

January 14, 2026
Paradise At The Lake Subdivision

To Whom it may Concern,

Variations are requested for the following design aspects regarding the proposed Paradise At The Lake Subdivision project in an unzoned area of Stokes Township, Logan County:

Article 4, Section 406: Road or Street Right-of-Way and Pavement Widths

We are requesting a variance for the minimum right-of-way width for the interior roads of the subdivision. The Logan County Subdivision Regulations state that the minimum right-of-way for local roads is 60 feet, and we are proposing 50 feet. The owner would like to get as many lots as they can on the property, and feels that a 50 foot right-of-way width is sufficient. The county engineer had indicated that 50 feet is usually the minimum they would allow in the past.

Article 4, Section 408: Special Street Types

We are requesting a variance to allow the development to have dead end streets. The dead end street on the east side of the site is proposed to be used as access from Township Road 250 for emergency and maintenance vehicles. The other dead end street on the southwest side of the site abuts the east side of Big Bear Campground, and there is no practical space to tie this road in with how the proposed development is laid out.

Article 4, Section 412: Blocks

We are requesting a variance from the minimum and maximum block lengths. The developer wanted the layout to have winding roads and unique lots that were not so “cookie cutter” like typical subdivisions. The developer feels as though the subdivision will be aesthetically pleasing with how it is proposed to be laid out and will not impact the residents in a negative or unsafe manner.

Article 4, Section 413: Lots

We are requesting a variance for the through lots in the proposed development. For most of the lots along the east side of the subdivision, those lots will abut Township Road 250. The developer wanted to fit as many lots possible into this site and feels as though this layout will not adversely affect the residents in that area of the development. The large commercial lots on the south side of the site are a result of putting in the entrance road off of State Route 235. This commercial lot configuration will likely change as the development progresses over time.

Article 5, Section 573: Extensions to Boundaries

We are requesting a variance for this section regarding extending the proposed roadways to the boundaries of the subdivision to tie into adjacent properties. The areas to the north and west of the proposed development are farm fields owned by other individuals. The development will have access from State Route 235 to the south and potential future access from Township Road 250 to the east.

We believe these variances do not pose any risk to the welfare and safety of the future residents of the subdivision and surrounding properties. We ask that you please consider and grant these variances so that the development of the proposed subdivision can progress and meet the owner's expectation and development timeline. We are grateful for your time and consideration regarding the proposed development.

Sincerely,
James Schroeder
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3480 North Main Street
Findlay, Ohio 45840

PETERMAN
ASSOCIATES, INC.

- ARCHITECTS - ENGINEERS - INSPECTORS - SURVEYORS -