



# Cochise County

## Community Development

### Highway and Floodplain Division

*Public Programs...Personal Service*  
www.cochise.az.gov

Date: March 11, 2016  
To: Flood Control District Board  
From: Joaquin Solis, Floodplain Engineer/Assistant Director  
Subject: Doberstein Floodplain Variance Request, Parcel 206-21-343

**Request:** The applicant, Mr. Daniel Doberstein, requests a variance to add a 1,230 square foot (sf) livable addition and a 575 sf carport to an existing 810 sf home without meeting the County's Floodplain elevation requirement.

**Recommendation:** Floodplain Staff recommends that the Flood Control District Board deny the requested variance to allow a substantial improvement (>50% of existing structures market value) without required elevation.

**Background (Brief):** The subject parcel is located within a Zone AO-1 (formerly Zone A) designated special flood hazard area (flood depths equal to one foot) on W. Emery Road in the Sunsites area (near Richland & Cochise Stronghold Rds.). The applicant would like to build a livable addition and an attached carport on to an existing 30 year old non-conforming home. Since the existing home was built at grade and the proposed additions are a substantial improvement, State regulations would require that both the existing home and the livable addition be elevated one foot above the determined 100-year water surface depths, which would be a minimum of two feet above the highest adjacent grade. So long as the carport is not enclosed, it does not need to be elevated and therefore does not require a variance.

The applicant requests the variance because he states that elevating the proposed addition would create an awkward floor plan and elevating the existing home would be an extreme financial burden.

Staff recommends denial of the variance because, among other reasons, elevating the livable addition does not amount to an extreme hardship, and granting the variance would jeopardize Cochise County's inclusion in the National Flood Insurance Program or increase premiums.

**Suggested Motion:** I move to approve the variance requested by Mr. Daniel Doberstein from the elevation requirements for the proposed addition on parcel 206-21-343 located on W. Emery Road in the Sunsites Area, which would otherwise require elevating both the existing home and the addition two feet above adjacent grade.

**Fiscal Impact & Funding Sources:** No fiscal impact

**Next Steps/Action Items/Follow-up:** If the variance is granted the Doberstein's will be in violation of the Floodplain, State and National Flood Insurance Program (NFIP) regulations and:

- The variance must be recorded so that it runs with the title of the land

**Highway and Floodplain**  
1415 Melody Lane, Building F  
Bisbee, Arizona 85603  
520-432-9300  
520-432-9337 fax  
1-800-752-3745  
highway@cochise.az.gov  
floodplain@cochise.az.gov

**Planning, Zoning and Building Safety**  
1415 Melody Lane, Building E  
Bisbee, Arizona 85603  
520-432-9300  
520-432-9278 fax  
1-877-777-7958  
planningandzoning@cochise.az.gov

- May result in an increase in premiums or denial of flood insurance (if required by a lender)
- Jeopardizes Cochise County's inclusion in the NFIP and Community Rating System (CRS) which grants all County residents discounts on insurance premiums.

Impact of Not Approving: If the variance is not granted, the existing structure (810 sf.) and substantial improvement (1,230 sf.) will be required to be elevated two (2) feet above the highest adjacent grade. The carport, as long as it is not enclosed does not need to be elevated.