

Type II (Non-Stream Protection) Variance Application

Application should be submitted via email to stormvariance@columbus.gov with this cover page and all required support documentation.

I. APPLICANT INFORMATION

Owner/Developer	:	ALJACKSY PROPERTIES LIMITED
Primary Contact	:	ABDALLAH ALJACKSY
Project Name	:	1044 CAMPBELL AVENUE APARTMENTS
Property PID(s)	:	010-007487
Legal Address	:	1044 CAMPBELL AVENUE
Associated Plan Number	:	N/A
Total Site Area	:	0.11 ACRES
Site Disturbance	:	0.11 ACRES

II. VARIANCE REQUEST

- Type II: Non-Stream Protection Variance (non-SCPZ issues)**
 SWDM section(s)/subsection(s)* of request : 3.1, 3.2 and 3.4

**Please confirm before submittal that a Type A variance is not applicable.*

III. NARRATIVE SUMMARY

Briefly summarize the specific substantial hardship resulting from complying with the SWDM requirements and why the variance is requested.

Note: The following is an example provided for reference only. Do not fill in the blanks or submit it as-is. You must erase the example text below and write your own project-specific summary.

The improvements for this parcel, viewed as a commercial development, would require that the Stormwater Drainage Manual requirement for a CC-Storm Plan and required detention be provided as the impervious area for the development exceeds the threshold of 2,000 SF new impervious area (2,136 actual SF). The costs associated with the required engineering, permitting and construction would be significant enough that this property would not be developed and provide quality housing at an affordable cost.

IV. SIGNATURE & ACKNOWLEDGEMENT

Applicant acknowledges that a Type II Variance shall be utilized for anything in the Manual other than stream protection (non-SCPZ) issues and requires a demonstration that full compliance with the Stormwater Drainage Manual is impracticable because of specific site conditions.

Applicant acknowledges that they are submitting all appropriate and required materials for review. Incomplete applications will be returned to the applicant.

David M. Thomas, LEED AP (Terrain Evolution, Inc.)

Signature

Date

5-20-26

Type II (Non-Stream Protection) Variance Application Checklist

SITE DEVELOPMENT ALTERNATIVES & JUSTIFICATION

Type II variance applications must include three site development plans: (1) Full Compliance (no deviation from the Manual); (2) Minimal Impact (less deviation from the Manual); and (3) Preferred Alternative (applicant's preferred development plan). Provide the following to support the variance justification.

- Exhibit for each alternative, depicting:
 - Proposed improvements
 - Existing and proposed utilities, stormwater controls, and topography (minimum 2' contours)
 - Streams, waterways, SCPZ boundary, 100-year floodplain, and floodway limits
 - Other relevant information for comprehensive evaluation
- Explanation of how each alternative meets or fails Manual compliance requirements.
- Demonstration of undue hardship. *If applicable, describe how strict adherence to the Manual Requirements would deprive the owner of reasonable use of their land or make the project not feasible.*
 - Technical: Describe site-specific conditions (e.g., topography, infrastructure, land use restrictions) that make full compliance with the Manual an undue hardship.
 - Economic: Provide evidence and supporting documentation demonstrating undue economic hardship due to full compliance with the Manual. This could include a cost comparison of materials, labor, and resources; the percentage increase in the total project budget; and projected revenue lost.
- Justification for deviation from full compliance with the Manual. In addition to the hardship(s) identified above, please include any additional information that justifies deviation from full compliance with the Manual.

May 20, 2026

Mr. Greg Fednor, P.E.

Mr. Doug Holz, P.E.

Division of Water Reclamation

Type II Stormwater Variance Request

City of Columbus

111 N. Front Street

Columbus, Ohio 43215

RE: 1044 Campbell Avenue 3-Unit Apartments - Type II Variance from Stormwater Drainage Manual - Parcel: 010-007487 along the north side of Campbell Avenue.

Dear Mr. Fednor and Mr. Holz,

Please find attached the application and associated report for a Type II Variance request from the City of Columbus Stormwater Design Manual requirements.

This proposed project is to construct on the parcel noted above, 1 ~ 3-unit/single bedroom apartment building with parking that is accessible from the alley along the north side (rear) of the parcels. There is an existing 400 SF dwelling unit on this 0.11 acre parcel that is to remain. Based on available historical imagery, there has not been any other previous building/house on this property. This development is split about in half by a FEMA Flood designation line with the northern portion (includes the existing dwelling unit) being located in Zone A and the southern portion (includes the location of the entire proposed 3-unit apartment building) being located in Zone X.

Please see **EXHIBIT-A** for the location and layout of the proposed development.

Per the City of Columbus Stormwater Drainage Manual, with this proposed construction being considered a commercial development that will generate more than 2,000 SF (actual 2,136 SF) of new impervious area, a CC-Storm Sewer Plan would need to be provided. This plan will require detailed site design along with significant additional costs for the construction of the proposed storm sewer system. Surveying and Engineering fees, above and below ground detention areas and structures, storm catchment structures and pipes and an off-site connection to the City's existing storm sewer system would be required.

Even though this development will have a similar lot coverage in comparison to homes in the area, by exceeding the thresholds noted above for lot coverage, the manual is requiring that we develop a full stormwater plan. A variance is requested because full compliance with the stormwater and drainage manual is impractical for a project like this. The requirements for a CC plan and onsite stormwater controls for a site this size will impose a additional financial cost and scheduling hardships that would make the development not viable and would result in the projects not being built and the parcels remaining undeveloped.

Site Information:

Project Name: 1044 Campbell Avenue 3-Unit Apartments

Parcel numbers: 010-007487

Site Area: 0.11 acres

Owner: Aljacksy Properties Limited

Primary Contact: Abdallah Aljacksy

Application Contact: David M. Thomas, LEED AP 614-309-9926,
dthomas@terrainevolution.com

Project

As noted above, the proposed development is to construct on this lot, a 3-unit/single bedroom, quality, reasonable cost apartment structure with a parking area that is accessible from the rear public alley. This lot currently has an existing dwelling unit (small house) and historical imagery reviewed does not indicate any other house or other structures existing previously. A proposed sidewalk will be constructed along the Campbell Avenue frontage.

Important considerations:

- A. The proposed development has a similar footprint to many other single-family dwellings with an existing garage building in the area. The commercial designation requires the site to implement storm water management that other lots are not required to have.
- B. Addition of quality, affordable housing for the City when a housing shortage exists.
- C. Constructing a single-family house vs a 3-unit building would not be as ideal for this lot and would have a significant impact on the financial viability of the development.

Challenges:

Complying with the City's stormwater manual would add a significant financial burden to the development on this lot. Reducing the scale of the project to fall below the 2,000 SF of additional impervious area threshold would require a reduction of approximately 128 SF in each unit and would fail to offer comfortable and reasonable habitable space for the future residents within an affordable price range. Full compliance with the manual requires an increase in the cost of the units, which would negatively impact one of the key goals of the project - affordability.

As a part of this Variance request, we are to provide different solutions for the development of the site relative to the manual's requirements and we propose the following:

Solutions:

Exhibit 1: Full compliance

Exhibit 2: Minimal Impact/alternative solution

Exhibit 3: Preferred Solution

Exhibit 1: Full Compliance Option

Exhibit 1 plan:

The plan would be to excavate and install an underground detention system (chambers, upsized piping) at the rear of the property within the private parking area footprint, and if needed, to provide any additional surface storage in that parking area and possibly at other above ground locations by adding potentially several catch basins, and /or provide storage within what may end up being larger than needed storm sewer pipe. This collection and detention system would need to connect to the City's storm sewer system within the public alley right-of-way – adding costs for alley excavation, granular backfill and resurfacing.

Exhibit 1 Time Delays:

- Potential for several months of additional coordination and plan design, submittals, review and approval and additional off-site public alley survey work.
- Potential delays resulting in the financial lender allocating additional money for the development.
- Additional timeframe for installation of prescribed system.

Exhibit 1 Additional work:

- Civil engineering evaluation and design for the stormwater system

- Additional surveying for the site and public alley
- Right of way permitting and inspections
- Excavation for underground detention and increased granular backfilling under pavement and within the public right-of-way and possible additional on-site infrastructure for catch basins and pipe for additional detention volume as may be needed.
- Installation of detention system (chambers, upsized pipe)
- Right of way excavation and pavement reconstruction in the public alley to tie into the city infrastructure
- Grading and survey work

Exhibit 1 Additional estimated cost:

Civil engineering, additional surveying, ROW permitting	\$18,000 – 23,000
On site excavation and backfilling	\$12,000 – 15,000
Right of way construction (pipe, excavating and backfilling the trench with granular material and tying into city infrastructure and repaving)	\$12,000 – 18,000
Detention system (Storm chambers, manifolds, up-sized piping, fabrics, additional gravel fill, etc.)	\$50,000-\$80,000
Additional sewer infrastructure manholes/catch basins/pipe, etc...	\$10,000 – 15,000
Total additional cost for full compliance	\$102,000 – 151,000+/-

Exhibit 2: Minimal Impact/alternative

Exhibit 2 plan:

The minimal impact/less costly plan could involve implementing different methods to drain the proposed stormwater. First could be to provide a pervious paver parking area over increased gravel depth or up-sized perforated detention piping that would propose infiltration of stormwater into the surrounding soil. Another option may be allowing impervious areas to drain off directly to the surrounding ground to allow for cleaning and infiltration of the stormwater runoff. The issue with infiltration at this location is the Eldean Urban Land Complex soils - B or D soils in a flood zone are typically not well drained/possibly often saturated with shallow groundwater elevations and may have slow infiltration rates, are typically compacted and are not a great choice for infiltration-based stormwater systems. Rainfall from the proposed

building roof could also be directed to a rain garden(s) or bioswale(s) with the same slow infiltration issues. Given the above-mentioned soils of the area, infiltration-based stormwater systems are generally not the best option and given the costs to construct them are a prohibitive choice for this project at this location.

Exhibit 2 Time Delays:

- 3-4 weeks of additional design and review for permeable pavement, rain gardens, etc...

Exhibit 2 Additional work:

- Additional engineering
- Excavation costs for system components
- Grading and surveying work
- Installation of permeable pavers and additional gravel under parking area and/or upsized pipe in gravel under the parking area
- Installation of rain gardens
- Additional roof drain piping

Exhibit 2 additional cost:

Additional engineering	\$12,000 - \$15,000
Additional excavating	\$9,000 - \$13,500
Site preparation (Grading, surveying and compacting base)	\$9,000
Permeable pavement and additional Gravel base	\$55,000
Additional roof drainage piping	\$4,000
Additional landscaping cost & rain gardens	\$8,000 - \$10,000
Total cost	\$97,000 - \$106,000+/-
Total cost using Pavers minus cost of the preferred solution of concrete	\$5,000 - \$45,000

Exhibit 3: Preferred Solution

Exhibit 3 Plan:

Installation of concrete sidewalks and parking area that positively drain to surrounding yard areas, and have the downspouts drain via splash blocks to the surrounding grass areas. Planting of trees and bushes beyond those required to help with uptake of rainwater.

Exhibit 3 work:

- Excavating
- Standard concrete and gravel base parking area
- Gutters w/splashblocks
- Additional trees and bushes

Exhibit 3 cost:

Excavation and gravel base	\$5,000
Downspouts w/ splashblocks	\$4,000
Trees and Bushes	\$25,000
Total cost	\$34,000

Hardship:

The goal of this development is to build quality housing that blends into the existing neighborhood at an affordable price point. The additional cost of following exhibit 1 (full compliance) and exhibit 2 (minimal impact) would significantly increase the budget of the project and would extend the timeline for the development which would bring on additional overhead costs that need to be covered. Constructing the required system on such a small site is also an issue. With the full compliance and minimal impact options, there are additional long-term maintenance costs to be considered by the owner. In addition to the time and cost of the construction, the delay in engineering will put the current financing plans in jeopardy and would bring even more costs to the project as new financing may need to be secured from a possibly additional unknown source at an unknown rate. Once all final expenses are determined, an increase to the projected rents, to very likely higher than the current targeted rent goal for area and these units and would be less than viable for the project.

Based on the hardships mentioned above, we are respectfully requesting that the requirement for Stormwater Manual compliance be waived. We believe that Exhibit 3 (preferred solution) will have minimal or no impact on the existing stormwater infrastructure.

Respectfully Submitted,



David M. Thomas, LEED AP
Terrain Evolution, Inc.
720 E. Broad Street, Suite 203
Columbus, Ohio 43215

**Franklin County
Auditor's Office
Auditor
Michael Stinziano**

Map Produced May 20, 2026

Planimetric Legend

Source: 2021 Aerial Photography

- Edge of Pavement
- Roadway Centerlines
- Railroad Centerlines
- Building Footprints
- Building Under Construction
- Creeks, Streams, Ditches
- Rivers & Ponds

Topographic Legend

Source: OSIP - 2019 LIDAR Collection

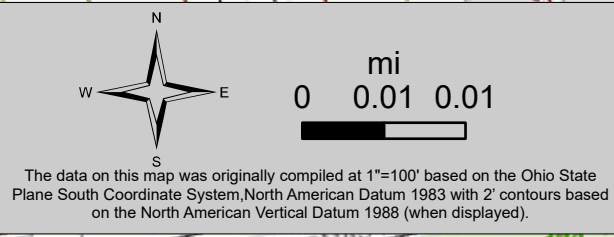
- Spot Elevation
- Index Contour
- Intermediate Contour

Appraisal Legend



Source: Franklin County Auditor & Engineer

- Parcel IDs
- Parcel Dimensions
- Lot Numbers
- Site Address
- Parcel Boundary
- Subdivision Boundary
- Condominium Boundary
- County Boundary
- City or Village Boundary
- Tax District Boundary
- School District Boundary
- Zip Code Boundary

The information on this map is prepared from the real property inventory maintained by the Franklin County Auditor's Office. Users of this data are notified that the primary information source should be consulted for verification of the information contained herein. The county and vendors assume no legal responsibilities for the information contained on this site. Please notify the Franklin County Auditor's Real Estate Division of any discrepancies.



DO NOT DETACH

 <p>Instrument Number: 202604230047243 Recorded Date: 04/23/2026 1:17:20 PM</p>  <p>Daniel J. O'Connor Jr. Franklin County Recorder 373 South High Street, 18th Floor Columbus, OH 43215 (614) 525-3930 http://Recorder.FranklinCountyOhio.gov Recorder@FranklinCountyOhio.gov</p>	<p>Return To (Mailing Label): ALJACKSY PROPERTIES LIMITED PO BOX 193 HILLIARD, OH 43026</p> <p>Mailing Label</p>								
<p>Transaction Number: T20260032264 Document Type: AFFIDAVIT Document Page Count: 2</p>									
<p>Submitted By (Walk-In): ALJACKSY PROPERTIES LIMITED PO BOX 193 HILLIARD, OH 43026</p> <p>Walk-In</p>									
<p>First Grantor: ABDALLAH ALJACKSY</p>	<p>First Grantee: ABDALLAH ALJACKSY</p>								
<p>Fees:</p> <table><tr><td>Document Recording Fee:</td><td>\$34.00</td></tr><tr><td>Total Fees:</td><td>\$34.00</td></tr><tr><td>Amount Paid:</td><td>\$34.00</td></tr><tr><td>Amount Due:</td><td>\$0.00</td></tr></table>	Document Recording Fee:	\$34.00	Total Fees:	\$34.00	Amount Paid:	\$34.00	Amount Due:	\$0.00	<p>Instrument Number: 202604230047243 Recorded Date: 04/23/2026 1:17:20 PM</p>
Document Recording Fee:	\$34.00								
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OFFICIAL RECORDING COVER PAGE

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If an error on the cover page appears on our website after review please let our office know.

COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION.

TRANSFER
NOT NECESSARY

APR 23 2026

MICHAEL STINZIANO
AUDITOR
FRANKLIN COUNTY, OHIO

9004169

CONVEYANCE TAX
EXEMPT
M
MICHAEL STINZIANO
FRANKLIN COUNTY AUDITOR

Affidavit of Parcel Combination by Owner

[Pursuant to the Franklin County Conveyance Standards, O.R.C. Section 319. 203 & 5301.252]

State of Ohio
County of Franklin

Abdallah Aljacksy, Affiant, deposes and states:

1. That Affiant is an owner of the real property described in the attached exhibit(s) ("the Parcels");
2. That Affiant desires to combine the Parcels into a single tax parcel;
3. That the Parcels have identical ownership, are contiguous, are in the same taxing district, and are not condominium units;
4. That Affiant has verified with the appropriate city, village, township, and/or county zoning enforcement that combining the Parcels will not result in a zoning violation;
5. That the purpose of this affidavit is to instruct the Franklin County Auditor to combine the Parcels into a single tax parcel and to make it known in the public record of the Franklin County Recorder's Office that the parcels have been combined into the following parcel number:

010-007487

(Parcel number to be retained)

6. That if Affiant does not list a parcel number in the above blank, Affiant gives a member of the Franklin County Auditor's Office authority to choose the parcel number to be retained and write it in the above blank.

[Signature]
Signature of Affiant

Sworn to or affirmed and subscribed before me by Abdallah Nader Aljacksy
this 23rd day of April, 2026.



Rose M Rauch
Notary Public, State of Ohio
My Commission Expires 10-24-2028

[Signature]
Signature of Notary Public

**** This affidavit is provided as a courtesy and is not intended to act as legal advice or as substitution for seeking legal counsel. ****

GW GUIDER WINKLE PARTNERS

SURVEYING & ENGINEERING

19541 Delaware County Line Road, Marysville, OH 43040
Phone: 740-666-8902

Legal Description 0.115 acres

The following described tract of land is situated in the State of Ohio, Franklin County, Franklin Township, City of Columbus, VMS 1393, Avondale Addition, Plat Book 5, page 150, being part of Aljacksy and Alkaksi Group Ltd.'s tract described as Lot 111 in I.N. 202401180005820 and being all of Aljacksy and Alkaksi Group Ltd.'s tract described as part of Lot 112 in I.N. 202401180005819 and being more particularly described as follows:

Commencing at a 5/8" iron pin found at the intersection of the east line of Cypress Avenue (50') and the south line of an alley (16') and being the northwest corner of Lot 106 Avondale Addition;

Thence North 75°49'04" East 152.85 feet, following the south line of said alley to an iron pin set in the north line of Lot 111 and marking the **point of beginning**;

Thence **North 75°49'04" East 42.00 feet**, following the south line of said alley, the north line of Lot 111 and the north line of Lot 112 Avondale Addition, to an iron pin set at the northwest corner of Judith A. and David Riley's tract (I.N. 20060605107822);

Thence **South 14°10'56" East 119.57 feet**, following the east line of said Aljacksy and Alkaksi Group Ltd.'s tract and the west line of said Riley's tract, to an iron pin set in the south line of Lot 112 and the north line of Campbell Avenue (50');

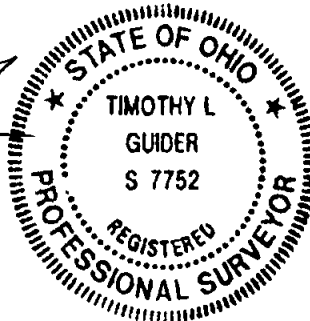
Thence **South 75°49'04" West 42.00 feet**, following the north line of Campbell Avenue, the south line of Lot 112 and the south line of Lot 111 to an iron pin set;

Thence **North 14°10'56" West 119.57 feet**, crossing Lot 111 to the **point of beginning**, containing **0.115 acres**, with 0.060 acre being in Lot 111 and 0.055 acre being in lot 112, more or less. Subject to all valid easements and restrictions of record.

I, Timothy L. Guider, hereby certify that this description was prepared from an actual field survey made under my supervision during the month of March 2025 and that monuments were set or found as indicated herein. Iron pins set are 5/8" x 30" reinforcing rods with caps marked "GUIDER S 7752". Basis of bearings are based on the North right-of-way line of Campbell Ave. South 75° 49' 04" West as determined by GPS observations and Post Processing utilizing ODOT VRS State Plane Grid Coordinate, Ohio South Zone, NAD83 (2011) NSRS Adjustment (2010.0 Epoch).

All of
(010)
7487
on
(combination)

Timothy L. Guider
Timothy L. Guider R.S. #7752



Date: 03/18/2025
Job#: 25028-0.115

DESCRIPTION VERIFIED
ADAM W. FOWLER, P.E., P.S.

BY: *AWF*
DATE: *23 Apr 26*



LOT SPLIT APPROVED
CITY OF COLUMBUS
BUILDING & ZONING SERVICES
DATE *4/23/26* BY *Walter Pich*
CONDITIONS _____

Dave Thomas

From: VanSickle, Renee M. <RMVanSickle@columbus.gov>
Sent: Monday, May 4, 2026 12:49 PM
To: Abdallah Aljacksy
Cc: Dave Thomas
Subject: RE: [EXTERNAL] Flood Plain Confirmation

Certainly, you are very welcome.

That you would have to talk to a Professional Surveyor about (the highest adjacent natural grade).

Thanks,
Renee

From: Abdallah Aljacksy <dallah@investdallah.com>
Sent: Monday, May 4, 2026 12:37 PM
To: VanSickle, Renee M. <RMVanSickle@columbus.gov>
Cc: Dave Thomas <DThomas@terrinevolution.com>
Subject: Re: [EXTERNAL] Flood Plain Confirmation

Thank you Renee! This helps a lot.

Out of curiosity for another project I have across the alley that is entirely Zone A, what are you defining as adjacent natural grade?



Abdallah Aljacksy
REALTOR · INVESTOR · DEVELOPER

PHONE (614) 266-5898

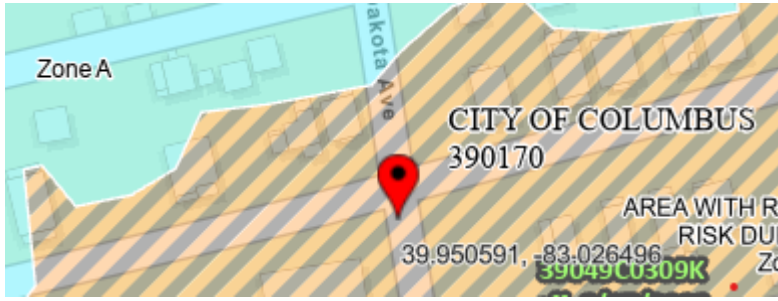
WEBSITE investdallah.com

RED 1 REALTY | OHIO LIC. NO. SAL.2021002287

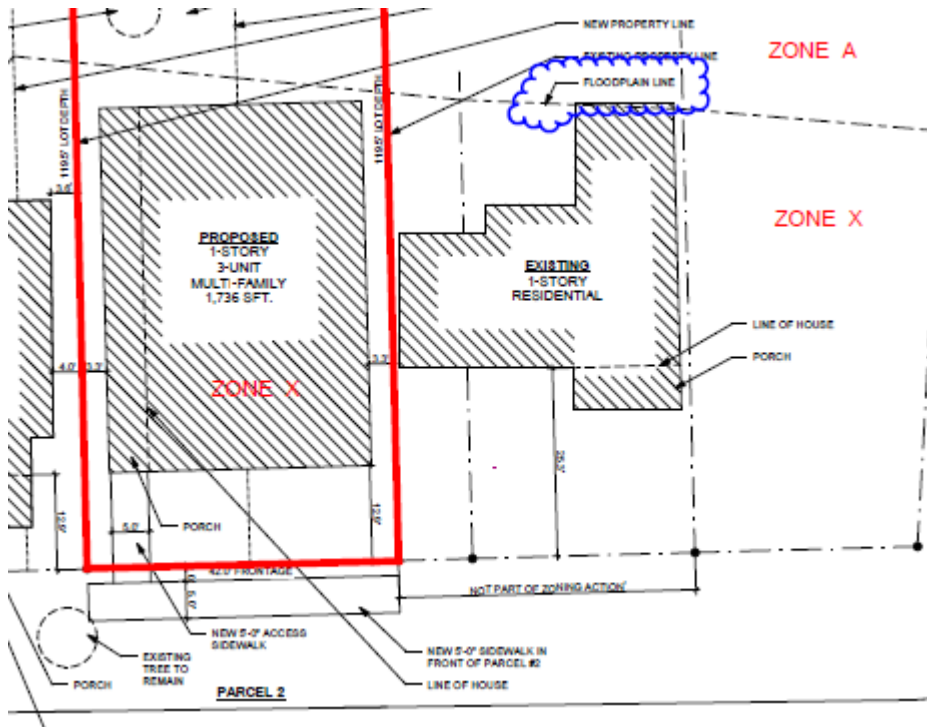
On Mon, May 4, 2026 at 11:16 AM VanSickle, Renee M. <RMVanSickle@columbus.gov> wrote:

Good morning Abdallah,

This is the area in question per the FEMA firmette website:



Since the Proposed 3-Unit is in Zone X (out of the 100-year Floodplain) and not Zone A you don't have to follow the Floodplain Regulations. If it was in Zone A the lowest floor would need to be at least 2.0 feet above the highest adjacent natural grade.



Does that help?

Thanks,

Renee

From: Abdallah Aljacksy <dallah@investdallah.com>
Sent: Thursday, April 30, 2026 10:51 AM
To: VanSickle, Renee M. <RMVanSickle@columbus.gov>
Cc: Dave Thomas <DThomas@terrainerevolution.com>
Subject: [EXTERNAL] Flood Plain Confirmation

Good morning Renee,

We just got off the phone with the City stormwater representatives: Douglas, Greg, and Walker. We are preparing to submit a stormwater Type 2 Variance Application for a new construction project - see attached site plan.

The proposed 3 unit is outside of Zone A but inside Zone X. I wanted to ensure we comply with required finish floor elevations (if there are any) as we work through the stormwater application. There is an existing 400 sf ADU in the rear yard though.

Please confirm we dont have any finish floor elevation requirements for the new construction structure. If so, what are they?. Thank you in advance.



Abdallah Aljacksy

REALTOR · INVESTOR · DEVELOPER

PHONE (614) 266-5898

WEBSITE investdallah.com

RED 1 REALTY | OHIO LIC. NO. SAL.2021002287