



9777 Industrial Parkway  
Plain City, Ohio 43064  
614-873-4480

## Jerome Township Zoning Department

August 8, 2025

Bradley J. Bodenmiller, Director  
LUC Regional Planning Commission  
10820 St. Rt. 347  
East Liberty, Ohio 43319

Re.: Currier Ridge – Final Plat

Dear Mr. Bodenmiller,

I have received your notification of application for approval of the final plat known as Currier Ridge – Final Plat. Based on the provisions of the Township Zoning Resolution, my comments are as follows:

1. The site is zoned Low Density Residential District (LDR), in accordance with the applicable provisions of the Township Zoning Resolution. The proposed final plat complies with the applicable zoning regulations for the district.
2. The notes labeled “#10” on page 1 should read as follows:

At the time of platting, the land contained within the boundaries of this plat is subject to the applicable provisions of the Jerome Township Zoning Resolution, and the Township is the zoning authority. At the request of the zoning authority and in compliance with the Subdivision Regulations, this plat shows some of the applicable zoning regulations in effect at the time of the filing of this plat. Said zoning regulations are shown for reference only and should not be construed as creating plat or subdivision restrictions, private use restrictions, covenants running with the lands or title encumbrances of any nature except to the extent specifically identified as such. The applicable zoning regulations may change from time to time and should be reviewed with the zoning authority prior to the construction of improvements to determine the current applicable zoning regulations. The zoning setback regulations at the time of platting are as follows:

Front Yard Setback: 35'  
Side Yard Setback: 20'  
Rear Yard Setback: 03'

The setback labeled “90’ Front Building Setback (Private)” shall not be considered a zoning regulation.

3. The lines indicating the side yard setback lines and rear yard setback lines shall be removed from all lots on the main portion of the drawing.
4. The setback indicated on the typical lot inset on page #2 shall be labeled “35’ Front Yard Setback”. The line on the main portion of the plan that indicates the same information shall be labelled “35’ Building Setback (Zoning)”.
5. The setback indicated on the typical lot inset on page #2 shall be labeled “90’ Front Yard Setback (Private)”. The line on the main portion of the plan that indicates the same information shall be labelled in the identical way.

As per usual, I plan to attend the meeting of the Commission's Zoning & Subdivision Committee and will be available to answer any additional questions at that time.

Sincerely,

**Eric Snowden**  
Zoning Inspector/Planning Coordinator  
Jerome Township, Union County, Ohio