

[www.berlintwp.us](http://www.berlintwp.us)

**BERLIN TWP. ZONING OFFICE**  
3271 CHESHIRE ROAD  
DELAWARE, OH 43015  
740.548.5217 – PHONE / 740.548.7458 – FAX

Date \_\_\_\_\_  
BZC# \_\_\_\_\_  
Fee: \$ \_\_\_\_\_ Rec# \_\_\_\_\_  
Hearing Date: \_\_\_\_\_

**APPLICATION FOR PRELIMINARY DEVELOPMENT PLAN**

Name of Owner: Broke Ann Martin, Trustee 9/16 Evans Farm Land Dev. Co.  
Mailing Address: 1550 Lewis Center Rd, Ste B  
Email Address: teyerman@evansfarmoh.com  
Business Telephone: 740-548-0113 Home Telephone: 614-420-5547  
Address of Property: 2174 Peachblow Rd. Lewis Center, OH 43035  
Parcel (s): 41834001049600 Acreage: 42.76 Present Zoning: FR-1  
Range: 18 Twp: 4 Section: 3 Farm Lot No: 19  
Subdivision Name: Ross Estates  
Proposed Plan: A planned, single-family residential community.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*The undersigned certifies that this application and the attachments thereto contain all information required by the Zoning Resolution and that all information contained herein is true and accurate and is submitted to induce the amendment of the Zoning Map. Applicant agrees to be bound by the provisions of the Zoning Resolution of Berlin Township, Delaware County, Ohio. Revised 2/12/15*

Date: June 14, 2019 Agent/Applicant Signature: JL Eyerman  
Agent/Applicant Address: Evans Farm Land Development Co., LLC  
Phone: 740-548-0113 Fax: n/a  
Email address: teyerman@evansfarmoh.com  
Date: \_\_\_\_\_ Zoning Inspector Signature: \_\_\_\_\_

**INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED**

June 13, 2019

Board of Trustees  
Berlin Township  
3271 Cheshire Road  
Delaware, Ohio 43015

Dear Board of Trustees,

I am the Owner of a parcel in Berlin Township, being a total of forty-two (42 +/-) acres more or less and also identified as Delaware County Auditor Parcel Identification Number 418-340-01-049-000 (the "Property").

I do hereby authorize and approve Robert Kuederle, J. Anthony Eyerman and Daniel W. Griffin, Attorney at Law, to make application to Berlin Township, Delaware, Ohio to rezone the Property from its current zoning of FR-1 (Farm Residential District) to PRD (Planned Residential District) and further to apply for a Preliminary Development Plan for the Property.

Further, I authorize and approve the above persons to appear on my behalf seeking all governmental approvals relative to the rezoning and development of the Property including but not limited to attending public meetings and hearings before Delaware County Regional Planning Commission, Berlin Township Zoning Commission, and the Berlin Township Board of Trustees.

Respectfully,

By: Brooke A. Martin, Trustee  
Brooke A. Martin

June 17, 2019

Mr. David Loveless, Zoning Officer  
Berlin Township Zoning Office  
3271 Cheshire Road  
Delaware, Ohio 43015

Subject: Ross Estates Preliminary Development Plan application  
Application Items to be Included

Dear David,

The following items are attached as part of the application for the Ross Estates Preliminary Development Plan. The numbered items correlate with the numbered items on the back of the application form. With this letter the following items are included:

The completed application.

The application fee for the Township and RPC is submitted with the application. Also included are 20 sets of the application and two (2) sets of mailing labels. The certified mailing list is included in Tab 5 of the Preliminary Development application.

With the application is a letter to the Township from Mrs. Brooke A. Martin, Trustee of the Ross Estate. In this letter she authorizes myself, Mr. Daniel W. Griffin and Mr. Robert Kuederle to serve on her and her family's behalf to rezone this property.

1. See Tab 5 of the Preliminary Development Plan application.
2. See Tab 1 of the Preliminary Development Plan application.
3. 2174 Peachblow Road Lewis Center, OH 43035
4. See the attached topographic map.
5. See the Preliminary Development Plan application.
6. See the Preliminary Development Plan application.
7. See Tab 2 of the Preliminary Development Plan application.
8. Public facilities within 1 mile of the Ross Estates site (see attached map):
  - i. Shanahan Middle School
  - ii. Heritage Elementary School
  - iii. Arrowhead Elementary School
  - iv. Alum Creek State Park
9. The Applicant is able to post the appropriate bonds and/or irrevocable letters of credit for the construction and completion of the public facilities for the development of Ross Estates.

Mr. David Loveless  
June 17, 2019

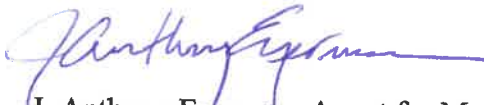
10. Ross Estates is proposed to be developed in 3 phases, see Tab 1 of the Preliminary Development Plan application. The initial phase is planned to begin in 2020, the second phase is planned for 2021 and the third phase is planned to begin in 2021. Each phase is planned to include all earthwork, pavement and infrastructure necessary to sell lots and build homes on each lot.
11. Attached letters – See Tab 3 of the Preliminary Development Plan application for the appropriate utility letters.

An electronic copy is submitted with the application.

Signage will be posted a minimum of 14 days prior to the Zoning Commission hearing.

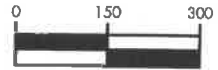
This completes the items listed on the back of the application form. We look forward to meeting with you and the Zoning Commission. Should there be any that your office needs, please feel free to contact us.

Regards,



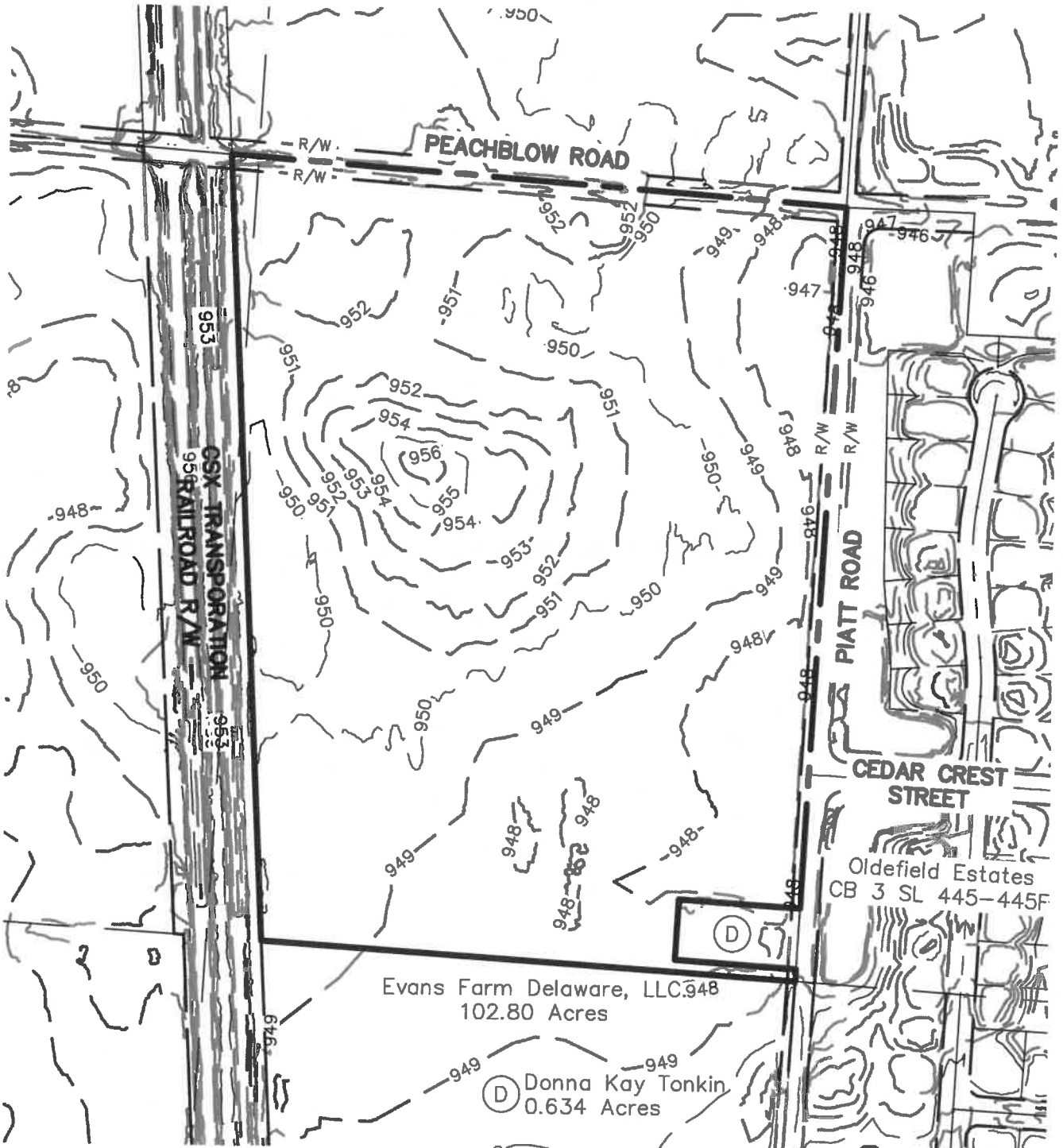
J. Anthony Eyerman, Agent for Mrs. Martin  
Evans Farm Land Development Co., LLC

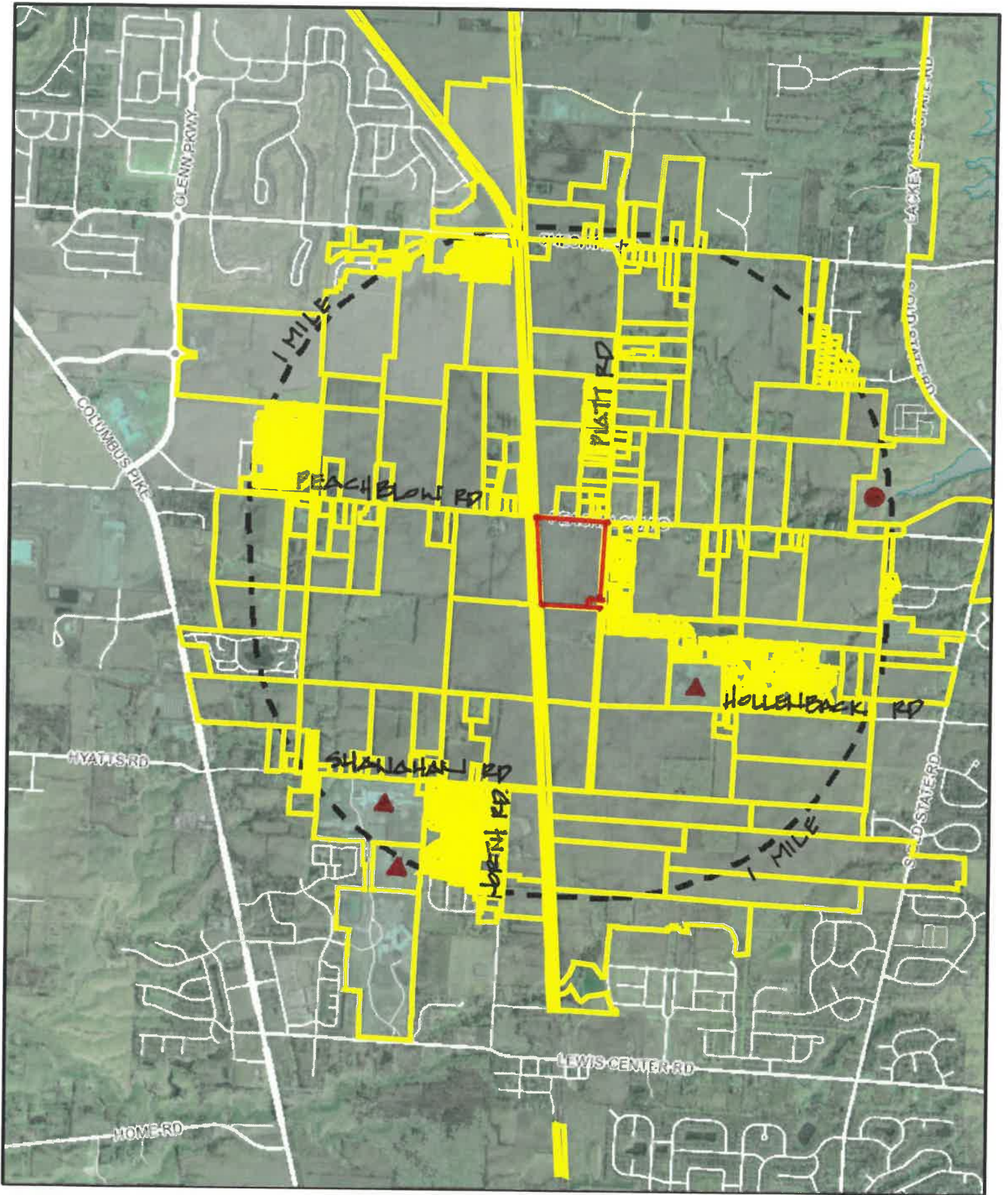
## ROSS ESTATES



( IN FEET )

1 inch = 300 ft.





## Ross Estates - 1 Mile Radius

Information contained within this map may be used to generally locate, identify and inventory land parcels within Delaware County. Delaware County cannot warrant or guarantee the information contained herein, including, but not limited to its accuracy or completeness. The map parcel lines shown are approximate and this information cannot be constructed or used as a "legal description" of a parcel. Flood Plain information is obtained from FEMA and is administered by the Delaware County Building Department (740-833-2201). Please report any errors or omissions to the Delaware County Auditor's office at [delcogis@co.delaware.oh.us](mailto:delcogis@co.delaware.oh.us). Prepared by: Delaware County Auditor's GIS Office



Delaware County Auditor  
George Katsa



Printed on 9/4/2019