

Currier Ridge Subdivision

Variances Requested

Currier Ridge is a 10-lot single-family residential subdivision being platted as a major subdivision as required. Three common access drives (CADs) are needed to meet the driveway separation requirements for Currier Road. Review comments from LUC state that we must obtain variances for the following Sections from the Union County Subdivision Regulations because we are using common access drives with a major subdivision:

Variances required:

- Section 340 reads, “Subdivisions which proposed the construction of private streets shall comply with all sections of this Article” (pp. 16-17).
- Section 401 reads, “...The location of all roads and drives shall conform with these regulations and with the requirements of any Access Management Plan of the County or of ODOT...” (pp. 18).
- Section 406 requires a minimum right-of-way width of 60’ for local streets or roads (pp. 19). The Subdivision Regulations do not make an exception for CADs or distinguish between CADs or right-of-way.
- Section 408, 3. reads, “Permanent dead end streets shall not be permitted” (pp. 20).

We respectfully wish to request variances from the above Sections for these reasons:

1. Common access drives are not addressed in the Union County Subdivision Regulations, nor are they defined in Article 9 “Definitions” under “Street or Road”, in those regulations.
2. Common access drives are defined and addressed in the Technical Design Standards Appendix B “Common Access Drive (CAD) Regulations and in the Access Management Regulations.
3. Single-family common access drives serving five or fewer residences are defined as “Very Low Volume Driveway” (not a street) in the Access Management Regulations. The three common access drives proposed meet the design requirements of those regulations, the Technical Design Standards, and as stated by the Union County Engineer.