

October 21, 2020

Thomas M. Warner, PE
Managing Partner
Advanced Civil Design, Inc.
781 Science Boulevard, Suite 100
Gahanna, Ohio 43230

RE: Stormwater Drainage Manual (SWDM) Type I Variance Request – 155 East Broad Street Plaza

Mr. Warner:

This letter is in response to the subject variance request to SWDM Section 3.2 Stormwater Quantity Controls.

The SWDM Variance Type I (Downtown District) Request was submitted to the City on July 31, 2020. The Variance Review Committee met and reviewed the subject Variance Request on September 2, 2020.

As part of the Variance review process, the subject Variance request was posted on the City website on August 17, 2020 to solicit public comments. No public comments were received by the published deadline.

The submitted Variance Request was found to be in compliance with the SWDM Downtown Type I Variance Application requirements. The applicant requested a variance from providing stormwater quantity controls as required by the SWDM Section 3.2 due to inability to locate such controls on site. A very small on-site footprint of the proposed improvement of a little over 10,000 sq. ft. is further constrained by an existing mechanical room, making providing the SWDM-required quantity control volume unfeasible. In a good-faith effort to achieve as much compliance as possible under the existing unfavorable conditions, the development team agreed with the Variance Committee suggestion to incorporate bioretention techniques into the proposed sunken garden design, thus providing as much storage as could be feasibly achieved.

Upon reviewing and discussing the application and other supportive documentation submitted by the applicant, the Variance Review Committee agreed with the applicant's argument that the topographical and other constraints of the site make full compliance with the SWDM stormwater quantity control requirements as stipulated in Section 3.2 unfeasible.

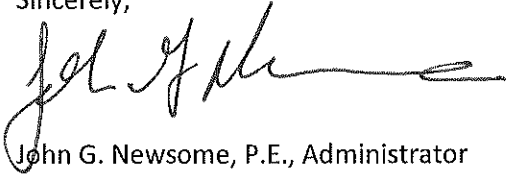
In light of the above, the subject Variance Request (Preferred Alternative) is conditionally approved contingent upon the following stipulation:

- Storm CC-Plans and Stormwater Management Report to be submitted to 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 Plan Review Section Manager Greg Fedner, P.E. at 614-645-8072 with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "John G. Newsome". The signature is fluid and cursive, with a long horizontal stroke at the end.

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

pc: Variance Review Committee
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