

Three-Step Test of Hardship

1. Unnecessary hardship

The garage (F.F.EL = 853.56) was reviewed and permitted and built in 2018, less than three years ago. Construction completed in July of 2019. This garage is 9" above the 100 year flood plain and is in excellent condition. Our builder managed site planning and permitting. It is important for us to maintain accessibility for family with decreased mobility. In order to build outside the lake setback the house needs to be located closer to the garage and street. We are requesting consideration for relief from a specific elevation requirement to construct the garage entry vestibule to maintain an existing structure. This request does not cause negative effects to others, wetlands or erosion.

We propose a modest entry vestibule (F.F.EL = 853.6) with stair lift to improve wheelchair access while raising the finished floor level of the new primary residence (F.F.EL = 854.80) to exceed the Flood Protection Elevation. In August of 2018, the flood waters did not approach the level of the garage. However, in the unlikely event that flood water rise higher, the proposed construction of the new vestibule, aligned with the garage level, will be concrete and the structure will be water resistant.

2. Unique physical limitations

All of the lots in the neighborhood are long and narrow. We must maintain existing grades along the edges of the lot to provide compensatory storage and direct water flow toward the lake. Raising the grade further above the floodplain would require grading onto neighbors yards and direct water to their property, possibly causing liability issues for us.

3. No harm to public interest

Our site plan provides the required compensatory storage and preserves water flow to the lake. We would use permeable pavers and drainage systems throughout the scope of the new construction, additionally replacing an existing asphalt driveway with permeable pavers which will improve the water quality of the lake.