

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	:	JVR Property Solutions LLC
Primary Contact	:	Gary Dunn
Project Name	:	Tanis Dr. Duplexes
Property PID(s)	:	570-347112, 570-347113, 570-347114, 570-347115
Legal Address	:	1859/1863/1860/1864/1867/1871/1870/1874 Tanis Dr.
Associated Plan Number	:	
Total Site Area	:	23,728 .54 Acres in 4 Parcels
Site Disturbance	:	22, 146 SF .51 Acres

II. VARIANCE REQUEST

☐ **Type II: Non-Stream Protection Variance (non-SCPZ issues)**

SWDM section(s)/subsection(s)* of request : Section 6, 6.1 & 7.1

**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.

See Attached

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.

Signature Gary Dunn 

Date 4/21/2026

April 7 2026

City of Columbus, Stormwater plan review

111 North Front Street

1850-1863 Tanis Dr., 1867-1871 Tanis Dr., 1870-1874 Tanis Dr., & 1860-1864 Tanis Dr. Herein after referred to as the Project Site. - Type II Variance from Stormwater Drainage Manual

The Proposed project is to be construct on the **Project Site**. **Each building is a Two (2) Family Dwelling Unit** with both garage and off-street parking. All of the parcels Are currently vacant The properties are currently vacant., but as recently as 11/21 buildings, drives and parking existed on three of the four parcels Each of the four buildings will contain two 3-bedroom and 2.5 bathrooms.

Even though this development will have a similar coverage in comparison to most dwellings in the area due the fact that 4 building are being built at the same time the manual is requiring that we put together a full stormwater plan. A variance is requested because full compliance with the stormwater and drainage manual is impractical for an infill project like this. The requirements for a CC plan and onsite stormwater controls impose a major financial cost and significant scheduling hardships that would make the development **not viable and would result in the projects not being built and remaining undeveloped.**

Project Name: Tanis Duplexes

Parcel #'s 570-347112, 570-347113, 570-347114, & 570-347115

Combined Site Area: 23,728 Sq ft (0.54 acre)

Owner: JVR Property Solutions LLC

Primary Contact: Gary Dunn 614 496-0589 gdunnchbc@gmail.com

The Project

The Proposed project is to be construct on the **Project Site**. **Each building is a Two (2) Family Dwelling Unit** with both garage and off-street parking. All the parcels are currently vacant as recently as 11/21 buildings, drives and parking existed on three of the four parcels. Each of the four buildings will contain two 3-bedroom and 2.5 bathrooms.

The city of Columbus has a significant shortage of housing and is encouraging the development of increased density, especially in the surrounding downtown neighborhoods like the near South side. This project is ideal to help add much needed high-quality housing to the area,

Important considerations:

- A) The project has a similar footprint to most other single and multifamily dwellings in the area that implements a much lessor storm water management plan than what we are proposing.
- B) Addition of high-quality housing to the urban core of the city
- C) The proposed development will have a similar or equal impact on the city stormwater system as almost any other single-family dwelling.
- D) While these lots are currently vacant significant areas of three of the four sites had impervious areas just a few years ago, ranging from over 400 Square Feet to nearly 2,500 Square Feet.

Challenges:

Complying with the stormwater manual would add a significant financial burden to the development of new multifamily housing on infill lots. The goal of this development is to construct comfortable and reasonably priced units, if we were to shrink the scale of the project and fall below the 2,000 sqft threshold we would fail to offer comfortable and habitable space for the future residents.

One of the Biggest challenges to compliance is locating a civil engineer who can provide affordable engineering in a timely basis to even develop they're required full compliance or minimally impact alternative compliance. Recognizing that we're in an area with very poor or in fact perhaps no storm water management in place but keeping in mind that we do not have an unlimited budget and an effort to provide affordable housing need to limit these kinds of cost we are herein providing Three pathways Hopefully the Preferred Method can be reviewed and seen to provide resolution without the need for expensive and time delayed engineering to provide for a reasonable solution.

Any of the more expensive options will require extensive engineering, the need to obtain easements and/or agreements with the State of Ohio to drain water into their property and in our opinion we'll just simply make this project impossible to proceed.

Your careful consideration of this is appreciated and hopefully we can reach a scenario that helps mitigate what is currently a poor stormwater situation and while improving and adding to our housing stock within a portable housing product reach a mutually beneficial result for both the city and us as developers.

Full compliance : (See Attached Detail)

The plan would be to excavate and install an underground detention system at the rear of the property and connect it to the city combination sewer and storm pipes in the alley at the rear of the property. This would involve a significant amount of additional engineering, excavation, and potential other significant site work.

Having reached out to several engineering firms we are being told it will take anywhere to four to six months for a civil engineer to put together fully compliant plans.

Further it is our understanding that this work would require some or all of the following:

- Civil engineering for stormwater design and calculations
- Additional surveying
- Right of way permitting and inspections
- Excavation for underground detention, and backfilling
- Installation of detention system
- Right of way construction in the alley/street to tie into the city infrastructure
- Potentially requiring the replacement and relocation of the existing sewer on the property

Estimated Cost for Full compliance:

Engineering /Surveying	\$15,000 - \$25,000
Additional Site Work/Detention/Etc.	\$25,000 - \$40,000
Right of Way/Existing Utility Revisions	\$20,000 - \$30,000
Total	\$60,000 - \$95,000

Minimal Impact/alternative: (See Attached Detail)

The minimal impact plan would involve implementing 2 methods to drain the rain water into the soil. First would be installing a Catch Basin in the middle of the parking pad. Underneath the concrete parking pad we will lay a 10" gravel bed to create an area for the water to be drained into the soil gradually. Second the downspouts for the roof at the right side of the structure will drain into a Drywell that will have an overflow drain to the ditch

Additional work Required:

- Additional engineering
- Excavation
- Grading and surveying
- Installation of additional gravel under parking pad and tree well
- Installation of Drywells
- Installation of Catch Basin on parking pad.

Estimated Cost of Alternative Compliance:

Engineering /Surveying	\$15,000 - \$25,000
Excavation/Site Prep	\$10,000 - \$15,000
Pipe/Gravel/Site Prep	\$ 9,000 - \$12,000
Landscaping	\$ 3,500 - \$ 5,000
Total	\$27,500 - \$57,000

Preferred Solution: (See Attached Detail)

Recognizing the need to mitigate storm water run-off, but also attempting to hold down cost as these are to be affordable housing we are proposing the following plan, the Elements of which plan area as follows:

- 1) Reduce the amount of concrete walks, porch and driveway therefore reducing the amount impervious areas from 2,551 SF per site to 2,267 SF per site.
- 2) Have low maintenance Rain Gardens designed and installed on each site. With overflow discharge to the existing road site ditches
- 3) Install Culverts at each driveway
- 4) Install four additional trees Variety and Size to Be Determined by Arborist

Estimated Cost of Preferred Compliance:

Design of Rain Gardens	\$2,000
Culverts	\$4,000
Additional Shade Trees	\$6,500
Installation of Rain Gardens	\$6,000
Total	\$18,500

Hardship:

The goal of this development is to build high-quality units, but they are intended to be modest, workforce-type housing. Based on current rents in the area and fair market rental rates, these units will be very close to what would be considered affordable housing.

That being said, this is not a luxury project with large margins. The budget for these units is already very tight. Any additional costs associated with hiring an engineer to prepare CC plans, along with the cost of installing either surface or underground detention, would make the project infeasible.

We have reached out to multiple engineering firms, and the consistent response has been that they are several months out just to begin preliminary design. On top of that, the cost just to design a stormwater plan alone is in the tens of thousands of dollars, not including the actual construction costs for any required detention system.

For context, we started this project nearly a year ago with the lot split and Council variance process, and I was hoping to break ground months ago. We are trying to move this forward and bring what we would consider attainable housing to the area. At this point, both the cost and the timeline are creating a hardship. Delays only add to carrying costs and overhead, and they also put my current financing at risk. If the timeline continues to extend, we may have to secure new financing at unknown terms, which adds even more uncertainty and cost to the project.

Even alternative compliance would still add a noticeable financial burden. While it may be less than full compliance, it would still require increasing rents to offset the added construction costs and ongoing maintenance. Features like rain gardens, subsurface systems, or specialty drainage

solutions also come with long-term maintenance requirements, which adds another layer of cost over time.

It is also worth noting that while the post-development impervious area is approximately 10,204 square feet, for the 4 sites, a large portion of the site will still remain green space. The overall impact of this project is not much different than a typical single-family home with a driveway and garage. At the end of the day, the project is already operating on a very tight margin. Adding the cost of full or even alternative stormwater compliance would push it beyond what is financially workable.

For that reason, we respectfully requesting approval of the proposed Preferred Solution

Respectfully Submitted

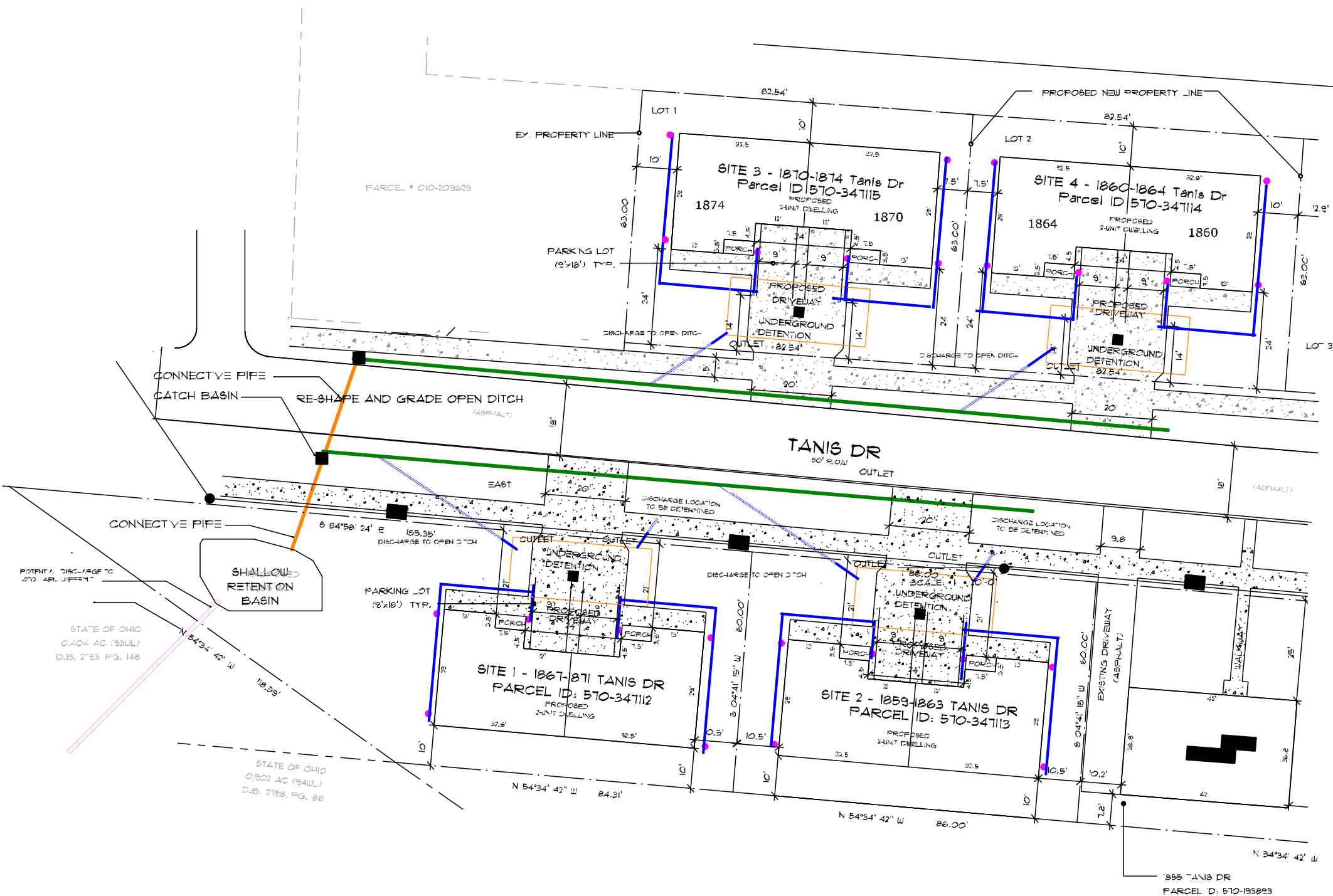
Gary K. Dunn
7/12/2026

Jonathan Romanovich
7/12/2026

FULL COMPLIANCE PLAN TANIS ROAD DUPLEX PROJECT

1" = 30'-0"

DOWNSPOUT CONDUCTOR LINE



SITE 1 -- ITEM	SQ.FT.
TOTAL SITE AREA	8,168
TOTAL DISTURBED AREA	8,168
TOTAL IMPERVIOUS DISTURBED	0
PRE-DEVELOPMENT IMPERVIOUS AREA	911
POST-DEVELOPMENT IMPERVIOUS AREA	2,551

SITE 2 -- ITEM	SQ.FT.
TOTAL SITE AREA	5,160
TOTAL DISTURBED AREA	5,160
TOTAL IMPERVIOUS DISTURBED	0
PRE-DEVELOPMENT IMPERVIOUS AREA	411
POST-DEVELOPMENT IMPERVIOUS AREA	2,551

SITE 3 -- ITEM	SQ.FT.
TOTAL SITE AREA	5,200
TOTAL DISTURBED AREA	5,200
TOTAL IMPERVIOUS DISTURBED	0
PRE-DEVELOPMENT IMPERVIOUS AREA	0
POST-DEVELOPMENT IMPERVIOUS AREA	2,551

SITE 4 -- ITEM	SQ.FT.
TOTAL SITE AREA	5,200
TOTAL DISTURBED AREA	5,200
TOTAL IMPERVIOUS DISTURBED	0
PRE-DEVELOPMENT IMPERVIOUS AREA	2476
POST-DEVELOPMENT IMPERVIOUS AREA	2,551

Romanovich Site Plans

S-1
SHEET

1 / 3
PAGE

DRAWN BY:

SCALE: 1" = 30'-0"

DATE: Sunday, July 12, 2026

Plans are the property of the Custom Home Building Consultants. Use by anyone other than the purchaser of a Project Set is prohibited.

These plans are drawn in substantial conformity to the 2019 Ohio Residential Code, but the Owner and/or Builder utilizing these plans shall be SOLELY RESPONSIBLE for insuring the plans meet all applicable local building codes and requirements.

Prior to construction, the plans should be reviewed by a licensed structural engineer to insure structural components are properly designed to comply with local building codes seismic conditions, snow loads, wind and other site and/or special conditions that may affect the structure.

All dimensions to be verified prior to construction.

CHBC

Design & Project Management Solutions

Custom Home Building Consultants
3060 Abbey Knoll Drive
Leu's Center, OH 43035
(614) 436-0583
edunnchbc@gmail.com

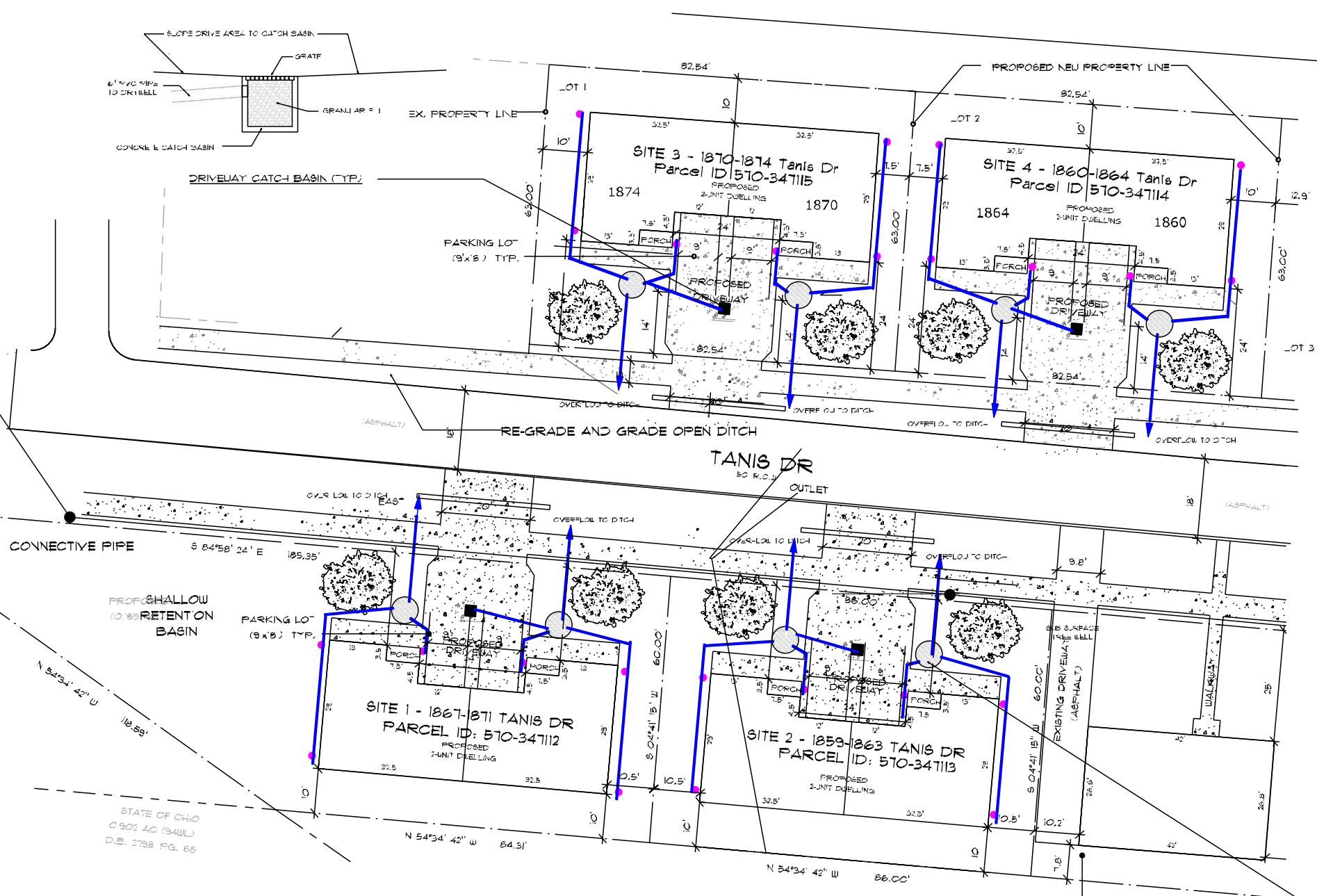
ALTERNATIVE COMPLIANCE PLAN TANIS ROAD DUPLEX PROJECT

1" = 30'-0"

DOWNSPOUT

CONDUCTOR LINE

DRYWELL



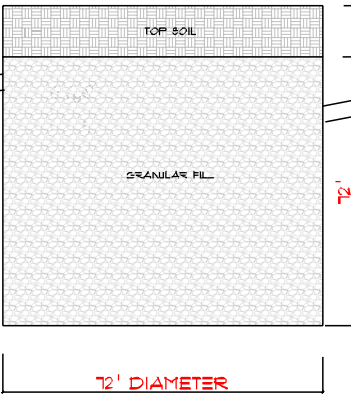
SITE 1 -- ITEM	SQ.FT.
TOTAL SITE AREA	8,168
TOTAL DISTURBED AREA	8,168
TOTAL IMPERVIOUS DISTURBED	0
PRE-DEVELOPMENT IMPERVIOUS AREA	917
POST-DEVELOPMENT IMPERVIOUS AREA	2,551

SITE 2 -- ITEM	SQ.FT.
TOTAL SITE AREA	5,160
TOTAL DISTURBED AREA	5,160
TOTAL IMPERVIOUS DISTURBED	0
PRE-DEVELOPMENT IMPERVIOUS AREA	411
POST-DEVELOPMENT IMPERVIOUS AREA	2,551

SITE 3 -- ITEM	SQ.FT.
TOTAL SITE AREA	5,200
TOTAL DISTURBED AREA	5,200
TOTAL IMPERVIOUS DISTURBED	0
PRE-DEVELOPMENT IMPERVIOUS AREA	0
POST-DEVELOPMENT IMPERVIOUS AREA	2,551

SITE 4 -- ITEM	SQ.FT.
TOTAL SITE AREA	5,200
TOTAL DISTURBED AREA	5,200
TOTAL IMPERVIOUS DISTURBED	0
PRE-DEVELOPMENT IMPERVIOUS AREA	2476
POST-DEVELOPMENT IMPERVIOUS AREA	2,551

DRYWELL RETENTION CAPACITY	QTY
Estimated Storm Water Retention Required	38.17 CF
Storm Water Retention in Gallons	734
Gallons per Drywell	449
Drywells on site	2
Total Retention in Gallons	898



DRYWELL (TYP)
EFFECTIVE STORAGE
449 GALLONS

Romanovich Site Plans

S-2
SHEET

2 / 3
PAGE

DRAWN BY:

SCALE: 1" = 30'-0"

DATE: Sunday, July 12, 2026

Plans are the property of the Custom Home Building Consultants. Use by anyone other than the purchaser of a Project Set is prohibited.

These plans are drawn in substantial conformity to the 2019 Ohio Residential Code, but the Owner and/or Builder utilizing these plans shall be SOLELY RESPONSIBLE for insuring the plans meet all applicable local building codes and requirements.

Prior to construction, the plans shall be reviewed by a licensed structural engineer to insure structural components are properly designed to comply with local building codes seismic conditions, snow loads, and other site and/or special conditions that may affect the structure.

All dimensions to be verified prior to construction.

CHBC

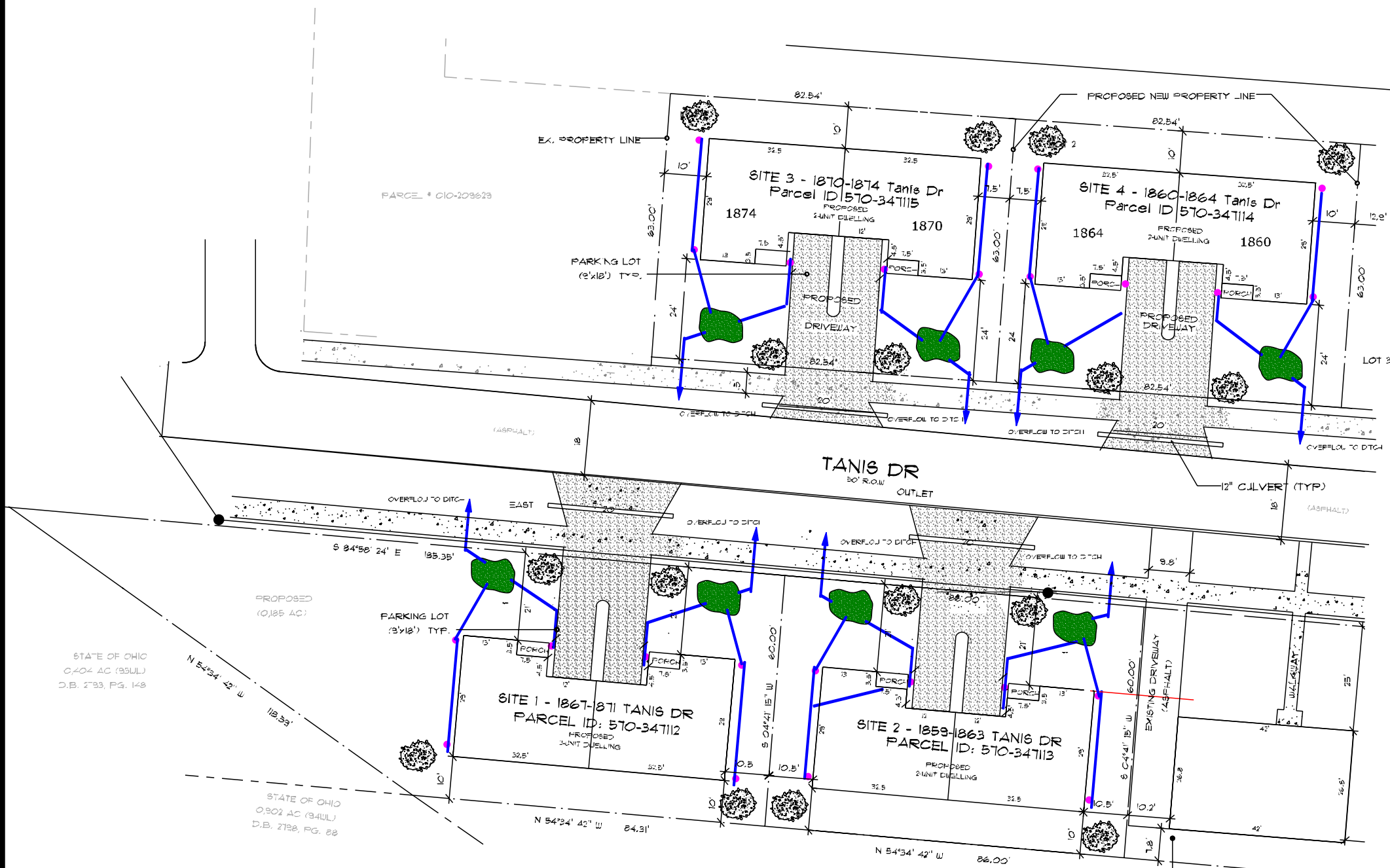
Design & Project Management Solutions

Custom Home Building Consultants
3060 Abbey Knoll Drive
Leu's Center, OH 43035
(614) 436-0583
edunnchbc@gmail.com

PREFERRED COMPLIANCE PLAN
TANIS ROAD DUPLEX PROJECT

1" = 30'-0"

DOWNSPOUT CONDUCTOR LINE



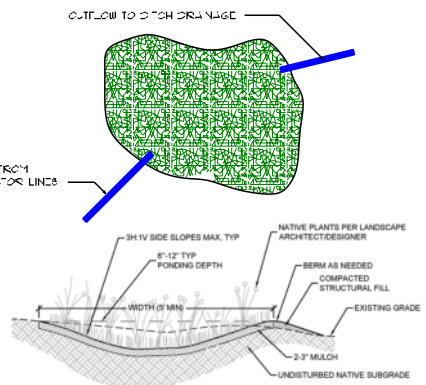
DRYWELL RETENTION CAPACITY	QTY
Estimated Storm Water Retention Required	38.17 CF
Storm Water Retention in Gallons	734
Gallons per Rain Garden	509
Rain Gardens on site	2
Total Retention in Gallons	1,018

SITE 1 -- ITEM	SQ.FT.
TOTAL SITE AREA	8,168
TOTAL DISTURBED AREA	8,168
TOTAL IMPERVIOUS DISTURBED	0
PRE-DEVELOPMENT IMPERVIOUS AREA	917
POST-DEVELOPMENT IMPERVIOUS AREA	2,267

SITE 2 -- ITEM	SQ.FT.
TOTAL SITE AREA	5,160
TOTAL DISTURBED AREA	5,160
TOTAL IMPERVIOUS DISTURBED	0
PRE-DEVELOPMENT IMPERVIOUS AREA	411
POST-DEVELOPMENT IMPERVIOUS AREA	2,267

SITE 3 -- ITEM	SQ.FT.
TOTAL SITE AREA	5,200
TOTAL DISTURBED AREA	5,200
TOTAL IMPERVIOUS DISTURBED	0
PRE-DEVELOPMENT IMPERVIOUS AREA	0
POST-DEVELOPMENT IMPERVIOUS AREA	2,267

SITE 4 -- ITEM	SQ.FT.
TOTAL SITE AREA	5,200
TOTAL DISTURBED AREA	5,200
TOTAL IMPERVIOUS DISTURBED	0
PRE-DEVELOPMENT IMPERVIOUS AREA	247
POST-DEVELOPMENT IMPERVIOUS AREA	2,267



RAIN GARDEN
68 SF +/-
APPROX 509 GALLONS

Romanovich Site Plans

S-3
SHEET

3 / 3
PAGE

DRAWN BY:

SCALE: 1" = 30'-0"

DATE: Tuesday, July 14, 2026

Plans are the property of the Custom Home Building Consultants. Use by anyone other than the purchaser of a Project Set is prohibited.

These plans are drawn in substantial conformity to the 2019 Ohio Residential Code, but the Owner and/or Builder utilizing these plans shall be SOLELY RESPONSIBLE for ensuring the plans meet all applicable local building codes and requirements.

Prior to construction, the plans should be reviewed by a licensed structural engineer to insure structural components are properly designed to comply with local building codes seismic conditions, snow loads, wind and other site and/or special conditions that may affect the structure.

All dimensions to be verified prior to construction.

CHBC

Design & Project Management Solutions

Custom Home Building Consultants
3060 Abbey Knoll Drive
Leu's Center, OH 43035
(614) 436-0583
cdunnchbc@gmail.com