

SYCAMORE TOWNSHIP, OH
 DEPARTMENT OF PLANNING & ZONING
 8540 KENWOOD ROAD, CINCINNATI, OH 45236

513.792.7250 PHONE 513.792.8564 FAX

BZA APPLICATION	
FEES:	
APPEAL:	\$150.00
VARIANCE:	\$150.00
CONDITIONAL USE:	\$500.00
NON-CONFORMING USE:	\$500.00

COMMERCIAL	RESIDENTIAL
	X

APPLICATION NUMBER
SYCB190007
DO NOT WRITE IN THIS SPACE

1. PROJECT ADDRESS: 7825 STYMON ZIP CODE: 45236

2. NAME	STREET ADDRESS	CITY	ST	ZIP	PHONE NUMBER
OWNER 6036 WINDYBROOK LLC	7825 STYMON	CIN	OH	45236	
CONTRACTOR Complete Home Repair	706 WOODFIELD	"	"	45231	5135516331
DESIGNER 11	"	"	"	"	"
APPLICANT 11	"	"	"	"	"
APPLICANTS Joe F SCHIOLA					
E-MAIL ADDRESS ya@a20.com					

3. BZA ACTION REQUESTED: APPEAL VARIANCE
 CONDITIONAL USE NON-CONFORMING USE

4. STATE IN DETAIL ALL EXISTING & PROPOSED USES OF THIS BUILDING OR PREMISES:

RESIDENTIAL DECK 15' x 16'

5. SQUARE FEET: 241 6. USE: RESIDENTIAL 7. HEIGHT: 52"

8. EST. START DATE: ALREADY STARTED 9. EST. FINISH DATE: ?

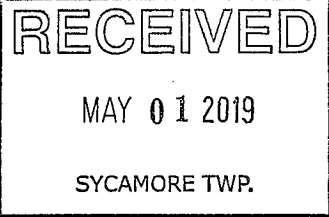
THE DEPARTMENT OF PLANNING & ZONING IS DEDICATED TO THE CONTINUING PROSPERITY OF SYCAMORE TOWNSHIP. WE PROMOTE HIGH STANDARDS FOR DEVELOPMENT AND QUALITY PROJECTS. WE LOOK FORWARD TO SERVING OUR CITIZENS AND BUSINESS COMMUNITY TO MAKE SYCAMORE TOWNSHIP THE BEST IT CAN BE.

The owner of this project and undersigned do hereby certify that all of the information and statements given on this application, drawings and specifications are to the best of their knowledge, true and correct. The applicant and owner of the real property agree to grant Sycamore Township access to the property for review and inspection related to this Board of Zoning Appeals application.

NOTE: FILING THIS APPLICATION DOES NOT CONSTITUTE PERMISSION TO BEGIN WORK.

J. F. Schiola 4-24-19
 APPLICANT'S SIGNATURE DATE
Theresa Schiola 4-24-19
 PROPERTY OWNER'S SIGNATURE DATE

DO NOT WRITE BELOW THIS LINE



COMPLETE HOME REPAIR SPECIALIST
706 WOODFIELD DR
CINCINNATI, OHIO 45231

SYCAMORE TOWNSHIP BOARD OF ZONING APPEALS
8540 KENWOOD RD
CINCINNATI, OHIO 45236

LETTER OF INTENT FOR 7825 STYRAX LN 45236
LOT SIZE 55.09 X 110

APPLICANT WISHES TO BUILD 16 X 15 DECK ON REAR OF HOME
DEPTH OF DECK DOES NOT MEET CURRENT SETBACK RULES OF 30'
EXISTING CONCRETE PORCH HAD TO BE TORN DOWN DUE TO DETERIORATION AND OLD AGE
THERES CURRENTLY A BACK DOOR THAT HAS TO HAVE A STEP OUT TO DECK AREA, NOT
BUILDING NEW DECK WOULD ADVERSELY AFFECT PROPERTY FUNCTIONALITY AS WELL AS
PROPERTY VALUE.

SINCERELY,

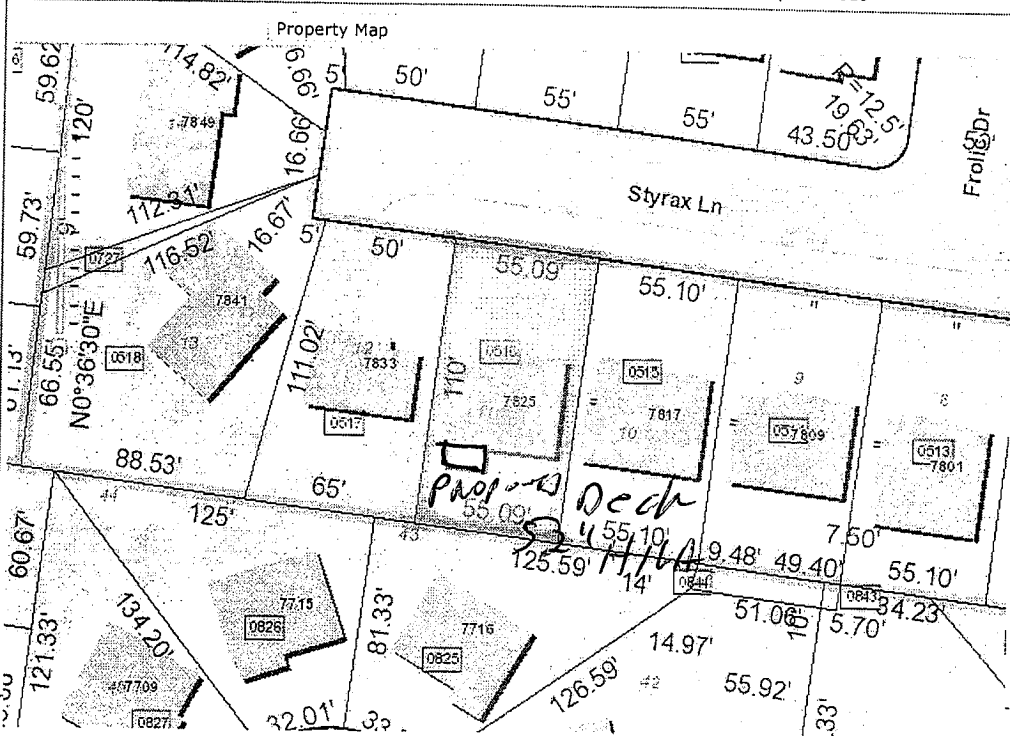
A handwritten signature in black ink, appearing to be "Joe Tschida". The signature is fluid and cursive, with a long horizontal stroke at the end.

JOE TSCHIDA

Online Property Access

| < First << Prev Next >> Last > | RETURN TO SEARCH LIST Property 1 of 1

Parcel ID 600-0210-0516-00	Address 7825 STYRAX LN	Index Order Parcel Number	Tax Year 2018 Payable 2019
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I Want To...

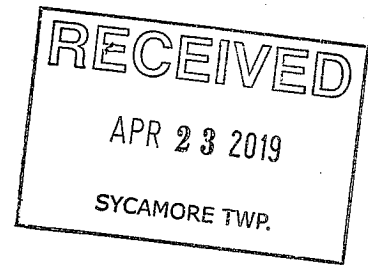
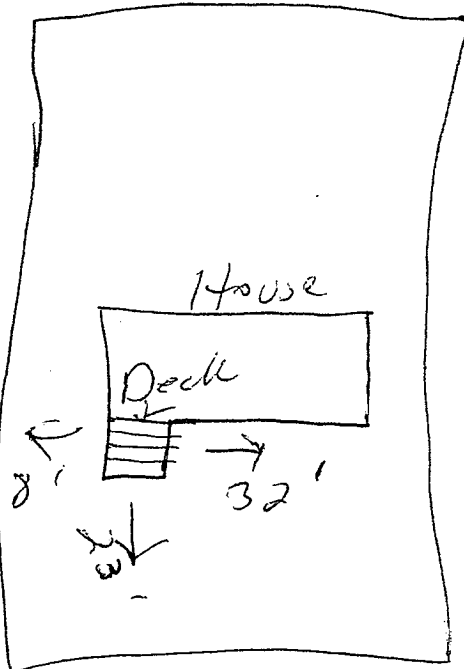
- Start a New Search
- Email the Auditor
- View the Online Help
- Auditor's Home

View:

- Property Summary
- Appraisal Information
- Levy Information
- Transfer
- Value History
- Board of Revision
- Payment Detail
- Tax Distributions
- Images
- Special Assessment/Payoff
- Tax Lien Certificates
- CAGIS Online Maps
- Aerial Imagery
- Owner Names

Print:

- Current Page
- Property Report

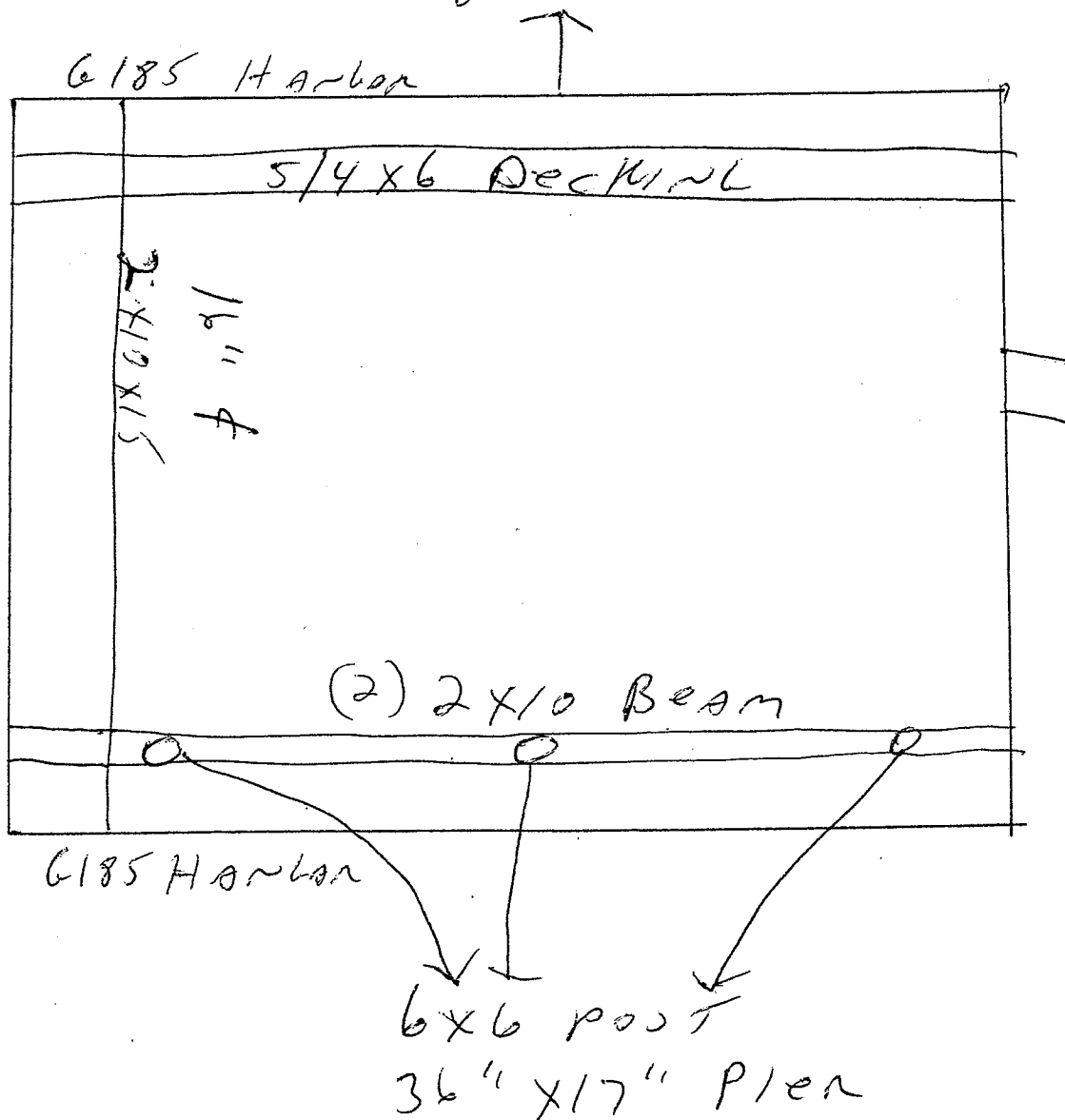


RECEIVED

APR 23 2019

SYCAMORE TWP.

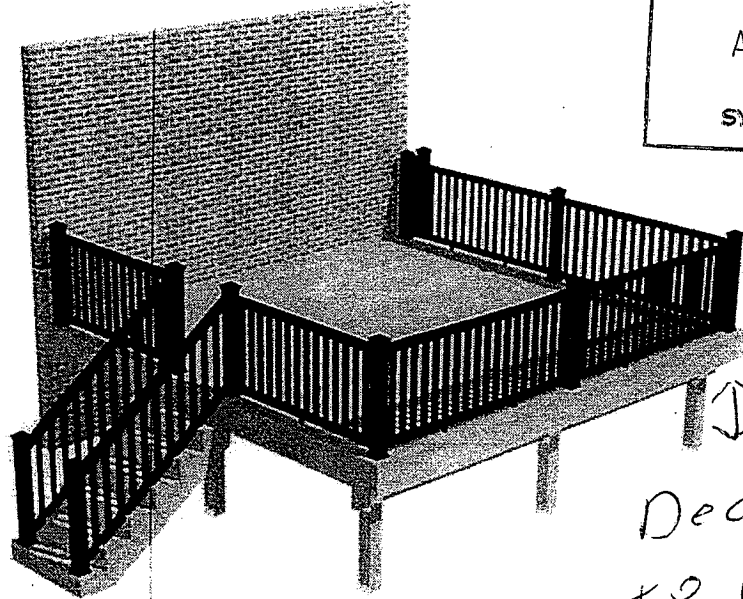
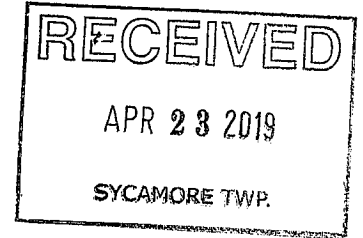
$5\frac{1}{2}$ - $\frac{1}{2}$ " red head FASTENERS
STALLING
2x10 Ledger





Elevation

DECK DESIGNER
powered by DIY Technologies



↓ 52"
Decking
to ground

Joe T

With your deck design in hand, talk to a Lowe's project specialist to start your build. You can reach us in store, online or over the phone.

In Store

Take this document or your project ID number to the customer service desk and talk to a project specialist.

Online

Go to [Lowe's.com/deckinstall](https://www.lowes.com/deckinstall) and schedule an in-home consultation.

Phone

Call 1-800-GO-LOWES and schedule an in-home consultation.

YOUR DECK DESIGN PROJECT ID: 618040437

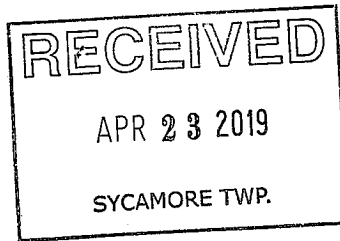
This number lets you or your project specialist retrieve your deck design.

Created on Apr-18-2019

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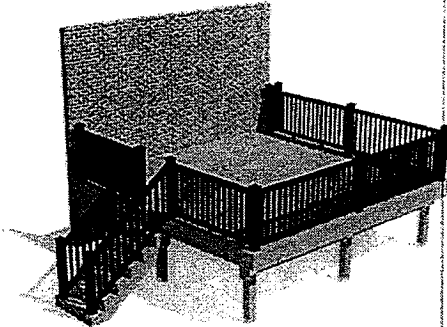
Project ID: 618040437

Product availability based on Store#: 0595



DECK DESIGNER
powered by DIY Technologies

PLAN OVERVIEW



Estimated materials cost with your
custom selections:

\$5,595

Overview

Number of Levels: 1
Total Square Feet: 241
Footer Depth: 36"
Live Load: 40psf
Dead Load: 10psf

Does not include state and local taxes.

Decking Type: Wood
Decking Size: 5/4 x 6
Decking Color: Treated
Railing Material: Composite
Railing Style: Transcend
Railing Color: Charcoal Black

Joist Spacing: 16
Joist Wood Type: Pressure Treated
Joist Size: 2 x 10

Beam Size: 2 x 10
Post Wood Type: Pressure Treated
Post Size: 6 x 6

A detailed list can be found starting on page 5.

Note: Estimates are based on representative costs of materials in your geographic area. Actual, current material costs may vary.

Pricing accurate as of Apr-18-2019

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Project ID: 618040437
Product availability based on Store#: 0595



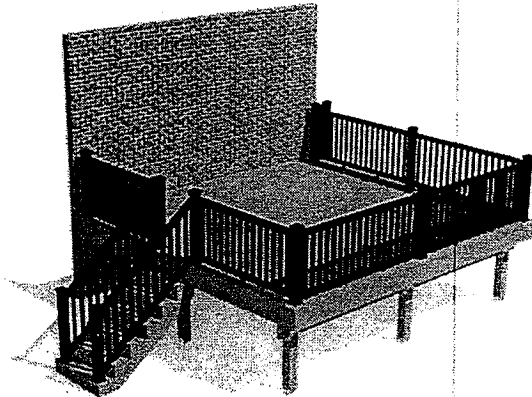
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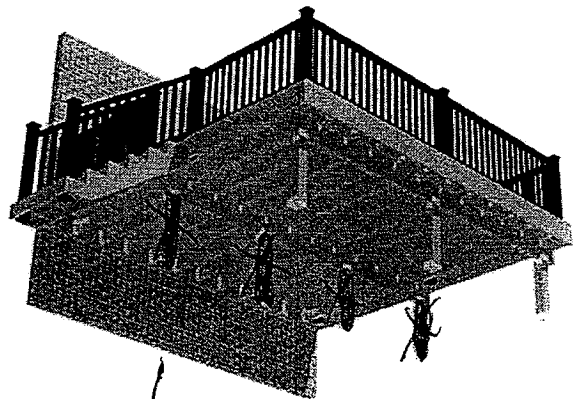
SYCAMORE TWP.

DECK DESIGNER
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DECK LAYOUT

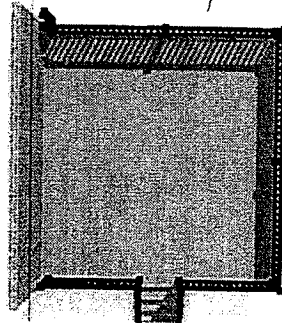


Birds Eye View



Bottom View

(2)
SINGLE 2x10 BEAM
CONNECTED ON EACH SIDE
OF 6x6 POSTS



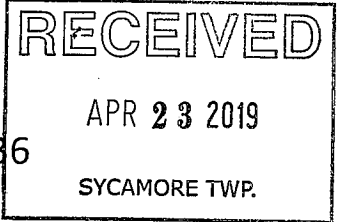
Top View with Planks

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7825 STYRAX LN CINCINNATI, OHIO 45236

DECK PLAN

1. 2 X 10 LEDGER FASTENED WITH 5 ½ RED HEAD ANCHORS SYP
TREATED LUMBER STAGGERED G185 GALVANIZED FASTENERS
2. 2 X 10 X 15 JOISTS SYP TREATED LUMBER
3. 6 X 6 BEAM SUPPORT POSTS (3) 7' APART SYP TREATED LUMBER
4. 2 X 10 DOUBLE BEAM SUPPORT SYP TREATED LUMBER
5. 5/4 X 6 X 16 SYP TREATED LUMBER DECKING
6. (3) 17" CONCRETE PIERS FOR 6 X 6 SUPPORT POSTS
7. TREX HANDRAIL SYSTEM WITH 4 X 4 SUPPORT POST 36" TALL AND
SHALL NOT ALLOW 4" SPHERE TO PASS, RAIL SECTIONS 6' APART
TO 4 X 4 POST
8. DECK ELEVATION IS 52" FROM GROUND