

STAFF REPORT

04/17/2023

PERMIT NO. 668

ITEM: This Floodplain Permit application is for the repair and replacement of a patio deck and fence in the Imhoff Creek floodplain.

BACKGROUND:

APPLICANT: Marilyn Leflore

CONTRACTOR: Brent Swift

ENGINEER: Gary Keen, PE

The Applicant owns an approximately 0.21 acre parcel located at 526 S. Pickard Ave. The subject property is located in the floodplain and floodway of Imhoff Creek. The owner of the property desires to replace a deck, which is located on the south side of the residence and is connected to the residence, and sections of fencing on both the south and north sides of the property. Much of the wood for the deck and fence is deteriorated due to long-term exposure to the elements. The existing deck is 337 square feet and the proposed replacement is 245 square feet.

The fence that surrounds the deck, which is on the south side of the house, and the fence that runs along the north side of the house are that being replaced are constructed of wooden pickets. The fences are 4 foot tall and the pickets are six inches in width with 2 inch spaces between the pickets to allow water to flow through. The owner proposes to replace this fence with a similar fence constructed of cedar wood to extend the useful life of the fence. The applicant indicates that the same dimensions and spacing of pickets will be used in the new construction.

The engineer of record, Gary Keen, submitted the following analysis:

“The stormwater flow along this valley at this location is from the north to the south. The house is located directly north of the deck and the fence on the south side of the house. Accordingly, the walls of the house partially block the flow [of] stormwater across the deck. During a major rainstorm event, there will be flooding of the deck as it is 2.2 feet below the 1% chance BFE. However, there will [be] very little flow velocity across the deck or through the south fence. The only avenue for water to flow across the subject property is around the building and/or through an opening between the house and the detached garage. Actually, the proposed work will not change the flow conditions in any way from [what] exists at this time.”

Staff’s review of the plans and the property concur with this assessment.

Mr. Keen recommends that the elevation of the top of the floor of the deck be constructed at an elevation not higher than the elevation of the existing deck so that the flow characteristics are not changed.

STAFF ANALYSIS:

Site located in Little River Basin or its Tributaries? yes___ no✓

The deck and fence is located in the floodplain of Imhoff Creek (Zone AE), and the Base Flood Elevation is 1150.0 ft.

Applicable Ordinance Sections:

429.1 4(b)(1)
4(c)(10).....
5(a)(1)(viii)

Subject Area:

Fill Restrictions in the Floodplain
Fencing in the Floodplain
No Rise Considerations

4(b)(1)(b) Fill Restrictions in the Flood Plain

No fill will be brought into the floodplain as part of this project. The applicant's engineer indicates that any spoils from excavation for the deck or fence will be removed from the floodplain.

4(c)(10) Fencing in the Floodplain – All new fences or replacement of existing fences in the Special Flood Hazard Area (SFHA) require a floodplain permit. Approved fences shall be designed and installed to be “breakaway” or in some other manner so that flows will not be impeded.

The applicant is proposing to build a wooden fence with 2” spaces between pickets that will allow for the passage of water and debris without impeding flow in order to meet the fencing requirements.

5(a)(1)(viii) No Rise Considerations – For proposed development within any flood hazard area (except for those designated as regulatory floodways), certification that a rise of no more than 0.05 ft. will occur in the BFE on any adjacent property as a result of the proposed work is required. For proposed development within a designated regulatory floodway, certification that no increase in the BFE on any adjacent property as a result of the proposed work is required.

The engineer for this project has provided a no-rise statement indicating no change in the BFE as a result of this project.

RECOMMENDATION: Staff recommends Floodplain Permit Application #668 be approved.

ACTION TAKEN: _____