

HEARING DATE: February 24, 2025

BZA NO: BZA25-00002

APPLICANT: Nathan Walker

SITE LOCATION: 2437 Broadway St

ZONING DISTRICT: 10-RM36

SWO or NOL Issued: N/A

ANALYSIS: Applicant requests variance from TMC 1105.0201 (A). Setback's variance of 29' under the required 60' front setback for accessory building (carport).

STAFF COMMENTS: N/A

BOARD ACTION:

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

VOTING RESULTS:

APPROVED _____ DISAPPROVED _____ DEFERRED _____ WITHDRAWN _____

CONDITIONS OF APPROVAL:



RECEIVED
DEC 27 2024

CASE # BZA25-00062

CITY OF TOLEDO

Department of Economic and Business Development
Division of Building Inspection

One Government Center, Suite 1600 • Toledo, OH 43604 • Phone (419) 246-1220 • Fax (419) 246-1320 • www.toledo.oh.gov

APPLICATION TO THE ADMINISTRATIVE BOARD OF ZONING APPEAL (BZA)
TMC Chapter 1112.0200

Site Location 2437 Broadway Street Zoning District RM36 Date _____
Legal Description Riverside Addition Lots 344
Applicant's Name (print) Nathaniel Walker
Appeal (Dept. of Inspection ruling - Title Nine Sign Code) _____ Hardship Variance X
Exception _____ Appeal decision _____ ADA Accommodation _____
TMC § 1105.0201 Request front property line variance of 20 feet

Applicant Signature Nathaniel Walker Phone 419-403-9301
Applicant's Street Address 2437 Broadway St Fax _____
Applicant's City, State, Zip Toledo, Ohio 43609 E-Mail nwalker01@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) 246-1220 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 MJK Date 1/10/25
Reviewed by _____ Date _____ Staff Recommendation TRANSPORTATION HAS NO ISSUES. Aaron Salambor 1-10-25

Board Decision _____ Date _____
P: Inspection, BZA 3/15/2022 kjr



RECEIVED
DEC 27 2024

CASE # BZA25-00002

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 2437 Broadway Street Zoning District RM3b Date _____

Legal Description Riverside Addition Lots 344

Applicant's Name (print) Nathaniel Walker

Appeal (Dept. of Inspection ruling - Title Nine Sign Code) _____ Hardship Variance X

Exception _____ Appeal decision _____ ADA Accommodation _____

TMC § 1105.0201 Request front property line variance of 20 feet

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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

Nathaniel Walker
2437 Broadway Street
Toledo, OH 43609
Nhwalker01@yahoo.com
419-403-9301

12/26/2024

Toledo-Lucas County Plan Commission
One Government Center, Suite #1620
Toledo, OH 43604

Dear Members of the Toledo-Lucas County Plan Commission,

I am requesting a zoning variance for my property at 2437 Broadway St, Toledo, OH 43609. The unique geography, specifically its location by the Maumee River and the significant drop-off, makes it unfeasible to maintain the required 60-foot front setback per Toledo Municipal Code 1105.0201.

The land's natural drop-off to the river prevents construction of any structure 60 feet from the front property line without risking safety and stability. Granting the variance won't harm surrounding properties or public interest, and it will maintain the area's natural beauty without compromising community health, safety, or welfare.

I am requesting a variance to allow the construction of a 192 square foot carport at a reduced setback of 25 feet from the front property line, consistent with the previous garage on the property and other properties in the neighborhood. This variance will improve the quality of life for both me and my sister, who resides with me. We both are disabled senior citizens with diabetes. The proposed structure will provide us with safe and accessible shelter from the elements ensuring our comfort and well-being while enabling us and our neighbors to enjoy the natural beauty of the riverfront. I have attached the necessary site plans and supporting documents for your review. I am available to provide any additional information or answer any questions you may have regarding this request.

Thank you for considering my application. I look forward to your favorable response.

Sincerely,

Nathaniel Walker

2437 Broadway St. Toledo, Ohio 43609

Request for a variance to the 60 feet front property line setback
requirement for accessory buildings outlined in the Toledo Municipal
Code 1105.0201

Printable page

PARCEL ID: 1324511

MARKET AREA: 601R
WALKER NATHANIEL H
TAX YEAR: 2025

Summary - General

Tax District	TOLEDO CITY - TOLEDO CSD
Class	RESIDENTIAL
Land Use	520 : R - TWO FAMILY DWELLING, PLA
Special Use	520 - 2 FAMILY-PLAT
Market Area	601R - Click here to view map
Zoning Code	10-RM36 - Click here for zoning details
Zoning Description	Multi-Family Residence-36
Water and Sewer	CITY WATER / CITY SEWER
Traffic	MAIN - MAJOR ARTERY
Street Type	CONCRETE OR BLACKTOP
Owner	WALKER NATHANIEL H
Property Address	2437 BROADWAY ST TOLEDO OH 43609
Mailing Address	2437 BROADWAY ST TOLEDO OH 43609
Legal Desc.	RIVERSIDE ADDITION LOTS 3 & 4
Certified Delinquent Year	
Census Tract	54

Summary - Most Recent Sale

Prior Owner	LUCAS COUNTY LAND REUTILIZATION
Sale Amount	\$0
Deed	17204809
Sales Date	20-JUL-2017

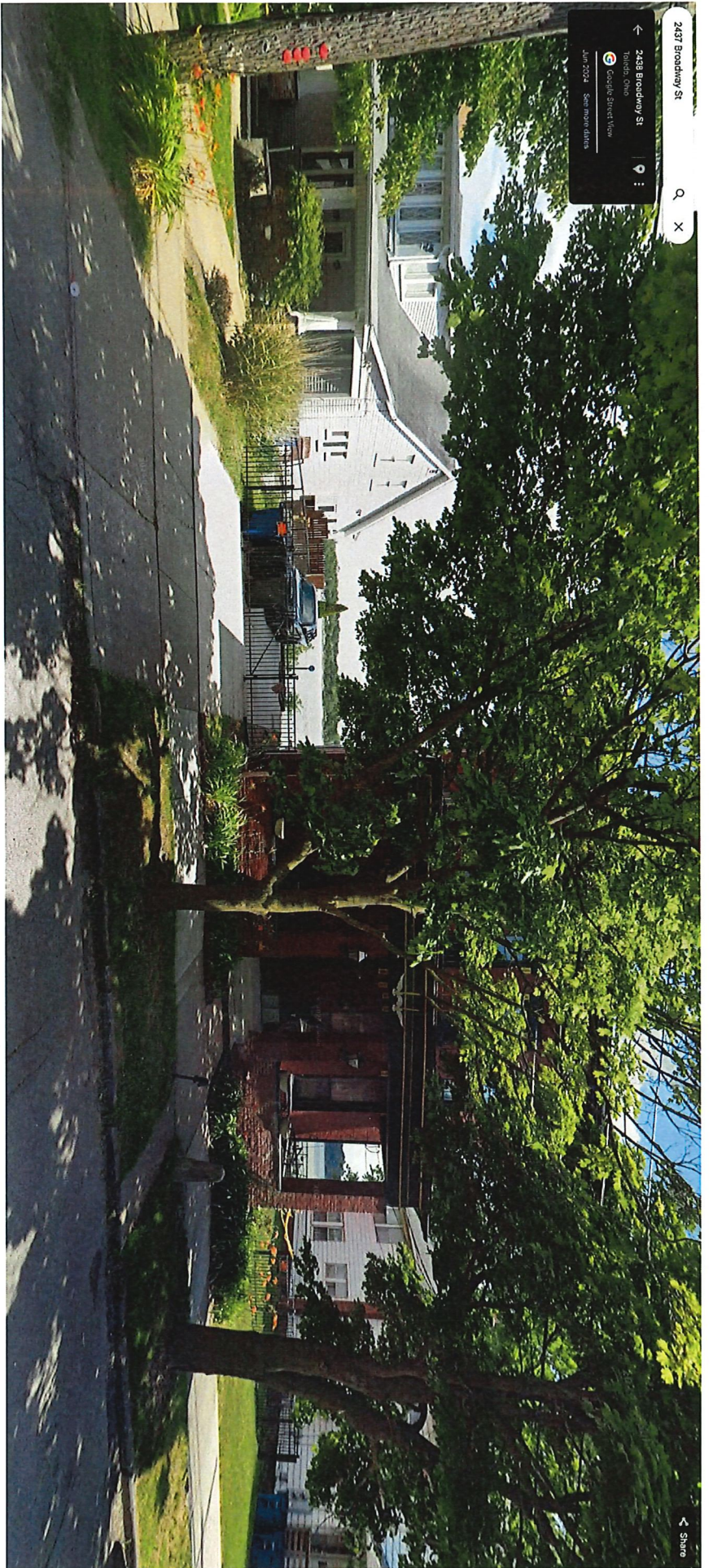
Summary - Values

	35% Values	100% Values
Land	7,140	20,400
Building	18,590	53,100
Total	25,730	73,500

Tax Credits

1105.0201 Setbacks

- A. No accessory building shall be located less than 60 feet from the primary front lot line.
 - B. No accessory building shall be closer than 10 feet to the main building, except that an accessory building may not be nearer than 5 feet to the main building if no windows or doors are located in that portion of the wall of the main building that is directly opposite and parallel to a wall of the accessory building.
 - C. No accessory building shall be closer than 3 feet to any side or rear lot line.
 - D. The secondary frontage for an accessory building on a double frontage lot is subject to front yard setback requirements per Sec.1106.0100.
 - E. The secondary frontage for an accessory building on a corner lot must be setback at least as far as the main structure.
- (Ord. 670-10. Passed 12-21-10. Ord. 276-13. Passed 05-28-13.)



2437 Broadway St
2438 Broadway St
Hudson, Ohio
Google Street View
Jun 2024 · See more dates

Show

3-7

2437 Broadway St

← 2436 Broadway St Toledo, Ohio
Open Street View
Jun 2024 See more dates



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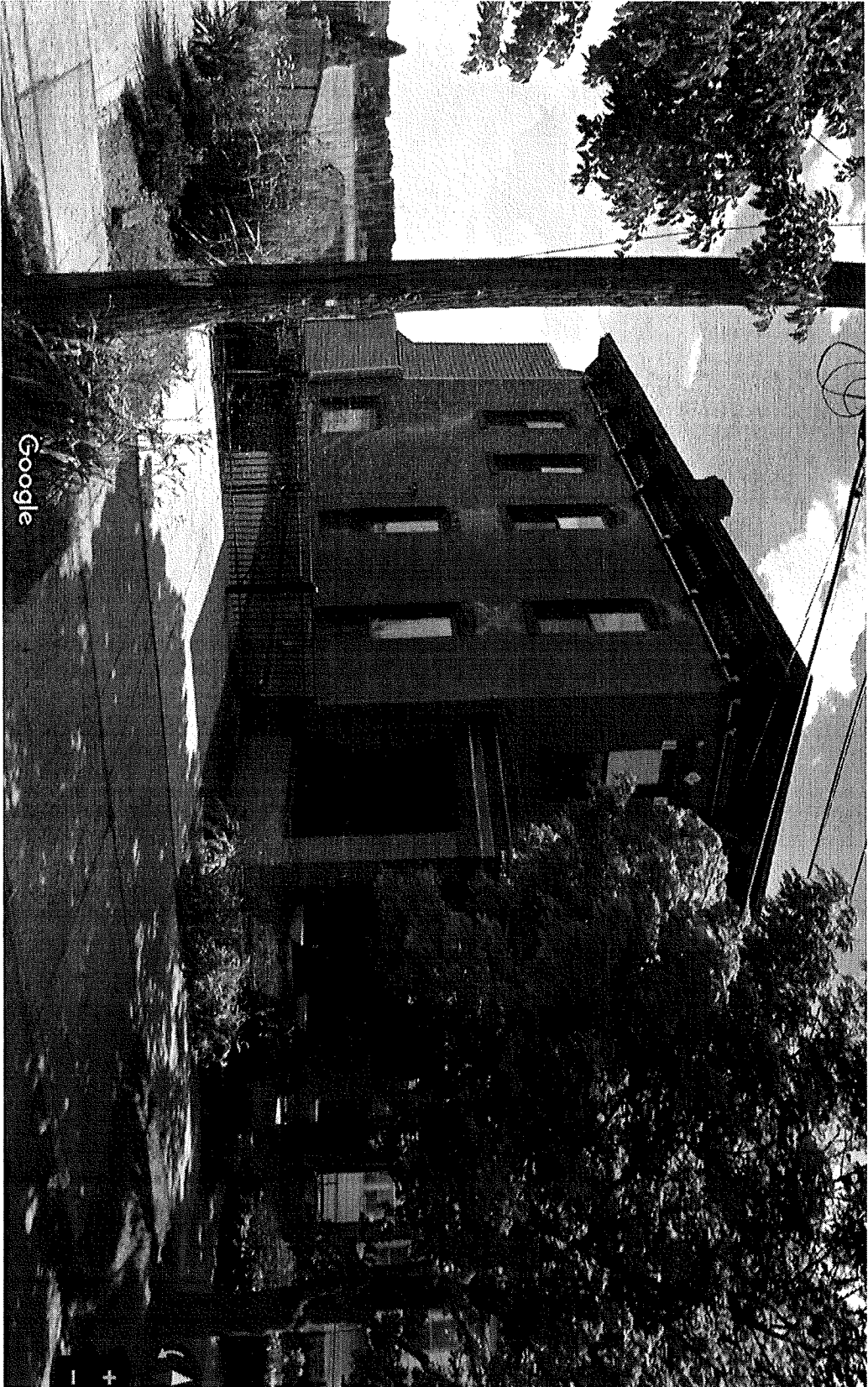




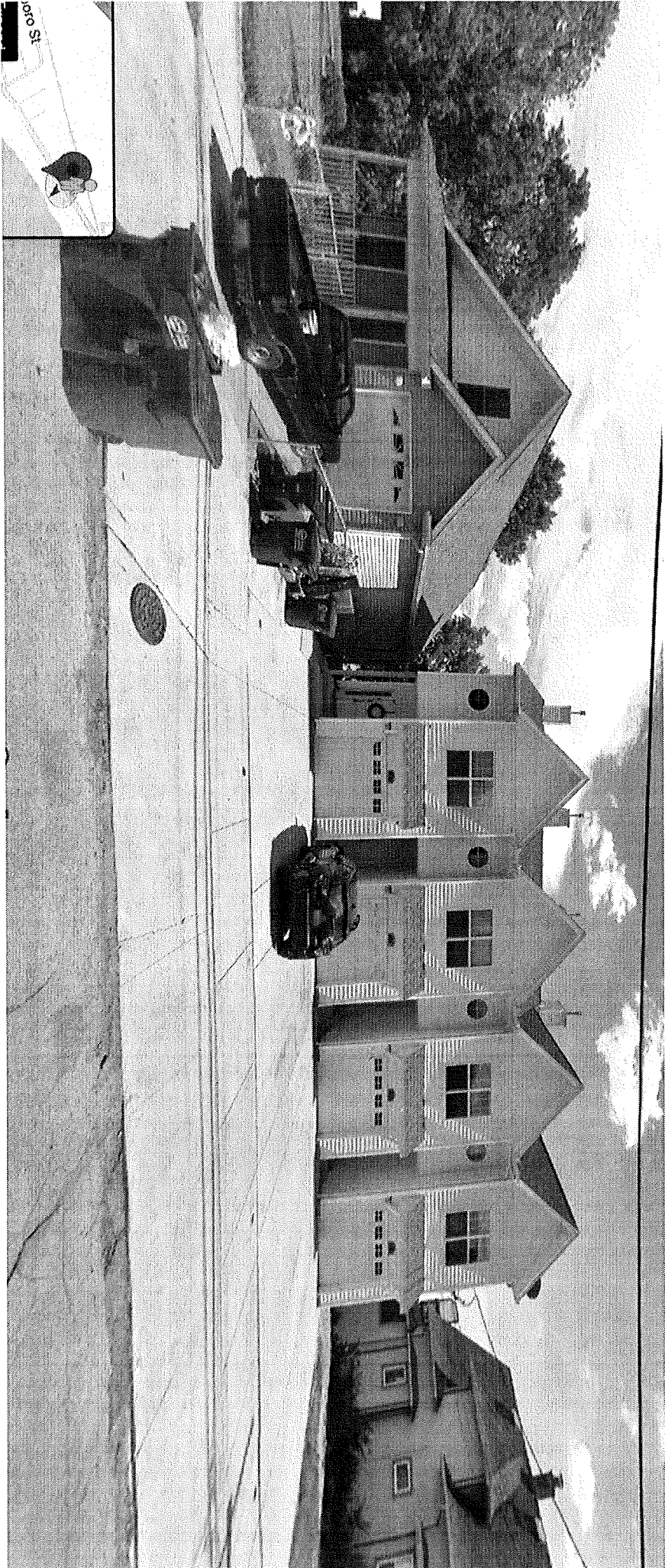
1900's



Current



Current Neighborhood Parking



3-13

Variance Rationale

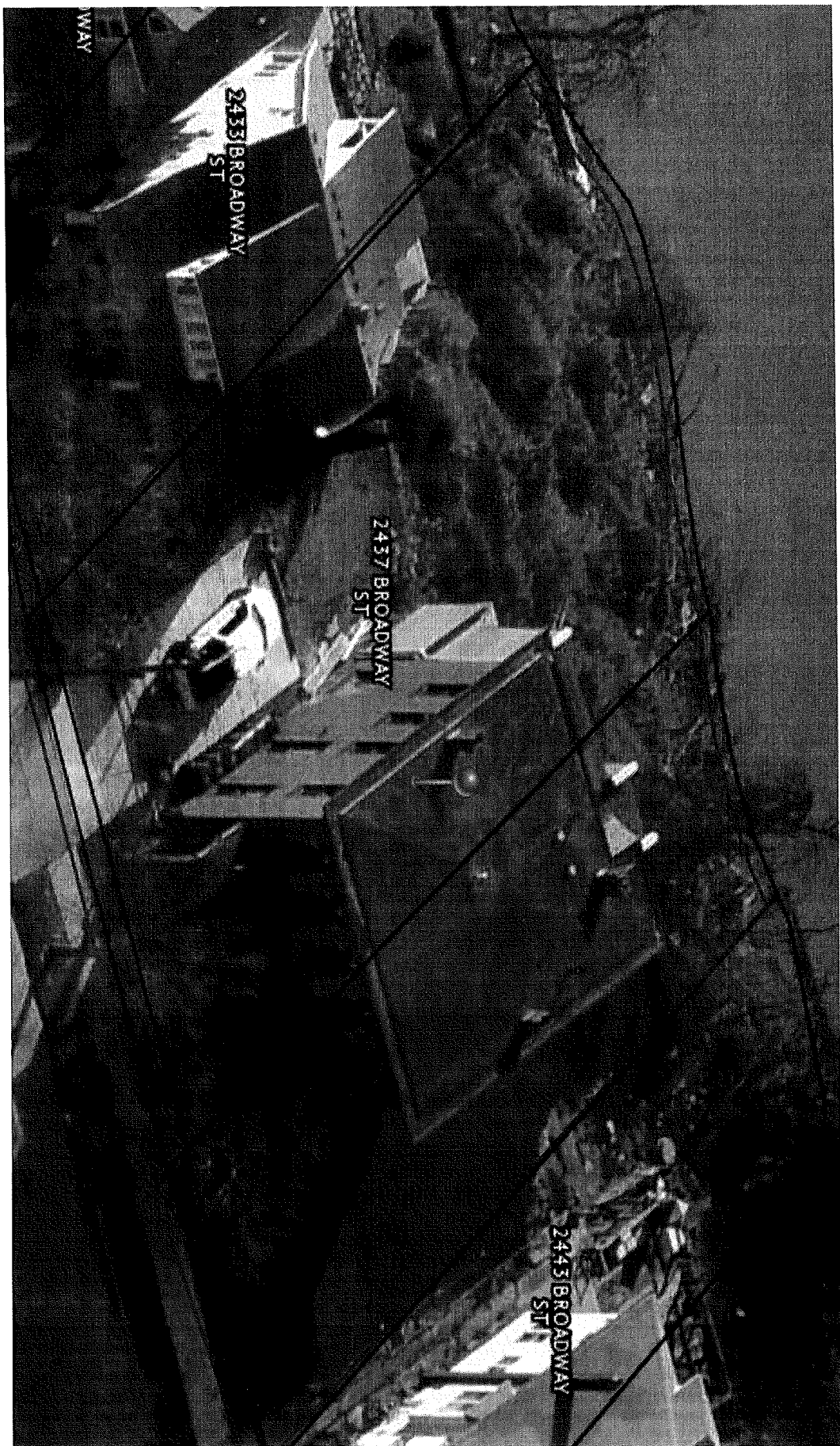
The 60 feet front property line setback requirement for accessory buildings, is outlined in the Toledo Municipal Code 1105.0201.

The natural drop-off to the river presents a significant challenge in adhering to the current zoning regulations. The topography of the land makes it impossible to construct any structure 60 feet from the front property line without compromising the safety and stability of the building.

I am requesting a variance to allow the construction of a 198 square foot open carport at a reduced setback of 20 feet from the front property line similar to the previous garage that was on the property and similar to other garages in the neighborhood (slide 4).

This variance will improve the quality of life for both me and my sister, who resides with me. We both are disabled senior citizens (58 & 59) with diabetes. The proposed structure will provide a safe and accessible shelter from the weather, not interfering with the natural beauty of the riverfront while ensuring our comfort and well-being.







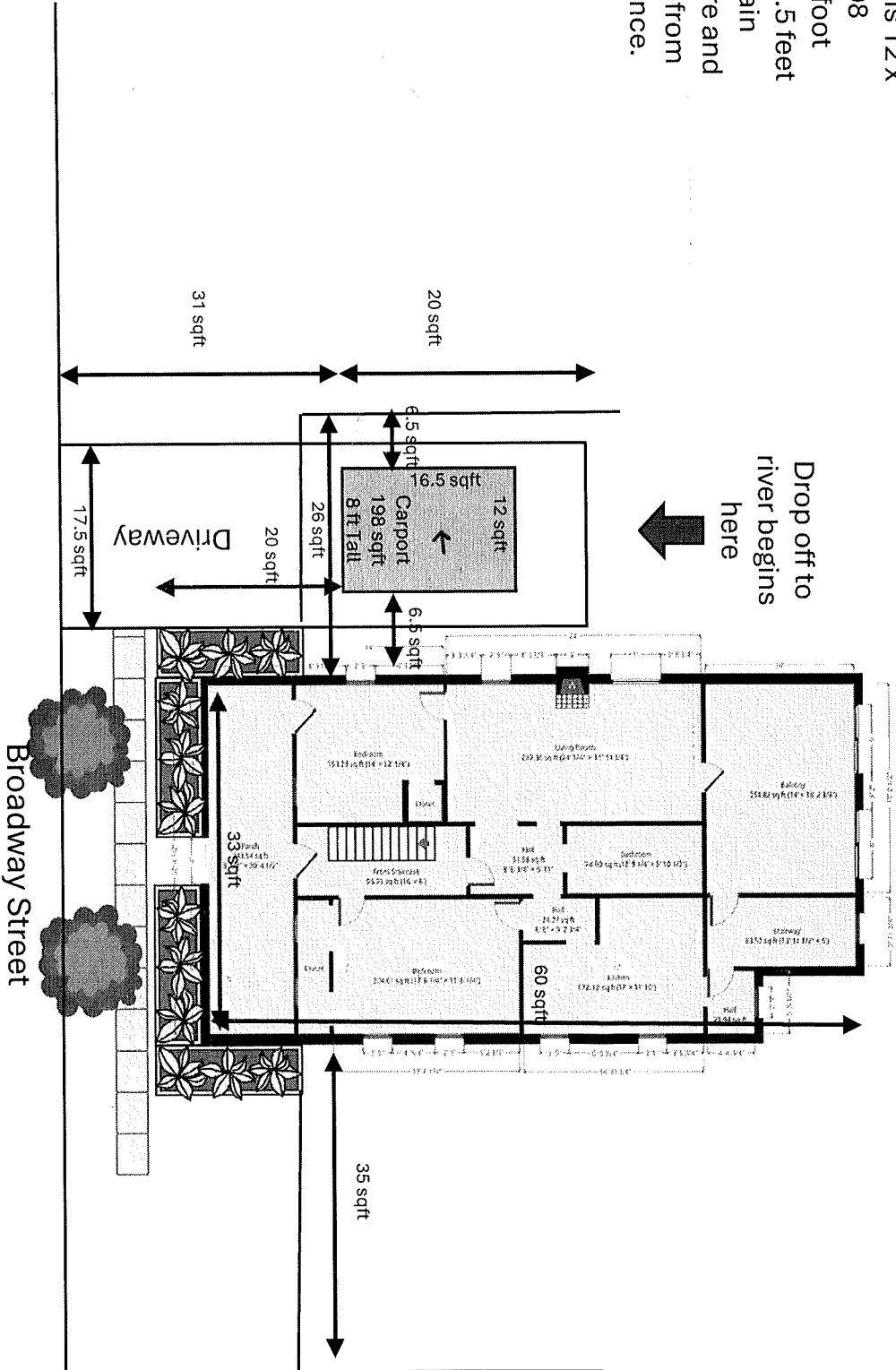




6-25



Proposed
carport is 12 x
16.5 (198
square foot
and is 6.5 feet
from main
structure and
6.5 feet from
north fence.

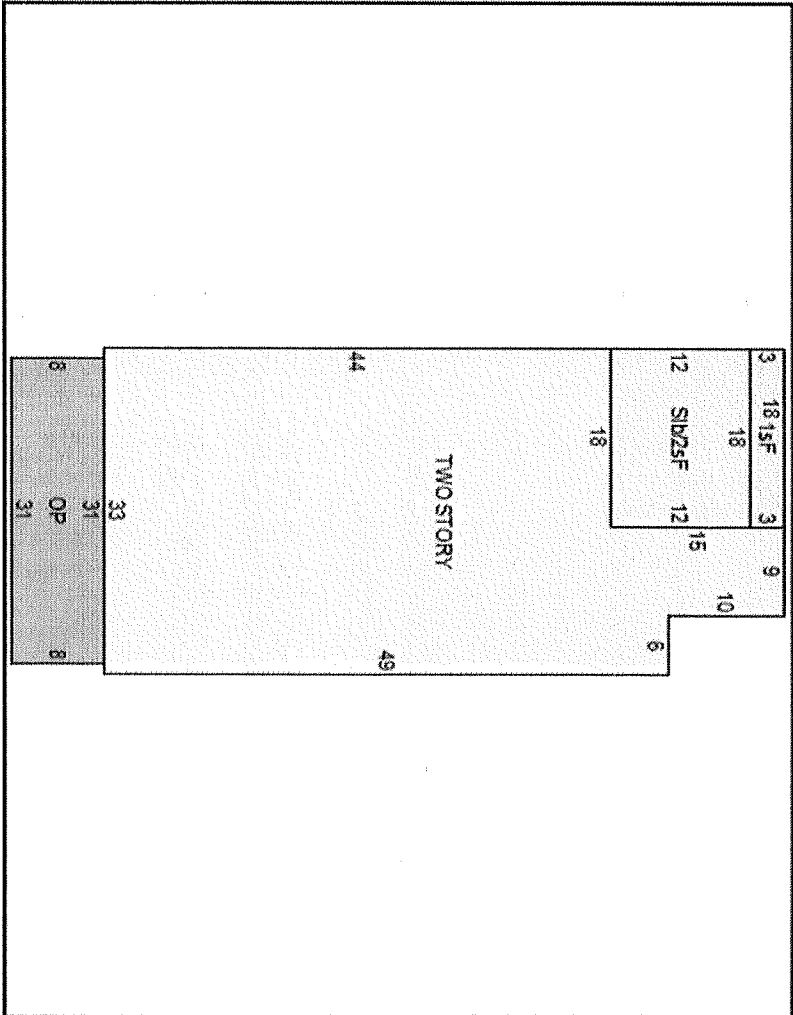


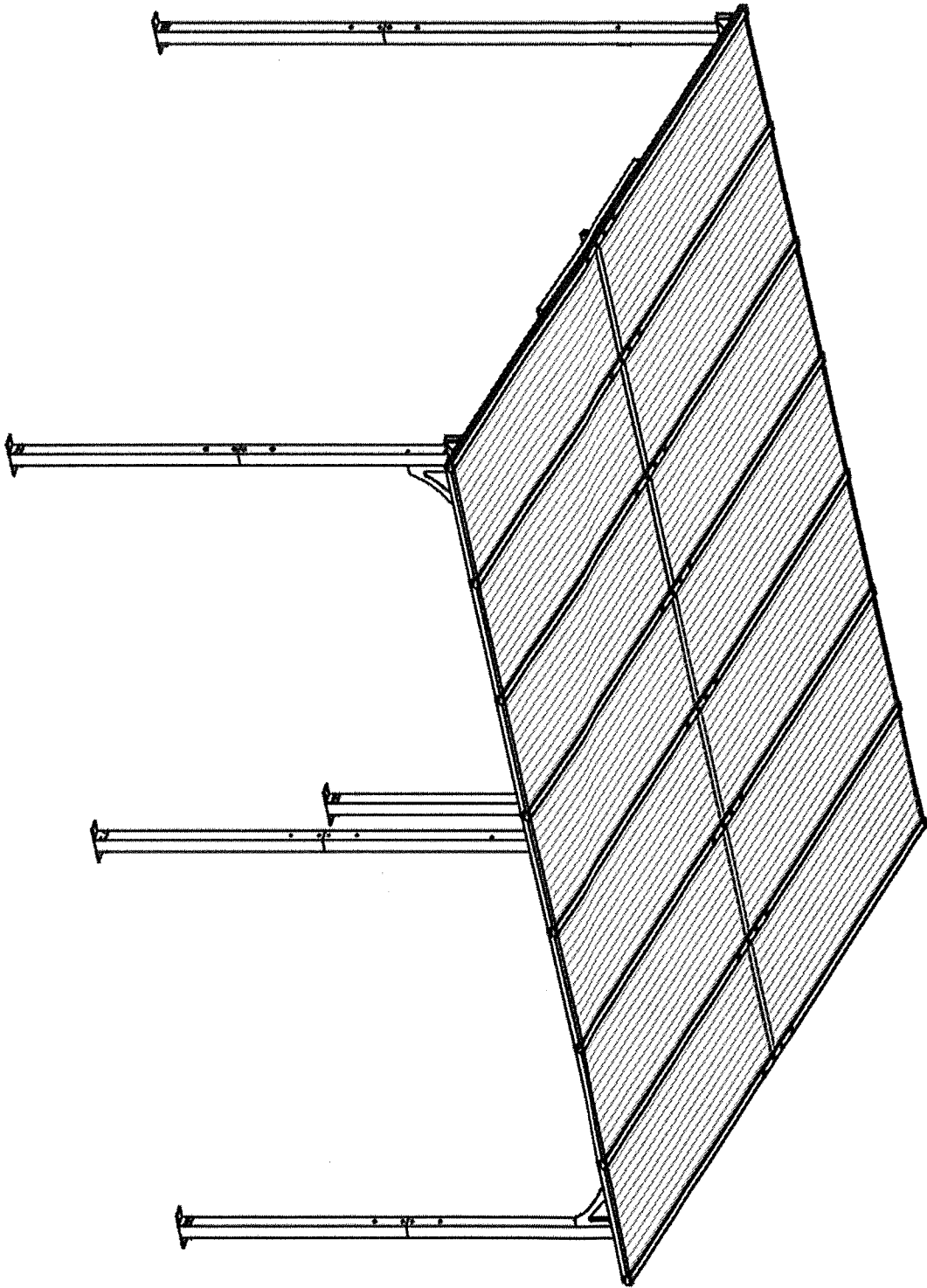
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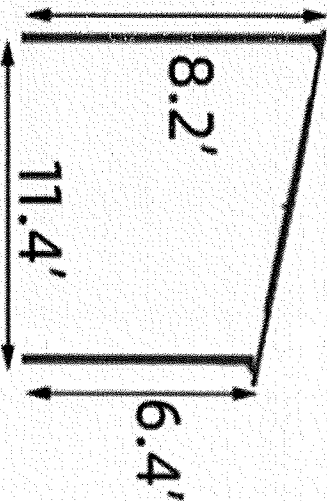
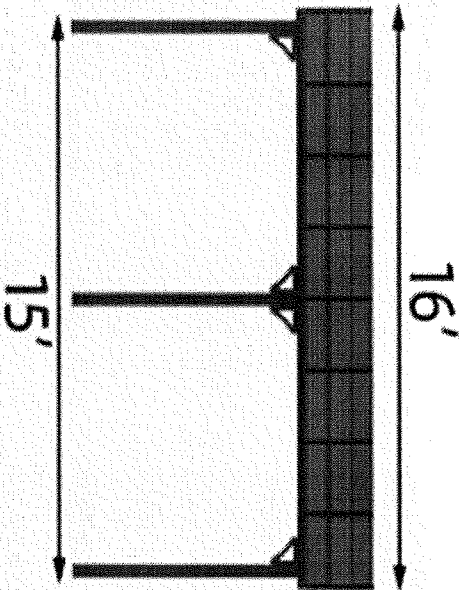
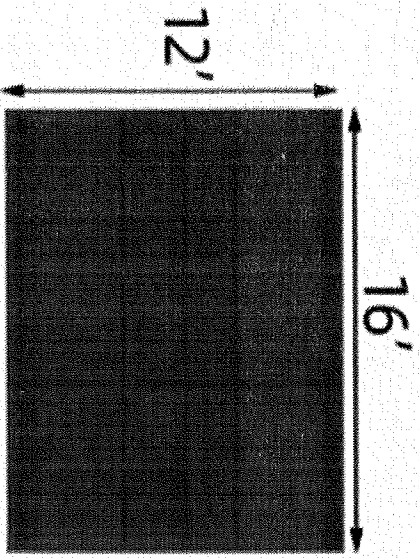
City of Toledo AREIS Data

Residential Building Information

Occupancy	TWO FAMILY
Wall Type	PART BRICK
Main Building Story Height	TWO STORY
Max Story Height	TWO STORY
Garage Type	NA
Attic Type	NONE
Bsmt. Type	FULL
Foundation Type	MIXED - PART BSMT
Year Built	1855
Base Att	0
Base Bsmt	1,617
SFLA 1st Floor	1,887
SFLA 2nd Floor	1,833
SFLA 3rd Floor	0
SFLA Attic	0
SFLA Basement	0
TLA	3,720
Unfinished Space (included in TLA)	
Rooms	14
Bedrooms	5
Full Baths	5
Half Baths	0
Add. Fix	0
Fp. Op.	0
Heav/VAC	FORCED AIR HEAT
Grade	C-
Condition	3: AVERAGE







Frame Material: 6 x 6 Pressure Treated Wood
 Canopy Material: UV Protected Polycarbonate

BROADWAY ST

