June 14, 2023 updated

Mr. Greg Fedner
Mr. Doug Holz
City of Columbus, Stormwater Plan Review
111 North Front Street
Columbus, OH 43215

RE: 1261-1265 S 18th Street - Type II Variance from Stormwater Drainage Manual

Dear Mr. Fedner and Mr. Holz,
Please find attached our application for a Type II variance from the City of Columbus Stormwater Drainage Manual.

The proposed project is the redevelopment of a residential parcel at the corner of East Mithoff Street and South 18th Street and construction of a 2-story, 3-unit dwelling.

A Type II variance is requested to count the previous house as existing impervious area (demolished in late 2012). This would reduce the new impervious area and a requirement for expensive on-site stormwater detention. The application includes an explanation of why the variance is requested as well hardship created by a designing and building an onsite stormwater detention system.

The following information is provided in support of the application:

Project Name: 1261-1265 S 18th St
Parcel #: 010-029147
Application Number: 23345-00346
Site Area: 3,960 Sq ft (0.09 acres)

Owner: Front Porch Development, LLC
Primary Contact:
Alex Kirk, Managing Member
Front Porch Development
(614) 354-1175
Jakirk21@gmail.com

Additional information pertaining to the requested variance is included in the enclosed application document. Please contact me with any thoughts or questions

Alex Kirk

Statement in support of an exemption from full compliance with stormwater requirements

1261-1265 S 18th St, Columbus, OH 43206

June 14, 2023 updated

Parcel #: **010-029147**
Application Number: **23345-00346**

THE PROJECT

We are proposing to construct a 3-unit dwelling at 1261-1265 S 18th Street. This is a corner lot (Mithoff Street and S 18th Street) and is currently vacant but had a structure (house) until 2012.

The building we propose to build will have a 1,440 square foot footprint with a 1,250 square foot 2-bedroom dwelling on the ground-floor, and two (2) 700 square foot 1-bedroom dwellings on the second floor. The site plan submitted indicated less than 2,000 square feet of impervious area on the parcel.

The project has support of the local civic association and area commission. And, several Zoning variances have been granted that permit the construction of the proposed structure. See BZA22-023.

IMPORTANT CONSIDERATIONS:

1. Our project has a similar stormwater impact as the previous structure. Existing city infrastructure accommodates this.
2. Our project will have a lesser impact on the stormwater infrastructure since it incorporates a permable paving solution for parking.
3. Our project has the equivalent stormwater impact as building a single-family house. Existing city infrastructure accommodates this.
4. Our projects, including this project, add quality housing units to a city that desperately needs additional housing in areas zoned for higher density.
5. Constructing a 2-unit dwelling is a possibility, but not the best option. A 2-unit project:
   - will not perform as well financially: significantly reduced income and only marginal reduced construction and development cost
   - may not be financially feasible in the current inflationary environment
   - may not meet lender requirements, specifically the debt-service-coverage ratio (1.2x)
   - underutilizes the site, zoned R-4
   - has equal or more impact on the city stormwater system
   - will require additional pre-construction costs:
     - a second complete set or architectural plans
     - a new or revised building permit
     - a second loan application and appraisal
   - will delay the project start and subsequent revenues by 4-6 months

CHALLENGE

The Final Site Plan Application comments revealed that a city-required sidewalk in the ROW (not on our parcel) would contribute to the impervious area calculation, and therefore a CC plan would be required based on exceeding 2,000 square feet of new impervious area according to the Division of Sewerage and Drainage Stormwater Drainage Manual, May 2021.

To fully comply with the requirements of the Stormwater Drainage Manual is impractical. The requirement for both a CC plan and on-site stormwater controls impose very significant hardships and would result in the project NOT being viable and NOT being built.

Hardship imposed:

The increased costs incurred for onsite stormwater will make this project NOT viable and without a variance the project will NOT be built. Additional costs include:

a. $30,000 for additional professional services work: survey work, engineering design, documentation, ROW easements, additional permits
b. $30,000-$40,000 for additional construction cost of stormwater detention system and connection to city storm system
c. Lost revenue and additional carrying costs from a 4–6-month delay

OUR REQUEST

We are submitting the following to allow the project to continue and eliminate the hardships listed above.

Request: **To count the previous house as existing impervious area.**
This request requires extending timeframe for excluding the impervious area by the area of the prior development from 5 years to 11 years since the now-demolished house existed until September or October 2012 – based on the date of the sanitary cap permit.
It is a reasonable request because the city storm infrastructure capacity was not decreased when the house was demolished. And the proposed development is similar in size and scale to the prior use.

The request, if granted, will allow the project to continue and will have minimal additional impact on the existing city infrastructure. Additionally, the project, if realized, will have an accretive asset to an improving part of the city. The request is not substantial, however, the hardships imposed are not insignificant.

To further reduce any impact to the city stormwater infrastructure:
The project includes the installation and maintenance of a permeable parking area that will consist of an open cell, grass filled, pavement grid (EasyPave by Vodaland). This solution is considered "Green Infrastructure" and the turf will provide increased water absorption, filtration and reduced run-off. The permeable parking area will reduce the impervious area by 594 square feet compared to hard-surface paving.
See Exhibit 4 on page 8.

EXHIBITS

Exhibit 1- Aerial photograph of the house before demolition – 2011

Exhibit 2- Table of area calculations

1261-1265 S 18th Street

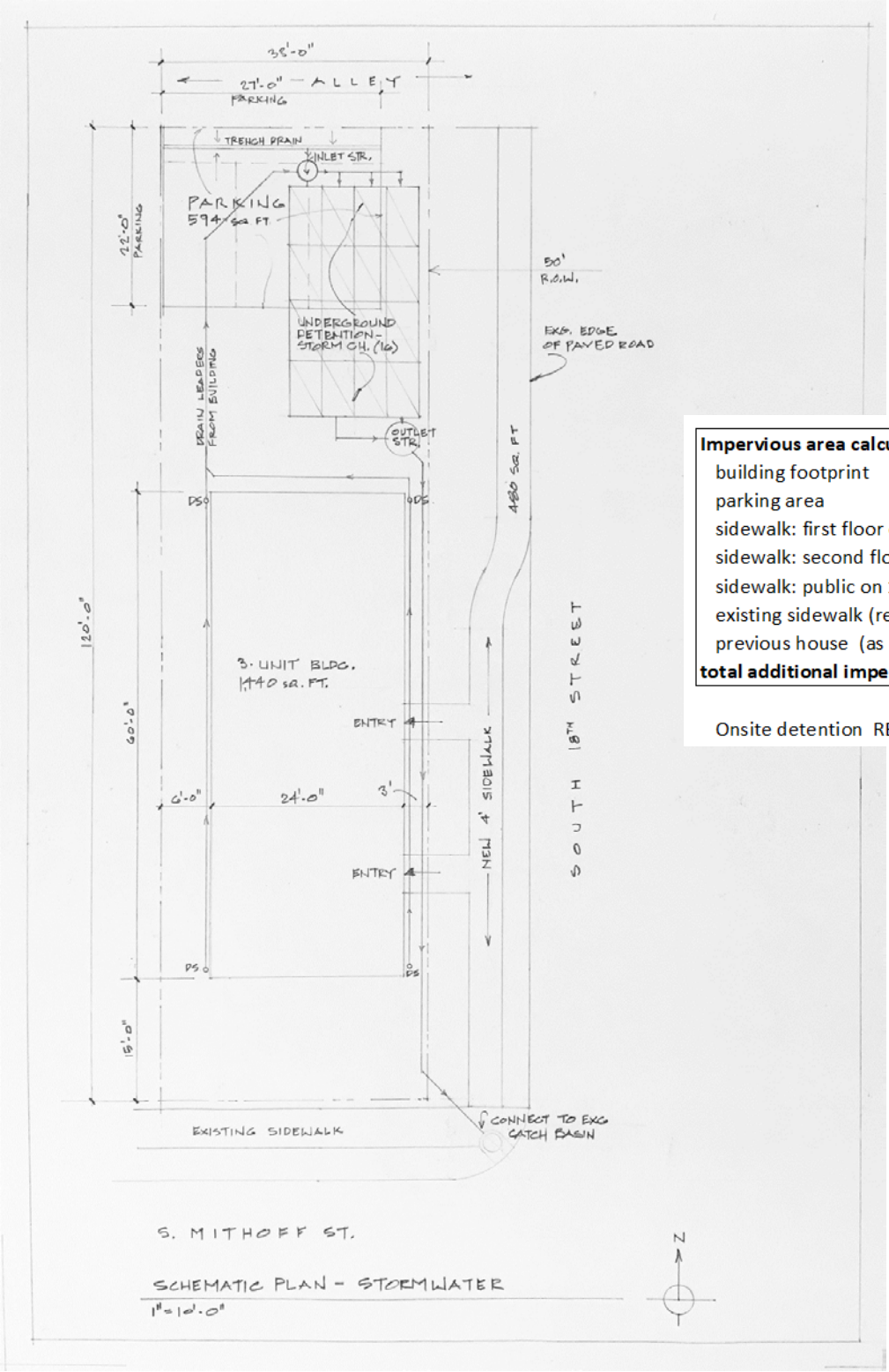
Impervious area on parcel – planned	**L**	**W**	**sq ft**
Building footprint	60	24	1,440
parking area (3 spots)**	22	27	0**
first floor entry walk	3	5	15
second floor entry walk	3	5	15
existing sidewalk (rear yard)			(60)
previous impervious house area (as of 2012)	52	26	(1,352)
total additional impervious area on parcel			**58**

Impervious area in ROW – planned	**L**	**W**	**sq ft**
first floor entry walk	5	5	25
second floor entry walk	5	5	25
new public sidewalk	4	120	480
total additional impervious area in ROW			**530**

total project added impervious area: on the parcel and in the ROW	**588**

**Permeable parking area: open cell, grass filled, pavement grid (EasyPave by Vodaland)

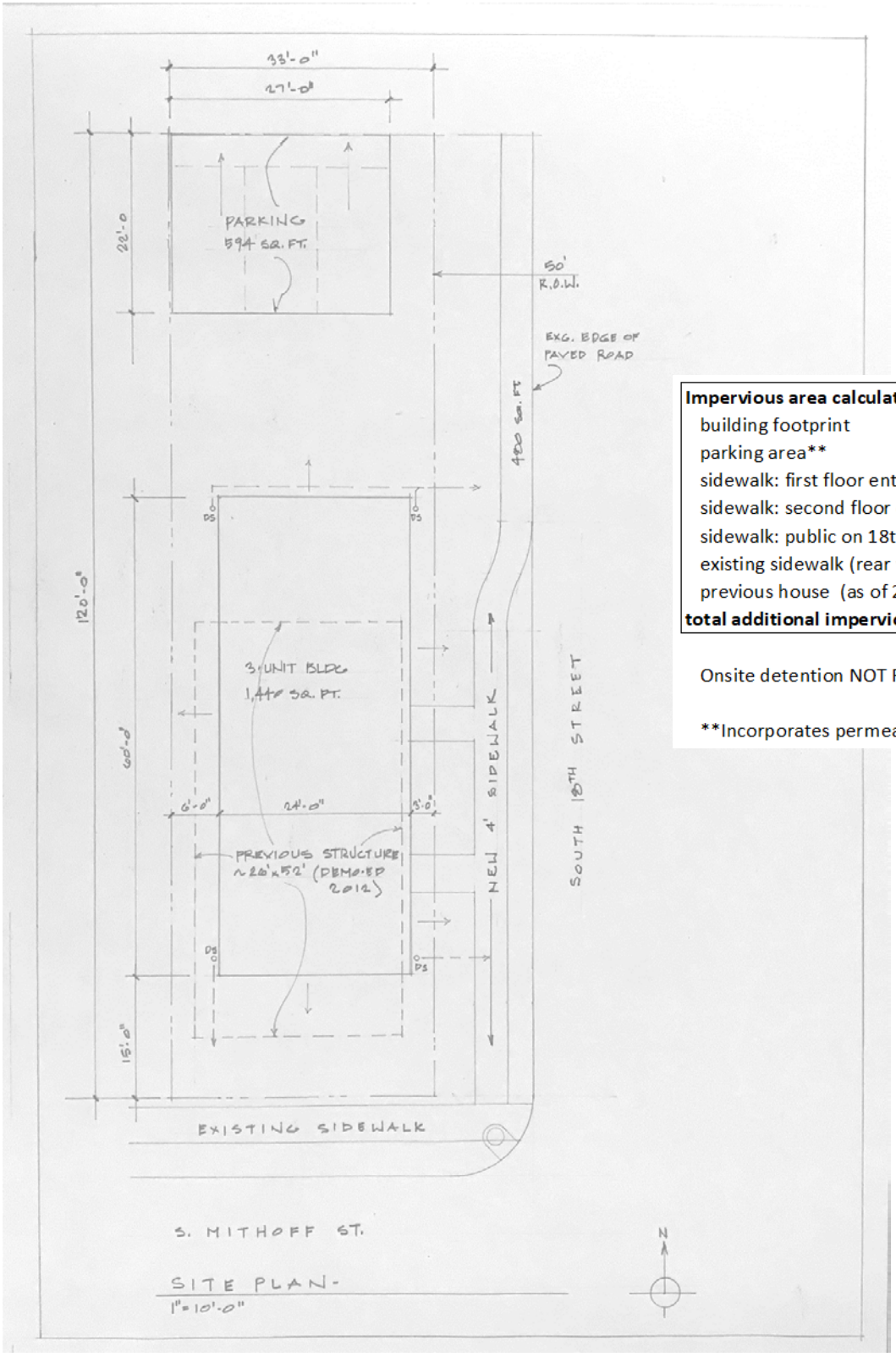
Exhibit 3- Full compliance with the Stormwater Manual: schematic design of on-site detention system



Impervious area calculations	L	W	sq ft
building footprint	60	24	1,440
parking area	22	27	594
sidewalk: first floor entry	8	5	40
sidewalk: second floor entry	8	5	40
sidewalk: public on 18th St	4	120	480
existing sidewalk (rear yard)			(60)
previous house (as of 2012)	0	0	0
total additional impervious area			**2,534**

Onsite detention REQUIRED

Exhibit 4 – Preferred plan indicating the impervious area of the prior development. No on-site detention system is required.



Impervious area calculations	L	W	sq ft
building footprint	60	24	1,440
parking area**	22	27	0
sidewalk: first floor entry	8	5	40
sidewalk: second floor entry	8	5	40
sidewalk: public on 18th St	4	120	480
existing sidewalk (rear yard)			(60)
previous house (as of 2012)	52	26	(1,352)
total additional impervious area			**588**

Onsite detention NOT REQUIRED

**Incorporates permeable parking area