

# City of Toledo

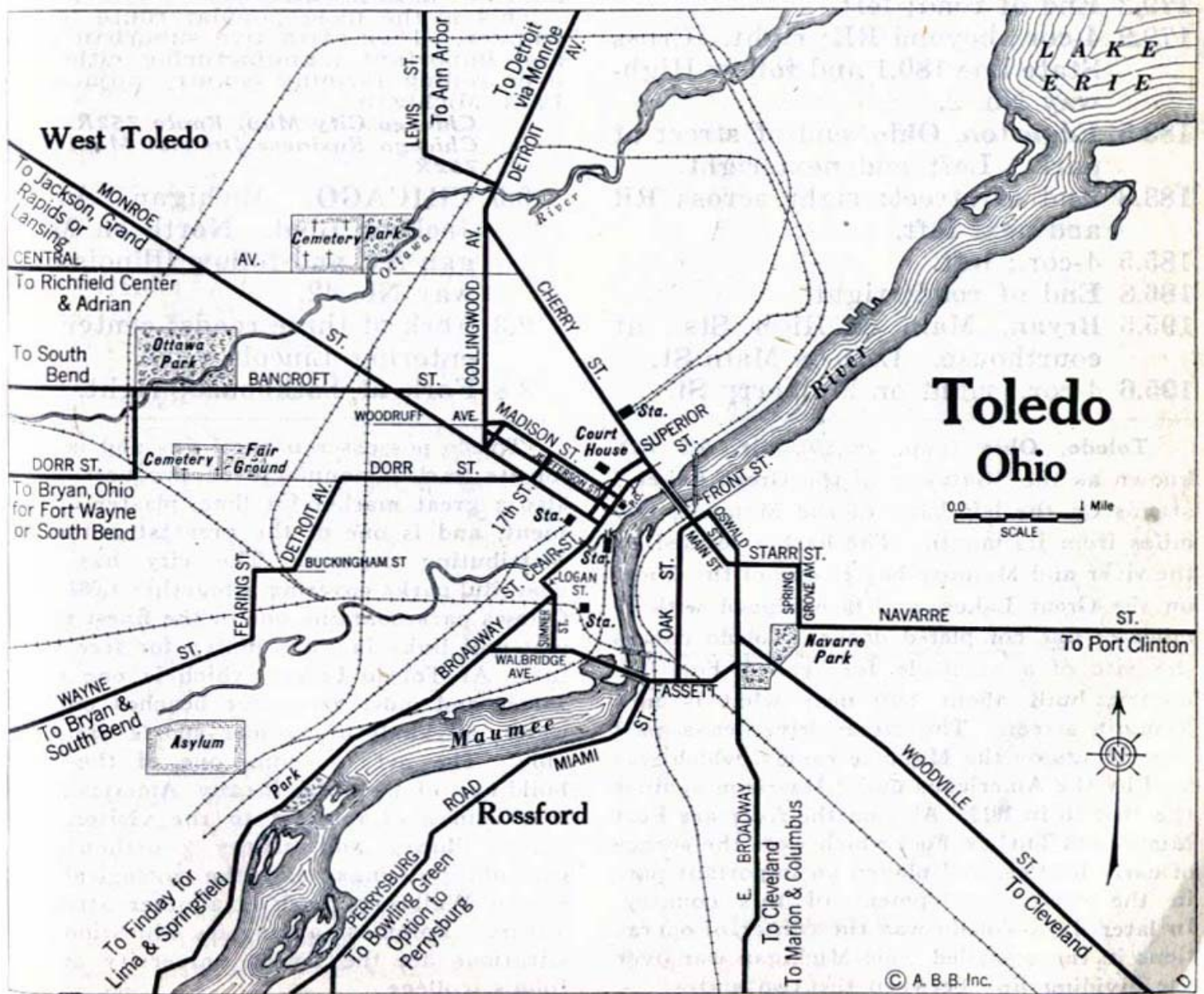


## **ADMINISTRATIVE BOARD OF ZONING APPEALS (BZA)**

MONDAY, DECEMBER 15, 2025 - 10:00 A.M.  
CITY COUNCIL CHAMBERS, FIRST FLOOR  
GOVERNMENT CENTER

### **BZA BOARD APPROVAL CASE ORDER**

<b>DOCKET #</b>	<b>BZA No</b>	<b>ADDRESS</b>
1	BZA25-00055	3207 Glenn St
2	BZA25-00056	1690 Idlewood
3	BZA25-00057	2255 Central Grove



## BOARD OF ZONING APPEALS

**December 15, 2025**

# **Board of Zoning Appeals**

December 15, 2025

## *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.

### **3207 Glenn**

The Plan Commission recommends disapproval of this request. The applicant has not demonstrated a unique hardship meeting at least four (4) of the approval criteria: No Unique Condition (A), Special Privilege/Advantage (C), Negative Impact on Neighborhood Aesthetics (F), Retroactive Approval (G). The applicant has sufficient space in the rear yard for a play area or they can reduce the fence height to meet zoning code requirements. Corner lots traditionally have challenges with rear yard sizes because they are located along two roadways and have two front yards. Approval of this request would grant a special privilege denied to many other corner lots. There are no fences of this height along Burdette St. A 5-foot fence located near the right-of-way will impact visibility along Burdette for pedestrians and noticeably affect the neighborhood's aesthetics and uniform front building line. The site had a chain-link fence that met the zoning requirements, but the owner installed the 5-foot fence without getting appropriate permits and is requesting the variance after-the-fact.

### **1690 Idlewood**

The Plan Commission recommends approval of this request with conditions. The applicant has demonstrated a unique hardship that meets at least five (5) of the required approval criteria: Unique

Condition (A), Minimum Variance Needed (C), Consistent with Purpose of Zoning Code (E), Impact on Neighborhood Aesthetics (F), Not a Retroactive Approval (G). The lot is triangle shaped. These lots are uncommon in the city and have significant challenges meeting yard and setback requirements. There is space on the lot to install the 20' x 30' garage with minimum impact to adjacent properties if the eastern side of the new garage starts at the southern point of the current one (see proposed location in green below). This location is only a few feet in front of the existing houses to the south and would have a minimal impact on neighborhood aesthetics. Lastly, the owner is requesting approval before construction the garage and not after it was already built. The approval is contingent on the condition that the existing gravel driveway that was expanded illegally is redesigned to meet zoning requirements, paved with concrete or asphalt, and obtains a permit.



## 2255 Central Grove

The Plan Commission recommends approval of this request. The applicant has demonstrated a unique hardship that meets at least five (5) of the required approval criteria: Unique Conditions (A), No Advantages or Special Privileges (C), Consistent with Purpose of Zoning Code (E), Impact



of Neighborhood (F), Approval before Construction (G). The narrow configuration of the property and structures limits the ability of the dumpster to be located in a way that meets zoning requirements while being as far from residential uses as possible. This unique configuration would not result in special privileges denied to other properties. The request is consistent with the purpose of the Zoning Code as dumpsters for all new developments are required to be fully screened. The request will have limited visual impact on the neighborhood. The property is located on a dead-end street and the proposed location is more or less in line with the front building line of the homes along Brookford. The applicant is also requesting approval prior to construction instead of after-the-fact.

HEARING DATE: **Monday, December 15, 2025**

BZA NO: BZA25-00055

APPLICANT: Nader Salami

SITE LOCATION: 3207 Glenn St

ZONING DISTRICT: RS6

SWO or NOL Issued: **N/A**

CODE DESCRIPTION: **1105.0301A**  
1105.0301 Residential Districts.  
The following standards apply in all Residential districts:  
A. Fences or hedges shall not exceed 3½ feet in height in the front yard.

ANALYSIS: Applicant requests to maintain 5'6 privacy fence installed in front setback.

**BOARD ACTION:**

MOTION APPROVE/DISAPPROVE:	TO	1 <sup>ST/2ND</sup> MOTIONS	1 <sup>ST/2ND</sup> If 2ND MOTION	YEA	NAY	ABSENT	RECUSE	LEFT VOTE TAKEN	BEFORE
Christy Soncrant		_____	_____	_____	_____	_____	_____	_____	
Vanice Williams		_____	_____	_____	_____	_____	_____	_____	
Devon Overton		_____	_____	_____	_____	_____	_____	_____	
Julia Randles		_____	_____	_____	_____	_____	_____	_____	
Eric Craig		_____	_____	_____	_____	_____	_____	_____	
Robert Pasker		_____	_____	_____	_____	_____	_____	_____	
Nathan Knapke		_____	_____	_____	_____	_____	_____	_____	

**VOTING RESULTS:**

APPROVED \_\_\_\_\_ DISAPPROVED \_\_\_\_\_ DEFERRED \_\_\_\_\_ WITHDRAWN \_\_\_\_\_

CONDITIONS OF APPROVAL:

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HEARING DATE: **Monday, December 15, 2025**

BZA NO: BZA25-00056

APPLICANT: All Phase Building and Gardens / Roger Stuart

SITE LOCATION: 1690 Idlewood

ZONING DISTRICT: RS6

SWO or NOL Issued: N/A

CODE DESCRIPTION: **1105.0201A**  
 1105.0201 Setbacks.  
 A. No accessory building shall be located less than 60 feet from the primary front lot line.

ANALYSIS: Applicant requests to replace existing garage with larger 3-car garage in front yard setback.

**BOARD ACTION:**

MOTION APPROVE/DISAPPROVE:	TO	1 <sup>ST</sup> /2 <sup>ND</sup> 1 <sup>ST</sup> /2 <sup>ND</sup> MOTIONS	1 <sup>ST</sup> /2 <sup>ND</sup> If 2 <sup>ND</sup> MOTION	YEA	NAY	ABSENT	RECUSE	LEFT VOTE TAKEN	BEFORE
Christy Soncrant		_____	_____	_____	_____	_____	_____	_____	
Vanice Williams		_____	_____	_____	_____	_____	_____	_____	
Devon Overton		_____	_____	_____	_____	_____	_____	_____	
Julia Randles		_____	_____	_____	_____	_____	_____	_____	
Eric Craig		_____	_____	_____	_____	_____	_____	_____	
Robert Pasker		_____	_____	_____	_____	_____	_____	_____	
Nathan Knapke		_____	_____	_____	_____	_____	_____	_____	

**VOTING RESULTS:**

APPROVED \_\_\_\_\_ DISAPPROVED \_\_\_\_\_ DEFERRED \_\_\_\_\_ WITHDRAWN \_\_\_\_\_

CONDITIONS OF APPROVAL:

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HEARING DATE: **Monday, December 15, 2025**

BZA NO: BZA25-00057

APPLICANT: Howard Quinn

SITE LOCATION: 2255 Central Grove

ZONING DISTRICT: RS9

SWO or NOL Issued: N/A

CODE DESCRIPTION: **1108.0203AG; 1108.0404A**

1108.0203 Buffer and Screening Requirements.

A. Intent. The intent of this section is that effects of incompatible land uses on abutting properties be reduced by requiring screening and buffering between the uses in order to minimize the harmful impacts of noise, dust and debris, headlight glare, and other objectionable activities by an adjoining or nearby use. The buffer provides transition between the incompatible uses by requiring a landscape yard of a minimum specified depth along the shared side and/or rear property lines. The purpose of the screen is to provide a year round visual obstruction.

G. Dumpster/Trash Receptacle Screening.

1. Screening must be a minimum height of 6 feet.  
2. All four sides of the dumpster must be screened.  
3. The screen should incorporate access to the dumpster by using a wooden fence or other opaque device to serve as a gate.

4. Screening materials can be any combination of evergreen plantings, fence or wall structure.

5. A dumpster may not be in any required setback or landscape buffers and shall be located as far away from residential areas as possible.

6. Dumpsters and trash receptacles serving commercial or industrial uses may not be located in Residential Districts.

7. Dumpsters may not be located in the public right-of-way as stated in Section 1361.10(b)(10) of the Building Code.

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.

A. Walls. Any wall must be constructed to be durable, in brick, stone, or other masonry materials as approved by the Planning Director.

ANALYSIS: Applicant requests to install a six foot stockade fence to enclose dumpster area within the front yard setback.

**BOARD ACTION:**

MOTION APPROVE/DISAPPROVE:	TO	1 <sup>ST/2ND</sup> 1 <sup>ST/2ND</sup> MOTIONS IF 2 <sup>ND</sup> 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:**

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CASE # BZA 25-00055

## 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

Site Location 3207 Glenn St Toledo OH 43613 Zoning District RS6 Date \_\_\_\_\_Legal Description Trilby Place Lot 39 Exc S 75 ft + Exc W 50 ftApplicant's Name (print) NADER SALAMIAppeal (Dept. of Inspection ruling - Title Nine Sign Code) \_\_\_\_\_ Hardship Variance ☒

Exception \_\_\_\_\_ Appeal decision \_\_\_\_\_ ADA Accommodation \_\_\_\_\_

TMC § 1105.0301A Fences or Hedges shall not exceed3.5 ft in height in the front yard - WANTS TO  
put a 5ft high Fence in secondary Front setbackApplicant Signature [Signature] Phone 419 699 5119Applicant's Street Address 3207 Glenn St Fax \_\_\_\_\_Applicant's City, State, Zip Toledo OH 43613 E-Mail NaderSal910@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 N/ACopy Zoning Map ☒ http://local.live.com/ Transportation notified to check site distance hazard \_\_\_\_\_Code Enforcement notified if orders are being appealed. N/A Permit Tech's Initials [Signature] Date 10-31-25

Reviewed by \_\_\_\_\_ Date \_\_\_\_\_ Staff Recommendation \_\_\_\_\_

Board Decision \_\_\_\_\_ Date \_\_\_\_\_

P:, Inspection, BZA

3/15/2024 kjr

## **Statement Regarding Backyard Fence Installation**

To Whom It May Concern,

My name is Nader Salami and I reside at 3207 Glenn St Toledo Ohio, 43613. I am writing this statement to explain the reasoning behind my decision to install a 5-foot fence on my property, despite it not fully aligning with city ordinance. My intent was never to ignore or disrespect city regulations, yet rather to protect the safety and well-being of my family, especially my toddler daughter.

My daughter enjoys playing outside, and it is often just her and my wife at home while I am at work. We live in a high-traffic area with a gas station approximately 500 feet away, an apartment complex about the same distance, and Washington Local Schools less than a mile from our home. Because of this, there is a constant flow of foot and vehicle traffic near our property. This creates safety concerns that, as a father and husband, I cannot ignore. I installed the fence to give my daughter a safe, enclosed area where she can play without the risk of wandering into the street or being approached by strangers passing by.

Before taking any action, I spoke with my neighbors to make sure they were comfortable with the fence. Every one of them gave me their permission and expressed no objections to the installation. The fence stands at 5 feet tall, which I believed was a modest and reasonable height to serve its purpose without negatively impacting the neighborhood's appearance or functionality.

I understand now that I should have followed proper procedures more closely. However, my intentions were aimed to protect my child and provide peace of mind for my family. I

respectfully ask the court to take these circumstances into consideration and hope for understanding regarding the decision I made.

Sincerely,

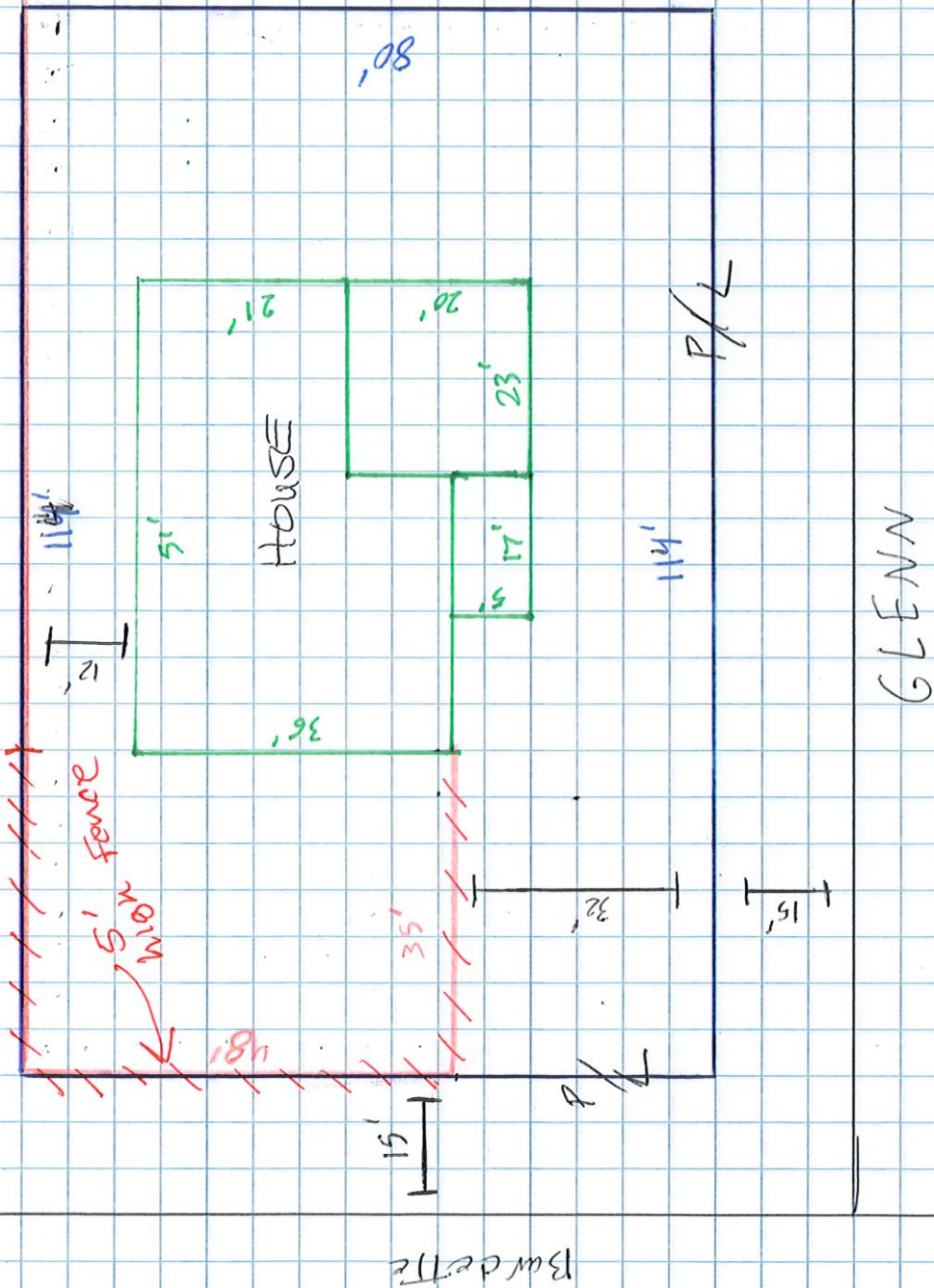
Nader Salami

3207 Glenn St Toledo Ohio, 43613



# 3207 Glenn St Site Plan

- = 5'
- /// = 5' Fence
- = Property Line
- = house
- = main Road



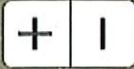


PARCEL ID: 2364767

MARKET AREA: 312R

SALAMI NADER J

TAX YEAR: 2025



Q Enter an Intersection or Address

GLEN ST

BURDETTE ST

16

3209

3207

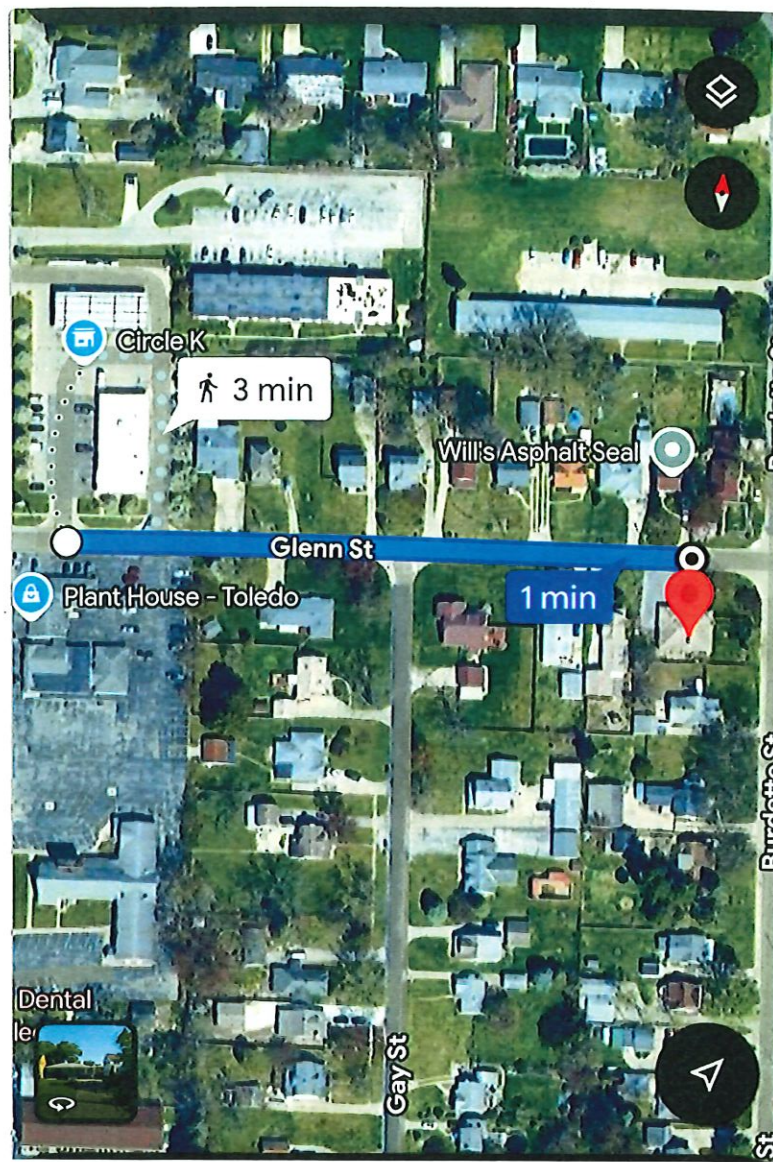


















3207 Glenn

RM36

CR

GLENN

RS6

SULLIVAN

HARVILLE ADDITION EXTENSION

PEWA

BURDETTE

GAY

TRILBY PLACE

SECOR

# PETITION OF SUPPORT FOR BACKYARD FENCE INSTALLATION

Dear Neighbors,

I have recently installed a fence in my backyard to improve the privacy, safety, and overall use of my property. The fence was constructed entirely within my property lines and in accordance with community standards. By signing this petition, you are acknowledging that you are aware of the fence's installation and that you have no objections to it being there. Your support is greatly appreciated and may be helpful in addressing any future questions or concerns related to the fence.

Thank you for your time and understanding.

Sincerely,  
Nader Salami

3207 Glenn St Toledo Ohio, 43613

Name	Address	Date	Signature
William Boone	3208 Glenn St.	7/6/25	William Boone
Arhtey Jankowski	5933 Burdette St	7/16/25	Arhtey Jankowski
ISSA KARAW	5926 Burdette St	7/6-25	ISSA
STEPHANE	3212 Glenn	7/6/2024	Stephane
Kevin Stewart	3110 Keemont Dr.	7/7/2025	Kevin Stewart
Yesenia Mendez	5917 Gray St.	7/7/25	Yum-em
Thomas Lianizure	3204 Glenn St	7/9/25	Thomas Lianizure
David Keller	5942 Burdette	7-11-25	David Keller



Name	Address	Date	Signature
Jeff Fiddell	3214 Glenn	7-26-25	Jeff Fiddell
Tanya Farrell	3214 Glenn	7-26-25	Tanya Farrell
Jamie Grochowski	6144 Whiteford Center	8-28-25	Jamie Grochowski
Amy Clau	6144 Whiteford Center	8/28/25	Amy Clau
KEVIN CARTER	3215 GLENN ST	9-21-25	Kevin Carter
Bruno Teodorovic	3215 GLENN ST	9-21-25	Bruno Teodorovic
RENATA CARTER	3215 GLENN STREET	9-21-2025	Renata Carter
Kinsey Smith	29116 Dean rd	9/23/25	Kinsey Smith
Tahira Wynn	4133 Selot Rd Apt 117	9/23/25	Tahira Wynn
Shay Craycraft	7315 Roloff Rd	9/23/25	Shay Craycraft
Mason Jones	7315 Roloff Rd	9/23/25	Mason Jones
Katie Henry		9/23/25	Katie Henry



PAID 11.5.25 CK

# CITY OF TOLEDO

Division of Building Inspection

BZA25-00056

## APPLICATION TO THE ADMINISTRATIVE BOARD OF ZONING APPEAL (BZA)

One Government Center, Suite 1600 • Toledo, OH 43604 • Phone (419) 245-1220 • Fax (419) 245-1329 • [www.toledo.oh.gov](http://www.toledo.oh.gov)

Site Location 1690 IDLEWOOD, TOLEDO, OHIO, 43615 Zoning District R56 Date 10-29-25

Legal Description \_\_\_\_\_

Applicant's Name (print) ALL PHASE BUILDING AND GARDENS (ROBERT STUART)

Appeal. (Dept. of Inspection ruling - Title Nine Sign Code) \_\_\_\_\_ Hardship Variance \_\_\_\_\_ Exception \_\_\_\_\_ Appeal decision X

TMC § 1105.0201 Setbacks

Applicant Signature Roger Stuart Phone 419-472-5853

Applicant's Street Address 5352 JACKMAN RD Fax 419-471-1195

Applicant's City, State, Zip TOLEDO, OHIO, 43613 E-Mail \_\_\_\_\_

### 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 at least 30 days 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 properly completed ✓ Photos ✓ Letter ✓ Proper Site Plan ✓

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 11/5/25

Reviewed by \_\_\_\_\_ Date \_\_\_\_\_ Staff Recommendation \_\_\_\_\_

Board Decision \_\_\_\_\_ Date \_\_\_\_\_

# WORKSHEET

DATE OCTOBER 29, 2025

NAME QUINCEY ADAMS

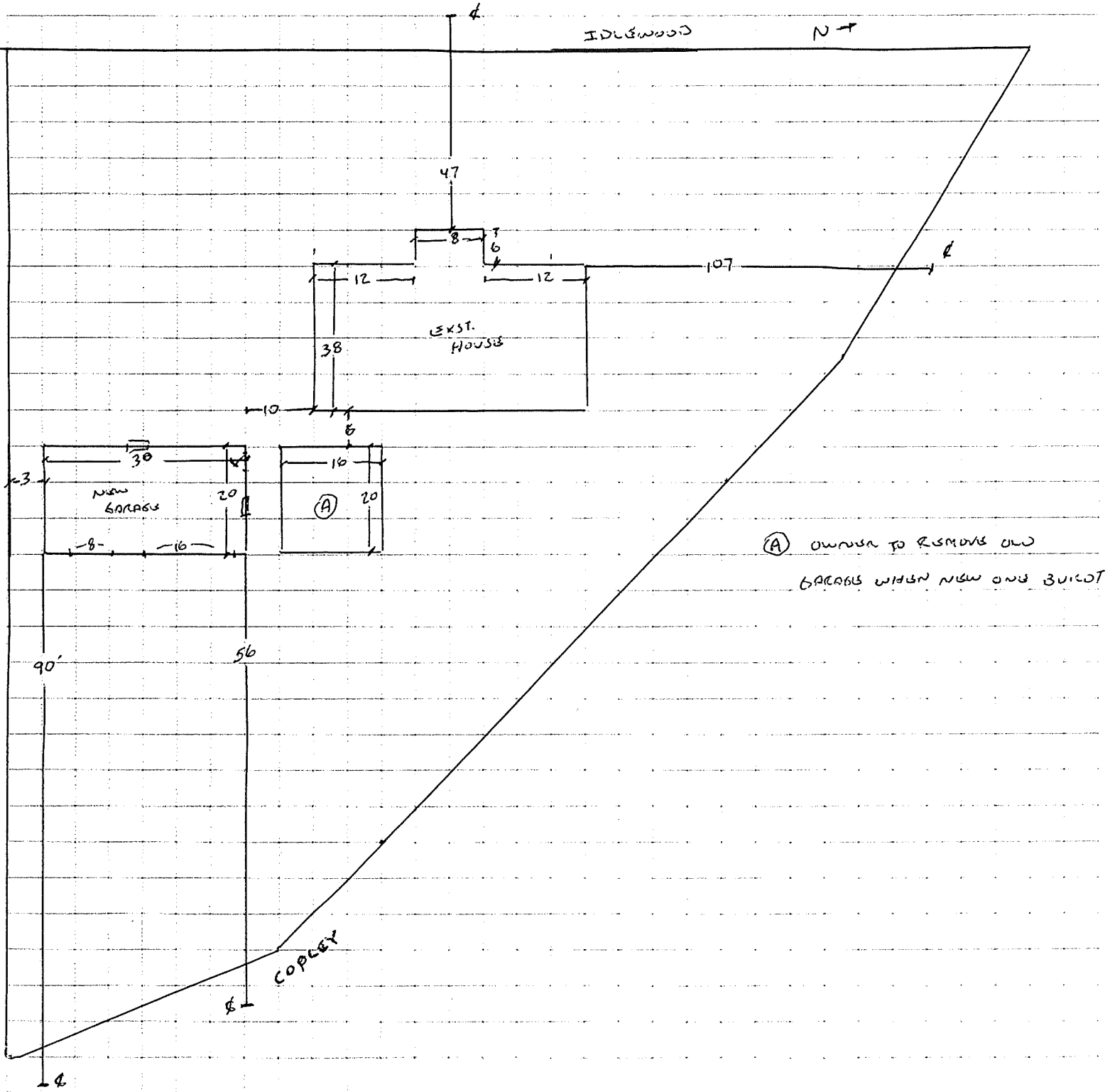
Sq. Ft. 600

ADDRESS 1690 IDLEWOOD

Lin. Ft. 100

CITY TOLSON, OHIO 43615

PHONE 419-796-4357



(A) OWNER TO REMOVE OLD GARAGE WITH NEW ONE BUILT

NO VERBAL AGREEMENTS RECOGNIZED

By \_\_\_\_\_ Purchaser \_\_\_\_\_

By \_\_\_\_\_ Co-Purchaser \_\_\_\_\_







32A BOARD

10-29-2025

WE WISH TO REPLACE OUR OLD 1½ CAR GARAGE  
WITH A NEW 3-CAR GARAGE 30'x20' FOR OUR  
AUTO'S AND STORAGE

THANK YOU

*Quincy Brown*



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

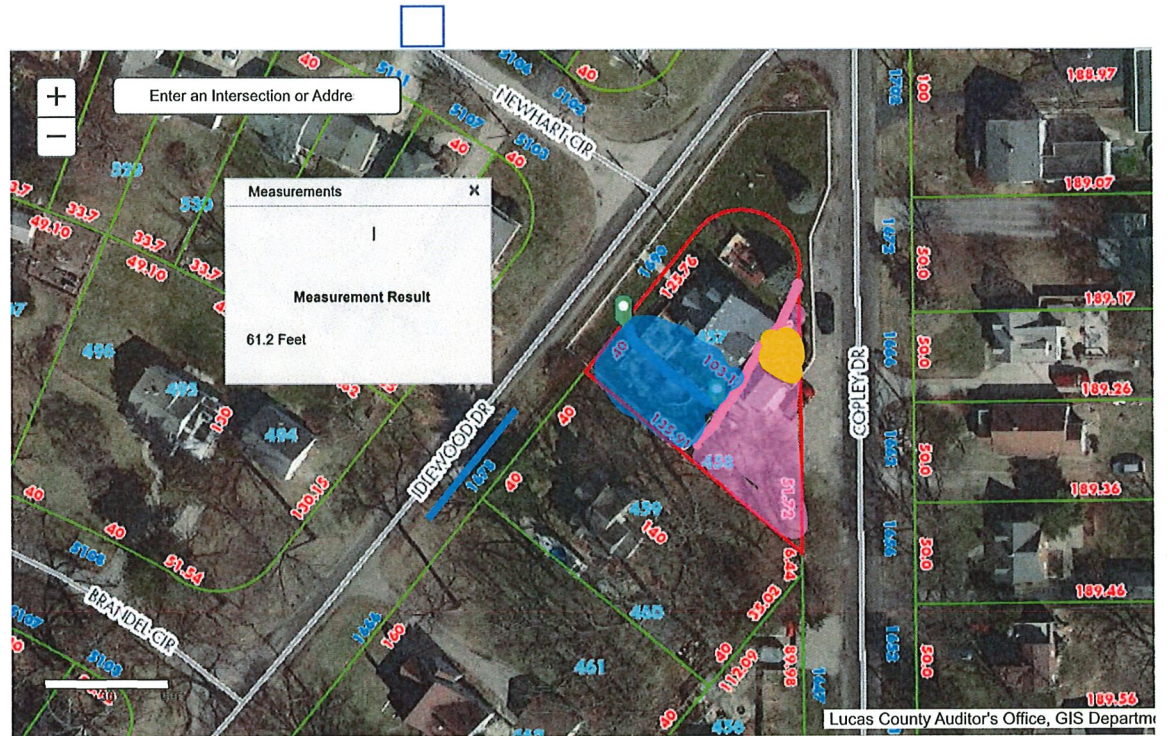
Manufactured Home  
(MH\_OH)

Manufactured Home  
(MH\_EQ)

Rental Registration

BOR/Appeals

PARCEL ID: 2060484  
MARKET AREA: 1208R  
NATIONWIDE SERVICING CENTER  
TAX YEAR: 2025



Gazebo not attached to home.



1105.0201 Setbacks E. The secondary frontage for an accessory building on a corner lot must be setback at least as far as the main structure.



Cannot build here because it would violate 1105.0201 Setbacks E.



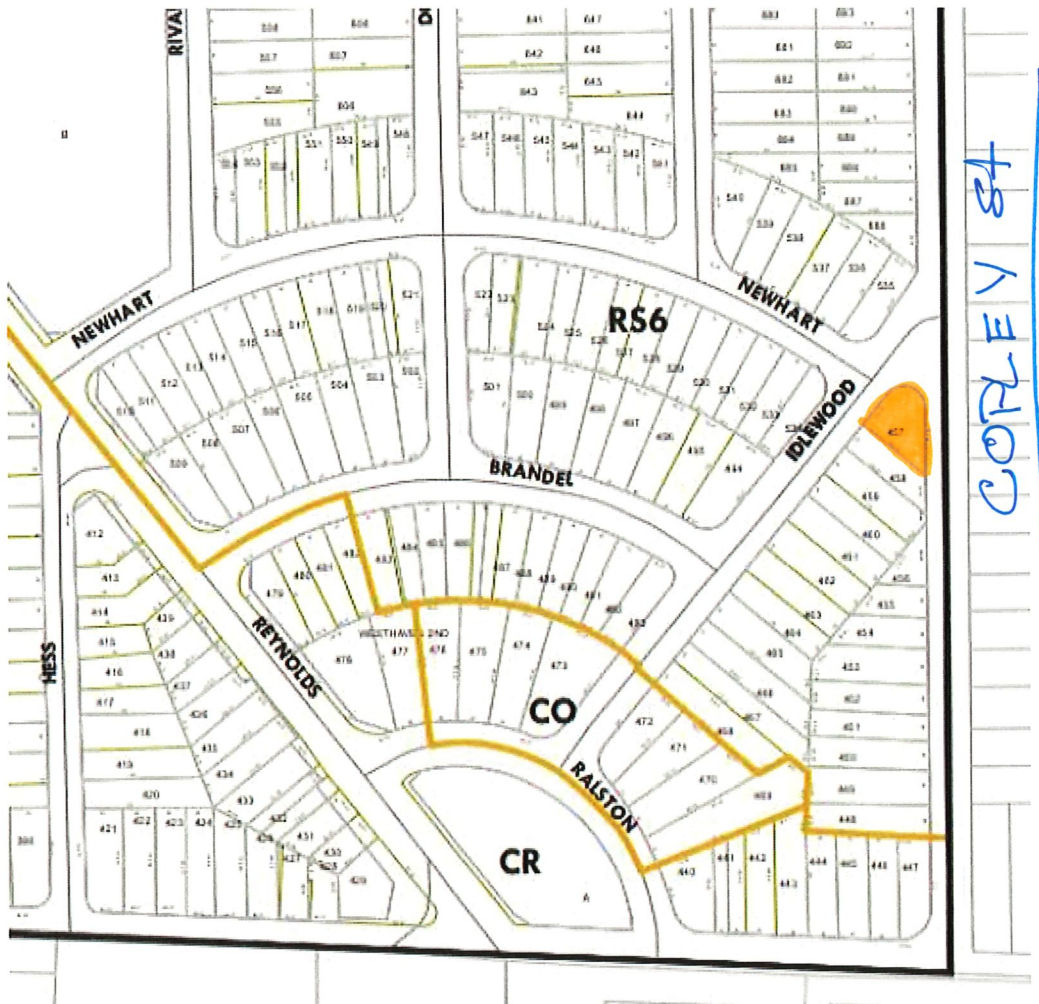
1105.0201 Setbacks A. No accessory building shall be located less than 60 feet from the primary front lot line.

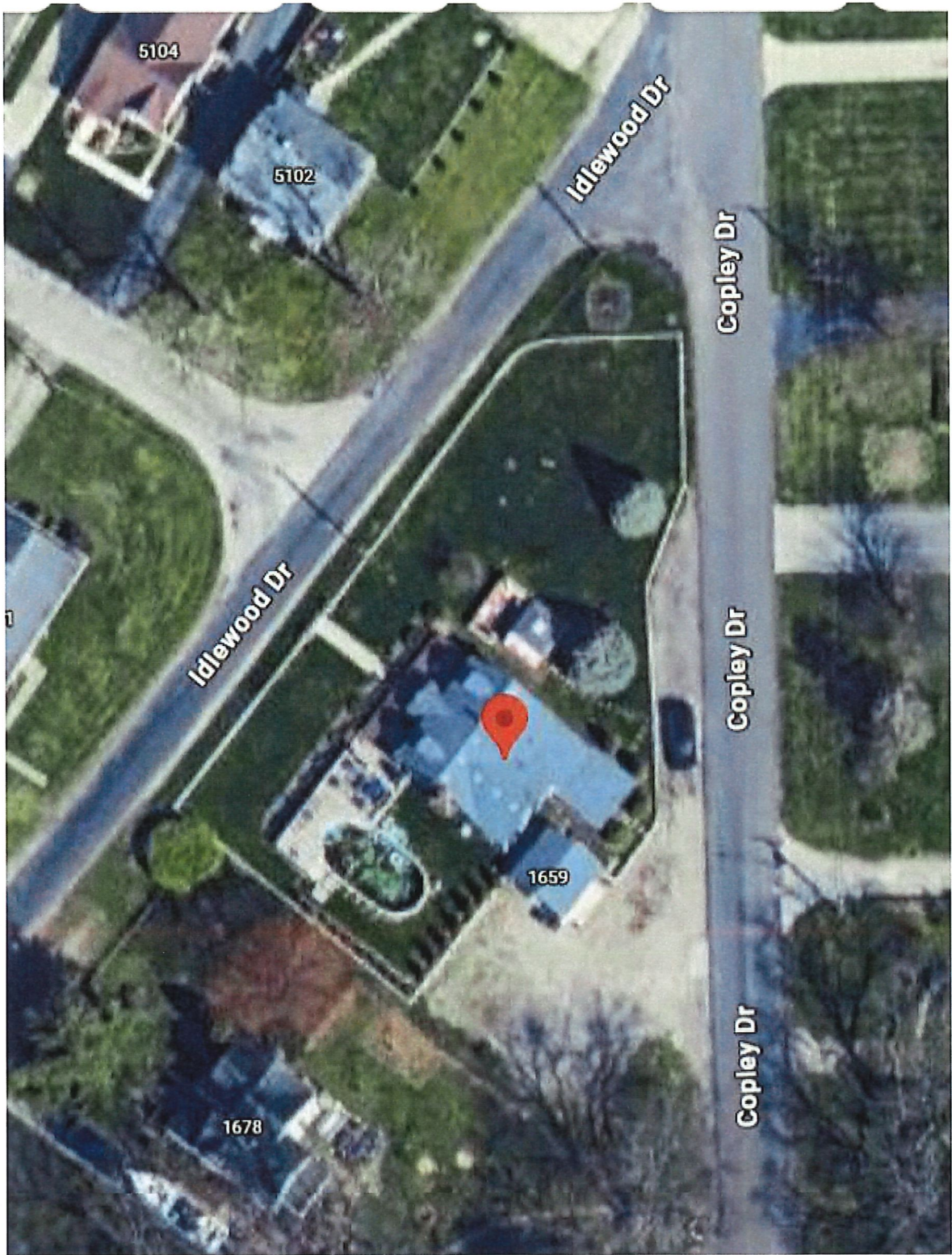


Cannot build here because it violate 1105.0201 Setbacks A.































CASE # BZA25-00057

**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

Site Location 2255 Central Grove 43614 Zoning District RS9 Date 10/29/25

Legal Description Single Residential Dwelling

Applicant's Name (print) Howard Quinn

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

Exception ☒ Appeal decision \_\_\_\_\_ ADA Accommodation \_\_\_\_\_

TMC § 1108-0404 "B"

1108.0203 4 & 6

Applicant Signature [Signature] Phone 419-382-5511

Applicant's Street Address 2255 Central Grv Fax \_\_\_\_\_

Applicant's City, State, Zip Toledo, OH. 43614 E-Mail hquinn@OLPHATOLEDO.NET

**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:**

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+++++ OFFICE USE +++++

Permit Tech Checklist: Application complete \_\_\_\_\_ Photos ☒ Letter ☒ Proper Site Plan \_\_\_\_\_ SWO N/A

Copy Zoning Map ☒ http://local.live.com/ Transportation notified to check site distance hazard N/A

Code Enforcement notified if orders are being appealed. N/A Permit Tech's Initials [Signature] Date 11-7-25

Reviewed by \_\_\_\_\_ Date \_\_\_\_\_ Staff Recommendation \_\_\_\_\_

Board Decision \_\_\_\_\_ Date \_\_\_\_\_

P:, Inspection, BZA

3/15/2024 kjr





# *Our Lady of Perpetual Help*

olphtoledo.org

10/31/2025

To: Administrative Board of Zoning Appeal,

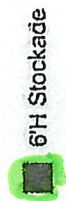
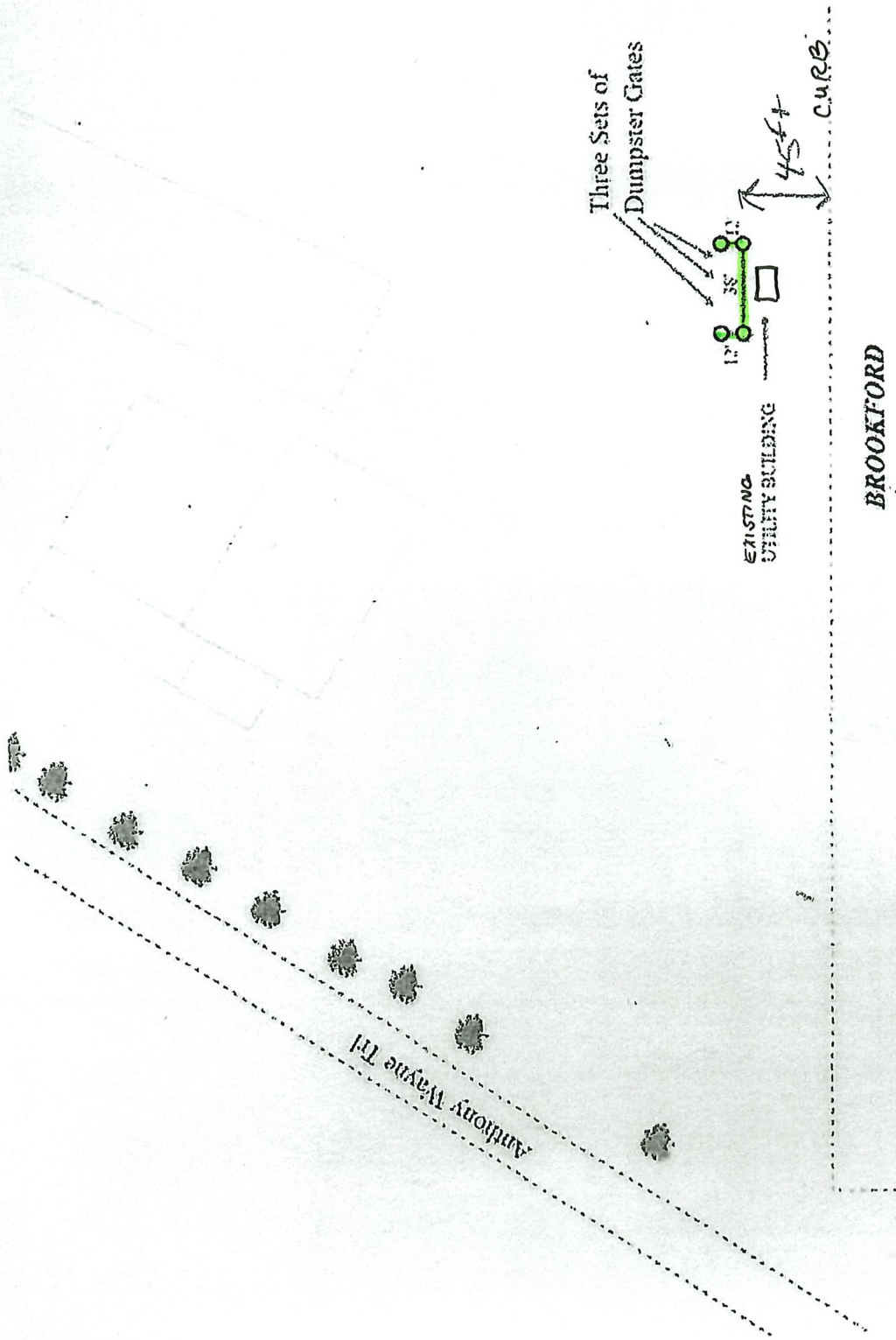
I am writing to request approval to install a 6' tall Stockade fence on our property. This fence will enclose our waste containers which will prevent unauthorized people from utilizing them. Our neighbors are often discarding large items in our waste containers which on occasion causes us to have them dumped more regularly. We have also had the waste containers vandalized with graffiti and children from the surrounding neighborhood play around them during the times we are not open and could cause injury to themselves.

Currently, when the containers are switched out they are just dropped back down onto the asphalt without being lined up in a neat orderly fashion. This does not look very aesthetic. We have made a number of improvements to our property to make our building more appealing to the community.

The fence will be rectangular in shape and include 3 gates that will face our building. The fence is wood, but will be reinforced with steel posts. It will be 38' long and 12' wide and installed on the side of the utility building on-site. Each gate will be 12' wide and will remain locked when not in use. The fence will sit 15 yds back from Brookford Ave and will not affect the visibility of any drivers coming down the road.

Making our campus more appealing to the community is vital to our on-going operations as we operate a church and school. We are respectfully requesting the BZA approve this project which will allow us to beautify our property, stop unauthorized dumping, and make this area of our property safer for neighboring children.

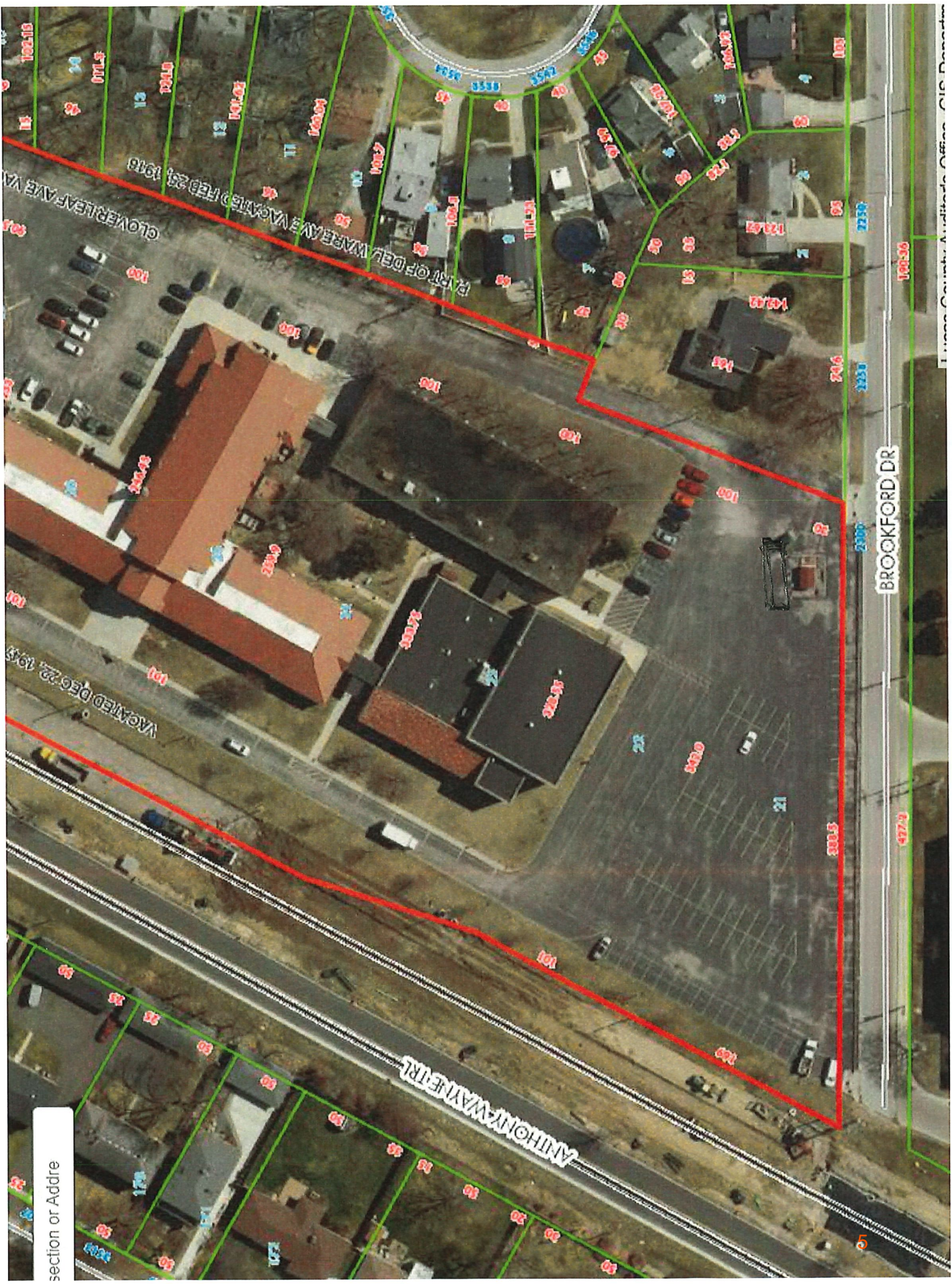
Howard Quinn II  
Business Manager  
Our Lady of Perpetual Help Church & School (OLPH)  
[hquinn@olphtoledo.org](mailto:hquinn@olphtoledo.org)











section or Address

Thompson County Auditor's Office GIS Department



















**Printable page**

PARCEL ID: 0307917

MARKET AREA: 4002C

KUBACKI WILLIAM J, REVEREND MONSIGNOR,

TAX YEAR: 2025

ASSESSOR#: 06053016

ROLL: RP\_OH

2255 CENTRAL GROVE AVE

STATUS: Active

**Summary - General**

Tax District	TOLEDO CITY - TOLEDO CSD
Class	EXEMPT
Land Use	685 : E - CHURCHES ETC PUBLIC WORSHIP
Special Use	469 - SCHOOLS
Market Area	4002C - <a href="#">Click here to view map</a>
Zoning Code	10-RS9 - <a href="#">Click here for zoning details</a>
Zoning Description	Single-Family Residence-9
Water and Sewer	CITY WATER / CITY SEWER
Traffic	NO DIRECT OUTLET
Street Type	CONCRETE OR BLACKTOP
Owner	KUBACKI WILLIAM J, REVEREND MONSIGNOR, TRUSTEE ET AL
Property Address	2255 CENTRAL GROVE AVE TOLEDO OH 43614
Mailing Address	2255 CENTRAL GROVE AVE TOLEDO OH 43614
Legal Desc.	CENTRAL GROVE LOTS 21 TO 27 INCL CENTRAL GROVE ALSO CENTRAL GROVE AVE ADJ VAC & VAC CLOVER L EAF AVE ADJ ALSO 5 FT OF R T 15 SE & ADJ EXC PT
Certified Delinquent Year	
Census Tract	45.01

**Additional Owners**

Portion	Owner
	REVEREND MONSIGNOR WILLIAM J KUBACKI
	REVEREND MONTE J HOYLES TRUSTEE
	REVEREND DENNIS WALSH TRUSTEE

**Summary - Most Recent Sale**

Prior Owner	BLAIR LEONARD PAUL, BISHOP OF THE ROMAN
Sale Amount	\$0
Deed	22202139
Sales Date	13-APR-2022

**Summary - Values**

	35% Values	100% Values	35% Roll	100% Roll
Land	135,100	386,000	0	0
Building	1,505,460	4,301,300	0	0
Total	1,640,560	4,687,300	0	0

**Tax Credits**

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

**Exemption Status**

Exemption Type	EX (600 SERIES)
Exemption Status	APPROVED



2255 CENTRAL GROVE - OLPH  
PARISH (2nd)

R.T. 15

RM36

RS9

BROOKFORD

CENTRAL GROVE

WOODBINE

GROVE COURT

CENTRAL GROVE

POS

22.36

11







## 1106.0100 Intensity and dimensional standards tables.

### 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.

(Ord. 170-04. Passed 3-23-04; Ord. 346-10. Passed 6-22-10; Ord. 229-13. Passed 4-30-13; Ord. 533-24. Passed 10-23-24.)

<b>Standard</b>	<b>RS 12</b>	<b>RS 9</b>	<b>RS 6</b>	<b>RD 6</b>	<b>R</b>
<b>Standard</b>	<b>RS 12</b>	<b>RS 9</b>	<b>RS 6</b>	<b>RD 6</b>	
<b>Minimum Lot Area</b> (sq. ft. per unit)					
Detached House	12,000	9,000	6,000	6,000	
Attached House	NA	NA	NA	3,000	
Duplex	NA	NA	NA	3,000	
Multi-Dwelling [8]	NA	NA	NA	NA	
Manufactured Home [1]	NA	NA	NA	NA	
All Other Development	12,000	9,000	6,000	6,000	
<b>Maximum Density</b> (dwelling units per acre) [2]	3	4	6	6	
<b>Minimum Lot Width</b> (feet)	75	60	50	50	
<b>Minimum Setbacks</b> (feet)					
Front	35	30	25	25	
Side (one side/combined)	7.5/16	6/14[5]	5/12[5]	5/12[5]	
Rear	35	30	25	25	
<b>Maximum Height</b> (feet)	35	35	35	35	

NA = Not Applicable

#### Table Notes

[1] The standards apply to manufactured homes in manufactured housing parks.

[2] These density standards apply only to cluster housing, Sec. [1104.0500](#), and to Multiple Buildings on Lot, Sec. [1106.0300](#), unless otherwise expressly stated.

[3] Minimum lot width for attached house: 25 feet.

[4] Where a lot in a manufactured housing park abuts a dedicated place, the minimum front setback is 7 feet.

[5] Combined total setbacks for attached houses, detached houses and duplexes may be reduced to 10 feet to accommodate an attached garage or carport.

[6] Minimum side setback is increased to 10 feet when adjacent to RS or RD district.

[7] Where a lot in a manufactured housing park abuts the periphery of the development, the minimum rear setback is 25 feet. No structure in a manufactured housing park may be located in the required rear setback.

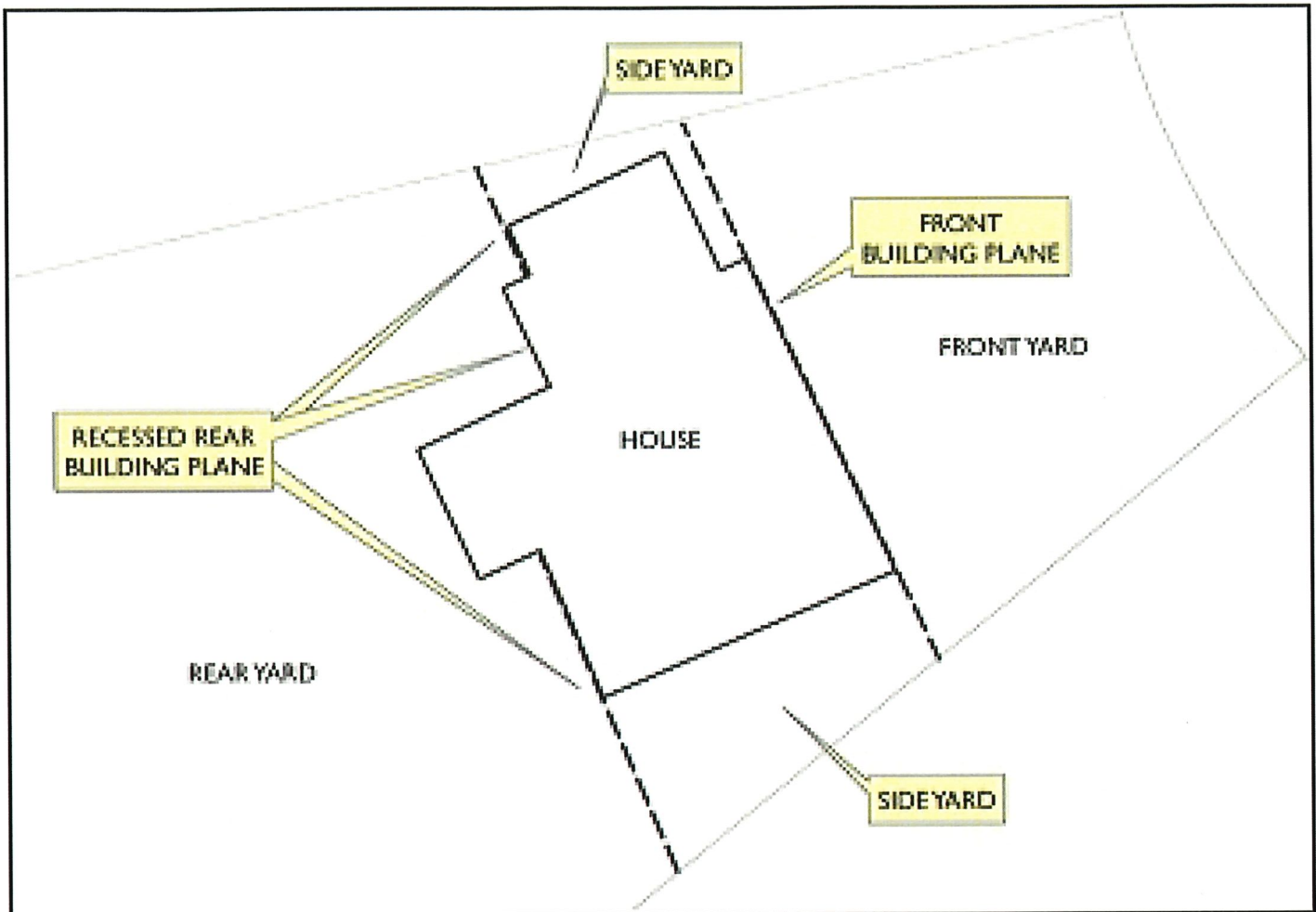
[8] These density standards apply to single buildings, for multiple buildings on a lot see Max. Density Row and Table Note [2].



### 1105.0301 Residential Districts.

The following standards apply in all Residential districts:

- A. Fences or hedges shall not exceed 3½ feet in height in the front yard.
- B. Fences shall not exceed 6 feet in height in the side yard or rear yard.
- C. 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.



- D. No part of any fencing shall extend into the public right-of-way.

(Ord. 170-04. Passed 3-23-04; Ord. 402-11. Passed 8-23-11; Ord. 592-23. Passed 10-24-23.)

### 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.



1. **1108.0304 BUFFERS AND SCREENING.**

Toledo, OH **Toledo Municipal Code**

... **Dumpsters** and Trash Receptacle **Screening**. 1. **Screening** must be a minimum height of 6 feet. 2. All sides of the **dumpster** must be **screened**. 3. The **screen** should incorporate access to the **dumpster** by using a wooden fence or other opaque device to serve as a gate. 4. **Screening** materials can be any combination of evergreen plantings, fence or wall structure. 5.

2. **1108.0203 BUFFER AND SCREENING REQUIREMENTS.**

Toledo, OH **Toledo Municipal Code**

... **Dumpster**/Trash Receptacle **Screening**. 1. **Screening** must be a minimum height of 6 feet. 2. All four sides of the **dumpster** must be **screened**. 3. The **screen** should incorporate access to the **dumpster** by using a wooden fence or other opaque device to serve as a gate. 4. **Screening** materials can be any combination of evergreen plantings, fence or wall structure. 5.

3. **1103.1520 SUPPLEMENTAL STANDARDS FOR VISUAL SCREENS.**

Toledo, OH **Toledo Municipal Code**

... 1103.1520 Supplemental Standards **for Visual Screens**. Standards **for** Shrubs, Trees and Ground Cover. Shrubbery used as part of a visual **screen** must be sufficient to meet the height and opacity requirements by the end of the second growing season after planting. All shrubs and trees shall be selected from the list of approved plant material as adopted by the City of Toledo Division of Forestry.

4. **163.04. SCREENING PROCEDURE.**

Toledo, OH **Toledo Municipal Code**

... **Screening** procedure. (a) The decision to review appeals rests solely with the Board. The Board shall exercise its discretion after reviewing the Police Investigative Report. (b) If the subject matter of the complaint is under investigation by other City agencies/departments having jurisdiction, if it is the subject matter of established administrative review procedures of other City agencies/ departments having jurisdiction, or if it is the subject of pending criminal or civil judicial proceedings, the complaint may be deferred and the matter shall remain pending until such proceedings have reached a final disposition.



## Straub, Lori

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**From:** Straub, Lori on behalf of toledobi  
**Sent:** Friday, November 7, 2025 3:59 PM  
**To:** 'Howard Quinn'  
**Cc:** Risher, Anna  
**Subject:** RE: OLPH BZA Administrative Review - Fence location site measurements not clearly shown BZA25-00057

Ok, that's fine. Please email any additional site info to [anna.risher@toledo.oh.gov](mailto:anna.risher@toledo.oh.gov) with a copy as I'm not here next week. She handles the agenda for all the BZA cases after they are entered in our system.

Thank you.

**Lori Straub**  
Permit Technician  
City of Toledo - Division of Building Inspection  
One Government Center - Ste 1600  
Toledo, OH 43604  
419-245-1220 Office  
419-245-1329 Fax  
[toledobi@toledo.oh.gov](mailto:toledobi@toledo.oh.gov)

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**From:** Howard Quinn <[hquinn@olphtoledo.net](mailto:hquinn@olphtoledo.net)>  
**Sent:** Friday, November 7, 2025 1:02 PM  
**To:** toledobi <[toledobi@toledo.oh.gov](mailto:toledobi@toledo.oh.gov)>  
**Subject:** Re: OLPH BZA Administrative Review - Fence location not clearly shown on plan

Lori,  
I will get the actual measurements included on site map.

Respectfully,

Howard

On Fri, Nov 7, 2025, 12:34 PM toledobi <[toledobi@toledo.oh.gov](mailto:toledobi@toledo.oh.gov)> wrote:

Are the measurements close on the other site plan that was submitted on the 2<sup>nd</sup> email I sent?

Lori

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**From:** Howard Quinn <[hquinn@olphtoledo.net](mailto:hquinn@olphtoledo.net)>  
**Sent:** Friday, November 7, 2025 12:31 PM  
**To:** toledobi <[toledobi@toledo.oh.gov](mailto:toledobi@toledo.oh.gov)>  
**Subject:** Re: OLPH BZA Administrative Review - Fence location not clearly shown on plan

Lori,

Please see drawing attached! Thank you for providing the aerial photo. The fence gates will be wood panels.



Respectfully,

Howard

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On Fri, Nov 7, 2025 at 11:55 AM toledobi <[toledobi@toledo.oh.gov](mailto:toledobi@toledo.oh.gov)> wrote:

Did you look at the aerial photo that was attached that I needed you to mark more clearly where the fence enclosure would be going?

Your site plan was very small, and lines were barely noticeable. No measurements from the street or property line were shown on your submitted plan.

I attached what I sent for you to mark up from the previous email, and I also attached an aerial photo with assumed measurements from what you stated in your letter. Please review and make any changes as necessary, and return to me.

Are the gates that open also going to be the wood fence panels?

Thank you.

**Lori Straub**

Permit Technician

City of Toledo - Division of Building Inspection

One Government Center - Ste 1600

Toledo, OH 43604

419-245-1220 Office

419-245-1329 Fax

[toledobi@toledo.oh.gov](mailto:toledobi@toledo.oh.gov)

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**From:** Howard Quinn <[hquinn@olphtoledo.net](mailto:hquinn@olphtoledo.net)>

**Sent:** Friday, November 7, 2025 11:34 AM

**To:** toledobi <[toledobi@toledo.oh.gov](mailto:toledobi@toledo.oh.gov)>

**Subject:** Re: OLPB BZA Administrative Review - Payment required asap / fence location not clear

I just submitted the payment.

Respectfully,

Howard

On Fri, Nov 7, 2025 at 7:53 AM toledobi <[toledobi@toledo.oh.gov](mailto:toledobi@toledo.oh.gov)> wrote:

Mr Quinn,

The Zoning appeal for the fence is now ready for payment. **The permit number for payment is: BZA25-00057 Fee is \$200.**

**To pay online go to website:** [www.toledo.oh.gov/permits](http://www.toledo.oh.gov/permits)

**\*\*See attached for how to create an account and pay online unless you already have an account created under your email [hquinn@olphtoledo.net](mailto:hquinn@olphtoledo.net)**



PARCEL ID: 0307917

MARKET AREA: 4002C  
KUBACKI WILLIAM J, REVEREND MONSIGNOR,  
TAX YEAR: 2025

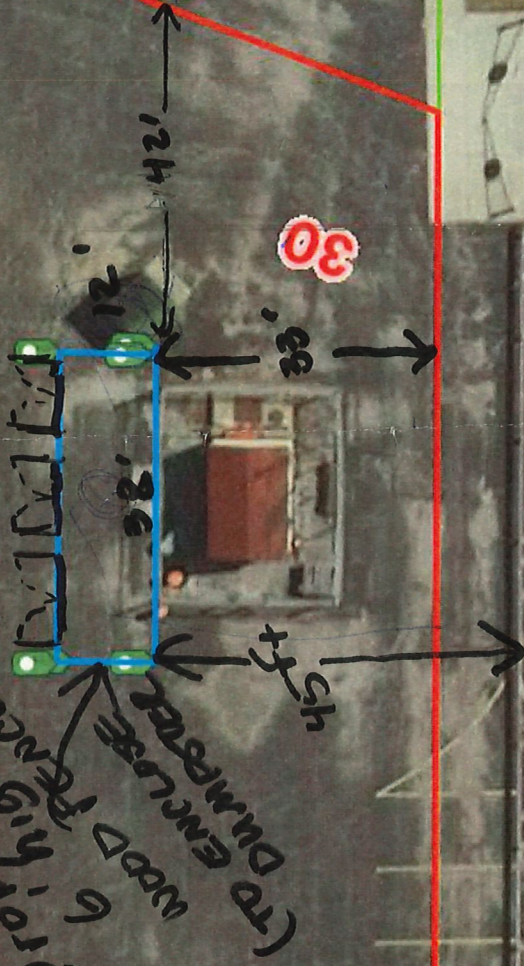


Enter an Intersection or Address

342.0

RSA ZONING

PROPOSED  
WOOD FENCE  
6' HIGH  
W/ 3-12' GATES  
(TO ENCLOSE  
DUMPER)



30

BROOKFORD DR



DO NOT  
USE. OWNER  
TO SUBMIT  
WITH HIS OWN  
MEASUREMENTS  
UNLESS HEEDS THIS.





Enter an Intersection or Address





# City of Toledo - Administrative Board of Zoning Appeals

**BOARD MEMBER**  
NATHAN KNAPKE -  
CHAIRMAN  
  
ROBERT PASKER  
  
DEVON OVERTON  
  
CHRISTY SONCRANT  
  
JULIA RANGLES

**ATTENDANCE**  
  
**absent**  
  
  
  
  
  
**absent**

**BOARD MEMBER**  
VANICE WILLIAMS  
  
ERIC CRAIG  
  
DOUG LALONDE -  
SECRETARY  
CARL COCHENOUR -  
COMMISSIONER  
ANNA RISHER - COURT  
RECORDER

**ATTENDANCE**  
  
  
  
**absent**

Minutes

Meeting: Monday, November 17, 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	BZA25-00049	Monday, November 17, 2025 - 10 A.M.	313 Morris St aka 215, 217, & 229 Wade St	10-IG	Thomas Koepfler	Applicant requests to maintain dust material (gravel) at existing lots for material and equipment staging area.	1107.1906	Approved
2	BZA25-00050	Monday, November 17, 2025 - 10 A.M.	1609 W Bancroft St	10-CR	Brandon Banten	Applicant requests a variance in order to install a six foot fence 2.5 feet over the allowed height within the front yard setback.	1105.0302 (A1)	Disapproved
3	BZA25-00051	Monday, November 17, 2025 - 10 A.M.	1045 Matzinger Rd	10-IG	Wissam Markho	Applicant requests a variance in order to install a six foot "no-climb" wire fence with non permitted materials.	1105.0304; 1108.0404 (B)	Disapproved
4	BZA25-00052	Monday, November 17, 2025 - 10 A.M.	2969 113th St	10-RS6	Logan Keil	Applicant requests a variance in order to install a carport within the rear yard, which would put him over the maxium allowed rear yard coverage. This project also requires variance on rear yard setbacks.	1105.0201 (A, B, C); 1105.0204 (A, B); 1106.0101	Approved
5	BZA25-00053	Monday, November 17, 2025 - 10 A.M.	833 Vinton St	10-RD6	Maria E. Jimenez	Applicant requests variance to extend fence height with ornamentation.	1106.0205 (E1)	ADMIN APPROVAL
6	BZA25-00054	Monday, November 17, 2025 - 10 A.M.	5516 Edgewater Dr	10-RD6	Heather McCurdy & Jim Motter	Applicant requests a variance in order to maintain as installed additional driveway turn around area.	1107.1202 (A1; A2)	Disapproved