



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

## Jerome Township Zoning Department

May 4, 2020

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

Re.: Glacier Park Neighborhood Section 11, Phase 1 – Final Plat

Dear Mr. Bodenmiller,

I have received your notification of application for approval of the Final Plat known as Glacier Park Neighborhood Section 11, Phase 1 – Final Plat. Based on the provisions of the Township Zoning Resolution, my comments are as follows:

- 1) Development Plan PD 18-127 FDP-01 was approved by the Zoning Commission to allow development at the site. The proposed Final Plat complies with that approved Development Plan.
- 2) The plat notes front yard, side yard, and rear yard setbacks on page 1 that are consistent with the approved Development Plan, and could only be changed by approval of a Development Plan Modification or a Variance. Zoning Staff notes that the definition of “setback” in the Subdivision Regulations refers to only to a front yard setback as defined in the Zoning Resolution. In addition, the terminology “Front Yard Setback,” “Side Yard Setback,” and “Rear Yard Setback” is used on page 1, while the terminology “Building Setback Line”, is used on pages 2 and 3. That term does not appear in any notes, the Jerome Township Zoning Resolution, or the Subdivision Regulations so it is unclear if that is intended to mean the same things as the various setbacks defined by those two sets of regulations. If front yard setback is to remain on the plat, it should be noted with consistent terminology and the following note, or similar note language as approved by the County Prosecutor’s Office, is suggested to be added under “Miscellaneous Restrictions/Notes”.

*The purpose of this plat is to show certain property, rights of way, and easement boundaries at the time of platting. At the request of the zoning authority at the time of platting, this plat shows some of the limitations and requirements of the zoning regulations in effect at the date of filing of the plat. Such limitations and requirements are shown for informational purposes only, and should be verified with the zoning authority prior to the construction of any private improvements on the lot. This note should not be construed as creating plat or subdivision restrictions, private use restrictions, covenants running with the land or title encumbrances of any nature, except to the extent specifically identified as such.*

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/Coordinator  
Jerome Township, Union County, Ohio