

**GENERAL INFORMATION**

Subject

- Request - Vacation of a portion of Champlain Street and abutting alley, located west of Michigan Street, north of Rex Street
- Applicant + Owner - Henry Gertzweiler, Inc.  
921 Galena Street  
Toledo, OH 43611
- Engineer - Frederick Associates  
4645 N. Summit Street  
Toledo, OH 43611

Site Description

- Zoning - RS6 / Single-family Residential
- Area - ± 0.38 Acres
- Frontage - ± 30' along Champlain Street
- Existing Use - Vacant Lot
- Proposed Use - Manufacturing

Area Description

- North - IL, RS6 / Manufacturing, Warehouse
- South - RD6, RS6 / Single-family Homes, Champlain Street and Res Street Right-of-way
- East - RS6 / Single-family Homes
- West - RS6, IG/ Single-family Home, Industrial Warehouse

Parcel History

- Z-133-82 - Resolution No. 133-82 requesting a zoning for properties located in the “Northern Tier” of North Toledo. Approved by Ord.620-82

Applicable Plans and Regulations

- Toledo Municipal Code Part Eleven: Planning and Zoning
- Toledo 20/20 Comprehensive Plan

**STAFF ANALYSIS**

**Staff report not available at the time of publication.**

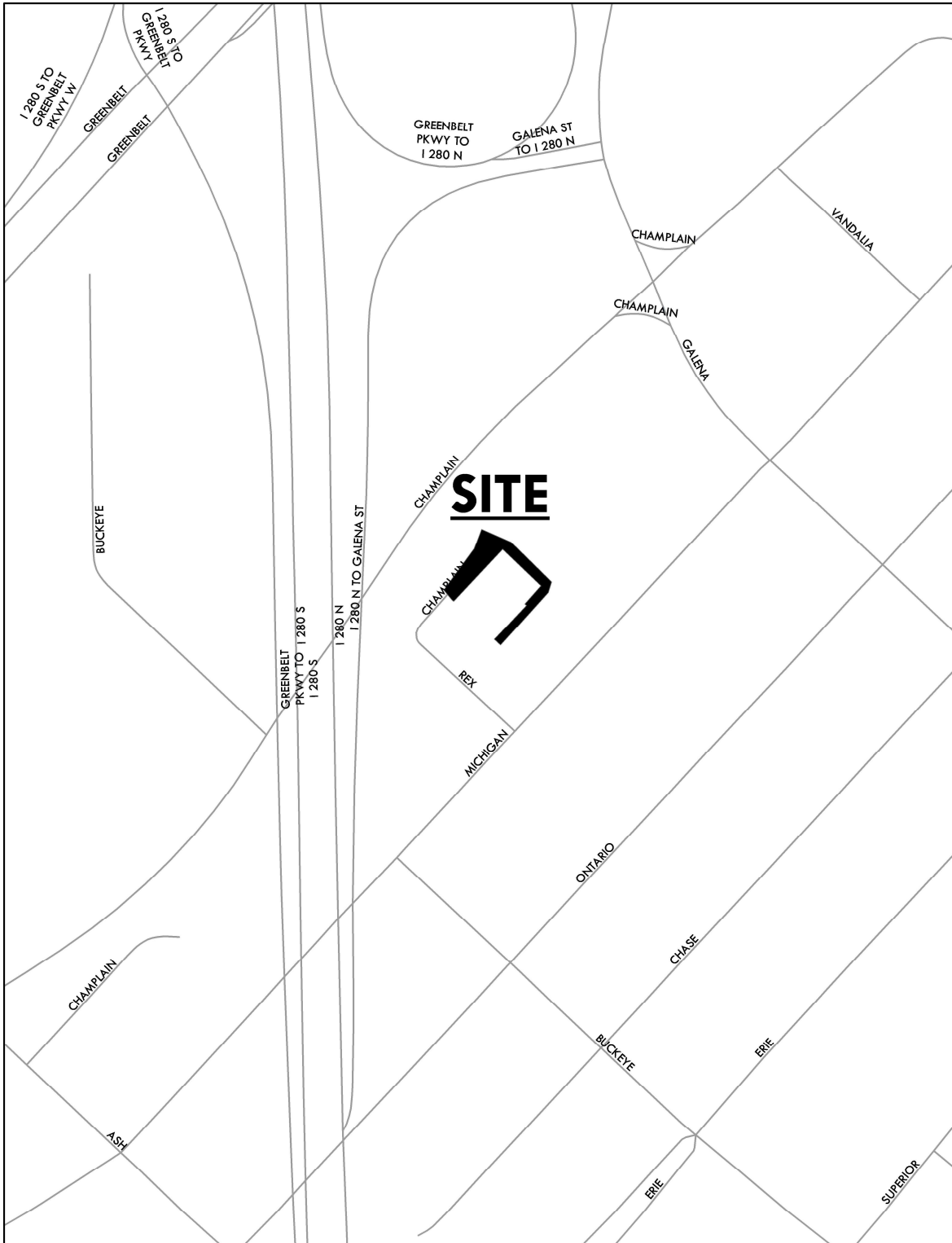
STREET VACATION  
TOLEDO PLAN COMMISSION  
REF: V-244-24  
DATE: June 13, 2024  
TIME: 2:00 P.M.

CITY COUNCIL COMMITTEE OF  
ZONING AND PLANNING  
DATE: July 16, 2024  
TIME: 4:00 P.M.

ET  
Three (3) sketches follow

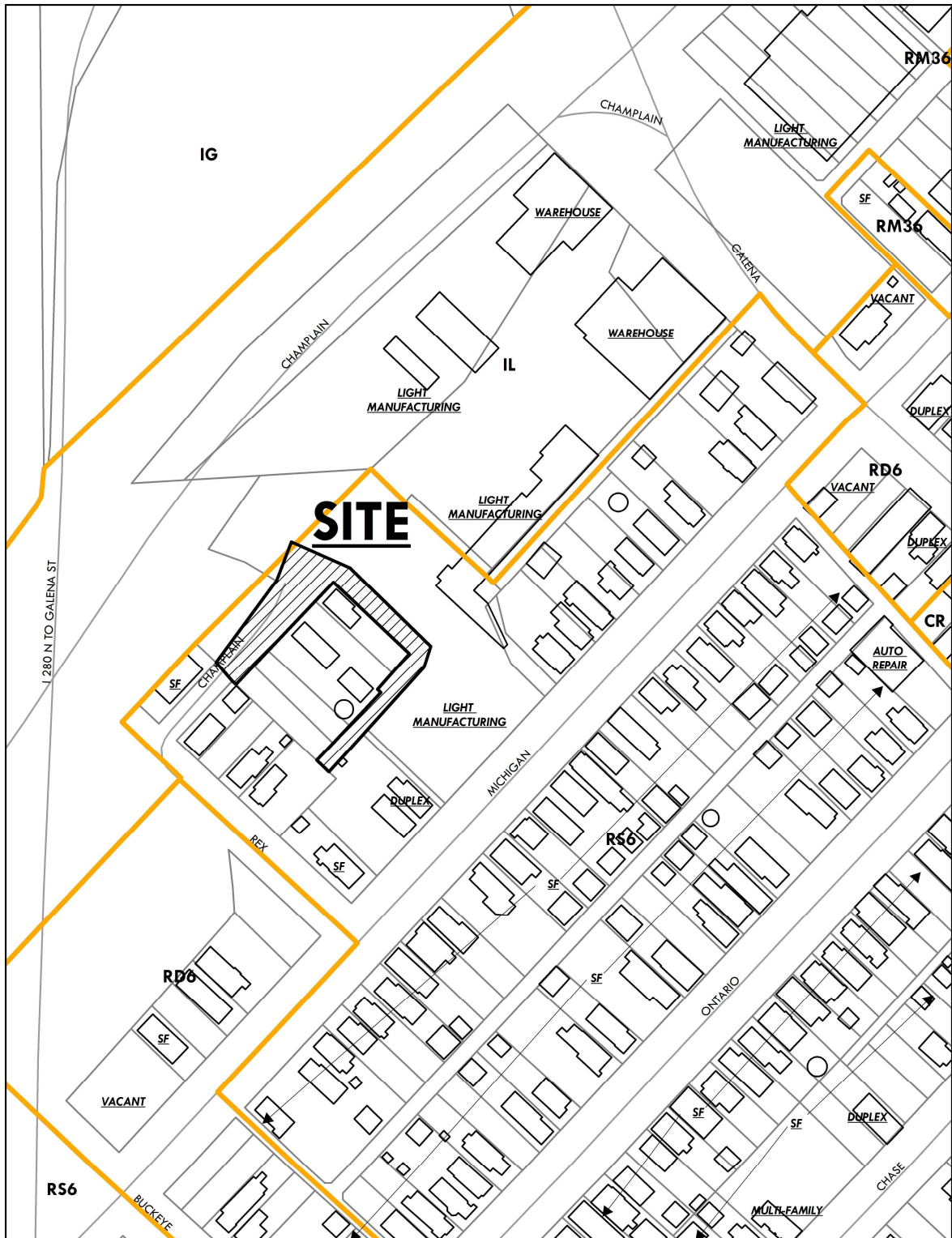
# GENERAL LOCATION

V-244-24



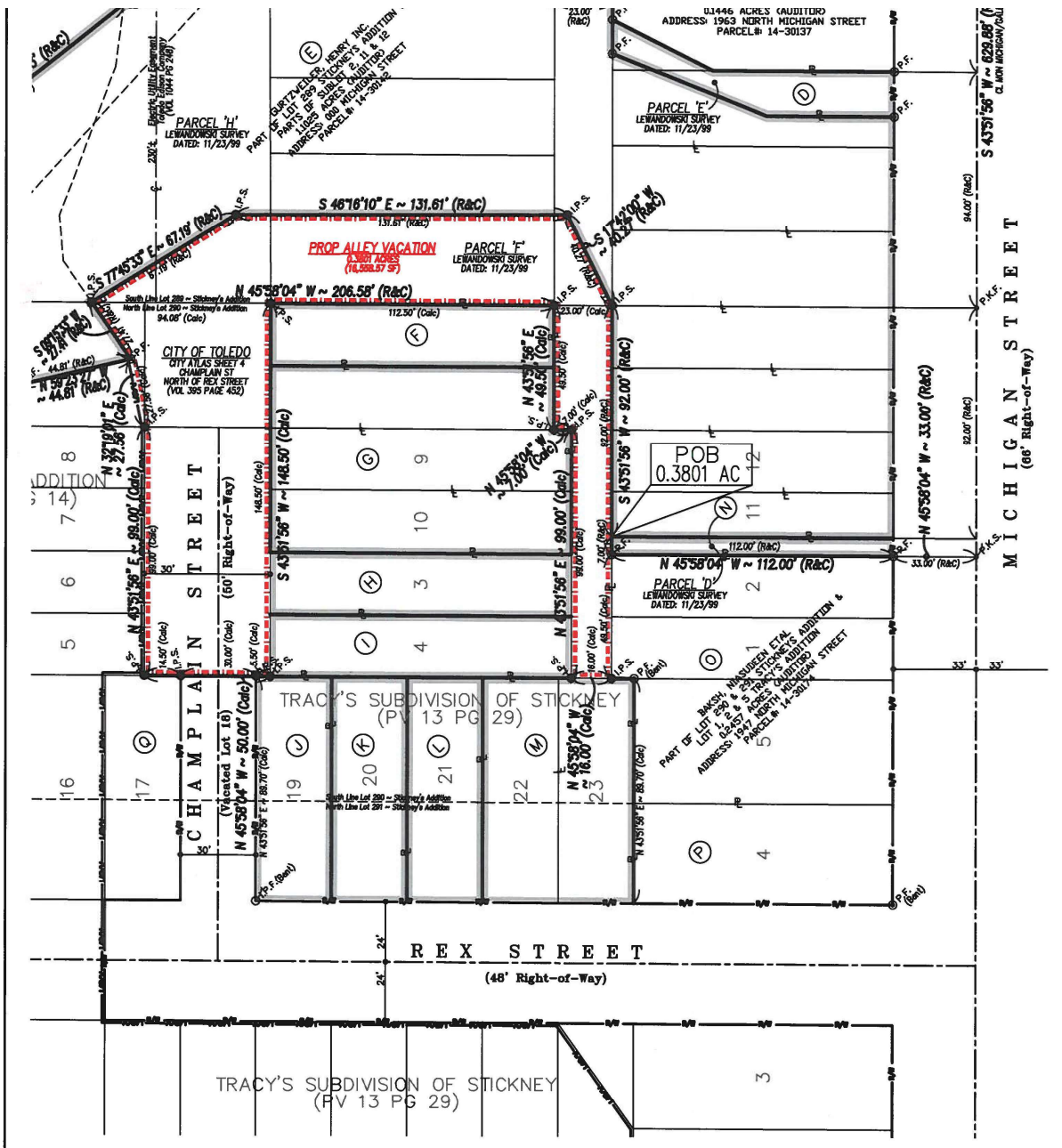
# ZONING & LAND USE


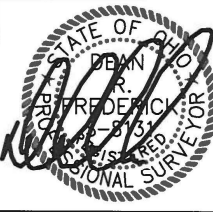
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# SURVEY

# V-244-24



 <p><b>FREDERICK ASSOCIATES</b> ENGINEERS - SURVEYORS - PLANNERS 4645 NORTH SUMMIT STREET PHONE 419-340-2650 TOLEDO, OHIO 43611 FAX 419-726-1995</p> <p>4/26/24 SCALE: 40 DRAWN: ASR CHECKED: DRF</p>	<p><b>ALLEY VACATION</b> HENRY GURTZWEILER, INC 0.3801 ACRES PART OF LOT 290 &amp; LOT 291 STICKNEY'S 3RD ADDITION (PV 2A PG 2) STICKNEY'S ADDITION OF LOT 290 (PV 16 PG 14) CITY OF TOLEDO LUCAS COUNTY, STATE OF OHIO</p>		<p>DATE: APR 2024 JOB No: 23-2397 SHEET 1/3</p>
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