

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 #3

Mr. Sutton,

Terrain Evolution on behalf of Epcon Communities is requesting a variance to Union County Subdivision Regulations, Article 4, Section 412 – Blocks to allow a block length less than the 500' minimum specified in the Regulations.

The roadway configuration as shown was set as a result of negotiations with neighboring property owners. The increased buffers to the east and the west lessened the distances available for block length horizontally across the site. Space from Ryan parkway including the buffer along Ryan Parkway limited the space available for block length and results in lengths under the 500' minimum. The connectivity for residences and services to the residences are well served with this layout. Removal of streets to obtain a longer block length did not improve this connectivity to lots or availability of services.

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