

CITY OF TOLEDO
ADMINISTRATIVE BOARD OF ZONING APPEALS

MEETING: November 20, 017
10:00 A.M.

CITY COUNCIL CHAMBERS
FIRST FLOOR
GOVERNMENT CENTER

Agenda

BOARD MEMBERS
KENNETH FALLOWS - Chairman
TYRONE RILEY
FANNY EFFLER
MARY GLOWACKI
KEVIN MCCARTHY
JAMES MOSSING
STEPHEN SERCHUK - Vice Chairman
DOUG LALONDE - SECRETARY
JULIAN E HIGHSMITH - COMMISSIONER

HEARING DATE	CASE	Waiver Bldg #	Waiver Direction	Waiver Street Name	Waiver Street Type	ZIP CODE	Applicant 1st Name	Applicant Last Name	WAIVER REQUEST	ZONING DISTRICT	STAFF COMMENTS
November 20, 2017 originally August 21, 2017	17-53	3620		Heatherdowns	Blvd	43614	Thomas	Yurysta	Applicant requests variance from TMC 1389.06 (a) to install an Electronic Messaging Center (EMC) in an MX Zoning District for the Church of Saint Andrew United Methodist .	RS9	STAFF RECOMMENDATION - APPROVAL 1. Monochrome Display Only 2. Height to be 42" maximum
November 20, 2017 originally September 18, 2017	17-67	2507		Middlesex	Dr	43606	DONALD & DENISE	NISBETT JR	Applicant requests variance from TMC 1105.0301 (b) for a 8' fence in the front yard for their Residential Property .	RS6	Staff Recommendation - Approval 1. With stone columns & cedar panels
November 20, 2017 originally September 18, 2017 & then October 16, 2017	17-61	701		Cherry	St	43604	GLORIA	Shortridge	Applicant requests variance from TMC 1393.07 to adhere 10 separate sign decals to the sidewalk the size of 12" x 18" for the Lucas County Health Department .	CO	Staff Recommendation - Approval 1. Civic in nature 2. Non-slip materials being used 3. Need transportation approval
November 20, 2017	17-76	3503		Hilltop	Blvd	43607	J4 Development	c/o Mike Hatfield	Applicant requests variance from TMC 1387.2 (2) for a marquee sign with company logo to be 23 inches over the 42 inch maximum height allowed for a total height of 65 inches for Hilltop Village Apartment Complex .	RD6	Staff Recommendation - Approval 1. Improving the appearance of the complex 2. No negative effect on neighborhood
November 20, 2017	17-77	101		Silverside	Dr	43612	J4 Development	c/o Mike Hatfield	Applicant requests variance from TMC 1387.2 (2) for a marquee sign with company logo to be 23 inches over the 42 inch maximum height allowed for a total height of 65 inches for their Northtowne Village .	RD6	Staff Recommendation - Approval 1. Improving the appearance of the complex 2. No negative effect on neighborhood
November 20, 2017	17-78	125	E	Woodruff	Ave	43620	J4 Development	c/o Mike Hatfield	Applicant requests variance from TMC 1387.2 (2) for a marquee sign with company logo to be 23 inches over the 42 inch maximum height allowed for a total height of 65 inches for Woodruff Village .	RD6	Staff Recommendation - Approval 1. Improving the appearance of the complex 2. No negative effect on neighborhood
November 20, 2017	17-79	5434		308th	St	43611	Melissa	Mattox Turner	Applicant requests variance from TMC 1106.0101 (table) for an 8 ft variance of minimum requirement of 25 ft setback in the rear yard for their legal non-conforming lot of their Residential Property .	RD6	Staff Recommendation - Approval 1. Odd shaped lot 2. Meets context of neighborhood
November 20, 2017	17-80	5322	W	Bancroft	St	43615	Keith	Tammarine	Applicant requests variance from TMC 1111.1800 (d) for minimum of 60% glass for enclosed front porch, they only have 36% open window area for the front porch of their Residential Property .	RS9	Staff Recommendation - Approval 1. Meets context of neighborhood 2. Property setback 30 feet
November 20, 2017	17-81	4356		Beverly	Dr	43614	Jason	Lewis	Applicant requests variance from TMC 1107.1202 (a) (1) (4) to widen the driveway to match the existing garage door for their Residential Property .	RS6	Staff Recommendation - Disapproval 1. Does not meet the overall context of the neighborhood
November 20, 2017	17-82	1846		Cass	Rd	43614	Rachael	Freeman	Applicant requests variance from TMC 1105.0603 (a) & (b) & TMC 1107.1202 (a) (2) for 7% over the 40% horizontal width allowed for a garage door area and for 2ft less than the 4ft allowed from the front of the building plane and to allow 12ft over the 24ft width to expand the driveway for their Residential Property .	RS12	Staff Recommendation - Approval with modification 1. Garage must be inline with the face of the existing garage 2. 13ft 2 inch wide driveway tapering down to original drive 3. Remove portion that is non-compliant
November 20, 2017	17-83	2012		Chase	St	43611	Robert	Collins	Applicant requests variance from TMC 1105.0301 (a) (b) for fence to be 30 inches over the maximum 42 inch height allowed for a total of 72 inches in the front yard & 24 inches over the maximum 42 inch height for a total of 66 inches in the side yard of their Residential Property .	CR	Staff Recommendation - Disapproval 1. Blue fence covering does not meet zoning code requirements
November 20, 2017	17-84	6146		Meadowvale	Dr	43613	Christin	Bright	Applicant requests variance from TMC 11074.1202 (a) (4) for 9 ft wider than the 10 ft allowed for a single car garage for a total of 19 ft wide driveway for their Residential Property .	RS6	Staff Recommendation - Disapproval 1. Does not meet the overall context of the neighborhood
November 20, 2017	17-85	4938		Rambo	Ln	43623	Scott	Massari	Applicant requests variance from TMC 1105.0301 (a) for fence to be 30 inches over the maximum height of 42 inches allowed in the front yard for a total of 72 inch high fence for their Residential Property .	RS6	Staff Recommendation - Approval 1. Backs up to main road. 2. Remove existing shrubs at Rambo Ln & Laskey Rd due to visibility 3. Transportation approval

Doug Lalonde
Secretary