
APPLICATION FOR ZONE CHANGE FROM CO & RS6 TO RS6

APPLICATION #: **Z26-0009**
APPLICANT: Calvary Bible Chapel
OWNER: Calvary Bible Chapel
ADDRESS: 3740 W Alexis Road
PARCEL(S): 23-24637
ZONING: From CO & RS6 to RS6
NEIGHBORHOOD: Trilby
REPORT DATE: May 29, 2026
HEARING DATE: June 11, 2026
STAFF REVIEWER: Schultz

Details of Zone Change Request:

The applicant is requesting a zone change from CO (Office Commercial) and RS6 (Single-Dwelling Residential) to RS6 (Single-Dwelling Residential) for 3740 W Alexis Road. The reason for this request is to permit a ground sign with an EMC (Electronic Message Center) to replace the non-conforming ground sign currently on the site.

Parcel History

This site was annexed into the City of Toledo in 1965. A few years thereafter a day school nursery was constructed on the site. In 1972 a zone change was approved to rezone the front portion of this site to CO (Office Commercial). This was to accommodate a real estate office in a single dwelling house adjacent to the site. The house has since been converted back to a single dwelling home. A church was constructed on the site in 1989, which was expanded in 2003. The site remains split-zoned with CO zoning in the front near Alexis Road and RS6 (Single-Dwelling Residential) in the back.

Existing Conditions:

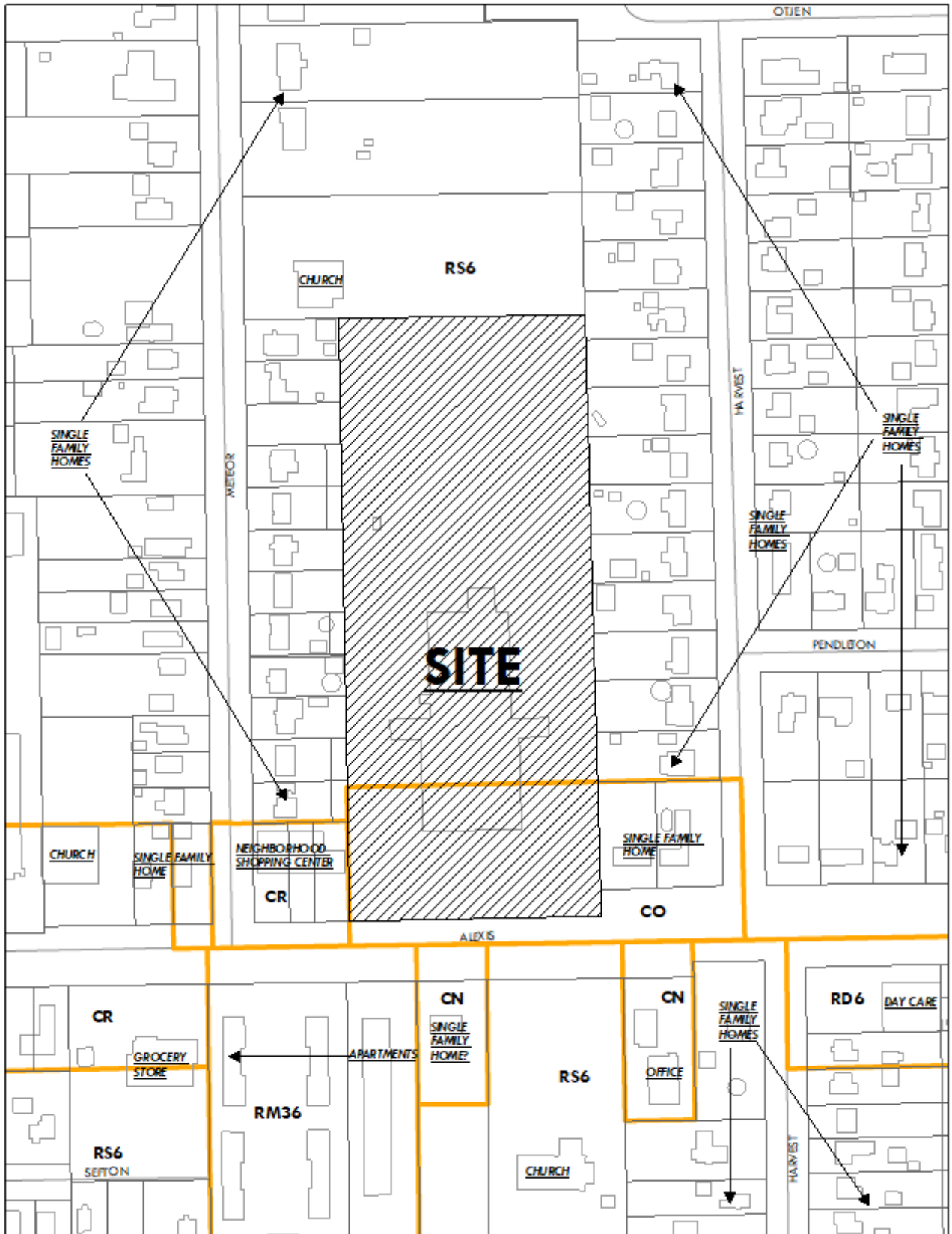
The site is occupied by the Compassion at Calvary Church. A nonconforming ground sign with an EMC sits along Alexis Avenue.

Proposed Project:

The proposed zone change is to allow the replacement of the ground sign with one of similar size but with a larger EMC. Staff is recommending **approval** of the zone change.



Aerial image of the property. The proposal is to rezone the entire property to RS6 (Single-Dwelling Residential).



Zoning and Land Use Map of the property. The proposal is to rezone the entire property to RS6 (Single-Dwelling Residential).

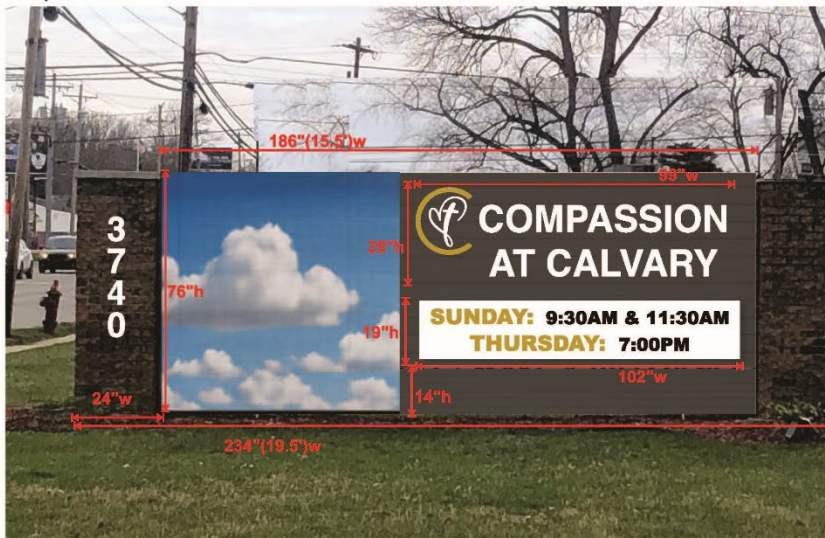


Street view image of the subject property from Alexis Road. The proposal is to rezone the entire property to RS6 (Single-Dwelling Residential).



3037 Tremainsville Rd.
 Toledo, OH 43613
 (419)450-2767
 glasscitysigns@gmail.com

Proposed



Current



Customer Name	Compassion at Calvary	Contact Name	Shirley Mowery	Phone #	419-215-3687
Address	3740 W Alexis Rd	email	shirley@cbctoledo.com		
City, Zip	Toledo, OH 43623	comments			

Images of the current and proposed ground sign. The proposal is to rezone the property to allow the replacement of the ground sign.

Analysis**1113 – Signs**

- (a) *1113.0200 Signs Permitted in Zoning Districts.* The CO zone permits Low-, Medium-, and High-Profile Ground Signs. The RS6 zone permits only Residential Monument Ground Signs. – An EMC may not be permitted in the CO zone per 1113.0506 below, but they are permitted in the RS6 zone subject to certain criteria.
- (b) *1113.0408 Residential Monument Sign.* The maximum height and sign face area is limited to 6 feet and 60 square feet respectfully. – Height may not obtain a variance per 1113.0903 below, but the Board of Zoning Appeals may grant a variance for sign face area.
- (c) *1113.0506 Electronic Message Center (EMC).* An EMC is not permitted on a parcel with CO zoning. An EMC is allowed on a parcel with RS6 zoning provided the parcel has frontage on a major street and the structure exceeds 5,000 square feet of floor area. – Alexis Road is a major street and the church has over 5,000 square feet of floor area.
- (d) *1113.0903 Appeals.* Appeals and requests for variance are subject to review from the Board of Zoning Appeals (BZA). Appeals to waive any sign or any part of a sign which is prohibited may not be granted by the Board of Zoning Appeals. – Interpreted by the Plan Director to mean BZA cannot waive height because a difference in height would make the sign a different, likely prohibited, sign by definition (e.g. low-, medium-, and high- profile signs), but waivers for sign face area may be permitted.

Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Comprehensive Land Use Plan designates this site for Neighborhood Mixed-Use (NM) land uses in the front near Alexis Road and Low Density Residential (LR) in the back. The proposed zone change would change only the front portion's zoning. The Neighborhood Mixed-Use land use designation preserves and promotes pedestrian-oriented commercial and mixed-use areas. These are a core component of neighborhoods and provide the highest density of commercial and housing opportunities. Institutional and semi-public uses such as a church are compatible. The proposed zone change from CO and RS6 to RS6 is consistent with the Forward Toledo Plan.

Development Approval Criteria

- (1) The proposed zone change is consistent with the comprehensive plan and the stated purpose of the zoning code (TMC§1111.0606(A)),
- (2) The proposed zone change is compatible with existing land uses within the general vicinity of the subject properties (TMC§1111.0606(B)); and
- (3) The proposed zone change is compatible with the zoning classifications of properties within the general vicinity of the subject properties (TMC§1111.0606(C)).

Recommendation:

1111.0600 Zoning Map Amendment – APPROVE – Zone Change approval from CO and RS6 to RS6

Findings:

- (1) The proposed zone change will continue to permit the property's religious assembly use while simultaneously allowing the replacement of an EMC ground sign.
- (2) The proposed zone change will fix a split-zoned property issue.