
Variance Request Report for Home Addition

Property Address: 686 S. Star Rd. Star ID 83669

Date: 9/27/2024

Prepared by: Hesscomm Corp

Introduction

This report addresses the variance request for a home addition for the property owner with mobility issues. The proposed addition will be constructed at the same grade of elevation of the existing structure. The existing structure is 6 inches above BFE. The owner is aware of the risk of flooding but due to illness and the need to make his home ADA accessible outweigh the risks. The proposed facility finished floor elevation is above the published BFE therefore risk of damage is minimal. The owner is aware of this risk. This home is at similar elevation as of similar homes in the neighborhood.

A. Use Danger

The materials selected for the home addition will adhere to local building codes to minimize potential flood risks. The owners yard is fenced so if a flood did occur would keep materials from leaving the property ensuring safety is a top priority to prevent floating material from leaving the property. Material will not be swept into other lands due to the fenced in yard and existing elevation being above BFE.

B. Property Danger

The proposed elevation of the addition is at the same elevation as the existing home that was built in the early 1900s.

C. Susceptibility of the proposed facility

The existing facility has been evaluated for vulnerability to flood damage. The addition will be above BFE so to enhance resilience against flooding while ensuring the structure remains accessible.

D. Necessity for Variance

The variance is vital to accommodate the homeowner's mobility needs. A addition adding to the existing structure will alleviate undue hardship by providing safe, Easy access throughout the home, reducing the risk of falls associated with uneven elevations. A doctors note that stated his needs was provided in the variance application.

E. Impact on Adjacent Properties

The addition will not negatively impact neighboring properties. The elevation aligns with the existing topography, preventing adverse drainage issues and maintaining neighborhood aesthetics.

F. Availability of other locations

The addition would be the only structure needing to be level with the home so to help with easy access throughout the home reducing the risk of falls by the owner. Any locations that the addition would be placed would also need to be level to reduce undue hardship to the owner. Where the addition is located is where it needs to be to fulfill the needs of the addition to the property.

G. Compatibility

If the variance is granted, the proposed addition would be compatible with the existing home. When the existing home house was built in the early 1900s, the city did not have floodplain regulations. This is the reason why there needs to be a variance to be compatible with the existing structure. Also, it would be more aesthetically pleasing for the community. The community the home is located in has many other homes that where built long before regulations, so it will not impact the community to have the addition at the same level as the existing home.

H. Relationship to Floodplain Management

Proposed addition complies with floodplain management regulations by ensuring that the addition is level with the existing structure, we minimize any additional flood risk to the surrounding areas by keeping the elevation the same as the existing structure. The proposed addition complies with floodplain management regulations by keeping the addition above the BFE. We believe that it does not contribute to increased flood risks in the area by noting that the existing home is already at the level proposed for the addition.

I. Emergency Services Access

The elevation of the addition does not hinder emergency services. In case of flooding, the addition will be positioned safely above potential water levels, allowing for quick and effective response by emergency personnel. The same access that emergency services would use now will be the same access they use after the addition is built.

J. Written Report Submission

A detailed written report, including specifications and drawings for the addition has been submitted with this request. This documentation outlines the proposed construction methods and materials, ensuring clarity and transparency.

K. Consideration of Other Factors

All relevant factors outlined in the ordinance have been carefully considered. The proposal aims to balance the homeowner's needs for accessibility and safety with community welfare and compliance with regulations. The addition will not impact the community's water, sewer, gas, electrical, or any streets or bridges.

Conclusion

This variance request for the home addition is justified based on the outlined factors. The proposed construction will create a safer, more accessible living environment for the homeowner while adhering to necessary safety and floodplain management standards.
