

TRACIE DAVIES
Director

August 3, 2020

Mr. Andrew A. Gardner, P.E.
Bird + Bull Engineers & Surveyors
3500 Snouffer Road, Suite 225
Columbus, OH 43235

SENT VIA ELECTRONIC MAIL

RE: Variance Application Review – 1431 Community Park Drive

Mr. Gardner:

The Variance Review Committee met on July 9, 2020 to review the revised variance request, which was submitted in response to the Committee's May 13 review comments. While the Committee noted an effort on the applicant's part to address those comments, they felt that some had not been addressed in a satisfactory manner. Specifically, the Committee did not receive an acceptable response to the question regarding the modified Minimal Impact Alternative being feasible without requiring a variance.

Compliance with SWDM requirements indeed comes at a price, but the applicant failed to demonstrate that such compliance would deprive them of reasonable use of their property or result in substantial hardship. The Committee also felt that not following the basin's embankment and transverse slope requirements per the SWDM could compromise public health and safety, which is unacceptable. The assertion that present and future site owners would be able to satisfactorily maintain the proposed non-standard detention basin facility unfortunately does not remove the Committee's concerns.

Based on those reasons, and the Committee's recommendations, I am denying the variance request.

Should you wish to submit another Variance request, our Plan Review Section can help to ensure your application addresses the requirements for SWDM variance requests, and increase the likelihood of gaining approval from the Variance Review Committee. Please reach out to Greg Fedner, P.E. for assistance and to answer any questions: 614-645-8072, or email GFedner@columbus.gov.

Sincerely,



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

Cc: Greg Fedner, Plan Review Section
Bill Westbrook

