

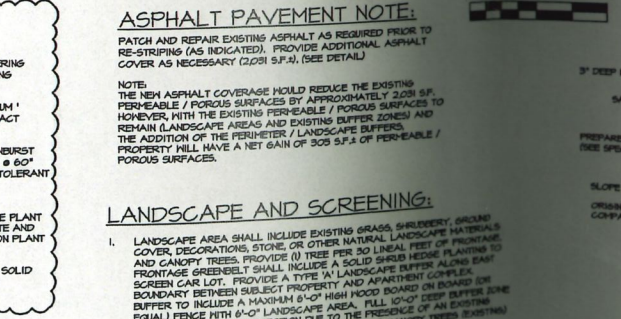
ZONED: 10-CR
PARCEL: 2064031
PARCEL ADDRESS:
2221 N REYNOLDS RD
TOLEDO, OH 43629
OWNER: LOUISVILLE TITLE AGENCY
FOR THE OHIO INC TRUSTEE
OWNER ADDRESS:
4812 HOLLAND-SYLVANIA RD
TOLEDO OH 43623

ZONED: 10-CR
PARCEL: 2064021
PARCEL ADDRESS:
2204 N REYNOLDS RD
TOLEDO, OH 43629
OWNER: REEDER HOLDINGS LLC AN
ILLINOIS LLC
OWNER ADDRESS:
5277 TRILLUM BLVD
HOFFMAN ESTATES IL 60602

ZONED: 10-CR
PARCEL: 2024847
PARCEL ADDRESS:
5503 N BANCROFT ST
TOLEDO, OH 43615
OWNER: 4M20 TRADES INC
OWNER ADDRESS:
440 BETHUNA RD
HERNANDO MS 36852

NORTH REYNOLDS ROAD

WEST BANCROFT STREET



PLANT MATERIAL LIST

ITEM #11	MAJUS 'PRAIRIFIRE' [PRAIRIFIRE FLOERING CRABAPPLE] [2" CAL/4H] WHITE SPRING FLOERING MED. ORNAMENTAL TREE
6	SUMMER RED MAPLE TREE (ACER RUBRUM 'HORR') NARROW DENSE CANOPY COMPACT RED MAPLE
26	HYPERICUM FRONDOSUM SUNBURST [SUNBURST ST. JOHNSWORT] 1' HT. 1/4" DB OR CONT. @ 60" C/L MAX.] YELLOW FLOERING SALT TOLERANT MED. SHRUB
4	BOVHODD 'SILVER BEAUTY' [BUMS SENFERVRENS SILVER BEAUTY] HEDGE PLANT WITH BRIGHTLY COLORED CREAMY WHITE AND GREEN FOLIAGE, 36" HEIGHT FOUNDATION PLANT

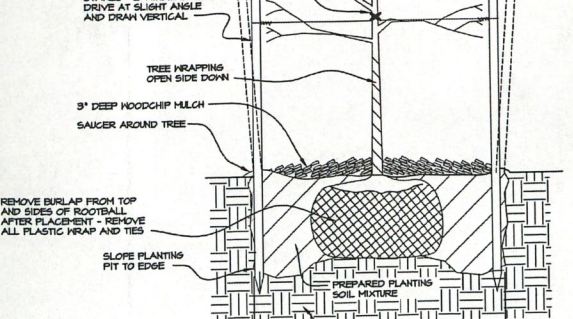
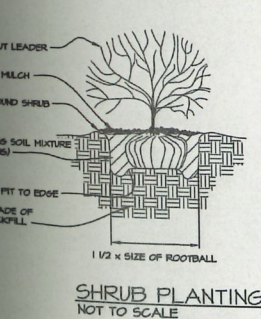
200 LF² 18"-0" MIN. NOT TO EXCEED 36" MAX. HIGH SOLID EVERGREEN HEDGE BOM (ARBOR VITAE, OR EQUAL)

ASPHALT PAVEMENT NOTE:
PATCH AND REPAIR EXISTING ASPHALT AS REQUIRED PRIOR TO RE-STRIPING (AS INDICATED). PROVIDE ADDITIONAL ASPHALT COVER AS NECESSARY (2:1 OR 3:1). (SEE DETAIL)

NOTE:
THE NEW ASPHALT COVERAGE WOULD REDUCE THE EXISTING PERMEABLE / POROUS SURFACES BY APPROXIMATELY 2,000 S.F. HOWEVER, WITH THE EXISTING PERMEABLE / POROUS SURFACES TO REMAIN (LANDSCAPE AREAS AND EXISTING BUFFER ZONES) AND THE ADDITION OF THE PERIMETER / LANDSCAPE BUFFERS, PROPERTY WILL HAVE A NET GAIN OF 300 S.F. OF PERMEABLE / POROUS SURFACES.

LANDSCAPE AND SCREENING:

- LANDSCAPE AREA SHALL INCLUDE EXISTING GRASS, SHRUBBERY, BIRDS COVER, DECORATIONS, STONE, OR OTHER NATURAL LANDSCAPE MATERIALS AND CANOPY TREES. PROVIDE (1) TREE PER 50 LINEAL FEET OF FRONTAGE AND (2) SHRUB PER 100 LINEAL FEET. FRONTAGE GREENBELT SHALL INCLUDE A SOLID SHRUB HEDGE PLANTING (E.g. ARBOR VITAE OR EQUAL) PROVIDE A TYPE 'A' LANDSCAPE BUFFER ALONG EACH BOUNDARY BETWEEN SUBJECT PROPERTY AND ADJACENT COMPLEX. SCREEN CAR LOT. PROVIDE A TYPE 'A' LANDSCAPE BUFFER ON BOARD HOOD TO INCLUDE A MAXIMUM 8'-0" HIGH HOOD BOARD ON BOARD HOOD BUFFER TO INCLUDE A MAXIMUM 6'-0" HIGH HOOD BOARD ON BOARD HOOD BUFFER (E.G. ARBOR VITAE OR EQUAL) LANDSCAPE AREA. FULL 10'-0" DEEP BUFFER ZONE IS NOT POSSIBLE IN THIS SECTION DUE TO THE PRESENCE OF AN EXISTING STORAGE DRAIN. LANDSCAPE AREA TO INCLUDE (A) CANOPY TREES (B) BIRDS COVER, DECORATIONS, STONE, OR OTHER NATURAL LANDSCAPE MATERIALS PLANTINGS SHALL NOT EXCEED THREE (3) FEET IN HEIGHT AND SHALL NOT IMPOSE VEHICULAR VISIBILITY.



ZONING CODE INFORMATION:

USED CAR LOT
TOLEDO MUNICIPAL CODE
2024 OHIO BUILDING CODE

SUBJECT PROPERTY INFORMATION (BUILDING):
PARCEL - 2004991
PARCEL ADDRESS - 2204 N REYNOLDS RD
TOLEDO, OHIO 43615
ZONING - 10-CR
OWNER - SYLVANIA AUTOMOTIVE LLC
OWNER ADDRESS - 2204 N REYNOLDS RD
TOLEDO, OH 43615
LEGAL DESCRIPTION: 6.4 26 SE 1/4 S 1715 FT FRF 1/2 5 35 FT N 1/2 E 1/2

SETBACKS: REAR SETBACK: 35'-0"
SIDE SETBACK (ONE SIDE/COMBINED): 10'/20'
FRONT SETBACK: 20'-0"

BUILDING HEIGHT: 65'-0" (MAXIMUM)

PARKING REQUIREMENTS PER THE SECTION 107.0300 SCHEDULE 'A':

USE CATEGORY: VEHICLE SALES AND SERVICE (AUTO & RV SALES/RENTAL)

REQUIRED: 4 (1 PER 5000 S.F. OF OPEN SALES AREA (17,225 S.F.))
5 PARKING SPACES TOTAL

PROVIDED: 1 STANDARD PARKING SPACES
14 USED CAR DISPLAY SPACES
1 ACCESSIBLE SPACE (IBC 1106.2)
22 PARKING SPACES TOTAL

VARIANCE REQUESTED

ITEM #13
A BOARD OF ZONING APPEAL (BZA) APPLICATION WILL BE FILED WITH THE BUILDING DEPARTMENT REQUESTING A VARIANCE FOR THE REDUCTION OF THE 20'-0" SETBACK FOR FRONTAGE LANDSCAPING ALONG BOTH NORTH REYNOLDS ROAD AND BANCROFT STREET DUE TO EXISTING LOT RESTRICTIONS. HE IS REQUESTING A MAXIMUM REDUCTION OF 10'-0" FOR A MINIMUM WIDTH OF A 15'-0" LANDSCAPE GREENBELT. PER ZONING REGULATIONS A CONTINUOUS EVERGREEN HEDGE (ARBOR VITAE OR EQUAL) IN LIEU OF SHRUBS WILL BE PROVIDED FOR SCREENING.

Architecture by Design, Ltd.
5822 Mayberry Square, Sylvania, Ohio 43560
(419) 824-3311 | architecturebydesign.net

SITE PLAN, PARKING REQUIREMENTS, AND DETAILS

SPECIAL USE PERMIT FOR:
USED CAR LOT
2204 NORTH REYNOLDS ROAD
TOLEDO, OHIO 43615

PROJECT NO. DATE: 12/16/2024
DRAWN BY: CHECKED BY: DATE: 02/22/2025
ASR: D.M.G. REVISION: OWNER REVIEW: DATE: 02/26/2025

C-1
1 OF 1 DRAWINGS

ZONED: 10-CR
 PARCEL: 2064031
 PARCEL ADDRESS:
 2221 N REYNOLDS RD
 TOLEDO, OH 43623
 OWNER: LOUISVILLE TITLE AGENCY
 FOR N4 OHIO INC TRUSTEE
 OWNER ADDRESS:
 4312 HOLLAND-SYLVANIA RD
 TOLEDO OH 43623

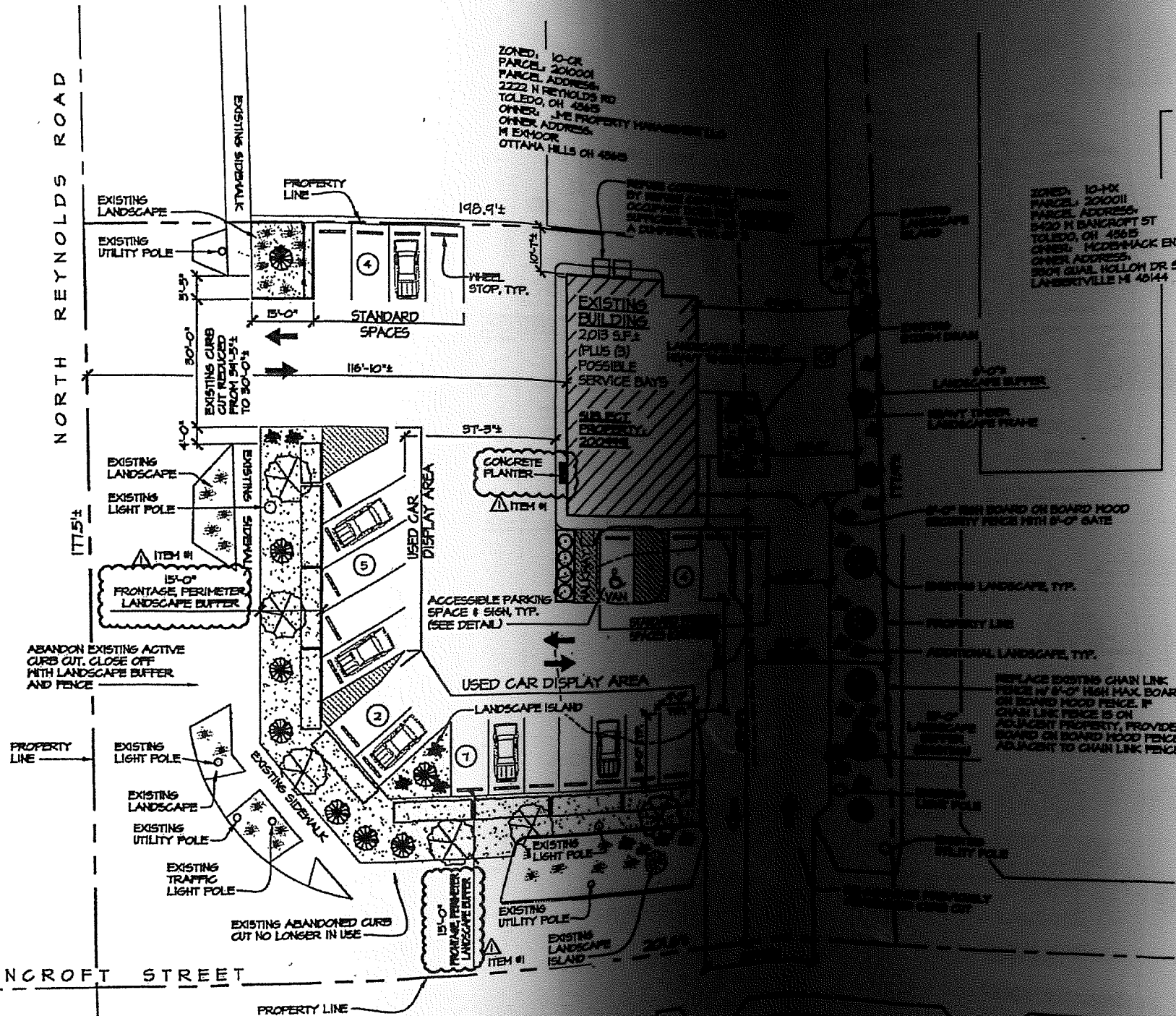
ZONED: 10-CR
 PARCEL: 2064021
 PARCEL ADDRESS:
 2201 N REYNOLDS RD
 TOLEDO, OH 43623
 OWNER: HEIDNER HOLDINGS LLC AN
 ILLINOIS LLC
 OWNER ADDRESS:
 5277 TRILLIUM BLVD
 HOFFMAN ESTATES IL 60142

ZONED: 10-CR
 PARCEL: 2060001
 PARCEL ADDRESS:
 2222 N REYNOLDS RD
 TOLEDO, OH 43623
 OWNER: JME PROPERTY MANAGEMENT LLC
 OWNER ADDRESS:
 11 EXMOOR
 OTTAWA HILLS OH 43068

ZONED: 10-1X
 PARCEL: 2060011
 PARCEL ADDRESS:
 1400 N BANCROFT ST
 TOLEDO, OH 43615
 OWNER: MCDENHACK ENTERPRISES LLC
 OWNER ADDRESS:
 2801 QUAIL HOLLOW DR STE E
 LANCASTERVILLE OH 43144

ZONED: 10-CR
 PARCEL: 2061571
 PARCEL ADDRESS:
 5244 N BANCROFT ST
 TOLEDO, OH 43615
 OWNER: DAVE SMITH
 ENTERPRISES OF OHIO LLC
 OWNER ADDRESS:
 2106 STROUD LN # 208
 TOLEDO OH 43623

ZONED: 10-RS4
 PARCEL: 2061144
 PARCEL ADDRESS:
 5225 N BANCROFT ST
 TOLEDO, OH 43615
 OWNER: STEPHENS TODD A
 OWNER ADDRESS:
 2484 VALLEY BROOK DR
 TOLEDO OH 43615 2103



ZONING CODE INFORMATION:

USED CAR LOT
 CODES: TOLEDO MUNICIPAL CODE
 2024 OHIO BUILDING CODE
 SUBJECT PROPERTY INFORMATION (BUILDING):
 PARCEL - 2004941
 PARCEL ADDRESS - 2204 N REYNOLDS RD
 TOLEDO, OHIO 43615
 ZONING - 10-CR
 OWNER - SYLVANIA AUTOMOTIVE LLC
 OWNER ADDRESS - 2204 N REYNOLDS RD
 TOLEDO, OH 43615
 LEGAL DESCRIPTION: 6 1/4 26 5E 1/4 S 111.5 FT FRNT N 200 FT S 55 FT W
 1/2 E 1/2
 SETBACKS: REAR SETBACK 35'-0"
 SIDE SETBACK (ONE SIDE COMBINED) 10'/20'
 FRONT SETBACK 20'-0"

BUILDING HEIGHT: 65'-0" (MAXIMUM)
 PARKING REQUIREMENTS (PER THE SECTION 1107.0500, SCHEDULE 'A')
 USE CATEGORY: VEHICLE SALES AND SERVICE
 (AUTO & RV SALES/RENTAL)
 REQUIRED: 4 (1 PER 5,000 S.F. OF OPEN SALES AREA (1,523 S.F.)
 4 (1.5 PER SERVICE BAY; 3 BAYS)
 5 PARKING SPACES TOTAL
 PROVIDED: 7 STANDARD PARKING SPACES
 14 USED CAR DISPLAY SPACES
 1 ACCESSIBLE SPACE (CBC 1106.2)
 22 PARKING SPACES TOTAL

VARIANCE REQUESTED

A BOARD OF ZONING APPEAL (BZA) APPLICATION WILL BE FILED WITH THE BUILDING DEPARTMENT REQUESTING A VARIANCE FOR THE REDUCTION OF THE 25'-0" SETBACK FOR FRONTAGE LANDSCAPING ALONG BOTH NORTH FOR REYNOLDS ROAD AND BANCROFT STREET DUE TO EXISTING LOT RESTRICTIONS. WE ARE REQUESTING A MAXIMUM REDUCTION OF 10'-0" FOR A MINIMUM WIDTH OF A 15'-0" LANDSCAPE GREENBELT. PER ZONING REGULATIONS, A CONTINUOUS EVERGREEN HEDGE (AREOR VITAE-OR EQUAL) IN LIEU OF SHRUBS WILL BE PROVIDED FOR SCREENING.

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KING REQUIREMENTS, AND DETAILS
 MIT FOR
 R LOT
 NOLDS ROAD

