

BOARD OF TRUSTEES

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Administrator

M. Tim Williams



950 Locust Corner Road
Cincinnati, Ohio 45245

(513) 752.6262

Fax # (513) 752.8981

www.piercetownship.org

Pierce Township Board of Zoning Appeals Hearings
950 Locust Corner Road
August 7th, 2024
5:00 pm
Agenda

- I. Call to Order: Fred Heyse, BZA Chair
 - II. Roll Call: Mr. Motz _____ Mr. Sander _____ Mr. Holte _____ Mr. Lembke _____
Ms. Spitzmiller _____ Mr. Heyse _____ Mr. Buhr _____
 - III. Pledge of Allegiance
 - IV. Review and Approval of:
 - a. Hearing Minutes from June 11th, 2024
 - V. **Oath taken by all attendees and staff wishing to speak during these hearings**
 - a. Staff presentation
 - b. Applicant presentation
 - c. Discussion by the Board
 - d. Open public comment
 - e. Motion to close public comment
 - f. Additional discussion by the Board
 - g. Motion to approve/deny/approve with modification(s)
 - VI. New Business (Public Hearings):
 - 1) Case BZA2024-006: An application for a Variance to construct a sunroom within the rear yard setback at 7 Partridge Drive, Pierce Township, Ohio 45102, Parcel # 290112.096., submitted by Vicki Henderson, property owner.
 - VII. Other business:
 - VIII. Adjournment
- Next Meeting: as needed

**Pierce Township
Board of Zoning Appeals
August 7, 2024
Case Number: BZA2024-006**

Dimensional Variance: 7 Partridge Drive (290112.096.)

Summary: An application for a dimensional variance(s), per Article 4 Residential Zoning Districts and Use Regulation, to construct a sunroom within the rear yard setback at (20' +/-). Article 7 states that the rear yard setback is required to be 30' for primary structures.

Owner/Applicant: Vicki Henderson

Property Location: 7 Partridge Dr Pierce Township, Ohio 45102 (290112.096.)

Property Profile:

Acreage: .19 acres

Current Use: Residential

Zoning: Planned Unit Development (PUD) – Amelia

Prepared By: Eddie F. McCarthy, Director of Community Development and Planning

Action Required: The BZA shall make a decision on the variance application in accordance with 3.08: Variances B) 2).

**Pierce Township
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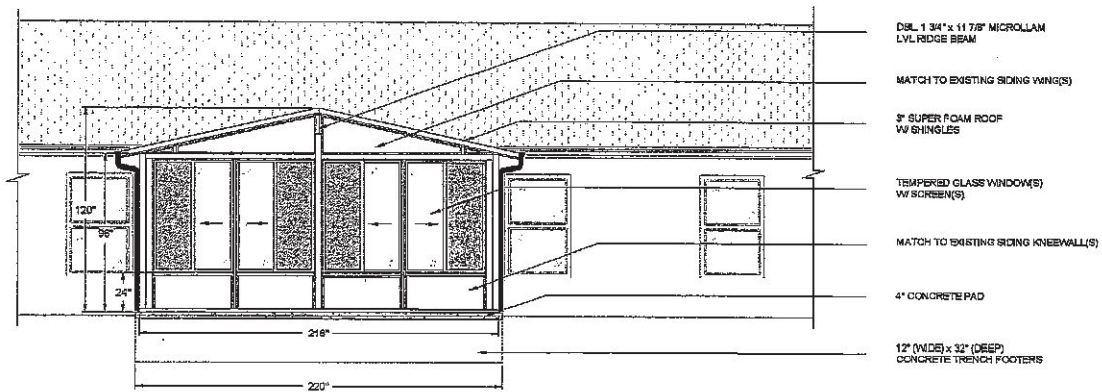
Vicinity Map:



**Pierce Township
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August 7, 2024
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Proposal: Construct a 288 sq. ft (16'X18') sunroom in the rear yard of a residential property, approximately 20' from the rear property line.

Proposed:



Existing:



Distance from rear dwelling (4 Pintail Ct) to deck is 36'(+/-)

Sunroom would be approx. 33' from neighboring dwelling

Staff Analysis and Recommendation:

The site was approved within the now dissolved Amelia Village. The plats on record do not indicate required setbacks and records on file are very minimal.

The setbacks assumed to have been in force within the R-1, R-2 and R-3 Districts in the Village were 40' rear yards. It should be noted that there are exceptions to this, but a GIS evaluation of nearby properties sharing a similar acreage (.20 acres +/-) indicates the following approximate rear yard setbacks, showing a fairly wide variation in those meeting a 30' vs. those under:

- 1) Subject Site: 32'
- 2) 9 Partridge: 25'
- 3) 11 Partridge: 30'
- 4) 5 Partridge: 45' (Corner Lot)
- 5) 12 Partridge: 41'
- 6) 18 Partridge: 13'
- 7) 10 Partridge: 48'
- 8) 6 Partridge: 30'
- 9) 15 Arrowhead: 20' (Corner Lot)
- 10) 20 Mallard: 25'

The Planned Unit Development (PUD) in Pierce Township requires a 30' rear yard setback unless otherwise indicated by the Zoning Commission. As such, staff's interpretation in lieu of a clear framework is to apply the 30', per Article 7.

Summary - Action: The Board of Zoning Appeals will need to consider the proposal to construct a 288 sq. ft sunroom that encroaches into the rear yard setback.

Based on staff's review, placing the sunroom in the rear yard at a 20' setback may be approved:

- The lack of clarity in the approved regulatory framework is not the fault of the property owner.
- Impact to adjoining sites is minimal

**Pierce Township
Board of Zoning Appeals
August 7, 2024
Case Number: BZA2024-006**

- The applicant would not appear to be obtaining a special privilege as a result of this variance. It is difficult to discern which properties would be capable of installing a sunroom (to the extent the applicant is proposing) vs. which ones would not, as the rear yard setbacks are widely variable in the neighborhood. This circumstance appears to have been caused by a lack of clarity on rear yard setbacks in the original PUD approval, causing a wide dispersion of rear yard setbacks. Numerous lots meet a 30’ setback or more for instance however, of those “sampled”, 4 of 10 are under 30’.

Staff Analysis:

Staff has reviewed the proposal (Dated July 3, 2024) in accordance with 3.08: Variances B) 2), specifically:

The following factors shall be considered and weighed by the BZA to determine practical difficulty:

- (a) Whether special conditions and circumstances exist which are peculiar to the land or structure involved and which are not applicable generally to other lands or structures in the same zoning district; examples of such special conditions or circumstances are: exceptional irregularity, narrowness, shallowness or steepness of the lot, or adjacency to nonconforming and inharmonious uses, structures or conditions;

Staff Comment: *There do appear to be unique circumstances on this property that are not shared by adjoining properties. Each site in the area is required to comply with a 30’ rear yard setback and there is a lack of delineation of rear yard setbacks on the approved Plat (Amelia Village). The issue is the variability of rear yard setbacks per below.*

- 1) Subject Site: 32’
- 2) 9 Partridge: 25’
- 3) 11 Partridge: 30’
- 4) 5 Partridge: 45’ (Corner Lot)
- 5) 12 Partridge: 41’
- 6) 18 Partridge: 13’
- 7) 10 Partridge: 48’

**Pierce Township
Board of Zoning Appeals
August 7, 2024
Case Number: BZA2024-006**

8) 6 Partridge: 30'

9) 15 Arrowhead: 20' (Corner Lot)

10) 20 Mallard: 25'

As shown, approximately 40% of lots sampled would be considered non-conforming with Pierce PUD (30') setbacks, while 70% would be considered non-conforming with Amelia Residential setbacks (40').



11) Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance;

Staff Comment: *The property may continue as a residence in the absence of an approval.*

12) Whether the variance is substantial and is the minimum necessary to make possible the reasonable use of the land or structures;

Staff Comment: *The request appears to be the minimum necessary.*

13) Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer substantial detriment as a result of the variance;

**Pierce Township
Board of Zoning Appeals
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Case Number: BZA2024-006**

Staff Comment: *Character is unlikely to be affected.*

- 14) Whether the variance would adversely affect the delivery of governmental services including, but not limited to water, sewer, police and fire protection, trash pickup;

Staff Comment: *No effect*

- 15) Whether special conditions or circumstances exist as a result of actions of the owner;

Staff Comment: *The regulatory framework is likely to have caused a wide variation in rear yard setbacks on similarly sized lots. This is not the fault of the owner.*

- 16) Whether the property owner's predicament can feasibly be obviated through some method other than a variance;

Staff Comment: *The proposal appears to be the most rational solution.*

- 17) Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting a variance; and

Staff Comment: *The applicant's request does appear meet the spirit and intent of the Resolution. The impact to the adjoining lots should be minimal.*

- 18) Whether the granting of the variance requested will confer on the applicant any special privilege that is denied by this regulation to other lands, structures, or buildings in the same district.

Staff Comment: *The applicant would not appear to be obtaining a special privilege as a result of this variance. It is difficult to discern which properties would be capable of installing a sunroom vs. which ones would not, as the rear yard setbacks are widely variable in the neighborhood. This circumstance appears to have been caused by a lack of clarity on rear yard setbacks in the original PUD approval, causing a wide dispersion of rear yard setbacks. Numerous lots meet a 30' setback or more for instance however, of those "sampled", 4 of 10 are under 30'.*

**Pierce Township
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No single factor listed above may control, and not all factors may be applicable in each case. Each case shall be determined on its own facts.

Staff Recommendation and Board of Zoning Appeals Decision:

Upon review of the foregoing, staff has determined that the literal enforcement of this resolution will not result in practical difficulty in accordance with 3.08 of the Zoning Resolution.

Staff recommends that the Board of Zoning Appeals consider approval of the foregoing application in accordance with 3.08: Variances B) 2).

- 1) The applicant shall submit a surveyed site plan or survey stake the location of the sunroom, showing a not to exceed of 20' from the rear property line.**
- 2) Applicant must comply with all federal, state and local regulations.**

Determination(s):

3.08: Variances

A) Review Procedure The review procedure for variances shall be as follows:

1) Step 1 – Application

(a) An application for variance may be made by the person having legal authority, including an authorized agent, or by a governmental officer, department, board or bureau. (b) The completed application shall include a copy of maps, data, and any other requirements specified in Section 3.04 (Common Review Requirements) and shall be submitted to the Zoning Inspector.

(c) Each application shall be signed by the owners, or the authorized agent for the owner, attesting to the truth and correctness of all facts and information presented with the applications.

(d) The Zoning Inspector shall transmit a copy of the application to the BZA.

2) Step 2 – Public Hearing with the Board of Zoning Appeals

(a) The BZA shall fix a reasonable time for the public hearing on the variance application, give at least 10 days of notice in writing to the owner and owners of adjoining properties, and give notice of such public hearing by one publication in one or

**Pierce Township
Board of Zoning Appeals
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more newspapers of general circulation in the County at least 10 days before the date of such hearing.

(b) At the hearing, the BZA may continue the hearing in order to obtain additional information or to cause further notice, as it deems proper to be substantially interested in said variance application. In the case of a continued hearing, persons previously notified and persons already heard need not be notified of the time of resumption of said hearing unless the BZA so decides.

3) Step 3 – Decision

(a) Within 30 days after the hearing concludes (Step 2), the BZA shall make a decision on the variance application.

(b) A certified copy of the BZA’s decision shall be transmitted to all parties in interest. Such decision shall be binding upon the Zoning Inspector who shall incorporate the terms and conditions of the decision in the permit to the applicant or appellant, whenever the BZA authorizes a zoning permit.

(c) Failure to comply with the conditions of a decision shall be deemed a violation of this zoning resolution.

(d) Any party adversely affected by a decision of the BZA may appeal the decision to the Clermont County Court of Common Pleas.

B) Review Criteria

1) The BZA shall have the power to authorize upon appeal in specific cases, filed as hereinbefore provided, such variances from the provisions or requirements of this resolution as will not be contrary to the public interest. Where an applicant seeks a variance, said applicant shall be required to supply evidence that demonstrates that the literal enforcement of this resolution will result in practical difficulty for an area/dimensional variance or unnecessary hardship for a use variance. The following factors shall be considered and weighed by the BZA.

2) Area/Dimensional Variance

The following factors shall be considered and weighed by the BZA to determine practical difficulty:

(a) Whether special conditions and circumstances exist which are peculiar to the land or structure involved and which are not applicable generally to other lands or structures in the same zoning district; examples of such special conditions or circumstances are:

Pierce Township
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exceptional irregularity, narrowness, shallowness or steepness of the lot, or adjacency to nonconforming and inharmonious uses, structures or conditions;

(b) Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance;

(c) Whether the variance is substantial and is the minimum necessary to make possible the reasonable use of the land or structures;

(d) Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer substantial detriment as a result of the variance;

(e) Whether the variance would adversely affect the delivery of governmental services including, but not limited to water, sewer, police and fire protection, trash pickup;

(f) Whether special conditions or circumstances exist as a result of actions of the owner;

(g) Whether the property owner's predicament can feasibly be obviated through some method other than a variance;

(h) Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting a variance; and

(i) Whether the granting of the variance requested will confer on the applicant any special privilege that is denied by this regulation to other lands, structures, or buildings in the same district.

No single factor listed above may control, and not all factors may be applicable in each case. Each case shall be determined on its own facts.

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Fiscal Officer
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M. Tim Williams



PIERCE
Township

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JUL 03 2024

\$400
check# 5018
2054832-2024

950 Locust Corner Road
Cincinnati, Ohio 45245

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PIERCE TOWNSHIP ZONING OFFICE

Appeal No. BZA2024-006

Appeal from Decision of Zoning Inspector

Or

Request for Variance

Appeal and \$400.00 fee filed
With Zoning Inspector
On 7/3/24

NOTICE: This appeal must be typewritten or printed and must be filled within thirty (30) day of the date of the decision being appealed.

TO THE PIERCE TOWNSHIP BOARD OF ZONING APPEALS

1. VICKI L. HENDERSON
Name

7 PARTRIDGE DR. AMELIA, OH 45102
Address

Phone Number
574-339-8809

Hereby requests the Board of Zoning Appeals to authorize issuance of a Zoning Certificate for:

THE APPROVAL OF A 16' X 18'
SUNROOM ADDITION TO THE BACK
SIDE OF HOUSE.

Or grant a variance on the property described herein.

Attached hereto is a copy of the decision rendered by the Zoning Inspector.

2. Applicant is Owner
Capacity in which you appear

Of the property which is the subject of this appeal. Such property is located on the NORTH
North, South, East, West

Side of BRIDGE DR. and is known as No. 1
Street or Road

State name of plot and lot number therein or amount of acreage, Section, Town, and Range number thereof:

PARCEL NO. 29-01-12-096
AMELIA VILLAGE LAND / QUAIL CREEK
SUB III B2 / LOT 76

3. State the section or sections of the Zoning Resolution under which it is claimed this application or appeal may be granted: PUD 1.04-2

4. State fully the facts on which this application or appeal is based. (Attach additional sheets if necessary.)

DENIAL OF ZONING PERMIT
APPLICATION NO. 052897-2024
(ATTACHED)

5. Give names and addresses of the owners of all abutting lots or property as well as those on the other side of the street, or streets, immediately opposite said property:

JOHN & REAGAN WILFROTTER, 9 BRIDGE DR.
RYAN & MICHELLE SHAWLEY, 4 PINTAIL CT.
TASHA OWUSU, 3 PINTAIL CT.

6. Is there any case pending in court or summons involving the use of the premises or the ownership thereof? Yes No if yes, please explain: _____

7. Are there any restrictive covenants, any restrictions of record by deed or otherwise, which would prevent the proposed use of the premises? Yes No if yes, what are they?

8. Is there any petition pending to change the zoning regulations affecting these premises?

Yes No proposed change. _____

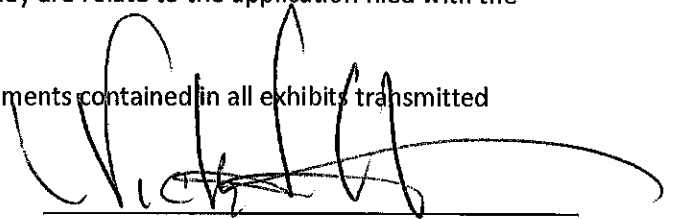
9. Has any previous application or appeal been filed in connection with these premises?

Yes No if yes, when? _____

10. Attach a plot layout, drawn to scale, showing the actual shape, and dimension of the lot, of the building and accessory building(s) existing and the lines within which the proposal building shall be erected or altered.

11. As owner(s) of the property located at 7 ASTRIDGE DR., we hereby grant permission to Members of the Board of Zoning Appeals and Staff of Pierce Township to enter the property for visual inspection of the exterior premises. The purpose of said inspection is to review the existing conditions of the subject site as they are relate to the application filed with the Board of Zoning Appeals.

I hereby depose and say that all the above statements and the statements contained in all exhibits transmitted herewith are true.



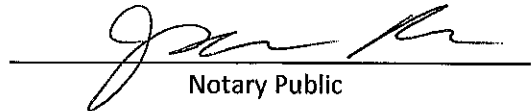
Appellant

Subscribed and sworn to be me this 2nd day of July, 2024.

My commission expires 11-16, 2024 to 2025



JOSHUA PARKS
Notary Public
State of Ohio
My Comm. Expires
November 16, 2025


Notary Public

BOARD OF TRUSTEES
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M. Tim Williams

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950 Locust Corner Road
Cincinnati, Ohio 45245

\$50
Cash

(513) 752.6262
Fax # (513) 752.8981
www.piercetownship.org

ZONING PERMIT

Application No. 052897-2024

Applicant Name: John Conner

Date: 4-24-2024

Address: 7 Partridge Drive

Phone: 513-668-6754

City, State & Zip Code: Amelia, Oh 45103 Email: j.conner@spatiosunrooms.com

Parcel Address: _____ Parcel No. _____

City, State & Zip Code: _____

Parcel Owner Name (if different than applicant): Vicky Henderson

Parcel Owner Address (if different than applicant): _____

Current Zoning District: _____ Current Use (if any): _____

Type of Work (check applicable box): New Construction: _____ Remodel/Expansion: Fence: _____ Minor Lot Split _____

Signage: _____ Change of Use: _____ Accessory Structure (detached garage, shed, etc): _____ Other: _____

Architect/Engineer: SKY Windows + Doors

General Description of Work: Sunroom 16' x 18'

1. Size of Building/Sign/Etc.: Total Sq. Ft.: 288' Length: 18' ft. Width: 18' ft. Height: 10' ft.

2. Approx. Cost of Work: \$ 50,000 3. Lot Size: _____ sq. ft./acres

4. Setbacks from Property Lines: Front: 106' ft. Rear: 30' ft. Side: 44' ft. Side: 38' ft.

5. For Sign Applicants: A. Sign Type: None
(e.g. ground mounted, pole mounted, wall mounted, etc.)

B. Size of Text/Graphics (within sign area): Total Sq. Ft.: _____ Length: _____ ft. Width: _____ ft.

C. Type of illumination (if any): _____

6. For Change of Use Applicants: A. Proposed new use: _____

B. No. of Employees: _____ C. No. of Office/Apartment Units: _____ (Please complete back page)

7. Acknowledgement: It is the responsibility of the applicant to review the property deed for covenants, easements, and/or other restrictions that may inhibit the issuance of a zoning certificate or violate a subdivision regulation. Pierce Township does not administer or enforce private agreements. Consequently, violators of deed covenants or other restrictions are liable for potential legal actions from private owners, home owners associations and/or other vested parties.
8. Applications for Zoning Permits must include applicable documentation which may include one or more of the following:
 - a. A plat of the lot to be developed with dimensions, lot and parcel number, with evidence that the lot has been surveyed.
 - b. A site plan drawn to scale showing the location and dimensions of proposed and existing buildings, driveways, parking areas, landscaping, signage, topography and/or other public or private features necessary to demonstrate compliance with the Zoning Resolution.
 - c. Photographs, drawings, renderings, product specifications, material data sheets, informational brochures and/or similar information that helps to demonstrate compliance with the Zoning Resolution.
9. Please contact Zoning Department staff with any questions or concerns using the contact information listed on the front page of this application. The Pierce Township Zoning Resolution, Zoning Map and Permit Fee schedule can be found online at: www.piercetownship.org (Go the Zoning Department page for links to the Resolution, Map and Fee Schedule).
10. As owner(s) of the property located at _____, we hereby grant permission to Members of the Board of Zoning Appeals and Staff of Pierce Township to enter the property for visual inspection of the exterior premises. The purpose of said inspection is to review the existing conditions of the subject site as they are related to the application filed.

I hereby state that the above information, together with all submitted materials, is a true statement and covenant and agree to comply with the laws of the State of Ohio and with the Pierce Township Zoning Resolution relating thereto.

Applicant
 Signature: John Comer
 Date: 4-24-2024

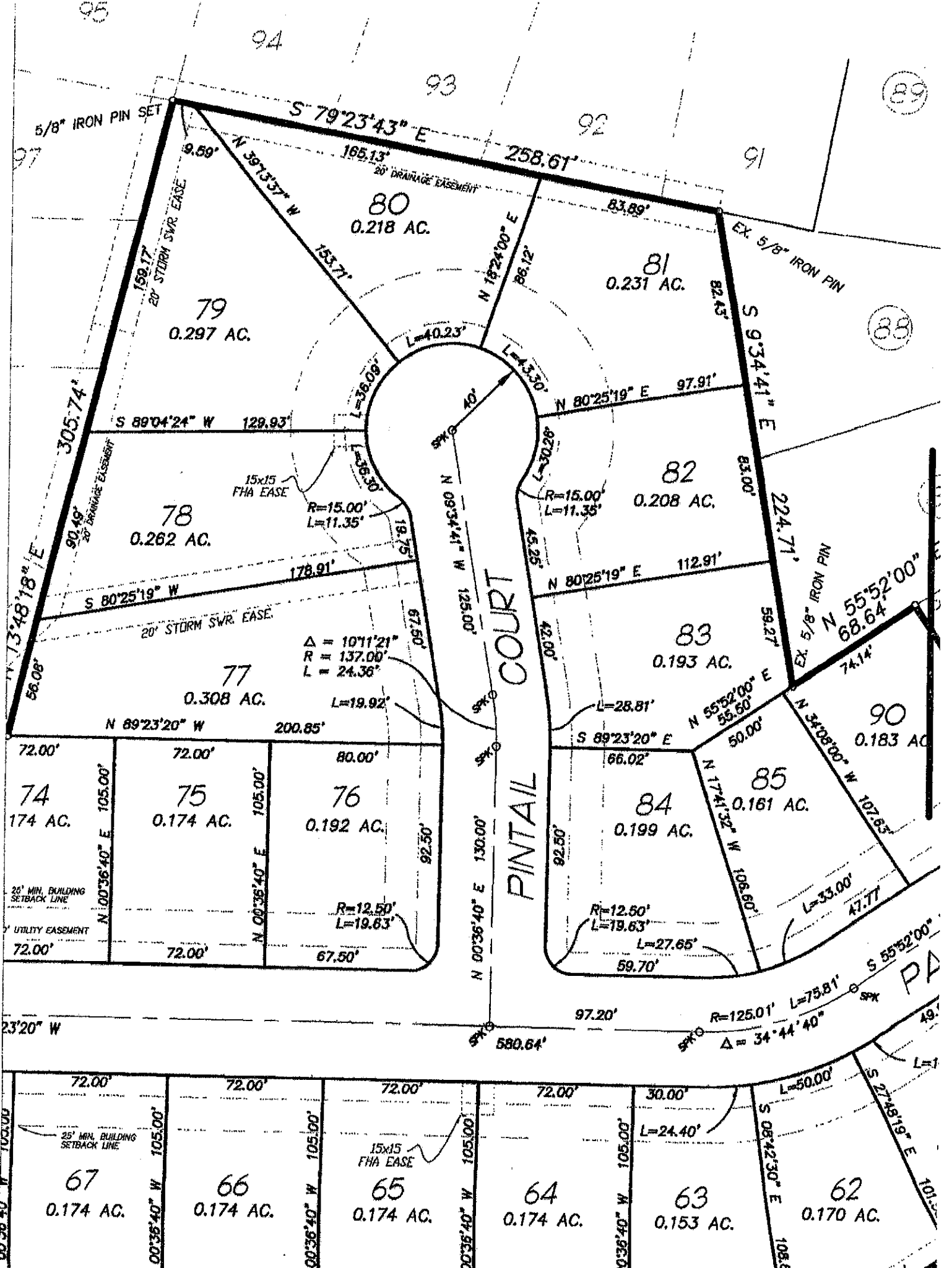
(FOR TOWNSHIP USE ONLY)

Fee Amount Paid: \$ 50.00 Date: 4-24-2024

After application review, a Zoning Permit is hereby: APPROVED DENIED OTHER

Comments/Conditions of Approval: (1) Rear yard setback must be more than 30'

Reviewed by: [Signature] Date: 5/30/24



PINTAIL COURT



Sign In

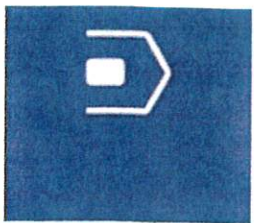
Agent Dash...

Reliable solar and st...

Duke Energy raises...

Home - Clermont Co...

Home - Clermont Co...



PROPERTY SEARCH

Auditor Home

- Home
- Commercial
- Residential
- Leases/Transfers
- Office
- Permits
- Assessments
- Property History
- Summary
- Detail
- Tax
- 2023
- History

PARID: 290112.096.
HENDERSON VICKI



Map navigation tools including zoom in (+), zoom out (-), pan, and search icons.

enter a parcel id

Record Navigator

1 of 1

Return to Search Results

- Neighborhood Sales
- Proximity Search
- Buffer Search

Click on the following links to Contact Us regarding:

This Parcel's Data

Address Change Request

Inquiry not related to a specific parcel

Reports



Rear Yard Setback
Measurement Per
Mr. John Connor 5/16



Andrew Higgins

From: Andrew Higgins
Sent: Monday, June 10, 2024 8:12 AM
To: John Conner
Subject: RE: 7 Partridge

Hello Mr. Conner,

Regarding the 7 Partridge Drive Application, if the proposed room can be shortened enough to meet the 30' rear yard setback, then we could review and possibly approved the application.

We would need revised plans, including a surveyed site plan to ensure the setback compliance.

Please let me know if you have any questions.

Thank you,

Andrew Higgins, Planning and Zoning Assistant
Pierce Township Department of Community Development and Planning
950 Locust Corner, Cincinnati, Ohio 45245
ahiggins@piercetownship.org

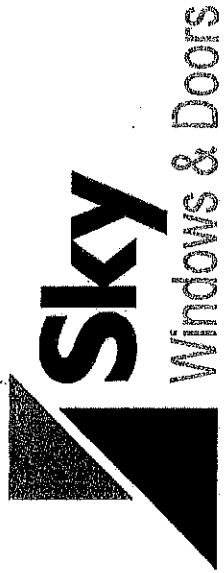


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This email and any response to it may constitute a public record, and therefore may be made available upon request in accordance with Ohio public records law (ORC 149.43)

From: John Conner <jconnerrba@gmail.com>
Sent: Friday, June 7, 2024 1:06 PM
To: Andrew Higgins <ahiggins@piercetownship.org>
Subject: Re: 7 Partridge

The homeowner is wanting to see if we shorten the length of the room and get approval from neighbors if we can get a second look for approval on the room.



SKY WINDOWS AND DOORS, LLC.

AMELIA RESIDENCE

DRAWING # DESCRIPTION

1	COVER
2	FLOOR PLAN
3	ELEVATION "B" WALL
4	ELEVATION "A" & "C" WALL
5	ELECTRICAL PLAN
6	CONCRETE PLAN
7	ROOF PLAN
8	SYSTEM DETAILS
9	SYSTEM DETAILS

MINIMUM DESIGN LOADS: PER RESIDENTIAL CODE OF TN / 2015 IRC W/ AMENDMENTS

SUNROOM CATEGORY II (PER 2015 IRC R301.2.1.1.1 & AAMA / NPEA / NSA 2100)

SNOW LOADS: GROUND SNOW LOAD 20 PSF

ULTIMATE DESIGN WIND SPEED: 115 MPH, 3 SEC. GUSTS

LIVE LOADS:

- 1. ROOF: 20 PSF
- 2. FLOOR: 40 PSF

THIS SUNROOM IS NOT TO BE CONDITIONED OR USED AS A PERMANENT LIVING AREA

NOTES:

- 1. ALLVIEW (AAS) SUNROOM; WHITE IN COLOR
- 2. CONSTRUCT SUNROOM ON EXISTING CONCRETE
- 3. NO HEAT BY SKY WINDOWS & DOORS; ELECTRICAL BY SKY WINDOWS & DOORS
- 4. ALL CONCRETE TO BE 3000 PSI MINIMUM
- 5. THIS SUNROOM IS CONSIDERED AS NON-CONDITIONED SPACE. EXEMPT FROM ENERGY REQUIREMENTS (PER 2015 IRC SECTION N1102.1, NOTE 2)

ALLOWABLE SOIL PRESSURE CONSIDERED (PRESUMPTIVE) = 1500 PSF

THIS SUNROOM AND FOUNDATION HAVE BEEN EVALUATED FOR DESIGN LOADS REQUIRED BY THE IRC CODE. THIS INCLUDES ALL MATERIALS, COMPONENTS, CONNECTIONS, AND ATTACHMENTS WHEN CALCULATING THE LOAD REQUIREMENTS.

	SKY WINDOWS AND DOORS, LLC. 8400 EAST 33RD STREET INDIANAPOLIS, IN 46226 800-847-1606 info@skywindow.com www.skywindow.com	JOB # UP-2390 SITE ADDRESS 7 PARRIDGE DR. AMELIA, OH 45103	REV. A 4.23.2024 DATE 4.23.2024	DRAWN Devin SCALE NTS SHEET 1 of 9
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THIS DRAWING IS PROPERTY OF SKY WINDOWS AND DOORS, LLC. AND REPLICATION OF THIS DRAWING WITHOUT OUR EXPRESSED CONSENT IS PROHIBITED. ALL RIGHTS RESERVED.



SKY WINDOWS AND DOORS, LLC.
8400 EAST 33RD STREET
INDIANAPOLIS, IN 46226
800-647-606
info@skywindow.com
www.skywindow.com

7 PARTRIDGE DR.
AMELIA, OH 45103

SITE ADDRESS

JOB # UP-2390

REV. A 4.23.2024

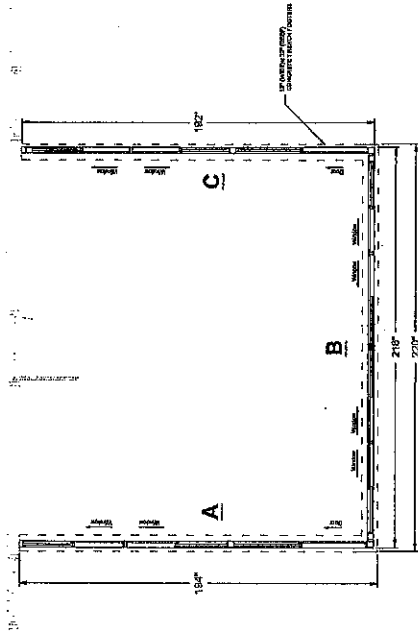
DATE 4.23.2024

DRAWN Devin

SCALE 1/4" = 1'-0"

SHEET 2 of 9

EXISTING



FLOOR PLAN



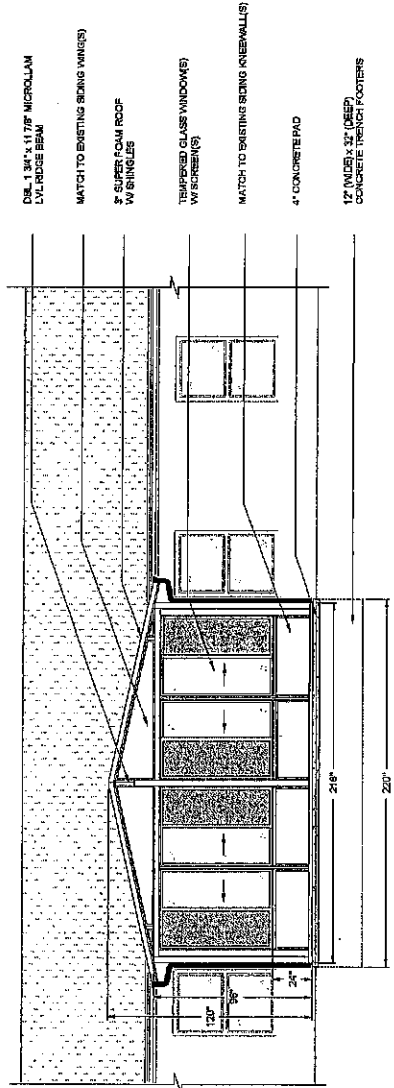
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info@skywindows.com
www.skywindows.com

7 PARTIDGE DR.
AMELIA, OH 45103

SITE ADDRESS

JOB # UP-2390

REV. A	4.23.2024	--/--/--
DATE	4.23.2024	--/--/--
DRAWN	Devin	--/--/--
SCALE	1/4" = 1'-0"	
SHEET	3 of 9	



ELEVATION - "B" WALL

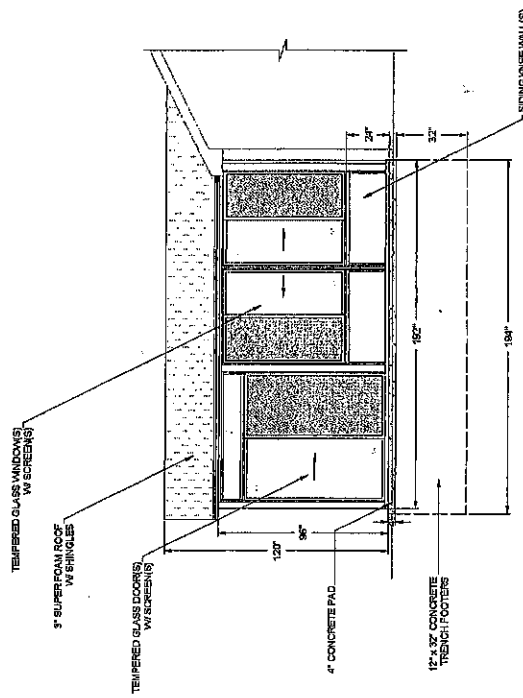
- DBL. 1 3/4" x 1 1/2" MICROLAM
LYL RIDGE BEAM
- MATCH TO EXISTING SIDING (INTERIORS)
- 8' SQUARE GYM ROOF
W/ SHINGLES
- TEMPERED GLASS WINDOWS
W/ SCREEN(S)
- MATCH TO EXISTING SIDING (INTERIORS)
- 4" CONCRETE PAD
- 12" (MIN) x 36" (DEEP)
CONCRETE TRENCH FOOTERS



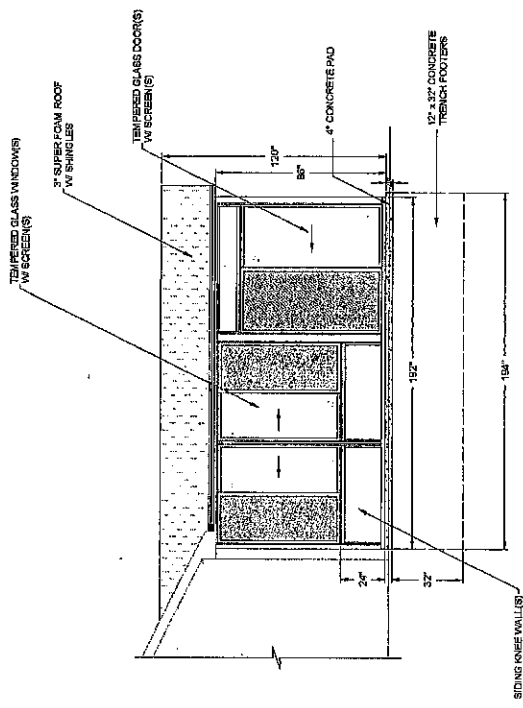
SKY WINDOWS AND DOORS, LLC.
 8400 EAST 38RD STREET
 INDIANAPOLIS, IN 46226
 800-647-1505
 info@skywindow.com
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JOB # UP-2390
 SITE ADDRESS 7 PARTIDGE DR, AMELIA, OH 45103

REV. A	4.23.2024	- / - / -
DATE	4.23.2024	- / - / -
DRAWN	DevIn	- / - / -
SCALE	1/4" = 1'-0"	- / - / -
SHEET	4 of 9	- / - / -



ELEVATION - "C" WALL



ELEVATION - "A" WALL

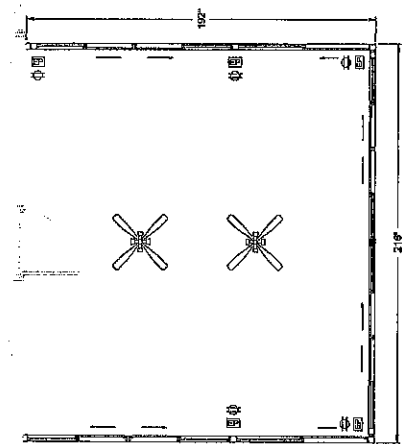


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 AMELIA, OH 45103

REV. A	4.23.2024	- / - / -	- / - / -
DATE	4.23.2024		
DRAWN	Dev/n		
SCALE	1/4" = 1'-0"		
SHEET	5 of 9		

EXISTING



ELECTRICAL PLAN

NOTE: ELECTRICAL BY CUSTOMER

SYMD ELECTRICAL SYMBOL LEGEND

- ELECTRICAL RACEWAY POST
- DUPLEX RECEPTACLE
- EXIT LIGHT
- CEILING FAN W/ LIGHT

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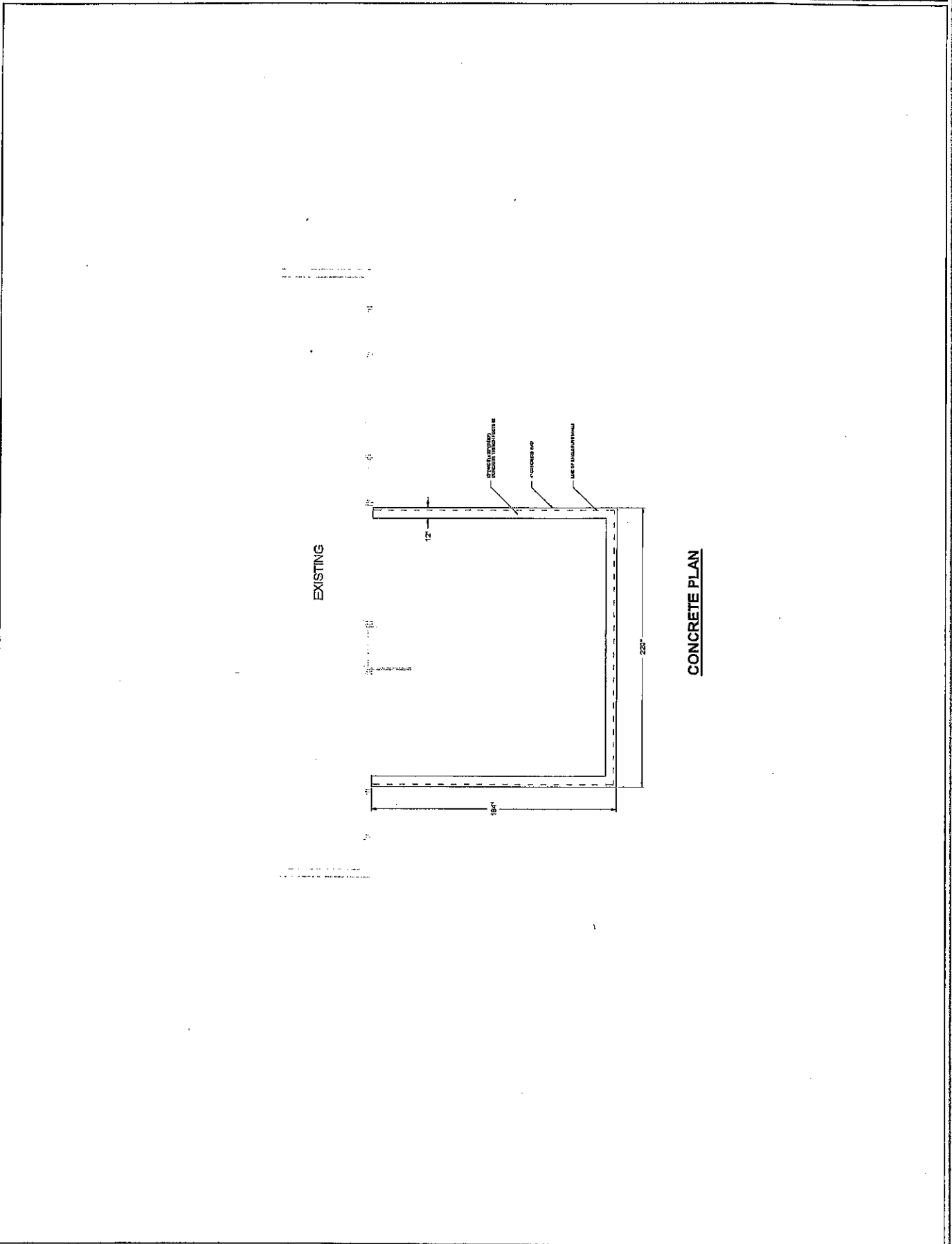


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AMELIA, OH 45103

REV. A	4.23.2024

DATE	4.23.2024
DRAWN	Devlin
SCALE	1/4" = 1'-0"
SHEET	6 of 9



CONCRETE PLAN



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REV. A 4.23.2024
 DATE 4.23.2024
 DRAWN Devlin
 SCALE 1 1/2" = 1'-0"
 SHEET 9 of 9

