

April 20, 2023

Mr. Jeff Stauch
County Engineer
Union County Engineer
233 West Sixth Street
Marysville, Ohio 43040

Re: The Jerome Village Neighborhood Market - Variance #1

Mr. Stauch,

Terrain Evolution on behalf of Jerome Village Company, LLC. is requesting a variance to Union County Subdivision Regulations, Article 4 General Subdivision Standards, Section 413 Lots, Item 4 – Through Lots. The Future Outlots, Grocery Parcel & Gas Station will have frontage along two improved parallel public Rights-of-ways creating a parcel that would meet the definition of a through lot. Item 4 states that, through lots are to be *“avoided except where the Regional Planning Commission determines that it is essential to provide separation of residential development from arterials or collectors”*. This development being Commercial use in nature doesn’t fall within this “residential” discretion by the planning commission, we feel it is necessary to request a variance to allow the Commercial Through lots.

We respectfully request that a variance be granted to allow for these lots to be created with frontage on the parallel streets. US42, Ravenhill Parkway & Ewing Road have limited connection points and are not suitable for individual driveways to the Property users. The internal roads of Rosewood, Sycamore Trace and Gardenia are more appropriate for these individual drives.

Please feel free to contact me regarding these requests or if you have any other questions a (614) 385-1092 or jwollenberg@terrainevolution.com.

Sincerely,



Justin Wollenberg, PE, CPESC
Sr. Project Director