to bargain and sell the same in manner and form as above written, and that the same are free from all encumbrances whatsoever, except as hereinbefore noted and except for taxes, assessments and charges that are a lien on said described premises but are not yet due and payable, and that we will **WARRANT AND DEFEND** said premises, with the appurtenances thereunto

belonging, to the said Grantee, his heirs and assigns, against all lawful claims and demands whatsoever.

IN WITNESS WHEREOF we have hereunto set my hand the 8 day of July in the year of our Lord two thousand nineteen.

David L. Frick
David L. Frick

Jennifer L. Frick
Jennifer L. Frick

STATE OF OHIO

COUNTY OF Allen

: SS

Before me, a Notary Public in and for said County and State, personally appeared the above-named, **David L. Frick and Jennifer L. Frick, husband and wife**, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Allen County, Ohio this 8 day of July, 2019.

James F. Blair
James F. Blair, Notary Public, State
of Ohio. Attorney. My commission
has no expiration date.

THIS INSTRUMENT PREPARED BY:
JAMES F. BLAIR, ATTORNEY AT LAW
7227 HARDING HIGHWAY, LIMA, OHIO 45801
TELEPHONE: (567) 940-9518

This instrument was drafted upon information provided by client. By preparation, the preparer certifies neither title nor accuracy of the legal description beyond that furnished the preparer and has been prepared without the benefit of a title examination.

Printable page**PARCEL ID: 1103077**

MARKET AREA: 1001R

MOTTER JAMES L

TAX YEAR: 2025

ASSESSOR#: 10084008

ROLL: RP_OH

5516 EDGEWATER DR

STATUS: Active

Summary - General

Tax District	TOLEDO CITY - TOLEDO CSD
Class	RESIDENTIAL
Land Use	500 : R - RESIDENTIAL, VACANT LAND, LOT
Special Use	500 - VAC-PLAT
Market Area	1001R - Click here to view map
Zoning Code	10-RD6 - Click here for zoning details
Zoning Description	Duplex Residence
Water and Sewer	CITY WATER / CITY SEWER
Traffic	RESIDENTIAL SIDE STREET
Street Type	CONCRETE OR BLACKTOP
Owner	MOTTER JAMES L
Property Address	5516 EDGEWATER DR TOLEDO OH 43611
Mailing Address	2846 111TH ST TOLEDO OH 43611
Legal Desc.	NEWBIRTS ADDITION TO BAY PARK SUBDIVISION 8 EXC PT IN RD
Certified Delinquent Year	
Census Tract	55.01

Summary - Most Recent Sale

Prior Owner	FRICK DAVID L & JENNIFER L
Sale Amount	\$68,000
Deed	19105052
Sales Date	11-JUL-2019

Summary - Values

	35% Values	100% Values	35% Roll	100% Roll
Land	7,980	22,800	7,980	22,800
Building	0	0	0	0
Total	7,980	22,800	7,980	22,800

Tax Credits

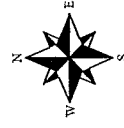
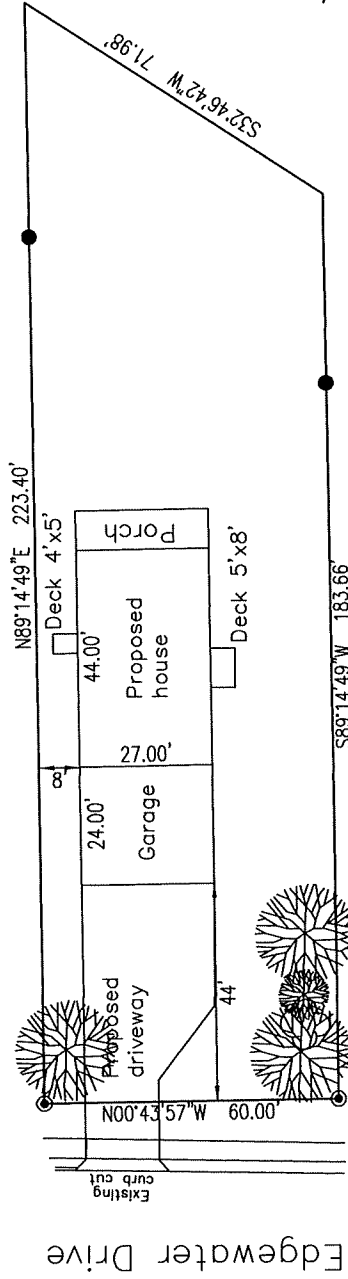
Homestead Exemption	NO
Owner Occupied Credit	NO
CAUV	NO
Agricultural District	NO

Printed on Friday, October 10, 2025, at 11:42:18 AM EST

Plat of Survey

Guider Winkle Partners, Inc.

Plot Plan 5516 Edgewater Drive, Toledo, Ohio, Lucas County
Owner: James L. Motter



SCALE : 1" = 30'

Notes:
Base Flood Elevation 578.2 FIRM 39095C0105E
Proposed Finish Floor Elevation: 581.0

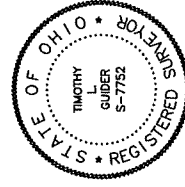
Surveyor's Certification
I hereby certify that this plat is an accurate representation of a field survey made by me and is correct to the best of my knowledge.

Timothy L. Guider

Timothy L. Guider R.S. #7752
Guider Winkle Partners, Inc.
19541 Delaware County Line Road
Marysville, Ohio 43040
(740)-666-8902

10/7/23

Date

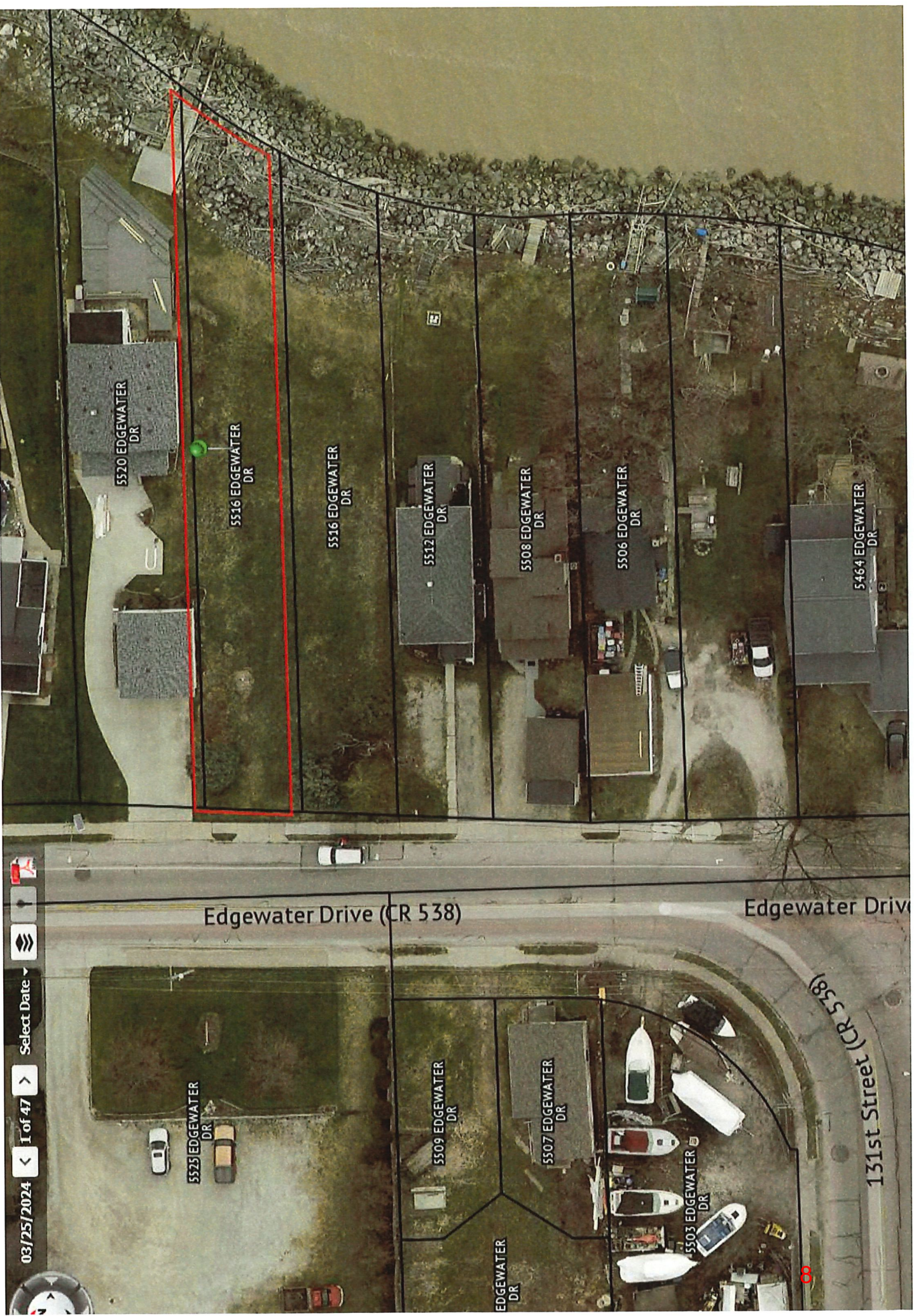


Basis of Bearing
State Plane Coordinate System
Ohio North Zone, NAD83

Legend

- - 5/8" Iron pin found
- ⊙ - 3/4" Iron pipe found

Job#23147



03/25/2024 < 1 of 47 > Select Date

Edgewater Drive (CR 538)

Edgewater Drive

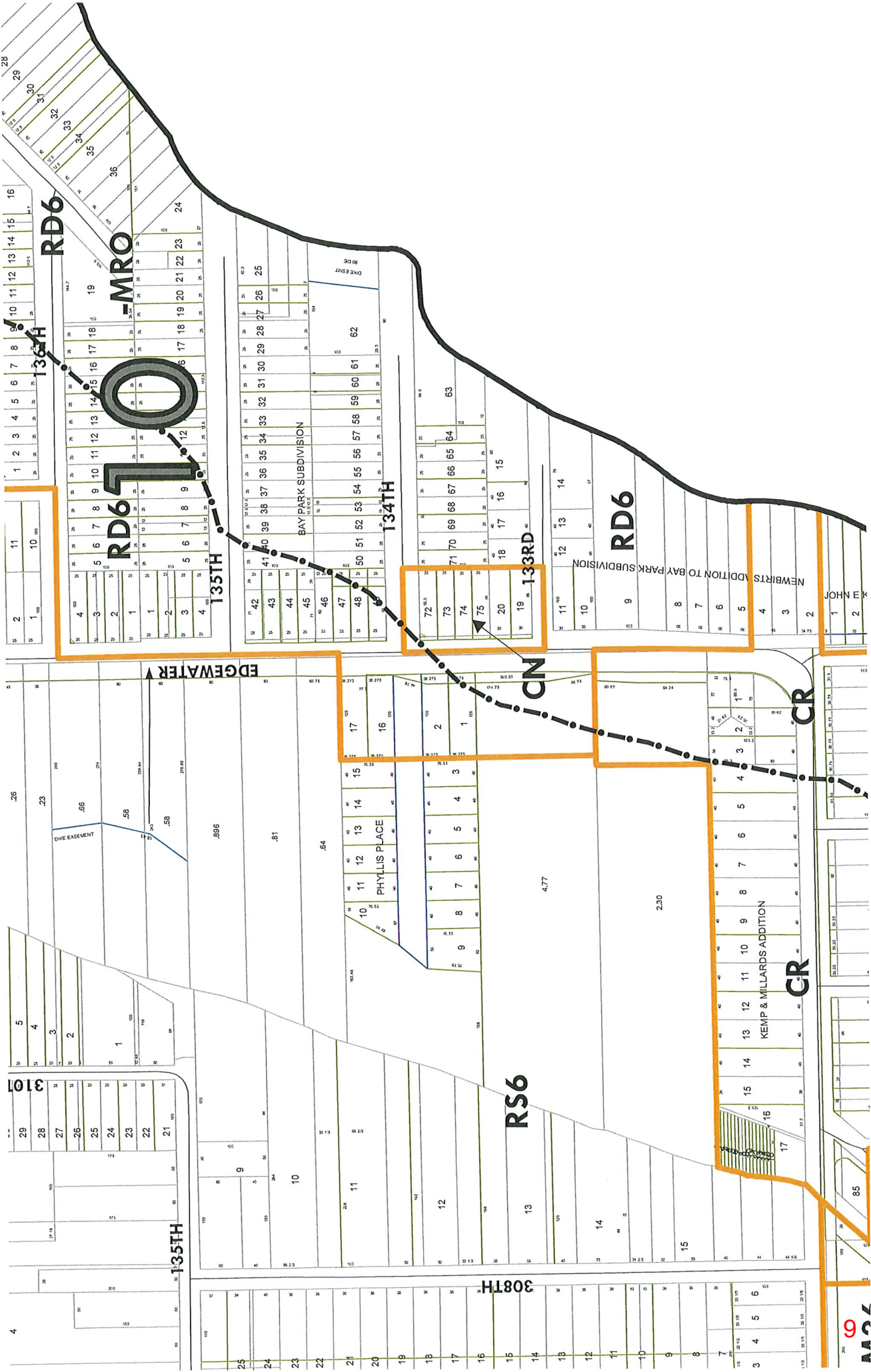
131st Street (CR 538)

5525 EDGEWATER DR

5509 EDGEWATER DR

5507 EDGEWATER DR

5503 EDGEWATER DR



Back Porch

House

Garage

47' x 3'

80' x 3'

10' x 3'

47' x 37'

20' x 24'

3109 sq ft
44 YARD CONC.

Side Walk

5516 EDGEWATER DRIVE



Enter an Intersection or Address

