

COCHISE COUNTY

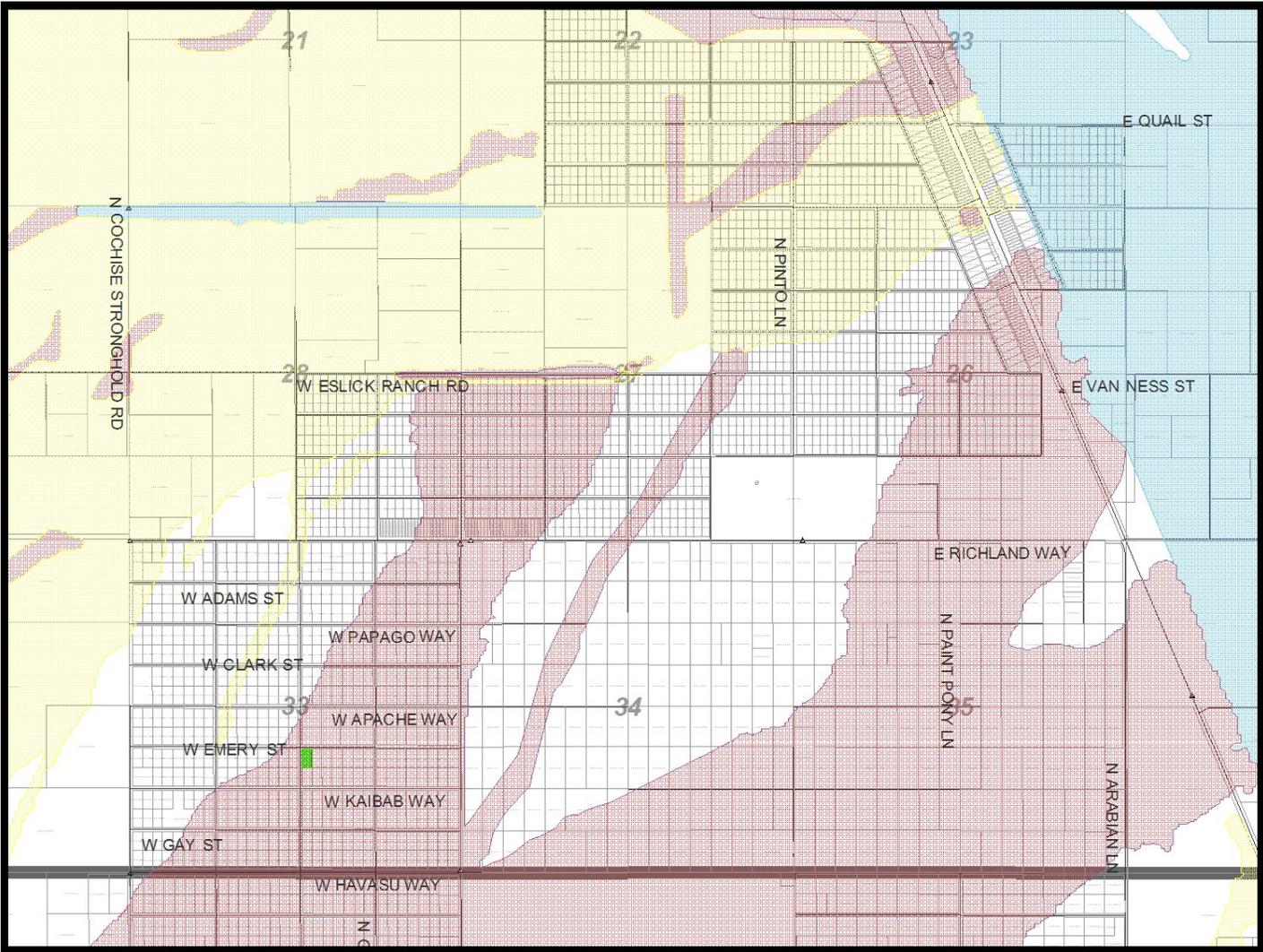
Variance Request

- The owner would like to build a 1,230 sq. ft. addition, plus a carport. In order to comply with County, State and Federal Floodplain Regulations, the addition and the existing home would be required to be elevated two feet above grade.
- The existing single family residence is 810 sq. ft., approximately 30 years old and is non-conforming (built at grade) with current floodplain regulations.
- The citizens requesting the variance state they have never had flood issues.
- The request is that they do not have to elevate either the existing home or the addition.



Public Programs...Personal Service

COCHISE COUNTY



COCHISE COUNTY



Proposed
Carport

Proposed Addition

03/05/2016 12:16



COCHISE COUNTY

Floodplain Regulation Section 6.3 D & E

Variance – A grant of relief from the requirements of this ordinance which permits construction in a manner that would otherwise be prohibited by this ordinance.

- 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 showing that the use cannot perform its intended purpose unless it is located or carried out in close proximity to water;
- A determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public or conflict with existing local laws or ordinances.
- A determination that the variance is justified pursuant to A.R.S. § 48-3609.B .7.

(Variance procedures to permit variances from the regulations that do not result in danger or damage to persons or property in floodplains in the area of jurisdiction. Variances may be granted only if special circumstances, such as size, shape, topography, location or surroundings of the property, would cause the strict application of the regulations to deprive the property of privileges enjoyed by similar property in the floodplain. 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 in the floodplain.)



COCHISE COUNTY

Staff recommendation

Facts:

- Based on the FEMA approved Richland Flood Study the property is within a mapped floodplain (Zone AO-1, base flood of 1 foot), State Regulations require elevation of one foot above base flood depth and the NFIP requires elevation of existing structure if additions are substantial (>50%).
- Applicant states compliance with requirements would cause extreme financial hardship. Requiring elevation of the existing structure would be extremely expensive, if at all possible. It does not appear that elevation of the addition, while possibly awkward, would be a financial burden. Elevation of a non-enclosed carport is not required.
- Based on Variance criteria just reviewed with you, and potential consequences to all floodplain property and citizens paying flood insurance premiums Floodplain Staff must recommend denial.

