



## Jerome Township Zoning Department

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

March 28, 2025

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

Re.: Avondale – Preliminary Plat

Dear Mr. Bodenmiller,

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

- 1) The site is zoned Rural Residential District (RU) The lots, as proposed, generally comply with the applicable regulations for lot size, including regulations for minimum lot width and minimum lot area provided for in the Township Zoning Resolution for that District.
- 2) Corner lots, as defined in Chapter 300 of Zoning Resolution, should be interpreted as having two front yards, two side yards, and no rear yard. Based on that definition, the setbacks labels on lot #1 is drawn correctly but labelled incorrectly. In addition, there should be no rear yard setback on lot #18. The side lot lines within the portion of the proposed lot located within Jerome Township should have a 20ft side yard setback applied.
- 3) Lot #1 was drawn in a way that shows some fee-simple right-of-way and some existing easement for highway purposes. While sheet #5 has been corrected slightly, the information on that sheet no longer matches the ROW width indicated on sheet 4. The ROW line of lot #1 that parallels SR 736 should be the same line as the currently existing highway easement, unless ODOT is allowing a lesser ROW width.

As per usual practice, 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