

November 14, 2022

Brian R. Rossi, PE  
Project Manager  
EMH&T, Inc.  
5500 New Albany Rd.  
Columbus, Ohio 43054

RE: Stormwater Drainage Manual (SWDM) Type II Variance Request – Phoenix Cargo Site (Groves Rd.)

Mr. Rossi:

This letter is in response to the subject variance request Type II (Non-Stream) to the SWDM Section 3.1 *Stormwater Control Practices - General Criteria*. More specifically, exemptions are being sought from the SWDM Section 3.1 requirements prohibiting placement of Stormwater Control Practices (quantity) within the 100-year floodplain, and prohibiting storage capacity below the Base Flood Elevation (BFE) from being included in the total storage capacity calculations.

The request was submitted to the City on October 24, 2022, with a subsequent final resubmission on October 17, 2022. As part of the Variance review process, the subject Variance request was posted on the City website on October 24, 2022 to solicit public comments. No public comments were received by the posted due date. The Variance Review Committee has met and reviewed the initial submittal of the subject Variance Request on November 9, 2022.

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

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

- Full Compliance Alternative – SCP located outside of the floodplain at the SW corner of the site. This option would eliminate the ability to have a second site access point, negatively impacting the proposed operations and functional requirements for the business. Additionally, the future plan to add one more building would be impossible with this layout. With these limitations, this option was found to be non-viable.
- Preferred Alternative – SCP at the south side of the site and, while within the floodplain footprint, the site topographically is above the BFE. Functionally this alternative fulfills the requirements of the proposed development.



Upon reviewing and discussing the application submitted by the applicant, the Variance Review Committee agreed with the applicant that the Preferred Alternative represents a viable development plan showing the development team's good faith effort to comply with the applicable SWDM requirements. The Committee further agreed with the applicant's argument that the Full Compliance Alternative would impact functional and economic viability of the proposed project to a point of making it infeasible.

In light of the above, the subject Variance Request, Preferred Alternative is conditionally approved contingent upon the following stipulations:

- Storm CC-Plan and Stormwater Management Report compliant with the 2021 SWDM (with the approved variance) must be submitted and approved by the City of Columbus.
- The proposed detention basin top of bank elevation to be 12 inches above the BFE, with a backflow prevention device at the basin's outlet.
- Lowest proposed finished floor elevations to be at least 18 inches above the BFE.

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,



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

ec: Variance Review Committee  
File