

HEARING DATE: February 24, 2025

BZA NO: BZA25-00004

APPLICANT: Darin Lawrence

SITE LOCATION: 434 Matzinger Rd

ZONING DISTRICT: 10-IG

SWO or NOL Issued: N/A

ANALYSIS: Applicant request variance from TMC 1107.1906. Surfacing and drainage variance from having all drive aisles being paved and to remain constructed of stone.

STAFF COMMENTS: N/A

**BOARD ACTION:**

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

**VOTING RESULTS:**

APPROVED \_\_\_\_\_ DISAPPROVED \_\_\_\_\_ DEFERRED \_\_\_\_\_ WITHDRAWN \_\_\_\_\_

CONDITIONS OF APPROVAL:

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JAN 10 2025  
TK

# CITY OF TOLEDO

Division of Building Inspection

BZA25-00004

## APPLICATION TO THE ADMINISTRATIVE BOARD OF ZONING APPEAL (BZA)

One Government Center, Suite 1600 • Toledo, OH 43604 • Phone (419) 245-1220 • Fax (419) 245-1329 • [www.toledo.oh.gov](http://www.toledo.oh.gov)

Site Location 420 Matzinger Rd. Toledo, OH 43612 Zoning District G2 Date 1-7-2025

Legal Description Reel Referenced in Inst. #20050614-0042251 + #20050614-0042252

Applicant's Name (print) Darin Lawrence

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

Exception \_\_\_\_\_ Appeal decision \_\_\_\_\_ ADA Accommodation \_\_\_\_\_

TMC § 1107.1906

Applicant Signature [Signature] Phone 419-304-8718

Applicant's Street Address 420 Matzinger Rd Fax 419-727-1198

Applicant's City, State, Zip Toledo, OH 43612 E-Mail darin@lime.tenk.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 = \$200.00. 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 at least 30 days 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  <http://local.live.com/> Transportation notified to check site distance hazard

Code Enforcement notified if orders are being appealed. \_\_\_\_\_ Permit Tech's Initials [Signature] Date 1/14/25

Reviewed by \_\_\_\_\_ Date \_\_\_\_\_ Staff Comments: \_\_\_\_\_

Board Decision \_\_\_\_\_ Date \_\_\_\_\_





JAN 10 2025  
TK

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TMC# 1107.1906

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Permit Tech Checklist: Application complete  Photos  Letter  Proper Site Plan  SWO

Copy Zoning Map  <http://zlocal.lve.com/> Transportation notified to check site distance hazard

Code Enforcement notified if orders are being appealed. \_\_\_\_\_ Permit Tech's Initials [Signature] Date 1/14/25

Reviewed by \_\_\_\_\_ Date \_\_\_\_\_ Staff Comments: TRANSPORTATION / TRAFFIC MANAGEMENT IS OK WITH THIS AS LONG AS THE 25' AGREED UPON DRIVEWAY IS INSTALLED AS SHOWN IN PLAN COMMISSION PLAN REVIEW SPR24-00102. Aaron Halambos 1-16-25

Board Decision \_\_\_\_\_ Date \_\_\_\_\_



Civil Engineering  
Surveying  
Agricultural Engineering  
Structural Engineering  
Building Design

Brad J. Core, P.E., P.S.  
Principal Engineer  
201 N. Broadway St.  
Spencerville, OH 45887  
Phone/Fax: 419.647.6163

January 8, 2025

Reference: Toledo Tank Wash Building Addition - Hardship Variance  
420 Matzinger Rd.  
Toledo, Ohio 43612  
Lucas County Tax Parcel #2208021

To Whom it May Concern:

Toledo Tank Wash is proposing to build a 32'-10" x 77'-0" building addition to their existing tank wash building. The building addition will be located overtop an existing concrete pad used for tank washing. Per Section 1107.1906 of the Toledo Municipal Code (TMC), all parking lots, driveways, drive aisles, and maneuvering areas must be made of asphalt, concrete, or a dust free non-porous material. The majority of this site's driveway and parking areas are currently constructed of stone. The owner would be forced to pave an area that is nearly 4 acres to comply with said section of the TMC for a 2,528 square foot building addition. This would become a financial hardship for the business owner resulting in the inability to proceed with the project. The business owner is proposing to pave a 25' wide driveway from the existing concrete apron at the road to the southern end of the proposed building addition to help prevent dust tracking onto the road. We respectfully ask that the requirement of TMC Section 1107.1906 be waived for this property.

Respectfully Submitted,

Joshua R. Stephens, P.S., E.I  
Director of Surveying and Design

Reviewed and Approved By,

Brad J. Core, P.E., P.S.  
Principal



## **1107.1906 Surfacing and Drainage**

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.

- 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.
- 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.
- 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.
- 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.

(Ord. 253-09. Passed 4-28-09; Ord. 155-16. Passed 04-26-16.)





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**Printable page**

**PARCEL ID: 2208021**

MARKET AREA: 5001C  
211 INVESTMENTS INC AN OHIO CORPORATION  
TAX YEAR: 2025

**ASSESSOR#: 02910080**

ROLL: RP\_OH  
434 MATZINGER RD  
STATUS: Active

**Summary - General**

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Tax District	TOLEDO CITY - WASHINGTON LSD
Class	INDUSTRIAL
Land Use	370 : I - SMALL SHOPS (MACHINE,TOOL & DIE ETC)
Special Use	370 - SMALL SHOP 0-10%
Market Area	5001C - <a href="#">Click here to view map</a>
Zoning Code	10-IG - <a href="#">Click here for zoning details</a>
Zoning Description	General Industrial
Water and Sewer	CITY WATER / CITY SEWER
Traffic	SECONDARY ROAD
Street Type	CONCRETE OR BLACKTOP
Owner	211 INVESTMENTS INC AN OHIO CORPORATION
Property Address	434 MATZINGER RD TOLEDO OH 43612
Mailing Address	1590 FINDLAY RD LIMA OH 45801 3110
Legal Desc.	7 9 13 LOT 3 E 219.67 FT N 430 FT LOT 3 & W 380.33 FT N 430 FT LOT 8
Certified Delinquent Year	
Census Tract	9

**Summary - Most Recent Sale**

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Prior Owner	TIMBERSTONE CONSTRUCTION,INC AN OHIO COR
Sale Amount	\$810,000
Deed	05105167
Sales Date	14-JUN-2005

**Summary - Values**

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	35% Values	100% Values	35% Roll	100% Roll
Land	12,640	36,100	0	0
Building	162,120	463,200	0	0
Total	174,760	499,300	0	0

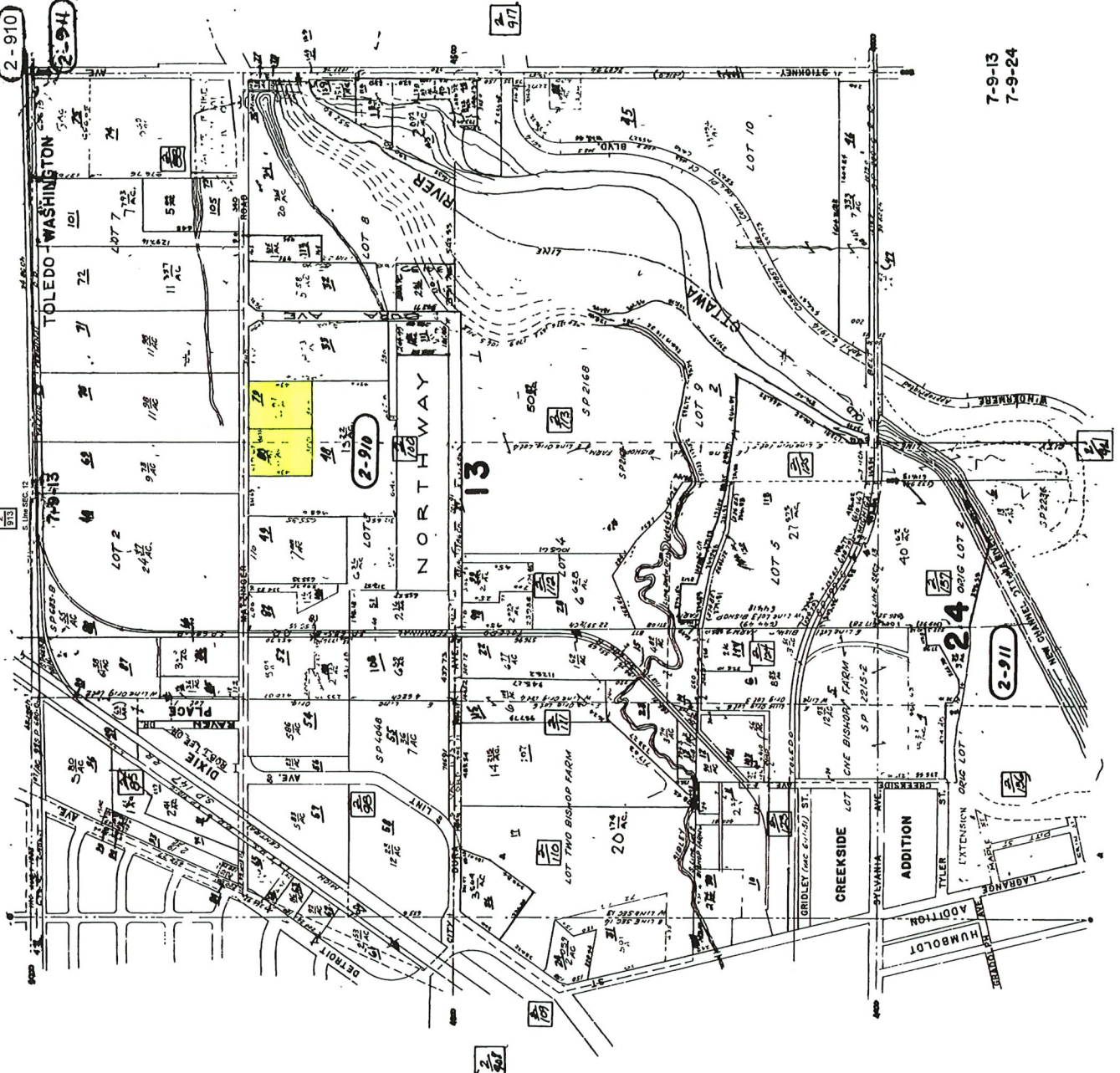
**Tax Credits**

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

Printed on Monday, January 13, 2025, at 8:43:02 AM EST

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7-9-13  
7-9-24















Storm Water and Detention Calculations for:

Toledo Tank Wash  
420 Matzinger Rd  
Toledo, OH 43612

Project:

Toledo Tank Wash

Owner

211 Investments Inc. An Ohio Corporation  
1590 Findlay Rd  
Lima, OH 45801

Calculations performed by:

Brad J. Core, P.E.  
Core Consulting  
A Division of Materials Testing, Inc.  
201 N. Broadway St.  
Spencerville, Ohio 45887  
419-647-6163



## Summary of Calculations

VOLUME CALCULATIONS  
(Determining Design Storm Event)

Design Storm Event: The design is based on detaining a 25 year post-development discharge not exceeding a 5 year pre-development discharge.



## TIME OF CONCENTRATION

Sheet Flow:

$$L = 60 \text{ feet}$$

$C = 0.41$  (Hydrologic Soil Type D determined by Lucas Conty GIS, existing wood or forest land, good cover)

$$S = (596.02' - 595.10')/60' = 1.5\%$$

$t_o = \frac{1.8*(1.1-C)*L^{1/2}}{S^{1/3}}$  (From Section 1101.2.1 of the ODOT L&D Manual, Volume 2 – Drainage Design)

$$t_o = \frac{1.8*(1.1-0.41)*60^{1/2}}{1.5^{1/3}} = 8.4 \text{ Min.}$$

Shallow Concentrated Flow

$$L = 151 \text{ feet}$$

$$S = (595.10 - 594.09)/151' = 0.67\%$$

$K = 0.152$  (From Section 1101.2.1 of the ODOT L&D Manual, Volume 2 – Drainage Design (woodland))

$V = 3.3 * k * S^{1/2}$  (From Section 1101.2.1 of the ODOT L&D Manual, Volume 2 – Drainage Design)

$$V = 3.3 * 0.152 * 0.67^{1/2} = 0.41 \text{ fps}$$

$t_s = \frac{L}{60*V}$  (From Section 1101.2.1 of the ODOT L&D Manual, Volume 2 – Drainage Design)

$$t_s = \frac{151}{60*0.41} = 6.1 \text{ Min.}$$

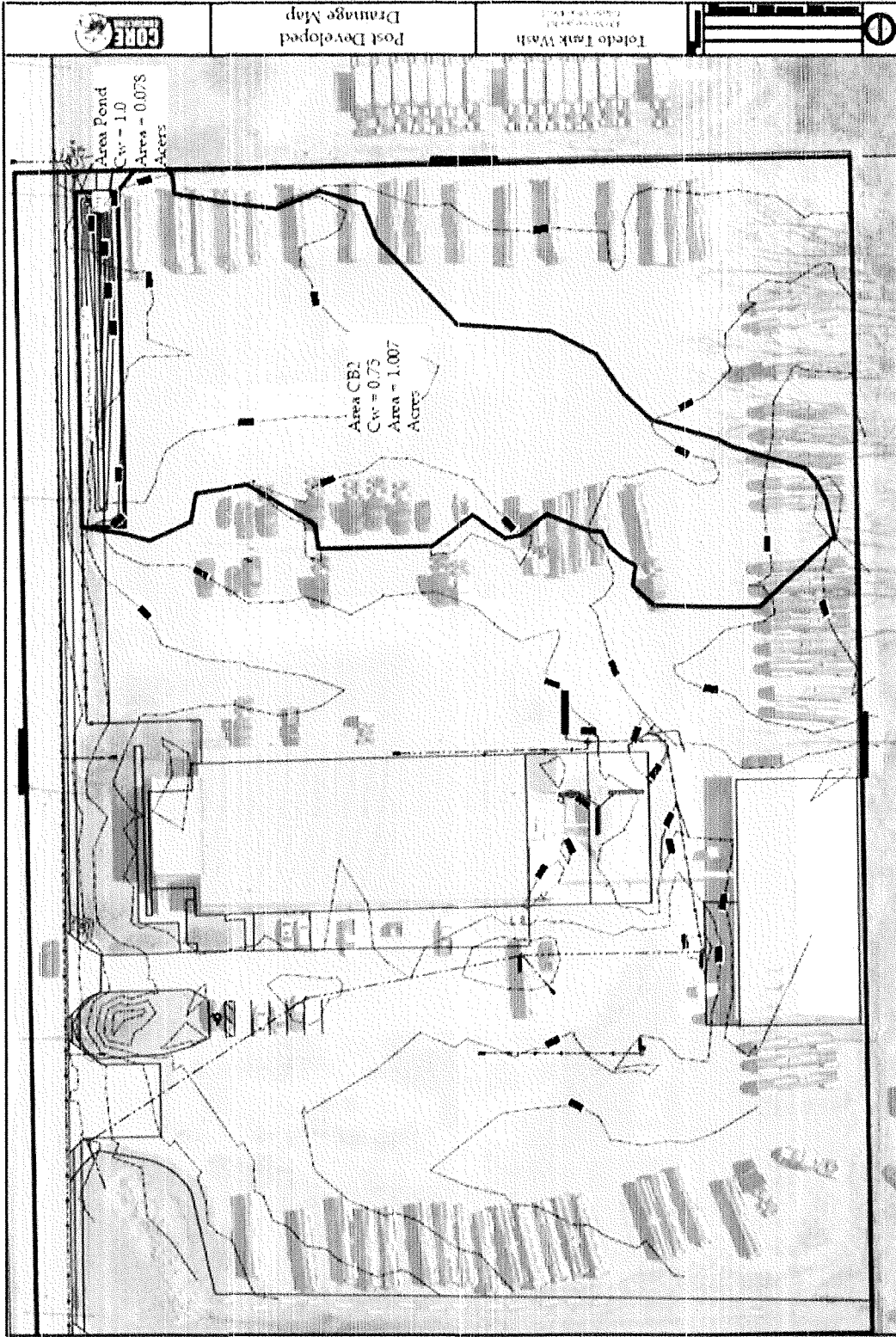
$$T_c = (8.4 + 6.1)\text{Min.} = 10.5 \text{ Min. (LCEO Minimum = 20 minutes)}$$

$$T_c = 20 \text{ Min.}$$



## Post-Developed Watershed







Area	Total	0.75	1.0			
Name	Area (SF)	Stone	Pond	cA	Cw	Acres
CB2	43884	43884	0	0.756	0.75	1.007
Pond	3377	0	3377	0.078	1	0.078

Basin Toal	47261	43884	3377	0.833	0.77	1.085
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**Lucas County Engineer's Office**  
**STORMWATER DETENTION DESIGN**

BY: Core Consulting DATE: 12-7-2025

**PROJECT :**

**Notes:**

Enter values pertinent to the site in all non-shaded outlined cells.

TOTAL AREA TO BASIN (SQ. FT.):	47,261	1.085 Ac.
Q ALLOWABLE AREA (SQ. FT.)	47,261	1.085 Ac.
WET POND AREA (SQ.FT.):	3,377	c=1.00
PAVEMENT AREA (SQ. FT.):	0	c=0.96
STONE AREA (SQ.FT.):	43,884	c=0.75
BUILDING AREA (SQ. FT.):	0	c=0.96
FUTURE BLDG./PVMT. AREA (SQ.FT.):	0	c=0.96
TOTAL IMPERVIOUS (SQ. FT.):	47,261	
PERCENT IMPERVIOUS AREA (%):	100%	
NET PERVIOUS (SQ. FT.):	0	

PROP. SITE PERVIOUS C =	0.77	
Based on Soil Type for Open Space - Good Condition		
PROPOSED WT. C = Cw =	0.77	
LCEO Provided Q all		
Q all by Outlet Cap. (cfs) =	N/A	
EX. CONDITION ALLOW C =	0.42	By Soil Type
ALLOW Tc (mins.) =	20	20 mins Min.
ALLOW I <sub>s</sub> =	3.13	
Q all by Ex. Condition (cfs)	1.43	
Site Q ALLOW (cfs) =	1.43	
Used Q ALLOW (cfs) =	1.38	
Notes:	Used Q all or smaller meter line Q?	

**DETENTION VOLUME CALCULATION**

t <sub>c</sub> (min)	i <sub>25</sub> in./hr.	CwA (A=Ac)	Q <sub>in</sub> Q <sub>25</sub>	Q <sub>out</sub> Q <sub>allow</sub>	Q <sub>in</sub> -Q <sub>out</sub>	xtcx60 (cu. ft.)
20.00	4.11	0.83	3.42	1.38	2.04	2450
30.00	3.27	0.83	2.73	1.38	1.35	2425
40.00	2.74	0.83	2.28	1.38	0.90	2172
50.00	2.37	0.83	1.98	1.38	0.60	1788
60.00	2.10	0.83	1.75	1.38	0.37	1322
70.00	1.88	0.83	1.57	1.38	0.19	798
80.00	1.71	0.83	1.43	1.38	0.05	233
90.00	1.58	0.83	1.31	1.38	-0.07	-363
100.00	1.46	0.83	1.22	1.38	-0.16	-984
110.00	1.36	0.83	1.13	1.38	-0.25	-1624
120.00	1.28	0.83	1.06	1.38	-0.32	-2281
130.00	1.20	0.83	1.00	1.38	-0.38	-2952
140.00	1.14	0.83	0.95	1.38	-0.43	-3633
150.00	1.08	0.83	0.90	1.38	-0.48	-4325
160.00	1.03	0.83	0.86	1.38	-0.52	-5025
170.00	0.98	0.83	0.82	1.38	-0.56	-5733
180.00	0.94	0.83	0.78	1.38	-0.60	-6447

Note: Adjust/extend timeframe if maximum storage not reached

Req'd. Volume **2,450**

**METERLINE CALCULATIONS**

10 Yr HGL Elev. @ Outlet	0.00
Pond Elev. @ Req'd. Storage	593.50
Meterline D/S Outlet Invert	590.29
Top/Pipe @ D/S Outlet	590.79
MAX. HEAD = H (FT.)	2.71

Manning's n =	0.012	n=0.012 Smooth Wall n=0.024 Corrugated Wall
PIPE LENGTH L (FT.) =	30.0	
PIPE DIA. (IN.):	6	4" Min. Diameter

MAX. HEAD	Hx2G	1+Ke+29N <sup>2</sup> 2L/R <sup>2</sup> /3	V <sup>2</sup>	V	AREA OF PIPE (A)	Q out (cfs)
2.71	Pipe 174.58	3.51	49.75	7.05	0.196	1.38

Note that the spreadsheet uses a method that assumes the outlet is submerged and the pipe area is flowing full.

**POND VOLUME**

Contour Elevation Ft.	Contour Area Sq. Ft.	Incremental Volume Cu. Ft.	Cummulative Volume Cu. Ft.	Comments
591.30	2,738	Bottom		
591.50	89,136	7	7	
592.00	487.82	131	138	
592.50	1,146.48	397	535	
593.00	1,985.65	773	1309	
593.50	2,884.53	1211	2519	

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