



RECEIVED
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CITY OF TOLEDO
BY: AB

CASE # BZA25-00020

PAID
4.16.25

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 760 Yondota Street Zoning District RD6 Date _____

Legal Description Lots 88 & 89 in Chesbrough's Addition in the City of Toledo, Lucas County, Ohio, excepting the West 5 feet thereof conveyed to the City of Toledo for alley purposes.

Applicant's Name (print) Lucas Carpenter

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

Exception _____ Appeal decision _____ ADA Accommodation _____

TMC § 1107.1906 Surfacing and Drainage - off-street parking spaces, parking lots, maneuvering areas, aisles and driveways must be surfaced with concrete, bituminous asphalt, or other dust-free material other than gravel or loose fill.

Applicant Signature [Signature] Phone 419-704-8151

Applicant's Street Address 812 YONDOTA ST. Fax N/A

Applicant's City, State, Zip TOLEDO, OHIO 43605 E-Mail lucascarpenter8@icloud.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 _____

Copy Zoning Map 29 <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 4-16-25

Reviewed by _____ Date _____ Staff Recommendation _____

Board Decision _____ Date _____

P:, Inspection, BZA

3/15/2024 kjr



CITY OF TOLEDO BOARD OF ZONING APPEALS - MEETING NOTES

HEARING DATE: Monday, May 19, 2025	BZA NO: BZA25-00020	APPLICANT: Lucas Carpenter
SITE LOCATION: 760 Yondota St	ZONING DISTRICT: 10-RD6	SWO OR NOL ISSUED: N/A

TMC CODE:	1107.1906
CODE DESCRIPTION:	<p>Off-street parking and loading spaces, parking lots, maneuvering areas, aisles and driveways must be surfaced with concrete, bituminous asphalt, or other dust-free material other than gravel or loose fill, and be graded to drain all surface water towards the interior of the parking lot, or to a stormwater system subject to the regulations and approval of the Department of Public Utilities.</p> <p>A. An internal storm drainage system must be provided and connected to the nearest outlet, subject to the regulations and approval of the Department of Public Utilities.</p> <p>B. All off-street parking, loading and other vehicle circulation areas must be graded and continuously maintained and designed to preclude free flow of stormwater across or onto adjacent lots, properties, or streets.</p> <p>C. Concrete curbs may also be required as part of the overall drainage design for all or part of the parking lot or driveway perimeter.</p> <p>D. The Planning Director may authorize all or a portion of required off-street parking spaces (not to include drive aisles) to be provided on permeable/porous surfaces. A permeable/porous parking area shall be maintained by the property owner for its intended function for the duration of its life.</p>
ANALYSIS:	Applicant requests variance of driveway.

BOARD MEMBERS	1ST/2ND MOTION	1ST/2ND IF 2ND MOTION	YEA	NAY	ABSENT	RECUSE	LEFT BEFORE VOTE TAKEN	
CARRIE HARTMAN								
DEVON OVERTON								
JULIA RANGLES								
ERIC CRAIG								
CHRISTY SONCRANT								
ROBERT PASKER								
NATHAN KNAPKE								

VOTING RESULTS:	APPROVED	DISAPPROVED	DEFERRED	WITHDRAWN
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CONDITIONS OF APPROVAL <hr/> <hr/> <hr/> <hr/>
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To whom it may concern,

It is my hope that this letter helps explain our intention and use of the gravel driveway located at 760 Yondota St. Toledo, Ohio 43605. This property is used solely as a large garden and orchard that myself and my immediate family established and maintain. Attached is three color photos as well as a sight plan with measurements and the location of the driveway.

Prior to my purchase of the property the city of Toledo used the land as a staging and dumping ground. At that time the city brought in stone and put in a gravel driveway where a previous driveway had been (the skirt/approach was still in place). After I purchased the property I simply freshened up the driveway with stone sourced from a local quarry. I sourced this stone specifically to prevent dust when the driveway is used.

The driveway on the property is used very rarely and is used to store the equipment used for the garden. I park two vehicles (a dump truck and farm truck) and a landscape trailer on the driveway. These trucks and trailer are only moved when product (such as wood chips, compost, soil, mulch and logs) are brought in, or when trimmings from the orchard or plants are hauled out.

The driveway is also in a great location as far as neighboring properties go (please see the sight plan attached for the location). The adjacent property to the north is a vacant lot, across Yondota (to the east) are vacant and dilapidated houses, across Navarre (to the south) is my property and across the alley (to the west) is vacant lots and a neighbor who shares the love for gardening.

It is my hope that this letter, sight plan and photos gives you a better understanding of what our intentions and uses are for the driveway. It is essential to the function and ease of maintenance to the garden.

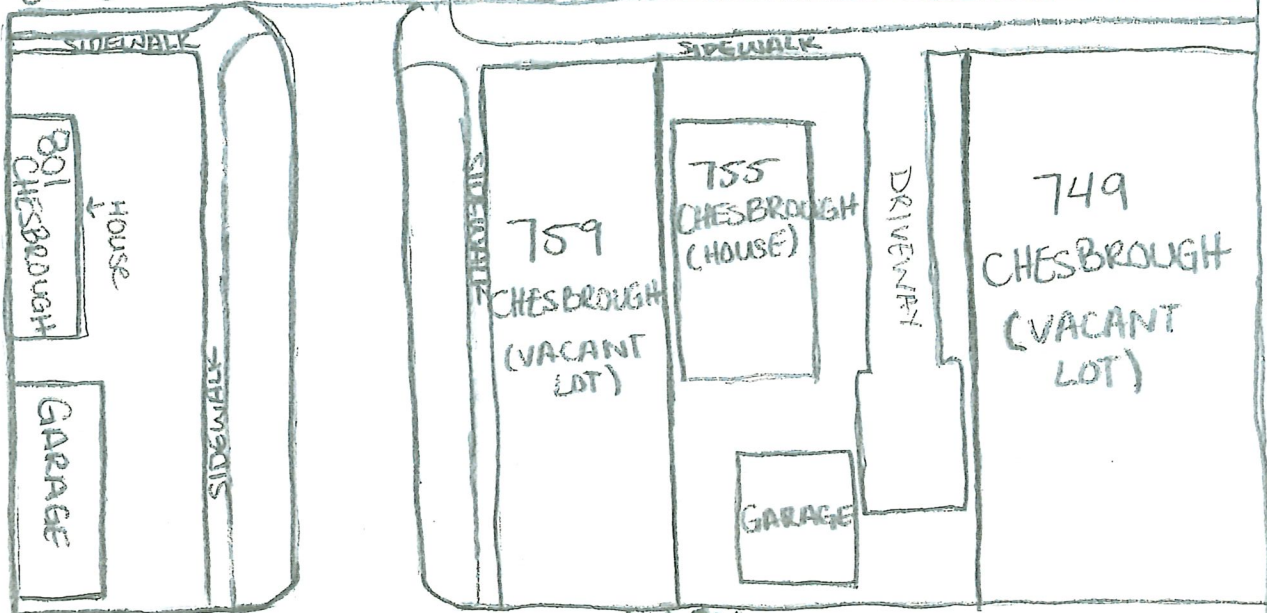
Respectfully,

Lucas Carpenter Sr.

800 BLOCK

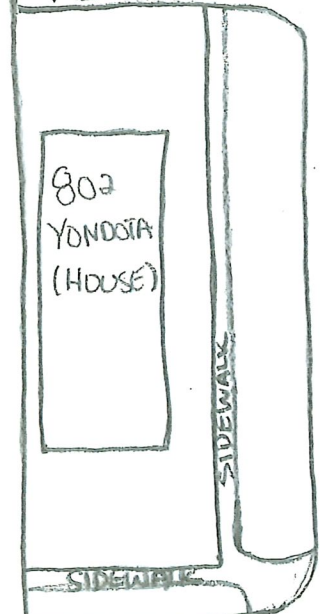
CHESBROUGH

700 BLOCK

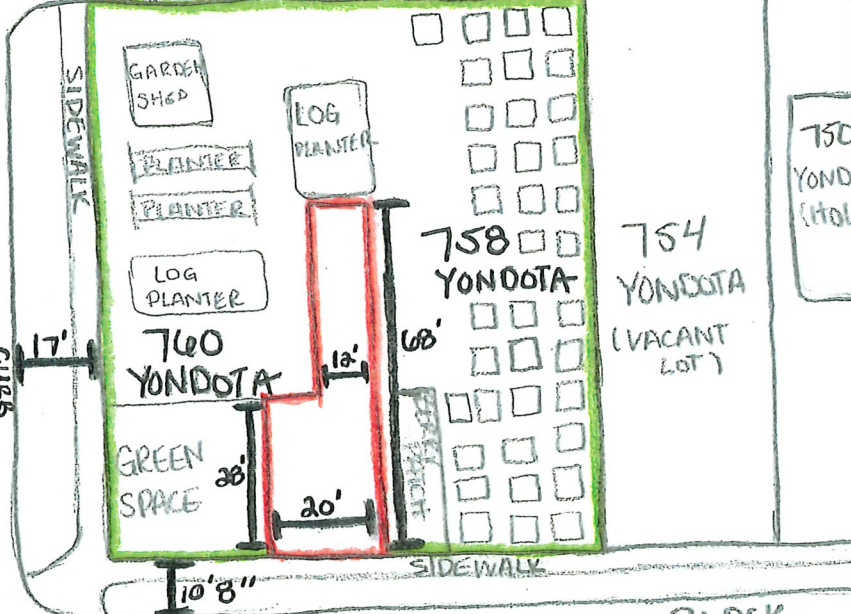


ALLEY

ALLEY

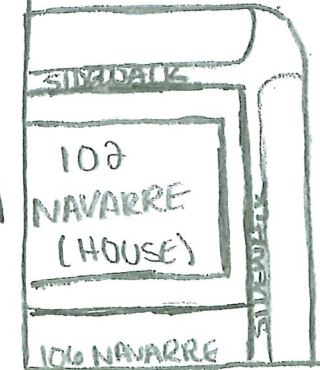


NAVARRE



800 BLOCK
YONDOTA

700 BLOCK
YONDOTA



- = GARDEN SCREENING AROUND THE PROPERTY
- = STONE DRIVEWAY





LOCKE JAW

LOT 1

LOT 3

IL

CHESBROUGHS ADDITION

CHESBROUGH

UGH

37	38	39	40	41	42	43	44	45	46	47	48	49
100	99	98	97	96	95	94	93	92	91	90	89	88

YONDOTA

RD6

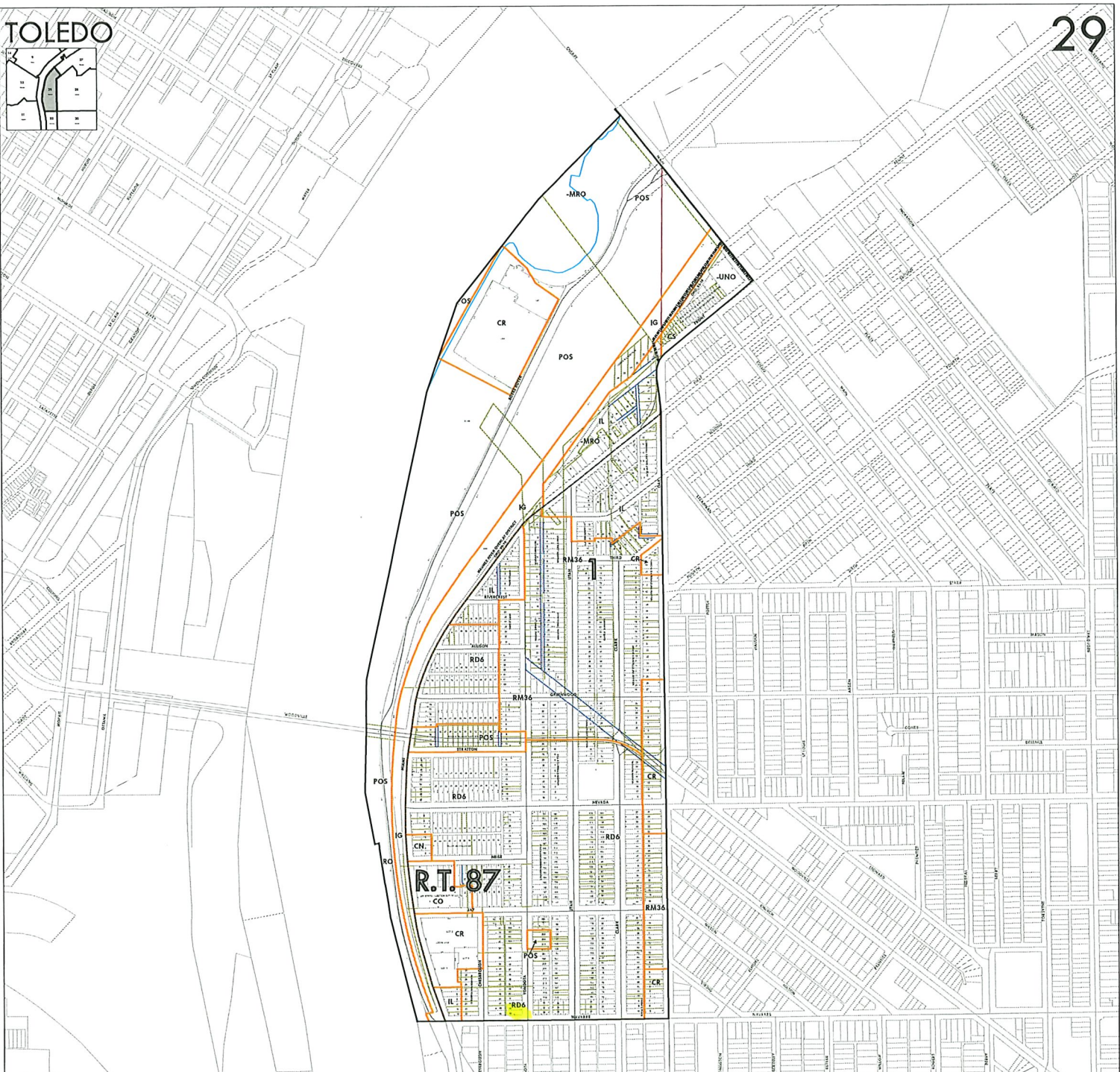
POS

205	207	208	209	210	211	212	213	214	215	216	36	37	38	
156	155	154	153	152	151	150	149	148	147	146	145	35	34	33

NAVARRE

133	134	135	136	137	138	139	140	141	142	143	144	22	23	24
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Zoning information on this map is for general reference purposes only. For official zoning determinations please contact the Toledo-Lucas County Plan Commissions. Note: These maps do not include historical Community Unit Plans (CUPs).



