



DEC 01 2025

CASE # BZA25-00060

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 325 Whittemore Zoning District R06 Date 12-1-25
Legal Description Birmingham Lot 625 and Lot 626
Applicant's Name (print) Douglas Williams
Appeal (Dept. of Inspection ruling - Title Nine Sign Code) _____ Hardship Variance X
Exception _____ Appeal decision _____ ADA Accommodation _____ 1108.0404 Walls, Fences, or Berms
TMC § 1105.0301 Residential Districts A, 1107.1202 Setbacks A, Residential Districts,
Residential Districts I, 1107.1406 Surfacing & Drainage, 1107.1802 Recreational Vehicles,
Recreational Equipment and Utility Trailers C, 1105.0201 Setbacks A, D, E, 1105.0200 General Standards
Applicant Signature Douglas B. Williams Phone 567-440-8909
Applicant's Street Address 325 Whittemore A. Cell 419-807-6201
Applicant's City, State, Zip Toledo, Ohio 43605 E-Mail bjb3121@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 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 N/A

Copy Zoning Map ✓ <http://local.live.com/> Transportation notified to check site distance hazard ✓

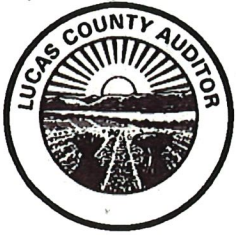
Code Enforcement notified if orders are being appealed. ✓ Permit Tech's Initials YS Date 12-4-25

Reviewed by _____ Date _____ Staff Recommendation _____

Board Decision _____ Date _____

P:, Inspection, BZA

3/15/2022 kjr



LUCAS COUNTY AUDITOR

One Government Center, Suite 600
Toledo, OH 43604-2255
www.co.lucas.oh.us/3007/Auditor

Email: outreach@co.lucas.oh.us
Phone: (419) 213-4406
Fax: (419) 213-4888

December 1, 2025

Douglas B Williams
325 Whittemore Street
Toledo OH 43605

RE: Combine Parcels Form

This letter is to state that parcel numbers 02-18114 and 02-18117 have been combined. Though they will not be taxable as one entity until tax year 2026, the Auditor considers them combined for any other purposes. This letter should serve as proof that the parcels are combined for the purpose of getting a building permit.

If you have additional questions, please contact me directly by phone at 419-213-2699, by e-mail at awietecki@co.lucas.oh.us.

Thank you,

Alex Wietecki
Tax Accounting Manager
Office of Katie Moline, Lucas County Auditor
One Government Center Suite 600
Toledo, OH 43604

11-12025

To whom it may concern,

I am asking if I can keep my privacy fence in place due to privacy and security for my property.

It was installed before I brought the property. The neighborhood has high drug and crime activity and the fence makes the property secure. The fence has 22 feet clearance to the street.

My property has been vandalized with dynamites sticks thrown in the backyard. The fence makes me feel safe in my own yard. Makes the property look nice. Cutting down the height would lose my privacy and security. I made privacy walls I want to ask to keep in place due to vandals and cameras pointed in my yard after courts told them to move the cameras. We will be afraid of our lives if we had to cut the fence down because of the neighborhood crimes.

I want to ask if I can install cement slabs for parking due to neighborhood vandalism and limited parking.

Douglas Williams

Homeowner

Billie Bartlett

Measurements 325 Whittemore

Middle fence - 24 ft x 6 ft

Shed 42 inches from fence/property line

Shed 98^{8'} inches L X 118^{10'} inch W X 83 inches tall

little shed 38 inches by 63 inches X 72 height

back fence ~~by~~ driveway fence 35 x 8 both fences

garage 24 feet w x 21 feet long

rear yard - 32 feet by 21 feet

fence by garage 43 inches X 6 ft

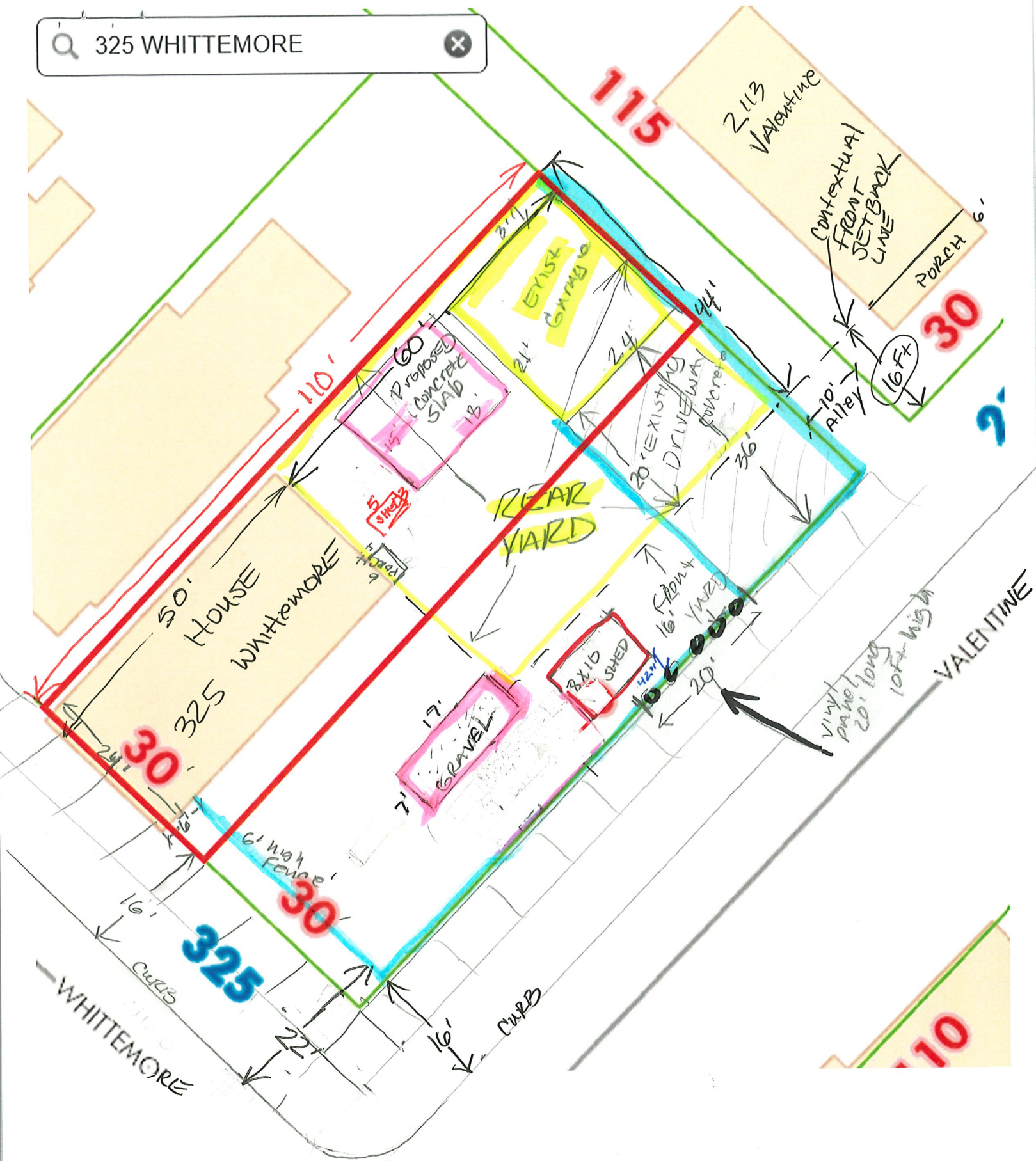
cement pad 7 ft by 206^{1/2} inches X 85 inch wide

privacy fence - 32.5 x 92.5 x 6 foot tall

fence by back door 6x8

rear fence grand fathered in 2 before

VIAVAZ panel 20 wide X 10 f tall



2113 VALENTINE ST

CRUIS

325 WHITTEMORE ST

325 WHITTEMORE ST

321 WHITTEMORE ST

ORE



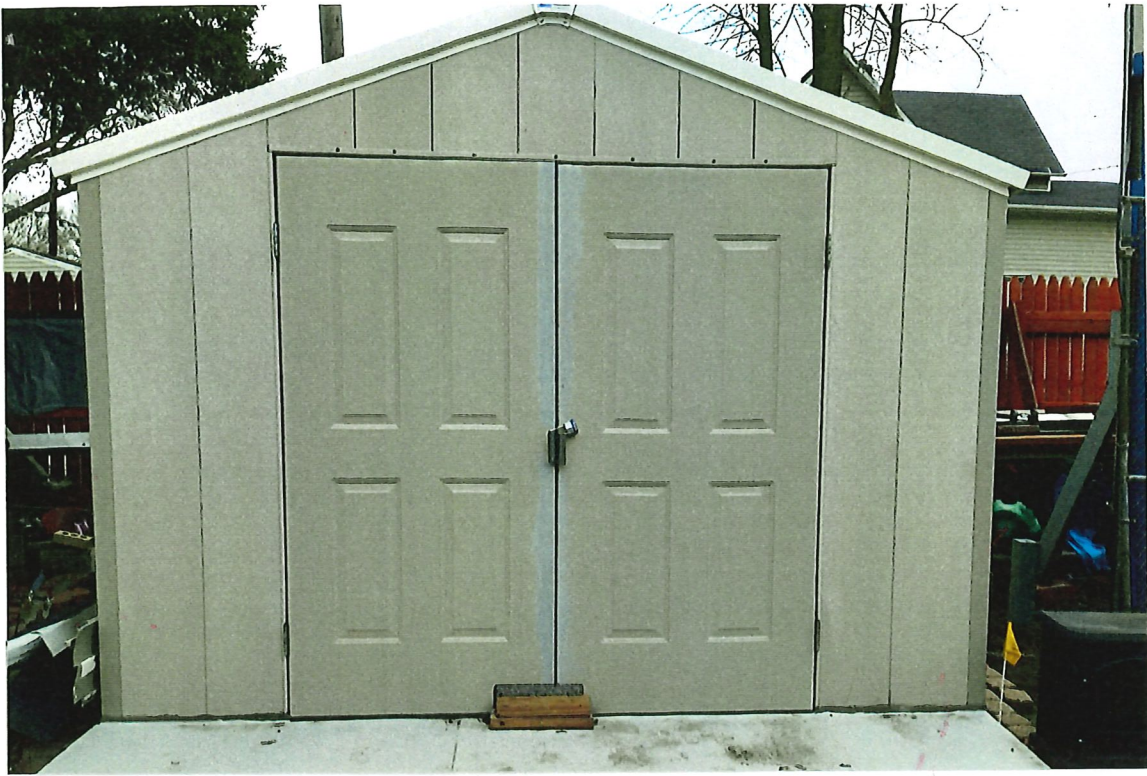


6' Fence - 22' back
from CURB
off WHITTEMORE









Bros SHE
8 x 10

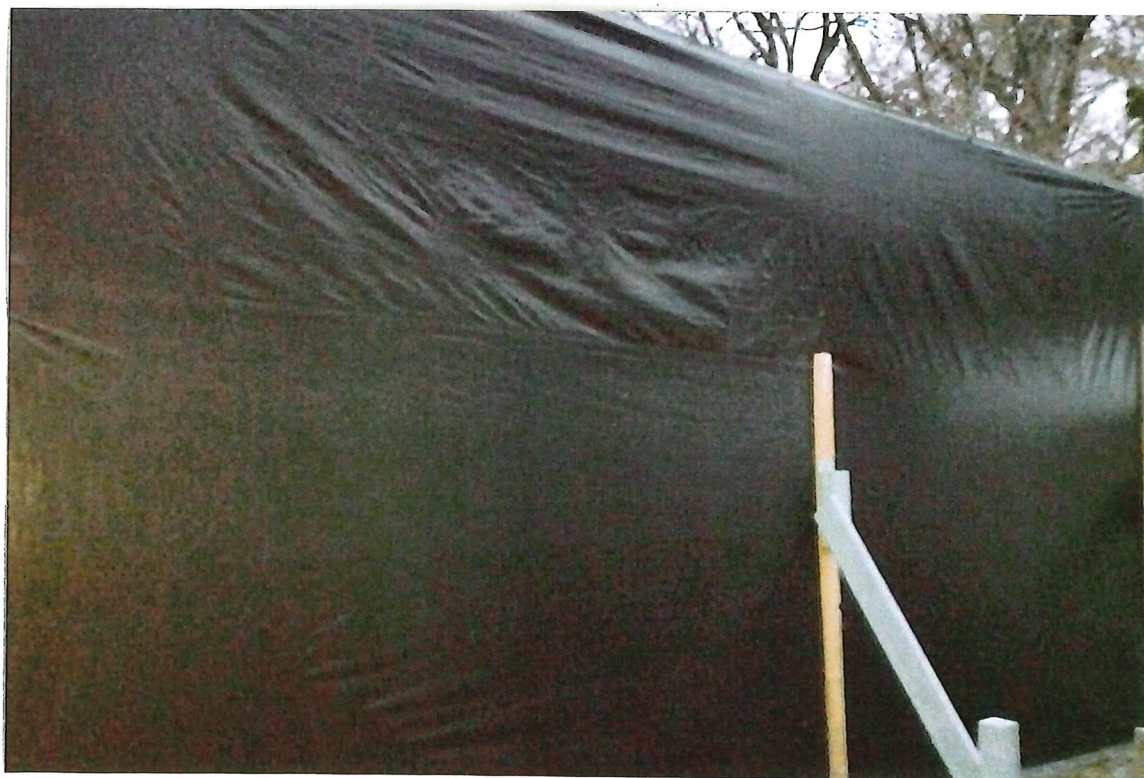


3 x 5
SMALL SHED - BEHIND HOUSE



INSIDE Fence facing Alley
Privacy Vinyl Panel 10' high

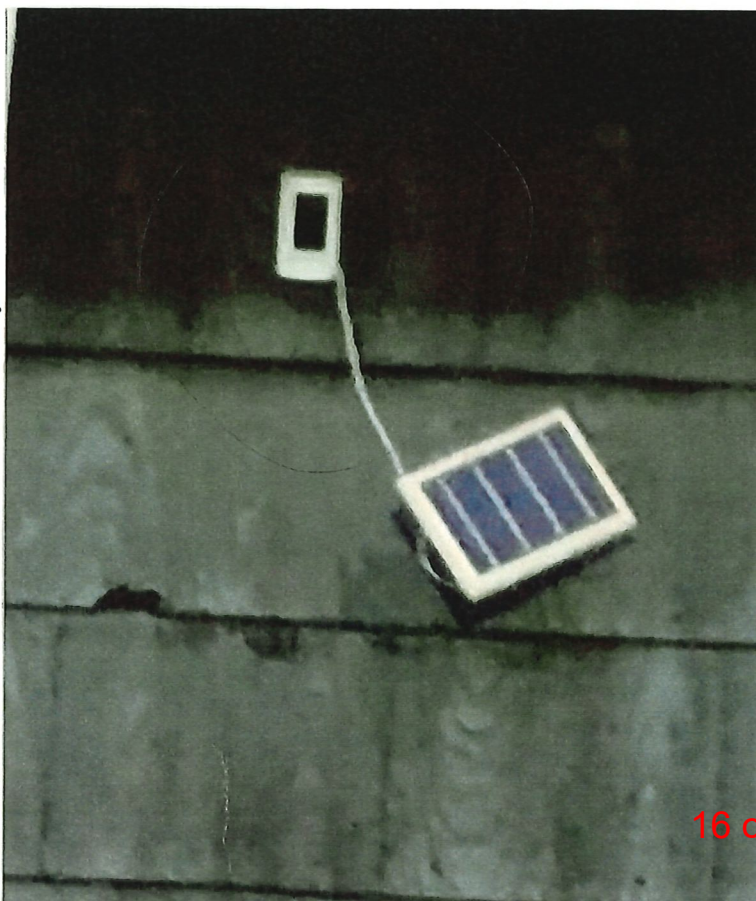
NEIGHBORS
CAMERA
ACROSS ALLEY



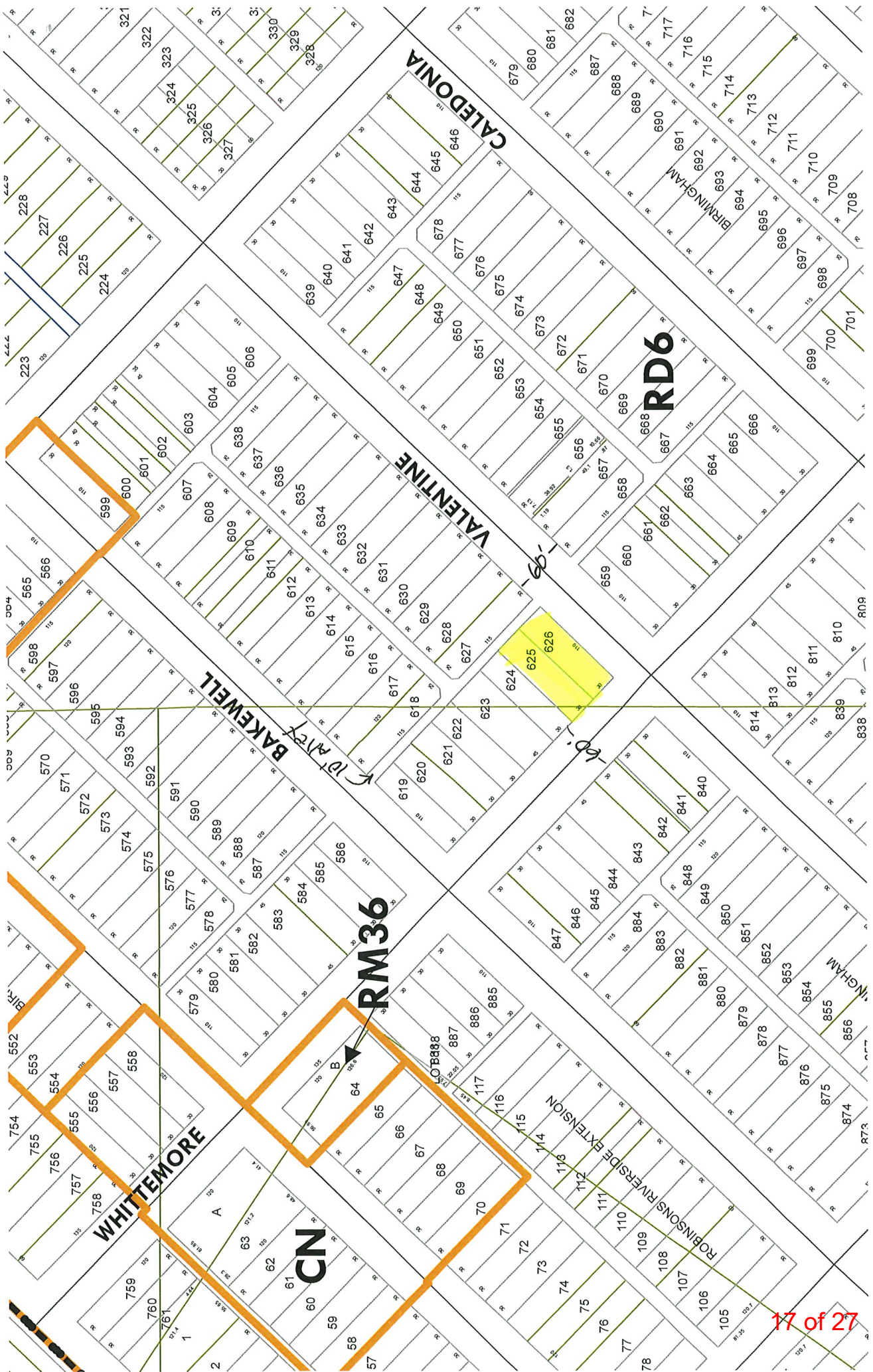
↑ privacy vinyl panel in front yard behind fence
Facing Valentine St. 10' high - 20' long
15 of 27

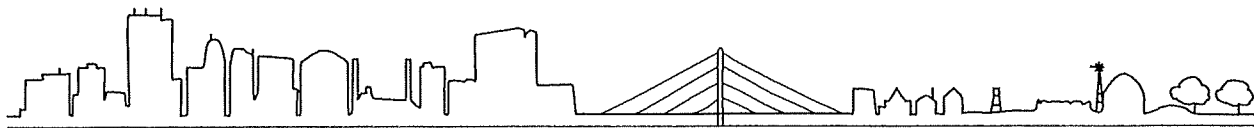


CAMERA AT ↗
 NEIGHBOR'S HOUSE
 ACROSS VALENTINE ST
 & CAMERA AT neighbors
 ACROSS the ALLEY
 Facing
 325 WHITTEMORE



325 WHITEMORE





TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

One Government Center, Suite 1620, Toledo, OH 43604 P: 419 245-1200 F: 419 936-3730

October 24, 2025

NOTICE OF NON-COMPLIANCE

(Initial Warning of Violation)

Douglas Williams
325 Whittemore St
Toledo, OH 43605

RE: Notice of Zoning Violation at 325 Whittemore St

Dear Mr. Williams,

The above referenced location was visited on **08/07/2025** and found to be in violation of the following Toledo Municipal Code zoning regulations:

- **TMC 1115.0204 Violations** – The privacy fence and accessory structures (sheds) require a Certificate of Zoning Compliance from this office.
- **TMC 1105.0300 Fences, Residential** – Fences shall not exceed 3 ½' in the front yard and 6' in the rear and side yards. On a corner lot, both street facing sides of the lot are considered front yards.
- **TMC 1106.0100 Residential Setbacks** – A structure (fence) may not be constructed on a vacant lot within 25' of the property line. Recommend combining parcels to avoid this constraint.
- **TMC 1105.0203 Number of Structures** – No more than 2 (two) accessory structures are allowed in a Residential District including garages. One of the accessory structures (sheds) shall be removed.
- **TMC 1107.1906 Parking Surfaces** – Off-street parking and driveways shall be surfaced with concrete or bituminous asphalt. Gravel is not an approved parking surface and vehicles shall be removed from this surface.

You have thirty (30) days to correct the issue(s). Failure to do so would be considered a violation of the zoning code and subject to fines and/or legal action. Any issue(s) that are corrected and reoccur within one year from this letter are subject to immediate fines.

Please contact me at 419-245-1200 with any questions. Thank you for your cooperation in this matter.

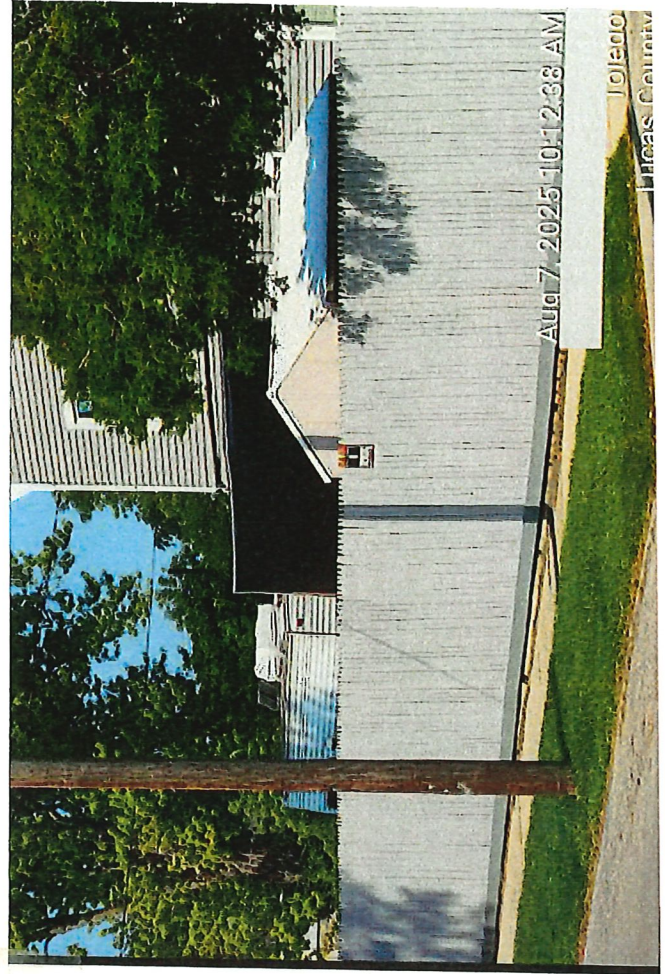
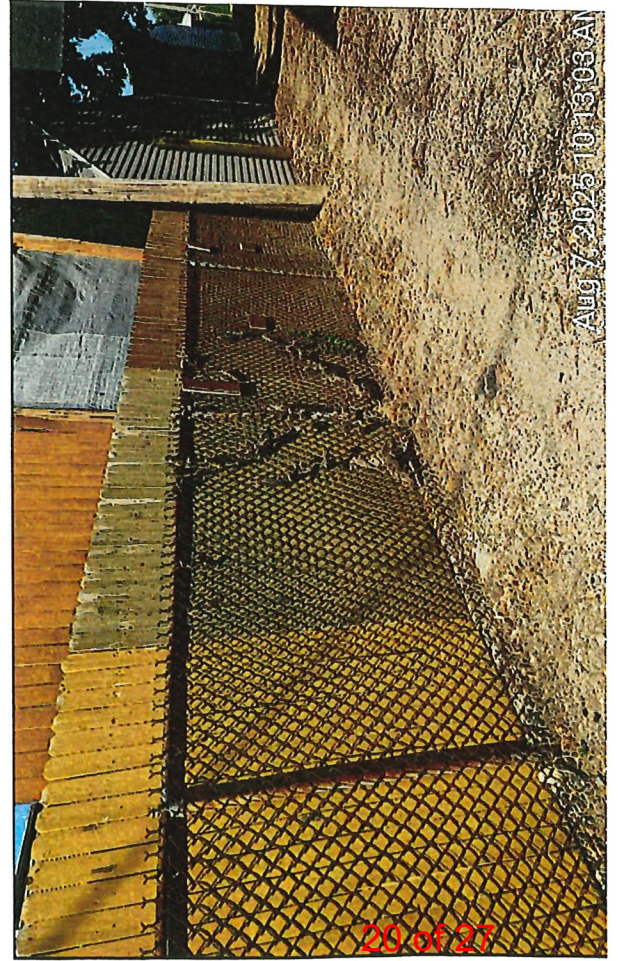
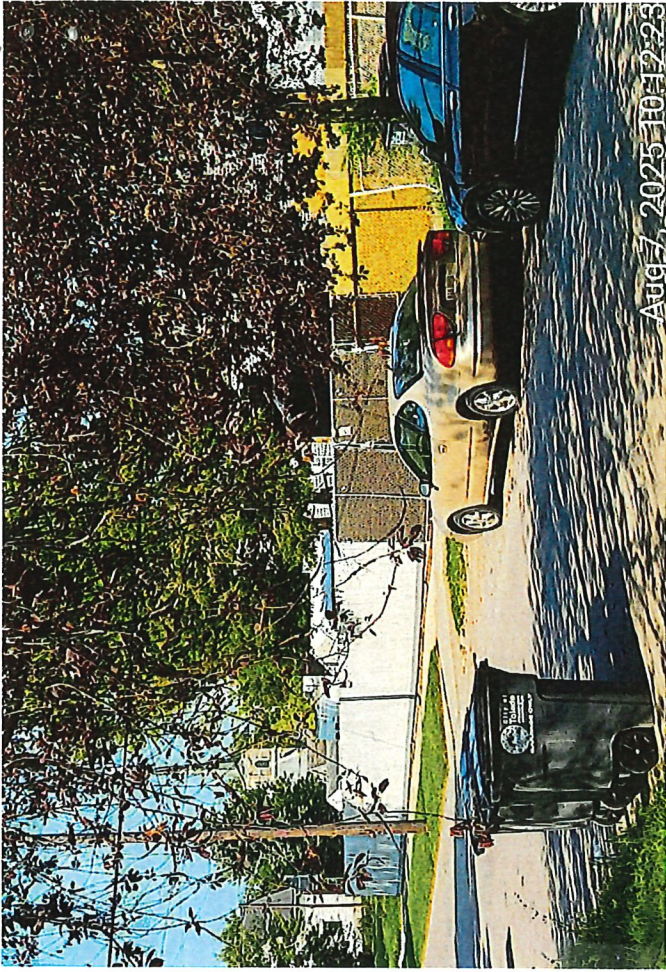
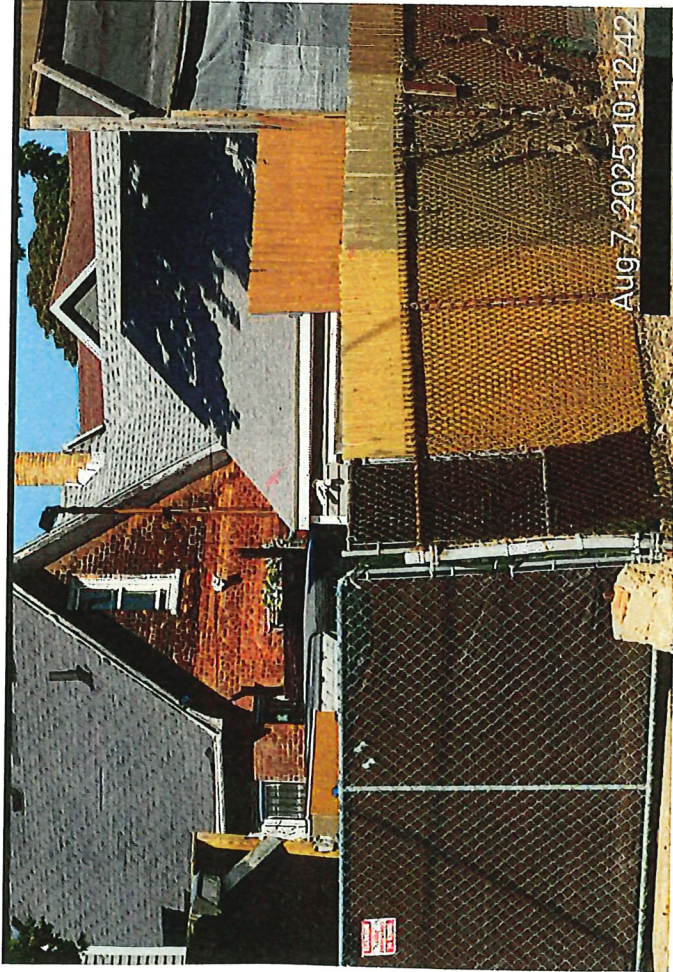
Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Mick Beier".

Mick Beier
Zoning Specialist

Cc: Josh Lewandowski, Zoning Compliance Manager

Photos taken by Plan Commission Dept.
for violations letter sent



Douglas B. Williams
325 Whittemore St
Toledo OH 43605

September 25, 2023

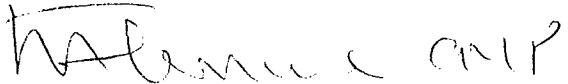
Patient: **Douglas B Williams**
Date of Birth: **11/6/1974**
Date of Visit: **9/25/2023**

To Whom It May Concern:

Patient well known to our practice, has been seen for anxiety and stress related issues which he reports are from a toxic environment/relationship with a neighbor. He is being treated with anxiolytic to help cope with his anxiety

If you have any questions or concerns, please don't hesitate to call.

Sincerely,


Foluso Alamina, APRN-CNP

CC: No Recipients

PROMEDICA PHYSICIANS BAY PARK FAMILY PRACTICE
2751 BAY PARK DR STE 204
OREGON OH 43616-4922
Phone: 419-690-7686
Fax: 419-693-2931

I AM writing a statement for The Property
AT 325 WHITTEMORE ST. for The zoning
Commission.

I think The fence looks safe and
adds security to the house there seems
to be plenty of clearance at the corner
and everything is visible. The fence
seems to be maintained along with property.
I think The fence should be kept in place.
With full 6 ft. height. The fence adds
beauty to the neighborhood.

Honourable 11/28/25

400 WHITTEMORE ST.

Jan 8 11/28/26



JACOB CAPUTO
Notary Public, State of Ohio
My Commission Expires
February 13, 2030
COMMISSION: 2025-RE-886828

This note for the building
and zoning Commission for
325 Whiffenore St.
The privacy fence looks
like there is enough clearance
at the stop sign and corner
the fence looks good and
maintained. I don't see any
issues with clearance.

Elizabeth Henderson

11-28-25

2319 VALENTINE

Jacob Caputo

11/28/25



I am writing a statement for the
Property at 325 Whittemore St.
for Zoning Commission,

I think the fence looks safe and
Secure and Adds Security to the property
there is plenty of of Clearance were
you can see the corner. It adds more
Security to the property. It improve
the neighborhood. I really don't
see an Issue with it.

Signed: Sammy Butte 216 WHITTEMORE ST.

State of OHIO
County of Lucas

The foregoing instrument was acknowledged before
me on this December 28, 2025 by Sammy Butte



Heather Pardee
Signature of Notary Public

12-1-25

This note is for the property
at 325 Whittenmore st. for the
going/commotion.

Looks like there is plenty of
clearance at the corner by the
stop sign. I don't see any clearance
issues. The fence and property looks
well maintained.

I think the fence looks nice and
should be kept the full height.

Date: 12-1-2025

Notary Quinn Hendren

CK Exp: May 14 2029

David J. Redieck

David J. Redieck
2340 Valentine st



REAR YARD - Contextual
 15' Front setback
 on Valentine St
 SIDE IS 16'

60' x 44'
 D W

$$= 2648 \text{ SF} \times 30\% = 794 \text{ SF MAX. FOR 2}$$

$$= 2648 \text{ SF} \times 50\% = 1324 \text{ MAX SF}$$

ALLOWED IN REAR YARD
 MAX. 2
 AREA FOR ACCESSORY BLDGS
 & DRIVEWAY AREAS

EXISTING
 DET. GARAGE 24x21 = 504 SF
 + NEW SMALL SHED - 3x5 = 15 SF
 + NEW SHED - 8x10 = 80 SF
 (currently NOT in REAR YARD AREA)

DRIVEWAY AREA
 EXISTING IN (44x60)
 REAR YARD AREA ONLY

599 SF
 (+) 3 ACCESS BLDGS

20x24 = 480 SF

Acc. 3 bldgs & exist. Driveway = 1079 SF

* PROPOSED
 REAR YARD PKG slab +
 15x18 = 270 SF
 1349 SF

HAS GRAVEL PKGS IN FRONT + YARD
 & CAMPER IN FRONT YARD
 7x17?

Straub, Lori

From: Straub, Lori
Sent: Thursday, December 4, 2025 12:16 PM
To: Galambos, Aaron
Cc: Risher, Anna
Subject: 325 Whittemore - BZA25-00060 Case for Transportation Review & comments
Attachments: 325 WHITTEMORE - BZA25-00060 CASE FILE.pdf

Importance: High

Aaron,

Please return with your review and comments.

Thanks.

Lori Straub

Permit Technician
City of Toledo - Division of Building Inspection
One Government Center - Ste 1600
Toledo, OH 43604
419-245-1220 Office
419-245-1329 Fax
toledobi@toledo.oh.gov
Apply for some permits online at <https://applyforpermits.toledo.oh.gov/portal>
Pay for any permit online at <https://applyforpermits.toledo.oh.gov/portal>
Visit us at toledo.oh.gov/services/building-inspection/