

# APPLICATION FOR A VARIANCE FLOOD DAMAGE PREVENTION ORDINANCE



BOARD OF ZONING APPEALS  
CITY OF LANCASTER  
c/o BUILDING DEPT.  
121 East Chestnut Street, Suite 150  
Lancaster, Ohio 43130-3825  
Telephone (740) 687-6649  
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A *variance* is a grant of relief given by the Board of Zoning Appeals from the terms of the specific standards required in the City's *Flood Damage Prevention Ordinance*. The issuance of the variance is for floodplain management purposes only. Insurance premium rates are determined by the Federal government according to actuarial risk and will not be modified by the granting of a variance. ANY VARIANCE GRANTED BY THE BOARD OF ZONING APPEALS MUST BE CONSISTENT WITH THE NATIONAL FLOOD INSURANCE PROGRAM GUIDELINES AND WITH THE CITY'S *FLOOD DAMAGE PREVENTION ORDINANCE*.

*Per Section 1157.06 of the Zoning Code, a non-refundable fee of \$150 must accompany this application.*

Date of Application: \_\_\_\_\_ Application No: \_\_\_\_\_

Property Address of Request; \_\_\_\_\_

Lot No.: \_\_\_\_\_ Subdivision: \_\_\_\_\_ Parcel No. \_\_\_\_\_

Name of Property Owner: \_\_\_\_\_ Phone Number: \_\_\_\_\_

Name of Applicant: \_\_\_\_\_ Phone Number: \_\_\_\_\_

Address (if different than Owner): \_\_\_\_\_

## **SECTION 1 – VARIANCE REQUESTED:**

Cite the section of the *Flood Damage Prevention Ordinance* from which a variance is sought:

\_\_\_\_\_  
\_\_\_\_\_

Explain how proposed development would vary from the provisions of the *Flood Damage Prevention Ordinance*:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**SECTION 2 GROUND FOR VARIANCE:** Complete the attached worksheet to address the evaluation factors in the City's *Flood Damage Prevention Ordinance*.

**AN APPLICANT RECEIVING A VARIANCE TO BUILD A STRUCTURE WITH THE LOWEST FLOOR ELEVATION BELOW THE BASE FLOOD (100-YEAR) ELEVATION IS HEREBY NOTIFIED THAT THE REDUCED FLOOR ELEVATION WILL RESULT IN INCREASED PREMIUM RATES FOR FLOOD INSURANCE UP TO AMOUNTS AS HIGH AS \$25 PER \$100 OF INSURANCE COVERAGE. CONSTRUCTION BELOW THE BASE FLOOD LEVEL INCREASES RISKS TO LIFE AND PROPERTY.**

\_\_\_\_\_  
APPLICANT'S SIGNATURE

\_\_\_\_\_  
DATE

AS PROVIDED IN CHAPTER 2506 OF OHIO REVISED CODE, THOSE AGGRIEVED BY THE DECISION OF THE BOARD OF ZONING APPEALS MAY APPEAL SUCH DECISIONS TO THE FAIRFIELD COUNTY COURT OF COMMON PLEAS.



**WORKSHEET FOR VARIANCES TO THE  
FLOOD DAMAGE PREVENTION ORDINANCE**

**PLEASE NOTE:** Your statements will be used to evaluate your variance request. If these questions are not answered, the variance may be denied due to insufficient information to support it. The following will be used as a guide to evaluate your petition.

The City of Lancaster's *Flood Damage Prevention Ordinance* establishes the set of criteria that must be met before a variance may be granted under LCO 1331. The Board of Zoning Appeals must consider the following items when determining a variance request. State in detail the manner in which you believe each of these standards is met in this case:

1. Is the area of the lot of record that the structure will reside on 0.5 acre or less?      **YES**      **NO**

If NO, what is the size of the lot or parcel? \_\_\_\_\_

2. Were the surrounding properties developed prior to May 1980 (pre-FIRM)?      **YES**      **NO**

3. Are the pre-FIRM structures on the adjoining and contiguous lots below the base flood elevation?

(Attach a scaled GIS Ortho-Photograph with contours of the area)      **YES**      **NO**

4. Is the structure the work will be performed on a historic structure?      **YES**      **NO**

If Yes, will the improvements maintain the historic integrity of the structure?      **YES**      **NO**

5. Will there be a danger of materials being swept onto other lands to the injury of others?

\_\_\_\_\_

\_\_\_\_\_

6. Will there be a danger to life and property due to flooding or erosion damage?

\_\_\_\_\_

\_\_\_\_\_

7. What is the susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the owner?

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8. What is the importance of the services to be provided by the facility to the community?

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9. What is the availability of alternate locations for this facility on lands not subject to flooding or erosion damage?

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10. If this facility is located on the waterfront, what is the necessity for that location?

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11. Is the proposed use compatible with the existing and proposed development of the area?

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12. Is the proposed use in line with the comprehensive plan or flood plain management plan for the area?

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13. Will emergency vehicles be able to safely access the property during times of flood?

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14. What is the expected height, velocity, duration and rate of rise and sediment transport of the flood waters expected on the property during times of flood?

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15. What are the costs of providing governmental service during and after flood conditions on the property, including the maintenance and repair of public utilities and facilities such as gas, water, sewer and electrical systems, and streets and bridges?

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16. Explain measures to be taken in the construction of the structure that will mitigate potential flood damage to the structure?

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17. Are there exceptional or extraordinary circumstances applying to the property involved or the intended use of the property that do not apply generally to other property or uses in the area.

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18. Do the exceptional or extraordinary circumstances result from the action of the applicant?

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19. Is there any beneficial use of the property without the variance?

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20. How substantial is the variance? (*i.e. – Depth below Base Flood Elevation*)

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21. Did the applicant purchase the property with knowledge of the flood area restrictions?

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22. How could the applicant's predicament feasibly be solved through some method other than a variance?

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23. Please describe how your proposed development meets the spirit and intent of the Flood Damage Prevention Ordinance?

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24. If the proposed development is located in the floodway, does the applicant have an engineering analysis that demonstrates that there will be no increase in the base flood elevation as a result of the proposed development?

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25. Please describe how the variance request is the minimum necessary to afford relief?

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I hereby certify that the facts, statements, and information presented within this application form are true and correct to the best of my knowledge and belief. I hereby understand and certify that any misrepresentation or omissions of any information required in this application form may result in my application being delayed or not approved by the County. I hereby certify that I have read and fully understand all the information required in this application form.

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature(s) of Owner(s)  
(Must be Notarized)

\_\_\_\_\_  
Signature(s) of Owner(s)  
(Must be Notarized)

**\*Agent must provide documentation that they are legally representing the property owner.**

**\*Approval does not validate the responsibility of the property owner to meet all restrictions and covenants that are on that property.**