

**MINUTES OF THE
COLUMBUS BUILDING COMMISSION
JANUARY 16, 2018**

The Columbus Building Commission met on Tuesday, January 16, 2018, at 1:00 p.m. in Conference Room H at 757 Carolyn Avenue. The following members were present: Chairman, William Lantz, David Morgan, Mario Ciardelli and Ralph Kramer. Representing the City was Amit Ghosh. Toni Gillum was the Stenographer recording the hearing.

The first item on the agenda was the approval of the December 20, 2016 meeting minutes. **Mr. Browne** made a motion to accept the minutes. **Mr. Ciardelli** seconded the motion. **MOTION CARRIED.**

The next item on the agenda was **A/O2017-011RMV** for a property located at **433 LONDON-GROVEPORT ROAD**. The applicant, **Brian Yates** of Burgess & Niple, Inc., was present, as well as **Chris Welsh** from ACT Commodities, LLC. The applicant was here to request a variance from the City of Columbus Building Code Section 1150.23 (A)(2)(a) the lowest floor of a non-residential building in the 100-year floodplain(floodway fringe) has to be at 1.5 feet above the BFE. They are also requesting a variance to 1150.25, Fill & Grading in the Floodway Fringe. They want to build a 90 x 120 foot grain transfer and storage building. Part of the area is in the floodway fringe portion of the 100-year floodplain, part of it is in the 100 year floodplain and part of it is in Zone X. **Renee VanSickle** was present on behalf of the City of Columbus Department of Public Utilities. **Ms. VanSickle** explained that the Department of Public Utilities is concerned that the lowest floor will not be above the Base Flood Elevation. **Mr. Yates** explained that they are going to build an 80 x 120 foot building with one 40 x 120 foot section being a pole barn structure with an overhang and the other 40 x 120, after discussions with the Fire Department and Chief Ringley, they are planning an S1 Occupancy, which would leave the other 40 x 120 partially enclosed. There are two very large, 20 x 15 foot doors at either end offering the appropriate floodproof openings. **CBO Ghosh** offered that the City has no problem with the request due to the flow-through design they are proposing. After further questions and discussion by the Commission, **Mr. Browne** made a motion to approve Adjudication Order **A/O2017-011RMV**, granting a variance allowing them to build within the Floodway Fringe at the existing elevation and grade. **Mr. Ciardelli** seconded. **MOTION CARRIED**

The next item to be presented was **A/O2018-001RMV** for the property located at **6155 Bristol Ridge Drive**. The applicant, Advanced Civil Design, was represented by Tyler Cullinan. Mr. Cullinan presented the request for a variance to Code Section 1150.25, fill and grading in the floodway fringe. Lot #77 at 6155 Bristol Ridge Drive is a single family home lot. They do not have 20 feet out on the south and east sides of the lot and wish to proceed without meeting the requirement of 20 feet out at the FPE from the lowest grade adjacent towards the flooding source in all directions. Mr. Cullinan pointed out that the structure itself has a proposed finished floor of 760.7 and a ground around the house of 760.0 which are both above the flood protection elevation and the base flood elevation. **CBO Ghosh** stated that the City would be okay with this request if the application is accompanied by a letter from a geotechnical engineer with certain assurances. After discussion and questions from the Board, **Mr. Browne** made a motion to approve **A/O2018-001RMV** and grant a variance from the 20 feet surrounding BPE around the building on the south and east sides, with the condition that the application be submitted with a letter, from a Geotechnical Engineer, showing that the foundation has been designed for saturated soil and that the forces of buoyancy, in case of a flood, can be resisted. **Mr. Morgan** seconded. **MOTION CARRIED**

Ms. VanSickle then asked that the first applicant, **A/O2017-011 - 433 London-Groveport Road**, return to the podium and request a variance to allow the 20 foot surrounding area to remain at the existing elevation. **Chairman Lantz** called a vote to see who was in favor of amending the original motion. **MOTION CARRIED.** **Mr. Browne** made a motion to amend the previous motion to: I move to approve Adjudication Order **A/O2017-011RMV**, granting a variance allowing them to build within the Floodway Fringe at the existing elevation and grade and to also grant a variance for the surrounding 20 foot area to remain at the existing elevation. **Mr. Ciardelli** seconded.

MOTION CARRIED

The meeting was adjourned at 2:00 p.m.