

CITY OF SUMAS
Planning & Development
Floodplain Development Variance

City of Sumas

MAR 13 2026

Received

If any of this information is missing or incomplete, processing of the application will not begin.

- Filing fee as established in Section 3.30.010 SMC (\$350.00). Includes up to 5 hours of staff time; additional billed actual.
- Complete application form.
- A map, drawn to a scale of 1" = 20', showing existing buildings, street(s) and property lines and showing the proposed variance. If the variance is associated with new construction, show the proposed new structure, associated parking, and provide elevations and square footage of the structure. Please submit a digital copy as well as a printed copy. If the map is larger than 11"x17", submit 3 copies.
- Self-adhesive address labels preaddressed to the latest recorded real property owners within three hundred feet (300') of the property affected by the application, as shown by the records of the Whatcom County Assessor.

Applicant(s) Name(s): JORDAN & ASHLEIGH JOHNSON

Applicant(s) Mailing Address: 234 MORTON ST SUMAS WA 98295

Applicant(s) Phone: 360-223-7535 Email: GUTTERFROG@GMAIL.COM

Single entity and address to which the City will mail all notices and determinations:
234 MORTON ST SUMAS WA 98295

Phone: 360-223-7535 Email: GUTTERFROG@GMAIL.COM

Address of Affected Property: 234 MORTON ST SUMAS WA 98295

Assessor's tax parcel number for affected property: 4104350240120000

Legal Description of affected property (attach separate page if necessary):
TOWN OF SUMAS LOTS 19-20-21 BK 19

Current use of the property: SINGLE FAMILY RESIDENCE

Brief description of requested variance (project description):
REQUEST IS TO BUILD 28X32 SHOP WITH APT ABOVE FOR INLAW

In the space provided please describe how the proposed project falls within the following conditions. If additional space is needed, please submit a separate sheet.

Sumas Municipal Code 14.30.180 – Appeal Board

(d) In passing upon such applications, the Sumas City council shall consider all technical evaluations, all relevant factors, standards specified in other sections of this chapter, and:

- (1) The danger that materials may be swept on other lands to the injury of others;

STRUCTURE WILL BE BUILT ON 4 FT CONCRETE FOUNDATION

- (2) The danger to life and property due to flooding or erosion damage;

THERE IS NO NEW DANGER AS STRUCTURE WILL BE BUILT AS EXISTING HOUSE HAS BEEN WITH ALL PROPER FLOOD REQUIREMENTS

- (3) The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;

THE SHOP WILL HOUSE MOTOR VEHICLES AND TOOLS
THE APT ABOVE SHOULD HAVE NO RISK OF FLOOD DAMAGE

- (4) The importance of the services provided by the proposed facility to the community;

N/A

- (5) The necessity to the facility of a waterfront location, where applicable;

N/A

- (6) The availability of alternative locations for the proposed use which are not subject to flooding or erosion damage;

N/A

considered. As the lot size increases the technical justification required to issuing the variance increases.

N/A

- (b) Variances may be issued for the reconstruction, rehabilitation or restoration of structures listed on the National Register of Historic Places or the State Inventory of Historic Places, without regard to the procedures set forth this section, provided the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and the variance is the minimum necessary to preserve the historic character and design of the structure.

N/A

- (c) Variance shall not be issued within the special flood risk zone if any increase in flood levels during the base flood damage would result.

N/A

- (d) Variances shall only be issued upon a determination that the variance is the minimum necessary.

N/A

- (e) Variances shall only be issued upon:

- a. A showing of good and sufficient cause;

N/A

- b. A determination that failure to grant the variance would result in exceptional hardship to the applicant.

N/A

- c. A determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances,

N/A

- (7) The compatibility of the proposed use with existing and anticipated development;

THE SHOP AND APT WILL BE BUILT TO MATCH EXISTING HOME AND WILL PROVIDE HOUSING FOR FAMILY CURRENTLY LIVING IN FLOOD AFFECTED HOUSING

- (8) The relationship of the proposed use to the comprehensive plan and flood plain management program for that area;

THE STRUCTURE WILL PROVIDE FLOOD SAFE HOUSING FOR FAMILY

- (9) The safety of access to the property in time of flood for ordinary and emergency vehicles;

THE ACCESS TO STRUCTURE IS OPEN AND CLEAR VIA ALLEY WAY BETWEEN MORTON AND MITCHELL OFF OF SUMP'S AVE OR LAWSON ST

- (10) The expected heights, velocity, duration, rate of rise, and sediment transported of the floodwaters and the effects of wave action, expected at the site; and

THE STRUCTURE IS ENGINEERED TO MEET ALL CODES REQUIRED BY THE CITY

- (11) 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.

THE BURDEN OF PROVIDING GOVERNMENTAL SERVICES WOULD BE VERY MINIMAL AS ALL MATERIAL UNDER HISTORICAL FLOOD LEVELS WOULD BE CONCRETE

In the space provided please describe how the proposed project falls within the following conditions. If additional space is needed, please submit a separate sheet.

Sumas Municipal Code 14.30.190 – Conditions for Variance

- (a) Generally, the only condition under which a variance from the elevation standard may be issued is for new construction and substantial improvements to be erected on a lot of one-half acres or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level, providing items in Sections 14.30.180(d)(1) through (11) have been fully

- b. The accessory structure must meet the definition of "structure," for floodplain management purposes, where "walled and roofed" shall be interpreted as having two outside rigid walls and a fully secured roof;

N/A

- c. The accessory structure must be anchored to resist flotation, collapse, and lateral movement;

STRUCTURE WILL BE ANCHORED TO ENGINEERED FOUNDATION

- d. The portions of the accessory structure located below the BFE must be constructed with flood-resistant materials;

EVERYTHING UNDER BFE IS CONCRETE

- e. Mechanical and utility equipment for the accessory structure must be elevated or dry floodproofed to one foot or more above the BFE;

EVERY UTILITY WILL BE ELEVATED ABOVE BFE

- f. Where applicable, the accessory structure must comply with the special flood risk zone, special flood corridor and floodway encroachment provisions of this chapter;

N/A

- g. The accessory structure must be wet floodproofed to protect the structure from hydrostatic pressure. The design must meet the NFIP design and performance standards for openings as set forth in Section 14.30.130 and must allow for automatic entry and exit of floodwaters without manual operation or the presence of a person (or persons);

THE FOUNDATION WILL HAVE ALL REQUIRED FLOOD VENTS

- h. If the accessory structure is converted to another use, it must be brought into full compliance with the standards governing such use set forth in this chapter; and

N/A

- i. The structure shall not be used for human habitation.

THE PORTION OF STRUCTURE UNDER BFE IS CONCRETE AND IS FOR VEHICLE AND TOOL STORAGE ONLY

- (2) Accessory structures located in the SFHA with the lowest floor below the BFE that do not meet all of the conditions set forth in subsection (1) of this section shall require approval of a variance; provided, that any such accessory structure shall conform to the requirements set forth in subsections (1)(B) through (1)(H) of this section.

cause fraud on or victimization of the public as identified in Section 14.30.180(d), or conflict with existing local laws or ordinances.

N/A

- (f) Variances as interpreted in the National Flood Insurance Program are based on the general zoning law principle that they pertain to a physical piece of property; they are not personal in nature and do not pertain to the structure, its inhabitants, economic or financial circumstances. They primarily address small lots in densely populated residential neighborhoods. As such, variances from the flood elevations should be quite rare.

N/A

- (g) Variances may be issued for nonresidential buildings in very limited circumstances to allow a lesser degree of floodproofing than watertight or dry floodproofing, where it can be determined that such action will have low damage potential, complies with all other variance criteria except subsection (a) of this section and otherwise complies with Sections 14.30.120(1) and (2).

N/A

- (h) Any applicant to whom a variance is granted shall be given written notice that the structure will be permitted to be built with a lowest floor elevation below the base flood elevation and that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced lowest floor elevation.

N/A

If your request is for a variance of an accessory structure, please address the following conditions in the space provided. If additional space is needed, please submit a separate sheet.

Sumas Municipal Code 14.30.135 – Accessory Structures

- (1) Accessory structures located in the SFHA with the lowest floor below the BFE may be wet floodproofed in lieu of being elevated or dry floodproofed without a variance, under the following conditions:
- a. The accessory structure should be small, one story and four hundred square feet or less in area, and represent a minimal investment; provided, that accessory structures of any size may be considered for a variance.

N/A

- (3) Accessory structures located in the SFHA with the lowest floor elevated to or above the BFE where the lowest floor is used solely for limited storage and parking of vehicles shall be allowed without a variance.

SHOP PORTION OF BUILDING WHICH IS BELOW BFE IS FOR PARKING AND TOOL STORAGE ONLY

- (4) Except as allowed pursuant to subsections (1), (2) and (3) of this section, all accessory structures shall conform to the requirements set forth in Section 14.30.130.

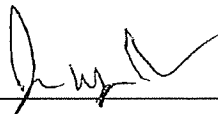
ALL CODES AND CITY REQUIREMENTS WILL BE MET

DECLARATION:

I (we) the undersigned hereby declare under penalty of perjury that:

- a. The property affected by this application is exclusively owned by the applicant(s) or has been submitted with the consent of all owners of the affected property;
- b. The project permit application materials contain no known misrepresentation of fact or proposed action or design that, if completed would result in a structure, improvement, lot, or condition in violation of the Sumas Municipal Code; and
- c. The address labels submitted with the application are complete and accurate as of the date of application.

Signature of Applicant(s):



Printed Name(s) of Applicant(s):

JORDAN W JOHNSON

Date of Submittal:

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FOR OFFICE USE ONLY BELOW THIS LINE

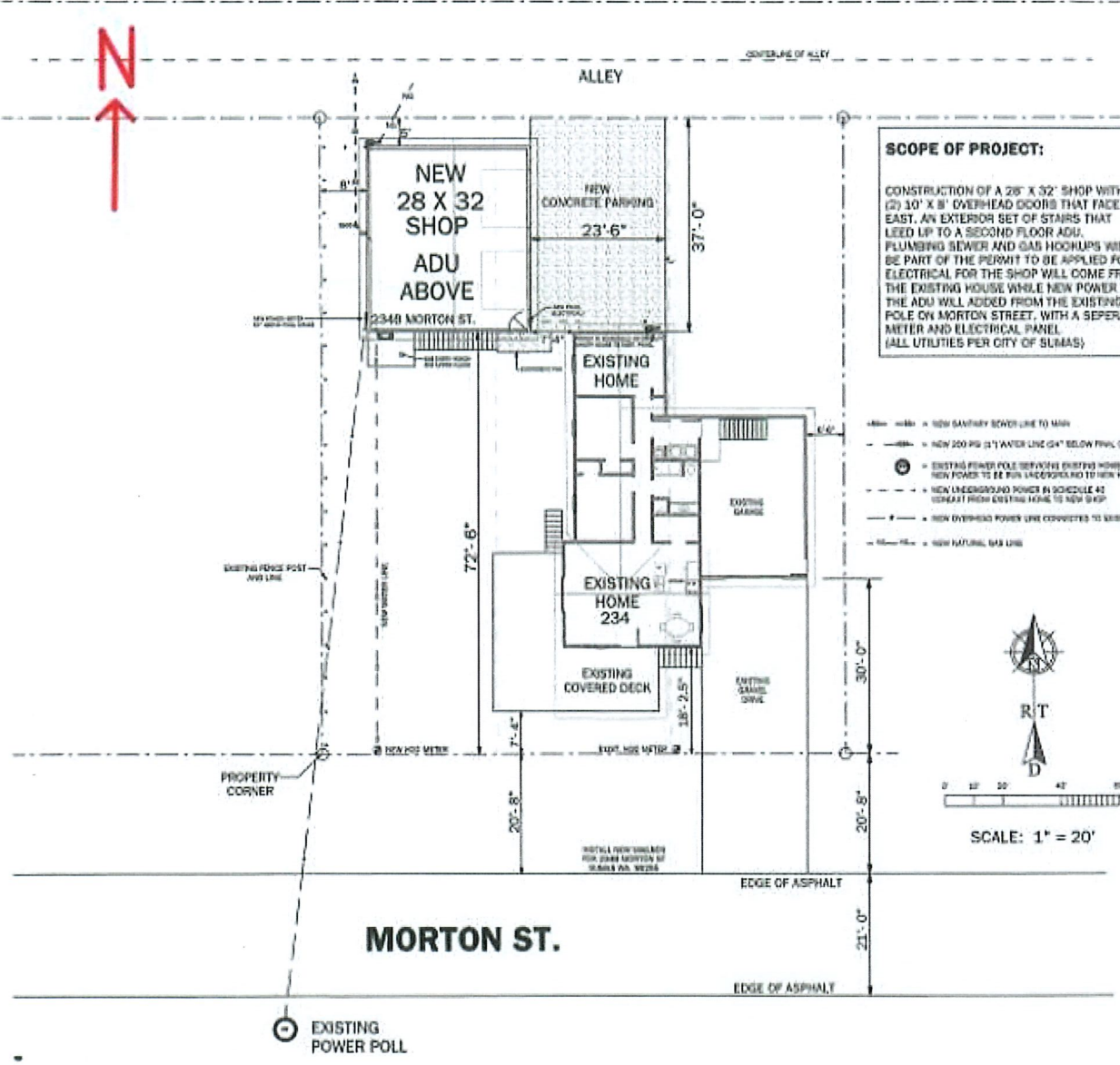
Date of Notice of Completion to Applicant (mailed): _____

Date of Notice of Application to the Public (mailed, published): _____

Date of Close of Comment Period: _____

Date of Administrator's Decision: _____

Date of Notice of Decision to Public (mailed, published): _____



SCOPE OF PROJECT:

CONSTRUCTION OF A 28' X 32' SHOP WITH (2) 10' X 8' OVERHEAD DOORS THAT FACE EAST. AN EXTERIOR SET OF STAIRS THAT LEED UP TO A SECOND FLOOR ADU. PLUMBING SEWER AND GAS HOORUPS WILL BE PART OF THE PERMIT TO BE APPLIED FOR. ELECTRICAL FOR THE SHOP WILL COME FROM THE EXISTING HOUSE WHILE NEW POWER FOR THE ADU WILL ADDED FROM THE EXISTING POLE ON MORTON STREET, WITH A SEPERATE METER AND ELECTRICAL PANEL (ALL UTILITIES PER CITY OF SUMAS)

- - - - - NEW SANITARY SEWER LINE TO MAIN
- - - - - NEW 200 PSI (1") WATER LINE (4" BELOW FINAL GROUND)
- ⊙ EXISTING POWER POLE SERVING EXISTING HOME
- - - - - NEW UNDERGROUND POWER IN SCHEDULE 40 CONDUIT FROM EXISTING POLE TO NEW SHOP
- - - - - NEW OVERHEAD POWER LINE CONNECTED TO EXISTING POLE
- - - - - NEW NATURAL GAS LINE

