

*LUCAS COUNTY  
PLAN COMMISSION  
REPORT*

*November 16, 2016*

*Toledo-Lucas County Plan Commissions*

*One Government Center, Suite 1620, Toledo, OH 43604*

*Phone 419-245-1200, FAX 419-936-3730*

## **MEMBERS OF THE TOLEDO-LUCAS COUNTY PLAN COMMISSIONS**

### TOLEDO CITY PLAN COMMISSION

CATHERINE G. HOOLAHAN  
(Chairman)

KEN FALLOWS  
(Vice Chairman)

BALSHARAN SINGH GREWAL

OLIVIA HOLDEN

MARTIN JARRET

### LUCAS COUNTY PLANNING COMMISSION

DON MEWHORT  
(Chairman)

KEVIN X. SMITH  
(Vice Chairman)

CATHERINE G. HOOLAHAN

TINA SKELDON WOZNIAK  
(County Commissioner)

PETER GERKEN  
(County Commissioner)

CAROL CONTRADA  
(County Commissioner)

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KEN FALLOWS

MEGAN MALCZEWSKI

OLIVIA HOLDEN

THOMAS C. GIBBONS, SECRETARY

LISA COTTRELL, ADMINISTRATOR

**TOLEDO-LUCAS COUNTY PLAN COMMISSIONS  
APPLICATION DEADLINE, AGENDA, STAFF REPORT AND HEARING  
SCHEDULE - 2017**

<b>APPLICATION DEADLINE*</b>	<b>AGENDA SET</b>	<b>STAFF REPORT DISTRIBUTED</b>	<b>HEARING DATE</b>
<b>CITY PLAN COMMISSION</b> ( <i>HEARINGS BEGIN AT 2PM</i> )			
November 28	December 26	December 30	January 12
December 26	January 23	January 27	February 9
January 23	February 20	February 24	March 9
February 27	March 27	March 31	April 13
March 27	April 24	April 28	May 11
April 24	May 22	May 26	June 8
May 29	June 26	June 30	July 13
June 26	July 24	July 28	August 10
July 31	August 28	September 1	September 14
August 28	September 25	September 29	October 12
September 25	October 16	October 20	November 2**
October 23	November 20	November 24	December 7**
<b>COUNTY PLANNING COMMISSION</b> ( <i>HEARINGS BEGIN AT 9AM</i> )			
December 12	January 9	January 13	January 25
January 9	February 6	February 10	February 22
February 6	March 6	March 10	March 22
March 13	April 10	April 14	April 26
April 10	May 8	May 12	May 24
May 15	June 12	June 16	June 28
June 12	July 10	July 14	July 26
July 10	August 7	August 11	August 23
August 14	September 11	September 15	September 27
September 11	October 9	October 13	October 25
October 2	October 30	November 3	November 15**
November 6	December 4	December 8	December 20**

\* County deadlines are for Preliminary Drawings

\*\* Date shifts are due to holidays

**Conversion Table  
Toledo Zoning Code Update - Zoning District Designations**

Existing District	New District Effective June 6, 2004
R-A, Single Family	RS12, Single Dwelling
R-B, Single Family	
R-1, Single Family	RS9, Single Dwelling
R-2, Single Family	RS6, Single Dwelling
R-3, Two Family	RD6, Duplex
R-2A, Restricted Multi Family	RM12, Multi Dwelling
None	RM24, Multi Dwelling
R-4, Multi Family	RM36, Multi Dwelling
R-4A, Multi Family	
R-5, Multi Family	
R-MH, Manufactured Home	RMH, Manufactured Housing Park
Commercial Districts	
C-1, Neighborhood	CN, Neighborhood
N-MX, Neighborhood Mixed Use	
C-2, Restricted Office	CO, Office
C-7, Office Park	
C-6-HS Redevelopment - Heritage South*	CS, Storefront
C-6-LA, Redevelopment - Lagrange*	
C-MX, Community Mixed Use	CM, Mixed Use
C-3, Commercial	CR, Regional
C-4, Shopping Center	CR-SO, Regional - Shopping Ctr. Sign Overlay
C-5, Central Business District	CD, Downtown
Industrial District	
M-1, Restricted Industrial	IL, Limited Industrial
M-2, Industrial	IG, General Industrial
M-4, Warehouse	
M-3, Planned Industrial	IP, Planned Industrial/Business Park
Special Purpose District	
P, Parks	POS, Park & Open Space
None	IC, Institutional Campus
Overlay Districts	
CUP, Community Unit Plan	None
D.O.D, Downtown	-DO, Downtown
HD, Historic District	-HO, Historic District
MR-O, Maumee River	-MRO, Maumee River
None	-UNO, Urban Neighborhood
None	-PO, Pedestrian
None	-SO, Shopping Center Sign

\*The Heritage South and Lagrange C-6 Standards remain unless repealed

**TOLEDO-LUCAS COUNTY PLAN COMMISSIONS**

**November 16, 2016**

**9:00 A.M.**

PUBLIC HEARING WILL BE HELD AT ONE GOVERNMENT CENTER

AT JACKSON BOULEVARD AND ERIE STREET

IN COUNCIL CHAMBERS

ON THE FOLLOWING CASES

**AGENDA**

**ROLL CALL** – Lucas County Planning Commission

**PROOF OF NOTICE**

**SWEARING IN**

**MINUTES**

**FINAL PLATS**

S-20-16: Final Plat of Sweetwater Farms Plat 2, located on Holt Road, west of Mitchaw Road, Sylvania Township (1 lot)

S-22-16: Final Plat of Maple Creek Plat 8, located south of Sylvania-Metamora Road, west of Mitchaw Road, Sylvania Township (8 lots)

S-23-16: Final Plat of the Legends of Fallen Timbers Fairways Plat 2, located east of Waterville-Monclova Road, between Stitt Road and Dutch Road, Monclova Township (8 lots)

**ZONE CHANGE – SYLVANIA TOWNSHIP**

- 1. Z20-C985: Zone Change from C-4 to A-3 at 6805 W. Sylvania Avenue (bh)
- 2. Z20-C986: Conditional Use Permit for residential careed living facility at 6805 and 6725 W. Sylvania Avenue (bh)

**CHAIRMAN’S REPORT**

**DIRECTOR’S REPORT**

**ADJOURNMENT**

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## GENERAL INFORMATION

### Subject

- Request - Zone Change from C-4 Professional/Business Office to A-3 Agriculture
- Location - 6805 W Sylvania Avenue
- Owner - Rebecca A Kadri  
6805 W Sylvania Avenue  
Sylvania, OH 43560
- Applicant - Chapel Development LLC  
1716 Perrysburg-Holland Road  
Holland, OH 43528
- Agent - The Douglas Group  
David Bockbrader  
1716 Perrysburg-Holland Road  
Holland, OH 43528

### Site Description

- Zoning - C-4 Professional/Business Office
- Area - ± 0.86 Acres
- Frontage - ± 133 feet along Sylvania Avenue
- Existing Use - Single Family Dwelling

### Area Description

- North - Commercial Uses / City of Sylvania
- South - Multi Family Residential / R-4 PUD Residential
- East - Religious Assembly, Single Family & Commercial Uses / C-1 Neighborhood Commercial, A-3 Agriculture & C-2 General Commercial
- West - Single Family Residential / R-1 Residential

### Parcel History

- Z20-C973 - Zone Change from A-3 to C-4 at 6805 W Sylvania Avenue (PC Approved 5/27/15, Trustees Approved 7/7/15)

**GENERAL INFORMATION (cont'd)**

Parcel History (cont'd)

Z20-C986 - Conditional Use Permit for a Residential Care Facility in A-3 District (Companion Case)

Applicable Plans and Regulations

Sylvania Township Zoning Resolution  
Sylvania Township Land Use Plan 2007  
Lucas County Subdivision Rules and Regulations  
Lucas County Land Use Policy Plan (within the “expansion zone”)

**STAFF ANALYSIS**

The request is a Zone Change from C-4 *Professional/Business Office* to A-3 *Agriculture* for property located at 6805 Sylvania Avenue. The Plan Commission and Township Trustees approved a Zone Change for this property from A-3 to C-4 in 2015. In 2015, the owner expressed interest in selling the property and believed that a non-residential use was more appropriate for the location. The applicant is proposing to develop this property along with a portion of the church property to the east allowing for the construction of a 60 unit residential care facility. A companion Conditional Use Permit application for 6725 & 6805 W Sylvania Avenue accompanies this case.

The Sylvania Township Zoning Resolution does not permit residential care facilities in C-4 zoning districts and requires conditional use approval in the A-3 zoning districts. The property is currently occupied by a single family residence. However non-residential uses primarily exist along Sylvania Avenue in the area of McCord Road. Surrounding land uses include commercial uses to the north, a church, single family & commercial uses to the east, a multi-family residential PUD to the south and single family residential uses to the west.

The 2007 Sylvania Township Land Use Plan identifies this property for Suburban Residential uses. Although, the Suburban Residential District does not specifically identify A-3 zoning as a corresponding zoning district, it does identify the A-4 zoning district, which permits residential care facilities subject to conditional use approval. Furthermore, A-3 zoning on this site would be consistent with surrounding zoning as the contiguous property located to the south and east is currently zoned A-3.

The portion of the church owned property to be consolidated with this site is zoned A-3 and is identified in the land use plan for neighborhood and transitional type uses. Based on the use of larger buffer yards, landscaping and screening, the proposed zoning request could serve as an appropriate transitional use furthering the goals of the land use plan. As a result, staff has found that proposed A-3 zoning would be consistent with the goals, objectives and intent of the Sylvania Township Land Use Plan and does not object to the proposal.

**STAFF RECOMMENDATION**

The staff recommends that the Lucas County Planning Commission recommend approval of Z20-C985 a Zone Change from C-4 Professional/Business Office to A-3 Agriculture located at 6805 W Sylvania Avenue to the Sylvania Township Trustees, for the following four (4) reasons:

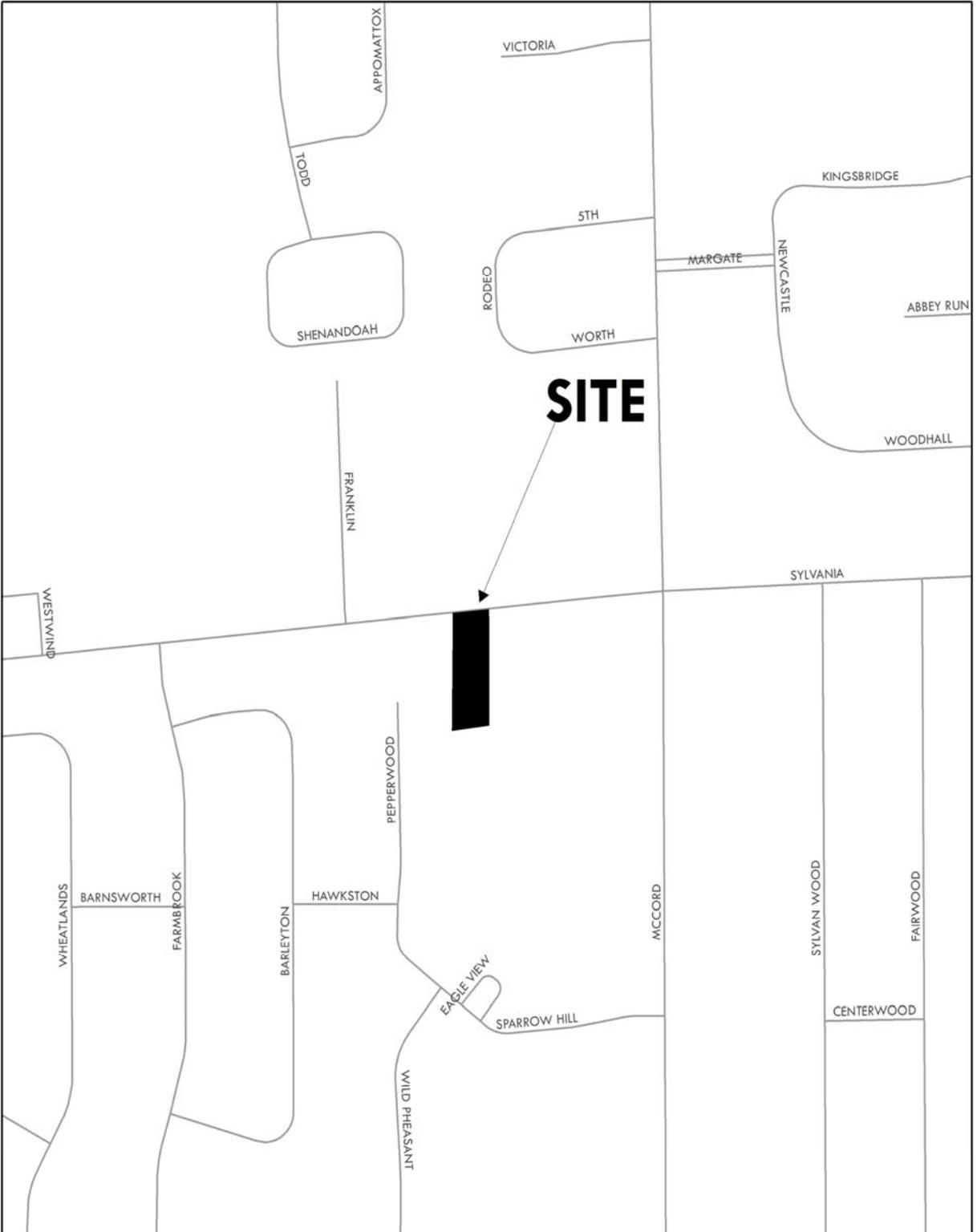
1. The Zone Change request is consistent with the goals, objectives and intent of the Sylvania Township Land Use Plan;
2. A Zone Change to A-3 Agriculture is consistent with the surrounding zoning and uses;
3. The property is proposed to be consolidated with other A-3 Agriculture zoned property; and
4. The proposed Zone Change is anticipated to have minimal adverse impacts on surrounding properties.

ZONE CHANGE  
SYLVANIA TOWNSHIP  
LUCAS COUNTY PLANNING COMMISSION  
REF: Z20-C985  
DATE: November 16, 2016  
TIME: 9:00 a.m.

BH  
Two (2) sketches follow

# GENERAL LOCATION

Z20-C985  
ID 110



# ZONING & LAND USE

Z20-C985  
ID 110



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## GENERAL INFORMATION

### Subject

- Request - Conditional Use Permit for a Residential Care Facility in A-3 District
- Location - 6725 & 6805 W Sylvania Avenue
- Applicant - Chapel Development LLC  
1716 Perrysburg-Holland Road  
Holland, OH 43528
- Agent - The Douglas Group  
David Bockbrader  
1716 Perrysburg-Holland Road  
Holland, OH 43528

### Site Description

- Zoning - A-3 Agriculture (Subject to Companion Zone Change)
- Area - ± 4.66 Acres
- Frontage - ± 284 feet along Sylvania Avenue
- Existing Use - Religious Assembly & Single Family Uses

### Area Description

- North - Commercial Uses / City of Sylvania
- South - Multi Family Residential / R-4 PUD Residential
- East - Religious Assembly, Single Family & Commercial Uses / C-1 Neighborhood Commercial, A-3 Agriculture & C-2 General Commercial
- West - Single Family Residential / R-1 Residential

### Parcel History

- Z20-C985 - Zone Change from C-4 to A-3 at 6805 W Sylvania Avenue (Companion Case)

### Applicable Plans and Regulations

Sylvania Township Zoning Resolution  
Sylvania Township Land Use Plan 2007  
Lucas County Subdivision Rules and Regulations  
Lucas County Land Use Policy Plan (within the “expansion zone”)

## **STAFF ANALYSIS**

The applicant has requested a Conditional Use Permit to allow for the construction of a new sixty (60) unit residential care facility. Currently the property is developed with a church and two (2) single family dwellings. The applicant is proposing to remove the dwelling units and all accessory structures and split the church property in order to separate the church onto an individual parcel. In April 2016, the Sylvania Township Trustees approved an amendment to their zoning resolution that requires all requests for Conditional Uses, with the exception of Home Occupations, be reviewed by the Lucas County Plan Commission prior to the Board of Zoning Appeals public hearing. Surrounding land uses include commercial uses to the north, a church, single family & commercial uses to the east, a multi-family residential PUD to the south and single family residential use to the west. A companion Zone Change application for 6805 W Sylvania Avenue accompanies this case.

### *ACCESS & PARKING*

The proposal includes a single access point from Sylvania Avenue to parking areas located on the north, east and south sides of the residential care facility. The parking requirement for a residential care facility use is one (1) space per four (4) beds. The applicant has indicated that the facility will have sixty (60) units providing up to sixty-four (64) beds. Therefore the parking requirement for this proposal would be sixteen (16) spaces. The applicant is providing forty-four (44) spaces. To avoid constructing parking spaces that are not necessary, the Sylvania Township Zoning Manager may approve a portion of the parking spaces be deferred. Staff encourages the deferral of the ten (10) spaces located to the rear of the site. This will allow for the applicant to look at the parking demand for the site without installing potentially unneeded spaces.

There is no setback standard for parking areas when non-commercial or industrial zoned districts abut other non-commercial or industrial zoned districts, however, the Sylvania Township Board of Zoning Appeals has the authority to instill conditions and safeguards as deemed necessary. The applicant has incorporated a minimum of thirty feet (30') between any residentially zoned property and any parking/drive aisles. Staff feels that the proposed parking configuration will not adversely impact surrounding uses.

### *BUILDING DESIGN*

The applicant submitted non-site specific elevations from a previous project located in the Dayton area, these elevations indicate the use of brick, stone and cement board as the primary exterior building materials. The building will be one (1) story in height and staff encourages the use of architectural details such as variations in the roof and/or projections in the wall plane. The submitted elevation from the Dayton area project appears to utilize architectural details that are consistent with the Sylvania Township Zoning Resolution. Furthermore, the site plan for this site suggests that a covered drop-off area will be provided at the main entrance. This will aid in providing visual interest at the front of the building.

**STAFF ANALYSIS (cont'd)**

*LANDSCAPING*

The applicant submitted proposed landscaping on the site plan that indicates the use of new and mature vegetation throughout the development. Most developments of this size include a significantly larger number of plantings in addition to privacy fencing where abutting residential uses. As a result, staff encourages both landscaping and solid privacy fencing be installed along any abutting residentially zoned district to provide year-round visual screening for the purpose of effectively shielding the commercial/institutional use.

The applicant has provided landscape areas of at least thirty foot (30') in depth along both sides and the rear of the property. However, no privacy fencing is shown and the use of vegetation appears to be limited. Staff has found that the use of six foot (6') privacy fence along with landscaping can effectively screen low intensity uses such as a residential care facility. Therefore, it is encouraged that a revised landscape plan be submitted that provides a six foot (6') privacy fence along the rear and sides of the property that abut residential uses and additional evergreen, shrub and low profile landscaping be provided. Furthermore, staff encourages the use of foundation plantings along the building where abutting parking areas. As a note, the Sylvania Township Land Use states that a considerable emphasis should be placed on landscaping and screening.

A dumpster enclosure is proposed to be located in the northwest corner of the site. Although staff does not object to this location, the plans indicate the enclosure will be six foot (6') masonry. The plans do not indicated what type of masonry materials will be uses. However, based on the enclosures location near the front of property and in proximity to residential uses, staff encourages the use of brick, stone veneer or a privacy fence for the enclosure.

*LAND USE PLAN*

The 2007 Sylvania Township Land Use Plan recommends this area for Neighborhood Mixed Use District. The land use plan identifies medium intensity multi-family use and neighborhood oriented services that are less than 10,000 square feet in size that offer a transition buffer between commercial and residential uses.

Although this development is proposed to exceed 10,000 square feet, this policy is more practical for commercial uses on a per acre basis. Examples of where this policy would not be realistic would be in multi-dwelling applications. Corresponding zoning districts that are identified in the land use plan allow for densities of 10-15 units per acre. The square footage restriction was intended to provide for smaller neighborhood oriented commercial uses on smaller individual lots. Based on the residential care facility being proposed on 4.66 acres and the land use plan identifying appropriate densities of up to 15 units per acre, staff has found the proposal consistent with the goals, objectives and intent of the Sylvania Township Land Use Plan and does not object to the proposal.

**STAFF ANALYSIS (cont'd)**

*RECOMMENDATION*

The Sylvania Township Zoning Resolution states that under certain unusual circumstances, a use of property which typically affects an area more intensely than those uses permitted in the zoning district in which it is located may nonetheless be desirable and compatible with permitted uses, if that use is properly controlled and regulated. Such uses are listed as “Conditional Uses” within the respective zoning districts. The request for a Conditional Use Permit is not anticipated to adversely impact residential uses in the area and is found to be within the guidelines as stated in the township resolution for the use of this site.

**STAFF RECOMMENDATION**

The staff recommends that the Lucas County Planning Commission recommend approval of Z20-C986 a Conditional Use Permit for a Residential Care Facility in an A-3 District located at 6725 & 6805 W Sylvania Avenue to the Sylvania Township Board of Zoning Appeals, for the following two (2) reasons:

1. The request is compatible with existing land use and is not anticipated to impact residential uses within the general vicinity of the subject property; and
2. The proposed use is consistent with the Sylvania Township Zoning Resolution;

The staff further recommends that the Lucas County Planning Commission recommend approval of Z20-C986 a Conditional Use Permit for a Residential Care Facility in an A-3 District located at 6725 & 6805 W Sylvania Avenue to the Sylvania Township Board of Zoning Appeals, subject to the following twenty-four (24) conditions:

The conditions of approval are as follows and are listed by agency of origin. Applicants are encouraged to contact each of the agencies to address compliance with their conditions.

Lucas County Sanitary Engineer

1. LCSE will need 1 copy of the site for review and approval. These plans shall be approved by the Lucas County Sanitary Engineer’s office prior to any construction and shall meet their standards and specifications.
2. All LCSE water mains shall be shown on both Sylvania Ave. and on McCord Road.
3. Water main taps and services shall be installed at time of construction by City of Toledo – Division of Water and shall meet their standards and specifications. This shall be stated on the plans. The City of Toledo shall install these taps at the contractor’s expense.

**STAFF RECOMMENDATION (cont'd)**

Lucas County Sanitary Engineer (cont'd)

4. This facility is within the City of Sylvania sanitary sewer district and shall be submitted to the City for review.
5. This site may also need to be reviewed by the local fire department and the City of Toledo – Engineering Services.
6. This site is subject to Lucas County water supply connection fees and shall be paid in full prior to issuance of any and all permits. All fees will be calculated when the site plans are submitted for approval.

Sylvania Township Zoning Inspector

7. The following items shall be indicated on the site plan:
  - a. The height of the building in feet as well as in sotries.
  - b. The width of the access drive.
  - c. The dimensions of the parking spaces.
  - d. The location and width of the existing public sidewalks along Sylvania Avenue.
  - e. The names and addresses of the abutting property owners and the zoning classifications.
8. Section 2222, Setback on Major Roadways, of the Sylvania Township Zoning Resolution dictates a 100' building setback from the centerline of Sylvania Avenue. This shall be indicated on the site plan.
9. The site plan shall indicate the required parking and the provided parking. It appears that much more parking is being provided than what is required. The applicant may want to consider “Deferred Parking” as outlined in Section 2908 of the Sylvania Township Zoning Resolution.
10. The Sylvania Township Board of Zoning Appeals, in considering the Conditional Use request may set, as a condition of approval, that a six (6') foot tall privacy fence be erected along the abutting residential properties to the west and south fo the subject parcels. Additional landscaping may also be required.

**STAFF RECOMMENDATION (cont'd)**

Sylvania Township Fire Rescue

11. The applicant appears to have addressed the need for a sprinkler system and fire hydrants on site.
12. The fire hydrant located to the rear of the property should be sited closer to the parking area.

Lucas County Engineer

13. Detailed improvement plans for the development indicating proposed site grading, drainage, paving and utilities shall be submitted to the Lucas County Engineer. The Lucas County Engineer's office will perform a detailed review and provide recommendations upon receipt of these plans.
14. An access permit application shall be submitted to the Lucas County Engineer's Office for review and approval. The parcel for the proposed site and the adjacent parcels shown do not currently exist. Prior to approval of the lot splits, an overall access management plan will be required to address the proposed driveway locations for all of the parcels being created. This may include the requirement of establishing cross access easements and utilizing shared driveways, in order to meet the required driveway spacing for Sylvania Avenue and McCord Road. A trip generation analysis shall be provided to determine if a Traffic Impact Study will be required.
15. The plans shall include measures to control soil erosion and sedimentation and provide for storm water quality measures for the construction and post-construction activities. Such measures shall meet the requirements of the current Ohio EPA, N.P.D.E.S. permit. A SWP3 Submittal Checklist for site plans is required to be completed and submitted as per Lucas County requirements. All of the required items shall be submitted, preferably in a binder or folder.
16. In accordance with Lucas County's and Sylvania Township's Storm Water Management Plan and OEPA MS4 permit, a Long Term Maintenance Plan and BMP Maintenance Agreement shall be completed by the owner stating that they will maintain their storm water facilities. The Maintenance Agreement form is available on the County Engineer website at: [www.lucascountyoh.gov/engineer](http://www.lucascountyoh.gov/engineer).
17. In accordance with the Lucas County Major Highway and Street Plan, it is requested that an additional highway and utility easement be dedicated along Sylvania Avenue in order to have a fifty (50) foot total half width.

**STAFF RECOMMENDATION** (cont'd)

Lucas County Engineer (cont'd)

18. A drainage study and design calculations shall be submitted to the County Engineer prior to development of final plans. The study shall evaluate and address the following:
  - a. Storm water detention will be required to limit peak drainage discharges to existing natural undeveloped conditions. The allowable drainage flows to the outlet shall be determined. The allowable discharge will be based on contributing drainage areas in existing conditions and the capacity of the outlet.

Plan Commission

19. The applicant shall submit a detailed elevation to the Sylvania Township Zoning Manager prior to being considered by the Board of Zoning Appeals. The use of high-quality exterior materials, such as brick, stone or cement board for the building is encouraged. Staff recommends against the use of concrete block and/or vinyl siding as an external building material.
20. Landscaping and solid privacy fencing is recommended to be installed along any abutting residentially zoned district to provide year-round visual screening for the purpose of effectively shielding the commercial/institutional use. A revised landscape plan shall be submitted that provides a six foot (6') privacy fence along the rear and sides of the property that abut residential uses and additional evergreens and shrubs is encouraged.
21. A six foot (6') masonry dumpster enclosure is shown to be located in the northwest corner of the site. Staff encourages the use of brick, stone veneer or a wood privacy fence for the enclosure.
22. The applicant shall provide building square footage calculations to the Sylvania Township Zoning Manager that indicates that all uses and activities inside the building(s) are less than 10,000 square feet in total size.
23. The parking requirement for a residential care facility use is one (1) space per four (4) beds. The applicant has indicated that the facility will have sixty (60) units providing up to sixty-four (64) beds. Therefore the parking requirement for this proposal would be of sixteen (16) spaces.
24. The portion of the site located at 6805 W Sylvania Avenue is currently zoned C-4. Residential care facilities are not a permitted use in C-4 Districts. If the companion zone change is not approved, a residential care facility or associated infrastructure would not be permitted on the 6805 W Sylvania Avenue portion of the site.

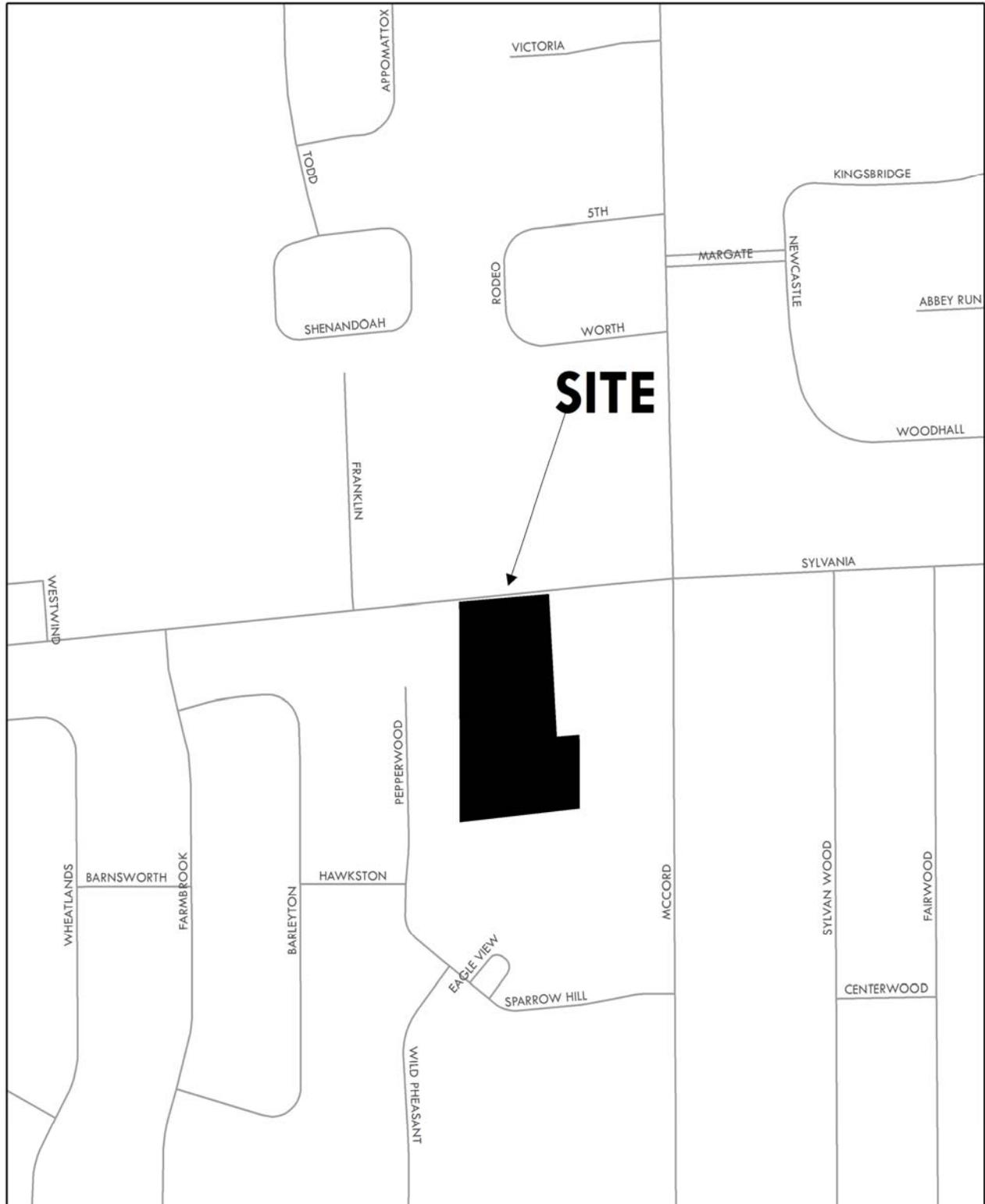
REF: Z20-C986. . . November 16, 2016

CONDITIONAL USE PERMIT  
SYLVANIA TOWNSHIP  
LUCAS COUNTY PLANNING COMMISSION  
REF: Z20-C986  
DATE: November 16, 2016  
TIME: 9:00 a.m.

BH  
Four (4) sketches follow

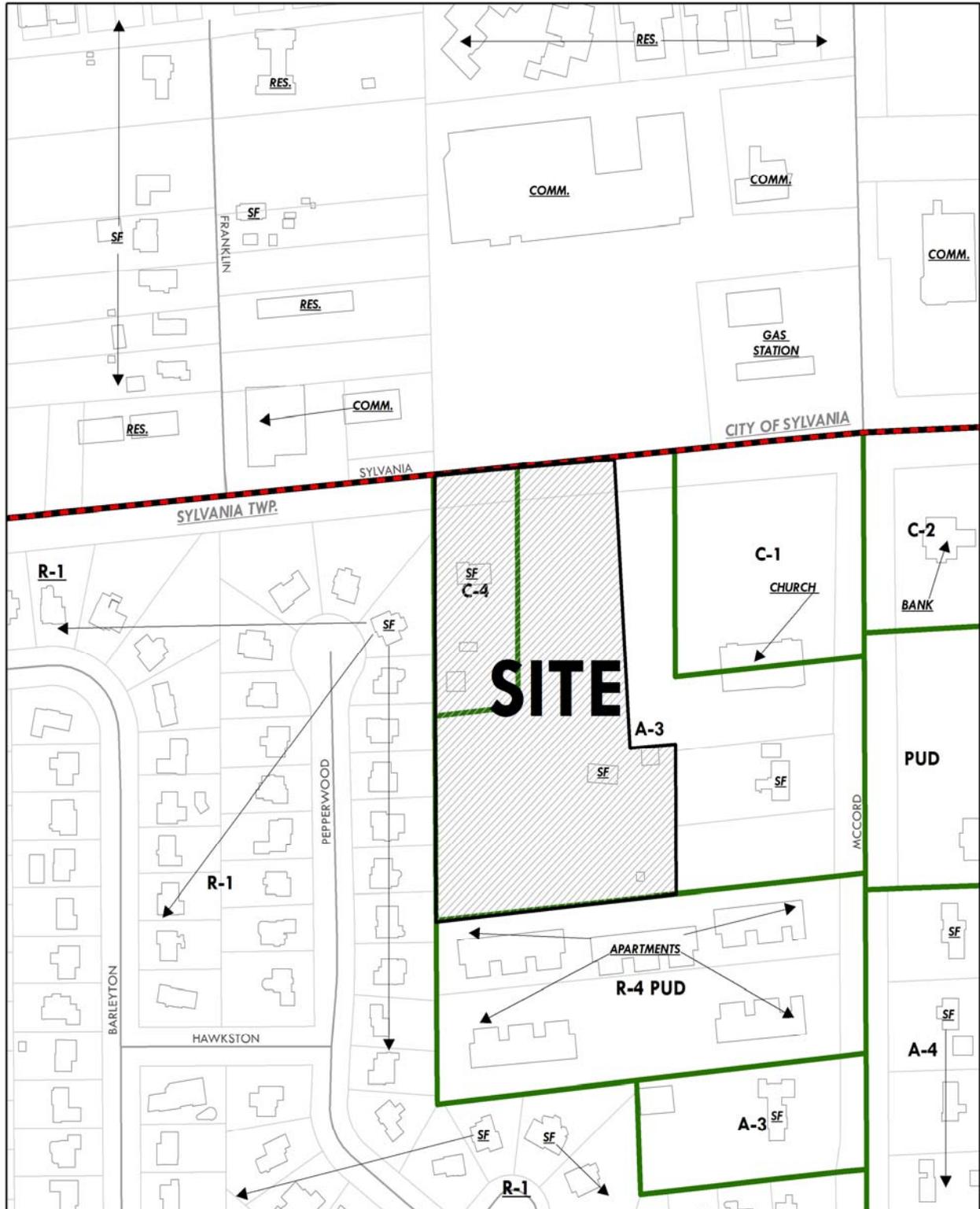
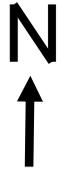
# GENERAL LOCATION

Z20-C986  
ID 110



# ZONING & LAND USE

Z20-C986  
ID 110







## STAFF REPORT CONDITIONS OF APPROVAL – AGENCY SOURCE IDENTIFICATION

Recommendations for conditions of approval often originate from agencies that have reviewed plans and proposals under consideration by the Plan Commission. To indicate which agency requested which condition of approval, that agency's name is placed at the end of the condition in parenthesis. Agency names are listed below:

TOLEDO-LUCAS COUNTY  
PLAN COMMISSIONS  
ONE GOVERNMENT CENTER  
SUITE 1620  
TOLEDO, OH 43604  
419-245-1200

FIRE PREVENTION  
c/o BUILDING INSPECTION  
ONE GOVERNMENT CENTER  
SUITE 1600  
TOLEDO, OH 43604  
419-245-1220

TOLEDO EDISON COMPANY  
CHRISTINE CUNNINGHAM  
ENGINEERING SERVICES  
6099 ANGOLA RD.  
HOLLAND, OH 43528  
419-249-5440

DIVISION OF WATER DISTRIBUTION  
401 S. ERIE STREET  
TOLEDO, OH 43604  
419-936-2826

DIVISION OF FORESTRY  
COMMISSIONER  
2201 OTTAWA PARKWAY  
TOLEDO, OH 43606  
419-936-2326

UNITED STATES POST OFFICE  
POSTMASTER  
435 S. ST. CLAIR STREET  
TOLEDO, OH 43601  
419-245-6802

DIVISION OF WATER  
RECLAMATION  
COMMISSIONER  
3900 N. SUMMIT STREET  
TOLEDO, OH 43611  
419-727-2602

DIVISION OF INSPECTION  
COMMISSIONER  
ONE GOVERNMENT CENTER  
SUITE 1600  
TOLEDO, OH 43604  
419-245-1220

LUCAS SOIL AND  
CONSERVATION DISTRICT  
JEFF GRABARKIEWICZ  
130-A W. DUDLEY  
MAUMEE, OH 43537  
419-893-1966

DIVISION OF TRANSPORTATION  
COMMISSIONER  
110 N. WESTWOOD  
TOLEDO, OH 43607  
419-245-1300

DIVISION OF  
ENGINEERING SERVICES  
COMMISSIONER  
ONE LAKE ERIE CENTER  
600 JEFFERSON AVENUE, STE 300  
TOLEDO, OH 43604  
419-245-1315

LUCAS COUNTY ENGINEER  
KEITH EARLEY  
1049 S. MCCORD ROAD  
HOLLAND, OH 43528  
419-213-2860

SERVICE DEPARTMENT  
EDWARD MOORE, DIRECTOR  
110 N. WESTWOOD  
TOLEDO, OH 43607  
419-245-1835

COLUMBIA GAS COMPANY  
TONY BUCKLEY  
FIELD ENGINEER TECHNICIAN  
2901 E. MANHATTAN BLVD  
TOLEDO, OH 43611  
419-539-6078

LUCAS COUNTY  
SANITARY ENGINEER  
JIM SHAW  
111 S. McCORD ROAD  
HOLLAND, OH 43528  
419-213-2926

TOLEDO-LUCAS COUNTY  
HEALTH DEPT.  
LANA GLORE, ENV. HEALTH SERV.  
635 N. ERIE STREET ROOM 352  
TOLEDO, OH 43604  
419-213-4209

A T & T  
ATTN: DESIGN MANAGER  
130 N. ERIE, ROOM 714  
TOLEDO, OH 43604  
419-245-7000

BUCKEYE CABLESYSTEM, INC.  
GARY KASUBSKI  
4818 ANGOLA ROAD  
TOLEDO, OH 43615  
419-724-3821

VERIZON  
BRAD SNYDER  
300 W. GYPSY LANE  
BOWLING GREEN, OH 43402  
419-354-9452

WATERVILLE GAS  
JAMIE BLACK  
PO BOX 259  
WATERVILLE, OH 43566  
419-878-4972

OHIO GAS  
MIKE CREAGER  
13630 AIRPORT HWY.  
SWANTON, OH 43558  
419-636-1117

TIME WARNER  
RAY MAURER  
3760 INTERCHANGE ROAD  
COLUMBUS, OH 43204  
614-481-5262

EMBARQ  
117 E. CLINTON STREET  
NAPOLEON, OH 43545  
419-599-4030

CENTURYLINK  
TIM R. TAYLOR  
375 E. RIVERVIEW AVE.  
NAPOLEON, OH 43502

# Toledo - Lucas County General Street Map

