

GENERAL INFORMATION

Subject

Request	-	Special Use Permit for a Scrap & Salvage Facility
Location	-	4103 Lagrange Street
Applicant / Owner	-	Jonke Real Estate 4103 Lagrange Street Toledo, OH 43612
Civil Engineer	-	Verdantas 219 South Erie Street Toledo, OH 43604

Site Description

Zoning	-	IG / General Industrial
Area	-	± 8.2 acres
Frontage	-	± 492.67' along Lagrange Street ± 772.67' along N. Detroit Avenue
Existing Use	-	Scrap & Salvage Facility
Proposed Use	-	Scrap & Salvage Facility

Area Description

North	-	IG / Sibley Creek, Warehouse
South	-	CR & IG / Railroad, Motorcycle Repair, Manufacturing, Single-Dwelling Homes, Warehouse
East	-	IG / Lagrange St., Warehouse
West	-	IG / Detroit Avenue, Scrap & Salvage

Parcel History

SPR-41-12	-	Minor Site Plan Review for a warehouse located at 4107 Lagrange Street (Administratively approved 10/10/12).
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Applicable Plans and Regulations

- Toledo Municipal Code Part Eleven: Planning and Zoning
- Forward Toledo Comprehensive Land Use Plan

STAFF ANALYSIS

The applicant is requesting a Special Use Permit for a Scrap & Salvage Facility at 4103 Lagrange Street. The site consists of three (3) portions divided between two (2) parcels. The first portion along Lagrange Street has been in operation since 2000 and legally exists in a grandfather status. The second portion along Detroit Avenue began operations in 2005, a year after the passage of the current zoning code which requires a special use permit for scrap & salvage. This portion never acquired a special use permit. These first two (2) portions have recently been combined into one (1) parcel. The third portion across the railroad tracks along Detroit Avenue was acquired by the scrap & salvage operation in 2014 and also did not receive a special use permit. Staff learned about this oversight while reviewing the facility's annual scrap & salvage license renewal. Now that the applicant has been made aware of the special use permit requirement, they have submitted this application.

Surrounding land uses include warehouses to the north and east across Sibley Creek or Lagrange Street, a scrap & salvage operation to the west across Detroit Avenue, and manufacturing, motorcycle repair, and single-dwelling homes to the south.

Scrap & Salvage Operations

TMC§1104.2700 outlines use-specific criteria for scrap & salvage operations. Despite this operation's existence for several years, portions that began operation after 2004 must conform with the use criteria of this section because they were not legally established with the zoning code.

Per TMC§1104.2701 scrap & salvage operations must be set back no less than 100 feet from any right-of-way. As stated previously, portions of the scrap & salvage operation along Lagrange Street are grandfathered; however, portions along Detroit Avenue are required to be set back. The applicant has requested a waiver of this setback along Detroit Avenue. Staff is supportive of this waiver provided the operation is adequately screened from the right-of-way. The operation is not currently adequately screened as scrap piles can be easily viewed from Detroit Avenue and other nearby streets. The applicant will either need to reduce the size of these scrap piles to below the height of the screen fence, increase the height of the screen fence – subject to height restrictions – or both. The reason for staff's support is that this operation has existed here for over twenty (20) years. Further, adequate screening should mitigate impacts experienced from the right-of-way.

TMC§1104.2701 also requires scrap & salvage operations to be set back no less than 100 feet from any residential use, such as the single-dwelling homes abutting a portion of this site to the south. The applicant has explained that this portion of the site is used for trucking operations and empty dumpster storage only. They have requested a waiver of the 100-foot setback requirement from these single-dwelling homes and have proposed a Type A buffer in lieu. Staff is supportive of this waiver provided no other portion of the scrap and salvage operation occupies this 100-foot setback, that a Type A buffer is installed to adequately buffer the single-dwelling homes, and that no scrap piles can be seen from Sampson Street or Schley Street. The reason for staff's support is that trucking operations have existed in this location since before the scrap and salvage use occupied the site. Further, additional screening should mitigate any additional impacts experienced by the single-dwelling homes.

STAFF ANALYSIS (cont'd)Landscaping & Screening

As previously stated, the applicant has proposed a Type A landscape buffer along the southern property line in lieu of the 100-foot setback required by TMC§1104.2701. Staff indicated support for this proposal so long as such screening was adequate. To ensure an adequate screen, the proposed Type A buffer shall continue easterly to the applicant's eastern property line due to a single-family home on the eastern side of Schley Street within 100 feet. This shall be shown on a revised site plan as a condition of approval.

It should be noted that an eight-foot (8') tall solid metal fence current exists on the southern property line adjacent to some of the single-family homes. The applicant may use this fence as part of their Type A buffer, so long as proper coordination is given with the adjacent owners.

Alongside the screening fence, a landscaped frontage greenbelt is require along North Detroit Avenue pursuant to TMC§1108.0202. At least one (1) tree is required for every thirty feet (30') of frontage. As such, twenty-six (26) trees are required. These shall be planted between the screening fence and Detroit Avenue. Existing trees on this frontage may be used as credits pursuant to TMC§1108.0407 *Tree Preservation and Credit for Existing Landscape Materials*. The applicant shall submit a revised site / landscape plan depicting frontage greenbelt plantings along Detroit Avenue.

Building Design & Dimensional Standards

SPR-41-12, a minor site plan review for a warehouse located at 4107 Lagrange Street, was approved on January 7, 2013. This site plan review approved what is labeled on the proposed site plan as "Existing Building A" alongside a new parking area to the west of the building. "Existing Building B" has existed on this site since before the Scrap & Salvage Use occupied the site; however, "Existing Building C" and "Existing Building D" appears to have been built between 2005 and 2011 without zoning approval. The last building shown on the proposed site plan is "Proposed Building E", not yet constructed. Buildings C, D, and E are all being reviewed by this Special Use Permit.

Buildings C, D, and E meet the requirements of TMC§1106.0103 *Industrial District Standards*; however, it is unclear if they meet the requirements of TMC§1109.0400 *Industrial Building Design Standards*. The applicant shall submit drawings showing compliance with TMC§1109.0400 as a condition of approval.

Parking, Loading, & Access

SPR-41-12, previously mentioned, also approved a new parking area to the west of what is now labeled "Existing Building A". While this parking was installed, additional parking beyond the SPR-41-12 approval was also installed. Most of this parking has been included on the proposed site plan, however some existing parking has been removed from the proposed site plan due to its proximity to the Lagrange Street right-of-way. The removal of these parking spaces must be depicted on a revised site plan. Further, this parking area must be physically removed from the site by way of removing pavement. This shall also be depicted on a revised site plan.

STAFF ANALYSIS (cont'd)

Parking, Loading, & Access (cont'd)

It should be noted that the angled parking shown adjacent to Lagrange Street on the proposed site plan is considered grandfathered. The Division of Traffic Management has conditioned that these angled parking spaces be aligned in the same direction and arrows painted for one-way traffic. Non-angled parking between Lagrange Street and “Existing Building B” are also grandfathered.

With the total number of parking spaces on this site, a minimum of one (1) van- and one (1) auto-accessible parking spots are required. This is per TMC§1107.1701 and the Americans with Disabilities Act (ADA). A minimum eight-foot (8’) wide loading aisle is required for van accessible spaces and a minimum five-foot (5’) wide loading aisle is required for auto-accessible spaces. Accessible signage must be posted per TMC§1107.1704. The applicant shall submit a revised site plan depicting the required number of accessible parking spaces, including accessible signage detail, as a condition of approval.

It is unclear if the proposed parking spaces meet the dimensional requirements of TMC§1107.1911 because they are not all clearly dimensioned. The applicant shall submit a revised site plan clearly dimensioning all parking spots, driveways, and drive aisles, ensuring compliance with TMC§1107.1911.

Per TMC§1107.0900, a minimum of one (1) bicycle parking space for every ten (10) vehicle parking spaces is required. Such bicycle parking spaces must meet the standards of TMC§1107.0902. The applicant shall submit a revised site plan depicting bicycle parking as a condition of approval.

Per TMC§1107.1906, all off-street parking, loading spaces, parking lots, maneuvering areas, drive aisles and driveways must be surfaced with concrete, asphalt or other dust-free materials other than dirt, gravel or loose fill. It is unclear what portions of the site are correctly surfaced and which portions are not. The applicant shall submit a revised site plan depicting which portions of the site are paved pursuant to TMC§1107.1906. Should portions of the site be unpaved, the applicant will either need to pave these areas or obtain a variance from the Board of Zoning Appeals. Staff is generally supportive of a variance for areas traversed by heavy equipment.

Lastly, the Division of Traffic Management has requested some alterations to the site’s entrances for safety reasons. They are requesting the driveway apron on Detroit Avenue north of the railroad crossing be narrowed to the width of the existing driveway and that the driveway closest to the railroad crossing on Lagrange Street be removed entirely. These removed areas should be replaced with new curb and grass to match adjacent areas.

Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Future Land Use Map targets this site for High-Impact Industrial (HI). The High-Impact Industrial Land Use designation maintains and, where appropriate, expands large-scale industrial operations. This designation clearly delineates space in the city for industries that may cause negative impacts when located near other non-industrial users. Uses should be screened when adjacent to non-industrial users. The Special Use Permit is consistent with the Forward Toledo Plan so long as adequate screening is installed.

STAFF ANALYSIS (cont'd)

Staff recommends approval of the requested Special Use Permit because the use complies with the stated purpose of the Zoning Code and complies with all applicable provisions of the Zoning Code.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of SUP26-0011, a Special Use Permit for a Scrap & Salvage Facility at 4103 Lagrange Street, to Toledo City Council, for the following **two (2) reasons**:

1. The proposed use meets the stated purpose of the Zoning Code (**TMC§1111.0706(A)**); and,
2. The proposed use complies with all applicable provisions of the Zoning Code (**TMC§1111.0706(B)**).

The staff further recommends that the Toledo City Plan Commission recommend approval of the following waivers for SUP26-0011, a Special Use Permit for a Scrap & Salvage Facility at 4103 Lagrange Street, to the Toledo City Council:

Chapter 1104 – Use Regulations

1104.2701 Scrap and Salvage Operation Setbacks

Any new or future expansion of Scrap and Salvage Operations shall be set back no less than 100 feet from any residential district or use and setback no less than 100 feet from any right-of-way...

Approve a waiver to allow scrap & salvage operations to occur within 100 feet of Lagrange Street. Such waiver is contingent on the applicant providing adequate screening deemed acceptable to the Plan Director. Such waiver is also contingent on the height of all scrap piles being no taller than the screen fence along Detroit Avenue. Staff is supportive of this waiver because this operation has existed here for over twenty (20) years. Further, adequate screening should mitigate impacts experienced from the right-of-way.

Chapter 1104 – Use Regulations

1104.2701 Scrap and Salvage Operation Setbacks

Any new or future expansion of Scrap and Salvage Operations shall be set back no less than 100 feet from any residential district or use and setback no less than 100 feet from any right-of-way...

Approve a waiver to allow scrap & salvage trucking operations and empty dumpster storage to occur within 100 feet of single-dwelling homes to the south of the site. Such waiver is contingent on the applicant providing a Type A landscaping buffer deemed acceptable to the Plan Director. Such waiver is also contingent on no scrap piles being visible from Sampson Street or Schley Street. No other operations relating to scrap & salvage may occur within 100 feet of these single-dwelling homes. Staff is supportive of this waiver because trucking operations have existed in this location since before the scrap and salvage use occupied the site. Further, additional screening should mitigate any additional impacts experienced by the single-dwelling homes.

STAFF RECOMMENDATION (cont'd)

The staff further recommends that the Toledo City Plan Commission recommend approval of SUP26-0011, a Special Use Permit for a Scrap & Salvage Facility at 4103 Lagrange Street, to the Toledo City Council, subject to the following **forty-four (44) conditions**:

The following conditions are listed by agency of origin. Applicants are encouraged to contact each of the agencies to address compliance with their conditions.

Division of Engineering Services

1. All proposed sidewalk, drive approaches, curb, and pedestrian curb ramps within the public right-of-way shall be constructed in accordance with the City of Toledo Construction Standards, Specifications, Toledo Municipal Code, and Americans with Disabilities Act guidelines.
2. All proposed commercial drive approaches, (along with sidewalk through the drive) shall be constructed with 8" thick concrete per City of Toledo Construction Standards and Specifications. No curb shall be permitted in the right-of-way along either side of a drive approach. No horizontal curb cutting will be permitted to create a curb drop/opening. Existing drive approaches, including the curb drop, that will no longer be utilized shall be removed and restored with curb to match the adjacent curb.
3. Required permits for all approved work in the public right-of-way shall be obtained, before work begins, from Steve Kessinger at (419) 245-1347 or steve.kessinger@toledo.oh.gov. The application can be obtained online at Toledo.oh.gov search: Right of Way opening permit.
4. Contact Dusty May at (419) 936-2697 or dusty.may@toledo.oh.gov for inspection of above-mentioned items.
5. Code enforcement timeline for proposed new paving shall account for the time needed for the applicant to provide Engineering Plans for stormwater management and a construction SWP3, which will need reviewed and approved by City of Toledo Engineering. The stormwater management requirements are available upon request.
6. New and proposed buildings also require stormwater management design and approval. Design firm is familiar with requirements.
7. Future site paving, stormwater management, and catch basin mapping by the applicant shall be followed by the applicant's updates to their industrial stormwater discharge SWP3. If an update is unfinished as of completion of the construction project, the standard timeline for terminating the construction permit will be extended for completion of the update.

Division of Environmental Services

8. Applicant shall install Stormwater Control Measure, dry detention basin with outlet structure, as required by SPR-41-12.

STAFF RECOMMENDATION (cont'd)

Division of Environmental Services (cont'd)

9. Applicant shall maintain compliance with the City of Toledo's Stormwater regulations as specified in the Toledo Municipal Code. Special attention must be paid to all potential storm water impacts from the modification of the site, including but not limited to long-term operation and maintenance of existing structural and non-structural Best Management Practices.
10. Applicant shall determine if the facility and associated activities are eligible for coverage under the Ohio's Industrial Storm Water permit. Facilities and activities eligible for coverage are identified in Appendix D of the Ohio Multi-Sector General Permit No.: OHR000007. If applicable, your facility should apply for coverage by submitting a Notice of Intent to the Ohio EPA by the end of construction
11. Applicant shall maintain compliance with Ohio EPA's General Storm Water NPDES permit programs.
12. Applicant is strongly encouraged to install permanent inlet filters with oil absorbent pillow in parking lot catch basins to treat stormwater.
13. Applicant is strongly encouraged to include multiple green infra-structure measures to minimize runoff and increase infiltration, and to minimize the amount of new and/or additional impervious surface on the site.
14. Applicant is strongly encouraged to plant native, low maintenance and non-invasive trees, shrubs and perennials. Information is at <https://ohiodnr.gov/wps/portal/gov/odnr/discover-and-learn/plants-trees/invasive-plants>; a list of invasive plants and alternative species can be downloaded from https://www.oipc.info/uploads/5/8/6/5/58652481/alternatives_to_ohio_invasive_plant_species.pdf
15. Applicant shall maintain compliance with the City of Toledo and the State of Ohio's Air Quality Regulations applicable in the Toledo Municipal Code and the Ohio Administrative Code including, but not limited to the Asbestos and the Anti-Noise Laws.

Soil & Drainage Services

16. S&DS requires that all existing private sewer lines that are not being removed or properly abandoned (both storm & sanitary) be cleaned and inspected.
17. S&DS requires that the existing private sanitary lines (after they have been cleaned) that are not being removed or properly abandoned be televised from the building (or private cleanout) to where they connect with the public sewer system if this has not been done in the past two (2) years. An electronic copy (DVD/memory stick) shall be provided to S&DS demonstrating the line cleaning and integrity.

STAFF RECOMMENDATION (cont'd)

Fire Prevention Bureau

18. The proposed new building will require compliance with all applicable Building, Fire, Electrical, Mechanical, and Plumbing code requirements. (OBC105.1 & 101.4) Also OBC 703.5 for multiple buildings on the same lot.
19. Private fire service mains and appurtenances will be required and location approved by the Fire Prevention Bureau. (OFC507.5.1 / TMC1511.03 Ohio Fire Code Amendments)
20. Private hydrants shall be supplied by at least an 8 inch main and of the same type used by Public Utilities Department, Water Distribution. Plans for private mains shall be submitted to the Chief of the Fire Prevention Bureau for approval prior to installation. (OFC507.5.1, TMC 1511.03, Rule 5, #2)

Division of Traffic Management

21. Bicycle parking is required per TMC 1107.0900.
22. One van accessible parking space with an 8' loading aisle and one auto accessible parking space with a 5' loading aisle is required per TMC 1107.1701 & 1107.1702. (The van loading aisle is not the right size.)
23. Accessible parking signage must be posted directly in front of the parking space at a height of no less than 60 inches and no more than 72 inches above pavement level per TMC 1107.1704.
24. All off-street parking, loading spaces, parking lots, maneuvering areas, drive aisles and driveways must be surfaced with concrete, asphalt or other dust-free materials other than dirt, gravel, or loose fill per TMC 1107.1906.
25. Two-way drive aisle in rear parking is required to be a minimum of 25' wide for two-way traffic per TMC 1107.1911.
26. All angled parking must be angled the same direction with ground painted arrows for one-way traffic pattern per TMC 1107.1911.
27. All parking spots, driveways and drive aisles are required to be clearly dimensioned per TMC 1107.1911.
28. Traffic Management would like to see the driveway closest to the railroad crossing on Lagrange Street removed and replaced with new curb and grass to match adjacent areas.
29. Traffic Management would like to see the driveway apron on Detroit Avenue North of the railroad crossing narrowed for the width of the existing driveway and new curb and grass installed to match adjacent areas.

STAFF RECOMMENDATION (cont'd)

Plan Commission

30. No scrap pile at any time shall exceed the height of the screen fence along N. Detroit Avenue.
31. No scrap pile at any time shall be visible from Sampson Street or Schley Street.
32. A Type A buffer meeting the requirements of TMC§1108.0203 shall be installed along the southern property line adjacent to residential uses and extending eastward to the eastern property line. **Not acceptable as depicted. The applicant shall submit a revised site / landscape plan depicting a Type A buffer along the southern property line adjacent to residential uses and extending eastward to the eastern property line.**
33. Other than trucking operations and empty dumpster storage, no scrap & salvage operations may occur within 100 feet of residential uses to the south.
34. Per TMC§1108.0202, a frontage greenbelt shall be installed along Detroit Avenue. One (1) tree is required for every thirty feet (30') of frontage. Existing trees may be used as credits per TMC§1108.0407. **Not acceptable as depicted. The applicant shall submit a revised site / landscape plan depicting frontage greenbelt plantings along Detroit Avenue.**
35. "Existing Building C", "Existing Building D", and "Proposed Building E" shall meet the design criteria of TMC§1109.0400. **Applicant shall submit drawings showing compliance with TMC§1109.0400.**
36. Parking spaces to be removed shall be shown on a "final" site plan. Such removed parking areas shall be physically removed by way of pavement removal. This pavement removal shall also be depicted on a "final" site plan. **Applicant shall submit a revised site plan depicting the proposed removal of parking spaces.**
37. Per TMC§1107.1906, all off-street parking, loading spaces, parking lots, maneuvering areas, drive aisles and driveways must be surfaced with concrete, asphalt or other dust-free materials other than dirt, gravel or loose fill. **Applicant shall submit a revised site plan depicting which portions of the site are paved pursuant to TMC§1107.1906. Should portions of the site be unpaved, the applicant will either need to pave these areas or obtain a variance from the Board of Zoning Appeals.**
38. All site lighting shall be fully directed downward, recessed, or adequately shielded to direct light away from adjacent properties, rights of way, or the sky above the fixtures per TMC§1107.1908.
39. Per TMC§1113.0702(B), all nonconforming signage on the premises shall be brought fully into compliance with TMC§1113 *Signs*.

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

40. Any proposed future signage shall meet the standards of TMC§1113 *Signs* and shall obtain separate sign permits.
41. The Special Use Permit may be reviewed for compliance with the conditions of approval, negative secondary effects, and adherence to all requirements of the Toledo Municipal Code. If outstanding issues are found and not addressed the Special Use Permit may be considered for revocation.
42. Approval of the Special Use Permit will lapse after one (1) year if the criteria listed in TMC§1111.0707 have not been met.
43. Minor adjustments to the site plan that do not violate the above conditions, or the Toledo Municipal Code, may be reviewed and approved by the Director of the Toledo City Plan Commission.
44. No permits shall be issued until arrangements satisfactory to the Director of the City of Toledo Plan Commission have been made for compliance with the conditions as set forth above.

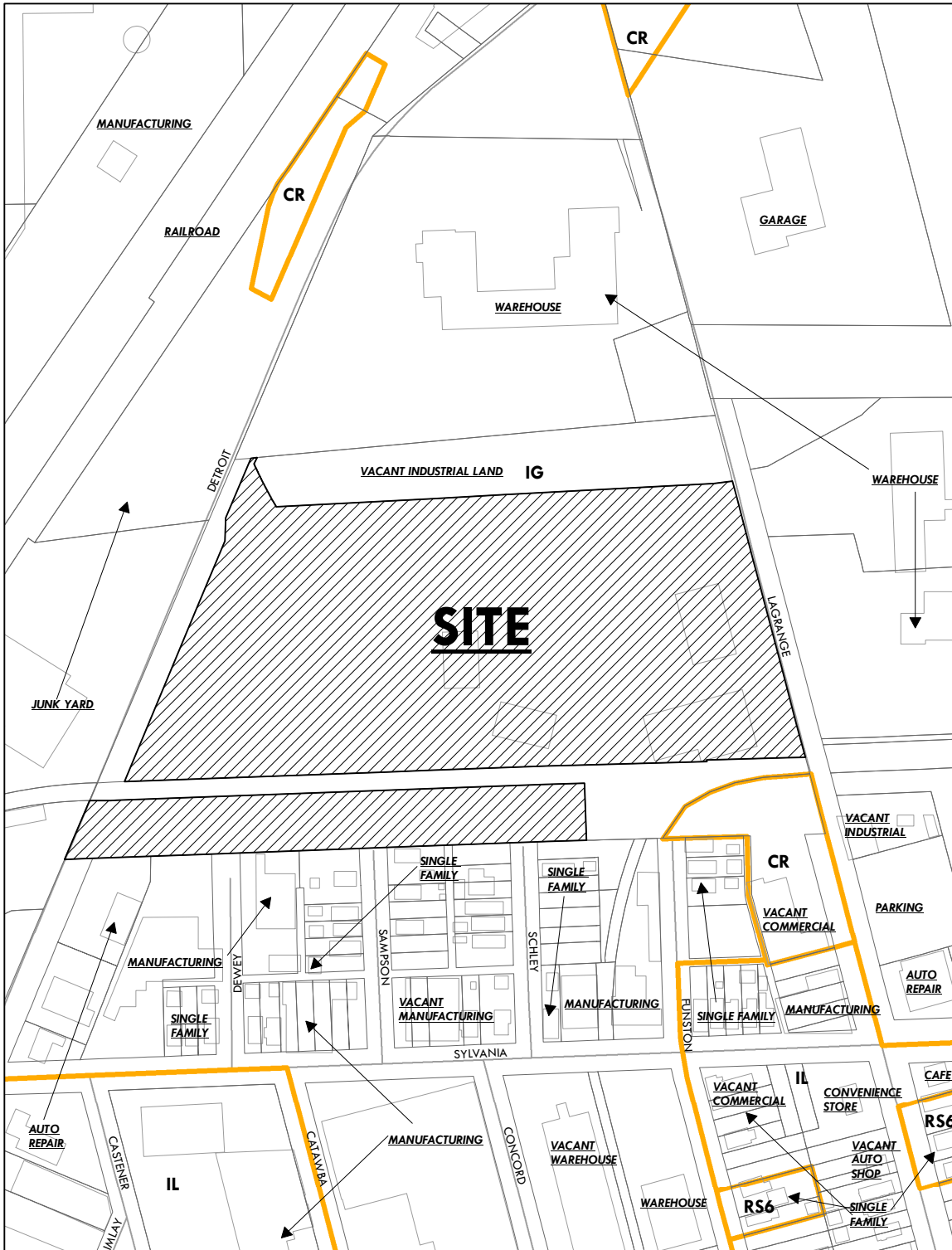
SPECIAL USE PERMIT
TOLEDO CITY PLAN COMMISSION
REF: SUP26-0011
DATE: April 9, 2026
TIME: 2:00 P.M.

CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE: May 20, 2026
TIME: 4:00 P.M.

AS
Three (3) sketches follow

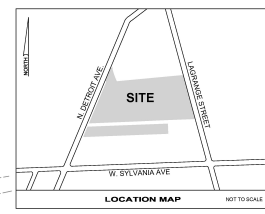
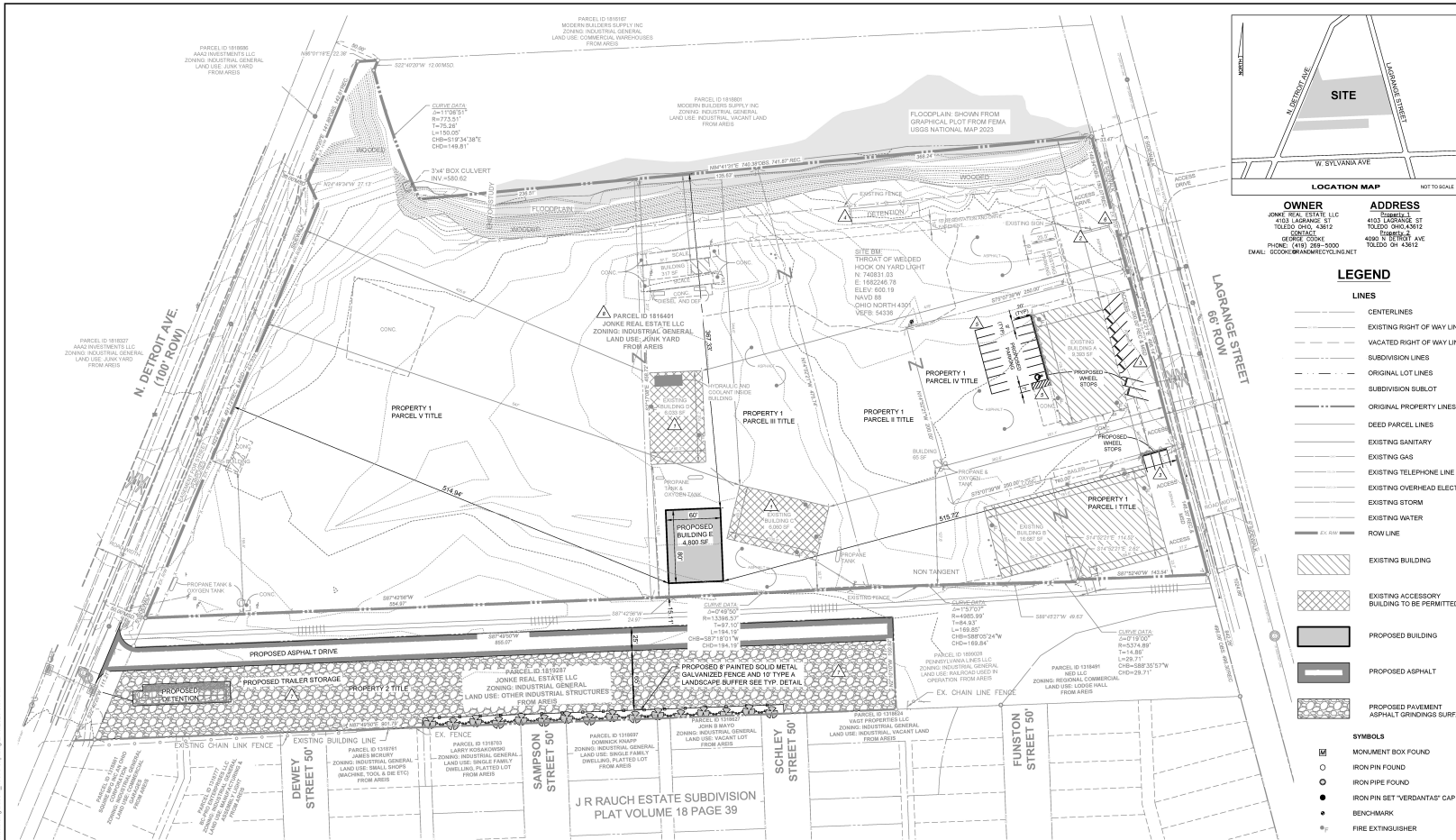
ZONING & LAND USE

SUP26-0011
ID 38



SITE PLAN

SUP26-0011
ID 38



OWNER
JONKE REAL ESTATE LLC
4103 LAGRANGE ST
TOLEDO OH 43612
CONTACT
ELOISE COOK
4306 N. HOOT AVE
TOLEDO OH 43612
PHONE: (419) 265-5000
EMAIL: ELOISE@JONKEREALTY.COM

ADDRESS
4103 LAGRANGE ST
TOLEDO OH 43612
4306 N. HOOT AVE
TOLEDO OH 43612

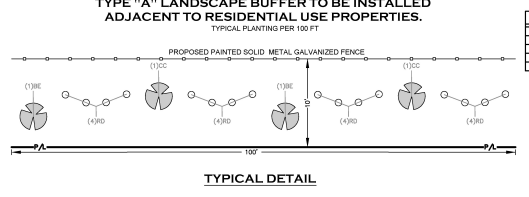
- LEGEND**
- LINE**
- CENTERLINES
 - EXISTING RIGHT OF WAY LINES
 - VACATED RIGHT OF WAY LINES
 - SUBDIVISION LINES
 - ORIGINAL LOT LINES
 - SUBDIVISION SUBLOT
 - ORIGINAL PROPERTY LINES
 - DEED PARCEL LINES
 - EXISTING SANITARY
 - EXISTING GAS
 - EXISTING TELEPHONE LINE
 - EXISTING OVERHEAD ELECTRIC
 - EXISTING STORM
 - EXISTING WATER
 - ROW LINE
- EXISTING BUILDING**
- EXISTING ACCESSORY BUILDING TO BE PERMITTED**
- PROPOSED BUILDING**
- PROPOSED ASPHALT**
- PROPOSED PAVEMENT ASPHALT/GRADE/GRASS SURFACE**
- SYMBOLS**
- MONUMENT BOX FOUND
 - IRON PIN FOUND
 - IRON PIPE FOUND
 - IRON PIN SET "VERDANTAS" CAP
 - BENCHMARK
 - FIRE EXTINGUISHER

verdantas
218 SOUTH ERIE STREET
TOLEDO, OHIO 43604-8907
TEL: 740.800.6710

NO.	REVISION	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	PROJECT NO.	DATE

TOLEDO-LUCAS COUNTY-OHIO
R&M RECYCLING BUILDING ADDITION SPECIAL USE PERMIT BUILDING ADDITION

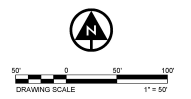
- RESPONSES TO CITY OF TOLEDO INSPECTION REPORT FOR 4103 LAGRANGE ST, TOLEDO, OH 43612 DATED 08/23/2025 (RESPONSES BELOW CORRESPOND TO NUMBERS IN REPORT)
- EXISTING ACCESSORY STRUCTURE TO BE PERMITTED.
 - EXISTING JERSEY BARRIERS HAVE BEEN REMOVED. AREA NOT TO BE USED FOR PARKING.
 - REQUEST FOR VARIANCE TO MAINTAIN THE EXISTING NUMBER OF PARKING SPACES BETWEEN THE BUILDING AND LAGRANGE STREET.
 - GRASS DETENTION AREA AS SHOWN ON SPR-41-12 RELOCATED TO NORTH OF ENTRANCE DRIVE. NEW LOCATION TO BE SIZED FOR THE PROPOSED BUILDING AND PERMITTED THROUGH THE CITY OF TOLEDO STORM ENGINEER.
 - STRIPER AREA, AND ADD WHEEL STOPS, ALONG WITH ADA PARKING SPACE AND SIGNAGE.
 - CHANGEABLE GROUND SIGN HAS BEEN REMOVED AND IS NOT TO BE REPLACED.
 - AREA TO BE PAINTED AND SCREENING TO BE INSTALLED ALONG ADJACENT RESIDENTIAL USE PROPERTIES.
 - PARCELS 18-18481 AND 18-18889 HAVE BEEN COMBINED PER LUCAS COUNTY AUDITOR LETTER DATED JANUARY 20TH 2026. (PROVIDED WITH SPECIAL USE PERMIT APPLICATION)



PLANT LIST

QTY	KEY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
8	8	ADONIS nigrocap	Box Elder Maple	1 1/2" Cal.
8	8	CORNUS canadensis	American Hornsucker	1 1/2" CAL. 4-8' HT.
60	80	CORNUS sericea 'cordata'	Red-twig Dogwood	Clump #3 Container, 10" D.C.

VARIANCE
REQUEST FOR VARIANCE TO MAINTAIN THE EXISTING NUMBER OF PARKING SPACES BETWEEN THE BUILDING AND LAGRANGE STREET.



DATE 2/19/26
SCALE 1" = 50'
SHEET 1 OF 2

13 - 13