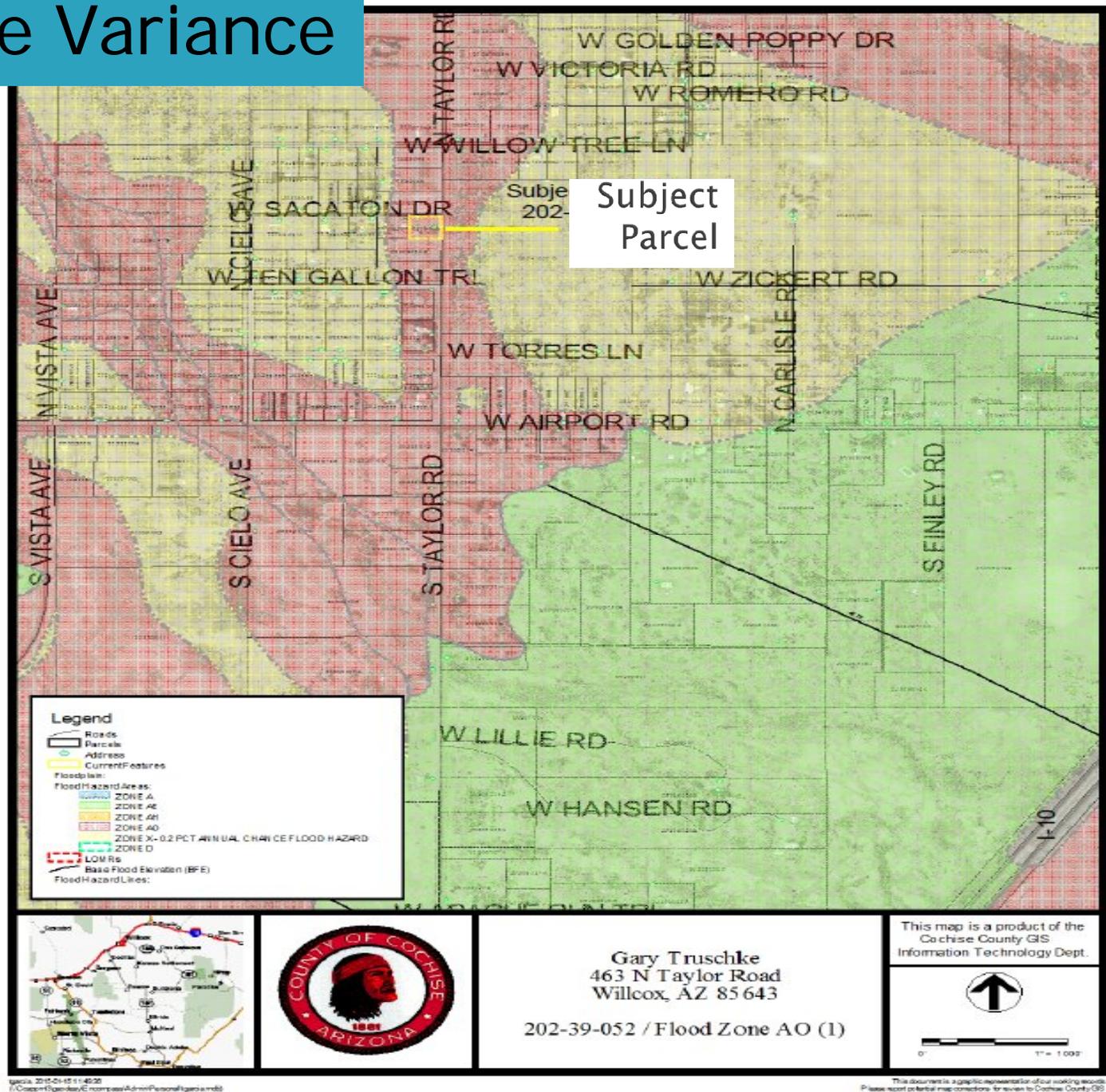


# Truschke Variance



Gary Truschke  
 463 N Taylor Road  
 Willcox, AZ 85643

202-39-052 / Flood Zone AO (1)

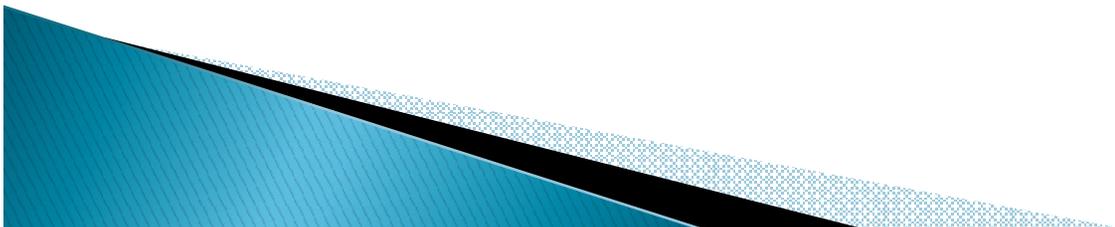
This map is a product of the Cochise County GIS Information Technology Dept.

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This document is a graphic representation of our working models. Please report all cartographic map corrections to the Cochise County GIS.

# Variance request

- ▶ The citizens requesting the variance have never had flood issues.
- ▶ A County maintained road, approx. 350 feet south of property doesn't have any type of flood control or any type of culvert system and there doesn't seem to be any concern for flood control needed there.
- ▶ Citizen has elevated the shed a full 8 inches above existing grade.





**Parcel 202-39-052**



Parcel 202-39-052



**Parcel 202-39-052**

## Floodplain Regulation

Variances - Conditions and Determinations: A variance is subject to conditions to ensure that the variance does not constitute a grant of special privileges inconsistent with the limitations on similar property. Variances shall only be issued if the Board makes the following five determinations:

- ▶ A determination that the variance is the minimum necessary, considering the flood hazards to afford relief;
  - ▶ A determination of good and sufficient cause;
  - ▶ A determination that failure to grant the variance would result in exceptional hardship to the applicant;
  - ▶ A determination that the granting of the variance will not create a danger or hazard to persons or property in a regulatory floodplain in the area of jurisdiction or result in increased flood heights, additional threats to public safety, the creation of a nuisance, the victimization of or fraud on the public, or that the variance is not in conflict with other local laws or regulations; and
  - ▶ Special circumstances, such as size, shape, topography, location or surroundings of the property, would cause strict application of the regulations to deprive the property of the privileges enjoyed by similar property in a regulatory floodplain or other area.
- 

# Staff recommendation

- ▶ Deny variance requested from elevation requirements for the existing structure,

OR

- ▶ Provide openings per FEMA requirements and Floodplain Regulations (5.1.C.3), flood openings: have a minimum of two (2) openings, constructed on different sides of each enclosed area (upstream & downstream) no higher than one (1) foot above natural grade,

Or

- ▶ Submit an engineering study (at their expense) to prove/disapprove that elevation is not needed.

