

November 4, 2025



DEPARTMENT OF PUBLIC SERVICE
TIMOTHY S. BURNS, ZONING ADMINISTRATOR

To: Chairman and Members of the Board of Architectural Review
Re: Application Numbers 30-2025 Thru 36-2025

Dear Chairman and Members,

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

<https://us02web.zoom.us/j/81240189426?pwd=OaanUD7lj30z6L90osdF3l9ah2H0pW.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/>

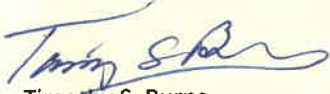
The following applications have been received and are scheduled for review (Comments from the Zoning office are included for your reference):

1. **Fred Swade – Multi-Family Building 2, 6566 Brint Rd., (Application #30-2025)**
New Construction. Architectural Review Only.
2. **Fred Swade – Multi-Family Building 3, 6566 Brint Rd., (Application #31-2025)**
New Construction. Architectural Review Only.
3. **Toledo Clinic, 4900 McCord Rd., (Application #32-2025)**
One (1) sign for review. Sign One (1) is a wall sign. The sign meets the sign code. The Zoning Office recommends approval.
4. **Black Rose Cigar – Mural, 5529 Harroun Rd (Application #33-2025)**
Architectural Review Only – Seeking a Mural Approval. The Zoning Office recommends approval.
5. **Flavor Flow Smoke Shop, 6481 Monroe St., (Application #34-2025)**
Three (3) signs for review. Sign One (1) is a new wall sign. Signs Two (2) and Three (3) are window signs. The signs meet the sign code. The Zoning Office recommends approval.
6. **DW 28, 5801 Monroe St., (Application #35-2025)**
Exterior Renovation for review. Architectural Review only.

7. DW28, 5801 Monroe St., (Application #36-2025)

One (1) sign for review. Sign One (1) is a new monument sign and is a replacement of the existing pole 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 in a cursive style.

Timothy S. Burns
Zoning Administrator
City of Sylvania

BOARD OF ARCHITECTURAL REVIEW APPLICATION

Application Number 30.2025

4 Regulated District _____ Unregulated District _____ Sign _____

Name of Business: Daniel Swade

Address of Business: 6566 Point Rd BID, #2

Property Zoned: R-3

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

New multi family Residential

Proposed or Estimated Cost of Project: \$ 250,000

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.

Fred Swade
Printed Name: Applicant or Applicant's Agent

F. Swade 10/10/25
Signature: Applicant or Applicant's Agent (Date)

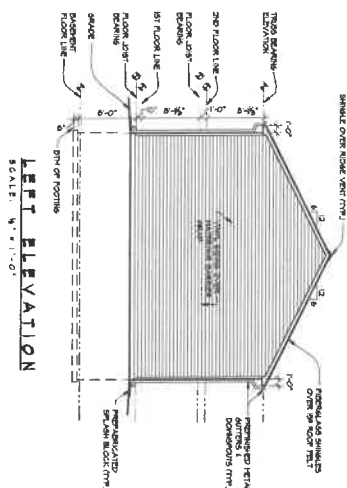
Complete Address: Applicant or Applicant's Agent:

Swade Fred@gmail.com 419-283-7920
Email: Applicant or Applicant's Agent Telephone Number: Applicant or Applicant's Agent

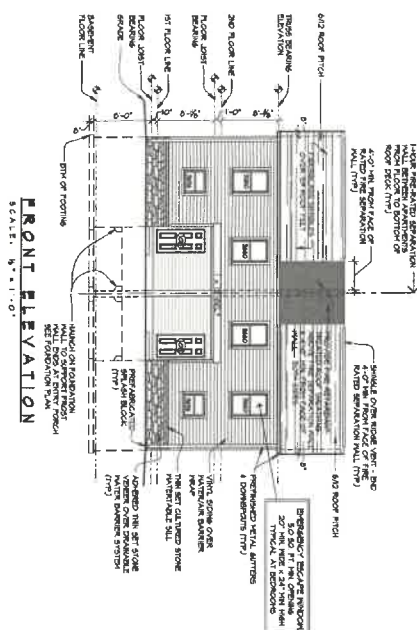
For Office Use Only

Amount Paid 200.00 Date Paid 10/10/25 Paid by Check 1533 Cash

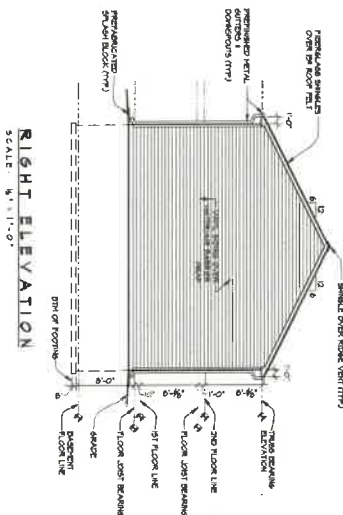
Received by: Tony S. P.



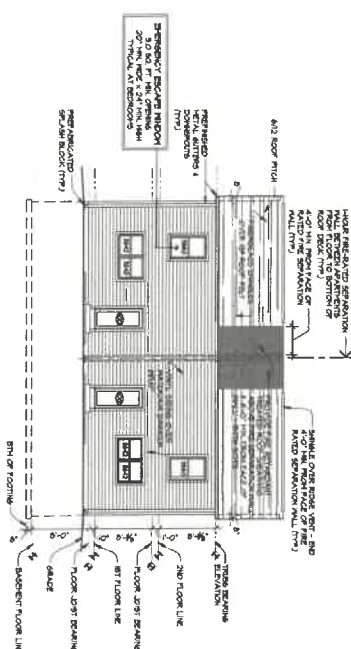
LEFT ELEVATION
SCALE: 1/4" = 1'-0"



FRONT ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE 1/4" = 1'-0"

MARK C. SHAMBERGER
LICENSE #7136
EXPIRES 12/31/25



A4
24-72 (2

DATE: 9/12/24

2 UNIT BUILDING
SWADE MULTI - FAMILY
6566 BRINT ROAD SYLVAREA, OHIO 43560
ELEVATIONS

COGER/SHAMBARGER
ARCHITECT, INC.
419-537-9759 FAX: 419-537-6589
4427 TALMADGE ROAD SUITE H
TOLEDO, OHIO 43623

BOARD OF ARCHITECTURAL REVIEW APPLICATION

Application Number 31-2025

X Regulated District _____ Unregulated District _____ Sign _____

Name of Business: Daniel Swade

Address of Business: 6564 Briar Rd. Bld. 3

Property Zoned: R-3

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

New Multi-Family Residential

Proposed or Estimated Cost of Project: \$ 350,000

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.

Fred Swade

Printed Name: Applicant or Applicant's Agent

F. Swade 10/10/25

Signature: Applicant or Applicant's Agent

(Date)

Complete Address: Applicant or Applicant's Agent:

2040 AUSTIN BLUES 414-283-7920

Email: Applicant or Applicant's Agent

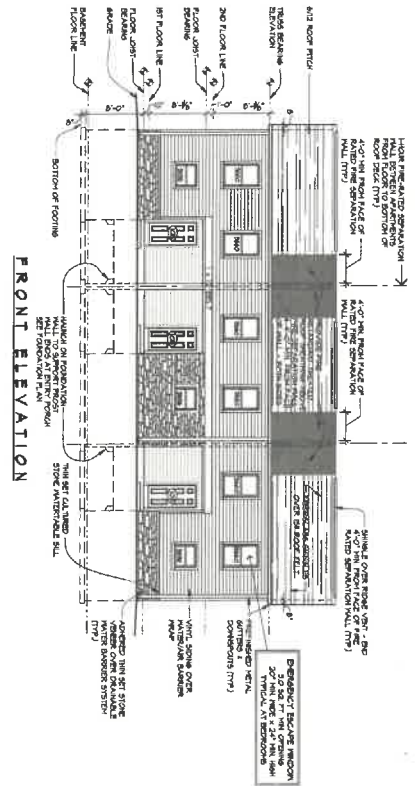
Telephone Number: Applicant or Applicant's Agent

SwadeFred@gmail.com

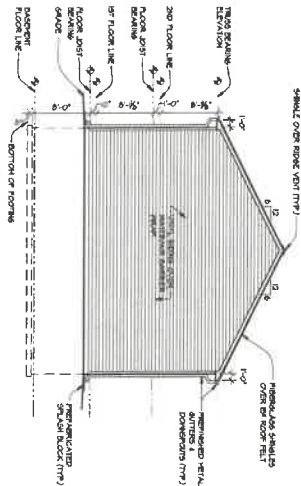
For Office Use Only

Amount Paid 200 Date Paid 10/10/25 Paid by Check 1533 Cash —

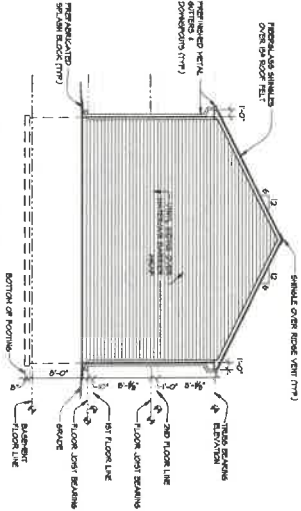
Received by: Tom Sk



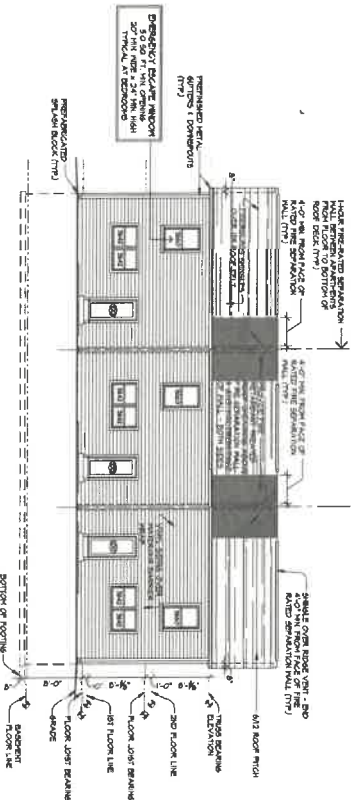
FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

MAR. C. SHAMBERGER
LICENSE #7736
EXPIRES 12/31/08



COGER/SHAMBERGER
ARCHITECT, INC.
419-537-9759 FAX: 419-537-5589
4427 TALMADGE ROAD SUITE H
TOLEDO, OHIO 43623

3 UNIT BUILDING
SWADE MULTI - FAMILY
6888 BRIGHT ROAD
SYLVAHIA, OHIO 43060
ELEVATIONS

A4
24-12 (3)

DATE:
6/12/07

BOARD OF ARCHITECTURAL REVIEW APPLICATION

Application Number 32-2025

X Regulated District Unregulated District X Sign

Name of Business: Toledo Clinic

Address of Business: 4900 N MCCORD RD

Property Zoned: R-3

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

Non lit wall letters

Proposed or Estimated Cost of Project: \$ 4,400

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.

Ryan Wishaw Toledo Sign Co
Printed Name: Applicant or Applicant's Agent

Ryan Wishaw 10/9/25
Signature: Applicant or Applicant's Agent (Date)

2021 Adams St Toledo OH
Complete Address: Applicant or Applicant's Agent

ryan@toledosign.com 419-244-8446
Email: Applicant or Applicant's Agent Telephone Number: Applicant or Applicant's Agent

..... For Office Use Only

Amount Paid 100.00 Date Paid 7/5/25 Paid by Check 10/10/25 Cash

Received by: Tom S. Bo

Main ID

4" x 21" First Surface Cut Vinyl Logo On Door
1" Tall Hours Copy & 2.25" Tall Suite Copy
36.25" x 197" Overall Size Non Lit Letters/Cans

3/16"=1'



EXISTING



PROPOSED

PMS 1795 C ☐ White



**TOLEDO
SIGN**
WWW.TOLEDDESIGN.COM

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PERMISSION. ALL COLORS AND IMAGES SEEN
HERE ARE REPRESENTATIVE AND MAY DIFFER
FROM THE FINISHED PRODUCT. TSC © 2023

PAGE: 1 OF 2 DATE: 09/29/2025 APPROVED BY:

ID#: 042724-4900 N. McCord Rd. Rv4

CLIENT: Toledo Clinic

LOCATION: 4900 N. McCord Rd.

SALES: Ryan Wishau

SIGNATURE

PRINT

DATE

PHONE: 419.244.4444 • FAX: 419.244.4444 • 2001 ADAMS STREET • TOLEDO, OH 43604

JONAH

[Auditor](#) [Property Search](#) [County Website](#) [Contact Us](#)[Address](#) [Owner](#) [Parcel Number](#) [Assessor #](#) [Advanced](#) [County Map](#) [Multi-Year Search](#)**Summary**

Map

Pictometry

Transfers

Values

Residential Attributes

Commercial Attributes

Outbuildings

Land

Remarks & Splits

Parcel Projects

Current Taxes

Tax Distribution

By Fund

By Fund & Levy

Prior Taxes

Special Assessments

Payments

Levy Estimator

Prior Specials

Pro # Inquiry

CAUV

Agriculture

Forest

Mylar Tax Map

Photos

Sketch

Manufactured Home
(MH_OH)Manufactured Home
(MH_EQ)

Rental Registration

BOR/Appeals

PARCEL ID: 8204531

MARKET AREA: 6002C

4900 N MCCORD LTD AN OHIO LLC

TAX YEAR: 2025

ASSESSOR#: 45057121

ROLL: RP_OH

4900 N MCCORD RD

STATUS: Active



BOARD OF ARCHITECTURAL REVIEW APPLICATION

Application Number 33-2025

K Regulated District _____ Unregulated District _____ Sign _____

Name of Business: Black Rose Cigars Building Review mural

Address of Business: 5529 Harroun Rd

Property Zoned: _____

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

A mural on the north side of the building to honor the city of Sylvania. Mural will consist of the name Sylvania, with the contents of each letter representing something quintessentially related to the city and/or region.

Proposed or Estimated Cost of Project: \$ ~17,000.00

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.

Christopher Rosenthal
Printed Name: Applicant or Applicant's Agent

[Signature] 10/15/25
Signature: Applicant or Applicant's Agent (Date)

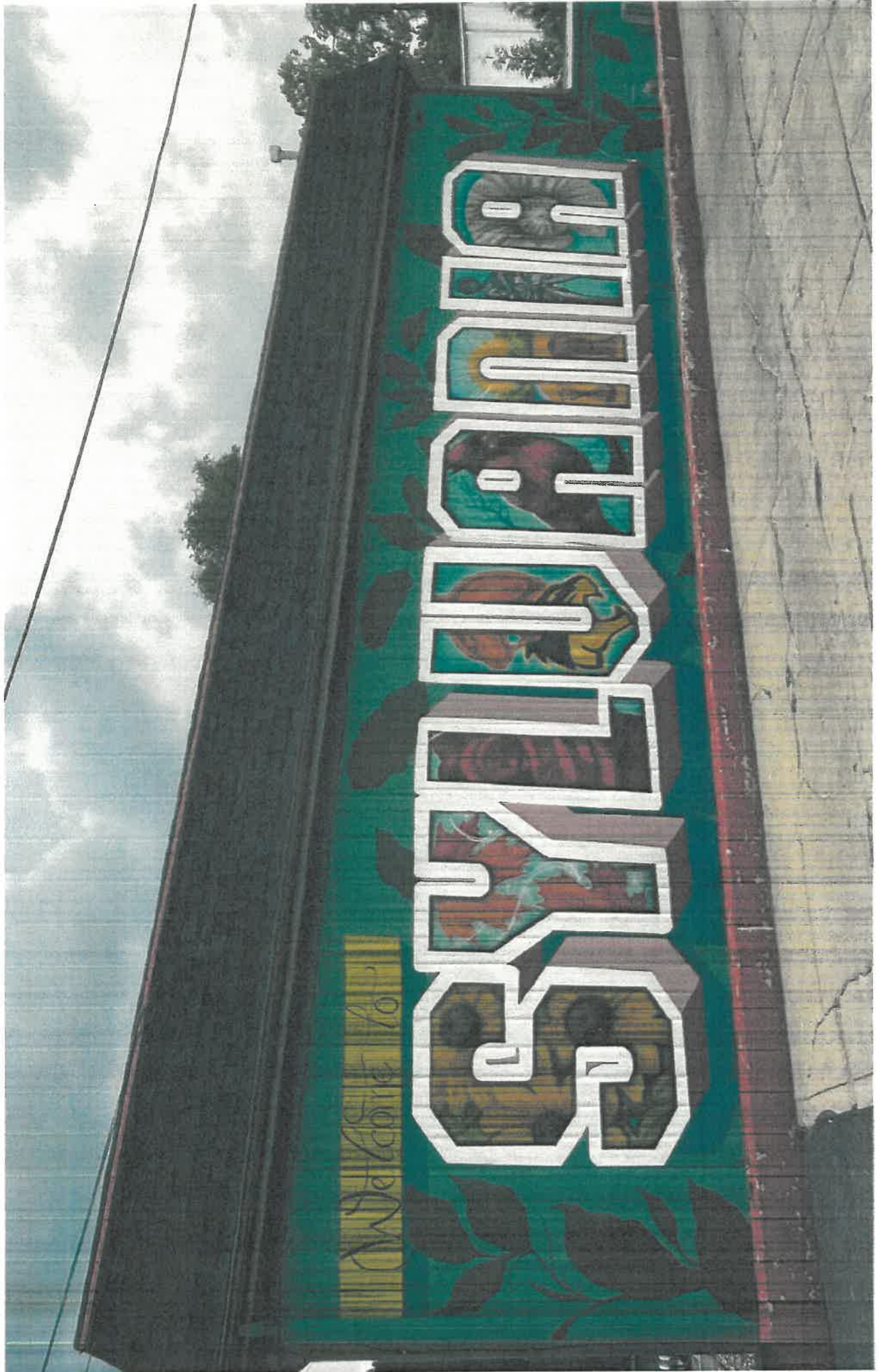
3454 Southpoint Rd Sylvania Twp
Complete Address: Applicant or Applicant's Agent:

Chris@BlackRoseCigars.com 419-297-2015
Email: Applicant or Applicant's Agent Telephone Number: Applicant or Applicant's Agent

For Office Use Only _____

Amount Paid 100.00 Date Paid 10/17 Paid by Check 10/15/2025 Cash —

Received by: [Signature]



Point Place Studios LLC
4747 N. Summit Toledo, Ohio
Kodi Klocinski
Tara Farkas

Quote:
Delivered: 9/4/2025

Black Rose Cigars
5529 Harroun Rd
Sylvania, OH 43560
672sqft @\$25/sqft



Description:

48ft x 14ft = 672sqft
Exterior wall- grey barn steel

Sales tax applies for Check and credit card payments **\$16,800**

For all large projects I do require 1/2 down. This way we can buy all materials needed.

With deposit being placed a full rendering of mural and set dates to start the mural.

Please know the imagery and color may differ from the rendering. These differences will be minor and will be made with our professional experience.

Longevity of the mural is determined by the weather. The mural will properly primed with a binding primer and we will seal the painting with a matte clear coat after completing. By priming and sealing this will help the durability of the mural and keep it looking great for entire lifespan.

If you have any questions or concerns please let us know.

Kodi Klocinski- 419-690-6528

BOARD OF ARCHITECTURAL REVIEW APPLICATION

Application Number 34-2025

✓ Regulated District Unregulated District ✗ Sign

Name of Business: Flavor Flow

Address of Business: 6481 Monroe St Sylvania OH

Property Zoned:

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

3x10 Backlit Sign
2x3 - OPEN - Lit
2x3 - Smoke Shop - Lit

Proposed or Estimated Cost of Project: \$ 2K

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.

Robert Cumming
Printed Name: Applicant or Applicant's Agent

[Signature] 10/17/25
Signature: Applicant or Applicant's Agent (Date)

2626 Buckhorn Dr. Sylvania OH 43650
Complete Address: Applicant or Applicant's Agent:

Ahmed braizat 93@gmail.com 419-917-0046
Email: Applicant or Applicant's Agent Telephone Number: Applicant or Applicant's Agent

..... For Office Use Only

Amount Paid \$100.00 Date Paid 10/17/2021 Paid by Check Cash 100.00

Received by: [Signature]

10 FT

3A

FLAVORFLOW SMOKE SHOP

Vapes. Kratom. CBD. Glass Tobacco & Accessories

419-517-0046

OPEN

~~SMOKE
SHOP~~

Backlit 5 in deep

BOARD OF ARCHITECTURAL REVIEW APPLICATION

Application Number 35-2025

X Regulated District _____ Unregulated District _____ Sign _____

Name of Business: DW28 Sylvania Square LLC

Address of Business: 5801 Monroe Street

Property Zoned: _____

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

Existing shopping plaza building facade will be renovated and updated

Proposed or Estimated Cost of Project: \$ 500,000.00

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.

Gene Wong

Printed Name: Applicant or Applicant's Agent

[Signature]

Signature: Applicant or Applicant's Agent

10/17/25
(Date)

5839 Monroe St. Sylvania, OH 43560

Complete Address: Applicant or Applicant's Agent:

GWong@DW28LLC@yahoo.com 419-517-8808

Email: Applicant or Applicant's Agent

Telephone Number: Applicant or Applicant's Agent

For Office Use Only

Amount Paid 10/17/2025 Date Paid 200 Paid by Check 1636 Cash _____

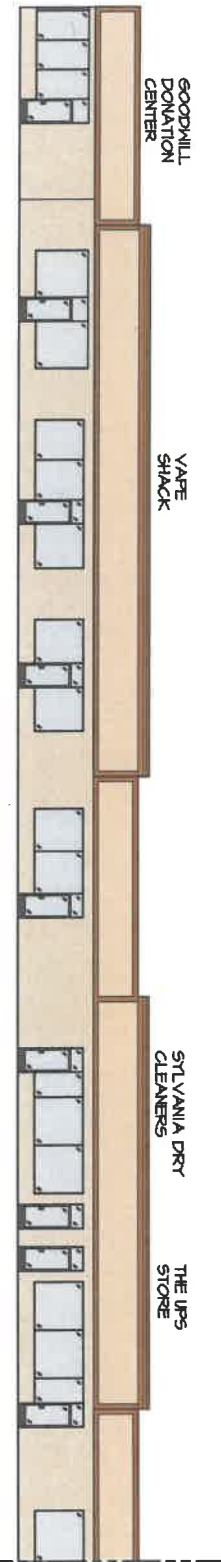
Received by: [Signature]





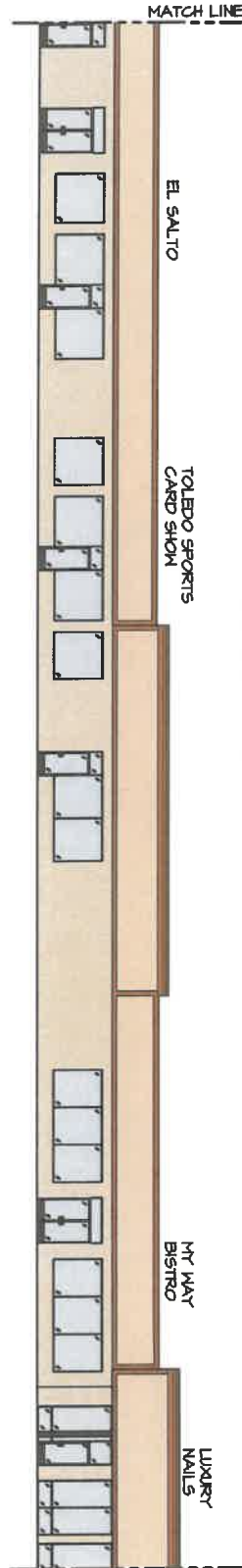






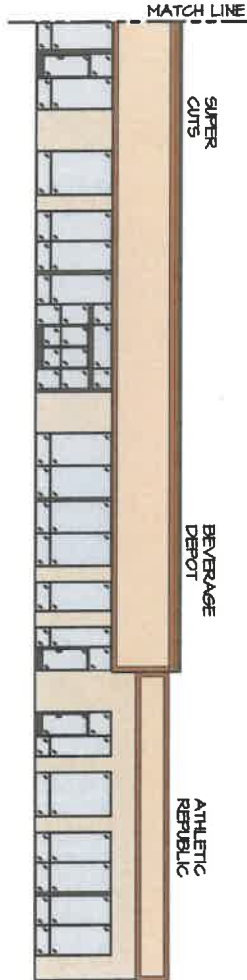
FACADE ELEVATION

SCALE: 1/16" = 1'-0"



FACADE ELEVATION

SCALE: 1/16" = 1'-0"



FACADE ELEVATION

SCALE: 1/16" = 1'-0"

DRAWING NOT TO SCALE

PROJECT NO: MAYE	25111	06/21/2025
DRAWN BY:	JKM	AJM
SK-4		
4 OF 4 DRAWINGS		

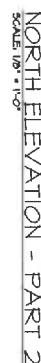
OPTION 3
FACADE RENOVATION FOR:
COUNTRY SQUIRE
5801 MONROE ST.
SYLVANIA, OH



Architecture by Design, Ltd.

5622 Mayberry Square, Sylvania, Ohio 43560
(419) 824-3311 | architecturebydesign.net

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- [illegible]

EXTERIOR ELEVATIONS

ALTERATIONS FOR:

SYLVANIA COUNTRY SQUIRE

5801 MONROE STREET

SYLVANIA, OHIO



Architecture by Design, Ltd.
5622 Mayberry Square, Sylvania, Ohio 43560
(419) 824-3311 | architecturebydesign.net

BOARD OF ARCHITECTURAL REVIEW APPLICATION

Application Number 36-2025

X Regulated District _____ Unregulated District ✓ Sign

Name of Business: DW28 PROPERTIES II Michigan LLC

Address of Business: 5801 MONROE ST., SYLVANIA, OH 43560

Property Zoned: COMMERCIAL

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

10X10 MONUMENT MULTI-TENANT SIGN WITH LED LIGHTING.

Proposed or Estimated Cost of Project: \$ 8,000.00

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.

GARY HARRELL
Printed Name of Applicant or Applicant's Agent

Gary Harrell 10/22/25
Signature: Applicant or Applicant's Agent (Date)

4442 W. Alexis, Toledo, OH 43623
Complete Address: Applicant or Applicant's Agent

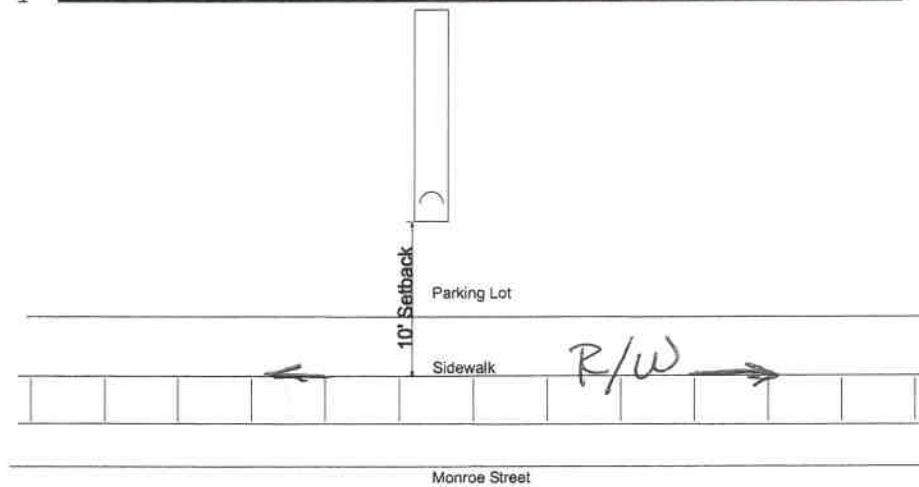
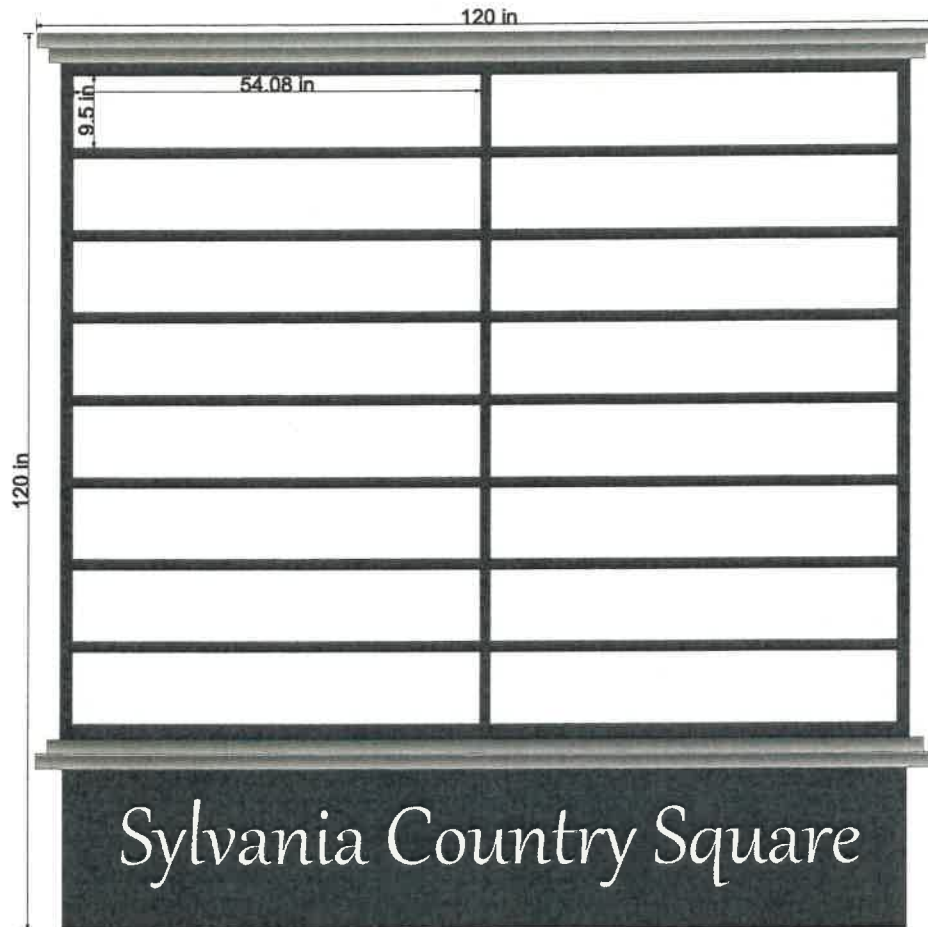
gary@graphicsignsllc.com
Email: Applicant or Applicant's Agent

419-466-7446
Telephone Number: Applicant or Applicant's Agent

..... For Office Use Only

Amount Paid 10/22/25 Date Paid 10/22/25 Paid by Check 1154 Cash —

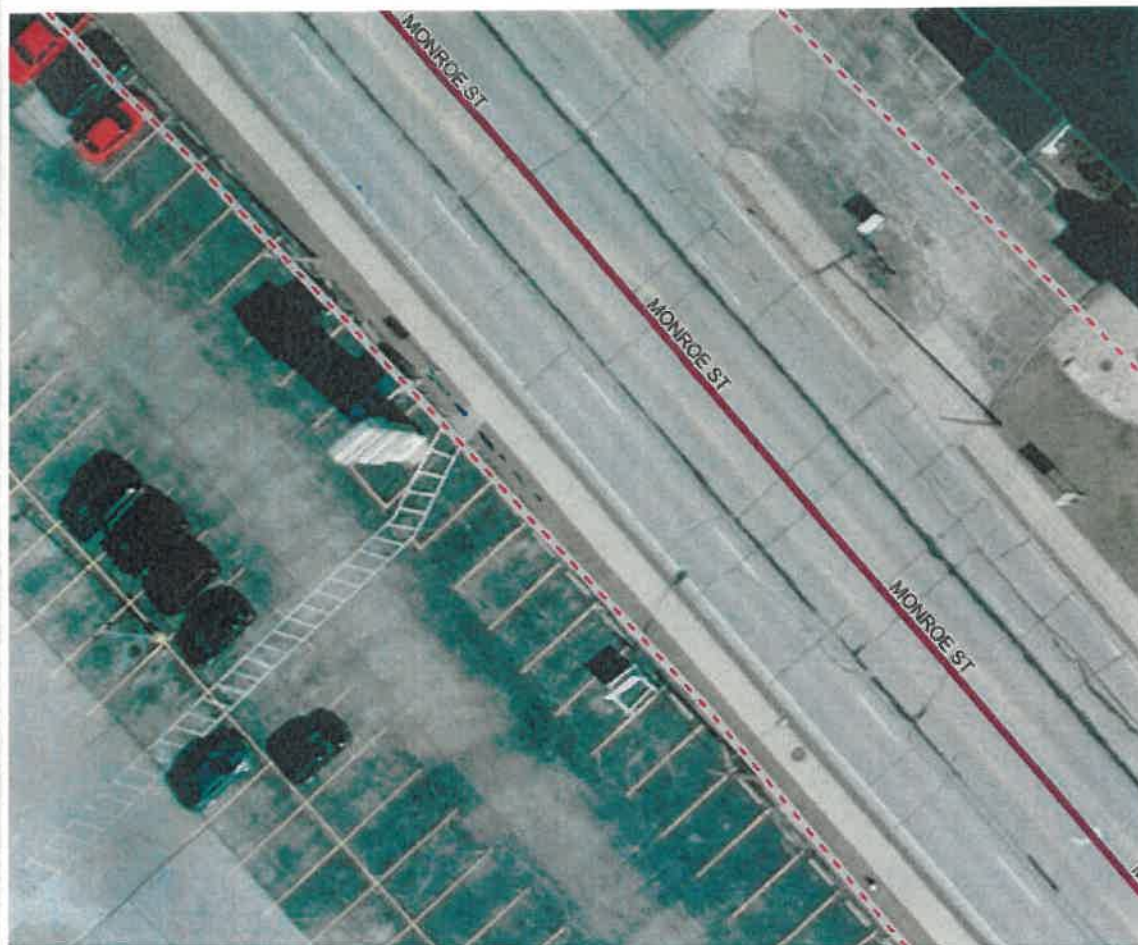
Received by: Tom S. B.



GRAPHIC SIGNS
 4442 West Alexis Rd. Toledo, OH 43623
 419.720.6366
 www.graphicsignsllc.com

CUSTOMER: _____
 COMMENTS: _____

 APPROVAL: _____





SYLVANIA CITY COUNCIL
LAURA SMITH, CLERK OF COUNCIL

November 5, 2025

To: Chairman and Members
Sylvania Municipal Planning Commission

Re: Petition for Zoning Ordinance Amendment SUP-4-2025.

Dear Chairman and Members:

Following is an excerpt from the minutes of the November 3, 2025 City Council meeting:

“Mr. Haynam moved, Mrs. Westphal seconded to refer Petition for Zoning Ordinance Amendment application SUP-4-20205 from William Gross for an open carport at 5910 Balfour Road, Sylvania, Ohio, to the Municipal Planning Commission for review and recommendation; roll call vote being: Westphal, Haynam, Stough, Murphy, Hansen, Richardson, McCann: (7) yeas; (0) nays. The motion passed.”

Sincerely,

Laura Smith
Clerk of Council

PETITION FOR ZONING ORDINANCE AMENDMENT

To: City of Sylvania, Ohio
City Council and
Municipal Planning Commission

SUP-4-2025
Application No.
Date 10-27-25

Petitioner Name(s): William Gross

Petitioner Address: 2753 Centennial Rd Toledo OH 43617

Email: wgross@yahoo.com Telephone: 567-868-3501

Location of property for which zoning amendment is requested: 5910 Balfour Rd, Sylvania OH 43560

Purpose of amendment request: Put up a open carport because it has no garage

Current Zoning: R-2 Requested Zoning: R-2 special use

The undersigned, being one or more of the owners, lessees or occupants within the area proposed to be changed by the amendment, hereby petition for an Amendment to the Zoning Code, pursuant to Chapter 1107 of the Codified Ordinances of the City of Sylvania, Ohio, as amended.

- Attachments:
1. Full legal description of the property for which the Zoning Amendment is proposed.
 2. Area location map.
 3. Site plan - if plan is larger than 11" x 17", eighteen (18) copies must be submitted.

A check for \$300.00 + cost of advertising, payable to the City of Sylvania is attached for processing of said Petition. It is understood that no refund is to be made after the filing of the Petition.

By: [Signature]
William Gross

Date referred by Council: _____

Date of Commission Action: _____

Date of Council Action: _____

Action: _____

For Office Use Only

Date: 10/28/25 Check #: Cash: 300.00 Fee: \$ 300.00
Paid To

Petition For Zoning Ordinance Amendment

5910 Balfour Rd

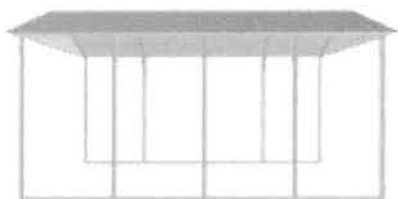
Tax District	SYLVANIA CITY - SYLVANIA CSD
Class	RESIDENTIAL
Land Use	510 : R - SINGLE FAMILY DWELLING, PLATTED LOT
Special Use	510 - 1 FAMILY-PLAT
Market Area	1905R - Click here to view map
Zoning Code	31-R2 - Click here for zoning details
Zoning Description	Single-Fam Res. Small Lot
Water and Sewer	CITY WATER / CITY SEWER
Traffic	NO DIRECT OUTLET
Street Type	CONCRETE OR BLACKTOP
Owner	GROSS WILLIAM ET AL (ORSURVTC)
Property Address	5910 BALFOUR RD
	SYLVANIA OH 43560
Mailing Address	2753 CENTENNIAL RD
	TOLEDO OH 43617
Legal Desc.	SYLVANSIDE REVSD PLT LOT 63 W 102 FT
Certified Delinquent Year	
Census Tract	



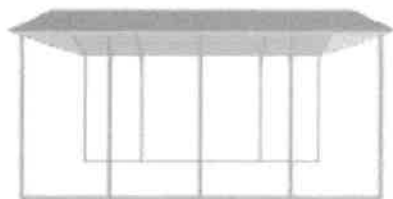
Perspective View



Front



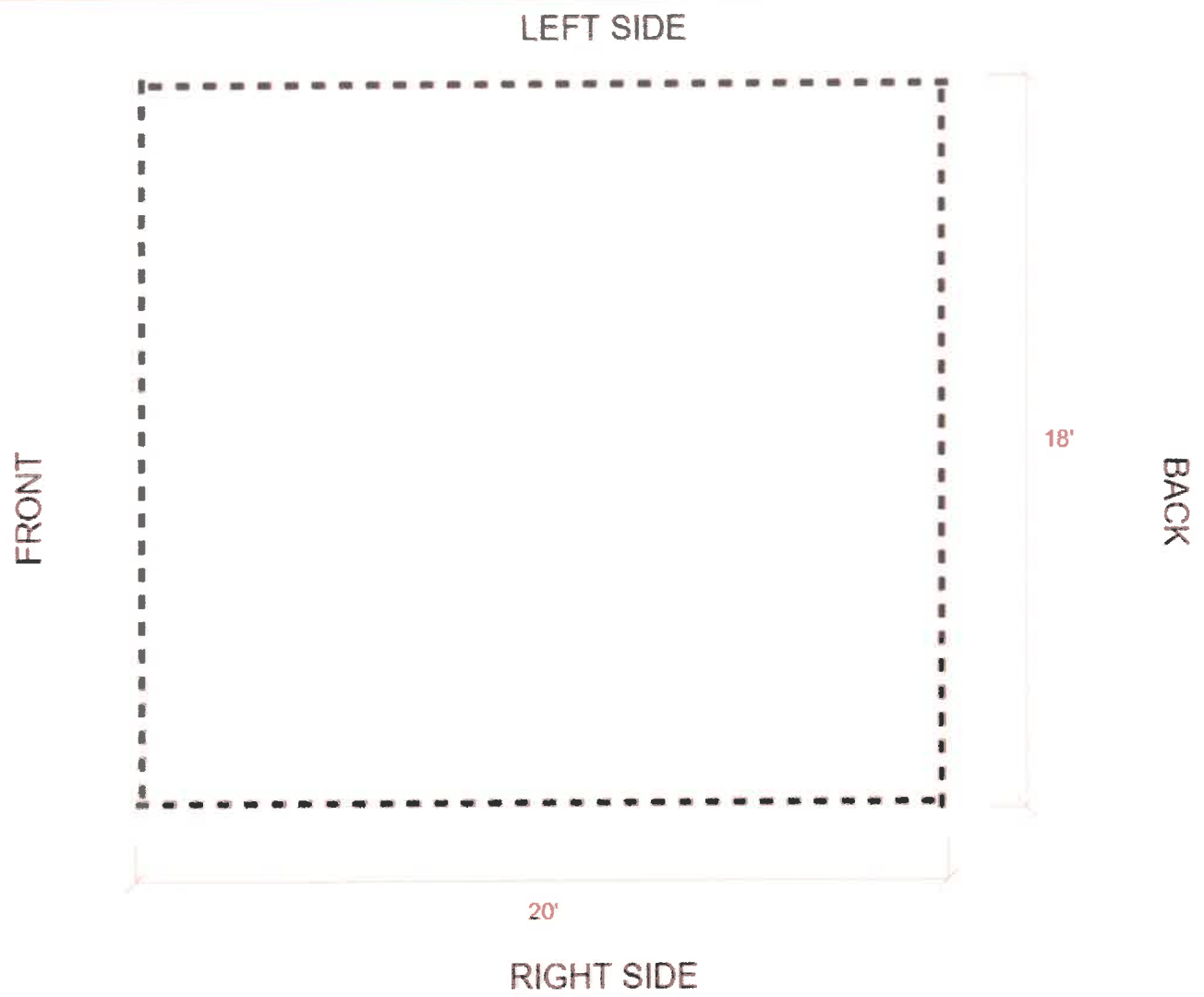
Left Side



Right Side



Back



SYMBOL LEGEND

..... Open Wall



October 26, 2025

Lucas County Auditor's Office, GIS Dept., Lucas County Auditor's Office, GIS Department, Lucas County Auditor's Office, GIS Dept., US Census Bureau, Lucas County Auditor's Office, GIS Department, Lucas County Engineer's Tax Map Department, Lucas County EMA, Lucas County Auditor's Office

Anonymous

