



DEPARTMENT OF PUBLIC SERVICE  
JOSEPH E. SHAW, P.E., P.S., DIRECTOR

September 12, 2025

Dear Members:

Following is the schedule for the Board of Architectural Review and Sylvania Municipal Planning Commission Meetings for 2026.

All of the Meetings will be held via Zoom, Wednesdays, at 5:30 p.m.

January 14, 2026

February 11, 2026

March 11, 2026

April 15, 2026

May 13, 2026

June 10, 2026

July 15, 2026

August 12, 2026

September 16, 2026

October 14, 2026

\* November 12, 2026

December 16, 2026

**\* Please note, the November meeting will be held on Thursday, November 12<sup>th</sup>, as November 11<sup>th</sup> in an observed holiday.**

Sincerely,

*Debra Webb*

Secretary, Municipal Planning Commission

September 30, 2025



DEPARTMENT OF PUBLIC SERVICE  
TIMOTHY S. BURNS, ZONING ADMINISTRATOR

To: Chairman and Members of the Board of Architectural Review  
Re: Application Numbers 24-2025 Thru 29-2025

Dear Chairman and Members,

Please see the link below for Connection to the Zoom Meeting to be held on Wednesday, October 15<sup>th</sup> at 5:30 PM

<https://us02web.zoom.us/j/83994164122?pwd=n7bvd6XR3dH2ERRgnLDgwLbCa0okVt.1>

Please see the link below for access to a PDF format of the Entire BAR packet for the below review items.

<https://www.cityofsylvania.com/government/boards-commissions/meeting-records-2021/>

The following applications have been received and are scheduled for review (Comments from the Zoning office are included for your reference):

1. **Jimmy Johns, 6385 Monroe St., (Application #24-2025)**  
One (1) sign for review. Sign One (1) is a replacement wall sign. The sign meets the sign code. The Zoning Office recommends approval.
2. **Pamper Nails, 7607 & 7609 Sylvania Ave., (Application #25-2025)**  
One (1) sign for review. Sign One (1) is a new wall sign. The sign meets the sign code. The Zoning Office recommends approval.
3. **Little Ceasars, 6363 Monroe St., (Application #26-2025)**  
One (1) sign for review. Sign One (1) is a replacement wall sign. The sign meets the sign code. The Zoning Office recommends approval.
4. **Kroger, 7549 Sylvania Ave., (Application #27-2025)**  
Seven (7) signs for review. Signs One and Two (1 & 2) are walls signs on the fuel canopy. Signs Three & Four (3 & 4) are wall signs on the fuel Kiosk. Signs Five, thru Seven (5-7) are replacement fuel pricing signs. These are replacement signs for fuel pricing only. The sign meets the sign code. The Zoning Office recommends approval.
5. **Wendy's, 5802 Monroe St., (Application #28-2025)**  
One (1) sign for review. Sign One (1) is a new monument sign. The newly proposed monument sign is to replace the existing pole sign that is being removed as part of the submittal. The sign meets the sign code. The Zoning Office recommends approval.

6. **Mixed Company, 6600 Sylvania Ave., (Application #29-2025)**

One (1) sign for review. Sign One (1) is a wall sign. The sign meets the sign code. The Zoning Office recommends approval.

Sincerely,

A handwritten signature in blue ink, appearing to read "Timothy S. Burns", written over a horizontal line.

Timothy S. Burns  
Zoning Administrator  
City of Sylvania

**BAR App 25-2025**

# BOARD OF ARCHITECTURAL REVIEW APPLICATION

Application Number 25-2025

X Regulated District \_\_\_\_\_ Unregulated District X Sign

Name of Business: PAMPER NAILS

Address of Business: 7607 & 7609 W Sylvania Ave

Property Zoned: 31-B2

Description of structure to be constructed, erected, altered, enlarged, remodeled; or demolished and description of what is proposed:

BUILDING SIGN

Proposed or Estimated Cost of Project: \$ 3000

This application must be accompanied by a line drawing indicating at a minimum, the lot dimensions, size, shape and dimensions of the structure, the location and orientation of the structure on the lot and the actual or proposed building setback lines. In addition, this application must be accompanied by a detailed narrative description of the proposed design or change of design, use of materials, finish grade line, landscaping and orientation of the structure. Except in single-family residential zoning districts, applications for structures to be constructed or remodeled, which remodeling would increase or decrease the total gross building area by fifty percent (50%) or more, must be accompanied by a colored elevation showing at a minimum, the design, use of materials, finish grade line, landscaping and orientation of buildings. Attach additional sheets if there is insufficient room on this application.

## SIGN DEZIGN USA

Printed Name: Applicant or Applicant's Agent

Rami Shaheen

7/29/25

Signature: Applicant or Applicant's Agent

(Date)

1230 FLAIRE DRIVE, TOLEDO, OHIO 43615

Complete Address: Applicant or Applicant's Agent:

SIGNDEZIGNUSA@GMAIL.COM

Email: Applicant or Applicant's Agent

419-536-6525

Telephone Number: Applicant or Applicant's Agent

For Office Use Only

Amount Paid 9/25/2025 Date Paid 100.00 Paid by Check 1017 Cash —

Received by:

[Signature]



## PAMPER NAILS

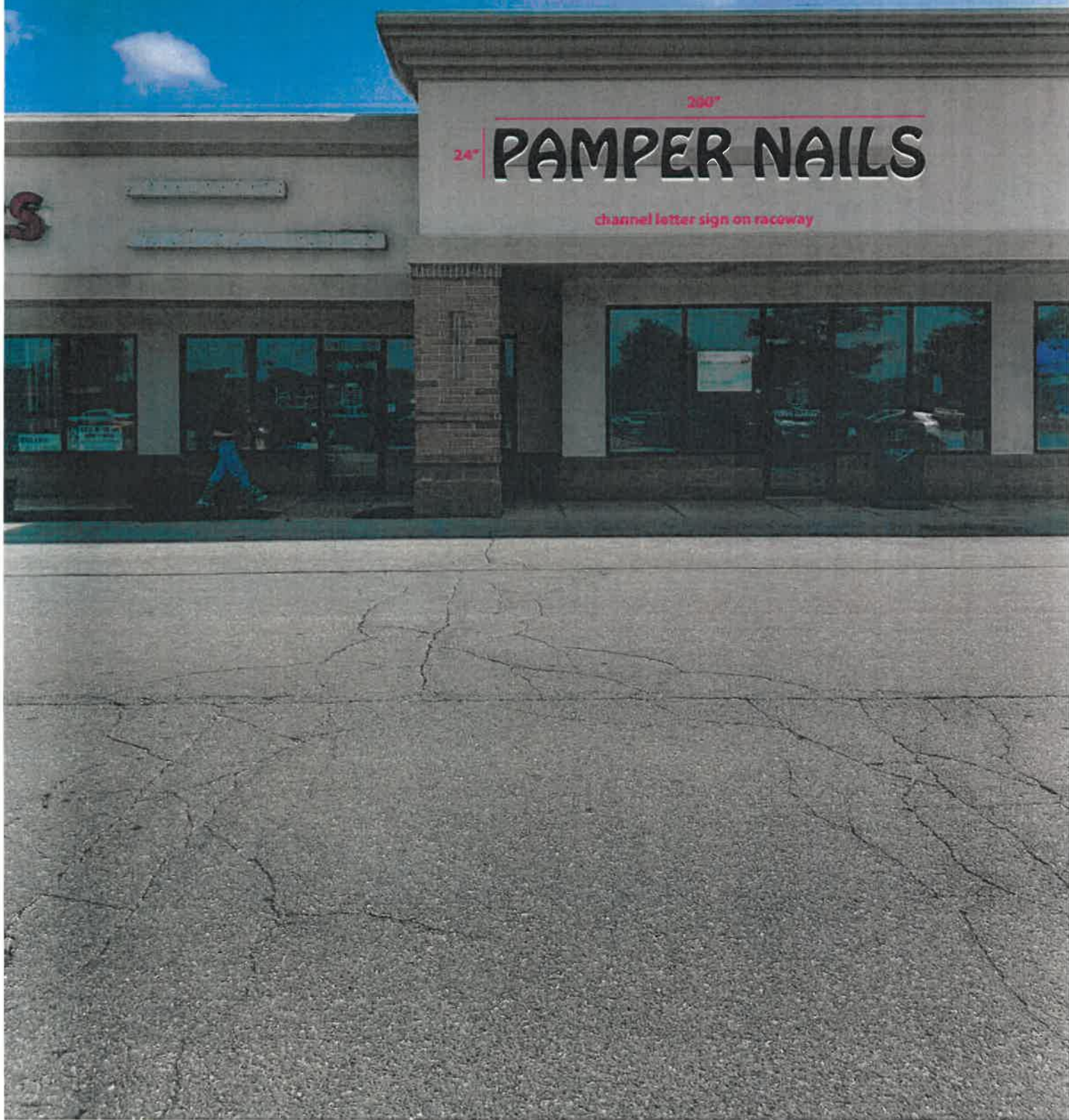
7607 & 7609 W Sylvania Ave

Sylvania, OH 43560

714-786-9675

frontage: 36' W x 6'H

sign sqft: 33.34



**BAR App 26-2025**

# BOARD OF ARCHITECTURAL REVIEW APPLICATION

Application Number 26-2025

X Regulated District \_\_\_\_\_ Unregulated District X Sign

Name of Business: Little Caesars

Address of Business: 6363 Monroe St, Sylvania, OH 43560

Property Zoned: B-2

Description of structure to be constructed, erected, altered, enlarged, remodeled; or demolished and description of what is proposed:

Removal of existing signs on the building, replacing one with updated branding, and repairing and re-painting the wall of the elevation not receiving a new sign.

Proposed or Estimated Cost of Project: \$ 8,782.78

This application must be accompanied by a line drawing indicating at a minimum, the lot dimensions, size, shape and dimensions of the structure, the location and orientation of the structure on the lot and the actual or proposed building setback lines. In addition, this application must be accompanied by a detailed narrative description of the proposed design or change of design, use of materials, finish grade line, landscaping and orientation of the structure. Except in single-family residential zoning districts, applications for structures to be constructed or remodeled, which remodeling would increase or decrease the total gross building area by fifty percent (50%) or more, must be accompanied by a colored elevation showing at a minimum, the design, use of materials, finish grade line, landscaping and orientation of buildings. Attach additional sheets if there is insufficient room on this application.

Jay Prots

Printed Name: Applicant or Applicant's Agent

[Signature]  
Signature: Applicant or Applicant's Agent

9/12/2025

(Date)

Allen Industries - 7844 Central Ave, Toledo, OH 43617

Complete Address: Applicant or Applicant's Agent:

jay.prots@allenindustries.com

Email: Applicant or Applicant's Agent

567-408-7509

Telephone Number: Applicant or Applicant's Agent

For Office Use Only

Amount Paid 100.00 Date Paid 9/12/2025 Paid by Check 4301 Cash \_\_\_\_\_

Received by: [Signature]

Rev 6/24



N02

# Existing Sign Removal and Wall Repair

REMOVE EXISTING SIGN, REPAIR FACIA.

Existing Condition



Proposed Condition



**Allen Industries**  
YOUR BRAND AT ITS BEST™  
1-800-967-2553  
www.allenindustries.com

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**Client:** Little Caesars  
**Address:** 6363 Monroe Street  
Sylvania, OH 43560

**Date:** 05/05/25  
**Job #:** J0015043  
**File Name:** LC-E23777  
**Project:** Sylvania, OH, 301  
**Sub:** House

**Drawn By:** J0015043  
**Drawn:** TH  
**PM:** JP

**Client Review Status:**  
Allen Industries, Inc. requires that an approved drawing be obtained from the client prior to any production release or production release revision.  
Client Signature: \_\_\_\_\_  
Approval Date: \_\_\_\_\_

**Initial:** TH



# Little Caesars®

Little Caesars #1704-0003  
6363 Monroe Street  
Sylvania, OH 43560  
September 16, 2025

## Allen Industries

YOUR BRAND AT ITS BEST™

1-800-967-2553  
[www.allenindustries.com](http://www.allenindustries.com)

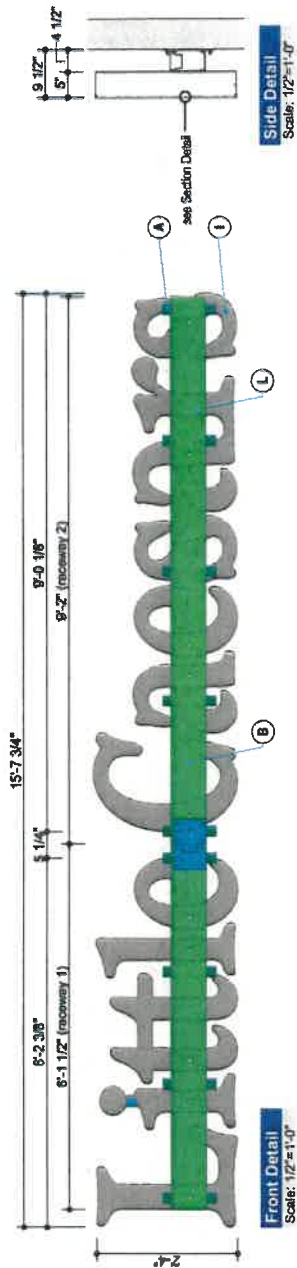
Customer Approval / Signature

Signature: \_\_\_\_\_

Date: \_\_\_\_\_





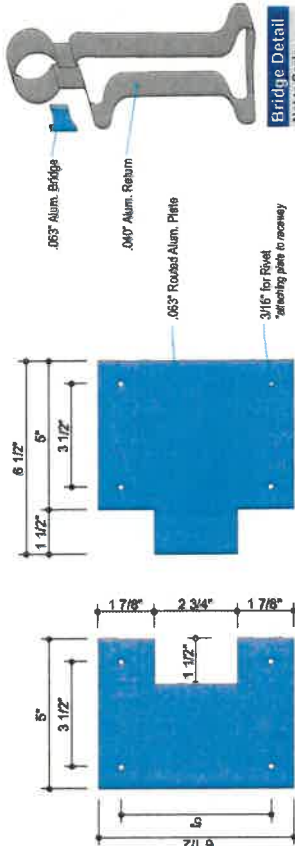


Front Detail  
Scale: 1/2"=1'-0"

Side Detail  
Scale: 1/2"=1'-0"

Hardware Mounting Chart	
Notes:	
Threaded Rod will be Provided	
Standard for All Other Hardware is	
to be Provided by the Installer As Req.	
Signs and Raceways	
3/8" Zinc Plated Steel Threaded	•••
Rod Thru Wall	•••
3/8" Lens with Shields	•••
3/8" Lens Bolts	•••
3/8" Toggle Bolts	•••

Material Specifications	
•••	.040" Alum. Coil Stock
•••	.040" Alum. Sheet
•••	.063" Alum. Sheet
•••	Mounting Tabs
•••	Raceway Extrusion



Notch Plate Detail - A  
Scale: 3"=1'-0"

Notch Plate Detail - B  
Scale: 3"=1'-0"

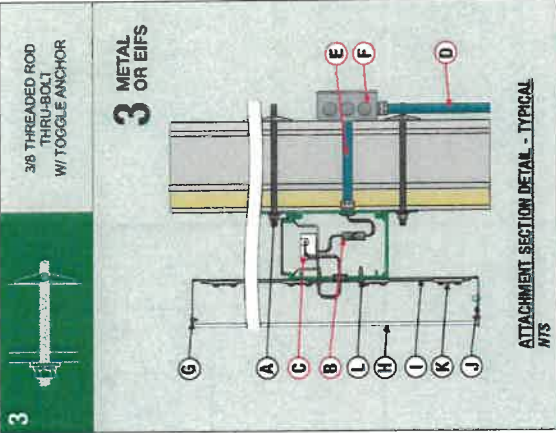
**Allen Industries**  
YOUR BRAND AT ITS BEST  
1-800-967-2553  
www.allenindustries.com

Client: **Little Caesars**  
Address: **6363 Monroe Street, Sylvania, OH 43560**  
Sales: **House**  
Designer: **TH**  
Fitter: **JP**

Date: **05/05/25**  
Estimate #: **E23777**  
Job #: **J0015043**  
Page #: **5 of 7**  
Description: **Added Site Layout page**

Initial: **TH**  
Client Review Status: **Approved**  
Client: **Allen Industries, Inc.**  
Production release or production revision: **Approved**  
Client Signature: **[Signature]**  
Approval Date: **[Date]**

CHANNEL LETTER SECTION DETAIL - METAL / EIFS	
A	3/8" Non-Corrosive Mounting Hardware per Location.
B	EMS 4.5"x7" Extruded Raceway w/ Diaconnect (24-63-155)
C	EMS Tab Mounts (24-63-148P)
D	EMS Raceway LMI (24-63-157)
E	EMS Power Tray (24-63-466F)
F	Power Supplies Located in Raceway
G	Electrical Primary - 20 amp 120 V. Circuits Required (By Others)
H	Electrical Control Pass-Thru
I	Junction Box
J	5" x 5" 3/4" Alum. Return w/ 1" Thin Cap
K	18" Wide Acrylic Face
L	240" Alum. Back
M	20 1/4" Drain Holes w/ Raffles per Letter
N	LED Module
O	1/4" Fastener



ATTACHMENT SECTION DETAIL - TYPICAL  
NYS

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**BAR App 27-2025**



# BOARD OF ARCHITECTURAL REVIEW APPLICATION

Application Number 27-2025

Y Regulated District \_\_\_\_\_ Unregulated District X Sign

Name of Business: Kroger Fuel

Address of Business: 7549 West Sylvania Avenue, Sylvania, OH 43560

Property Zoned: B2

Description of structure to be constructed, erected, altered, enlarged, remodeled; or demolished and description of what is proposed:

We are repairing and updating the existing fuel canopy and fuel kiosks.

Proposed or Estimated Cost of Project: \$ 22,912.00

This application must be accompanied by a line drawing indicating at a minimum, the lot dimensions, size, shape and dimensions of the structure, the location and orientation of the structure on the lot and the actual or proposed building setback lines. In addition, this application must be accompanied by a detailed narrative description of the proposed design or change of design, use of materials, finish grade line, landscaping and orientation of the structure. Except in single-family residential zoning districts, applications for structures to be constructed or remodeled, which remodeling would increase or decrease the total gross building area by fifty percent (50%) or more, must be accompanied by a colored elevation showing at a minimum, the design, use of materials, finish grade line, landscaping and orientation of buildings. Attach additional sheets if there is insufficient room on this application.

Michelle L. Hobbs

Printed Name: Applicant or Applicant's Agent

Michelle L. Hobbs

Signature: Applicant or Applicant's Agent

9/17/2025

(Date)

1990 Rockford Street, Mount Airy, NC 27030

Complete Address: Applicant or Applicant's Agent:

michelle@interstatesign.com

Email: Applicant or Applicant's Agent

336-789-3069

Telephone Number: Applicant or Applicant's Agent

.....For Office Use Only.....

Amount Paid 100.00 Date Paid 9/22/2025 Paid by Check 6687 Cash —

Received by:

Timothy S. B.

Existing Conditions



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PRODUCTS BEAR THEIR SEAL.

DESIGNER: EG  
DATE: 09/17/25



Canopy Proposal

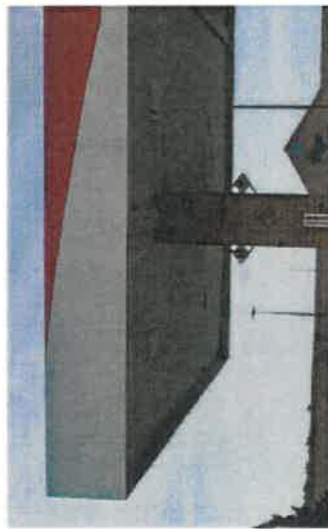
Before



After



Before



After



Before



After



Before



After



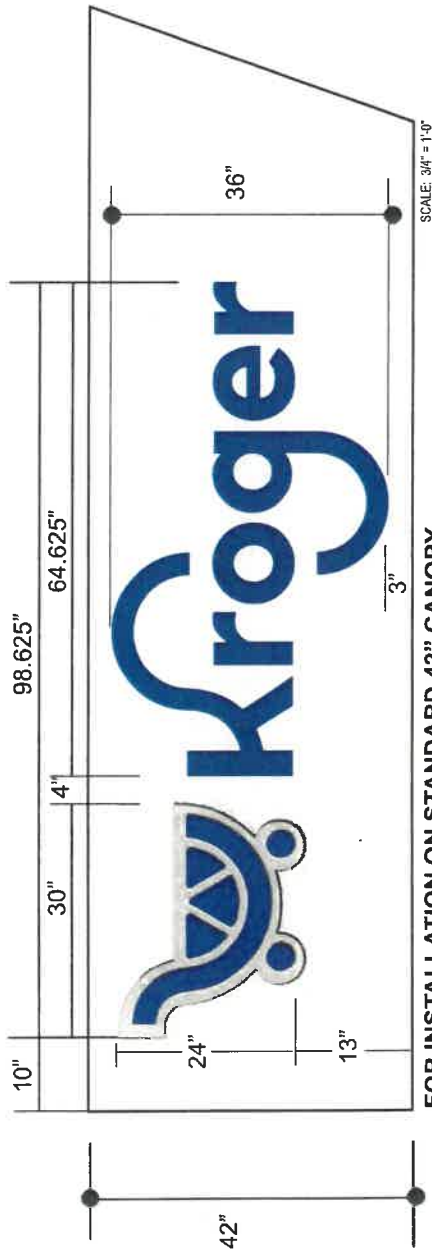
Before



After



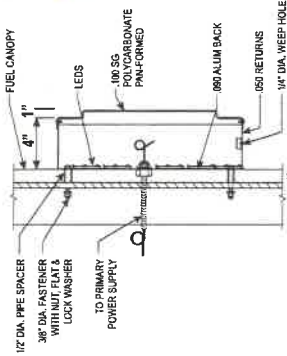
# Kroger with Cart Sign Details



## CART/LOGO DETAIL

- 4" WIDE ALUMINUM COIL PAINTED SILVER.
- 1" DEEP PANNED/EMBOSSED CAP OVER FACE.
- OPAQUE SILVER BACKGROUND WITH EMBOSSED TRANSLUCENT GRAPHICS.

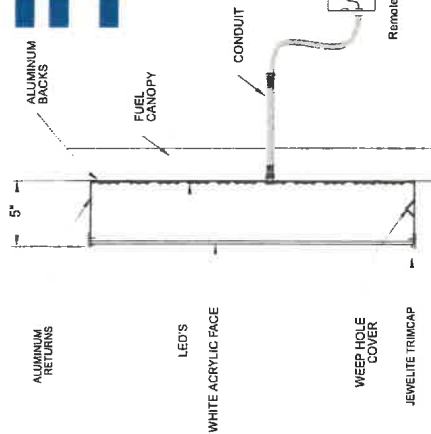
FACES: WHITE ACRYLIC WITH  
1ST SURFACE VINYL - 3760-6537 KROGER BLUE  
FILLER: SW4891



LOGO/CART END VIEW

## LETTER DETAIL

FACES: WHITE ACRYLIC WITH  
1ST SURFACE VINYL - 3760-6537 KROGER BLUE  
RETAINER: KROGER BLUE (PMS 2728C)  
EXTERIOR QUART FORMULA  
FILLER: KROGER BLUE (PMS 2728C)  
EXTERIOR QUART FORMULA



24.6 SQ. FT.



**Kroger Wordmark**  
(Illuminated)  
5.39' W x 3' H =  
16.17 sq. ft.  
**Cart**  
(Illuminated)  
2.5' W x 2' H = 5 sq. ft.

**\*\*Install instructions per SPG requirement - Kroger specifications require secondary wiring on gas canopies to be contained within conduit as provided by Cummings.**

<p><b>CUMMINGS</b> CUMMINGS SIGN CO. INC. 10000 W. 10TH AVE. SUITE 100 DENVER, CO 80202 TEL: 303.733.1100 WWW.CUMMINGSIGNCO.COM</p>	<p>THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED FOR YOUR PERSONAL USE IN CONNECTION WITH A PROJECT AND IS NOT TO BE REPRODUCED, COPIED, OR EXHIBITED IN ANY MANNER WITHOUT THE WRITTEN AUTHORIZATION OF CUMMINGS SIGN CO. INC.</p>	<p>CUSTOMER APPROVAL: DATE: _____</p>	<p>Rev. #1 _____ Rev. #2 _____ Rev. #3 _____</p>	<p>DATE _____ BY _____</p>	<p>Rev. #4 _____ Rev. #5 _____ Rev. #6 _____</p>	<p>DRAWING NO: <b>809686509.11A</b> DATE: 10.10.2023 S. Hawk</p>
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DESIGNER: EG  
DATE: 09/17/25

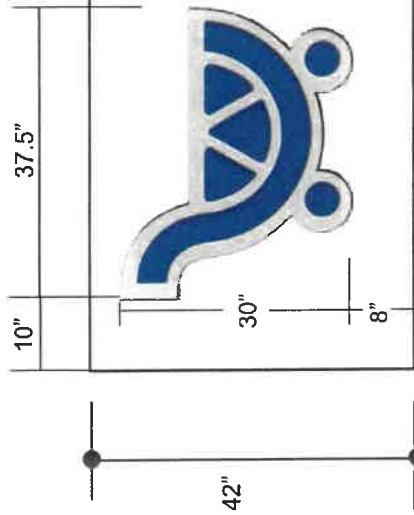


Solo Cart Details

Cart

(Illuminated)

3.13' W x 2.5' H =  
7.83 sq. ft.



FOR INSTALLATION ON STANDARD 42" CANOPY

SCALE: 3/4" = 1'-0"

CART/LOGO DETAIL

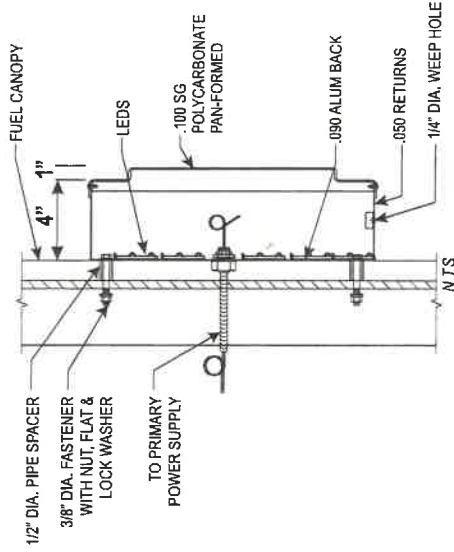
- 4" WIDE ALUMINUM COIL PAINTED SILVER.
- 1" DEEP PAN/EMBOSSED CAP OVER FACE.
- OPAQUE SILVER BACKGROUND WITH EMBOSSED TRANSLUCENT GRAPHICS.

FACES: WHITE ACRYLIC WITH  
1ST SURFACE VINYL - 3730-8537 KROGER BLUE  
SW4091 - 3M 7725-120


FILLER:  
SW4091



LOGO/CART END VIEW



7.8 SQ. FT.

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	Rev. #1 _____ DATE: _____	Rev. #2 _____ DATE: _____	Rev. #3 _____ DATE: _____	Rev. #4 _____ DATE: _____
DRAWING NO: <b>809686509.11E</b>		DESIGNER: EG DATE: 09/17/25		
DATE: 10/10/2023		S. Hawks		

**\*\*Install instructions per SPG requirement - Kroger specifications require secondary wiring on gas canopies to be contained within conduit as provided by Cummings.**



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DESIGNER: EG  
DATE: 09/17/25



# LED Digit Details

After



After



Before



Before



## CONSTRUCTION:

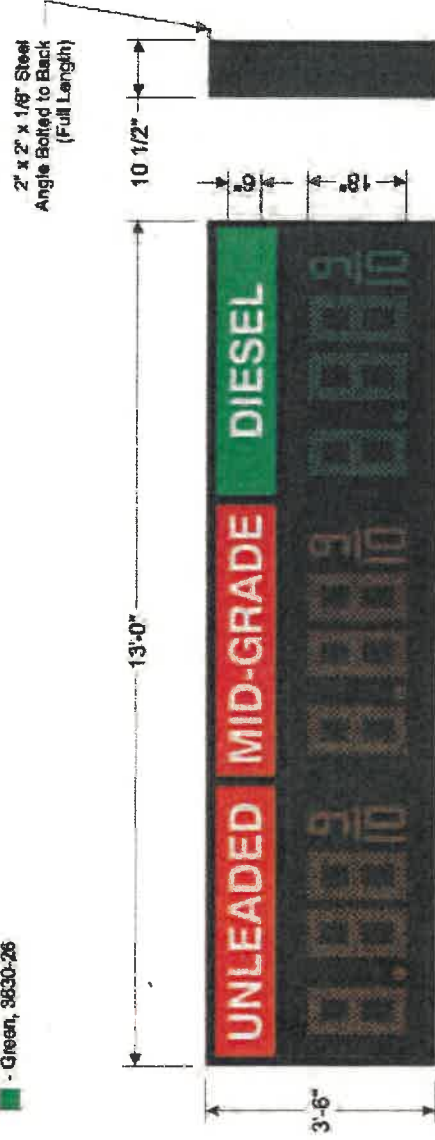
- Fabricate a triple product 5/F LED price sign using 18" LED units, (2x) red & (1x) green.
- Illumination: 12VDC LED backlighting.
- Cabinet: 090" aluminum painted black.
- Connectivity panels.
- 177" white acrylic decorated with 3M 3630 scotchcal film 1st surface

- Red, 3630-33
- Green, 3630-26

## ELECTRICAL:

- 120 VAC, Total circuits 2, 10A recommended
- Circuit 1 (LIGHTS) 1A
- Circuit 2 (LED price) 2.5A

\*\*\*LED Digits are the same width and height of the existing gas price sign\*\*\*



Kiosk Proposal

Before



After



Before



After



Before



After



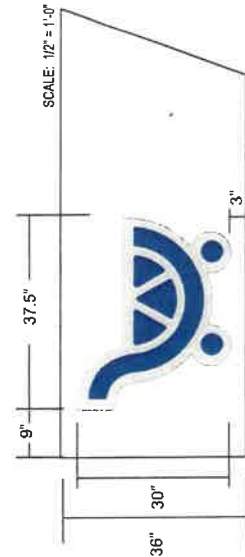


# Kiosk Cart Sign Details

## 2024 FUEL KIOSK LETTER SET

### NON-ILLUMINATED

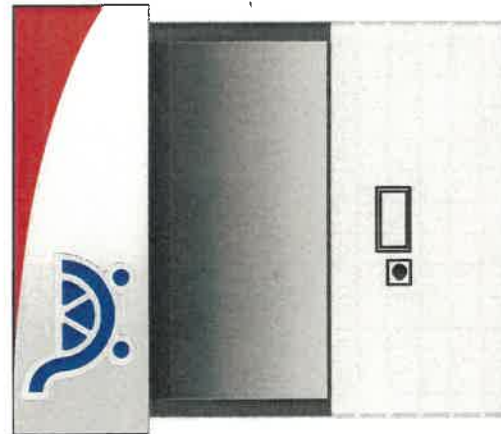
**Cart**  
(non-illuminated)  
3.13' W x 2.5' H =  
7.83 sq. ft.



FOR INSTALLATION ON STANDARD 36" KIOSK FASCIA

SIDE VIEW

- 4" WIDE ALUMINUM COIL PAINTED SILVER.
  - 1" DEEP PANNEMBOSSED CAP OVER FACE.
  - SILVER BACKGROUND WITH EMBOSSED GRAPHICS.
- FACES: WHITE ACRYLIC WITH  
1ST SURFACE VINYL - 3730-8537 KROGER BLUE  
SW4091 - 3M 7725-120  
FILLER:  
SW4091

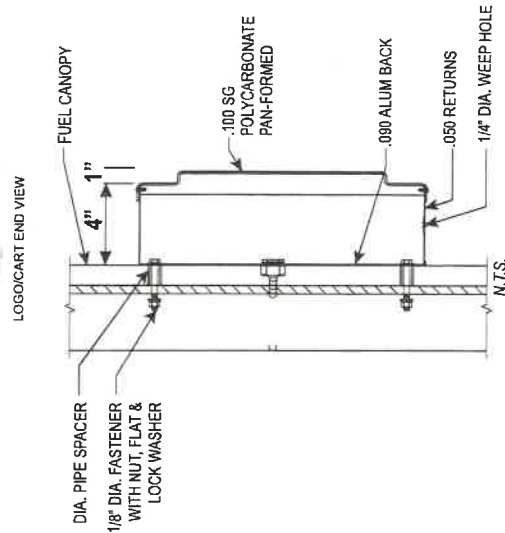


FRONT STORE VIEW

7.8 SQ. FT.



BACK STORE VIEW



PART # T.B.D



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CUSTOMER APPROVAL:

DATE:

Rev. #1  
Rev. #2  
Rev. #3

DATE BY

Rev. #4  
Rev. #5  
Rev. #6



DRAWING NO:

1053010211.02.1A

DATE: 02.14.2024

S. HAWKE



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DESIGNER: EG  
DATE: 09/17/25

# Freestanding Sign Proposal

## CONSTRUCTION:

- Fabricate a triple product S/F LED price sign; using 18" LED units, (2x) red & (1x) green.
- Illumination: 12VDC LED backlighting.
- Cabinet: .060" aluminum painted black.

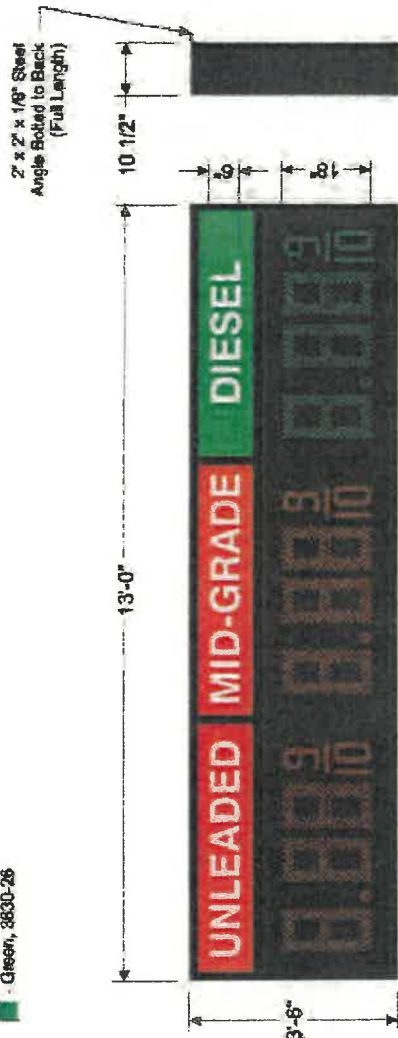
## Commonality panels:

- .177" white acrylic decorated with 3M 3630 scotchcal film 1st surface

- Red, 3630-33
- Green, 3630-26

## ELECTRICAL:

- 120 VAC, Total circuitry 2, 10A recommended
- Circuit 1 (LIGHTS) 1A
- Circuit 2 (LED price) 2.5A



After



Before



\*\*\* Changing existing gas prices to LED digits ONLY - no changes to overall height or structure of sign \*\*\*

\*\*\* LED Digits are the same width and height of the existing gas price sign \*\*\*



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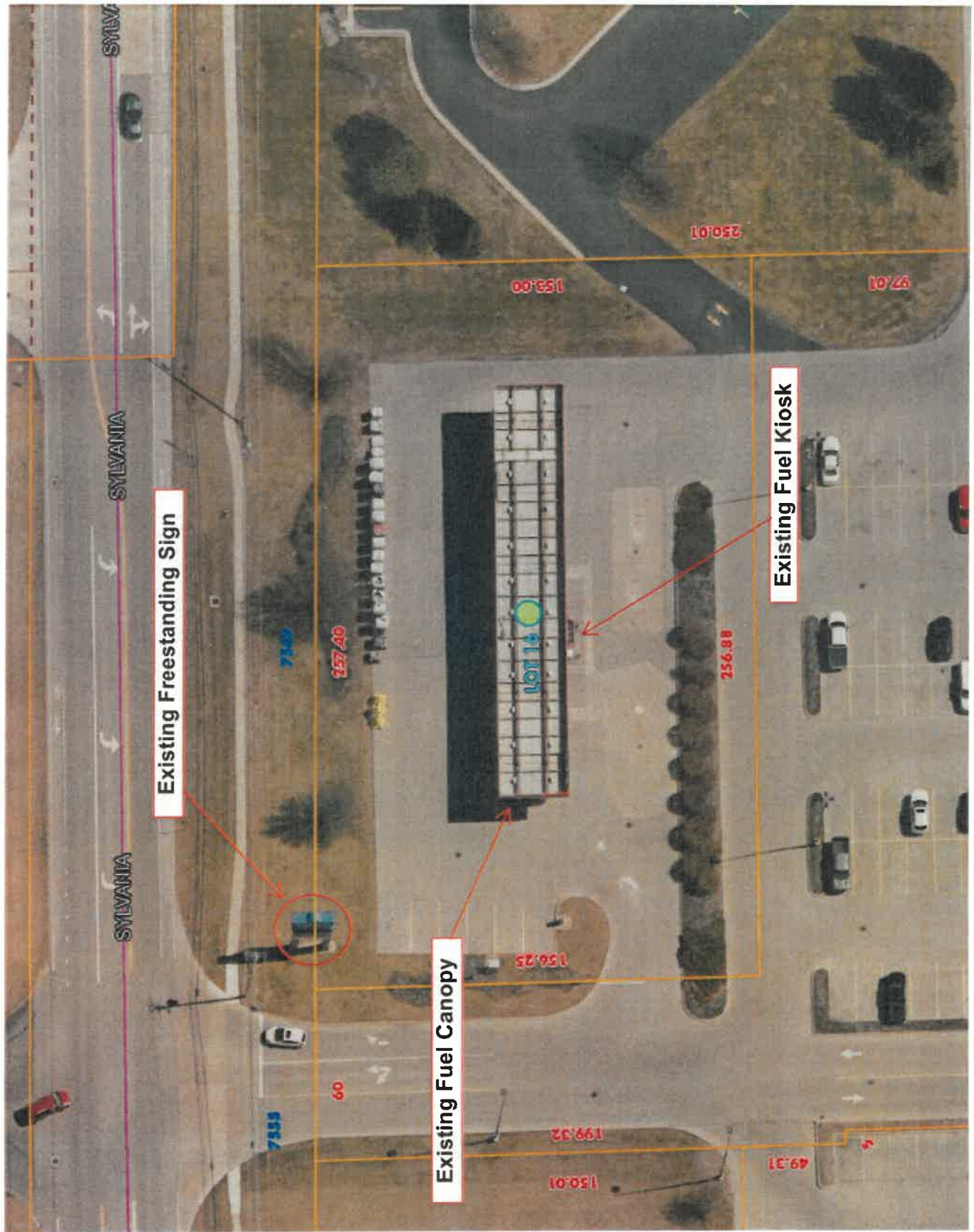


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DESIGNER: EG  
DATE: 09/17/25



Site Plan





**BAR App 28-2025**

# BOARD OF ARCHITECTURAL REVIEW APPLICATION

Application Number 28-2025

X Regulated District \_\_\_\_\_ Unregulated District X Sign

Name of Business: Wendy's 00076

Address of Business: 5802 Monroe Street Sylvania, OH 43560

Property Zoned: 31-B4

Description of structure to be constructed, erected, altered, enlarged, remodeled; or demolished and description of what is proposed:

Removal of existing pylon sign to grade, and installation of replacement illuminated monument sign, with connection only to existing owner provided primary electrical.

Proposed or Estimated Cost of Project: \$ \$8,608.09

This application must be accompanied by a line drawing indicating at a minimum, the lot dimensions, size, shape and dimensions of the structure, the location and orientation of the structure on the lot and the actual or proposed building setback lines. In addition, this application must be accompanied by a detailed narrative description of the proposed design or change of design, use of materials, finish grade line, landscaping and orientation of the structure. Except in single-family residential zoning districts, applications for structures to be constructed or remodeled, which remodeling would increase or decrease the total gross building area by fifty percent (50%) or more, must be accompanied by a colored elevation showing at a minimum, the design, use of materials, finish grade line, landscaping and orientation of buildings. Attach additional sheets if there is insufficient room on this application.

Nathaniel J. Ervin | Custom Sign Center, INC

Printed Name: Applicant or Applicant's Agent

Nathaniel J. Ervin

Signature: Applicant or Applicant's Agent

09/18/2025

(Date)

3200 Valleyview Drive Columbus, OH 43204

Complete Address: Applicant or Applicant's Agent:

permits@customsigncenter.com

Email: Applicant or Applicant's Agent

614-300-4240

Telephone Number: Applicant or Applicant's Agent

For Office Use Only

Amount Paid 9/22/25

Date Paid 100<sup>00</sup>

Paid by Check 86461

Cash —

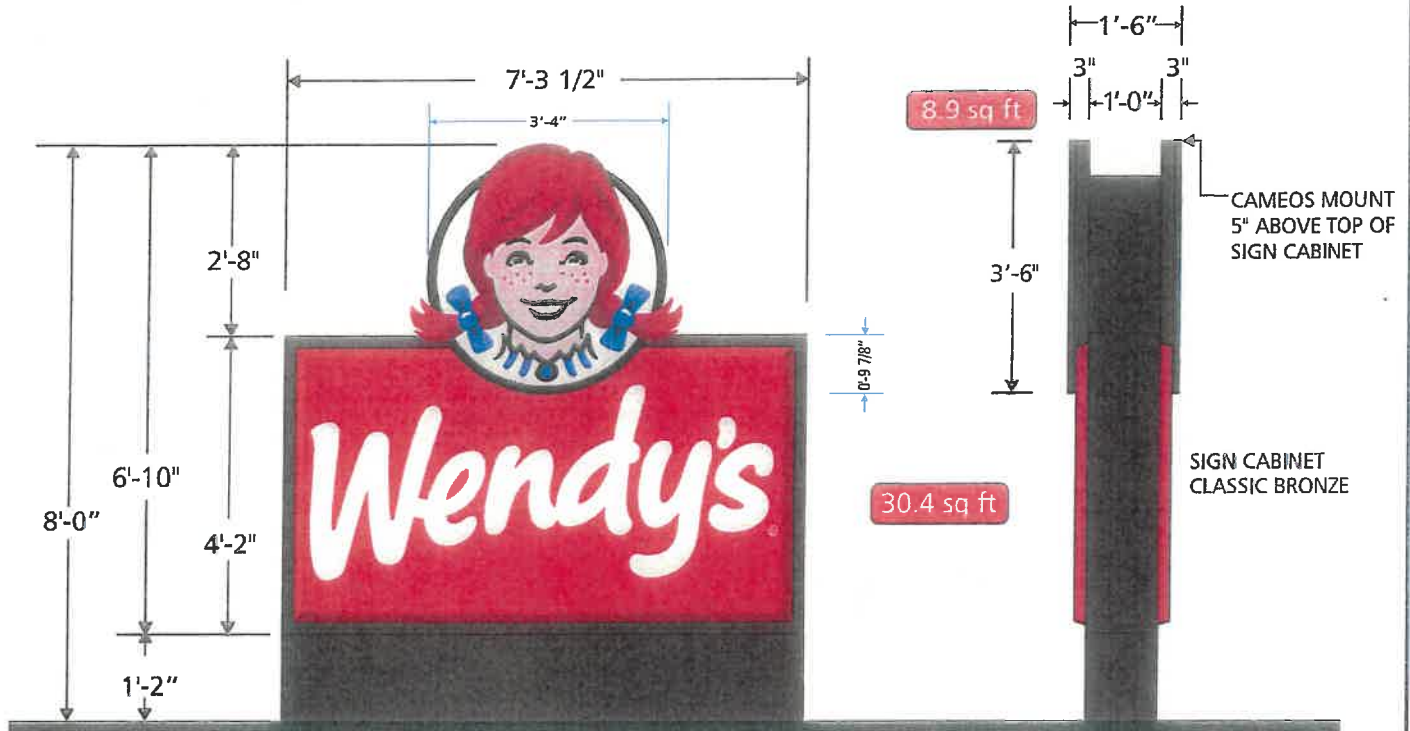
Received by:

Timothy S. Brown

Rev 6/24

U0601-1A-WM36-LED

39.3 total sq ft



### EXISTING

REMOVE EXISTING  
DOUBLE POLE PYLON  
TO GRADE, save cabinets and faces,  
return to CSC



E122574

ALL WIRING MEETS NEC 2023 SPECIFICATIONS. SIGN TO BE WIRED TO A STANDARD 120 VOLT / 20 AMP CIRCUIT. SIGN IS A U.L. LABELED PRODUCT

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN. THE LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6(A) (1) OF THE NATIONAL ELECTRICAL CODE.

SIGN TYPE	SPECIFICATIONS	COLORS	SIGN SURVEY	ARTWORK
<input checked="" type="checkbox"/> DOUBLE FACE <input checked="" type="checkbox"/> ILLUMINATED <input checked="" type="checkbox"/> GROUND	- 12" 5A ALUMINUM CABINET PAINTED CLASSIC BRONZE. - .150 PAN FORMED EMBOSSED SOLAR GRADE POLYCARBONATE FACES. - LED ILLUMINATION. CAMEOS - FORMED POLYCARBONATE WITH PRINTED GRAPHICS SECOND SURFACE WITH LED ILLUMINATION. - ALUMINUM RETURNS AND BACKS PAINTED CLASSIC BRONZE. - FABRICATED ALUMINUM POLE COVER PAINTED CLASSIC BRONZE	<input checked="" type="checkbox"/> CLASSIC BRONZE <input checked="" type="checkbox"/> PMS 186 RED <input type="checkbox"/> WHITE <input checked="" type="checkbox"/> PMS 186 RED HAIR <input checked="" type="checkbox"/> PMS 201 BURGUNDY HAIR <input checked="" type="checkbox"/> PMS 299 BLUE <input checked="" type="checkbox"/> PMS 698 PINK <input checked="" type="checkbox"/> PMS 439 BROWN	<input type="checkbox"/> FACE TRIMS <input type="checkbox"/> FASCIA COLOR <input type="checkbox"/> RADIUS DIM. <input type="checkbox"/> BUILDING DIM. <input type="checkbox"/> FACADE ANGLE <input type="checkbox"/> OTHER	<input checked="" type="checkbox"/> PROVIDED <input type="checkbox"/> REQUIRED If required, customer to provide Custom Sign Center, Inc. with camera ready or appropriate digital file. Please contact your salesperson or Design Staff for appropriate file types.

custom Full Service Sign Company  
**SIGN**  
Center, Inc.

3200 Valleyview Drive  
PH: 614-279-6700

Columbus, OH 43204  
FX: 614-279-7525

FILENAME:U0601-1A-WM36  
DATE:2/4/25 REV.DATE:  
REV#  
DGNR: MA SALES: T. SHEEHY

Approval Signatures Required to insure that all spelling, colors, and specifications for sign(s) rendered meets customer & landlord approvals.

CUSTOMER: \_\_\_\_\_ DATE: \_\_\_\_\_  
LANDLORD: \_\_\_\_\_ DATE: \_\_\_\_\_

This original design and all information herein are the property of Custom Sign Center, Inc. Artwork is subject to return if not purchased. Any unauthorized use is forbidden. © Copyright 2023 All rights reserved.

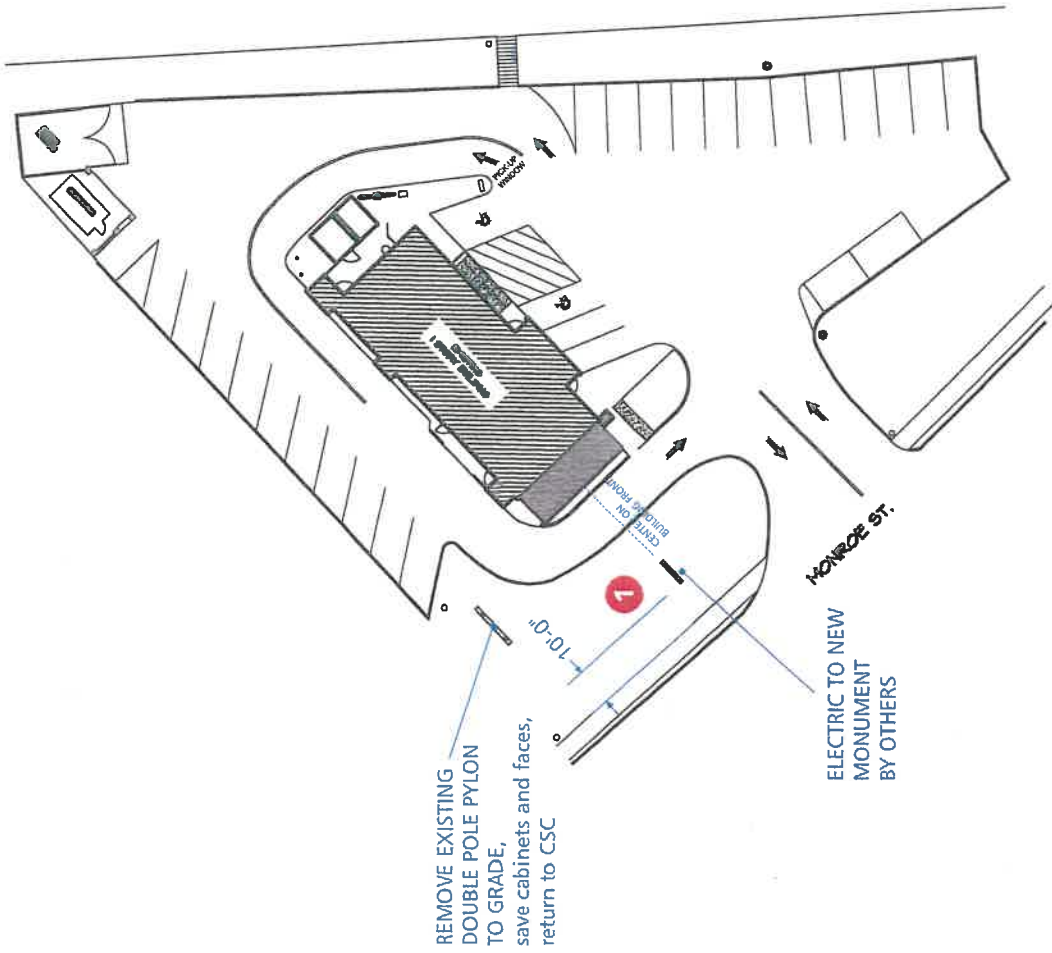
Wendy's Site #00076  
5802 Monroe St.  
Sylvania, OH 43560



SCALE: 1" = 50'

## SIGN KEY

1 Monument Sign

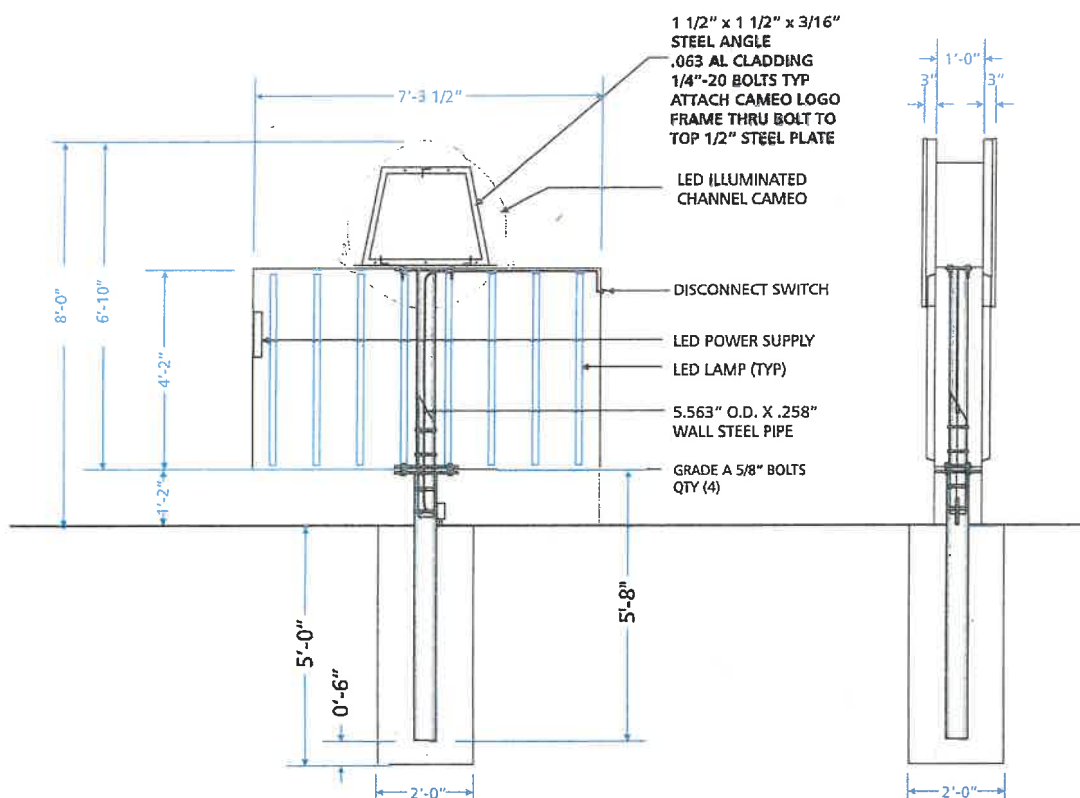
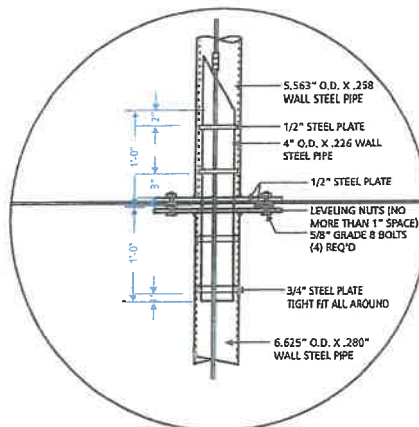


**DESIGN CRITERIA:**

120 MPH WIND LOAD

SOIL COMPACTNESS = 2,000 PSF

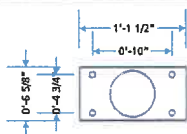
CONCRETE FOUNDATION - 3,000 PSI - 5 BAG, 28 DAY MIN.

**MODEL IA-WM36****SCALE 1/4" = 1'-0"****ELECTRICAL REQUIREMENTS**

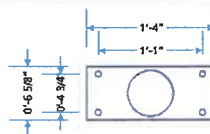
(1) ELECTRONIC LED POWER SUPPLY (.63 AMPS EA)

(8) 48" LED LAMPS, 21W EACH

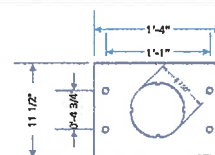
(1) 20 AMP CIRCUIT REQUIRED



(1) REQ'D  
5.563" O.D. PIPE  
PLATE FOR THE TOP  
OF CABINET



(1) REQ'D  
5.563" O.D. PIPE  
PLATE FOR THE BOTTOM  
OF CABINET



(1) REQ'D  
PLATE FOR TOP  
OF STEEL PIPE

**1/2" THICK STEEL MOUNTING PLATES**  
**SCALE " = 1'-0"**



**BAR App 29-2025**

# BOARD OF ARCHITECTURAL REVIEW APPLICATION

Application Number 29-2025

X Regulated District \_\_\_\_\_ Unregulated District X Sign

Name of Business: Mixed Company

Address of Business: 6600 Sylvana Ave

Property Zoned: \_\_\_\_\_

Description of structure to be constructed, erected, altered, enlarged, remodeled; or demolished and description of what is proposed:

Channel letter sign (lite) on a  
Raceway 10" x 26" logo 16" letters  
in height

Proposed or Estimated Cost of Project: \$ 2000

This application must be accompanied by a line drawing indicating at a minimum, the lot dimensions, size, shape and dimensions of the structure, the location and orientation of the structure on the lot and the actual or proposed building setback lines. In addition, this application must be accompanied by a detailed narrative description of the proposed design or change of design, use of materials, finish grade line, landscaping and orientation of the structure. Except in single-family residential zoning districts, applications for structures to be constructed or remodeled, which remodeling would increase or decrease the total gross building area by fifty percent (50%) or more, must be accompanied by a colored elevation showing at a minimum, the design, use of materials, finish grade line, landscaping and orientation of buildings. Attach additional sheets if there is insufficient room on this application.

Debra Bodeff Glass City Signs  
Printed Name: Applicant or Applicant's Agent

Debra Bodeff 9/24/25  
Signature: Applicant or Applicant's Agent (Date)

3037 Shermansville Rd. Tol. Oh  
Complete Address: Applicant or Applicant's Agent

glasscitysigns@gmail.com 419-450-2767  
Email: Applicant or Applicant's Agent Telephone Number: Applicant or Applicant's Agent

.....For Office Use Only.....

Amount Paid 100.00 Date Paid 9/25/25 Paid by Check 165 Cash X

Received by: Tony Sp...

Proposed



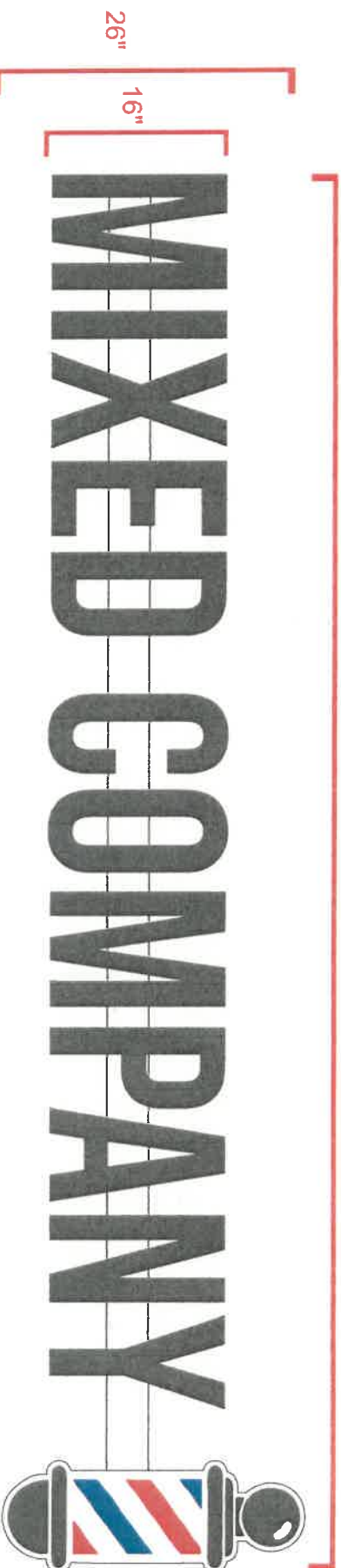
Channel Letters, 16"h, day/night vinyl, mounted on raceway  
Contour sign (barber pole), 10"w x 26"h

Current



Customer Name	Barber Shop	Contact Name	Leslie Levesque	Phone #	419-917-3786
Address	6600 Sylvania Ave #3F	email	bigles75@gmail.com		
City, Zip	Sylvania, OH 43560	comments			

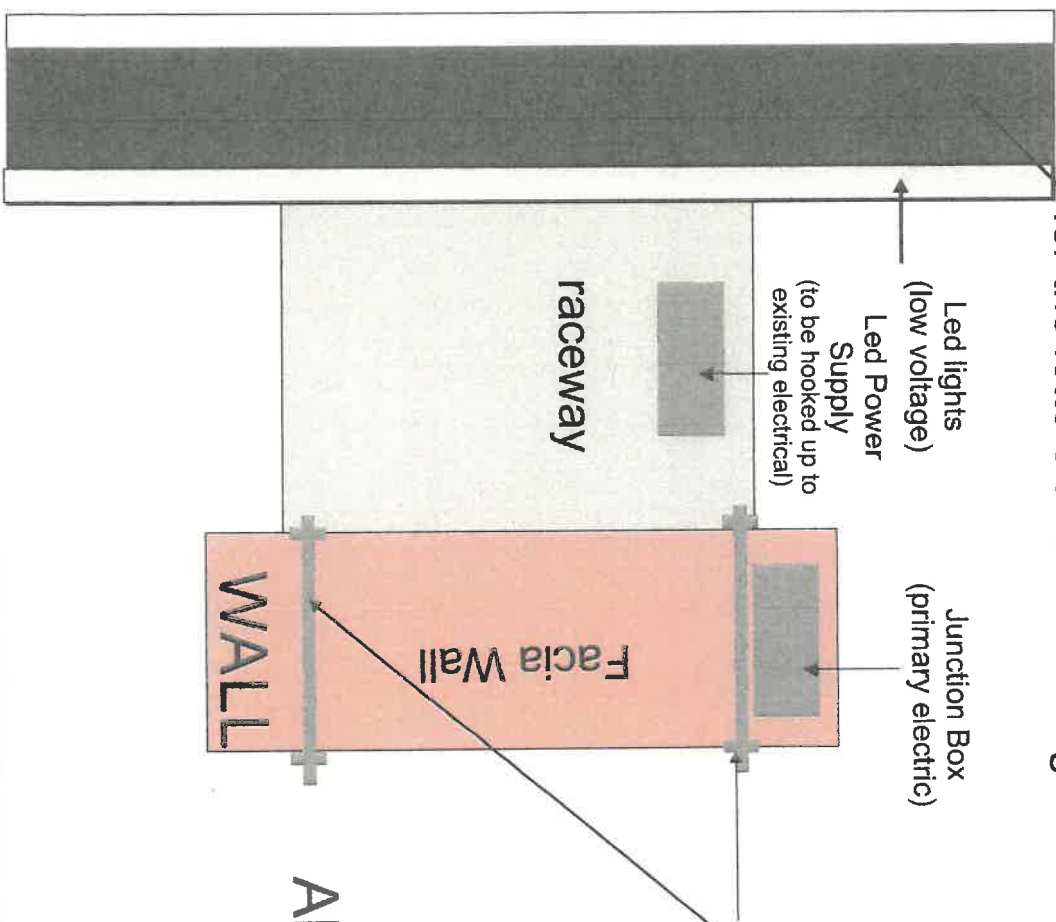
124"



Customer Name	Barber Shop	Contact Name	Leslie Levesque	Phone #	419-917-3786
Address	6600 Sylvania Ave #3F	email	bigles75@gmail.com		
City, Zip	Sylvania, OH 43560	comments			



.040 aluminum cans, alphapanel backs  
for the letters and contour sign

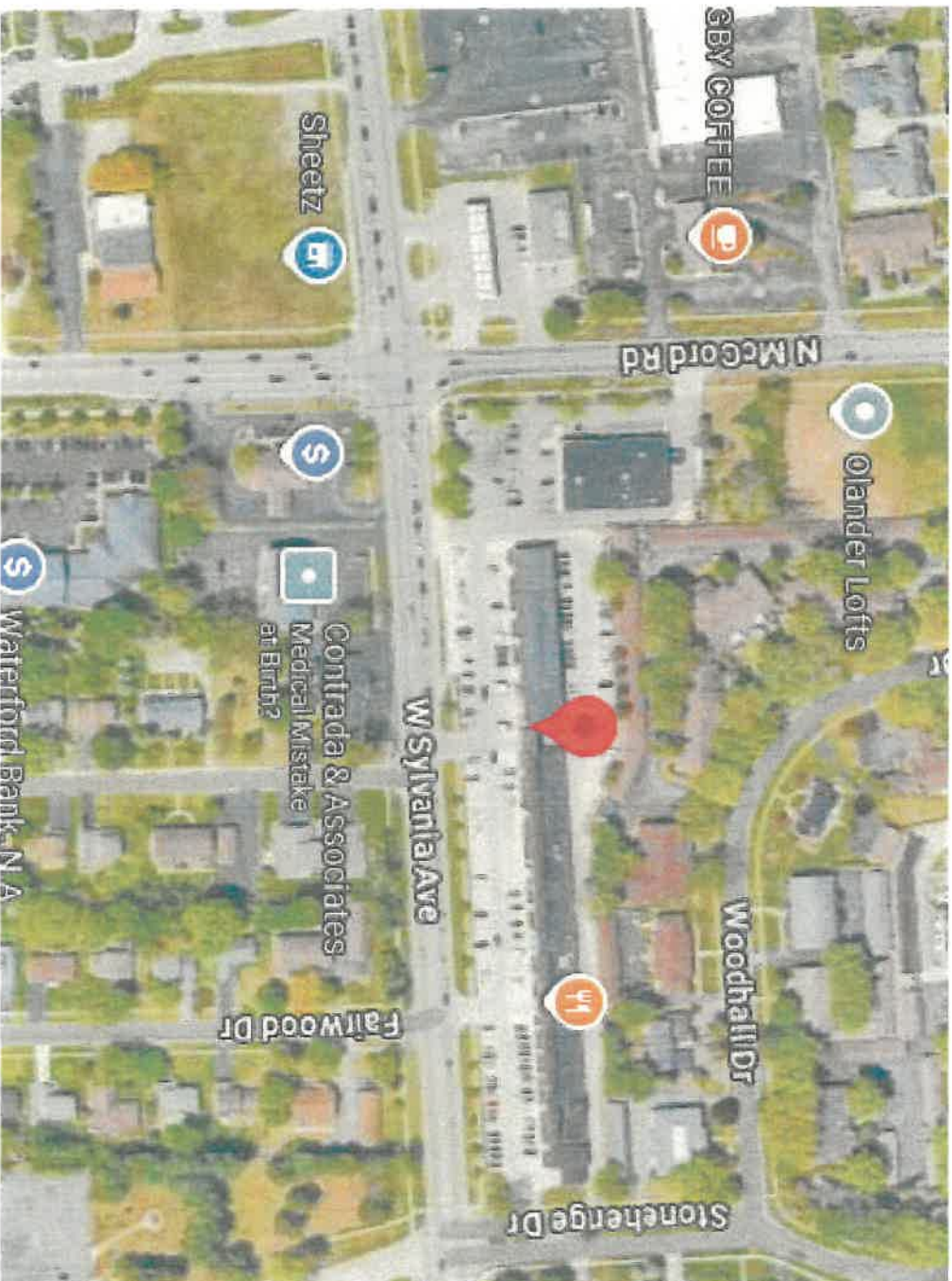


3/8" bolts or toggle bolts  
Thru bolted or toggle bolted  
to substrate or backer bar  
behind fascia wall @36" O.C. Max  
Top & Bottom

All signs installed on a raceway.

polycarbonate faces 1/8"

Customer Name	Barber Shop	Contact Name	Leslie Levesque	Phone #	419-917-3786
Address	6600 Sylvania Ave #3F	email	bigles75@gmail.com		
City, Zip	Sylvania, OH 43560	comments			



Customer Name	Barber Shop	Contact Name	Leslie Levesque	Phone #	419-917-3786
Address	6600 Sylvania Ave #3F	email	bigles75@gmail.com		
City, Zip	Sylvania, OH 43560	comments			

PC Proposed Ord  
No. 106-2025





SYLVANIA CITY COUNCIL  
LAURA SMITH, CLERK OF COUNCIL

---

September 17, 2025

To: Chairman and Members  
Sylvania Municipal Planning Commission

Re: Proposed Ordinance No. 106-2025

Dear Chairman and Members:

Following is an excerpt from the minutes of the September 15, 2025 City Council meeting:

“Mr. Haynam moved, Mrs. Westphal seconded to refer proposed Ordinance No. 106-2025 to the Municipal Planning Commission for review and recommendation noting that Mr. Haynam does not agree with this procedure and would rather have these accessory buildings & uses be approved by Council as Planned Developments; roll call vote being: Haynam, McCann, Hansen, Westphal, Murphy, Stough, Richardson; (7) yeas; (0) nays. The motion carried.”

Sincerely,



Laura Smith  
Clerk of Council

**ORDINANCE NO. 106-2025**

**AMENDING PART ELEVEN – PLANNING AND ZONING CODE OF THE  
CODIFIED ORDINANCES OF SYLVANIA, 1979, AS AMENDED, BY  
AMENDING SECTION 1121.07 – ACCESSORY BUILDINGS AND USES;  
AND DECLARING AN EMERGENCY.**

WHEREAS, the Director of Public Service recommends that carports be permitted in certain zoning classifications with certain construction requirements as set forth on the attached “Exhibit A.”

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Sylvania, Lucas County, Ohio, \_\_\_\_\_ members elected thereto concurring:

SECTION 1. That Section 1121.07 – Accessory Buildings and Uses of the Codified Ordinances of Sylvania, 1979, as amended, be and it is, hereby further amended to read as set forth on the attached “Exhibit A.”

SECTION 2. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

SECTION 3. That the Clerk of Council is hereby directed to post a copy of this Ordinance in the Office of the Clerk of Council in the Municipal Building pursuant to ARTICLE III, Section 12, of the Charter of this City.

SECTION 4. That this Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health, safety, property and welfare and for the further reason that the amendment to this Chapter should be provided for immediately. Provided this Ordinance receives the affirmative vote of five (5) or more members elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise, it shall take effect and be in force thirty (30) days after it is approved by the Mayor or as otherwise provided by this Charter.

Vote on passage as an emergency: Yeas \_\_\_\_\_ Nays \_\_\_\_\_

Passed, \_\_\_\_\_, 2025, as an emergency measure.

ATTEST:

\_\_\_\_\_  
President of Council  
APPROVED AS TO FORM:

\_\_\_\_\_  
Clerk of Council

\_\_\_\_\_  
Director of Law

APPROVED:

---

Mayor

---

Date



Accessory buildings and uses, as defined in Chapter 1101, are permitted, including but not limited to the following and meeting the specified restrictions:

- (a) Roadside stands for sale of agricultural products raised on the premises only.
- (b) Private automobile garages, provided that garages accessory to single-family dwellings shall be limited in width to three parking stalls.
- (c) Swimming pools provided they are located only in the buildable portion of a lot or in a required rear yard, and are no closer to any lot line than ten feet. This includes all decks, mechanical equipment, slides, diving boards, deck material, etc.

(Ord. 55-2011. Passed 7-18-11.)

(d) Recreational Vehicle, Utility Trailers and Equipment Storage.

- (1) All recreational vehicles and equipment shall be kept in clean, good repair and carry a current license plate and registration where required by law.
- (2) No recreational vehicles, utility trailers and/or equipment shall be parked or stored on a property unless it is titled to, leased or used exclusively by one or more of the permanent occupants of the residence where the recreational vehicle, utility trailer, and/or equipment is located.
- (3) Only one recreational vehicle, utility trailer or equipment shall be in the rear or side yard, no front yard storage permitted, except that such recreational vehicle, utility trailer and/or equipment may be parked on the driveway or paved portions of a front yard for the purpose of loading and unloading for a period of time not to exceed seventy-two (72) hours within any consecutive seven (7) day period.
- (4) Recreational vehicles, utility trailers, and/or equipment shall be a minimum of five (5) feet from any lot line and the front foremost point of the recreational vehicle, trailer and/or equipment shall be a minimum of five (5) feet to the rear of the front of any dwelling on the same lot or an adjacent lot, whichever dwelling has the greater setback from the street.
- (5) Any recreational vehicle, utility trailer, and/or equipment in excess of 20 feet in length shall be an additional one foot from any lot line for each additional five (5) feet or any portion thereof of vehicle, utility trailer and/or equipment storage length, i.e., a recreational vehicle 33' in length shall be 8' from any property line.
- (6) Recreational vehicle, utility trailer, and/or equipment which is so parked shall not have fixed connections to electrical, water, gas or sewer facilities.
- (7) Recreational vehicle, utility trailer, and/or equipment which is so parked shall not be used for living or housekeeping purposes.
- (8) Recreational vehicles, utility trailers, and/or equipment must be stored on a properly maintained hard surface (crushed stone, concrete, or asphalt).
- (9) Recreational equipment shall not be covered with any type of tarp material other than covers specifically manufactured for the vehicle/equipment being stored. Covers with snaps made to attach to boats/equipment are acceptable.
- (10) No recreational equipment shall be openly visible from an adjoining lot. Landscape screening and fencing, as permitted within this Zoning Code, are permissible to satisfy this requirement. Screening of evergreens or other suitable plant material, not less than five feet high with an expected normal growth to seven feet are also permissible to satisfy this requirement.
- (11) Recreational equipment on corner lots shall be at least sixty (60) feet from both the front lot line and the side yard lot line nearest the street. All screening requirements are to be adhered to.

(e) Location of Accessory Buildings. An accessory building not exceeding twenty feet in height may be located in the buildable portion of a lot, but may occupy not more than thirty percent of the area of a rear yard. No accessory building shall be closer than ten feet to the main building, closer than sixty feet to the front lot line nor closer than three feet to any other lot line, except that an accessory building may be within five feet of a residential main building if no windows or doors are located in that portion of a wall of the dwelling that is directly opposite and parallel to a wall of the accessory building.

(f) Temporary Parking of Business Trailer. No person shall park or store a business trailer in a residential area of the City, except in a completely enclosed garage or building, excepting therefrom the temporary outside parking of such business trailer shall be permitted in the front yard and/or side yard for a period not to exceed a total of twenty-four hours in any consecutive ten day period.

(g) Portable Storage Containers. Residential use properties are permitted one portable storage container for an aggregate of fourteen total days per year. The container must be situated on a paved surface and be set back a minimum of ten feet from the right of way, easement of access, or edge of pavement, whichever is the greater setback. A portable storage container is intended to provide "temporary" storage for moving and similar short-term purposes. These units are not permitted as a permanent accessory storage structure, regardless of the proposed location of the unit. A temporary/accessory residential use zoning certificate is required before the container is placed on-site. Nonresidential use properties are permitted one portable storage container for fourteen total days per year. The container must be situated on a paved surface and be set back a minimum of ten feet from the right of way, easement of access, or edge of pavement, whichever is the greater setback. These units are not permitted as a permanent accessory storage structure, regardless of the proposed location of the unit. A temporary commercial use zoning certificate is required before the container is placed on site.

(Ord. 73-2013. Passed 11-18-13.)

(h) Carports. Any such carport may be approved by the Zoning Administrator or the Director of Public Service if the following items are complied with:

- (1) The carport shall be a minimum of three (3) feet from the side or rear property line;
- (2) The carport shall not be in front of any habitable space;
- (3) The carport shall not be in front of or below the main building;
- (4) The carport shall be constructed in a permanent manner;
- (5) The roof line of the carport shall not exceed the height of the second floor line of the dwelling;
- (6) The carport including all supports, roof and fascia shall match the same construction as the main building;
- (7) The carport shall be a maximum of 10 feet wide by 20 feet long in size, in no case shall be permitted to exceed the length of the main building;
- (8) A concrete or asphalt base shall be installed for the area of the carport, subject to review and approval of the Director of Public Service or his/her designee, gravel shall not be permitted;
- (9) The carport shall be used for vehicle storage purposes only. No other storage of any kind shall not be permitted in or around the carport.

- (i) Carports or detached garages shall not be counted toward the maximum number of accessory structures permitted on a lot.

(Ord. \_\_\_\_-2025. Passed \_\_\_\_-2025.)