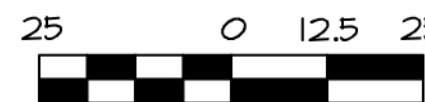


PROPERTY LEGEND

- | | | |
|--|---|---|
| 1 ZONED: 10-16
PARCEL: 1863947
PARCEL ADDRESS:
1246 NORTH SUMMIT STREET
TOLEDO, OHIO 43604
OWNER: PENNSYLVANIA LINES LLC
OWNER ADDRESS:
650 WEST PEACHTREE STREET, NW BOX 32
ATLANTA, GEORGIA 30308 | 2E ZONED: 10-CR
PARCEL: 1543041
PARCEL ADDRESS:
1335 NORTH SUMMIT STREET
TOLEDO, OHIO 43604
OWNER: MAGNOLIA & SUMMIT
PROPERTIES LLC AN OHIO LLC
OWNER ADDRESS:
86 MARKET STREET APT. 1
BANGOR, MAINE 04401 | 2A ZONED: 10-IL
PARCEL: 1543064
PARCEL ADDRESS:
1304 NORTH SUMMIT STREET
TOLEDO, OHIO 43604
OWNER: HIGH TECH TOLEDO PROPERTIES LLC
OWNER ADDRESS:
1301 NORTH SUMMIT STREET
TOLEDO, OHIO 43604 |
| 2 ZONED: 10-16
PARCEL: 1841824
PARCEL ADDRESS:
0 WATER STREET
TOLEDO, OHIO 43604
OWNER: PENNSYLVANIA LINES LLC
OWNER ADDRESS:
3 COMMERCIAL PLACE, PO BOX 204
NORFOLK, VIRGINIA 23510 | 2C ZONED: 10-CR
PARCEL: 1543044
PARCEL ADDRESS:
1325 NORTH SUMMIT STREET
TOLEDO, OHIO 43604
OWNER: MAGNOLIA & SUMMIT
PROPERTIES LLC AN OHIO LLC
OWNER ADDRESS:
86 MARKET STREET APT. 1
BANGOR, MAINE 04401 | 2E ZONED: 10-IL
PARCEL: 1500017
PARCEL ADDRESS:
1301 NORTH SUMMIT STREET
TOLEDO, OHIO 43604
OWNER: HIGH TECH TOLEDO PROPERTIES LLC
OWNER ADDRESS:
34 NORTH ERIE STREET
TOLEDO, OHIO 43624 |
| 3 ZONED: 10-16
PARCEL: 1863968
PARCEL ADDRESS:
1338 NORTH SUMMIT STREET
TOLEDO, OHIO 43604
OWNER: PENNSYLVANIA LINES LLC
OWNER ADDRESS:
650 WEST PEACHTREE STREET, NW BOX 32
ATLANTA, GEORGIA 30308 | 2D ZONED: 10-CR
PARCEL: 1543051
PARCEL ADDRESS:
1323 NORTH SUMMIT STREET
TOLEDO, OHIO 43604
OWNER: MAGNOLIA & SUMMIT
PROPERTIES LLC AN OHIO LLC
OWNER ADDRESS:
86 MARKET STREET APT. 1
BANGOR, MAINE 04401 | 2A ZONED: 10-IL
PARCEL: 1543071
PARCEL ADDRESS:
1231 NORTH SUMMIT STREET
TOLEDO, OHIO 43604
OWNER: MUFLEH FATMEH B TR
OWNER ADDRESS:
525 HAMILTON STREET SUITE 106
TOLEDO, OHIO 43604 |
| 4 ZONED: 10-16
PARCEL: 1421931
PARCEL ADDRESS:
1400 NORTH SUMMIT STREET
TOLEDO, OHIO 43611
OWNER: DOWNTOWN TOLEDO DEVELOPMENT
CORPORATION AN OHIO NON-PROFIT
CORPORATION DBA CONNECTTOLEDO
OWNER ADDRESS:
300 MADISON AVENUE SUITE 0110
TOLEDO, OHIO 43604 | 2A ZONED: 10-IL
PARCEL: 1543054
PARCEL ADDRESS:
1314 NORTH SUMMIT STREET
TOLEDO, OHIO 43604
OWNER: AVATAR LLC
OWNER ADDRESS:
1301 NORTH SUMMIT STREET
TOLEDO, OHIO 43604 1814 | 2E ZONED: 10-IL
PARCEL: 15430781
PARCEL ADDRESS:
1231 NORTH SUMMIT STREET
TOLEDO, OHIO 43604
OWNER: MUFLEH FATMEH B TR
OWNER ADDRESS:
525 HAMILTON STREET SUITE 106
TOLEDO, OHIO 43604 |
| 5 ZONED: 10-IL
PARCEL: 0852507
PARCEL ADDRESS:
1401 NORTH SUMMIT STREET
TOLEDO, OHIO 43604
OWNER: BILLISSON LLC AN OHIO LLC
OWNER ADDRESS:
4554 NORTHBROOK
TOLEDO, OHIO 43623 | 2B ZONED: 10-IL
PARCEL: 1543057
PARCEL ADDRESS:
1311 NORTH SUMMIT STREET
TOLEDO, OHIO 43604
OWNER: AVATAR LLC
OWNER ADDRESS:
1301 NORTH SUMMIT STREET
TOLEDO, OHIO 43604 1814 | 2C ZONED: 10-IL
PARCEL: 1543084
PARCEL ADDRESS:
1231 NORTH SUMMIT STREET
TOLEDO, OHIO 43604
OWNER: MUFLEH FATMEH B TR
OWNER ADDRESS:
525 HAMILTON STREET SUITE 106
TOLEDO, OHIO 43604 |
| 2A ZONED: 10-CR
PARCEL: 1543034
PARCEL ADDRESS:
1331 NORTH SUMMIT STREET
TOLEDO, OHIO 43604
OWNER: MAGNOLIA & SUMMIT
PROPERTIES LLC AN OHIO LLC
OWNER ADDRESS:
86 MARKET STREET APT. 1
BANGOR, MAINE 04401 | 2C ZONED: 10-IL
PARCEL: 1543061
PARCEL ADDRESS:
1311 NORTH SUMMIT STREET
TOLEDO, OHIO 43604
OWNER: AVATAR LLC
OWNER ADDRESS:
1301 NORTH SUMMIT STREET
TOLEDO, OHIO 43604 1814 | |

SITE PLAN
SCALE: 1" = 25'-0"



REQUESTS:

- A FUD PERMIT.
- ZONING CHANGE FROM 10-CN TO 10-CM.
- MAXIMUM BUILDING HEIGHT: THE OWNER IS REQUESTING A VARIANCE TO EXTEND THE MAXIMUM BUILDING HEIGHT TO 41'-0"±, 6'-0" ABOVE MAXIMUM HEIGHT OF 35'-0" ON THE BUILDING LOCATED AT THE CORNER OF NORTH SUMMIT STREET AND MULBERRY STREET (SEE DRAWING A-1 FOR LOCATION)

ZONING CODE INFORMATION:

PLANNED UNIT DEVELOPMENT WITHIN THE SUMMIT STREET CORRIDOR REDEVELOPMENT UNO DISTRICT

SUBJECT PROPERTY INFORMATION:

PARCEL - 1542987
PARCEL ADDRESS - 1338 NORTH SUMMIT STREET
TOLEDO, OH 43604
ZONING - 10-CN
OWNER - BRIDGES OF TOLEDO, LLC
OWNER ADDRESS - PO BOX 167145
OREGON, OH 43616

LEGAL DESCRIPTION:
VISTULA LOTS 232 & 244-251 & 260-2 64 & VAC MULBERRY & SPRUCE STS. IRREG FGE MEAS NELY 502.08 FT FRG AS MEAS ALON 6 SUMMIT ST & NELY 171.30

PARKING REQUIREMENTS:

PER TMC SECT. 1107.0304 SCHEDULE 'A'
MULTI-DWELLING STRUCTURES (DWELLING UNIT TOTAL: 47)
PARKING REQUIRED:
(1.5) PER DWELLING UNIT + 1 PER 10 UNITS FOR VISITOR PARKING:
REQUIRED:
5 SPACES (1 PER 10 UNITS FOR VISITOR PARKING)
16 SPACES REQUIRED
PER SECT. 1107.1101, (4) ACCESSIBLE SPACES REQUIRED
PROVIDED:
11 PARKING SPACES
(4) ACCESSIBLE PARKING SPACES PROVIDED

BUILDING AND PAVEMENT COVERAGE:

IMPERVIOUS SURFACES (ASPHALT / SIDEWALKS / PATIOS): 34,312 S.F. (58%)
BUILDING COVERAGE: 15,650 S.F. (26%)
GREEN SPACE: 9,651 S.F. (16%)
TOTAL (13641 ACRES): 54,613 S.F. (100%)

SITE PLAN, DETAILS, AND NOTES

NEW CONSTRUCTION FOR:
BRIDGES OF TOLEDO
1338 NORTH SUMMIT STREET
TOLEDO, OHIO

PROJECT NO: DATE:	22101	06/11/2022
DRAWN BY:	ASH.	CHECKED BY:
DWG.		
06/24/2022 ZONING		06/27/2022 OWNER REVIEW
1 OF 2 DRAWINGS		

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(419) 824-3311 | architecturebydesign.net



Dwight C. Lillard, #048079318
Expiration Date: 12/31/2022