

April 13, 2023

Matthew Lorenz
3P/UIRF Engineer
Department of Public Service
DIVISION OF DESIGN AND CONSTRUCTION
City of Columbus

RE: Stormwater Drainage Manual (SWDM) Type II Variance Request – 3813-E, Wheatland Avenue

Mr. Lorenz:

This letter is in response to the subject variance request Type II (Non-Stream) to the 2021 SWDM Section 3 *Stormwater Control Practices*. More specifically, exemption is being sought from the SWDM Section 3.4.11 requirement of side slopes being 4(H) to 1(V) or flatter for bioretention facilities.

The SWDM variance application was submitted to the City on March 13, 2023. As part of the Variance review process, the subject Variance request was posted on the City website on the same day to solicit public comments. No public comments were received by the posted due date. The Variance Review Committee has met and reviewed the subject variance application on April 12, 2023.

The submitted Variance Request was found by the Variance Review Committee to be in compliance with the SWDM Type II Non-Stream Protection Variance application requirements.

Three alternatives were considered within the application - Full Compliance, Minimal Impact and the Preferred Alternative.

- Full Compliance Alternative – 4:1 slopes around the proposed facility. This Alternative requires removal of the fence surrounding the Mid-Ohio Food Collective development, and also conflict with the proposed building. The reinstalled fence would be lower than required for proper screening requested by the community. A retaining wall would be required to protect the building. Due to these conflicts and high costs, this Alternative was found to be not feasible.
- Minimal Impact Alternative – 3:1 slope on the development side, 4:1 slopes below ponding limits. The fence would need to be removed for construction, thus this Alternative would result in higher costs while still not fully compliant with the SWDMM requirements.
- Preferred Alternative – Adjust the slopes to be as close as possible to the 4:1 requirement, which would result in 3.5 to 1 slopes on the street side, and 3:1 on the development side, with 4:1 slopes below ponding limits. The fence would not be impacted, building clearance increased. The maintenance required for the facility would not be negatively impacted as proposed plantings do not require mowing, but pruning by hand twice a year.



Upon reviewing and discussing the application, the Variance Review Committee agreed with the applicant that the Preferred Alternative is reasonable given the site limitations. This Alternative will remain compliant with the WQI and WQn SCP requirements for the project, and would provide improved access for future detention basin maintenance needs. The Committee further agreed with the applicant's argument that the Full Compliance and Minimal Impact Alternatives would result in significant hardship for the project owner.

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

- E-3813 plan and corresponding Stormwater Management Report must be submitted and approved by the City of Columbus.

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 Sewerage and Drainage

ec: Variance Review Committee
File