



DEPARTMENT OF PUBLIC SERVICE
TIMOTHY S. BURNS, ZONING ADMINISTRATOR

August 4, 2026

To: Chairman and Members of the Board of Architectural Review
Re: Application Numbers 16-2026 thru 17-2026

Dear Chairman and Members,

Please see the link below for access to 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. **Kroger, 7545 Sylvania Ave., (Application #16-2026)**
One sign for review. The proposed sign is replacement wall sign. The sign meets the sign code. The Zoning Office recommends approval.
2. **Key Bank, 5604 Main St., (Application #17 -2026)**
One sign for review. The proposed sign is new ATM 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 16-2026

X Regulated District _____ Unregulated District X Sign

Name of Business: Kroger

Address of Business: 7545 Sylvania Ave

Property Zoned: B-2

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

Existing 'pharmacy drive thru' sign at Kroger being replaced with new branding. New sign adds

Kroger logo and 'Pickup' wording.

Proposed or Estimated Cost of Project: \$ \$5,000

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.

Joseph Linsky

Printed Name: Applicant or Applicant's Agent

[Signature]

June 10, 2026

Signature: Applicant or Applicant's Agent

(Date)

[Redacted]
Complete Address: Applicant or Applicant's Agent:

[Redacted]
Email: Applicant or Applicant's Agent

[Redacted]
Telephone Number: Applicant or Applicant's Agent

For Office Use Only

Amount Paid [Redacted]

Date Paid [Redacted]

Paid by Check [Redacted]

Cash [Redacted]

Received by: [Redacted]

CITY OF SYLVANIA - SIGN PERMIT

Date June 10, 2026

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: 7545 Sylvania Avenue

Legal Description: (2015 - From Temp # 80-00204) Sylvan Towne Plat One Lot 8 (See 82-05980)

Property Zoned: B-2

Lot Size: 575' x 635' Lot Type: Corner X 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>1</u>	Wall Sign	<u>100.75" X 175"</u>	<u>122.43 SF</u>	<u>Wall</u>	<u>(Yes)</u>	No
_____	Temporary Sign/Banner	_____	_____	_____	Yes	No

Other Conditions or Comments: Existing sign is being replaced. Wall is 198' long

Owner's Name: Kroger Co an Ohio Corporation

Submitted by (Agent): Joseph Linsky
(Individual or Company)

Address: _____
(Street, City, State, Zip Code)

Email: _____ Telephone Number: _____

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: \$ _____

Rev. 6/2024



CORPORATE OFFICE:
887 CLAYCRAFT ROAD
COLUMBUS, OHIO 43230
PHONE: (614) 475-5181

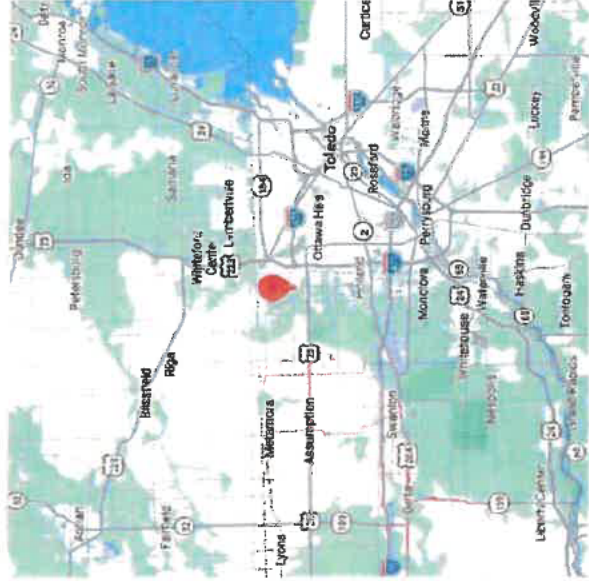
JOB TITLE:
Kroger N895
7545 Sylvania Ave.
Sylvania, OH 43560

DATE: 05.19.20
SALESMAN: Dennis Gray
DESIGNER: Scott Kelley
DRAWING: 803

FILE:
REVISION:
REVISION:
REVISION:

APPROVED ☐
APPROVED WITH CORRECTIONS ☐
NOT APPROVED RESUBMIT ☐
SIGNATURE: _____

YOUR SIGNATURE REPRESENTS FINAL APPROVAL. PLEASE LOOK OVER CAREFULLY. CHECK ALL SPELLING AND GRAMMAR. SIGN VISION CAN NOT BE RESPONSIBLE FOR ANY ERRORS AFTER FINAL APPROVAL.



Kroger

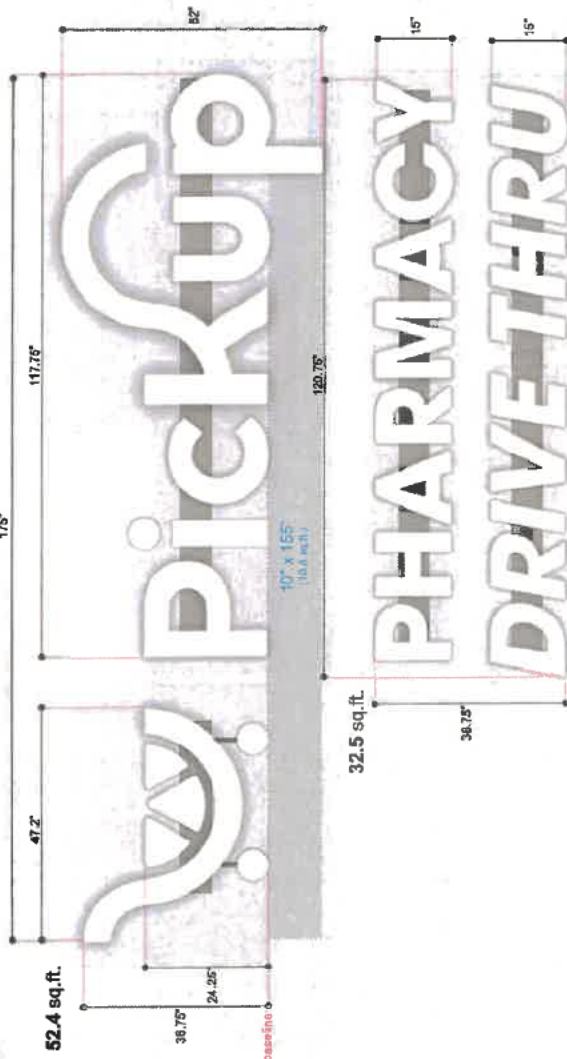


This project is an original design concept created by your personal use in connection with a project planned by you by Sign Vision Co. This design is not to be used, copied, reproduced or exhibited outside of your organization unless written permission has been given by a member of Sign Vision Co.

LOCATION: SYLVANIA, OH

SIGN VISION CO. TITLE: Kroger

WALL RACEWAY CHANNEL LETTERS (Qty. 1)



JOB SPECIFICATIONS

- ☐ Manufacture (1) set of 36.75" x 175" (overall size) LED illuminated (raceway-mounted) channel letters with White faces, White trim cap, and White returns reading: "Cart logo) Pickup". Manufacture (1) set of 38.75" x 120.75" (overall size) LED illuminated (raceway-mounted) channel letters with White faces, White trim cap, and White returns reading: "PHARMACY DRIVE THRU". All raceways painted to match brick fascia. Includes UL labels and power supplies.
- ☐ Equipment and labor to remove & dispose of existing "RX DRIVE THRU" raceway channel letters. Fill holes with mortar patch.
- ☐ Crane truck, bucket truck labor and trailer, and equipment to install (1) set of LED illuminated (raceway mounted) individual channel letters with an overall size of 36.75" x 175" reading: "Cart logo) Pickup" and (1) set of LED illuminated (raceway mounted) channel letters with an overall size of 38.75 x 120.75" reading: "PHARMACY DRIVE THRU", per artwork. Connect to existing electric.

LETTER SPECIFICATIONS

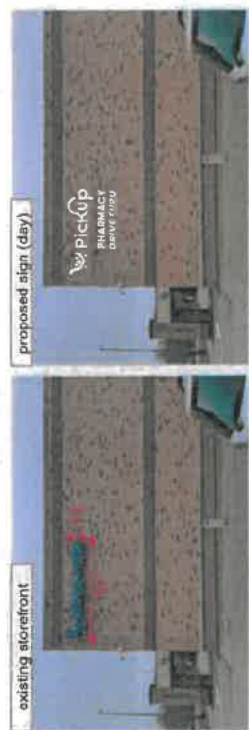
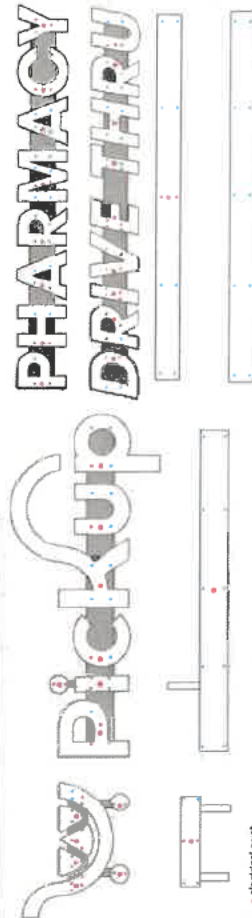
FACE-LIT ON RACEWAY



COSA: ASCE/SEI 7-05

COLOR SPECIFICATIONS

- | | | | |
|---------------------------------|---------------------|--------------------|----------------------------------|
| White
(acrylic letter faces) | White
(trim cap) | White
(returns) | (TBD - match brick)
(recurve) |
|---------------------------------|---------------------|--------------------|----------------------------------|



BOARD OF ARCHITECTURAL REVIEW APPLICATION

Application Number 17-2026

☒ Regulated District ☐ Unregulated District ☒ Sign

Name of Business: Key Bank

Address of Business: 5604 N. Main St. Sylvania, OH. 43560

Property Zoned: B-3

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

Install internally-illuminated awning, to be mounted on existing support posts over ATM

Proposed or Estimated Cost of Project: \$ 9,000

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.

Patty Ybarra

Printed Name: Applicant or Applicant's Agent

Patty Ybarra

Signature: Applicant or Applicant's Agent

5/22/26

(Date)

Complete Address: Applicant or Applicant's Agent:

Email: Applicant or Applicant's Agent

Telephone Number: Applicant or Applicant's Agent

For Office Use Only

Amount Paid

Date Paid

Paid by Check

Cash

Received by:

Rev 6/24

CITY OF SYLVANIA - SIGN PERMIT

Date 5/22/26

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: 5604 N. Main St. Sylvania, OH. 43560

Legal Description: WHITEFORD LOT 37 & 38 EXC N 50 FT

Property Zoned: B-3

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

Quantity	Type	Dimensions	Sq. Ft.	Height	Illuminated	
	Low Profile or Monument				Yes	No
<u>1</u>	Awning Sign	<u>3' x 7'</u>	<u>21 sf.</u>	<u>12' OAH</u>	☒	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
	Wall Sign				Yes	No
	Temporary Sign/Banner				Yes	No

Other Conditions or Comments: _____

Owner's Name: WFZ PROPERTIES LLC A LIMITED LIABILITY COMPANY

Submitted by (Agent): GARDNER SIGNS

Address: _____
(Street, City, State, Zip Code)

Email: _____ Telephone Number: _____

Applicant's Signature: _____

☒ Requires Board of Architectural Approval Approval Date: _____

Issued by: Zoning Administrator

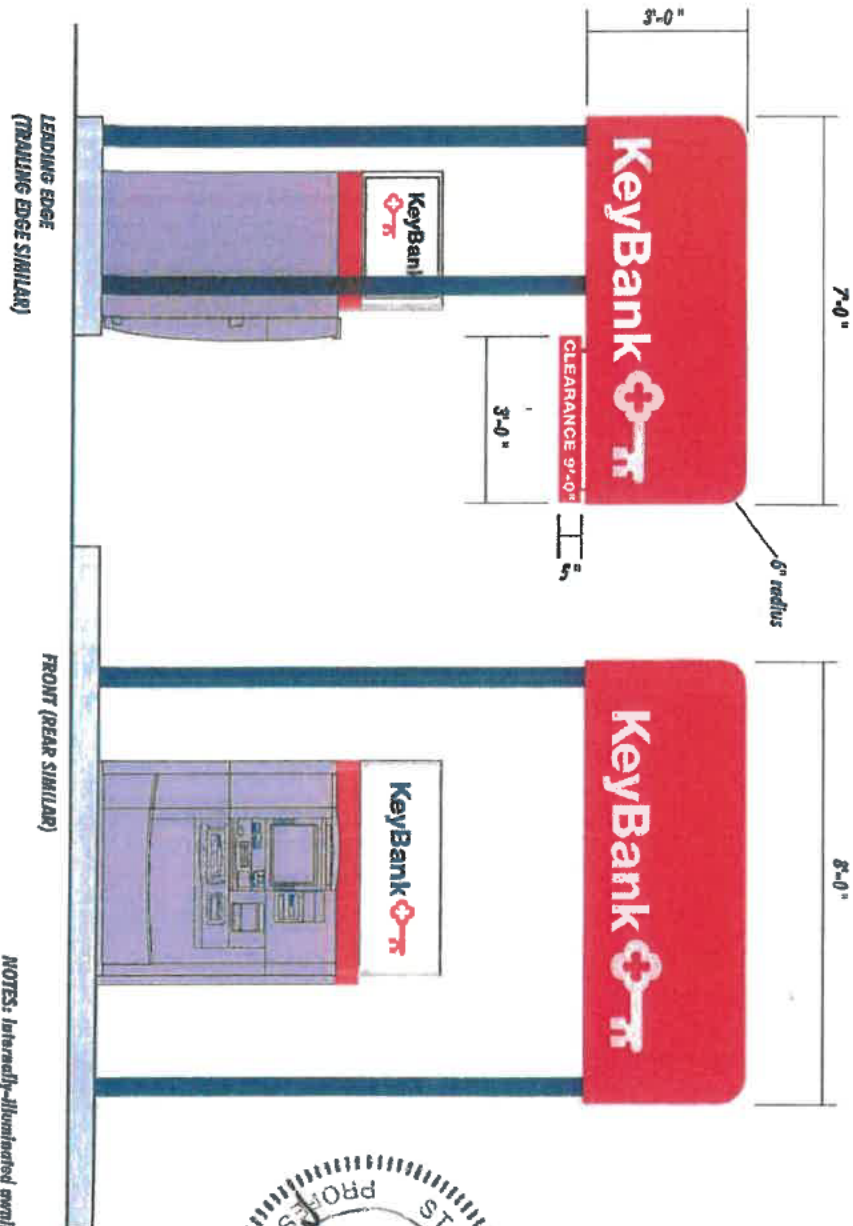
Date Issued

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: \$ _____

Rev. 6/2024



NOTES: Internally-illuminated awning, to mount on existing support posts above ATM, awning to have graphics on four sides. Copy and logos to be white, reversed out of Coolley Brite II #2283 Dark Red fabric. Clearance 9'-0" to be white vinyl, applied to suspended aluminum panel with painted red PMS #1795C background. Awning to have mesh in soffit at overhang portion above ATM, bottom to have aluminum cover.

RATED 120 VOLTS
ATM AWNING

NOTE: due to printer limitations, colors shown may not exactly match specified. Refer to material charts for true colors.



Brilliant Electric Sign Co., Ltd.

4811 VAN EPPS RD., CLEVELAND, OHIO 44131 (216)741-3800

NOTE: THIS IS AN ORIGINAL UNPUBLISHED DRAWING, CREATED BY BRILLIANT SIGNS. IT IS SUBMITTED FOR YOUR PERSONAL USE, IN CONJUNCTION WITH A PROJECT BEING PLANNED FOR YOU. IT IS NOT TO BE USED, REPRODUCED, COPIED OR EXHIBITED IN ANY FASHION.

COMPANY NAME	KeyBank	SALESMAN	H	DATE	3-23-26	REVISION		DESIGN NO.	B26-474
LOCATION	5604 North Main St., Sylvania, Ohio	DESIGNER	DM	SCALE	1/2" = 1'-0"			COPYRIGHT ©	2026

FILE NAME: N:\key OH\5604 north main ATM canopy



DEPARTMENT OF PUBLIC SERVICE
TIMOTHY S. BURNS, ZONING ADMINISTRATOR

August 6, 2026

To: Chairman and Members of the Planning Commission
Re: Application Overview

Dear Chairman and Members,

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

**1. Sup 4 2026 – 7-11 Fuel Station
5800 Monroe St. (82-04454)**

City Council has referred to the Planning Commission a SUP Petition Application to amend a portion of the property of 5800 Monroe St. This particular item was tabled in discussion from the July PC Meeting. For review is the proposed use of a recently approved parcel split from 5800 Monroe St. The split parcel was approved at the July 2026 PC meeting. The proposed was tabled for discussion and further review and clarification on the following items:

- 24-hour operations
- Bonding any installed fuel tanks for future removal
- Ingress/Egress alignment and egress cue from 7-11 and at the light at the Alexis Rd./Elliot Rd traffic light and intersection.

**2. ZA-1-2026 – Louisville Title – Proposed Plan Development
Brint Road at 7527 (TDP 82-82-93531), 7723 (TDP 82-93530), and 7535 (TDP 82-93529)**

City Council has referred to the Planning Commission a Zoning Amendment Petition Application request to amend the zoning for three (3) existing parcels at the southwest corner of Brint Road and King Road. The parcels are located along Brint Road at 7527 (TDP 82-82-93531), 7723 (TDP 82-93530), and 7535 (TDP 82-93529).

The existing zoning for all three parcels is R-1. The Petition is requesting a change to R-1 PD to allow for one of the lots to be used for two-family residential purposes.

On the enclosed Site Plan Lots 1, 2, and 3 would be used for single-family residential purposes with access from Brint Road. Lot 4 would be used for two-family residential purposes with access from King Road.

Sincerely,
Timothy S. Burns
Zoning Administrator
City of Sylvania



May 8, 2026

Project: Brint & King PD – Millstream Development Co.
Purpose: Zoning review
Prepared By: Timothy S. Burns, Zoning Administrator
Zoning District: R-1 Planned Development

R-1 Single Family Large Lot District

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

Planned Development

1155.01 PURPOSE.

The purpose of this Chapter is to make this Zoning Ordinance flexible in relation to new development ideas and changing conditions by providing a means for considering and approving new and creative developments which do not meet the exact requirements of this Zoning Ordinance, but which do meet the general purposes of the Ordinance and are not detrimental to the community. The Planned Development (PD) is a voluntary procedure that provides an overlay zoning district that encourages innovative urban and architectural design, conservation of significant natural features or consolidation of open space in order to provide for a mixture of uses with an open space in order to provide for a mixture of uses with an integrated design.

1155.04 RESIDENTIAL DEVELOPMENT STANDARDS.

Dwelling units may be any single or combination of single family, zero lot line, attached house, duplex, or multi-family housing unit. Housing density may not exceed permitted densities applicable to the existing zoning district by more than one and one half times. Residential areas to be developed adjacent to existing residential areas shall be developed with comparable housing types and at comparable densities.

1155.05 DESIGN.

The applicant for PD approval is encouraged to demonstrate excellence in architectural and site design. Specific development standards are intentionally broad and general to allow maximum flexibility and creativity. It is anticipated that applicants for PD approval will utilize this flexibility to enable the creation of highly attractive and functional urban spaces. The architectural design and materials must, however, be compatible with surrounding and internal development. Developers are encouraged to identify local historic elements to build upon in the design process to help create an authentic sense of place and interest. The PD should also advance design concepts that incorporates motorized and non-motorized travel and creates functional and attractive mobility choices. Sidewalks or other approved non-motorized transportation facilities should be provided to link nonresidential areas with residential areas, both inside and outside the PD.

Timothy S Burns
Zoning Administrator



SYLVANIA CITY COUNCIL
CLAUDIA WITKOWSKI, CLERK OF COUNCIL

July 22, 2026

To: Chairman and Members
Sylvania Municipal Planning Commission

Re: Petition for Zoning Ordinance Amendment ZA-1-2026

Dear Chairman and Members:

Following is an excerpt from the minutes of the July 20, 2026 City Council meeting:

Mr. Murphy moved, Ms. Stough seconded to refer Petition for Zoning Ordinance Amendment Application No. ZA-1-2026 from Louisville Title Agency for N.W. Ohio, Inc., as Trustee for Millstream Development Company for Parcel No. 8293529, 8293530, and 8293531, located at the south side of Brint Rd., immediately west of the intersection with King Rd., to change the current R-1 zoning to R-1 PD zoning to develop four residential lots, to the Municipal Planning Commission for review and recommendation; roll call vote being: Richardson, Murphy, Westphal, McCann, Hansen, Stough; (6) yeas; (0) nays. The motion carried.

Sincerely,

Claudia Witkowski
Clerk of Council

PETITION FOR ZONING ORDINANCE AMENDMENT

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

Application No. ZA-1-2026
Date 2-10-2026

Petitioner Name(s): Louisville Title Agency for N.W. Ohio, Inc., as Trustee for Millstream Development Company

Petitioner Address: [REDACTED]

Email: [REDACTED] Telephone: [REDACTED]

Location of property for which zoning amendment is requested:
Located on the south side of Brint Road, immediately west of the intersection with King Road.

Parcel Nos. 8293529, 8293530 and 8293531

Purpose of amendment request: Proposing a Planned Development (PD) to develop four residential lots.

Current Zoning: R-1 Requested Zoning: R-1 PD

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

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

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

By: [Signature]
Louisville Title Agency for N.W. Ohio, Inc., as Trustee for Millstream Development Company
[Signature]
[Signature]

Date referred by Council: 2-10-2026

Date of Commission Action: _____

Date of Council Action: _____

Action: _____

For Office Use Only

Date: 2-10-2026 Check #: _____ Cash: _____ Fee: \$ _____

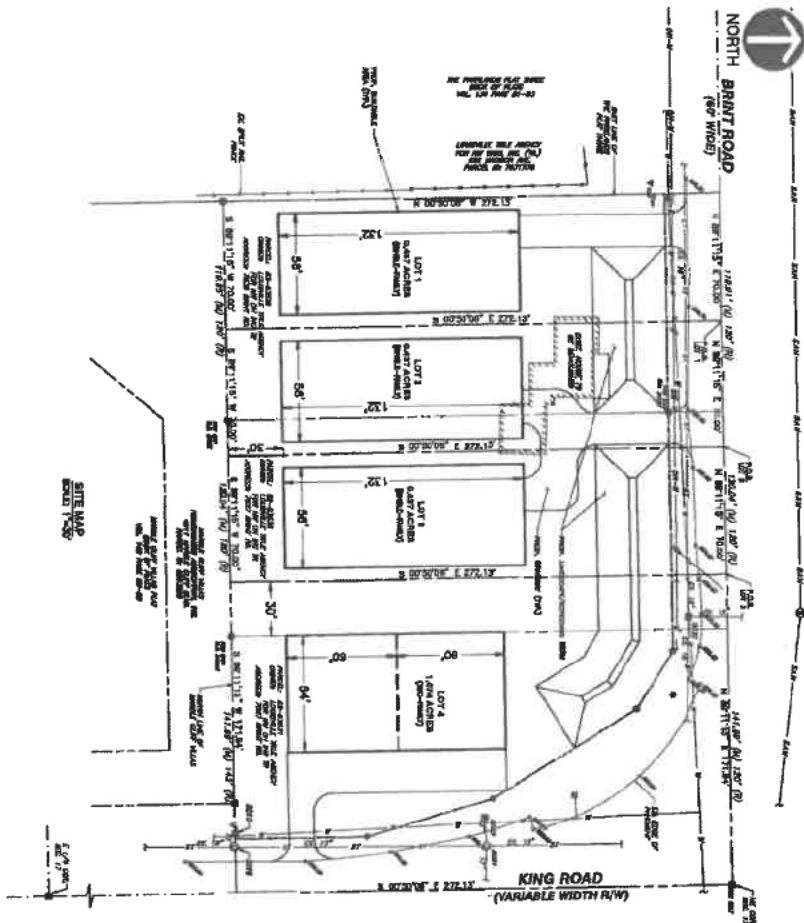
PART OF THE NORTHEAST 1/4 OF SECTION 17,
TOWN 9 SOUTH, RANGE 6 EAST
CITY OF SYLVANIA, LUCAS COUNTY, OHIO



OWNER/TEAM INFORMATION

Dr. J. P. Garza-Ramirez, (President), M.D.,
Dr. Rafael Ruiz, M.D.
Toluca, MEXICO
Tel. (019) 734-4441
E-mail: javiergarza@guadalupe.mx

ILLUSTRATION: STEVEN GRIFFIN/CONCEPT
ARTS; BROWN: MICHAEL ROSE
PUBLISHER, OK 41883
THE JEFFREY M. ROSE
CORPORATION, NEW BRUNSWICK



1. OFFICE OF RECORDS ON FILE AT THE LIBRARY SECURITY RECORDS OFFICE, BUREAU OF ALIENS, BUREAU OF INVESTIGATION, DEPARTMENT OF JUSTICE, 400 ANDREWS AVENUE, WASHINGTON, D.C. 20535.
2. NAME, LIBRARY SECURITY RECORDS OFFICE, BUREAU OF ALIENS, BUREAU OF INVESTIGATION, DEPARTMENT OF JUSTICE, 400 ANDREWS AVENUE, WASHINGTON, D.C. 20535.
3. THE INFORMATION WAS OBTAINED FROM FBI-5A BOOK BY NAME, LIBRARY SECURITY RECORDS OFFICE.

[illegible]

SITE DEVELOPMENT ZONING DATA

[illegible]

PROPOSED SITE USE

THE INFORMATION ON THE COVER OF THIS PUBLICATION
AND THE CONTENTS THEREOF ARE NOT TO BE
REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS
ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM THE PUBLISHER.

FLOODPLAIN CLASSIFICATION

ANTICIPATED SCHEDULE

1) SET BACK	ESTIMATED 2014
2) BUILDING CONSTRUCTION	NOVEMBER 2014
3) LANDSCAPE	NOV 2014

INTERVIEW

[illegible]

DATE _____

KEYWORD RECORD

[illegible][illegible]

One SeaGate
Suite 2050
Toledo, OH 43604
Ph: 419.724.5281
www.cedinc.com



Civil & Environment
Consultants, Inc.

**MILLSTREAM DEVELOPMENT CO.
BRINT & KING PLANNED DEVELOPMENT
SYLVANIA, LUCAS CO., OHIO**

SITE PLAN

DATE	JUL 20 2006	DESIGN BY:	REVISION
DWG SCALE	AS NOTED	CHECKED BY:	PROJECT NO.
PROJECT NAME	358-037.CVD		

C200

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

File Number: _____

Date: _____

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: 7723 Brint Road, Sylvania, OH 43560

Owner's Name: Louisville Title Agency

Owner's Address: _____

Agent for Owner: John Martin

Phone: _____

Agent's Address: _____

Agent's Email: _____

Tax Parcel No.: 8293530

Current Zoning Classification: R1

Description: 6 9 17 NE 1/4 W 120 FT E 262 FT N 272.25 FT ANNEXED FROM SYLVANIA TWP SEE 78-24241

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: 6-15-21

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

Approved: _____ Conditionally Approved: _____ Disapproved: _____

CONDITIONS:

Signed: _____
Secretary - Sylvania Municipal Planning Commission

Date of Approval: _____

For Office Use Only

Date: _____ Check #: _____ Cash: _____ Application Fee: \$ 50.00

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

File Number: _____

Date: _____

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: 7527 Brint Road, Sylvania, OH 43560

Owner's Name: Louisville Title Agency

Owner's Address: [REDACTED]

Agent for Owner: John Martin Phone: [REDACTED]

Agent's Address: [REDACTED]

Agent's Email: [REDACTED]

Tax Parcel No.: 8293531 Current Zoning Classification: R1

Description: 6 9 17 NE 1/4E 142 FT N 272.25 FT SUBJTO LEGAL HWYS AN NEXEDFROM SYLVANIA TWP SEE 78-2 4217

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: [REDACTED] Date: 6-15-76

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: _____ Check #: _____ Cash: _____ Application Fee: \$ 50.00

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

File Number: _____

Date: _____

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: 7535 Brint Road, Sylvania, OH 43560

Owner's Name: Louisville Title Agency

Owner's Address: [REDACTED]

Agent for Owner: John Martin Phone: [REDACTED]

Agent's Address: [REDACTED]

Agent's Email: [REDACTED]

Tax Parcel No.: 8293529 Current Zoning Classification: R1

Description: 6 9 17 NE 1/4 W 120 FT E 382 FT N 272.25 FT ANNEXED FROM SYLVANIA TWP SEE 78-24247

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: [REDACTED] Date: 6-15-26

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

Approved: X Conditionally Approved: _____ Disapproved: _____

CONDITIONS:

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

For Office Use Only

Date: _____ Check #: _____ Cash: _____ Application Fee: \$ 50.00

PLAT OF SURVEY
PART OF THE NORTHEAST 1/4 OF SECTION 17,
TOWN 9 SOUTH, RANGE 6 EAST,
SYLVANIA TOWNSHIP, LUCAS COUNTY, OHIO

LOT 1

Being part of the Northeast Quarter of Section 17, Town 9 South, Range 6 East, Sylvania Township, Lucas County, Ohio, also being part of parcel no. 8293529, being further described as:

Commencing at the Northeast corner of said Section 17, monumented by a found concrete monument, thence along the North line of said Section 17, also being the centerline of Brint Road (60 feet wide), South 89 degrees 11 minutes 15 seconds West 311.94 feet for the Point of Beginning;

Thence South 00 degrees 50 minutes 06 seconds East, through said parcel 8293529 for a distance of 272.13 feet to the South line of said parcel, also being the North line of Marble Cliff Villas, recorded in Volume 149, Page 89-90, Book of Plats, Lucas County Recorder's Office, and a set 5/8 inch x 30 inch capped rebar stamped "CEC, INC. RPS NO. 8151";

Thence along said South line, also being the North line of said Marble Cliff Villas, South 89 degrees 11 minutes 15 seconds West 70.00 feet to the West line of said parcel 8293529, also being the East line of The Parklands Plat Three, recorded in Volume 139, Page 81-83, Book of Plats, Lucas County Recorder's Office, and a concrete monument found;

Thence along said West line, North 00 degrees 50 minutes 06 seconds West, passing a 5/8 inch x 30 inch capped rebar, stamped "CEC, INC. RPS NO. 8151", set at 242.13 feet, continuing for a total distance of 272.13 feet to the North line of said parcel 8293529, also being the North line of said Section 17 and the centerline of Brint Road (60 feet wide);

Thence along said North line, North 89 degrees 11 minutes 15 seconds East 70.00 feet to the Point of Beginning.

Containing 0.437 acres, more or less. Subject to legal highways, easements, and restrictions of record.

The above Description is based on a field survey performed under my supervision which was conducted in February and June of 2026. The Basis of Bearing is the Ohio State Plane Coordinate System, North Zone, NSRS2011, US Survey Feet, observed and measured with GPS along the east line of Section 17. Prepared by Civil & Environmental Consultants, Inc., Scott A. Warnke, Professional Surveyor, Registration No. 8151.

CEC Project 358-037
Sheet 2 of 5
Date: June 17, 2026

**PART OF THE NORTHEAST 1/4 OF SECTION 17,
TOWN 9 SOUTH, RANGE 6 EAST,
SYLVANIA TOWNSHIP, LUCAS COUNTY, OHIO**

LOT 2

Being part of the Northeast Quarter of Section 17, Town 9 South, Range 6 East, Sylvania Township, Lucas County, Ohio, also being parts of parcel no. 8293530 and parcel no. 8293529, being further described as:

Commencing at the Northeast corner of said Section 17, monumented by a found concrete monument, thence along the North line of said Section 17, also being the centerline of Brint Road (60 feet wide), South 89 degrees 11 minutes 15 seconds West 241.94 feet to the Point of Beginning.

Thence South 00 degrees 50 minutes 06 minutes East, through said parcel 8293530 for a distance of 272.13 feet to the South line of said parcel, also being the North line of Marble Cliff Villas, recorded in Volume 149, Page 89-90, Book of Plats, Lucas County Recorder's Office, and a set 5/8 inch x 30 inch capped rebar stamped "CEC, INC. RPS NO. 8151";

Thence along said South line and the South line of said parcel 8293529, also being the North line of said Marble Cliff Villas, South 89 degrees 11 minutes 15 seconds West, passing a capped R.D. Zande rebar found at 20.01 feet, continuing for a total distance of 70.00 feet to a set 5/8 inch x 30 inch capped rebar stamped "CEC, INC. RPS NO. 8151";

Thence North 00 degrees 50 minutes 06 seconds West, through said parcel 8293529, passing a set 5/8 inch x 30 inch capped rebar, stamped "CEC, INC. RPS NO. 8151" at 242.13 feet, continuing for a total distance of 272.13 feet to the North line of said parcel, also being the North line of Section 17 and the centerline of Brint Road (60 feet wide);

Thence along said North line, North 89 degrees 11 minutes 15 seconds East 70.00 feet to the Point of Beginning.

Containing 0.437 acres, more or less. Subject to legal highways, easements, and restrictions of record.

The above Description is based on a field survey performed under my supervision which was conducted in February and June of 2026. The Basis of Bearing is the Ohio State Plane Coordinate System, North Zone, NSRS2011, US Survey Feet, observed and measured with GPS along the east line of Section 17. Prepared by Civil & Environmental Consultants, Inc., Scott A. Warnke, Professional Surveyor, Registration No. 8151.

CEC Project 358-037
Sheet 3 of 5
Date: June 17, 2026

**PART OF THE NORTHEAST 1/4 OF SECTION 17,
TOWN 9 SOUTH, RANGE 6 EAST,
SYLVANIA TOWNSHIP, LUCAS COUNTY, OHIO**

LOT 3

Being part of the Northeast Quarter of Section 17, Town 9 South, Range 6 East, Sylvania Township, Lucas County, Ohio, also being part of parcel 8293530, being further described as:

Commencing at the Northeast corner of said Section 17, monumented by a found concrete monument, thence along the North line of said Section 17 also being the centerline of Brint Road (60 feet wide), South 89 degrees 11 minutes 15 seconds West 171.94 feet for the Point of Beginning.

Thence South 00 degrees 50 minutes 06 seconds East, through parcel 8293530 for a distance of 272.13 feet to the South line of said parcel 8293530, also being the North line of Marble Cliff Villas, recorded in Volume 149, Page 89-90, Book of Plats, Lucas County Recorder's Office, and a set 5/8 inch x 30 inch capped rebar stamped "CEC, INC. RPS NO. 8151";

Thence along said South line, South 89 degrees 11 minutes 15 seconds West 70.00 feet to a set 5/8 inch x 30 inch capped rebar stamped "CEC, INC. RPS NO. 8151";

Thence North 00 degrees 50 minutes 06 seconds West, through said parcel 8293530, passing a 5/8 inch x 30 inch capped rebar stamped "CEC, INC. RPS NO. 8151", set at 242.13 feet, continuing for a total distance of 272.13 feet to the North line of said parcel, also being the North line of said Section 17 and the centerline of Brint Road (60 feet wide);

Thence along said North line, North 89 degrees 11 minutes 15 seconds East 70.00 feet to the Point of Beginning.

Containing 0.437 acres, more or less. Subject to legal highways, easements, and restrictions of record.

The above Description is based on a field survey performed under my supervision which was conducted in February and June of 2026. The Basis of Bearing is the Ohio State Plane Coordinate System, North Zone, NSRS2011, US Survey Feet, observed and measured with GPS along the east line of Section 17. Prepared by Civil & Environmental Consultants, Inc., Scott A. Warnke, Professional Surveyor, Registration No. 8151.

CEC Project 358-037
Sheet 4 of 5
Date: June 17, 2026

**PART OF THE NORTHEAST 1/4 OF SECTION 17,
TOWN 9 SOUTH, RANGE 6 EAST,
SYLVANIA TOWNSHIP, LUCAS COUNTY, OHIO**

LOT 4

Being part of the Northeast Quarter of Section 17, Town 9 South, Range 6 East, Sylvania Township, Lucas County, Ohio, also being all of parcel 8293531 and part of parcel 8293530, being further described as:

Commencing at the Northeast corner of said Section 17, monumented by a found concrete monument, for the Point of Beginning.

Thence along the East line of said Section 17, also being the centerline of King Road (variable width), South 00 degrees 50 minutes 06 seconds East 272.13 feet to the south line of parcel no. 8293531;

Thence along the South line of parcel 8293531 and parcel 8293530, also being the North line of Marble Cliff Villas, recorded in Volume 149, Page 89-90, Book of Plats, Lucas County Recorder's Office, South 89 degrees 11 minutes 15 seconds West, passing a concrete monument found at 50.11 feet, and passing a capped R.D. Zande rebar found at 142.03 feet, continuing for a total distance of 171.94 feet to a set 5/8 inch x 30 inch capped rebar stamped "CEC, INC. RPS NO. 8151";

Thence North 00 degrees 50 minutes 06 seconds West, through said parcel 8293530, passing a 5/8 inch x 30 inch capped rebar stamped "CEC, INC. RPS NO. 8151" set at 242.13 feet, continuing for a total distance of 272.13 feet to the North line of said parcel, also being the North line of said Section 17 and the centerline of Brint Road (60 feet wide);

Thence along said North line, North 89 degrees 11 minutes 15 seconds East 171.94 feet to the Point of Beginning.

Containing 1.074 acres, more or less. Subject to legal highways, easements, and restrictions of record.

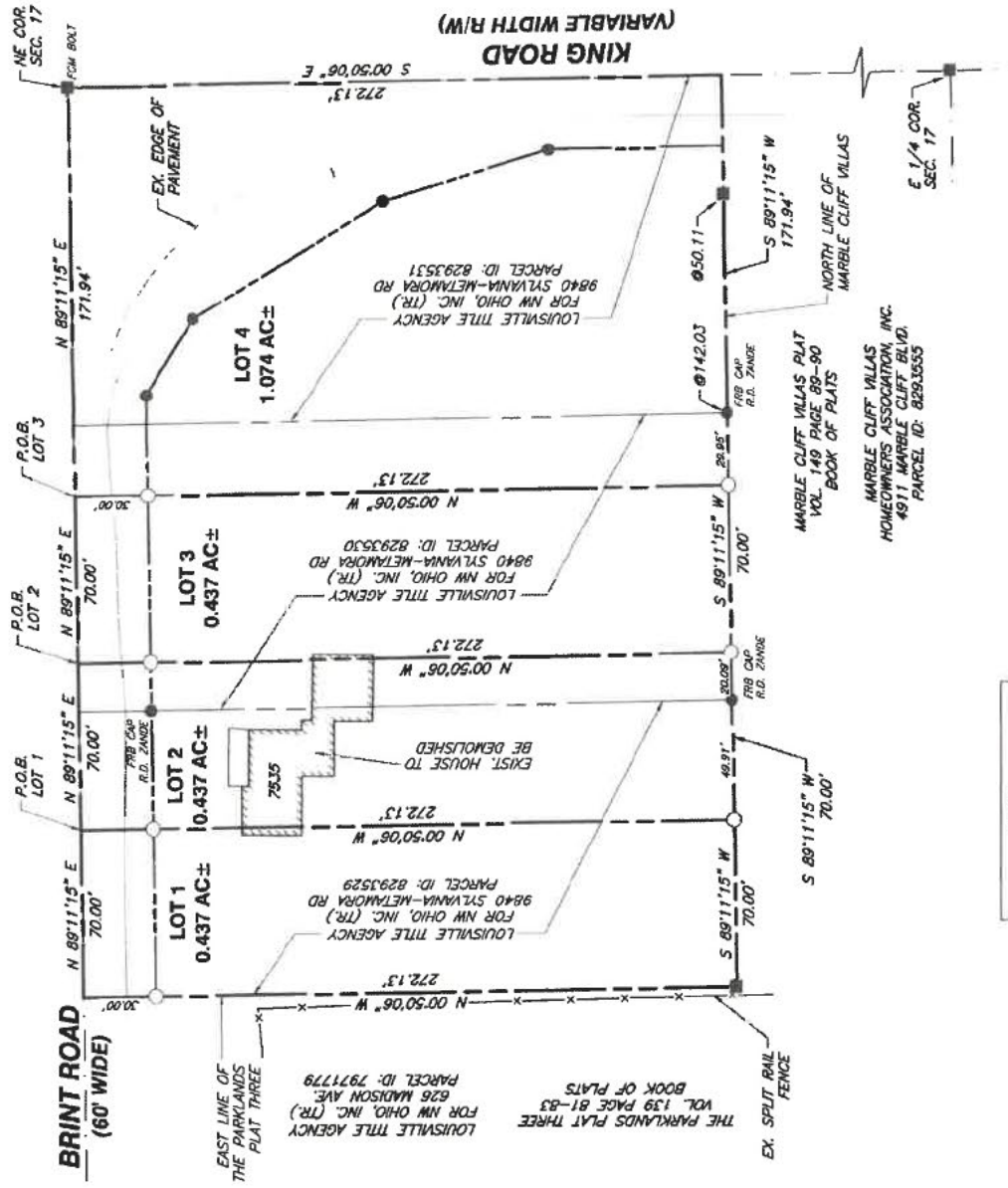
The above Description is based on a field survey performed under my supervision which was conducted in February and June of 2026. The Basis of Bearing is the Ohio State Plane Coordinate System, North Zone, NSRS2011, US Survey Feet, observed and measured with GPS along the east line of Section 17. Prepared by Civil & Environmental Consultants, Inc., Scott A. Warnke, Professional Surveyor, Registration No. 8151.

CEC Project 358-037
Sheet 5 of 5
Date: June 17, 2026



PLAT OF SURVEY

PART OF THE NORTHEAST 1/4
OF SECTION 17,
TOWN 9 SOUTH, RANGE 6 EAST
SYLVANIA TOWNSHIP,
LUCAS COUNTY, OHIO



LEGEND:

- FOUND 5/8" x 30" REBAR WITH 2" DIA. ALUMINUM DISC (UNLESS NOTED OTHERWISE)
- FOUND "x" IN 2" DIA. ALUMINUM DISC IN 6" CONCRETE MONUMENT (UNLESS NOTED OTHERWISE)
- SET 5/8" x 30" CAPPED REBAR STAMPED "CEC, INC.; RPS NO. 8151"
- P.O.C. - POINT OF COMMENCEMENT
- P.O.B. - POINT OF BEGINNING

REFERENCES

- DEEDS OF RECORD ON FILE AT THE LUCAS COUNTY RECORDER'S OFFICE, EXISTING CEC SURVEYS, SURVEYS OF RECORD & TAX MAPS ON FILE AT LUCAS COUNTY.
- MARBLE CLIFF VILLAS, VOLUME 149 PAGE, 89-90 BOOK OF PLATS, LUCAS COUNTY RECORDER'S OFFICE.
- THE PARKLANDS PLAT THREE, VOLUME 139, PAGE 81-83, BOOK OF PLATS, LUCAS COUNTY RECORDER'S OFFICE.



CERTIFICATION:

I HEREBY CERTIFY THAT THE FOREGOING BOUNDARY SURVEY WAS PREPARED AND PERFORMED BY OR UNDER MY DIRECT SUPERVISION IN FEBRUARY 2026 PURSUANT TO CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE

6-17-2026
SCOTT A. WARNKE, P.S.
PROFESSIONAL SURVEYOR
OHIO REGISTRATION NO. 8151



ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CEC SURVEYING AND LANDSCAPE ARCHITECTS OF NC, PLLC. SERVICES IN PUERTO RICO WILL BE PROVIDED BY CEC ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF OHIO WILL BE PROVIDED BY CEC LANDSCAPE ARCHITECTS, LLC.



One SeaGate
Suite 2050
Toledo, OH 43604
Ph: 419.724.5281
www.cecinc.com

Mr. RYAN WAMISHER
MILLSTREAM DEVELOPMENT COMPANY
9840 SYLVANIA-METAMORA RD.
SYLVANIA, OH 43060

KING & BRINT LOT SPLIT

DATE: JUNE 2026 DWG SCALE: 1"=50' PROJECT NO: 358-037
DRAWN BY: RGS CHECKED BY: SAW
APPROVED BY: 1 OF 5