

City of Toledo - Administrative Board of Zoning Appeals

BOARD MEMBER
NATHAN KNAPKE -
CHAIRMAN

ROBERT PASKER

DEVON OVERTON

CHRISTY SONCRANT

JULIA RANGLES

ATTENDANCE

x

BOARD MEMBER
CARRIE HARTMAN

ERIC CRAIG

DOUG LALONDE -
SECRETARY
CARL COCHENOUR -
COMMISSIONER
ANNA RISHER - COURT
RECORDER

ATTENDANCE

Minutes

Meeting: Monday, August 18, 2025 - 10 A.M.

Location: City Council Chambers 1st Floor

| Case | BZA # | HEARING DATE | Address | Zoning District | Applicant Name | Waiver Request | TMC | BOARD ACTION |
|------|-------------|-------------------------|-----------------|-----------------|-----------------------------------|--|-------------------------------------|--------------------------------|
| 1 | BZA25-00028 | Monday, July 21, 2025 | 1701 Starr Ave | 10-IL | Ubaldo Palacios | Applicant requests to maintain a 7' high commercial chain-link fence as installed within the front yard set-back & waive violations. | 1105.0302 (A1) & 1115.0204 | Approved |
| 2 | BZA25-00031 | Monday, July 21, 2025 | 736 Raymer Blvd | 10-RD6 | Bill Sparks | Applicant requests to install secondary accessory structure less than 60 'from the front property line and to install less than 3 'from the rear & side lot lines. | 1105.0201 (A)(C) | Approved |
| 3 | BZA25-00032 | Monday, August 18, 2025 | 2346 114th St | 10-RS6 | Marc Himebauch | Applicant requests variance for 6 foot privacy fence. | 1105.0300 (A) | Approved |
| 4 | BZA25-00033 | Monday, August 18, 2025 | 5457 Secor Rd | 10-MX | Whirlwind Resource Properties LLC | Applicant requests to maintain sign as originally installed. (Note: applicant has not yet obtained Certificate of Occupancy for existing business.) | 1111.2000 & 1113.0903 | Deferred per applicant request |
| 5 | BZA25-00034 | Monday, August 18, 2025 | 439 Eastern Ave | 10-RD6 | Rev. Monsignor Christopher Vasko | Applicant requests temporary variance to allow an unpaved parking lot until such time as funds are raised to pave and purchase necessary tank. | 1107.1906 (A)(B)(C) | Deferred per applicant request |
| 6 | BZA25-00035 | Monday, August 18, 2025 | 320 W Alexis Rd | 10-CR | Jason D. Margraves | Applicant requests variance for a 6 foot high chain link fence. | 1105.0302 (A1) | Disapproved |
| 7 | BZA25-00036 | Monday, August 18, 2025 | 1222 Michele Dr | 10-RS12 | James Louy | Applicant requests variance for a vinyl 6 foot privacy fence and a garage addition to existing house with expanded driveway. | 1105.0300 & 1106.0101 & 1107.1202 | Approved |
| 8 | BZA25-00037 | Monday, August 18, 2025 | 715 Toronto | 10-RD6 | Roger Stuart | Applicant requests variance for setback requirement at rear property for rear attached garage, replacing like for like. | 1105.0201 (C) | Approved |
| 9 | BZA25-00038 | Monday, August 18, 2025 | 1905 N Summit | 10-RS6 | Roshawn Jones | Applicant requests variance for setback and rear yard coverage in order to build a garage. | 1105.0201 (B)(C) & 1105.0204 (A)(B) | Deferred due to absence |