

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
SYCB200011 DO NOT WRITE IN THIS SPACE

1. PROJECT ADDRESS: 7767 Styraex lane ZIP CODE: 45236

2. NAME	STREET ADDRESS	CITY	ST	ZIP	PHONE NUMBER
OWNER <u>Jeff Felts</u>	<u>2342 Downington Ln</u>	<u>Cincinnati</u>	<u>OH</u>	<u>45244</u>	<u>513.832.5413</u>
CONTRACTOR <u>Betsy Ahkert</u>	<u>7767 Styraex Ln</u>	<u>Cincinnati</u>	<u>OH</u>	<u>45236</u>	<u>513.478.1269</u>
DESIGNER <u>Betsy Ahkert</u>	<u>7767 Styraex Ln</u>	<u>Cincinnati</u>	<u>OH</u>	<u>45236</u>	<u>513.478.1269</u>
APPLICANT <u>Betsy Ahkert</u>	<u>7767 Styraex Ln</u>	<u>Cincinnati</u>	<u>OH</u>	<u>45236</u>	<u>513.478.1269</u>
APPLICANTS E-MAIL ADDRESS <u>Betsy Ahkert@gmail.com</u>					

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

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

This is a personal deck it was built to replace ~~the~~ the existing rotten and not to code deck that was unsafe. As well as to cover over a delapidated concrete patio to allow for a safe, attractive and cohesive outdoor space.

5. SQUARE FEET: 400 6. USE: Personal 7. HEIGHT: oneside 11 1/2"
other 29"
 8. EST. START DATE: N/A 9. EST. FINISH DATE: N/A

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.

Betsy Ahkert 6/23/2020
 APPLICANT'S SIGNATURE DATE
Jeffery Felts 6/23/2020
 PROPERTY OWNER'S SIGNATURE DATE

DO NOT WRITE BELOW THIS LINE

7767 Styrax lane


2.7.1 - Decks, Balconies, Porches & Steps



DECK - OVERDUE MAINTENANCE

Wooden decks were due for normal maintenance and appeared to be at the end of its life. Recommend that a qualified person clean, paint, and make any necessary repairs to railings and/or decking.

Here is a helpful article on staining & sealing your deck.

 Handyman/DIY

Home inspectors Report from
when we purchased the
home in Aug 2019.

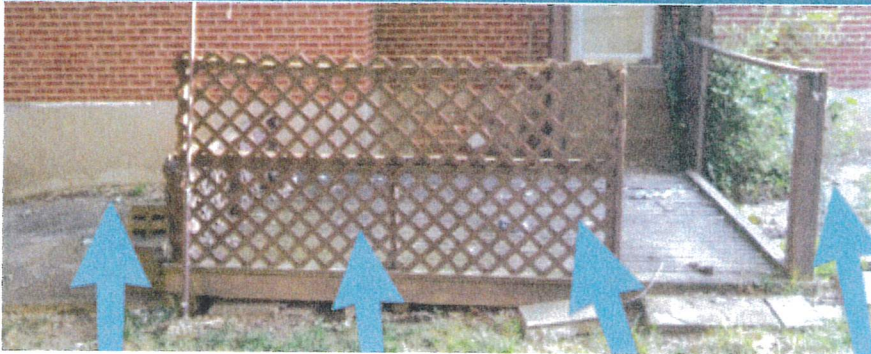


There was a large Crack in patio
and it was sloping down and to the left
Creating an uneven surface.
← Toward the side fence



Picture taken @ purchase
in Aug 2019

2.1.1 - Grading / Lot Drainage



REVERSE SLOPE SOIL

The soil or grading sloped down towards building perimeters in one or more areas. This can result in water accumulating around building foundations or underneath buildings. Make sure to monitor these areas, and areas under the structure in the future for accumulated water. If water does accumulate, recommend grading soil so it slopes down and away from buildings with a slope of at least 1 inch per horizontal foot for at least 6 feet out from buildings.

Here is a helpful article discussing negative grading.

 Monitor

Home inspectors Report from
Aug. 2019 when we purchased
the Home.



Old Deck

railing
no spindles



Rotten Wood.

Top rail
Notice
No Spindles
all railings



Side rail

old deck

Uneven
Concrete
Stacked
Blocks



negative grade
To foundation

Step down to
ratio



← Side fence

4'5" Space

To patio
That slopes
down to
fence

↑ old patio



old Deck supports



rotten

missing b/c completely
rotten and ~~was~~ fell apart
when Decking was removed.



New deck Joists :
Support posts - set in Concrete



New deck joists while building



New Deck supports.



Completed deck
angle taken from back privacy fence.



Completed deck

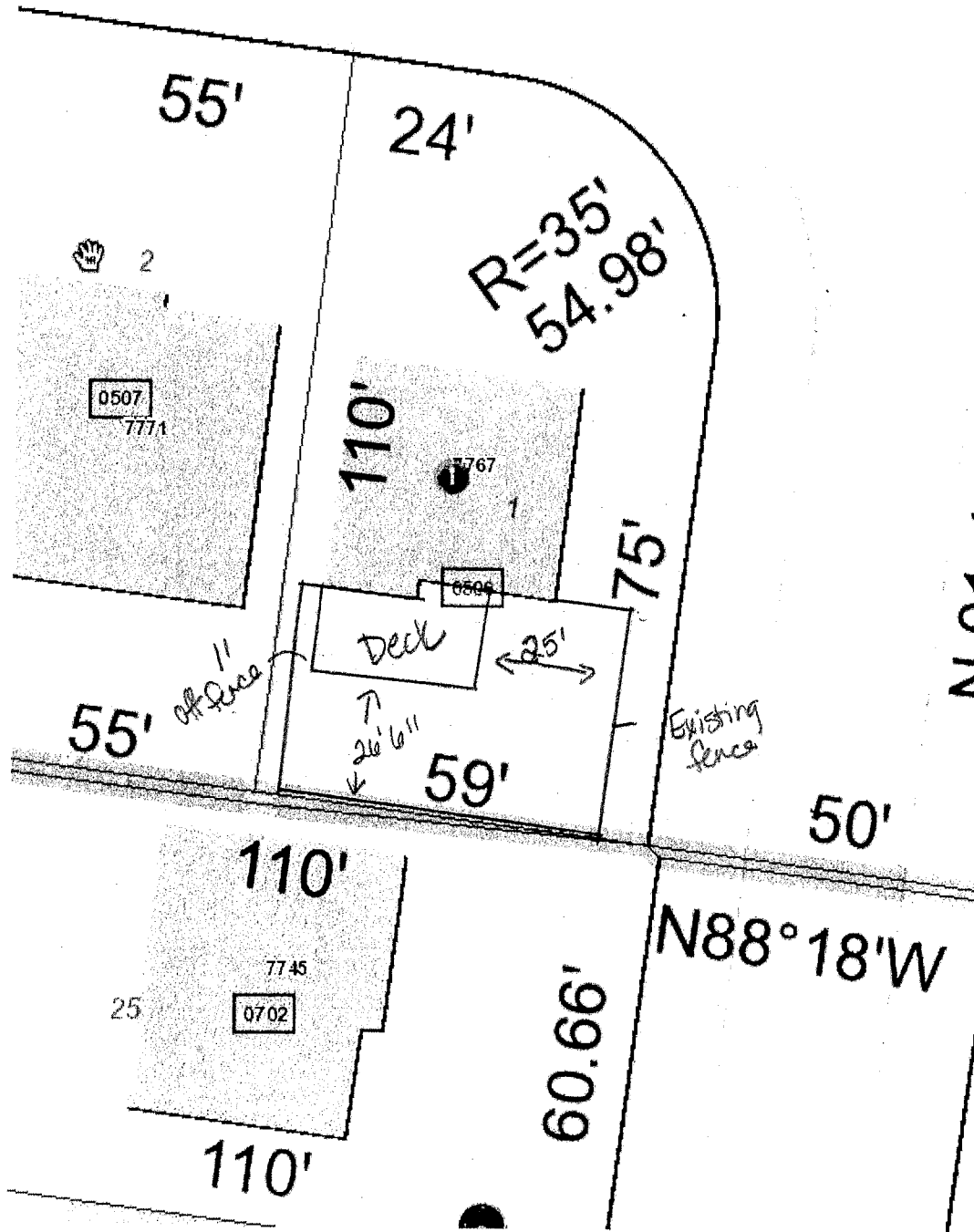


Completed deck
Taken from inside fence
on Styrax side of yard.

Street view from signax of
New deck in back yard.



Removed large
Silver maple tree
was dangerous
To my home;
Neighbors home.



Property line

24'

Property line

110'

Existing
2 story Home
House

Property line
75'

1 foot
from
fence

Deck

26'.6"

16'.7 1/2"

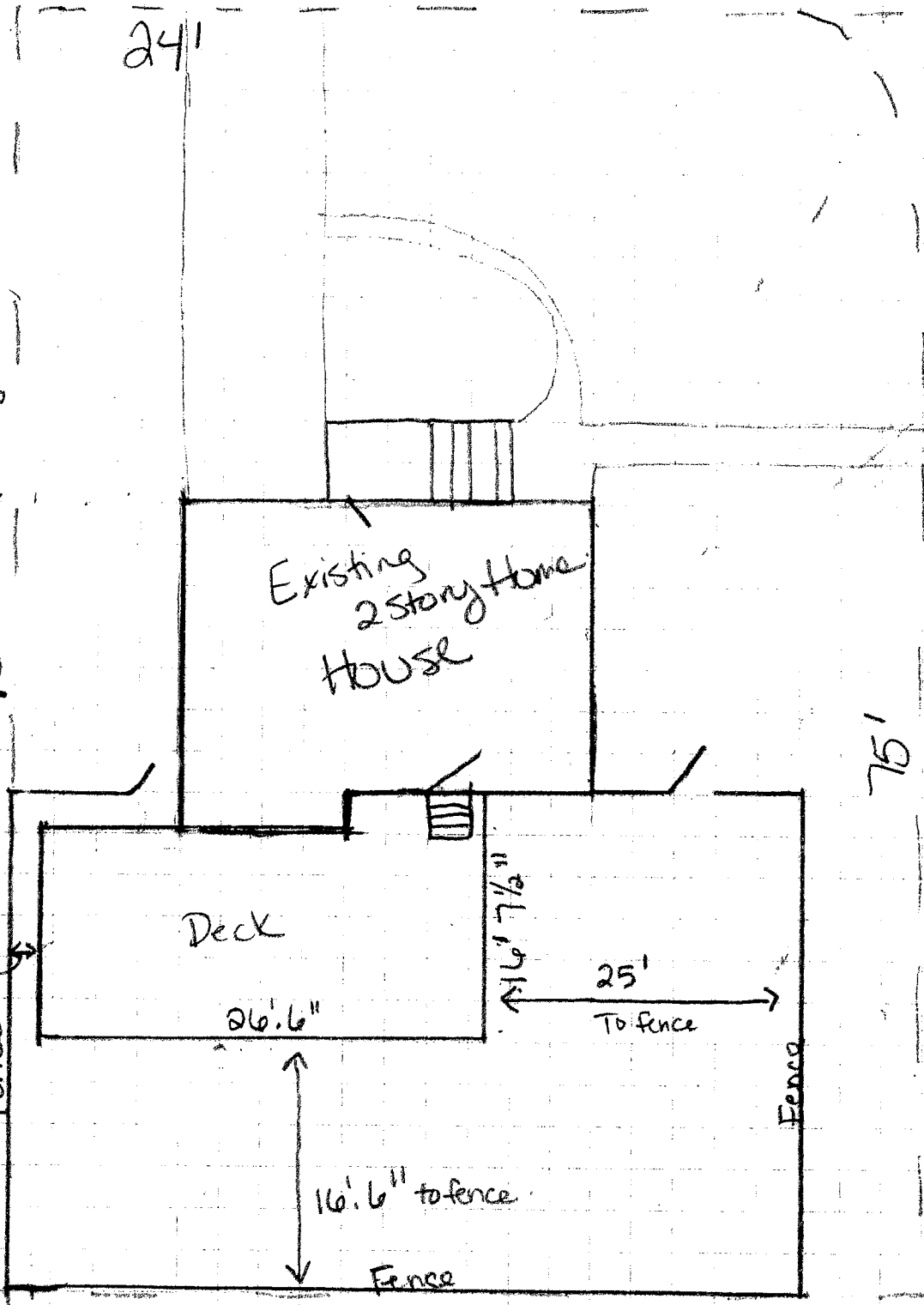
25'

To fence

16'.6" to fence

Fence

59'



Property line

24'

Drive way

Existing 2 story house.

Existing gate

Existing steps

Patio

Old Deck

NEW Deck

110' Property line

75' property line

To fence

4'5"

25'

To fence

11' out to fence

Fence

Fence

18'9"
To fence

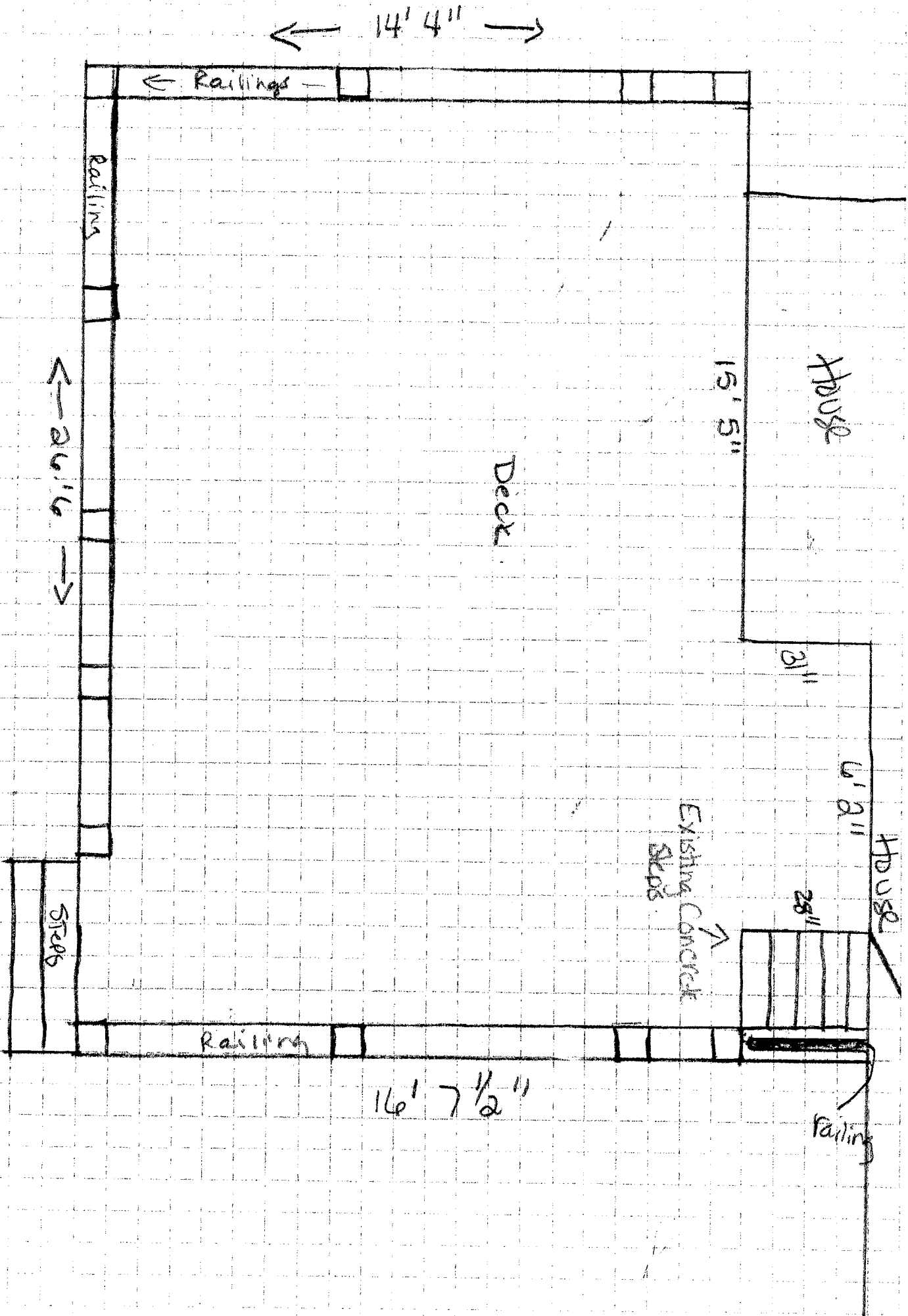
16'6"
To fence

18'9"
To fence

Fence

59'





← 14' 4" →

← Railings →

Railings

← Railings →

Deck

15' 5"

House

31"

4' 2"

House

28"

Existing Concrete Steps

Steps

Railings

16' 7 1/2"

Railings

Material list and description

Support posts are – 4x4

Ban Boards – 2x10

Joists/ support beams – 2x8

Deck Boards - 5/4 x 6 attached with 2 1/2" deck mate screws

Joists were attached by using Simpson Tie joist hangers

Support posts were attached to ban board using 1/2" carriage bolts with washers and nuts

Ban board was attached to the house using – 1/2" x 6" Wedge Anchors spaced every 16"

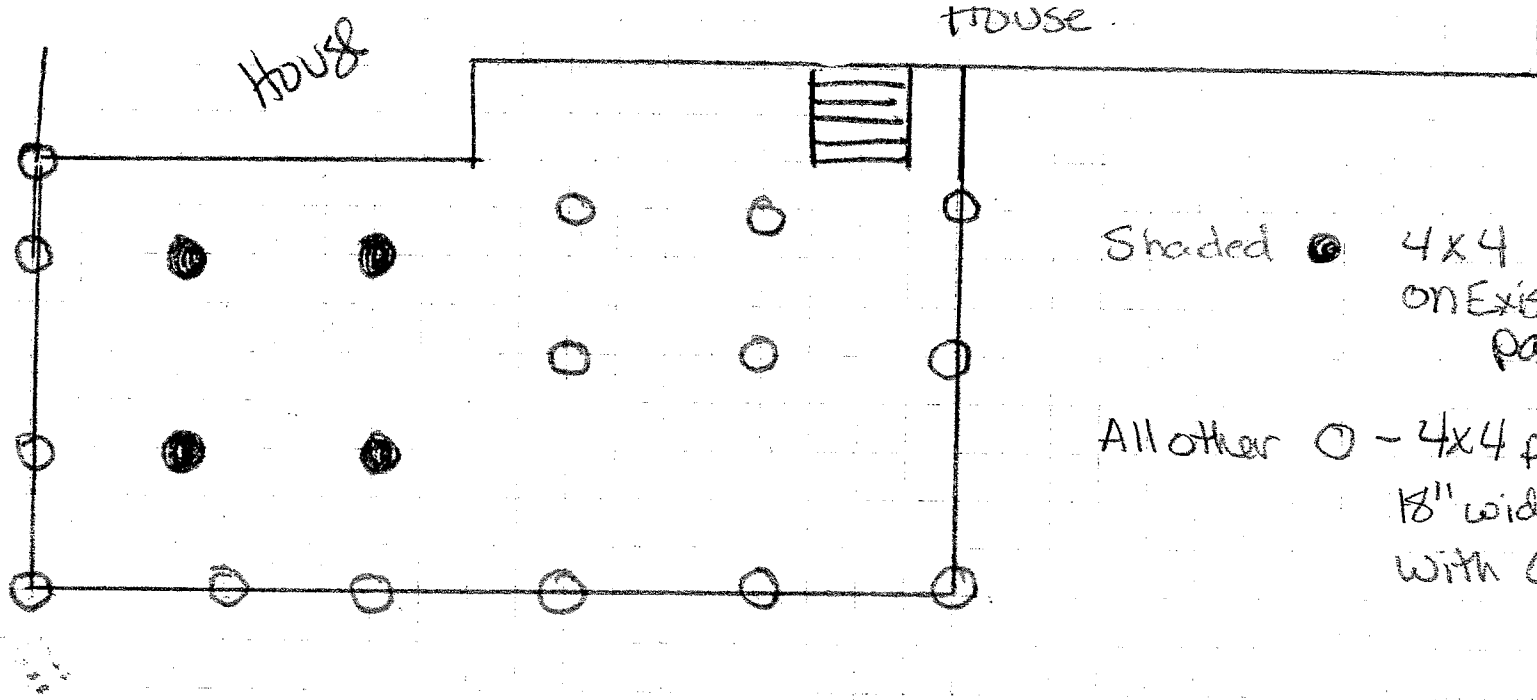
Railings –

1" x 36" spindles

1x4 –

5/4 x 6 – deck board

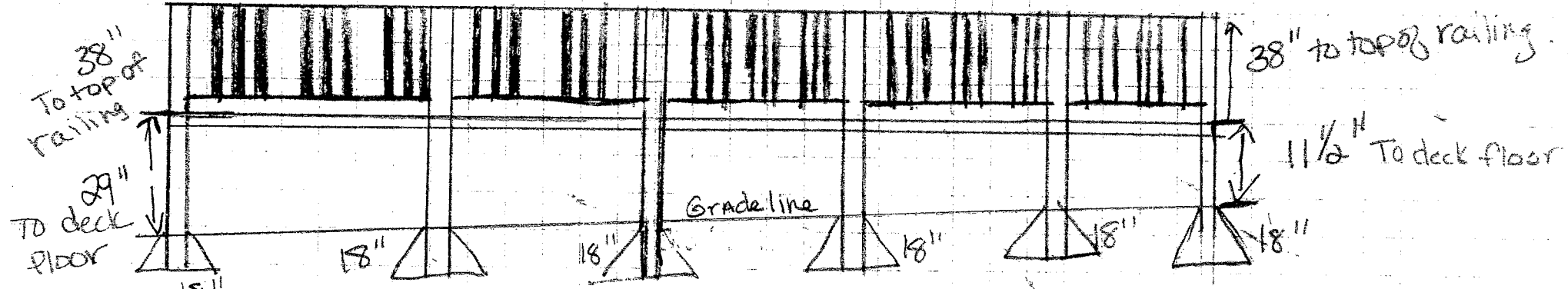
The spindles are sandwiched between the 1x4 and the 5/4 x 6 is placed on top



Shaded ● 4x4 Post sitting on Existing Slab patio

All other ○ - 4x4 post 2' Deep 18" wide Hole filled with concrete

Rear View Elevation



all holes are 2 feet Deep

railing break out

