



508 4th Street, Unionville Center, Ohio 43047

September 5, 2026

LUC Regional Planning Commission
Attn: Bradley Bodenmiller
P.O. Box 219
10820 State Route 347
East Liberty, OH 43319
(via e-mail)

RE: Avondale Final Plat Zoning Compliance

Dear Mr. Bodenmiller:

I have reviewed the Final Plat and have determined that it does not comply with the Darby Township Zoning Resolution. Below I have listed what is non-compliant:

- Sheet 1, far right column, in the paragraph titled Zoning, the zoning district for Darby Township is incorrectly listed as zone R-1. The correct zoning district for this property is U-1.
- Sheet 2, far left column, Note "B" appears to not include Darby Township's setbacks. Please add a second column labeled Darby Township. The setbacks should be listed as Front: 50', Rear 60', and Side 35'.
- Sheets 3 & 4: It appears Lot 19 is under the required minimum acreage per the variance approved on April 1, 2025 reducing the minimum acreage to 1.70 acres. The lot size in the final plat is 1.697 acres, which is short of the acreage approved in the variance.
- Sheet 4: It appears Lot 22 is under the required minimum acreage per the variance approved on April 1, 2025 reducing the minimum acreage to 1.67 acres. The lot size in the final plat is 1.657 acres, which is short of the acreage approved in the variance.

Feel free to contact me with any questions.

Respectfully,

A handwritten signature in black ink that reads "Jackie Ward".

Jackie Ward

Zoning Inspector

(614) 616-6304

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