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CITY OF TOLEDO

BY 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

CASE # BZA25-00026

APPLICATION TO THE ADMINISTRATIVE BOARD OF ZONING APPEAL (BZA)

TMC Chapter 1112.0200

Site Location 3043 118th Street Toledo, OH 43611 Zoning District RS-6 Date 05/01/2025

Legal Description Sunny Beach Lot 48 (Previously 48+49) Combined

Applicant's Name (print) Daniel J. and Lori A. Rysz

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

Exception X Appeal decision _____ ADA Accommodation _____

TMC § 1107.1202 (A)1

Applicant Signature Daniel J. Rysz Lori A. Rysz Phone (419) 386-6477

Applicant's Street Address 3043 118th Street Fax _____

Applicant's City, State, Zip Toledo, OH 43611 E-Mail lari_rysz@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 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 NO

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 MC Date 5/12/25

Reviewed by _____ Date _____ Staff Recommendation TRANSPORTATION / TRAFFIC

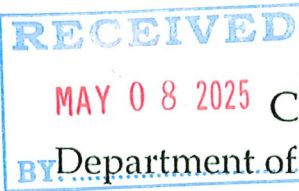
MANAGEMENT DOES NOT HAVE ANY ISSUES. AMM 5-13-25

Board Decision _____ Date _____

P: Inspection, BZA

3/15/2024 kjr

6-1

CASE # BZA-25-00076

CITY OF TOLEDO

BY 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)

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TMC § 1107.1202 (A)1

Applicant Signature Daniel J. Rysz Lori A. Rysz Phone (419) 386-6477
Applicant's Street Address 3043 118th Street Fax _____
Applicant's City, State, Zip Toledo, OH 43611 E-Mail lori-rysz@yahoo.com

Applications must be accompanied with:

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Reviewed by _____ Date _____ Staff Recommendation _____

Board Decision _____ Date _____

P:, Inspection, BZA

3/15/2024 kjr

6-2

HEARING DATE: June 16, 2025

BZA NO: BZA25-00026

APPLICANT: Lori & Daniel Rysz

SITE LOCATION: 3043 118th St

ZONING DISTRICT: 10-RS6

SWO or NOL Issued: N/A

CODE DESCRIPTION: 1107.1202 Setbacks.
A. Residential Districts. In Residential Districts:
1. No parking space may be located within the front yard, except that parking spaces for detached houses, attached houses, and duplexes may be located on a driveway.

ANALYSIS: Applicant requests to install asphalt within the required front yard.

BOARD ACTION:

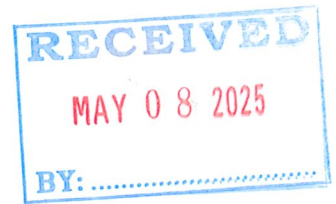
MOTION TO APPROVE/DISAPPROVE:	1 ST /2 ND MOTIONS	1 ST /2 ND IF 2 ND MOTION	YEA	NAY	ABSENT	RECUSE	LEFT BEFORE VOTE TAKEN
Devon Overton	_____	_____	_____	_____	_____	_____	_____
Julia Randles	_____	_____	_____	_____	_____	_____	_____
Eric Craig	_____	_____	_____	_____	_____	_____	_____
Christy Soncrant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

VOTING RESULTS:

APPROVED _____ DISAPPROVED _____ DEFERRED _____ WITHDRAWN _____

CONDITIONS OF APPROVAL:

Daniel J. And Lori A Rysz
3043 118th Street
Toledo, OH. 43611
(419)386-6477
lori_rysz@yahoo.com



May 01, 2025

To: City of Toledo Zoning Board

Subject: Residential Zoning Variance Request: Driveway

Dear Zoning Board,

We are writing to formally request a zoning variance for our residence at 3043 118th Street Toledo, OH 43606 regarding the requirement to extend our existing driveway by an additional 18'.

Our current stone driveway is approximately 36' long and 22' wide. We are planning to improve the driveway by professionally asphaltting the existing footprint. However, due to financial constraints, we are unable to afford the cost of extending the driveway by the additional 18' required by zoning code.

The current driveway size meets our household needs, and the planned asphalt upgrade will enhance the property's appearance and compliance with the paved surface standards.

We respectfully request that a variance be granted to allow us to pave the existing driveway without requiring the additional 18' extension.

Thank you for your consideration.

Sincerely,

Two handwritten signatures in black ink. The first signature, "Daniel J. Rysz", is written in a cursive style. The second signature, "Lori A. Rysz", is also in cursive and is written below the first signature.

Attachments: Application; Check for \$200 for application fee; 3 color photos of the property, a letter from the neighbor/owner in the abutting property (3046 119th Street) and a scaled site plan.

04/29/2025

I, Carol J. Kinsey am the neighbor at residing at 3046 119th Street, whose property abbutts to the rear of the Rysz property at 3043 118th Street Toledo, OH 43611. Daniel Rysz described to me that he would like to complete his current driveway with asphalt, however there is a hardship with the cost of adding the additional extension to achieve the footage as required by the current zoning code.

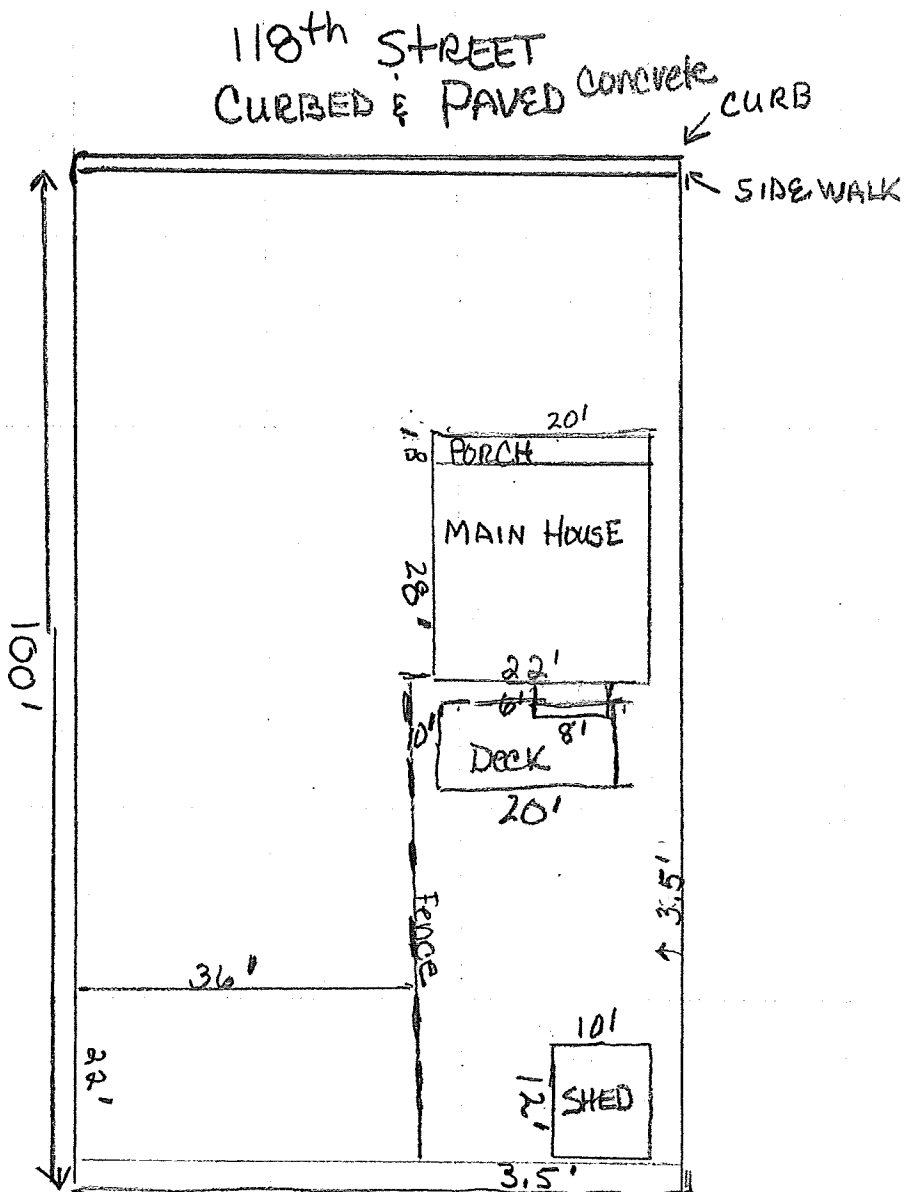
I do not object to him completing the asphalt and getting a variance to forgo the additional length required. If you need to contact me, please call me at (419) 923-6305.

Sincerely,

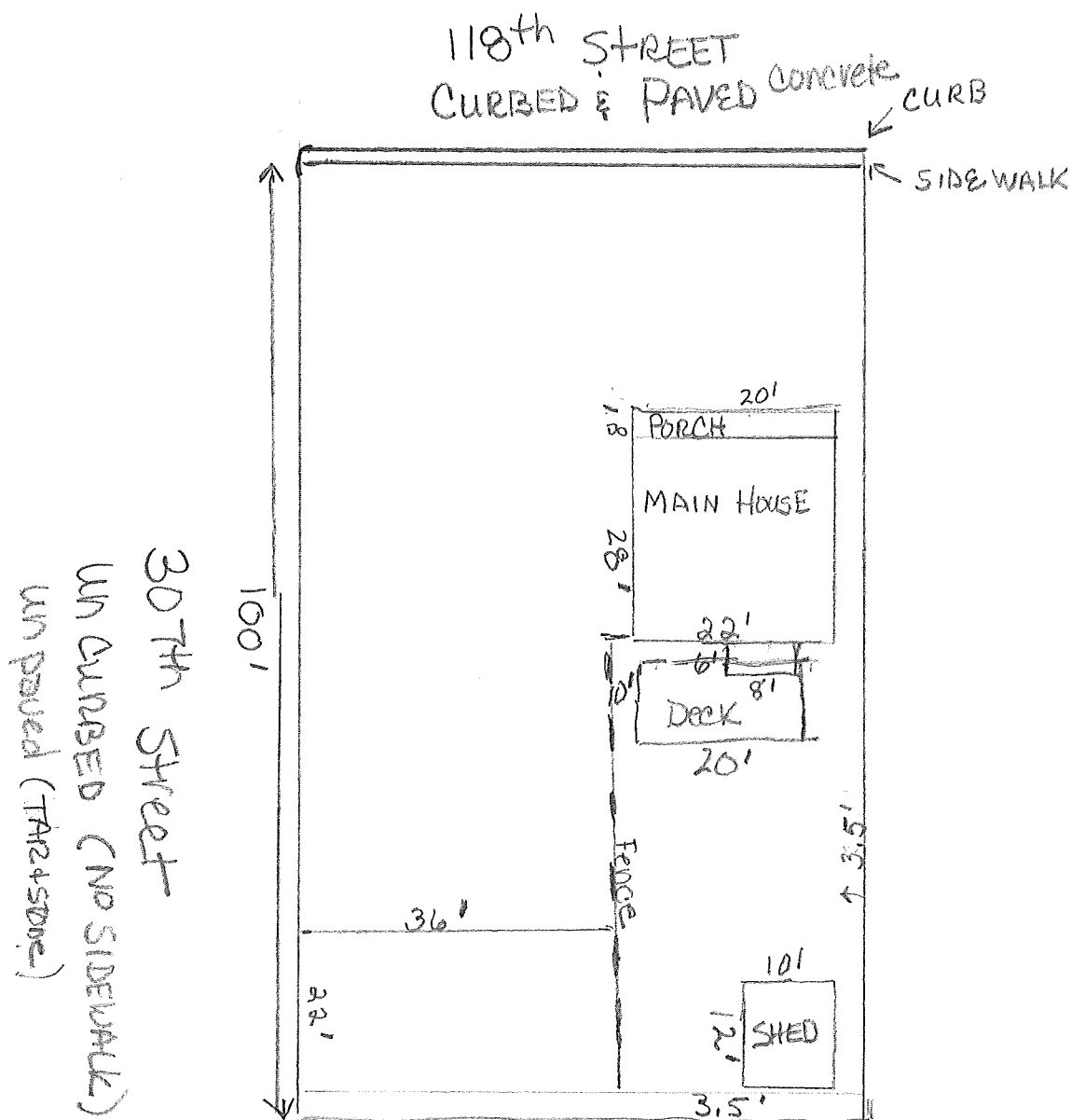
A handwritten signature in cursive script that reads "Carol Kinsey".

Carol Jean Kinsey

307th Street
 UN CURBED (NO SIDEWALK)
 UN PAVED (TAR+STONE)



3043 118th Street
 Toledo, OH 43611



3043 118th Street
Toledo, OH 43611



6-6





Toledo



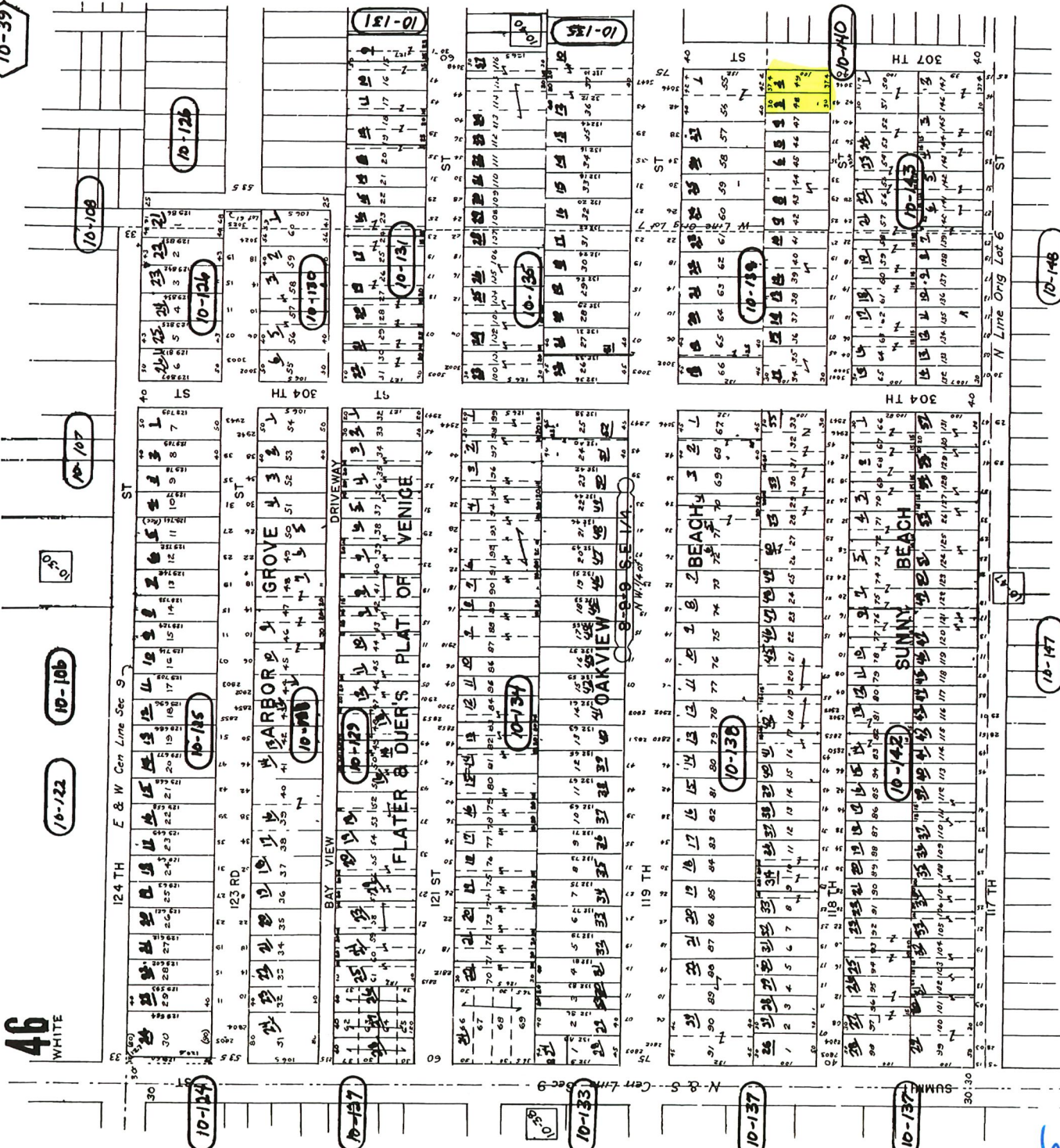
307 ST

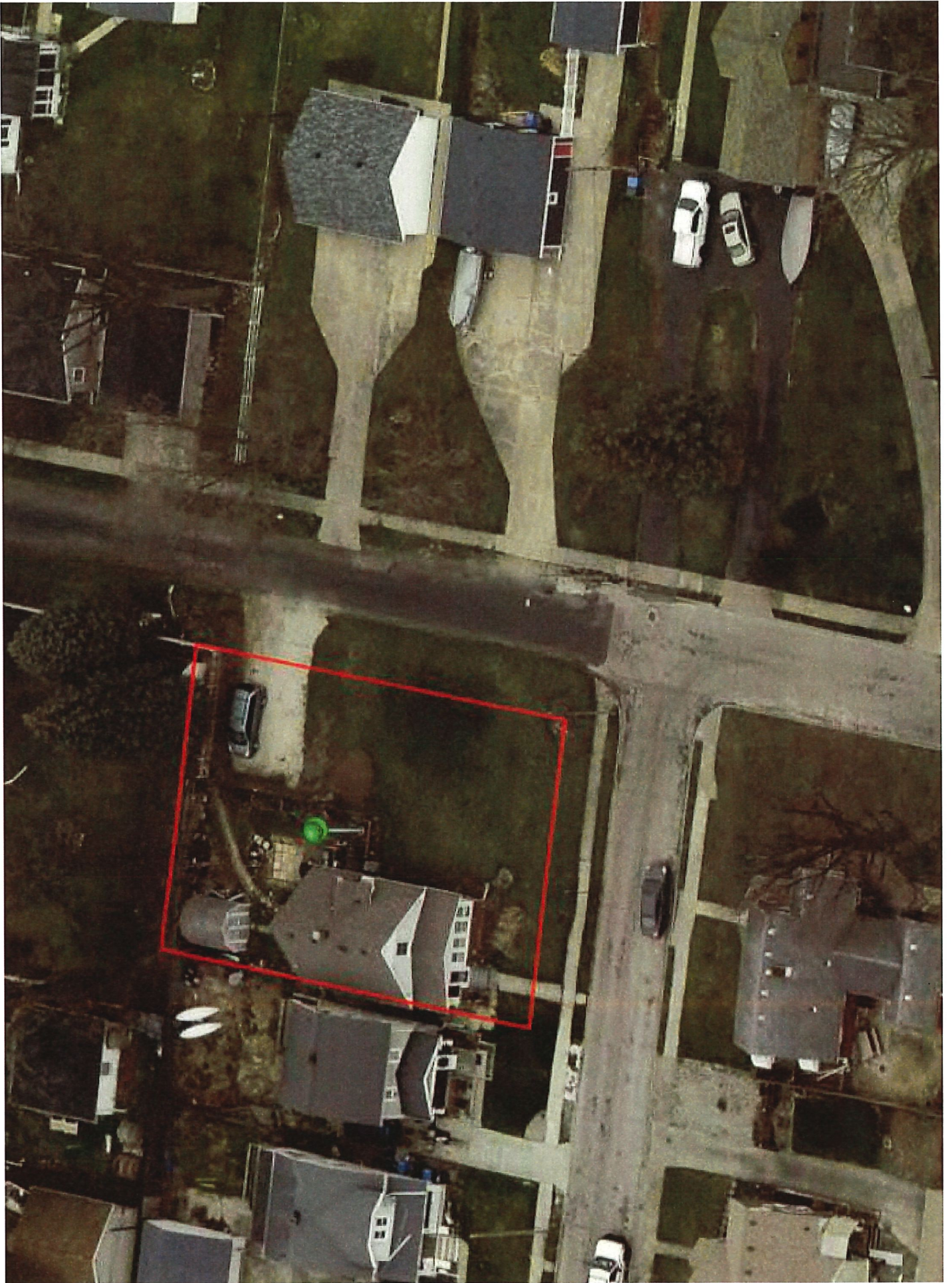
1107.1202 Setbacks

A. Residential Districts

1. no parking space may be located within the front yard, except that parking spaces for detached houses, attached houses, and duplexes may be located on a driveway;

46
WHITE











6-14





Location: City Council Chambers 1st Floor

[illegible]