

May 14, 2026

Gary Dunn
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RE: Stormwater Drainage Manual (SWDM) Type II Variance Request – Brentnell Place, PID 010-081775 and 010-081776

Mr. Dunn:

This letter is in response to the subject variance request Type II (Non-Stream) to the SWDM Section 3.2 *Stormwater Quantity Controls*. More specifically, exemption is being sought from the SWDM Section 3.2.1 requirements related to provision of stormwater quantity controls.

The request was submitted to the City on April 7, 2026. As part of the Variance review process, the subject Variance request was posted on the City website on the same day, April 7, 2026 to solicit public comments. No public comments were received by the posted due date.

The Variance Review Committee has met and reviewed the subject Variance Request on May 13, 2026. Recognizing a substantial financial and technical burden of the full City stormwater policy compliance for the proposed small 0.26 acre two 3-unit dwelling residential development, the Committee has held an internal discussion to come up with a solution which would result in a level of compliance compatible with such a small urban infill development and which would not cause undue hardship to the owner.

The submitted Variance Request was found by the Variance Review Committee to be in compliance with the SWDM Non-Stream Protection Type II Variance application requirements.

Three alternatives were considered within the application - Full Compliance, Minimal Impact and the Preferred Alternative.

- Full Compliance Alternative – Construction of an underground stormwater detention facility at the rear of the two parcels and connecting it to the City storm sewer in front. This alternative would require stormwater CC-plans prepared by a qualified professional engineer, and result in a major hardship for the owner due to additional costs and time delays. Due to these issues, this alternative was found to be unfeasible.
- Minimal Impact Alternative – Construction of a stormwater management system including a slot trench drain, a rain garden, an aggregate subbase for storing stormwater and connecting storm sewers and underdrains. Similarly to the Full Compliance Alternative, this alternative would require stormwater CC-plans prepared by a qualified professional engineer, and result in a significant



hardship for the owner due to additional costs and time delays. Due to these issues, this Alternative was found to be unfeasible.

- Preferred Alternative – Install concrete walks and parking pad, and have the downspouts drain through a curb cut to the street. No detention provided.

Upon reviewing and discussing the application submitted by the applicant, the Variance Review Committee concluded that the modified Preferred Alternative is acceptable to the City, and it would represent a reasonable and economically feasible solution for the project. The Committee also noted that this modified Preferred Alternative will not require CC-plan preparation, but could be detailed on the Site Compliance Plan. The Committee further agreed with the applicant's argument that both the Full Compliance and the Minimal Impact Alternatives would impact functional and economic viability of the proposed project to a point of making it infeasible.

The following modification is required:

- Plant several trees based on the space availability of the lot, locating the trees strategically to allow for canopy over impervious surfaces such as the back parking and the front walkway. The size, species, number and location of the trees to be approved within the Site Compliance Plan review process.

The modified Preferred Alternative is conditionally approved contingent upon the following stipulations:

- A revised Site Compliance Plan addressing the modified Preferred Alternative requirements must be submitted and approved by the City of Columbus.

No approval contained herein relieves or absolves the applicant of any provisions of applicable state or federal laws. Please contact PR/SRM Section Manager Greg Fedner, P.E. at 614-645-8072 with any questions.

Sincerely,

Paul Wilson for

Robert S. Priestas, P.E., Administrator
Division of Sewerage and Drainage

ec: Variance Review Committee
File