Floodplain Variance

Application

General Conditions

1. A variance is a grant of relief from any requirement of the Pierce County Floodplain Ordinance. A variance request to the provisions of the Floodplain Ordinance found at Pierce County Code Title 18E.70.040 Flood Hazard Areas Standards must meet the requirements of Title 18E.20.060.D.
2. No work may begin in a Special Flood Hazard Area (SFHA) or areas adjacent until a development permit has been issued.
3. By signing and submitting this application, the applicant certifies that all statements contained herein, and any additional documents submitted with the application are true and accurate.
4. Applicant is hereby informed that other permits may be required to fulfill local, state, or federal regulatory requirements.

Customer Information Meeting Recommended

Before requesting a variance, a customer information meeting should be requested with the Floodplain Services Review Team (FPSV) to discuss the proposed development, ordinance requirements, and the application procedures that will apply to the project. Discussions or guidance offered by the FPSV Team during a customer information meeting do not constitute a commitment to approve or deny the application.

To submit this application: Search for your related application at https://piercecountywa.gov/permitsearch Click on the "I Want To…" dropdown, select Create Related Application, and Submit or Add Documents.

Applicant Information

Applicant Name: _____ Email: _____

Project Name: _____

Related Application/Permit Numbers: _____

Project Flood Hazard Determination

Floodway: ☐ Yes ☐ No

If Yes, check all that apply: ☐ CMZ ☐ DFF ☐ FEMA

Flood Zone(s): ☐ A ☐ AE ☐ V ☐ VE ☐ Shaded X ☐ Unshaded X

Regulated Flood Elevation: _____ Source: _____

Project Description and ordinance requirements.

Description must include project description and ordinance requirements. Attach additional pages if needed.

Ordinance Requirement(s) Requesting to be Waived

Please identify the specific section(s) of the Pierce County Floodplain Ordinance for which this project is requesting a variance.

Variance Criteria

Answer the questions below regarding variances to flood hazard area standards.

1. Provide an explanation of how this variance request has provided a showing of good and sufficient cause. PCC 18E.20.060D.4.a.

2. Demonstrate how this project will not cause an increase in flood levels above the base flood of greater than 0.01 feet or 0.00 feet if the project is in a FEMA mapped floodway. PCC 18E.20.060 D.4.e.(1)

3. Demonstrate how the applicant has avoided impacts and provided mitigation to the maximum practical extent. PCC 18E.30.060 D.4.e.(2)

4. Explain how the variance is the minimum necessary, considering the flood hazard, to afford relief. PCC 18E.20.060 D.4.e.(3)

5. Explain how failure to grant the variance would result in an exceptional hardship to the applicant as set forth in PCC 18E.20.060 D.4.b.(1-4). PCC 18E.20.060 D.4.e.(4)

6. Explain how the structure or other development is protected by methods that minimize flood damages during the base flood. PCC 18E.20.060 D.4.e.(5)

7. Provide an explanation of how this variance request will not be detrimental to other property in the vicinity. PCC 18E.20.060 D.4.e.(6)

8. Explain how granting the variance will not foreseeably result in material being swept onto other lands in a manner that could cause injury to life or property. PCC 18E.20.060 D.4.e.(6)

9. Explain how the granting of a variance will not foreseeably result in additional threats to public safety; extraordinary public expense; nuisances; fraud or victimization of the public; or conflict with other local, state, or federal regulations. PCC 18E.20.060 D.4.e.(7)

10. **For historic structures**, explain how the 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. PCC 18E.20.060 D.4.e.(8)

11. Demonstrate that no other alternative development locations for the proposed structure or facility are available on the site that are not subject to flooding or erosion damage or reduced flooding and erosion. PCC 18E.20.060 D.4.e.(9)

Documentation

The following documentation is required to complete this application. Check all that are applicable to the proposed development and attach documentation to the application form.

Documentation Required for All Development

☐ Site Plan (must clearly identify all floodway/floodplain, base flood elevation(s), topography, existing development, proposed development, and distance from floodplain to proposed/ existing structures).

Additional Documentation That May Be Required for Development

Additional documentation may be required to support this variance application. This will be dependent on the proposed development and variance request. Applicants should coordinate with Floodplain Services Review Team to determine what documentation may be necessary to support this application prior to submittal.

Supporting Documents (not a comprehensive list):

☐ Zero-Rise Certificate with supporting technical data.

☐ Construction Documents for Building (must clearly identify elevations for the lowest floor and mechanical equipment and if applicable, the location, size, and height above grade for all flood openings).

☐ Dry Floodproofing Certificate. (for non-residential structures only)

☐ Itemized Cost Breakdown (for additions/alterations to existing structures only)

☐ Historic Structure Documentation.

☐ Flood-Damage Resistant Material Documentation.

☐ Letter of Map Change Documentation.

☐ Property Owner Notification Documentation

☐ _____

Certification

I, the applicant, certify that to the best of my knowledge the information contained in this application is true and accurate. I understand that the granting of a floodplain variance may result in increased risk to life and property and increased flood insurance premiums on this property.

_____	_____	_____
Signature	Print Name	Date