

**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

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
jdalbalso@paranrealtygroup.com	216-921-5663 x102

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

05/12/2025

PROPERTY OWNER'S SIGNATURE

DATE

Hamilton II, LLC
Joe Del Balso
Managing Director

By: Paran Management Company Ltd.
Managing Agent






Ace Hardware Zoning

Final Audit Report

2025-12-05

Created:	2025-12-05
By:	Chris Barone (cbarone@paranmgt.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAxAx83xeFsSOU81aV_mT6BCMMclnSEzvhEp

"Ace Hardware Zoning" History

-  Document created by Chris Barone (cbarone@paranmgt.com)
2025-12-05 - 7:38:47 PM GMT
-  Document emailed to Joe Del Balso (jdelbalso@paranmgt.com) for signature
2025-12-05 - 7:38:51 PM GMT
-  Email viewed by Joe Del Balso (jdelbalso@paranmgt.com)
2025-12-05 - 7:39:15 PM GMT
-  Document e-signed by Joe Del Balso (jdelbalso@paranmgt.com)
Signature Date: 2025-12-05 - 7:41:41 PM GMT - Time Source: server
-  Agreement completed.
2025-12-05 - 7:41:41 PM GMT

Letter of Intent to Appeal Code Violation

Sycamore Township, Ohio

Date: 12/17/2025

To Whom It May Concern,

As a new business owner and taxpayer in Sycamore Township it has been my pleasure to immediately become a part of the community. I have already met / spoken to some of you as part of my (Ace Hardware's) sponsorship of the Luminaria Event and other community initiatives.

I am writing to formally express my intent to appeal the code violation notice issued by Sycamore Township, Ohio. I respectfully request that the appropriate authorities review my case and grant a hearing regarding the alleged violation.

I believe that there are substantial grounds to reconsider the decision, and I am prepared to present supporting evidence and documentation to clarify my position. I kindly ask for the opportunity to discuss the circumstances in detail and provide any information necessary to resolve this matter fairly. I intend to appeal the violation on several grounds, including, but not limited to, the signage being consistent with my proprietary company branding, consistency with the existing signage of other businesses in the plaza and township, the multiple spaces that my business occupies, loss of revenue, and more.

Please advise me of the next steps in the appeal process and the timeline for submitting my appeal materials. I look forward to your response and appreciate your attention to this request.

Thank you for your consideration.

Sincerely,

Anthony Zembrodt

Owner

MJZ Hardware dba Ace Hardware of Deer Park / Dillonvale

3986 E Galbraith Rd

Cincinnati, OH 45236

Anthony.acehardwarebethel@gmail.com

(773)663-7422

Installation Site
 3986 E. Galbraith Rd
 Cincinnati, OH 45236

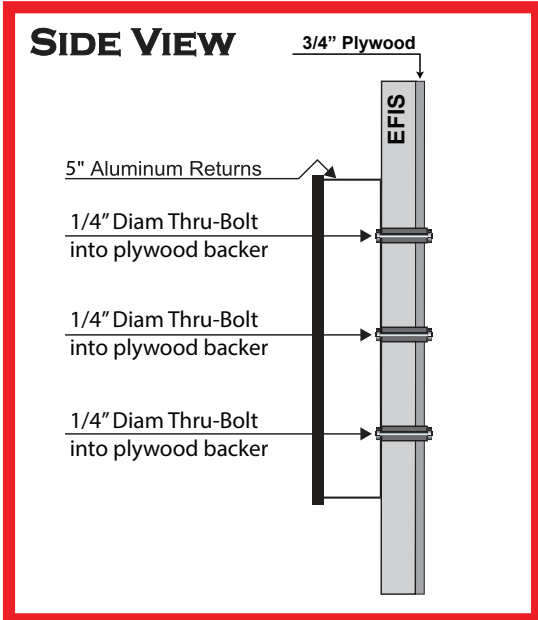
ACE HARDWARE SIGN CABINETS



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.

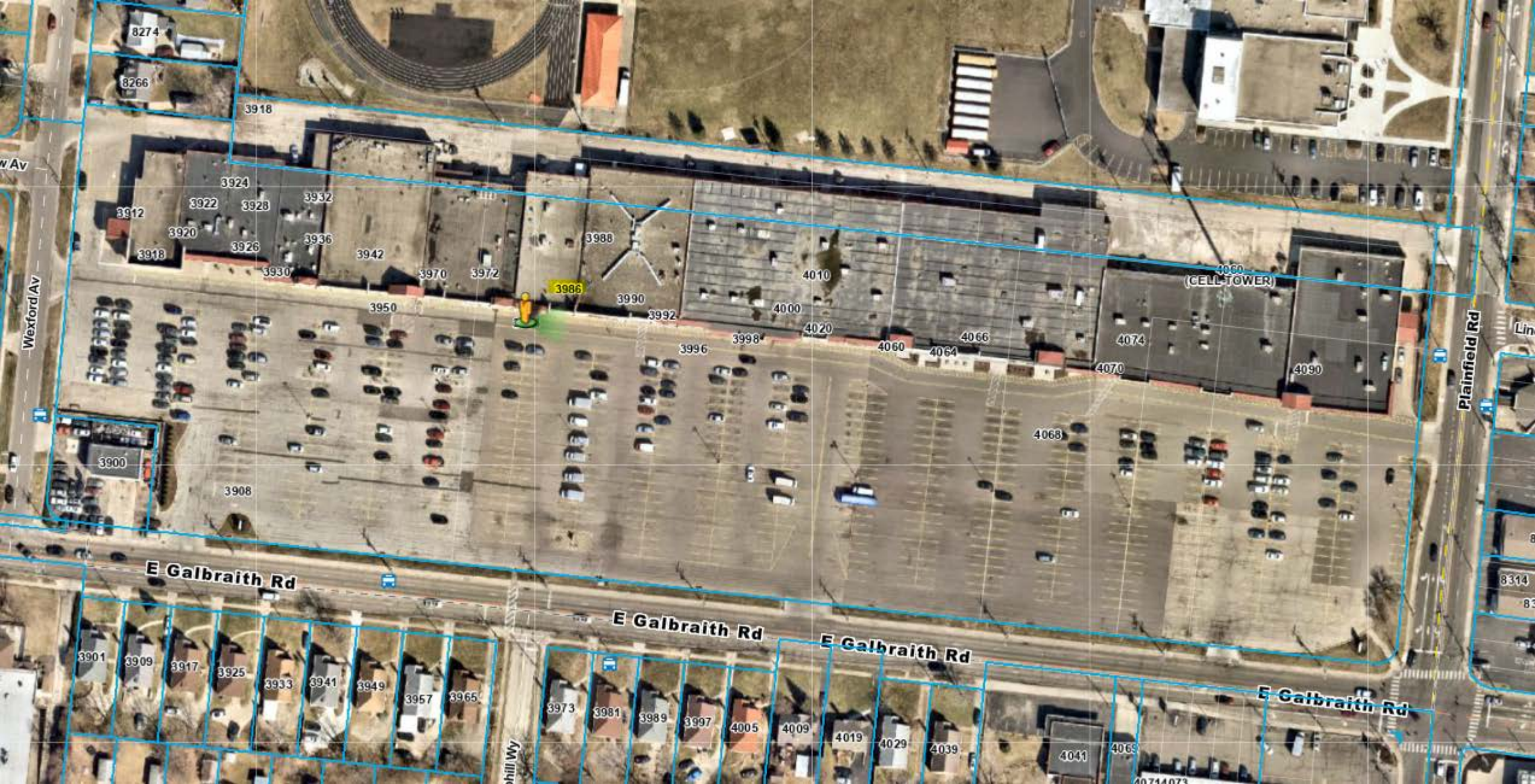


513-535-2299

www.MYSIGNPRO.COM

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

rick@mysignpro.com



8274

8266

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3990

3992

4010

4000

4020

3996

3998

4060

4064

4066

4060
(CELL TOWER)

4074

4090

4070

4068

3900

3908

E Galbraith Rd

E Galbraith Rd

E Galbraith Rd

E Galbraith Rd

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w Av

Wexford Av

Plainfield Rd

Phillip Wy