

HEARING DATE: February 24, 2025
 BZA NO: BZA25-00007
 APPLICANT: Yolanda & Trinidad Lopez
 SITE LOCATION: 241 Linden Ln
 ZONING DISTRICT: 10-RM36
 SWO or NOL Issued: N/A
 ANALYSIS: Applicant requests variance from TMC 1105.0301 (B & C). Fences and hedges variance of 4 1/2' height of fence in the front yard and 2' over the height in the side and rear yards.
 STAFF COMMENTS: N/A

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
Robert Pasker	_____	_____	_____	_____	_____	_____	_____
Eric Craig	_____	_____	_____	_____	_____	_____	_____
Christy Soncrant	_____	_____	_____	_____	_____	_____	_____
Carrie Hartman	_____	_____	_____	_____	_____	_____	_____
Devon Overton	_____	_____	_____	_____	_____	_____	_____
Nathan Knapke	_____	_____	_____	_____	_____	_____	_____

VOTING RESULTS:

APPROVED _____ DISAPPROVED _____ DEFERRED _____ WITHDRAWN _____

CONDITIONS OF APPROVAL:



RECEIVED
JAN 17 2025
LL

CASE # BZA-00007

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 241 Linden Pl. Toledo, OH 43609 Zoning District RM (Call) Date 1-16-25

Legal Description Extn Cur factory Addn Lots 56-59

Applicant's Name (print) Victor Lopez

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

Exception Appeal decision _____ ADA Accommodation _____

TMC § 1105.0301 B Fences may not exceed 6 FT

IN HEIGHT IN THE REQUIRED SIDE SETBACK ADJACENT TO THE MAIN BUILDING AND PROJECTS TO THE REQUIRED FRONT SETBACK.

Applicant Signature Victor Lopez Phone 419-360-0866

Applicant's Street Address 241 Linden Pl. Fax 419-754-3682

Applicant's City, State, Zip Toledo, OH 43609 E-Mail allaspects_cl@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 _____

Copy Zoning Map 12 <http://local.live.com/> Transportation notified to check site distance hazard

Code Enforcement notified if orders are being appealed. Permit Tech's Initials JN Date 2/4/25

Reviewed by _____ Date _____ Staff Recommendation _____

Board Decision _____ Date _____

P, Inspection, BZA 3/15/2022 kjr

7-1

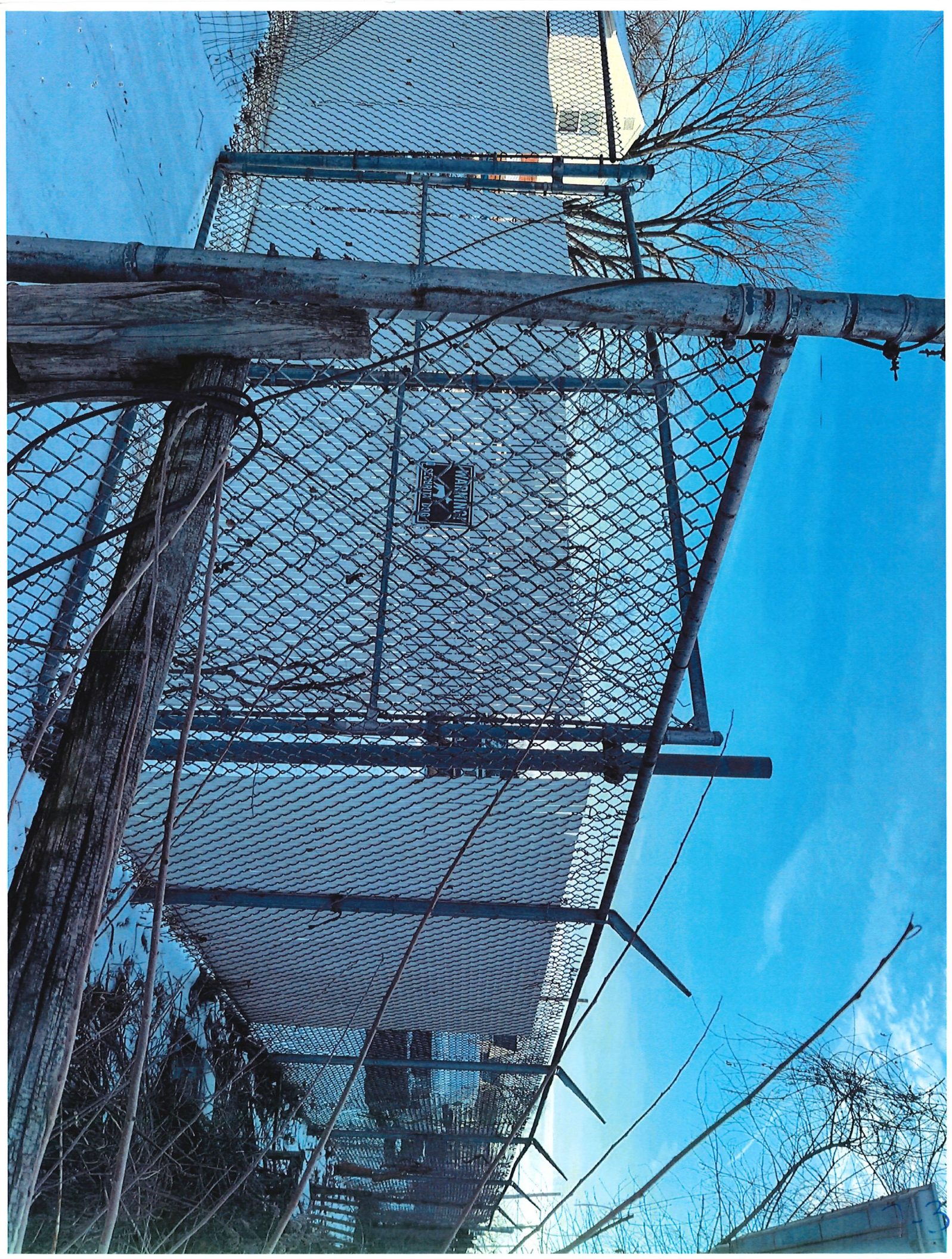
January 16, 2025

To whom it may concern at The Board of Zoning Appeals,

The hardship created by not allowing my 8ft tall fence to remain would be the safety. Allowing the fence to remain should ensure that no uninvited guest have access to pool, located in the yard of 241 Linden Pl., Toledo 43609. Having a taller fence will discourage anyone from climbing the fence to swim. My ultimate concern is continued safety. I do not want any accidents to occur from anyone climbing the fence to swim, especially when I am not home or at night while I am sleeping. Thank you for your consideration of my zoning request.

Thank you,

Victor Lopez

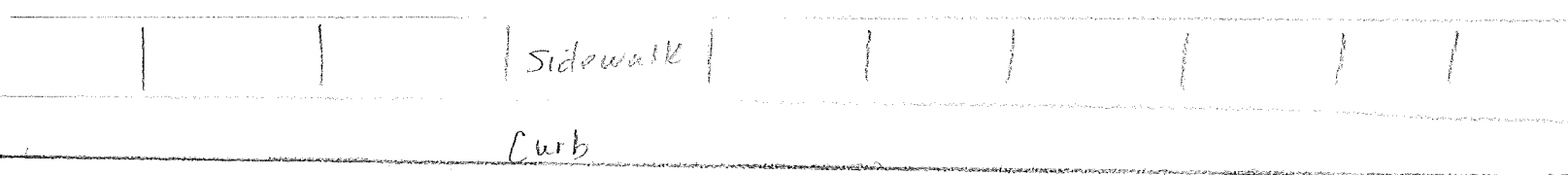
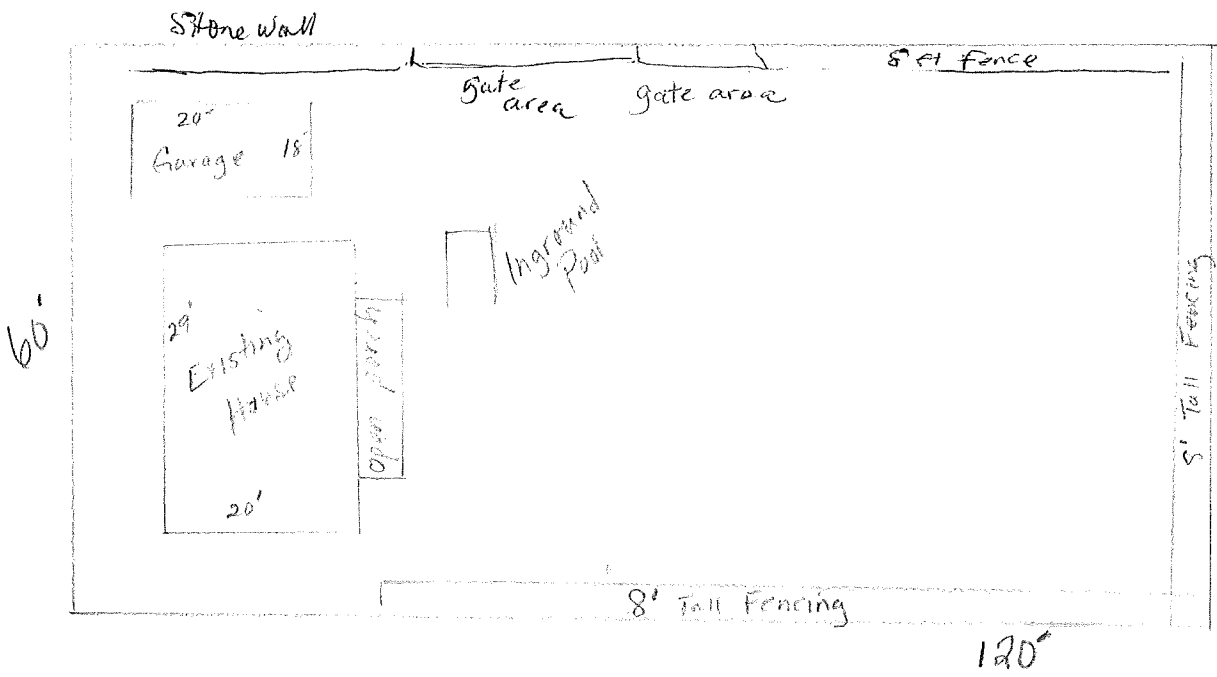




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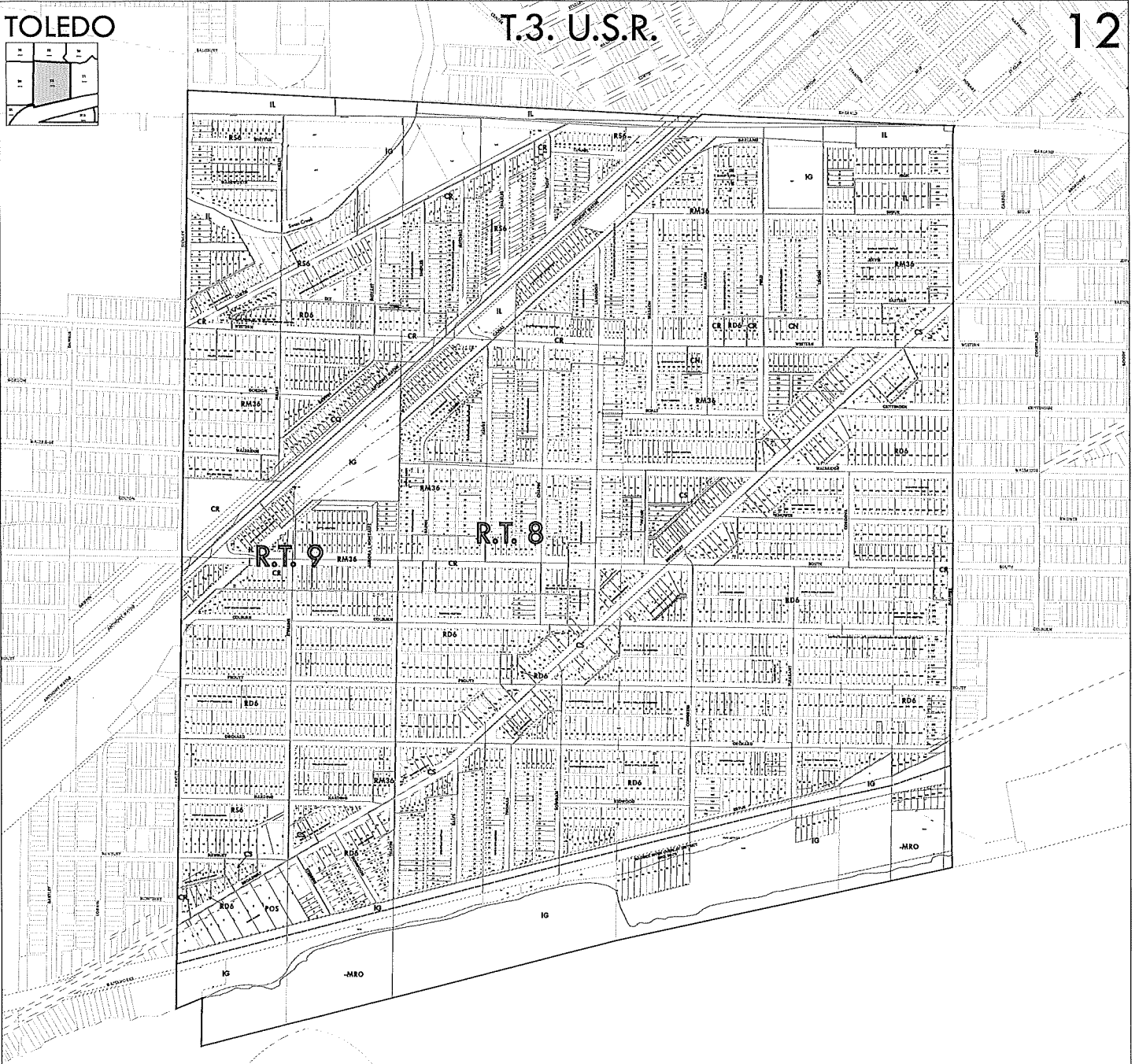
Linden Pl.
(Street)

241 Linden Pl. 43609

LINDEN PL



L-7



RM36 | **SEGUR**

19	78	77	76	75
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8	7	6	5
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63	62	61	60
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13	92	91	90
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70	71	72	73	74
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8	7	6	5
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63	33
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89

385	386	387	388	389	390	391	392	393
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9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
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64	65	66	67	68	69	70	71	72	73	74	75	76
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384	383	382	381	380	379	378	377	376
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25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40
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30	29	28	27	26	25	24	23	22	21
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412	411	410	409	408	407	406	405	404
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41	42	43	44	45	46	47	48
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13	14	15	16	17	18	19	20
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9	10	11	12
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351	352	353	354	355	356
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49	50	51	52	53
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13	14	15	16	17	18	19	20
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350	349	348	347	346	345	344
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41	42	43	44	45	46	47	48
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13	14	15	16	17	18	19	20
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357	342	343	344
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49	50	51	52	53
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13	14	15	16	17	18	19	20
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