



DEPARTMENT OF PUBLIC SERVICE
TIMOTHY S. BURNS, ZONING ADMINISTRATOR

January 8, 2026

To: Chairman and Members of the Board of Architectural Review
Re: Application Numbers 39-2025 Thru 40-2025, and 1-2026

Dear Chairman and Members,

Please see the link below for Connection to the Zoom Meeting to be held on Wednesday, January 14th at 5:30 PM

<https://us02web.zoom.us/j/83953390464?pwd=pORBj3JRjDmjH4eNjY83J4i0aL8yE4.1>

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. **Referees Mexican Sports Bar, 7625 Sylvania Ave., (Application #39 -2025)**
Two signs for review. Sign one (1) is a wall sign. Sign two (2) is a window sign. The signs meet the sign code. The zoning office recommends approval.
2. **All State – J. Fox Agency, 5726 Alexis Rd., (Application #40-2025)**
Exterior Renovation for review. Architectural Review only.
3. **Woof Gang Bakery and Grooming, 7633 Sylvania Ave., (Application #1-2026)**
One (1) sign for review. Sign One (1) is a wall sign. The sign meets the sign code. The zoning office recommends approval.

Sincerely,

Timothy S. Burns
Zoning Administrator
City of Sylvania

BOARD OF ARCHITECTURAL REVIEW APPLICATION

Application Number 39-2025

☒ Regulated District ☐ Unregulated District ☒ Sign

Name of Business: Referees Mexican Sports Bar & Grill

Address of Business: 7625 W. Sylvania Ave, Sylvania, OH 43560

Property Zoned: 31-B2

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

Luminated Sign and window signs

Proposed or Estimated Cost of Project: \$ 10,000

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.

Maria Molina
Printed Name: Applicant or Applicant's Agent

[Signature] 12-10-24
Signature: Applicant or Applicant's Agent (Date)

7625 W. Sylvania Ave, Toledo, OH ~~43622~~ 43560
Complete Address: Applicant or Applicant's Agent:

maria@delaluzmarketing.com 419-490-8806
Email: Applicant or Applicant's Agent Telephone Number: Applicant or Applicant's Agent

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

Amount Paid 100.00 Date Paid 12/10/2025 Paid by Check — Cash 100.00

Received by: [Signature]





MEXICAN SPORTS BAR & GRILL



Window Stickers #1, #3, #4, #6, & #7 are 43" wide by 16"

Door Stickers are

#2 28" x 12" with logo

#5 30" x 75" fully covered

Referees Mexican Sports Bar & Grill

7625 W Sylvania Avenue



#1



#3



#4



#5



#6



#7

Second window with white photo is neighboring store

BOARD OF ARCHITECTURAL REVIEW APPLICATION

Application Number 40-2025

X Regulated District _____ Unregulated District _____ Sign _____

Name of Business: J. Fox Agency - ALLSTATE

Address of Business: 5726 W. Alexis Sylvania OHIO 43560

Property Zoned: _____

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

Remodel, New Siding, Roofing & few New
WALLS.

Proposed or Estimated Cost of Project: \$ 100,000⁰⁰

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.

CAREY SAMPICO - CASTLETON SERVICE GROUP LLC.
Printed Name: Applicant or Applicant's Agent

[Signature] 12/22/25
Signature: Applicant or Applicant's Agent (Date)

8485 MAUMEE WESTERN Rd. Maumee, OHIO 43542
Complete Address: Applicant or Applicant's Agent:

CAREY@CASTLETONLLC.COM 419-360-4489
Email: Applicant or Applicant's Agent Telephone Number: Applicant or Applicant's Agent

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

Amount Paid 200⁰⁰ Date Paid 12/22/25 Paid by Check 104 Cash —

Received by: [Signature]



Sample w/ exterior

Ref. For 5726 W. Alexis

Previous Build



Sample
w/ colors



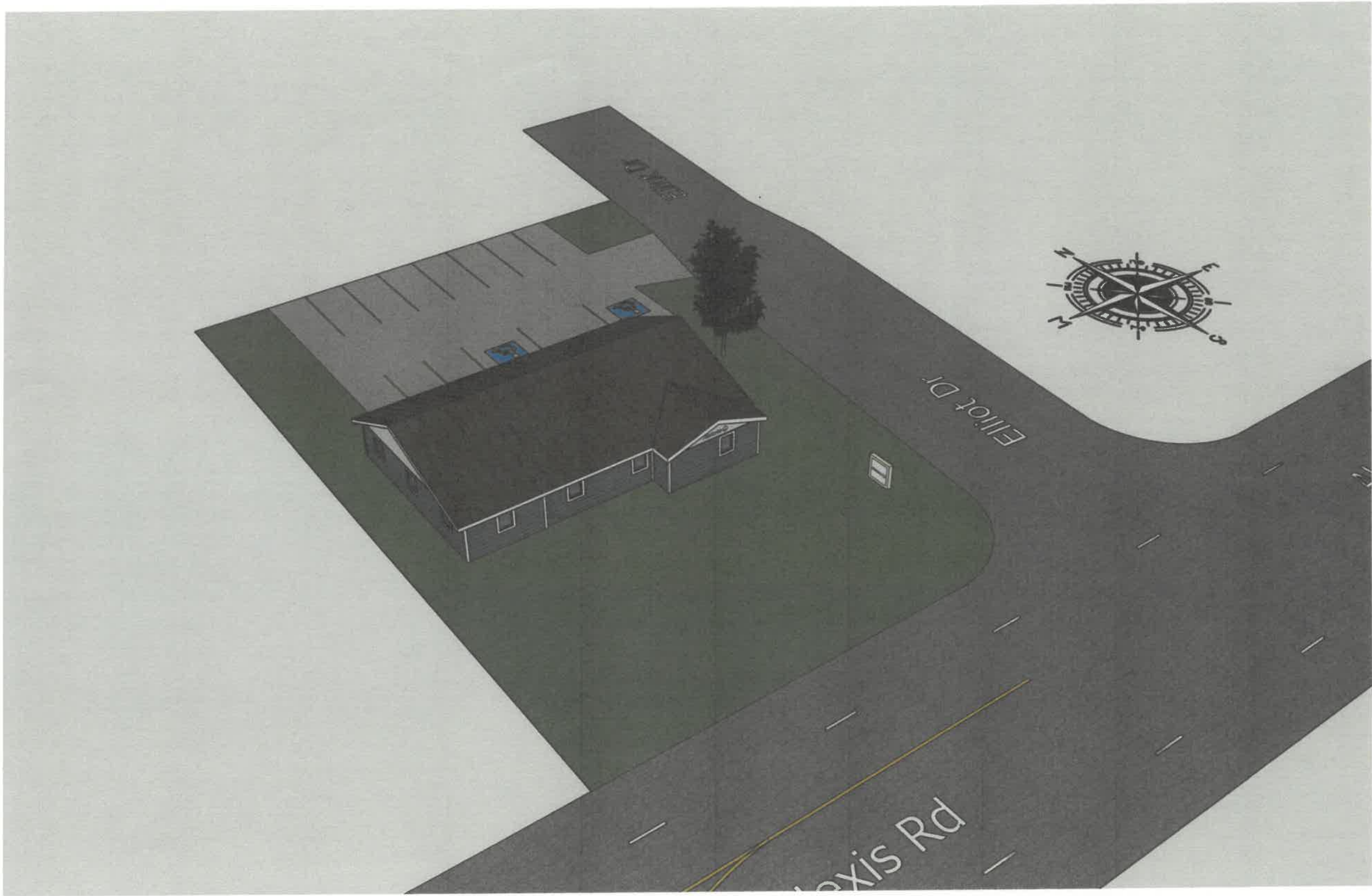
A 01

5726 WEST ALEXIS RD
SYLVANIA, OH 43560
OVERHEAD

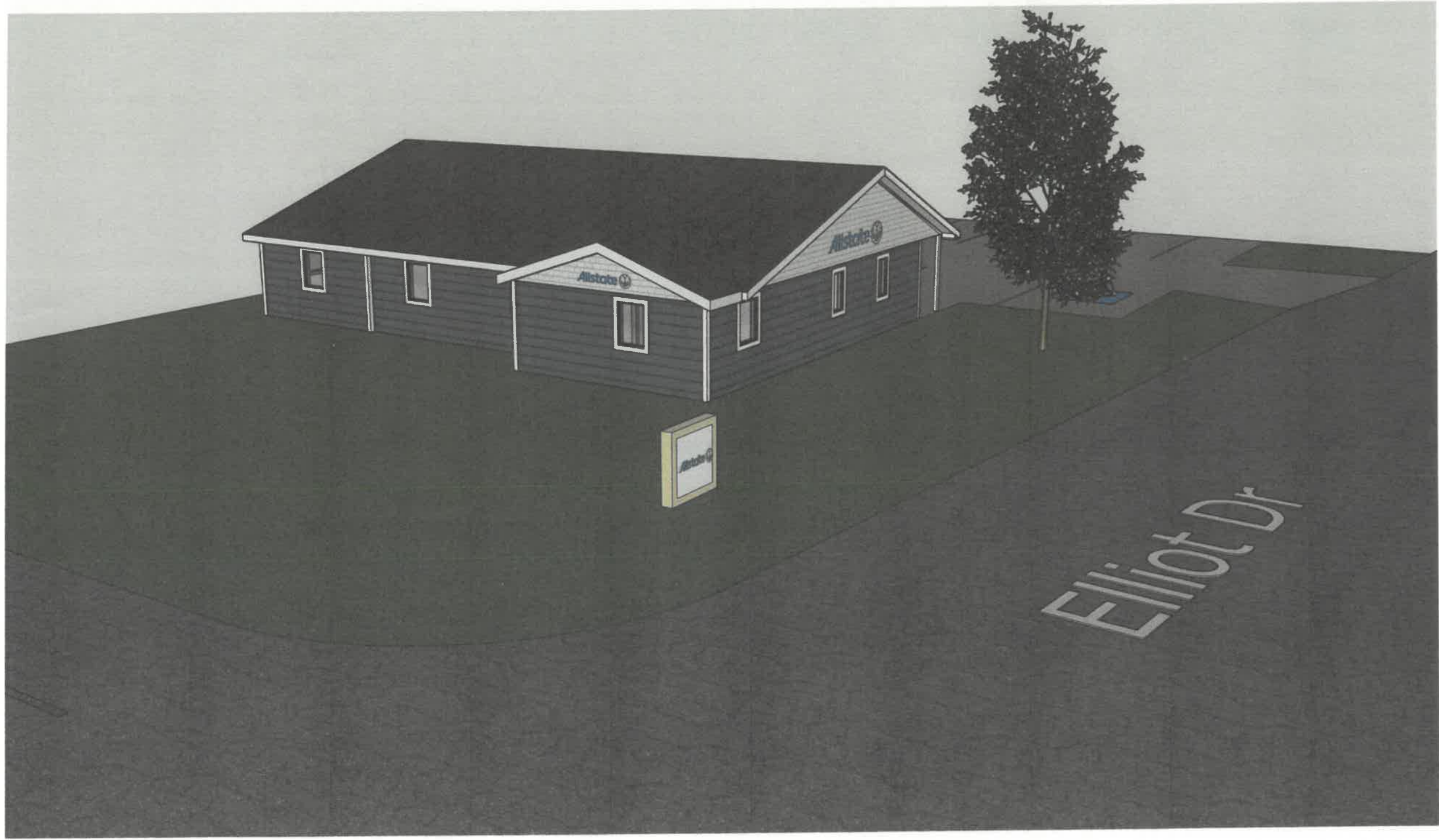
Castleton Renovations
8485 MAUMEE WESTERN
MONCLOVA, OH 43542
419-276-4200

ALLSTATE OFFICE

REVISIONS	
MM/DD/YY	REMARKS
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2	...
3	...
4	...
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A	02	5726 WEST ALEXIS RD SYLVANIA, OH 43560 OVERHEAD 2	Castleton Renovations 8485 MAUMEE WESTERN MONCLOVA, OH 43542 419-276-4200	REVISIONS	
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				4	--/--/--
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5726 WEST ALEXIS RD
SYLVANIA, OH 43560
ELEVATION 1

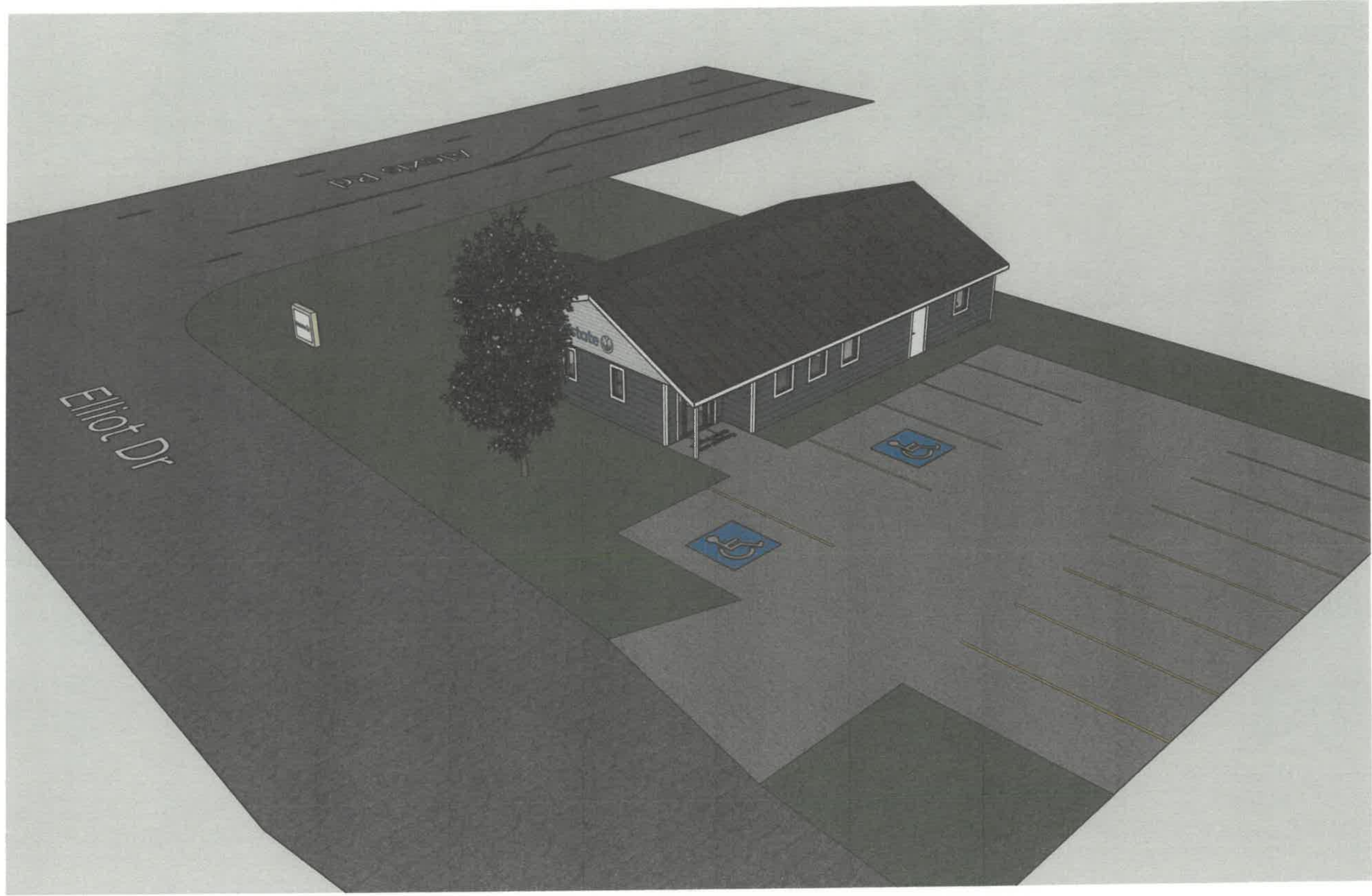
Castleton Renovations

8485 MAUMEE WESTERN
MONCLOVA, OH 43542
419-276-4200

ALLSTATE OFFICE

REVISIONS

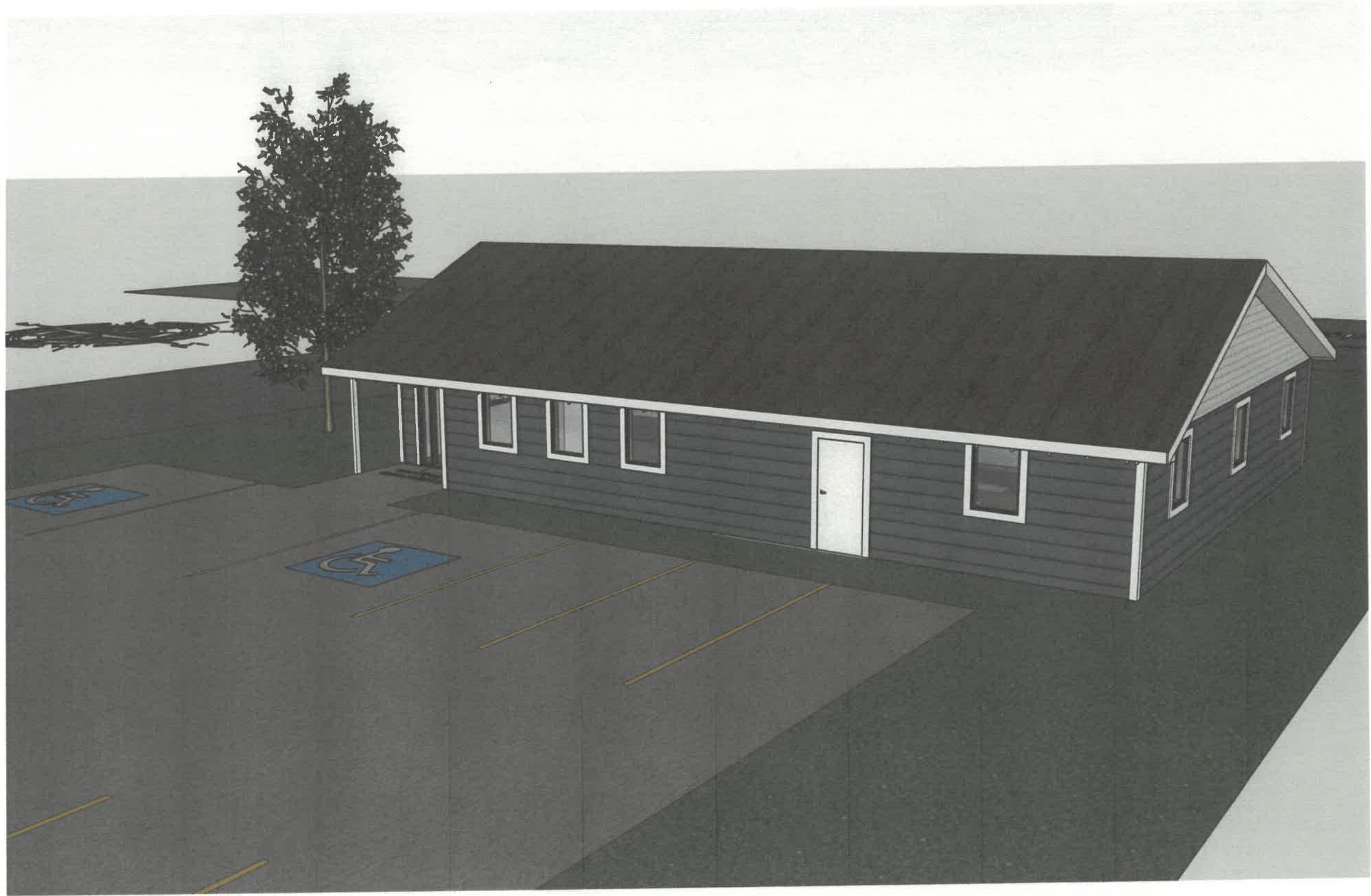
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5726 WEST ALEXIS RD
SYLVANIA, OH 43560
ELEVATION 2

Castleton Renovations
8485 MAUMEE WESTERN
MONCLOVA, OH 43542
419-276-4200
ALLSTATE OFFICE

REVISIONS	
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5726 WEST ALEXIS RD
SYLVANIA, OH 43560
ELEVATION 3

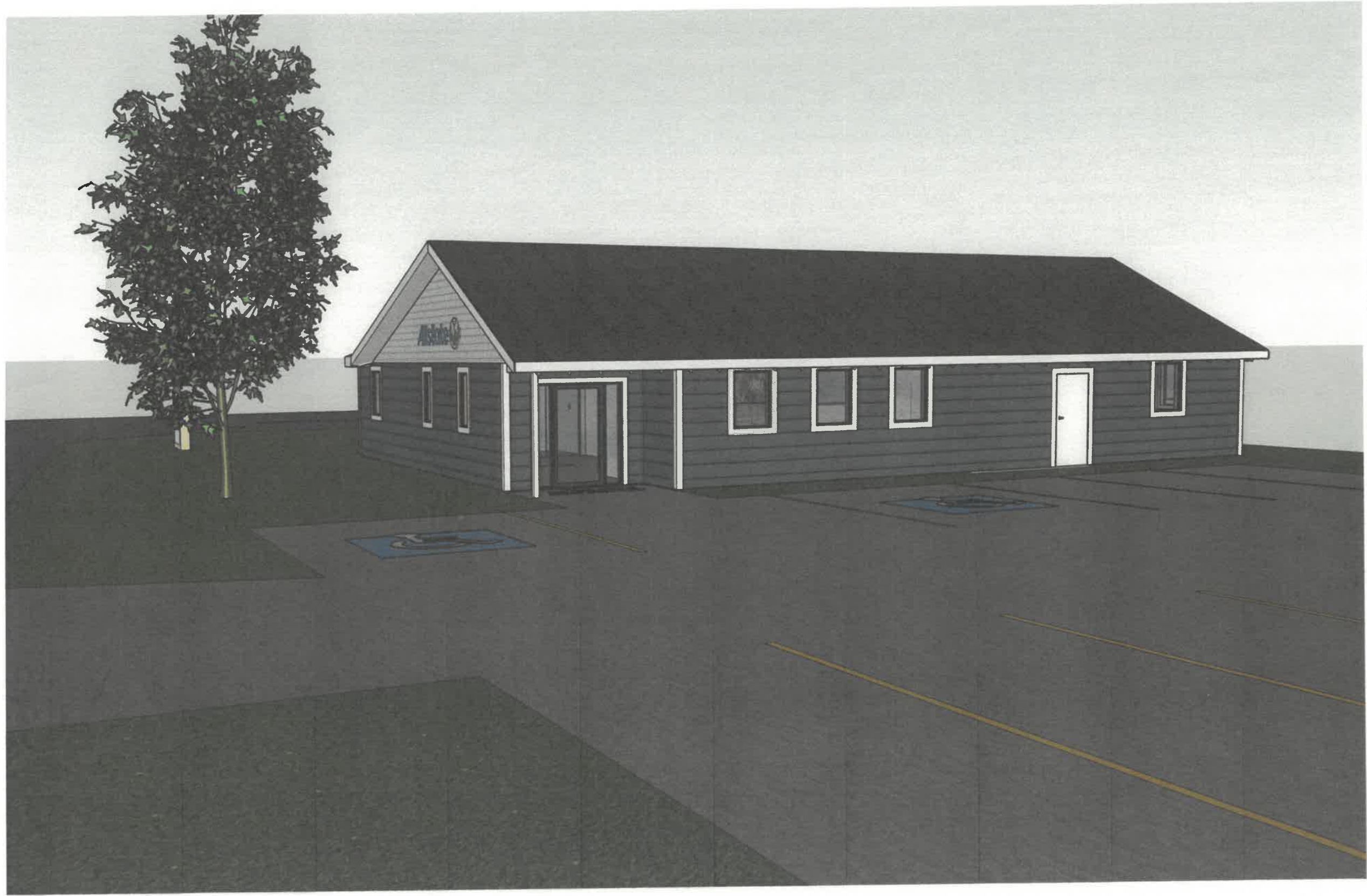
Castleton Renovations

8485 MAUMEE WESTERN
MONCLOVA, OH 43542
419-276-4200

ALLSTATE OFFICE

REVISIONS

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5	--/--/--	...



5726 WEST ALEXIS RD
SYLVANIA, OH 43560
ELEVATION 4

Castleton Renovations
8485 MAUMEE WESTERN
MONCLOVA, OH 43542
419-276-4200
ALLSTATE OFFICE

REVISIONS	
	REMARKS
MM/DD/YY	
1	...
2	...
3	...
4	...
5	...

BOARD OF ARCHITECTURAL REVIEW APPLICATION

Application Number 1-2026

X Regulated District _____ Unregulated District Wall Sign

Name of Business: Woof Gang Bakery and Grooming

Address of Business: 7633 W Sylvania, OH 43560

Property Zoned: B2

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

Illuminated Channel Letters- Raceway mounted mechanically to building facade

Proposed or Estimated Cost of Project: \$ 9,920.39

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.

Kelly Moore

Printed Name: Applicant or Applicant's Agent

Kelly Moore

12/23/25

Signature: Applicant or Applicant's Agent

(Date)

1012 N. McCord Rd. Toledo, OH 43615

Complete Address: Applicant or Applicant's Agent:

kelly.moore@fastsigns.com

Email: Applicant or Applicant's Agent

419-843-1073

Telephone Number: Applicant or Applicant's Agent

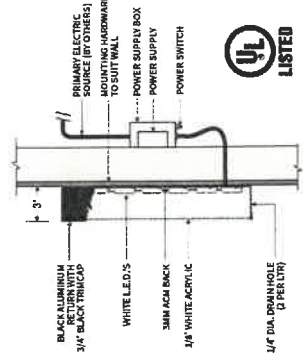
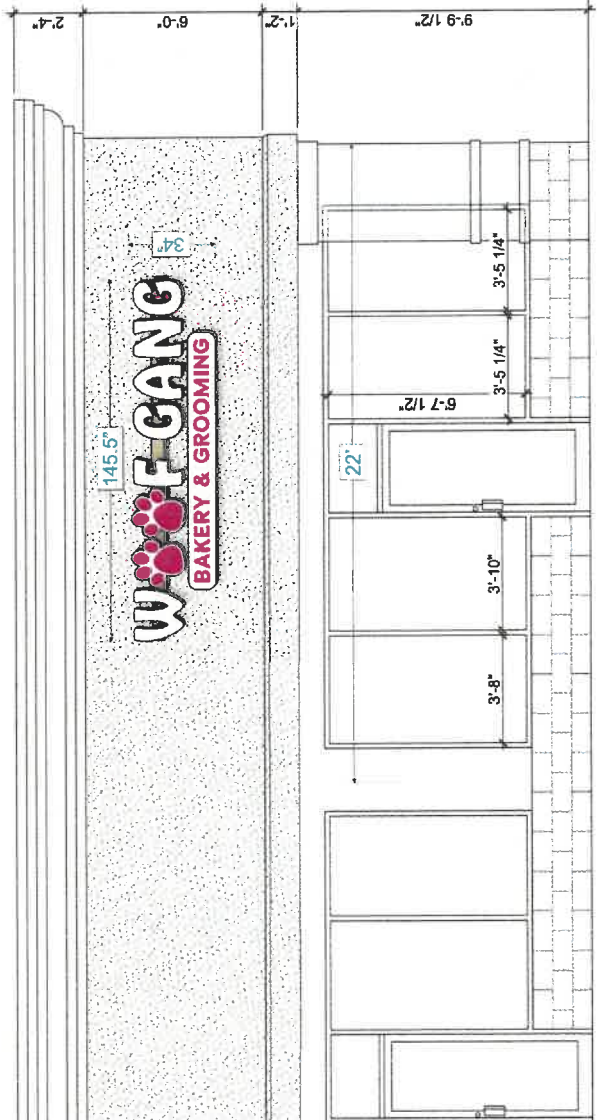
For Office Use Only

Amount Paid 100⁰⁰ Date Paid 1/6/2026 Paid by Check 2308 Cash -

Received by: Tony S. B...

PLEASE REPLY TO ANY COMMENTS OR APPROVALS THAT APPEAR ON THIS DRAWING WILL APPEAR ON YOUR FINAL PRODUCT. THERE WILL BE A CHARGE TO RE-ANY SPELLING OF GRAPHIC LETTERS THAT ARE APPROVED BY THE CUSTOMER. FINAL PRINT SIZE MAY VARY UNLESS AN EXACT SIZE IS REQUIRED. PRICING IS SUBJECT TO CHANGE BASED ON PRODUCT AVAILABILITY. ACTUAL COLOR OF MATERIALS, SCREENINGS ARE INTENDED AS A GUIDE ONLY AND SHOULD NOT BE REPRODUCED AS A COPY. IF AN EXACT COLOR MATCH IS REQUIRED, PLEASE ASK YOUR SALES PERSON FOR A SWATCH SAMPLE. ALL IMAGES AND DESIGNS DISPLAYED ON PROPOSALS ARE OWNED BY FASTSIGNS TOLEDO AND MAUMEE. PROPOSALS ARE SUBJECT TO COPYRIGHT AND INTELLECTUAL PROPERTY LAWS AND CANNOT BE REPRODUCED WITHOUT EXPRESS APPROVAL.

PROPOSED SIGNAGE



SIDE DETAIL
Internally Illuminated Channel Letters
Flush Mounted



FASTSIGNS.
Make Your Statement

10721 MCCORD RD.
TOLEDO, OH 43620
FASTSIGNS.COM/22
419.843.1073

CLIENT
Woof Gang Bakery and Grooming

PROJECT DESCRIPTION
Exterior: Illuminated Channel Letter

LOCATION
7633 W. Sylvania Ave
Sylvania, OH 43560

Date
12/22/2025
Drawing Title
34144 Exterior Signage
Job Number
34144

SIZES
Jenna Blackbloom
DESIGNER
K Brook

REVISION:
00/00/0000

REVISED BY:

NOTES

QUANTITY: 1
SIGN TYPE: Illuminated Channel letters
MATERIALS: 3"D Black 040 Aluminum Return, 1" Black Trim Cap,
1/18" White Acrylic + 041 Translucent Pink
FINISHING: Custom Fabricated
OVERALL SIZE: 145.5'W X 34'H
MOUNTING: Raceway mounted mechanically to building facade
SQUARE FOOTAGE: 34.35

EXISTING SIGNAGE



Customer Approval
Title

©2024 - This is an original, unpublished drawing created by FASTSIGNS Toledo or Maumee. It is submitted for your approval. It is not to be shown outside of your organization, reproduced or used in any way without the express written consent of FASTSIGNS Toledo or Maumee. Authorization to use the design must be obtained by FASTSIGNS Toledo or Maumee. Colors depicted are a graphic representation. Refer to color bars for actual colors to be used in final production.

City of Sylvania
APPLICATION FOR APPROVAL OF TRANSFER TITLE & LOT SPLIT

File Number: 3-2025

Date: 11-11-2024
6-5-2025 REV

NOTE: An application must be filed with the Sylvania Planning Commission, 6730 Monroe Street, Sylvania, Ohio, 43560-1948 for each parcel. A copy of this application, indicating action, will be returned to the applicant.

Address of Property to be Split: 8220 Little rd.
Owner's Name: Ryan B Opial
Owner's Address: 3944 Pepperwood Ct Syl. Oh 43560
Agent for Owner: _____ Phone: (419) 344-8515
Agent's Address: _____
Agent's Email: Oryan515@gmail.com
Tax Parcel No.: 8200048 Current Zoning Classification: R1
Description: _____

Approvals are valid for ONE YEAR. During that time, executed deed or contract with identical description, or as modified to comply with the approval, will be stamped "Approved" to permit recording without platting.

TO BE FILED WITH APPLICATION:

1. Description of property to be transferred
2. A drawing showing the following:
 - a. Present ownership of parcels of record and the parcel proposed for transfer with the dimensions of the properties
 - b. The abutting public ways
 - c. The location of any existing principle structures, such as residence or store building, with the dimensions of setbacks and side yards

I hereby certify that the information, including the attached sketch, represent true existing conditions.

Signature: _____

Date: 11-11-2024
6-5-2025 REV

ACTION: By authority given the Sylvania Planning Commission in the Revised Code of Ohio, the above application is:

Approved: _____ Conditionally Approved: _____ Disapproved: _____
CONDITIONS: _____

Signed: _____ Date of Approval: _____
Secretary - Sylvania Municipal Planning Commission

For Office Use Only

Date: 6/5/2025 Check #: — Cash: 50.00 Application Fee: \$ 50.00

Paul TBB

REPORT OF SURVEY / EXISTING CONDITIONS 10/28/2024

FOR
RYAN OPIAL

PART OF THE WEST 1/2, NORTHWEST 1/4, SECTION 8, TOWN 9 SOUTH, RANGE 6 EAST,
CITY OF SYLVANIA, LUCAS COUNTY, OHIO
PARCEL NO.: 82-00048 & 82-00109 / ADDRESS: 8220 LITTLE ROAD

LEGEND

R/W - Right-of-Way

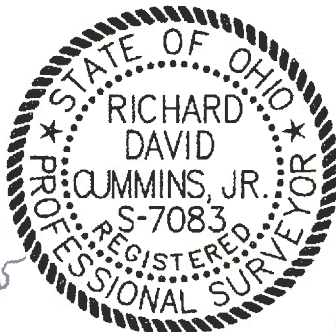
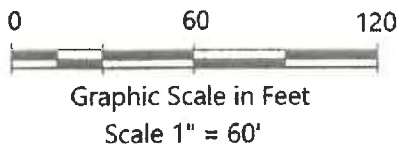
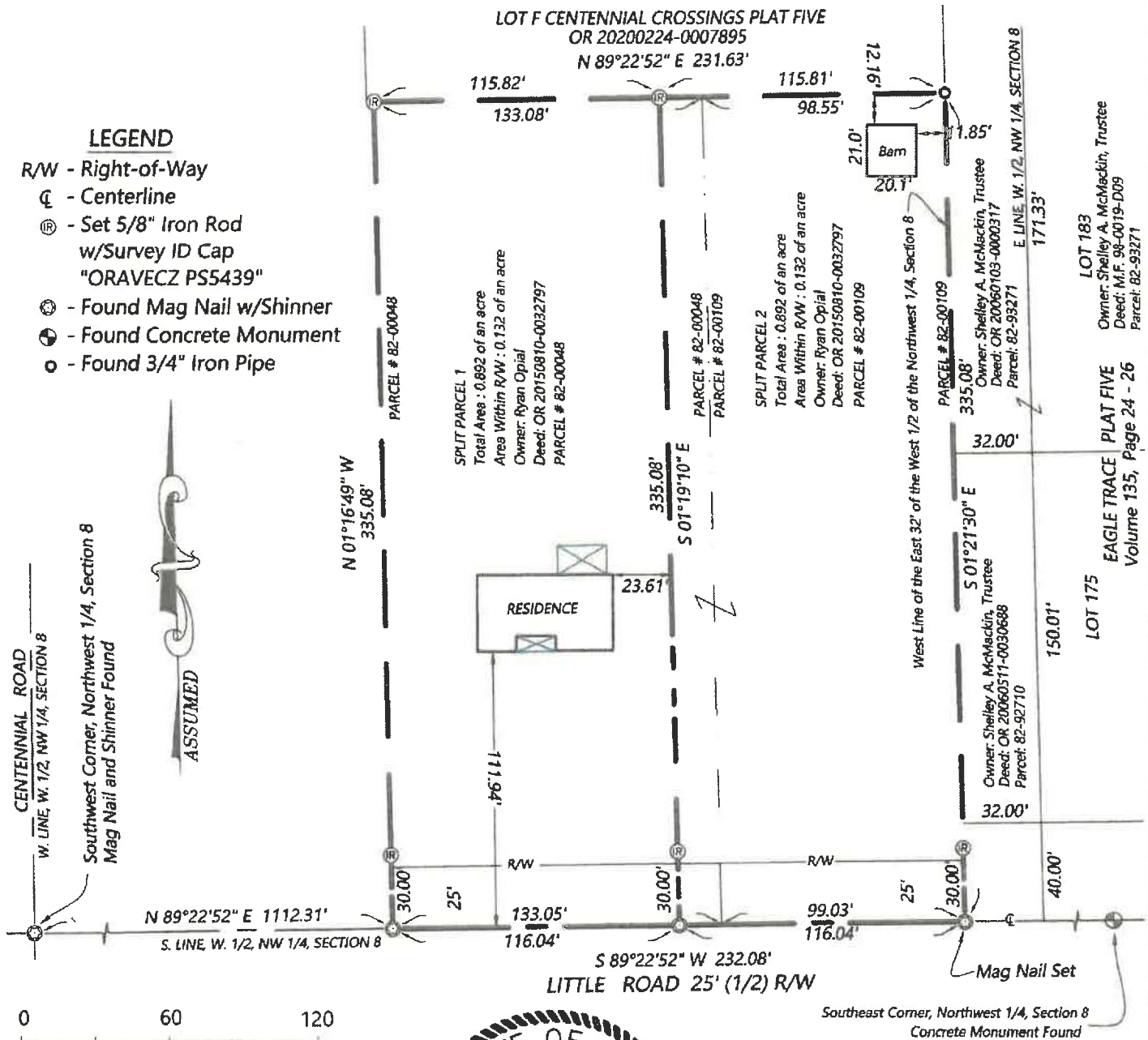
CL - Centerline

IR - Set 5/8" Iron Rod
w/Survey ID Cap
"ORAVECZ PS5439"

FN - Found Mag Nail w/Shinner

CM - Found Concrete Monument

IP - Found 3/4" Iron Pipe



Richard D. Cummins, Jr., P.S.
Ohio Registered Surveyor No. 7083

6/5/2025 - REVISED REMOVED THE CONCRETE SLAB (OLD GARAGE)

ORAVECZ & ASSOCIATES, LLC

ENGINEERS & SURVEYORS

5333 SECOR ROAD, SUITE 2, TOLEDO, OHIO, 43623

PHONE: 419-474-6664 or 419-474-2405

FAX: 419-474-5059

EMAIL: GORAVECZ@ORAVECZASSOCIATES.COM

SCALE	DATE	REVISED	DRAWN BY	ORDER NO.
1" = 60'	5/14/2024	10/28/2024	TARA	25144-1

ORAVECZ & ASSOCIATES, LLC
Surveyors & Engineers
5333 Secor Road, Suite 2, Toledo, Ohio, 43623
Office: (419) 474-6664
Email: goravecz@oraveczassociates.com

May 22, 2024
Ryan Opial
0.892 of an acre Split Parcel 1

A parcel of land being part of the West 1/2 of the Northwest 1/4 of Section 8, Town 9 South, Range 6 East, City of Sylvania, Lucas County, Ohio, said parcel of land being more particularly bounded and described as follows (all set iron rods mentioned in this description are 5/8 inch diameter topped with a surveyor's cap ORAVECZ PS 5439);

- 1) Commencing at the intersection of the West line of the West 1/2 of the Northwest 1/4 of said Section 8 said West line being the centerline of Centennial Road (variable width right-of-way) with the South line of the West 1/2 of the Northwest 1/4 of said Section 8 said South line being the centerline of Little Road (variable width right-of-way) said intersection being marked by a found Mag Nail and shinner;
- 2) thence North 89°-22'-52" East, along the South line of the West 1/2 of the Northwest 1/4 of said Section 8, a distance of 1112.31 feet to a Mag Nail set marking the Southwest corner of a parcel of land now or formerly owned by Ryan Opial as recorded in Official Record 20150810-0032797, Lucas County, Ohio records;
- 3) thence North 01°-16'-49" West, along the West line of said parcel recorded in Official Record 20150810-0032797, passing through an iron rod set at 30.00 feet for a total distance of 335.08 feet to an iron rod set marking the North line of said parcel recorded in Official Record 20150810-0032797;

Page 2
May 22, 2024
Ryan Opial
0.892 of an acre Split Parcel 1

- 4) thence North 89°-22'-52" East, along a line drawn 335.06 feet Northerly of and parallel with the South line of the West 1/2 of the Northwest 1/4 of said Section 8, said line also being the South line of Lot F Centennial Crossings Plat 5 as recorded in Official Record 20200224-0007895, Lucas County, Ohio records, a distance of 115.82 feet to an iron rod set;
- 5) thence South 01°-19'-10" East, passing through an iron rod set at 305.08 feet for a total distance of 335.08 feet to a set Mag Nail marking the South line of the West 1/2 of the Northwest 1/4 of said Section 8;
- 6) thence South 89°-22'-52" West, along the South line of the West 1/2 of the Northwest 1/4 of said Section 8, a distance of 116.04 feet to the point of BEGINNING.

Containing 0.892 of an acre of land, more or less, all of which lies within parcel number 82-00048, of the 0.892 of an acre, 0.067 of an acre lies within the right-of-way of Little Road, all 0.892 of an acre is subject to legal highways, and subject to all legal easements, restrictions, leases of record and of records in respective utility offices and other conveyances, if any.

Prior Deed: Official Record 20150810-0032797, Lucas County, Ohio records.

The bearings hereon are based on an assumed bearing of North 89°-22'-52" East for the South line of West 1/2 of the Northwest 1/4 of Section 8, Town 9 South, Range 6 East, in City of Sylvania, Lucas County, Ohio.

This description is based on a field survey made by Oravec & Associates, LLC in May of 2024.

Oravec & Associates, LLC



George V. Oravec 6-3-24
George V. Oravec Date
Ohio Registered Surveyor No. 5439
5333 Secor Road, Suite 2
Toledo, Ohio 43623 : Order No. 25144

REPORT OF SURVEY / EXISTING CONDITIONS 10/28/2024

FOR
RYAN OPIAL

PART OF THE WEST 1/2, NORTHWEST 1/4, SECTION 8, TOWN 9 SOUTH, RANGE 6 EAST,
CITY OF SYLVANIA, LUCAS COUNTY, OHIO

PARCEL NO.: 82-00048 & 82-00109 / ADDRESS: 8220 LITTLE ROAD

LEGEND

R/W - Right-of-Way

⊕ - Centerline

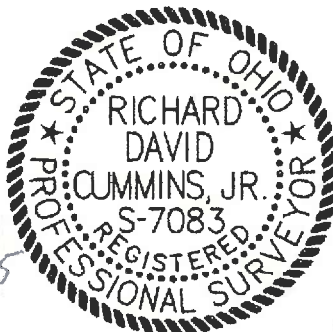
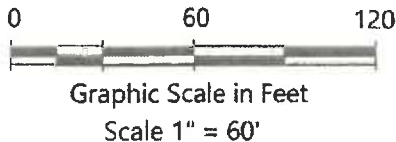
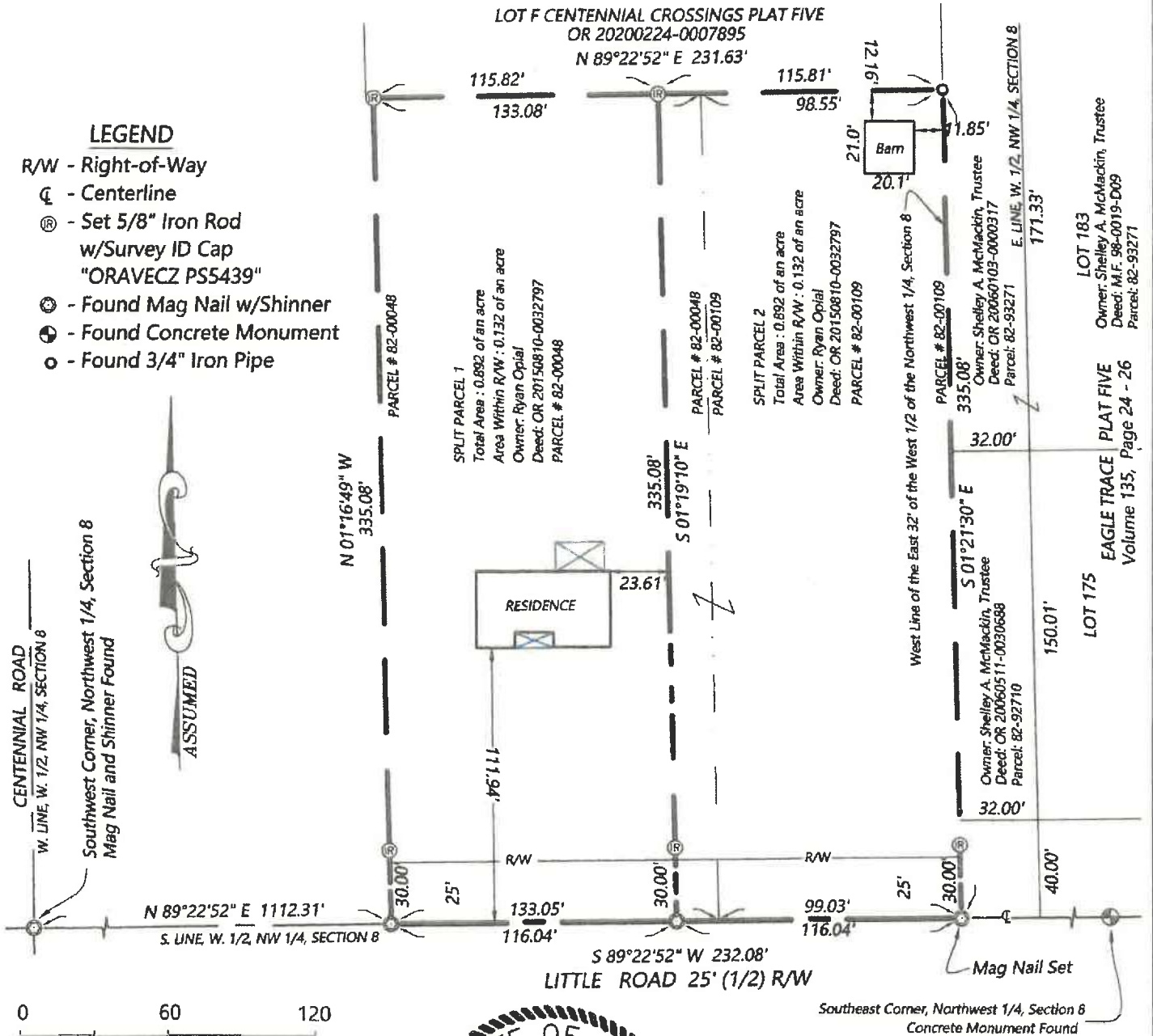
⊙ - Set 5/8" Iron Rod

w/Survey ID Cap
"ORAVECZ PS5439"

⊙ - Found Mag Nail w/Shinner

⊕ - Found Concrete Monument

○ - Found 3/4" Iron Pipe



Richard D. Cummins, Jr., P.S.
Ohio Registered Surveyor No. 7083

6/5/2025 - REVISED REMOVED THE CONCRETE SLAB (OLD GARAGE)

ORAVECZ & ASSOCIATES, LLC

ENGINEERS & SURVEYORS

5333 SECOR ROAD, SUITE 2, TOLEDO, OHIO, 43623

PHONE: 419-474-6664 or 419-474-2405

FAX: 419-474-5059

EMAIL: GORAVECZ@ORAVECZASSOCIATES.COM

SCALE	DATE	REVISED	DRAWN BY	ORDER NO.
1" = 60'	5/14/2024	10/28/2024	TARA	25144-1

ORAVECZ & ASSOCIATES, LLC
Surveyors & Engineers
5333 Secor Road, Suite 2, Toledo, Ohio, 43623
Office: (419) 474-6664
Email: goravecz@oraveczassociates.com

May 22, 2024
Ryan Opial
0.892 of an acre Split Parcel 2

A parcel of land being part of the West 1/2 of the Northwest 1/4 of Section 8, Town 9 South, Range 6 East, City of Sylvania, Lucas County, Ohio, said parcel of land being more particularly bounded and described as follows (all set iron rods mentioned in this description are 5/8 inch diameter topped with a surveyor's cap ORAVECZ PS 5439);

- 1) Commencing at the intersection of the West line of the West 1/2 of the Northwest 1/4 of said Section 8 said West line being the centerline of Centennial Road (variable width right-of-way) with the South line of the West 1/2 of the Northwest 1/4 of said Section 8 said South line being the centerline of Little Road (variable width right-of-way) said intersection being marked by a found Mag Nail and shinner;
- 2) thence North 89°-22'-52" East, along the South line of the West 1/2 of the Northwest 1/4 of said Section 8, a distance of 1228.35 feet to a Mag Nail set;
- 3) thence North 01°-19'-10" West, passing through an iron rod set at 30.00 feet for a total distance of 335.08 feet to an iron rod set;
- 4) thence North 89°-22'-52" East, along a line drawn 335.06 feet Northerly of and parallel with the South line of the West 1/2 of the Northwest 1/4 of said Section 8, said line being the South line of Lot F Centennial Crossings Plat 5 as recorded in Official Record 20200224-0007895, Lucas County, Ohio records, a distance of 115.81 feet to a found 3/4 inch diameter iron pipe marking the Northeast corner of a parcel of land now or formerly owned by Ryan Opial as recorded in Official Record 20150810-0032797, Lucas County, Ohio records;

Page 2
May 22, 2024
Ryan Opial
0.892 of an acre Split Parcel 2

- 5) thence South 01°-21'-30" East, along the West line of the East 32 feet of the West 1/2 of the Northwest 1/4 of said Section 8, said west line also being the West line of parcels of land now or formerly owned by Shelley A. McMackin, Trustee as recorded in Official Record 20060103-0000317, Lucas County, Ohio records and 20060511-0030688, Lucas County, Ohio records, passing through an iron rod set at 305.08 feet for a total distance of 335.08 feet to a set Mag Nail marking the South line of the West 1/2 of the Northwest 1/4 of said Section 8;
- 6) thence South 89°-22'-52" West, along the South line of the West 1/2 of the Northwest 1/4 of said Section 8, a distance of 116.04 feet to the point of BEGINNING.

Containing 0.892 of an acre of land, more or less, of which 0.132 of an acre lies within parcel number 82-00048 and 0.760 of an acre lies within parcel number 82-00109, of the 0.892 of an acre, 0.067 of an acre lies within the right-of-way of Little Road, all 0.892 of an acre is subject to legal highways, and subject to all legal easements, restrictions, leases of record and of records in respective utility offices and other conveyances, if any.

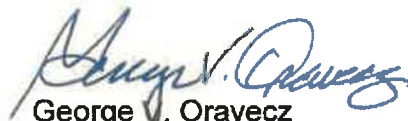
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The bearings hereon are based on an assumed bearing of North 89°-22'-52" East for the South line of West 1/2 of the Northwest 1/4 of Section 8, Town 9 South, Range 6 East, in City of Sylvania, Lucas County, Ohio.

This description is based on a field survey made by Oravec & Associates, LLC in May of 2024.

Oravec & Associates, LLC



 6-3-24
George V. Oravec Date
Ohio Registered Surveyor No. 5439
5333 Secor Road, Suite 2
Toledo, Ohio 43623 : Order No. 25144



November 17, 2025

DEPARTMENT OF PUBLIC SERVICE
TIMOTHY S. BURNS, ZONING ADMINISTRATOR

Project: Lot Split 8220 Little Rd.

Purpose: Zoning Review

Prepared By: Timothy S. Burns, Zoning Administrator

Zoning District: R-1

Overview: The proposed properties being split are two parcels that sit side by side. The proposed split is to adjust the frontage of each parcel.

R-1 Zoned Properties

1117.02 MINIMUM REQUIREMENTS.

No building shall be erected or enlarged unless the following minimum requirements are met:

- (a) Lot area 10,000 square-feet (see Section 1117.03 hereof)
- (b) Lot width 70 feet (see Section 1117.03 hereof)
- (c) Front yard* 25 feet
- (d) Side Yards* 7 feet
- (e) Rear yard* 30 feet
- (f) Ground floor area 960 square feet
- (g) Total floor area 1,200 square feet

*See Chapter 1161 for special requirements for required front yards and building projections.

- The proposed lots meet the minimum lot size. The required setback would be met upon an approved lot split.

1117.06 PERMITTED USES.

1117.06 (j) Single-family dwellings, detached.

- Per the proposal, all requirements are met.

1117.07 ACCESSORY BUILDINGS AND USES.

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

(f) 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.

- As a stand-alone lot, the property cannot have an accessory unit as it is not accessory to an existing residence.

General Review Comments

- Recommend an agreement with the City of Sylvania to require the existing accessory building on the proposed East lot to be removed after one year if a new house has not been permitted, constructed, or is in the process of construction.
- The proposed lot split meets the zoning requirements of R-1 Zoned properties. The Zoning Office recommends approval with the above condition.



Timothy S. Burns
Zoning Administrator



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

6730 MONROE STREET
SYLVANIA, OH 43560

DATE:	November 20, 2025
PROJECT:	8220 Little Rd (Ryan B. Opial)
PURPOSE:	Boundary Survey Review (Parcel Split)
PREPARED BY:	Eric M. Barnes, P.E., S.I, Deputy Director

The Department of Public Service received a boundary survey for a parcel split for the property of 8220 Little Rd. Our department has the following comments:

REVIEW FEES

1. The Parcel Split Review Fee of \$50 has been paid.

REVIEW COMMENTS

1. Planning Commission approval of any lot split is valid for one year. If the split and remainder parcels are not recorded by the Lucas County Recorder's Office within that timeframe the split becomes void.
2. Clarify the intent of the survey in the title. A Report of Survey is not the same as a Boundary Survey/ Lot Split and needs to be titled appropriately.
3. Adjoining property owner needs identified on the west side of the surveyed property.
4. Split Parcel 1 has conflicting distance information on the plat and legal description for call #4. Plat shows 335.08ft and legal states 335.06ft.
5. Split Parcel 2 has conflicting distance information on the plat and legal description for call #4. Plat shows 335.08ft and legal states 335.06ft.
6. Use a solid linetype instead dashed for proposed boundaries and/or identify the linetype in the legend.
7. Existing parcel areas are not identified on the plat. Clearly label existing acreage/square footage and proposed.
8. Label Point of Beginning on plat for Split Parcel #1 and Split Parcel #2.
9. Legal Description and Plat should have the land subdivision listed as being part of the Michigan Meridian Survey.
10. Identify driveways and pool (if still exists).
11. Add property addresses.
12. Zoning classifications need shown.
13. Per SCO 1117.07, a property cannot have an accessory unit without a residential structure. Since the property owner has expressed their intent to build a residence within 1 year of splitting the lot, the recommendation is an agreement with the City of Sylvania to require the existing accessory building on the proposed East lot to be removed after one year if a new house has not been permitted, constructed, or is in the process of construction.

ORDINANCE NO. 11-2026

**AUTHORIZING THE MAYOR AND DIRECTOR OF FINANCE
TO ENTER INTO AN ACCESSORY STRUCTURE REMOVAL
AGREEMENT WITH RYAN B. OPIAL FOR 8102 & 8220 LITTLE ROAD,
SYLVANIA, OHIO; AND DECLARING AN EMERGENCY.**

WHEREAS, Ryan B. Opial purchased the property located at 8102 & 8220 Little Road, Sylvania, Ohio on July 7, 2015; and,

WHEREAS, Mr. Opial has submitted a lot split application to modify the north/south property line between the two parcels (8102 & 8220 Little Road) to the Sylvania Municipal Planning Commission for consideration; and,

WHEREAS, currently, there is a principal structure on one of the parcels and an accessory structure on the other parcel, however, the City's Zoning Code prohibits parcels with only accessory structures on them; and,

WHEREAS, if the lot split application is approved, Mr. Opial plans to construct a principal structure on the lot with the existing accessory structure; and,

WHEREAS, the City and Mr. Opial have agreed to permit the accessory structure to remain for a period of one (1) year from the date of recording of the deeds effectuating the lot split; and,

WHEREAS, the Directors of Law and Public Service have recommended approval of the Agreement, a copy of which is attached hereto as "Exhibit A", be approved.

NOW, THEREFORE BE IT ORDAINED by the Council of the City of Sylvania, Lucas County, Ohio, 7 members elected thereto concurring:

SECTION 1. That the Mayor and Director of Finance be, and they hereby are authorized to enter into an Agreement, on behalf of the City of Sylvania, with Ryan B. Opial, 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 Agreement should be approved at the earliest possible time, and therefore, this Ordinance should be effective 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 the Charter.

Vote on passage as an emergency: Yeas 7 Nays 0

Passed, Jan. 5, 2026, as an emergency measure.

Mary J. Wisniewski
President of Council

ATTEST:

Janna Smith
Clerk of Council

APPROVED AS TO FORM: Lois Healy
Director of Law

APPROVED: Mark R. Tapp
Mayor

Jan. 5, 2026
Date

ACCESSORY STRUCTURE REMOVAL AGREEMENT

WHEREAS, the undersigned represents that he is the owner in fee simple of the real estate described on "Exhibit A" as recorded in Instrument 20150810-0032797 in the Lucas County Recorder's Office, attached hereto and made a part hereof, and the undersigned collectively represents that he owns said real estate in fee simple and include all those having any dower rights therein, in which case all references herein to the undersigned shall be construed to refer to all of those comprising the undersigned whether singular, plural, male, female or neuter; and,

WHEREAS, the undersigned has submitted a lot split application (Lot Split 3-2025) to the City of Sylvania Municipal Planning Commission for review and recommendation; and,

WHEREAS, as a part of this lot split application the property owner is requesting an adjustment of the common north/south property line between Lucas County Tax District Parcel Numbers 82-00048 (8220 Little Road) and 82-00109 (8102 Little Road); and,

WHEREAS, there exists an Accessory Structure approximately 20.1 feet wide by 21.0 feet long on Lucas County Tax District Parcel Number 82-00109 (8102 Little Road) at the northeasterly corner of said property as shown on "Exhibit B", a Report of Survey/Existing Conditions; and,

WHEREAS, pursuant to Sylvania Codified Ordinance 1101.01 "Accessory Use or Structure" is defined as, *"Accessory use or accessory structure means a use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principle use or structure."*; and,

WHEREAS, at the time of this lot split application request there exists one (1) Principle Structure and no Accessory Structure on Lucas County Tax District Parcel Number 82-00048 (8220 Little Road) as shown on "Exhibit B"; and,

WHEREAS, at the time of this lot split application request there exists no Principle Structure and one (1) Accessory Structure on Lucas County Tax District Parcel Number 82-00109 (8102 Little Road) as shown on "Exhibit B"; and,

WHEREAS, upon an acceptance or approval of Lot Split 3-2025 by the City of Sylvania Municipal Planning Commission an Accessory Structure would exist on Lucas County Tax District Parcel Number 82-00109 (8102 Little Road) without a Principle Structure on the same lot.

NOW, THEREFORE, the undersigned, for himself, his successors and assigns, his heirs and assigns, hereby agree to the following with the City of Sylvania:

1. Upon recording date(s) of the lot split deeds with the Lucas County Recorder's Office for Lucas County Tax District Parcel Number Numbers 82-00048 (8220 Little Road) and 82-00109 (8102 Little Road) the City of Sylvania hereby agrees to allow the Accessory Structure to remain on the parcel for a period of one (1) year.
2. During the one (1) year period the undersigned agrees to move forward with the design and construction of a new Primary Structure on Lucas County Tax District Parcel Number 82-00109 (8102 Little Road). A Primary Structure would allow for the Accessory Structure to remain on the property in compliance with Sylvania Codified Ordinance 1101.01.
3. Both parties agree that evidence of design would include the obtainment of a Building Permit for a Primary Structure with the Lucas County Building Regulations Department within one (1) year after the lot split deed recording date(s).

4. Both parties agree that evidence of construction would include the obtainment of an Occupancy Permit for a Primary Structure with the Lucas County Building Regulations Department within two (2) years after the lot split deed recording date(s).
5. Should the undersigned meet with the date(s) identified in #3 and #4 above this Accessory Structure Removal Agreement would become null and void.
6. Should the undersigned not meet with the dates identified in #3 and #4 above the City of Sylvania is hereby authorized to begin Nuisance Abatement proceedings as identified in Sylvania Codified Ordinance Chapter 1329 and will have the Accessory Structure, and all contents contained therein, removed from the premises and disposed of accordingly.

The undersigned and City of Sylvania have hereunto set their hands this 17th day of December, 2025.

By: _____



Ryan B. Opial



Brandi Shearer
Notary Public, State of Ohio
My Commission Expires:
10/28/2030

STATE OF OHIO

}SS

COUNTY OF LUCAS,

Before me, a Notary Public, in and for said County and State, personally appeared Ryan B. Opial who acknowledged the signing thereof to be his voluntary act and deed for the purpose therein mentioned.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year aforesaid.

Notary Public _____

City of Sylvania, Ohio

By: _____
Mark R. Frye, Mayor

By: _____
Toby A. Schroyer, Director of Finance

Approved:

Leslie B. Brining, Director of Law

This instrument prepared by:
Joseph E. Shaw, P.E., P.S.
Director of Service
City of Sylvania, Ohio
6730 Monroe Street
Sylvania, Ohio 43560

"Exhibit A"

20150810-0032797
Pages: 7 Fee: \$88.00
08/10/2015 02:13:12 PM
T20150024506
Phil Copeland
Lucas County Recorder DEED

08/10/2015
TRANSFERRED BY: SHAR \$1.00
IN COMPLIANCE WITH SEC. 319.202 R.C.
ANITA LOPEZ, AUDITOR
LUCAS COUNTY, OHIO
FEE: \$880.00 EX: - MULTI: X
PARCEL: 78-12031 COUNT: 2
TRANS. # 15-104939

**CORPORATE
WARRANTY DEED**

(Statutory Form)
Rev. Code §5302.05.07
Rev. Code §147.55

Lu Box
808415

Know All Men By These Presents:

SEDIQE 3810, LLC, an Ohio limited liability company, of Lucas County, Ohio, for valuable consideration paid, grants with general warranty, to **Ryan Opial**, whose tax mailing address is 307 N. De France St. Archbold OH 43502, the following real property:

See attached Exhibit A.

Prior Instrument Reference: 201103210011052
Commonly Known As: 8220 Little Road, Sylvania, Ohio 43560
Parcel No.: 78-12034 and 78-12031

Subject to: zoning ordinances, easements, and restrictions of record and taxes and assessments due and payable after delivery of this deed.

Witness our hands this 7th day of July 2015.

GRANTORS:
SEDIQE 3810, LLC

Zalmi Sedique, Authorized Member

Shakiba Sedique, Authorized Member

ACKNOWLEDGEMENT

STATE OF OHIO
COUNTY OF LUCAS SS.:

The foregoing instrument was acknowledged before me this 7th day of July 2015, by **SEDIQE 3810, LLC**, an Ohio limited liability company, by and through Zalmi Sedique and Shakiba Sedique, Authorized Members, Grantor.

Notary Public Lucas County, Ohio

This instrument prepared by:

Kenneth W. Wenninger, Attorney at Law
Law Offices of Kenneth W. Wenninger, LLC
5658 N. Main Street, Suite 101
Sylvania, Ohio 43560
(419) 885-4514



ZAMARAI G SEDIQE
NOTARY PUBLIC - OHIO
MY COMMISSION EXPIRES 11-27-16

EXHIBIT "A"

Legal Description
For File: 808415

Parcel I:

A parcel of land being part of the West half (1/2) of the Northwest quarter (1/4) of Section eight (8), Town nine (9) South, Range six (6) East, in Sylvania Township, Lucas County, Ohio, said parcel of land being bounded and described as follows:

Commencing at the intersection of the West line of said West half (1/2) of the Northwest quarter (1/4) of Section eight (8), with the South line of said West half (1/2) of the Northwest quarter (1/4) of Section eight (8), said West line of the West half (1/2) of the Northwest quarter (1/4) of Section eight (8) also being the centerline of Centennial Road, as it now exists, said South line of the West half (1/2) of the Northwest quarter (1/4) of Section eight (8) also being the centerline of Little Road, as it now exists, said point of intersection being marked with a found iron bolt;

thence in an Easterly direction along said South line of the West half (1/2) of the Northwest quarter (1/4) of Section eight (8), having an assumed bearing of North eighty-nine (89) degrees, twenty-two (22) minutes, fifty-two (52) seconds East, a distance of one thousand one hundred twelve and thirty-one hundredths (1,112.31) feet to the intersection of the West line of a parcel of land as described in Microfiche 00-0454D04, Lucas County Deed Records, said point of intersection being the True Point of Beginning;

thence North one (01) degree, sixteen (16) minutes, forty-nine (49) seconds West along said West line of a parcel of land as described in Microfiche 00-0454D04, Lucas County Deed Records, a distance of three hundred thirty-five and eight hundredths (335.08) feet to the intersection of a line drawn three hundred thirty-five and six hundredths (335.06) feet Northerly of and parallel with said

South line of the West half (1/2) of the Northwest quarter (1/4) of Section eight (8);

thence North eighty-nine (89) degrees, twenty-two (22) minutes, fifty-two (52) seconds East along said line drawn three hundred thirty-five and six hundredths (335.06) feet Northerly of and parallel with the South line of the West half (1/2) of the Northwest quarter (1/4) of Section eight (8), a distance of two hundred thirty-one and sixty-three hundredths (231.63) feet to the intersection of a line drawn thirty-two and zero hundredths (32.00) feet Westerly of and parallel with the East line of said West half (1/2) of the Northwest quarter (1/4) of Section eight (8), said line drawn thirty-two and zero hundredths (32.00) feet Westerly of and parallel with the East line of the West half (1/2) of the Northwest quarter (1/4) of Section eight (8), also being the East line of a parcel of land as described in Microfiche 87-490A01, Lucas County Deed Records;

thence South one (01) degree, twenty-one (21) minutes, thirty (30) seconds East along said line drawn thirty-two and zero hundredths (32.00) feet Westerly of and parallel with the East line of the West half (1/2) of the Northwest quarter (1/4) of Section eight (8), a distance of three hundred thirty-five and eight hundredths (335.08) feet to the intersection of said South line of the West half (1/2) of the Northwest quarter (1/4) of Section eight (8);

thence South eighty-nine (89) degrees, twenty-two (22) minutes, fifty-two (52) seconds West along said South line of the West half (1/2) of the Northwest quarter (1/4) of Section eight (8), a distance of two hundred thirty-two and eight hundredths (232.08) feet to the True Point of Beginning.

Said parcel of land containing an area of 77,687 square feet or 1.783 acres of land, more or less. Subject to legal highways.

Said parcel of land having a present road occupied area of 5,802 square feet, or

0.133 acres of land, more or less.

Less and excepting therefrom the following described parcel:

A parcel of land being part of the West half (1/2) of the Northwest quarter (1/4) of Section eight (8), Town nine (9) South, Range six (6) East, in Sylvania Township, Lucas County, Ohio, said parcel of land being bounded and described as follows:

Commencing at the intersection of the West line of said West half (1/2) of the Northwest quarter (1/4) of Section eight (8), with the South line of said West half (1/2) of the Northwest quarter (1/4) of Section eight (8), said West line of the West half (1/2) of the Northwest quarter (1/4) of Section eight (8) also being the centerline of Centennial Road, as it now exists, said South line of the West half (1/2) of the Northwest quarter (1/4) of Section eight (8) also being the centerline of Little Road, as it now exists, said point of intersection being marked with a found iron bolt;

thence in an Easterly direction along said South line of the West half (1/2) of the Northwest quarter (1/4) of Section eight (8), having an assumed bearing of North eighty-nine (89) degrees, twenty-two (22) minutes, fifty-two (52) seconds East, a distance of one thousand one hundred twelve and thirty-one hundredths (1,112.31) feet to the point of beginning;

thence North one (01) degree, sixteen (16) minutes, forty-nine (49) seconds West along a line, a distance of three hundred thirty-five and eight hundredths (335.08) feet to the intersection of a line drawn three hundred thirty-five and six hundredths (335.06) feet Northerly of and parallel with said South line of the West half (1/2) of the Northwest quarter (1/4) of Section eight (8);

thence North eighty-nine (89) degrees, twenty-two (22) minutes, fifty-two (52) seconds East along said line drawn three hundred thirty-five and six hundredths (335.06) feet Northerly of and parallel with the South line of the West half (1/2) of the Northwest quarter (1/4) of Section eight (8), a distance of one hundred thirty-three and eight tenths (133.08) feet to the intersection of the Easterly line of a parcel of land as described as Parcel I in Volume 1623, page 405, Lucas County Deed Records;

thence South one (01) degree, twenty-one (21) minutes, thirty (30) seconds East along said Easterly line of a parcel of land as described as Parcel I in Volume 1623, page 405, Lucas County Deed Records, a distance of three hundred thirty-five and eight hundredths (335.08) feet to the intersection of said South line of the West half (1/2) of the Northwest quarter (1/4) of Section eight (8);

thence South eighty-nine (89) degrees, twenty-two (22) minutes, fifty-two (52) seconds West along said South line of the West half (1/2) of the Northwest quarter (1/4) of Section eight (8), a distance of one hundred thirty-three and five tenths (133.05) feet to the True Point of Beginning.

TD 78-12034

Parcel II:

A parcel of land being part of the West half (1/2) of the Northwest quarter (1/4) of Section eight (8), Town nine (9) South, Range six (6) East, in Sylvania Township, Lucas County, Ohio, said parcel of land being bounded and described as follows:

Commencing at the intersection of the West line of said West half (1/2) of the

Northwest quarter (1/4) of Section eight (8), with the South line of said West half (1/2) of the Northwest quarter (1/4) of Section eight (8), said West line of the West half (1/2) of the Northwest quarter (1/4) of Section eight (8) also being the centerline of Centennial Road, as it now exists, said South line of the West half (1/2) of the Northwest quarter (1/4) of Section eight (8) also being the centerline of Little Road, as it now exists, said point of intersection being marked with a found iron bolt;

thence in an Easterly direction along said South line of the West half (1/2) of the Northwest quarter (1/4) of Section eight (8), having an assumed bearing of North eighty-nine (89) degrees, twenty-two (22) minutes, fifty-two (52) seconds East, a distance of one thousand one hundred twelve and thirty-one hundredths (1,112.31) feet to the point of beginning;

thence North one (01) degree, sixteen (16) minutes, forty-nine (49) seconds West along a line, a distance of three hundred thirty-five and eight hundredths (335.08) feet to the intersection of a line drawn three hundred thirty-five and six hundredths (335.06) feet Northerly of and parallel with said South line of the West half (1/2) of the Northwest quarter (1/4) of Section eight (8);

thence North eighty-nine (89) degrees, twenty-two (22) minutes, fifty-two (52) seconds East along said line drawn three hundred thirty-five and six hundredths (335.06) feet Northerly of and parallel with the South line of the West half (1/2) of the Northwest quarter (1/4) of Section eight (8), a distance of one hundred thirty-three and eight tenths (133.08) feet to the intersection of the Easterly line of a parcel of land as described as Parcel I in Volume 1623, page 405, Lucas County Deed Records;

thence South one (01) degree, twenty-one (21) minutes, thirty (30) seconds East along said Easterly line of a parcel of land as described as Parcel I in Volume 1623, page 405, Lucas County Deed Records, a distance of three hundred thirty-five and eight hundredths (335.08) feet to the intersection of said South line of the West half

(1/2) of the Northwest quarter (1/4) of Section eight (8);

thence South eighty-nine (89) degrees, twenty-two (22) minutes, fifty-two (52) seconds west along said South line of the West half (1/2) of the Northwest quarter (1/4) of Section eight (8), a distance of one hundred thirty-three and five tenths (133.05) feet to the True Point of Beginning.

Said parcel of land containing an area of 44671 square feet or 1.025 acres of land, more or less. Subject to legal highways.

The bearings used hereon are based on an assumed meridian and are for the express purpose of calculating angular measurements.

TD 78-12031



REPORT OF SURVEY / EXISTING CONDITIONS 10/28/2024

Exhibit B

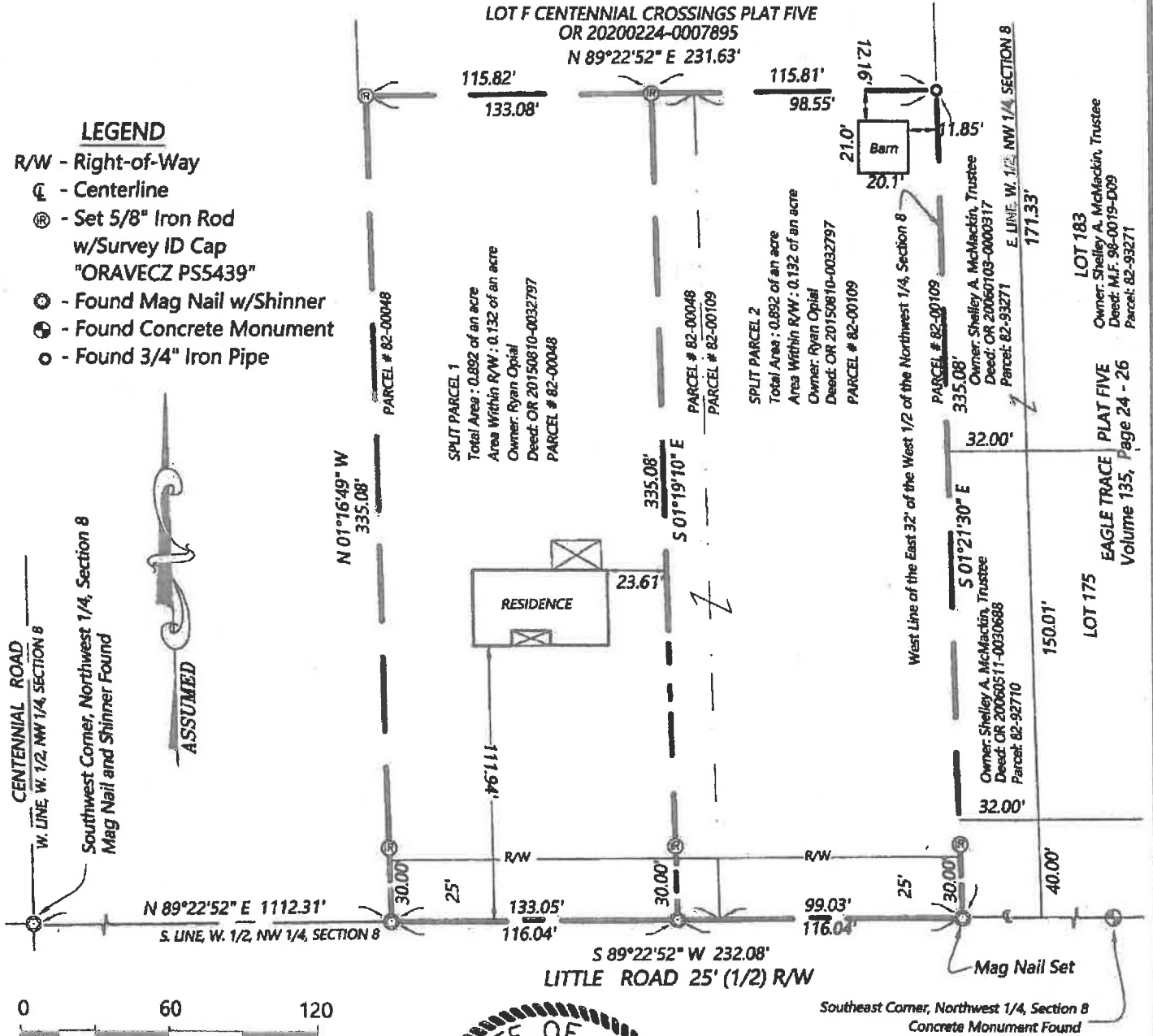
FOR
RYAN OPIAL

PART OF THE WEST 1/2, NORTHWEST 1/4, SECTION 8, TOWN 9 SOUTH, RANGE 6 EAST,
CITY OF SYLVANIA, LUCAS COUNTY, OHIO

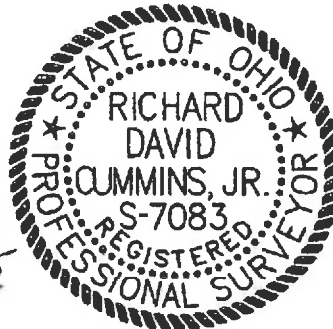
PARCEL NO.: 82-00048 & 82-00109 / ADDRESS: 8220 LITTLE ROAD

LEGEND

- R/W - Right-of-Way
- ⊕ - Centerline
- ⊙ - Set 5/8" Iron Rod w/Survey ID Cap "ORAVECZ PSS439"
- ⊙ - Found Mag Nail w/Shinner
- ⊙ - Found Concrete Monument
- - Found 3/4" Iron Pipe



0 60 120
Graphic Scale in Feet
Scale 1" = 60'



R.D. Cummins Jr. 6/5/25
Richard D. Cummins, Jr., P.S.
Ohio Registered Surveyor No. 7083

6/5/2025 - REVISED REMOVED THE CONCRETE SLAB (OLD GARAGE)

ORAVECZ & ASSOCIATES, LLC

ENGINEERS & SURVEYORS

5333 SECOR ROAD, SUITE 2, TOLEDO, OHIO, 43623

PHONE: 419-474-6664 or 419-474-2405

FAX: 419-474-5059

EMAIL: GORAVECZ@ORAVECZASSOCIATES.COM

SCALE	DATE	REVISED	DRAWN BY	ORDER NO.
1" = 60'	5/14/2024	10/28/2024	TARA	25144-1