



BUCHANAN COUNTY PLANNING & ZONING VARIANCE APPLICATION

FLOOD PLAIN MANAGEMENT

APPLICANT INFORMATION							
Applicant:	Phone:						
Mailing Address:							
City:	State:	Zip Code:					
Email Address:							
OWNER INFORMATION							
Owner:	Phone:						
Mailing Address:							
City:	State:	Zip Code:					
Email Address:							
SITE INFORMATION							
Site Address:	City:						
Legal Description:	¼	¼	¼ Section	Township	N	Range	W
Parcel ID:	Lot Size (ac):						
Subdivision:	Lot Number:						
ADDITIONAL REQUIREMENTS							
<p>The undersigned is/are the owner(s) of the described property on this application, located in the unincorporated area of Buchanan County, Iowa, assuring that the information provided herein is true and correct.</p> <p>Included with this application is a drawing of the property, in scale, depicting the project and other relevant information pertinent to reviewing this request. Also included is the \$175.00 filing fee, payable to the Buchanan County Treasurer.</p> <p>This development is subject to and shall be required to comply with all Buchanan County Code of Ordinances, policies, and standards that are in effect at the time of final development approval. I hereby give my consent for the office of Buchanan County Planning & Zoning to conduct a site visit and photograph the subject property.</p>							
Applicant's Signature:			Date:				
FOR OFFICIAL USE ONLY							
Reviewed by:			Date:				
Applicable Provision:							
Permit Fee: \$175.00	Payment Method: <input type="checkbox"/> Cash <input type="checkbox"/> Check		Check #: _____	Date: _____			

VARIANCE INFORMATION

What are you requesting a variance from?

Why are you requesting a variance?

Why does the application of the Buchanan County Flood Plain Management Ordinance to your property cause you an exceptional hardship?

Will granting this variance result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing local codes or ordinances? Please explain.

RELEVANT FACTORS TO BE CONSIDERED

In passing upon applications for variances, the Board shall consider all relevant factors specified in Chapter 51 Flood Plain Management and:

- The danger to life and property due to increased flood heights or velocities caused by encroachments
- The danger that materials may be swept on to other land or downstream to the injury of others
- The proposed water supply and sanitation systems and the ability of these systems to prevent disease, contamination, and unsanitary conditions
- The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner
- The importance of the services provided by the proposed facility to the County
- The requirements of the facility for a floodplain location
- The availability of alternative locations not subject to flooding
- The compatibility of the proposed use with existing development and development anticipated in the foreseeable future
- The relationship of the proposed use to the comprehensive plan and floodplain management program for the area
- The safety of access to the property in times of flood for ordinary and emergency vehicles
- The expected heights, velocity, duration, rate of rise, and sediment transport of floodwater expected at the site
- This dwelling is designed to be a summer cottage and is not a primary residence therefore it is not imperative for the owner to be at the cottage in the event of a flood
- The cost of providing governmental services during and after flood conditions, including maintenance and repair of public utilities (sewer, gas, electrical, and water systems), facilities, streets, and bridges
- Such other factors which are relevant to the purpose of Chapter 51