

PETITION FOR ZONING ORDINANCE AMENDMENT

SUP
1-2026

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

Application No. _____
Date 12-22-2025

Petitioner Name(s): Ash Lemons - Ability Center of Greater Toledo

Petitioner Address: 5605 Monroe Street, Sylvania, OH 43560

Email: alemons@abilitycenter.org

Telephone: 419-885-5733

Location of property for which zoning amendment is requested:

5605 Monroe Street, Sylvania, OH 43560 (Parcel #8200247)

Purpose of amendment request: The property has an existing Special Use Permit (SUP), established in 1979 and amended in 2008. Consequently, the proposed renovation/addition project will require the submission and approval of an Amended Special Use Permit (SUP) application. In addition to the Amended SUP, City of Sylvania also request this property be re-zoned from MX to B-2.

Current Zoning: MX SUP

Requested Zoning: B2 - SUP

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: Ash Lemons
Ash Lemons, Executive Director

Date referred by Council: Feb. 2, 2024
Date of Commission Action: _____
Date of Council Action: _____
Action: _____

For Office Use Only

Date: 1/23/25 Check #: 5026 Cash: _____ Fee: \$ 300.00

EXHIBIT "A"

The Land referred to herein below is situated in the County of Lucas, State of Ohio and is described as follows:

Parcel 1

All that part of the East 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 11, Town 9 South, Range 6 East, lying Southerly of Monroe Street, in City of Sylvania, Lucas County, Ohio, excepting therefrom that part thereof bounded and described as follows:

Beginning at the intersection of the East line of the Southwest 1/4 of the Southeast 1/4 of Section 11, with the center line of Monroe Street, as established on May 21, 1930;
thence South along the said East line of the Southwest 1/4 of the Southeast 1/4 of Section 11, a distance of 414.70 feet;
thence West, on a line drawn at right angles from said East line of the Southwest 1/4 of the Southeast 1/4 of Section 11, a distance of 100.0 feet;
thence North, on a line that is parallel with the said East line of the Southwest 1/4 of the Southeast 1/4 of Section 11, a distance of 456.50 feet to its intersection with the centerline of Monroe Street; thence Southeasterly along the centerline of Monroe Street, a distance of 108.38 feet to the place of beginning.
Said premises contains 14.18 acres, more or less, but subject to legal highways.

TD 82-00247 and TD 82-05151

Property Address: 5605 Monroe St. Sylvania, OH 43560

Parcel 2

That part of the West 10 acres of the Southeast 1/4 of the Southeast 1/4 of Section 11, Town 9 South, Range 6 East, City of Sylvania, Lucas County, Ohio, lying South of the public highway known as Monroe Street as established November 8, 1946, more particularly described as follows:

Beginning at a point in the West line of the Southeast 1/4 of the Southeast 1/4, that is 529.47 feet South of the intersection of the said West line of the Southeast 1/4 of the Southeast 1/4 with the centerline of Monroe Street;
thence Southerly, a distance of 287.95 feet to the Southwest corner of the said Southeast 1/4 of the Southeast 1/4;
thence Easterly along the South line of the Southeast 1/4 of the Southeast 1/4, a distance of 320.95 feet;
thence Northerly parallel to the West line of the Southeast 1/4 of the Southeast 1/4, a distance of 287.95 feet;
thence Westerly parallel to the South line of the Southeast 1/4 of the Southeast 1/4, a distance of 320.95 feet to the place of beginning.

The above-described property contains 2.121 acres, more or less. Subject to legal highways.

TD 82-05174

Property Address: 5023 Skelly Rd. Sylvania, OH 43560

Parcel 3

The Southerly 150 feet of the following described property:

That part of the Southeast 1/4 of the Southeast 1/4 of Section 11, Town 9 South, Range 6 East, formerly in Sylvania Township now in the City of Sylvania, Lucas County, Ohio, bounded and described as follows:

On the North by the center line of Monroe Street;

On the West by a line parallel with and 154 feet East of the West line of the Southeast 1/4 of the Southeast 1/4 of said Section 11;

On the South by a line parallel with and 287.95 feet North of the South line of the Southeast 1/4 of the Southeast 1/4 of said Section 11;

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and on the East by the center line of Skelly Road. Subject to legal highways.

TD 82-05138

Property Address: 5033 Skelly Rd. Sylvania, OH 43560

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CHAIN OF TITLE

The only conveyances affecting said land, which recorded within twenty-four (24) months of the date of this report, are as follows:

Property: 5605 Monroe Street, Sylvania, OH 43560

The Title Guarantee and Trust Company, Trustee, an Ohio corporation to Toledo Society for Crippled Children, an Ohio Corporation, not for profit by trustee's deed dated 12/09/1963 and recorded on 12/23/1963 in Volume 1845 of Deeds, page 251 in the Official Records of the Lucas County Recording Office.

The Ability Center for Greater Toledo, an Ohio non-profit corporation, formerly known as Toledo Society for The Handicapped, which was formerly known as Toledo Society for Crippled Children, an Ohio Corporation, not for profit to The Ability Center for Greater Toledo, an Ohio non-profit corporation by quit claim deed dated 07/22/2024 and recorded on 08/23/2024 as Instrument Number OR 20240823-0026954 in the Official Records of the Lucas County Recording Office.

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Property: 5033 Skelly Road, Sylvania, OH 43560

The Estate of Wayne L. Geiser, by Karl E. Schwemley, Executor to The Ability Center of Greater Toledo, an Ohio non-profit corporation by fiduciary deed dated 04/26/2007 and recorded on 07/30/2007 as OR 20070430-0024946 in the Official Records of the Lucas County Recording Office.

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PETITION FOR ZONING ORDINANCE AMENDMENT

SUP

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

Application No. 2-2026
Date 12-22-2025

Petitioner Name(s): Ash Lemons - Ability Center of Greater Toledo

Petitioner Address: 5605 Monroe Street, Sylvania, OH 43560

Email: alemons@abilitycenter.org Telephone: 419-885-5733

Location of property for which zoning amendment is requested:

5023 Skelly Rd., Sylvania, OH 43560 (Parcel #8205174)

Purpose of amendment request: The property is currently vacant R-1 land adjacent to and owned by The Ability Center of Greater Toledo. The proposed renovation/addition project on the adjacent parcel (5605 Monroe St.) includes a proposed parking/drive area through this parcel. In addition to an Amended SUP on the adjacent Monroe St. property, City of Sylvania also would request this property be re-zoned from R-1 to B-2.

Current Zoning: R-1 SUP Requested Zoning: B2 - SUP

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.

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By: Ash Lemons
Ash Lemons, Executive Director

Date referred by Council: Feb. 2, 2026
Date of Commission Action:
Date of Council Action:
Action:

For Office Use Only

Date: 12/23/25 Check #: 5026 Cash: - Fee: \$300.00

CITY OF SYLVANIA, OHIO
Procedure for Zoning Ordinance Amendment

1. Submit application, required attachments, and \$300.00 filing fee + Advertising cost to:
Clerk of Council
Sylvania Administration Building,
Room 201
6730 Monroe Street
Sylvania, Ohio 43560-1948
419-885-8931

2. City Council, at its next regularly scheduled meeting, will refer the application to the Municipal Planning Commission for review and recommendation.
NOTE: City Council meets on the first and third Monday of every month.
Applicant does not need to attend this meeting.

3. The Planning Commission will review the application at its next regularly scheduled meeting.
NOTE: Planning Commission meets on the second Wednesday following the first Monday of each month.
Applicant should attend.

4. The recommendation of the Planning Commission will be filed with City Council at Council's next regularly scheduled meeting. At this time, Council will set the public hearing date. Notice of the public hearing must be published at least 30 days prior to the hearing and written notice must be mailed to property owners within, contiguous to and directly across the street from subject parcel(s), if the number of parcels to be rezoned or redistricted is ten (10) or less. Applicant does not need to attend this meeting.

5. The public hearing will be scheduled immediately prior to a regularly scheduled City Council meeting.
Applicant should attend the public hearing.

6. After approval or denial of the amendment by City Council, legislation will be ordered.

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Property: 5023 Skelly Rd., Sylvania, OH 43560

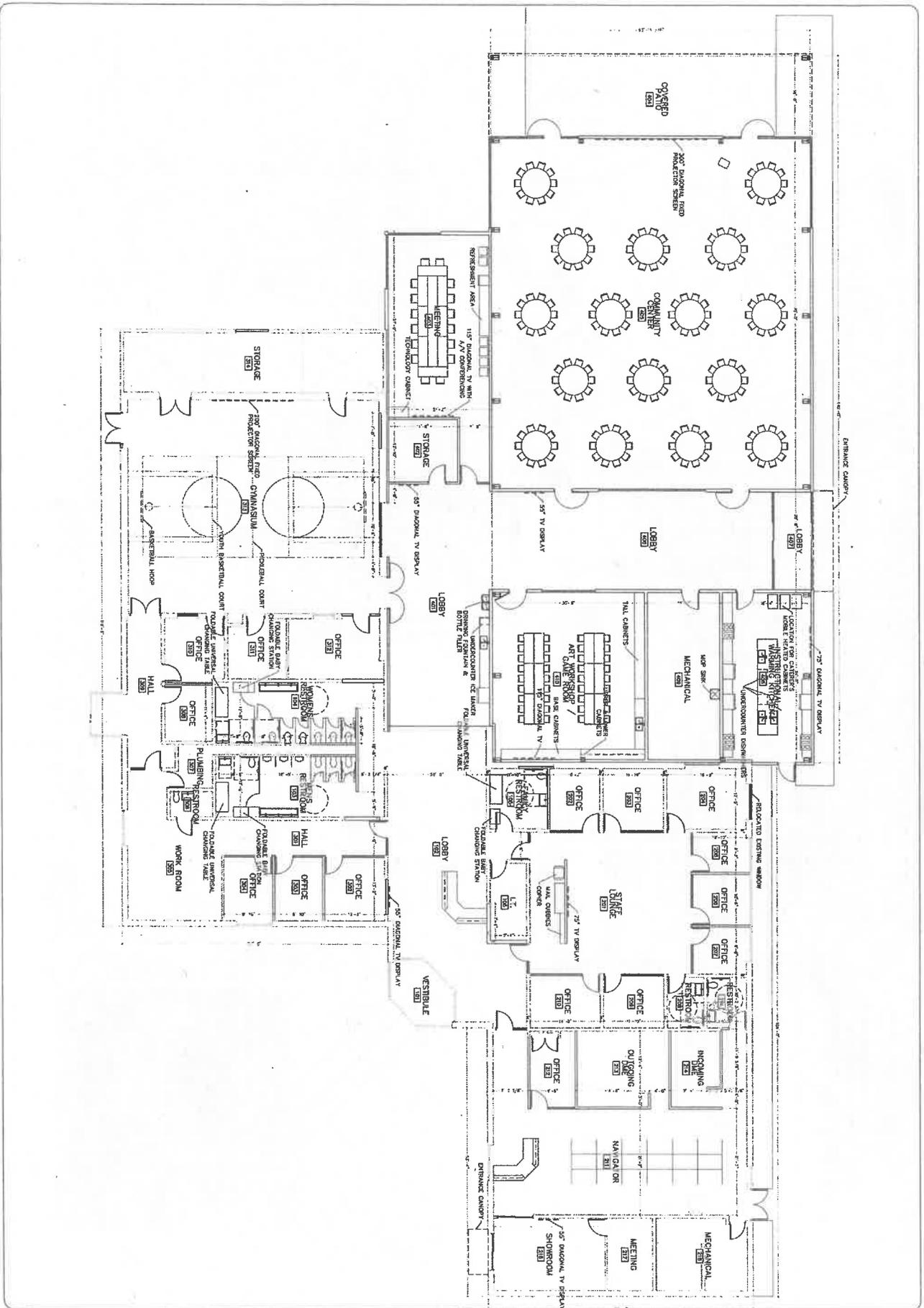
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A1

**2026 COMMUNITY CENTER
ADDITION & RENOVATIONS**

The Ability Center of Greater Toledo
5605 Monroe Street, Sylvania, OH 43560

DATE: 2022

1" = 8'-0" (CHECK)

NOTES

DATE: 2022

1" = 8'-0" (CHECK)

STOUGH AND STOUGH ARCHITECTS

6377 River Crossings, Suite 1
Sylvania, Ohio 43560

(419) 885-3583
stougharchitects.com



DEPARTMENT OF PUBLIC SERVICE
TIMOTHY S. BURNS, ZONING ADMINISTRATOR

February 3, 2026

To: Chairman and Members of the Board of Architectural Review
Re: Application Numbers 2-2026 thru 3-2026

Dear Chairman and Members,

Please see the link below for Connection to the Zoom Meeting to be held on Wednesday, December 10th at 5:30 PM

<https://us02web.zoom.us/j/89960771057?pwd=aeRRqEoDWe5u6zxwW6xdF1wkKsJkuf.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. **The Ability Center of Greater Toledo, 5605 Monroe St., (Application #2-2025)**
Exterior Renovation for review. Architectural Review only.
2. **K & L Flooring, 5809 Monroe St., (Application #39 -2026)**
One 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 _____

_____ Regulated District _____ Unregulated District X Sign

Name of Business: K&L Flooring

Address of Business: 5809 Monroe st

Property Zoned: _____

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

Aluminum face back lit with LED on raceway

Proposed or Estimated Cost of Project: \$ 4,000

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.

Scotty B's Leds

Printed Name: Applicant or Applicant's Agent

[Signature]

1/15/26

Signature: Applicant or Applicant's Agent

(Date)

11744 Airport Highway Swanton Oh, 43558

Complete Address: Applicant or Applicant's Agent:

Scottybleds@gmail.com

Email: Applicant or Applicant's Agent

567-225-1318

Telephone Number: Applicant or Applicant's Agent

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

Amount Paid \$ 100⁰⁰ Date Paid 1/21/2026 Paid by Check 1000⁰⁰ Cash —

Received by: [Signature]

25'

K&J

24"

FLOOR COVERING

12"

5'

160"

LES IC

BOARD OF ARCHITECTURAL REVIEW APPLICATION

Application Number 2-2026

X Regulated District _____ Unregulated District _____ Sign _____

Name of Business: The Ability Center of Greater Toledo

Address of Business: 5605 Monroe St., Sylvania, OH 43560

Property Zoned: Current: MX w/SUP ; Requested: B2 w/SUP

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

1. 64'x140' pre-engineered building addition on the rear of the existing 1-story brick facility. Proposed addition would include insulated metal panel walls, accent brick to match brick on existing building, Aluminum windows, covered outdoor rear patio, and the roof would consist of a single slope, 1/12 pitch roof with 18' eave height.

2. The existing 1-story facility is to be completely renovated on the interior with front walkway canopy replaced with similar. Proposed or Estimated Cost of Project: \$ 7,500,000.00

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.

Brian Bettinger, Miller Diversified Construction

Printed Name: Applicant or Applicant's Agent

B. Bettinger
Signature: Applicant or Applicant's Agent

1/14/2025

(Date)

1656 Henthorne Dr., Suite 100, Maumee, OH 43537

Complete Address: Applicant or Applicant's Agent:

bbettinger@millerdiversified.com

Email: Applicant or Applicant's Agent

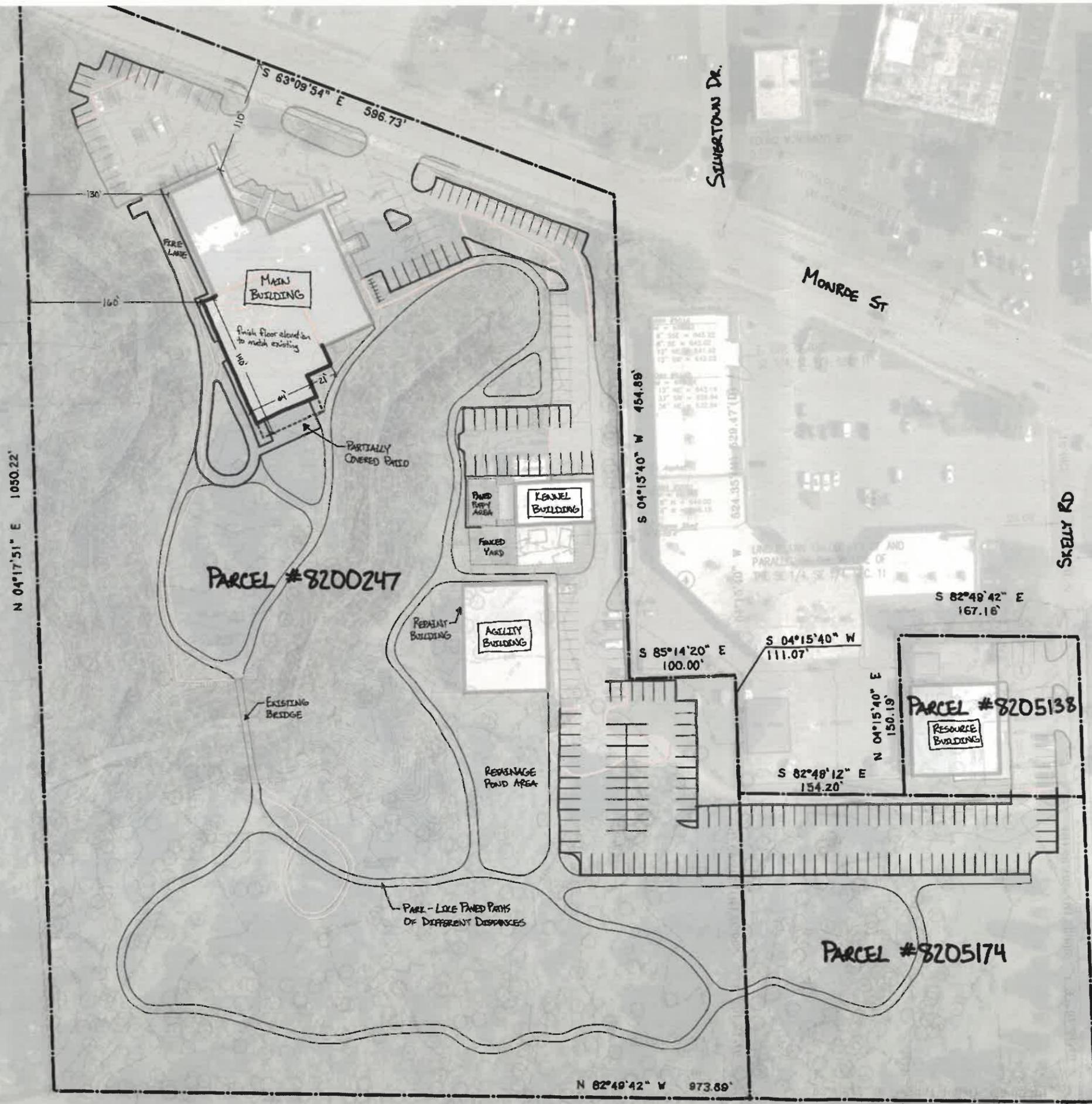
(419)867-9119 Ext. 128

Telephone Number: Applicant or Applicant's Agent

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

Amount Paid 200⁰⁰ Date Paid 1/21/2024 Paid by Check 5096 Cash

Received by: Tamm S. B...



SCHEMATIC SITE PLAN

THE ABILITY CENTER OF GREATER TOLEDO
5605 MONROE ST., SYLVANIA, OH 43560

1" = 100'-0"

0' 25' 50' 75' 100'

— NEW
— DEMO
— EXISTING





EX

Exterior Rendering

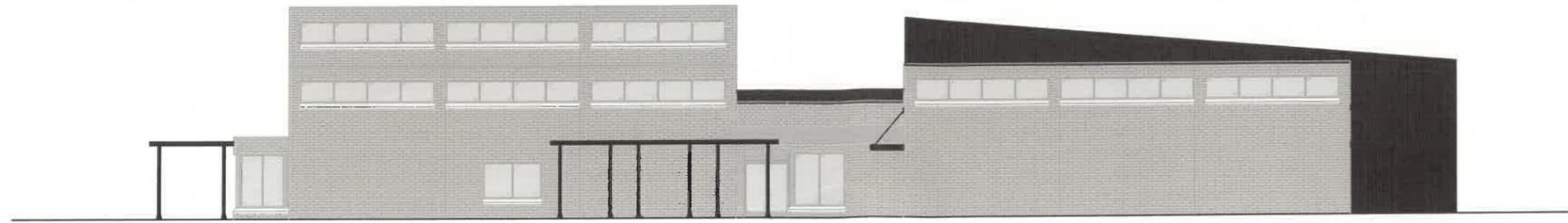
**2026 COMMUNITY CENTER
ADDITION & RENOVATIONS**
The Ability Center of Greater Toledo
5605 Monroe Street, Sylvania, OH 43560

JOB #: 202503B
ISSUED: 01/16/2025

1" PRINT CHECK

STOUGH AND STOUGH ARCHITECTS
6377 River Crossings, Suite 1
Sylvania, Ohio 43560

(419) 885-3583
stougharchitects.com



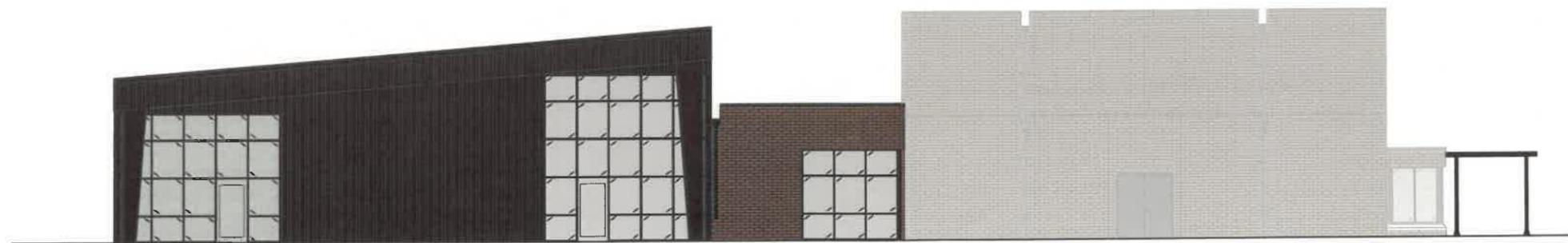
NORTH ELEVATION

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



WEST ELEVATION

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



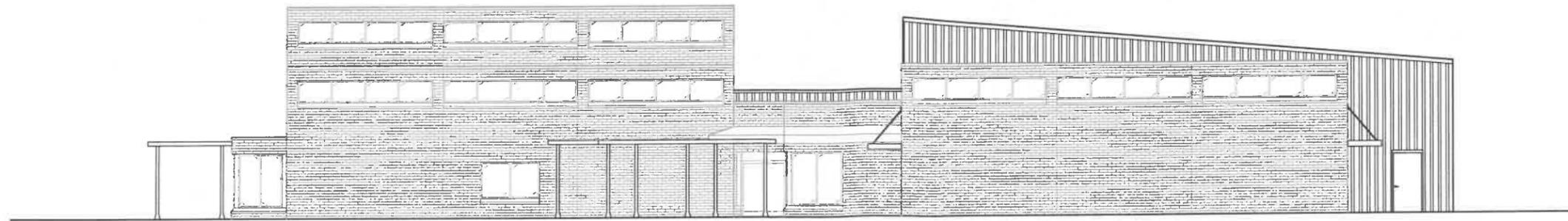
SOUTH ELEVATION

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



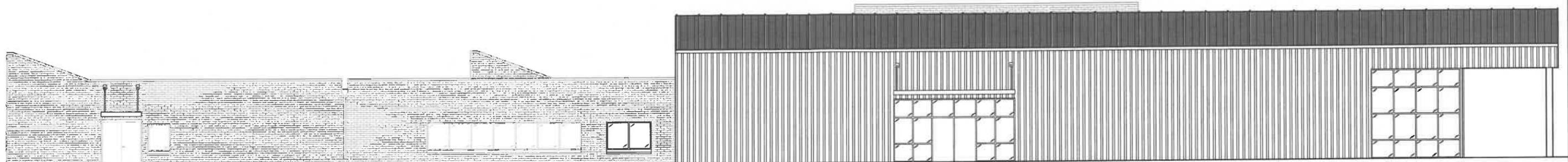
EAST ELEVATION

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



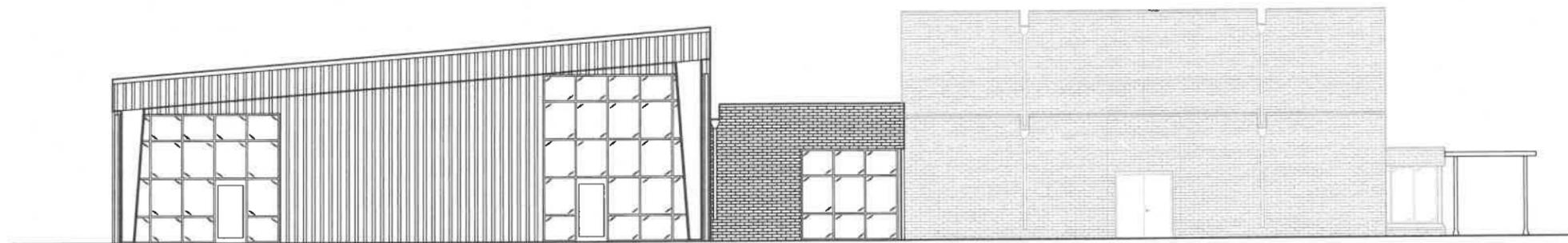
NORTH ELEVATION

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



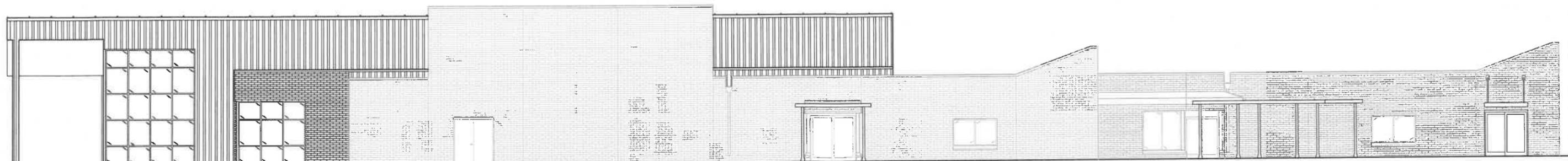
WEST ELEVATION

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



SOUTH ELEVATION

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



EAST ELEVATION

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



N

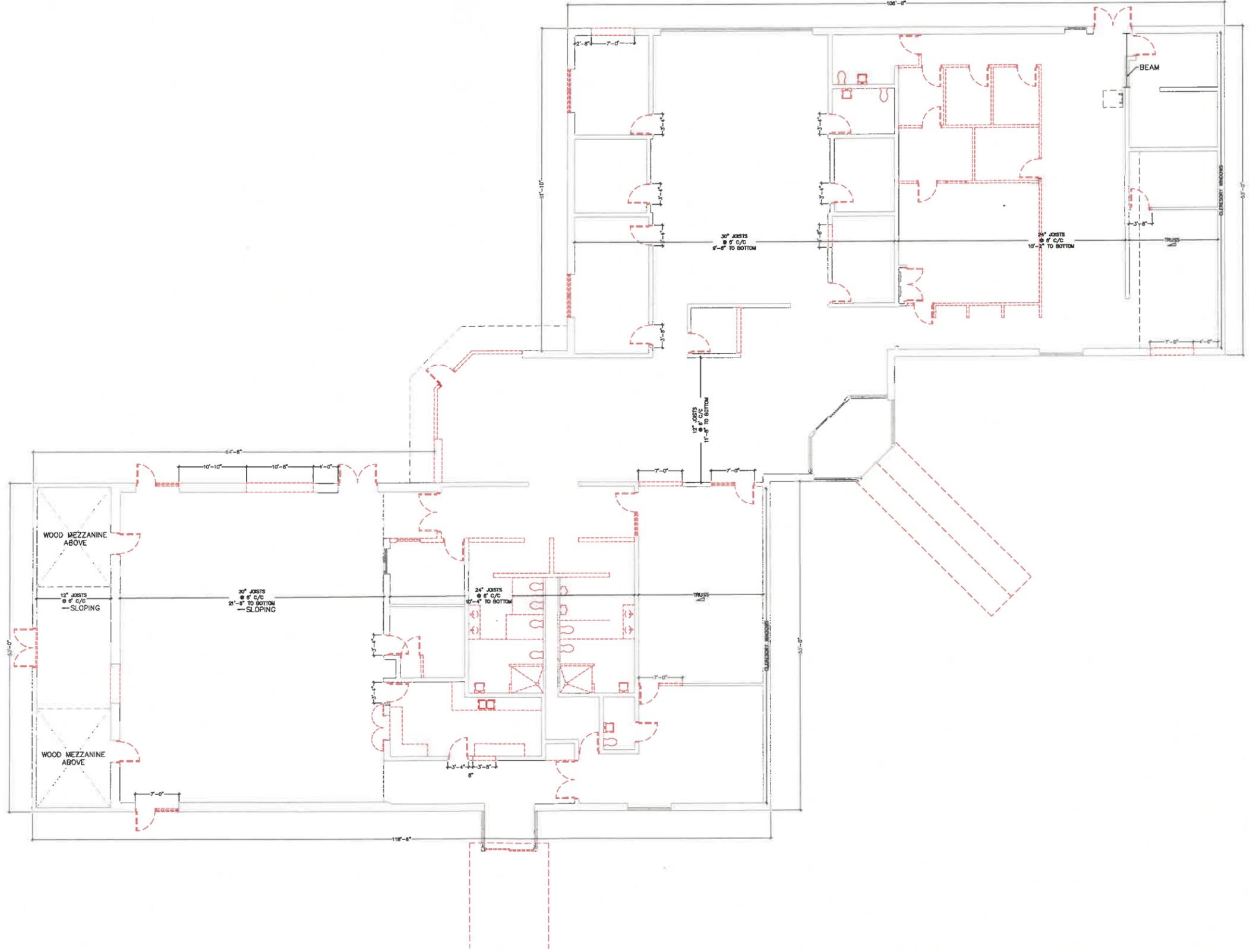
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The Ability Center of Greater Toledo
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JOB #: 202503B
ISSUED: 01/16/2026

Interior Rendering

1st PRINT CHECK

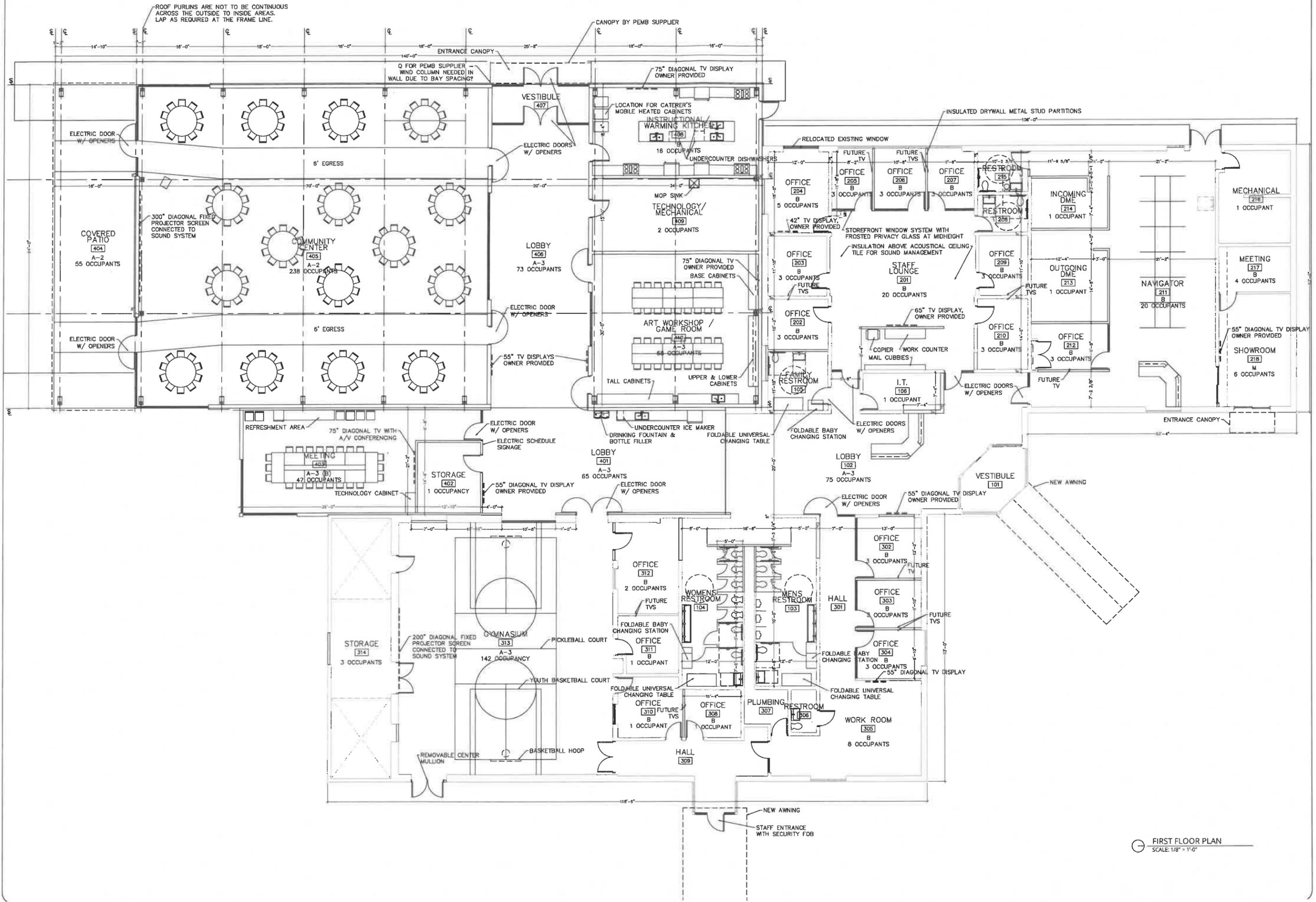
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ISSUE DATE: 01/09/2026
 REVISION NO: DATE

NOTES:

JOB NUMBER: 202503



ISSUE DATE: 01/09/2026
REVISION NO: DATE

NOTES:

JOB NUMBER: 202503

1" PRINT CHECK

**2026 COMMUNITY CENTER
ADDITION & RENOVATIONS**
The Ability Center of Greater Toledo
5605 Monroe Street, Sylvania, OH 43560

A1

OVERALL FLOOR PLAN

FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"