

TRACIE DAVIES
Director

January 22, 2020

Andrew Gardner, P.E., CPESC
Vice President, Director of Private Development
Bird + Bull, Inc.
3500 Snouffer Rd., Suite 225
Columbus, OH 43235

RE: Stormwater Drainage Manual (SWDM) Type III Variance Request
Research Alloys, 220 N. Algonquin Avenue, Columbus, Ohio 43204

Mr. Gardner:

This letter is in response to the subject variance request to the SWDM Section 1.3 – Stream Corridor Protection Zone. More specifically, SWDM Section 1.3.2 provides for permanent protection of the Stream Corridor Protection Zone (SCPZ), and Section 1.3.3 lists specific activities and facilities prohibited within the SCPZ, which include industry/commercial business, filling, excavation, change in topography and removal of native trees/vegetation within the SCPZ. A variance is requested to allow keeping, expanding and upgrading portions of the existing gravel drive and related work within the SCPZ, and removal of this 0.57 acre area of permanent impact from the SCPZ to allow relocation of a 45,000 sf metal sorting/recycling facility from its present location in Grandview Heights to the proposed new site at 220 N. Algonquin Ave.

The request was submitted to the City on September 6, 2019. The Variance Review Committee met and reviewed the subject Variance Request on October 9, 2019.

As part of the Variance review process, the subject Variance request was posted on the City website on September 17, 2019 to solicit public comments. By the due date of October 1, 2019 no public comments were received.

A site visit was conducted on October 30, 2019, subsequent to which an additional Variance Committee discussion took place during and following the meeting on November 13, 2019. The Variance Committee concluded that the variance application, as submitted, meets and exceeds mitigation requirements of the SWDM. On November 28, the Variance Committee conveyed its conclusions to the applicant, with an option to revise the previously submitted application based on the site visit conclusions and the subsequent Variance Committee review. On January 8, 2020 the applicant notified the Variance Committee that they concur with the Variance Committee's conclusions, and do not intend to revise the application.

Based on the applicant's request, the submitted Variance application was found to be in compliance with the SWDM Stream Protection Type III Variance application requirements by the Variance Review Committee.



Three alternatives were considered within the application for the requested Section 1.3 variance - Full Compliance, Minimal Impact and the Preferred Alternative. The applicant requested that the Minimal Impact Alternative, as acceptable to the business owner/operator, be approved by the Variance Committee.

Under the Minimal Impact Alternative, a minimized SCPZ impact of 0.57 acres is proposed, required for process-driven truck circulation around the site. For comparison, the Preferred Alternative required a 1.08 acre permanent SCPZ impact.

The Full Compliance Alternative, while resulting in no permanent impact to the SCPZ, would render the site unusable for the proposed business by severely restricting site access and interior truck routes.

The applicant proposes to mitigate the proposed 0.57 acre permanent SCPZ impact under the Minimal Impact Alternative by on-site mitigation. The proposed mitigation plan consists of restoration of the previously impacted 0.73 acres of the SCPZ (post-2006 impact) and 0.08 acres of the SCPZ (pre-2006 impact) by removing the existing gravel surfaces and revegetating the area by native floodplain seeding mix, native trees and shrubs. Additionally, 0.07 acres of new SCPZ is proposed to be created. The additional SCPZ is proposed to be vegetated with native floodplain seeding mix, native trees and shrubs. Per the SWDM, on-site mitigation requirement is determined by applying a 1:1 ratio to the proposed impact area to determine the required mitigation area. The total on-site mitigation area is 0.88 acres, significantly exceeding the required 0.57 acres.

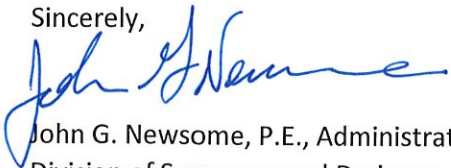
Upon reviewing and discussing the application submitted by the applicant, the Variance Review Committee agreed with the applicant that the Minimal Impact Alternative represents the development team's good faith effort to comply with the SWDM stream protection requirements to the maximum practical extent.

In light of the above, the subject Variance Request (Type III SWDM Section 1.3), Minimal Impact Alternative is conditionally approved contingent upon the following stipulations:

- Storm CC-Plans and Stormwater Management Report to be submitted and approved by the City of Columbus. The plans shall include an SCPZ mitigation plan as conceptually described above and in the variance application.
- The existing and proposed SCPZ shall be covered by a conservation easement in its entirety within the limits of the development property.

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,



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

pc: Variance Review Committee
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