



# TOLEDO-LUCAS COUNTY PLAN COMMISSIONS

ONE GOVERNMENT CENTER, SUITE 1620, TOLEDO, OHIO 43604    PHONE 419-245-1200    FAX 419-936-3730

THOMAS C. GIBBONS, DIRECTOR



DATE: June 15, 2018  
REF: SUP-3007-18

TO: President Matt Cherry and Members of Council, City of Toledo  
FROM: Toledo City Plan Commission, Thomas C. Gibbons, Secretary  
SUBJECT: Amendment to a Special Use Permit for a used auto sales facility at 6009 Whiteford Center Road

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, June 14, 2018 at 2:00 P.M.

## GENERAL INFORMATION

### Subject

- Request - Revocation of a Special Use Permit for Used Car Sales
- Location - 6009 Whiteford-Center Road
- Applicant - Ahmed Ahmed  
4638 Hannaford Drive  
Toledo, OH 43623
- Architect - Architecture by Design  
C/O: Dwight Gilliland  
5622 Mayberry Square  
Sylvania, OH 43560
- Surveyor - Glass City Engineering and Surveying  
C/O: Bryan D. Ellis  
2001 River Road  
Maumee, OH 43537

### Site Description

- Zoning - RS6, CR / Single Family Residential, Regional Commercial
- Area - ±0.45 acres (not including residentially zoned portion of the site but includes the potential acquisition of right-of-way)

**GENERAL INFORMATION (cont'd)**

Site Description (cont'd)

Frontage	-	±105' along Whiteford-Center Road
Frontage	-	±42' along Secor Road
Frontage	-	±138' along Otjen Road
Existing Use	-	Auto Repair Shop
Proposed Use	-	Used Auto Sales Facility

Area Description

North	-	Commercial Building / CR
South	-	Single Family Dwellings / RS6
East	-	Multi-Family Residential / CR
West	-	Single Family Dwelling / RS6

Parcel History

SUP-11002-15	-	Request for a Special Use Permit for a used auto sales facility at 6009 Whiteford Center Road. Plan Commission recommended disapproval on 5/12/16, City Council approved on 7/5/16, Ord. 253-16.
V-108-16	-	Request for the Vacation of a portion of Whiteford-Center Road right-of-way, Plan Commission disapproved on 5/12/16, City Council disapproved on 7/5/16.
V-123-18	-	Request for the Vacation of a portion of Whiteford-Center Road right-of-way, companion case.

Applicable Plans and Regulations

- Toledo Municipal Code, Part Eleven: Planning and Zoning Code
- Toledo 20/20 Comprehensive Plan

## STAFF ANALYSIS

The applicant is requesting an amendment to a Special Use Permit (SUP), originally granted by Ord. 253-16, to facilitate the development of a used auto sales facility at 6009 Whiteford-Center Road. The ±0.91 acre site consists of two (2) parcels that are split zoned RS6 Single Family Residential and CR Regional Commercial along with a portion of Whiteford-Center Road right of way easement that is zoned CR Regional Commercial. The residential portions of both lots are completely undeveloped and cannot be used for the request. The commercial portion is being operated as a used auto sales facility. A Special Use Permit for a used auto sales facility with waivers was originally approved by Toledo City Council on July 5, 2016 via Ordinance 253-16 subject to forty-eight (48) conditions. Those conditions were not met and the applicant was issued a letter revoking the site's SUP. The amendment is an attempt to address the outstanding issues. A companion Vacation request accompanies this case.

As part of fulfilling the conditions of approval for the original Special Use Permit, the applicant is seeking an amendment to facilitate parking and landscape updates. Among the proposed improvements is a new open sales area to be paved and striped to accommodate seven (7) display spaces. This area encroaches on to property owned by Toledo Edison. The applicant has submitted correspondence from the First Energy Service Company Real Estate Representative on behalf of Toledo Edison stating that the request is acceptable for the site but requires the submission of a detailed site plan for review by all Toledo Edison Company stakeholders for approval and consent. Furthermore, the Division of Engineering Services is requiring the relocation of a fire hydrant, storm sewer lines, and a sanitary sewer line. The applicant has consulted with the Division of Engineering and it was determined that alternate to relocation of said public utilities, the placement of an easement will suffice (See conditions #3 and #5 of companion case V-123-18).

### Used Auto Regulations

TMC§1104.0300 – Auto and RV Sales, Used Only outlines site design criteria for used auto sales facilities, including criteria governing minimum lot size and frontage. Used auto sale facilities must be located on a lot with no less than one-half (1/2) acre and have a minimum average width of 150 feet along the main road frontage. The addition of the Toledo Edison property and the right of way easement will bring the site into compliance with both requirements.

Site plans for used automobile and recreational vehicle sales shall delineate, with dimensions, parking areas and drive aisles for the outdoor display area and customer/employee parking area. Required customer/employee parking may not be used for used vehicle inventory (TMC§1104.0308). Used vehicle inventory shall only be displayed, parked or located within parking spaces approved and defined on the site plan. Elevated displays, lifts or metal structures used in conjunction with the display of motor vehicles shall be permitted only within those areas specifically designated upon the site plan and shall not be allowed in any required front yard. The applicant has requested a vacation in order to bring the site into compliance with the Zoning Code.

## **STAFF ANALYSIS (cont'd)**

### Parking and Circulation

Pursuant to TMC§1107.0304 – Parking, Loading, and Access: Schedule A, a used auto sales/rental facility is required to have one (1) parking space per every 5,000 square feet of open sales area, plus one (1) parking space per every 500 square feet of enclosed sales area, plus one and one half (1.5) per every service bay. Calculations using the existing building's square footage as enclosed sales area conclude that a total of five (5) customer spaces are required for the site. The site plan depicts a total of twelve (12) parking spaces to be used between customer and display parking. The site plan is in compliance with the Zoning Code.

All areas of the site used for customer parking must be paved per TMC§1107.1906 and adequate storm drainage shall be provided. Parking on grass or gravel is not permitted. This is listed as a condition of approval.

### Landscaping

The Toledo Municipal Code requires a fifteen foot (15') greenbelt along all public streets. Due to existing site constraints, staff has agreed to allow a five foot (5') greenbelt along the vacation portion of the Whiteford Center right of way easement; and a 0 foot (0') greenbelt along the Toledo Edison portion of the site. Five (5) trees and a shrub row shall be planted in the right of way along the Toledo Edison portion of the site and shall be indefinitely maintained by the applicant. Six (6) trees and a shrub row shall be planted in the five foot (5) greenbelt along the vacation portion of the Whiteford Center right of way easement. A decorative fence (wrought iron or aluminum tube) is also required along this portion of the site and is listed as a condition of approval.

A fifteen foot (15') greenbelt is required along the Otjen Road frontage. The site plan provides this greenbelt but it is entirely located within the right of way. Existing site conditions makes it unfeasible to require the greenbelt along the commercially zoned portion of the site. Staff will support a waiver of the greenbelt in this area in lieu of a solid fence. This fence must meet the height criteria as listed in TMC 1105.0302. The fifteen foot (15') greenbelt is required along the residentially zoned portion of the site and is listed as a condition of approval.

A Type A landscape screen and buffer will be required along the commercially zoned portion of the site that abuts the adjacent residentially zoned portion in order to screen the use for residential neighbors. Said screen and buffer shall consist of a solid six (6') foot to eight (8') foot tall fence or wall and a ten (10') foot wide landscape buffer abutting the screening. Fencing is to be installed so that the smooth/flush side faces away from the development site. Additionally, a fifty (50') foot separation measured along the street frontage between any open display sales lot and a Residential district boundary line shall be maintained. This separation shall apply to both sides of a street and to intersecting streets on corner lots. The site plan is in compliance with these requirements.

**STAFF ANALYSIS (cont'd)**

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this area for Regional Commercial land uses. The intent of the CR Regional Commercial district is to accommodate auto-oriented commercial development in areas already built in this manner and to accommodate community and regional-oriented commercial uses. Although CR Regional Commercial districts allow for residential uses, they are required to be located above the ground floor which is to be reserved for commercial uses.

Staff has reviewed the proposed Special Use in accordance with the criteria of TMC§1111.0706 and the minimum requirements for used auto sales facilities in TMC§1104.0300. Based on the results of the review, staff has determined that the amendment to the Special Use Permit is suitable for this location because the proposed use complies with all applicable provisions of the Zoning Code and the proposed changes moves the site closer to compliance. Finally, The proposed use complies with The Toledo 20/20 Comprehensive Plan.

**PLAN COMMISSION RECOMMENDATION**

The Toledo City Plan Commission recommends approval of SUP-3007-18, a request for an amendment to the Special Use Permit for a used auto sales facility granted via Ordinance 253-16, for a site located at 6009 Whiteford-Center Road, to the Toledo City Council, for the following three (3) reasons:

1. The proposed use complies with all applicable provisions of the Zoning Code TMC§1111.0706(B).
2. The proposed changes moves the site closer to compliance; and
3. The proposed use complies with The Toledo 20/20 Comprehensive Plan.

**PLAN COMMISSION RECOMMENDATION (cont'd)**

The Toledo City Plan Commission further recommends the following to the Toledo City Council on the following waiver requests for an amendment to the Special Use Permit for a used auto sales facility granted via Ordinance 253-16, for a site located at 6009 Whitford Center Road:

**Chapter 1108 Use Landscaping and Screening**

**Sec. 1108.0202(A) Frontage Greenbelt: Applicability**

An extensively landscaped frontage greenbelt shall be provided along public right-of-ways, but not including alleys.

**Sec. 1108.0202(B)(3) Frontage Greenbelt: Requirements**

Frontage greenbelts shall be minimum width of 15 feet.

Approve a waiver to allow for a ten (10') foot reduction along the vacated portion of the Whiteford-Center Road right-of-way easement resulting in a five (5') foot wide frontage greenbelt.

Approve a waiver to allow for a fifteen (15') foot reduction along the Toledo Edison portion of the Whiteford-Center Road right-of-way resulting in a zero (0') foot wide frontage greenbelt.

Approve a waiver to allow for a fifteen (15') foot reduction along Otjen Road, along the commercially zoned portion of the lot only, in lieu of a solid fence resulting in a zero (0') foot wide frontage greenbelt.

The Toledo City Plan Commission recommends approval of SUP-3007-18, a request for an amendment to the Special Use Permit for a used auto sales facility granted via Ordinance 253-16, for a site located at 6009 Whitford Center Road, to the Toledo City Council, for the following **thirty-nine (39)** conditions:

The following conditions are listed by agency of origin. Applicants are encouraged to contact each of the agencies to address compliance with their conditions.

**PLAN COMMISSION RECOMMENDATION (cont'd)**

Engineering Services

1. A pre-submittal meeting is not required, however one may be requested. Contact information is as follows:

Division of Engineering Services: 419-245-1315, fax 419-936-2850  
Right-of-Way and Inspection: Joe Warnka 419-245-1341  
Roadway: Tim Grosjean 419-245-1344  
Water: Andrea Kroma 419-936-2163  
Stormwater Drainage: Lorie Haslinger 419-245-3221;  
Andy Stepnick 419-245-1338  
Sanitary Sewers: Mike Elling 419-936-2276

2. All **existing substandard** sidewalk, drive approaches, curb, and pedestrian curb ramps within the public right-of-way abutting the site shall be replaced/upgraded to conform to current City of Toledo Construction Standards, Specifications, Toledo Municipal Code, and Americans with Disabilities Act Guidelines.
3. All **proposed** sidewalk, drive approaches, curb, and pedestrian curb ramps within the public right-of-way shall be constructed in accordance with the City of Toledo Construction Standards, Specifications, Toledo Municipal Code, and Americans with Disabilities Act guidelines.
4. All commercial drive approaches, (along with the sidewalk through the drive) shall be constructed with 8" thick concrete per City of Toledo Construction Standards and Specifications. No curb shall be permitted in the right-of-way along either side of a drive approach. **No horizontal curb cutting will be permitted to create a curb drop/opening.** Existing drive approaches, including the curb drop, that will no longer be utilized shall be removed and restored with curb to match the adjacent curb.
5. Required permits for all approved work in the public right-of-way shall be obtained, before work begins, from One Stop Shop, (419) 245-1220.

Contact Joe Warnka at (419) 245-1341 for inspection of above mentioned items.

6. The existing public hydrant in the right-of-way being vacated under V-123-18 shall be relocated to the right-of-way of Otjen Road unless an easement is provided. This work shall be performed by the City of Toledo at the applicant's expense. A site plan for the work shall be submitted to the Division of Engineering Services for review and approval.

**PLAN COMMISSION RECOMMENDATION (cont'd)**

Engineering Services (cont'd)

7. The proposed hydrant shall be located a minimum of 10 feet away from storm and sanitary sewers or, per the Ohio EPA, drain holes on hydrant shall be plugged.
8. The plan submitted for plan commission review indicates earth-disturbing activity greater than 2,500 square feet; therefore, a detailed site-grading plan, Stormwater Pollution Prevention Plan (SWP3), calculations, plans for stormwater service and a maintenance plan & maintenance agreement for Post-Construction Stormwater Best Management Practices (BMP's) for this project shall be submitted directly to the Division of Engineering Services for stormwater review & approval.
9. The existing public storm sewers are not shown correctly on the drawing. Contact the Division of Engineering Service to obtain records for the location of the existing storm sewers.
10. Plan submittals shall be in conformance with the latest version of Infrastructure Design and Construction Requirements available at <http://toledo.oh.gov/services/public-utilities/engineering-services/plan-review-process/>, including the requirements for stormwater detention and post-construction stormwater BMP's.
11. Any person performing earth-disturbing activities within the City of Toledo shall employ Construction Best Management Practices (BMPs) to provide sediment and erosion control during construction. Construction BMP's shall be designed and installed per the latest Ohio EPA General Stormwater NPDES permit.
12. All sites disturbing 2,500 sq. ft or more shall develop a site specific Stormwater Pollution Prevention Plan (SWP3) which shall be submitted for review and approval. The SWP3 shall address all components required per the latest Ohio EPA General Stormwater NPDES permit and shall submitted with a completed submittal cover sheet, contact list, contractor certification form and the Ohio EPA SWP3 Checklist. The links to these documents can be found at <http://www.tmacog.org/storc/swp3.htm>.
13. Designs incorporating low impact development solutions, such as grassy swales and bio-retention areas in lieu of curb, storm sewers, and underground detention are encouraged and may be eligible for a percent reduction in the property's stormwater utility fee through the Stormwater Credit Program.
14. All storm drainage must be internal and not run off onto adjacent properties unless approved by the City of Toledo Drainage Engineer.



**PLAN COMMISSION RECOMMENDATION (cont'd)**

Engineering Services (cont'd)

15. No construction work, including any earth disturbing work will be permitted without approved plans and inspection.
16. See companion case V-123-18 for sanitary comments.

Sewer & Drainage Services

17. S&DS recommends that all private sewer lines that are not being removed or properly abandoned (both storm & sanitary) be cleaned and inspected.
18. S&DS recommends that the private sanitary lines (after they have been cleaned) that are not being removed or properly abandoned be televised from the building (or private cleanout) to where they connect with the public sewer system if this has not been done in the past (2) two years. An electronic copy (DVD/memory stick) shall be provided to S&DS demonstrating the lines cleaning and integrity.

Fire Prevention

19. The facility may undergo a change of use per the Ohio Building Code. Compliance with the requirements for the new use is mandated.
20. Vehicle repair is not permitted in a vehicle sales facility.
21. Approved building address numbers will be visible from the street or road fronting the property. (Ref. Ohio Fire Code 505.1)

Transportation

22. To ensure compliance with the Toledo Municipal Code (TMC) requirements for parking, loading and access, the site plan must include drive aisle, parking stall and drive dimensions.
23. Parking spaces shall be a minimum of 9' in width and 18' of depth.
24. All trees and plantings shall ensure compliance with TMC 1107.2000.

**PLAN COMMISSION RECOMMENDATION (cont'd)**

Plan Commission

25. Dumpster location(s) shall be clearly defined, have a concrete pad and be surrounded by a solid wooden fence or a masonry screen enclosure with landscaping and shall not be located in any required setbacks **(acceptable as depicted on site plan)**.
26. Dumpsters may not be located in the public right-of-way as stated in TMC§1361.10(b)(10) of the Building Code **(acceptable as depicted on site plan)**.
27. Elevated displays lifts or metal structures used in conjunction with the display of motor vehicles shall be permitted only within those areas specifically designated upon the Site plan and shall not be allowed in any required front yard. (TMC§1104.0302(A)) **(if applicable)**.
28. All vehicles on display must be parked in striped parking spaces that shall be designated on an approved site plan. Vehicle parking that deviates from the approved Site plan shall not be permitted.
29. Repairs and services of vehicles shall be conducted wholly within an enclosed building permanently located on the site **(if applicable)**.
30. Display areas shall incorporate curbs or other substantial permanent barriers to prevent encroachment of the vehicles into the required setback and landscape areas. **(Not acceptable as depicted on site plan)**.
31. A fifty (50') foot separation measured along the street frontage between any open display sales lot and a Residential district boundary line shall be maintained. This separation shall apply to both sides of a street and to intersecting streets on corner lots. **(Acceptable as depicted on site plan)**.
32. Off-street parking and loading spaces, parking lots, maneuvering areas, aisles and driveways must be surfaced with concrete, bituminous asphalt, or other dust-free material other than gravel or loose fill, and be graded to drain all surface water towards the interior of the parking lot or to a stormwater system subject to the regulations and approval of the Department of Public Utilities. Parking or vehicle storage on grass or gravel is prohibited.
33. Loading and/or unloading is prohibited in the public right-of-way.

**PLAN COMMISSION RECOMMENDATION (cont'd)**

Plan Commission (cont'd)

34. A **REVISED** detailed site, lighting, sign, fencing and four (4) landscaping plans separate from the Building Plans shall be submitted to the Plan Director for review and approval. Such plan shall include:
- a. Greenbelts are required along all street frontages. A **five foot (5') greenbelt is required along the portion of the site abutting the vacated Whiteford Center right of way easement, to include six (6) trees, a solid evergreen hedge planting and a 3 ½ foot decorative fence (wrought iron or aluminum tube); a zero foot (0') greenbelt is required along the Toledo Edison portion of the site. However, the applicant is responsible for planting and indefinitely maintaining five (5) trees and a solid evergreen hedge planting in the right of way along this portion of the site. A zero foot (0') greenbelt is required along the commercially zoned portion of the site along Otjen Road. However, a solid fence is required along this frontage, which must meet the height and design criteria as listed in TMC 1105.0302. A fifteen foot (15') greenbelt is required OUTSIDE OF THE RIGHT OF WAY for the remainder of the Otjen Road frontage. This greenbelt shall include at least one (1) tree for every thirty (30) feet of lot frontage (existing trees may be eligible for credits) and a solid evergreen hedge planting. All greenbelts and required plantings shall be depicted on a revised landscape plan.**
  - b. A Type A landscape screen and buffer shall be provided along the western edge of the CR Regional Commercial zoned portion of the entire site, including the Toledo Edison portion, to screen the use for the residential neighbors. **This shall include ten feet (10') of landscaping and a solid six foot (6') to eight foot (8') fence, to be installed so that the smooth/flush side faces away from the development site. The fence must meet the height and design criteria as listed in TMC 1105.0302. Eight (8) trees and thirty (30) shrubs are required in this area; this shall be depicted on a revised landscape plan.**
  - c. Proposed new fencing along Whiteford Center Road shall be 3 ½ feet high metal tube or solid bar fence;

**PLAN COMMISSION RECOMMENDATION (cont'd)**

Plan Commission (cont'd)

- d. Whenever a parking lot extends to a property line, sidewalk, planting strip, or building, a wheel stop device consisting of a concrete stop, a permanent concrete curb, an expanded sidewalk or other suitable restraint as approved by the Planning Director must be installed to prevent any part of a parked motor vehicle from extending beyond the property line, overhanging a pedestrian walkway or sidewalk, or damaging any structure or landscaping (TMC§1107.1907(A)). **(Not acceptable as depicted on site plan).**
- e. Topsoil must be back filled to provide positive drainage of the landscape area;
- f. Foundation plantings along all portions of the building that is visible from the public right-of-way and landscaping at all major building entrances **(Not acceptable as depicted on the site plan);**
- g. Landscaped areas may not contain bare soil, aggregated stone or decorative rock. Any ground area must be covered with hardwood mulch, grass or other vegetative ground coverage, **as pertaining to the foundation plantings;**
- h. The location, number, height, diameter and species of any materials to be planted and maintained, as well as the location and number of any existing trees to be retained, trees, shrubs, and landscape materials shall meet the standards included in TMC§1108.0400 Landscape Materials Standards and the State of Ohio Department of Agriculture's invasive plant list. **(acceptable as depicted on the site plan);**
- i. The location, type and direction of any proposed lighting. The lighting is subject to the approval of the Director of the City of Toledo Plan Commission (lights are to be directed away from adjacent residential properties).
- j. The location, lighting and size of any signs, all signage is subject to TMC§1387. No free-standing signs greater than forty-two inches (42") from grade are permitted – any proposed signage must meet the requirements of low-profile signs per Toledo Municipal Code Title Nine – Sign Code. **(flapper flags are prohibited).**

**PLAN COMMISSION RECOMMENDATION (cont'd)**

Plan Commission (cont'd)

35. The Special Use Permit may be reviewed for compliance with the conditions of approval, negative secondary effects, and adherence to all requirements of the Toledo Municipal Code. If outstanding issues are found and not addressed the Special Use Permit may be considered for revocation.
36. Per TMC§1111.0814, if a building permit is not issued within one year of the City Council approval date then the site plan approval shall become null and void.
37. A Bond of Performance or suitable assurance acceptable to the Division of Inspection valid for a period of two (2) years shall be posted with the Commissioner of Inspection providing for the installation of required landscaping within one (1) year. Landscaping shall be installed & maintained indefinitely.
38. Minor adjustments to the Site plan that do not violate the above conditions, or the Toledo Municipal Code, may be reviewed and approved by the Director of the Toledo City Plan Commission.
39. No permits shall be issued until arrangements satisfactory to the Director of the City of Toledo Plan Commission have been made for compliance with the conditions as set forth above.

Respectfully Submitted,



Thomas C. Gibbons  
Secretary

GP

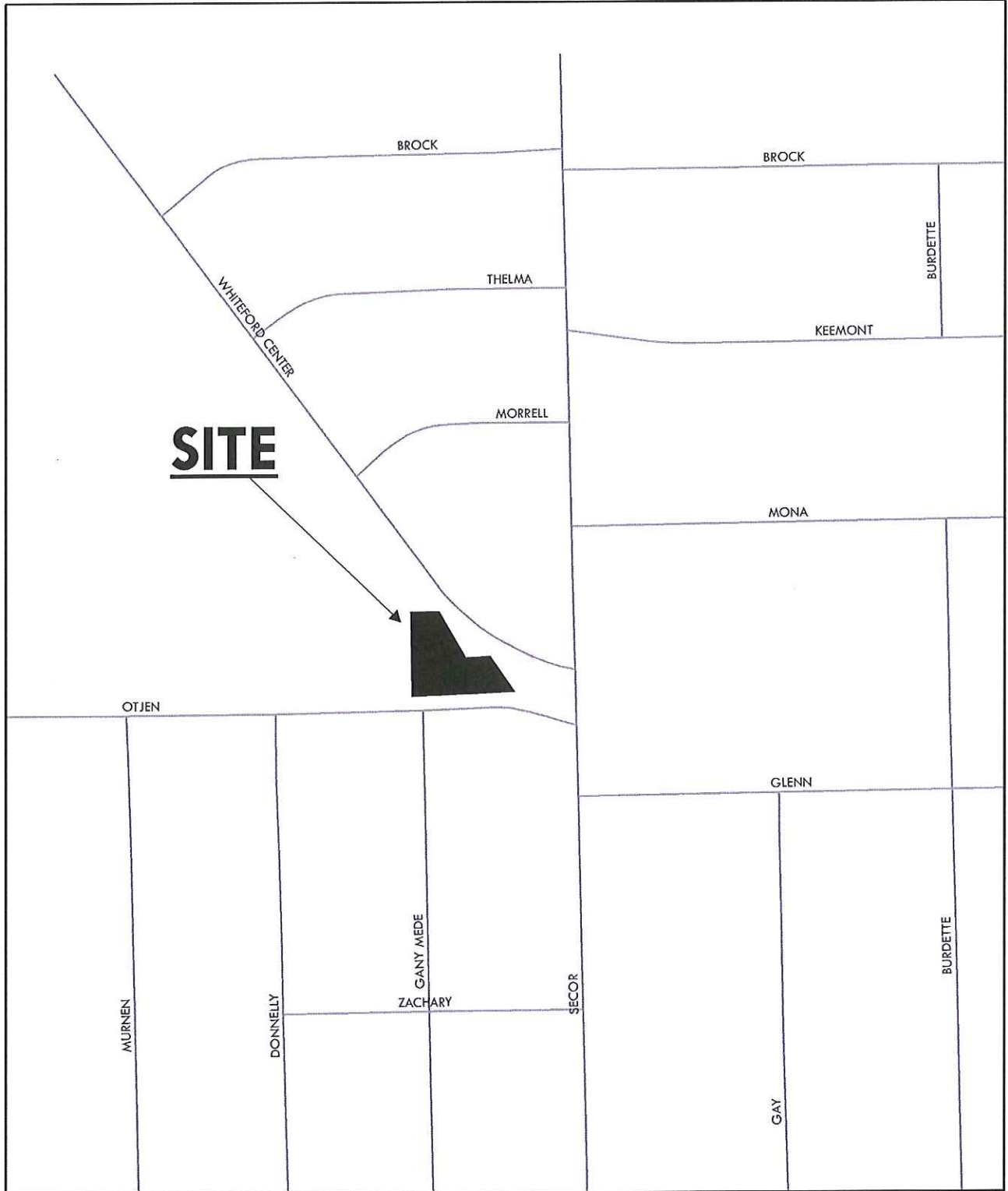
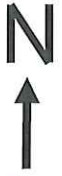
Three (3) sketches follow

CC: Ahmed Ahmed, 4638 Hannaford Drive, Toledo, OH 43623  
Architecture by Design, C/O: Dwight Gilliland, 5622 Mayberry Square, Sylvania, OH 43560  
Glass City Engineering and Surveying, C/O: Bryan D. Ellis, 2001 River Road, Maumee, OH 43537

Lisa Cottrell, Administrator  
Gyasi "JC" Pullum, Planner

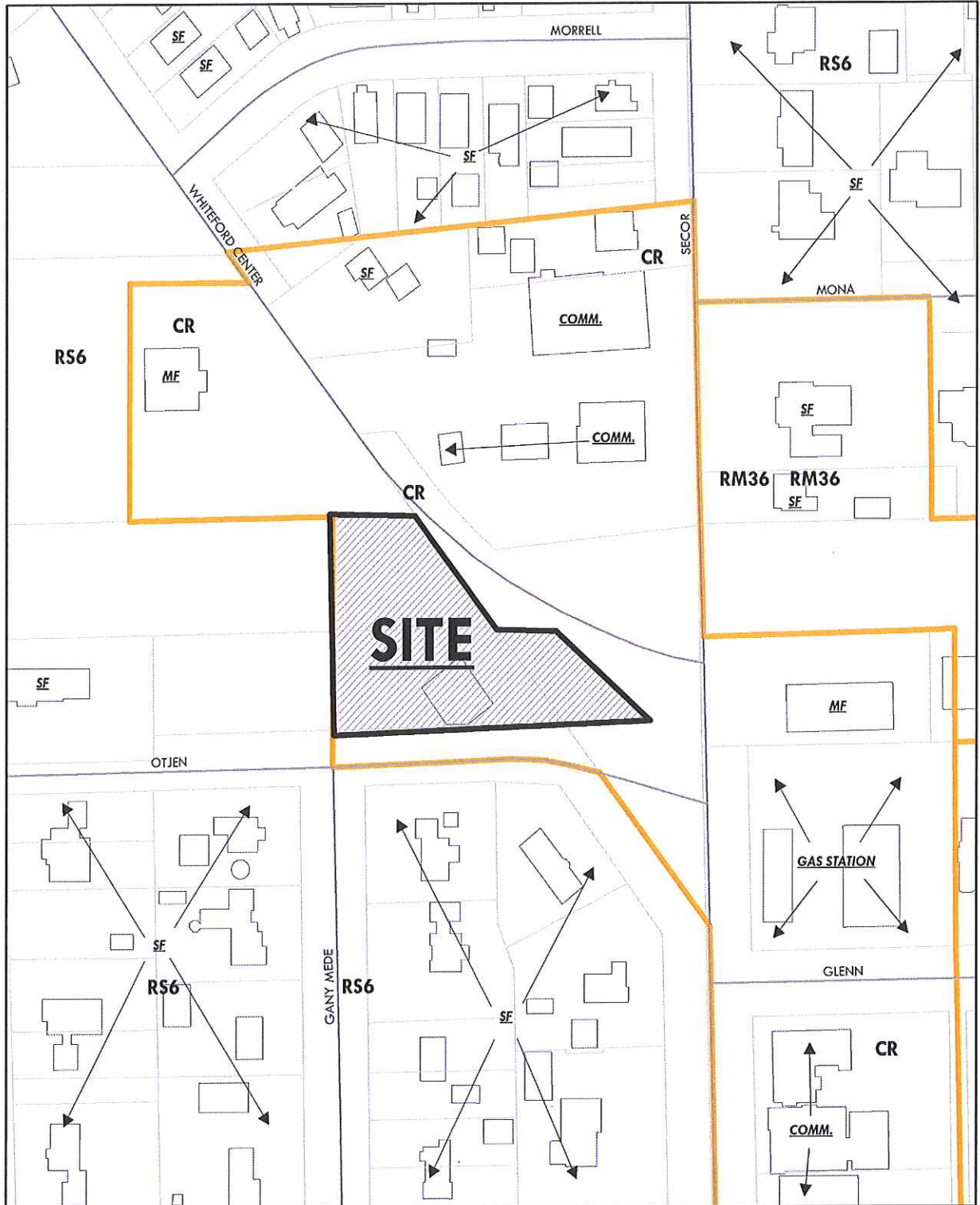
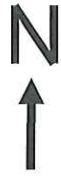
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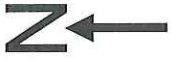
SUP-3007-18  
ID 75



# ZONING & LAND USE

SUP-3007-18  
ID 75

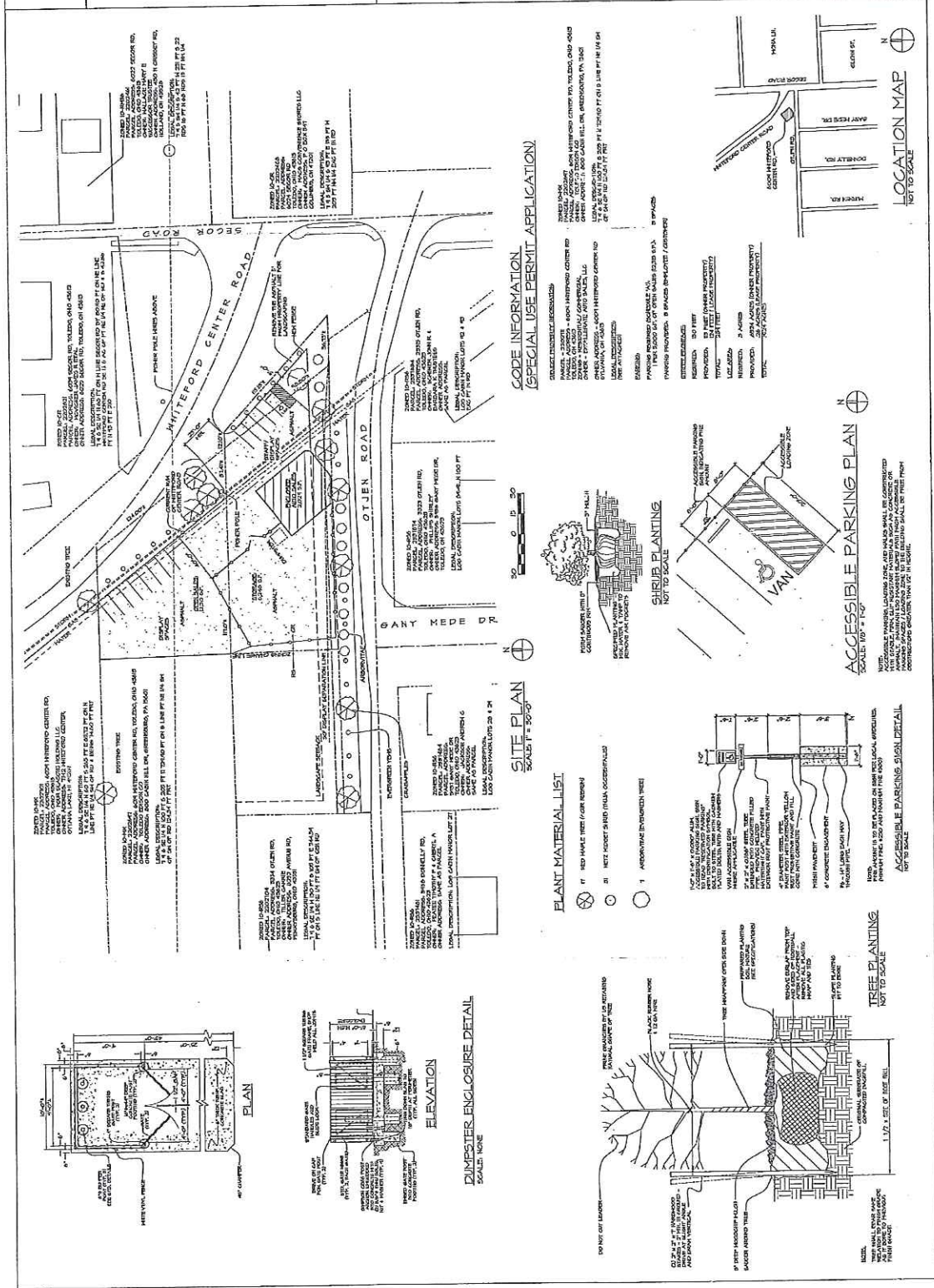




# SITE PLAN

**SUP-3007-18**  
ID 75

PROJECT NO.	2018-001
DATE	08/15/2018
DRAWN BY	JD
CHECKED BY	JD
DATE	08/15/2018
PROJECT NAME	EXCELLERATE AUTO SALES
PROJECT ADDRESS	6004 WINTERFORD CENTER ROAD TOLEDO, OHIO 43613
ARCHITECT	Architecture by Design, Inc. 6622 Meyers Square, Spencerville, Ohio 43084 (614) 624-3111   architecturebydesign.com



**PLANT MATERIAL LIST**

- 1 1" RED WOOD POST (6" DIA. RENEW)
- 2 4" METT (6" DIA. RENEW) (6" DIA. ACCEPTABLE)
- 3 1" ALUMINUM (6" DIA. RENEW)

**PLANTING**

1 1" RED WOOD POST (6" DIA. RENEW)  
2 4" METT (6" DIA. RENEW) (6" DIA. ACCEPTABLE)  
3 1" ALUMINUM (6" DIA. RENEW)

**SHRUB PLANTING**

1 1" RED WOOD POST (6" DIA. RENEW)  
2 4" METT (6" DIA. RENEW) (6" DIA. ACCEPTABLE)  
3 1" ALUMINUM (6" DIA. RENEW)

**ACCESSIBLE PARKING PLAN**

1 1" RED WOOD POST (6" DIA. RENEW)  
2 4" METT (6" DIA. RENEW) (6" DIA. ACCEPTABLE)  
3 1" ALUMINUM (6" DIA. RENEW)

**TREE PLANTING**

1 1" RED WOOD POST (6" DIA. RENEW)  
2 4" METT (6" DIA. RENEW) (6" DIA. ACCEPTABLE)  
3 1" ALUMINUM (6" DIA. RENEW)

**CODE INFORMATION (SPECIAL USE PERMIT APPLICATION)**

**PERMITTED USES:** 1. COMMERCIAL OFFICE BUILDING, 2. COMMERCIAL RETAIL BUILDING, 3. COMMERCIAL SERVICE BUILDING, 4. COMMERCIAL STORAGE BUILDING, 5. COMMERCIAL TRUCK TRAILER STORAGE, 6. COMMERCIAL USE OF LAND, 7. COMMERCIAL USE OF WATER, 8. COMMERCIAL USE OF AIR, 9. COMMERCIAL USE OF SOIL, 10. COMMERCIAL USE OF SUBSTRATE.

**PERMITTED ACTIVITIES:** 1. COMMERCIAL OFFICE BUILDING, 2. COMMERCIAL RETAIL BUILDING, 3. COMMERCIAL SERVICE BUILDING, 4. COMMERCIAL STORAGE BUILDING, 5. COMMERCIAL TRUCK TRAILER STORAGE, 6. COMMERCIAL USE OF LAND, 7. COMMERCIAL USE OF WATER, 8. COMMERCIAL USE OF AIR, 9. COMMERCIAL USE OF SOIL, 10. COMMERCIAL USE OF SUBSTRATE.

**PERMITTED STRUCTURES:** 1. COMMERCIAL OFFICE BUILDING, 2. COMMERCIAL RETAIL BUILDING, 3. COMMERCIAL SERVICE BUILDING, 4. COMMERCIAL STORAGE BUILDING, 5. COMMERCIAL TRUCK TRAILER STORAGE, 6. COMMERCIAL USE OF LAND, 7. COMMERCIAL USE OF WATER, 8. COMMERCIAL USE OF AIR, 9. COMMERCIAL USE OF SOIL, 10. COMMERCIAL USE OF SUBSTRATE.

**LOCATION MAP**  
NOT TO SCALE

**SHRUB PLANTING**  
NOT TO SCALE

**ACCESSIBLE PARKING PLAN**  
NOT TO SCALE

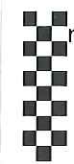
**TREE PLANTING**  
NOT TO SCALE

**SITE PLAN**  
SCALE: 1/8" = 1'-0"

**DUMPSTER ENCLOSURE DETAIL**  
SCALE: NONE

Architecture by Design, Inc. 6622 Meyers Square, Spencerville, Ohio 43084 (614) 624-3111 | architecturebydesign.com





To whom it may concern,

In regards to case number #SUP-3007-18, involving State Line Auto and the character of the owner Moe.

Moe and his establishment are more than just a business to the community, they are a valuable asset and blessing to the area. On Sunday May 27th, 2018 I was involved in an accident, due to a malfunction in my motorcycle. Upon seeing me go down, Moe and his cousin were the only people who rushed over to make sure I was okay and not needing medical attention. Moe assisted me with getting back on my feet. Then proceeded to help me pick up and move my bike off the road and onto his establishment, where he has been gracious enough to let me store it there until I am able to get over there and pick it up. Even with my bike being in his way and probably causing an inconvenience to him and his business, he has not pressured me to come get it back right away and is understanding of the situation. Without Moe and his business I would have not only been injured laying on the road, but also stressing out as to where and what to do with my bike at that particular moment. I am truly grateful to Moe and everything he has done.

To Whom it may concern  
regarding case # SUP-3007-18

I have lived in the neighborhood on Brock and Gray St. for over 20 years. I have seen the building change many times over the years. This is the first time that I have seen the building look amazing. The owners are so kind and love the neighborhood and have pride in their business. I will be buying my son's first car from them. I hope you allow them to keep operating it is a great business for the area.

Sincerely,

Angela Bangh