

December 1, 2017

Russell A. Henestofel, LEED AP  
Principal  
EMH&T, Inc.  
5500 New Albany Road  
Columbus, OH 43054

RE: Stormwater Drainage Manual (SWDM) Type II Variance Request – Gateway Lofts

Dear Mr. Henestofel:

The Variance Review Committee has met and reviewed the subject Variance Request on July 12, 2017. The Request was submitted to the City on July 6, 2017. The applicant has formally requested a Type II Variance to the SWDM Section 3.2 Stormwater Controls of the SWDM. More specifically, the proposed variance would allow stormwater quantity control facilities to be located off-site, on the adjacent Marble Cliff Quarry property. The variance is sought to be approved due to site limitations.

As part of the Variance review process, the subject Variance request was posted on the City website on July 13, 2017 to solicit public comments. No public comments have been received by the due date of July 27, 2017.

The submitted Variance Request was found to be in compliance with the SWDM Non-Stream Protection Type II Variance Application requirements. Three alternatives were considered within the application – Full Compliance (no impact), Minimal Impact and the Preferred Alternative. Upon reviewing and discussing the application, the Committee agreed with the applicant's argument that the existing site conditions would make Full Compliance and Minimal Impact Alternatives impractical, restrictive and limiting to the optimum development goals, and would cause an undue hardship to the developer.

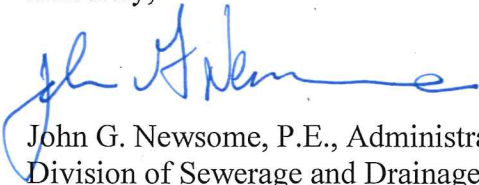
In light of the above, the subject Variance Request (Preferred Alternative) is conditionally approved contingent upon the following stipulations:

- Stormwater management on the adjacent Marble Cliff Quarry development site must account for undetained stormwater runoff from the Gateway Lofts site, and provide the necessary post-construction BMPs and stormwater quantity controls sized for both developments in accordance with Columbus SWDM requirements. The Gateway Lofts developer will remain responsible for the implementation of such BMPs or alternative BMPs compliant with the SWDM if necessary.
- Storm CC-Plans and Stormwater Management Report to be submitted and approved by the City.



No approval contained herein relieves or absolves the Applicant of any provisions of applicable state or federal laws. Please contact Private Development Section Manager Greg Fedner, P.E. at 614-645-8072 with any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "John G. Newsome". The signature is fluid and cursive, with a large initial "J" and "N".

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

pc: Variance Review Committee  
File