

September 17, 2026

JVR Property Solutions LLC
c/o Vesna Development, Jonathan Romanovich
Grove City, OH 43123
Email: jvr.vesna@gmail.com

RE: Stormwater Drainage Manual (SWDM) Type II Variance Request – 1859, 1863, 1860, 1864, 1871, 1870, 1874 Tanis Drive, PID 570-347112, PID 570-347113, PID 570-347114, PID 570-347115

Mr Romanovich:

This letter is in response to the subject variance request Type II (Non-Stream) to the SWDM Sections 6 Stormwater Management Report and Stormwater Pollution Prevention Plan, 6.1 Master Drainage Plan Requirements and 7.1 Minimum Plan Format Requirements. Additionally, this request will also require variance from SWDM 3.1 Stormwater Control Practices – General Criteria, 3.2 Stormwater Quantity Controls, and 3.4 List of Controls.

The request was submitted to the City on July 14, 2026. As part of the Variance review process, the subject Variance request was posted on the City website on July 15, 2026 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 August 4, 2026.

The submitted Variance Request was found by the Variance Review Committee to be in general 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.

1. Full Compliance Alternative:

The Full Compliance Alternative plan would be to excavate and install an underground detention system at the rear of the property. This alternative would involve a significant amount of additional engineering, excavation and installation of infrastructure and permitting. This alternative was found to be financially not feasible.

2. Minimal Impact Alternative:

The Minimal Impact Alternative plan would infiltrate storm water through gravel beds under parking pads and drywells. This alternative would incur additional costs for engineering design, surveying, permitting and construction. While the financial burden of this alternative would be



less than that of the Full Compliance Alternative, it would still result in a major financial impact to the proposed development, making it not feasible.

3. Preferred Alternative:

The Preferred Alternative plan mitigates storm water runoff through four strategies. These strategies are reducing the proposed additional impervious area, install rain gardens at each duplex culverts at each driveway and ifour additional trees to help with uptake of rainwater.

Upon reviewing and discussing the application submitted by the applicant, the Variance Review Committee concluded that the 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 the Preferred Alternative will not require CC-Plan preparation, but could be detailed on the Site Compliance Plan. The Committee further agreed the Full Compliance and the Minimal Impact Alternatives would impact the economic viability of the proposed project to a point of making it infeasible.

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

- A Site Compliance Plan addressing the Preferred Alternative requirements must be submitted and approved by the City of Columbus.
- The developer shall be responsible for addressing any Right-of-Way and private property flooding issues that may arise as a result of the proposed project within 5 years of its completion. A plan note stating this requirement shall be placed on the Final Site Compliance Plan.

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., Administrator
Division of Water Reclamation

ec: Variance Review Committee
File