

TRACIE DAVIES
Director

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF
PUBLIC UTILITIES

June 14, 2021

Andrew A. Gardner, PE
Land Development Services Leader
V3 Companies (Bird+Bull)
3500 Snouffer Rd., Ste 225
Columbus, Ohio 43235

RE: Stormwater Drainage Manual (SWDM) Type II Variance Request – 1431 Community Park Drive, CC-18536

Mr. Gardner:

This letter is in response to the subject variance request to 2012 SWDM Section 3.2.3.1 General Requirements for All Detention Basins and 3.2.3.2 Additional Layout Requirements for Wet Detention Basins.

The SWDM Variance Type II (Non Stream Protection) Request was initially submitted to the City on June 15, 2020, with several subsequent resubmittals, the latest dated May 9, 2021.

The submitted revised May 9, 2021 Variance Request was found to be in compliance with the SWDM Type II Non Stream Protection Variance Application requirements. Additionally, in subsequent communications the applicant has agreed to, and has submitted, a Declaration of Restrictive Covenants, to be recorded by the property owner. This Declaration will put future prospective buyers of this property on notice that the property has a non-standard Stormwater Control Practice (SCP) approved by this variance.

As part of the Variance review process, the subject Variance request was posted on the City website on June 30, 2020 to solicit public comments. No public comments were received by the published deadline.

Upon reviewing and discussing the application and other supportive documentation submitted by the applicant, the Variance Review Committee agreed with the applicant's argument that the nature of the business, namely landscaping, would allow the business owner to maintain the proposed non-standard SCP and the recorded Declaration of Restrictive Covenants would notify future property owners of this condition. The Committee also agrees with the applicant's stance that the site size and shape, given the proposed business operations, will make adherence to the SWDM Sections 3.2.3.1 and 3.2.3.2 provisions related to basin's side, transverse slopes and bottom width requirements unfeasible or impractical.



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

- Storm CC-Plans and Stormwater Management Report to be submitted and approved by the City
- The owner commits to recording the Declaration of Restrictive Covenants as agreed upon and stated above. The evidence of recording must be submitted to the City.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "John G. Newsome", written over a horizontal line.

John G. Newsome, P.E., Administrator
Division of Sewerage and Drainage

pc: Variance Review Committee
File