



Engineers, Surveyors, Planners, Scientists

LARK RAVINE

VARIANCE REQUEST

April 16, 2025

Request:

Romanelli and Hughes, the Applicant and Developer, is requesting a variance to remove the Fox Field Path connection to Lark Ravine and to allow a permanent dead end street. See Variance Exhibit attached for a graphic depiction of the issue.

Section 573 of the Union County Subdivision Regulations states:

"The subdivider shall extend the necessary improvements to the boundary of the proposed subdivision to serve adjoining unsubdivided land, as determined by the Regional Planning Commission."

Section 408.3 of the Union County Subdivision Regulations states:

"Permanent dead end streets shall not be permitted. Temporary dead end streets shall be permitted only as a part of a continuing street plan subject to extension into undeveloped acreage."

Justification based on variance approval criteria per Section 705:

1. *The existence of exceptional topographic or other physical conditions,*
There is a significant amount of grade change at the end of Fox Field Path that will require a large culvert or bridge.
2. *Strict application of these regulations would result in extraordinary and unnecessary hardship,*
The cost to install a culvert or bridge will result in an extraordinary financial hardship for the Developer. And, according to correspondence between the Developer and the Fire Department, the connection is unnecessary.
3. *The purpose and intent of these regulations can be equally or better served.*
The Developer believes that the purpose and intent of the regulations, in regards to connectivity, will not be affected if the variance is approved.

Additional Justification:

1. The Developer believes that a connection to Fox Field Path will create an undesirable cut-through route for motorists that wish to avoid the intersection of Mitchell-Dewit and McKittrick.
2. There currently two points of access for Farm at Indian Run: Whitetail Way and an emergency-only access off Cotontail Creek.
3. The proposed crossing, bridge or culvert, will require maintenance and eventual replacement costs.
4. The Fox Field Path connection will result in significant tree removal and less open space.
5. Note, per the request of the Jerome Township Fire Department the Developer, will make a water line connection to the Farm at Indian Run.

C.J. 2025
25-199
Date 5/7/2025

Additional Sections:

It is the intent of the Applicant that this variance is comprehensive to all other relevant sections of the Union County Subdivision Regulations; therefore, the variance request may also apply to the following sections in order to assure the project is within compliance.

1. **Section 401 Conformity with Development Plans and Zoning.** *The arrangement, character, width, and location of all roads shall conform with the County's Comprehensive Plan, Major Roads or Thoroughfares Plan and other official planning documents adopted by the County, Township, City or Village. Roads not contained in the aforementioned plans shall conform to the recommendation of the Regional Planning Commission, based upon the standards set forth in this Article. The location of all roads and drives shall conform with these regulations and with the requirements of any Access Management Plan of the County or of ODOT. Similarly, the arrangement, size, and location of all sanitary sewer and water facilities shall conform with the County's Comprehensive Plan, Master Plan for Water and Sewer or other planning documents. In addition, no Final Plat of land within the area in which an existing zoning resolution is in effect shall be approved unless it conforms with such resolution.*
2. **Section 403 Street Design.** *The arrangement, character, extent, width, grade, and location of all streets shall conform with Section 401 and shall be considered in their relation to existing and planned streets, topographical conditions, and public convenience and safety; and in their appropriate relation to the proposed uses of the land to be served by such streets. The subdivider shall provide, within the boundaries of the subdivision, the required right-of-way and shall construct such streets.*
3. **Section 572 Off-Site Extensions and Improvements.** *If streets, drainage structures, sanitary sewers, waterlines, utilities, and other improvements are not available at the boundary of a proposed subdivision, or if existing off-site improvements are insufficient from a safety or capacity standpoint, the subdivider may be required, prior to approval of the final plat, to obtain the necessary easements or rights-of-way and construct and pay for such extensions. Such improvements shall be available for connections by other subdividers and property owners.*
4. **Section 573 Extensions to Boundaries.** *The subdivider shall extend the necessary improvements to the boundary of the proposed subdivision to serve adjoining unsubdivided land, as determined by the Regional Planning Commission.*

Attachments:

Variance Exhibit
Email corresponds from Jerome Township Fire Department

From: Shreves, Kyle <kshreves@emht.com>
Sent: Wednesday, April 9, 2025 11:49 AM
To: Jim Ohlin <johlin@rh-homes.com>; Douglas Stewart <dstewart@jerometownship.com>
Cc: Eric Snowden <esnowden@jerometownship.com>; Gary Smith <gsmith@g2planning.com>; Brad Flora <bflora@jerometownship.com>; Chris Stricker <cstricker@jerometownship.com>
Subject: RE: Meeting to Discuss Lark Ravine

Doug,
Thank you. We will also be connecting at Mitchell Dewitt and we will review plans to your other items as well.

Thanks again.

Kyle Shreves, PE

Senior Project Manager
Development

Associate

o: 614.773.4443 | c: 614.989.8754 | kshreves@emht.com



EMH&T Engineers, Surveyors, Planners, Scientists

5500 New Albany Road, Columbus, OH 43054

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From: Jim Ohlin <johlin@rh-homes.com>
Sent: Wednesday, April 9, 2025 10:48 AM
To: Douglas Stewart <dstewart@jerometownship.com>; Shreves, Kyle <kshreves@emht.com>
Cc: Eric Snowden <esnowden@jerometownship.com>; Gary Smith <gsmith@g2planning.com>; Brad Flora <bflora@jerometownship.com>; Chris Stricker <cstricker@jerometownship.com>
Subject: RE: Meeting to Discuss Lark Ravine

Thanks Doug!

We do not plan on having it a gated community at this time.

Thanks,

Jim Ohlin



CUSTOM HOME BUILDERS

148 W. Schrock Road
Westerville, OH 43081
614-891-2042

From: Douglas Stewart <dstewart@jerometownship.com>
Sent: Wednesday, April 9, 2025 10:47 AM

To: Shreves, Kyle <kshreves@emht.com>

Cc: Jim Ohlin <johlin@rh-homes.com>; Eric Snowden <esnowden@jerometownship.com>; Gary Smith <gsmith@g2planning.com>; Brad Flora <bflora@jerometownship.com>; Chris Stricker <cstricker@jerometownship.com>

Subject: RE: Meeting to Discuss Lark Ravine

Kyle

While the best option for community safety is to have a secondary access point, we understand the limitations. We can provide conditional approval to eliminate the secondary access as long as there is a secondary water line established as presented. Please confirm that the water will still be connected on Mitchell Dewitt Rd. The other conditions as we discussed were the installation of a dry hydrant, maintain street widths of 26', the cul-de-sac dimensions of no less than 96', and the auto-turn which has been presented. All hydrants shall be installed per the City of Marysville specifications and shall be no more than 350' apart.

One thing we did not discuss is if this will be a gated community. If so, we have some restrictions for that. That can be coordinated with Lt Flora or Inspector Stricker.

Let me know if you need anything else. I can have Lt Flora put this into an official document and send you the dry hydrant specifications.

Doug



Jerome Twp. Division of Fire

Fire Chief Douglas Stewart

9689 US Route 42 N.

Plain City, Ohio 43064

Office: 614-873-8990

Mobile: 740-225-9599

dstewart@jerometownship.com

website: www.jerometownship.com

**?? "LEADERSHIP IS ACTION
NOT POSITION"**

From: Shreves, Kyle <kshreves@emht.com>

Sent: Tuesday, April 8, 2025 10:05 AM

To: Douglas Stewart <dstewart@jerometownship.com>

Cc: 'Jim Ohlin' <johlin@rh-homes.com>; Eric Snowden <esnowden@jerometownship.com>; Gary Smith <gsmith@g2planning.com>

Subject: RE: Meeting to Discuss Lark Ravine

Chief Stewart,

Following up to confirm that the Fire Department has no further issues with the proposed development as shown in the attached.

Thank you

Kyle Shreves, PE

Senior Project Manager

Development

Associate

o: 614.775.4443 | c: 614.989.3754 | KShreves@emht.com



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From: Shreves, Kyle

Sent: Monday, March 17, 2025 2:03 PM

To: 'Gary Smith' <gsmith@g2planning.com>; Douglas Stewart <dstewart@jerometownship.com>

Cc: 'Jim Ohlin' <johlin@rh-homes.com>; Eric Snowden <esnowden@jerometownship.com>

Subject: RE: Meeting to Discuss Lark Ravine

Chief Stewart,

As a follow up to our meeting, it is our understanding you would accept no roadway/access connection to the north if the developer provides a water main connection to the north to assist in fire flows. The first exhibit is a potential connection location. In addition to the water connection, a dry hydrant will be installed at the basin near the central green. Please, note I plan to confirm the connection location and route is acceptable with Marysville Water.

The second exhibit is the requested autoturn exhibit for the truck.

We would like confirmation that no roadway connection is required should the developer connect the onsite water system with the existing system to the north. Could you provide a letter for us to file with our submittals as we move forward?

Thank you

Kyle Shreves, PE

Senior Project Manager

Development

Associate

o: 614.775.4443 | c: 614.989.3754 | KShreves@emht.com



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-----Original Appointment-----

From: Gary Smith <gsmith@g2planning.com>

Sent: Monday, March 3, 2025 9:59 AM

To: Gary Smith; Douglas Stewart; Shreves, Kyle

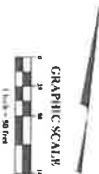
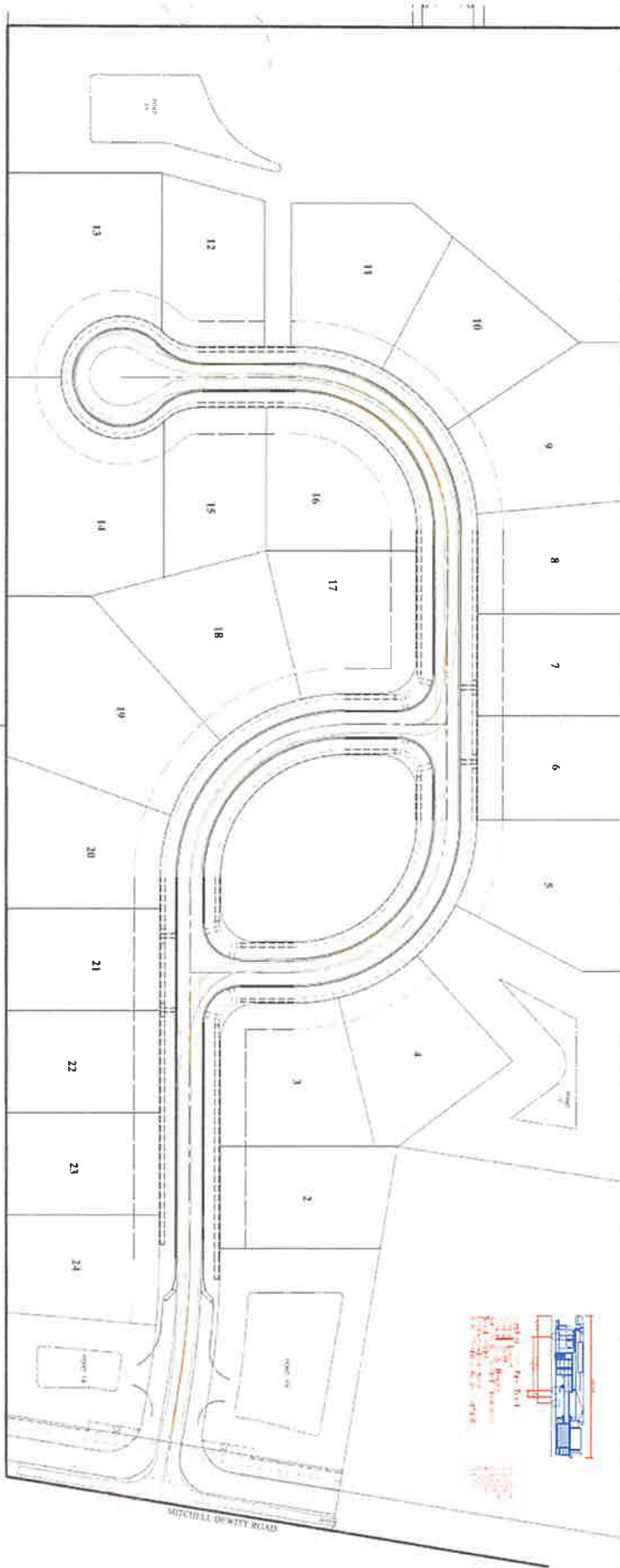
Cc: 'Jim Ohlin'; Eric Snowden

Subject: Meeting to Discuss Lark Ravine

When: Thursday, March 6, 2025 1:00 PM-2:00 PM (UTC-05:00) Eastern Time (US & Canada)

Where: Jerome Township Fire Department (9689 US Highway 42 N, Plain City, OH 43064)





REVISIONS			
NO.	DATE	DESCRIPTION	

