



MEMORANDUM

TO: Mayor and Council

FROM: Victoria J. Li, P.E., Director
Watershed Protection Department

DATE: June 26, 2013

SUBJECT: Item 107 on June 27, 2013 Council Agenda- Additional information

Item 107 on the June 27, 2013, agenda is a request for floodplain variances for the remodeling and construction of an addition to an existing single-family residence at 4518 Avenue D. The building permit application and associated floodplain variance request includes a complete remodel of the existing building and a two-story addition. Due to the property being in the 25-year and 100-year floodplain, the requested development requires variances to the City's floodplain management regulations.

The additional information we are providing involves the current condition of the building on the property. The owner of the property has substantially demolished the interior space of the building. The building is currently not habitable. Even a building permit application that requested renovating only the existing building would require a floodplain variance due to the fact that the development is a substantial improvement to a non-conforming structure.

According to section 25-1-218 of the Land Development Code, the applicant cannot file a request for a similar floodplain variance for a period of one year from the date of denial of a floodplain variance.

We hope that the information about the existing building assists you in your consideration of this item. Staff will be present at the public hearing for this property on June 27, 2013. If you have any questions, we are happy to discuss them at that time or you may contact me at (512) 974-9195.

Cc: Marc A. Ott, City Manager
Sue Edwards, Assistant City Manager