

**Zoning Commission  
Board of Zoning Appeals  
Property Owner Form**



Planning & Zoning Department  
8540 Kenwood Road  
Sycamore Township, Ohio 45236  
Phone: (513) 792-7250  
[www.sycamoretownship.org](http://www.sycamoretownship.org)

**PROJECT ADDRESS:** 3986 East Galbraith Rd., Sycamore Township

**ZIP CODE:** 45236

**APPLICANT NAME:** MJZ Hardware dba Ace Hardware of Deer Park (Anthony Zembrodt)

OWNER NAME	STREET ADDRESS	ZIP	TAX MAILING STREET ADDRESS	ZIP
Hamilton II, LLC c/o Paran Management Co., Ltd.	2720 Van Aken Blvd., Suite 200 Cleveland, OH	44120	Same	

OWNER EMAIL	OWNER PHONE NUMBER
jdelbalso@paranrealtygroup.com	216-921-5663 ext 102

**The owner of this project address and undersigned do hereby certify** awareness that an applicant is applying for a Zoning Commission Case or a Board of Zoning Appeals Case. The owner of the real property agrees to grant Sycamore Township access to the property for review and inspection related to this Zoning Commission/ Board of Zoning Appeals application. By signing, the owner of this project is aware that there shall be no refund or part thereof once Zoning Commission or Board of Zoning Appeals public notice has been given.

*Joe Del Balso*

23/02/2026

PROPERTY OWNER'S SIGNATURE

DATE

Hamilton II, LLC  
Joe Del Balso  
Managing Director

By: Paran Management Company Ltd.  
Managing Agent

# Letter of Intent for Permit Application

To Whom It May Concern,

I am writing to formally express my intent to apply for the Local Alternative Sign Regulation for my signage at Ace Hardware of Deer Park located at 3896 E Galbraith Road. Ace is located in the Dillonvale Shopping center which is owned by Hamilton II LLC. Please consider this letter as an official notice of my intention to proceed with the application process and to comply with all relevant regulations and requirements.

I propose that any store located in the Dillonvale Shopping Center with a frontage linear feet measurement of greater than 75 be allotted more than one store front sign with specific approval subject to the Sycamore township Board of Trustees.

This would currently effect not only Ace Hardware, but also the spaces currently occupied by the Library, IGA and Walgreens. At this time Walgreens, IGA, and Ace Hardware all currently have more than 1 sign installed.

Thank you for your attention to this matter. I look forward to your prompt response.

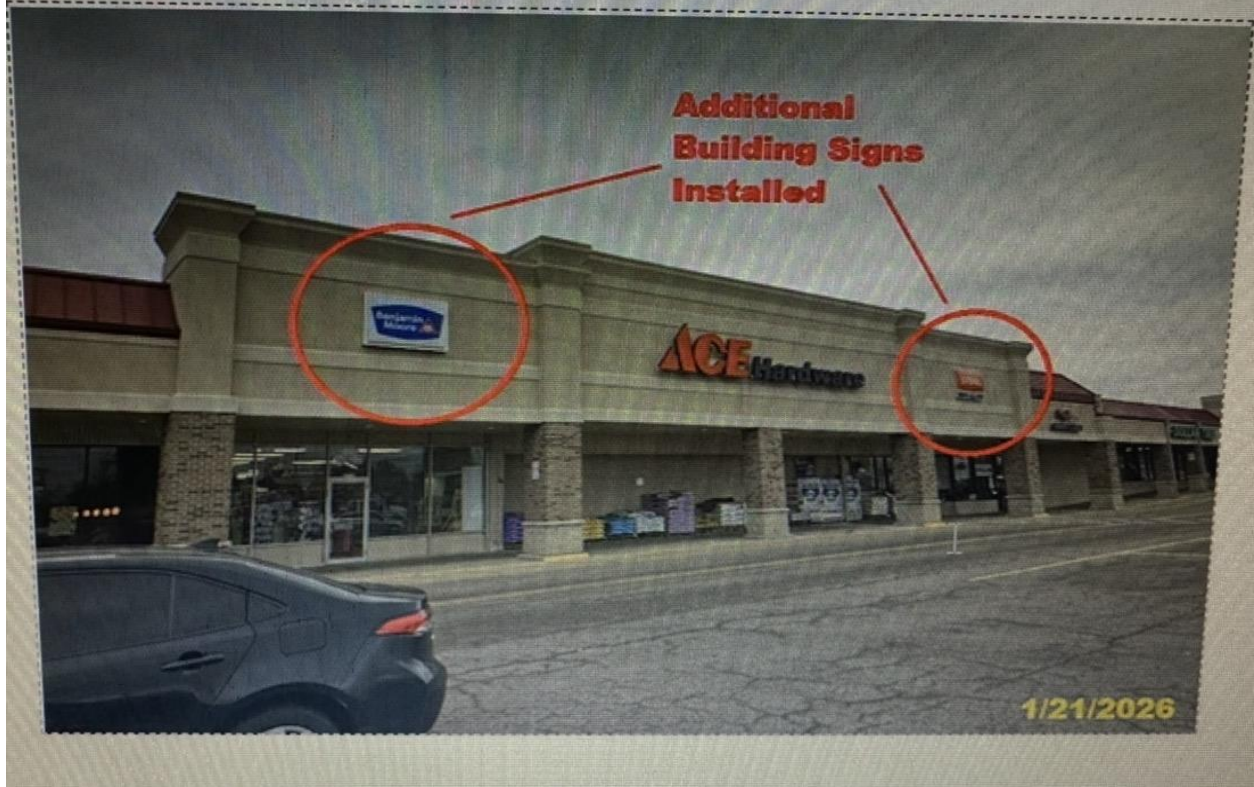
Sincerely,

Anthony Zembrodt

Ace Hardware of Deer Park

2/23/26

EXHIBIT A



**Additional  
Building Signs  
Installed**

1/21/2026

Installation Site  
 3986 E. Galbraith Rd  
 Cincinnati, OH 45236

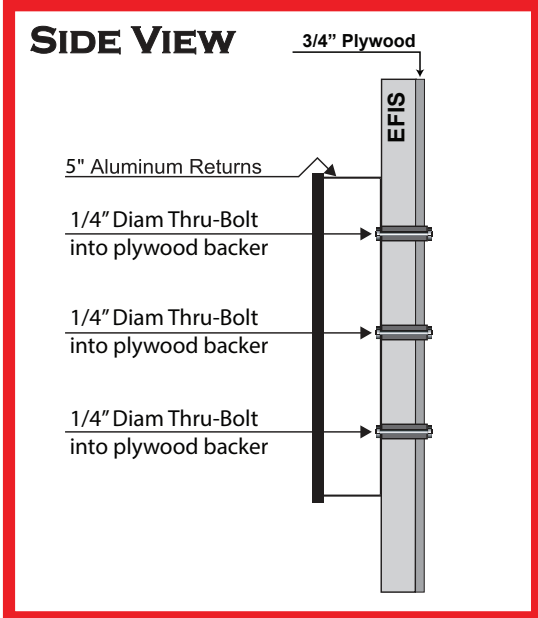
# ACE HARDWARE SIGN CABINETS



**ATTACHMENTS**

FASTENER SCHEDULE (DM Letters)			WALL CONSTRUCTION			
HARDWARE	DIAM.	QTY. Per Letter	MASONRY (CMU-Block)	EFIS/DRYVIT OVER min. 3/4" PLYWOOD	EFIS/DRYVIT OVER GYPSUM/DENSGLOSS	METAL PANEL OVER METAL STUD
★ THRU-BOLT	1/4"	Per/Note	YES	YES	ONLY WITH MIN. 3/4" PLYWOOD BACKER	YES
SS Tapcon Concrete Screws	1/4"	N/A	YES	NO	NO	NO
Powers DBL Expansion Anchor	1/4"	N/A	YES	NO	NO	NO
LAG BOLT	1/4"	Per/Note	NO	YES	ONLY WITH MIN. 3/4" PLYWOOD BACKER	NO
SNAP TOGGLE BOLT TYPE BB	1/4"	Per/Note	IF THROUGH BLOCK FACE	YES	ONLY WITH MIN. 3/4" PLYWOOD BACKER	YES with plywood backer
Tek-Screw	1/4"	N/A	NO	NO	NO	YES with plywood backer

1.) Fasteners shall be evenly spaced. Thru-Letter Backs with washer into .09" Back w/ Fenderwasher into .08" Letter Back or less.  
 2.) Expansion anchors/Tapcon require a minimum 1-1/4" solid masonry embedment installed per tec-guide for wall construction type.  
 3.) Tek-Screw into Min. 1/8" Alum. and lag bolts into Min. 3/4" plywood require full thread Diam. embedment.  
 4.) Thru-Bolts (All-Threaded Rods) into L2x2x3/16" Stl. Angle or 2x6 lumber spanning two (2) wall studs per Bolt Rod.



\*Non-Lit Sign Cabinets. Size = 4' x 6'. Sign 1 reading, "STIHL". Sign 2 reading "Benjamin Moore".

\*Sign Cabinets Attached to Building Fascia with with Thru-Bolts and Silicon.

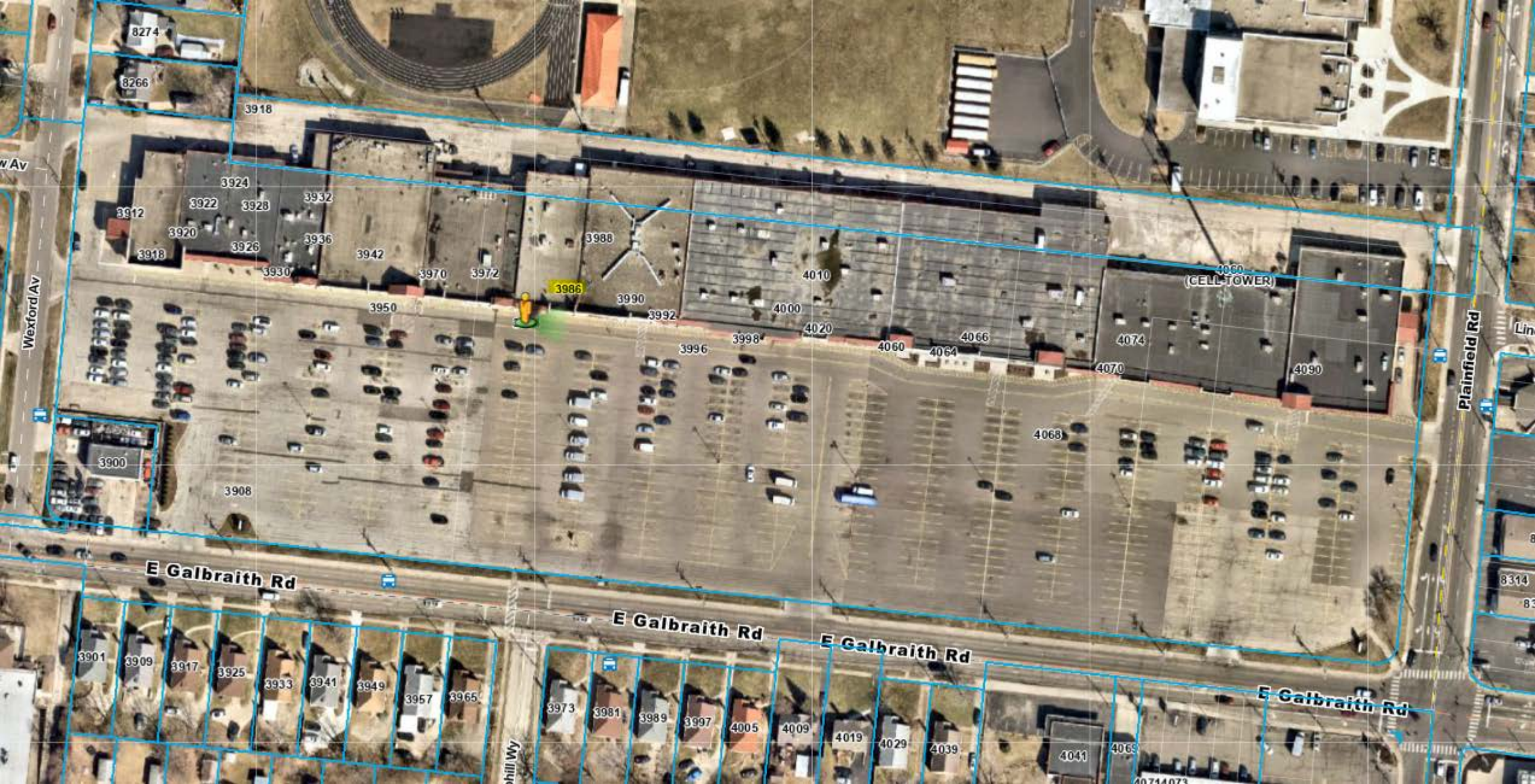


**513-535-2299**

[www.MYSIGNPRO.COM](http://www.MYSIGNPRO.COM)

1451 State Route 28 - Building B - Loveland, OH 45140

[rick@mysignpro.com](mailto:rick@mysignpro.com)



8274

8266

3918

3924

3912

3922

3928

3932

3936

3942

3988

4010

4060  
(CELL TOWER)

3986

3990

3992

3996

3998

4060

4064

4066

4074

4070

4090

3950

3970

3972

3900

3908

4068

E Galbraith Rd

E Galbraith Rd

E Galbraith Rd

E Galbraith Rd

3901

3909

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