



FLOODPLAIN VARIANCE CRITERIA

If you are requesting a variance from the Floodplain regulations the following criteria for Floodplain Variance approval must be addressed when you present your case to the Board of Appeals at the public hearing:

Zoning Ordinance Article 11-1.01.D

1. A showing of good and sufficient cause. Good and sufficient cause deals solely with the physical characteristics of the property and cannot be based on the character of the improvement, the personal characteristics of the owner/inhabitants, or local provision that regulate standards other than health and public safety.
2. 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.
3. A determination that the granting of a variance for development within any designated floodway, or flood hazard area with base flood elevations but no designated floodway, will not result in increased flood heights beyond that which is allowed in these regulations.
4. A determination that the granting of a variance will not result in additional threats to public safety; extraordinary public expense, nuisances, fraud or victimization of the public, or conflict with existing local laws.
5. A determination that the building, structure or other development is protected by methods to minimize flood damages.
6. A determination that the variance is the minimum necessary to afford relief, considering the flood hazard.
7. The approval of the variance is not contrary to the public interest.