



PAID
9/29/25 CR

CASE # BZA25-00049

CITY OF TOLEDO

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 313 Morris Street, Toledo, OH 43406 AKA 229, 217, 215 Wade St parcels Zoning District IG Date 9/15/2025

Legal Description Olivers Division Lots 667 & 668 & 669 & NWLY 1/2 VAC ALLEY ADJ, Olivers Division Lots 670 & NWLY 1/2 VAC ALLEY ADJ, Olivers Division Lots 671 & NWLY 1/2 VAC ALLEY ADJ

Applicant's Name (print) Thomas Koepfler

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

Exception X Appeal decision _____ ADA Accommodation _____

TMC § 1107.1906 Surfacing and Drainage to keep gravel at existing lots
for materials & equipment laydown area

Applicant Signature Thomas Koepfler

Phone (419) 705-5588

Applicant's Street Address 1613 Henthorne Dr.

Fax _____

Applicant's City, State, Zip Maumee, Ohio, 43537

E-Mail Tkoepfler@mossergrp.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 N/A

Copy Zoning Map ☒ http://local.live.com/ Transportation notified to check site distance hazard N/A

Code Enforcement notified if orders are being appealed. N/A Permit Tech's Initials YS Date 9-30-25

Reviewed by _____ Date _____ Staff Recommendation _____

Board Decision _____ Date _____

P: Inspection, BZA

3/15/2024 kjr

September 15, 2025



1613 Henthorne Drive
Maumee, Ohio 43537
Phone 419-861-5100
www.mosserconstruction.com

City of Toledo
Department of Building and Code Compliance
Division of Building Inspection
One Government Center, Suite 1600
Toledo, OH 43604

Subject: Request for Exception – Gravel Laydown Area for Heavy Machinery and Materials

Dear Sir or Madam,

I am writing to formally request an exception to the current surfacing requirements as outlined by the City of Toledo's building and zoning regulations. Specifically, we are seeking approval to utilize a gravel laydown area for the storage of heavy machinery and construction materials at 313 Morris St, Toledo, OH 43406.

The proposed gravel laydown area will serve as a staging site to support ongoing construction/maintenance/utility/etc. work and will accommodate heavy equipment and construction materials. Due to the nature of the equipment and materials being stored, a gravel surface is the most practical and structurally appropriate option for this phase of the project.

We understand the importance of compliance with the City's regulations and remain committed to maintaining a safe and environmentally responsible site. We are prepared to take necessary measures to mitigate dust, erosion, and other potential impacts during the use of this gravel area.

We kindly request your consideration of this exception and would appreciate the opportunity to provide additional documentation or meet to further discuss the specifics of the site and our proposed plans. Please let us know of any additional steps or forms required as part of this request.

Thank you for your time and attention to this matter.

Very Truly Yours,

MOSSER CONSTRUCTION, INC.

Thomas S. Koepfler
Project Manager

419.866.6930 Direct
419.705.5588 Mobile
tkoepfler@mossergrp.com

Printable page**PARCEL ID: 1159937**MARKET AREA: 2008C
RIVERFRONT VENTURES LLC
TAX YEAR: 2025**ASSESSOR#: 07158004**ROLL: RP_OH
229 WADE ST
STATUS: Active**Summary - General**

Tax District	TOLEDO CITY - TOLEDO CSD
Class	INDUSTRIAL
Land Use	300 : I - INDUSTRIAL, VACANT LAND
Special Use	300 - VACANT INDUSTRIAL LAND
Market Area	2008C - Click here to view map
Zoning Code	10-IG - Click here for zoning details
Zoning Description	General Industrial
Water and Sewer	CITY WATER / CITY SEWER
Traffic	SECONDARY ROAD
Street Type	CONCRETE OR BLACKTOP
Owner	RIVERFRONT VENTURES LLC AN OHIO LIMITED LIABILITY COMPANY
Property Address	229 WADE ST TOLEDO OH 43604
Mailing Address	122 S WILSON ST DRAWER D FREMONT OH 43420
Legal Desc.	OLIVERS DIVISION LOTS 667 & 668 & 669 & NWL Y 1/2 VAC ALLEY ADJ
Certified Delinquent Year	
Census Tract	103

Summary - Most Recent Sale

Prior Owner	TERRA REAL I, INC
Sale Amount	\$500,000
Deed	25102073
Sales Date	15-APR-2025

Summary - Values

	35% Values	100% Values	35% Roll	100% Roll
Land	8,960	25,600	0	0
Building	0	0	0	0
Total	8,960	25,600	0	0

Tax Credits

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

Printed on Monday, September 29, 2025, at 9:05:21 AM EST

Printable page**PARCEL ID: 1159954**MARKET AREA: 2008C
RIVERFRONT VENTURES LLC
TAX YEAR: 2025**ASSESSOR#: 07158005**ROLL: RP_OH
217 WADE ST
STATUS: Active**Summary - General**

Tax District	TOLEDO CITY - TOLEDO CSD
Class	COMMERCIAL
Land Use	480 : C - COMMERCIAL WAREHOUSES
Special Use	480 - WAREHOUSE
Market Area	2008C - Click here to view map
Zoning Code	10-IG - Click here for zoning details
Zoning Description	General Industrial
Water and Sewer	CITY WATER / CITY SEWER
Traffic	SECONDARY ROAD
Street Type	CONCRETE OR BLACKTOP
Owner	RIVERFRONT VENTURES LLC AN OHIO LIMITED LIABILITY COMPANY
Property Address	217 WADE ST TOLEDO OH 43604
Mailing Address	122 S WILSON ST DRAWER D FREMONT OH 43420
Legal Desc.	OLIVERS DIVISION LOT 670 & NWLY 1/2 VAC ALL EY ADJ
Certified Delinquent Year	
Census Tract	103

Summary - Most Recent Sale

Prior Owner	TERRA REAL I, INC
Sale Amount	\$500,000
Deed	25102073
Sales Date	15-APR-2025

Summary - Values

	35% Values	100% Values	35% Roll	100% Roll
Land	2,730	7,800	0	0
Building	110	300	0	0
Total	2,840	8,100	0	0

Tax Credits

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

Printed on Monday, September 29, 2025, at 9:31:01 AM EST

Printable page**PARCEL ID: 1159957**MARKET AREA: 2008C
RIVERFRONT VENTURES LLC
TAX YEAR: 2025**ASSESSOR#: 07158006**ROLL: RP_OH
215 WADE ST
STATUS: Active**Summary - General**

Tax District	TOLEDO CITY - TOLEDO CSD
Class	COMMERCIAL
Land Use	480 : C - COMMERCIAL WAREHOUSES
Special Use	480 - WAREHOUSE
Market Area	2008C - Click here to view map
Zoning Code	10-IG - Click here for zoning details
Zoning Description	General Industrial
Water and Sewer	CITY WATER / CITY SEWER
Traffic	SECONDARY ROAD
Street Type	CONCRETE OR BLACKTOP
Owner	RIVERFRONT VENTURES LLC AN OHIO LIMITED LIABILITY COMPANY
Property Address	215 WADE ST TOLEDO OH 43604
Mailing Address	122 S WILSON ST DRAWER D FREMONT OH 43420
Legal Desc.	OLIVERS DIVISION LOT 671 & NWLY 1/2 VAC ALL EY ADJ
Certified Delinquent Year	
Census Tract	103

Summary - Most Recent Sale

Prior Owner	TERRA REAL I INC OHIO CORPORATION
Sale Amount	\$500,000
Deed	25102073
Sales Date	15-APR-2025

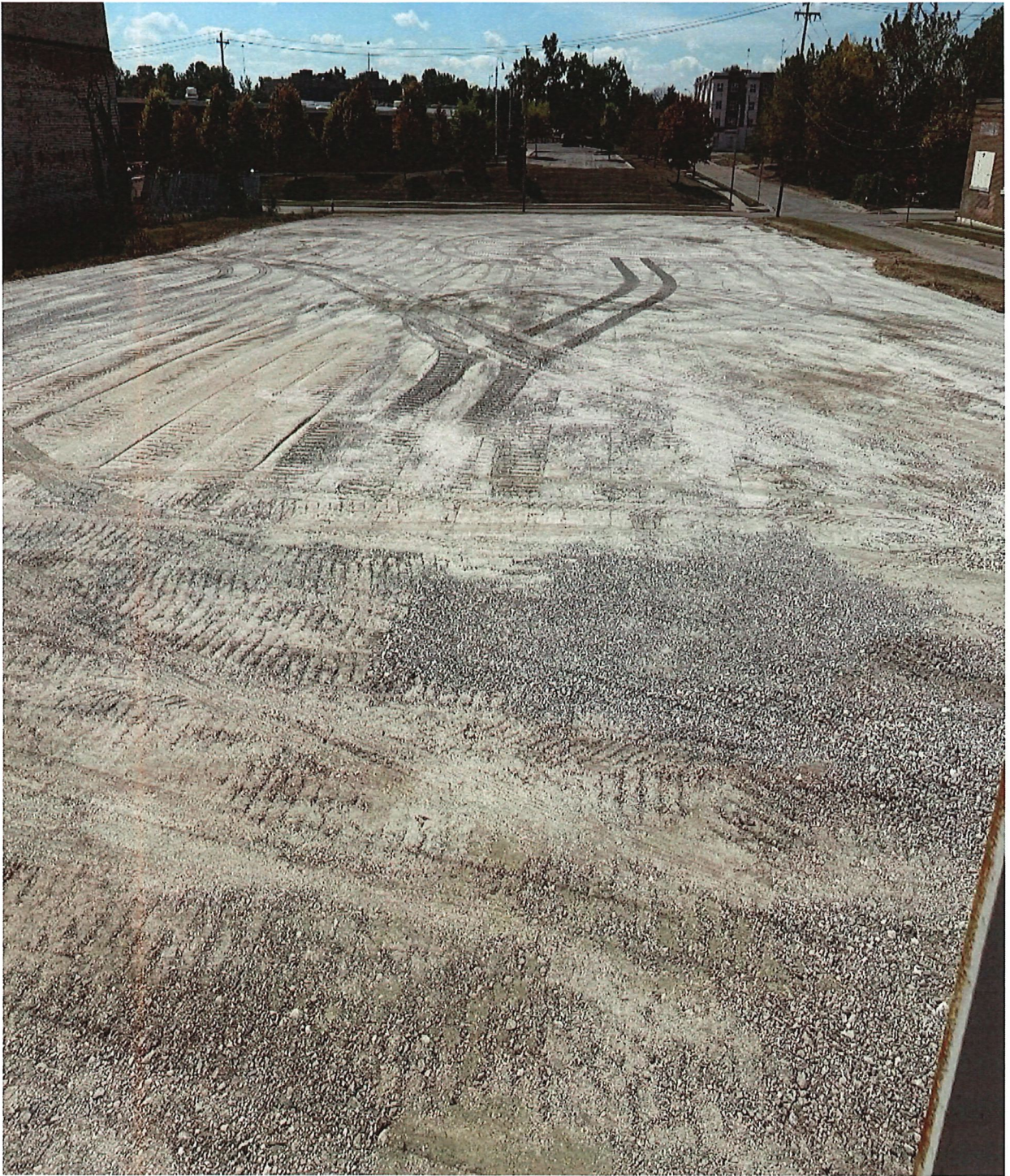
Summary - Values

	35% Values	100% Values	35% Roll	100% Roll
Land	3,540	10,100	0	0
Building	0	0	0	0
Total	3,540	10,100	0	0

Tax Credits

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

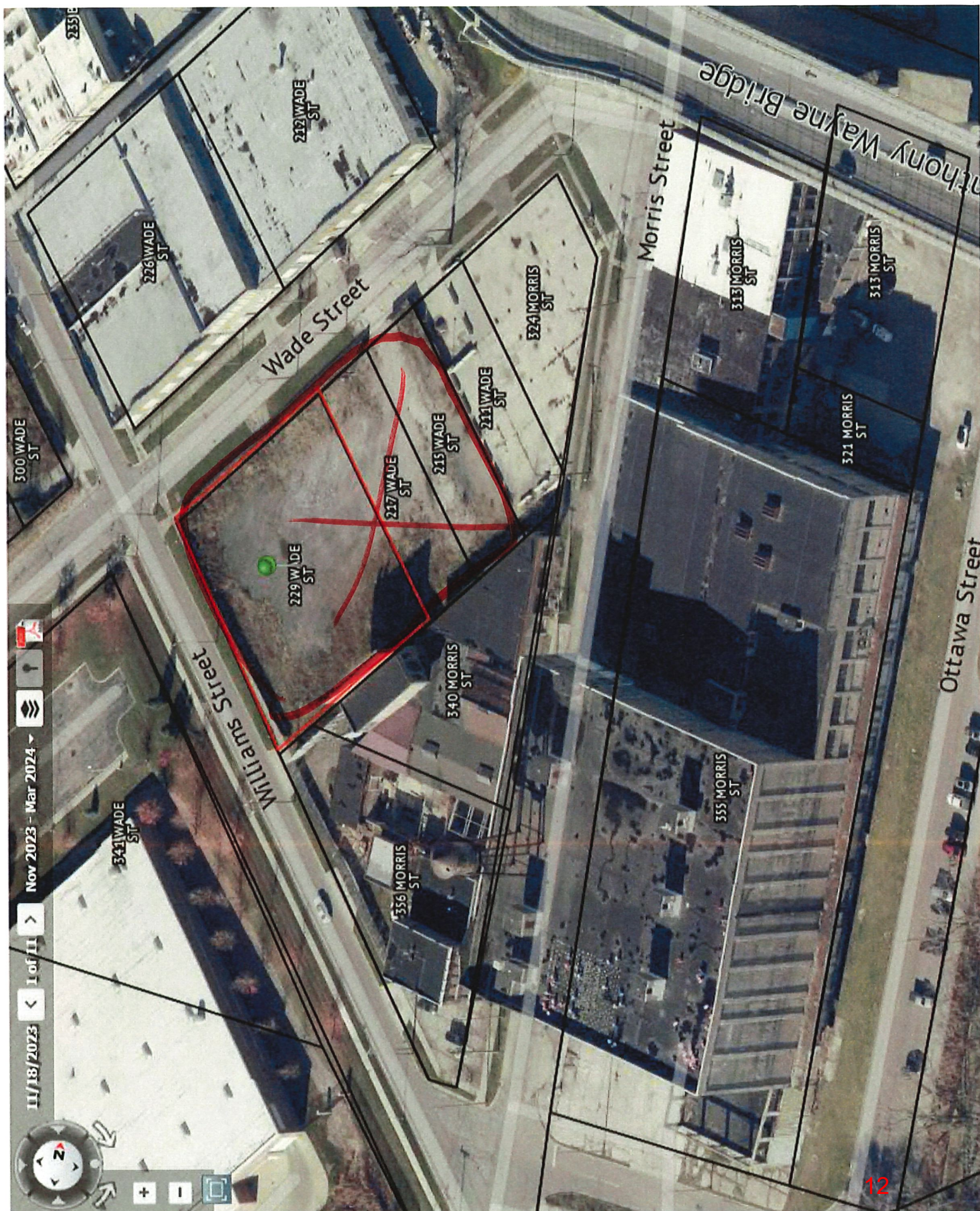
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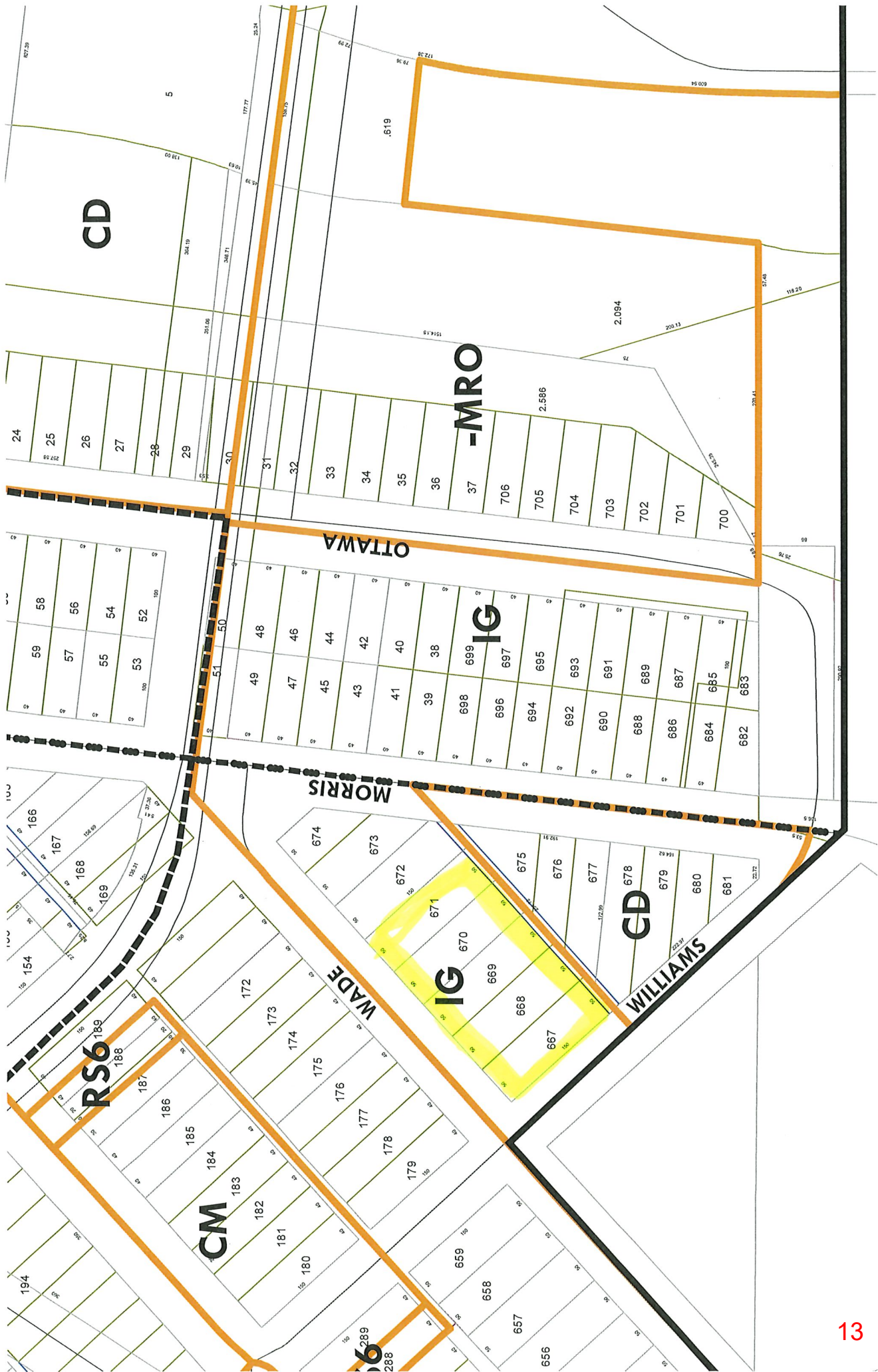




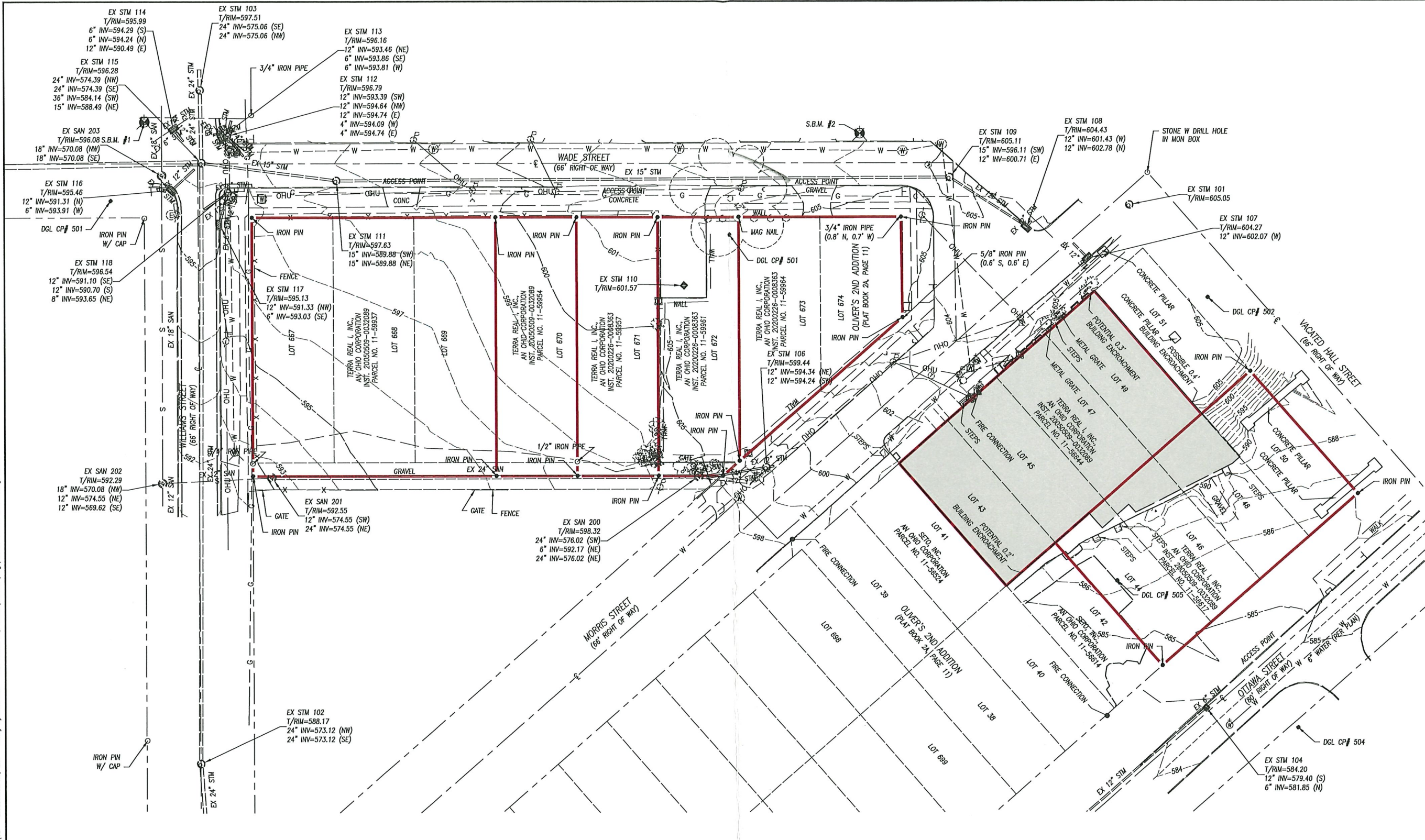




11/18/2023 1 of 11 Nov 2023 - Mar 2024



PLOTTED: May 19, 2025 - 9:02am
 DRAWING: W-25002 (2025 DGL Northwest - Misc Surveys) 03 - Crosswinds RQ, LTD - Dany Dymarkowski - 303 Morris St, Toledo SURVEY Dwg 25002-03 2D Surface.dwg: 22x34



LEGEND

EXISTING	PROPOSED	DESCRIPTION	EXISTING	PROPOSED	DESCRIPTION	EXISTING	PROPOSED	DESCRIPTION	EXISTING	PROPOSED	DESCRIPTION	EXISTING	PROPOSED	DESCRIPTION
		GAS LINE			HANDICAP PAVEMENT MARKING			DECIDUOUS TREE			WATER WELL			WETLANDS
		GAS LINE MARKER			POST/BOLLARD			EVERGREEN TREE			GAS WELL			LANDSCAPE ROCK
		GAS VENT			POWER AND LIGHT POLE			TELEPHONE BOX			MONITORING WELL			BASE FLOOD ELEVATION
		GAS METER			POWER POLE			TELEPHONE LINE			OIL WELL			COUNTY PARCEL NUMBER
		GAS MANHOLE			EDGE OF WATER			TELEPHONE LINE MARKER			UNKNOWN WELL			EXISTING BUILDING
		GAS VALVE			SIGN			TELEPHONE AND LIGHT POLE			WATER LINE			CONCRETE
		HEDGE/SHRUB ROW			SOIL BORING			POWER TELEPHONE AND LIGHT POLE			WATER MARKER			MONUMENT
		LIGHTING PULL BOX			SPOT ELEVATION			TELEPHONE MANHOLE			WATER METER			CALCULATED DISTANCE
		LIGHT POLE			SPRINKLER HEAD			TELEPHONE POLE			WATER MANHOLE			RECORD DISTANCE
		OVERHEAD CABLE			SANITARY MANHOLE			TRAFFIC PULL BOX			WATER VALVE			POINT OF BEGINNING
		OVERHEAD ELECTRIC			SANITARY FORCE MAIN			POWER AND TELEPHONE POLE			GUARDRAIL			POINT OF COMMENCEMENT
		OVERHEAD TELEPHONE			SANITARY VENT			RAIL FROG			RAIL SWITCH			SITE BENCHMARK
		OVERHEAD UTILITIES			SANITARY VALVE			ELECTRIC BOX			GUY WIRE			
		UNDERGROUND ELECTRIC LINE			STORM MANHOLE			UNKNOWN MANHOLE			ELECTRIC TRANSFORMER			
		UNDERGROUND ELECTRIC MARKER			CATCH BASIN			UNKNOWN UTILITY POLE						

Approved by City of Toledo Division of Building Inspections

0 30 60
SCALE: 1" = 30'

NO	REVISION	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		

CROSSWINDS REALTY GROUP, LTD

PART OF LOTS 43-50 & 667-674,
OLIVER'S 2ND ADDITION (P.B. 2A, PG. 11),
CITY OF TOLEDO,
LUCAS COUNTY, OHIO

TOPOGRAPHIC SURVEY

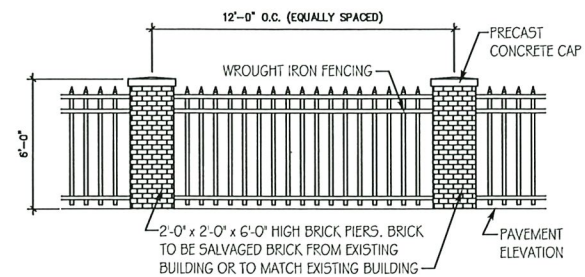
25002-03 2D Surface.dwg

JOB NO.: 25002-03

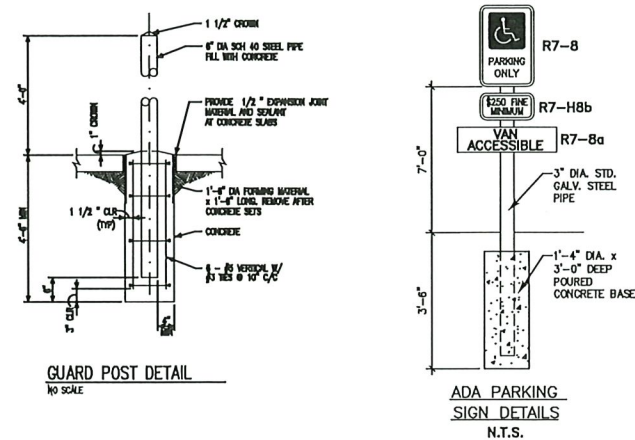
DRAWN BY: JMT

ISSUED: 05/19/2025

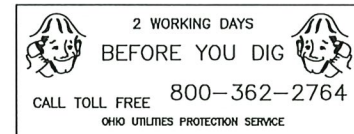
1/1



SCALE: 1/4" = 1'-0"



THIS DRAWING PACKAGE IS FOR A SHELL PERMIT INCLUDING INTERIOR AND EXTERIOR DEMOLITION AND A REPLACEMENT NEW ROOF. THIS PARTIAL DRAWING SUBMISSION IS TO BEGIN NECESSARY DEMOLITION AND ROOF REPAIR WORK. THE FINAL PROJECT DESIGN DRAWINGS WILL BE ISSUED FOR REVIEW IN A FUTURE SUBMISSION. MECHANICAL, ELECTRICAL, & PLUMBING (M.E.P.) IS PART OF A FUTURE/DIFFERED SUBMISSION.



A. DIMENSIONS - 159'-2 1/2" WIDE x 100'-1" LONG x 50'-8" HIGH.

B. AREA:

LOWER LEVEL	- 15,925 SQ. FT.
MAIN LEVEL	- 15,925 SQ. FT.
UPPER LEVEL	- 15,925 SQ. FT.
<u>TOTAL BUILDING AREA</u>	<u>- 47,775 SQ. FT.</u>

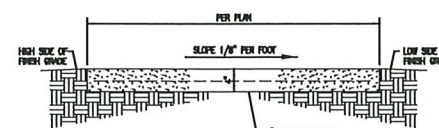
C. USE:

MAIN AND UPPER LEVEL OFFICES PROPOSED
LOWER LEVEL COMBINATION OF STORAGE AND PARKING GARAGE

A. ZONING SITE CLASSIFICATION - IG - GENERAL INDUSTRIAL

B. PARKING INFORMATION

- | | | |
|---|--|-------------|
| 1 | PARKING SPACE SIZE - 9'-0" x 18'-0" | |
| 2 | NUMBER OF ON STREET PARKING | - 49 |
| 3 | NUMBER OF OFF STREET PARKING
(INCLUDING 4 H/C PARKING SPACES) | - 35 |
| | <u>TOTAL PARKING SPACES</u> | <u>- 84</u> |



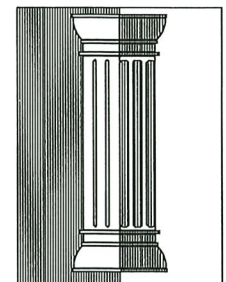
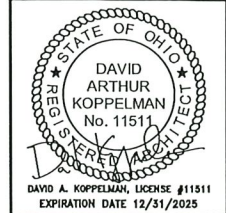
NOTE:
CONCRETE SHALL BE 000T 35P. JOINTS IN
SIDEWALKS ARE TO BE IN AN EQUALLY SPACED
SQUARE PATTERN. PATTERN WILL BE 4 FEET TO 6
FEET (PLUS OR MINUS) IN LENGTH DEPENDING ON
SIDEWALK WIDTH (REFER TO PLANS)

CONCRETE SIDEWALK DETAIL

NO SCALE

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RIVERFRONT DEVELOPMENT L.L.C.

313 MORRIS STREET ,
TOLEDO , OHIO

[illegible]

DRAWN BY	CAD FILE NAME
CHECKED BY	SCALE
APPROVED BY	1" = 30'-0"
DATE	7-22-25
PROJECT NO.	
DRAWING TITLE	
ARCHITECTURAL SITE PLAN	
DRAWING NO.	
C100	15