

VARIANCE REQUEST  
For  
2305 Big Run Road East

Wayne G. Dennis, Owner

September 10, 2024

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Franklin County Public Health  
280 East Broad Street  
Columbus, Ohio 43215-4562  
(614) 525-3160  
www.mycph.org

## Variance Application

Water Quality Program

### Directions:

1. Complete all sections of the attached application. Please either type or neatly print.
2. Attach a drawing (to scale) or a plot plan showing lot lines, easements, house and other structures; well, septic tank and leach field or aeration system where applicable.
3. If you have questions regarding the variance request form, please call the Water Quality program.
4. Mail the completed variance request to:

Franklin County Public Health  
Director of Environmental Health  
280 E. Broad Street, 2<sup>nd</sup> Floor  
Columbus, OH 43215-4562

### PLEASE NOTE:

**All variance requests must be heard by the Franklin County Board of Health which meets on the second Tuesday of every month at 9:30 a.m. If you are requesting a variance you are strongly urged to attend the Board meeting.**

**All completed variance request forms must be received by Franklin County Public Health before the close of business (5:00 p.m.) on the Friday three (3) weeks prior to the Board meeting, in order to be included on the Board agenda.**

**Requests received after the deadline will be held over until the next available Board of Health meeting.**

**A variance request is heard by the Franklin County Board of Health. This hearing is considered a legal proceeding; therefore, only the property owner or those individuals licensed to practice law in the State of Ohio may represent the applicant during this hearing.**



Franklin County Public Health  
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## Variance Application

Water Quality Program

Information required for a variance request must be completed by the property owner(s) or designated representative.

### Property owner information (Email: wayne\_den@msn.com)

<b>Property Owner's Name:</b> Wayne G. Dennis			<b>Date</b> 08/23/2023
<b>Mailing Address:</b> 2305 Big Run Road	<b>City:</b> Columbus	<b>State:</b> OH	<b>Zip Code</b> 43123
<b>Daytime phone(s): Residence</b> (614) 314-2607	<b>Business</b>	<b>Cell</b> (614) 314-2607	

### Name of person(s) making request and their title & relationship to owner (if other than owner)

<b>Requestor's Name</b> As above	<b>Title/Relationship</b>		
<b>Mailing Address</b>	<b>City</b>	<b>State</b>	<b>Zip Code</b>
<b>Daytime phone(s): Residence</b>	<b>Business</b>	<b>Cell</b>	

### Address of property where the variance request is applicable

<b>Mailing Address</b> 2305 Big Run Road	<b>City</b> Columbus	<b>State</b> OH	<b>Zip Code</b> 43123
<b>Township</b> Franklin	<b>Tax District:</b> 140	<b>Parcel Number:</b> 004108	

### Type of construction

New Construction <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Alteration <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No REPLACEMENT
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**Variance request**

**OAC 3701-29 (Household Sewage Treatment Systems).**

The residence at 2305 Big Run Road, Franklin Township was constructed in 1950. The existing 74-year-old septic system is no longer working, resulting in sewage on the surface of the ground. Limited lot size, hydrology, and steep terrain make it impossible to install another septic system. Instead, a 'discharging' home sewage treatment system (HSTS) must be installed. Note: These discharging systems treat/disinfect wastewater so effectively that effluent can be safely discharged to a storm drain or watercourse. Ohio EPA has already given approval for a new, discharging HSTS on this property (Permit #: 4GK00612\*AG).

OAC 3701-29-06 (G) (3) (Household Sewage Treatment System Rules) requires that, "All components of an STS (sewage treatment system) be at least 10 feet from any ...building or other structure..."

However, CST Utilities, LLC. (Chuck's Septic) has determined it is not feasible to maintain 10 feet separation between the replacement STS and the foundation. This was also confirmed by FCPH water quality personnel.

The property owner requests a variance by the Franklin County Board of Health from OAC-3701-29-06 (G) (3) to allow the replacement STS to be within 7 feet of the residential foundation.

**Variance justification**

Sewage treatment systems –  
 The application shall show just cause for the variance by demonstrating that:

1. Due to practical difficulties, or other special conditions, compliance with this chapter will cause unusual and unnecessary hardship.
2. The variance would not defeat the spirit and general intent of OAC 3701-29 or be otherwise contrary to the public interest, adversely affect the public health, cause contamination of the environment, or not comply with the requirements of Chapter 3718. of the Revised Code.

Comments:

The main waste stack exiting the foundation of the 74-year-old residence is very deep. The foundation is also very close to a steep hillside. Because of these two factors, maintaining a 10' separation distance would mean installing the STS much deeper than normal. Aside from a more difficult installation, this might also affect the structural integrity of the unit. Maintenance and service would also be more difficult.

By granting the variance and allowing the replacement STS to be installed 7 feet (instead of 10 feet) away from the foundation, normal construction methods could be used and the STS could be normally serviced.

This variance would not be contrary to the public's best interest or to the spirit or intent of OAC 3701-29. It would not cause any type of contamination to the environment.



Franklin County Public Health  
280 East Broad Street  
Columbus, Ohio 43215-4562  
(614) 525-3160  
www.myfcph.org

## Variance Application Water Quality Program

### Description

Enclose a to-scale drawing or plot plan showing lot lines, easements, house and other structures (well, septic tank and leach field, or aeration system where applicable).

## 2305 Big Run Rd. East

### Variance Request



2305 Big Run Road, East  
Grove City, Ohio 43123  
August 21, 2024

Franklin County Board of Health  
280 East Broad Street, 2<sup>nd</sup> Floor  
Columbus, Ohio 43125-4562

RE: Variance Request from OAC 3701-29 for 2305 Big Run Road, East  
0.5 Acres, Franklin Township, Tax ID #: 140-004108

Dear Franklin County Board of Health Members:

My father built the house at 2305 Big Run Road nearly 75 years ago. He installed the septic system himself with a shovel and pickaxe. While we intend to keep this property in the family, we wish to make a number of improvements and use the house as a rental unit.

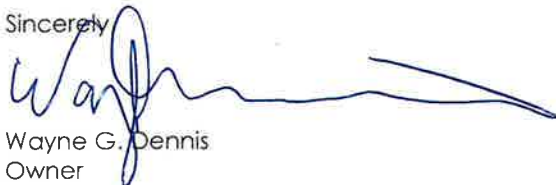
A new sewage treatment system is one of the improvements we need to make. Because of limited lot size and because most of the property has been 'built up' (including the home, garage, shed, and driveway), there is no room for another septic system. Instead, we need to install a new NPDES treatment system that meets current regulations. We have already received our permit from Ohio EPA for our new system.

This new sewage treatment system needs to be installed behind the house where the sewer pipe leaves the foundation. Unfortunately, this pipe is pretty deep. Because of this and because the available space is narrow and steep, Chuck's Septic told us the tank needs to be about 7' from the foundation. Otherwise, the tank will have to be buried much deeper than usual. However, the Ohio Administrative Code 3701-29 states all components of the sewage treatment system must be at least 10' away from the foundation.

Useable space behind the house is extremely limited. This space is both narrow and steep. If the tank must be set 10' from the foundation, it will have to be much deeper than normal. This will make the install job very difficult and maintaining the system problematic. For these reasons, I respectfully request a variance from OAC 3701-29 to allow the new home sewage treatment system to be installed 7 feet, instead of 10 feet from the foundation.

Thank-you for considering this request.

Sincerely,



Wayne G. Dennis  
Owner

**May, James M.**

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**From:** Jesse Glasco <jglasco@cstutilities.com>  
**Sent:** Wednesday, August 21, 2024 10:40 AM  
**To:** May, James M.  
**Subject:** 2305 Big Run Rd E Variance request

Hello,

I am requesting a variance for the property at 2305 Big Run Rd E, Grove City OH 43123. The Depth of the main waste line is a major concern along with the location of the new tank placement to meet the 10ft rule. The depth and limited space in the area, the tank placement would be best to be closer to the shed close to existing septic tank roughly 7 ft off the building not concrete walkway.

Sincerely,

**Jesse Glasco**  
Manager

Chuck's Septic Tank, Sewer & Drain Cleaning, Inc.  
CST Utilities LLC  
Precise Boring of Ohio LLC.  
I-Bore, LLC  
2136 Hardy Parkway Street  
Grove City, Oh 43123  
O: (614)875-9508  
C: (614) 595-1956  
F: (614) 875-1477  
[JGlasco@cstutilities.com](mailto:JGlasco@cstutilities.com)  
[www.cstutilities.com](http://www.cstutilities.com)  
[www.chucksseptic-tank.com](http://www.chucksseptic-tank.com)  
[www.preciseboringofohio.com](http://www.preciseboringofohio.com)



*Striving for the quality and safety that YOU deserve.*

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**Certified Mail #7007 3020 0000 5478 1464**

September 3, 2024

Wayne G. Dennis  
2305 Big Run Road East  
Grove City, Ohio 43123

RE: Notice of Hearing Real Property Located at 2305 Big Run Road East; Grove City, Ohio 43123 - Tax District # 140, Parcel #004108 – Franklin Township

Dear Wayne G. Dennis:

A Variance Hearing will be held on **Tuesday, September 10, 2024, at Memorial Hall; 280 East Broad Street; Columbus, Ohio, 1<sup>st</sup> Floor in the Alpha Conference Room and will begin promptly at 8:00 a.m.** pursuant to Ohio Revised Code Chapter 3718. The Variance is from the Household Sewage System Rules, to place a National Pollutant Discharge Elimination (NPDES) aeration system seven (7) feet from the house foundation instead of the required ten (10) feet at the above-referenced property.

You may be represented by your attorney to present your position, evidence, arguments or contentions as well as examine witnesses appearing for or against you. You may also attend via Microsoft Teams. The Teams invite will be sent to you at a later date. Additionally, you may request a copy of the information to be presented to the Board by contacting Nathan Ralph at Franklin County Public Health, phone number (614) 525-3909 prior to the hearing.

Sincerely,

*Sarah Jensen*

Sarah Jensen, MPH, REHS, CP-FS  
Assistant Health Commissioner  
Director of Environmental Health

c: Franklin Township