



BOARD of ZONING APPEALS

Application for a Floodplain Variance
Department of Community Development

240 Columbus Ave
Sandusky, Ohio 44870
419.627.5891

www.cityofsandusky.com

Instructions to Applicants

MEETINGS: 3rd Thursday of each month at 4:30 P.M.* in the City Commission Chamber, First Floor of City Hall.

**Meeting dates are subject to change. Please check www.cityofsandusky.com/BZA for an updated schedule.*

DUE DATE FOR SUBMITTALS: Applications are due by 5:00 P.M. on the date of the preceding month's Board of Zoning Appeals meeting.

WHO MUST ATTEND: The property owner, or the authorized agent of the owner, must be present at the BZA meeting for all variance requests.

APPLICATION FEE: \$100

SUBMISSION REQUIREMENTS: Please provide either a hard copy or electronic copy of the following:

- 1) Completed application
- 2) Copy of a site plan (drawn to scale and dimensioned) which shows the following items (as applicable):
 - a) Property boundary lines with floodplain location
 - b) Building(s) location
 - c) Driveway and parking area locations
 - d) Location of fences, walls, retaining walls
 - e) Proposed development (additions, fences, buildings, etc.)
 - f) Elevation drawings for height variances
 - g) Setbacks from lot lines for existing & proposed construction
 - h) Location of other pertinent items (signs, outdoor storage areas, gasoline pump islands, etc.)

A Flood Plain Permit application must be submitted before applying for a variance. Please contact the Division of Engineering Services before submitting this application.

Submit application, materials and payment to:

City of Sandusky
Department of Community Development
240 Columbus Ave.
Sandusky, OH 44870

Contact Megan Stookey, Project Coordinator, at 419-627-5878 mstookey@ci.sandusky.oh.us with any questions.

Application for a Floodplain Variance

STAFF USE ONLY:

Filing Date: _____ Hearing Date: _____ Reference Number: _____

Address of Property (or parcel number) for Variance Request: _____

Legal Description of the Property: _____

Name of Property Owner: _____

Mailing Address of Property Owner: _____

City: _____ State: _____ Zip: _____

Telephone #: _____ Email: _____

If same as above check here

Name of Applicant: _____

Mailing Address of Applicant: _____

City: _____ State: _____ Zip: _____

Telephone #: _____ Email: _____

Description of Existing Use: _____

Description of Proposed Use: _____

Variance Requested: _____

Reason for Variance: _____

Signature of Property Owner

Date

Signature of Authorized Agent

Date

Please answer all of the following questions:

1) What is the estimated cost of the improvement?

2) What is the unnecessary hardship that would be created by strict enforcement of the regulations?

3) Why can't the City Elevation for the Finished Floor Elevation (FFE) be met?

4) Is the mechanical (e.g. AC units, furnaces, water tanks) and electrical (e.g. outlets, switches, circuit breakers, etc) equipment "flood-proofed" above the city City-required elevation?

5) Are crawl spaces or basements (of the proposed new addition/construction) below the City Elevation equipped with flood vents, floodgates, flood ports, or another mechanical or passive device to reduce structural damage? _____ YES _____ NO

If YES, please list the types, along with the dimensions and quantity:

If NO, please explain why:

According to Chapter 1157.05(d) of the Sandusky Code of Ordinances, the Board of Zoning Appeals must determine that an unnecessary hardship exists in order to approve a floodplain variance. The Board must consider the following factors.

- A. The danger that materials may be swept onto other lands to the injury of others.
- B. The danger to life and property due to flooding or erosion damage.
- C. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner.
- D. The importance of the services provided by the proposed facility to the community.
- E. The availability of alternative locations for the proposed use that are not subject to flooding or erosion damage.
- F. The necessity to the facility of a waterfront location, where applicable.
- G. The compatibility of the proposed use with existing and anticipated development.
- H. The relationship of the proposed use to the comprehensive plan and floodplain management program for that area.
- I. The safety of access to the property in times of flood for ordinary and emergency vehicles.
- J. The expected heights, velocity, duration, rate of rise, and sediment transport of the floodwaters and the effects of wave action, if applicable, expected at the site.
- K. The costs of providing governmental services during and after flood conditions, including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, and water systems, and streets and bridges.

A variance shall only be issued by the Board of Zoning Appeals upon:

- A. A showing of good and sufficient cause.
- B. A determination that failure to grant the variance would result in exceptional hardship due to the physical characteristics of the property. Increased cost or inconvenience of meeting the requirements of these regulations does not constitute an exceptional hardship to the applicant.
- C. A determination that the granting of a variance will not result in increased flood heights beyond that which is allowed in these regulations; additional threats to public safety; extraordinary public expense, nuisances, fraud on or victimization of the public, or conflict with existing local laws.
- D. A determination that the structure or other development is protected by methods to minimize flood damages.
- E. A determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.