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BY: .....

CASE # BZA25-00023

CITY OF TOLEDO

Department of Economic and Business Development

Division of Building Inspection

PAID

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 4105 Redondo Ave Zoning District RS6 Date _____

Legal Description Meadowstream subdn Lot 103

Applicant's Name (print) Lamonn Edwards

Appeal (Dept. of Inspection ruling – Title Nine Sign Code) _____ Hardship Variance ✓

Exception _____ Appeal decision _____ ADA Accommodation _____

TMC § 1105.0301 (A) Residential Districts A. FOR 6' High Fence in FRONT YARD SETBACK which ALLOWS MAX 42" HEIGHT

Applicant Signature Lamonn Edwards Phone 419-771-0912

Applicant's Street Address 4105 Redondo Ave Fax _____

Applicant's City, State, Zip Toledo, OH 43607 E-Mail edwards_ramonn@yahoo.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 _____ Date _____

Reviewed by _____ Date _____ Staff Recommendation _____

_____

Board Decision _____ Date _____

P:, Inspection, BZA 3/15/2022 kjr

4-1

HEARING DATE:	**June 16, 2025**
BZA NO:	**BZA25-00023**
APPLICANT:	**Ramonn Edwards**
SITE LOCATION:	**4105 Redondo Ave**
ZONING DISTRICT:	**10-RS6**
SWO or NOL Issued:	**N/A**
CODE DESCRIPTION:	**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 variance to install/replace existing fence with a 6' high solid fence within the front yard set-back.**

BOARD ACTION:

MOTION TO APPROVE/DISAPPROVE:	1ST/2ND MOTIONS	1ST/2ND IF 2ND MOTION	YEA	NAY	ABSENT	RECUSE	LEFT BEFORE VOTE TAKEN
Devon Overton							
Julia Randles							
Eric Craig							
Christy Soncrant							
Carrie Hartman							
Robert Pasker							
Nathan Knapke							

VOTING RESULTS:

APPROVED _____ DISAPPROVED _____ DEFERRED _____ WITHDRAWN _____

CONDITIONS OF APPROVAL:

_____

_____

To Whom It May Concern;

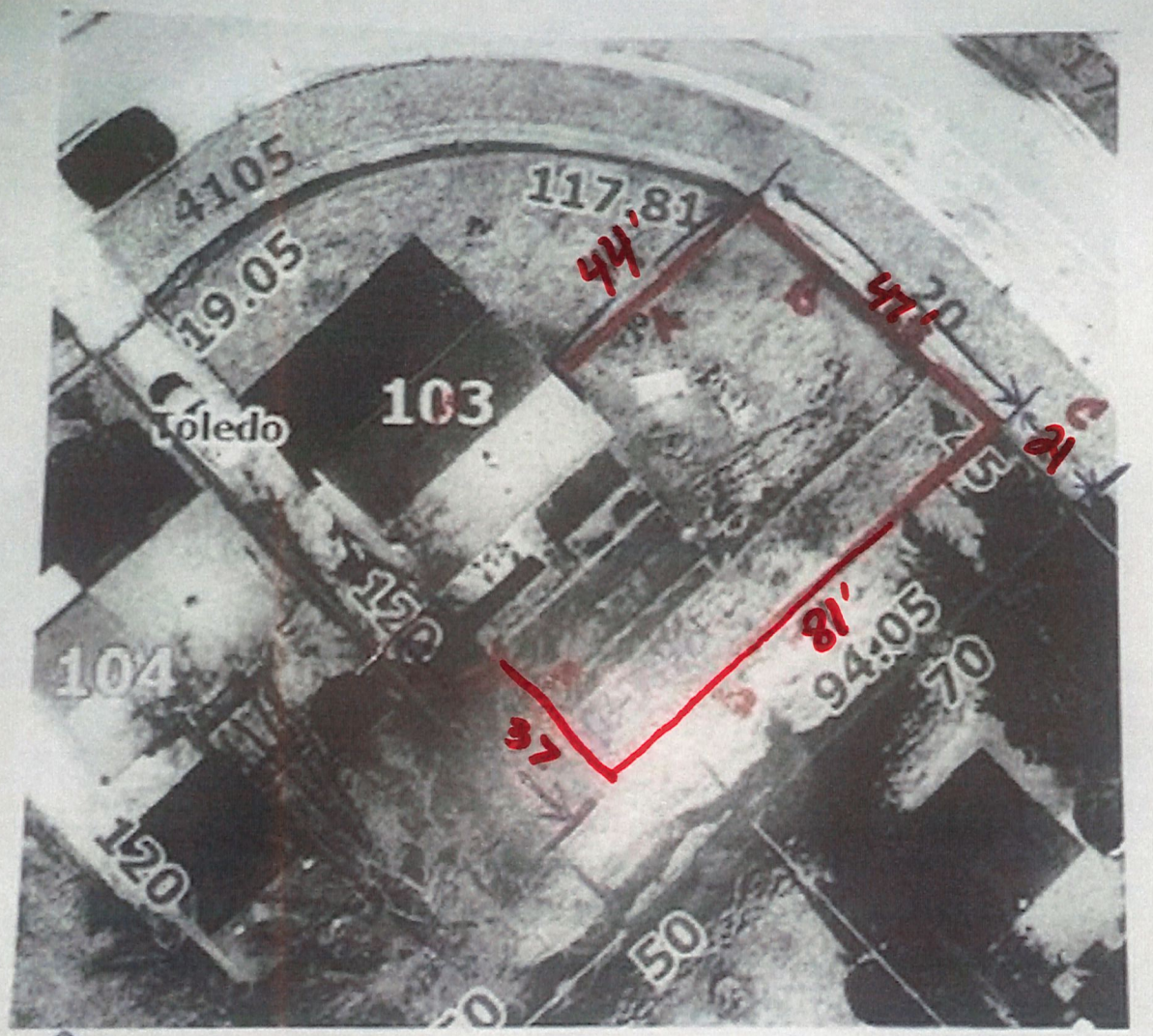
I, Ramonn Edwards, is requesting approval from the Administrative Board of Zoning Appeal to install 6 feet high, neighbor-friendly white Vinyl Privacy Fence around my corner lot residence. I'm requesting this, based off of several factors.

1. I have dogs at the residence (Cane Corso Mastiffs), Kids have been caught taunting the dogs on numerous occasions.
2. The city lawn crew damaged my rear fence. The day of the incident (Jake) city employee confessed he wasn't paying attention. Told me his supervisor would be in contact with me. His supervisor stated he was never informed of the situation. Jake then denied his actions. I was never compensated. The city attorney + Jakes supervisor refused to provide Jake's last name so that I couldn't take their legal matters. Therefore, I would like to utilize as much property as possible within my property line so that the city employee's won't have to trespass on my property.
3. Photo's submitted shows that a privacy fence in the desired location won't obstruct the view of oncoming traffic.
4. If approved the fence would not only provide privacy for the resident, but will also be an eye appeal to the community.

Ramonn Edwards

4-2

#1 option

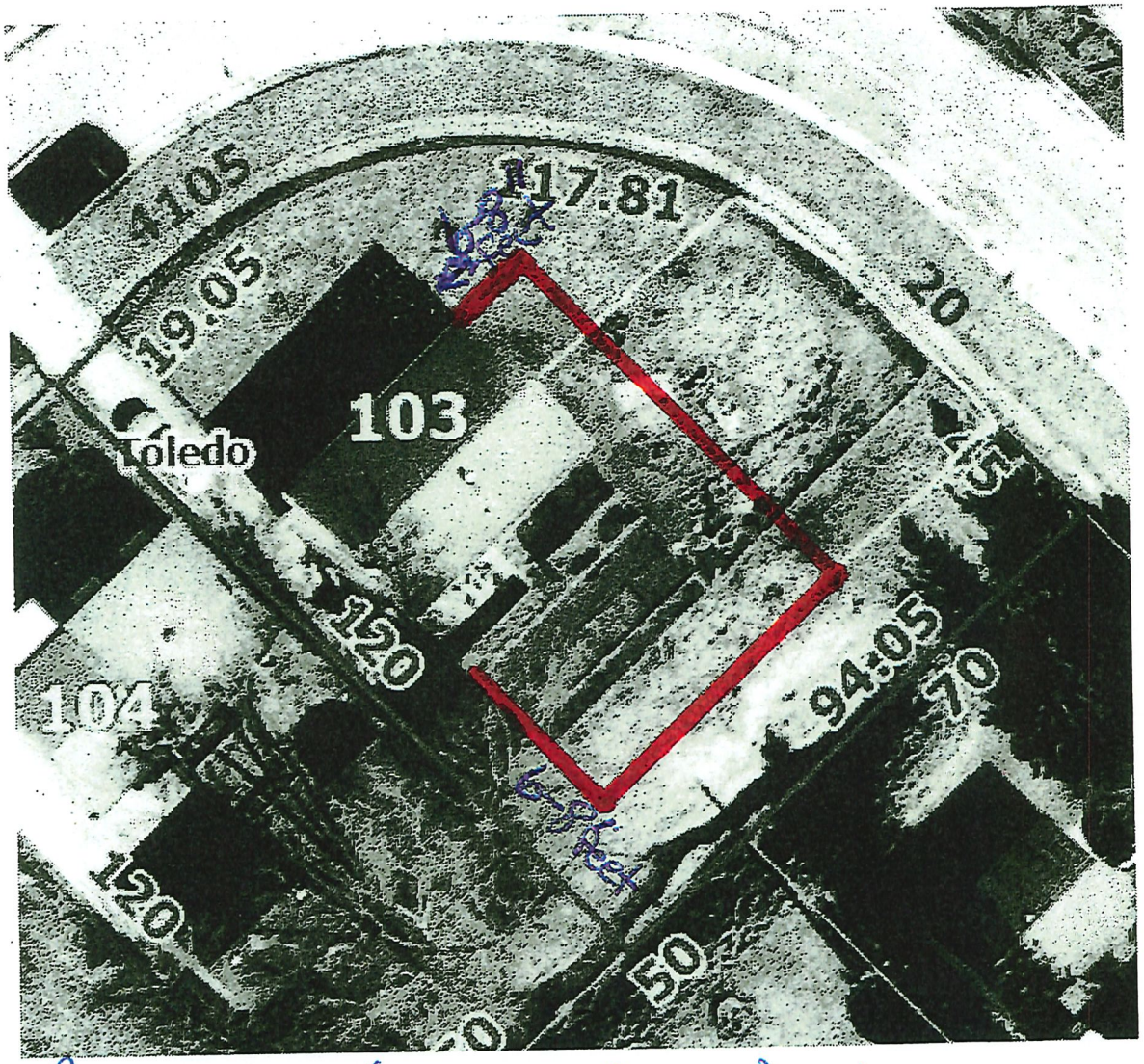


A. 44ft
B. 47.5ft
C. 21ft
D. 81ft
E. 37ft

*6' high white vinyl Fence

Red outline (privacy fence) site Plan.
Extend rear fence 6-8' feet to utilize more of land.

Option # 2



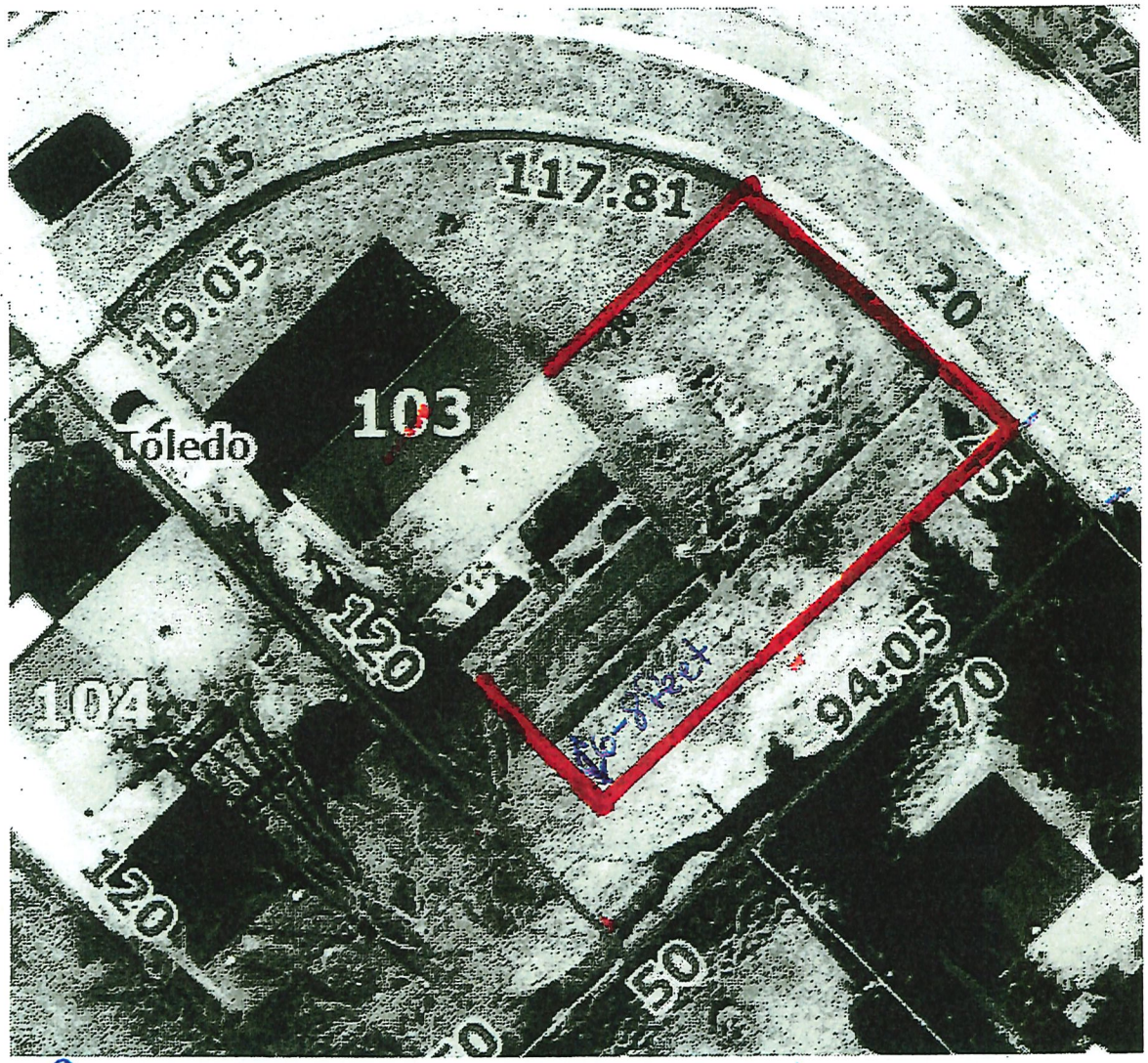
Red outline (privacy fence) site plan.
6-8' feet from front side of house
Extend rear fence 6-8' feet

6' high White Belmont Fence — shows fencing type to be used

Enter an Intersection or Addre
REDONDO AV
4105
117.81
19.05
A
44'
B
47.5
20
AREA OF
MINIMAL
FLOOD HAZARD
45
21.
C
BLOOMFIELD
FLOODWAY
D
81.
120
94.05
70
E
37.
20ft
Lucas County Auditor's Office, GIS Department | Lucas County E

4-9

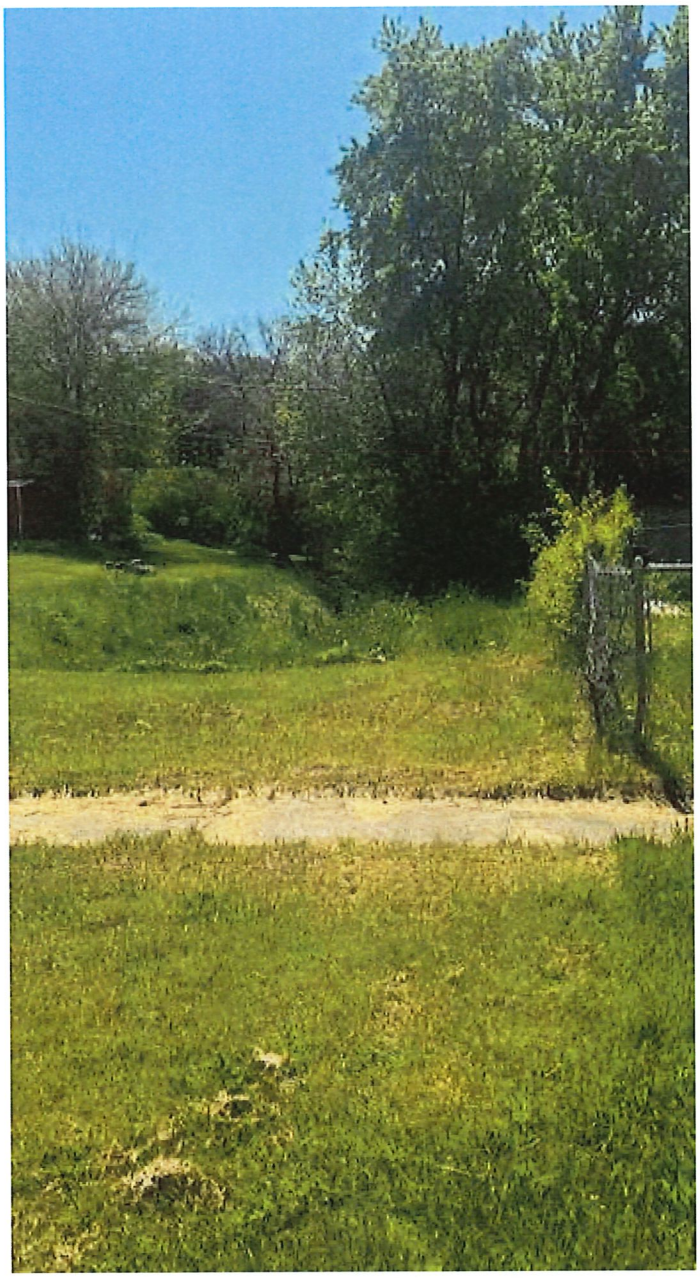
#1



Red outline (privacy fence) site Plan.
Extend rear fence 6-8' feet to utilize more of land.

1 of 1

4105 REDONDO



4102 Redondo Ave
Share
Bloomfield Ave
ledo, Ohio
Google Street View
n 2023
See more dates
Google
Image capture: Jun 2023
© 2025 Google
United States
Terms
Privacy

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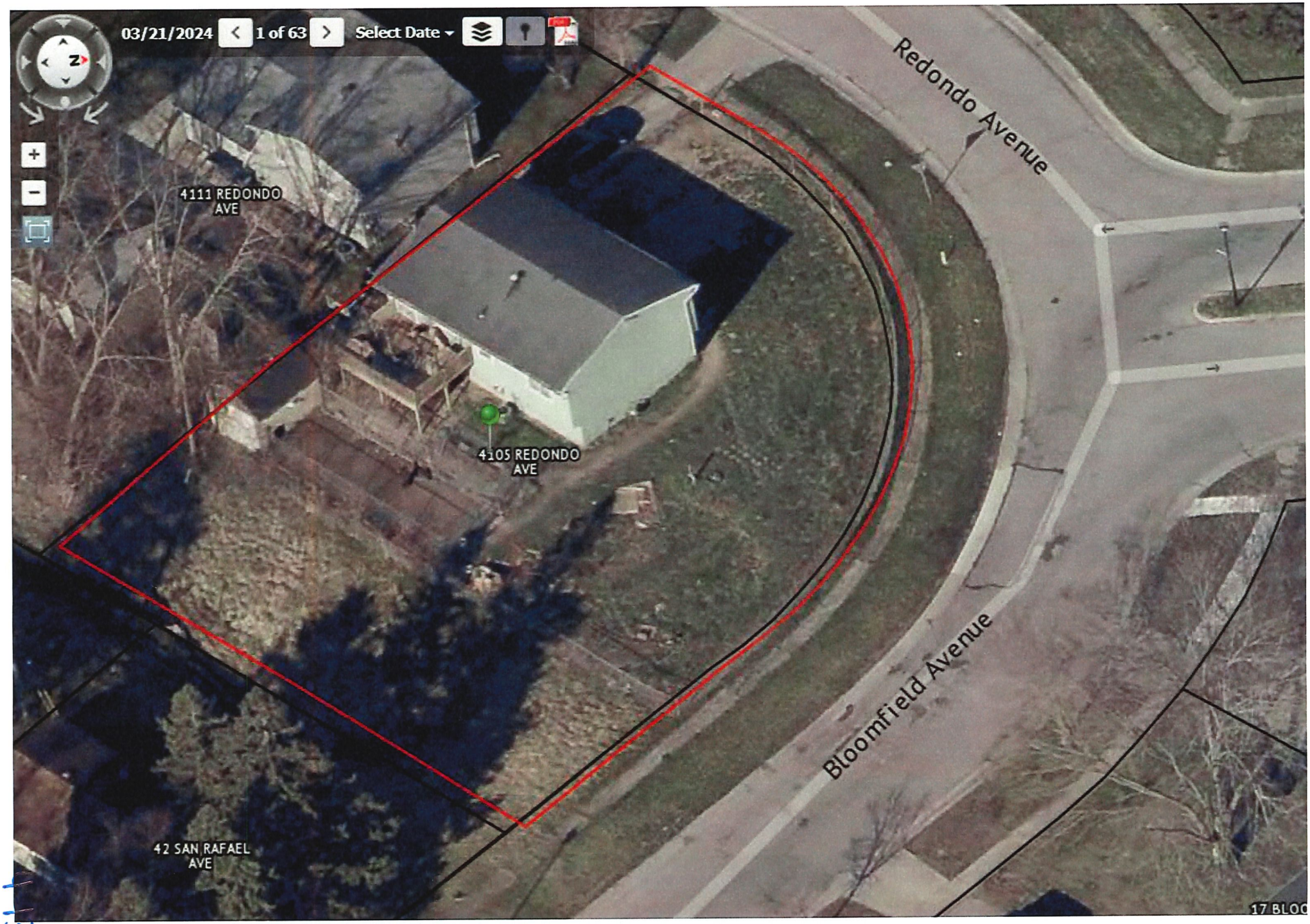
4105 Redondo Ave
Redondo Ave
Toledo, Ohio
Google Street View
Jun 2023
See more dates
Share
Google

4-10

4105 Redondo Ave
15 Bloomfield Ave
Toledo, Ohio
Google Street View
Jun 2023
See more dates
Share
Bloomfield Ave
Google

4106

PARCEL ID: 1028544
MARKET AREA: 1309R
EDWARDS RAMONN
TAX YEAR: 2025



/21/2024
1 of 44
Select Date
4123 HILL AVE
Redondo Avenue
Bloomfield
4105 REDONDO
4111 REDONDO AVE
42 SAN RAFAEL AVE
4121 REDONDO AVE
46 SAN RAFAEL

h1-h

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: 1028544
MARKET AREA: 1309R
EDWARDS RAMONN
TAX YEAR: 2025

ASSESSOR#: 05563104
ROLL: RP_OH
4105 REDONDO AVE
STATUS: Active

Record Navigator
1 of 1
Return to Search Results

Actions
Market Area Sales
Printable Summary
Printable Version

Reports
Mailing List
Property Attributes Export
Lucas Composite
Tax Bill
Property Record Card
Go

Summary - General

Tax District	TOLEDO CITY - TOLEDO CSD
Class	RESIDENTIAL
Land Use	510 : R - SINGLE FAMILY DWELLING, PLATTED LOT
Special Use	510 - 1 FAMILY-PLAT
Market Area	1309R - Click here to view map
Zoning Code	10-RS6 - Click here for zoning details
Zoning Description	Single-Family Residence-6
Water and Sewer	CITY WATER / CITY SEWER
Traffic	RESIDENTIAL SIDE STREET
Street Type	CONCRETE OR BLACKTOP
Owner	EDWARDS RAMONN
Property Address	4105 REDONDO AVE TOLEDO OH 43607
Mailing Address	4105 REDONDO AVE TOLEDO OH 43607
Legal Desc.	MEADOWSTREAM SUBDN LOT 103
Certified Delinquent Year	
Census Tract	73.02

Summary - Most Recent Sale

Prior Owner	MUDVILLE ESTATES LLC
Sale Amount	$0
Deed	24203384
Sales Date	18-JUL-2024

Summary - Values

	35% Values	100% Values	35% Roll	100% Roll
Land	9,140	26,100	9,140	26,100
Building	22,050	63,000	21,600	61,700
Total	31,190	89,100	30,740	87,800

Tax Credits

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

The property and tax information on this site represents data as of the current tax year.

Information provided is deemed a reliable point of reference but is not guaranteed and should be independently verified.

The boundary lines depicted in the map are for tax purposes only. They are not intended for conveyances, nor are they a Legal Survey.

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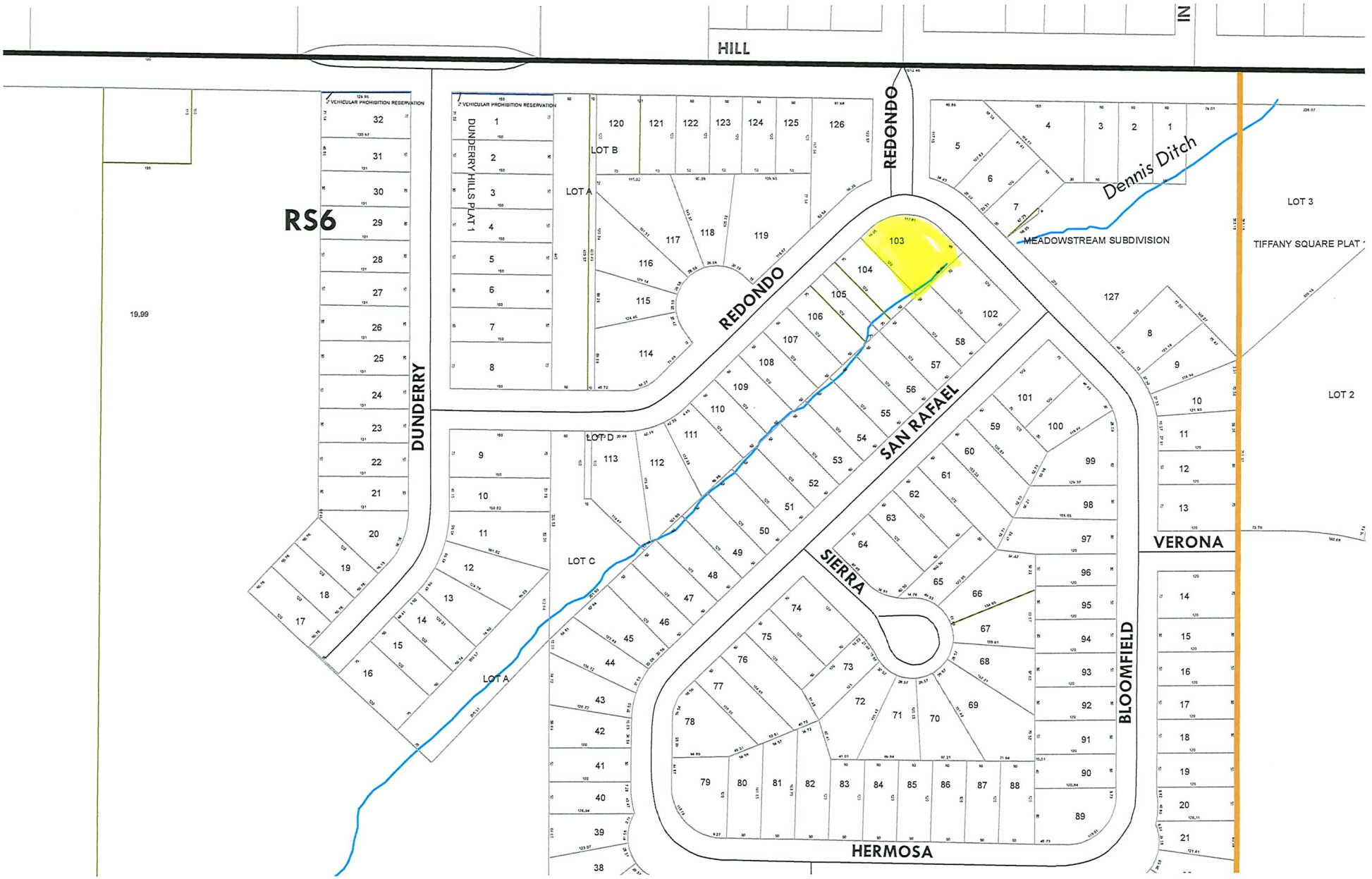
4105 REDONDO



4-16

Printable page

PARCEL ID: 1028544
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EDWARDS RAMONN
TAX YEAR: 2025

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ROLL: RP_OH
4105 REDONDO AVE
STATUS: Active

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Printed on Friday, May 9, 2025, at 3:16:29 PM EST