

July 6, 2022

Eric Chenevey, PE  
Project Manager  
IBI Group  
8101 North High Street, Suite 100  
Columbus, Ohio 43235

RE: Stormwater Drainage Manual (SWDM) Type II Variance Request – Lakeside Village

Mr. Chenevey:

This letter is in response to the subject variance request Type II (Non-Stream) to the SWDM Sections 3.1 *Stormwater Control Practices - General Criteria*, and 2.4 *Design of Major Stormwater Routing Systems*. More specifically, exemptions are being sought from the SWDM Section 3.1 requirements prohibiting placement of Stormwater Control Practices (quantity) within the 100-year floodplain, and prohibiting storage capacity below the Base Flood Elevation (BFE) from being included in the total storage capacity calculations. Additionally, an exemption has also been requested from the SWDM Section 2.4 requiring that peak flood stage during the 100-year storm be at least one foot below the finished floor elevation of the structures within and adjacent to the development. This exemption is only requested for the non-occupied garages proposed along the major flood routing path.

The request was initially submitted to the City on April 5, 2022, with a subsequent final resubmission on June 3, 2022 (as revised on June 24, 2022). The Variance Review Committee has met and reviewed the initial submittal of the subject Variance Request on April 28, 2022, and then to review the final submittal on July 5, 2022. As part of the Variance review process, the subject Variance request was posted on the City website on April 13, 2022 and June 10, 2022 to solicit public comments. No public comments were received by the posted due dates.

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

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

- Full Compliance Alternative – development is only feasible along Lakeview Crossing due to site constraints. Only one residential building would be possible, making the proposed development not viable.
- Minimal Impact Alternative – Detention basin placed within the existing floodplain, but elevated to have no storage below the BFE. Six residential buildings would be possible, but would require a



significant amount of imported soil fill material. This Alternative has also been found to be not viable due to functional and economic hardship.

- Preferred Alternative – Eleven residential buildings are proposed, maximizing beneficial space use and making the proposed development economically and functionally viable.

Upon reviewing and discussing the application submitted by the applicant, the Variance Review Committee agreed with the applicant that the Preferred Alternative represents a viable development plan showing the development team's good faith effort to comply with the applicable SWDM requirements. The Committee further agreed with the applicant's argument that both the Full Compliance and the Minimal Impact Alternatives would impact functional and economic viability of the proposed residential community project to a point of making it infeasible.

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

- Storm CC-Plan and Stormwater Management Report compliant with the 2021 SWDM must be submitted and approved by the City of Columbus.
- The proposed detention basin top of bank elevation to be 12 inches above the BFE, with a backflow prevention device at the basin's outlet.

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,

A handwritten signature in blue ink, appearing to read "John G. Newsome".

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

ec: Variance Review Committee  
File