



December 22, 2021

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

Re: Homestead at Scotts Farm Block Length Variance Request

Dear Mr. Narducci:

We are requesting variance of the Union County Subdivision Regulations Section 412 Block requirements for the Homestead at Scotts Farm project located south of Brock Road and east of US 33. We are requesting a variance to the requirements of Section 412 Block requirements to match the Township approved Planned Unit Development (PUD) plan. The applicable subdivision regulations are as follows:

**Subdivision Regulations Union County, Ohio Effective November 3, 1997**  
**Section 412 Blocks:**

1. The arrangement of blocks shall be such as to conform to the street planning and other criteria set forth in this Article and shall be arranged to accommodate lots and building sites of the size and character required for the district as set forth in the zoning regulations and to provide for required community facilities.
2. Irregularly shaped blocks, those intended for cul-de-sacs or loop streets, and those containing interior parks or playgrounds, shall be approved by the Regional Planning Commission when properly designed and located and when the maintenance of the interior public spaces is covered by agreements.
3. No block shall be longer than 1,500 feet nor less than 500 feet.
4. Where blocks are over 900 feet in length a walkway easement not less than 10 feet in width at or near the halfway point may be required, if necessary, to provide proper access to schools, recreational areas, shopping centers and other facilities.

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 requires a variance to Section 412 Items 3 and 4 of the block requirements. Cluster residential preserves 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 includes sidewalks on both sides of the local roads and a Multiuse path from Brock Road to the proposed street to provide a walkable neighborhood.
- The project provides 60.76 acres of open space and conservation of the existing wooded area. The approved PUD plan provides access to the project open space, protects the existing wetlands and streams, and meets the Township zoning requirements.

Modifications of the Block standards 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.

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Email: [Kevin.Kershner@kimley-horn.com](mailto:Kevin.Kershner@kimley-horn.com)

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