

**Recommendation for Council Action – Backup
Floodplain Variance Request – 5505 Jim Hogg Avenue**

SUMMARY OF FINDINGS:

1. THE DEVELOPMENT DOES NOT CAUSE ADVERSE FLOODING ON OTHER PROPERTY. The applicant's engineer submitted technical data that indicates that the proposed development will not increase flood heights.
2. NO SAFE ACCESS. The depth of water at the curb in front of this property is 1.0 feet during the 100-year flood event and 0.5 feet during the 25-year flood event. The depth of water at the proposed main house will be 0.8 feet during the 100-year flood event and 0.3 feet during the 25-year flood event. The depth of water at the front of the second dwelling is 2.9 feet in during the 100-year flood event and 2.3 feet in the 25-year flood event. First responder personnel do not have safe access to the house during a 100-year flood event.
3. ADDITIONAL OCCUPANCY IN THE FLOODPLAIN. The development increases the opportunity for occupancy in the floodplain by increasing the conditioned area on the property. The development increases the conditioned living space within the 100-year floodplain from 792 square feet to 3,786 square feet (2,966 square feet in the proposed main residence and 820 square feet in the second dwelling).
4. PROPOSED FINISHED FLOOR ABOVE MINIMUM REQUIRED ELEVATION. The proposed buildings will have their finished floor elevation above the City of Austin minimum elevation requirements, which require the finished floor elevation to be at least one foot above the 100-year floodplain elevation. The finished floor elevation of the proposed main residence is 2.0 feet above the 100-year floodplain and the finished floor elevation of the proposed second dwelling is 6.1 feet above the 100-year floodplain elevation.
5. HARDSHIP CONDITIONS FOR THE PROPERTY DO NOT EXIST. There is currently an occupied 792 square foot single family residential building on the lot which has a finished floor elevation 1.0 foot above the 100-year floodplain elevation. Failure to allow the construction of a larger single family residential building and second dwelling unit that increases density within the floodplain would not impact the potential use of the existing structure. The property does not have a hardship as defined in the Building Code.

APPLICABLE CODE AND VARIANCES REQUESTED

- I. LDC Section 25-12-3, (Local Amendments to the Building Code), Section 1612.4.3 Means of Egress provides that normal access to a building shall be by direct connection with an area that is a minimum of one foot above the design flood elevation.

VARIANCE REQUESTED: *The applicant requests a variance to Building Code Section 1612.4.3, to allow a single-family building and a second dwelling to be constructed without normal access, either vehicular or pedestrian, to an area that is a minimum of one foot above the*

design flood elevation. The entire lot is in the 100-year floodplain and a portion is located in the 25-year floodplain. The floodplain depths on the property are shown in the table below:

Depth of water:	100-year flood event	25-year flood event
At the street	1.0 ft.	0.5 ft.
At the front of the proposed main residence	0.8 ft.	0.3 ft.
At the front of the second dwelling	2.9 ft.	2.3 ft.

- II. LDC Section 25-12-3, (Local Amendments to the Building Code), Section G102.3 Nonconforming Uses prohibits expanding, changing, enlarging, or altering the use of a premises in a way which increases its nonconformity.

VARIANCE REQUESTED: The applicant requests a variance to Building Code Section G102.3 to allow enlarging the total conditioned area on the property that does not have safe access out of the floodplain.

- III. LDC Section 25-7-152 Dedication of Easements and Rights-of-Way requires that the owner of real property proposed to be developed dedicate to the public an easement or right-of-way for a drainage facility, open or enclosed, and stormwater flow to the limits of the 100-year floodplain.

VARIANCE REQUESTED: The applicant requests a variance to exclude the footprint of the proposed buildings from the requirement to dedicate a drainage easement to the full extent of the 100-year floodplain.

- IV. LDC Section 25-7-92 (A) and (B) Encroachment on Floodplain Prohibited prohibits encroachment of a building on the 25-year and 100-year floodplains.

VARIANCE REQUESTED: The applicant requests a variance to allow placement of two buildings within the 25-year and 100-year floodplains of the Hancock Branch of Shoal Creek.

PREREQUISITES FOR GRANTING VARIANCES AND FINDINGS:

Per LDC Section 25-12-3, Technical Codes, Section G105.7 Variances, variances shall only be issued upon consideration of the following prerequisites:

PREREQUISITE

1) A technical showing of good and sufficient cause based on the unique characteristics of the size, configuration or topography of the site.

Insufficient causes for issuing a variance may include the following:

FINDING

1) **CONDITION IS NOT MET.** The applicant has not demonstrated a good and sufficient cause that justifies the two buildings that would increase density on this property where there is no safe access out of the floodplain.

- *Less than a drastic depreciation of property.*
- *Convenience of property owner.*
- *Circumstances of owner not land.*
- *To obtain better financial return.*
- *Property similar to others in neighborhood.*
- *Hardship created by owner's own actions.*

2) A determination that failure to grant the variance would result in exceptional hardship by rendering the lot undevelopable;

The location of the floodplain on the property is a characteristic of the land. Hardship refers to the effect of the floodplain status of the land on its use; it does not refer to personal or financial circumstances of the current owner of the land. In fact financial hardship, inconvenience, aesthetic considerations, physical handicaps, personal preferences or the disapproval of one's neighbors do not qualify as exceptional hardships. The applicant has the burden of proving exceptional hardship. FEMA advises that the reasons for granting floodplain management variances must be substantial and the proof compelling. The claimed hardship must be exceptional, unusual and peculiar to the property involved.

3) A determination that granting of a variance would not result in increased flood heights, additional threats to public safety, extraordinary public expense, nor create nuisances, cause fraud on or victimization of the public or conflict with existing laws or ordinances.

4) A determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.

Relief is defined as respite from unnecessary hardship. Unnecessary hardship is defined as:

- *Loss of all beneficial or productive use.*
- *Deprivation of reasonable return on property.*
- *Deprivation of all or any reasonable use.*
- *Rendering property valueless.*

2) **CONDITION IS NOT MET.** There is a single-family building currently on this lot that has a finished floor more than 1.0 foot above the 100-year floodplain elevation. This structure was constructed in 1945. Failure to grant this variance would not render the lot undevelopable.

3) **CONDITION IS NOT MET.** The proposed development does not increase flood heights. The development does increase public safety threat because more occupants could be located in the two buildings without safe access for the occupants and first responders.

4) **CONDITION IS NOT MET.** The property currently provides a reasonable use as a single-family residence. Increasing the conditioned area on the property by 378% with two buildings on the lot is not considered the minimum necessary.

- *Inability to develop property in compliance with the regulations.*
- *Reasonable use cannot be made consistent with the regulation.*

5) Notification to the applicant in writing over the signature of the building official that the issuance of a variance to construct a structure below the base flood level will result in increased premium rates for flood insurance, and that such construction below the base flood level increases risks to life and property.

5) **CONDITION IS MET.** The finished floor elevations of the proposed buildings will be a minimum of one-foot above the 100-year floodplain elevation.