

P:, Inspection, BZA



CASE 11 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 RD6 Date 10-9-25 Legal Description Pace # 1103074 Applicant's Name (print) Heather McCardy + Jin Motte Appeal (Dept. of Inspection ruling - Title Nine Sign Code) _____ Hardship Variance_____ Exception_____ Appeal decision____ ADA Accommodation____ TMC § 1107.1202 Set backs, Residential Driveways Applicant Signature deathe Mc Curl Phone 740-225-1844 Applicant's Street Address 1850 Marian Mt. Gland Rd. E-Mall homecurdy @ hormail.com Applicant's City, State, Zip Mara OH 43302 Applications must be accompanied with: Applicant: You should receive a written notice of 1. 3 photos – showing different views of the site the staff recommendation no later than 2. Letter explaining your zoning request with full and accurate information. Wednesday preceding the hearing date. 3. Complete, clear site plan – recommended scale 1"=20' on 8-1/2" x 11" paper Please call (419) 245-1220 if you do not showing dimensions to all lot lines and the size of all structures on the premises. receive this notice. Fee = \$200 Checks may be made payable to "City of Toledo." 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. Permit Tech Checklist: Application complete _____ Photos_____ Letter_____ Proper Site Plan_____ SWO _____ http://local.live.com/ Transportation notified to check site distance hazard _____ Copy Zoning Map Code Enforcement notified if orders are being appealed. ______ Permit Tech's Initials ______ Date_____ Reviewed by Date Staff Recommendation______ Date_ Board Decision

3/15/2022 kir

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

Heathe I. M. Cues

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

\$272.00

MULTI: X

PARCEL: 11-03074

COUNT: 2

TRANS#: 19-105052



7/11/2019 Pages:3 T20190018250 Phil Copeland Lucas County Recorder

11:36 AM Fee:\$36.00

DEED

WARRANTY DEED

ALEA BOX 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 Gran	ntee, his heirs and	assigns, against all lawful claims and				
demands what							
IN WITNESS WHEREOF we have hereunto set my hand the day of in the year of our Lord two thousand nineteen.							
			David L. Frick				
			Jennifer J. Frick				
STATE OF OH	IIO	:	- White Ly I Hek				
COUNTY OF	Allen	: SS :					
accid manic	u, variu i	rrick and Jennite	County and State, personally appeared r L. Frick, husband and wife, who trument and that the same is their free				

James F. Blair, Notary Public, State of Chio. 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 lille 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
Traffic
Street Type
CITY WATER / CITY SEWER
RESIDENTIAL SIDE STREET
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

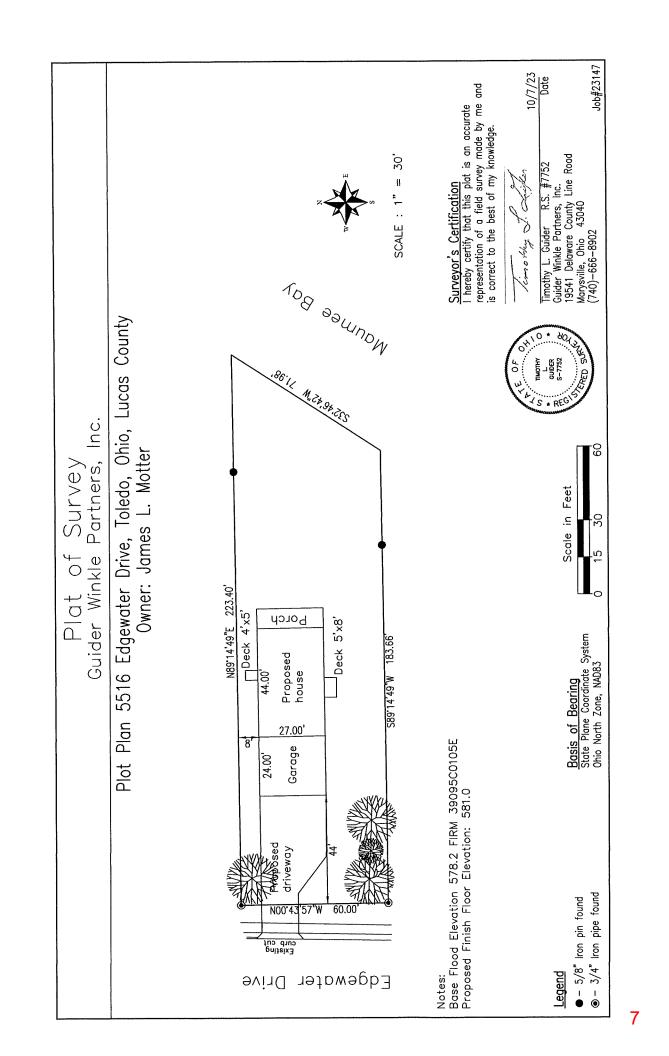
Summary - Values

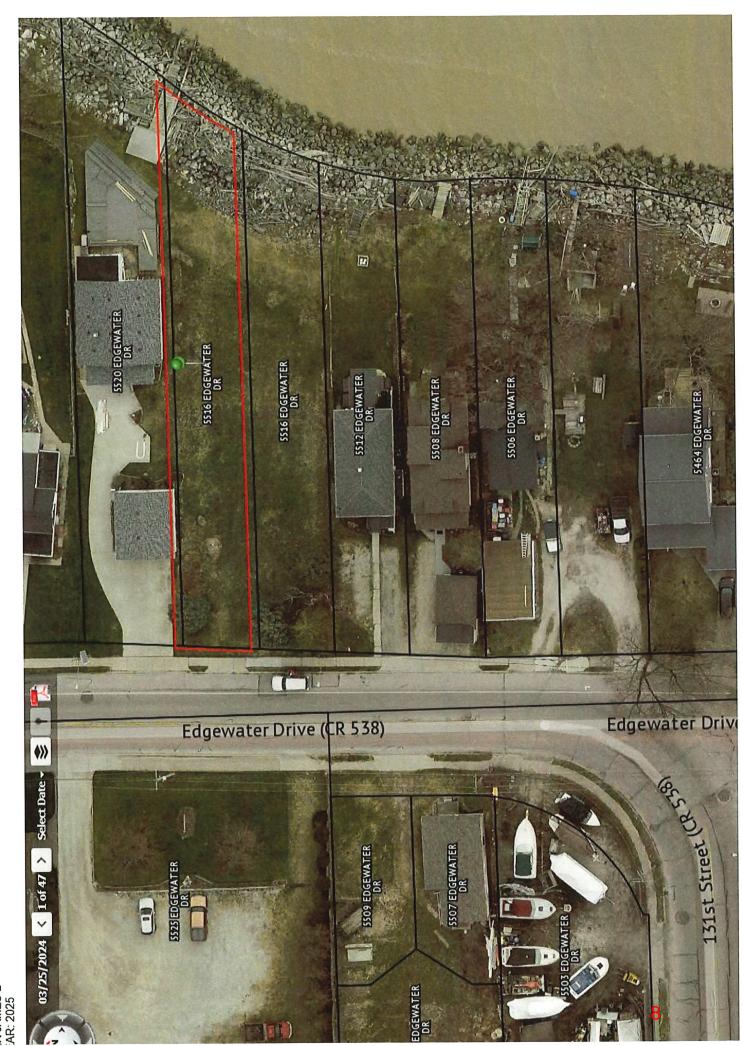
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	35% Values	100% Values	35% Roll	100% Roll
Land	7,980	22,800	7,980	22,800
Building	0	0	0	0
Total	7.980	22.800	7,980	22.800

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





L ID: 1103077 IT AREA: 1001R IR JAMES L IAR: 2025

