



DEPARTMENT OF PUBLIC SERVICE
TIMOTHY S. BURNS, ZONING ADMINISTRATOR

February 24, 2026

To: Chairman and Members of the Board of Architectural Review
Re: Application Numbers 4-2026 thru 6-2026

Dear Chairman and Members,

Please see the link below for access to a PDF format of the Entire BAR packet for the below review items. At this link you will also find a Zoom link just above the 2026 schedule of meetings.

<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. Bank 419, 8282 Erie St., (Application #4-2026)**
Two signs for review. Sign one (1) is a monument sign. Sign two is a wall sign. The signs meet the sign code. The zoning office recommends approval.
- 2. Kisling, Nestico, & Redick, 6440 Monroe St., (Application #5 -2026)**
Two signs for review. Sign one (1) is a monument sign. Sign two is a wall sign. The signs meet the sign code. The zoning office recommends approval.
- 3. Oahwah House Coffee, 5577 Monroe St., (Application #6 -2026)**
Two signs for review. Sign one (1) and two (2) are wall signs. The signs meet the sign code. The zoning office recommends approval.

Sincerely,

Timothy S. Burns
Zoning Administrator
City of Sylvania

BOARD OF ARCHITECTURAL REVIEW APPLICATION

Application Number 4-2026

Regulated District Unregulated District Sign

Name of Business: Bank 419

Address of Business: 8282 Erie St, Sylvania, OH 43560

Property Zoned: B2

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

Face changes and logo swaps on all current signs w/ their new name

Proposed or Estimated Cost of Project: \$ 6,928.58

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.

Lauren Borer
Printed Name: Applicant or Applicant's Agent

[Signature] 2/18/26
Signature: Applicant or Applicant's Agent (Date)

1012 N. McCord, Toledo, OH 43615
Complete Address: Applicant or Applicant's Agent:

Lauren.Borer@Fastsigns.com 419-843-1073
Email: Applicant or Applicant's Agent Telephone Number: Applicant or Applicant's Agent

For Office Use Only

Amount Paid 2/18/2026 Date Paid 1000 Paid by Check 2325 Cash —

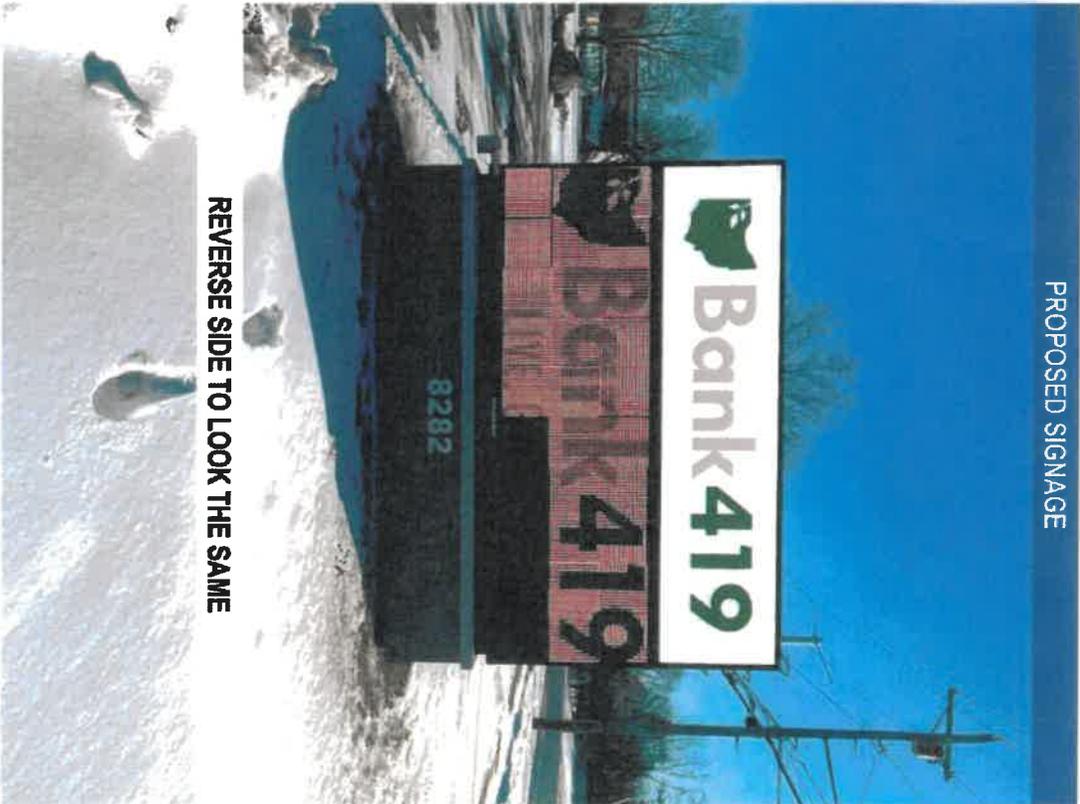
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EXISTING SIGNAGE



PROPOSED SIGNAGE



QUANTITY: 2
 MATERIALS: 3/16" White Polycarbonate with Translucent Vinyl (V1 and V2)
 FINISHING: Apply vinyl to substrate
 OVERALL SIZE: 123.25"W x 30.5"H *Confirm trim size on install survey
 MOUNTING: Remove existing faces and replace with new
 SQUARE FOOTAGE: 26



FAST SIGNS.
 Make Your Statement
 102 N. MCCORD RD.
 P.O. BOX 100
 41904-0100
 419.941.1079

Bank 419
 Corinne Rabhernt

Exterior: Tenant Panels

8282 Erie Street,
 Sylvania, OH 43560

2/17/2026

34619_EskatonStorage

594-34619

Karlie Brock A. Johnson

REVISION: 0
 00/00/0000

REVISED BY:

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PROPOSED SIGNAGE



QUANTITY: 3 (1 EACH SIGN)
 SIDES: Single
 MATERIAL S: .080 Aluminum - Cast Graphics
 FINISHING: Gloss Cast Lamination
 OVERALL SIZE: 36"W x 7.5'H
 MOUNTING: Extreme care to existing sign over old logo
 SQUARE FOOTAGE: 1.875

PROPOSED LAYOUT



FASTSIGNS
 Make Your Statement™

1012 N. MCCORMICK,
 TOWSON, MD 21286
 410.284.1073

314 W. OLSON BLVD
 PASTISVILLE, OH 43064
 614.764.1266

Bank 419
 Corina Rebert

Exterior Directionals

8222 Erie Street,
 Sylvania, OH 43560

2/17/2026

34619_ExtDirSignage

504-34619

Katie Brock A. Johnson

REVISION: 0
 00/00/0000

REVISED BY:

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BOARD OF ARCHITECTURAL REVIEW APPLICATION

Application Number 5-2024

Regulated District Unregulated District Sign

Name of Business: Kisling, Nestico, & Redick

Address of Business: 6490 Monroe St., Sylvania, OH 43560

Property Zoned: B2

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

Updating existing monument and adding a small sign above their entrance.

Proposed or Estimated Cost of Project: \$ 10,406.59

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.

Lauren Borer
Printed Name: Applicant or Applicant's Agent

[Signature]
Signature: Applicant or Applicant's Agent (Date)

1012 N. McCord, Toledo, OH ~~43560~~ 43615
Complete Address: Applicant or Applicant's Agent:

Lauren.Borer@fastsigns.com 419-843-1073
Email: Applicant or Applicant's Agent Telephone Number: Applicant or Applicant's Agent

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BOARD OF ARCHITECTURAL REVIEW APPLICATION

Application Number 6-2026

Regulated District Unregulated District Sign

Name of Business: ~~Q~~ Qahwah House

Address of Business: 5577 MMroe St. UNIT N

Property Zoned: B2

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

Sign Erection / 2 wall signs

Proposed or Estimated Cost of Project: \$ 12,000

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.

Mohamad Awad
Printed Name: Applicant or Applicant's Agent

[Signature] 2/24/26
Signature: Applicant or Applicant's Agent (Date)

1218 Madison Ave. Toledo, OH 43604
Complete Address: Applicant or Applicant's Agent

info@innomarkgroup.com 419.242.3607
Email: Applicant or Applicant's Agent Telephone Number: Applicant or Applicant's Agent

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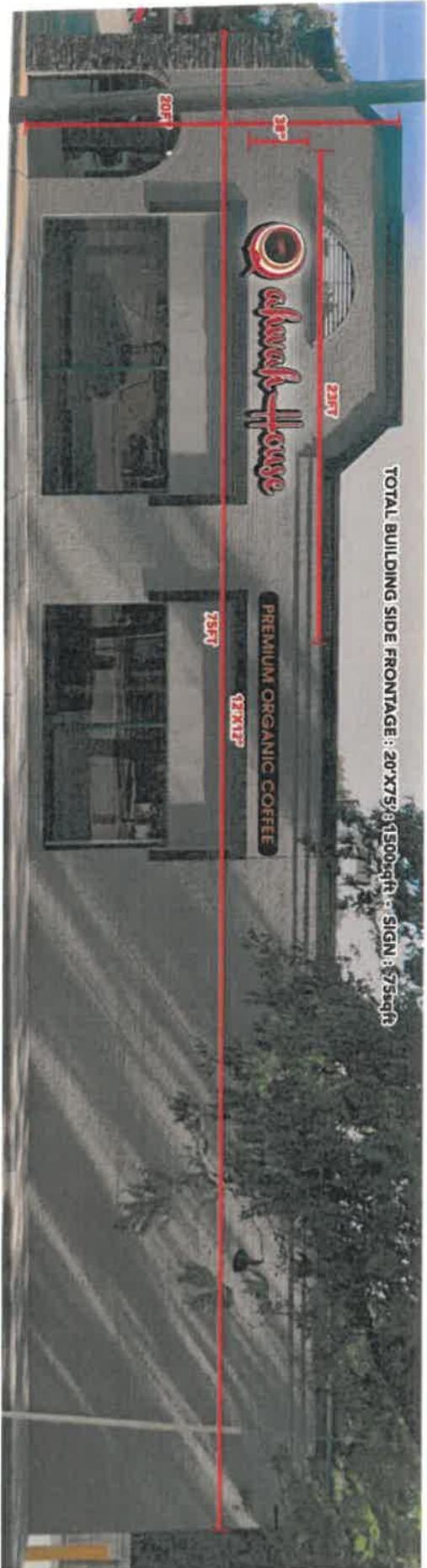
Amount Paid 100.00 Date Paid 2/24/2026 Paid by Check Cash

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SIGN PROPOSAL : Qahwah House (Anas)

Channel Letters - Logo Contour Sign - Capsule Sign : (Side 2)

Quote good for 30 days



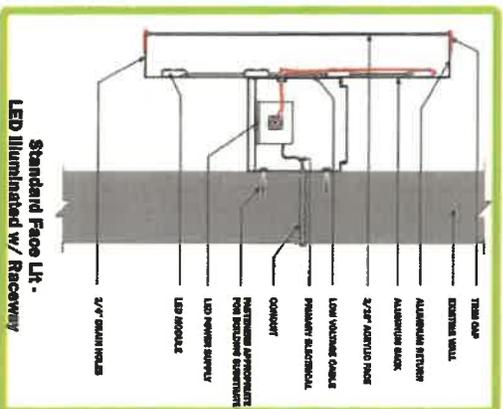
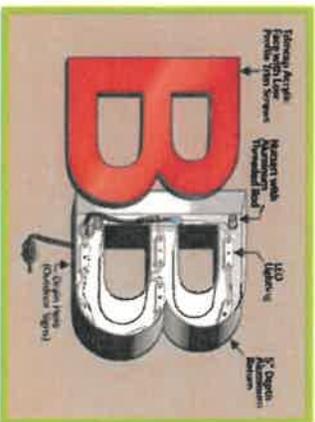
Sign Description:

- 156"x38" tall Contour logo w/ Channel Letters "Qahwah House" with white Acrylic Faces w/ Burgandy Translucent Vinyl
- with white border, Black Returns, Black Trim, LED lights - mounted onto raceway onto building facade w/ halo lighting
- 144" x 12" Light up Capsule Sign "PREMIUM ORGANIC COFFEE" with white Acrylic face with 2 color layered vinyl, Black Return, Black Trim, LED Lights - flush mount onto front facade of building



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OUTDOOR SIGN INSTALL DIAGRAM USING RACEWAYS

Standard Face Lt. LED Illuminated w/ Raceway

SIGN PROPOSAL : Qahwah House (Anas)

Channel Letters - Logo Contour Sign- Capsule Sign : (side 1)

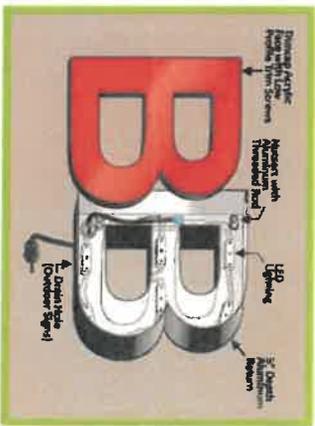
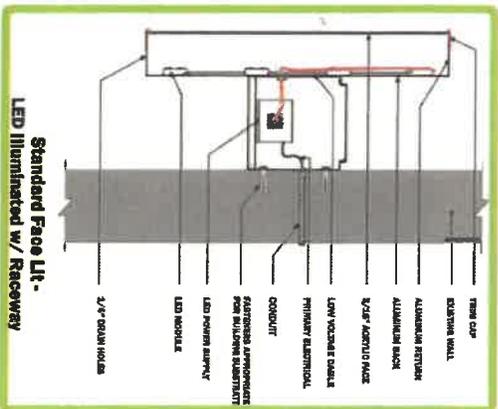


- Sign Description:**
- 156"x38" tall Contour logo w/ Channel Letters "Qahwah House" with white Acrylic Faces w/ Burgandy Translucent Vinyl with white border, Black Returns, Black Trim, LED lights - mounted onto raceway onto building facade w/ halo lighting
 - 120" x 10" Light up Capsule Sign "PREMIUM ORGANAIC COFFEE" with white Acrylic face with 2 color layered vinyl, Black Return, Black Trim, LED Lights - flush mount onto front facade of building -

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Quote good for: 30 days

**OUTDOOR SIGN
INSTALL DIAGRAM
USING RACEWAYS**



1218 Madison Avenue - Toledo, OH 43604
419.242.38027 - info@innomarkgroup.com

FABRICATION | INSTALLATION | INNOVATION

CITY OF SYLVANIA - SIGN PERMIT

Date Feb. 4th

Permit No. _____

WE, the undersigned, owners or their representatives, of the following described property, do hereby apply to the City of Sylvania for a Sign Permit, based on the following information hereinafter set out.

Street Address: 5577 Monroe St. UNIT N Sylvania, Ohio 43560

Legal Description: Parcel / APN: 82-05139

Property Zoned: B-2 — General Business District

Lot Size: _____ x _____ Lot Type: Corner Interior _____ Through _____

Quantity	Type	Dimensions	Sq. Ft.	Height	Illuminated	
_____	Low Profile or Monument	_____	_____	_____	Yes	No
_____	Awning Sign	_____	_____	_____	Yes	No
_____	Projecting Sign	_____	_____	_____	Yes	No
_____	Area Identification	_____	_____	_____	Yes	No
_____	Pylon Sign	_____	_____	_____	Yes	No
_____	Canopy or Marquee	_____	_____	_____	Yes	No
_____	Window Sign	_____	_____	_____	Yes	No
_____	Suspended/Swinging	_____	_____	_____	Yes	No
<u>2</u>	Wall Sign	<u>14ftx4ft</u>	<u>56sqft</u>	<u>48"</u>	Yes	No
_____	Temporary Sign/Banner	_____	_____	_____	Yes	No

Other Conditions or Comments: Customer is requesting 2 signs considering he is at a corner location with the side of his building facing the street & the front of his building facing the parking lot

Owner's Name: Anas Balaa

Submitted by (Agent): Innomark Group, LLC
(Individual or Company)

Address: 1218 Madison Ave Toledo, Ohio 43604
(Street, City, State, Zip Code)

Email: info@innomarkgroup.com Telephone Number: 419.242.3607

Applicant's Signature: _____

_____ Requires Board of Architectural Approval Approval Date: _____

Issued by: Zoning Administrator _____ Date Issued _____

Any permit issued upon a false statement of any fact which is material to the issuances hereof shall be void.

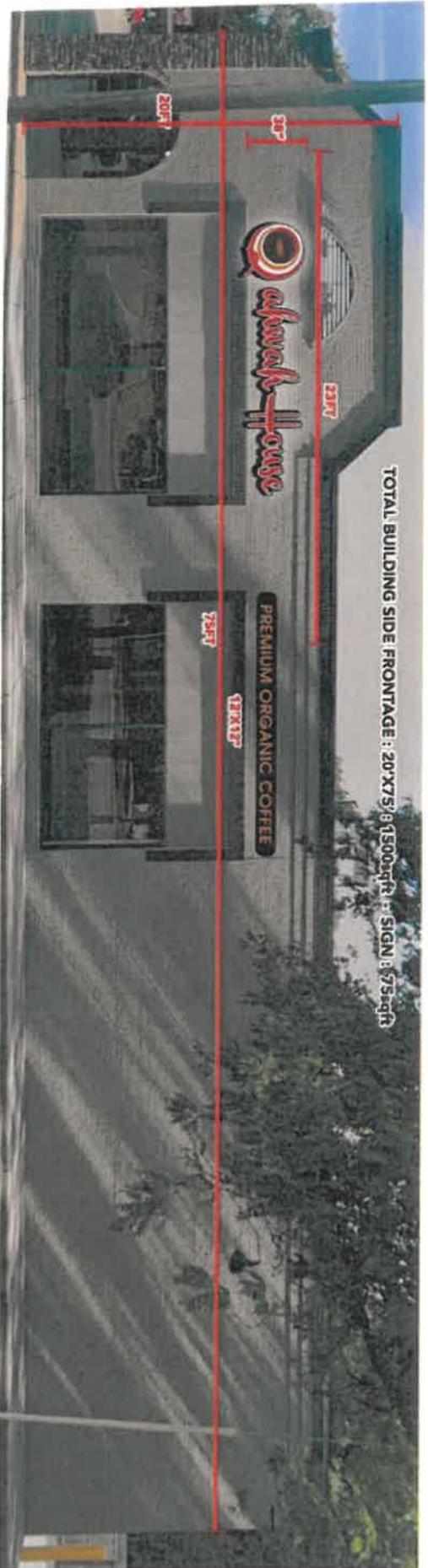
For Office Use Only

Date: _____ Check #: _____ Cash: _____ Permit Fee: \$ _____

SIGN PROPOSAL : Qahwah House (Anas)

Channel Letters - Logo Contour Sign-Capsule Sign : (side 2)

Quote good for: 30 days



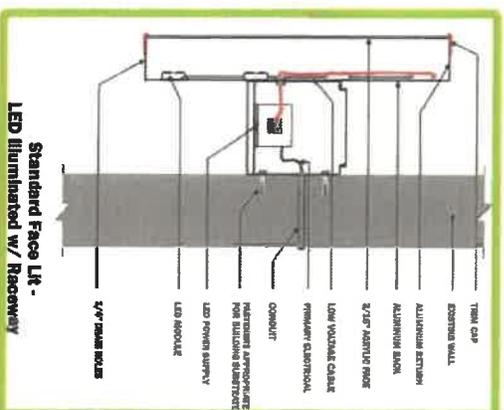
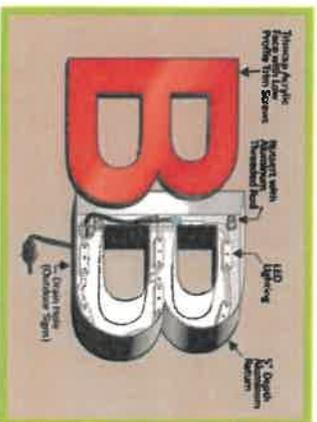
Sign Description:

- 1.56"x38" tall Contour logo w/ Channel Letters "Qahwah House" with white Acrylic Faces w/ Burgandy Translucent Vinyl with white border, Black Returns, Black Trim, LED lights - mounted onto raceway onto building facade w/ halo lighting
- 144" x 12" Light up Capsule Sign "PREMIUM ORGANIC COFFEE" with white Acrylic face with 2 color layered vinyl, Black Return, Black Trim, LED Lights - flush mount onto front facade of building



FABRICATION | INSTALLATION | INNOVATION
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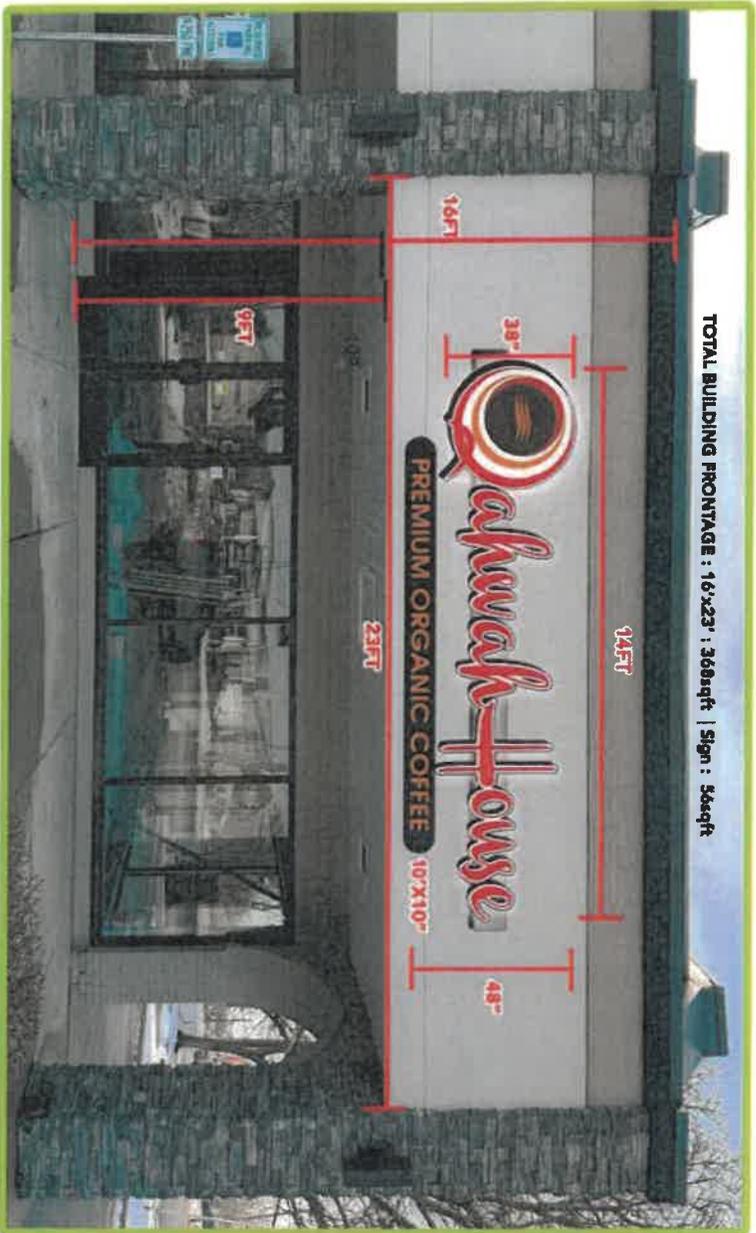


**OUTDOOR SIGN
 INSTALL DIAGRAM
 US&MS RACEWAYS**

**Standard Face LR -
 LED Illuminated w/ Raceway**

SIGN PROPOSAL : Qahwah House (Anas)

Channel Letters - Logo Contour Sign-Capsule Sign : (side 1)



TOTAL BUILDING FRONTAGE : 16'x23' | 368sqft | Sign : 56sqft

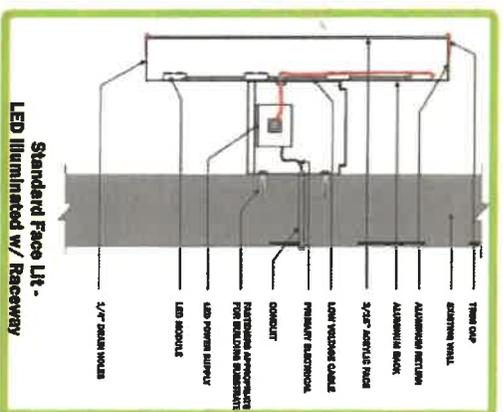
Sign Description:

- 156"x38" tall Contour logo w/ Channel Letters "Qahwah House" with white Acrylic Faces w/ Burgandy Translucent Vinyl with white border, Black Returns, Black Trim, LED lights - mounted onto raceway onto building facade w/ halo lighting
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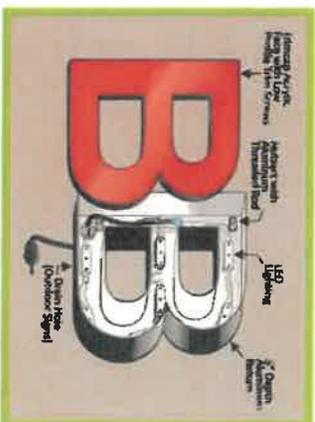
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Quote good for: 30 days

**OUTDOOR SIGN
INSTALL DIAGRAM
USING RACEWAYS**



**Standard Face Lit -
LED Illuminated w/ Raceway**



INNOVARK
GROUP, LLC

FABRICATION | INSTALLATION | INNOVATION

1218 Madison Avenue - Toledo, OH 43604
419.242.8807 - info@innovarkgroup.com