

July 18, 2023

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

Re: The Courtyards at Ryan Parkway ~ Variance #4

Mr. Sutton,

Terrain Evolution on behalf of EPCON Communities is requesting a variance to Union County Subdivision Regulations, Article 4, Section 408.3 – Permanent Dead End Streets for Streets D & LOOP (to be named at a later date). Streets D and LOOP are to be constructed to equal specifications as all streets within the development. Street D is to have two units served and LOOP is to have two units. Both Streets are under 150 ft as discussed with the Jerome Township Fire Prevention Officer.

The development is incorporating privately owned Right-of-way to be owned and maintained by the Courtyards at Ryan Parkway Homeowners Association. It is our belief that, the relatively short length of the dead end streets serves to obtain the purpose and intent of the Subdivision Regulations.

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

Sincerely,



Justin Wollenberg, PE, CPESC
Sr. Project Director