

July 10, 2023

Alex Kirk
Front Porch Development, LLC
1391 W 5th Avenue
Box 347
Columbus, OH 43212

RE: Stormwater Drainage Manual (SWDM) Type II Variance Request – 1261-1265 S 18th Street

Mr. Kirk:

This letter is in response to the subject variance request Type II (Non-Stream) to the 2022 SWDM Introduction *Definitions*. More specifically, exemption is being sought from the definition of Redevelopment which stipulates that hydrologic and hydraulic condition of the project site shall remain applicable to the project site for a period of five years. The applicant seeks to allow the pre-demolition conditions that existed prior to 2012 to be applicable to the proposed redevelopment of the site with a three-unit dwelling for the purpose of determining flood control needs of the project.

The SWDM variance application was submitted to the City on May 23, 2023. As part of the Variance review process, the subject Variance request was posted on the City website on May 30, 2023 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 June 14, 2023. Addressing the Committee's comments, a revised application was submitted and posted on the website on June 15, 2023. No public comments were received in response to either posting.

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

Two alternatives were considered within the application - Full Compliance and the Preferred Alternative.

- Full Compliance Alternative – New CC-plan detailing the proposed post-construction SCP with associated storm sewer work would need to be submitted and approved by the City. Additional costs associated with this work would make the proposed redevelopment non-viable.
- Preferred Alternative – Considering surface hydraulic/hydrologic conditions which existed prior to demolition of the original single family home in 2012 as existing conditions for the project for the purpose of determining the need for post-construction SCP practices. Additionally, utilizing Green Infrastructure practice – grass pavers – for the proposed parking area.



Upon reviewing and discussing the application, the Variance Review Committee agreed with the applicant that the Preferred Alternative is reasonable given the site limitations and the nature/scale of the project. The Committee further agreed with the applicant's argument that the Full Compliance Alternative would result in significant hardship for the project owner due to substantial additional cost and time impacts, making the project unfeasible.

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

- Final Site Compliance Plan 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