

July 18, 2023

Mr. Luke Sutton
Assistant County Engineer
Union County Engineer
233 West Sixth Street
Marysville, Ohio 43040

Re: The Courtyards at Ryan Parkway ~ Variance #5

Mr. Sutton,

Terrain Evolution on behalf of EPCON Communities is requesting a variance to Union County Subdivision Regulations, Article 4, Section 406 – Minimum Right-of-Way Width for All Streets within the Courtyards at Ryan Parkway. We request that a 50 ft Right-of-Way be allowed in lieu of the stated 60 ft Right-of-way. 10 ft Easements outside the 50 ft will be provided on both sides of the Right-of-way.

The development is incorporating privately owned Right-of-way to be owned and maintained by the Courtyards at Ryan Parkway Homeowners Association. A 50 ft Right-of-Way and associated easements outside the right-of-way serves to obtain the purpose and intent of the Subdivision Regulations.

Please feel free to contact me regarding these revisions or if you have any other questions at (614) 385-1092.

Sincerely,



Justin Wollenberg, PE, CPESC
Sr. Project Director