



August 22, 2024

Luke Sutton P.E.  
Assistant Union County Engineer  
233 West 6th Street,  
Marysville, Ohio 43040

Re: Del Web Jerome Right-of-Way Variance Request

Dear Mr. Sutton:

We are requesting variance of the Union County Subdivision Regulations Section 406 Road or Street Right-of-Way requirements for the Del Web Jerome project located north of Mitchell-Dewitt Road and west of Industrial Parkway. We are requesting a minimum Right-of-Way width of 50 feet for Collector Streets and Local Street or Roads. The applicable subdivision regulations are as follows:

**Subdivision Regulations Union County, Ohio Effective November 3, 1997**

**Section 406 Road or Street Right-of-Way and Pavement Widths:** Minimum right-of-way widths shall be not less than the following table:

Minor Collector Road	80 feet
Collector Street	60 feet
Local Street or Road	60 feet

Jerome Township encourages conservation development as designated in the Jerome Township Comprehensive Land Use Plan and the approved Planned Unit Development (PUD) plan. The approved PUD plan included a 50-foot Right-of-Way for Collector and Local streets.

- Cluster residential uses to preserve large areas of open space and/or significant natural features and smaller lots as an incentive to preserve open space and natural features that help define the character of the community.
  - The project provides 142 acres +/- of open space (40% of gross development area) and conservation of the existing wooded area.
  - Protection of existing wetlands and streams.
  - The project is the Big Darby Watershed which also encourages conservation development design principles to encourage groundwater recharge benefits

The reduction in Right-of-Way follows conservation development recommendations, has been approved by Jerome Township, and is consistent with other approved developments in Jerome Township.

If you have any questions or require any additional information, please contact me at 614-348-0765.

Sincerely,

**Kevin Kershner, P.E.**

Kimley-Horn and Associates, Inc.

Phone: 614-472-8963

Email: Kevin.Kershner@kimley-horn.com

CC: Brad Bodenmiller – Director LUC Regional Planning  
Eric Snowden, Jerome Township Zoning Inspector