

September 19, 2024

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

Re: Jerome Village Professional Park ~ Variance #1

Mr. Sutton,

Terrain Evolution, on behalf of Jerome Village Company, is requesting a variance to the Union County Subdivision Regulations, Article 4, 408 – Special Types of Streets, Parts 3 & 5 – To allow the inclusion of a marginal access street on the south side of the site with an access easement (Right-of-Way) of 40'. This access easement will run over the drive Isle within a commercial parking lot.

This marginal access street easement will connect to the right-of-way of Sycamore Trace and the existing easement within Lot 2 of the Jerome Professional Park Phase 1. These Easements include an access easement over the paved areas to allow for access to Ewing Road. The rights allowed within the easement will be for vehicular traffic and emergency services 2 means of ingress/egress to the Jerome Village Professional Park.

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

Sincerely,



Justin Wollenberg, PE, CPESC
Sr. Project Director