

AGENDA
ARCHITECTURAL REVIEW
June 10, 2026 5:30 PM
Via Zoom

1. Roll call
2. Approval of Minutes of the May 13, 2026 Meeting.
3. Item #1 – App# 13 -2026 Doumet Multi-Family Condos – 4036 McCord Rd
4. Additions

Submitted by,

Cristen Music, Secretary
Municipal Planning Commission



May 8, 2026

Project: Doumet Multi-Family Condos (4036 McCord Rd.)
Purpose: Zoning review
Prepared By: Timothy S. Burns, Zoning Administrator
Zoning District: B-1

Zoning Note: The Review is based on a site plan and the proposed is a 5-unit complex.

1131.08 RESIDENTIAL USES.

(a) Every building hereafter built or located in this District which contains a dwelling unit or units, including duplexes, multiple dwellings and store buildings containing dwellings, shall meet the side yard and rear yard requirements of Section [1125.03](#), and conform to the requirements set forth in Sections [1125.04](#) through [1125.07](#) and [1125.09](#).

1125.03 Minimum Requirements

(a)	Lot Area	9,600 square feet
(b)	Lot Width	80 feet
(c)	Front Yard	25 feet
(d)	Side Yards	10 feet
(e)	Rear Yard	25 feet
(f)	Floor Area	624 square feet

Zoning Note: As proposed, all above conditions are met. Please note; Building plans have not been provided. (Review is based of 5-unit complex).

1125.04 MAXIMUM DENSITY.

The number of dwelling units shall not exceed fifteen per acre. Lot acreage, for this computation, may include one-half of one public street on which the lot acreage abuts.

- Allowable density = .469 acres x 15 = 7 Units (5 units proposed)

Zoning Note: As proposed, all conditions are met.

1125.07 LIVABILITY SPACE.

Livability space is that part of the open space as hereinabove defined remaining after excluding therefrom the nonenclosed space for vehicular parking and vehicular movement. There shall be not less than 1.3 square feet of livability space for each square foot of floor area.

Floor area x 1.3 = minimum livability space (square feet)

- Building Size = 133.58 x 26.75 = 3573.27 x 2 = Total Calculated Square Footage
- 3573.27 x 1.3 = 4645.25

Zoning Note: Calculation Shall be provided by applicant. The condition cannot be determined at this time.

1131.09 SCREENING.

(a) All side and rear yards in this District abutting residentially-zoned land shall be screened therefrom and shall be required to have effective screening suitable for the purpose intended and as required in this section. Such screening shall be esthetically attractive, compatible with the surrounding residentially-zoned properties, and have year-round screening value. Deciduous trees and shrubs are not acceptable for screening purposes. Acceptable for such screening purposes are plantings of spruce, pine, fir or hemlock in sizes sufficient to provide effective screening at the time of planting. Arborvitae (thuja) is not acceptable for permanent screen planting. Plantings shall be so arranged as to provide both effective screening immediately, and yet provide adequate space for development at maturity. Where plant material is used, a growing strip at least six feet in width, measured perpendicular to the lot line, shall be provided. The surface of the growing strip may not be paved or covered over with any material impervious to the free passage of either air or water. Also acceptable for screening purposes are walls or fences constructed of wood products, brick, stone or precast concrete shapes other than blocks.

(b) The above requirements for screening shall be in addition to any applicable requirements of Chapters [1157](#) and [1159](#), pursuant to Section [1131.06](#) for screening, and should any screening be required by two or more provisions of this Zoning Ordinance, the most restrictive requirement shall control.

Zoning Note: The North Property line should be screened. The East side has an established fence at the neighboring property and no fence is required along the South property line

Other Zoning Notes:

Dumpster Enclosure: Design Provided

Zoning Note: The dumpster design shall be enclosed and gated.

Timothy S Burns
Zoning Administrator

KEYED NOTES

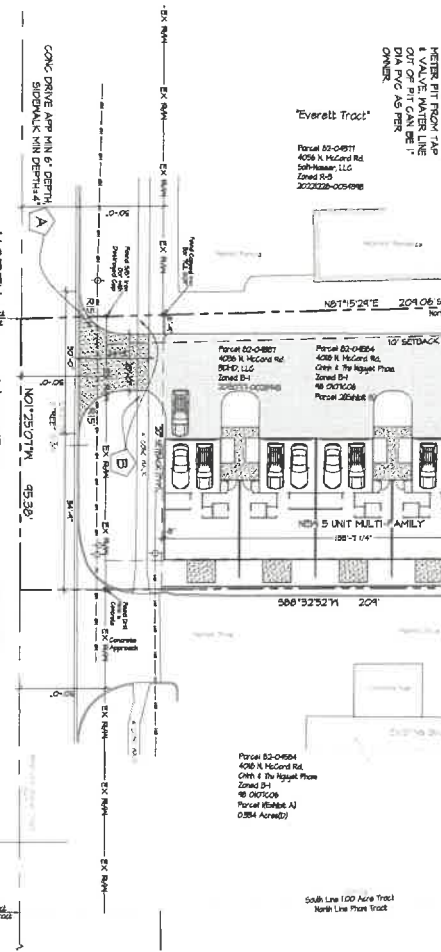
- A CONCRETE DRIVE APPROXIMATE PER CITY OF SYLVANIA STDS
- B REPLACE EXISTING SIDEWALK PER CITY OF SYLVANIA STDS
- C NEW GAS SERVICES, SIZED PER GAS CO
- D DAMPERS, DISCLOSE 5'-0" TALL, MIN. BOARD ON BOARD SOLID SCREEN THICK CONCRETE PAV. ON HILL 6"
- E CONCRETE SIGN AT SAN AS NECESSARY PER CITY OF SYLVANIA REQUIREMENTS
- F NEW 6" DIA SANITARY SERVICE @ 10% MIN BEFORE EXISTING WORK.
- G NEW WATER SERVICE PER AS PER CITY OF SYLVANIA REQUIREMENTS. MAKE 1" AIR GAPS. PROVIDE STANDARDS, PROVIDE COPPER LINE INTO WATER MAIN. WATER MAIN LINE OUT OF PIT CAN BE 1" DIA PVC AS PER OWNER.

LEGAL DESCRIPTION

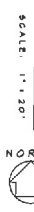
Part of the Southeast 1/4 of Section 15, Township 4 South, Range 4 East, Ohio County, Ohio
 City of Sylvania, N. McCord Rd. Parcel 62-04857 Parcel 62-04858

SHEET INDEX

- 51 SITE PLAN
- 52 STORM & GRADING PLAN
- 53 DRAINAGE PLAN
- APPENDIX: GENERAL NOTES, CITY OF SYLVANIA



SITE PLAN



LEGAL DESCRIPTION

6.4 15 SW/4 NLY 4536 FT
 SLY 410251 FT NLY 204 FT

GENERAL NOTES

- 1 EXCEPT AS NOTED BY THESE PLANS AND BY THE DETAILED SPECIFICATIONS PERTAINING THEREIN, ALL WORK SHALL BE GOVERNED BY THE CITY OF SYLVANIA LOCAL GOVT. CONSTRUCTION STANDARDS AND BY THE STATE OF OHIO DEPARTMENT OF PUBLIC SAFETY CONSTRUCTION AND MATERIAL SPECIFICATIONS DATED JANUARY 11, 2025 AND SUPPLEMENTS THEREIN.
- 2 THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS AND APPROVALS FOR INSPECTION IN ADVANCE OF THE START OF CONSTRUCTION.
- 3 THE LOCATION OF ALL UNDERGROUND UTILITIES IS APPROXIMATE. THE EXACT LOCATION OF ANY UNDERGROUND UTILITIES SHALL BE DETERMINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGE TO EXISTING UTILITIES CAUSED BY HIS OPERATIONS.
- 4 SOIL EROSION AND SEDIMENTATION BEST MANAGEMENT PRACTICE (BMP) MEASURES WILL BE INSTALLED PRIOR TO START OF ANY EXCAVATION AND MAINTAINED THROUGHOUT ALL CONSTRUCTION. ALL BEST MANAGEMENT PRACTICES SHALL BE INSTALLED TO THE SATISFACTION OF CITY OF SYLVANIA WHICH MAY REQUIRE THE WORK TO BE STOPPED AND THE STORM DRAINAGE SYSTEM REDESIGNED. ALL SANITARY SEWER WORK MUST BE PERFORMED UNDER THE INSPECTION OF THE CITY OF SYLVANIA SEWER DEPT.
- 5 WATER SERVICE, ALL WATER SERVICE WORK MUST BE PERFORMED UNDER THE INSPECTION OF THE CITY OF SYLVANIA WATER DEPT.

CITY OF SYLVANIA

ALL WATER WORK MUST BE PERFORMED UNDER THE INSPECTION OF THE CITY WATER DEPT. NOTIFICATION MUST BE GIVEN AT A MINIMUM OF 48 HOURS IN ADVANCE OF THE WORK. CALL 811 (SANITARY WORK) OR 419-233-7350 TO ARRANGE FOR INSPECTION OF THIS WORK.

ALL SANITARY SEWER WORK MUST BE PERFORMED UNDER THE INSPECTION OF THE CITY SEWER DEPT. BE GIVEN AT A MINIMUM OF 48 HOURS IN ADVANCE OF THE WORK. CALL 811 (SEWER WORK) OR 419-233-7350 TO ARRANGE FOR INSPECTION OF THIS WORK.

CONTRACTOR SHALL NOT INSTALL OR REPAIR ANY STORMWATER COLLECTION BASINS OR DOWNSPOUTS UNLESS 811 TO AN

Know what's below.
 Call before you dig.



DATE: 04/22/25

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25-23

DATE:
04/22/25

DOUMET MULTI - FAMILY
 4036 NORTH McCORD ROAD SYLVANIA, OHIO 43180
SITE & UTILITY PLAN

COLONY + COLONY LTD.
 CIVIL ENGINEERS
 P.O. Box 15868 Toledo, Ohio 43606
 419-251-2229 colonyce@ccnet.com

COGER/SHAMBERGER
 ARCHITECT, INC.
 419-537-9759 FAX: 419-537-6569
 4427 TALMADGE ROAD SUITE H
 TOLEDO, OHIO 43623



Know what's below.
Call before you dig.



1-800-4-A-DIG
1-800-4-2-DIG

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DATE: 04/20/08

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KEYED NOTES

- A CONCRETE PAVING (TOP ELEV.) + (FIN. ELEV.) - 6" ±, TYP
- B CONNECT TO EXIST CH48 INV. 6'E ± 645.02
- C 12" IN. OR LARGER INLINE DRAIN

STORM & GRADING PLAN

SCALE: 1" = 30'

SITE REQUIREMENTS

1. Copy of city book of laws or zoning map.
2. Copy of plat of subdivision showing location of subject property, lot & adjacent lots.
3. North 1/4 of section showing 82 feet use of McCord Rd. approximately 300 feet south of subject property (see 1-800-NUMBER 800).
4. Any additional resources have been performed to identify any additional or unshown structures that are located on the site.
5. No structure and/or use on land or other improvements that violate any applicable provisions of the zoning laws.

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- A CONCRETE PAVING (TOP ELEV.) + (FIN. ELEV.) - 6" ±, TYP
- B CONNECT TO EXIST CH48 INV. 6'E ± 645.02
- C 12" IN. OR LARGER INLINE DRAIN

PAVING SECTION



WHEN ARE DRAIN BASINS USED?



WHEN ARE INLINE DRAINS USED?



TYPICAL INSTALLATIONS



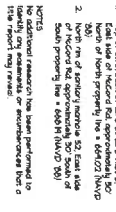
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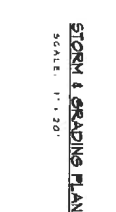
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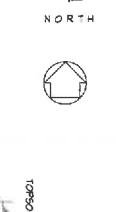
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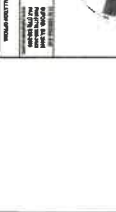
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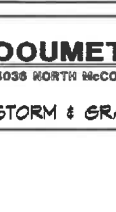
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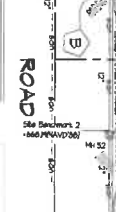
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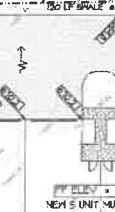
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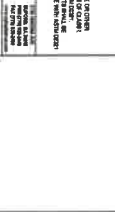
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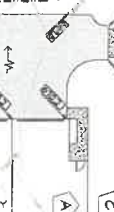
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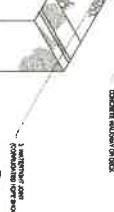
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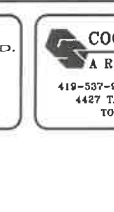
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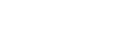
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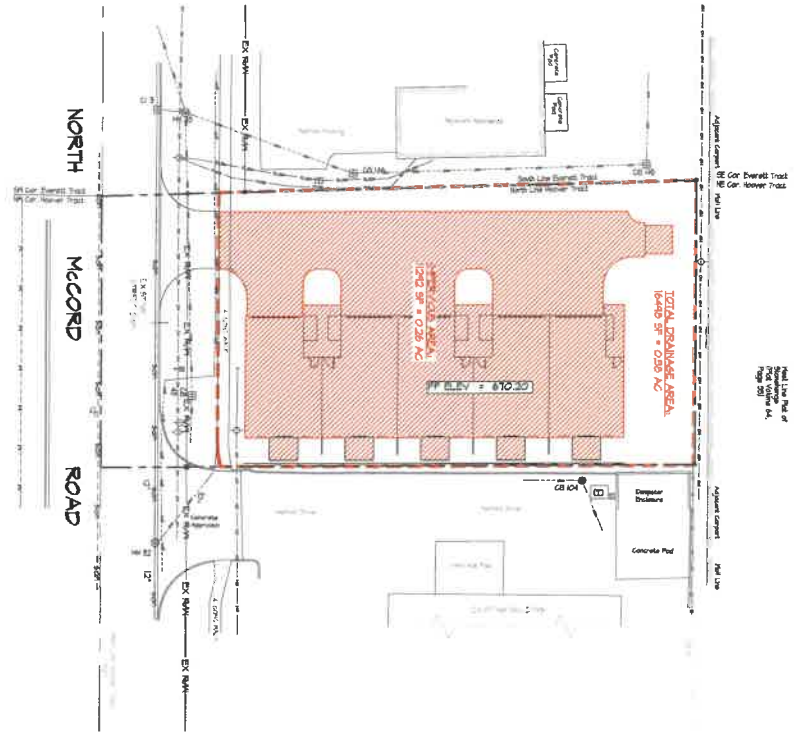
WHEN ARE INLINE DRAINS USED?

WHEN ARE DRAIN BASINS USED?

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2007-0000 10/02 No. 1-20



DRAINAGE PLAN
SCALE: 1" = 20'



NORTH
MCCORD ROAD

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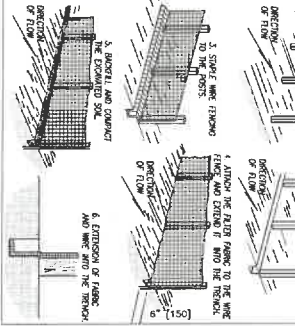
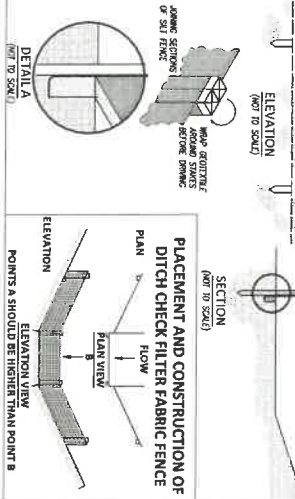
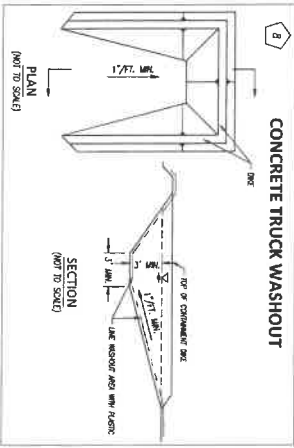
DATE:
04/02/20

DOUMET MULTI - FAMILY
4036 NORTH MCCORD ROAD SYLVANIA, OHIO 43160
DRAINAGE PLAN

COLONY + COLONY LTD.
CIVIL ENGINEERS
P.O. Box 12656 Toledo, Ohio 43606
419-351-3229 colony.c.j@com.net

COGER / SHAMBARGER
ARCHITECT, INC.
419-537-9759 FAX: 419-537-8589
4427 TALMADGE ROAD SUITE H
TOLEDO, OHIO 43623





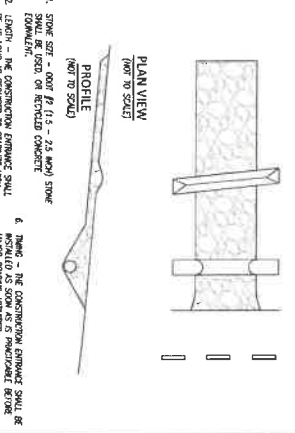
MINIMUM CRITERIA FOR SILT FENCE FABRIC	UNITS	TEST METHOD
MINIMUM TENSILE STRENGTH	120 LBS (53.4 N)	ASTM D 4832
MINIMUM ELONGATION AT 60 LBS	500%	ASTM D 4832
MINIMUM PUNCTURE STRENGTH	50 LBS (22.7 N)	ASTM D 4832
MINIMUM TEAR STRENGTH	40 LBS (18.0 N)	ASTM D 4832
MINIMUM OPENING SIZE	0.075" (1.91 mm)	ASTM D 4832
MINIMUM PERMEABILITY	1.0% SEC ²	ASTM D 4832
MINIMUM STRENGTH REDUCTION	70%	ASTM D 4832

- 1. SILT FENCE**
1. THE DESIGN OF THE SILT FENCE SHALL BE A MINIMUM OF 18 INCHES ABOVE THE NORMAL GROUND SURFACE.
 2. THE SILT FENCE SHALL BE CONSTRUCTED FROM UNWEATHERED MATERIALS.
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- CONSTRUCTION OF A FILTER BARRIER**
1. SET THE STAKES.
 2. SET THE POINTS AND ELEVATION.
 3. STAKE THE FILTER FABRIC TO THE POINTS.
 4. ALLOW THE FILTER FABRIC TO SETLE AND CURE IT AND THE TRUCKS.
 5. BRACE AND COMPLY.
 6. EROSION OF GRAVE.

1. SILT FENCE

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- CONSTRUCTION ENTRANCE**
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2. FILTER SOCK

1. THE DESIGN OF THE FILTER SOCK SHALL BE A MINIMUM OF 18 INCHES ABOVE THE NORMAL GROUND SURFACE.
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- SMALL CONSTRUCTION SITE CONTROLS**
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SYLVANIA CONDOS PROPOSED DEVELOPMENT
 4056 NORTH MCCORD ROAD
 SYLVANIA, OHIO 43260
 SECTION 15 TOWN 9 SOUTH RANGE 6 EAST

EROSION CONTROL DETAILS

FILE: 22182 CD.dwg
 JOB NO.: 22182
 DRAWN BY: KNOVA 2022
 ISSUED: 5/10/23

DGL
 O&L CONSULTING ENGINEERS, LLC
 3455 BIRLAHURST BLVD, SUITE E
 MAUMELI, OH 43057
 PHONE: 614-885-8100
 WWW.DGL-PE.COM

STATE OF OHIO
 REGISTERED PROFESSIONAL ENGINEER
 License No. 22182
 Date: 5/10/23

DATE 5/10/23
REVISION

AGENDA
SYLVANIA MUNICIPAL PLANNING COMMISSION
June 10, 2026 5:30 PM
Via Zoom

1. Roll call
2. Approval of Minutes of the May 13, 2026 Meeting.
3. Item #1 – Transfer and Lot Split - 5821 Heidaway Lane Sylvania, Ohio 43560
4. Additions

Submitted by,

Cristen Music, Secretary
Municipal Planning Commission

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

File Number: _____

Date: 5-12-26

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: 5831 Heidaway In Sylvania OH 43500

Owner's Name: Mary Henderson & Nancy Turner

Owner's Address: 5831 Heidaway In Sylvania OH 43500

Agent for Owner: Feller & Finch engineering/survey Phone: 419-944-4234

Agent's Address: _____

Agent's Email: mbeke1964@gmail.com

Tax Parcel No.: 82-93719 Current Zoning Classification: R-2


Description: Lot Split | combination

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: 5-12-26

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: 5/12/26 Check #: 1711 Cash: — Application Fee: \$ 50.00

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PARCEL SPLIT

1. A parcel of land being part of the South half (1/2) of the East half (1/2) of the East half (1/2) of the Southeast quarter (1/4) of Section Six (6), Town Nine (9) South, Range Six (6) East, in the City of Sylvania, Lucas County, Ohio, said parcel of land being bounded and described as follows:
2. Commencing at the intersection of the South line of the Southeast quarter (1/4) of Section Six (6) with the East line of the Southeast quarter (1/4) of Section six (6) said East line of the Southeast quarter (1/4) of Section Six (6) also being the Centerline of Centennial Road, said point of intersection being marked with a found iron pin in a monument box;
3. thence in a westerly direction along the South line of said Southeast quarter (1/4) Section Six (6), having a bearing of South eighty-seven (87) degrees, forty-two (42) minutes, fourteen (14) seconds West, a distance of six hundred fifty-nine and ninety hundredths (659.90) feet to a point at the West line of the East (1/2) of the East (1/2) of the Southeast (1/4) of said Section Six (6);
4. thence North one (01) degree, six (06) minutes, twenty-nine (29) seconds West along the West line of the East (1/2) of the East (1/2) of the Southeast (1/4) of said Section Six (6) and the easterly line of Summer Place Plat One, as recorded in Plat Volume 137, Pages 50 and 51 of Lucas County Plat Records, passing through a Found PK Nail at a distance of fifty and one hundredths (50.01') feet, a total distance of one hundred eighty-three and thirty-two hundredths (183.32') to a point said point being marked with a set capped iron rebar, said point also being the **Point of Beginning**;
5. thence continuing North one (01) degree, six (06) minutes, twenty-nine (29) seconds West along the West line of the East (1/2) of the East (1/2) of the Southeast (1/4) of said Section Six (6) and the easterly line of Summer Place Plat One, as recorded in Plat Volume 137, Pages 50 and 51 of Lucas County Plat Records, a distance of twenty-eight and eighty-four hundredths (28.84') feet to the intersection of the North line of a parcel of land as described in Official Record 20260113-0001990 Lucas County Deed Records, said point of intersection being marked with a found iron rod;
6. thence North eighty-six (86) degrees, seventeen (17) minutes, forty-eight (48) seconds East along the North line of a parcel of land as described in Official Record 20260113-0001990 Lucas County Deed Records, a distance of thirty-one and thirty-seven hundredths (31.37') feet to the intersection of the East line of a parcel of land as described in Official Record 20260113-0001990 Lucas County Deed Records, said point of intersection being marked with a found iron rod;

7. thence South three (03) degree, forty-two (42) minutes, twelve (12) seconds East along the East line of a parcel of land as described in Official Record 20260113-0001990 Lucas County Deed Records, a distance of thirty and thirty hundredths (30.30') feet to a point, said point being marked with a found iron rod;
8. thence South eighty-eight (88) degrees, fifty-three (53) minutes, thirty-one (31) seconds West along a line, a distance of thirty-two and seventy-one hundredths (32.71') feet to the Point of Beginning.
9. Said parcel of land having an area of 947 square feet or 0.0217 acres of land, more or less. All within Tax Parcel Number 82-93569

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

Said set capped iron rebar being a 5/8" diameter and 30" long iron rebar with plastic cap stamped "Feller Finch".

The above description is based on a field survey performed under my supervision during May 2026.

Prior Deed Reference is Official Record 20260113-0001990, Lucas County Deed Records.

Prepared by:

FELLER, FINCH & ASSOCIATES, INC.


D. Edward Thornton, P. S.
Professional Surveyor No. 7827



COMBINATION

1. A parcel of land being part of the South half (1/2) of the East half (1/2) of the East half (1/2) of the Southeast quarter (1/4) of Section Six (6), Town Nine (9) South, Range Six (6) East, in the City of Sylvania, Lucas County, Ohio, said parcel of land being bounded and described as follows:
2. Commencing at the intersection of the South line of the Southeast quarter (1/4) of Section Six (6) with the East line of the Southeast quarter (1/4) of Section Six (6) said East line of the Southeast ¼ of Section Six (6) also being the Centerline of Centennial Road, said point of intersection being marked with a found iron pin in a monument box;
3. thence in a westerly direction along the South line of said Southeast quarter (1/4) Section Six (6), having a bearing of South eighty-seven (87) degrees, forty-two (42) minutes, fourteen (14) seconds West, a distance of six hundred fifty-nine and ninety hundredths (659.90) feet to a point at the West line of the East (1/2) of the East (1/2) of the Southeast (1/4) of said Section Six (6);
4. thence North one (01) degree, six (06) minutes, twenty-nine (29) seconds West along the West line of the East (1/2) of the East (1/2) of the Southeast (1/4) of said Section Six (6) and the easterly line of Summer Place Plat One, as recorded in Plat Volume 137, Pages 50 and 51 of Lucas County Plat Records, passing through a Found PK Nail at a distance of fifty and one hundredths (50.01') feet, a total distance of one hundred eighty-three and thirty-two hundredths (183.32') to a point being marked with a set capped iron rebar, said point also being the Point of Beginning;
5. thence continuing North one (01) degree, six (06) minutes, twenty-nine (29) seconds West along the West line of the East (1/2) of the East (1/2) of the Southeast (1/4) of said Section Six (6) and the easterly line of Summer Place Plat One, as recorded in Plat Volume 137, Pages 50 and 51 of Lucas County Plat Records, a distance of eighty and zero hundredths (80.00') feet to the intersection of the South line of Lot 1 in Pine Tree Villas, as recorded in Volume 146, page 75 and 76 Lucas County Plat Records, said point of intersection being marked with a found iron pin;
6. thence North eighty-eight (88) degrees, fifty-three (53) minutes, thirty-one (31) seconds East along the South line of Lot 1 in Pine Tree Villas, as recorded in Volume 146, page 75 and 76 Lucas County Plat Records, a distance of one hundred eighteen and eighty-one hundredths (118.81') feet to the intersection of the westerly Right of Way line of Heidaway Lane, said point of intersection being marked with a found iron pin;
7. thence South one (01) degree, seventeen (17) minutes, forty-nine (49) seconds East along the westerly Right of Way line of Heidaway Lane, a distance of eighty and zero

hundredths (80.00') feet to the intersection of the North line of a parcel of land as described in Official Record 20260113-0001990 Lucas County Deed Records said point of intersection being marked with a found iron rod;

8. thence South eighty-eight (88) degrees, fifty-three (53) minutes, thirty-one (31) seconds West along the North line of a parcel of land as described in Official Record 20260113-0001990 Lucas County Deed Records, a distance of one hundred nineteen and seven hundredths (119.07') feet to the **Point of Beginning**.
9. Said parcel of land having an area of 9,515 square feet or 0.218 acres of land, more or less.

The above described parcel of land consists of:

947 square feet or 0.0217 acres of land within Tax Parcel No. 82-93569

8,568 square feet or 0.1966 acres of land within Tax Parcel No. 82-93719

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

Said set capped iron rebar being a 5/8" diameter and 30" long iron rebar with plastic cap stamped "Feller Finch".

The above description is based on a field survey performed under my supervision during May 2026.

Prior Deed Reference is Official Record 20260113-0001990, Lucas County Deed Records and Official Record 20220727-0033361, Lucas County Deed Records.

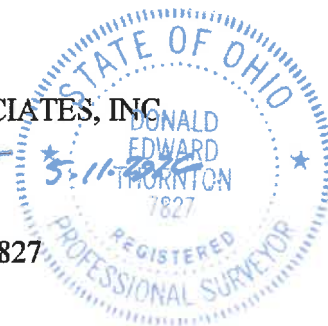
Prepared by:

FELLER, FINCH & ASSOCIATES, INC



D. Edward Thornton, P. S.

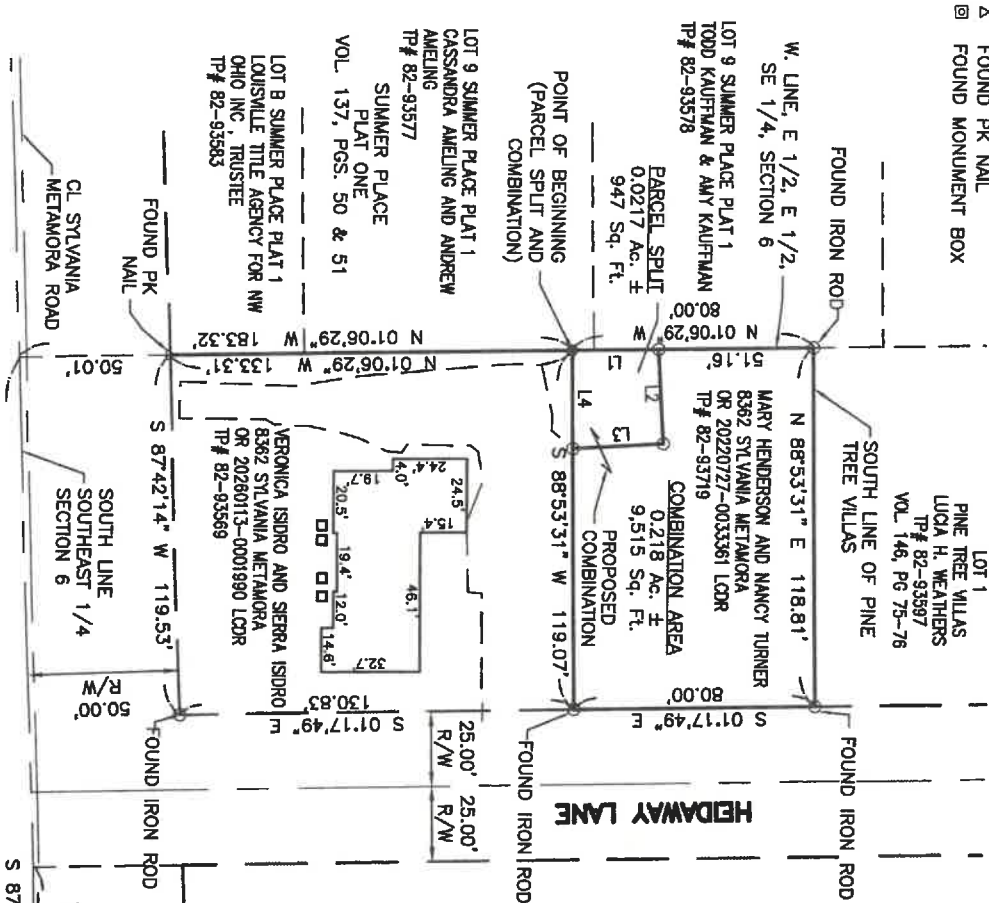
Professional Surveyor No. 7827



BOUNDARY SURVEY / PARCEL SPLIT

PART OF THE SOUTH 1/4 OF THE EAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWN 9 SOUTH, RANGE 6 EAST, CITY OF SYLVANIA, LUCAS COUNTY, OHIO

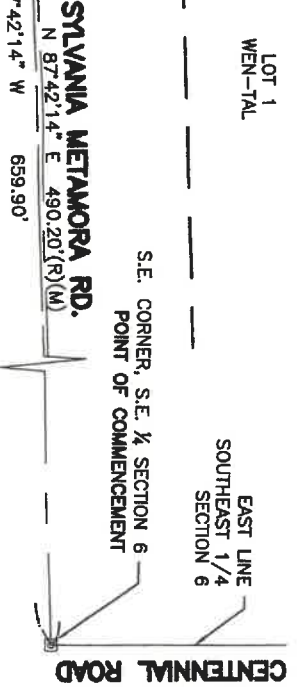
- LEGEND**
- FOUND IRON PIN
 - SET CAPPED IRON REBAR
 - ▲ FOUND PK NAIL
 - ▣ FOUND MONUMENT BOX



LINE	BEARING	DISTANCE
1	N 01°06'29" W	28.84'
2	N 86°17'48" E	31.37'
3	S 03°42'12" E	30.30'
4	S 88°53'31" W	32.71'

NOTE:
I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS THE RESULT OF A TRUE AND ACCURATE BOUNDARY SURVEY PERFORMED UNDER MY SUPERVISION DURING MAY 2026, AND ALSO THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE "MINIMUM STANDARDS FOR BOUNDARY SURVEYS" IN THE STATE OF OHIO ADMINISTRATIVE CODE CHAPTER 4733-37, AND LOCAL REQUIREMENTS

D. Edward Thornton
D. Edward Thornton
Professional Surveyor No. 7827
Date



 NORTH SCALE: 1"=40' DATE: 5-11-2026 DRAWN BY: LHM/AJI PROJECT NO.: 10S10803 DRAWING: 10-10903FB00A1	 Feller Finch & ASSOCIATES, INC. Engineers • Surveyors	1683 Woodlands Drive, Maumee, Ohio 43537 Phone: (419) 893-3680 Fax: (419) 893-2982 www.fellerfinch.com
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Project: Lot Split 5821 Heidaway Ln.
Purpose: Zoning Review
Prepared By: Timothy S. Burns, Zoning Administrator
Zoning District: R-2

The proposed lot split is reviewed on the following criteria:

1121.02 MINIMUM REQUIREMENTS.

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

- (a) Lot area 7,200 square feet (see Section [1121.03](#) below)
- (b) Lot width 60 feet (see Section [1121.03](#) below)
- (c) Front yard* 25 feet
- (d) Side yards* 6 feet
- (e) Rear yard* 25 feet
- (f) Ground floor area 624 square feet

1121.06 PERMITTED USES.

Permitted uses in R-2 Residential Districts shall be as follows:

- (a) Accessory uses
- (b) Agriculture
- (c) Educational facilities, elementary school
- (d) Educational facilities, high school
- (e) Educational facilities, junior high school
- (f) Educational facilities, nursery school or preschool
- (g) Home Occupations
- (h) Parks, playgrounds and community buildings owned or operated by public agencies.
- (i) Single-family dwellings, detached
- (j) Special uses, as indicated in Chapter [1153](#).
- (k) Utility facilities necessary for local service to the adjacent area.

All criteria is met. There are no other known objections to the proposed split.

Timothy S. Burns
Zoning Administrator